

INDIANAPOLIS REVIEW

Indianapolis Market General Overview		
	Nov 2018	Annual Change
Occupancy:	92.0	-0.5%
Units Added:	4,206	
Units Absorbed (Annual):	3,299	
Average Size (SF):	903	+0.3%
Asking Rent:	\$875	+4.5%
Asking Rent per SF:	\$0.97	+4.2%
Effective Rent:	\$872	+4.5%
Effective Rent per SF:	\$0.97	+4.3%
% Offering Concessions:	8%	-36.2%
Ave. Concession Package:	4.6%	+38.2%

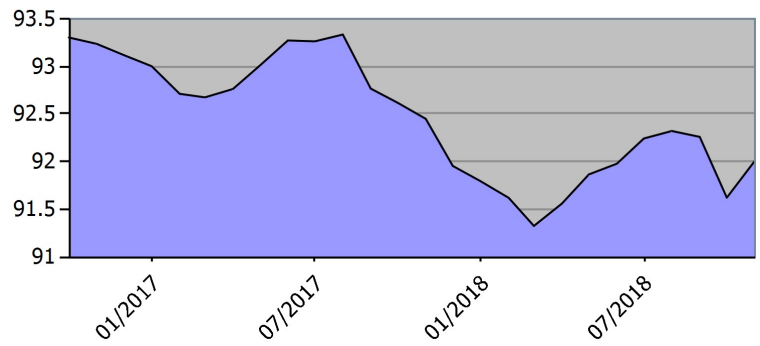
Indianapolis Market Stabilized Properties		
	Jan 2016	Annual Change
Occupancy:	92.3	+0.2%
Unit Change:	841	
Units Absorbed (Annual):	1,039	
Average Size (SF):	823	
Asking Rent:	\$720	
Asking Rent per SF:	\$0.88	
Effective Rent:	\$719	
Effective Rent per SF:	\$0.87	
% Offering Concessions:	5%	
Ave. Concession Package:	2.1%	

FLOOR PLAN BREAKDOWN-INDIANAPOLIS

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	3.6%	473	\$770	\$763	0.9%
1 BR	37.8%	707	\$762	\$759	0.4%
1 DEN	1.1%	894	\$879	\$876	0.4%
2 BR	42.5%	991	\$911	\$907	0.4%
2 DEN	1.0%	1,245	\$1,137	\$1,132	0.5%
3 BR	11.9%	1,277	\$1,089	\$1,085	0.3%
>3 BR	2.2%	1,436	\$1,665	\$1,661	0.2%

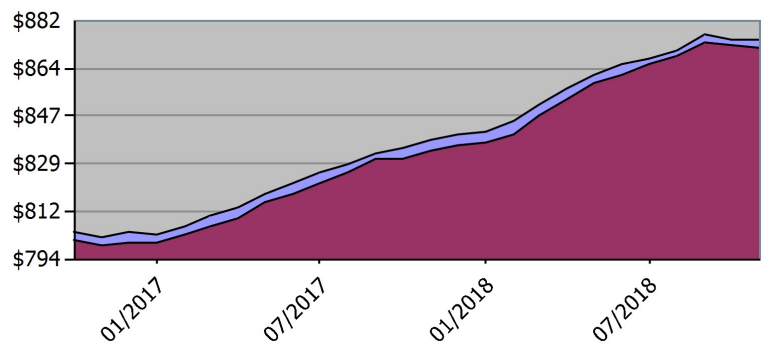
Occupancy Rate

Indianapolis



Market vs. Effective Rents

Indianapolis



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OTHER MARKETS	Chicago		Evansville		Fort Wayne		South Bend	
	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change
Occupancy:	90.2	+0.5%	92.7	+0.2%	92.7	-0.5%	94.1	+1.7%
Units Added:	9,900		485		51		519	
Units Absorbed (Annual):	10,070		478		-75		862	
Average Size (SF):	853	0%	887	-0.3%	887	-0.6%	883	+0.2%
Asking Rent:	\$1,559	+4.3%	\$729	+3.8%	\$735	+2.2%	\$838	+6.1%
Asking Rent per SF:	\$1.83	+4.3%	\$0.82	+4.1%	\$0.83	+2.9%	\$0.95	+6.0%
Effective Rent:	\$1,536	+4.8%	\$726	+4.1%	\$733	+2.7%	\$836	+6.3%
Effective Rent per SF:	\$1.80	+4.8%	\$0.82	+4.5%	\$0.83	+3.3%	\$0.95	+6.1%
% Offering Concessions:	14%	-4.6%	11%	+25.8%	9%	-14.1%	8%	-24.8%
Ave. Concession Package:	6.9%	-10.8%	2.8%	-49.6%	3.1%	-29.9%	5.1%	+47.0%