



City of Rocklin Community Development Department  
3980 Rocklin Road, Rocklin, CA 95677  
(916) 625-5498

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# APARTMENT SURVEY\*

## 2017

\* Apartment Survey prepared by Rocklin Community Development Department. Rents were obtained by telephone survey during the month of May 2017, and may not reflect current rents. Please contact the respective apartment manager for current rent schedule and conditions. (May 2017 Apts. 33 projects/4419 units – Assisted living 4 projects – 423 units)

## *ROCKLIN APARTMENT SURVEY*

### **BROADSTONE APARTMENTS**

<b>Address:</b>	2301 Sunset Blvd. (NE corner of Sunset/Little Rock Rd.)		
<b>Phone:</b>	435-8400 (Sally)		
<b>Year Constructed:</b>	2002/2003		
<b>Total # of Units:</b>	186		
<b>Pets:</b>	Small cats and dogs under 50 lbs. 2 maximum per unit. \$500 deposit for the first pet and second pet is \$250 (up to 2 pets), \$35 month per pet rent		
<b>Vacancy:</b>	3%		
<b>2017 Rental Rates:</b>	1-bedroom/1-bath	Starts at \$1400	770 – 796 sf
	2-bedroom/2-bath	Starts at \$1559	1068 – 1203 sf
	3-bedroom/2-bath	Starts at \$1925	1306 – 1351 sf
<b>Comments:</b>	<b>Section 8 not accepted</b>		

### **COLLEGE MANOR APARTMENTS-**

<b>Address:</b>	4207 Racetrack Road (at Meyers Street)		
<b>Phone:</b>	624-2501 (Linda)		
<b>Year Constructed:</b>	1978		
<b>Total # of Units:</b>	32		
<b>Pets:</b>	No		
<b>Vacancy:</b>	0% - 1 year to 1.5 year waiting list		
<b>2017 Rental Rates:</b>	1-bedroom (10)	\$988	
	2-bedroom (22)	\$1185	
<b>APN</b>	045-090-009		
<b>Comments:</b>	Subsidized under HUD 236 and <b>Section 8 accepted.</b> Rent is adjusted to be 30% of income.		

## *ROCKLIN APARTMENT SURVEY*

### **CREEKSIDE VILLAGE APARTMENTS**

<b>Address:</b>	5500 Aguilar Road (off of Rocklin Road)		
<b>Phone:</b>	624-1497 (Tonya)		
<b>Year Constructed:</b>	1972		
<b>Total # of Units:</b>	32		
<b>Pets:</b>	Only in cottage units; must be under 40 lbs, no pitbulls accepted. \$200 deposit with a \$25 monthly pet rent		
<b>Vacancy:</b>	0%: waiting list		
<b>2017 Rental Rates:</b>	1-bedroom (2)	\$625	600 sf
	2-bedroom (29)	\$800-850 cottages; 785-800	750 sf
	Studio (1)	\$450	350 sf
<b>APN</b>	045-120-052, 045-120-060		
<b>Comments:</b>	<b>Section 8 not accepted, month to month</b>		

### **THE BRIGHTONS APARTMENTS**

<b>Address:</b>	6050 Placer West Drive (off of Springview Drive)		
<b>Phone:</b>	784-3700 (Monica)		
<b>Year Constructed:</b>	1989		
<b>Total # of Units:</b>	68		
<b>Pets:</b>	All non-aggressive breeds accepted up to 60 lbs. \$500 deposit per pet (2 pet maximum)		
<b>Vacancy:</b>	2%		
<b>2017 Rental Rates:</b>	2-bedroom/2-bath	\$ 1500	1040 sf
<b>APN</b>	016-410-017		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

