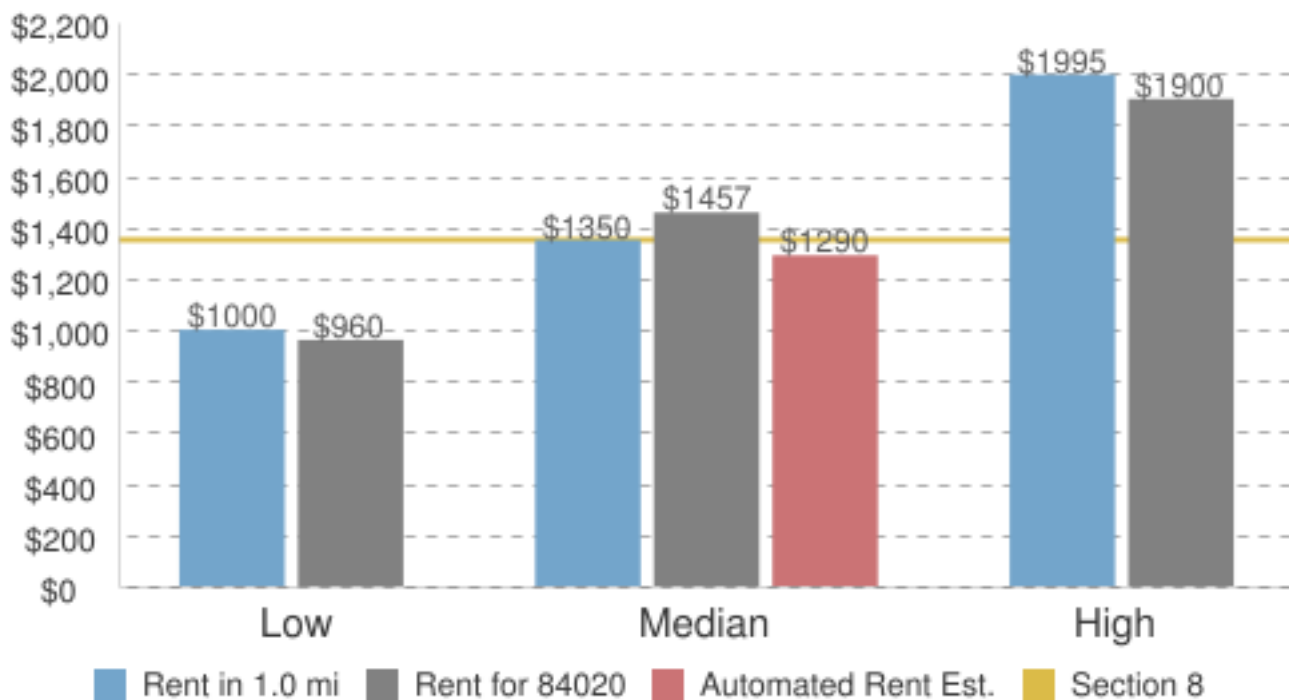


## Rental Market Intelligence: Advanced Report

### Subject Property Information

<b>Subject Address</b>	640 E Shadow View Ln	<b>Subject Type</b>	Multi-Family Unit
<b>Subject City</b>	Draper	<b>Bedrooms</b>	3 bdr
<b>Subject State</b>	UT	<b>Baths</b>	2.5 ba
<b>Subject Zip</b>	84020	<b>Subject Sqft</b>	1264 sqft
<b>Radius Searched</b>	1.0 mi	<b>Comparables Found</b>	36

### Rent Benchmarks



### Rental Market Intelligence

<b>Automated Rent Estimate</b>	\$1,290	<b>Subject Size vs Comps</b>	Smaller than 33%
<b>Confidence Score</b>	87%	<b>Est. Local Vacancy</b>	3.8%
<b>Low Radius Rent (10%)</b>	\$1,000	<b>MSA Vacancy</b>	4.4%
<b>Median Radius Rent</b>	\$1,350	<b>MSA Rental Saturation</b>	15.5%
<b>High Radius Rent (90%)</b>	\$1,995	<b>Area Rental Mkt. Strength</b>	Good
<b>Section 8</b>	\$1,351		

