

VI. FIELD SURVEY OF MODERN APARTMENTS

The following analyses represent data from a field survey of the modern apartments in the Site EMA. Each development was surveyed by unit and project amenities, year opened, unit mix, vacancies, rents, and aesthetic quality. The collected data have been analyzed as follows:

- A distribution of both market-rate and government subsidized modern apartment units. The units are distributed by mix and vacancy.
- An analysis of multifamily construction trends, which includes number of units, number of projects, percent distribution, cumulative units, and vacancy rate by year built.
- A rent and vacancy analysis, which contains distributions of units and vacancies by net rent range. A separate distribution appears for units by number of bedrooms.
- A project information analysis listing the name and address of each development, its occupancy, and year opened. Any unique features are noted by the analyst.
- A street rent comparison listing rents by unit size for all market-rate developments.
- A comparability index, rating unit amenities, project amenities, overall aesthetic appeal, and curbside marketability.
- Amenity analyses, including the following:
 - A unit amenity analyses listing the unit amenities for each property
 - A project amenity analysis listing the project amenities for each development.
 - A distribution of amenities by number of units and properties offering that amenity.
- A unit type/utility detail analysis with units offered and utilities available, including responsibility for payment.
- Rent/square foot

A map showing the location of each apartment complex included in this analysis is in Section VIII – Modern Apartment Locations and Photographs.

**DISTRIBUTION OF
MODERN APARTMENT UNITS
AND VACANCIES
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MARKET RATE UNITS

<u>UNIT TYPE</u>	<u>UNITS</u>		<u>VACANCIES</u>	
	NUMBER	PERCENT	NUMBER	PERCENT
STUDIO	102	3.1%	0	0.0%
ONE-BEDROOM	859	26.5%	9	1.0%
TWO-BEDROOM	1,791	55.2%	39	2.2%
THREE-BEDROOM	486	15.0%	10	2.1%
FOUR-BEDROOM +	8	0.2%	0	0.0%
TOTAL	3,246	100.0%	58	1.8%

SUBSIDIZED

<u>UNIT TYPE</u>	<u>UNITS</u>		<u>VACANCIES</u>	
	NUMBER	PERCENT	NUMBER	PERCENT
STUDIO	65	5.7%	0	0.0%
ONE-BEDROOM	590	51.3%	0	0.0%
TWO-BEDROOM	354	30.8%	0	0.0%
THREE-BEDROOM	127	11.1%	0	0.0%
FOUR-BEDROOM +	13	1.1%	0	0.0%
TOTAL	1,149	100.0%	0	0.0%



**MARKET RATE MULTIFAMILY
CONSTRUCTION TRENDS
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

<u>YEAR OF PROJECT OPENING</u>	<u>NUMBER OF PROJECTS</u>	<u>NUMBER OF UNITS</u>	<u>PERCENT DISTRIBUTION</u>	<u>CUMULATIVE UNITS</u>	<u>JANUARY 2013 VACANCY RATE</u>
Before 1970	2	170	5.2%	170	2.9%
1970 - 1974	11	794	24.5%	964	1.4%
1975 - 1979	3	251	7.7%	1,215	2.4%
1980 - 1984	1	84	2.6%	1,299	0.0%
1985 - 1989	3	505	15.6%	1,804	1.6%
1990 - 1994	2	132	4.1%	1,936	2.3%
1995 - 1999	6	518	16.0%	2,454	2.3%
2000 - 2004	3	355	10.9%	2,809	1.7%
2005	0	0	0.0%	2,809	0.0%
2006	0	0	0.0%	2,809	0.0%
2007	2	150	4.6%	2,959	0.0%
2008	1	278	8.6%	3,237	2.5%
2009	1	9	0.3%	3,246	0.0%
2010	0	0	0.0%	3,246	0.0%
2011	0	0	0.0%	3,246	0.0%
2012*	0	0	0.0%	3,246	0.0%
TOTAL:	35	3,246	100.0 %	3,246	1.8%

AVERAGE ANNUAL RELEASE OF UNITS 2008 - 2012: 57.4

* THROUGH JANUARY 2013



**RENT AND VACANCY ANALYSIS
STUDIO UNITS
RAPID CITY, SOUTH DAKOTA
JANUARY 2013
SITE EFFECTIVE MARKET AREA**

<u>COLLECTED RENT</u>	<u>TOTAL UNITS</u>		<u>VACANCIES</u>	
	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>
\$493	6	5.9%	0	0.0%
\$414	10	9.8%	0	0.0%
\$363 - \$381	45	44.1%	0	0.0%
\$336 - \$353	41	40.2%	0	0.0%
TOTAL	102	100.0%	0	0.0%

Median Collected Rent: \$365



**RENT AND VACANCY ANALYSIS
ONE BEDROOM UNITS
RAPID CITY, SOUTH DAKOTA
JANUARY 2013
SITE EFFECTIVE MARKET AREA**

<u>COLLECTED RENT</u>	<u>TOTAL UNITS</u>		<u>VACANCIES</u>	
	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>
\$1011	2	0.2%	0	0.0%
\$923	38	4.4%	0	0.0%
\$840 - \$843	68	7.9%	0	0.0%
\$695 - \$719	84	9.8%	0	0.0%
\$659 - \$680	65	7.6%	1	1.5%
\$629 - \$654	116	13.5%	1	0.9%
\$619 - \$624	85	9.9%	1	1.2%
\$560 - \$579	45	5.2%	0	0.0%
\$509 - \$520	51	5.9%	1	2.0%
\$470 - \$494	156	18.2%	4	2.6%
\$454 - \$467	107	12.5%	1	0.9%
\$419 - \$434	42	4.9%	0	0.0%
TOTAL	859	100.0%	9	1.0%

Median Collected Rent: \$619



**RENT AND VACANCY ANALYSIS
TWO BEDROOM UNITS
RAPID CITY, SOUTH DAKOTA
JANUARY 2013
SITE EFFECTIVE MARKET AREA**

<u>COLLECTED RENT</u>	<u>TOTAL UNITS</u>		<u>VACANCIES</u>	
	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>
\$2271	1	0.1%	0	0.0%
\$1271	6	0.3%	0	0.0%
\$1053	96	5.4%	4	4.2%
\$920 - \$933	276	15.4%	7	2.5%
\$865 - \$885	67	3.7%	0	0.0%
\$830 - \$855	72	4.0%	1	1.4%
\$795 - \$820	190	10.6%	2	1.1%
\$755 - \$780	113	6.3%	1	0.9%
\$730 - \$750	140	7.8%	3	2.1%
\$685 - \$705	215	12.0%	7	3.3%
\$650 - \$670	177	9.9%	6	3.4%
\$600 - \$620	154	8.6%	2	1.3%
\$573 - \$594	95	5.3%	3	3.2%
\$550	63	3.5%	2	3.2%
\$475 - \$500	107	6.0%	1	0.9%
\$450 - \$455	19	1.1%	0	0.0%
TOTAL	1,791	100.0%	39	2.2%

