

Search Analytics

INVENTORY BEDS

38,295 +1.6%

Prior Period 37,696

UNDER CONSTRUCTION BEDS

2,911 +1.5%

Prior Period 2,868

PRE-LEASING

84.6% -

Prior Period 91.3%

VACANCY RATE

6.7% -0.6%

Prior Period 7.3%

MARKET RENT/BED

\$872 +2.7%

Prior Period \$849

MARKET SALE PRICE/UNIT

\$221K -2.4%

Prior Period \$226K

MARKET CAP RATE

6.1% +0.3%

Prior Period 5.8%

Key Metrics

Availability	
Vacant Beds	2,546 ↑
Asking Rent/SF	\$2.20 ↑
Concession Rate	0.7% ↑
Studio/1BR Asking Rent	\$1,107 ↑
2 Bedroom Asking Rent/Bed	\$1,178 ↑
3 Bedroom Asking Rent/Bed	\$795 ↑
4+ Bedroom Asking Rent/Bed	\$778 ↑

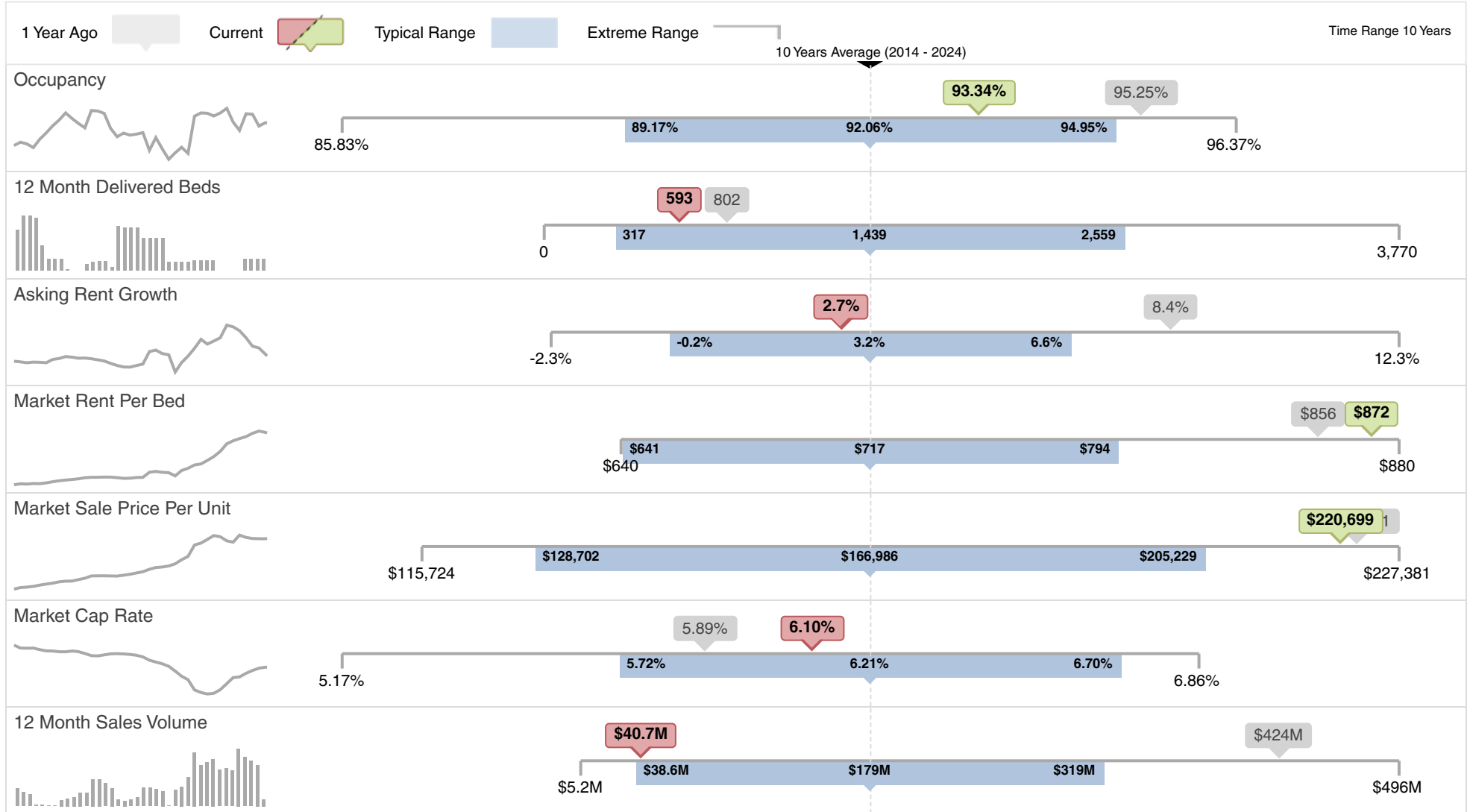
Inventory	
Existing Buildings	126 ↓
Average Beds Per Bldg	304 ↓
12 Mo Demolished Beds	0 ↓
Avg Dist to Nearest Campus	0.4 mi
12 Mo Construction Starts Beds	0 ↓
12 Mo Delivered Beds	593 ↓
12 Mo Avg Delivered Beds	5 ↓