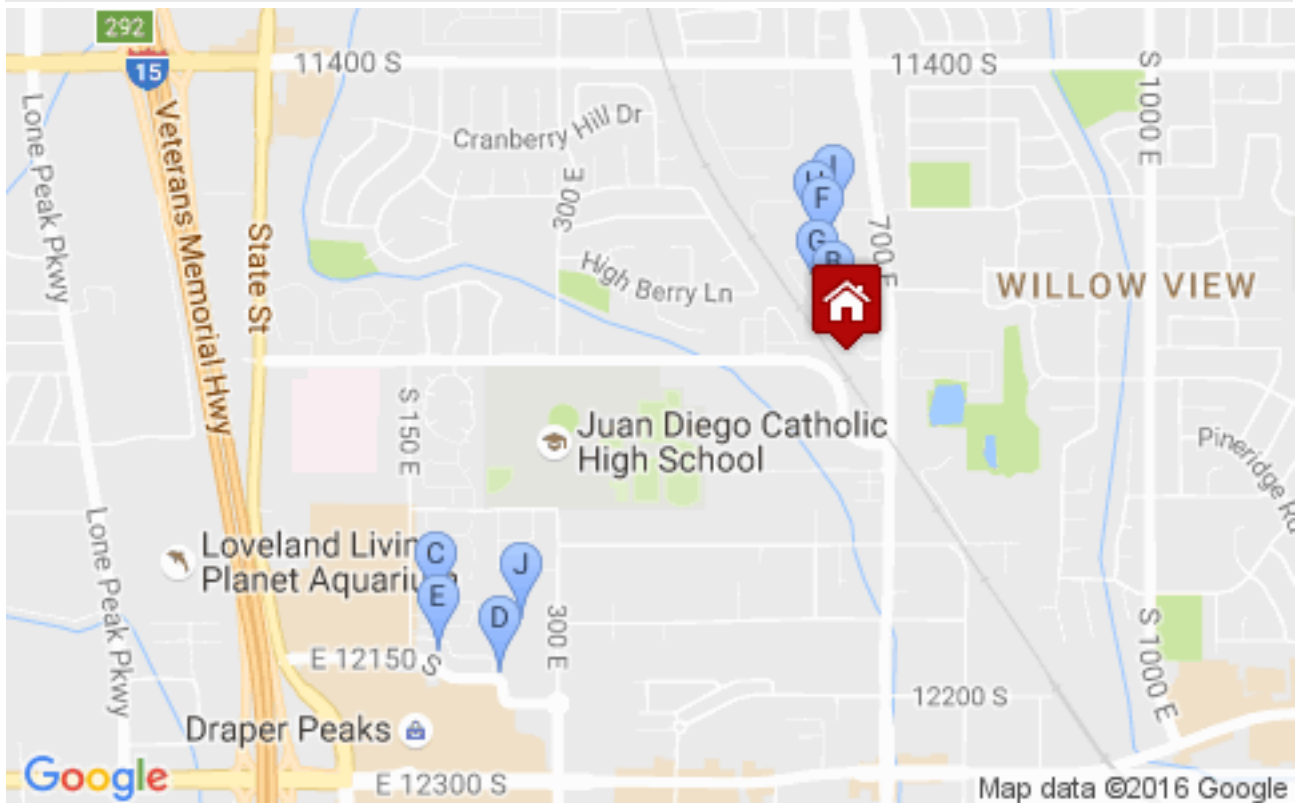
The Rental Market Intelligence estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of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