Median Collected Rent: \$740



**RENT AND VACANCY ANALYSIS
THREE BEDROOM UNITS
RAPID CITY, SOUTH DAKOTA
JANUARY 2013
SITE EFFECTIVE MARKET AREA**

<u>COLLECTED RENT</u>	<u>TOTAL UNITS</u>		<u>VACANCIES</u>	
	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>
\$1393	5	1.0%	0	0.0%
\$1333	5	1.0%	0	0.0%
\$1230	15	3.1%	0	0.0%
\$987 - \$1002	18	3.7%	0	0.0%
\$922 - \$942	39	8.0%	0	0.0%
\$870 - \$890	42	8.6%	0	0.0%
\$838 - \$855	48	9.9%	0	0.0%
\$800	20	4.1%	2	10.0%
\$748 - \$770	67	13.8%	4	6.0%
\$719 - \$742	71	14.6%	2	2.8%
\$687 - \$707	42	8.6%	2	4.8%
\$669 - \$676	22	4.5%	0	0.0%
\$627 - \$642	77	15.8%	0	0.0%
\$590	15	3.1%	0	0.0%
TOTAL	486	100.0%	10	2.1%

Median Collected Rent: \$748



**RENT AND VACANCY ANALYSIS
 FOUR+ BEDROOM UNITS
 RAPID CITY, SOUTH DAKOTA
 JANUARY 2013
 SITE EFFECTIVE MARKET AREA**

<u>COLLECTED RENT</u>	<u>TOTAL UNITS</u>		<u>VACANCIES</u>	
	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>
\$661	8	100.0%	0	0.0%
TOTAL	8	100.0%	0	0.0%

Median Collected Rent: \$661

Rents at all properties have been adjusted to collected rent. Collected rent is defined as the utility payor details (landlord or tenant) of the subject property. For specific details on which utilities are included, please see the project conclusions.



**PROJECT INFORMATION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	YEAR BUILT	TOTAL UNITS	PERCENT OCCUPIED	COMMENTS
1	KNOLLWOOD HEIGHTS 20 SURFWOOD #23 RAPID CITY 605 342-3636 SD	1973	84	100.0%	GOVERNMENT SUBSIDIZED, HUD SECTION 8; WAITING LIST
2	PRAIRIE TREE 4010 ELM AVE. RAPID CITY 605 342-3610 SD	1986	96	96.9%	DOG FEE \$25/MONTH, CAT FEE \$15/MONTH
3	VISTA POINTE 3355 PALM DR. RAPID CITY (605) 394-3310 SD	1997	48	95.8%	CAT FEE \$25/MONTH
4	ALPS PARK 1800 SHAVER ST. RAPID CITY 605 399-9699 SD	1994	69	100.0%	
5	BRIDGEWOOD ESTATES 415 E. MINNESOTA RAPID CITY 605 342-4022 SD	1986	144	98.6%	CAT FEE \$25/MONTH; STORAGE UNIT \$45/MONTH
6	CARRIAGE GREEN ESTATES 4205 ELM RAPID CITY 605 342-4800 SD	1996	96	100.0%	1-BR. & SMALL 2-BR. UNITS DO NOT INCLUDE WASHER/DRYER; INDOOR POOL



**PROJECT INFORMATION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME		YEAR BUILT	TOTAL UNITS	PERCENT OCCUPIED	COMMENTS
7	ASPEN PARK 434 E. FAIRMONT RAPID CITY (605) 721-2706	SD	1973	76	100.0%	
8	DRIFTWOOD ESTATES 432 E. FAIRLANE #E7 RAPID CITY 605 348-1865	SD	1972	60	100.0%	GOVERNMENT SUBSIDIZED, HUD SECTION 8; WAITING LIST
9	SOUTH CREEK VILLAGE 3205 HIGHWAY 79 RAPID CITY (605) 348-3580	SD	2004	80	97.5%	TAX CREDIT, 18 UNITS 50%, 62 UNITS 60% AMI; NO WAITING LIST
10	RAPID CREEK 1110-1158 ANOMOSA ST. RAPID CITY (605) 791-5200	SD	2007	54	100.0%	TAX CREDIT; 60% AMI; FAMILY; 3-15 NAMES ON WAITING LIST
11	HAINESWAY 1314 ATLAS ST. RAPID CITY 605 348-5116	SD	1971	244	98.0%	INDOOR POOL; SINGLE GARAGE \$30, DOUBLE \$60/MONTH; PET FEE \$25/MONTH; MOTORCYCLE GARAGE \$6/MONTH; BIKE GARAGE \$3/MONTH
12	LACROSSE ESTATES 761 E. ANIMOSA RAPID CITY 605 341-2061	SD	1985	265	98.9%	PUTTING GREEN; GARAGE \$80/MONTH; 1/2 GARAGE \$42.50/MONTH; STORAGE \$20- \$35/MONTH; PET FEE \$25/MONTH



**PROJECT INFORMATION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	YEAR BUILT	TOTAL UNITS	PERCENT OCCUPIED	COMMENTS
13	JACKSON HEIGHTS 1805 W. FULTON RAPID CITY 605 394-5350	1976	105	100.0%	GOVERNMENT SUBSIDIZED, PENNINGTON COUNTY HOUSING AUTHORITY; ELDERLY, DISABLED, HANDICAPPED; 30 NAMES ON WAITING LIST
14	VALLEY VIEW 636 CATHEDRAL RAPID CITY 605 394-5350	1976	97	100.0%	GOVERNMENT SUBSIDIZED, PCHA; ELDERLY; WAITING LIST
15	RIVER RIDGE 330 PHILADELPHIA RAPID CITY 605 394-5350	1978	56	100.0%	GOVERNMENT SUBSIDIZED, PCHA; ELDERLY; WAITING LIST
16	PLEASANT HILLS VILLAGE 1710 N. 7TH ST. RAPID CITY 605 348-2603	1972	48	95.8%	
17	POINTEWEST 3945 POINTE WEST PL. SIOUX FALLS (605) 348-6190	1983	84	100.0%	DETACHED GARAGE \$40/MONTH
18	NORTHERN HEIGHTS 1607-1625-1701 SPACE RAPID CITY 605 348-1865	1972	96	100.0%	GOVERNMENT SUBSIDIZED, HUD SECTION 8; 16 NAMES ON WAITING LIST



