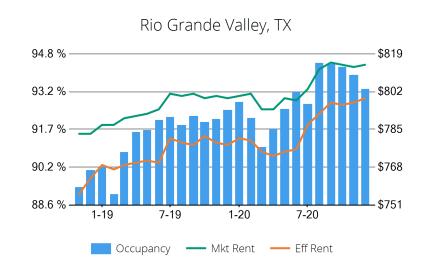
Rio Grande Valley, TX

General Overview

Conventional Properties	Dec 2020	Annual Chg
Occupancy	93.3	+1.2%
Unit Change	382	
Units Absorbed (Annual)	529	
Average Size (SF)	862	+0.2%
Asking Rent	\$814	+1.8%
Asking Rent per SF	\$0.94	+1.6%
Effective Rent	\$799	+2.8%
Effective Rent per SF	\$0.93	+2.5%
% Offering Concessions	23%	-34.9%
Avg. Concession Package	6.7%	0.0%



Market Breakdown

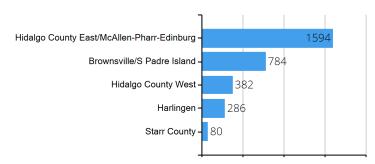
	% of			Avg Average Rent		Rent	Rent Concessions		
Property Type	Market	Props	Units	Occ.	SF	Mkt	Eff	Props Offering	Avg Package
Conventional	47%	171	13,868	93.3%	862	\$814	\$799	23.0%	6.7%
Affordable	42%	122	12,501	94.5%	923	\$659	\$655	7.4%	6.7%
Senior Living	7%	28	2,145	93.0%	712	\$902	\$902	0.0%	0.0%
Student Housing	4%	4	1,162	86.2%	1,072	\$1,306	\$1,306	0.0%	0.0%
Totals		325	29,676						

Top 5 Submarkets

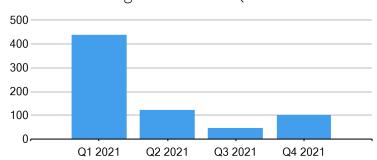
Occupancy Annual Change	Dec-20	Change	Effective Rent Gains	Dec-20	Change
Brownsville/S Padre Island	96.0%	1.5%	Brownsville/S Padre Island	\$760	5.4%
Hidalgo County East/McAllen-Pharr-Edinburg	92.4%	1.2%	Hidalgo County East/McAllen-Pharr-Edinburg	\$828	1.5%
Harlingen	95.5%	0.3%	Harlingen	\$748	1.2%
Hidalgo County West	89.1%	-6.3%	Hidalgo County West	\$787	-0.9%
Starr County	0.0%	0.0%	Starr County	\$0	0.0%

New Units -

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



ALN Apartment Data tracks 11K management companies with over 125K properties, comprised of over 16 million total units. We offer our clients feature-rich, user-friendly platforms to perform research with confidence, and our comprehensive services are available nationwide. Copyrights: All data, information and material provided through ALN Platforms or Reports are copyrighted. All resales, redistribution, or other forms of

dissemination is strictly forbidden. For ALN editorial inserts, sourcing, questions, or additional information about our services, please contact Sales@alndata.com or call 800-643-6416 x 3.

N APAI LITTETIL DALA www.aIndata.com NATIONWIDE MULTIFAMILY DATA