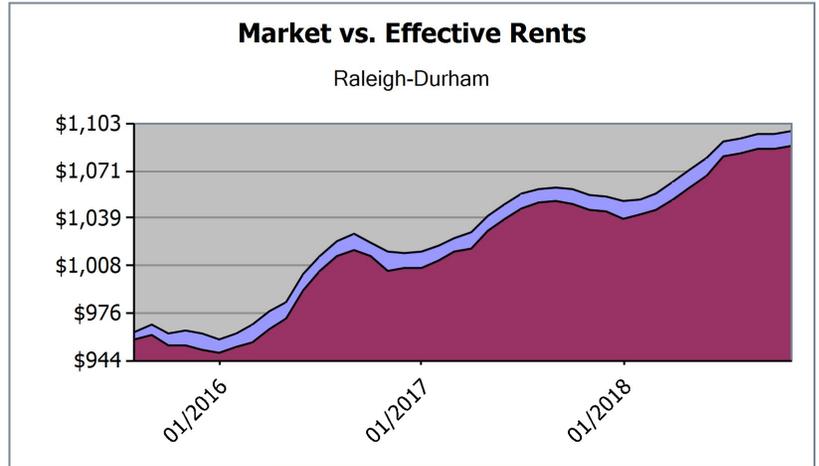
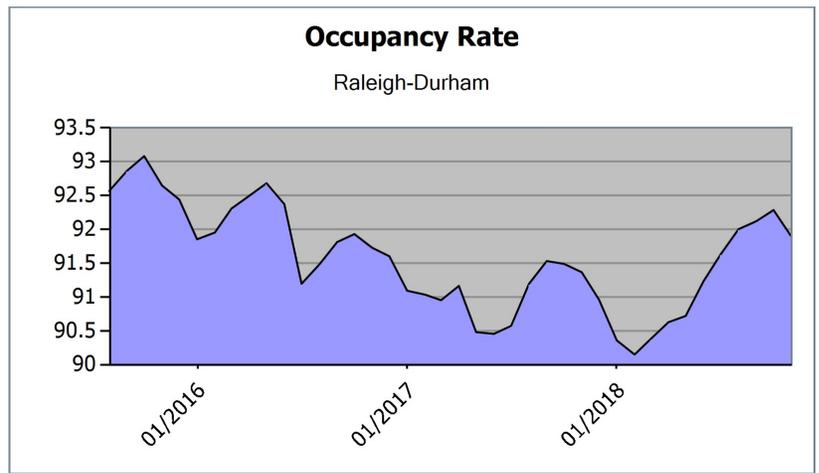


RALEIGH-DURHAM REVIEW

Raleigh-Durham Market General Overview	Nov 2018	Annual Change
Occupancy:	91.9	+0.6%
Units Added:	5,723	
Units Absorbed (Annual):	6,103	
Average Size (SF):	965	0%
Asking Rent:	\$1,098	+4.1%
Asking Rent per SF:	\$1.14	+4.2%
Effective Rent:	\$1,088	+4.1%
Effective Rent per SF:	\$1.13	+4.1%
% Offering Concessions:	13%	+2.2%
Ave. Concession Package:	6.0%	+7.5%

Raleigh-Durham Market Stabilized Properties	Jan 2016	Annual Change
Occupancy:	93.8	0%
Unit Change:	-946	
Units Absorbed (Annual):	-803	
Average Size (SF):	966	+0.8%
Asking Rent:	\$942	-3.5%
Asking Rent per SF:	\$0.98	-4.3%
Effective Rent:	\$936	-3.7%
Effective Rent per SF:	\$0.97	-4.5%
% Offering Concessions:	11%	-7.4%
Ave. Concession Package:	5.9%	+82.8%



FLOOR PLAN BREAKDOWN-RALEIGH-DURHAM

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	2.3%	560	\$1,044	\$1,027	1.7%
1 BR	35.6%	749	\$970	\$961	0.9%
1 DEN	1.3%	934	\$1,073	\$1,057	1.5%
2 BR	45.5%	1,052	\$1,116	\$1,107	0.8%
2 DEN	0.9%	1,191	\$1,188	\$1,178	0.9%
3 BR	12.4%	1,305	\$1,345	\$1,334	0.8%
>3 BR	1.9%	1,435	\$2,096	\$2,089	0.3%



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OTHER MARKETS	Charlotte		Greensboro / Winston-Salem		Fayetteville		Wilmington	
	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change
Occupancy:	91.1	-0.4%	92.6	+2.0%	93.7	+3.0%	94.0	+1.8%
Units Added:	9,007		939		552		834	
Units Absorbed (Annual):	7,633		2,106		1,297		1,175	
Average Size (SF):	931	+0.2%	921	+0.5%	1,000	+0.1%	926	+2.2%
Asking Rent:	\$1,125	+5.6%	\$818	+4.9%	\$817	+4.5%	\$952	+8.5%
Asking Rent per SF:	\$1.21	+5.4%	\$0.89	+4.4%	\$0.82	+4.4%	\$1.03	+6.1%
Effective Rent:	\$1,113	+5.7%	\$813	+5.3%	\$812	+4.5%	\$946	+8.7%
Effective Rent per SF:	\$1.20	+5.5%	\$0.88	+4.8%	\$0.81	+4.4%	\$1.02	+6.3%
% Offering Concessions:	12%	-2.8%	11%	-34.8%	16%	+21.8%	8%	-54.2%
Ave. Concession Package:	6.3%	-2.2%	4.2%	-18.0%	3.7%	-9.7%	4.6%	+17.0%