**PROJECT INFORMATION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	YEAR BUILT	TOTAL UNITS	PERCENT OCCUPIED	COMMENTS
19	PROJECT #2 CURTIS ST./DOOLITTLE RAPID CITY 605 394-5350 SD	1970	49	100.0%	GOVERNMENT SUBSIDIZED, PCHA; FAMILY; WAITING LIST
20	CANDLEWOOD 4404 CANDLEWOOD PL. RAPID CITY (605) 343-0526 SD	1978	167	97.6%	CAT FEE \$20/MONTH
21	KNOLLWOOD TOWNHOUSES 1721 N. MAPLE RAPID CITY 605 341-4090 SD	1972	69	100.0%	GOVERNMENT SUBSIDIZED, HUD SECTION 8; WAITING LIST
22	CHURCHILL 215 KINNEY AVE. RAPID CITY (605) 348-9766 SD	2002	50	100.0%	TAX CREDIT; CONVERTED TO TAX CREDIT IN 2004
23	MAPLEWOOD (ELDERLY) 5 E. KNOLLWOOD RAPID CITY 605 348-2427 SD	1979	50	100.0%	GOVERNMENT SUBSIDIZED, HUD SECTION 8; ELDERLY, DISABLED, HANDICAPPED; MEALS AVAILABLE 5 DAYS/WEEK FOR NOMINAL FEE
24	MAPLEWOOD TOWNHOMES 5 E. KNOLLWOOD RAPID CITY 605 348-2427 SD	1979	50	100.0%	GOVERNMENT SUBSIDIZED, HUD SECTION 8; FAMILY; WAITING LIST



**PROJECT INFORMATION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	YEAR BUILT	TOTAL UNITS	PERCENT OCCUPIED	COMMENTS
25	OXFORD SQUARE 225 E. WATERTOWN RAPID CITY (605) 791-1029	1974	18	100.0%	
	SD				
26	HORIZONS TOWNHOMES 1013 LACROSSE ST. RAPID CITY (605) 791-1029	1973	30	100.0%	
	SD				
27	DENVER TERRACE 110 DENVER ST. RAPID CITY 605 343-7451	1974	34	100.0%	GOVERNMENT SUBSIDIZED, HUD SECTION 8; WAITING LIST
	SD				
28	CIVIC PLAZA 302-404 3RD ST. RAPID CITY 605 394-3310	1975	72	97.2%	
	SD				
29	CANYON LAKE PLAZA ESTATES 3741 CANYON LAKE DR. RAPID CITY (605) 343-2078	1974	109	96.3%	
	SD				
30	CORRAL PARK 3430 CORRAL DR. RAPID CITY (605) 343-3216	1998	168	99.4%	DETACHED GARAGE \$50/MONTH; \$15 PREMIUM FOR 3RD FLOOR UNITS
	SD				



**PROJECT INFORMATION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	YEAR BUILT	TOTAL UNITS	PERCENT OCCUPIED	COMMENTS
31	SUNDIAL SQUARE I & II 118 WATERLOO ST. RAPID CITY 605 348-2972 SD	1992	63	95.2%	TAX CREDIT; ADJACENT TO PARK; NO WAITING LIST
32	ROBINSDALE HEIGHTS 425 E. FAIRLANE #35 RAPID CITY (605) 341-3077 SD	1973	77	100.0%	
33	COUNTRY BLUFF 3638 5TH ST. RAPID CITY 605 341-4452 SD	1973	108	100.0%	
34	COUNTRYSIDE 27 SIGNAL DR. RAPID CITY (605) 343-6333 SD	1952	128	96.1%	RANCH DUPLEXES
35	STONEY CREEK HIGHLANDS 2710 WILKIE DR. RAPID CITY (605) 718-2222 SD	2008	278	97.5%	ICE MAKER; DETACHED GARAGE \$60/MONTH; GRANITE COUNTERTOPS; HORSESHOE PIT; GAZEBOS; FENCED PET AREA; WALKING TRAIL; PET FEE \$25/MONTH
36	BRIARWOOD 409 QUINCY ST. RAPID CITY (605) 394-3310 SD	1972	16	100.0%	DOWNTOWN LIVING



**PROJECT INFORMATION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	YEAR BUILT	TOTAL UNITS	PERCENT OCCUPIED	COMMENTS
37	PROJECT #4 305-313 ADAMS ST. RAPID CITY 605 394-5350	1972	24	100.0%	GOVERNMENT SUBSIDIZED, PCHA; FAMILY; WAITING LIST; 3- & 4-BR. GARDENS ARE SINGLE-FAMILY HOMES
38	DAKOTA DRIVE 717-725 DAKOTA DR. RAPID CITY (605) 394-3310	1973	48	100.0%	DOWNTOWN LIVING
39	CITY CENTER STUDIOS 808-810 ST. JOSEPH ST. RAPID CITY (605) 342-1140	1944	42	100.0%	DOWNTOWN LIVING; 1ST FLOOR RETAIL
40	PROJECT #9 BLUEBIRD ST./HEMLOCK ST. RAPID CITY 605 394-5350	1974	30	100.0%	GOVERNMENT SUBSIDIZED, PCHA; FAMILY; WAITING LIST; 3-BR. UNITS ARE SINGLE-FAMILY HOMES AND HAVE WASHER/DRYER HOOKUP
41	WINDSOR BLOCK LOFTS 631 ST. JOSEPH ST. RAPID CITY (605) 431-0160	2009	9	100.0%	1ST FLOOR RETAIL; HISTORICAL BUILDING BUILT IN 1886; ICE MAKER; SOME GRANITE COUNTERTOPS; WOOD FLOORS; SOME CARPET IN BEDROOMS
42	LAMPLIGHTER STUDIOS 27 ST. JOSEPH ST. RAPID CITY (605) 341-7761	1970	20	100.0%	DOWNTOWN LIVING



**PROJECT INFORMATION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	YEAR BUILT	TOTAL UNITS	PERCENT OCCUPIED	COMMENTS
43	PRAIRIE'S EDGE 4000 MINNESOTA PL. RAPID CITY (605) 343-4550 SD	1994	22	100.0%	GOVERNMENT SUBSIDIZED, HUD SECTION 8; ELDERLY, HANDICAPPED
44	CENTENNIAL 4051 PARKVIEW DR. RAPID CITY (605) 343-4550 SD	1964	24	100.0%	GOVERNMENT SUBSIDIZED, HUD SECTION 8; ELDERLY, HANDICAPPED
45	HARMONY HEIGHTS 1819 HARMONY HEIGHTS LN. RAPID CITY (605) 716-6000 SD	2003	225	98.2%	BOAT/RV PARKING; VOLLEYBALL; DOG PARK; PET FEE \$25/MONTH
46	BLACK FOX MANOR 3583 BLACK FOX DR. RAPID CITY (605) 394-5354 SD	2006	24	100.0%	GOVERNMENT SUBSIDIZED, HOME PROJECT; 2 HANDICAPPED-ACCESSIBLE UNITS
47	EDWARDS MANOR 3560-3590 BLACK FOX DR. RAPID CITY (605) 394-5350 SD	1970	37	100.0%	GOVERNMENT SUBSIDIZED, HUD SECTION 8; ELDERLY, HANDICAPPED
48	ESTES PARK 1220-1260 ESTES PARK CT. RAPID CITY (605) 343-3534 SD	1998	90	100.0%	GOVERNMENT SUBSIDIZED, HOME PROJECT



