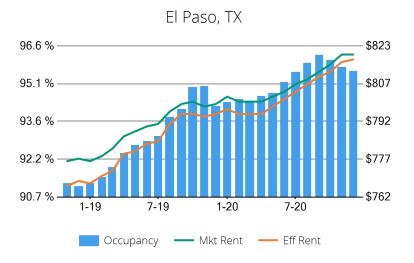
El Paso, TX

End of December, 2020

General Overview

Conventional Properties	Dec 2020	Annual Chg
Occupancy	95.6	+1.3%
Unit Change	0	
Units Absorbed (Annual)	498	
Average Size (SF)	838	+0.1%
Asking Rent	\$819	+2.5%
Asking Rent per SF	\$0.98	+2.3%
Effective Rent	\$817	+2.8%
Effective Rent per SF	\$0.98	+2.6%
% Offering Concessions	7%	-42.0%
Avg. Concession Package	3.4%	-21.8%



Market Breakdown

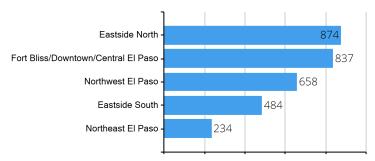
	% of					Average	Rent	Rent Cond	cessions
Property Type	Market	Props	Units	Occ.	SF	Mkt	Eff	Props Offering	Avg Package
Conventional	69%	283	38,226	95.6%	838	\$819	\$817	7.3%	3.4%
Affordable	25%	130	13,706	96.1%	914	\$656	\$656	0.0%	0.0%
Senior Living	5%	28	2,921	88.3%	686	\$1,568	\$1,568	0.0%	0.0%
Student Housing	1%	3	794	91.0%	1,096	\$1,333	\$1,333	0.0%	0.0%
Totals		444	55,647						

• Top 5 Submarkets

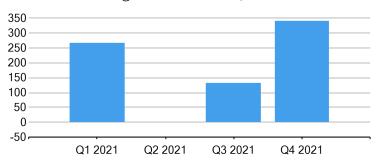
Dec-20	Change	Effective Rent Gains	Dec-20	Change
96.7%	4.0%	Southwest El Paso	\$857	4.2%
96.6%	3.4%	Northeast El Paso	\$842	4.0%
97.8%	2.4%	Las Cruces, NM/Dona Ana County	\$839	3.1%
97.4%	0.7%	Eastside North	\$841	2.1%
93.7%	0.6%	Fort Bliss/Downtown/Central El Paso	\$743	2.0%
	96.7% 96.6% 97.8% 97.4%	96.7%4.0%96.6%3.4%97.8%2.4%97.4%0.7%	96.7%4.0%Southwest El Paso96.6%3.4%Northeast El Paso97.8%2.4%Las Cruces, NM/Dona Ana County97.4%0.7%Eastside North	96.7% 4.0% Southwest El Paso \$857 96.6% 3.4% Northeast El Paso \$842 97.8% 2.4% Las Cruces, NM/Dona Ana County \$839 97.4% 0.7% Eastside North \$841

New Units

Top 5 Submarkets with Most New Units in Pipeline







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