## *ROCKLIN APARTMENT SURVEY*

### **EMERALD POINTE APARTMENTS**

<b>Address:</b>	101 Gold Circle (Stanford Ranch Road & Stoney Road)		
<b>Phone:</b>	315-8200 (Emily)		
<b>Year Constructed:</b>	1999		
<b>Total # of Units:</b>	164		
<b>Pets:</b>	Small pets under 25 lbs - Maximum 2 per unit – Pet deposit is \$300 for one pet and \$500 total for two		
<b>Vacancy:</b>	1%		
<b>2017 Rental Rates:</b>	1-bedroom (48)	\$1425	748 sf
	2-bedroom/2-bath (24)	\$1595	1031 sf
	Large 2-bedroom/2-bath (68)	\$1745	1072 sf
	3-bedroom (24)	\$1995	1170 sf
	2-bedroom cottage (12)	\$1800	1072 sf
<b>APN</b>	016-450-005		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

### **GRANITE CREEK APARTMENTS**

<b>Address:</b>	1501 Cobble Creek Circle (Sierra College Blvd, south of Rocklin Road.)		
<b>Phone:</b>	624-2588 (Mindy)		
<b>Year Constructed:</b>	2002		
<b>Total # of Units:</b>	80		
<b>Pets:</b>	Pets ok up to 25 lbs. Maximum 2 per unit \$500 per pet deposit. \$15 per month pet rent.		
<b>Vacancy:</b>	5%		
<b>2017 Rental Rates:</b>	1-bedroom/1-bath	\$ 1230-1310	761 sf
	2-bedroom/2-bath	\$ 1480-1600	1004 sf
<b>APN</b>	045-160-075		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

## *ROCKLIN APARTMENT SURVEY*

### **GRANITE OAKS APARTMENTS**

<b>Address:</b>	3300 Parkside Drive		
<b>Phone:</b>	624-0071 (Leslie)		
<b>Year Constructed:</b>	1976		
<b>Total # of Units:</b>	80		
<b>Pets:</b>	Small pets under 40 lbs., restricted to non-aggressive breeds. Maximum 2 per unit. Deposit: \$300 for 1 bedroom and \$400 for 2 bedroom, and \$500 for 3 bedroom		
<b>Vacancy:</b>	2%		
<b>2017 Rental Rates:</b>	1-bedroom (28)	\$1249	640 sf
	2-bedroom (44)	\$1479	836 sf
	3-bedroom (8)	\$1685	1008 sf
<b>APN</b>	016-020-020		
<b>Comments:</b>	<b>Section 8 accepted</b>		

### **HIDDEN GROVE APARTMENTS**

<b>Address:</b>	5415 Grove Street (off of Rocklin Road)		
<b>Phone:</b>	624-4382 (Monique)		
<b>Year Constructed:</b>	1978 – 1986		
<b>Total # of Units:</b>	124		
<b>Pets:</b>	Indoor cats and dogs under 40 lbs. \$500 deposit per pet. \$20 extra per pet per month. 2 pet maximum per unit.		
<b>Vacancy:</b>	9%		
<b>2017 Rental Rates:</b>	1-bedroom (60)	AH \$761 conven: \$1419-1583	630 sf
	2-bedroom (48)	AH \$856 conven: \$1262-1450	900 sf
	2-bedroom cottage (16)	AH \$856 conven: \$1360-1513	900 sf
<b>APN</b>	010-270-009		
<b>Comments:</b>	Income restrictions on some units. Call Hidden Grove Apartments for more detail		

## *ROCKLIN APARTMENT SURVEY*

### **THE MERIDIAN AT STANFORD RANCH**

<b>Address:</b>	2121 Sunset Blvd. (north of Sunset/Blue Oaks Blvd.)		
<b>Phone:</b>	315-3331 (Brandon)		
<b>Year Constructed:</b>	1998		
<b>Total # of Units:</b>	452		
<b>Pets:</b>	Small pets under 35 lbs. Maximum 2 per unit \$500 Deposit for 1 <sup>st</sup> pet, \$250 for 2 <sup>nd</sup> pet. \$35 per month per pet		
<b>Vacancy:</b>	92%		
<b>2017 Rental Rates:</b>	1-bedroom/1 bath (252)	\$1480-1520	714 – 819 sf
	1-bedroom (160)/1-bath w/den	\$1660	944 sf
	2-bedroom/2 bath	\$1850	1042 sf
	2-bedroom/2 bath	\$1700-1850	1060 sf
<b>APN</b>	017-350-029		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

