

Data Source: Pierce-Eislen, Inc.

Cape May at Harveston

300 Units

40140 Village Road
Temecula, CA 92591
(951) 587-9188



Owner

Sares-Regis Group
William B. Montgomery
18802 Bardeen Avenue
Irvine, CA 92612
(949) 809-2485

Manager

Sares-Regis Group
Deborah Maietta
18802 Bardeen Avenue
Irvine, CA 92612
(949) 756-5959

Property Rating

Improvements A
Location A

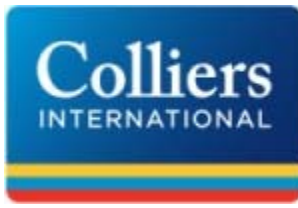
Completion Date

September, 2006

Property Composition

Survey Year: 2014 Type: 1

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
One Bedroom	98	723	70,854	\$1,190	\$1.646
Two Bedroom/Two Bath	98	920	90,160	\$1,429	\$1.553
Two Bedroom/Two Bath	28	955	26,740	\$1,579	\$1.653
Two Bedroom/Townhouse/Two and One Half Bath	28	1,182	33,096	\$1,875	\$1.586
Two Bedroom/Townhouse/Den/Two and One Half Bath	4	1,633	6,532	\$2,200	\$1.347
Three Bedroom/Two Bath	42	1,125	47,250	\$1,595	\$1.418
Three Bedroom/Townhouse/Three Bath	2	1,321	2,642	\$1,900	\$1.438
Total/Average	300	924	277,274	\$1,443	\$1.562



Data Source: Pierce-Eislen, Inc.

Vineyards at Old Town, The 274 Units

28845 Pujol Street
Temecula, CA 92590
(951) 676-7545



Owner

Invesco Realty Advisors
Pete Cassiano
4675 MacArthur Court #1150
Newport Beach, CA 92660
(949) 222-6390

Manager

Alliance Residential Company
Tracy Brunetti
960 Canterbury Place #100
Escondido, CA 92025
(760) 579-0025

Property Rating

Improvements A-
Location B+

Completion Date

June, 2010

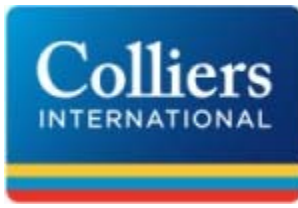
Prior Name(s)

Vineyards Temecula, The
Pujol and First

Property Composition

Survey Year: 2014 Type: 1

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
One Bedroom	36	747	26,892	\$1,325	\$1.774
Two Bedroom/Two Bath	60	1,000	60,000	\$1,605	\$1.605
Two Bedroom/Two Bath	60	1,134	68,040	\$1,675	\$1.477
Two Bedroom/Two Bath	60	1,182	70,920	\$1,775	\$1.502
Two Bedroom/Townhouse/Two and One Half Bath	14	1,505	21,070	\$2,275	\$1.512
Two Bedroom/Townhouse/Two and One Half Bath	14	1,574	22,036	\$2,350	\$1.493
Two Bedroom/Townhouse/Two and One Half Bath	6	1,939	11,634	\$2,550	\$1.315
Three Bedroom/Two Bath	12	1,308	15,696	\$1,870	\$1.430
Three Bedroom/Two Bath	12	1,331	15,972	\$1,890	\$1.420
Total/Average	274	1,140	312,260	\$1,738	\$1.525



Data Source: Pierce-Eislen, Inc.

Fountain Glen at Temecula - Age Restricted

346 Units

27250 Nicolas Road
Temecula, CA 92591
(951) 506-1579



Owner

JP Morgan Asset Management
Ben Gifford
245 Park Avenue 7th Floor
New York, NY 10167
(212) 648-2124

Manager

Sares-Regis Group
Deborah Maietta
18802 Bardeen Avenue
Irvine, CA 92612
(949) 756-5959

