

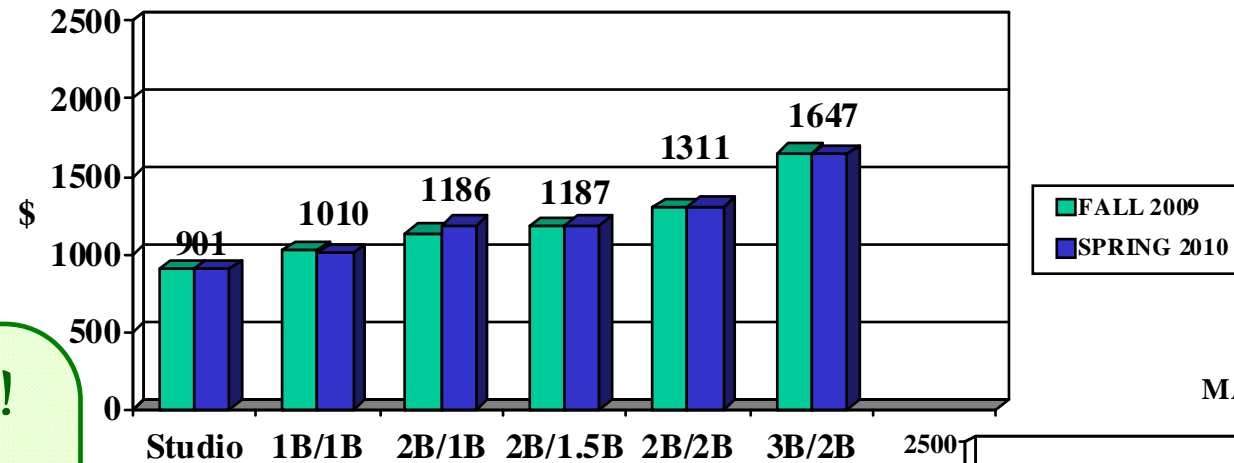
# SONOMA COUNTY RENTAL SURVEY

## SPRING 2010

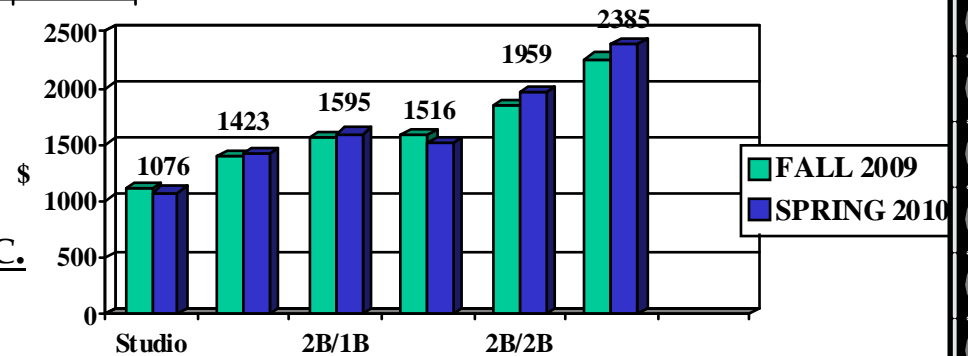
- DATED FOR EASY REFERENCE
- PROPERTY SPECIFIC, AREA SPECIFIC WITHIN SONOMA
- DESCRIPTION (WITH KEY) OF PROPERTY AMENITIES AND AGE
- AVERAGE PER UNIT AND PER SQUARE FOOT
- COMPARISON TO PREVIOUS RENTAL SURVEYS



SONOMA 2010



MARIN 2010



**We're going green!**

Please email us at:  
[Eric@scottgerber.com](mailto:Eric@scottgerber.com)  
so that we can send  
future surveys by email!

