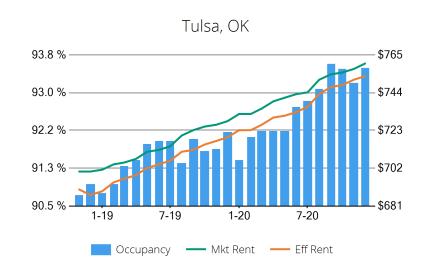
Tulsa, OK

General Overview

Conventional Properties	Dec 2020	Annual Chg
Occupancy	93.6	+1.5%
Unit Change	614	
Units Absorbed (Annual)	1,426	
Average Size (SF)	835	+0.2%
Asking Rent	\$760	+4.5%
Asking Rent per SF	\$0.91	+4.2%
Effective Rent	\$753	+4.8%
Effective Rent per SF	\$0.90	+4.6%
% Offering Concessions	19%	-18.1%
Avg. Concession Package	5.5%	+6.9%



Market Breakdown

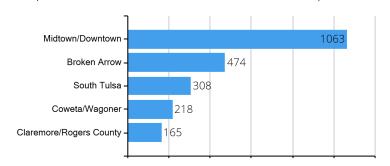
	% of	#	#		Avg	Average	Average Rent Rent Concessions		cessions
Property Type	Market	Props	Units	Occ.	SF	Mkt	Eff	Props Offering	Avg Package
Conventional	77%	424	60,407	93.6%	835	\$760	\$753	19.3%	5.5%
Affordable	16%	150	12,811	94.4%	869	\$671	\$669	8.3%	4.8%
Senior Living	6%	70	5,006	94.4%	798	\$1,044	\$1,044	0.0%	0.0%
Student Housing	0%	1	40	0.0%	0	\$0	\$0	0.0%	0.0%
Totals		645	78,264						

Top 5 Submarkets

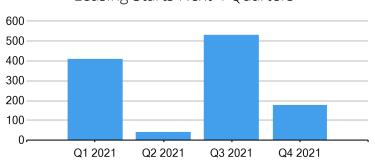
Occupancy Annual Change	Dec-20	Change	Effective Rent Gains	Dec-20	Change
Ponca City/ Kay County	96.4%	6.7%	Broken Arrow	\$882	6.8%
Muskogee	95.5%	5.0%	Southwest Central	\$680	6.2%
Southeast Central	95.0%	4.1%	North Tulsa/Owasso	\$853	5.7%
Broken Arrow	97.5%	2.1%	Claremore/Rogers County	\$738	5.7%
Sapulpa/Creek County	93.4%	1.9%	Southeast Central	\$780	5.1%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



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