


Daily Pricing and You: How AI is hindering good market data


1 Bedroom
🛏️ 1 Bed 🚿 1 Bath
🏠 1,187 Sq. Ft.
3 Available



Starting at **\$1,628**

AVAILABILITY


2 Bedroom
🛏️ 2 Bed 🚿 2 Bath
🏠 1,476 Sq. Ft.
2 Available



Starting at **\$1,663**

AVAILABILITY

3 Bedroom
🛏️ 3 Bed 🚿 2 Bath
🏠 1,476 Sq. Ft.
4 Available



Starting at **\$1,686**

AVAILABILITY

- Website rents should ALWAYS be reconfirmed.
- Are there premiums or utilities included in website rent?
- Is the website rent a look-and-lease or “marketing ploy?”

Adjustment	WEBSITE & BIG DATA ONLY			IN-PERSON DISCUSSION		
	D. Comparable Property No. 3 (address)			D. Comparable Property No. 3 (address)		
1. Unit Type	Solamere Grand Apartments			Solamere Grand Apartments		
Two Bedroom	1081 Solamere Drive			1081 Solamere Drive		
Address	Titusville			Titusville		
City	Data	Adjustments		Data	Adjustments	
Characteristics		-	+		-	+
4. Type of Project/Stories	G/3			G/3		
6. Project Occupancy %	93%	(\$24.81)		93%	(\$24.81)	
8. Year Built	2017		\$150	2017		\$150
9. Sq. Ft. Area	1,476	(\$87.75)		1,451	(\$81.50)	
10. Number of Bedrooms	2.0			2.0		
11. Number of Baths	2.0			2.0		
12. Number of Rooms	6.0			6.0		
13. Balc/Terrace/Patio/Sunroom	Yes			Yes		
14. Garage or Carport	No			No		
15. Equipment						
17. Storage	Yes	(\$2.00)		Yes	(\$2.00)	
	P	(\$5.00)		P	(\$5.00)	
20. Unit Rent per Month	\$1,663			\$1,775		
21. Total Adjustment		\$75.44			\$81.69	
22. Indicated Rent	\$1,738.44			\$1,856.69		
23. Correlated Subject Rent						