

Automated Rent Estimate

\$ 3,940.00

Agent Rent Estimate

\$ 4,250.00

Rent Estimate Comments



This property has an Partial Ocean View, and is most similar to those at the higher end of the rental range.

Rental Data Assessment

Does the data provided reflect the current market? Yes

if not comment:

Rental Market Analysis

Rental Neighborhood Trend	 Stable
Rental Market Trend	 Increasing
Overall Neighborhood Supply	Average
Overall Market Supply	Average
Rental Competition for the Subject Property	Low
Likelihood of Finding a Qualified Renter	Average
Approximate % of Owner-Occupied Homes in this Neighborhood	95%
Average Deposits or Fees for this Market	\$ 6,000.00

Rental Marketability

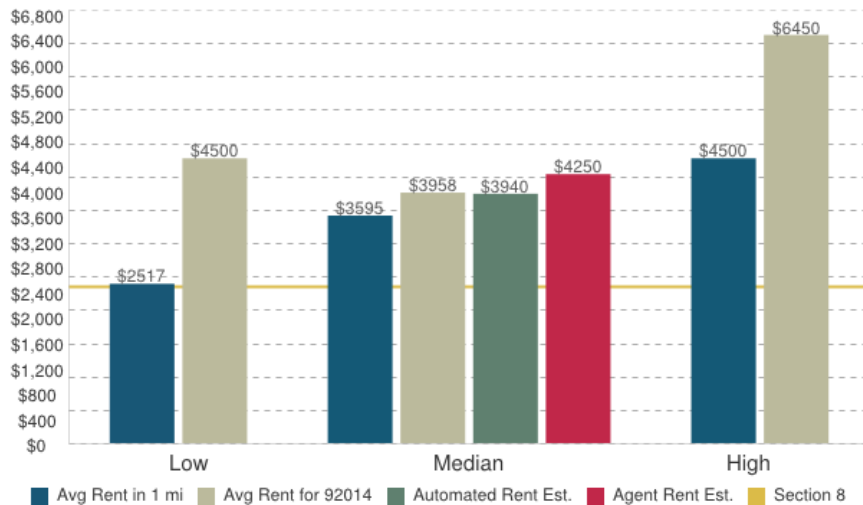
This property has good curb appeal and appears move-in ready. The owner may want to consider a small investment in landscaping, so it would appeal to higher end renters.

Rental Comparable Map

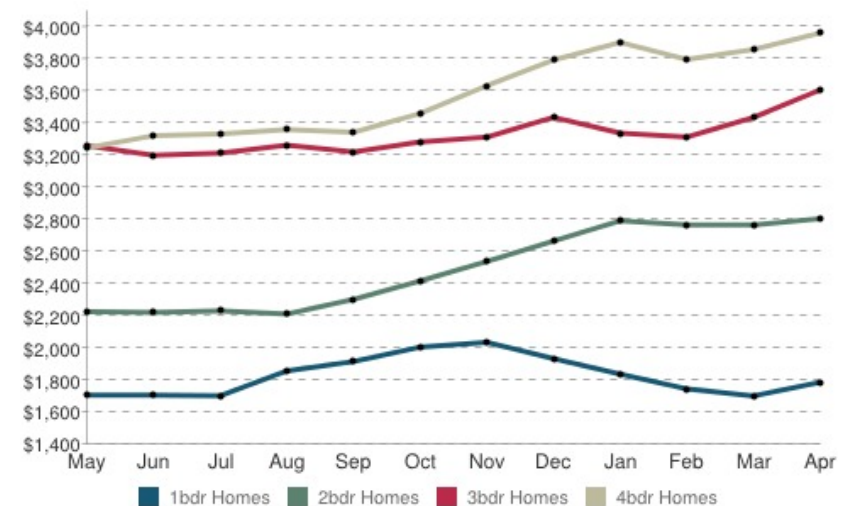


Subject Property	Estimated Rent	Proximity
 413 8th ST	\$ 3,940.00	n/a
Comparable Rents	Asking Rent	Proximity
 327 10th St	\$ 4,250.00	0.15 mi
 256 4th St	\$ 4,000.00	0.31 mi
 14030 Mira Montana Dr	\$ 2,750.00	0.72 mi
 13784 Recuerdo Dr	\$ 2,900.00	0.58 mi
 461 Hidden Pines	\$ 4,500.00	0.74 mi
 13801 Mercado Dr	\$ 4,300.00	0.66 mi
 13777 Mira Montana Dr	\$ 4,500.00	0.79 mi
 2446 Mango Way	\$ 4,200.00	0.69 mi
 13625 Mango Dr	\$ 3,300.00	0.91 mi
 14194 Minorca Cv	\$ 4,250.00	0.86 mi

Rent Benchmarks



Historical Rental Rates for Del Mar



Rental Market Analysis

Automated Rent Data	\$ 3,940.00
Agent Rent Estimate	\$ 4,250.00
Subject Size Vs. Rental Comparables	Larger than 33%
Confidence Score	83%
Low Area Rent	\$ 2,517.00
Median Area Rent	\$ 3,595.00
High Area Rent	\$ 4,500.00
Section 8	\$ 2,470.00
Property Vacancy Rate	4.4%
MSA Vacancy Rate	4.7%
MSA Market Saturation	42.9%
Area Rental Market Strength	Very Good

The Rental Market Intelligence estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of year for lease all play significant factors in the vacancy term.

Average Housing Rental Rates in Del Mar, CA

Type	1 Month Change	3 Month Change	12 Month Change
Zip Code 92014	\$ 102	\$ 58	\$ 675
City of Del Mar	\$ 102	\$ 58	\$ 703
County of SAN DIEGO	- \$ 28	- \$ 75	\$ 80
State of CA	\$ 3	\$ 6	\$ 81