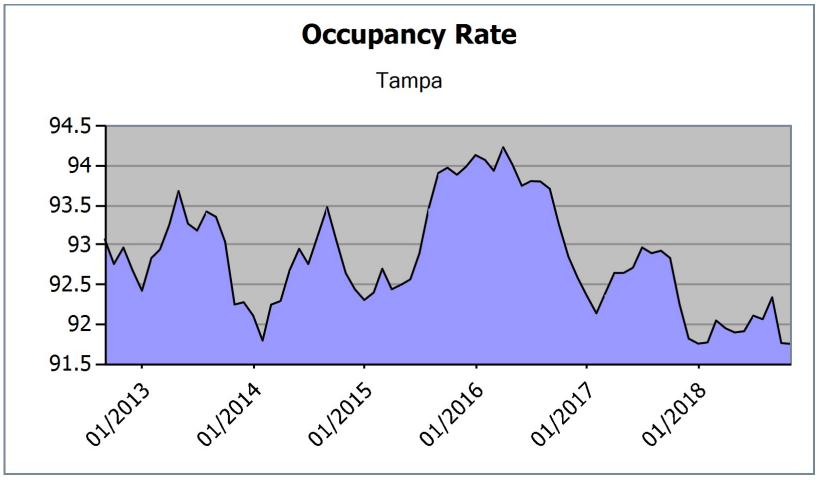
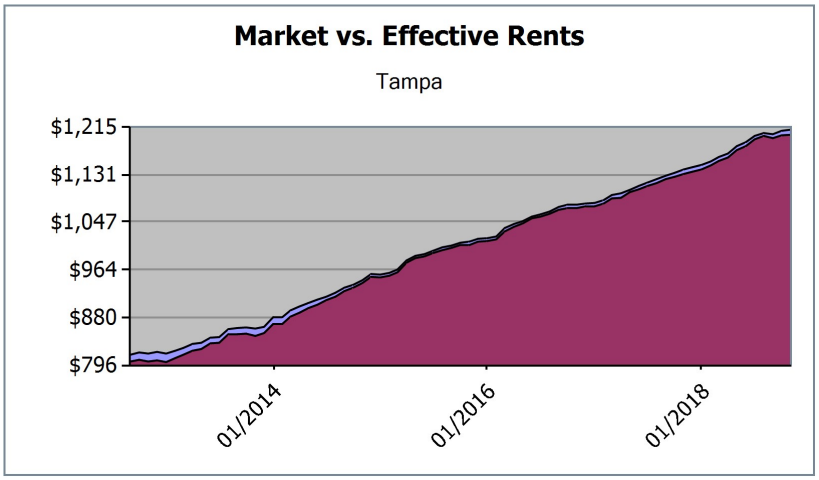
TAMPA REVIEW

Tampa Market General Overview	Nov 2018	Annual Change
Occupancy:	91.5	-0.6%
Units Added:	9,293	
Units Absorbed (Annual):	7,475	
Average Size (SF):	928	+0.1%
Asking Rent:	$1,210	+6.1%
Asking Rent per SF:	$1.30	+6.0%
Effective Rent:	$1,201	+6.1%
Effective Rent per SF:	$1.29	+6.0%
% Offering Concessions:	12%	+8.6%
Ave. Concession Package:	5.3%	+2.9%

Tampa Market Stabilized Properties	Jan 2016	Annual Change
Occupancy:	95.2	+1.2%
Unit Change:	0	
Units Absorbed (Annual):	1,883	
Average Size (SF):	921	-0.2%
Asking Rent:	$1,005	+6.4%
Asking Rent per SF:	$1.09	+6.6%
Effective Rent:	$1,002	+6.5%
Effective Rent per SF:	$1.09	+6.7%
% Offering Concessions:	10%	-31.2%
Ave. Concession Package:	3.7%	+4.4%





FLOOR PLAN BREAKDOWN-TAMPA

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	2.6%	498	$1,031	$1,010	2.0%
1 BR	37.3%	722	$1,041	$1,033	0.8%
1 DEN	1.9%	890	$1,205	$1,199	0.6%
2 BR	44.3%	1,039	$1,229	$1,222	0.6%
2 DEN	1.1%	1,209	$1,446	$1,428	1.2%
3 BR	10.7%	1,284	$1,395	$1,388	0.5%
>3 BR	2.1%	1,467	$1,918	$1,911	0.4%

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OTHER MARKETS	Orlando		Jacksonville		Fort Myers		Miami	
	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change
Occupancy:	92.6	-0.1%	91.3	-1.6%	90.2	-3.1%	91.6	+5.9%
Units Added:	7,181		3,789		748		896	
Units Absorbed (Annual):	6,490		2,287		102		4,853	
Average Size (SF):	949	+0.1%	970	+0.3%	989	+1.9%	923	+0.9%
Asking Rent:	$1,290	+7.0%	$1,065	+7.5%	$1,291	+5.3%	$1,757	+4.9%
Asking Rent per SF:	$1.36	+6.9%	$1.10	+7.2%	$1.31	+3.4%	$1.90	+4.1%
Effective Rent:	$1,286	+7.2%	$1,060	+7.4%	$1,285	+5.1%	$1,732	+4.9%
Effective Rent per SF:	$1.36	+7.1%	$1.09	+7.2%	$1.30	+3.2%	$1.88	+4.1%
% Offering Concessions:	5%	-25.9%	11%	-3.7%	3%	-29.4%	13%	+8.1%
Ave. Concession Package:	4.6%	-10.5%	4.0%	-16.8%	9.9%	+99.8%	7.8%	+6.4%