### **MONTESSA AT WHITNEY RANCH**

<b>Address:</b>	1150 Whitney Ranch Parkway (at Wildcat Blvd.)		
<b>Phone:</b>	434-6200 (Kristen)		
<b>Year Constructed:</b>	2011		
<b>Total # of Units:</b>	171		
<b>Pets:</b>	Up to 2 pets. \$500 deposit per pet and \$35/month per pet.		
<b>Vacancy:</b>	5%		
<b>2017 Rental Rates:</b>	1-bedroom/1-bath	\$1635	831 sq
	2-bedroom/2-bath	\$1800-2100	1018-1157 sq
	3-bedroom/2-bath	\$2300	1265 sq
<b>APN</b>	489-190-001 to 489-190-005		
<b>Comments:</b>	1 Car garage included in rent w/ unit. <b>Section 8 not accepted</b>		

## *ROCKLIN APARTMENT SURVEY*

### **THE OAKS AT SUNSET – PHASE 1**

<b>Address:</b>	201 Sammy Way (off of Blue Oaks Blvd., south of Sunset Blvd.)		
<b>Phone:</b>	435-4813 (Lupe)		
<b>Year Constructed:</b>	2002		
<b>Total # of Units:</b>	112		
<b>Pets:</b>	Small pets under 25 lbs. Maximum 2 per unit with a combined weight of 25 lbs. \$500 deposit for 1 <sup>st</sup> pet and \$250 for 2 <sup>nd</sup> pet		
<b>Vacancy:</b>	0.9%		
<b>2017 Rental Rates:</b>	1-bedroom/1-bath	\$790	678 sf
	2-bedroom/1-bath	\$937	848 sf
	3-bedroom/2-bath	\$1078	1076 sf
	4-bedroom/2-bath	\$1195	1334 sf
<b>APN</b>	800-035-310		
<b>Comments:</b>	60% AMI for Placer County – <b>Section 8 accepted</b>		

### **THE OAKS AT SUNSET – PHASE 2**

<b>Address:</b>	2301 Sammy Way (off of Blue Oaks Blvd., south of Sunset Blvd.)		
<b>Phone:</b>	(916) 435-2733 (Elizabeth)		
<b>Year Constructed:</b>	2002		
<b>Total # of Units:</b>	64		
<b>Pets:</b>	Small pets under 25 lbs. Maximum 2 per unit. Renter's Insurance is Required. \$300 deposit per pet and \$20 per month per pet.		
<b>Vacancy:</b>	0% - waitlist. Calls everyone on waitlist when unit available to give everyone a chance to apply.		
<b>2017 Rental Rates:</b>	1-bedroom/1-bath	\$1050 / year lease	678 sf
	2-bedroom/1-bath	\$1285 /year lease	848 sf
	3-bedroom/2-bath	\$1450/ year lease	1076 sf
<b>APN</b>	800-035-310		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

## *ROCKLIN APARTMENT SURVEY*

### **EDGEWOOD APARTMENTS**

<b>Address:</b>	5761 Shannon Bay Drive (off of Springview Dr, south of Sunset Blvd.)		
<b>Phone:</b>	844-400-3575		
<b>Year Constructed:</b>	1989		
<b>Total # of Units:</b>	44		
<b>Pets:</b>	\$500 deposit per pet, \$25 pet rent		
<b>Vacancy:</b>	0 at time of survey		
<b>2017 Rental Rates:</b>	1-bedroom/1 bath (1)	\$1,275	700
	2-bedroom/1 ½ bath (22)	\$1,475	960 sf
	2-bedroom/2 bath (22)	\$1,525	990 sf
<b>APN</b>	016-030-017		
<b>Comments:</b>	<b>Section 8 not accepted. \$500 deposit</b>		

### **PLACER WEST APARMENTS\***

<b>Address:</b>	6055 Placer West Drive (off of Springview Drive)		
<b>Phone:</b>	751-1517 (Carolyn)		
<b>Year Constructed:</b>	1984		
<b>Total # of Units:</b>	44		
<b>Pets:</b>	Not allowed– Companion or Service Animals ok		
<b>Vacancy:</b>	2%		
<b>2017 Rental Rates:</b>	1-bedroom (28)	30% of income	
	2-bedroom (12)	30% of income	
	3-bedroom (4)	30% of income	
<b>APN</b>	016-410-016		
<b>Comments:</b>	100% Subsidized - USDA World Development and rental assistance programs subsidize rents based on income. Income restrictions apply.		