PREPARED BY:  
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**SONOMA COUNTY RENTAL SURVEY**  
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PROPERTY NAME/ ADDRESS	UNITS	ST	PARK	POOL	FIT/ TEN	D/W	DSP	UTILITIES INCLUDED	YEAR BUILT	1B/1B	SQ. FT.	2B/1B	SQ. FT.	2B/2B	SQ. FT.	3B/2B	SQ. FT.	PET	VAC	SPECIAL PROMOS
<b>Santa Rosa</b> <i>April 2010</i>																				
<u>CODDINGTOWN MALL APARTMENTS</u> 2001 Range Avenue	230	2	CP	N	N	Y	Y	W,S,T	1985	845	600							C	8	Y
<u>VILLAGE SQUARE</u> 2605 Range Avenue	128	2	CP	Y+Spa	N	Y	Y	W,S,T HTW	1985	875	700	995 1050	793 857					C/SD	13	Y
<u>VINTAGE RIDGE</u> 2705 Range Avenue	140	2	CP	Y+Spa	F	Y	Y	T	1988	1024 1049	676	1179 1204	840	1194 1219	940			C	3	Y
<u>HOPPER LANE</u> 1163 Hopper Avenue	120	1	CP	Y	F	N	Y	T	1977	860	600							N	0	N
<u>PIONEER 2000</u> 2010 Pioneer Way	178	2	CP	Y	N	N	Y	T, PC	1985	900 950	577			<u>2B/1.5</u> 1150 1200	<u>2B/1.5</u> 880			C/SD	3	Y
<u>REDWOOD PARK</u> 2001 Piner Road	156	2	CP	Y	N	Y	Y	None	1985	1025	652			1222 1266	896	1570	1152	Y	8	Y
<u>ORCHARD WEST</u> 2002 Pinercrest Drive	72	2	O	N	N	Y	Y	W,T,S	1991	925	694	1030	804	1100	874			C/SD	4	Y
<u>MEADOWROCK APARTMENTS</u> 1598 Becky Court	104	2	CP	Y	N	Y	Y	W,T	1988			960	800	<u>2/1.5 THSE</u> 1220	<u>2/1.5 THSE</u> 1000			N	0	N
<u>MARLOW APARTMENTS</u> 3076 Marlow Road	116	2	CP	Y	N	Y	Y	None	1985	850	644	1025	838	1100	856			C	4	Y
<u>WALNUT CREEK</u> 2120 Jennings Avenue	143	2	CP	Y	N	S	Y	W,T	1988	850	600			1195	840			C	0	N
<u>MARIBELLE</u> 750 Apple Creek Lane	287	2	CP	Y	F	Y	Y	None	1987	1000	625	1260	780	1345 1360	873			Y	3	N
<u>SPRING CLUB</u> 193 Airport Boulevard East	142	2	CP	Y+Spa	F	Y	Y	W,T,S,PC	1988	1095	866	<u>2/1.5 Flat</u> 1195	<u>2/1.5 Flat</u> 1000	<u>2/1.5 THSE</u> 1245	<u>2/1.5 THSE</u> 1068	1445	1142	C/SD	6	Y
<u>CEFALU COURT</u> 762 Mendocino Avenue	22	2	CP	N	N	Y	Y	None	2004	925	600	1200	1000					C	0	N
<u>BROOKSIDE EAST</u> 3329 Claremont Court	72	2	CP	Y	N	N	Y	W,T	1968	865	540	1100	693	<u>2/1.5 THSE</u> 1225	<u>2/1.5 THSE</u> 928	<u>3/1.5</u> 1325	<u>3/1.5</u> 1088	N	4	N

Key: Stories = ST, Yes = Y, No = N, Parking: CP = carport, G = garage, O = open, FIT/TEN = fitness/tennis, D/W = dishwasher, DSP = disposal, HT = heat, G = gas, E = electric, W = water, T = trash, HTW = hot water, C = basic cable, S = Sewer, PC = Pest Control, Pet = yes, no, cat, dog, small