Property Rating

Improvements B
Location B+

Completion Date

Phase I: June, 2004
Phase II: June, 2005

Property Composition

Survey Year: 2014 Type: 1

Unit Type	Phase	No. of Units	Size (Sq. Ft.)		Actual Rate	
			Unit	Total	Total	Sq. Ft.
One Bedroom	I	128	580	74,240	\$895	\$1.543
One Bedroom	II	47	613	28,811	\$980	\$1.599
One Bedroom	I	18	633	11,394	\$915	\$1.445
One Bedroom	II	12	673	8,076	\$1,030	\$1.530
One Bedroom	II	4	700	2,800	\$1,075	\$1.536
Two Bedroom/One Bath	I	46	730	33,580	\$1,120	\$1.534
Two Bedroom/One Bath	I	12	735	8,820	\$1,155	\$1.571
Two Bedroom/One Bath	II	15	783	11,745	\$1,165	\$1.488
Two Bedroom/Two Bath	I	40	813	32,520	\$1,220	\$1.501
Two Bedroom/Two Bath	II	15	853	12,795	\$1,225	\$1.436
Two Bedroom/Two Bath	II	9	854	7,686	\$1,065	\$1.247
Total/Average		346	672	232,467	\$1,021	\$1.520



Data Source: Pierce-Eislen, Inc.

Vintage View 220 Units

29500 Mira Loma Drive
Temecula, CA 92592
(951) 699-1666



Owner

MJW Property Group
Malcolm Winer
7131 Owensmouth Avenue Suite D6
Canoga Park, CA 91303
(818) 888-1036

Manager

Cannon Management
Barbara Daily
2900 Adams Street Suite C200
Riverside, CA 92504
(951) 354-5365

Property Rating

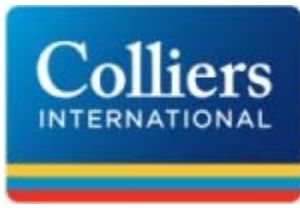
Improvements B+
Location B

Completion Date

January, 1988

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		Survey Year: 2014 Type: 1 <u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
One Bedroom	84	672	56,448	\$1,095	\$1.629
Two Bedroom/One Bath	24	846	20,304	\$1,245	\$1.472
Two Bedroom/Two Bath	112	937	104,944	\$1,295	\$1.382
Total/Average	220	826	181,696	\$1,213	\$1.469



Data Source: Pierce-Eislen, Inc.

Temecula Ridge

220 Units

42452 Moraga Road
Temecula, CA 92591
(951) 252-8282



Owner

Kading, A.G.
A.G. Kading
35411 Paseo Viento
Capistrano Beach, CA 92624
(949) 661-7292

Manager

RCMI
Trisha Marquis
6133 Bristol Pkwy
Culver City, CA 90230
(310) 207-2737

Property Rating

Improvements A
Location B+

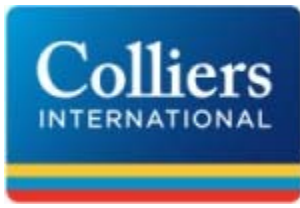
Completion Date

November, 2006

Property Composition

Survey Year: 2014 Type: 1

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
One Bedroom	32	780	24,960	\$1,215	\$1.558
One Bedroom	50	790	39,500	\$1,299	\$1.644
One Bedroom/Den/One Bath	32	1,017	32,544	\$1,365	\$1.342
Two Bedroom/Two Bath	50	1,014	50,700	\$1,415	\$1.395
Two Bedroom/Two Bath	32	1,106	35,392	\$1,585	\$1.433
Three Bedroom/Townhouse/Two and One Half Bath	24	1,312	31,488	\$1,800	\$1.372
Total/Average	220	975	214,584	\$1,419	\$1.455



Data Source: Pierce-Eislen, Inc.

Fountain Glen at Grand Isle - Age Restricted

453 Units

24405 Village Walk Place
Murrieta, CA 92562
(951) 677-8035



Owner

JP Morgan Asset Management
Ben Gifford
245 Park Avenue 7th Floor
New York, NY 10167
(212) 648-2124

Manager

Sares-Regis Group
Deborah Maietta
18802 Bardeen Avenue
Irvine, CA 92612
(949) 756-5959

Property Rating

Improvements A-
Location B

Completion Date

December, 2009

Prior Name(s)

Grand Isle
Village Walk Murrieta

Property Composition

Survey Year: 2014 Type: 1

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
One Bedroom	110	548	60,280	\$875	\$1.597
One Bedroom	125	610	76,250	\$930	\$1.525
One Bedroom	14	672	9,408	\$1,015	\$1.510
Two Bedroom/One Bath	19	808	15,352	\$1,108	\$1.371
Two Bedroom/Two Bath	48	911	43,728	\$1,233	\$1.353
Two Bedroom/Two Bath	92	927	85,284	\$1,298	\$1.400
Two Bedroom/Two Bath	7	963	6,741	\$1,393	\$1.447
Two Bedroom/Den/Two Bath	22	1,102	24,244	\$1,323	\$1.201
Two Bedroom/Den/Two Bath	16	1,126	18,016	\$1,463	\$1.299
Total/Average	453	749	339,303	\$1,079	\$1.440



Data Source: Pierce-Eislen, Inc.