## *ROCKLIN APARTMENT SURVEY*

### **ROCKLIN GOLD APARTMENTS**

<b>Address:</b>	2651 Sunset Blvd. (NE of Topaz Avenue)		
<b>Phone:</b>	624-3100 (Jessica)		
<b>Year Constructed:</b>	1990		
<b>Total # of Units:</b>	121		
<b>Pets:</b>	Indoor cats and dogs under 25lbs and a minimum of 12 months old with only 2 pets per apartment. \$400 deposit per pet. \$15 per month extra rent per pet.		
<b>Vacancy:</b>	2%		
<b>2017 Rental Rates:</b>	1-bedroom (44)	\$1435	784 sf
	2-bedroom/2-bath (77)	\$1530	1074 sf
<b>APN</b>	016-020-052		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

### **ROCKLIN MANOR APARTMENTS**

<b>Address:</b>	5240 Rocklin Road (Rocklin Rd, east of Sierra College Blvd.)		
<b>Phone:</b>	624-4213 (Amanda)		
<b>Year Constructed:</b>	1989		
<b>Total # of Units:</b>	157		
<b>Pets:</b>	2 pets maximum. No more than 60 lbs. max per pet and only non-aggressive breeds. \$500 deposit for 1 <sup>st</sup> pet and \$250 deposit for 2 <sup>nd</sup> pet. \$25 pet rent		
<b>Vacancy:</b>	2%		
<b>2017 Rental Rates:</b>	1-bedroom (48)	Starting at \$1293	606 s.f.
	2-bedroom / 1-bath(80)	Starting at \$1435	774 s.f.
	2-bedroom/2-bath (29)	Starting at \$1625	845 s.f.
<b>APN</b>	045-160-066		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

## *ROCKLIN APARTMENT SURVEY*

### **ROCKLIN RANCH APARTMENTS**

<b>Address:</b>	6601 Blue Oaks (Blue Oaks Blvd., east of Lonetree Blvd.)		
<b>Phone:</b>	774-4770 (Bobby)		
<b>Year Constructed:</b>	2002-2003		
<b>Total # of Units:</b>	356		
<b>Pets:</b>	2 Pets maximum up to 75 lbs. each pet, with no aggressive breeds. \$600 deposit.		
<b>Vacancy:</b>	6.4%		
<b>2017 Rental Rates:</b>	1-bedroom	\$1440	862 s.f.
	2-bedroom/1-bath	\$1640	1137 s.f.
	2-bedroom/2-bath (small)	\$1735	1195 – 1205 s.f.
	2-bedroom/2-bath (larger)	\$1755	
<b>APN</b>	356-010-040		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

### **SHALICO APARTMENTS**

<b>Address:</b>	5051 El Don Drive (at El Don/Sierra College Blvd.)		
<b>Phone:</b>	632-3100 (Darly)		
<b>Year Constructed:</b>	1991		
<b>Total # of Units:</b>	152		
<b>Pets:</b>	Pets up to 50 lbs. Maximum 2 pets with some breed restrictions. Spay or neuter certificate required. \$500 for the 1st pet \$350 for the 2nd deposit with a \$35/pet pet rent		
<b>Vacancy:</b>	5%		
<b>2017 Rental Rates:</b>	1-bedroom (52)	\$ 1390-1550	866 s.f.
	2-bedroom/1 ¼ bath (24)	\$ 1480-1600	1050 s.f.
	2-bedroom/2-bath (76)	\$ 1600-1680	1127 s.f.
<b>APN</b>	045-160-067		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Garages available for extra		

