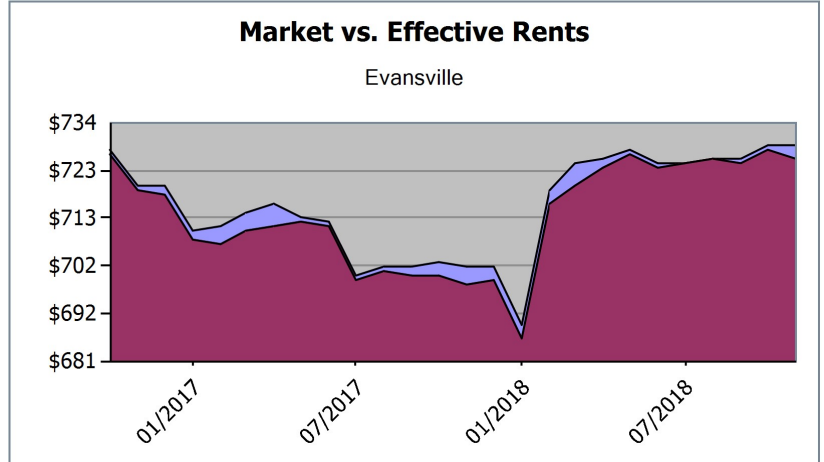
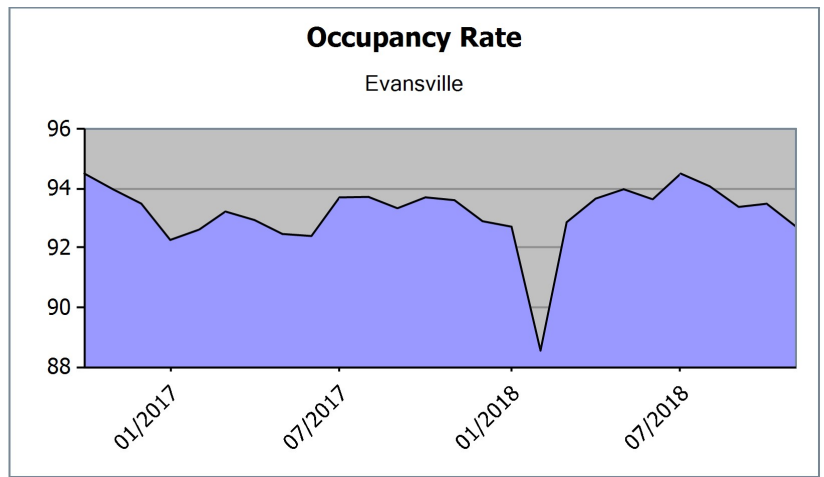


EVANSVILLE REVIEW

Evansville Market General Overview	Nov 2018	Annual Change
Occupancy:	92.7	+0.2%
Units Added:	485	
Units Absorbed (Annual):	478	
Average Size (SF):	887	-0.3%
Asking Rent:	\$729	+3.8%
Asking Rent per SF:	\$0.82	+4.1%
Effective Rent:	\$726	+4.1%
Effective Rent per SF:	\$0.82	+4.5%
% Offering Concessions:	11%	+25.8%
Ave. Concession Package:	2.8%	-49.6%

Evansville Market Stabilized Properties	Jan 2016	Annual Change
Occupancy:	91.8	-1.5%
Unit Change:	17	
Units Absorbed (Annual):	-104	
Average Size (SF):	0	
Asking Rent:	\$0	
Asking Rent per SF:	\$0.00	
Effective Rent:	\$0	
Effective Rent per SF:	\$0.00	
% Offering Concessions:	0%	
Ave. Concession Package:	0.0%	



FLOOR PLAN BREAKDOWN-EVANSVILLE

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	1.9%	452	\$519	\$517	0.4%
1 BR	38.0%	697	\$618	\$616	0.4%
1 DEN	0.7%	856	\$734	\$713	2.9%
2 BR	45.7%	967	\$751	\$747	0.4%
2 DEN	0.1%	1,537	\$950	\$950	0.0%
3 BR	11.1%	1,257	\$920	\$917	0.3%
>3 BR	2.4%	1,275	\$1,231	\$1,231	0.0%



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OTHER MARKETS	Indianapolis		Fort Wayne		Lexington		Louisville	
	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change
Occupancy:	92.0	-0.5%	92.7	-0.5%	92.6	+1.4%	92.3	+0.4%
Units Added:	4,206		51		51		1,884	
Units Absorbed (Annual):	3,299		-75		452		2,002	
Average Size (SF):	903	+0.3%	887	-0.6%	879	-0.5%	957	-0.6%
Asking Rent:	\$875	+4.5%	\$735	+2.2%	\$808	+0.6%	\$899	+5.5%
Asking Rent per SF:	\$0.97	+4.2%	\$0.83	+2.9%	\$0.92	+1.1%	\$0.94	+6.1%
Effective Rent:	\$872	+4.5%	\$733	+2.7%	\$800	+1.0%	\$889	+5.1%
Effective Rent per SF:	\$0.97	+4.3%	\$0.83	+3.3%	\$0.91	+1.5%	\$0.93	+5.8%
% Offering Concessions:	8%	-36.2%	9%	-14.1%	15%	-18.5%	14%	+33.5%
Ave. Concession Package:	4.6%	+38.2%	3.1%	-29.9%	4.2%	-35.0%	6.5%	+20.9%