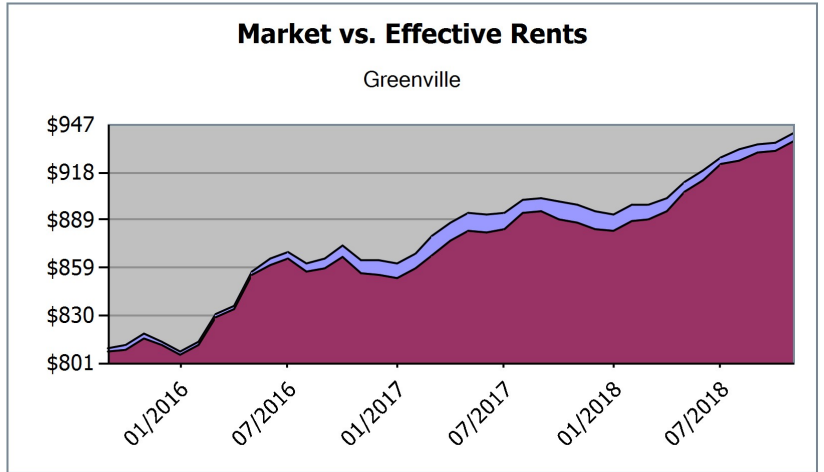
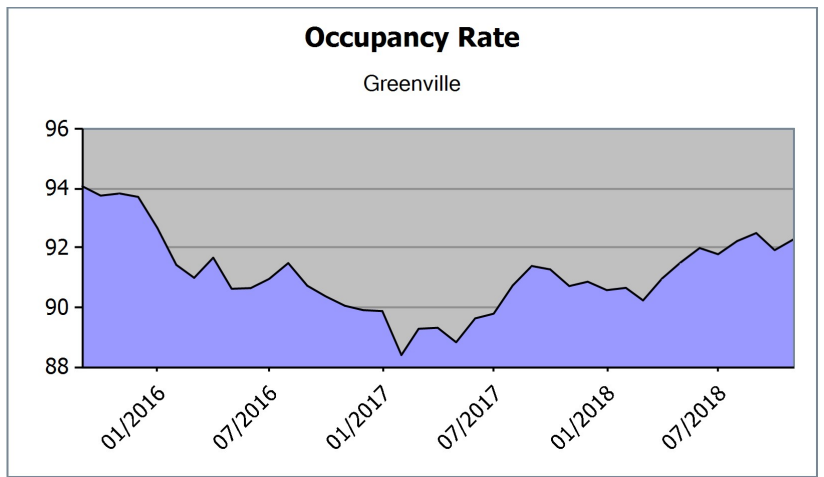


GREENVILLE REVIEW

Greenville Market General Overview	Nov 2018	Annual Change
Occupancy:	92.3	+1.7%
Units Added:	823	
Units Absorbed (Annual):	1,488	
Average Size (SF):	931	+1.1%
Asking Rent:	\$942	+5.0%
Asking Rent per SF:	\$1.01	+3.8%
Effective Rent:	\$937	+5.7%
Effective Rent per SF:	\$1.01	+4.5%
% Offering Concessions:	8%	-49.4%
Ave. Concession Package:	5.3%	-17.3%

Greenville Market Stabilized Properties	Jan 2016	Annual Change
Occupancy:	94.0	0%
Unit Change:	-545	
Units Absorbed (Annual):	-522	
Average Size (SF):	903	+26.5%
Asking Rent:	\$812	+23.5%
Asking Rent per SF:	\$0.90	-2.3%
Effective Rent:	\$810	+23.2%
Effective Rent per SF:	\$0.90	-2.6%
% Offering Concessions:	8%	
Ave. Concession Package:	4.0%	



FLOOR PLAN BREAKDOWN-GREENVILLE

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	2.8%	511	\$836	\$831	0.6%
1 BR	36.8%	743	\$842	\$838	0.5%
1 DEN	0.5%	814	\$969	\$969	0.0%
2 BR	41.0%	1,021	\$971	\$965	0.6%
2 DEN	0.9%	1,039	\$908	\$908	0.0%
3 BR	14.0%	1,274	\$1,115	\$1,113	0.1%
>3 BR	3.9%	1,499	\$2,175	\$2,175	0.0%



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OTHER MARKETS	Charlotte		Atlanta		Columbia		Asheville	
	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change
Occupancy:	91.1	-0.4%	92.2	+0.9%	90.3	-1.8%	88.6	-3.6%
Units Added:	9,007		7,725		1,068		1,607	
Units Absorbed (Annual):	7,633		10,536		298		1,085	
Average Size (SF):	931	+0.2%	1,008	0%	969	+0.7%	978	+0.5%
Asking Rent:	\$1,125	+5.6%	\$1,222	+6.5%	\$924	+4.6%	\$1,176	+6.0%
Asking Rent per SF:	\$1.21	+5.4%	\$1.21	+6.5%	\$0.95	+3.9%	\$1.20	+5.5%
Effective Rent:	\$1,113	+5.7%	\$1,210	+6.3%	\$921	+4.8%	\$1,169	+5.6%
Effective Rent per SF:	\$1.20	+5.5%	\$1.20	+6.3%	\$0.95	+4.1%	\$1.20	+5.1%
% Offering Concessions:	12%	-2.8%	11%	-11.1%	8%	-37.6%	14%	+139.1%
Ave. Concession Package:	6.3%	-2.2%	6.4%	+31.7%	4.1%	+15.0%	3.2%	+18.2%