## *ROCKLIN APARTMENT SURVEY*

### **SHANNON BAY APARTMENTS**

<b>Address:</b>	5757 Shannon Bay Drive (off of Springview Drive)		
<b>Phone:</b>	624-2600 (April)		
<b>Year Constructed:</b>	1984		
<b>Total # of Units:</b>	50		
<b>Pets:</b>	No. Companion and service animals allowed.		
<b>Vacancy:</b>	0 (3 year waiting List)		
<b>2017 Rental Rates:</b>	1-bedroom (17)	30% of income	650 s.f.
	2-bedroom (25)	30% of income	861 s.f.
	3-bedroom (8)	30% of income	1050 s.f.
<b>APN</b>	016-030-016		
<b>Comments:</b>	USDA World Development Tax Credit Program. <b>Section 8 not accepted.</b>		

### **SILVER OAKS APARTMENTS**

<b>Address:</b>	5780 Springview Drive (NW Springview/Shannon Bay)		
<b>Phone:</b>	751-1965 (Stacey)		
<b>Year Constructed:</b>	1976		
<b>Total # of Units:</b>	59		
<b>Pets:</b>	Pets under 10 pounds. \$400 deposit.		
<b>Vacancy:</b>	0 3 -4 month waiting list		
<b>2017 Rental Rates:</b>	1-bedroom (22)	\$950	760 s.f.
	2-bedroom (36)	\$1095	850 s.f.
<b>APN</b>	016-030-005		
<b>Comments:</b>	<b>Section 8 accepted</b>		

## *ROCKLIN APARTMENT SURVEY*

### **SPRINGVIEW OAKS APARTMENTS**

<b>Address:</b>	5795 Springview Drive (off of Sunset Blvd.)		
<b>Phone:</b>	624-1823 (Marilyn)		
<b>Year Constructed:</b>	1989		
<b>Total # of Units:</b>	52		
<b>Pets:</b>	Yes / Breed restriction. \$500 deposit. No pet rent		
<b>Vacancy:</b>	1.9%		
<b>2017 Rental Rates:</b>	1-bedroom (16)	\$1155	885 sq. ft.
	2-bedroom (36)	\$1255	890 sq. ft.
<b>APN</b>	016-030-019		
<b>Comments:</b>	<b>Section 8 not accepted.</b>		

### **SPRINGVIEW ROCKLIN DUETS**

<b>Address:</b>	Multiple streets on east side of Springview Drive (off of Sunset Blvd)		
<b>Phone:</b>	624-0404 (Bill)		
<b>Year Constructed:</b>	1982		
<b>Total # of Units:</b>	72		
<b>Pets:</b>	Small pets under 25 lbs. \$500 deposit. Maximum 2 per unit.		
<b>Vacancy:</b>	1		
<b>2017 Rental Rates:</b>	2-bedroom/2-bath (36)	\$1750-1800	960 – 1000 s.f.
	3-bedroom/2-bath (36)	\$2000-2100	1130 – 1160 s.f.
<b>APN</b>			
<b>Comments:</b>	<b>Section 8 not accepted.</b>		

## *ROCKLIN APARTMENT SURVEY*

### **SPRINGVIEW VILLAGE APARTMENTS**

<b>Address:</b>	5902 Springview Drive (off of Sunset Blvd.)		
<b>Phone:</b>	782-2081 (Jennifer)		
<b>Year Constructed:</b>	1986		
<b>Total # of Units:</b>	96		
<b>Pets:</b>	25 pound maximum. \$400 deposit. \$25 monthly rent Maximum 2 per unit.		
<b>Vacancy:</b>	0%		
<b>2017 Rental Rates:</b>	1-bedroom (32)	\$1175	640 s.f.
	2-bedroom/1 ¼ -bath (32)	\$1300	840 s.f.
	2-bedroom/2 bath (32)	\$1320	840 s.f.
<b>APN</b>	016-410-008		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

