



Multi-Family Submarket Report

North Summit County

Akron - OH

PREPARED BY

CORKEN+
COMPANY
REAL ESTATE GROUP
Cameron Corken



MULTI-FAMILY SUBMARKET REPORT

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Overview

North Summit County Multi-Family

12 Mo. Delivered Units

106

12 Mo. Absorption Units

71

Vacancy Rate

4.4%

12 Mo. Asking Rent Growth

4.6%

Vacancy in the North Summit County multi-family submarket is 4.4% and has increased 1.3% over the past 12 months. During this period, 110 units have delivered, and 73 units have been absorbed.

Rents are around \$1,410/month, which is a 4.6% increase from where they were a year ago. In the

past three years, rents have increased a cumulative 19.5%.

About 280 units are under construction, representing a 11.3% expansion of inventory.

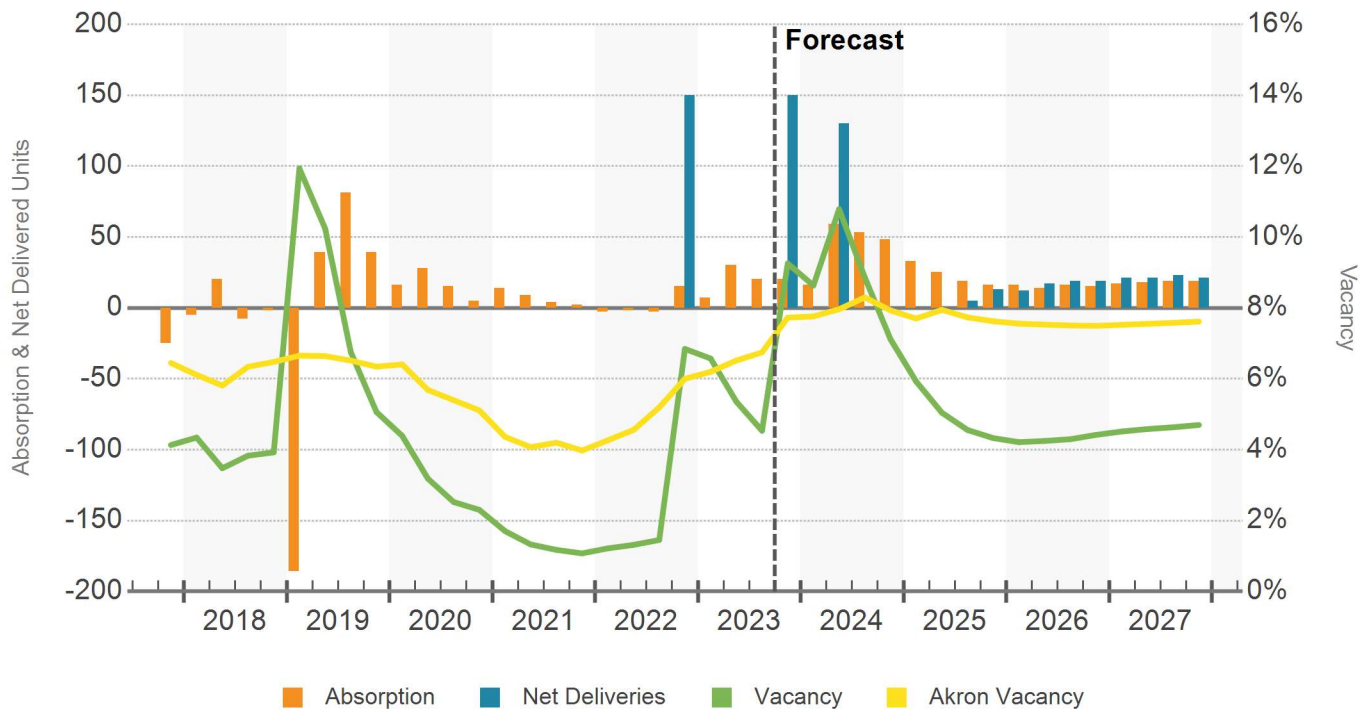
There has been one sale in the past three years