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<b>Santa Rosa</b> <i>April 2010</i>																				
<u>LA MANCHA</u> 4420-4460 Old Redwood Highway	72	2	CP	Y	N	S	Y	S	1970	900 925 1075	559 600 610			<u>2/1.5 THSE</u> 1150	<u>2/1.5 THSE</u> 997			N	5	N
<u>MONTECITO PINES</u> 6600 Montecito Boulevard	76	2	CP	Y	N	Y	Y	None	1977	800 850	680			1000	850			C	6	N
<u>MISSION VILLAGE</u> 1106 Prospect Avenue	62	2	CP	N	N	Y	Y	W,T	1986	845	590			<u>2/1.5 THSE</u> 985	<u>2/1.5 THSE</u> 800			N	7	N
<u>PARK MANOR</u> 695 Summerfield Road	44	2	CP	Y	N	Y	Y	W,T	1966			950	800			1200	1000	C	0	N
<u>SONOMA RIDGE AT BENNETT VALLEY</u> 2900 St.Paul Drive	180	2	CP	Y	F	Y	Y	None	1972	1099	750			1249 1299	1000	1499	1150	Y	8	Y
<u>COUNTRY CLUB APARTMENTS</u> 2807 Yulupa Avenue	79	2	CP	Y	N	Y	Y	W, G	1973	935	700	1130	945			<u>3/1.5 THSE</u> 1385	1300	N	5	N
<u>VALLEY VIEW APARTMENTS</u> 2735 Tachevah Drive	58	2	CP	Y	N	Y	Y	W,T	1967	890	564			<u>2/1.5 THSE</u> 1075 <u>2/1.5 Loft</u> 1050	<u>2/1.5 THSE</u> 1070 <u>2/1.5 Loft</u> 940			C	4	Y
<u>SPRING LAKE APARTMENTS</u> 3732 Ahl Park Court	104	1&2	CP	Y	FIT	Y	Y	None	1970	1050	850	1195	1200	1295	1200	1485	1550	Y	3	Y
<u>SHADOW CREEK</u> 4145 Shadow Lane	188	3	G/CP	Y	F	Y	Y	G,T,W	1990	969 1044 1229 1249	550 811	1459 1479	970	1489 1524	1100			C	3	N
<u>MEADOWVIEW</u> 310 Butterfly Lane	72	2	CP	Y	N	Y	Y		1993	850	600 616	1075	1015	<u>2/1.5 THSE</u> 1095	<u>2/1.5 THSE</u> 1100			C	1	Y
<u>PARKWOOD COURT</u> 5215 Old Redwood Highway	40	2	CP/O	N	N	Y	Y	W,T	1991			956 <u>2/1.5 Flat</u> 1050	915 <u>2/1.5 Flat</u> 978	1150 <u>2/1.5 THSE</u> 1295 1325	1022 <u>2/1.5 THSE</u> 1061 1208			C	5	N
<u>THE MEADOWS</u> 2355 Meadow Way	100	2	CP	Y	N	Y	Y	None	1991	950	686			1195	908			Y	4	Y
<u>DEL NIDO APARTMENTS</u> 850 Russell Avenue	206	1	CP	Y	N	N	Y	W,G,S,T	1970	882 <u>Studio</u> 782	642 <u>Studio</u> 504							C/SD	1	N
<u>PARK VILLA APARTMENTS</u> 2389 McBride Lane	82	2	CP	Y	N	Y	Y	W,T	1986	795 825	620			<u>2/1.5 THSE</u> 1025	<u>2/1.5 THSE</u> 918			C	4	Y
<u>VINEYARD CREEK</u> 802 Vineyard Creek Drive	232	3	G	Y	N	Y	Y	None	2005	1,195 <u>1B/1B+DEN</u> 1,350	750 <u>1B/1B+DEN</u> 950			1495	1118	1650 1695	1300 1450	C/SD	5	Y
<u>GAS LIGHT</u> 3637 Sonoma Avenue	138	2	CP	Y	N	N	Y	W,T	1973	875	800			<u>2/1.5 THSE</u> 1050	<u>2/1.5 THSE</u> 1117	<u>3/1.5</u> 1400	<u>3/1.5</u> 1450	N	2	N
<u>MATANZAS GARDENS APARTMENTS</u> 2951 Tachevah Drive	32	2	CP	Y	N	Y	Y	W,T	1970					<u>2/1.5 THSE</u> 1050	<u>2/1.5 THSE</u> 900			N	2	N