### **STANFORD COURT SENIOR APARTMENTS**

<b>Address:</b>	3220 Santa Fe Way		
<b>Phone:</b>	663-6090 (Ashley or Diego)		
<b>Year Constructed:</b>	2003		
<b>Total # of Units:</b>	120		
<b>Pets:</b>	25 pound maximum. \$300 deposit per pet w/maximum of 2 per unit.		
<b>Vacancy:</b>	.83%, 0% leased		
<b>2017 Rental Rates:</b>	1-bedroom (32)	\$647-790	577 s.f.
	2-bedroom (88)	\$766-937	770 s.f.
<b>APN</b>	017-350-0458		
<b>Comments:</b>	36 units at 50% of AMI and 84 units at 60% of AMI for Placer County		

## *ROCKLIN APARTMENT SURVEY*

### **STANFORD HEIGHTS APARTMENTS**

<b>Address:</b>	5801 Little Rock Road (at Little Rock/Sunset Blvd.)		
<b>Phone:</b>	630-7065 (Jenna)		
<b>Year Constructed:</b>	2000		
<b>Total # of Units:</b>	170		
<b>Pets:</b>	Small pets under 25lbs at least 12 months, indoor only. Maximum 2 per unit. \$400 deposit per pet. \$15 per month per pet		
<b>Vacancy:</b>	4.7%		
<b>2017 Rental Rates:</b>			
	1-bedroom/1-bath (26)	\$ 1275-1345	623 – 813 s.f.
	2-bedroom/1-bath (24)	No rate available	852 – 985 s.f.
	2-bedroom/2-bath (68)	\$ 1485-1570	877 – 1100 s.f.
	3-bedroom/2-bath (44)	\$ 1875-1905	1022 – 1185 s.f.
<b>APN</b>	017-350-003		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

### **SUNSET STREETS APARTMENTS**

<b>Address:</b>	3655 Sunset Blvd. (Near Third Street)		
<b>Phone:</b>	624-0123 (Nicole)		
<b>Year Constructed:</b>	1978		
<b>Total # of Units:</b>	104		
<b>Pets:</b>	No but companion or service animals are acceptable		
<b>Vacancy:</b>	3.8%		
<b>2017 Rental Rates:</b>	1-bedroom (52)	1 person: \$26,500 or under	3 people: \$34,250 or under
	2-bedroom (48)	1 person: \$42,650	3 people: \$54,800
	3-bedroom (4)	Not available	Not available
<b>APN</b>	010-350-004		
<b>Comments:</b>	Federal based programs subsidized rents with qualifications. Potential for income based rent – 30% of income		

## *ROCKLIN APARTMENT SURVEY*

### **SUNSET SUMMIT APARTMENTS**

<b>Address:</b>	2151 Sunset Blvd. (between West Oaks Blvd. and Park Drive)		
<b>Phone:</b>	624-9044 (Delsie)		
<b>Year Constructed:</b>	1999		
<b>Total # of Units:</b>	344		
<b>Pets:</b>	Small pets under 25 lbs, full grown. Maximum 2 per unit. \$400 deposit per pet. \$15 month per pet.		
<b>Vacancy:</b>	5%		
<b>2017 Rental Rates:</b>	1-bedroom/1-bath	Starting at \$ 1340	664 - 802
	2-bedroom/1-bath	Starting at \$ 1565	841 - 974
	2-bedroom/2-bath	Starting at \$1595	877 - 1090
	3-bedroom/2-bath	Starting at \$1910	1022 - 1174
<b>APN</b>	017-350-028		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

### **SUTTER RIDGE APARTMENTS**

<b>Address:</b>	5800 Woodside Drive (Woodside Drive off of Sunset Blvd.) (Internal Street Ridgeview Circle)		
<b>Phone:</b>	624-0668 (Erin)		
<b>Year Constructed:</b>	1987		
<b>Total # of Units:</b>	152		
<b>Pets:</b>	Small pets under 25 lbs. Maximum 2 per unit. \$400 deposit for each pet.		
<b>Vacancy:</b>	2%		
<b>2017 Rental Rates:</b>	1-bedroom	\$1175	688 sf
	2-bedroom/1-bath	\$1375	922 sf
	2-bedroom/2-bath	\$1475	1012 sf
	2-bedroom cottage	\$1625	1012 sf
<b>APN</b>	046-010-061		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