Sales Past Year	
Transaction Per Unit	\$231,768 ↓
Transaction Per Bed	\$57,092 ↓
Sales Volume	\$54.5M ↓
Properties Sold	2 ↓
Transaction Cap Rate	6.6%
Asking Rent/Bed	-
Asking Rent/SF	-

Demand	
12 Mo Absorp % of Inventory	1.7% ↑
Median Household Income	27.1K
Population Growth 5 Yrs 20-29	-34.7%
Population Growth 5 Yrs 30-39	10.9%
Population Growth 5 Yrs 40-54	31.3%
Population Growth 5 Yrs 55+	6.2%
Population Growth 5 Yrs	-0.6%

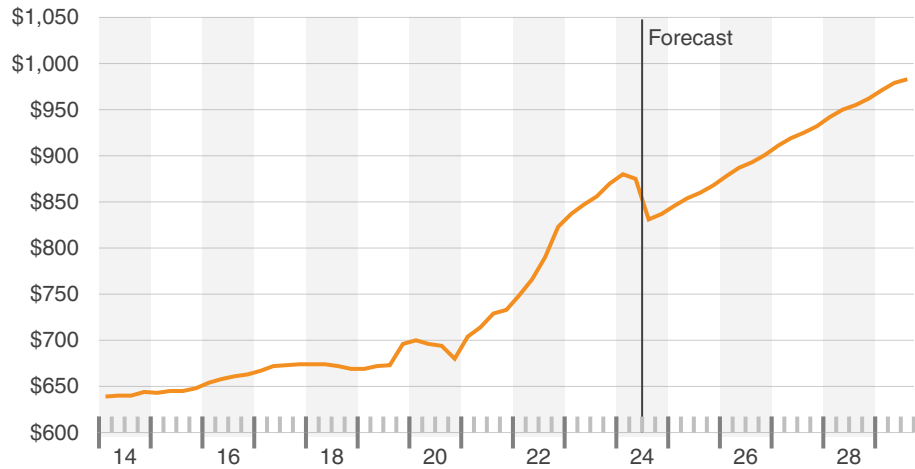
Search Analytics

Key Performance Indicators

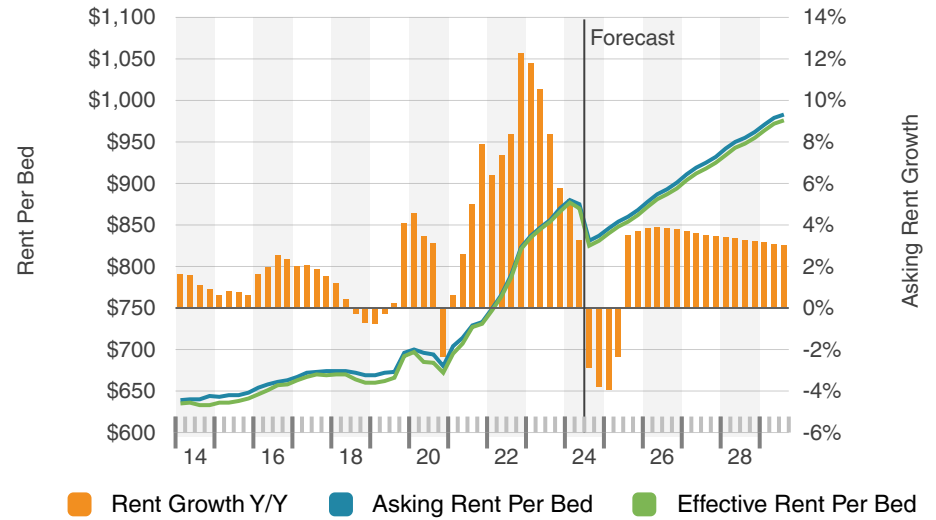


Search Analytics

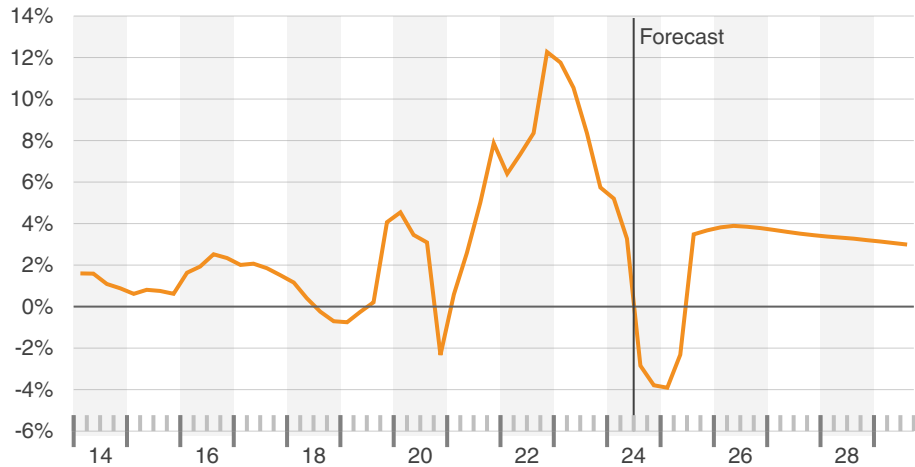
Market Asking Rent Per Bed



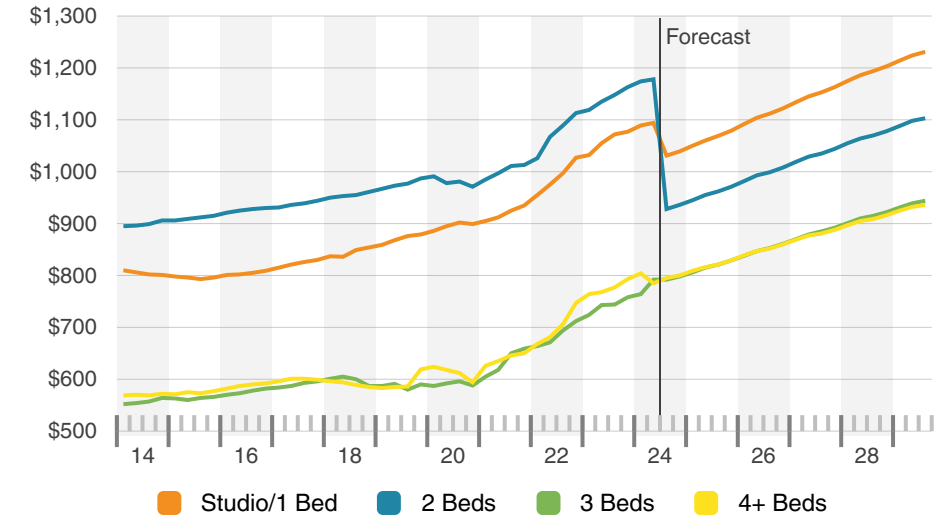
Market Rent Per Bed & Rent Growth



Market Rent Growth (YOY)

