

This report provides an in-depth comparison of **1234 SE MAIN ST. VANCOUVER WA 98683** and other properties in the area. Powered by RentRange®, this report gives you valuable insight for discerning investment property analysis.

**RENTRANGE ESTIMATE**

**\$ 2036**

**CONFIDENCE SCORE**

**90.0 %**

**EST PROPERTY VACANCY RATE**

**1.80 %**



**TYPE**  
Single Family



**YEAR BUILT**  
1990



**SQ/FT**  
1824



**SQ/FT LOT**  
8124



**BEDS**  
3



**BATHS**  
2.0



**RADIUS SEARCHED**  
0.53 mi.



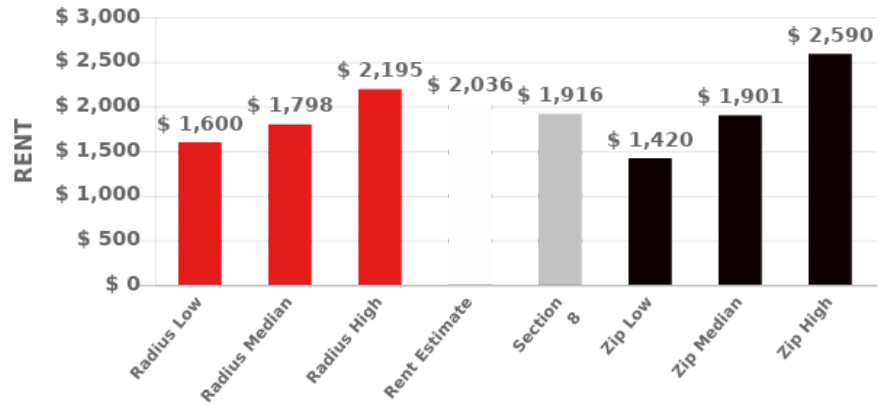
**# OF COMPS**  
20



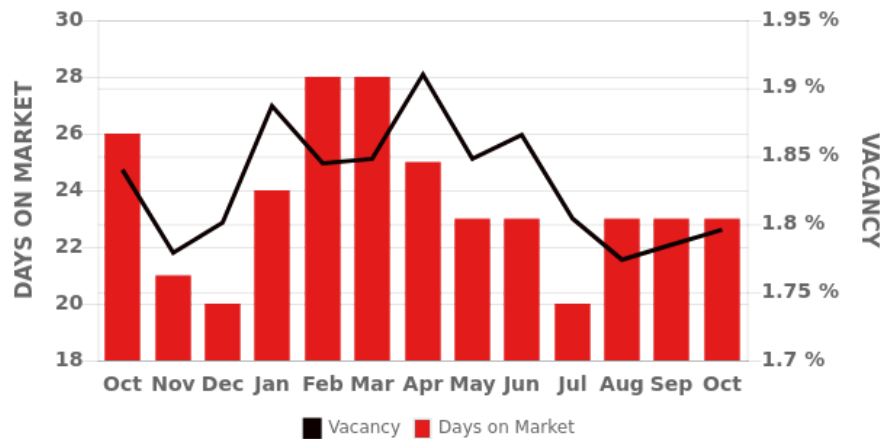
**GLA SQ/FT VS COMPS**  
SMALLER THAN 30 %