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<b>Santa Rosa</b> <i>April 2010</i>																				
<u>THE VILLAGES</u> 2980 Bay Villages Circle	224	2	CP	Y	Y	Y	Y	T,G	1990	1039 1079	1099 1139	692 728		1259 1304	921	1597 1634	1157	C	4	Y
<u>MONTCLAIR APARTMENTS</u> 810 Yulupa Avenue	22	2	CP	N	N	Y/N	Y	T	1963	875		900	1050	1050	1175	1100		N	2	N
<u>CEDAR GREEN</u> 725 West College Avenue	35	2	G	Y	N	Y	Y	T	1985				1115	950		<u>3B/2.5 THSE</u> 1325	<u>3B/2.5 THSE</u> 1250	N	2	N
<u>VILLA CREEK</u> 2601 McBride Lane	130	2	CP	Y	N	N	Y/N	HTW	1975	805 825 890 <u>Studio</u> 795	525 550 675 <u>Studio</u> 450	985 <u>2/1 THSE</u> 1005	775 <u>2/1 THSE</u> 825					N	4	N
<u>OAK CREEK APARTMENTS</u> 174 South Boas Drive	100	2	CP	Y	F	Y	Y	None	1988	1095	680	1275	808 1100	1345	882			C	3	Y
<u>CREEKSIDE PARK</u> 1130 4th Street	140	3	CP	Y	N	S	Y	T	1965	850 955	890 660	500	1065	950		1425	1255	Y	1	Y
<u>WILLOW TREE APARTMENTS</u> 2323 McBride Lane	118	2	CP	Y	N	Y	Y	None	1976	750 775 <u>Studio</u> 650	505 600 <u>Studio</u> 405	<u>2/1 THSE</u> 975	<u>2/1 THSE</u> 760					N	0	N
<u>BETHARDS DRIVE APTS</u> 2280 Bethards Drive	12	1/2	CP	N	N	Y	Y	None	1964							<u>3B/1B</u> 1245	<u>3B/1B</u> 945	N	2	N
<u>BENNETT VALLEY VILLAS</u> 2290 Bethards Drive	24	2	CP	Y	N	Y	Y	None	1964	935	650	1085	800					N	2	N
<u>REDWOOD GARDENS APARTMENTS</u> 2050 Mendocino Avenue	35	2	CP	Y	N	Y	N	W,T	1962	750 <u>Ir 1/1</u> 600	800 <u>Ir 1/1</u> 825	1025	800		1325	1100	C/SD	3	N	
<u>PACIFIC GARDEN APARTMENTS</u> 1265 Pacific Avenue	80	2/3	CP	Y	N	N	Y	None	1960	725 <u>Studio</u> 625	775 <u>Studio</u> 392	420 560	925	756		1075	952	C	9	Y
<u>VINEYARD GARDENS</u> 225 Burt Street	180	2	CP/G	Y	Y	Y	Y	None	1986	925	1025	559	1050	670	1199 <u>2/1.5 THSE</u> 1325	1325 <u>2/1.5 THSE</u> 926	850 860	C/SD	5	Y
<u>QUAIL RUN (Affordable)</u> 1018 Bellevue Avenue	200	3	CP	Y	F	Y	Y	W,T,S	1999	858	719	1025	1011			1176 <u>4B/2B</u> 1304	1078 <u>4B/2B</u> 1292	Y	2	N

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<b>Santa Rosa</b> <i>April 2010</i>																				
<u>MOUNTAINVIEW VILLAS</u> 2146 Bedford	78	3	CP	Y	F	Y	Y	None	1999	1100 1150	680 700			1275	920 942	1700	1285	C/SD	10	Y
<u>VISTA PARK</u> 1447 Petaluma Hill Road	50	2	CP	N	N	N	Y	W,S,T	1990	795	600							N	0	N
<u>WOODGATE OAKS</u> 290 Harvest Drive	96	2	CP	Y	Y	Y	Y	W,S,T	1986	880 900	645			1045 1025	873			N	27	Y
<u>JACK LONDON TOWNHOMES</u> 128 Jack London Drive	50	2	CP	Y	N	Y	Y	W,T,S	1970's					<u>2/1.5 THSE</u> 1075 1225	<u>2/1.5 THSE</u> 1120	<u>3/1.5</u> 1325 1425	<u>3/1.5</u> 1550	C/SD	5	N
<u>ACACIA ON SANTA ROSA CREEK</u> 4656 Quigg Drive	277	3/2	G/CP	Y	Y	Y	Y	None	2002	1085 1175 1345	630 763 797			1435 1525	1036 1042	1745	1271	C/D	7	N
<u>RENAISSANCE APARTMENTS</u> 2111 Kawana Springs Road	138	3	CP	Y	Y	Y	Y	None	2002	1149 1265	716			1490	995	1685 1710	1156	Y	10	Y
<u>STONY POINT VILLAS</u> 1909-1956 Lazzini Avenue	74	2	CP/O	N	N	Y	Y	T	1992	950	750	1075	950	1200	1075 1093			C	0	N
<u>CREEKSIDE APARTMENTS</u> 5209 Old Redwood Highway	86	2	G/O	N	N	Y	Y	None	1986	900	650	1250	910	1100 1250	1014			C	8	Y
<u>PROSPECT PLACE APARTMENTS</u> 1024 Prospect Avenue	98	2	CP/O	N	N	Y	Y	None	2003	825 875	575 635	1050	864 885	<u>2/2.5 THSE</u> 1395	<u>2/2.5 THSE</u> 1165			N	3	N
<u>GRANITE PLACE</u> 1083 Jennings Avenue	24	2	CP	N	N	Y	Y	S, W, HTW, T	2003	825 <u>Studio</u> 695	600 <u>Studio</u> 350	1100	800					C	1	Y
<u>THE BOULDERS AT FOUNTAIN GROVE</u> 3680 Kelsey Knolls	124	3	G	Y	FIT	Y	Y	T	2003	1395 1580	864			1710 1920 1685 1895	1126 1141	1985 2145	1421	Y	5	N
<u>THE OVERLOOK AT FOUNTAIN GROVE</u> 200 Bicentennial Way	78	3	G	Y	FIT	Y	Y	None	2003	1429 1565	713 733			1694 1889	1087 1258	<u>3B/3B</u> 2034 2164	<u>3B/3B</u> 1363 1457	Y	0	N
<u>THE MOORE BUILDING</u> 615 Healdsburg Avenue	79	4	G	2 Dry Sauna	Y	Y	Y	None	2007	1295 <u>1B/1B+DEN</u> 1500 1575	706 <u>1B/1B+DEN</u> 864			1650 1850	1006 1240			N	1	N
<u>HARVEST PARK APARTMENTS</u> 2327 Summer Creek Drive	104	2	CP	Y	FIT	Y	Y	T	2004	1150 1290	858			1490 1520	1212 1326			C/SD	0	N
<b>TOTAL/AVERAGES</b>	6331									<u>Studio</u>		<u>2B/1B</u>		<u>2B/2B</u>		<u>3B/2B</u>			237	25
										\$ 709	420	\$1,133	881	\$ 1,379	1017	\$ 1,523	1214		3.7%	43%
										\$ 1.69 /SF		\$ 1.29 /SF		\$ 1.36 /SF		\$ 1.25 /SF				
										<u>1B/1B</u>		<u>2B/1.5B THSE</u>								
										\$982	659			\$ 1,153	1006					
										\$ 1.49 /SF		\$ 1.15 /SF								
<b>% CHANGE SINCE October-09</b>	0.0% Was 6331									<u>Studio</u>		<u>2B/1B</u>		<u>2B/2B</u>		<u>3B/2B</u>			-23.6%	30.6%
										0.3%		1.4%		-0.4%		-1.3%			Was	Was
										<u>1B/1B</u>		<u>2B/1.5B THSE</u>							4.9%	33%
										-2.5%		-1.1%								