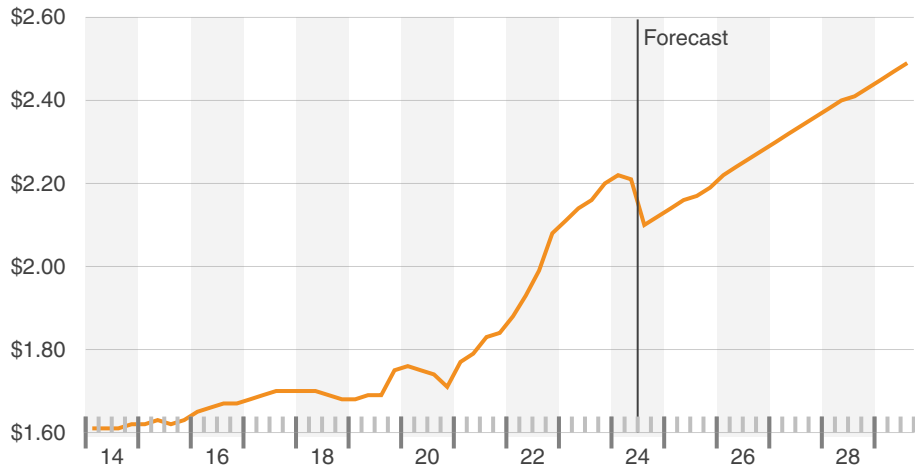


Market Rent Per Bed By Bedroom

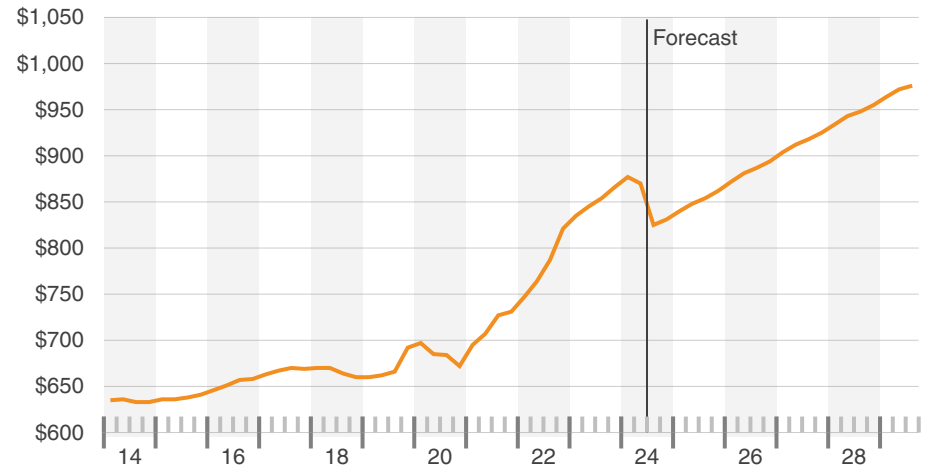


Search Analytics

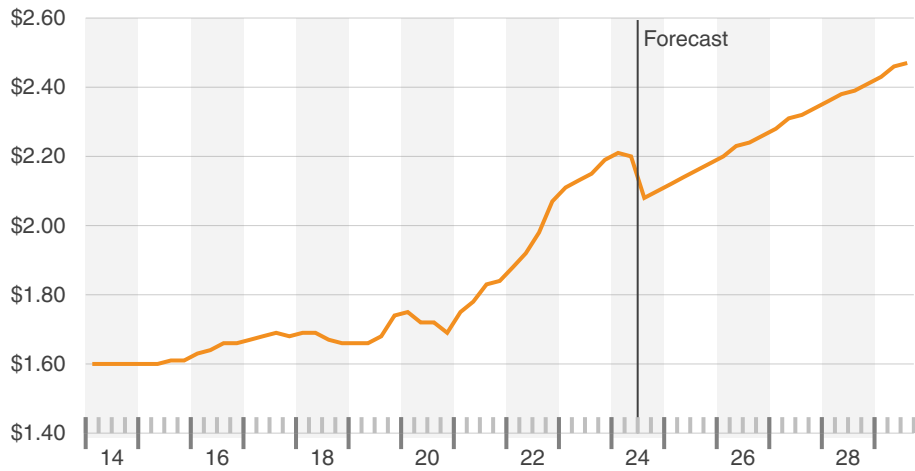
Market Asking Rent Per SF



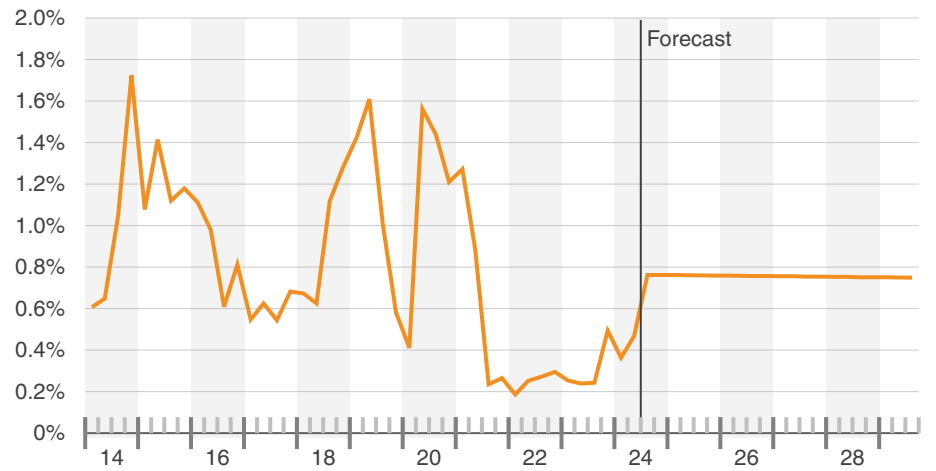