KEY INDICATORS

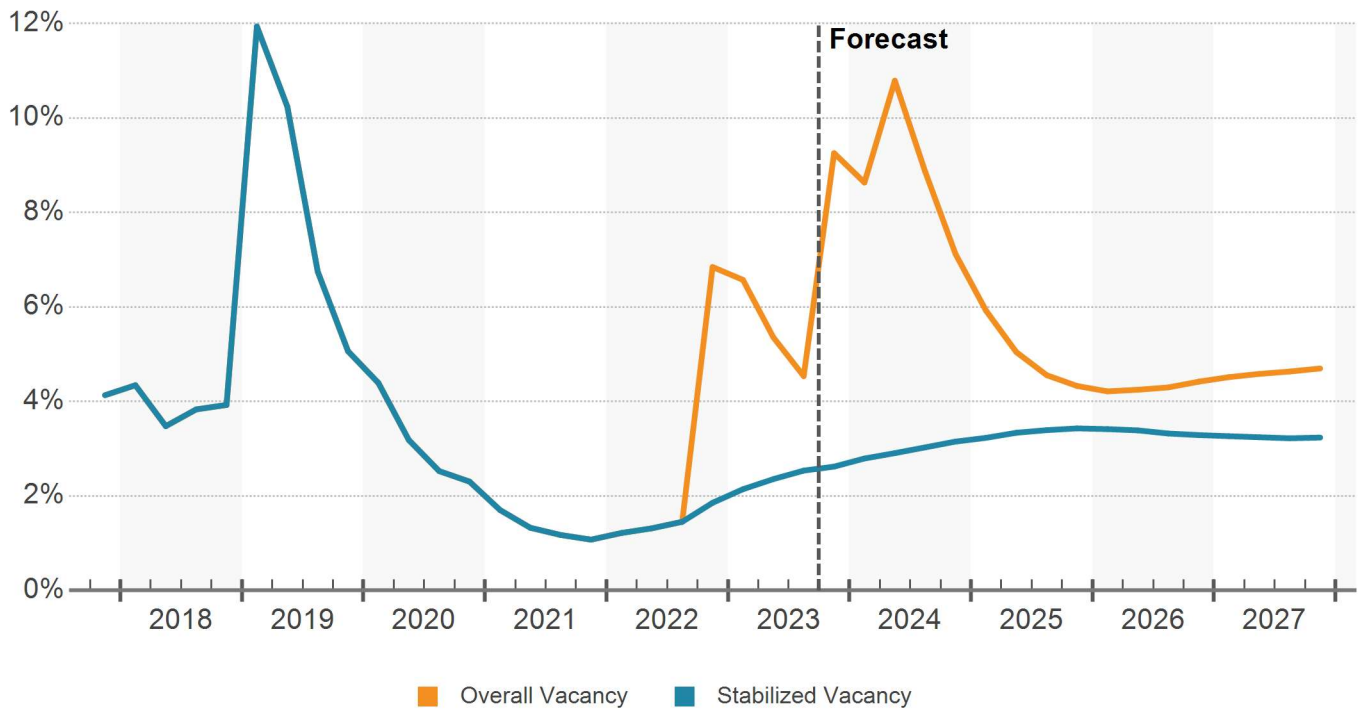
Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	0	-	-	-	0	0	150
3 Star	1,825	5.4%	\$1,544	\$1,530	5	0	130
1 & 2 Star	643	1.5%	\$1,011	\$1,008	0	0	0
Submarket	2,468	4.4%	\$1,413	\$1,401	5	0	280

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	1.3%	5.1%	5.7%	13.4%	2002 Q1	1.1%	2021 Q4
Absorption Units	71	28	97	196	2002 Q4	(175)	2019 Q1
Delivered Units	106	28	97	260	2002 Q4	0	2022 Q3
Demolished Units	0	0	1	0	2023 Q3	0	2023 Q3
Asking Rent Growth (YOY)	4.6%	2.2%	3.6%	10.4%	2021 Q2	-2.1%	2009 Q4
Effective Rent Growth (YOY)	4.3%	2.2%	3.6%	10.7%	2021 Q2	-2.1%	2009 Q4
Sales Volume	\$0	\$3.8M	N/A	\$59.1M	2019 Q4	\$0	2023 Q3