## *ROCKLIN APARTMENT SURVEY*

### **THE WINSTED APARTMENTS-**

<b>Address:</b>	101 Coppervale Circle (off of Pebble Creek Drive, south of Sunset Blvd.)		
<b>Phone:</b>	789-1114 (Becca)		
<b>Year Constructed:</b>	2001		
<b>Total # of Units:</b>	208		
<b>Pets:</b>	Pet restrictions different for each pet, must see pet in person in order to tell. Maximum 2 per unit up to @35 pds only. \$500 deposit. \$35 per month additional rent per pet.		
<b>Vacancy:</b>	5%		
<b>2017 Rental Rates:</b>	1-bedroom/1-bath (128)	\$ 1500-1600	860 – 1062 sf.
	2-bedroom/2-bath (72)	\$1700-1900	1150 sf. (± 5 ft.)
	3-bedroom/2-bath (8)	\$1900-2000	1332 sf.
<b>APN</b>	364-010-028		
<b>Comments:</b>	Garages are available for an additional \$100 per month. <b>Section 8 not accepted</b>		

### **WHITNEY RANCH APARTMENTS**

<b>Address:</b>	711 University Avenue		
<b>Phone:</b>	253-3460 (Joy)		
<b>Year Constructed:</b>	2011		
<b>Total # of Units:</b>	156		
<b>Pets:</b>	Under 25 lbs (except companion and service). 2 pet max. \$500 per pet deposit. \$30 per pet additional rent.		
<b>Vacancy:</b>	.14%; 0% leasing		
<b>2017 Rental Rates:</b>	1 bedroom/1 bath	\$647-790	678 sf
	2 bedroom/2 bath	\$771-942	963 sf
	3 bedroom/2 bath	\$884 and 1082	1232 sf and 1307 sf
<b>APN</b>	<b>017-172-011</b>		
<b>Comments:</b>	<b>Water, sewer, trash included in rent. Section 8 accepted.</b>		



## *ROCKLIN APARTMENT SURVEY*

### **WOODSTREAM TOWNHOMES**

<b>Address:</b>	6115 Brookside Circle (off of Springview Drive)		
<b>Phone:</b>	783-0555 (Lourdes)		
<b>Year Constructed:</b>	1985		
<b>Total # of Units:</b>	137		
<b>Pets:</b>	Maximum 2 per unit. Breed restrictions apply, Call for info. \$500 deposit, \$25 per month for first pet and \$40 per month for two		
<b>Vacancy:</b>	3%		
<b>2017 Rental Rates:</b>	2-bedroom/1-bath/1-car attached garage (23)	Starts at \$1675	845 sf
	2-bedroom/2-bath/1-car attached garage (23)	Starts at \$1725	890 sf
	2-bedroom loft/2 ½ -bath/2-car attached garage (64)	Starts at \$1900	1102 sf
	3-bedroom/2 ½ -bath/2-car attached garage (27)	Starts at \$2050	1150 sf
<b>APN</b>	Multiple APNs		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

### **GARNET CREEK APARTMENTS**

<b>Address:</b>	5002 Jewel Street, Rocklin		
<b>Phone:</b>	625-9121		
<b>Year Constructed:</b>	2017		
<b>Total # of Units:</b>	260		
<b>Pets:</b>	2 pets per unit, breed restrictions but no weight limit. \$500 deposit for 1 <sup>st</sup> pet and \$150 for 2 <sup>nd</sup> . \$20, 15 pet rent		
<b>Vacancy:</b>	84%		
<b>2017 Rental Rates:</b>	1 bedroom/1 bath	Starts at \$1705	795 sf
	2 bedroom/2 bath	Starts at \$1840	1160 sf
	3 bedroom/2 bath	Starts at \$2345	1363 sf
<b>APN</b>	Multiple APNs		
<b>Comments:</b>	<b>Section 8 not accepted. Garages/carports w/some units</b>		