Market Effective Rent Per Bed



Market Effective Rent Per SF

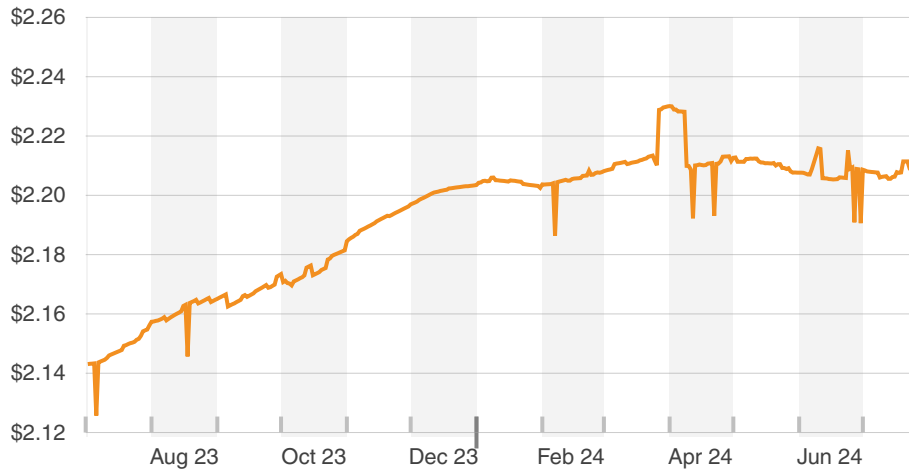


Concession Rate

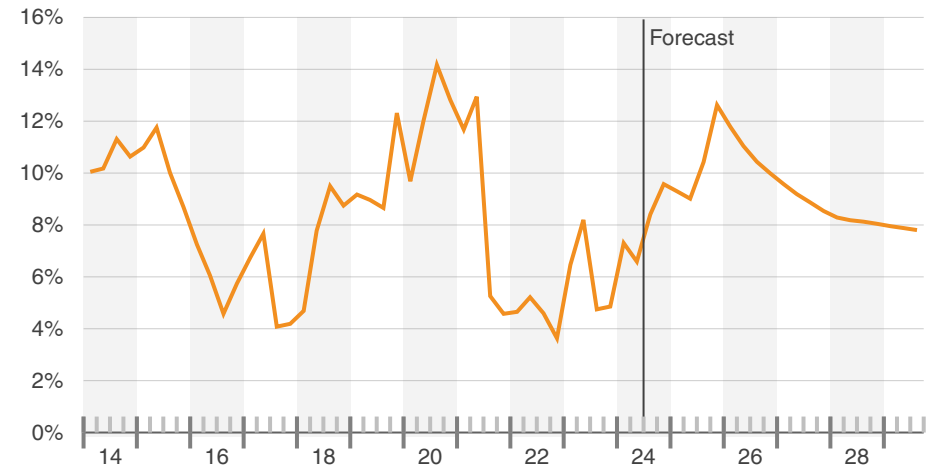


Search Analytics

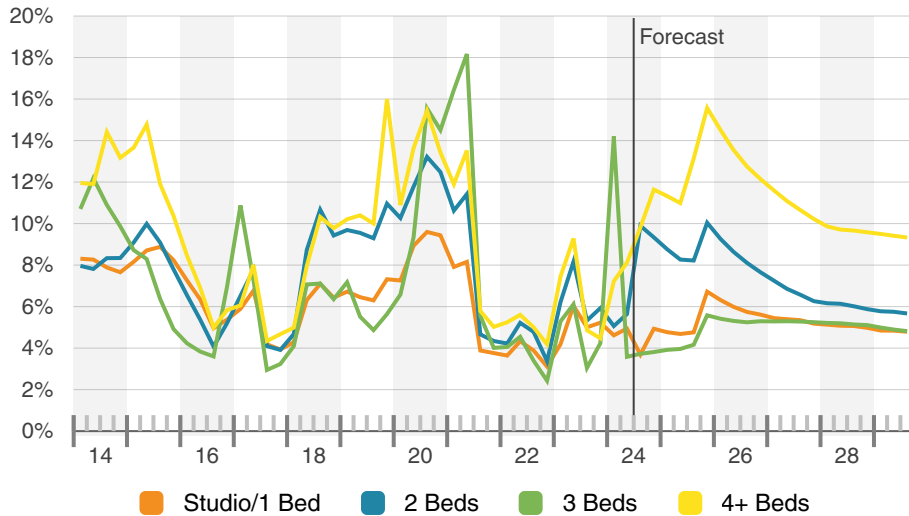
Daily Asking Rent Per SF