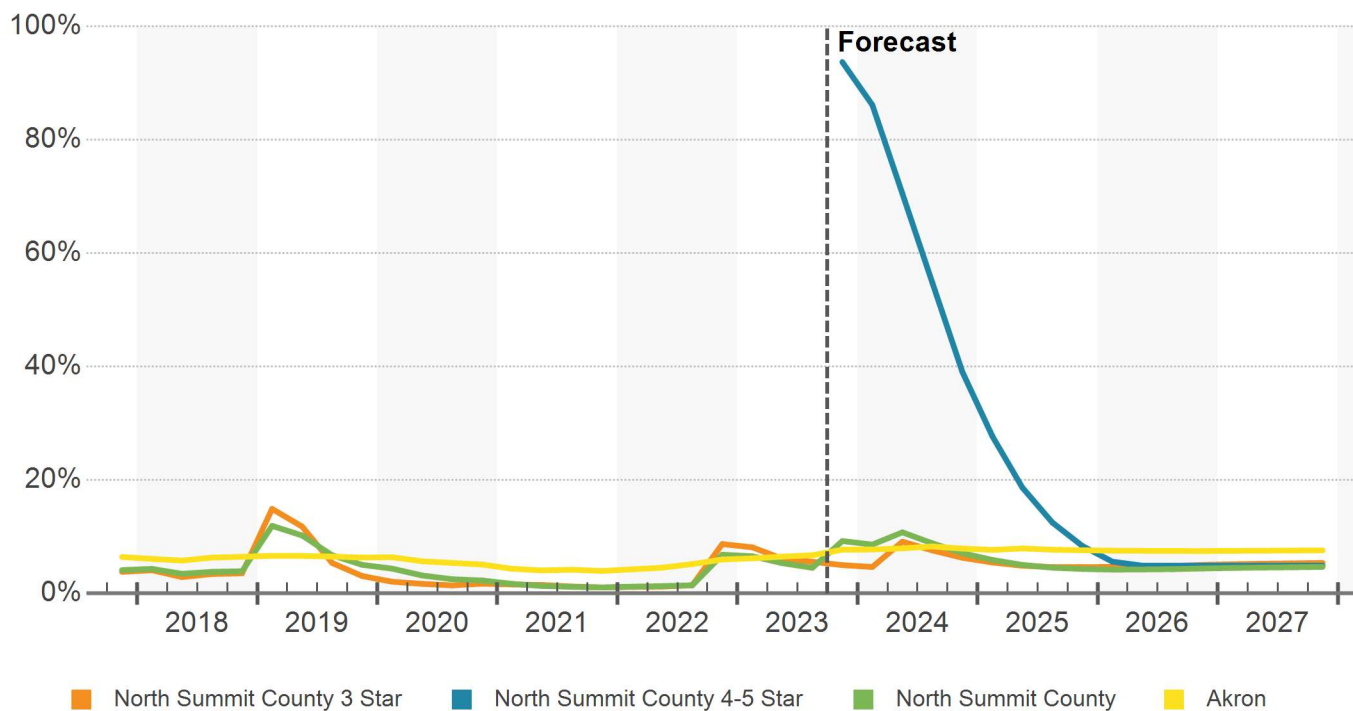
ABSORPTION, NET DELIVERIES & VACANCY



