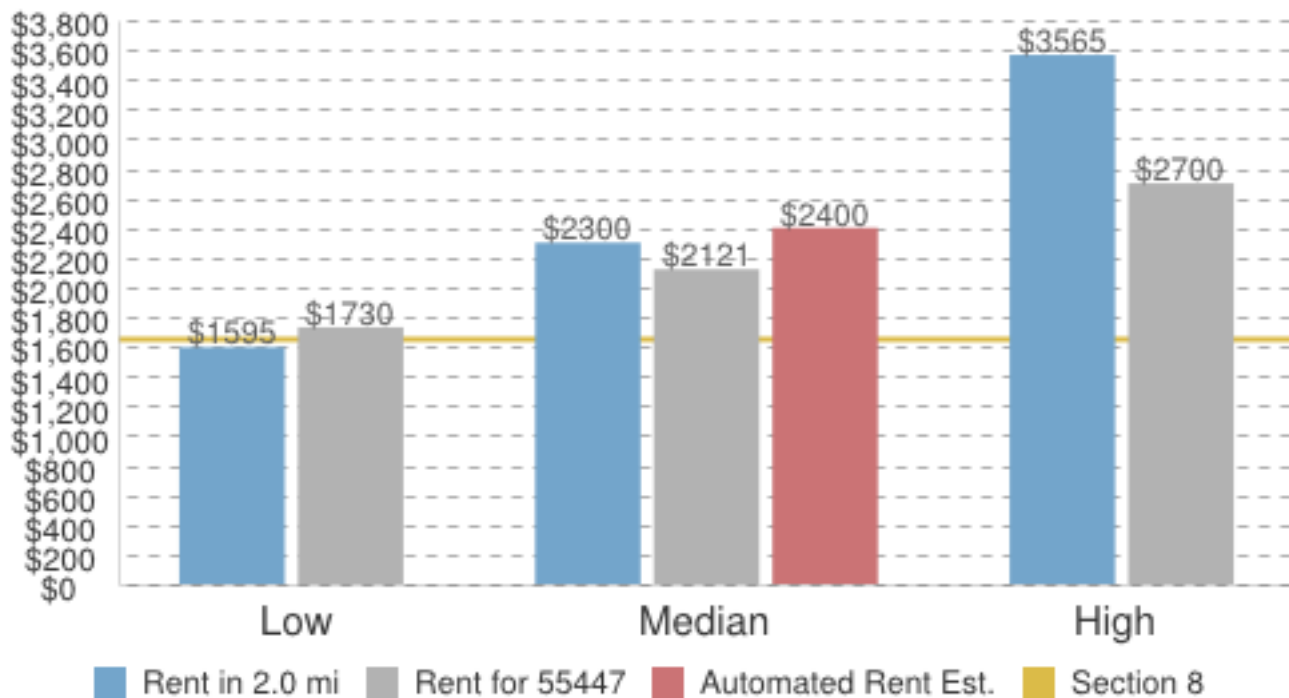


Rental Market Intelligence: Advanced Report

Subject Property Information

Subject Address	640 Orchid Ln N	Subject Type	Single-Family Home
Subject City	Plymouth	Bedrooms	4 bdr
Subject State	MN	Baths	2.0 ba
Subject Zip	55447	Subject Sqft	2800 sqft
Radius Searched	2.0 mi	Comparables Found	46

Rent Benchmarks



Rental Market Intelligence

Automated Rent Estimate	\$2,400	Subject Size vs Comps	Larger than 12%
Confidence Score	80%	Est. Local Vacancy	5.4%
Low Radius Rent (10%)	\$1,595	MSA Vacancy	5.1%
Median Radius Rent	\$2,300	MSA Rental Saturation	29.4%
High Radius Rent (90%)	\$3,565	Area Rental Mkt. Strength	Good
Section 8	\$1,656		