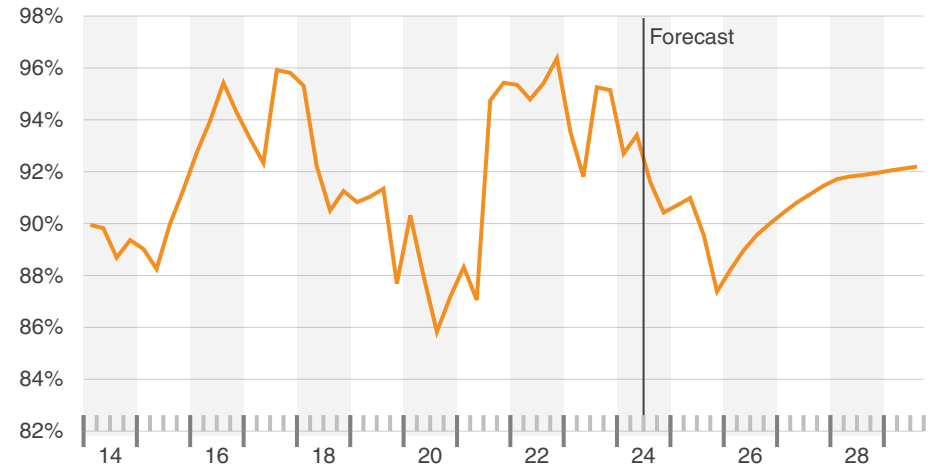
Vacancy Rate



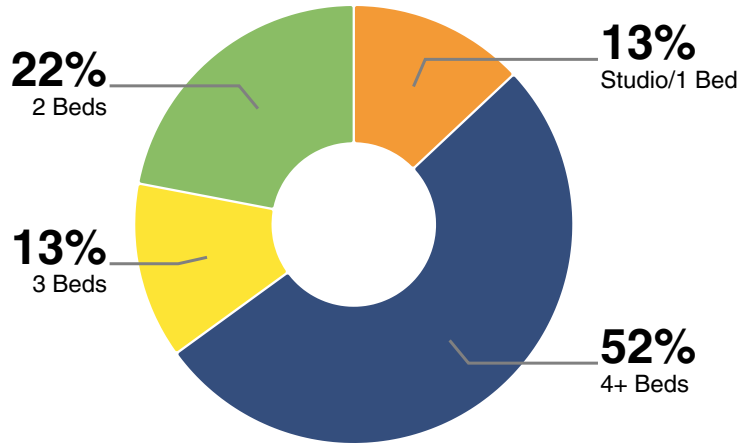
Vacancy By Bedroom



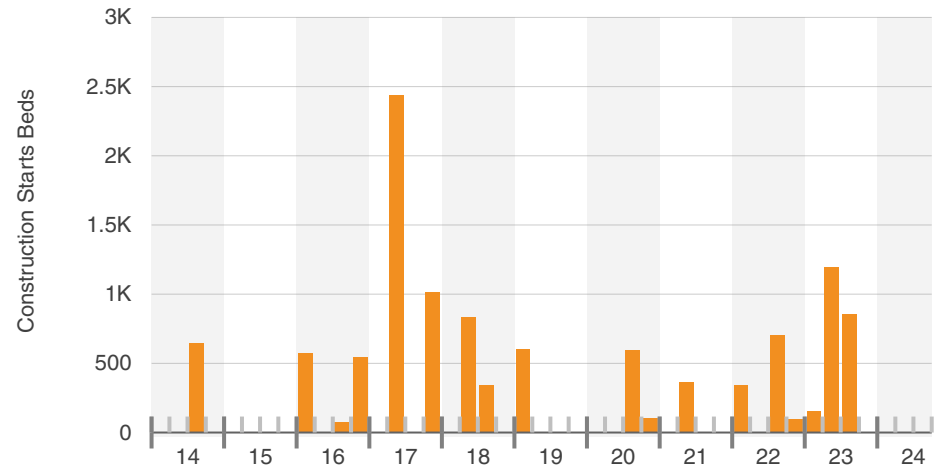
Occupancy Rate



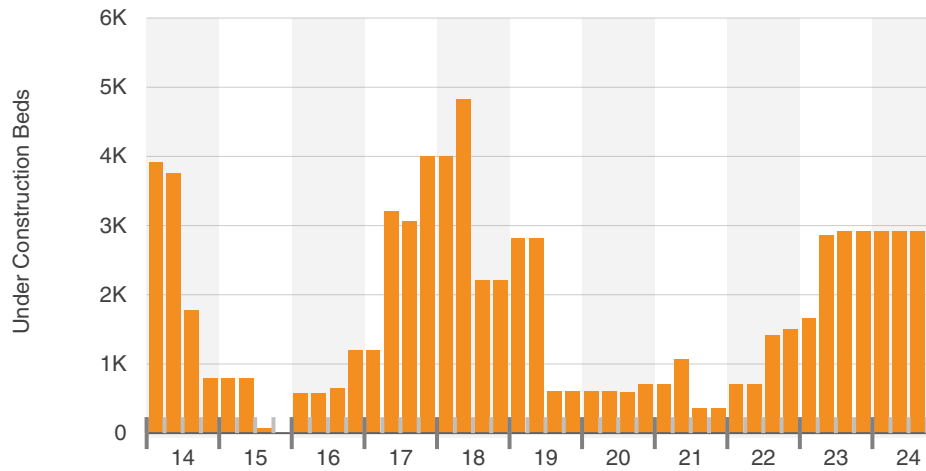
Total Beds By Bedroom