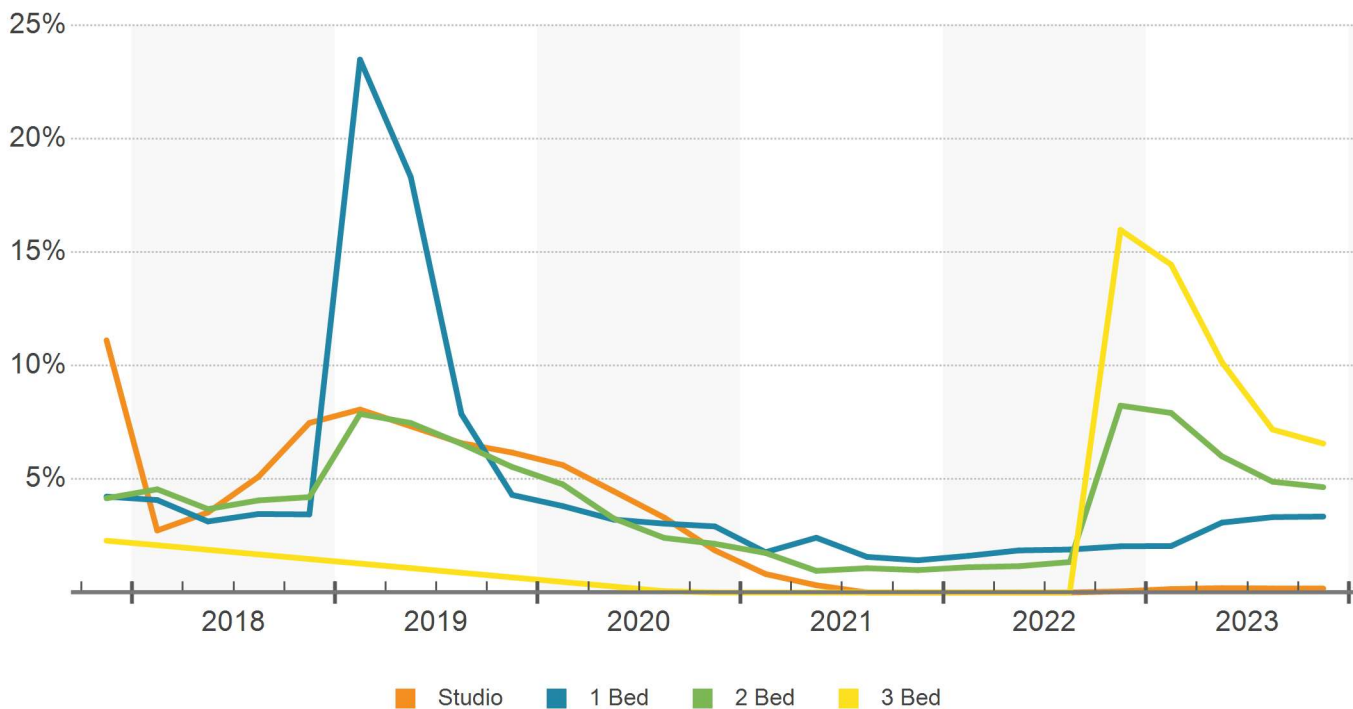
OVERALL & STABILIZED VACANCY



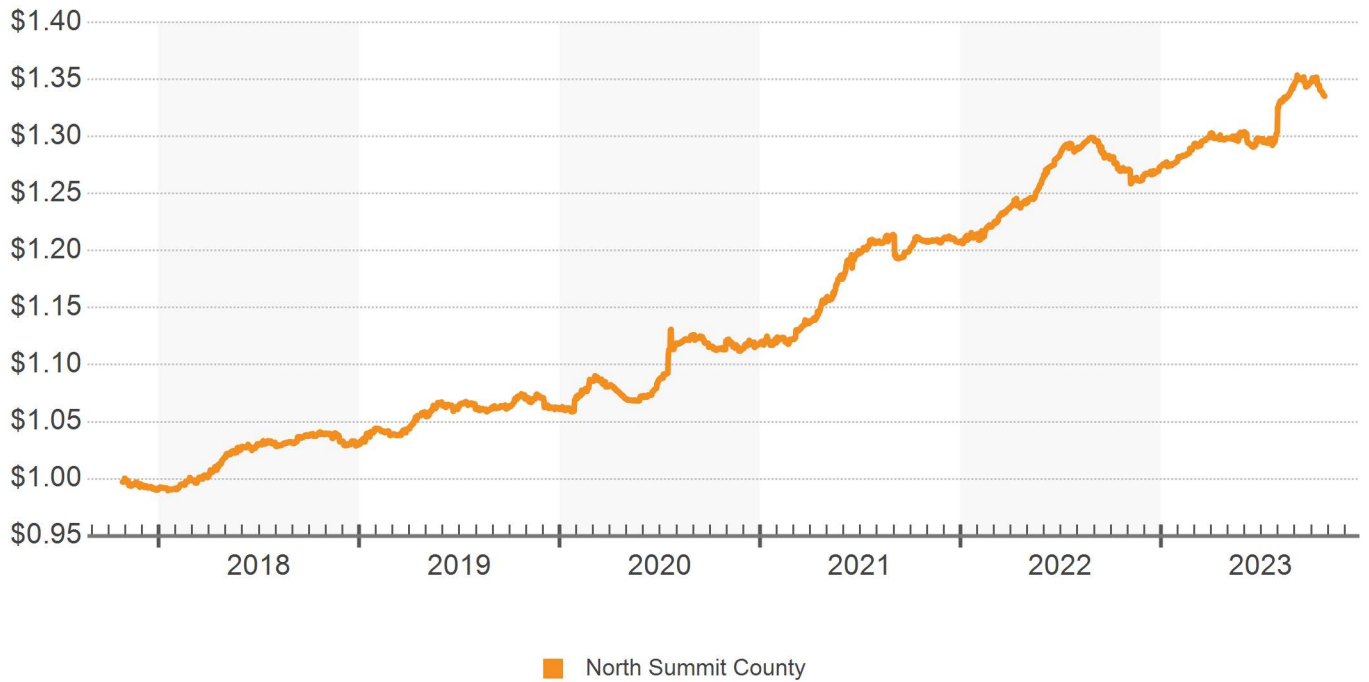