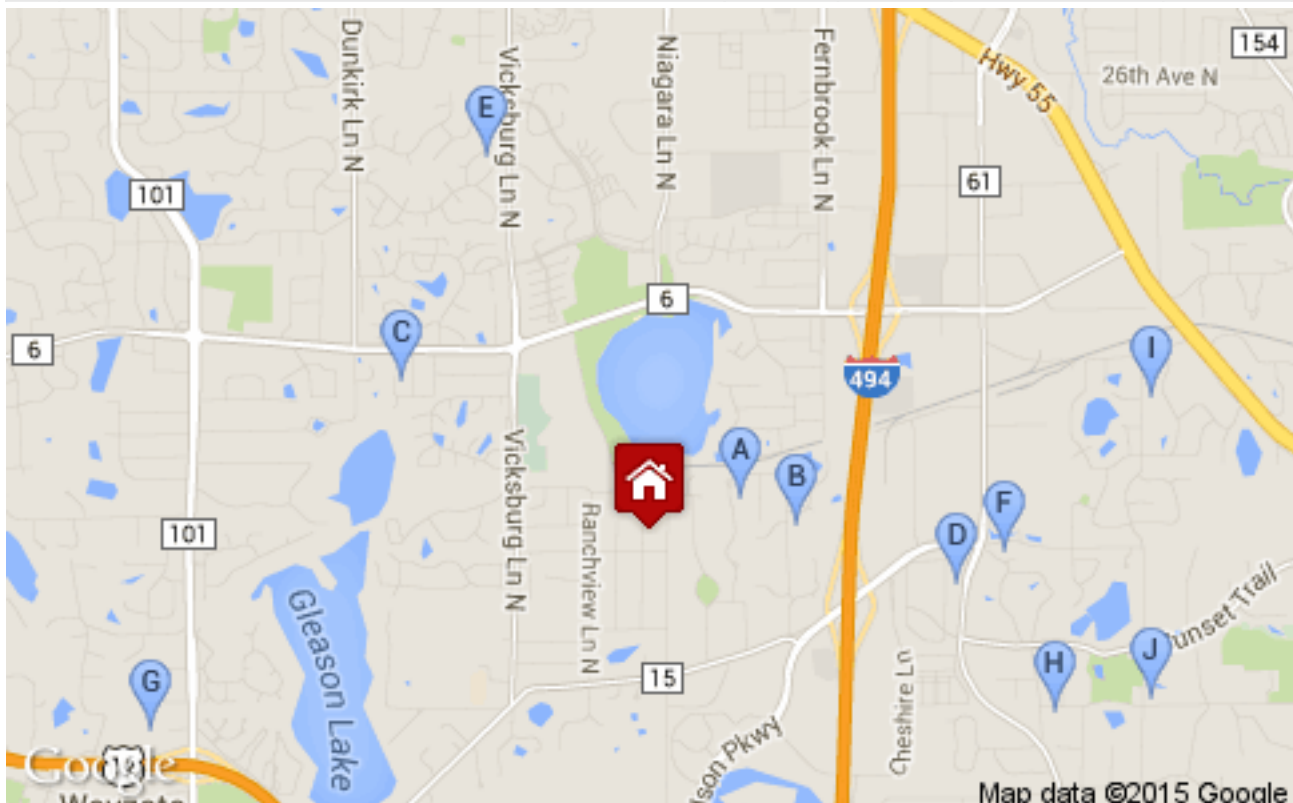
The Rental Market Intelligence estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of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