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<b>Rohnert Park/Cotati</b> <i>April 2010</i>																				
<u>GOLF COURSE SQUARE</u> 1082 Golf Course Drive	96	2	CP	Y	FIT	Y	Y	W, T	1986	950	750	1040	950	1070	970			N	40	Y
<u>AMERICANA</u> 4757 Snyder Lane	100	2	CP	N	FIT	Y	Y	None	1985	900	597			1100	845			C	2	Y
<u>CAMINO CREEK</u> 5425 Snyder Lane	160	2	CP	Y	F/T	Y	Y	None	1987	950	718	<u>2/1.3</u> 1100	<u>2/1.3</u> 840	1175	960			C	3	Y
<u>PARK RIDGE</u> 4949 Snyder Lane	348	2	CP	Y	Y	Y	Y	None	1984	925	639	1075	821	1150	920			C/SD	7	Y
<u>EMERALD POINT</u> 8670 Camino Collegio	216	2	CP/G	Y	F	Y	Y	None	1994	975	615	1025	838	1095	880	1495	1022	C	3	Y
<u>PARK MEADOWS</u> 7425 Camino Collegio	61	3	CP	N	N	Y	Y	C	1986	800	456	975 1000	720 775	<u>2/1.5 THSE</u> 1050	<u>2/1.5 THSE</u> 857	<u>3/1.5</u> 1395	<u>3/1.5</u> 1000	C	0	Y
<u>VINTAGE POINT</u> 7272 Camino Collegio	120	2	CP	Y	Y	Y	Y	None	1988	925	718			1195	960	1425	1260	C	5	Y
<u>CHATEAU CARON</u> 925A Kirsten Court	44	2	G/CP	Y	N	N	Y	W,T	1975			950	730					N	0	N
<u>CROSSBROOK</u> 655 Enterprise Drive	226	2	CP/G	Y	F	Y	Y	None	1986	900	579	970 <u>2/1.25</u> 1015 1250	749 <u>2/1.25</u> 795	1070	831			C/SD	3	Y
<u>HOLLY MANOR</u> 400 Santa Alicia Avenue	101	2	CP	Y	N	N	Y	W,S,T	1978	875	600							C/SD	2	Y
<u>COPELAND CREEK (Senior)</u> 101 Enterprise Drive	170	2	CP	Y	N	N	Y	W,S,T	1980	902 854 <u>Studio</u> 841	570 511 617 <u>Studio</u> 511							C/SD	0	Y
<u>EDGEWOOD APARTMENTS</u> 557 Laguna Drive	168	2	CP	N	N	Y	Y	W,S,T	1995	875 890	608 640							C	1	N
<u>THE COMMONS</u> 333 Enterprise Drive	100	2	CP	Y	N	Y	Y	W,S,T	1977	900	620	1095	770					C/SD	2	Y

