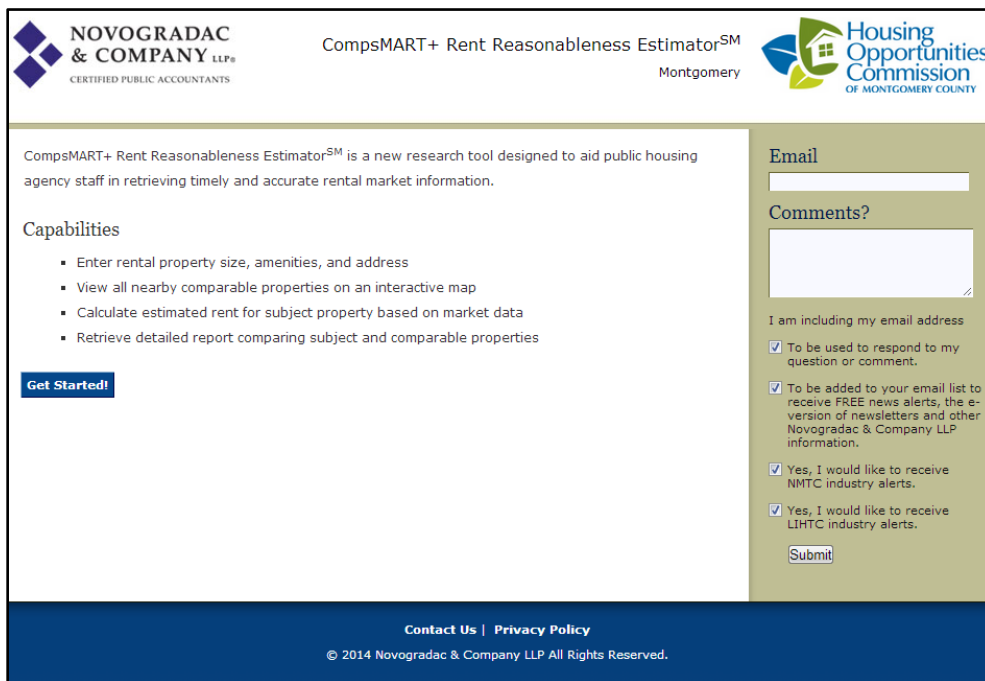


Landlord Listing Service

This website is designed for Landlords in Montgomery County, MD to assess a reasonable rent for their units. The system uses a mathematical regression which values size and amenities to model rent.

Instructions

1. Create a username. An email will be sent to you (make sure it isn't sent to your spam filter).
2. Click "Get Started"
- 3.



The screenshot shows the website interface for the CompsMART+ Rent Reasonableness Estimator. At the top, there are logos for Novogradac & Company LLP, the Housing Opportunities Commission of Montgomery County, and the text "CompsMART+ Rent Reasonableness EstimatorSM Montgomery".

The main content area includes a description: "CompsMART+ Rent Reasonableness EstimatorSM is a new research tool designed to aid public housing agency staff in retrieving timely and accurate rental market information."

Under the heading "Capabilities", there is a list of features:

- Enter rental property size, amenities, and address
- View all nearby comparable properties on an interactive map
- Calculate estimated rent for subject property based on market data
- Retrieve detailed report comparing subject and comparable properties

A blue "Get Started!" button is located below the capabilities list.


On the right side, there is a form section titled "Email" with an input field. Below it is a "Comments?" section with a text area. Underneath the comments area, there is a section titled "I am including my email address" with three checked checkboxes:

- To be used to respond to my question or comment.
- To be added to your email list to receive FREE news alerts, the e-version of newsletters and other Novogradac & Company LLP information.
- Yes, I would like to receive NMTTC industry alerts.
- Yes, I would like to receive LIHTC industry alerts.

A "Submit" button is located at the bottom of the form section.


At the bottom of the page, there is a dark blue footer with the text "Contact Us | Privacy Policy" and "© 2014 Novogradac & Company LLP All Rights Reserved."

5. Fill in the address, city, and state of the unit. Following entry of address, hit “Get Square Footage”. This looks up the square footage against the Montgomery County Assessor’s office.