Report Date: 12/05/2019 Versions: R34.A3

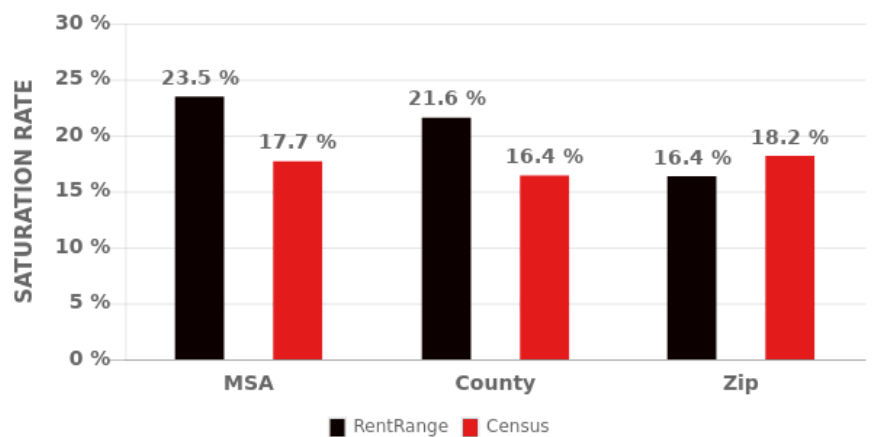
**RENTAL BENCHMARKS**



**DAYS ON MARKET VS VACANCY IN COUNTY**



**RENTAL SATURATION BENCHMARKS**



RentRange® 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. RentRange provides rental data (including rental estimates) to you for your information purposes only. Such rental data is based on limited data sets that may change at any time in our sole discretion. We do not have any obligation to keep the rental data up to date, nor do we make any representation or warranty of any kind, express or implied, as to the completeness, accuracy, reliability, suitability or availability of such rental data or the underlying data sets. The rental data is not intended to constitute, and in fact does not constitute, financial, investment, tax or legal advice. Any reliance on or other use of such rental data by you is at your sole risk. Copyright 2009-2020 RentRange LLC, unauthorized use, duplication, redistribution or disclosure is prohibited by law.

