

# Market Rent Report

Forest Way Townhomes (5403) Ver: 2025

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**Unit Type:** 2BR Townhome

|                           |       |                            |       |                          |           |
|---------------------------|-------|----------------------------|-------|--------------------------|-----------|
| <b># Units:</b>           | 18    | <b>Last Year(2023):</b>    | \$870 | <b>Increase rent %:</b>  | 0.00%     |
| <b>4 Years Ago(2020):</b> | \$850 | <b>Current Year(2024):</b> | \$891 | <b>Increase rent \$:</b> | \$0       |
| <b>3 Years Ago(2021):</b> | \$850 | <b>Market Rent(2025):</b>  | \$891 | <b>Budgeted Annual</b>   | \$192,456 |
| <b>2 Years Ago(2022):</b> | \$870 | <b>Max TC Rent:</b>        | \$891 | <b>Rent:</b>             |           |
|                           |       |                            |       | <b>Increase Month:</b>   | 1         |

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**Unit Type:** 3BR Townhome

|                           |         |                            |         |                          |          |
|---------------------------|---------|----------------------------|---------|--------------------------|----------|
| <b># Units:</b>           | 6       | <b>Last Year(2023):</b>    | \$1,075 | <b>Increase rent %:</b>  | 0.00%    |
| <b>4 Years Ago(2020):</b> | \$1,050 | <b>Current Year(2024):</b> | \$1,101 | <b>Increase rent \$:</b> | \$0      |
| <b>3 Years Ago(2021):</b> | \$1,050 | <b>Market Rent(2025):</b>  | \$1,101 | <b>Budgeted Annual</b>   | \$79,272 |
| <b>2 Years Ago(2022):</b> | \$1,075 | <b>Max TC Rent:</b>        | \$1,101 | <b>Rent:</b>             |          |
|                           |         |                            |         | <b>Increase Month:</b>   | 1        |

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**Unit Type:** 4BR Townhome

|                           |     |                            |         |                          |          |
|---------------------------|-----|----------------------------|---------|--------------------------|----------|
| <b># Units:</b>           | 4   | <b>Last Year(2023):</b>    | \$0     | <b>Increase rent %:</b>  | None     |
| <b>4 Years Ago(2020):</b> | \$0 | <b>Current Year(2024):</b> | \$0     | <b>Increase rent \$:</b> | \$1,325  |
| <b>3 Years Ago(2021):</b> | \$0 | <b>Market Rent(2025):</b>  | \$1,325 | <b>Budgeted Annual</b>   | \$31,800 |
| <b>2 Years Ago(2022):</b> | \$0 | <b>Max TC Rent:</b>        | \$1,325 | <b>Rent:</b>             |          |
|                           |     |                            |         | <b>Increase Month:</b>   | 7        |

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**Total Budgeted Annual Rent:** \$303,528