

## Rent Radar™ - Rent Report

### Subject Rent

Predicted Range (Monthly)

**\$3,280**  
Low

**\$3,468 - \$3,774**  
Predicted Range

**\$4,010**  
High

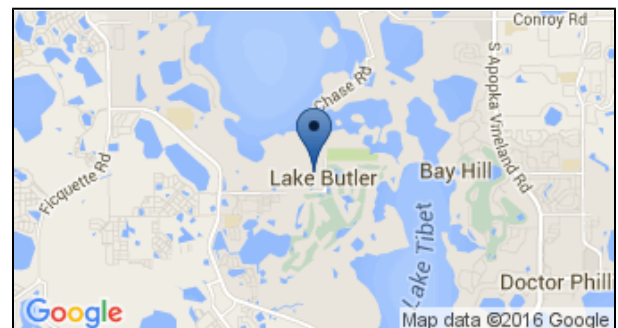
### Rent Probability Distribution



The above graph shows the probability distribution of predicted rents for the Subject Property. The probability distribution reflects the real world, in that estimated rent values are not discrete, but rather a composition of dynamic, correlated variables which produce different likelihoods of occurrence. The boundary rent values (low and high values in shaded area above) are developed using larger geographical territories. The overall "shape" of the probability distribution is an analytical modeling "best fit" with an emphasis on the adjusted rent and associated confidence of each comparable from the Subject Property's neighborhood.

### Property Info

**Address** 6354 Cartmel Ln  
**City** Windermere  
**State** FL  
**Zip** 34786  
**Type** Single-Family Home  
**Bedrooms** 4 or More  
**Bathrooms** 3  
**Square Feet** 3,739



## Comparable Rents

### Neighborhood Comparable Grid

#	Beds	Baths	Sq. Ft.	Dist (Miles)	Same Tract	Asking Rent	Gross Adjustment	Net Adjustment	Adjusted Rent
<b>Subject</b>	<b>4 or More</b>	<b>3</b>	<b>3,739</b>						
A	4	4 (-\$44)	3,470 \$59	0.44	No	\$3,600	2.86% \$103	0.43% \$15	\$3,615
B	4	3 \$0	3,260 \$335	0.58	Yes	\$3,500	9.58% \$335	9.58% \$335	\$3,835
C	4	4 (-\$44)	3,844 (-\$35)	0.21	Yes	\$3,800	2.06% \$78	-2.06% (-\$78)	\$3,722
D	4	4 (-\$44)	3,472 \$59	0.41	No	\$3,700	2.77% \$102	0.41% \$15	\$3,715
E	4	3 \$0	3,030 \$666	0.38	No	\$3,450	19.32% \$666	19.32% \$666	\$4,116
F	4	3 \$0	3,142 \$490	0.42	No	\$3,450	14.19% \$490	14.19% \$490	\$3,940
G	4	4 (-\$44)	4,200 (-\$78)	0.2	Yes	\$3,200	3.82% \$122	-3.82% (-\$122)	\$3,078
H	4	4 (-\$44)	3,709 \$8	0.49	No	\$3,400	1.51% \$51	-1.07% (-\$36)	\$3,364
I	4	3 \$0	2,929 \$97	0.48	No	\$3,900	2.49% \$97	2.49% \$97	\$3,997
J	4	3 \$0	3,014 \$689	0.41	No	\$3,100	22.22% \$689	22.22% \$689	\$3,789

\* Attribute Data Absence or Anomaly

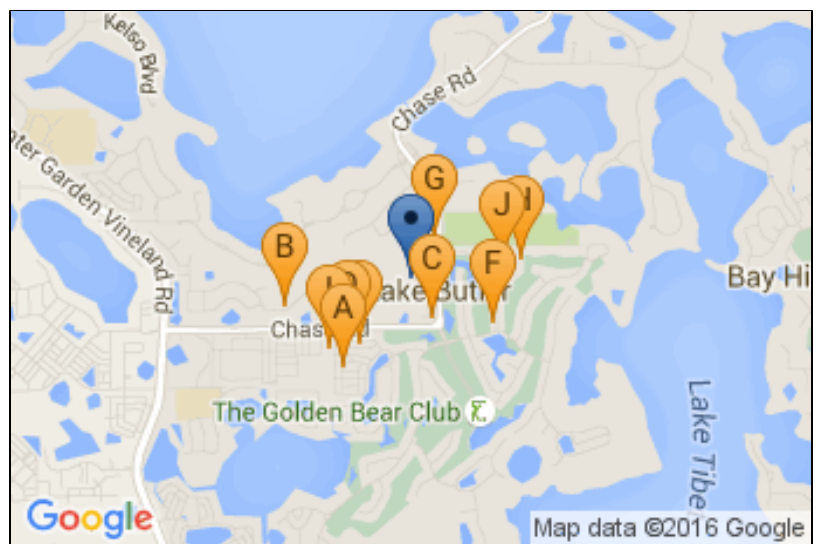
### Area

Radius Searched	1.0 Mile
Comparables Found	43
Subject Size vs. Comps	Larger than 27%
Data Confidence	90%

