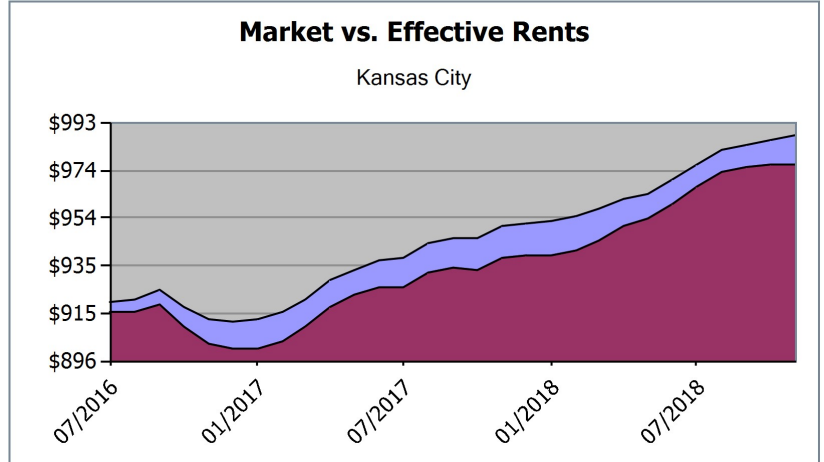
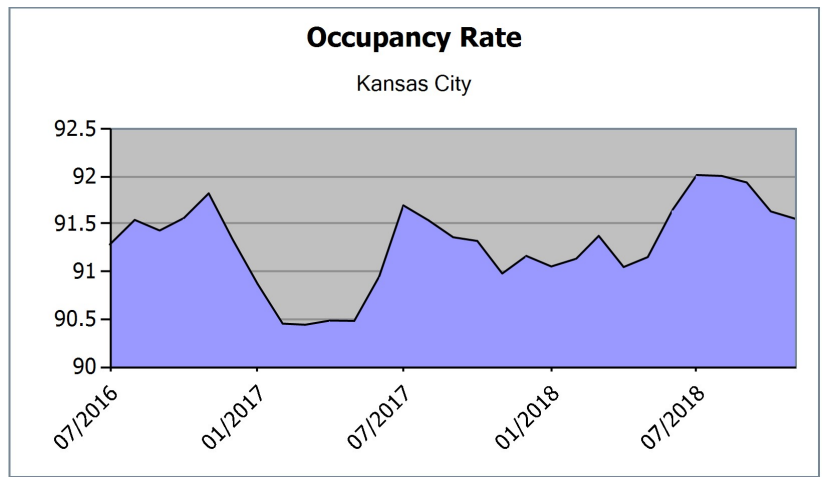


KANSAS CITY REVIEW

Kansas City Market General Overview	Nov 2018	Annual Change
Occupancy:	91.5	+0.7%
Units Added:	4,259	
Units Absorbed (Annual):	5,036	
Average Size (SF):	924	+0.2%
Asking Rent:	\$988	+3.8%
Asking Rent per SF:	\$1.07	+3.6%
Effective Rent:	\$976	+4.1%
Effective Rent per SF:	\$1.06	+3.9%
% Offering Concessions:	19%	-0.2%
Ave. Concession Package:	4.8%	-6.7%

Kansas City Market Stabilized Properties	Jan 2016	Annual Change
Occupancy:	93.4	-0.2%
Unit Change:	-273	
Units Absorbed (Annual):	-511	
Average Size (SF):	734	+784.3%
Asking Rent:	\$619	+1214.6%
Asking Rent per SF:	\$0.84	+48.8%
Effective Rent:	\$617	+1237.7%
Effective Rent per SF:	\$0.84	+51.4%
% Offering Concessions:	7%	-92.7%
Ave. Concession Package:	2.3%	+13.2%



FLOOR PLAN BREAKDOWN-KANSAS CITY

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	4.5%	499	\$728	\$722	0.8%
1 BR	40.2%	740	\$850	\$840	1.3%
1 DEN	1.2%	934	\$1,137	\$1,114	2.1%
2 BR	42.8%	1,031	\$1,023	\$1,013	1.0%
2 DEN	0.7%	1,268	\$1,508	\$1,483	1.6%
3 BR	10.3%	1,354	\$1,204	\$1,195	0.7%
>3 BR	0.4%	1,613	\$1,500	\$1,474	1.7%



ALN Apartment Data delivers multifamily data, analysis and reports in 82 ALN OnLine core markets in 22 states, over 181 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden. For ALN editorial inserts, sourcing and questions, please contact sales@alndata.com.

OTHER MARKETS	Wichita		St. Louis		Springfield		Columbia	
	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change
Occupancy:	90.7	-0.2%	90.5	-1.5%	95.6	+0.6%	94.5	+5.1%
Units Added:	202		2,687		225		207	
Units Absorbed (Annual):	176		1,362		367		493	
Average Size (SF):	810	0%	884	+0.6%	893	-0.3%	880	+8.5%
Asking Rent:	\$657	+1.3%	\$948	+4.8%	\$702	+2.1%	\$679	+6.4%
Asking Rent per SF:	\$0.81	+1.4%	\$1.07	+4.1%	\$0.79	+2.5%	\$0.77	-2.0%
Effective Rent:	\$654	+1.8%	\$938	+4.8%	\$701	+2.3%	\$674	+6.3%
Effective Rent per SF:	\$0.81	+1.9%	\$1.06	+4.2%	\$0.79	+2.8%	\$0.77	-2.1%
% Offering Concessions:	13%	-44.6%	15%	-5.2%	5%	-47.7%	15%	+112.1%
Ave. Concession Package:	4.4%	-11.4%	6.1%	-1.3%	3.6%	-8.6%	4.7%	-42.9%