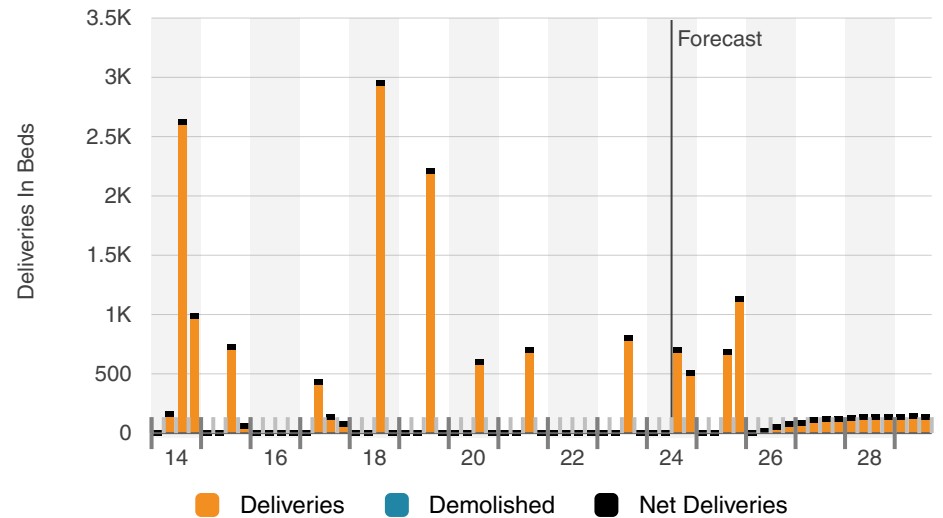
Construction Starts



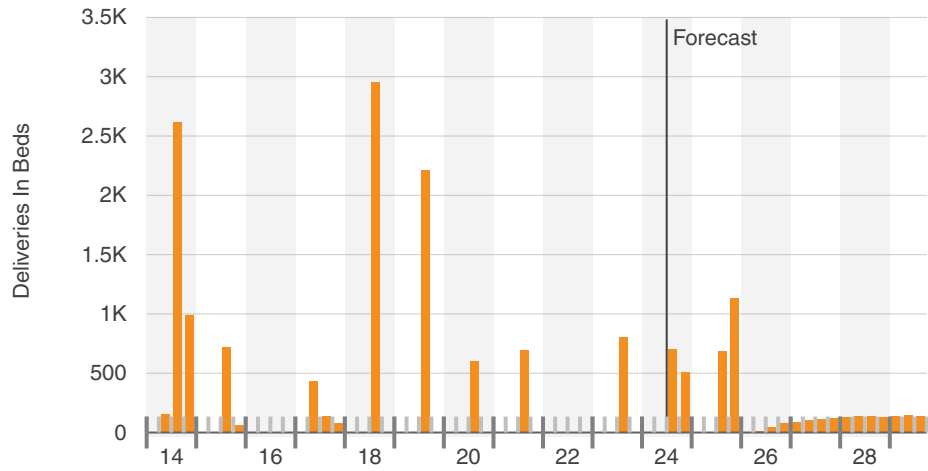
Under Construction



Deliveries & Demolitions



Deliveries



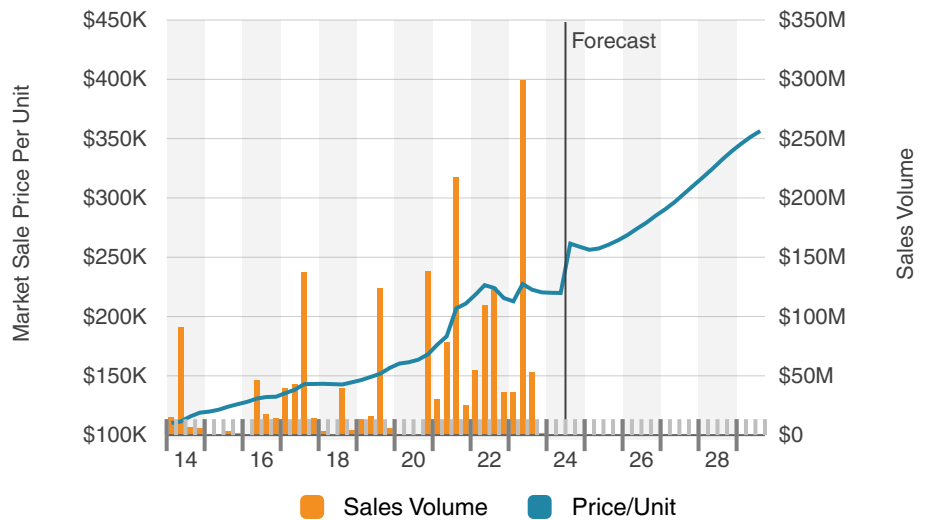
Demolitions

No Data Available

