

Breakdown of Class A – D Properties

Class A

- Premier/Luxury
- Most expensive per unit
 - Typically, \$150,000 or up per unit
- Newest and most modern
 - Constructed within the past 10 years
 - Properties over 10 years have been substantially renovated and updated
- High-quality and modern construction
- Energy efficient
- Excellent Location
- Amenities
 - Pool, gym, attractive office



Class B

- Serves middle-income tenants
- Can vary greatly
- Constructed within the last 15-40 years
- Very good functionality
- Little deferred maintenance
- Good quality modern construction
- Good quality landscaping
- Located in stable neighborhoods
- Often has amenities



Class C

- Constructed within the last 40-50 years
- Average to low functionality
- Typically outdated and in need of remodeling
- Limited, if any, amenities
- Location could be in a stable or declining area
- Typically, good rental rates
- Average vacancy
- Average appreciation



Class D

- Slum lord properties
- Violence, drugs, prostitution
- Constructed in the last 40-100 years
- Extreme functional obsolescence
- Poor construction with poor materials
- Poor condition
- Bad location in roughest parts of town
- No amenities