VACANCY RATE



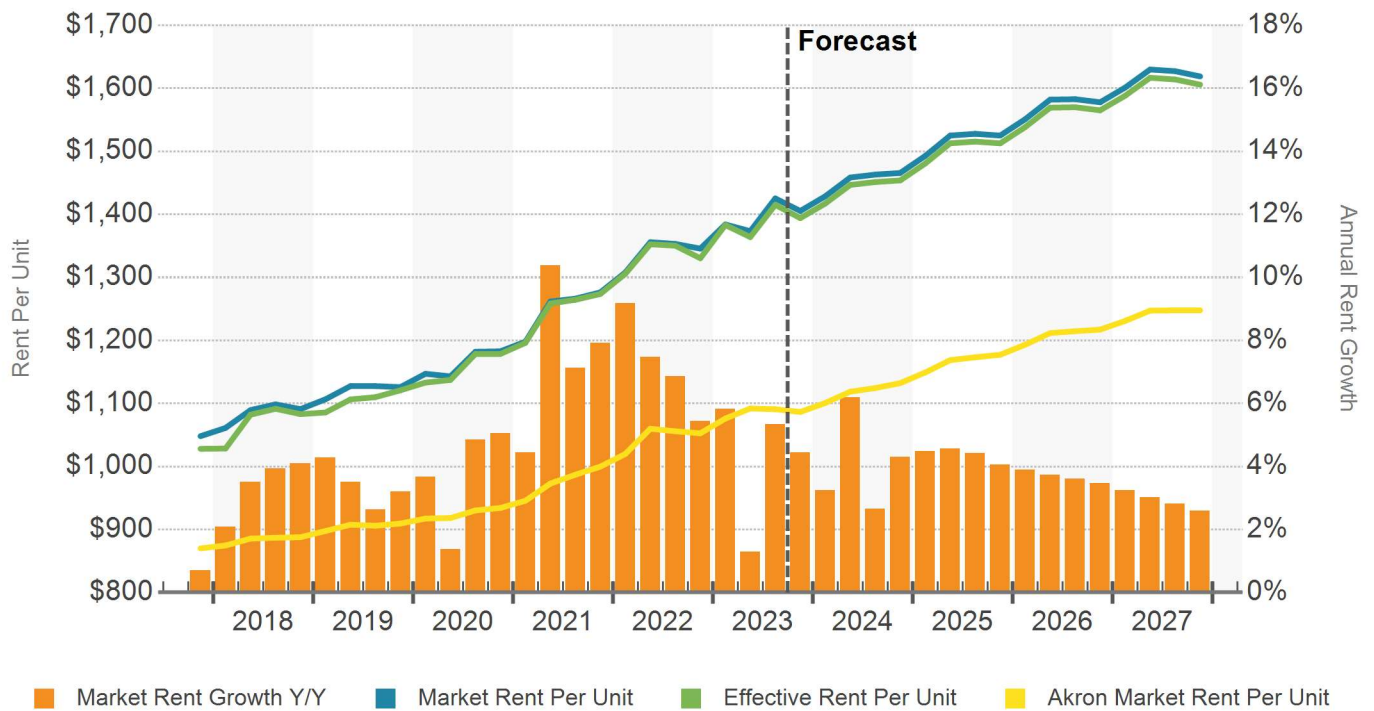
