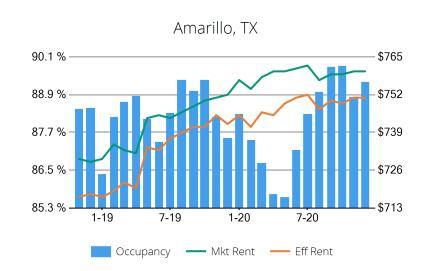
Amarillo, TX

General Overview

| Conventional Properties | Dec 2020 | Annual Chg |
|-------------------------|-------------|------------|
| Occupancy | 89.3 | +2.0% |
| Unit Change | 48 | |
| Units Absorbed (Annual) | 295 | |
| Average Size (SF) | 832 | -0.4% |
| Asking Rent | \$760 | +1.0% |
| Asking Rent per SF | \$0.91 | +1.3% |
| Effective Rent | \$751 | +1.2% |
| Effective Rent per SF | \$0.90 | +1.5% |
| % Offering Concessions | 24% | +5.1% |
| Avg. Concession Package | 5.4% | -5.0% |



Market Breakdown

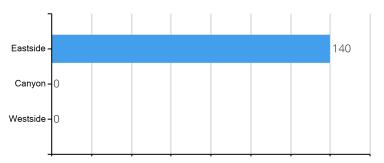
| | % of | # | # | | Avg | Average | Rent | t Rent Concessions | |
|-----------------|--------|-------|--------|-------|-----|---------|---------|--------------------|-------------|
| Property Type | Market | Props | Units | Occ. | SF | Mkt | Eff | Props Offering | Avg Package |
| Conventional | 72% | 131 | 14,150 | 89.3% | 832 | \$760 | \$751 | 24.2% | 5.4% |
| Affordable | 18% | 41 | 3,565 | 87.0% | 930 | \$728 | \$720 | 17.6% | 5.3% |
| Senior Living | 8% | 24 | 1,537 | 86.3% | 863 | \$661 | \$661 | 0.0% | 0.0% |
| Student Housing | 2% | 3 | 364 | 76.8% | 869 | \$1,182 | \$1,136 | 33.3% | 11.1% |
| Totals | | 199 | 19,616 | | | | | | |

Top 5 Submarkets

| Occupancy Annual Change | Dec-20 | Change | Effective Rent Gains | Dec-20 | Change |
|-------------------------|--------|--------|----------------------|--------|--------|
| Eastside | 88.7% | 9.8% | Westside | \$745 | 1.4% |
| Westside | 89.6% | 2.2% | Eastside | \$884 | 1.0% |
| Canyon | 94.3% | -1.1% | Canyon | \$737 | -0.9% |

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters

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