### Rent Models

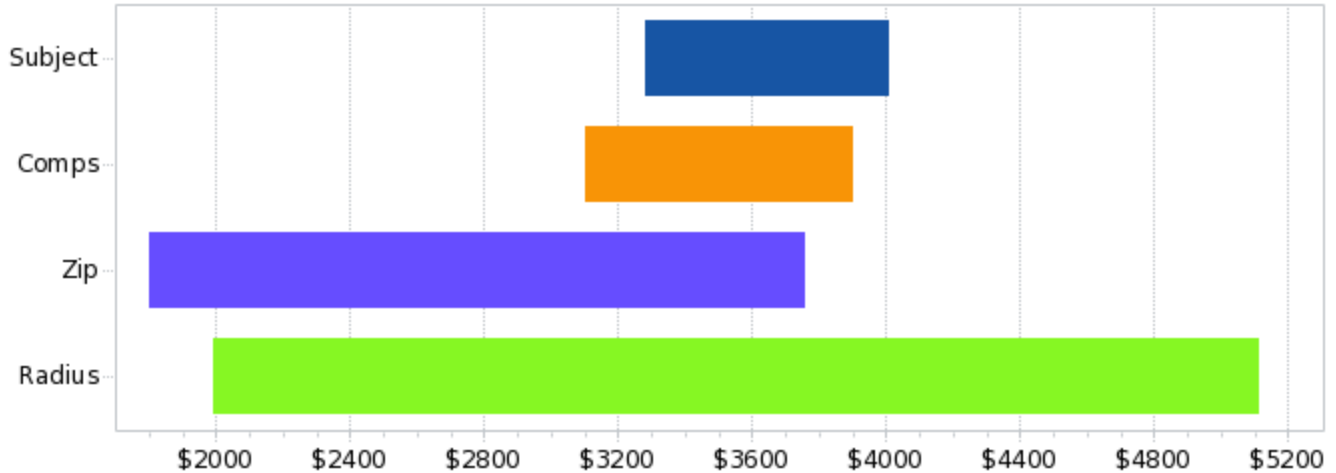
Proximity (Closest)	\$3,709
Attribute (Most Similar)	\$3,604
Probability (Most Likely)	\$3,608
Area Comps (43 in Total)	\$3,580

### Census Tract & Comparables



## Market Rents

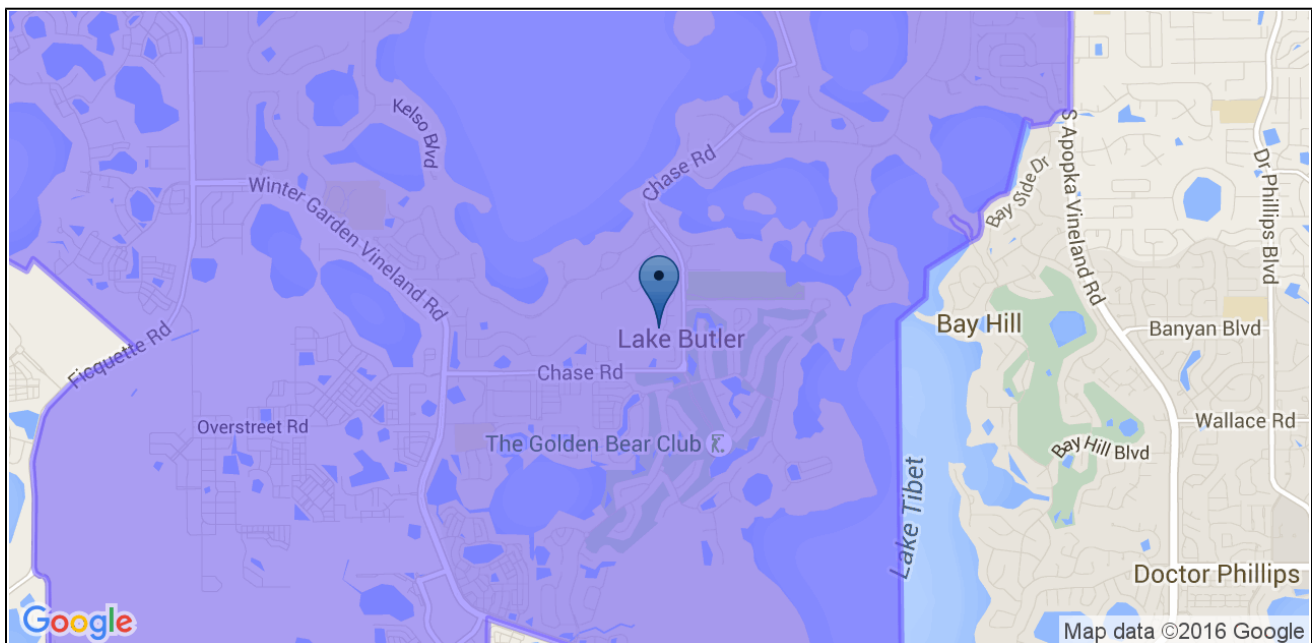
### Rent Profiles



### Market Rent Data

	Low	Median	High	Range
Subject	\$3,280	\$3,470	\$4,010	\$730
Comparables	\$3,100	\$3,470	\$3,900	\$800
Zip	\$1,800	\$2,135	\$3,760	\$1,960
Radius	\$1,995	\$3,300	\$5,115	\$3,120

### Markets Boundary Map (Zip & Radius)



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## Appendix

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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.

Rent models and rental estimates are based on the subject property being in similar condition relative to the comparable properties. Subject property condition, tenant readiness, cleanliness, amenities, appliances, furnishings, visual appeal, and several other factors impact rental values.

Data services provided by RentRange.com.

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### Neighborhood Comparable Grid Address Legend

#	Subject Address
A	11416 S Camden Commons Dr, Windermere, FL 34786
B	11151 Ledgeant Ln, Windermere, FL 34786
C	6527 Cartmel Ln, Windermere, FL 34786
D	11861 Camden Park Dr, Windermere, FL 34786
E	11917 Camden Park Dr, Windermere, FL 34786
F	6078 Caymus Loop, Windermere, FL 34786
G	6245 Cartmel Ln, Windermere, FL 34786
H	5903 Caymus Loop, Windermere, FL 34786
I	11806 Camden Park Dr, Windermere, FL 34786
J	5832 Caymus Loop, Windermere, FL 34786