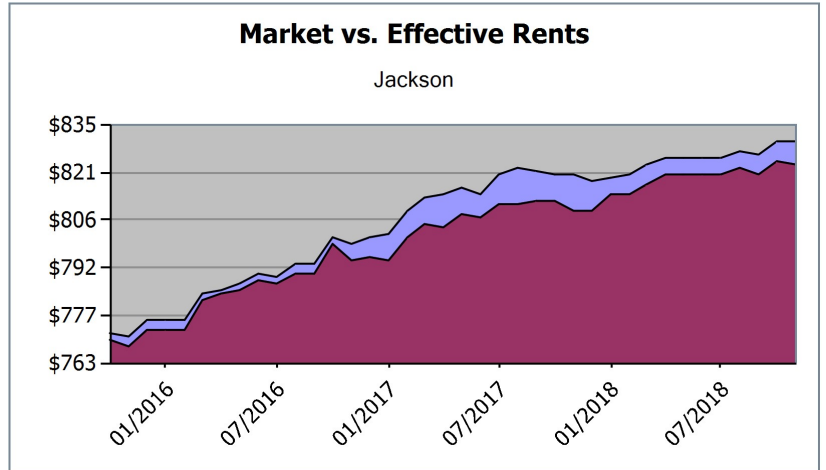
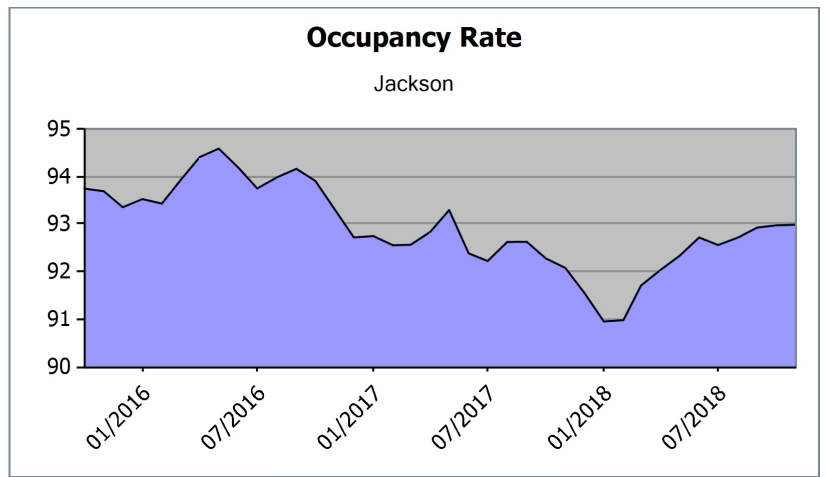


JACKSON REVIEW

Jackson Market General Overview	Nov 2018	Annual Change
Occupancy:	93.0	+0.9%
Units Added:	26	
Units Absorbed (Annual):	243	
Average Size (SF):	937	-0.4%
Asking Rent:	\$830	+1.2%
Asking Rent per SF:	\$0.89	+1.6%
Effective Rent:	\$823	+1.7%
Effective Rent per SF:	\$0.88	+2.1%
% Offering Concessions:	13%	-16.1%
Ave. Concession Package:	5.2%	-18.9%

Jackson Market Stabilized Properties	Jan 2016	Annual Change
Occupancy:	93.5	+1.6%
Unit Change:	-572	
Units Absorbed (Annual):	-145	
Average Size (SF):	922	
Asking Rent:	\$785	
Asking Rent per SF:	\$0.85	
Effective Rent:	\$781	
Effective Rent per SF:	\$0.85	
% Offering Concessions:	9%	
Ave. Concession Package:	3.8%	



FLOOR PLAN BREAKDOWN-JACKSON

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	1.2%	516	\$542	\$542	0.0%
1 BR	38.2%	730	\$718	\$714	0.6%
1 DEN	1.6%	896	\$962	\$942	2.1%
2 BR	42.3%	1,020	\$832	\$826	0.7%
2 DEN	1.2%	1,309	\$995	\$974	2.1%
3 BR	14.8%	1,260	\$955	\$945	1.1%
>3 BR	0.7%	1,620	\$949	\$949	0.0%



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OTHER MARKETS	New Orleans		Baton Rouge		Gulfport/Biloxi		Memphis	
	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change
Occupancy:	92.3	-0.7%	85.8	-2.3%	93.5	+2.5%	91.0	-1.5%
Units Added:	1,038		1,822		0		285	
Units Absorbed (Annual):	615		655		332		-904	
Average Size (SF):	865	+2.2%	902	+0.3%	961	+0.6%	947	+0.7%
Asking Rent:	\$987	+4.7%	\$926	+1.3%	\$756	+4.3%	\$844	+6.0%
Asking Rent per SF:	\$1.14	+2.4%	\$1.03	+1.0%	\$0.79	+3.6%	\$0.89	+5.2%
Effective Rent:	\$979	+4.5%	\$909	+1.3%	\$753	+4.9%	\$839	+6.3%
Effective Rent per SF:	\$1.13	+2.2%	\$1.01	+0.9%	\$0.78	+4.3%	\$0.89	+5.5%
% Offering Concessions:	11%	+5.2%	25%	-10.3%	15%	-30.3%	10%	-14.5%
Ave. Concession Package:	5.1%	+10.9%	6.1%	+6.5%	4.8%	-22.6%	4.8%	-21.1%