



apartment advisors, inc

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Apartment rent & vacancy survey

For 20+ unit properties in King, Pierce, Snohomish, Kitsap, and Thurston counties

Please participate in this survey.

Thanks to participant support for more than 28 years, we survey over 75% of the region's apartment units.

No property is identified in the results and all information is confidential.

If you have received a survey in error, please let us know so we can correct our files. Call us, or write "NLM" (for "No Longer Manage") on the survey and return it by mail, fax, or email.

Participants receive a *free* 9 page *Executive Summary* of the results by mail, as long as the survey is **returned and completed in full by September 20, 2010.**

Also, participants get additional survey results in a free online account on our web site. We will email your password information, so be sure to include your email address on the survey form.

Please help us conserve paper and trees by indicating on the survey forms that you prefer only to receive the results online. There's a box to check near your name on the form if you prefer this option.

Call us at (206) 935-2915 if you have any questions about the survey.

Thank you in advance for your help and support,

Patty Dupré + Mike Scott

Please use these guidelines

- ⇒ This survey is for market-rate units only. Please do not include apartments converting to condos, rental condos, subsidized properties, or properties that cater only to people earning 60% or less of median income.
- ⇒ Complete one form for each property. If you need more forms, copy and mark up one we sent, call us at (206) 935-2915 for more forms, or download a blank one from www.dsaa.com.
- ⇒ Write in rents and vacancies as of **September 10th**, or as close to that date as possible.
- ⇒ Count as vacant all units physically vacant on the 10th of the month (even if a renter is scheduled to move in after the 10th.)
- ⇒ **If there are no vacancies for any unit type, please fill in with zeros.**
- ⇒ Do not count as vacant any units that are completely uninhabitable. Examples include units being used as storage rooms, units undergoing major renovations, or units with fire damage.
- ⇒ Please help us by filling out the forms completely and correcting the information we printed.
- ⇒ **Please FAX to 206-935-6763. If faxed, there is no need to mail.**
- ⇒ You can also scan and email them to janis@dsaa.com. If emailed, there is no need to mail or fax.
- ⇒ **Please return completed forms no later than September 20th.** Fold them in thirds with the mailing label facing out and tape closed (if you can't fax them to us). You can fold a number of them together.
- ⇒ **Put on a stamp and mail (if unable to fax or email).**

See back for example

Example:

Mr. Smith is filling out a questionnaire for his apartment building in Auburn. The building has 40 units. 20 of the units are one bedrooms and 20 are two bedrooms/2 baths. The one bedroom units are each 600 square feet, and all rent for \$700.

Half of the two bedroom apartments are 800 square feet, and half are 900 square feet. The smaller two bedroom units rent for \$800, while the larger ones rent for \$900. Mr. Smith plans to raise rents in the one bedrooms \$50 on the next turnover; he does not plan to increase the two bedroom rents.

One bedroom	\$700	600 sq.ft.
Two bedroom/2 bath	\$800	800 sq.ft.
Two bedroom/2 bath	\$900	900 sq.ft.

The building has only two vacancies on the 10th of the month, in the large two bedroom units. One other tenant is scheduled to leave on the 15th. And there is a deposit on one of the vacant apartments. In all cases, don't count as vacant any units where tenants have given notice but have not left. Also, do not count a unit as full if it is empty, even if there is a deposit.

Unit Type	No. of Units	Average Unit size (Sq. Ft.)	Average Rent in Units Now Full	# Vacant on the 10th of the Month	Rent Asked on Turnover
Studio (Efficiency)					
1 Bedroom/ 1 Bath	20	600	\$700	0	\$750
2 Bedroom/ 1 Bath					
2 Bedroom/ 2 Bath*	20	850	\$850	2	\$850
3 Bedroom/ 1 Bath					
3 Bedroom/ 2 Bath					
Other					

* 2 Bath units also include units with 1 1/2 and 1 3/4 baths, or more.

Correct the type, number and size of units

Fill in zero for each unit type with no vacancy

Average of the two sizes of 2 bedroom / 2 Bath units

Average rents currently charged

What rents are you asking as units turnover?