VACANCY BY BEDROOM



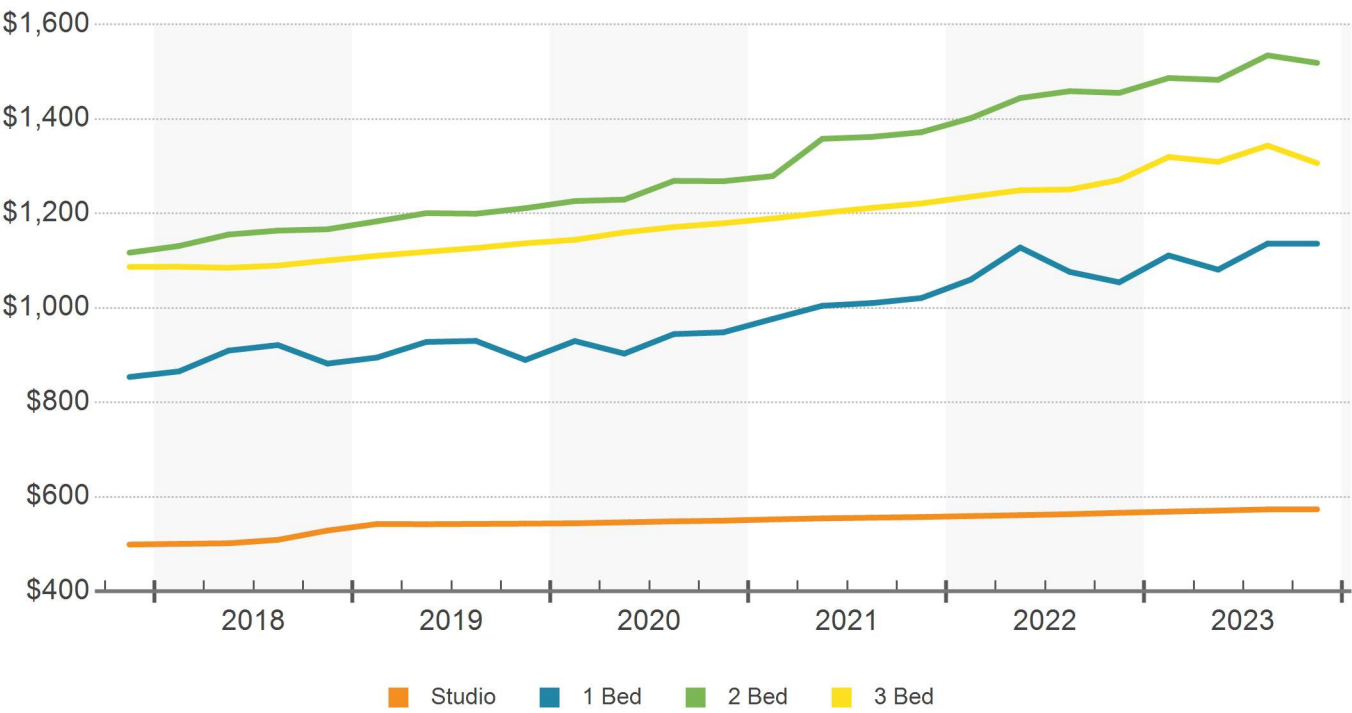
DAILY ASKING RENT PER SF