Solana Ridge 312 Units

41754 Margarita Road
Temecula, CA 92591
(951) 699-3100



Owner

Gables Residential
Dennis Rainosek
2925 Briarpark Drive #1220
Houston, TX 77042
(713) 784-4144

Manager

Gables Residential
Susan Whitney
9909 Mira Mesa Blvd #350
San Diego, CA 92131
(858) 684-3600

Property Rating

Improvements A
Location B-

Completion Date

January, 1999

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		<u>Unit</u>	<u>Total</u>	<u>Total</u>	<u>Sq. Ft.</u>
One Bedroom	72	740	53,280	\$1,155	\$1.561
One Bedroom	72	792	57,024	\$1,240	\$1.566
Two Bedroom/Two Bath	72	960	69,120	\$1,335	\$1.391
Two Bedroom/Two Bath	80	1,121	89,680	\$1,446	\$1.290
Three Bedroom/Two Bath	16	1,320	21,120	\$1,800	\$1.364
Total/Average	312	930	290,224	\$1,324	\$1.423

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Waterstone at Murrieta

420 Units

24850 Hancock Avenue
Murrieta, CA 92562
(951) 677-4154



Owner

Silverado Canyon Partners
Michael Jara
23461 South Pointe Drive #130
Laguna Hills, CA 92635
(949) 305-1001

Manager

Sunrise Management
Myriam Le Calvez
7837 Convoy Court #100
San Diego, CA 92111
(858) 751-6308

Property Rating

Improvements B
Location B

Completion Date

January, 1991

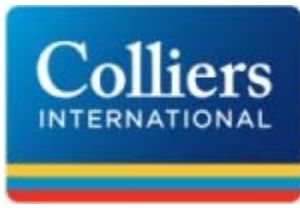
Prior Name(s)

Los Alamos

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
One Bedroom	100	610	61,000	\$865	\$1.418
Two Bedroom/One Bath	160	810	129,600	\$1,156	\$1.427
Two Bedroom/Two Bath	160	850	136,000	\$1,157	\$1.361
Total/Average	420	778	326,600	\$1,087	\$1.398

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Morning Ridge 200 Units

30660 Milky Way Drive
Temecula, CA 92592
(951) 699-0886



Owner

Battaglia Incorporated
Richard Battaglia
3366 Via Lido
Newport Beach, CA 92663
(949) 723-8900

Manager

Frontier Management
Cheryl Davidson
3366 Via Lido
Newport Beach, CA 92663
(949) 723-8880

Property Rating

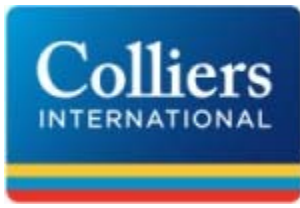
Improvements B
Location B

Completion Date

January, 1989

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		Survey Year: 2014 Type: 1 <u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
One Bedroom	48	680	32,640	\$1,125	\$1.654
Two Bedroom/Two Bath	152	950	144,400	\$1,265	\$1.332
Total/Average	200	885	177,040	\$1,231	\$1.391



Data Source: Pierce-Eislen, Inc.

Tuscany Ridge 220 Units

41955 Margarita Road
Temecula, CA 92591
(951) 676-2444



Owner

Gables Residential
Dennis Rainosek
2925 Briarpark Drive #1220
Houston, TX 77042
(713) 784-4144

Manager

Gables Residential
Susan Whitney
9909 Mira Mesa Blvd #350
San Diego, CA 92131
(858) 684-3600

