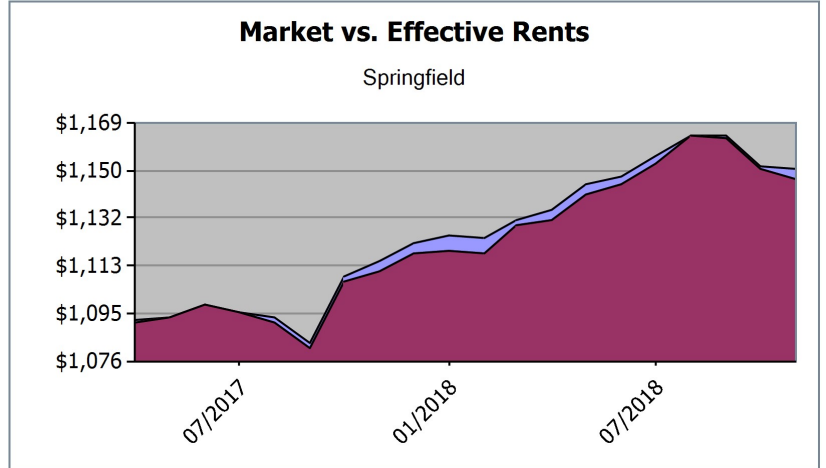
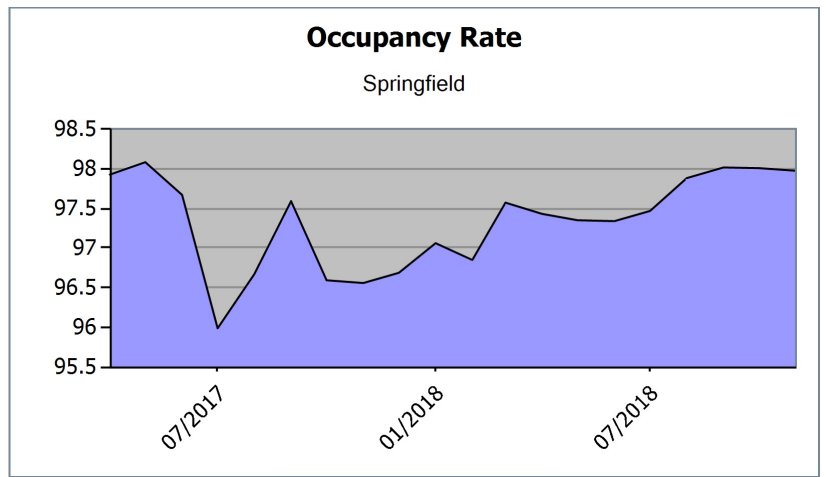


SPRINGFIELD REVIEW

Springfield Market General Overview	Nov 2018	Annual Change
Occupancy:	98.0	+1.5%
Units Added:	105	
Units Absorbed (Annual):	228	
Average Size (SF):	773	+0.5%
Asking Rent:	\$1,151	+3.2%
Asking Rent per SF:	\$1.49	+2.7%
Effective Rent:	\$1,147	+3.2%
Effective Rent per SF:	\$1.48	+2.7%
% Offering Concessions:	5%	-3.2%
Ave. Concession Package:	4.6%	-16.6%

Springfield Market Stabilized Properties	Jan 2016	Annual Change
Occupancy:	95.3	-1.1%
Unit Change:	59	
Units Absorbed (Annual):	-44	
Average Size (SF):	562	
Asking Rent:	\$652	
Asking Rent per SF:	\$1.16	
Effective Rent:	\$652	
Effective Rent per SF:	\$1.16	
% Offering Concessions:	0%	
Ave. Concession Package:	0.0%	



FLOOR PLAN BREAKDOWN-SPRINGFIELD

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	7.4%	449	\$756	\$751	0.7%
1 BR	30.6%	653	\$952	\$950	0.2%
1 DEN	1.0%	730	\$1,066	\$1,066	0.0%
2 BR	44.8%	894	\$1,193	\$1,192	0.1%
3 BR	13.2%	1,163	\$1,345	\$1,342	0.2%
>3 BR	3.0%	1,430	\$1,654	\$1,650	0.2%



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OTHER MARKETS	Boston		Providence		Hartford		Albany	
	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change
Occupancy:	93.2	+2.9%	96.8	+0.5%	93.1	-1.0%	93.3	+1.2%
Units Added:	7,560		714		1,340		331	
Units Absorbed (Annual):	10,792		794		954		683	
Average Size (SF):	899	+0.3%	891	-0.4%	898	+0.3%	954	-0.1%
Asking Rent:	\$2,203	+6.0%	\$1,454	+3.4%	\$1,331	+3.6%	\$1,194	+3.0%
Asking Rent per SF:	\$2.45	+5.6%	\$1.63	+3.9%	\$1.48	+3.3%	\$1.25	+3.1%
Effective Rent:	\$2,184	+6.1%	\$1,449	+3.1%	\$1,320	+4.0%	\$1,188	+3.1%
Effective Rent per SF:	\$2.43	+5.7%	\$1.63	+3.6%	\$1.47	+3.7%	\$1.25	+3.2%
% Offering Concessions:	10%	+3.9%	6%	+449.1%	15%	-16.2%	6%	-32.3%
Ave. Concession Package:	6.1%	-12.3%	5.5%	-28.0%	4.7%	-20.6%	6.7%	+28.6%