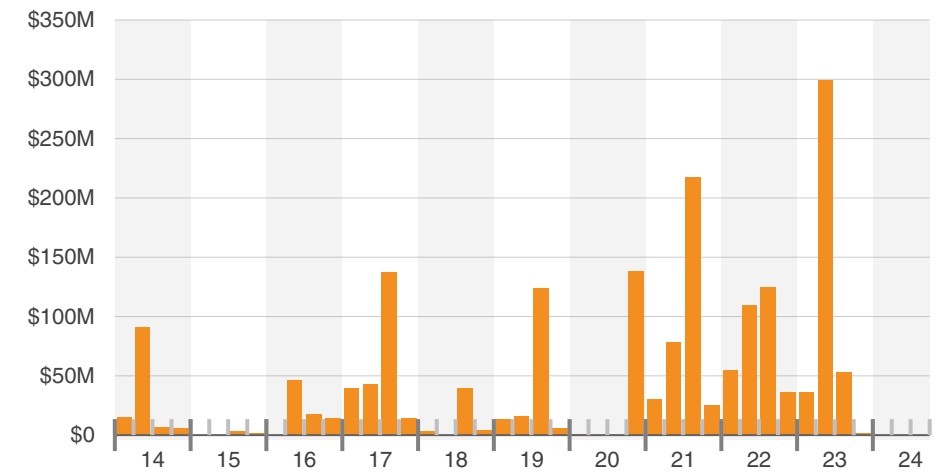


No data available for the past 10 years

Sales Volume & Market Sale Price Per Unit

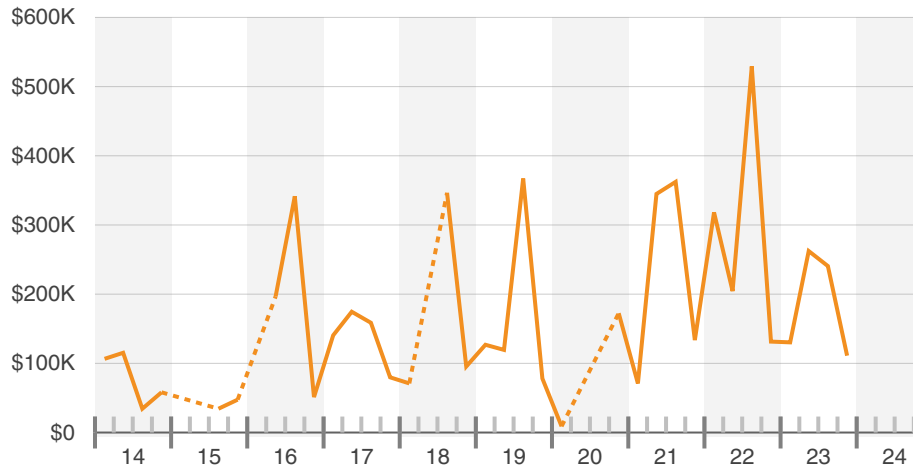


Sales Volume

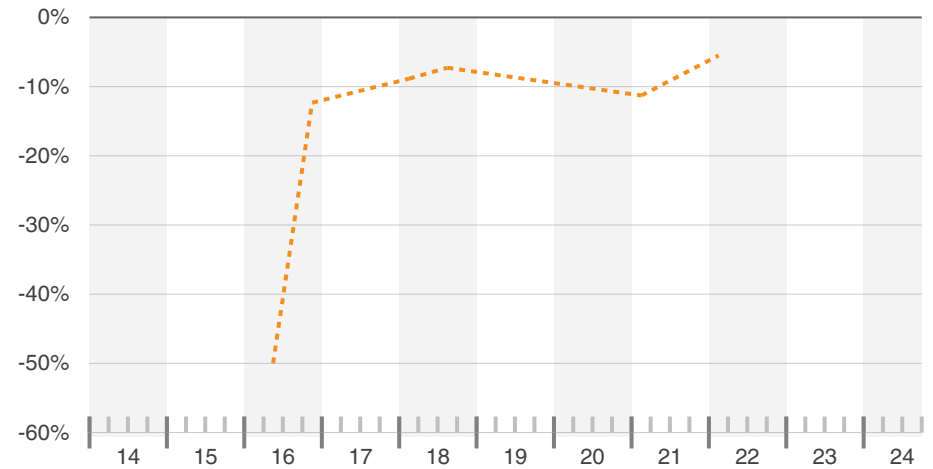


Search Analytics