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<u>MCDOUALL APARTMENTS</u> 7323 College View Drive	80	2	CP	Y	N	Y	Y	HTW,T	1974	860	600	1015	750					N	4	N
<u>MOUNTAIN SHADOWS</u> 160 Golf Course Drive	176	3	CP/O/G	Y	Y	Y	Y	None	2002	1340 1380	790	<u>1/1+ Den</u> 1440 1480	<u>1/1+ Den</u> 1006	1585 1635 1655 1710	1136 1240	1830 1835	1560	Y	1	Y
<u>THE MANOR</u> 360-798 Laguna Dr	64	2	CP	N	N	Y	Y	W,T,S	1996-1998	860	600							C	1	N
<u>VINEYARD MEADOWS</u> 539 W Sierra Ave	50	2	CP	N	N	Y	Y	None	1974			<u>2/1.5 THSE</u> 1050 1095	<u>2/1.5 THSE</u> 950					C	3	N
<u>WILLOW CREEK*</u> 611 Enterprise Drive	80	2	CP/O	Y	N	N	Y	None	1984	875	482 460			<u>THSE</u> 1125	<u>THSE</u> 782			C	9	Y
<u>SHAMIRAM APARTMENTS</u> 7300 Boris Court	16	2	CP/O	N	N	Y	N	W,S,T,C	1950			1025	960					C/SD	0	N
<u>The Palms</u> 128-170 Santa Alicia Drive	60	2	CP	N	N	Y	Y	W,T	1975	900 1000 <u>Studio</u> 850	600 <u>Studio</u> 500	1000 1050	800					C	0	N
<u>REDWOOD CREEK APTS</u> 300 Rohnert Park Expressway	232	3	CP/G	Y	F	Y	Y	None	2004	1240 1690	790	1210 1720	932	1380 1830 1450 1995	1136 1240	2015 2575	1454	Y	7	N
<b>TOTAL/AVERAGES</b>	2668									<u>1B/1B</u>		<u>2B/1B</u>		<u>2B/2B</u>		<u>3B/2B</u>			93	13
										\$ 950	616	\$ 1,055	816	\$ 1,316	1011	\$ 1,762	1324		3.5%	59.1%
										\$ 1.54 /SF		\$ 1.29 /SF		\$ 1.30 /SF		\$ 1.33 /SF				
<b>% CHANGE SINCE October-09</b>	0.0% Was 2668									<u>1B/1B</u>		<u>2B/1B</u>		<u>2B/2B</u>		<u>3B/2B</u>			-34.2% Was 5.3%	85.8% Was 32%
										0.4%		-3.4%		-2.4%		2.1%				

Key: Stories = ST, Yes = Y, No = N, Parking: CP = carport, G = garage, O = open, FIT/TEN = fitness/tennis, D/W = dishwasher, DSP = disposal, HT = heat, G = gas, E = electric, W = water, T = trash, HTW = hot water, C = basic cable, S = Sewer, PC = Pest Control, Pet = yes, no, cat, dog, small