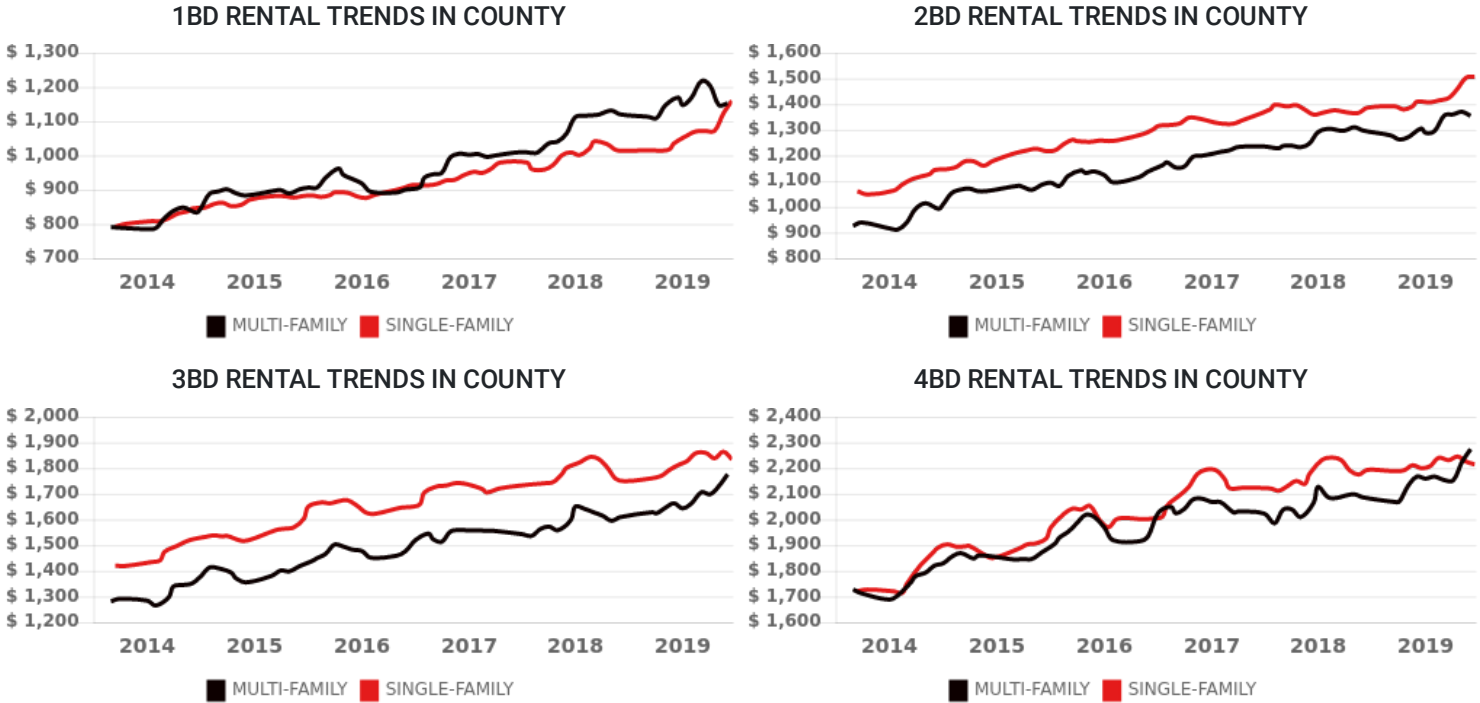
**COMPARABLE FOR-RENT PROPERTIES**

	SQ/FT	Bed	Bath	Dist	Type	Rent
A: 1300 SE BRIARWOOD DR VANCOUVER WA 98683	1,104	3	2	0.38 mi.	Single Family	\$ 1,695
B: 1819 SE 159TH CT VANCOUVER WA 98683	1,698	3	2	0.15 mi.	Single Family	\$ 1,895
C: 17409 SE 22ND ST VANCOUVER WA 98683	1,768	3	2	0.59 mi.	Single Family	\$ 1,850
D: 1401 SE 189TH PL VANCOUVER WA 98683	1,092	3	2	1.28 mi.	Single Family	\$ 1,795
E: 16902 SE 17TH ST VANCOUVER WA 98683	1,350	3	2	0.3 mi.	Single Family	\$ 1,750
F: 12800 SE 7TH ST VANCOUVER WA 98683	892	3	2	1.89 mi.	Apartment	\$ 1,515
G: 1719 SE 169TH AVE VANCOUVER WA 98683	1,190	3	2	0.32 mi.	Single Family	\$ 1,695
H: 17523 SE 16TH CIR VANCOUVER WA 98683	2,006	3	2.5	0.59 mi.	Single Family	\$ 1,995
I: 18413 SE 44TH LN VANCOUVER WA 98683	2,016	3	2	1.67 mi.	Single Family	\$ 1,995
J: 908 SE 153RD AVE VANCOUVER WA 98683	1,080	2	3	0.69 mi.	Multi-Family	\$ 1,550



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**COUNTY RENT TRENDS BY BEDROOM & TYPE**



**MEDIAN HOUSING RENTAL RATES IN VANCOUVER, WA**

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	\$/SQFT
1BD SINGLE-FAMILY in VANCOUVER	\$ 1,162	\$ 1134	854	\$ 1.11
1BD MULTI-FAMILY in VANCOUVER	\$ 1,174	\$ 1134	822	\$ 1.3
2BD SINGLE-FAMILY in VANCOUVER	\$ 1,467	\$ 1325	1,163	\$ 1.11
2BD MULTI-FAMILY in VANCOUVER	\$ 1,358	\$ 1325	969	\$ 1.26
3BD SINGLE-FAMILY in VANCOUVER	\$ 1,865	\$ 1916	1,601	\$ 1.07
3BD MULTI-FAMILY in VANCOUVER	\$ 1,824	\$ 1916	1,298	\$ 1.16
4BD SINGLE-FAMILY in VANCOUVER	\$ 2,242	\$ 2327	2,223	\$ 0.91
4BD MULTI-FAMILY in VANCOUVER	\$ 2,368	\$ 2327	2,223	\$ 0.91

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**AREA GROSS YIELD & RENTAL TRENDS**

**GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES**

ZIP CODES	GROSS YIELD %	MEDIAN RENT
98683	6.15 %	\$ 1,901
98684	6.54 %	\$ 1,876
97230	6.26 %	\$ 1,984
98664	6.43 %	\$ 1,844
97220	6.09 %	\$ 1,996
97218	5.62 %	\$ 2,021
97024	6.69 %	\$ 2,098
98682	6.5 %	\$ 1,853
97213	4.92 %	\$ 2,226
97233	6.69 %	\$ 1,850

**RENTAL TREND SUMMARY**

TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
Zip Code 98683	\$ 28	\$ 48	\$ 70
City of VANCOUVER	\$ 13	\$ 8	\$ 60
County of CLARK	\$ -30	\$ -25	\$ 31
State of WA	\$ -4	\$ 1	\$ -30

**Data Sources**

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrapers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.

