

APARTMENT MARKET

TAMPA MSA

The Tampa Bay MSA multifamily market can be broken down into approximately fifteen submarkets in four counties. There are approximately 870 rental communities and 193,000 rental units within the market as reported by Pierce-Eislen. The latest statistics available indicate the average overall occupancy rate for the Tampa Bay MSA in May 2016 was 94.4%, while stabilized occupancy was 95.2%, an increase of 2.2% from the same time last year. According to ALN Apartment Data, Inc., average rents rose from \$985 to \$1,049 per unit year-over-year, an increase of 6.5%. Rent concessions are becoming less common in the market. MPF Research projects a 2.2% increase in rent growth through 2016.

Developers have been active in the Tampa MSA over the last two years. There have been 9,906 units delivered since the beginning of 2014, with 5,769 units currently under construction.

Tampa's recorded transaction volume was \$1.14 billion through Q2 2016, compared to \$1.17 billion for the same period the previous year, a slight decrease of 2.2%. The Tampa apartment market continues to recover with the vacancy rate improving from an all-time high of 10% two years ago down to 4.8% today. The area recorded solid rent growth since the start of the recovery and the vacancy rate is expected to continue improving into the coming year as the job market continues to strengthen and new apartment communities are absorbed.

TAMPA MSA – MULTIFAMILY DELIVERIES		
YEAR	PROPERTIES	UNITS
2000	19	5,916
2001	16	4,667
2002	16	5,180
2003	15	3,466
2004	15	3,342
2005	15	3,732
2006	14	3,048
2007	15	3,019
2008	10	2,455
2009	26	5,120
2010	14	2,856
2011	13	1,846
2012	11	2,745
2013	8	1,856
2014	19	4,280
2015	17	4,447
2016 YTD	4	1,179
2016 EST	9	2,261

APARTMENT MARKET

BRANDON SUBMARKET

The Brandon multifamily submarket consists of approximately 76 rental communities and 22,431 rental units as reported by Pierce-Eislen. Our market survey of Class A properties in the Brandon submarket as of June 2016, indicates the average occupancy rate is 96%, with an average market rent of \$1,256 per unit or \$1.19 PSF.

Like the Tampa MSA as a whole, the Brandon submarket has experienced an increase in development. There have been four properties developed since the beginning of 2014, totaling 1,158 units, with 310 units currently under construction.

EAST TAMPA – MULTIFAMILY DELIVERIES		
YEAR	PROPERTIE S	UNITS
1980'S	17	4,214
1990'S	25	8,959
2000	1	222
2001	6	1,768
2002	1	456
2003	1	360
2004	2	551
2005	3	974
2006	1	352
2007	2	810
2008	2	455
2009	3	802
2010	1	144
2011	2	504
2012	0	0
2013	1	344
2014	1	342
2015	3	816
2016 YTD	0	0
2016 EST	2	310

INVESTMENT HIGHLIGHTS

LOCAL AND REGIONAL CONNECTIVITY – The strategic location of Courtney Trace and The Addison provides residents with almost immediate access to I-75, Lee Roy Selmon Crosstown Expressway, and US 301. These thoroughfares provide access to major employment nodes including the I-75 Office corridor, the Port of Tampa, downtown Tampa, the Westshore Business District, and MacDill Air Force Base.

RECENT EXPANSIONS – Bass Pro Shop, Top Golf, and USAA have all recently completed expansions nearby. In addition to the over 1,200 jobs already announced, it is expected that another 1,500 jobs are created through the completion of the Estuary family oriented sporting complex.

STRONG APARTMENT MARKET FUNDAMENTALS – Brandon continues to reflect solid apartment market fundamentals. In the first quarter of 2016, the submarket posted 97% occupancy with 6.8% rent growth on annual demand of 788 units.