PROPERTY NAME/ ADDRESS	UNITS	ST	PARK	POOL	FIT/ TEN	D/W	DSP	UTILITIES INCLUDED	YEAR BUILT	1B/1B	SQ. FT.	2B/1B	SQ. FT.	2B/2B	SQ. FT.	3B/2B	SQ. FT.	PET	VAC	SPECIAL PROMOS	
<b>Petaluma</b> <i>April 2010</i>																					
<b>BAYWOOD ARMS</b> 1136 Baywood Drive	172	2	CP	Y	N	Y	Y	W,S,T	1972			1000	800	<u>2/1.5 THSE</u> 1100	<u>2/1.5 THSE</u> 1100			N	12	N	
<b>CALIENTE</b> 415 - 7th Street	39	2	CP	Y	N	N	Y	W,T	1968	890	700	985	950			<u>3B/1B</u> 1195	<u>3B/1B</u> 1200	N	0	N	
<b>GREENBRIAR</b> 200 Greenbriar Circle	224	2	CP	N	N	Y	Y	W,T	1974	1025	616	1225	794					N	10	N	
<b>LAKEVILLE RESORT</b> 1 Lakeville Circle	492	2	O	Y+Spa	f	Y	Y	None	1984	1075	661	1195	885	<u>2/1.5</u> 1295	<u>2/1.5</u> 1028	1995	1301	Y	33	Y	
<b>OAK CREEK</b> 150 Graylawn Avenue	76	1	CP	Y	N	Y	Y	W,T	1984	1050	810	1065 1200	1180 1225	820 900				N	1	N	
<b>WOODCREEK</b> 630 G Street	48	2	O	N	N	Y	Y	W,T	1964	<u>Studio</u> 875 975	<u>Studio</u> 500	1275	800					Y	2	Y	
<b>PARK WEST TOWNHOMES</b> 268 a Douglas Street	71	2	CP/O	N	N	Y	Y	HTW,W,T, G	1973	950	750			<u>2/1.5 THSE</u> 1350	<u>2/1.5 THSE</u> 975			C/SD	0	N	
<b>CAPRI CREEK</b> 1900 Sestri Lane	100	2	CP/O	Y	Y	Y	Y	W,S,T	2000	1160 1160	519 534 680 695	1363	818 833	1400	913 928	1875	1190	Y	3	N	
<b>AZURE AT LAKEVILLE SQUARE</b> 1 Indigo Drive	147	3	G/CP	Y	Y	Y	Y	None	2007	1350 1475	1400 1575	770 940		1675 1889	1799 2498	1077 1136	<u>3B/3B</u> 2815	<u>3B/3B</u> 1844	Y	1	Y
<b>LOFTS AT BASIN STREET LANDING</b> 101 2nd Street	43	3	G	N	Y	Y	Y	W, T	2004	2250 <u>Studio</u> 1300 1550	1111 <u>Studio</u> 631 741			2300	1511			Y	1	Y	
<b>ALEXAN PARK CENTRAL</b> 1400 Technology Lane	240	3	G/CP	Y + Spa	Y	Y	Y	PC	2002	1295	733	1495	879	1600 1820	1149 1432	1745 <u>3/3 THSE</u> 2200	1800 <u>3/3 THSE</u> 1708	Y	6	Y	
<b>TOTAL/AVERAGES</b>	1652									<u>1B/1B</u>		<u>2B/1B</u>		<u>2B/1.5B</u>		<u>3B/2B</u>			69	5	
										\$ 1,151	701	\$ 1,340	848	\$ 1,248	1034	\$ 1,854	1300		4.2%	50%	
										\$ 1.64 / SF		\$ 1.58 / SF		\$ 1.21 / SF		\$ 1.43 / SF					
														<u>2B/2B</u>							
														\$ 1,842	1217						
														\$ 1.51 / SF							
<b>% CHANGE SINCE</b> October-09	0.0% Was 1652									<u>1B/1B</u>		<u>2B/1B</u>		<u>2B/1.5B</u>		<u>3B/2B</u>			-13.0%	150%	
										-2.6%		8.7%		-0.4%		3.4%			Was	Was	
														<u>2B/2B</u>					4.8%	20%	
														4.1%							

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PROPERTY NAME/ ADDRESS	UNITS	ST	PARK	POOL	FIT/ TEN	D/W	DSP	UTILITIES INCLUDED	YEAR BUILT	1B/1B	SQ. FT.	2B/1B	SQ. FT.	2B/2B	SQ. FT.	3B/2B	SQ. FT.	PET	VAC	SPECIAL PROMOS		
<b>Sonoma Valley</b> <i>April 2010</i>																						
<u>CASA DE SONOMA</u> 745 1st Street West	16	2	CP	Y	N	Y	Y	HTW,W,T	1970's					1150	1100			C/SD	4	N		
<u>SONOMA POINT</u> 210 Tuscany Place	70	2	CP/O	Y	N	Y	Y	T,W	1985	1095	720	1395	1100	1450	1200			C/SD	1	N		
<u>MISSION TERRACE</u> 18360 Sierra Drive	36	1&2	CP/O	N	N	N	N	W,T	1970's	900	700	1200	795					N	0	N		
<u>SONOMA MISSION APARTMENTS</u> 18179 Happy Lane	43	2	CP	Y	N	Y	Y	W,S,T	1972	1000	650	1400	800	<u>2/1.5 THSE</u> 1450	<u>2/1.5 THSE</u> 1000	1450	1050	N	3	N		
<u>GLEN ELLEN MANOR</u> 913 Madrone Road (Glen Ellen)	122	2	CP/O	Y	N	Y	Y	W,S,T	1972	945	629	1045	813					C	19	Y		
<u>SILVESTRI APARTMENTS</u> 341 1st Street West	20	2	OS	Y	N	N	N	W,T	1963	810	900	625	990	1100	750	1200	900			N	0	N
<u>PLAZA DEL SOL</u> 736 2nd Street West	33	1&2	CP/O	Y	N	Y	Y	None	1978	950	600			<u>2/1.5 THSE</u> 1150	<u>2/1.5 THSE</u> 900			N	3	N		
<b>TOTAL/AVERAGES</b>	340									<u>1B/1B</u>		<u>2B/1B</u>		<u>2B/1.5B</u>		<u>3B/2B</u>			30	1		
										\$ 958	654	\$ 1,217	852	\$ 1,300	950	\$ 1,450	1050		8.8%	14%		
										\$ 1.46 /SF		\$ 1.43 /SF		\$ 1.37 /SF		\$ 1.38 /SF						
														<u>2B/2B</u>								
														\$ 1,267	1067							
														\$ 1.19 /SF								
<b>% CHANGE SINCE October-09</b>	0.0% Was 340									<u>1B/1B</u>		<u>2B/1B</u>		<u>2B/1.5B</u>		<u>3B/2B</u>			100.5% Was 4.4%	140% Was 0%		
										1.2%		3.1%		6.1%		-3.3%						
														<u>2B/2B</u>								
														0.0%								