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**DATA DICTIONARY**

<b>CENSUS COUNTRY SATURATION</b>	Estimated percentage of renter-occupied units versus owner-occupied units as reported by U.S. Census / American Community Survey within the geography searched. Census estimates rental saturation for 1-4 unit properties and rental saturation for 5+ unit properties. The most recent Census data is from at least 21 months ago.
<b>CONFIDENCE SCORE</b>	Predictor of the accuracy of the final RentRange Rental Estimate based on numerous factors, including location of the subject, its physical characteristics, neighborhood characteristics, market conditions, and the similarity of the comparable properties to the subject property
<b>CUSTOM COUNTY SATURATION</b>	Estimated percentage of renter-occupied units versus owner-occupied units as reported by RentRange within the geography searched. RentRange estimates rental saturation for single-family detached properties only.
<b>CUSTOM COUNTY VACANCY</b>	Estimated vacancy rate as reported by RentRange uses both public and proprietary information within the geography searched. Custom vacancy is for either single-family detached or multi-family depending on the report type.
<b>DAYS ON MARKET</b>	Days on market measures the average number of days the property has been listed for rent in that geography.
<b>DAYS ON MARKET VS. VACANCY CHART IN COUNTY</b>	Left Y axis shows days on market represented by bars, the right Y axis and curve line represent vacancy rate in the given county.
<b>ESTIMATED PROPERTY VACANCY</b>	RentRange's Estimated Property Vacancy is built from our proprietary aggregated analysis of geographic and property specific trends in each subject property's local area.
<b>GROSS LIVING AREA (GLA)</b>	Gross Living Area (GLA) is the total area of finished, above-grade residential space. It is calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. Finished basements and unfinished attic areas are not included in total gross living area.
<b>GROSS YIELD</b>	Gross yield is calculated by dividing the total annual projected gross income by the total property price. $Gross\ yield = \frac{gross\ income}{total\ property\ price}$
<b>HIGH/LOW RADIUS RENT</b>	Rent amount for the top and bottom tenth percentiles in the radius searched for either the single-family detached or multi-family properties.
<b>MEDIAN RADIUS RENT</b>	Median rent amount for all matching comparable rentals within the radius searched.

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<b>METROPOLITAN STATISTICAL AREA (MSA)</b>	Metropolitan statistical areas are geographic entities delineated by the Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A metro area contains a core urban area of 50,000 or more population. Each metro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core. Source: <a href="http://www.census.gov/population/metro">http://www.census.gov/population/metro</a> .
<b>MULTI-FAMILY</b>	Includes apartments, condominiums, townhomes, duplexes, triplexes, and quadruplexes.
<b>PRICE &amp; RENT TREND IN COUNTRY</b>	The left Y axis represents average asking home price in the county, the right Y axis represents asking rent amount, and the X axis details the year for the subject property type and number of bedrooms.
<b>PROPERTY TYPE</b>	If not specified, rental rates for single-family detached homes will be returned.
<b>RADIUS SEARCHED</b>	The distance in 0.5 mile increments of the search radius to return a statistically significant number of comparable rental properties.
<b>RENRANGE RENTAL ESTIMATE</b>	RentRange® Rental Estimate for the subject property using our proprietary algorithm. The Rental Estimate assumes that the property is in average condition compared to the condition of the properties in the radius searched.
<b>SECTION 8</b>	County-level Section 8 rental amount for the number of bedrooms, provided by Housing & Urban Development (HUD).
<b>SINGLE-FAMILY</b>	Stand alone single-family home.

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