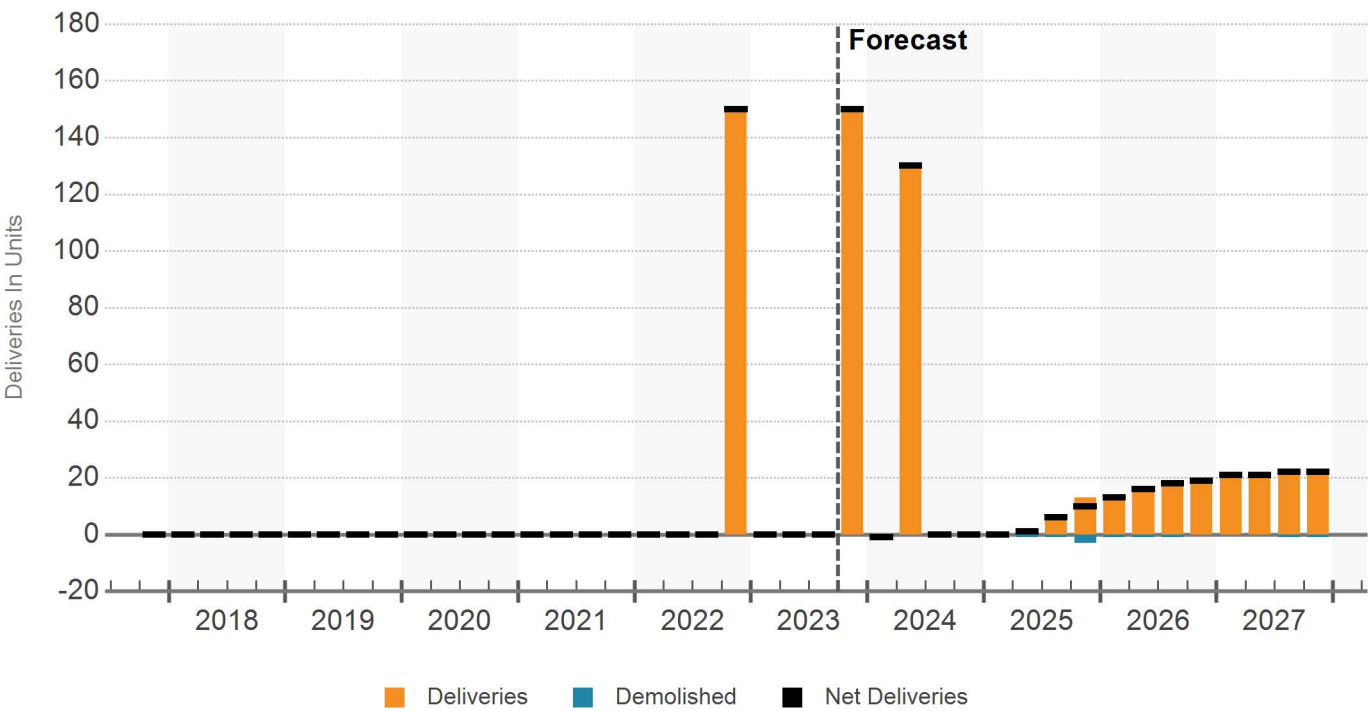
MARKET RENT PER UNIT & RENT GROWTH



MARKET RENT PER