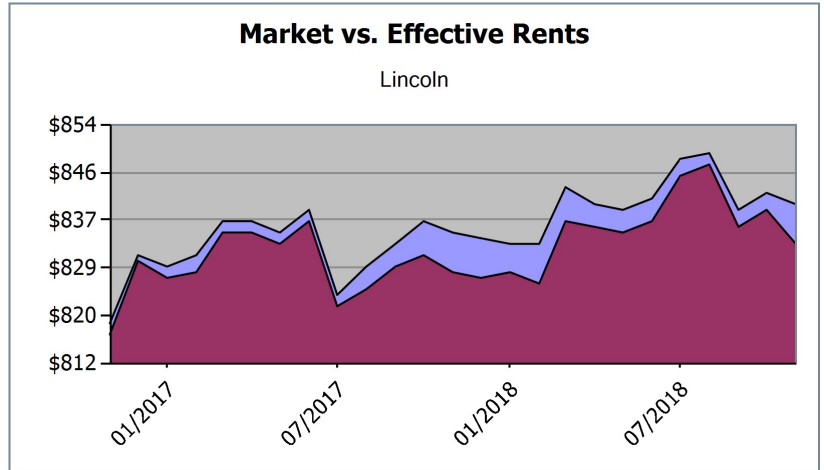
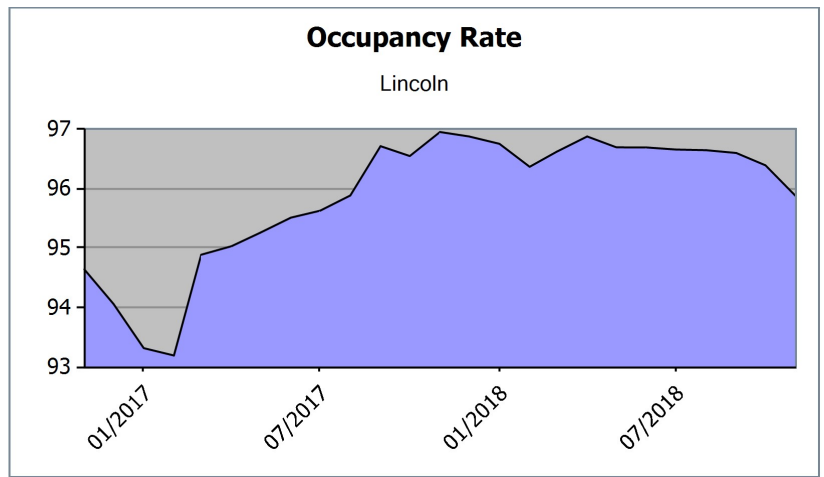


LINCOLN REVIEW

Lincoln Market General Overview	Nov 2018	Annual Change
Occupancy:	95.9	-1.1%
Units Added:	40	
Units Absorbed (Annual):	-144	
Average Size (SF):	947	+0.6%
Asking Rent:	\$840	+0.7%
Asking Rent per SF:	\$0.89	+0.1%
Effective Rent:	\$833	+0.6%
Effective Rent per SF:	\$0.88	+0.1%
% Offering Concessions:	8%	-44.5%
Ave. Concession Package:	7.4%	+54.1%

Lincoln Market Stabilized Properties	Jan 2016	Annual Change
Occupancy:	96.8	+0.6%
Unit Change:	-133	
Units Absorbed (Annual):	-36	
Average Size (SF):	910	
Asking Rent:	\$980	
Asking Rent per SF:	\$1.08	
Effective Rent:	\$980	
Effective Rent per SF:	\$1.08	
% Offering Concessions:	0%	
Ave. Concession Package:	0.0%	



FLOOR PLAN BREAKDOWN-LINCOLN

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	3.4%	526	\$679	\$671	1.2%
1 BR	35.9%	762	\$761	\$754	0.9%
1 DEN	1.0%	915	\$894	\$891	0.3%
2 BR	42.0%	1,030	\$868	\$861	0.8%
2 DEN	0.6%	1,161	\$1,117	\$1,111	0.6%
3 BR	14.4%	1,263	\$1,003	\$1,000	0.3%
>3 BR	2.9%	1,274	\$1,793	\$1,793	0.0%



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OTHER MARKETS	Omaha		Wichita		Kansas City		St. Louis	
	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change
Occupancy:	92.1	-0.2%	90.7	-0.2%	91.5	+0.7%	90.5	-1.5%
Units Added:	2,378		202		4,259		2,687	
Units Absorbed (Annual):	2,080		176		5,036		1,362	
Average Size (SF):	935	-0.7%	810	0%	924	+0.2%	884	+0.6%
Asking Rent:	\$920	+2.4%	\$657	+1.3%	\$988	+3.8%	\$948	+4.8%
Asking Rent per SF:	\$0.98	+3.3%	\$0.81	+1.4%	\$1.07	+3.6%	\$1.07	+4.1%
Effective Rent:	\$915	+2.5%	\$654	+1.8%	\$976	+4.1%	\$938	+4.8%
Effective Rent per SF:	\$0.98	+3.4%	\$0.81	+1.9%	\$1.06	+3.9%	\$1.06	+4.2%
% Offering Concessions:	12%	+2.2%	13%	-44.6%	19%	-0.2%	15%	-5.2%
Ave. Concession Package:	5.5%	+31.3%	4.4%	-11.4%	4.8%	-6.7%	6.1%	-1.3%