Property Rating

Improvements A-
Location A

Completion Date

January, 1999

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		<u>Unit</u>	<u>Total</u>	<u>Total</u>	<u>Sq. Ft.</u>
One Bedroom	48	740	35,520	\$1,105	\$1.493
One Bedroom	44	792	34,848	\$1,225	\$1.547
Two Bedroom/Two Bath	64	960	61,440	\$1,356	\$1.413
Two Bedroom/Two Bath	48	1,121	53,808	\$1,270	\$1.133
Three Bedroom/Two Bath	16	1,320	21,120	\$2,040	\$1.545
Total/Average	220	940	206,736	\$1,306	\$1.390

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Temecula Creek Villas - CMBS Loan

180 Units

31220 Samantha Lane
Temecula, CA 92592
(951) 676-4331



Owner

Battaglia Incorporated
Richard Battaglia
3366 Via Lido
Newport Beach, CA 92663
(949) 723-8900

Special Servicer

Midland Loan Services
Ned Smith
10851 Mastin #300
Overland Park, KS 66210
(913) 253-9434

Manager

Frontier Management
Cheryl Davidson
3366 Via Lido
Newport Beach, CA 92663
(949) 723-8880

Property Rating

Improvements A-
Location A-

Completion Date

August, 2007

Property Composition

Unit Type	No. of Units	Size (Sq. Ft.)		Actual Rate	
		Unit	Total	Total	Sq. Ft.
One Bedroom	40	853	34,120	\$1,290	\$1.512
Two Bedroom/Two Bath	130	1,125	146,250	\$1,495	\$1.329
Three Bedroom/Two Bath	10	1,278	12,780	\$1,715	\$1.342
Total/Average	180	1,073	193,150	\$1,462	\$1.362

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Portofino - CMBS Loan

344 Units

30000 Rancho California Road
Temecula, CA 92591
(951) 699-1766



Owner

MJW Property Group
Malcolm Winer
7131 Owensmouth Avenue Suite D6
Canoga Park, CA 91303
(818) 888-1036

Special Servicer

Wells Fargo
Daniel E. Bober
34100 Woodward Avenue #300
Birmingham, MI 48009
(248) 723-3110

Manager

Cannon Management
Barbara Daily
2900 Adams Street Suite C200
Riverside, CA 92504
(951) 354-5365

Property Rating

Improvements A
Location A

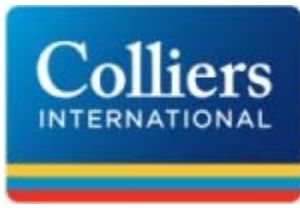
Completion Date

January, 2000

Property Composition

Unit Type	No. of Units	Size (Sq. Ft.)		Actual Rate	
		Unit	Total	Total	Sq. Ft.
One Bedroom	72	787	56,664	\$1,105	\$1.404
Two Bedroom/Two Bath	240	940	225,600	\$1,275	\$1.356
Three Bedroom/Two Bath	32	1,217	38,944	\$1,625	\$1.335
Total/Average	344	934	321,208	\$1,272	\$1.362

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Camden Vineyards

264 Units

24323 Jackson Avenue
Murrieta, CA 92562
(951) 461-8117



Owner

Camden Property Trust
William Sengelmann
3 Greenway Plaza #1300
Houston, TX 77046
(713) 354-2500

Manager

Camden Property Trust
Melinda Graham
8105 Irvine Center Drive #750
Irvine, CA 92618
(949) 790-6120

Property Rating

Improvements A
Location B

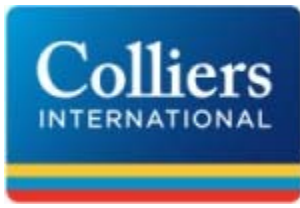
Completion Date

January, 2002

Property Composition

Survey Year: 2014 Type: 1

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
One Bedroom	62	774	47,988	\$1,199	\$1.549
One Bedroom	50	925	46,250	\$1,299	\$1.404
Two Bedroom/Two Bath	32	1,093	34,976	\$1,569	\$1.435
Two Bedroom/Townhouse/Den/Two and One-Half Bath	56	1,448	81,088	\$1,919	\$1.325
Three Bedroom/Two Bath	64	1,395	89,280	\$1,689	\$1.211
Total/Average	264	1,135	299,582	\$1,534	\$1.352



Data Source: Pierce-Eislen, Inc.

