



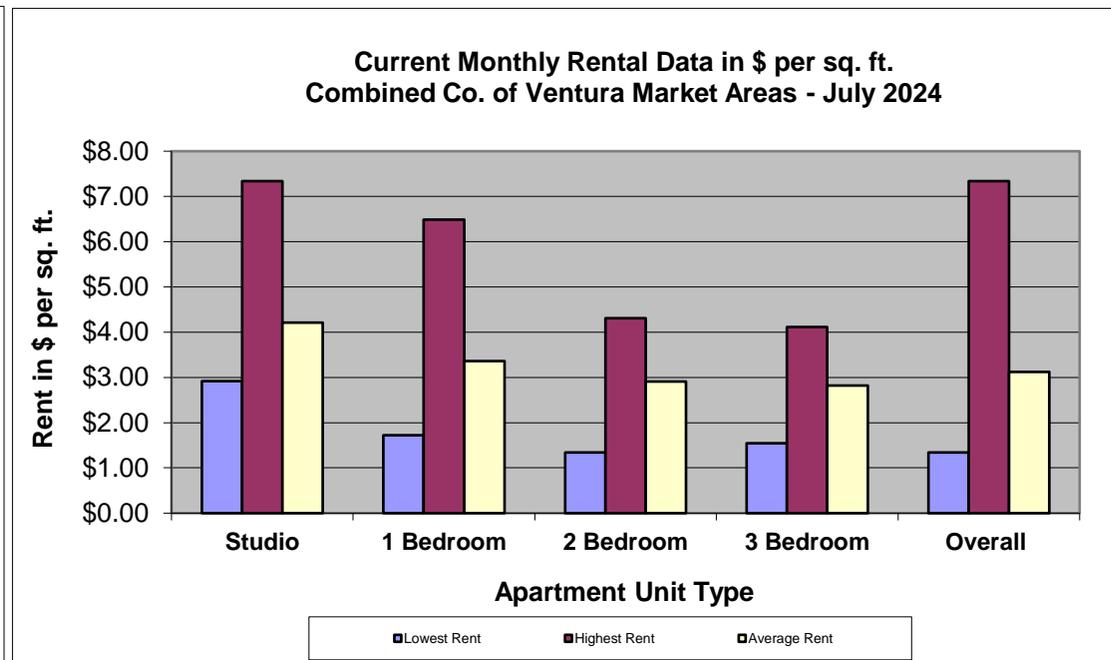
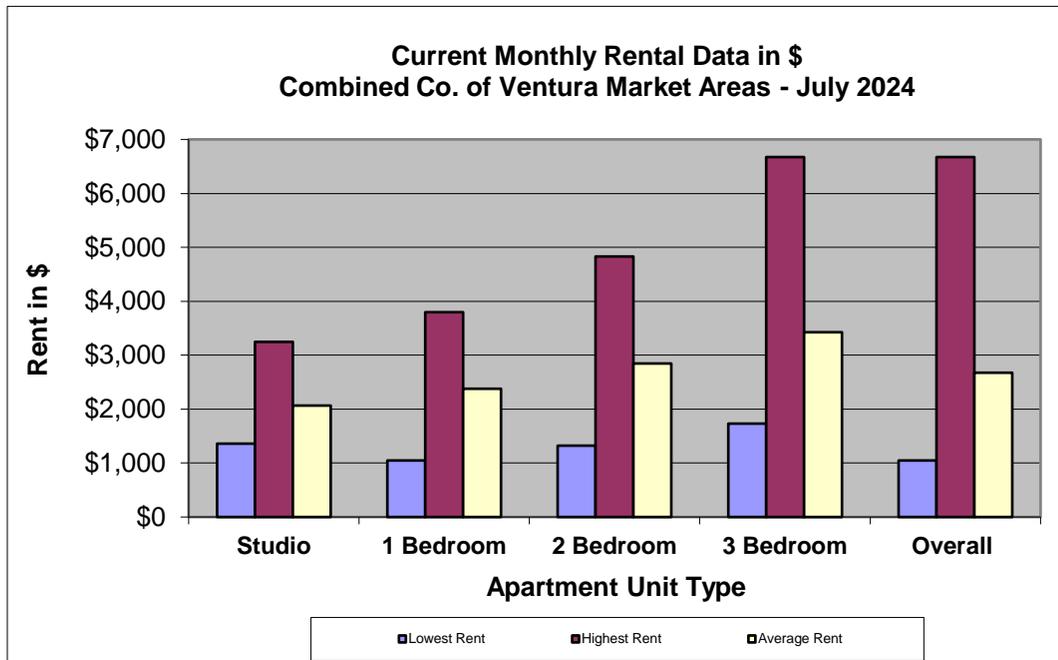
# **July 2024 Ventura County Apartment Market Survey**

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**Dyer Sheehan Group, Inc.**  
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Ventura, CA 93002  
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### Current Data for July 2024 - Combined County of Ventura Market Areas

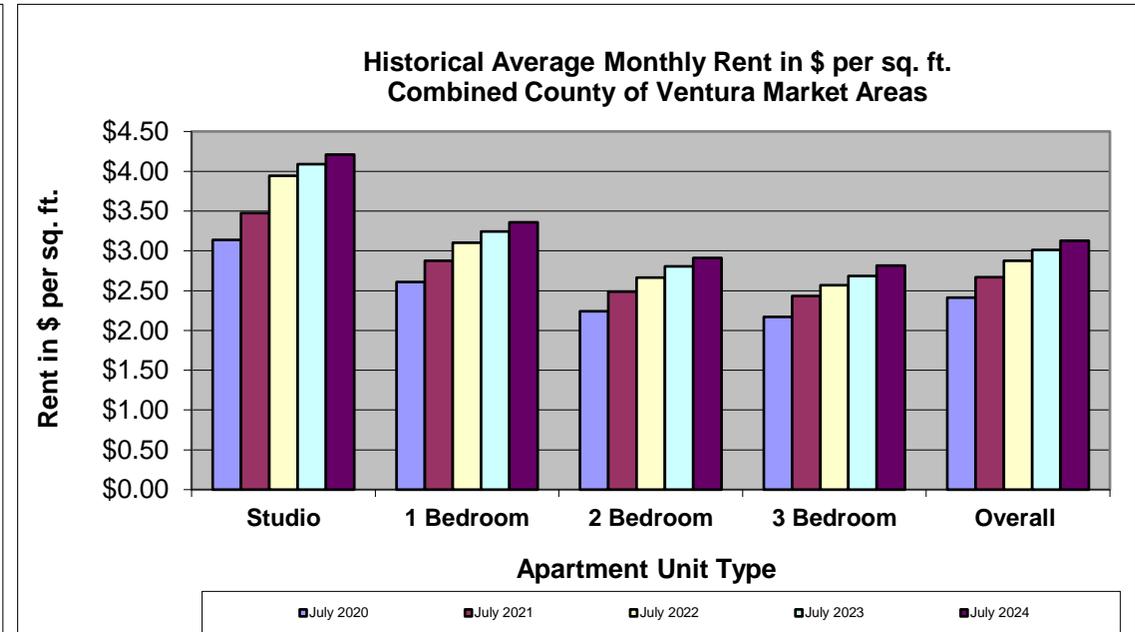
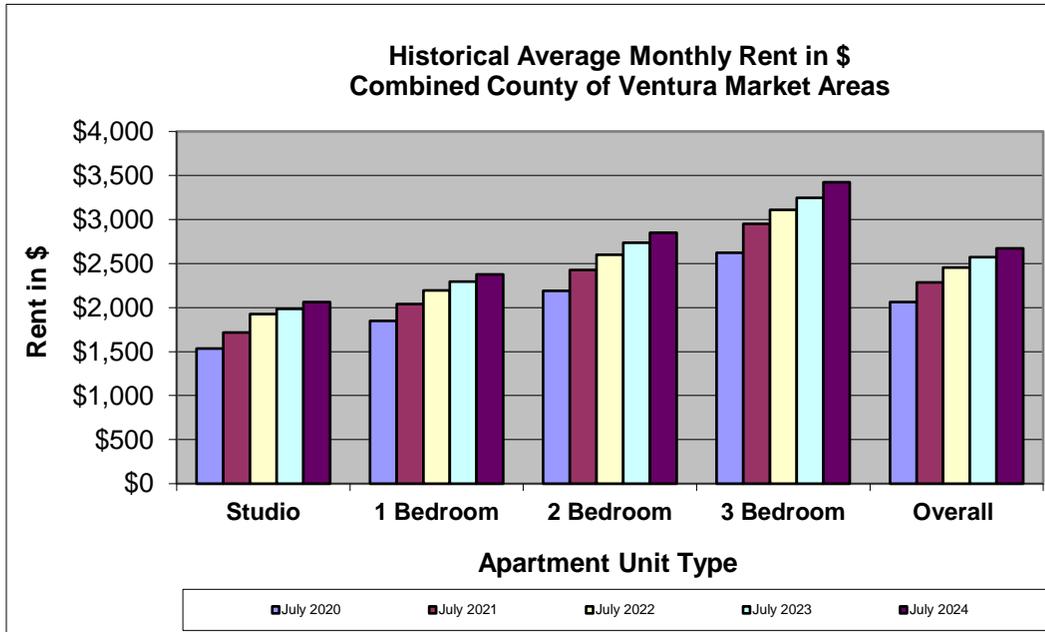
Market Area and General Survey Data	Unit Type	# of Units in Survey	Average Floor Area	Monthly Rent in \$			Monthly Rent in \$ per Sq. Ft.		
				Lowest	Highest	Average	Lowest	Highest	Average
<b>Total Properties Surveyed: 174</b>	<b>Studio</b>	756	495 sq ft	\$1,360	\$3,250	\$2,063	\$2.92	\$7.34	\$4.21
<b>Minimum Property Size: 3 Units</b>	<b>1 Bedroom</b>	8,433	713 sq ft	\$1,045	\$3,795	\$2,375	\$1.72	\$6.49	\$3.36
<b>Maximum Property Size: 608 Units</b>	<b>2 Bedroom</b>	10,859	986 sq ft	\$1,325	\$4,833	\$2,848	\$1.35	\$4.30	\$2.91
<b>Average Property Age: 45 Years</b>	<b>3 Bedroom</b>	1,470	1,226 sq ft	\$1,730	\$6,670	\$3,425	\$1.54	\$4.11	\$2.82
<b>Weighted Average Vacancy Rate: 3.06%</b>	<b>Overall</b>	<b>21,518</b>	<b>878 sq ft</b>	<b>\$1,045</b>	<b>\$6,670</b>	<b>\$2,675</b>	<b>\$1.35</b>	<b>\$7.34</b>	<b>\$3.13</b>



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## Annual Historical Data - Combined County of Ventura Market Areas

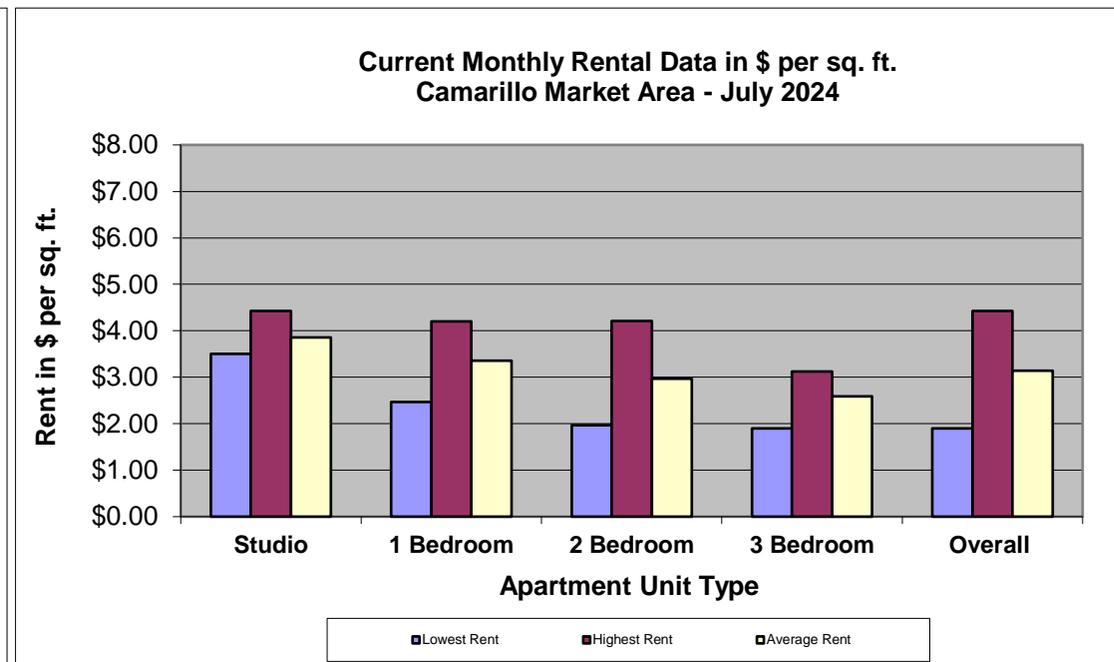
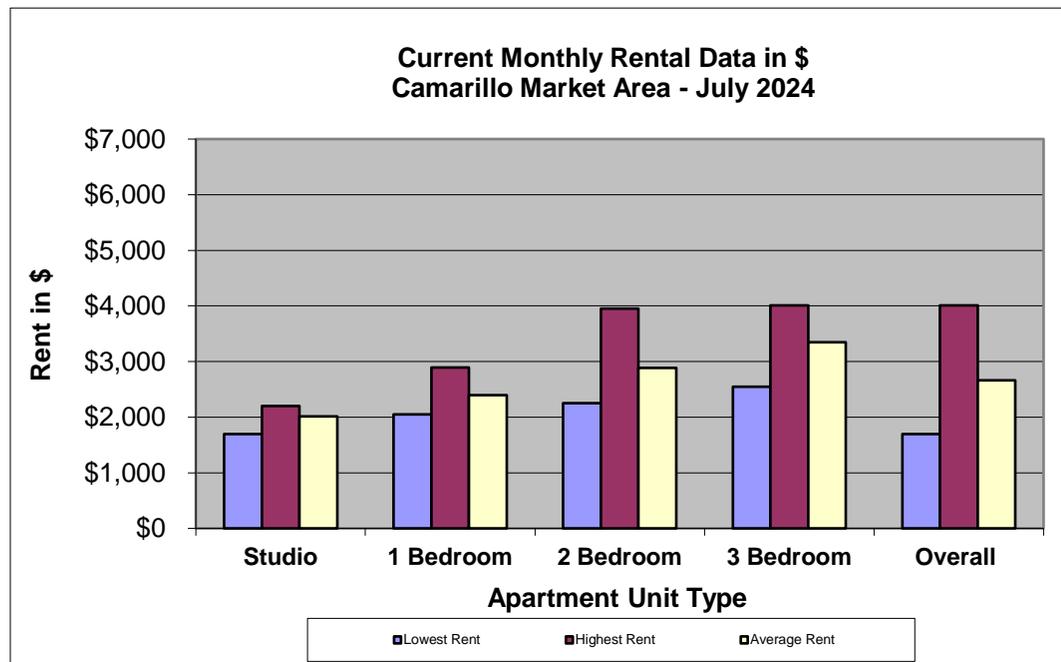
Unit Type	Average Monthly Rent in \$										Average Monthly Rent in \$ per Sq. Ft.								
	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24	
<b>Studio</b>	\$1,535	11.8%	\$1,716	12.3%	\$1,927	3.0%	\$1,985	3.9%	\$2,063	\$3.14	10.8%	\$3.47	13.4%	\$3.94	3.8%	\$4.09	2.9%	\$4.21	
<b>1 Bedroom</b>	\$1,847	10.4%	\$2,039	7.6%	\$2,194	4.5%	\$2,293	3.6%	\$2,375	\$2.61	10.3%	\$2.87	7.9%	\$3.10	4.6%	\$3.24	3.5%	\$3.36	
<b>2 Bedroom</b>	\$2,189	10.8%	\$2,427	7.2%	\$2,601	5.2%	\$2,738	4.0%	\$2,848	\$2.24	10.9%	\$2.49	7.2%	\$2.67	5.3%	\$2.81	3.8%	\$2.91	
<b>3 Bedroom</b>	\$2,621	12.6%	\$2,952	5.4%	\$3,111	4.4%	\$3,247	5.5%	\$3,425	\$2.17	12.1%	\$2.43	5.6%	\$2.57	4.5%	\$2.68	5.0%	\$2.82	
<b>Overall</b>	<b>\$2,061</b>	<b>10.9%</b>	<b>\$2,286</b>	<b>7.4%</b>	<b>\$2,454</b>	<b>4.8%</b>	<b>\$2,573</b>	<b>4.0%</b>	<b>\$2,675</b>	<b>\$2.41</b>	<b>10.7%</b>	<b>\$2.67</b>	<b>7.6%</b>	<b>\$2.87</b>	<b>4.9%</b>	<b>\$3.01</b>	<b>3.7%</b>	<b>\$3.13</b>	
<b>Weighted Average Vacancy Rate for Dates Indicated Above:</b>										<b>2.81%</b>		<b>1.37%</b>		<b>3.02%</b>		<b>2.87%</b>		<b>3.06%</b>	