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CompsMART+ Rent Reasonableness EstimatorSM
Montgomery



**Housing
Opportunities
Commission**
OF MONTGOMERY COUNTY

Enter address

[Clear Address](#)

Street Address

City, State

Zip

Requested Rent

Building Type

Bedrooms

Baths

Square Feet

Den

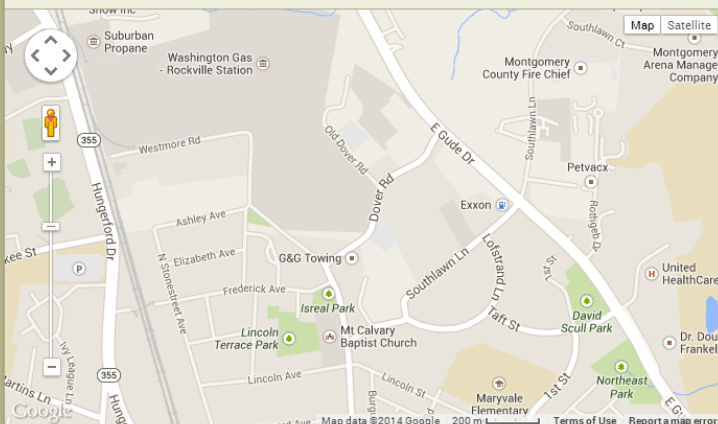
Balcony/Patio Amenity

Hardwood

Upgraded Kitchen

Utilities	Utility Type	Included In Rent
Cooking	<input type="text" value="gas"/>	<input type="text" value="No"/>
Heat	<input type="text" value="gas"/>	<input type="text" value="No"/>
Hot Water	<input type="text" value="gas"/>	<input type="text" value="No"/>
Electricity	N/A	<input type="text" value="No"/>
Water	N/A	<input type="text" value="No"/>
Sewer	N/A	<input type="text" value="No"/>
Trash Removal	N/A	<input type="text" value="Yes"/>
Landlord Provided Stove		<input type="text" value="Yes"/>
Landlord Provided Refrigerator		<input type="text" value="Yes"/>
Residential Services Coordinator		<input type="text" value="No"/>
Utility Allowance Year		<input type="text" value="2012"/>

Montgomery



Map data ©2014 Google 200 m

7. Fill in all amenities then click “View Comps”, which maps comparable on screen.

Enter address

Clear Address
Get Square Footage

Street Address: 4520 East West H # Suite
City, State: Bethesda, MD
Zip: 20814

Requested Rent:

Building Type: Garden

Bedrooms: 3
Baths: 1.0
Square Feet: 1200

Den:

Balcony/Patio Amenity:

Hardwood:

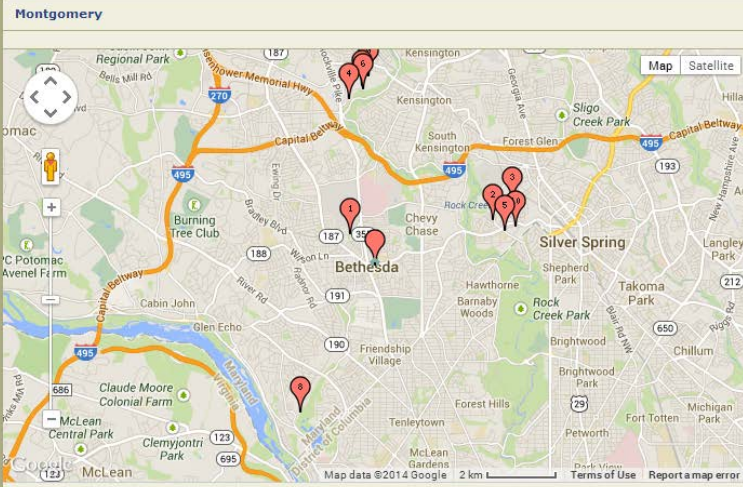
Upgraded Kitchen:











Utilities	Utility Type	Included In Rent
Cooking	gas	No
Heat	gas	No
Hot Water	gas	No
Electricity	N/A	No
Water	N/A	No
Sewer	N/A	No
Trash Removal	N/A	Yes
Landlord Provided Stove		Yes
Landlord Provided Refrigerator		Yes
Residential Services Coordinator		No
Utility Allowance Year		2012