Arbors at California Oaks

460 Units

24375 Jackson Avenue
Murrieta, CA 92562
(951) 461-3264



Owner

JRK Property Holdings
James Bloomingdale
11766 Wilshire Blvd #1500
Los Angeles, CA 90025
(310) 268-8344

Manager

JRK Residential Properties
Lauretta Collins
11766 Wilshire Blvd #1500
Los Angeles, CA 90025
(310) 268-8344

Property Rating

Improvements B
Location B

Completion Date

January, 1989

Prior Name(s)

California Oaks

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
One Bedroom	236	630	148,680	\$935	\$1.484
One Bedroom	24	650	15,600	\$985	\$1.515
Two Bedroom/Two Bath	152	930	141,360	\$1,140	\$1.226
Two Bedroom/Two Bath	24	970	23,280	\$1,190	\$1.227
Two Bedroom/Two Bath	24	1,000	24,000	\$1,200	\$1.200
Total/Average	460	767	352,920	\$1,032	\$1.346

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Crescent Heights

184 Units

40800 Sunflower Road
Murrieta, CA 92562
(951) 461-1900



Owner

MJW Property Group
Malcolm Winer
7131 Owensmouth Avenue Suite D6
Canoga Park, CA 91303
(818) 888-1036

Manager

Cannon Management
Barbara Daily
2900 Adams Street Suite C200
Riverside, CA 92504
(951) 354-5365

Property Rating

Improvements A-
Location B-

Completion Date

February, 2003

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		<u>Unit</u>	<u>Total</u>	<u>Total</u>	<u>Sq. Ft.</u>
Studio	11	460	5,060	\$995	\$2.163
Studio	12	506	6,072	\$1,095	\$2.164
One Bedroom	17	655	11,135	\$1,105	\$1.687
One Bedroom	17	672	11,424	\$1,151	\$1.713
Two Bedroom/Two Bath	53	935	49,555	\$1,210	\$1.294
Two Bedroom/Two Bath	54	1,070	57,780	\$1,245	\$1.164
Three Bedroom/Two Bath	10	1,187	11,870	\$1,305	\$1.099
Three Bedroom/Two Bath	10	1,481	14,810	\$1,545	\$1.043
Total/Average	184	911	167,706	\$1,208	\$1.326

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Sage Canyon 344 Units

42200 Moraga Road
Temecula, CA 92591
(951) 676-7563



Owner

MG Properties Group
Lane Jorgensen
10505 Sorrento Valley Road #300
San Diego, CA 92121
(858) 366-6500

Manager

MG Properties Group
Jennifer Lasswell
10505 Sorrento Valley Road #300
San Diego, CA 92121
(858) 366-6553

Property Rating

Improvements B
Location B+

Completion Date

January, 1989

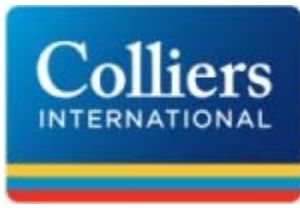
Prior Name(s)

Woodcreek

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
Two Bedroom/Two Bath	172	843	144,996	\$1,088	\$1.291
Two Bedroom/Two Bath	110	894	98,340	\$1,202	\$1.345
Three Bedroom/Two Bath	62	960	59,520	\$1,325	\$1.380
Total/Average	344	880	302,856	\$1,167	\$1.326

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Somerset

318 Units

42211 Stonewood Road
Temecula, CA 92591
(951) 676-3127



Owner

Battaglia Incorporated
Richard Battaglia
3366 Via Lido
Newport Beach, CA 92663
(949) 723-8900

Manager

CompassRock Real Estate
David Sorise
717 North 17th Street #2140
Denver, CO 80202
(303) 297-1228

Property Rating

Improvements B-
Location A

Completion Date

January, 1986

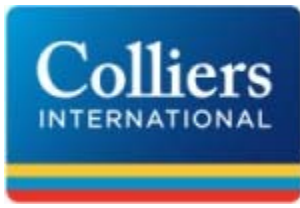
Prior Name(s)

Desert Shadows

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
Two Bedroom/One Bath	159	816	129,744	\$1,084	\$1.328
Two Bedroom/Two Bath	159	866	137,694	\$1,140	\$1.316
Total/Average	318	841	267,438	\$1,112	\$1.322

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Silverado

492 Units

25100 Vista Murrieta Road
Murrieta, CA 92562
(951) 677-9870



Owner

Cameo Homes
Carla Frakes
1105 Quail Street
Newport Beach, CA 92660
(949) 955-3832