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### Current Data for July 2024 - City of Camarillo Market Area

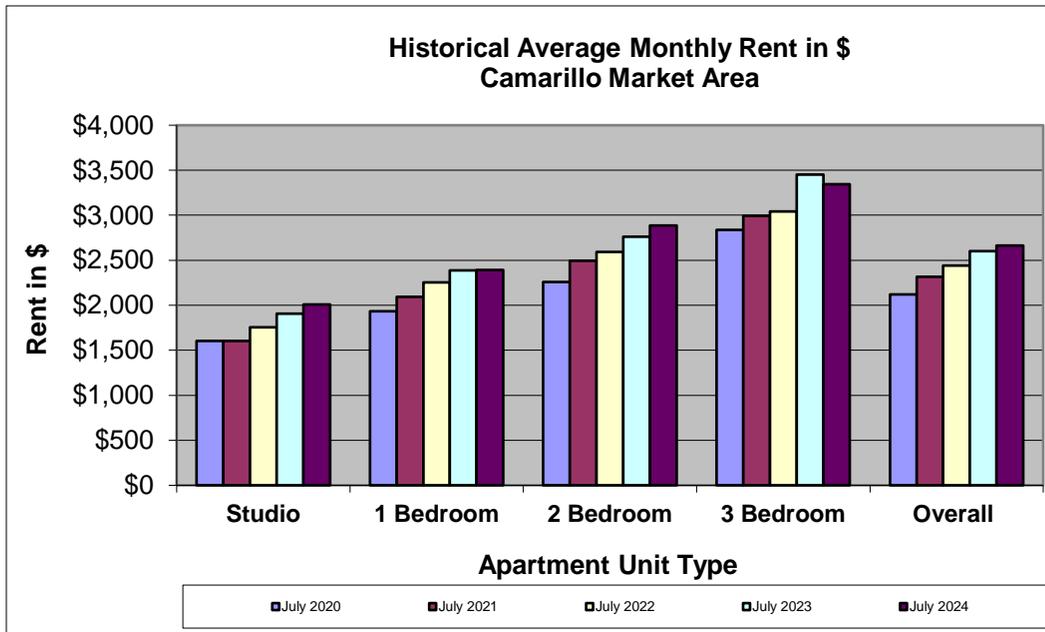
Market Area and General Survey Data	Unit Type	# of Units in Survey	Average Floor Area	Monthly Rent in \$			Monthly Rent in \$ per Sq. Ft.		
				Lowest	Highest	Average	Lowest	Highest	Average
<b>Total Properties Surveyed: 19</b>	<b>Studio</b>	<b>14</b>	<b>529 sq ft</b>	<b>\$1,700</b>	<b>\$2,200</b>	<b>\$2,011</b>	<b>\$3.50</b>	<b>\$4.42</b>	<b>\$3.86</b>
<b>Minimum Property Size: 40 Units</b>	<b>1 Bedroom</b>	<b>1,447</b>	<b>720 sq ft</b>	<b>\$2,050</b>	<b>\$2,890</b>	<b>\$2,394</b>	<b>\$2.47</b>	<b>\$4.21</b>	<b>\$3.36</b>
<b>Maximum Property Size: 564 Units</b>	<b>2 Bedroom</b>	<b>1,577</b>	<b>978 sq ft</b>	<b>\$2,250</b>	<b>\$3,955</b>	<b>\$2,887</b>	<b>\$1.96</b>	<b>\$4.21</b>	<b>\$2.97</b>
<b>Average Property Age: 38 Years</b>	<b>3 Bedroom</b>	<b>77</b>	<b>1,296 sq ft</b>	<b>\$2,550</b>	<b>\$4,010</b>	<b>\$3,346</b>	<b>\$1.90</b>	<b>\$3.12</b>	<b>\$2.59</b>
<b>Weighted Average Vacancy Rate: 3.37%</b>	<b>Overall</b>	<b>3,115</b>	<b>864 sq ft</b>	<b>\$1,700</b>	<b>\$4,010</b>	<b>\$2,665</b>	<b>\$1.90</b>	<b>\$4.42</b>	<b>\$3.15</b>



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## Annual Historical Data - City of Camarillo Market Area

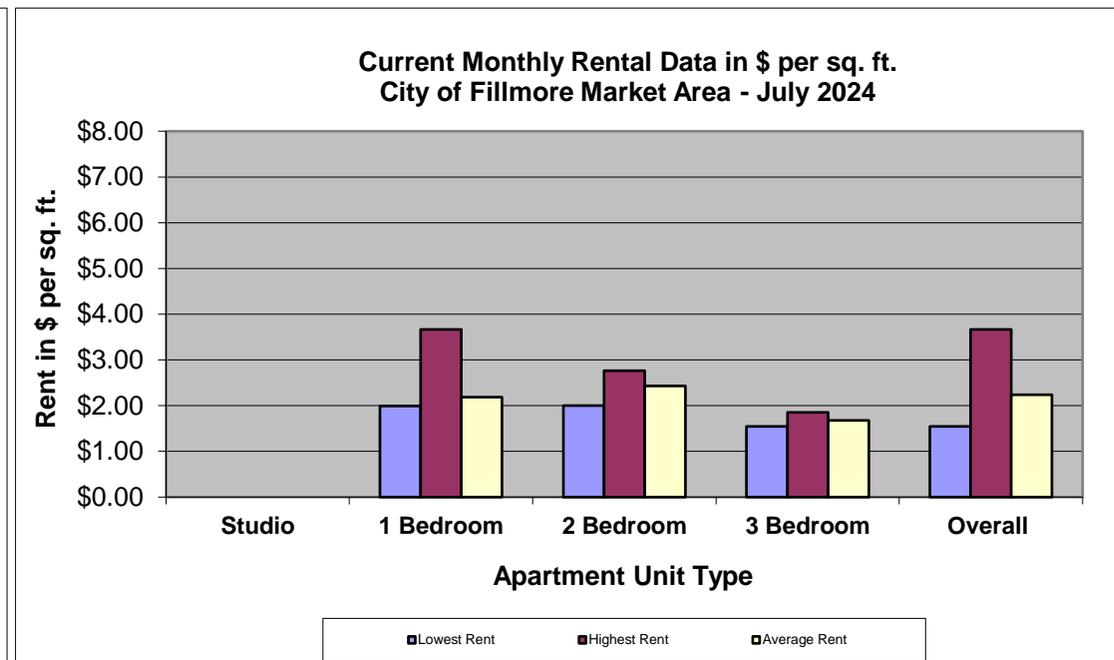
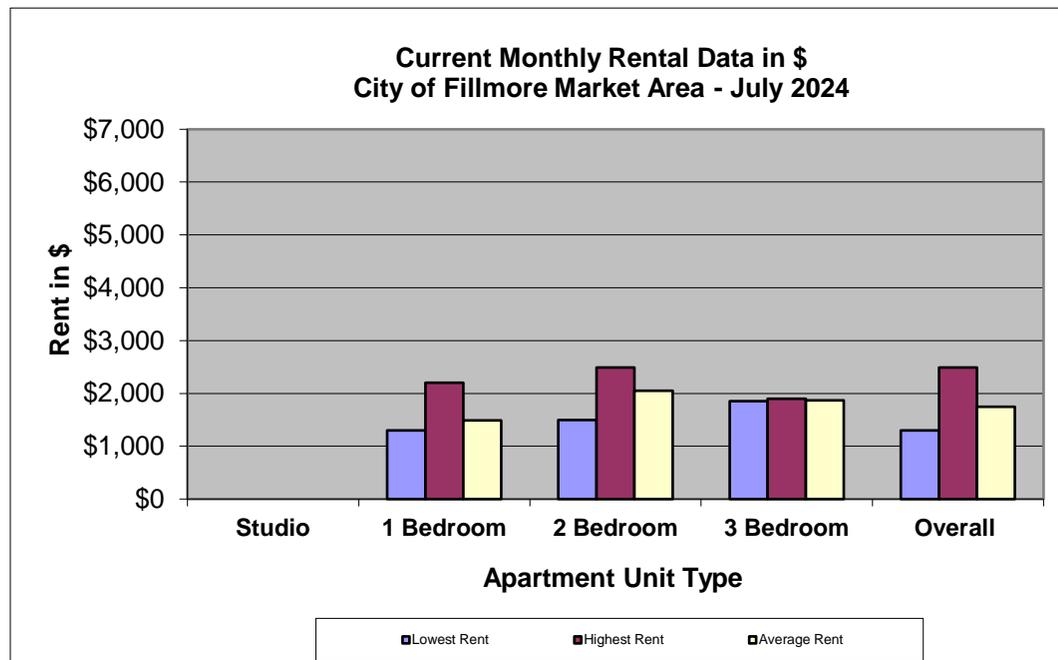
Unit Type	Average Monthly Rent in \$										Average Monthly Rent in \$ per Sq. Ft.								
	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24		Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24
<b>Studio</b>	\$1,605	0.0%	\$1,605	9.2%	\$1,753	8.8%	\$1,907	5.4%	\$2,011		\$3.04	0.0%	\$3.04	8.8%	\$3.30	10.6%	\$3.65	5.6%	\$3.86
<b>1 Bedroom</b>	\$1,935	8.2%	\$2,094	7.7%	\$2,256	5.7%	\$2,385	0.4%	\$2,394		\$2.71	7.8%	\$2.92	8.2%	\$3.16	6.1%	\$3.35	0.3%	\$3.36
<b>2 Bedroom</b>	\$2,257	10.5%	\$2,494	3.9%	\$2,591	6.6%	\$2,762	4.5%	\$2,887		\$2.31	10.5%	\$2.55	4.3%	\$2.66	6.6%	\$2.83	4.8%	\$2.97
<b>3 Bedroom</b>	\$2,838	5.4%	\$2,992	1.6%	\$3,041	13.5%	\$3,452	-3.1%	\$3,346		\$2.20	5.6%	\$2.33	1.9%	\$2.37	12.8%	\$2.67	-3.0%	\$2.59
<b>Overall</b>	<b>\$2,119</b>	<b>9.3%</b>	<b>\$2,317</b>	<b>5.4%</b>	<b>\$2,443</b>	<b>6.5%</b>	<b>\$2,600</b>	<b>2.5%</b>	<b>\$2,665</b>		<b>\$2.49</b>	<b>9.0%</b>	<b>\$2.72</b>	<b>6.2%</b>	<b>\$2.89</b>	<b>6.5%</b>	<b>\$3.07</b>	<b>2.4%</b>	<b>\$3.15</b>
<b>Weighted Average Vacancy Rate for Dates Indicated Above:</b>											<b>2.34%</b>		<b>1.22%</b>		<b>3.19%</b>		<b>3.40%</b>		<b>3.37%</b>



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### Current Data for July 2024 - City of Fillmore Market Area