Generate Report
View List of Comps

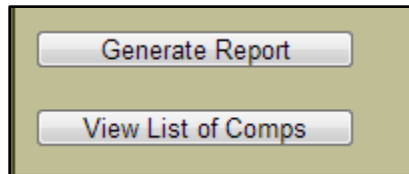
Selected Comps for Reports

Montgomery



		<p>Cambridge Square Apartments (0.8 miles) 4909 Battery Lane Bethesda, MD 20814</p> <p>3BR / 1BA / 1,200sf / \$1,595</p> <p>No Photo Available</p> <p>Add to Report</p>
		<p>Rollingwood Apartments (2.7 miles) 2535 Ross Road Silver Spring, MD 20910</p> <p>3BR / 1BA / 1,100sf / \$1,938</p> <p>No Photo Available</p> <p>Add to Report</p>
		<p>Paddington Square (3.2 miles) 8800 Lanier Drive Silver Spring, MD 20910</p> <p>3BR / 1BA / 1,010sf / \$1,688</p> <p>No Photo Available</p> <p>Add to Report</p>
		<p>(2.9 miles) 10317 Montrose Ave #m-202 Bethesda, MD 20814</p> <p>2BR / 1BA / 842sf / \$1,650</p> <p>No Photo Available</p> <p>Add to Report</p>
		<p>(2.9 miles) 2402 Colston Dr #c-201 Silver Spring, MD 20910</p> <p>2BR / 1BA / 1,100sf / \$1,600</p> <p>No Photo Available</p> <p>Add to Report</p>

8. Click “Generate Report”



9. A PDF report generates that contains the Estimated Rent. That rent is highlights in black.



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Montgomery HOC Rent Comparison

January 9, 2014

	Subject 4520 East West Hwy, #suite 615 Bethesda, Maryland 20814	Comp# 1 Cambridge Square Apartments 4909 Battery Lane Bethesda, MD 20814	Comp# 2 Rollingwood Apartments 2535 Ross Road Silver Spring, MD 20910	Comp# 3 Paddington Square 8800 Lanier Drive Silver Spring, MD 20910			
	Data	Data	Adj (\$)	Data	Adj (\$)	Data	Adj (\$)
Concessed Asking Rent			\$1,595		\$1,938		\$1,688
Distance (mi)		0.8		2.7		3.2	
2011 Med. Household	\$110,334	\$128,764	\$72	\$69,295	(-\$160)	\$69,295	(-\$160)
2010 Med. Home Value	\$680,825	\$592,996	\$97	\$470,706	\$231	\$470,706	\$231
Income/Home Interaction			(-\$6)		\$191		\$191
Building Type	Garden	Garden	\$0	Garden	\$0	Garden	\$0
Bedrooms	3	3	\$0	3	\$0	3	\$0
Baths	1	1	\$0	1	\$0	1	\$0
Bed Bath Interaction			\$0		\$0		\$0
Square Feet	1,200	1,200	\$0	1,100	\$63	1,010	\$121
Den	N	N	\$0	N	\$0	N	\$0
Balcony/Patio Amenity	Y	N	\$11	N	\$11	N	\$11
Hardwood	Y	N	\$75	N	\$75	N	\$75
Upgraded Kitchen	N	Y	(-\$75)	N	\$0	Y	(-\$75)
Cooking util. (included)	N	Y	(-\$9)	N	\$0	Y	(-\$9)
Heat util. (included)	N	Y	(-\$68)	N	\$0	N	\$0
Hot Water util. (included)	N	Y	(-\$19)	N	\$0	Y	(-\$19)
Electricity util. (included)	N	N	\$0	N	\$0	N	\$0
Water util. (included)	N	Y	(-\$38)	Y	(-\$38)	Y	(-\$38)
Sewer util. (included)	N	Y	(-\$39)	Y	(-\$39)	Y	(-\$39)
Trash util. (included)	Y	Y	\$0	Y	\$0	Y	\$0
Stove/Refrig. Provided	Y/Y		\$63		\$63		\$63
Gas Service Charge	N	N	\$0	N	\$0	N	\$0
Estimated Rent	\$2,269		\$1,658		\$2,336		\$2,040
The reasonable rent is	\$2,269						
Requested Rent	n/a						