**PROJECT INFORMATION
 RAPID CITY, SOUTH DAKOTA
 SITE EFFECTIVE MARKET AREA
 JANUARY 2013**

MAP CODE	PROJECT NAME	YEAR BUILT	TOTAL UNITS	PERCENT OCCUPIED	COMMENTS
49	WEST PARK 1018 11TH ST. RAPID CITY (402) 348-5005 SD	1986	80	100.0%	GOVERNMENT SUBSIDIZED, HUD SECTION 8; ELDERLY, HANDICAPPED
50	CEDAR RIDGE TOWNHOMES 4302 CEDAR RIDGE RAPID CITY (605) 348-5656 SD	1968	68	100.0%	GOVERNMENT SUBSIDIZED, HUD SECTION 8
51	SOUTHERN CROSS 801-859 E. MINNESOTA RAPID CITY 605 341-2435 SD	1995	96	92.7%	CONVERTED TO MARKET- RATE 1/1/13
52	MEMORIAL PARK 420 PHILADELPHIA ST. RAPID CITY (605) 394-5350 SD	1999	60	96.7%	TAX CREDIT; ELDERLY (62+), HANDICAPPED
53	FOUNTAIN SPRINGS SENIOR 1900 HARMONY HEIGHTS LN. RAPID CITY (605) 394-9649 SD	1997	50	100.0%	TAX CREDIT; ELDERLY; 11 NAMES ON WAITING LIST
54	111 MADISON RAPID CITY 605 394-3310 SD	1976	12	100.0%	



PROJECT INFORMATION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013

MAP CODE	PROJECT NAME	SD	YEAR BUILT	TOTAL UNITS	PERCENT OCCUPIED	COMMENTS
55	EAGLE RIDGE 121 STUMER RD. RAPID CITY (605) 721-3000	SD	2007	96	100.0%	TAX CREDIT; 60% AMI; DETACHED GARAGE \$40- \$42/MONTH; SHORT WAITING LIST



**STREET RENT COMPARISON
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

<u>MAP CODE</u>	<u>PROJECT NAME</u>	<u>STUDIO</u>	<u>ONE BEDROOM</u>	<u>TWO BEDROOM</u>	<u>THREE BEDROOM</u>	<u>FOUR+ BEDROOM</u>
1	KNOLLWOOD HEIGHTS		SUB.	SUB.		
2	PRAIRIE TREE		\$700 - \$740	\$740 - \$795		
3	VISTA POINTE			\$785 - \$810	\$895 - \$920	
4	ALPS PARK		\$710	\$860 - \$915	\$980	
5	BRIDGEWOOD ESTATES		\$660 - \$695	\$735 - \$790	\$900	
6	CARRIAGE GREEN ESTATES		\$745 - \$760	\$845 - \$935	\$1045 - \$1060	
7	ASPEN PARK	\$370 - \$385	\$460 - \$475	\$500 - \$525	\$685 - \$700	
8	DRIFTWOOD ESTATES			SUB.	SUB.	
9	SOUTH CREEK VILLAGE			\$550 - \$654	\$639 - \$748	
10	RAPID CREEK				\$628	\$661
11	HAINESWAY	\$299	\$399 - \$409	\$429 - \$479	\$509 - \$549	
12	LACROSSE ESTATES		\$609 - \$649	\$659 - \$749	\$759 - \$809	
13	JACKSON HEIGHTS		SUB.	SUB.		
14	VALLEY VIEW		SUB.	SUB.		
15	RIVER RIDGE		SUB.	SUB.		
16	PLEASANT HILLS VILLAGE			\$800	\$950	
17	POINTEWEST		\$695	\$795		

SUB. = GOVERNMENT SUBSIDIZED



**STREET RENT COMPARISON
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

<u>MAP CODE</u>	<u>PROJECT NAME</u>	<u>STUDIO</u>	<u>ONE BEDROOM</u>	<u>TWO BEDROOM</u>	<u>THREE BEDROOM</u>	<u>FOUR+ BEDROOM</u>
18	NORTHERN HEIGHTS	SUB.	SUB.			
19	PROJECT #2			SUB.	SUB.	SUB.
20	CANDLEWOOD		\$665 - \$675	\$745 - \$755		
21	KNOLLWOOD TOWNHOUSES		SUB.	SUB.	SUB.	
22	CHURCHILL		\$508 - \$559	\$644 - \$657	\$727 - \$734	
23	MAPLEWOOD (ELDERLY)		SUB.			
24	MAPLEWOOD TOWNHOMES		SUB.	SUB.	SUB.	SUB.
25	OXFORD SQUARE	\$525	\$620	\$660		
26	HORIZONS TOWNHOMES			\$660	\$745	
27	DENVER TERRACE	SUB.	SUB.			
28	CIVIC PLAZA		\$520	\$620		
29	CANYON LAKE PLAZA ESTATES	\$490	\$580	\$670	\$780	
30	CORRAL PARK		\$715	\$810 - \$880	\$1000	
31	SUNDIAL SQUARE I & II		\$550	\$660	\$765	
32	ROBINSDALE HEIGHTS	\$395	\$495	\$550		
33	COUNTRY BLUFF		\$670	\$795 - \$805		
34	COUNTRYSIDE		\$560	\$660 - \$700	\$770 - \$800	

SUB. = GOVERNMENT SUBSIDIZED



**STREET RENT COMPARISON
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

<u>MAP CODE</u>	<u>PROJECT NAME</u>	<u>STUDIO</u>	<u>ONE BEDROOM</u>	<u>TWO BEDROOM</u>	<u>THREE BEDROOM</u>	<u>FOUR+ BEDROOM</u>
35	STONE CREEK HIGHLANDS		\$799 - \$879	\$879 - \$999	\$1269 - \$1329	
36	BRIARWOOD		\$500	\$650		
37	PROJECT #4			SUB.	SUB.	SUB.
38	DAKOTA DRIVE		\$525	\$700		
39	CITY CENTER STUDIOS	\$395 - \$440				
40	PROJECT #9			SUB.	SUB.	
41	WINDSOR BLOCK LOFTS		\$950	\$1200 - \$2200		
42	LAMPLIGHTER STUDIOS	\$405		\$495		
43	PRAIRIE'S EDGE		SUB.			
44	CENTENNIAL		SUB.			
45	HARMONY HEIGHTS		\$779	\$849	\$1149	
46	BLACK FOX MANOR			SUB.	SUB.	
47	EDWARDS MANOR		SUB.	SUB.		
48	ESTES PARK		SUB.	SUB.		
49	WEST PARK		SUB.			
50	CEDAR RIDGE TOWNHOMES		SUB.	SUB.	SUB.	
51	SOUTHERN CROSS			\$700 - \$720	\$800 - \$825	