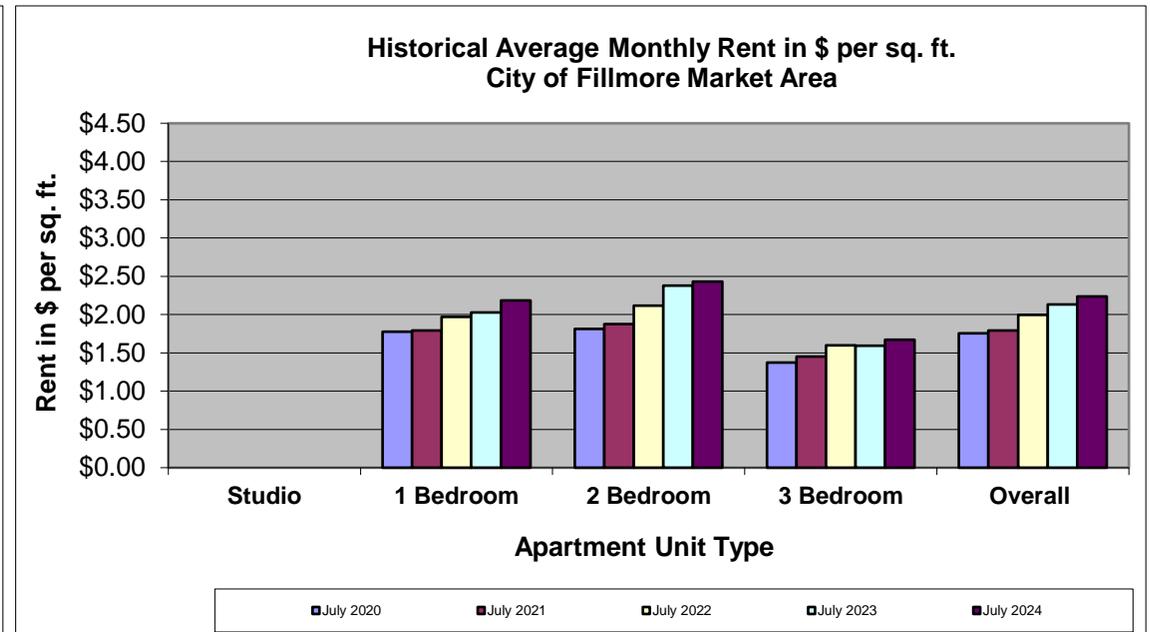
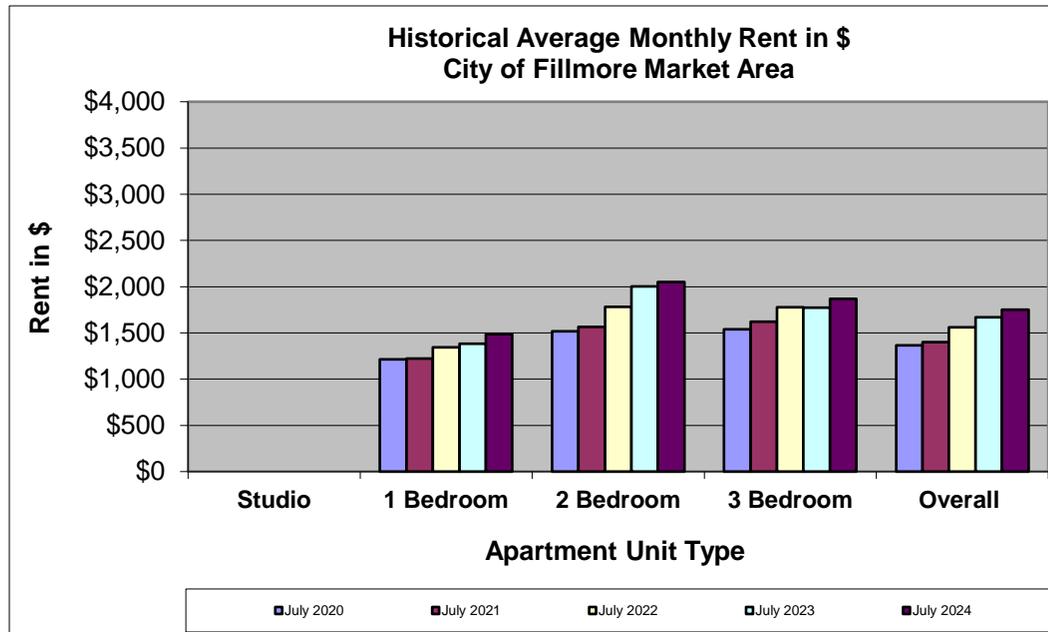
Market Area and General Survey Data	Unit Type	# of Units in Survey	Average Floor Area	Monthly Rent in \$			Monthly Rent in \$ per Sq. Ft.		
				Lowest	Highest	Average	Lowest	Highest	Average
<b>Total Properties Surveyed: 8</b>	<b>Studio</b>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Minimum Property Size: 3 Units</b>	<b>1 Bedroom</b>	87	686 sq ft	\$1,300	\$2,200	\$1,487	\$1.99	\$3.67	\$2.19
<b>Maximum Property Size: 70 Units</b>	<b>2 Bedroom</b>	70	838 sq ft	\$1,500	\$2,490	\$2,049	\$2.00	\$2.77	\$2.43
<b>Average Property Age: 44 Years</b>	<b>3 Bedroom</b>	16	1,125 sq ft	\$1,850	\$1,900	\$1,869	\$1.54	\$1.85	\$1.67
<b>Weighted Average Vacancy Rate: 0.65%</b>	<b>Overall</b>	<b>173</b>	<b>788 sq ft</b>	<b>\$1,300</b>	<b>\$2,490</b>	<b>\$1,750</b>	<b>\$1.54</b>	<b>\$3.67</b>	<b>\$2.24</b>



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### Annual Historical Data - City of Fillmore Market Area

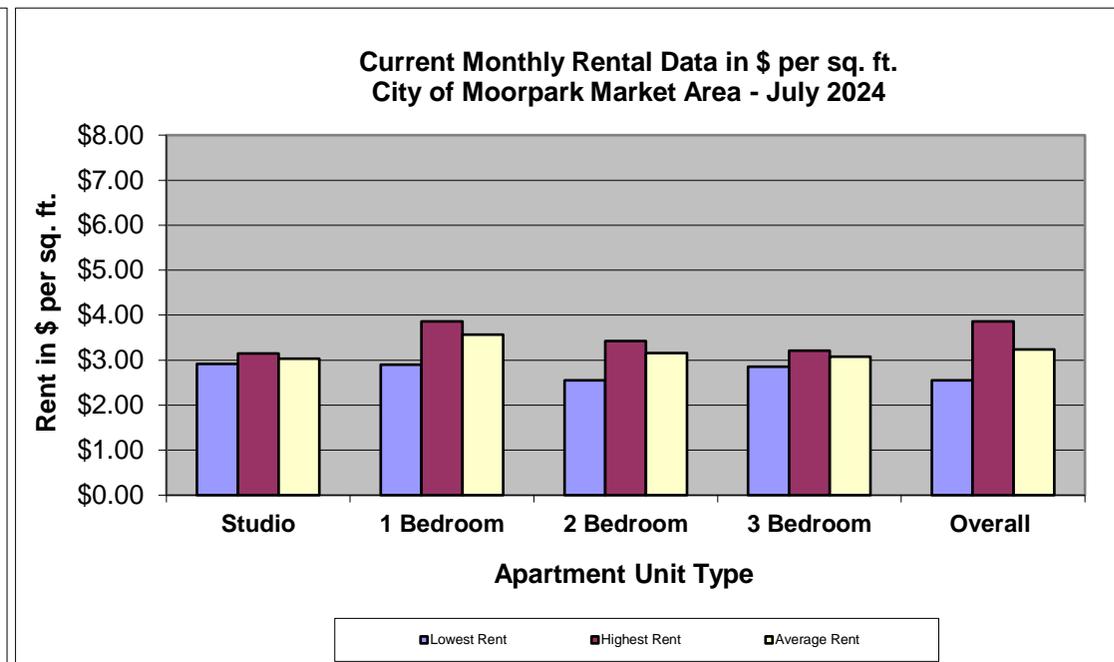
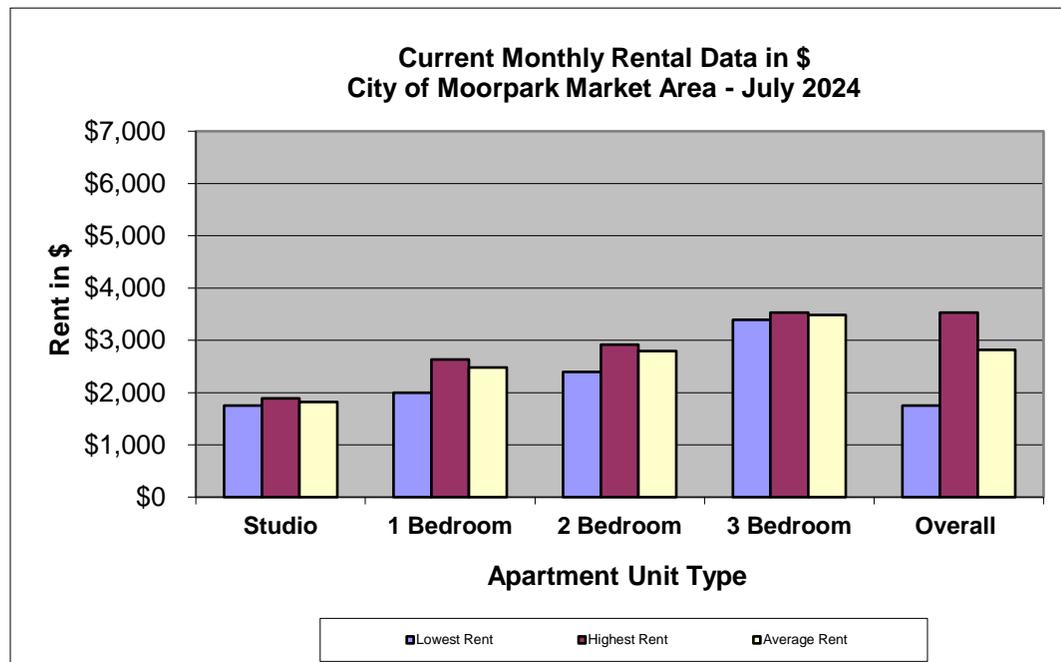
Unit Type	Average Monthly Rent in \$									Average Monthly Rent in \$ per Sq. Ft.								
	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24
Studio	n/a		n/a		n/a		n/a		n/a	n/a		n/a		n/a		n/a		n/a
1 Bedroom	\$1,215	0.7%	\$1,224	9.9%	\$1,344	2.7%	\$1,381	7.7%	\$1,487	\$1.78	0.7%	\$1.79	10.1%	\$1.97	3.0%	\$2.03	7.8%	\$2.19
2 Bedroom	\$1,516	3.3%	\$1,567	13.6%	\$1,780	12.6%	\$2,004	2.3%	\$2,049	\$1.81	3.5%	\$1.87	13.0%	\$2.12	12.3%	\$2.38	2.2%	\$2.43
3 Bedroom	\$1,538	5.5%	\$1,622	9.6%	\$1,778	-0.2%	\$1,775	5.3%	\$1,869	\$1.37	5.7%	\$1.45	10.0%	\$1.60	-0.2%	\$1.59	4.9%	\$1.67
<b>Overall</b>	<b>\$1,367</b>	<b>2.4%</b>	<b>\$1,399</b>	<b>11.5%</b>	<b>\$1,561</b>	<b>7.0%</b>	<b>\$1,669</b>	<b>4.8%</b>	<b>\$1,750</b>	<b>\$1.75</b>	<b>2.3%</b>	<b>\$1.79</b>	<b>11.3%</b>	<b>\$2.00</b>	<b>6.7%</b>	<b>\$2.13</b>	<b>5.0%</b>	<b>\$2.24</b>
<b>Weighted Average Vacancy Rate for Dates Indicated Above:</b>										<b>0.00%</b>		<b>1.31%</b>		<b>2.31%</b>		<b>3.25%</b>		<b>0.65%</b>



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### Current Data for July 2024 - City of Moorpark Market Area

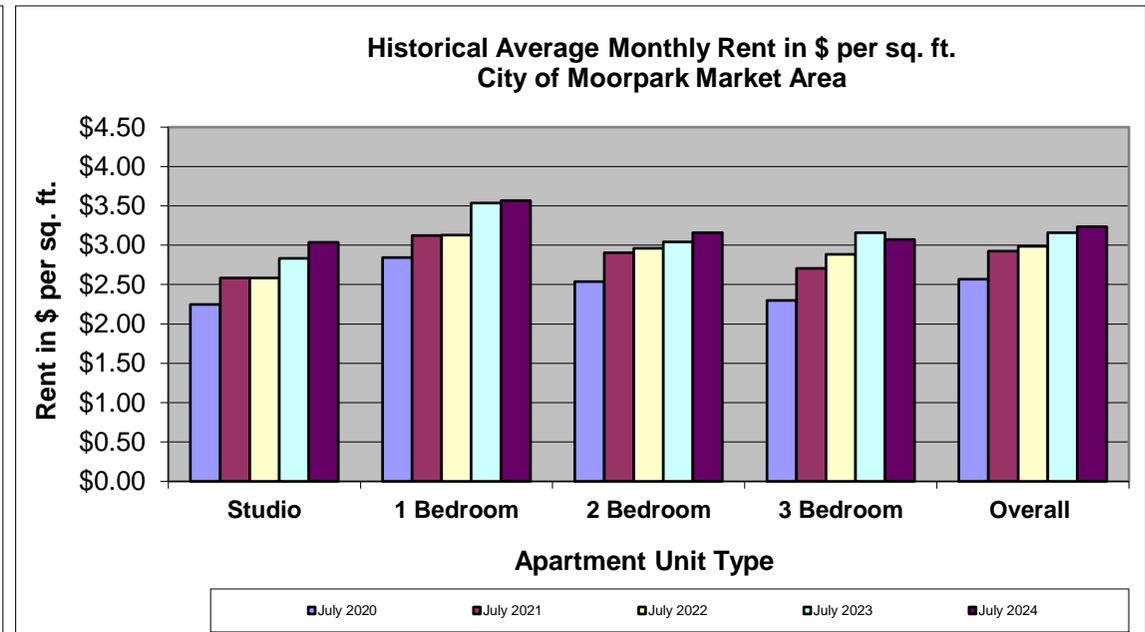
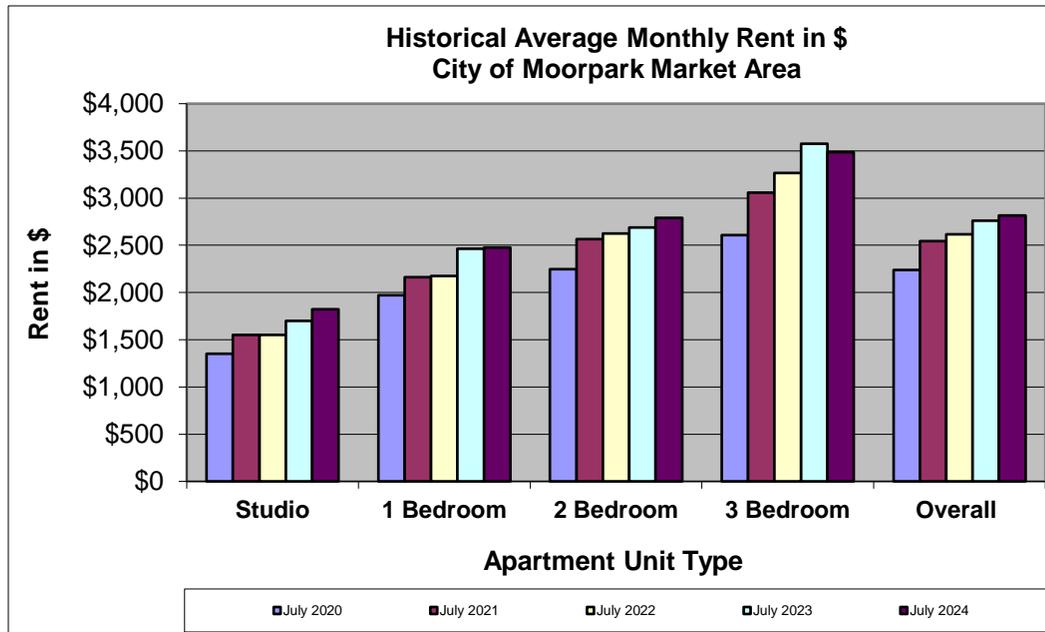
Market Area and General Survey Data	Unit Type	# of Units in Survey	Average Floor Area	Monthly Rent in \$			Monthly Rent in \$ per Sq. Ft.		
				Lowest	Highest	Average	Lowest	Highest	Average
<b>Total Properties Surveyed: 4</b>	<b>Studio</b>	<b>2</b>	<b>600 sq ft</b>	<b>\$1,752</b>	<b>\$1,890</b>	<b>\$1,821</b>	<b>\$2.92</b>	<b>\$3.15</b>	<b>\$3.04</b>
<b>Minimum Property Size: 50 Units</b>	<b>1 Bedroom</b>	<b>186</b>	<b>698 sq ft</b>	<b>\$1,995</b>	<b>\$2,631</b>	<b>\$2,478</b>	<b>\$2.90</b>	<b>\$3.86</b>	<b>\$3.56</b>
<b>Maximum Property Size: 370 Units</b>	<b>2 Bedroom</b>	<b>560</b>	<b>889 sq ft</b>	<b>\$2,395</b>	<b>\$2,914</b>	<b>\$2,791</b>	<b>\$2.55</b>	<b>\$3.43</b>	<b>\$3.16</b>
<b>Average Property Age: 36 Years</b>	<b>3 Bedroom</b>	<b>120</b>	<b>1,137 sq ft</b>	<b>\$3,395</b>	<b>\$3,527</b>	<b>\$3,487</b>	<b>\$2.86</b>	<b>\$3.21</b>	<b>\$3.07</b>
<b>Weighted Average Vacancy Rate: 1.96%</b>	<b>Overall</b>	<b>868</b>	<b>882 sq ft</b>	<b>\$1,752</b>	<b>\$3,527</b>	<b>\$2,818</b>	<b>\$2.55</b>	<b>\$3.86</b>	<b>\$3.23</b>



