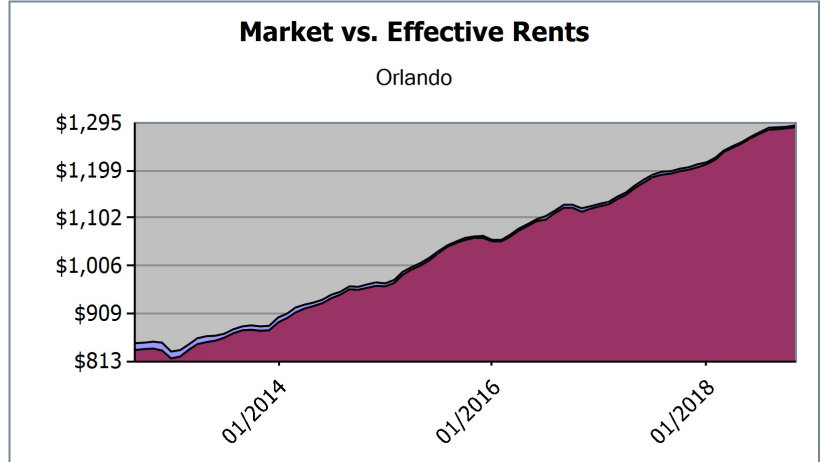
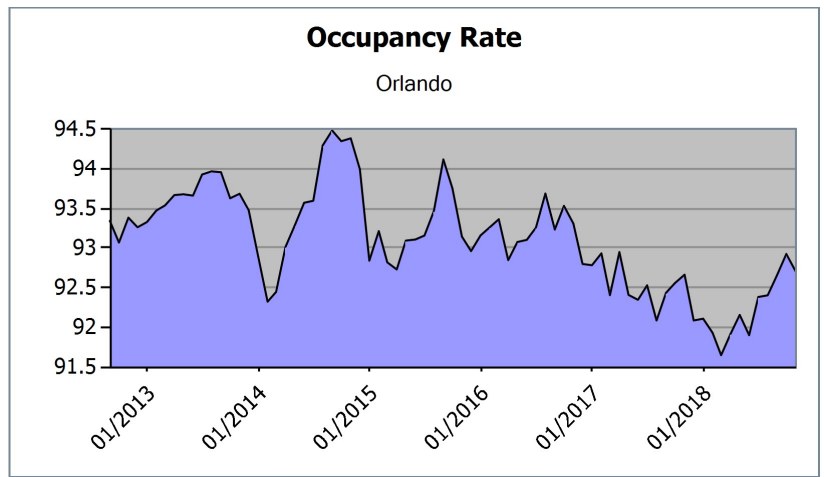


ORLANDO REVIEW

Orlando Market General Overview	Nov 2018	Annual Change
Occupancy:	92.6	-0.1%
Units Added:	7,181	
Units Absorbed (Annual):	6,490	
Average Size (SF):	949	+0.1%
Asking Rent:	\$1,290	+7.0%
Asking Rent per SF:	\$1.36	+6.9%
Effective Rent:	\$1,286	+7.2%
Effective Rent per SF:	\$1.36	+7.1%
% Offering Concessions:	5%	-25.9%
Ave. Concession Package:	4.6%	-10.5%

Orlando Market Stabilized Properties	Jan 2016	Annual Change
Occupancy:	95.7	+0.6%
Unit Change:	-1	
Units Absorbed (Annual):	782	
Average Size (SF):	941	+0.4%
Asking Rent:	\$1,047	+8.3%
Asking Rent per SF:	\$1.11	+7.7%
Effective Rent:	\$1,045	+8.7%
Effective Rent per SF:	\$1.11	+8.2%
% Offering Concessions:	7%	-48.1%
Ave. Concession Package:	2.6%	-35.5%



FLOOR PLAN BREAKDOWN-ORLANDO

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	2.6%	511	\$965	\$957	0.9%
1 BR	34.5%	736	\$1,102	\$1,097	0.4%
1 DEN	1.4%	877	\$1,218	\$1,214	0.3%
2 BR	43.1%	1,054	\$1,256	\$1,254	0.2%
2 DEN	1.0%	1,188	\$1,464	\$1,463	0.0%
3 BR	13.9%	1,256	\$1,372	\$1,371	0.1%
>3 BR	3.5%	1,452	\$2,095	\$2,095	0.0%



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OTHER MARKETS	Tampa		Miami		Melbourne		Palm Beach	
	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change
Occupancy:	91.5	-0.6%	91.6	+5.9%	94.9	-0.2%	90.8	+2.4%
Units Added:	9,293		896		185		2,140	
Units Absorbed (Annual):	7,475		4,853		154		3,099	
Average Size (SF):	928	+0.1%	923	+0.9%	947	+0.3%	1,043	-0.8%
Asking Rent:	\$1,210	+6.1%	\$1,757	+4.9%	\$1,122	+6.7%	\$1,646	+4.5%
Asking Rent per SF:	\$1.30	+6.0%	\$1.90	+4.1%	\$1.18	+6.3%	\$1.58	+5.4%
Effective Rent:	\$1,201	+6.1%	\$1,732	+4.9%	\$1,120	+6.6%	\$1,623	+4.1%
Effective Rent per SF:	\$1.29	+6.0%	\$1.88	+4.1%	\$1.18	+6.2%	\$1.56	+5.0%
% Offering Concessions:	12%	+8.6%	13%	+8.1%	3%	+100.0%	15%	+9.0%
Ave. Concession Package:	5.3%	+2.9%	7.8%	+6.4%	2.7%	+124.8%	6.5%	+14.4%