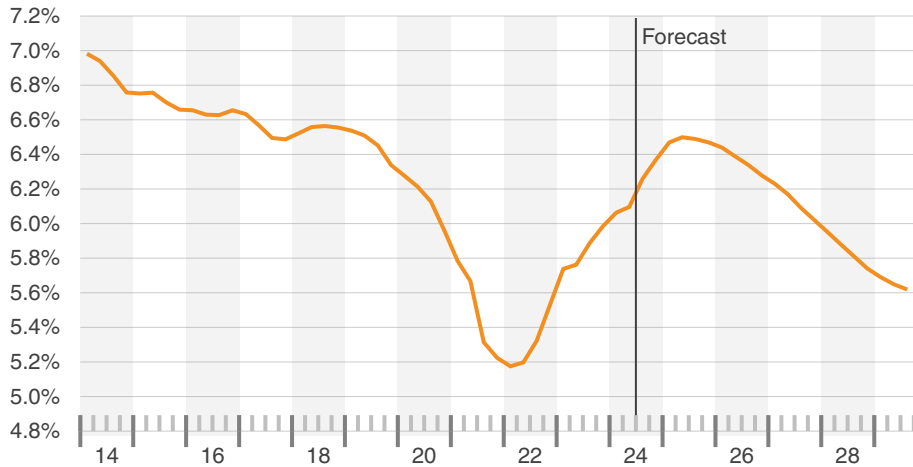
Sale Price Per Unit



Sale To Asking Price Differential



Market Cap Rate



Report Criteria

- 131 Properties / 9 Spaces
- Property Type: Student
- # of Units: 15 +
- Construction Status: Existing +1
- Market: Tallahassee - FL