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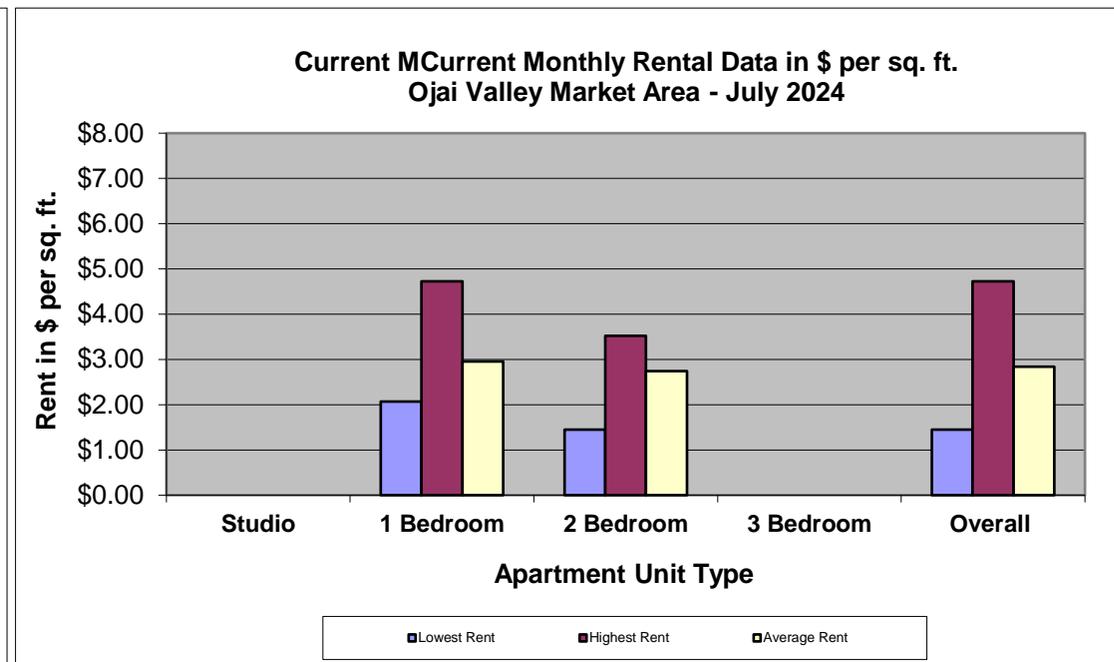
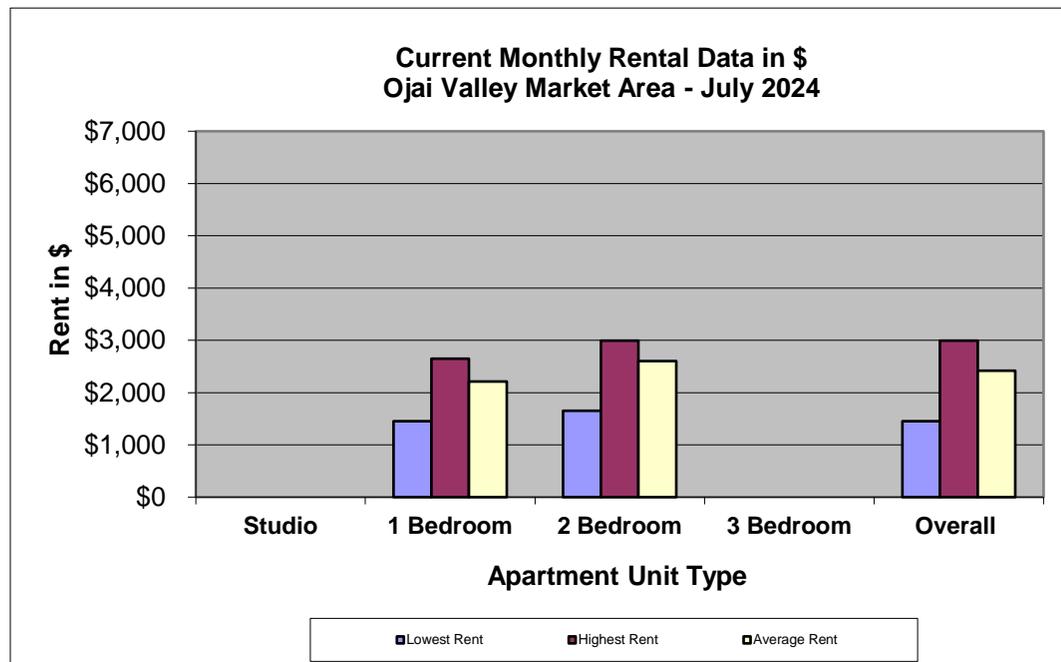
Unit Type	Average Monthly Rent in \$									Average Monthly Rent in \$ per Sq. Ft.								
	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24
<b>Studio</b>	\$1,350	14.8%	\$1,550	0.0%	\$1,550	9.7%	\$1,700	7.1%	\$1,821	\$2.25	14.8%	\$2.58	0.0%	\$2.58	9.7%	\$2.83	7.1%	\$3.04
<b>1 Bedroom</b>	\$1,973	9.7%	\$2,164	0.4%	\$2,173	13.3%	\$2,462	0.7%	\$2,478	\$2.85	9.8%	\$3.13	0.0%	\$3.13	13.0%	\$3.53	0.9%	\$3.56
<b>2 Bedroom</b>	\$2,249	14.0%	\$2,564	2.4%	\$2,626	2.4%	\$2,689	3.8%	\$2,791	\$2.54	14.5%	\$2.91	1.9%	\$2.96	2.6%	\$3.04	3.9%	\$3.16
<b>3 Bedroom</b>	\$2,609	17.2%	\$3,057	6.8%	\$3,265	9.6%	\$3,578	-2.5%	\$3,487	\$2.30	17.5%	\$2.70	6.7%	\$2.88	9.5%	\$3.16	-2.7%	\$3.07
<b>Overall</b>	<b>\$2,237</b>	<b>13.7%</b>	<b>\$2,544</b>	<b>2.8%</b>	<b>\$2,615</b>	<b>5.6%</b>	<b>\$2,761</b>	<b>2.0%</b>	<b>\$2,818</b>	<b>\$2.57</b>	<b>13.8%</b>	<b>\$2.92</b>	<b>2.1%</b>	<b>\$2.99</b>	<b>5.9%</b>	<b>\$3.16</b>	<b>2.3%</b>	<b>\$3.23</b>
<b>Weighted Average Vacancy Rate for Dates Indicated Above:</b>									<b>4.03%</b>		<b>3.23%</b>		<b>3.34%</b>		<b>1.73%</b>		<b>1.96%</b>	



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### Current Data for July 2024 - Ojai Valley Market Area

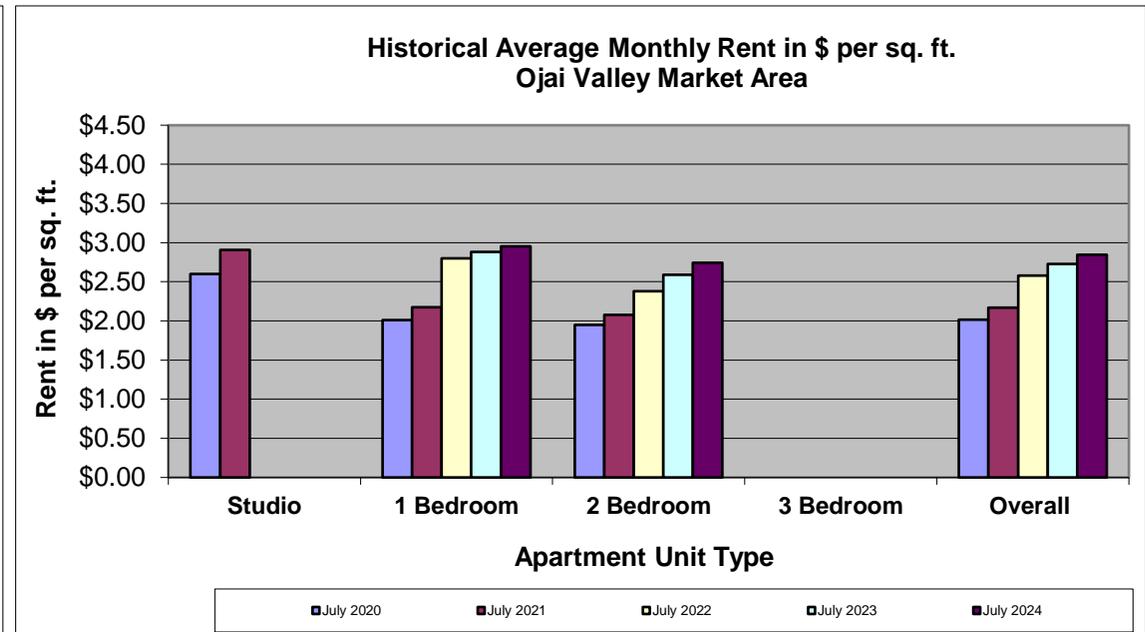
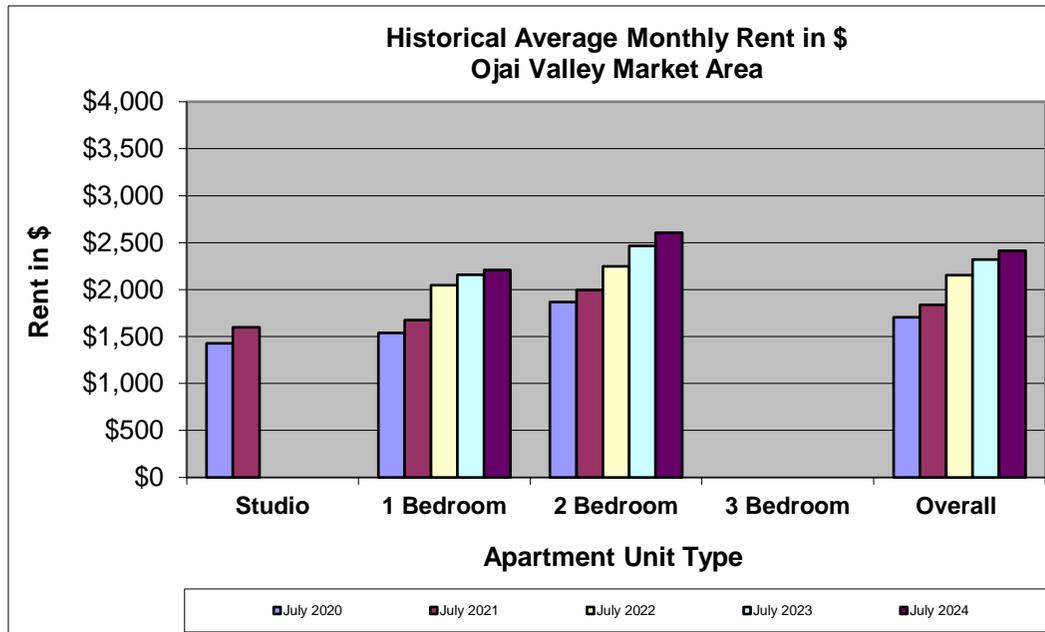
Market Area and General Survey Data	Unit Type	# of Units in Survey	Average Floor Area	Monthly Rent in \$			Monthly Rent in \$ per Sq. Ft.		
				Lowest	Highest	Average	Lowest	Highest	Average
<b>Total Properties Surveyed: 6</b>	<b>Studio</b>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Minimum Property Size: 6 Units</b>	<b>1 Bedroom</b>	64	775 sq ft	\$1,450	\$2,650	\$2,209	\$2.07	\$4.73	\$2.95
<b>Maximum Property Size: 50 Units</b>	<b>2 Bedroom</b>	70	969 sq ft	\$1,650	\$2,995	\$2,604	\$1.45	\$3.52	\$2.74
<b>Average Property Age: 59 Years</b>	<b>3 Bedroom</b>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Weighted Average Vacancy Rate: 4.48%</b>	<b>Overall</b>	<b>134</b>	<b>876 sq ft</b>	<b>\$1,450</b>	<b>\$2,995</b>	<b>\$2,415</b>	<b>\$1.45</b>	<b>\$4.73</b>	<b>\$2.84</b>