SUB. = GOVERNMENT SUBSIDIZED



**STREET RENT COMPARISON
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

<u>MAP CODE</u>	<u>PROJECT NAME</u>	<u>STUDIO</u>	<u>ONE BEDROOM</u>	<u>TWO BEDROOM</u>	<u>THREE BEDROOM</u>	<u>FOUR+ BEDROOM</u>
52	MEMORIAL PARK		\$540 - \$575			
53	FOUNTAIN SPRINGS SENIOR		\$515	\$665		
54	111 MADISON		\$465			
55	EAGLE RIDGE			\$627 - \$642	\$759 - \$774	

NOTE: Rents listed are those quoted to our field analyst for new leases. Residents on older leases or renting month-to-month may be paying more or less, depending on changes in quoted rent. Rent specials and concessions are noted in the project information section of this field survey.

SUB. = GOVERNMENT SUBSIDIZED



**COMPARABILITY INDEX
 MODERN APARTMENT DEVELOPMENT
 RAPID CITY, SOUTH DAKOTA
 SITE EFFECTIVE MARKET AREA
 JANUARY 2013**

MAP CODE	PROJECT	COMPARABILITY FACTOR			TOTAL
		UNIT	PROJECT	AESTHETIC	
1	KNOLLWOOD HEIGHTS	7.0	2.5	5.0	14.5
2	PRAIRIE TREE	9.0	5.0	7.0	21.0
3	VISTA POINTE	9.5	1.0	6.0	16.5
4	ALPS PARK	12.5	7.5	6.5	26.5
5	BRIDGEWOOD ESTATES	8.5	8.0	6.5	23.0
6	CARRIAGE GREEN ESTATES	9.5	8.5	6.5	24.5
7	ASPEN PARK	6.0	1.5	5.5	13.0
8	DRIFTWOOD ESTATES	5.5	0.5	5.0	11.0
9	SOUTH CREEK VILLAGE	9.5	3.5	7.0	20.0
10	RAPID CREEK	10.0	2.5	7.0	19.5
11	HAINESWAY	7.0	10.5	5.5	23.0
12	LACROSSE ESTATES	6.5	10.5	6.5	23.5
13	JACKSON HEIGHTS	5.0	5.0	5.5	15.5
14	VALLEY VIEW	4.5	3.5	6.0	14.0
15	RIVER RIDGE	4.5	2.5	5.5	12.5



**COMPARABILITY INDEX
 MODERN APARTMENT DEVELOPMENT
 RAPID CITY, SOUTH DAKOTA
 SITE EFFECTIVE MARKET AREA
 JANUARY 2013**

MAP CODE	PROJECT	COMPARABILITY FACTOR			TOTAL
		UNIT	PROJECT	AESTHETIC	
16	PLEASANT HILLS VILLAGE	6.5	1.5	5.5	13.5
17	POINTEWEST	9.0	3.5	6.5	19.0
18	NORTHERN HEIGHTS	3.0	1.0	5.0	9.0
19	PROJECT #2	4.0	0.5	5.0	9.5
20	CANDLEWOOD	9.0	6.5	6.5	22.0
21	KNOLLWOOD TOWNHOUSES	7.0	1.0	5.0	13.0
22	CHURCHILL	8.5	2.5	6.5	17.5
23	MAPLEWOOD (ELDERLY)	5.5	4.0	5.5	15.0
24	MAPLEWOOD TOWNHOMES	6.0	4.0	5.5	15.5
25	OXFORD SQUARE	6.5	1.5	5.0	13.0
26	HORIZONS TOWNHOMES	4.5	0.5	5.5	10.5
27	DENVER TERRACE	4.5	1.5	5.5	11.5
28	CIVIC PLAZA	5.0	0.0	5.5	10.5
29	CANYON LAKE PLAZA ESTATES	6.5	4.5	6.5	17.5
30	CORRAL PARK	12.0	2.5	7.0	21.5



**COMPARABILITY INDEX
 MODERN APARTMENT DEVELOPMENT
 RAPID CITY, SOUTH DAKOTA
 SITE EFFECTIVE MARKET AREA
 JANUARY 2013**

MAP CODE	PROJECT	COMPARABILITY FACTOR			TOTAL
		UNIT	PROJECT	AESTHETIC	
31	SUNDIAL SQUARE I & II	9.0	1.5	7.0	17.5
32	ROBINSDALE HEIGHTS	6.0	1.5	5.5	13.0
33	COUNTRY BLUFF	7.5	1.5	6.5	15.5
34	COUNTRYSIDE	6.0	4.0	5.0	15.0
35	STONEY CREEK HIGHLANDS	11.5	10.5	7.0	29.0
36	BRIARWOOD	6.5	1.0	5.0	12.5
37	PROJECT #4	5.0	0.5	5.0	10.5
38	DAKOTA DRIVE	5.5	1.0	6.0	12.5
39	CITY CENTER STUDIOS	4.0	1.0	6.0	11.0
40	PROJECT #9	3.0	0.0	5.0	8.0
41	WINDSOR BLOCK LOFTS	10.5	1.5	6.0	18.0
42	LAMPLIGHTER STUDIOS	5.5	0.0	5.0	10.5
43	PRAIRIE'S EDGE	6.5	2.5	5.5	14.5
44	CENTENNIAL	6.5	2.5	5.0	14.0
45	HARMONY HEIGHTS	10.0	10.0	7.5	27.5



**COMPARABILITY INDEX
 MODERN APARTMENT DEVELOPMENT
 RAPID CITY, SOUTH DAKOTA
 SITE EFFECTIVE MARKET AREA
 JANUARY 2013**

MAP CODE	PROJECT	COMPARABILITY FACTOR			TOTAL
		UNIT	PROJECT	AESTHETIC	
46	BLACK FOX MANOR	4.0	0.0	5.0	9.0
47	EDWARDS MANOR	6.0	2.0	5.0	13.0
48	ESTES PARK	7.5	1.5	5.5	14.5
49	WEST PARK	7.0	2.5	6.5	16.0
50	CEDAR RIDGE TOWNHOMES	6.0	0.5	5.0	11.5
51	SOUTHERN CROSS	9.0	4.0	6.5	19.5
52	MEMORIAL PARK	6.5	3.5	6.5	16.5
53	FOUNTAIN SPRINGS SENIOR	6.5	2.0	6.5	15.0
54	111 MADISON	5.5	1.0	5.0	11.5
55	EAGLE RIDGE	9.0	1.5	7.0	17.5

Point values have been assigned for unit and project amenities. Aesthetic amenities are based on general appearance, upkeep, landscaping, etc. and are based on the judgment of the field representative.



