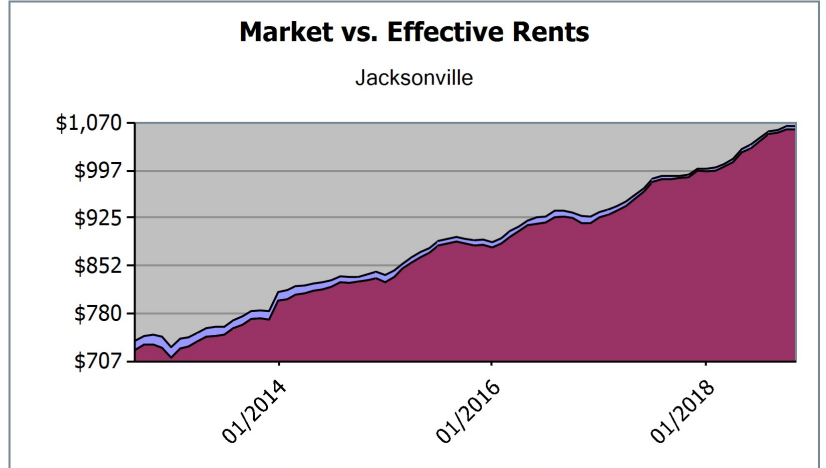
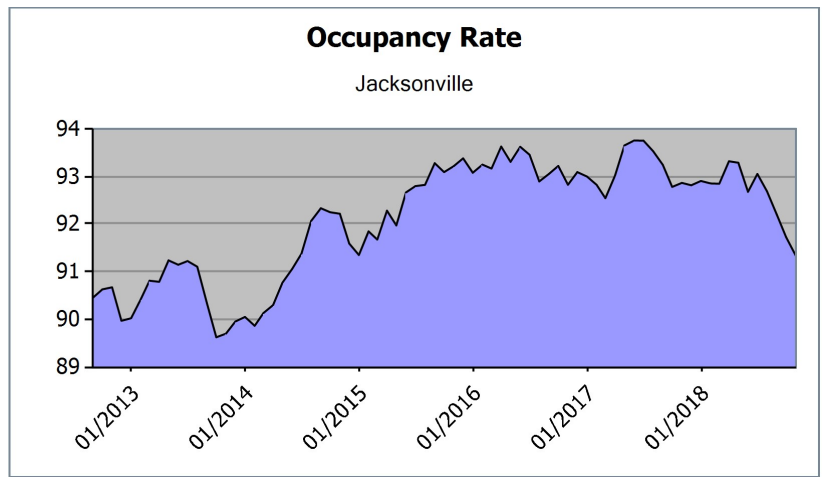


## JACKSONVILLE REVIEW

Jacksonville Market General Overview	Nov 2018	Annual Change
Occupancy:	91.3	-1.6%
Units Added:	3,789	
Units Absorbed (Annual):	2,287	
Average Size (SF):	970	+0.3%
Asking Rent:	\$1,065	+7.5%
Asking Rent per SF:	\$1.10	+7.2%
Effective Rent:	\$1,060	+7.4%
Effective Rent per SF:	\$1.09	+7.2%
% Offering Concessions:	11%	-3.7%
Ave. Concession Package:	4.0%	-16.8%

Jacksonville Market Stabilized Properties	Jan 2016	Annual Change
Occupancy:	93.6	+1.3%
Unit Change:	0	
Units Absorbed (Annual):	875	
Average Size (SF):	957	+0.5%
Asking Rent:	\$883	+6.1%
Asking Rent per SF:	\$0.92	+5.6%
Effective Rent:	\$876	+6.7%
Effective Rent per SF:	\$0.92	+6.1%
% Offering Concessions:	16%	-40.6%
Ave. Concession Package:	5.4%	+4.2%



### FLOOR PLAN BREAKDOWN-JACKSONVILLE

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	2.6%	479	\$743	\$736	0.9%
1 BR	36.0%	747	\$931	\$926	0.6%
1 DEN	1.0%	928	\$1,077	\$1,073	0.4%
2 BR	45.4%	1,072	\$1,085	\$1,081	0.4%
2 DEN	0.3%	1,184	\$1,277	\$1,277	0.0%
3 BR	13.7%	1,304	\$1,220	\$1,215	0.4%
>3 BR	1.1%	1,411	\$1,489	\$1,486	0.2%



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OTHER MARKETS	Orlando		Tampa		Gainesville		Tallahassee	
	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change
Occupancy:	92.6	-0.1%	91.5	-0.6%	95.6	-0.9%	90.8	+3.1%
Units Added:	7,181		9,293		680		212	
Units Absorbed (Annual):	6,490		7,475		428		611	
Average Size (SF):	949	+0.1%	928	+0.1%	939	+0.5%	992	0%
Asking Rent:	\$1,290	+7.0%	\$1,210	+6.1%	\$993	+7.0%	\$962	+5.6%
Asking Rent per SF:	\$1.36	+6.9%	\$1.30	+6.0%	\$1.06	+6.4%	\$0.97	+5.5%
Effective Rent:	\$1,286	+7.2%	\$1,201	+6.1%	\$990	+6.8%	\$954	+5.4%
Effective Rent per SF:	\$1.36	+7.1%	\$1.29	+6.0%	\$1.05	+6.2%	\$0.96	+5.3%
% Offering Concessions:	5%	-25.9%	12%	+8.6%	5%	+50.0%	13%	-16.4%
Ave. Concession Package:	4.6%	-10.5%	5.3%	+2.9%	5.9%	+18.3%	6.5%	+49.9%