Manager

RCMI
Trisha Marquis
6133 Bristol Pkwy
Culver City, CA 90230
(310) 207-2737

Property Rating

Improvements A-
Location B

Completion Date

August, 2007

Prior Name(s)

Murrieta 492

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
One Bedroom	73	679	49,567	\$990	\$1.458
One Bedroom	47	772	36,284	\$1,030	\$1.334
Two Bedroom/Two Bath	20	942	18,840	\$1,190	\$1.263
Two Bedroom/Two Bath	119	957	113,883	\$1,250	\$1.306
Two Bedroom/Two Bath	117	1,020	119,340	\$1,325	\$1.299
Two Bedroom/Den/Two Bath	116	1,107	128,412	\$1,370	\$1.238
Total/Average	492	948	466,326	\$1,234	\$1.302

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Gables Alta Murrieta

180 Units

39930 Whitewood Road
Murrieta, CA 92563
(951) 698-0628



Owner

Gables Residential
Dennis Rainosek
2925 Briarpark Drive #1220
Houston, TX 77042
(713) 784-4144

Manager

Gables Residential
Susan Whitney
9909 Mira Mesa Blvd #350
San Diego, CA 92131
(858) 684-3600

Property Rating

Improvements A-
Location B

Completion Date

January, 1989

Prior Name(s)

Villas at Alta Murrieta

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
One Bedroom	16	710	11,360	\$1,078	\$1.518
Two Bedroom/Two Bath	64	994	63,616	\$1,250	\$1.258
Two Bedroom/Two Bath	64	1,026	65,664	\$1,310	\$1.277
Two Bedroom/Two Bath	36	1,036	37,296	\$1,317	\$1.271
Total/Average	180	989	177,936	\$1,269	\$1.284

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Vista Pointe

144 Units

40680 Walsh Center Drive
Murrieta, CA 92562
(951) 894-2439



Owner

Cameo Homes
Carla Frakes
1105 Quail Street
Newport Beach, CA 92660
(949) 955-3832

Manager

RCMI
Trisha Marquis
6133 Bristol Pkwy
Culver City, CA 90230
(310) 207-2737

Property Rating

Improvements A-
Location B

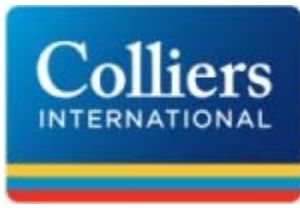
Completion Date

July, 2007

Property Composition

Survey Year: 2014 Type: 1

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
One Bedroom	21	772	16,212	\$1,045	\$1.354
Two Bedroom/Two Bath	23	959	22,057	\$1,215	\$1.267
Two Bedroom/Two Bath	48	1,020	48,960	\$1,280	\$1.255
Two Bedroom/Townhouse/Two and One Half Bath	4	1,076	4,304	\$1,400	\$1.301
Two Bedroom/Den/Two Bath	48	1,107	53,136	\$1,425	\$1.287
Total/Average	144	1,005	144,669	\$1,287	\$1.281



Data Source: Pierce-Eislen, Inc.

Sonoma At Mapleton

193 Units

33600 Mapleton Avenue
Murrieta, CA 92563
(951) 301-5110



Owner

Bluestone Communities
Ralph Emerson
17922 Fitch
Irvine, CA 92614
(949) 475-4110

Manager

Sares-Regis Group
Deborah Maietta
18802 Bardeen Avenue
Irvine, CA 92612
(949) 756-5959

Property Rating

Improvements A-
Location B+

Completion Date

January, 2006

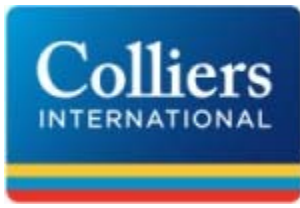
Prior Name(s)

Mapleton

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		<u>Unit</u>	<u>Total</u>	<u>Total</u>	<u>Sq. Ft.</u>
One Bedroom	69	781	53,889	\$1,136	\$1.455
Two Bedroom/Two Bath	52	983	51,116	\$1,204	\$1.225
Two Bedroom/Two Bath	24	1,075	25,800	\$1,221	\$1.136
Two Bedroom/Two Bath	38	1,108	42,104	\$1,293	\$1.167
Three Bedroom/Two Bath	10	1,269	12,690	\$1,679	\$1.323
Total/Average	193	962	185,599	\$1,224	\$1.273