**PROJECT AMENITIES DESCRIPTION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	POOL	COMMON BUILDING	SAUNA	HOT TUB	EXERCISE ROOM	TENNIS	PLAYGROUND	SPORTS COURT	JOG/BIKE TRAIL	LAKE	PICNIC AREA	LAUNDRY	SECURITY GATE	ON-SITE MGMT	ELEVATOR	BUSINESS CENTER	SECURITY PATROL	OTHER
1	KNOLLWOOD HEIGHTS							X				X	X		X				
2	PRAIRIE TREE	X						X	B			X	X		X				
3	VISTA POINTE							X							X				
4	ALPS PARK	X	X	X		X				X					X	X			HEATED INDOOR POOL
5	BRIDGEWOOD ESTATES	X	X	X	X	X		X	B				X		X				
6	CARRIAGE GREEN ESTATES	X	X	X	X	X									X	X			TANNING BED
7	ASPEN PARK												X		X				
8	DRIFTWOOD ESTATES														X				
9	SOUTH CREEK VILLAGE		X					X				X	X		X				
10	RAPID CREEK		X					X				X			X				
11	HAINESWAY	X	X	X	X	X	X	X	B			X	X		X				VOLLEYBALL
12	LACROSSE ESTATES	X	X	X	X	X	X	X	B			X	X		X				VOLLEYBALL

SPORTS COURT V - VOLLEYBALL B - BASKETBALL R - RACQUETBALL



**PROJECT AMENITIES DESCRIPTION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	POOL	COMMON BUILDING	SAUNA	HOT TUB	EXERCISE ROOM	TENNIS	PLAYGROUND	SPORTS COURT	JOG/BIKE TRAIL	LAKE	PICNIC AREA	LAUNDRY	SECURITY GATE	ON-SITE MGMT	ELEVATOR	BUSINESS CENTER	SECURITY PATROL	OTHER
13	JACKSON HEIGHTS		X		X				S			X	X		X	X			
14	VALLEY VIEW		X									X	X			X			
15	RIVER RIDGE											X	X			X			
16	PLEASANT HILLS VILLAGE							X				X			X				
17	POINTEWEST	X											X		X				
18	NORTHERN HEIGHTS												X						
19	PROJECT #2							X											
20	CANDLEWOOD	X	X			X						X	X		X		X		BIKE RACKS
21	KNOLLWOOD TOWNHOUSES							X							X				
22	CHURCHILL							X				X	X		X				
23	MAPLEWOOD (ELDERLY)		X										X		X	X			BEAUTY SALON
24	MAPLEWOOD TOWNHOMES		X					X	B			X	X		X				

SPORTS COURT
V - VOLLEYBALL
B - BASKETBALL
R - RACQUETBALL



**PROJECT AMENITIES DESCRIPTION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	POOL	COMMON BUILDING	SAUNA	HOT TUB	EXERCISE ROOM	TENNIS	PLAYGROUND	SPORTS COURT	JOG/BIKE TRAIL	LAKE	PICNIC AREA	LAUNDRY	SECURITY GATE	ON-SITE MGMT	ELEVATOR	BUSINESS CENTER	SECURITY PATROL	OTHER
25	OXFORD SQUARE												X	X					
26	HORIZONS TOWNHOMES							X											
27	DENVER TERRACE												X		X				
28	CIVIC PLAZA																		
29	CANYON LAKE PLAZA ESTATES	X		X				X											TANNING BED
30	CORRAL PARK		X												X	X			
31	SUNDIAL SQUARE I & II												X		X				
32	ROBINSDALE HEIGHTS												X		X				
33	COUNTRY BLUFF												X		X				
34	COUNTRYSIDE	X						X					X		X				
35	STONEY CREEK HIGHLANDS	X	X	X	X	X			B			X	X		X		X		VOLLEYBALL COURT
36	BRIARWOOD												X						

SPORTS COURT
V - VOLLEYBALL
B - BASKETBALL
R - RACQUETBALL



**PROJECT AMENITIES DESCRIPTION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	POOL	COMMON BUILDING	SAUNA	HOT TUB	EXERCISE ROOM	TENNIS	PLAYGROUND	SPORTS COURT	JOG/BIKE TRAIL	LAKE	PICNIC AREA	LAUNDRY	SECURITY GATE	ON-SITE MGMT	ELEVATOR	BUSINESS CENTER	SECURITY PATROL	OTHER
37	PROJECT #4							X											
38	DAKOTA DRIVE												X						
39	CITY CENTER STUDIOS												X						
40	PROJECT #9																		
41	WINDSOR BLOCK LOFTS											X				X			
42	LAMPLIGHTER STUDIOS																		
43	PRAIRIE'S EDGE		X										X		X				
44	CENTENNIAL		X										X		X				
45	HARMONY HEIGHTS	X	X		X	X			B	X		X	X		X		X		TANNING BED
46	BLACK FOX MANOR																		
47	EDWARDS MANOR		X										X						
48	ESTES PARK												X	X					

SPORTS COURT
V - VOLLEYBALL
B - BASKETBALL
R - RACQUETBALL



**PROJECT AMENITIES DESCRIPTION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	POOL	COMMON BUILDING	SAUNA	HOT TUB	EXERCISE ROOM	TENNIS	PLAYGROUND	SPORTS COURT	JOG/BIKE TRAIL	LAKE	PICNIC AREA	LAUNDRY	SECURITY GATE	ON-SITE MGMT	ELEVATOR	BUSINESS CENTER	SECURITY PATROL	OTHER
49	WEST PARK		X												X	X			
50	CEDAR RIDGE TOWNHOMES							X											
51	SOUTHERN CROSS	X						X					X		X				
52	MEMORIAL PARK		X										X		X	X			
53	FOUNTAIN SPRINGS SENIOR												X			X			
54	111 MADISON												X						
55	EAGLE RIDGE							X	B						X				