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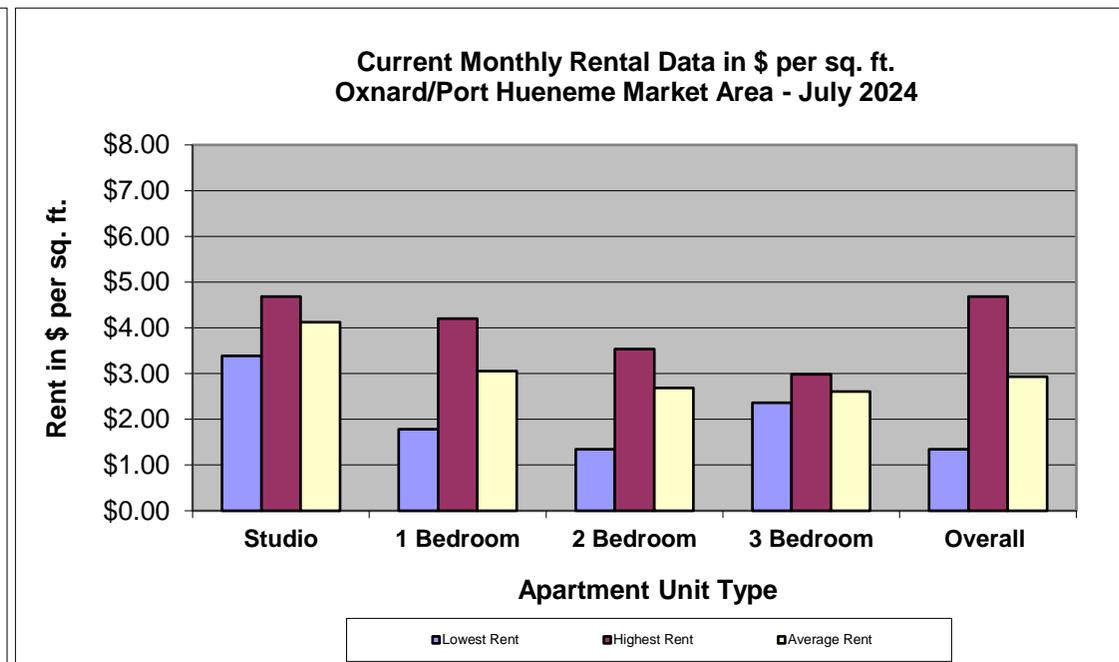
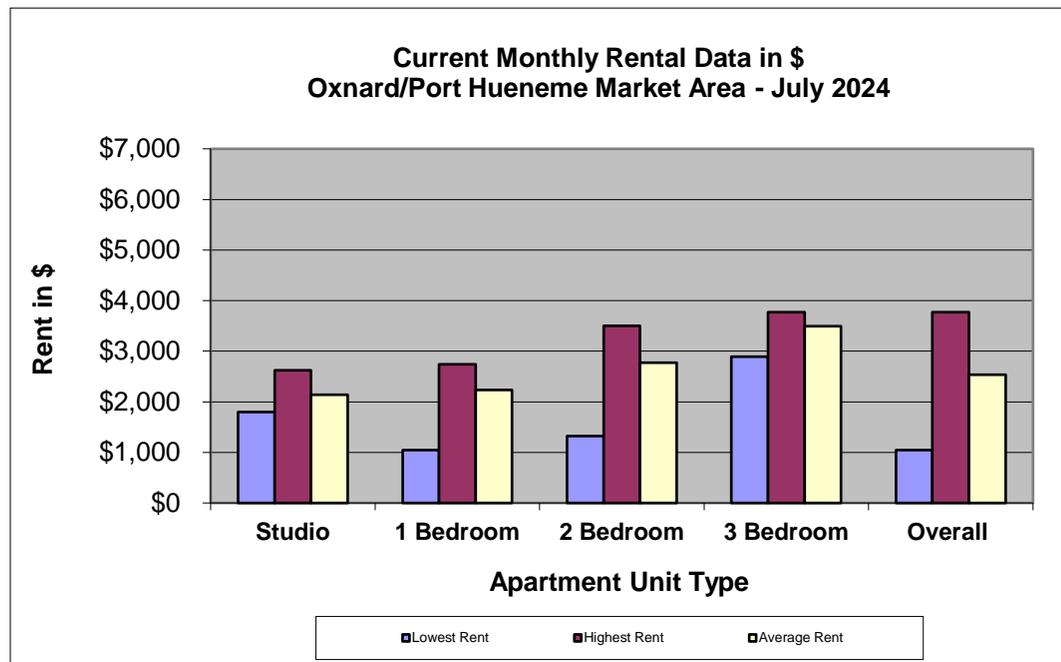
Unit Type	Average Monthly Rent in \$									Average Monthly Rent in \$ per Sq. Ft.								
	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24
Studio	\$1,430	11.9%	\$1,600		n/a		n/a		n/a	\$2.60	11.9%	\$2.91		n/a		n/a		n/a
1 Bedroom	\$1,540	8.9%	\$1,676	22.2%	\$2,048	5.3%	\$2,157	2.4%	\$2,209	\$2.01	8.2%	\$2.17	28.7%	\$2.80	2.9%	\$2.88	2.6%	\$2.95
2 Bedroom	\$1,868	6.8%	\$1,995	12.8%	\$2,249	9.6%	\$2,466	5.6%	\$2,604	\$1.95	6.5%	\$2.08	14.4%	\$2.38	9.0%	\$2.59	5.9%	\$2.74
3 Bedroom	n/a		n/a		n/a		n/a		n/a	n/a		n/a		n/a		n/a		n/a
<b>Overall</b>	<b>\$1,705</b>	<b>7.8%</b>	<b>\$1,838</b>	<b>17.1%</b>	<b>\$2,153</b>	<b>7.7%</b>	<b>\$2,318</b>	<b>4.2%</b>	<b>\$2,415</b>	<b>\$2.01</b>	<b>7.6%</b>	<b>\$2.17</b>	<b>19.0%</b>	<b>\$2.58</b>	<b>5.8%</b>	<b>\$2.73</b>	<b>4.2%</b>	<b>\$2.84</b>
<b>Weighted Average Vacancy Rate for Dates Indicated Above:</b>										<b>2.99%</b>		<b>0.75%</b>		<b>2.99%</b>		<b>0.75%</b>		<b>4.48%</b>



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### Current Data for July 2024 - Oxnard/Port Hueneme Market Area

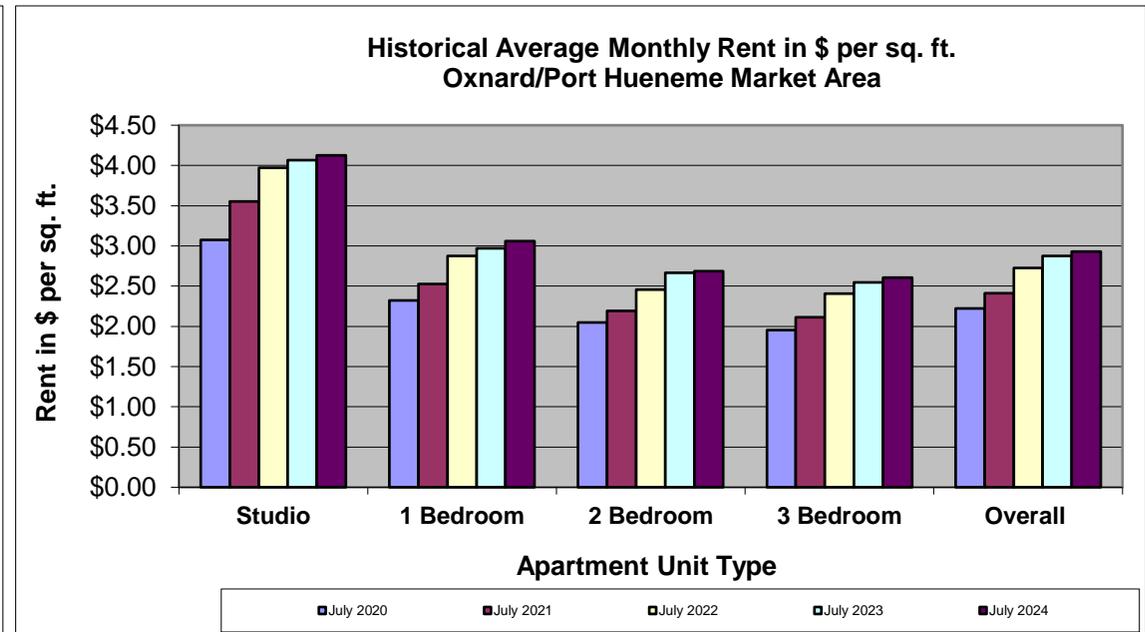
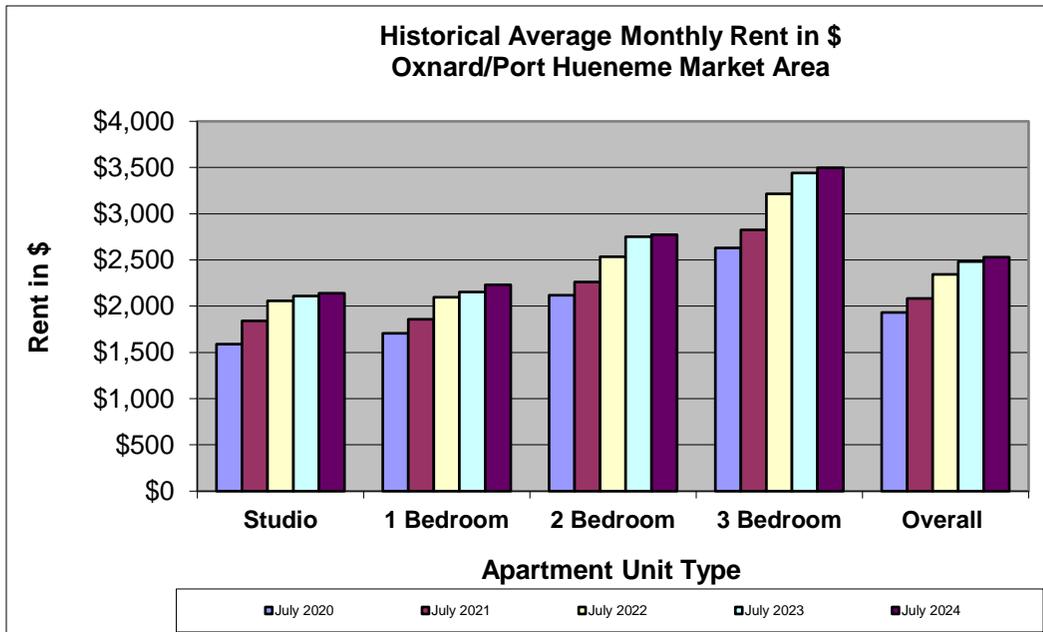
Market Area and General Survey Data	Unit Type	# of Units in Survey	Average Floor Area	Monthly Rent in \$			Monthly Rent in \$ per Sq. Ft.		
				Lowest	Highest	Average	Lowest	Highest	Average
<b>Total Properties Surveyed: 31</b>	<b>Studio</b>	270	519 sq ft	\$1,800	\$2,621	\$2,141	\$3.38	\$4.68	\$4.13
<b>Minimum Property Size: 24 Units</b>	<b>1 Bedroom</b>	1,873	733 sq ft	\$1,045	\$2,739	\$2,231	\$1.79	\$4.20	\$3.06
<b>Maximum Property Size: 404 Units</b>	<b>2 Bedroom</b>	2,082	1,045 sq ft	\$1,325	\$3,500	\$2,775	\$1.35	\$3.54	\$2.69
<b>Average Property Age: 46 Years</b>	<b>3 Bedroom</b>	172	1,354 sq ft	\$2,895	\$3,775	\$3,495	\$2.36	\$2.98	\$2.60
<b>Weighted Average Vacancy Rate: 2.59%</b>	<b>Overall</b>	<b>4,397</b>	<b>892 sq ft</b>	<b>\$1,045</b>	<b>\$3,775</b>	<b>\$2,532</b>	<b>\$1.35</b>	<b>\$4.68</b>	<b>\$2.93</b>



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## Annual Historical Data - Oxnard/Port Hueneme Market Area

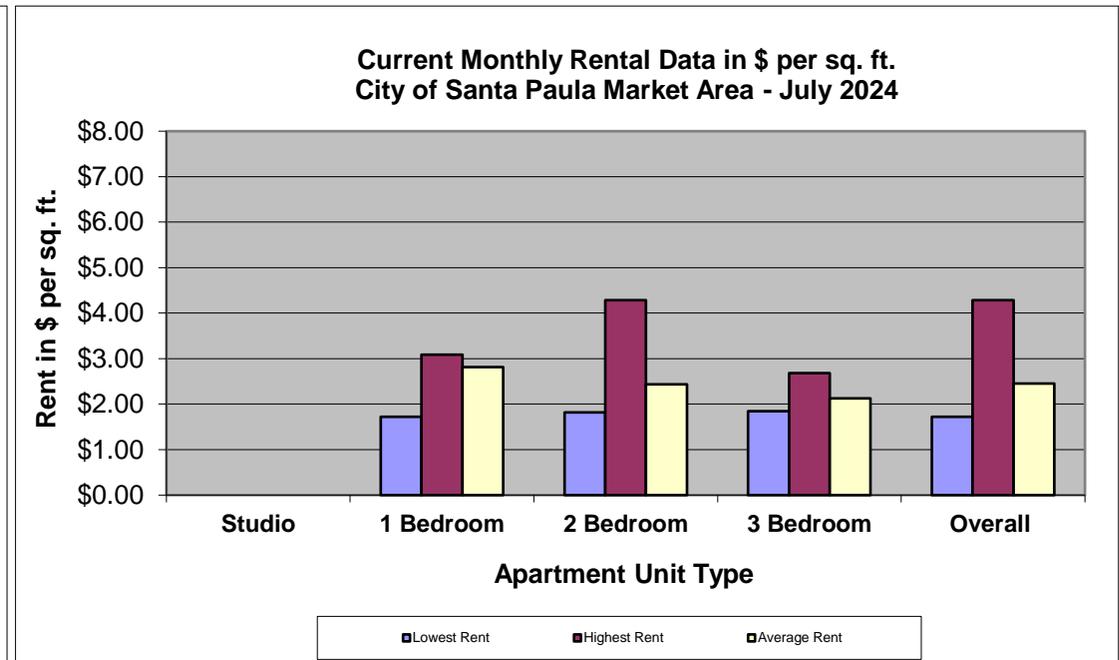
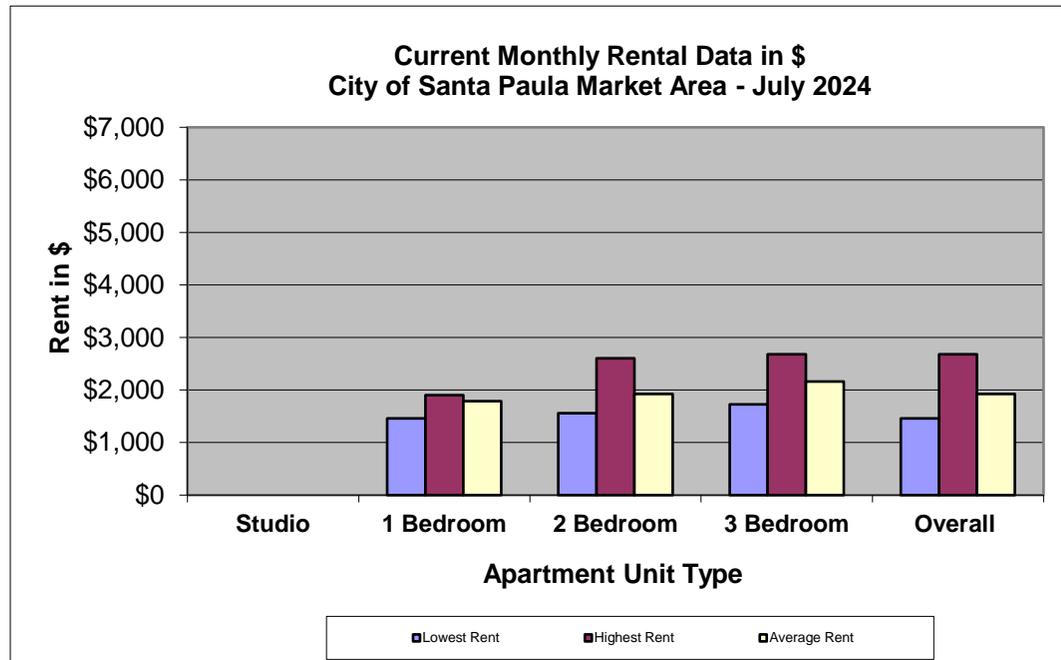
Unit Type	Average Monthly Rent in \$										Average Monthly Rent in \$ per Sq. Ft.								
	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24		Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24
<b>Studio</b>	\$1,592	15.7%	\$1,841	11.8%	\$2,059	2.5%	\$2,110	1.5%	\$2,141		\$3.08	15.5%	\$3.55	11.7%	\$3.97	2.4%	\$4.06	1.5%	\$4.13
<b>1 Bedroom</b>	\$1,709	8.7%	\$1,857	12.9%	\$2,096	2.7%	\$2,153	3.6%	\$2,231		\$2.32	8.7%	\$2.52	13.8%	\$2.87	3.4%	\$2.97	2.9%	\$3.06
<b>2 Bedroom</b>	\$2,119	6.7%	\$2,262	12.1%	\$2,535	8.5%	\$2,750	0.9%	\$2,775		\$2.05	7.0%	\$2.19	12.2%	\$2.46	8.4%	\$2.66	0.9%	\$2.69
<b>3 Bedroom</b>	\$2,631	7.4%	\$2,824	13.9%	\$3,217	7.0%	\$3,442	1.6%	\$3,495		\$1.95	8.2%	\$2.11	13.8%	\$2.41	5.9%	\$2.55	2.2%	\$2.60
<b>Overall</b>	<b>\$1,932</b>	<b>8.0%</b>	<b>\$2,086</b>	<b>12.4%</b>	<b>\$2,346</b>	<b>5.9%</b>	<b>\$2,483</b>	<b>2.0%</b>	<b>\$2,532</b>		<b>\$2.22</b>	<b>8.5%</b>	<b>\$2.41</b>	<b>12.9%</b>	<b>\$2.72</b>	<b>5.6%</b>	<b>\$2.88</b>	<b>1.9%</b>	<b>\$2.93</b>
<b>Weighted Average Vacancy Rate for Dates Indicated Above:</b>										<b>1.69%</b>		<b>0.73%</b>		<b>2.07%</b>		<b>2.47%</b>		<b>2.59%</b>	



