



Rental Comps

SUNNYVALE TOWN CENTER APARTMENTS

Comps Group Analysis

7 Communities, Average Occupancy Rate 95.6%, Average Year Built 1968

Unit Type	# of Units	Avg. sf	Avg. Rent	Avg. Rent/sf
All	1,399	778	\$1,374	\$1.77
studio	90	418	\$1,051	\$2.51
1bd 1bth	678	687	\$1,282	\$1.86
2bd 1bth	331	890	\$1,523	\$1.71
2bd 2bth	225	996	\$1,518	\$1.52
2bd TH				
3bd 2bth	37	1,207	\$1,793	\$1.48
3bd TH				

■ #1

OLIVE GARDENS

1081 West Olive Avenue
Sunnyvale, CA 94086

245 Units
Built in 1965

99% Occupancy Rate

Units	Unit Type	sf	Low Rent	High Rent	\$/sf
14	jr 1bd	535	\$1,215	\$1,280	\$2.31
116	1bd 1bth	672	\$1,300	\$1,365	\$1.97
115	2bd 1bth	936	\$1,505	\$1,595	\$1.64
Averages:		788	\$1,416		\$1.80

Common Amenities: Laundry room (3), Swimming pool (2), Rec room, Ping Pong

Unit Amenities: Dishwasher, Disposal, Patio/balcony, Parking (Carport)

■ #2

SUNNYVALE TOWN CENTER**APARTMENTS**

201 West California Avenue
Sunnyvale, CA 94086

232 Units
Built in 1974

94% Occupancy Rate

Units	Unit Type	sf	Low Rent	High Rent	\$/sf
72	studio	410	\$1,065	\$1,065	\$2.60
44	1bd 1bth	540	\$1,265	\$1,265	\$2.34
44	1bd 1bth	605	\$1,295	\$1,295	\$2.14
36	2bd 1bth	800	\$1,535	\$1,535	\$1.92
36	2bd 2bth	850	\$1,615	\$1,615	\$1.90
Averages:		600	\$1,304		\$2.17

Common Amenities: Spa, Swimming pool, Rec room, Security (Courtesy Patrol)

Unit Amenities: Air conditioned, Dishwasher, Disposal, Heating (Electric), Microwave, Patio/balcony, Parking (Carport)

■ #3

SHADOWBROOK

235 Bernardo Avenue
Sunnyvale, CA 94086

216 Units
Built in 1970

96% Occupancy Rate

Units	Unit Type	sf	Low Rent	High Rent	\$/sf
24	jr 1bd	565	\$1,198	\$1,198	\$2.12
54	1bd 1bth	800	\$1,358	\$1,358	\$1.70
116	2bd 2bth	1,000	\$1,534	\$1,534	\$1.53
22	3bd 2bth	1,300	\$1,829	\$1,829	\$1.41
Averages:		932	\$1,482		\$1.59

Common Amenities: Fitness center, Spa, Laundry room (3), Sauna (2), Swimming pool (Heated (2)), Rec room

Unit Amenities: Dishwasher, Disposal, Fireplace, Storage, Patio/balcony, Parking (Covered)

■ #4

BIRCHWOOD

1230 Henderson Avenue
Sunnyvale, CA 94086

192 Units
Built in 1965

96% Occupancy Rate

Units	Unit Type	sf	Low Rent	High Rent	\$/sf
96	1bd 1bth	680	\$1,330	\$1,385	\$1.98
96	2bd 1bth	880	\$1,535	\$1,605	\$1.77
Averages:		780	\$1,453		\$1.86

Common Amenities: Barbecue, Laundry room (3), Swimming pool

Unit Amenities: Dishwasher, Disposal, Heating (Central), Wash/dry hookup, Parking (Assigned)

■ #5

WILDWOOD MANOR

260 North Mathilda Avenue
Sunnyvale, CA 94086

185 Units
Built in 1973

96% Occupancy Rate

Units	Unit Type	sf	Low Rent	High Rent	\$/sf
18	studio	450	\$995	\$995	\$2.21
137	1bd 1bth	675	\$1,195	\$1,195	\$1.77
28	2bd 1bth	850	\$1,395	\$1,395	\$1.64
2	2bd 2bth	1,000	\$1,445	\$1,445	\$1.45
Averages:		683		\$1,208	\$1.77

Common Amenities: Laundry room (4), Sauna (2), Swimming pool (2), Rec room (Pool Tables)
Unit Amenities: Dishwasher (Some Units), Disposal, Heating (Electric), Patio/balcony (Some Units), Parking (Carport)

■ #6

HIGHLANDER

620 Iris Avenue
Sunnyvale, CA 94086

173 Units
Built in 1969

91% Occupancy Rate

Units	Unit Type	sf	Low Rent	High Rent	\$/sf
67	1bd 1bth	703	\$1,180	\$1,215	\$1.70
20	2bd 1bth	863	\$1,325	\$1,375	\$1.55
71	2bd 2bth	1,064	\$1,390	\$1,560	\$1.36
15	3bd 2bth	1,072	\$1,725	\$1,775	\$1.62
Averages:		901		\$1,361	\$1.51