SPORTS COURT V - VOLLEYBALL B - BASKETBALL R - RACQUETBALL



**UNIT AMENITIES DESCRIPTION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	RANGE	REFRIGERATOR	MICROWAVE	DISHWASHER	DISPOSAL	AIR CONDITIONING	WASHER/DRYER	WASH/DRY HOOKUPS	CARPET	WINDOW COVERINGS	FIREPLACE	INTERCOM SECURITY	BALCONY/PATIO	CARPORT	GARAGE	BASEMENT	CEILING FAN	VAULTED CEILINGS	SECURITY SYSTEM	OTHER
1	KNOLLWOOD HEIGHTS	X	X			X	C			X	B										
2	PRAIRIE TREE	X	X		X	X	W			X	B		X	X		O		X			GARAGE \$40/MONTH
3	VISTA POINTE	X	X		X	X	C		X	X	B			X		O		X			GARAGE \$45/MONTH
4	ALPS PARK	X	X	X	X	X	C	X	X	X	B		X	X		X		X		X	UNDERGROUND PARKING
5	BRIDGEWOOD ESTATES	X	X		X	X	W			X	D		X	X		O					GARAGE \$45/MONTH
6	CARRIAGE GREEN ESTATES	X	X	X	X	X	C	S	S	X	B			X		O		X	S		GARAGE \$50/MONTH
7	ASPEN PARK	X	X				W			X				X							
8	DRIFTWOOD ESTATES	X	X						X	X				S				X			
9	SOUTH CREEK VILLAGE	X	X		X	X	C		X	X	B			X		O		X			GARAGE \$35-\$40/MONTH
10	RAPID CREEK	X	X		X	X	C	X	X	X	B			X		O					GARAGE \$35/MONTH
11	HAINESWAY	X	X		S	X	W			X	B			S		O		X			

S - SOME	REFRIGERATOR I - ICEMAKER	AIR CONDITIONING C - CENTRAL AIR	WINDOW COVERINGS B - BLINDS	GARAGE A - ATTACHED	BASEMENT U - UNFINISHED
O - OPTIONAL	F - FROSTFREE	W - WINDOW UNIT	D - DRAPES	D - DETACHED	F - FINISHED
				U - UNDERGROUND	



**UNIT AMENITIES DESCRIPTION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	RANGE	REFRIGERATOR	MICROWAVE	DISHWASHER	DISPOSAL	AIR CONDITIONING	WASHER/DRYER	WASH/DRY HOOKUPS	CARPET	WINDOW COVERINGS	FIREPLACE	INTERCOM SECURITY	BALCONY/PATIO	CARPOR	GARAGE	BASEMENT	CEILING FAN	VAULTED CEILINGS	SECURITY SYSTEM	OTHER
12	LACROSSE ESTATES	X	X		S	W				X	B			S		O		X			
13	JACKSON HEIGHTS	X	X			X	W														PULL CORDS
14	VALLEY VIEW	X	X			X	W														
15	RIVER RIDGE	X	X			X	W														
16	PLEASANT HILLS VILLAGE	X	X						X	X	B			X			X				
17	POINTEWEST	X	X		X	X	C			X	B			X		O					STORAGE
18	NORTHERN HEIGHTS	X	X								S										
19	PROJECT #2	X	X											X							EXTRA STORAGE
20	CANDLEWOOD	X	X		X	X	C			X	B		X	X		O					GARAGE \$40/MONTH
21	KNOLLWOOD TOWNHOUSES	X	X			X			X	X	B			X			X	S			
22	CHURCHILL	X	X		X	X	W			X	B		X	X							

S - SOME	REFRIGERATOR I - ICEMAKER	AIR CONDITIONING C - CENTRAL AIR	WINDOW COVERINGS B - BLINDS	GARAGE A - ATTACHED	BASEMENT U - UNFINISHED
O - OPTIONAL	F - FROSTFREE	W - WINDOW UNIT	D - DRAPES	D - DETACHED	F - FINISHED
				U - UNDERGROUND	



**UNIT AMENITIES DESCRIPTION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	RANGE	REFRIGERATOR	MICROWAVE	DISHWASHER	DISPOSAL	AIR CONDITIONING	WASHER/DRYER	WASH/DRY HOOKUPS	CARPET	WINDOW COVERINGS	FIREPLACE	INTERCOM SECURITY	BALCONY/PATIO	CARPORT	GARAGE	BASEMENT	CEILING FAN	VAULTED CEILINGS	SECURITY SYSTEM	OTHER
23	MAPLEWOOD (ELDERLY)	X	X				W			X				S							
24	MAPLEWOOD TOWNHOMES	X	X				W			X				X							
25	OXFORD SQUARE	X	X				W			X	B		X								
26	HORIZONS TOWNHOMES	X	X							X											
27	DENVER TERRACE	X	X							X											
28	CIVIC PLAZA	X	X			X	W							X							
29	CANYON LAKE PLAZA ESTATES	X	X				W			X	B					D					
30	CORRAL PARK	X	X	X	X	X	C	X	X	X	B		X	X		O		X			9' CEILINGS
31	SUNDIAL SQUARE I & II	X	X		X	X	W			X	B		X			O		X		X	GARAGE \$30/MONTH
32	ROBINSDALE HEIGHTS	X	X				W			X				X							
33	COUNTRY BLUFF	X	X			X	W			X	B		X	X		O					GARAGE \$30/MONTH

S - SOME	REFRIGERATOR I - ICEMAKER	AIR CONDITIONING C - CENTRAL AIR	WINDOW COVERINGS B - BLINDS	GARAGE A - ATTACHED	BASEMENT U - UNFINISHED
O - OPTIONAL	F - FROSTFREE	W - WINDOW UNIT	D - DRAPES	D - DETACHED	F - FINISHED
				U - UNDERGROUND	



**UNIT AMENITIES DESCRIPTION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	RANGE	REFRIGERATOR	MICROWAVE	DISHWASHER	DISPOSAL	AIR CONDITIONING	WASHER/DRYER	WASH/DRY HOOKUPS	CARPET	WINDOW COVERINGS	FIREPLACE	INTERCOM SECURITY	BALCONY/PATIO	CARPORT	GARAGE	BASEMENT	CEILING FAN	VAULTED CEILINGS	SECURITY SYSTEM	OTHER
34	COUNTRYSIDE	X	X		S		W		S	X	D			S	S	O					GARAGE \$40/MONTH
35	STONEY CREEK HIGHLANDS	X	X	X	X	X	C		X	X	B			X		O		X	S		9' CEILINGS
36	BRIARWOOD	X	X				W			X	B		X	S							
37	PROJECT #4	X	X						X	X											
38	DAKOTA DRIVE	X	X							X	B										STORAGE
39	CITY CENTER STUDIOS	X	X							S	B		X								
40	PROJECT #9	X	X						S	S											
41	WINDSOR BLOCK LOFTS	X	X	X	X	X	C	X	X	S	B		X								12' CEILINGS
42	LAMPLIGHTER STUDIOS	X	X							X	B			X							
43	PRAIRIE'S EDGE	X	X				W			X	B		X								
44	CENTENNIAL	X	X				W			X	B		X								