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### Current Data for July 2024 - City of Santa Paula Market Area

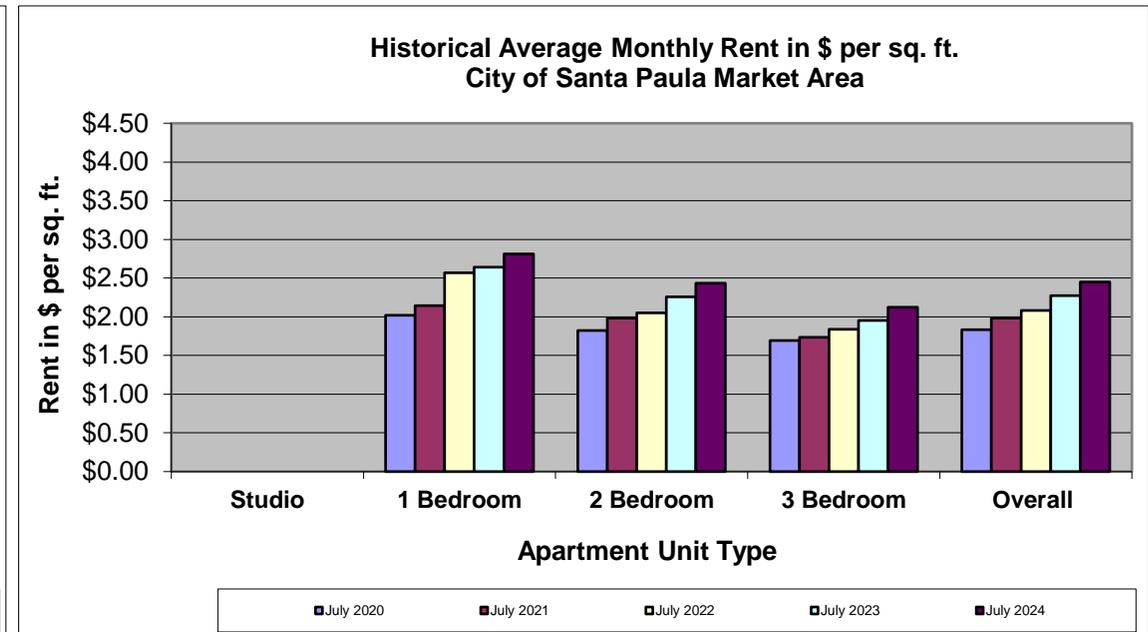
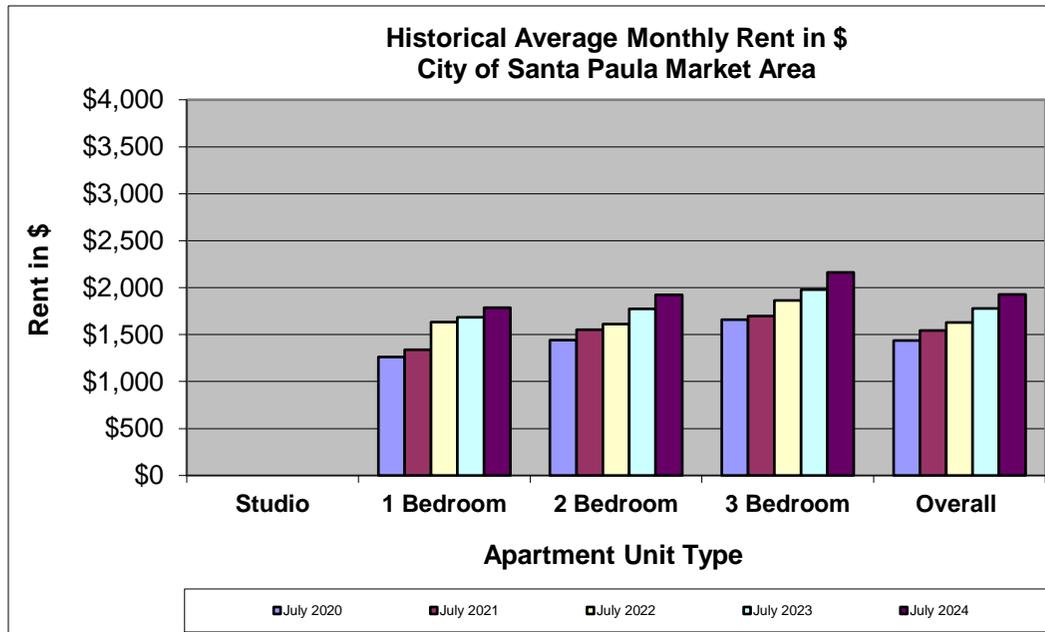
Market Area and General Survey Data	Unit Type	# of Units in Survey	Average Floor Area	Monthly Rent in \$			Monthly Rent in \$ per Sq. Ft.		
				Lowest	Highest	Average	Lowest	Highest	Average
<b>Total Properties Surveyed: 17</b>	Studio	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Minimum Property Size: 4 Units</b>	1 Bedroom	20	650 sq ft	\$1,460	\$1,900	\$1,786	\$1.72	\$3.08	\$2.81
<b>Maximum Property Size: 50 Units</b>	2 Bedroom	202	809 sq ft	\$1,560	\$2,600	\$1,924	\$1.82	\$4.29	\$2.43
<b>Average Property Age: 49 Years</b>	3 Bedroom	14	1,017 sq ft	\$1,730	\$2,682	\$2,162	\$1.84	\$2.68	\$2.12
<b>Weighted Average Vacancy Rate: 1.80%</b>	<b>Overall</b>	<b>236</b>	<b>807 sq ft</b>	<b>\$1,460</b>	<b>\$2,682</b>	<b>\$1,926</b>	<b>\$1.72</b>	<b>\$4.29</b>	<b>\$2.45</b>



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## Annual Historical Data - City of Santa Paula Market Area

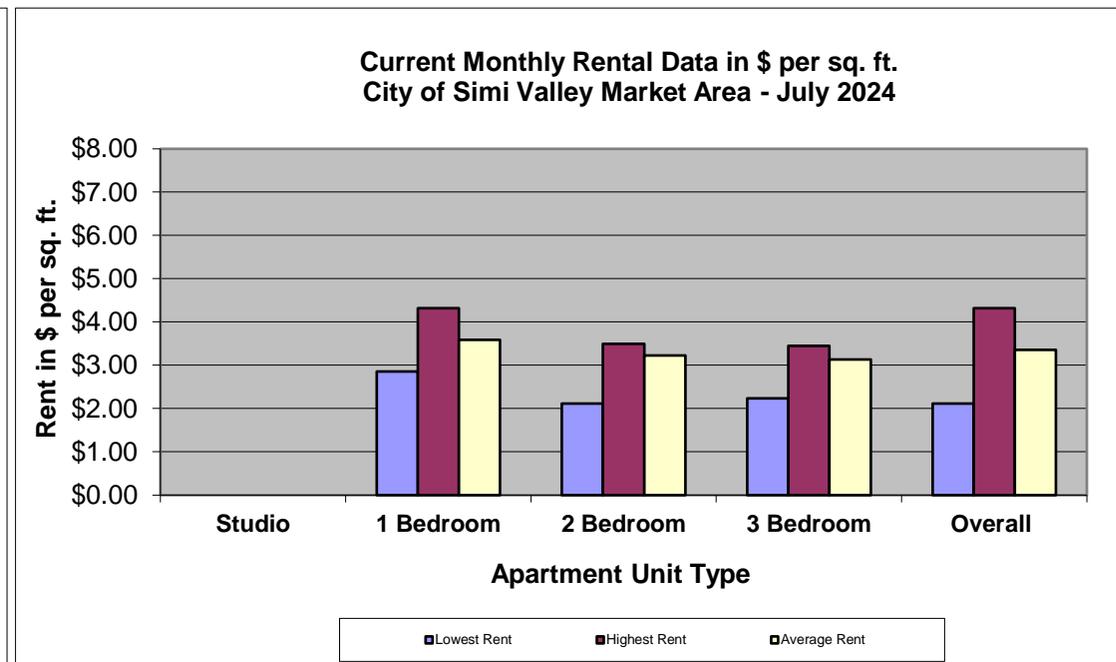
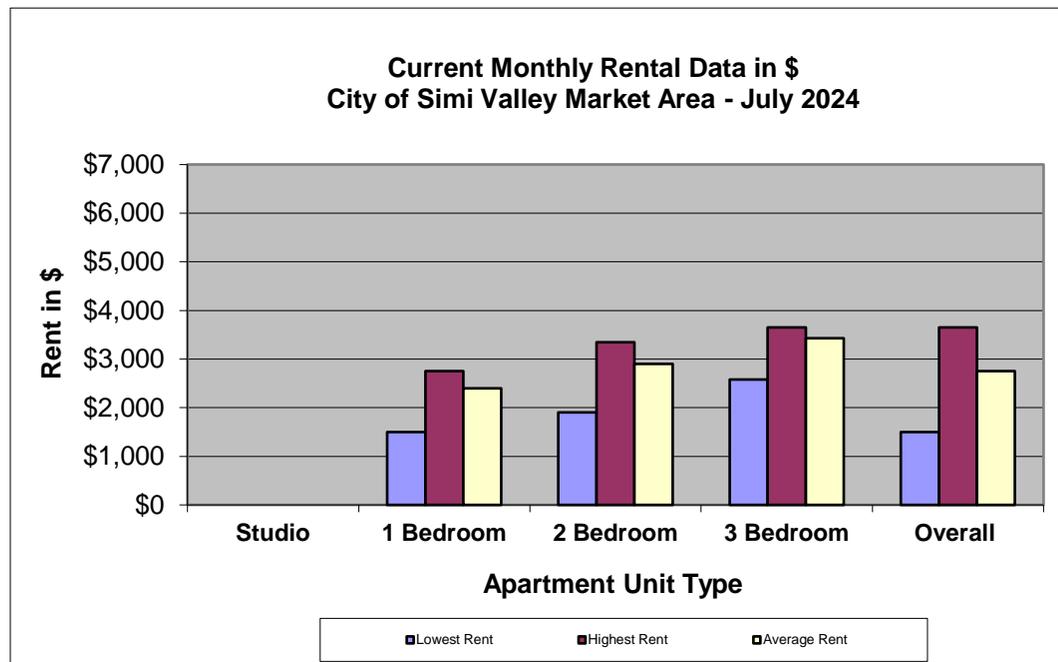
Unit Type	Average Monthly Rent in \$									Average Monthly Rent in \$ per Sq. Ft.								
	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24
<b>Studio</b>	n/a		n/a		n/a		n/a		n/a	n/a		n/a		n/a		n/a		n/a
<b>1 Bedroom</b>	\$1,264	6.1%	\$1,341	21.7%	\$1,633	3.1%	\$1,683	6.1%	\$1,786	\$2.02	6.2%	\$2.14	19.9%	\$2.57	2.8%	\$2.64	6.4%	\$2.81
<b>2 Bedroom</b>	\$1,440	7.7%	\$1,551	4.0%	\$1,614	9.9%	\$1,773	8.5%	\$1,924	\$1.82	8.7%	\$1.98	3.4%	\$2.05	10.0%	\$2.26	7.9%	\$2.43
<b>3 Bedroom</b>	\$1,659	2.4%	\$1,699	9.7%	\$1,864	6.2%	\$1,980	9.2%	\$2,162	\$1.69	2.5%	\$1.73	6.0%	\$1.84	6.2%	\$1.95	8.8%	\$2.12
<b>Overall</b>	<b>\$1,438</b>	<b>7.2%</b>	<b>\$1,542</b>	<b>5.8%</b>	<b>\$1,631</b>	<b>9.0%</b>	<b>\$1,778</b>	<b>8.3%</b>	<b>\$1,926</b>	<b>\$1.83</b>	<b>8.1%</b>	<b>\$1.98</b>	<b>5.2%</b>	<b>\$2.08</b>	<b>9.0%</b>	<b>\$2.27</b>	<b>7.8%</b>	<b>\$2.45</b>
<b>Weighted Average Vacancy Rate for Dates Indicated Above:</b>										<b>1.93%</b>		<b>0.44%</b>		<b>2.21%</b>		<b>2.65%</b>		<b>1.80%</b>



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### Current Data for July 2024 - City of Simi Valley Market Area