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PROPERTY NAME/ ADDRESS	UNITS	ST	PARK	POOL	FIT/ TEN	D/W	DSP	UTILITIES INCLUDED	YEAR BUILT	1B/1B	SQ. FT.	2B/1B	SQ. FT.	2B/2B	SQ. FT.	3B/2B	SQ. FT.	PET	VAC	SPECIAL PROMOS
<b>County Total</b> <i>April 2010</i>																				
<u>TOTAL COUNTY AVERAGES</u>	10991									<u>Studio</u>		<u>2B/1B</u>		<u>2B/2B</u>		<u>3B/2B</u>			429	44
										\$ 901	498	\$1,186	827	\$ 1,311	1078	\$ 1,647	1222		3.9%	44.9%
										\$ 1.81 / SF		\$ 1.43 / SF		\$ 1.22 / SF		\$ 1.35 / SF				
										<u>1B/1B</u>		<u>2B/1.5B THSE</u>								
										\$1,010	658	\$ 1,187	998							
										\$ 1.54 / SF		\$ 1.19 / SF								
<u>TOTAL COUNTY</u> <u>% CHANGE SINCE</u> October-09	0.0%									<u>Studio</u>		<u>2B/1B</u>		<u>2B/2B</u>		<u>3B/2B</u>			-21.9%	145.3%
	Was									-3.0%		2.7%		0.6%		0.4%			Was	Was
	10991									<u>1B/1B</u>		<u>2B/1.5B THSE</u>							5.0%	18%
										-1.0%		-1.1%								

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**SCOTT GERBER'S**  
SPRING 2010 UPDATE  
**SONOMA ECONOMIC INDICATORS**

**I. Economic Indicators**

<u>SONOMA COUNTY</u>	<u>OCT-09</u>	<u>APR-10</u>	<u>PERCENTAGE CHANGE</u>
Unemployment	10.1%	11.0%	+8.9%
Population (2008, 2009)	472,102	475,645	+0.7%
Median Home Sales Price	\$360,000	\$359,000	-0.27%
Number of Sales	423	219	-48.2%
<u>BAY AREA</u>			
Unemployment	10.7%	11.4%	+6.5%
Population	6,981,921	7,430,495	+6.4%
Median Home Sales Price	\$360,000	\$380,000	+5.5%
Number of Sales	7,518	6,992	-6.9%

**II. New Construction – Multi-Family**

<u>CITY</u>	<u># UNITS APPROVED</u>	<u># UNITS UNDER CONSTRUCTION</u>	<u># UNITS COMPLETED SINCE 9/09</u>
Sonoma	26 u – MacArthur Development 8 u – Giannis Mixed Use 9 u – Pursell Condominiums 4 u – Ikeda Planned development	15 u - Sonoma Village Mixed Use 12 u - Wagner Mixed Use	
Rohnert Park	96 u – Creekwood Apts		
Petaluma	107 u - Water Street North 32 u - River Lofts	14 u – Boulevard Apts 154 u- Park Square	
Cotati			
Santa Rosa		97 u – Amarososa Village	

**III. Recent Apartment Sales Since 10/2009**

<u>UNITS</u>	<u>PRICE</u>	<u>CITY</u>	<u>GRM</u>	<u>COE</u>
492	\$52,000,000	Petaluma	7.75	10/09
18	\$2,290,000	Santa Rosa	8.79	10/09
14	\$1,735,000	Petaluma	9.60	12/09
277	\$38,650,000	Santa Rosa	8.75	1/10
28	\$2,450,000	Santa Rosa	8.27	2/10

**IV. Apartment Financing - \$500,000 and Above**

<u>TYPE</u>	<u>RATE</u>	<u>AMORTIZATION</u>	<u>TERM</u>	<u>SOURCE</u>
Fixed	5.00% - 6.31%	30	3, 5,7,10	Fannie Mae, Conventional
Adjustable	4.25% - 5.75%	30	30	Fannie Mae, Conventional

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