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Eagle Glen - CMBS Loan

320 Units

38245 Murrieta Hot Springs Road
Murrieta, CA 92563
(951) 461-4565



Owner

Pacific Bay Properties
John Markley
2121 East Pacific Coast Hwy #290
Corona del Mar, CA 92625
(949) 640-6002

Special Servicer

LNR Partners
Joe Polcari
1601 Washington Avenue #800
Miami Beach, FL 33139
(305) 695-5600

Manager

Riverstone Residential Group
Stephen Davis
1500 SW First Avenue #1020
Portland, OR 97201
(503) 546-5300

Property Rating

Improvements A
Location B+

Completion Date

June, 2002

Property Composition

Unit Type	No. of Units	Size (Sq. Ft.)		Actual Rate	
		Unit	Total	Total	Sq. Ft.
One Bedroom	12	678	8,136	\$1,065	\$1.571
One Bedroom	72	804	57,888	\$1,136	\$1.413
One Bedroom	36	939	33,804	\$1,147	\$1.222
One Bedroom	36	991	35,676	\$1,188	\$1.199
One Bedroom/Den/One Bath	36	1,079	38,844	\$1,283	\$1.189
Two Bedroom/One Bath	48	1,051	50,448	\$1,364	\$1.298
Two Bedroom/Two Bath	48	1,139	54,672	\$1,400	\$1.229
Two Bedroom/Two Bath	20	1,151	23,020	\$1,475	\$1.281
Three Bedroom/Two Bath	12	1,363	16,356	\$1,550	\$1.137
Total/Average	320	996	318,844	\$1,267	\$1.272

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Hilltop at Winchester Creek

175 Units

26900 Winchester Creek Avenue
 Murrieta, CA 92563
 (951) 600-5900



Owner

Aanenson, James
 James Aanenson
 14052 Short Hill Court
 Saratoga, CA 95070
 (408) 741-5322

Manager

Cannon Management
 Barbara Daily
 2900 Adams Street Suite C200
 Riverside, CA 92504
 (951) 354-5365

Property Rating

Improvements B+
 Location B

Completion Date

March, 2008

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		<u>Unit</u>	<u>Total</u>	<u>Total</u>	<u>Sq. Ft.</u>
One Bedroom	4	750	3,000	\$1,095	\$1.460
One Bedroom	26	765	19,890	\$1,130	\$1.477
One Bedroom	53	792	41,976	\$1,145	\$1.446
One Bedroom	2	822	1,644	\$1,190	\$1.448
One Bedroom	5	835	4,175	\$1,240	\$1.485
One Bedroom	16	910	14,560	\$1,270	\$1.396
Two Bedroom/Two Bath	30	1,245	37,350	\$1,420	\$1.141
Two Bedroom/Two Bath	10	1,307	13,070	\$1,475	\$1.129
Two Bedroom/Two Bath	3	1,540	4,620	\$1,550	\$1.006
Three Bedroom/Two Bath	2	1,485	2,970	\$1,575	\$1.061
Three Bedroom/Two Bath	3	1,591	4,773	\$1,610	\$1.012
Three Bedroom/Two Bath	18	1,660	29,880	\$1,695	\$1.021
Three Bedroom/Two Bath	3	1,880	5,640	\$1,820	\$0.968
Total/Average	175	1,049	183,548	\$1,310	\$1.249

Survey Year: 2014 Type: 1



Data Source: Pierce-Eislen, Inc.

Acacia Park 320 Units

29605 Solana Way
Temecula, CA 92591
(951) 699-0864



Owner

Westbrook Partners
William Walton III
645 Madison Avenue 18th Floor
New York, NY 10022
(212) 849-8800

Manager

REMM Group
Bob Taylor
505 South Villa Real #201
Anaheim, CA 92807
(714) 974-1010

Property Rating

Improvements B+
Location B

Completion Date

January, 1989

Property Composition

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size (Sq. Ft.)</u>		<u>Actual Rate</u>	
		Unit	Total	Total	Sq. Ft.
One Bedroom	128	720	92,160	\$1,000	\$1.389
Two Bedroom/Two Bath	192	1,035	198,720	\$1,205	\$1.164
Total/Average	320	909	290,880	\$1,123	\$1.235

Survey Year: 2014 Type: 1