## Rental Rate Trend Summary

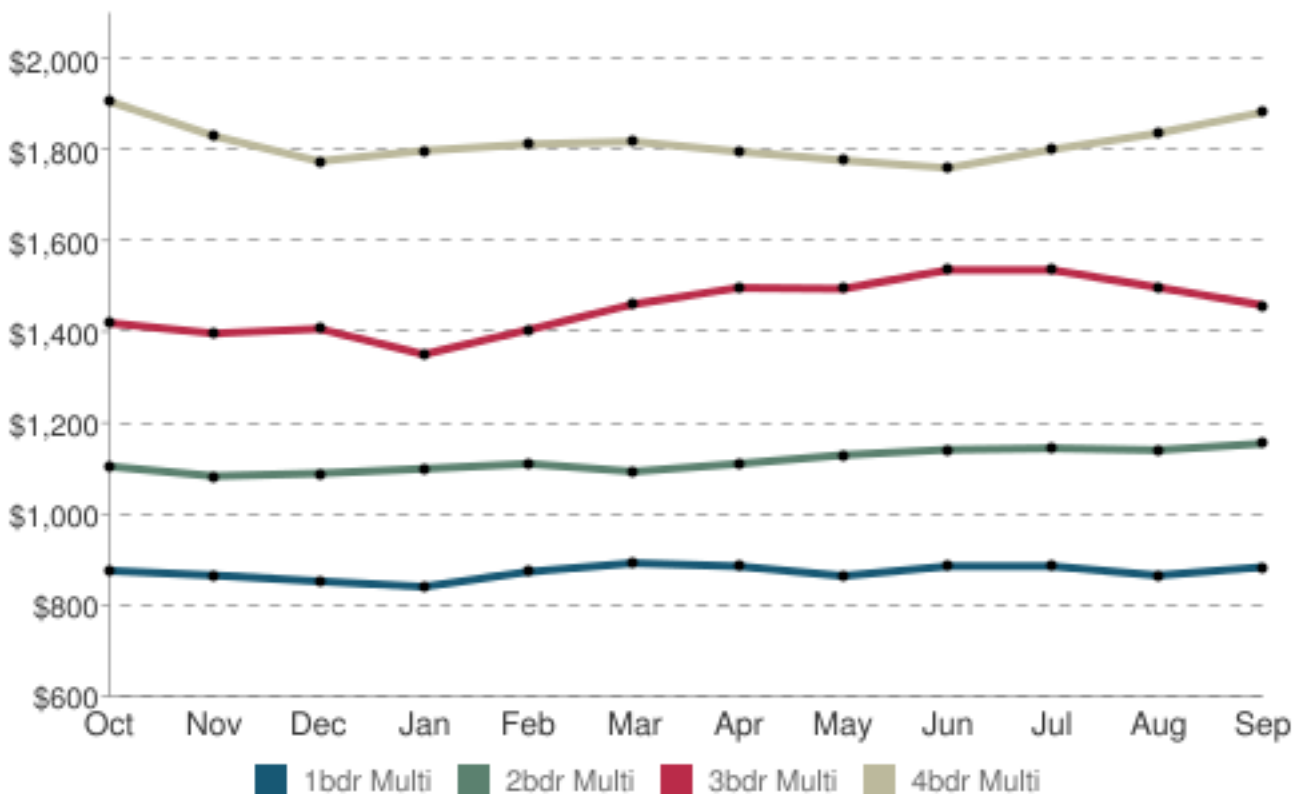
Type	1 Month Change	3 Month Change	12 Month Change
Zip Code 84020	(\$-40)	(\$-78)	\$24
City of Draper	(\$-39)	(\$-77)	\$25
Salt Lake County	(\$-28)	(\$-27)	\$21
State of Utah	\$3	\$15	\$50

## Subject Comparables

#	Address	Type	Beds	Asking Rent	Dist (Mi)
A	11775 S Shadow View Ln, Draper UT. 84020	Multi	3	\$1,400	0.02
B	627 E Long Shadow Dr, Draper UT. 84020	Multi	3	\$1,350	0.07
C	168 E Mountain Peak, Draper UT. 84020	Multi	3	\$1,310	0.82
D	242 E Spencer Peak Way, Draper UT. 84020	Multi	3	\$1,250	0.79
E	176 E Spencer Peak Way, Draper UT. 84020	Multi	3	\$1,250	0.85
F	623 E Autumn Branch Way, Draper UT. 84020	Multi	3	\$1,500	0.18
G	615 E Harvest Bend Way, Draper UT. 84020	Multi	3	\$1,900	0.11
H	654 E Wyngate Pointe Ln, Draper UT. 84020	Multi	3	\$1,665	0.21
I	667 E Wyngate Pointe Ln, Draper UT. 84020	Multi	3	\$1,795	0.23
J	12100 S 303 E, Draper UT. 84020	Multi	3	\$1,549	0.71



## Historical Rental Rates for Draper, UT



## Median Housing Rental Rates in Draper, UT

Type	Median Rent	Section 8	Avg Sqft	\$/Sqft
1 bdr Homes in Draper	\$725	\$757	862	\$0.84
1 bdr Multifamily in Draper	\$883	\$757	778	\$1.13
2 bdr Homes in Draper	\$1,143	\$938	1,288	\$0.89
2 bdr Multifamily in Draper	\$1,154	\$938	1,155	\$1
3 bdr Homes in Draper	\$1,498	\$1,351	2,037	\$0.74
3 bdr Multifamily in Draper	\$1,458	\$1,351	1,829	\$0.8
4 bdr Homes in Draper	\$1,901	\$1,575	2,624	\$0.72
4 bdr Multifamily in Draper	\$1,881	\$1,575	2,612	\$0.72

All information contained in this report is deemed reliable but provided on an "as is" basis without warranty of any kind, either expressed or implied, including but not limited to any representation of accuracy, timeliness, reliability or completeness.  
 Copyright 2009-2016 RentRange LLC, unauthorized use, duplication, redistribution or disclosure is prohibited by law.