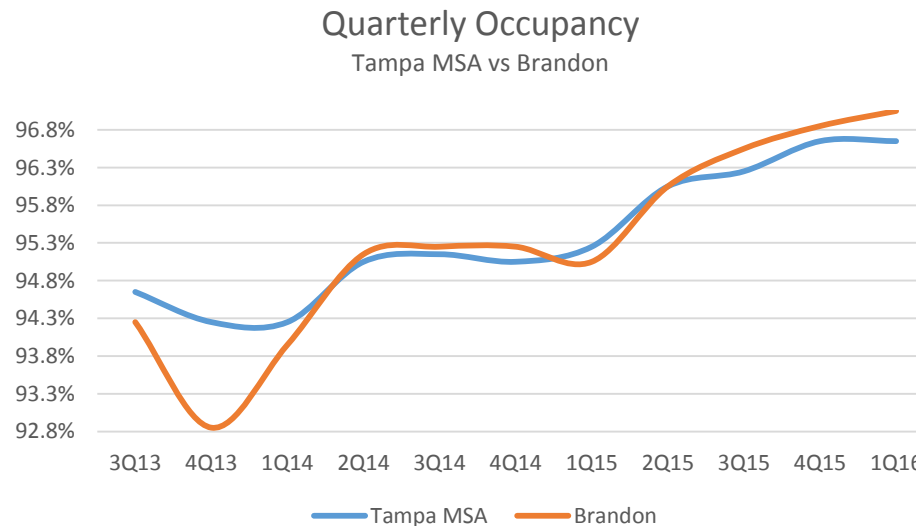
MARKET HIGHLIGHTS

Villages at Crosstown is surrounded by over 236,000 jobs in a 15 minute commute. Nearby major employers include: Progressive Insurance, USAA, Brighthouse Networks, Coca-Cola, HSBC Mortgage, General Dynamics, & UPS.

The properties are connected to neighboring areas of Tampa via access to I-75, Lee Roy Selmon Crosstown Expressway, and US 301.

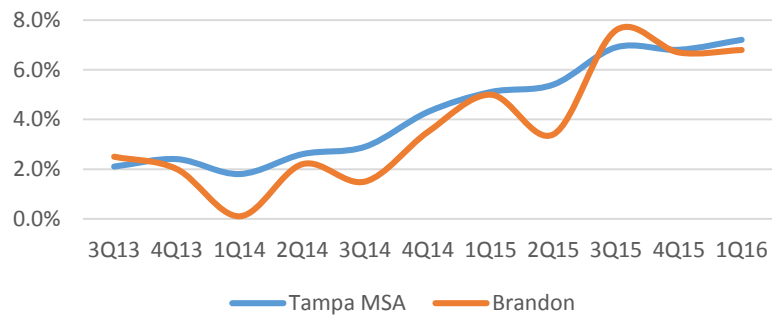
Residents of Villages at Crosstown will have access to over 7M square feet of retail shopping within a 3-mile radius.

Brandon has experienced average annual rent growth of 5% over the past four quarters.

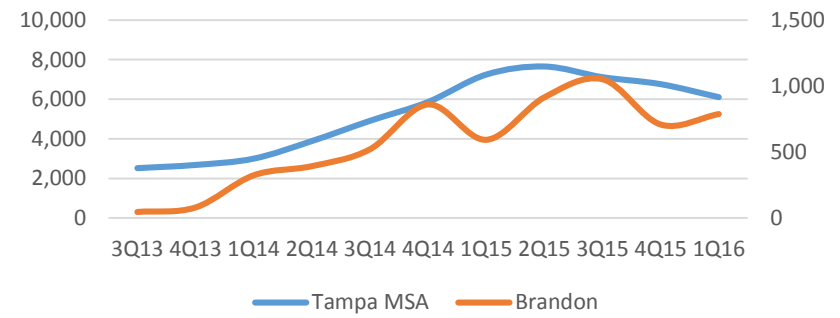


MARKET HIGHLIGHTS

Annual Rent Change
Tampa MSA vs Brandon



Annual Demand
Tampa MSA vs Brandon



Average Concession
Tampa MSA vs Brandon