## *ROCKLIN APARTMENT SURVEY*

### **THE JAMES APARTMENTS**

<b>Address:</b>	6201 W. Oaks Boulevard		
<b>Phone:</b>	(844) 368-3954 (Kim)		
<b>Year Constructed:</b>	2017 *under construction		
<b>Total # of Units:</b>			
<b>Pets:</b>	65 pound weight limit. \$500/pet deposit. 2 pet max per apartment. \$35/month pet fee.		
<b>Vacancy:</b>	TBD		
<b>2017 Rental Rates:</b>	1 bedroom, 1 bathroom	\$1545-1695	
	2 bedroom, 2 bathroom	\$1896-1995	
	3 bedroom, 2.5 bathroom	\$2395-2595	
<b>APN</b>	Multiple APNs		
<b>Comments:</b>	<b>Section 8 not accepted.</b>		

## ASSISTED LIVING PROJECTS

### LYN ROC APARTMENTS

<b>Address:</b>	6105 Sunset Blvd. (between Pacific St. & Woodside Dr)		
<b>Phone:</b>	624-1388 (Renee)		
<b>Year Constructed:</b>	1978		
<b>Total # of Units:</b>	67		
<b>Pets:</b>	Indoor cats / dogs under 25lbs. Maximum 2 per unit. \$300 deposit per pet. No deposit for special needs pet.		
<b>Vacancy:</b>	0% - 4 year waiting list		
<b>2017 Rental Rates:</b>	1-bedroom (60)	30% of income	620 sf
	2-bedroom (7)	30% of income	691 sf
<b>APN</b>	046-010-062		
<b>Comments:</b>	62 years and older / Disabled persons from 18 years of age and up. Rents are subsidized under Section 8.		

### QUARRY OAKS APARTMENTS

<b>Address:</b>	3950 Evelyn Avenue (off of Woodside Drive)		
<b>Phone:</b>	624-6512 (Melissa)		
<b>Year Constructed:</b>	1994		
<b>Total # of Units:</b>	42		
<b>Pets:</b>	Dogs must be under 30lbs. \$300 deposit. 1 pet per unit.		
<b>Vacancy:</b>	0. 3 year wait list		
<b>2017 Rental Rates:</b>	1-bedroom (42)	30% of adjusted income	540 sf
<b>APN</b>	010-191-033	(max. \$24,850/yr) in 2017	
<b>Comments:</b>	This is a Volunteers of America project, for persons 62 and older with limited incomes. HUD subsidized		

## ASSISTED LIVING PROJECTS

### ROLLING OAKS APARTMENTS

<b>Address:</b>	5725 Shannon Bay Drive (off of Springview Drive)		
<b>Phone:</b>	630-9415 (Rochelle)		
<b>Year Constructed:</b>	1996-1997		
<b>Total # of Units:</b>	78		
<b>Pets:</b>	Small pets under 30 lbs. and companion or service animals; \$300 deposit per pet/1 pet per unit; no deposit for companion/service animals		
<b>Vacancy:</b>	0% - 2-3 years waiting list		
<b>2017 Rental Rates:</b>	1-bedroom (78)	30% of adjusted income	Average of 550 s.f.
<b>APN</b>	016-230-016		
<b>Comments:</b>	This is a Volunteers of America project for persons 62 and older with limited incomes. The senior nutrition lunch program sponsored by the Area 4 Council on Aging meets here. HUD PRAC. 202 – <b>Section 8 not accepted.</b>		

### VILLA SERENA APARTMENTS

<b>Address:</b>	101 Villa Serena Circle (off Park Drive)		
<b>Phone:</b>	632-2700 (Erin)		
<b>Year Constructed:</b>	1999		
<b>Total # of Units:</b>	236		
<b>Pets:</b>	Small pets under 25 lbs. at full growth. \$300 deposit per pet. Maximum 2.		
<b>Vacancy:</b>	2% and 0% for leasing		
<b>2017 Rental Rates:</b>	1-bedroom (144): Upstairs Downstairs Cottage	\$790 \$790 \$790	560 s.f.
	2-bedroom (92)	\$937	760 s.f.
<b>APN</b>	017-350-049		
<b>Comments:</b>	55 and older. Income restricted: 1 occupant \$31,980; 2 occupants \$36,540; 3 occupants \$41,100; \$45,660		