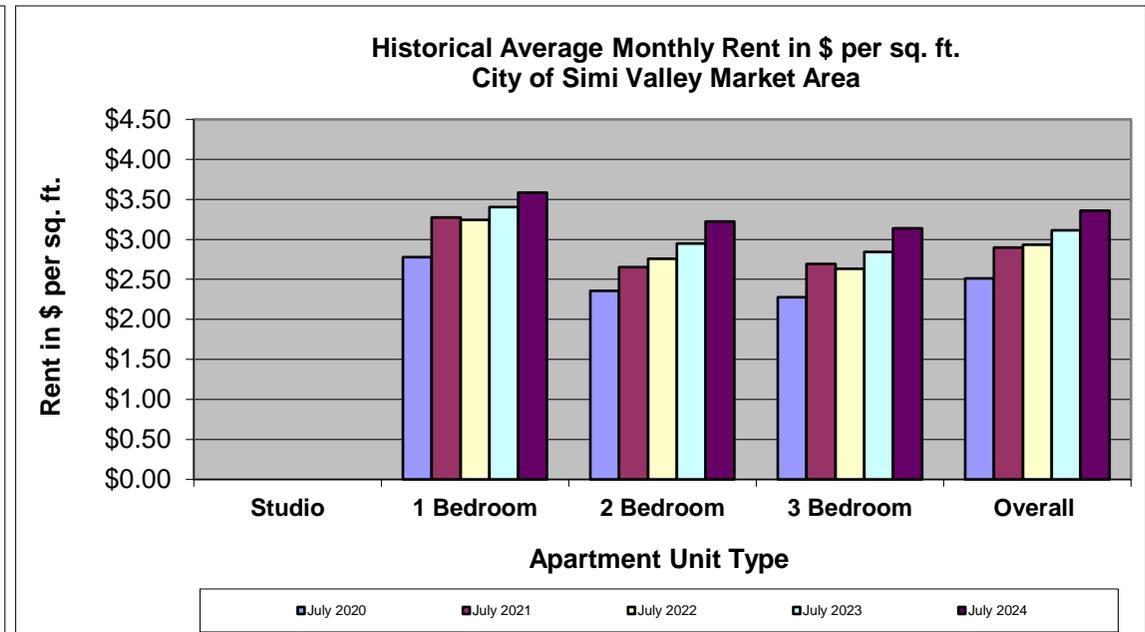
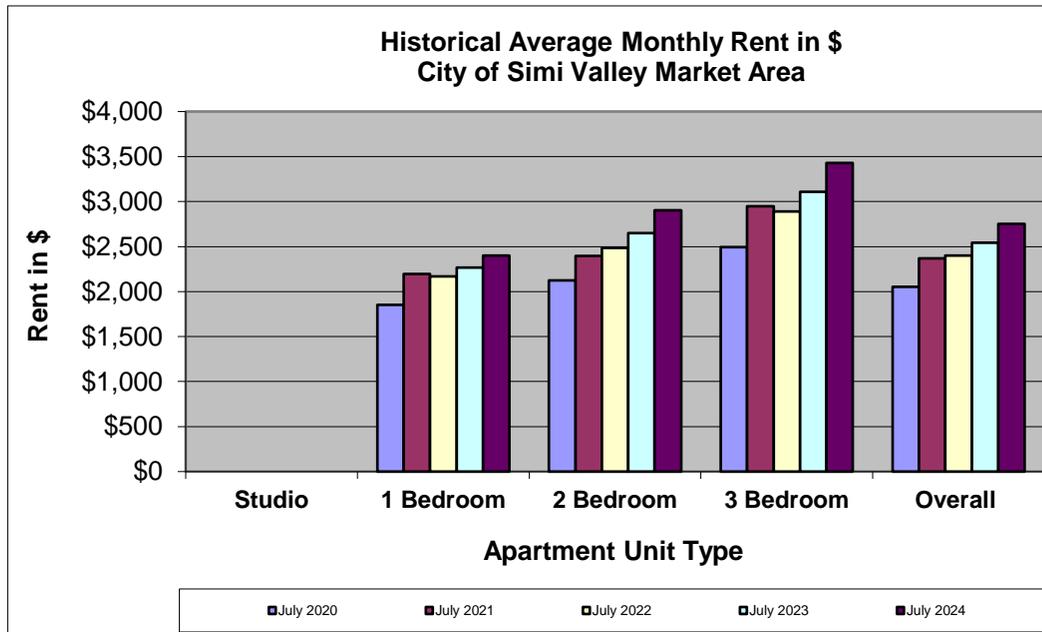
Market Area and General Survey Data	Unit Type	# of Units in Survey	Average Floor Area	Monthly Rent in \$			Monthly Rent in \$ per Sq. Ft.		
				Lowest	Highest	Average	Lowest	Highest	Average
<b>Total Properties Surveyed: 14</b>	Studio	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Minimum Property Size: 84 Units</b>	1 Bedroom	1,330	669 sq ft	\$1,500	\$2,751	\$2,399	\$2.86	\$4.32	\$3.59
<b>Maximum Property Size: 504 Units</b>	2 Bedroom	1,776	902 sq ft	\$1,900	\$3,345	\$2,902	\$2.11	\$3.49	\$3.22
<b>Average Property Age: 40 Years</b>	3 Bedroom	304	1,097 sq ft	\$2,575	\$3,650	\$3,428	\$2.24	\$3.45	\$3.14
<b>Weighted Average Vacancy Rate: 2.58%</b>	<b>Overall</b>	<b>3,410</b>	<b>829 sq ft</b>	<b>\$1,500</b>	<b>\$3,650</b>	<b>\$2,753</b>	<b>\$2.11</b>	<b>\$4.32</b>	<b>\$3.36</b>



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### Annual Historical Data - City of Simi Valley Market Area

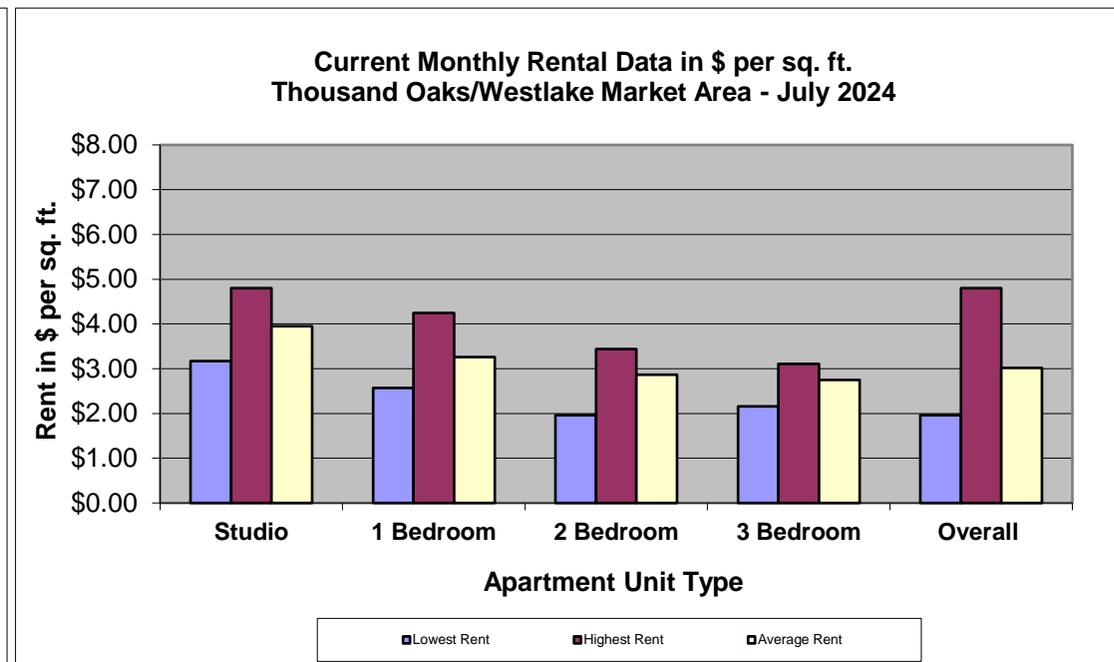
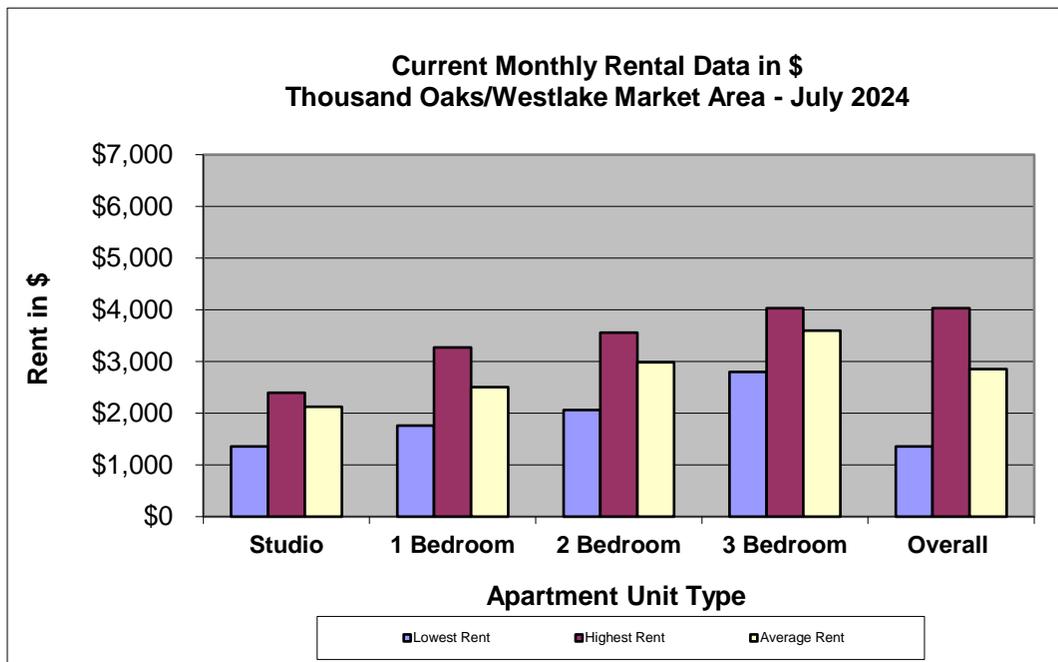
Unit Type	Average Monthly Rent in \$									Average Monthly Rent in \$ per Sq. Ft.								
	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24
Studio	n/a		n/a		n/a		n/a		n/a	n/a		n/a		n/a		n/a		n/a
1 Bedroom	\$1,853	18.4%	\$2,194	-1.1%	\$2,170	4.4%	\$2,266	5.9%	\$2,399	\$2.78	17.8%	\$3.27	-0.8%	\$3.25	4.8%	\$3.40	5.4%	\$3.59
2 Bedroom	\$2,122	12.9%	\$2,396	3.8%	\$2,486	6.5%	\$2,648	9.6%	\$2,902	\$2.36	12.5%	\$2.65	3.9%	\$2.76	6.9%	\$2.95	9.4%	\$3.22
3 Bedroom	\$2,494	18.2%	\$2,947	-1.9%	\$2,890	7.5%	\$3,108	10.3%	\$3,428	\$2.28	18.3%	\$2.69	-2.2%	\$2.63	7.9%	\$2.84	10.5%	\$3.14
<b>Overall</b>	<b>\$2,051</b>	<b>15.4%</b>	<b>\$2,367</b>	<b>1.4%</b>	<b>\$2,400</b>	<b>5.9%</b>	<b>\$2,541</b>	<b>8.3%</b>	<b>\$2,753</b>	<b>\$2.51</b>	<b>15.2%</b>	<b>\$2.90</b>	<b>1.3%</b>	<b>\$2.93</b>	<b>6.1%</b>	<b>\$3.11</b>	<b>7.8%</b>	<b>\$3.36</b>
<b>Weighted Average Vacancy Rate for Dates Indicated Above:</b>										<b>3.18%</b>		<b>0.78%</b>		<b>4.25%</b>		<b>2.52%</b>		<b>2.58%</b>



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### Current Data for July 2024 - Thousand Oaks/Westlake Market Area

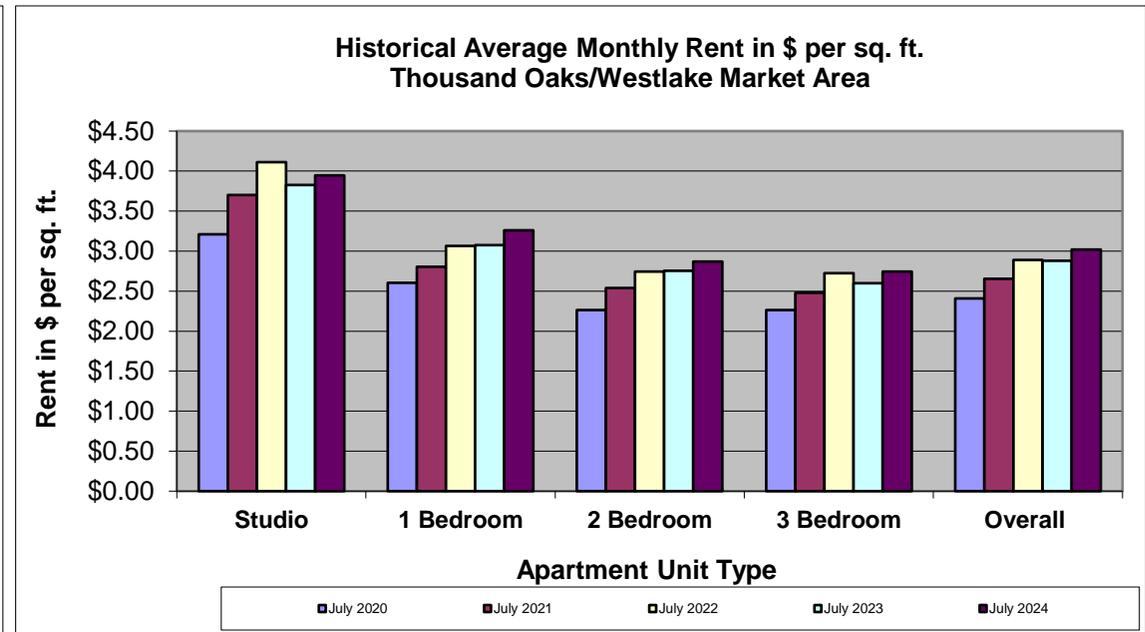
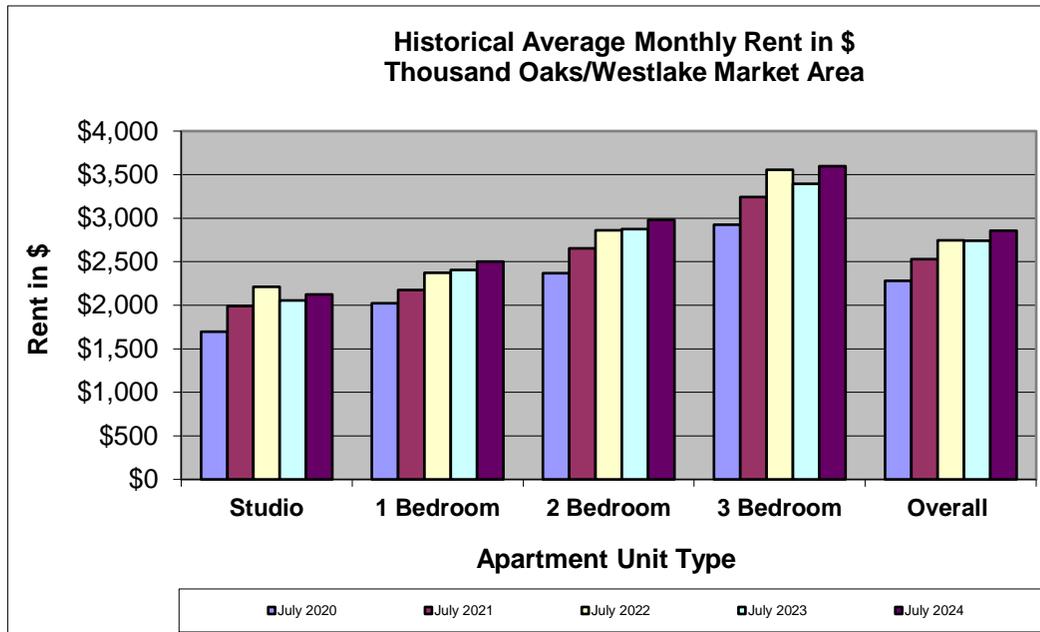
Market Area and General Survey Data	Unit Type	# of Units in Survey	Average Floor Area	Monthly Rent in \$			Monthly Rent in \$ per Sq. Ft.		
				Lowest	Highest	Average	Lowest	Highest	Average
<b>Total Properties Surveyed: 24</b>	<b>Studio</b>	111	539 sq ft	\$1,360	\$2,400	\$2,124	\$3.17	\$4.80	\$3.95
<b>Minimum Property Size: 30 Units</b>	<b>1 Bedroom</b>	1,496	769 sq ft	\$1,760	\$3,274	\$2,503	\$2.57	\$4.24	\$3.26
<b>Maximum Property Size: 608 Units</b>	<b>2 Bedroom</b>	2,343	1,044 sq ft	\$2,060	\$3,556	\$2,982	\$1.96	\$3.44	\$2.87
<b>Average Property Age: 45 Years</b>	<b>3 Bedroom</b>	432	1,321 sq ft	\$2,800	\$4,034	\$3,597	\$2.15	\$3.11	\$2.75
<b>Weighted Average Vacancy Rate: 3.55%</b>	<b>Overall</b>	<b>4,382</b>	<b>964 sq ft</b>	<b>\$1,360</b>	<b>\$4,034</b>	<b>\$2,857</b>	<b>\$1.96</b>	<b>\$4.80</b>	<b>\$3.02</b>