S - SOME	REFRIGERATOR I - ICEMAKER	AIR CONDITIONING C - CENTRAL AIR	WINDOW COVERINGS B - BLINDS	GARAGE A - ATTACHED	BASEMENT U - UNFINISHED
O - OPTIONAL	F - FROSTFREE	W - WINDOW UNIT	D - DRAPES	D - DETACHED	F - FINISHED
				U - UNDERGROUND	



**UNIT AMENITIES DESCRIPTION
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	RANGE	REFRIGERATOR	MICROWAVE	DISHWASHER	DISPOSAL	AIR CONDITIONING	WASHER/DRYER	WASH/DRY HOOKUPS	CARPET	WINDOW COVERINGS	FIREPLACE	INTERCOM SECURITY	BALCONY/PATIO	CARPORT	GARAGE	BASEMENT	CEILING FAN	VAULTED CEILINGS	SECURITY SYSTEM	OTHER
45	HARMONY HEIGHTS	X	X	X	X	X	C		X	X	B			X		O		X			GARAGE \$50/MONTH
46	BLACK FOX MANOR	X	X						X		B										
47	EDWARDS MANOR	X	X				W			X	B										
48	ESTES PARK	X	X			X	W			X	B		X				D				
49	WEST PARK	X	X				C			X	B		X								
50	CEDAR RIDGE TOWNHOMES	X	X				W		S	X	B										
51	SOUTHERN CROSS	X	X		X	X	W		S	X	B		X	X		O		X			GARAGE \$35/MONTH
52	MEMORIAL PARK	X	X				W			X	B		X								
53	FOUNTAIN SPRINGS SENIOR	X	X				W			X	B		X			O					GARAGE \$40/MONTH
54	111 MADISON	X	X				W			X											
55	EAGLE RIDGE	X	X		X		C		X	X	B			X		O		X			

S - SOME	REFRIGERATOR I - ICEMAKER	AIR CONDITIONING C - CENTRAL AIR	WINDOW COVERINGS B - BLINDS	GARAGE A - ATTACHED	BASEMENT U - UNFINISHED
O - OPTIONAL	F - FROSTFREE	W - WINDOW UNIT	D - DRAPES	D - DETACHED	F - FINISHED
				U - UNDERGROUND	



**DISTRIBUTION OF
UNIT AND PROJECT AMENITIES
MARKET RATE UNITS
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

<u>UNIT AMENITIES</u>	<u>PROJECTS</u>			<u>PERCENTAGE OF PROJECTS</u>
	<u>ALL UNITS</u>	<u>SOME UNITS OR OPTIONAL</u>	<u>TOTAL</u>	
REFRIGERATOR	35	0	35	100.0%
RANGE	35	0	35	100.0%
MICROWAVE	6	0	6	17.1%
DISHWASHER	17	3	20	57.1%
DISPOSAL	19	0	19	54.3%
AIR CONDITIONING	30	0	30	85.7%
WASHER / DRYER	4	1	5	14.3%
WASH / DRY HOOKUP	10	3	13	37.1%
CARPET	32	2	34	97.1%
WINDOW COVERINGS	30	0	30	85.7%
FIREPLACE	0	0	0	0.0%
INTERCOM SECURITY	15	0	15	42.9%
BALCONY / PATIO	21	4	25	71.4%
CAR PORT	0	1	1	2.9%
GARAGE	2	19	21	60.0%
BASEMENT	1	0	1	2.9%
CEILING FAN	13	0	13	37.1%
VAULTED CEILING	0	2	2	5.7%
SECURITY SYSTEM	2	0	2	5.7%
<u>PROJECT AMENITIES</u>				
POOL	13		13	37.1%
COMMON BUILDING	12		12	34.3%
SAUNA	7		7	20.0%
HOT TUB	6		6	17.1%
EXERCISE ROOM	7		7	20.0%
TENNIS	3		3	8.6%
PLAYGROUND	14		14	40.0%
SPORTS COURT	7		7	20.0%
JOG / BIKE TRAIL	2		2	5.7%
LAKE	0		0	0.0%
PICNIC AREA	11		11	31.4%
LAUNDRY FACILITY	23		23	65.7%
SECURITY GATE	1		1	2.9%
ON SITE MANAGEMENT	24		24	68.6%
ELEVATOR	6		6	17.1%



**UNIT TYPE / UTILITY DETAIL
RAPID CITY, SOUTH DAKOTA
SITE EFFECTIVE MARKET AREA
JANUARY 2013**

MAP CODE	PROJECT NAME	GARDEN					TOWNHOUSE				NUMBER OF FLOORS	TYPE HEAT	PAYOR HEAT	TYPE HOT WATER	PAYOR HOT WATER	TYPE COOKING	PAYOR COOKING	ELECTRICITY	WATER/SEWER	TRASH PICKUP	TYPE CABLE	PAYOR CABLE	INTERNET
		S	1	2	3	4+	1	2	3	4+													
1	KNOLLWOOD HEIGHTS		X	X							2.5	G	L	G	L	E	L	L	L	L		T	T
2	PRAIRIE TREE		X	X							3	G	L	G	L	E	T	T	L	L		L	
3	VISTA POINTE				X	X					2	G	T	G	T	G	T	T	L	L		L	
4	ALPS PARK		X	X	X						3	G	L	G	L	E	T	T	L	L		T	T
5	BRIDGEWOOD ESTATES		X	X	X						3	G	L	G	L	E	T	T	L	L		T	
6	CARRIAGE GREEN ESTATES		X	X	X						3	G	L	G	L	E	T	T	L	L		T	
7	ASPEN PARK	X	X	X	X						2.5	G	L	G	L	E	T	T	L	L		T	
8	DRIFTWOOD ESTATES							X	X		2	G	L	G	L	E	L	L	L	L		T	
9	SOUTH CREEK VILLAGE				X	X					1	G	T	G	T	E	T	T	L	L		T	T
10	RAPID CREEK				X	X					3	G	T	G	T	E	T	T	L	L		T	T
11	HAINESWAY	X	X	X	X						2.5	G	T	G	T	G	T	T	T	T		T	T
12	LACROSSE ESTATES		X	X	X						2.5	G	T	G	T	E	T	T	T	T		T	T
13	JACKSON HEIGHTS		X	X							6	S	L	S	L	E	L	L	L	L		T	
14	VALLEY VIEW		X	X							8	S	L	S	L	E	L	L	L	L		T	
15	RIVER RIDGE		X	X							5	S	L	S	L	E	L	L	L	L		T	
16	PLEASANT HILLS VILLAGE							X	X		2	G	L	G	L	E	L	L	L	L		T	T

PAYOR

L - LANDLORD
T - TENANT

UTILITIES

E - ELECTRIC
G - GAS
S - STEAM
O - OTHER

CABLE TV

C - COAXIAL
S - SATELLITE

