SAMPLE — WATTS RENTAL VALUE SCHEDULE

Redacted illustrative format. Not an appraisal. Subject and comp identifiers removed.

SUBJECT

4 bed / 2 bath · 1,250 sf · built 1954 · 6,240 sf lot · 2-car garage · Redlands, CA

METHOD

Executed leases only. Trailing 12 months ending July 18 each year. 4-bed preferred; 3–5 bed fallback where inventory was thin. Adjustments for GLA, age, bedroom count, location, condition, and market change.

Period	Status	Adjusted rent	Indicated range	Annual range
7/18/2018–7/18/2019	Strict	$1,630–$1,827	$1,650–$1,825	$19,800–$21,900
7/18/2019–7/18/2020	Strict-plus	$1,744–$2,234	$1,950–$2,225	$23,400–$26,700
7/18/2020–7/18/2021	Strict-plus	$2,029–$2,574	$2,050–$2,575	$24,600–$30,900
7/18/2021–7/18/2022	Strict	$2,150–$2,453	$2,150–$2,450	$25,800–$29,400
7/18/2022–7/18/2023	Strict-plus	$2,538–$2,738	$2,550–$2,750	$30,600–$33,000
7/18/2023–7/18/2024	Strict-plus	$2,339–$2,675	$2,350–$2,675	$28,200–$32,100
7/18/2024–7/18/2025	Strict	$2,450–$2,878	$2,450–$2,875	$29,400–$34,500
7/18/2025–7/18/2026	Strict	$2,930–$2,978	$2,930–$2,975	$35,160–$35,700
7/18/2026–trial date	Partial	—	TBD	TBD

Indicated central monthly values: 2018 $1,750 · 2019 $2,100 · 2020 $2,300 · 2021 $2,300 · 2022 $2,650 · 2023 $2,500 · 2024 $2,700 · 2025 $2,950 · 2026 $2,775.

The final partial period runs from July 18, 2026 through the actual trial date. Trial is currently set for December 8 or 10, 2026; a motion to continue is pending. Condition is unverified and no condition adjustment is applied in this sample.

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