Rental Rate Trend Summary

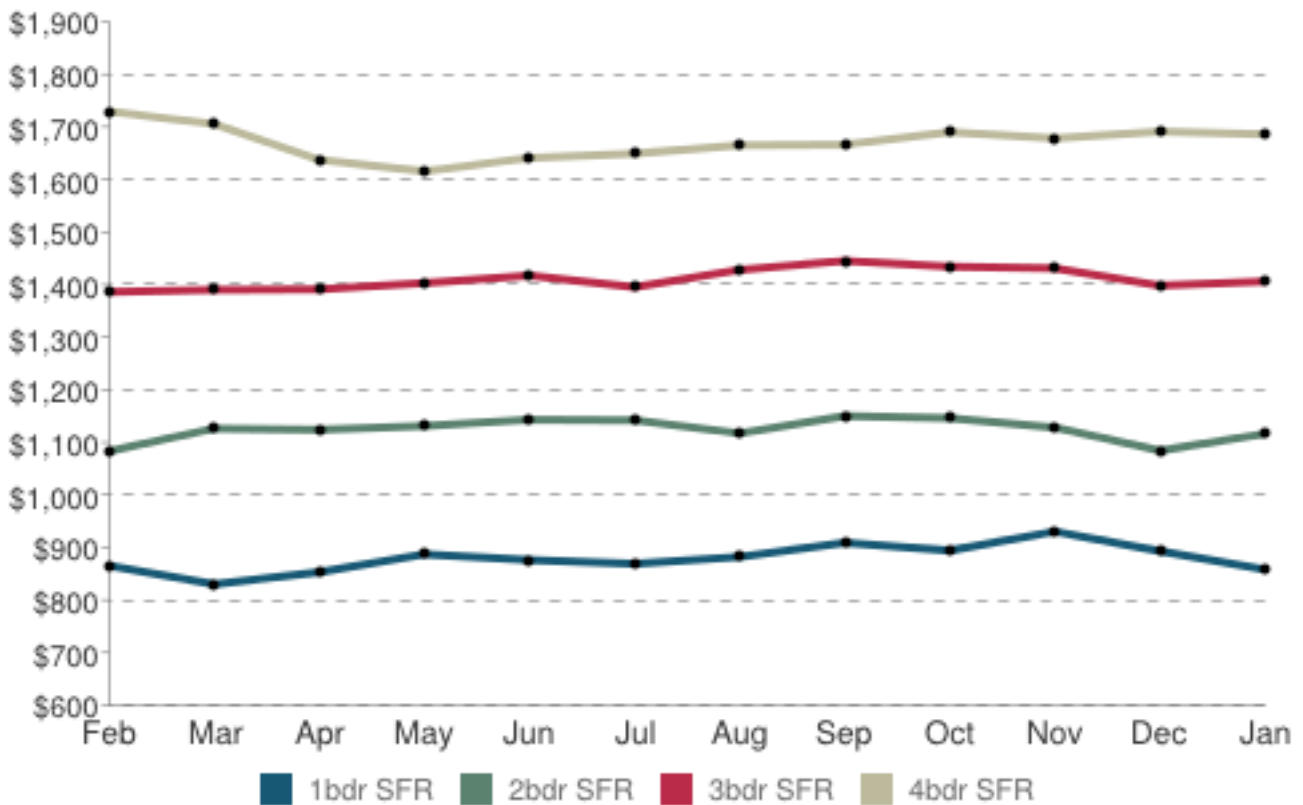
Type	1 Month Change	3 Month Change	12 Month Change
Zip Code 55447	\$13	\$14	(\$-135)
City of Minneapolis	(\$-5)	(\$-4)	(\$-17)
Hennepin County	(\$-24)	(\$-21)	\$48
State of Minnesota	(\$0)	\$5	\$46

Subject Comparables

#	Address	Type	Beds	Asking Rent	Dist (Mi)
A	820 Kingsview Ln N, Plymouth MN. 55447	SFR	4	\$2,695	0.3
B	700 Harbor Ln N, Minneapolis MN. 55447	SFR	4	\$1,575	0.46
C	1310 Black Oaks Ln N, Plymouth MN. 55447	SFR	4	\$2,200	0.92
D	430 Zinnia Ln N, Minneapolis MN. 55441	SFR	4	\$2,100	0.98
E	16005 22nd Pl N, Plymouth MN. 55447	SFR	4	\$2,195	1.3
F	530 Wedgewood Ln N, Plymouth MN. 55441	SFR	4	\$1,595	1.12
G	525 Shadyway Rd, Wayzata MN. 55391	SFR	4	\$2,300	1.69
H	13211 Ridgemount Ave W, Minnetonka MN. 55305	SFR	4	\$2,850	1.39
I	1230 Pineview Ln N, Minneapolis MN. 55441	SFR	4	\$2,250	1.63
J	12630 Ridgemount Ave W, Minneapolis MN. 55441	SFR	4	\$1,850	1.66



Historical Rental Rates for Minneapolis, MN



Median Housing Rental Rates in Minneapolis, MN

Type	Median Rent	Section 8	Avg Sqft	\$/Sqft
1 bdr Homes in Minneapolis	\$858	\$796	874	\$0.98
1 bdr Multifamily in Minneapolis	\$871	\$796	746	\$1.17
2 bdr Homes in Minneapolis	\$1,116	\$996	1,027	\$1.09
2 bdr Multifamily in Minneapolis	\$1,111	\$996	1,068	\$1.04
3 bdr Homes in Minneapolis	\$1,406	\$1,403	1,366	\$1.03
3 bdr Multifamily in Minneapolis	\$1,381	\$1,403	1,416	\$0.98
4 bdr Homes in Minneapolis	\$1,686	\$1,656	1,867	\$0.9
4 bdr Multifamily in Minneapolis	\$1,620	\$1,656	1,874	\$0.86

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