Common Amenities: Barbecue, Clubhouse, Fitness center, Spa, Laundry room, Sauna, Swimming pool, Security (control access)
Unit Amenities: Air conditioned, Dishwasher, Disposal, Heating (Central), Storage, Patio/balcony, Parking (Underground)

■ #7

THOMAS JEFFERSON

107 South Mary Avenue
Sunnyvale, CA 94086

156 Units
Built in 1964

95% Occupancy Rate

Units	Unit Type	sf	Low Rent	High Rent	\$/sf
120	1bd 1bth	750	\$1,285	\$1,365	\$1.75
36	2bd 1bth	915	\$1,554	\$1,650	\$1.73
Averages:		788		\$1,374	\$1.74

Common Amenities: Clubhouse, Laundry room (2), Swimming pool (2)
Unit Amenities: Dishwasher, Disposal, Storage, Patio/balcony, Parking (Carport)

Rent Ranking

studio	SUNNYVALE TOWN CENTER APARTMENTS	\$1,065
	WILDWOOD MANOR	\$995
jr 1bd	OLIVE GARDENS	\$1,236
	SHADOWBROOK	\$1,198
1bd	SHADOWBROOK	\$1,358
1bth	BIRCHWOOD	\$1,348
	OLIVE GARDENS	\$1,321
	THOMAS JEFFERSON	\$1,311
	SUNNYVALE TOWN CENTER APARTMENTS	\$1,295
	SUNNYVALE TOWN CENTER APARTMENTS	\$1,265
	SUNNYVALE TOWN CENTER APARTMENTS	\$1,195
	WILDWOOD MANOR	\$1,191
	HIGHLANDER	
2bd	THOMAS JEFFERSON	\$1,586
1bth	BIRCHWOOD	\$1,558
	OLIVE GARDENS	\$1,535
	SUNNYVALE TOWN CENTER APARTMENTS	\$1,535
	WILDWOOD MANOR	\$1,395
	HIGHLANDER	\$1,341
2bd	SUNNYVALE TOWN CENTER APARTMENTS	\$1,615
2bth	SHADOWBROOK	\$1,534
	HIGHLANDER	\$1,446
	WILDWOOD MANOR	\$1,445
3bd	SHADOWBROOK	\$1,829
2bth	HIGHLANDER	\$1,741

Square Foot Ranking

studio	WILDWOOD MANOR	450 sf
	SUNNYVALE TOWN CENTER APARTMENTS	410 sf
jr 1bd	SHADOWBROOK	565 sf
	OLIVE GARDENS	535 sf
1bd	SHADOWBROOK	800 sf
1bth	THOMAS JEFFERSON	750 sf
	HIGHLANDER	703 sf
	BIRCHWOOD	680 sf
	WILDWOOD MANOR	675 sf
	OLIVE GARDENS	672 sf
	SUNNYVALE TOWN CENTER APARTMENTS	605 sf
	SUNNYVALE TOWN CENTER APARTMENTS	540 sf
2bd	OLIVE GARDENS	936 sf
1bth	THOMAS JEFFERSON	915 sf
	BIRCHWOOD	880 sf
	HIGHLANDER	863 sf

	WILDWOOD MANOR	850 sf
	SUNNYVALE TOWN CENTER APARTMENTS	800 sf
2bd	HIGHLANDER	1,064 sf
2bth	WILDWOOD MANOR	1,000 sf
	SHADOWBROOK	1,000 sf
	SUNNYVALE TOWN CENTER APARTMENTS	850 sf
3bd	SHADOWBROOK	1,300 sf
2bth	HIGHLANDER	1,072 sf

Price/SF Ranking

studio	SUNNYVALE TOWN CENTER APARTMENTS	\$2.60
	WILDWOOD MANOR	\$2.21
jr 1bd	OLIVE GARDENS	\$2.31
	SHADOWBROOK	\$2.12
1bd	SUNNYVALE TOWN CENTER APARTMENTS	\$2.34
1bth	SUNNYVALE TOWN CENTER APARTMENTS	\$2.14
	BIRCHWOOD	\$1.98
	OLIVE GARDENS	\$1.97
	WILDWOOD MANOR	\$1.77
	THOMAS JEFFERSON	\$1.75
	HIGHLANDER	\$1.70
	SHADOWBROOK	\$1.70
2bd	SUNNYVALE TOWN CENTER APARTMENTS	\$1.92
1bth	BIRCHWOOD	\$1.77
	THOMAS JEFFERSON	\$1.73
	WILDWOOD MANOR	\$1.64
	OLIVE GARDENS	\$1.64
	HIGHLANDER	\$1.55
2bd	SUNNYVALE TOWN CENTER APARTMENTS	\$1.90
2bth	SHADOWBROOK	\$1.53
	WILDWOOD MANOR	\$1.45
	HIGHLANDER	\$1.36
3bd	HIGHLANDER	\$1.62
2bth	SHADOWBROOK	\$1.41

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Data source: RealFacts (415)884.2480. Data is deemed reliable but accuracy cannot be guaranteed.