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### Annual Historical Data - Thousand Oaks/Westlake Market Area

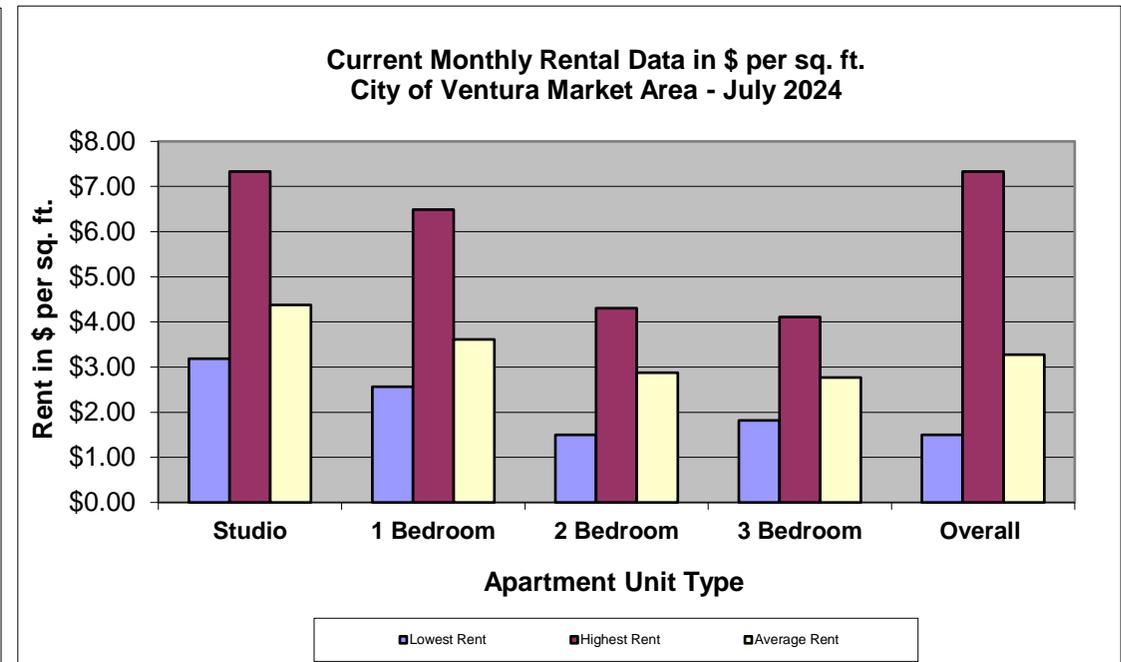
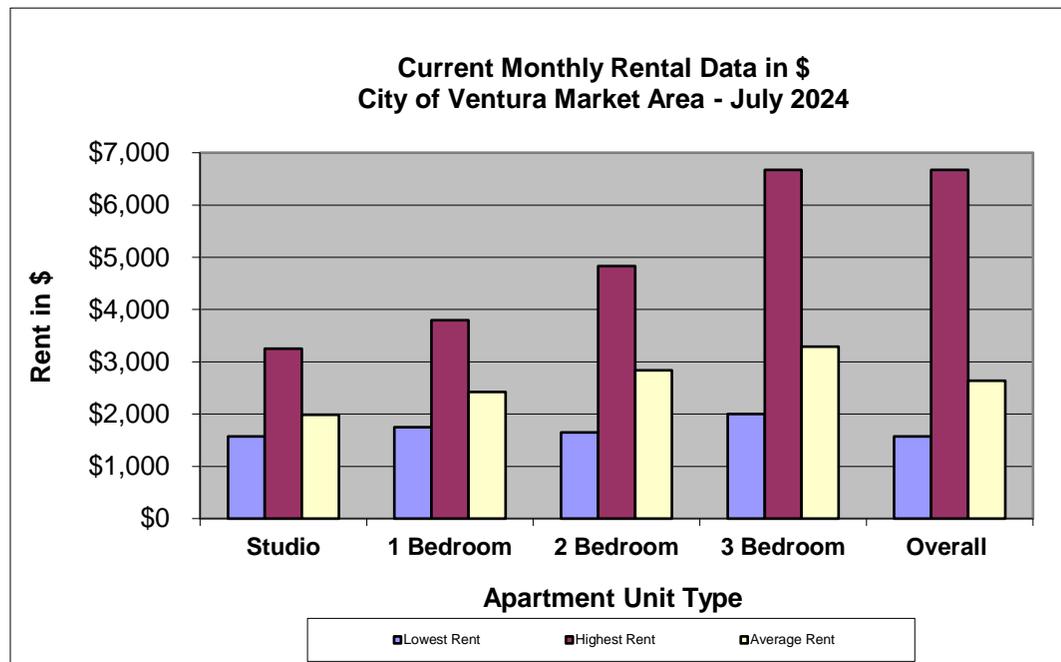
Unit Type	Average Monthly Rent in \$									Average Monthly Rent in \$ per Sq. Ft.								
	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24
<b>Studio</b>	\$1,696	17.3%	\$1,989	11.2%	\$2,213	-7.1%	\$2,057	3.3%	\$2,124	\$3.21	15.3%	\$3.70	11.1%	\$4.11	-6.9%	\$3.83	3.1%	\$3.95
<b>1 Bedroom</b>	\$2,022	7.7%	\$2,177	9.0%	\$2,373	1.3%	\$2,403	4.1%	\$2,503	\$2.61	7.6%	\$2.81	9.2%	\$3.06	0.3%	\$3.07	6.1%	\$3.26
<b>2 Bedroom</b>	\$2,369	12.0%	\$2,655	7.8%	\$2,863	0.4%	\$2,874	3.8%	\$2,982	\$2.26	12.1%	\$2.54	8.0%	\$2.74	0.5%	\$2.76	4.1%	\$2.87
<b>3 Bedroom</b>	\$2,923	11.0%	\$3,244	9.6%	\$3,555	-4.5%	\$3,394	6.0%	\$3,597	\$2.26	9.6%	\$2.48	9.8%	\$2.72	-4.6%	\$2.60	5.7%	\$2.75
<b>Overall</b>	<b>\$2,281</b>	<b>10.9%</b>	<b>\$2,529</b>	<b>8.5%</b>	<b>\$2,743</b>	<b>-0.1%</b>	<b>\$2,740</b>	<b>4.3%</b>	<b>\$2,857</b>	<b>\$2.41</b>	<b>10.3%</b>	<b>\$2.66</b>	<b>8.7%</b>	<b>\$2.89</b>	<b>-0.3%</b>	<b>\$2.88</b>	<b>4.9%</b>	<b>\$3.02</b>
<b>Weighted Average Vacancy Rate for Dates Indicated Above:</b>										<b>3.36%</b>		<b>2.16%</b>		<b>2.90%</b>		<b>3.27%</b>		<b>3.55%</b>



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### Current Data for July 2024 - City of Ventura Market Area

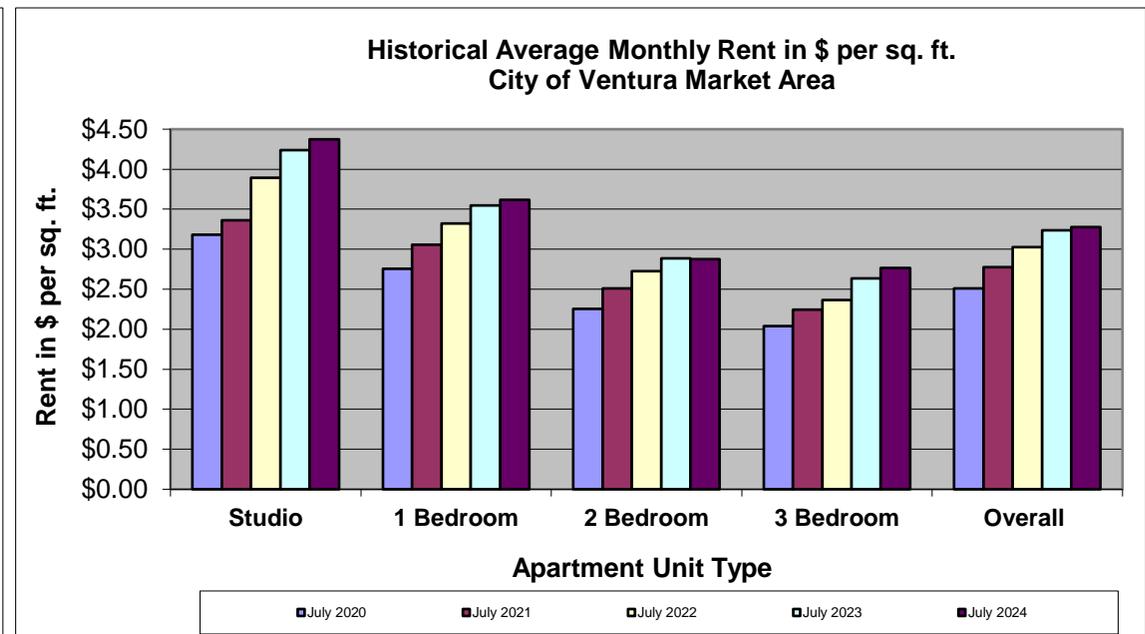
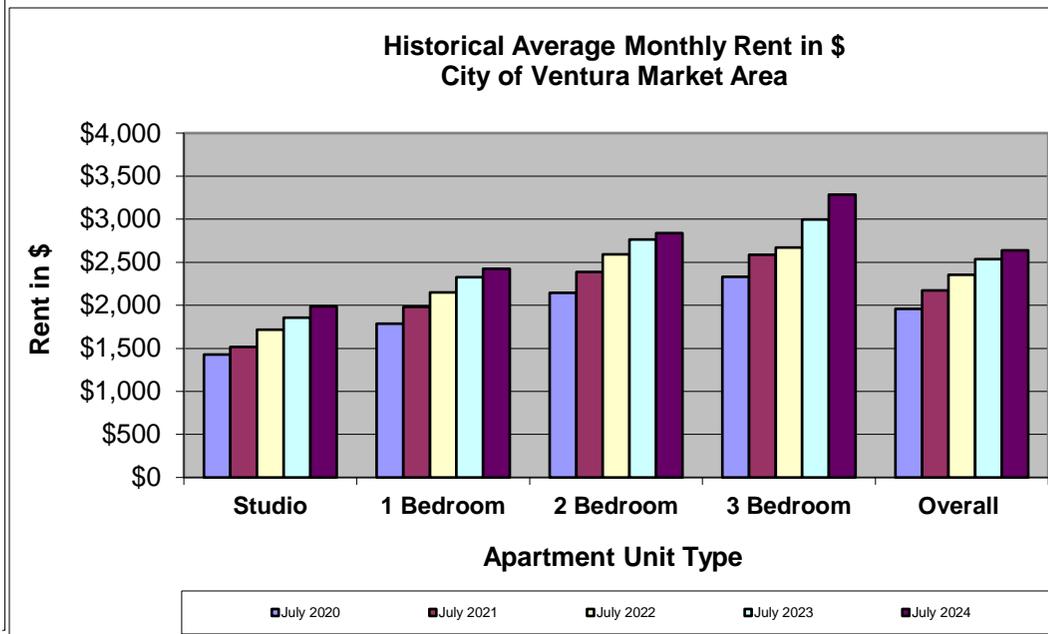
Market Area and General Survey Data	Unit Type	# of Units in Survey	Average Floor Area	Monthly Rent in \$			Monthly Rent in \$ per Sq. Ft.		
				Lowest	Highest	Average	Lowest	Highest	Average
<b>Total Properties Surveyed: 51</b>	<b>Studio</b>	359	462 sq ft	\$1,575	\$3,250	\$1,989	\$3.18	\$7.34	\$4.37
<b>Minimum Property Size: 8 Units</b>	<b>1 Bedroom</b>	1,930	678 sq ft	\$1,750	\$3,795	\$2,426	\$2.56	\$6.49	\$3.62
<b>Maximum Property Size: 400 Units</b>	<b>2 Bedroom</b>	2,179	988 sq ft	\$1,650	\$4,833	\$2,837	\$1.50	\$4.30	\$2.88
<b>Average Property Age: 47 Years</b>	<b>3 Bedroom</b>	335	1,185 sq ft	\$2,000	\$6,670	\$3,288	\$1.82	\$4.11	\$2.77
<b>Weighted Average Vacancy Rate: 3.50%</b>	<b>Overall</b>	<b>4,803</b>	<b>838 sq ft</b>	<b>\$1,575</b>	<b>\$6,670</b>	<b>\$2,640</b>	<b>\$1.50</b>	<b>\$7.34</b>	<b>\$3.28</b>



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## Annual Historical Data - City of Ventura Market Area

Unit Type	Average Monthly Rent in \$									Average Monthly Rent in \$ per Sq. Ft.								
	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24	Jul-20	% ± to	Jul-21	% ± to	Jul-22	% ± to	Jul-23	% ± to	Jul-24
<b>Studio</b>	\$1,427	6.1%	\$1,514	13.5%	\$1,718	8.0%	\$1,856	7.2%	\$1,989	\$3.18	5.6%	\$3.36	15.7%	\$3.89	8.9%	\$4.24	3.3%	\$4.37
<b>1 Bedroom</b>	\$1,784	11.2%	\$1,984	8.4%	\$2,150	8.2%	\$2,327	4.3%	\$2,426	\$2.76	10.9%	\$3.06	8.7%	\$3.32	6.8%	\$3.55	1.9%	\$3.62
<b>2 Bedroom</b>	\$2,144	11.4%	\$2,389	8.6%	\$2,594	6.6%	\$2,764	2.7%	\$2,837	\$2.25	11.3%	\$2.51	8.7%	\$2.73	5.8%	\$2.89	-0.3%	\$2.88
<b>3 Bedroom</b>	\$2,332	10.9%	\$2,586	3.3%	\$2,671	12.2%	\$2,998	9.7%	\$3,288	\$2.04	10.0%	\$2.24	5.4%	\$2.37	11.4%	\$2.63	5.1%	\$2.77
<b>Overall</b>	<b>\$1,958</b>	<b>10.9%</b>	<b>\$2,172</b>	<b>8.5%</b>	<b>\$2,356</b>	<b>7.6%</b>	<b>\$2,536</b>	<b>4.1%</b>	<b>\$2,640</b>	<b>\$2.51</b>	<b>10.5%</b>	<b>\$2.78</b>	<b>9.0%</b>	<b>\$3.03</b>	<b>6.9%</b>	<b>\$3.24</b>	<b>1.3%</b>	<b>\$3.28</b>
<b>Weighted Average Vacancy Rate for Dates Indicated Above:</b>										<b>3.34%</b>		<b>1.48%</b>		<b>3.01%</b>		<b>3.04%</b>		<b>3.50%</b>



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