UNIT BY BEDROOM

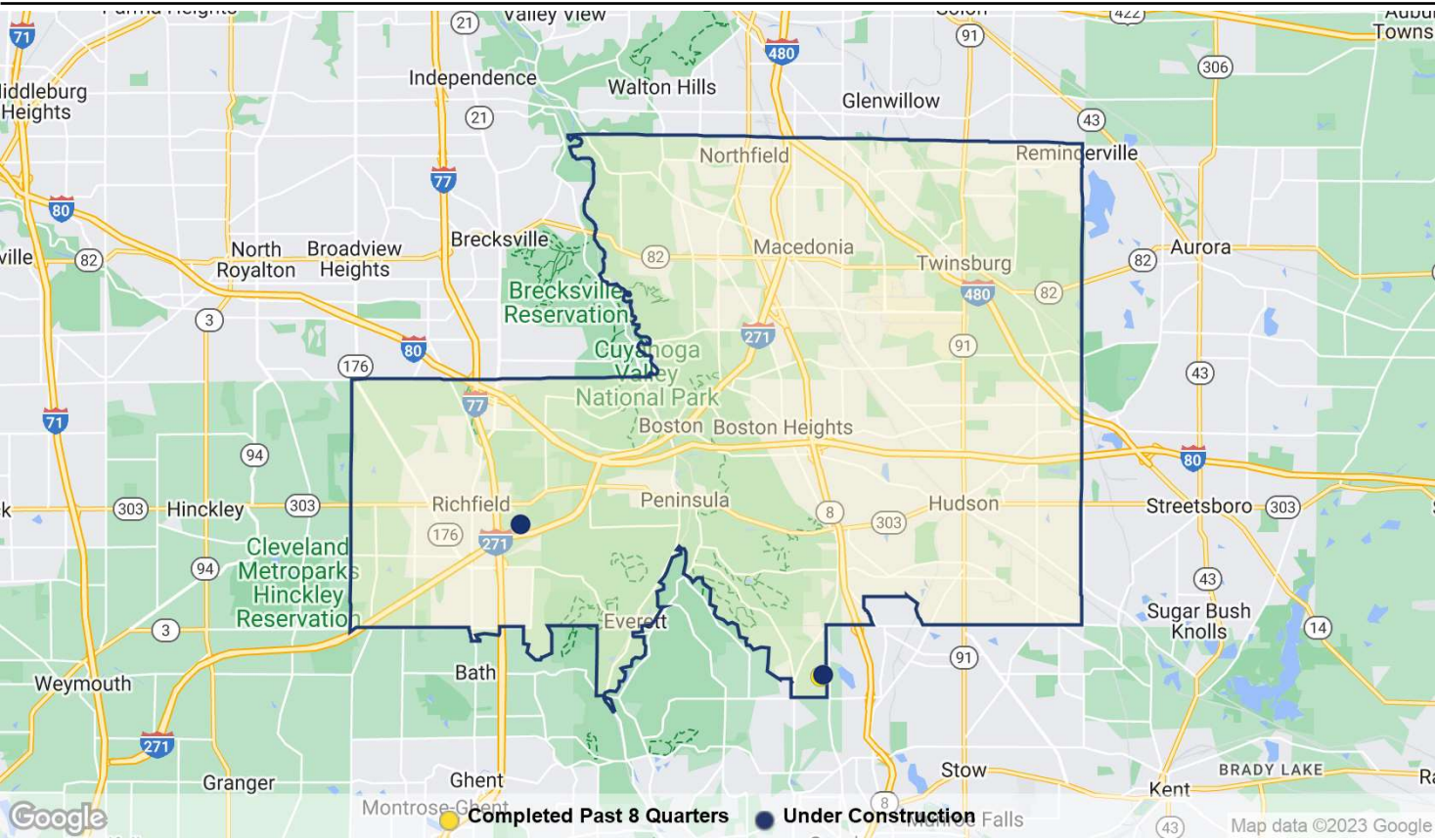


DELIVERIES & DEMOLITIONS

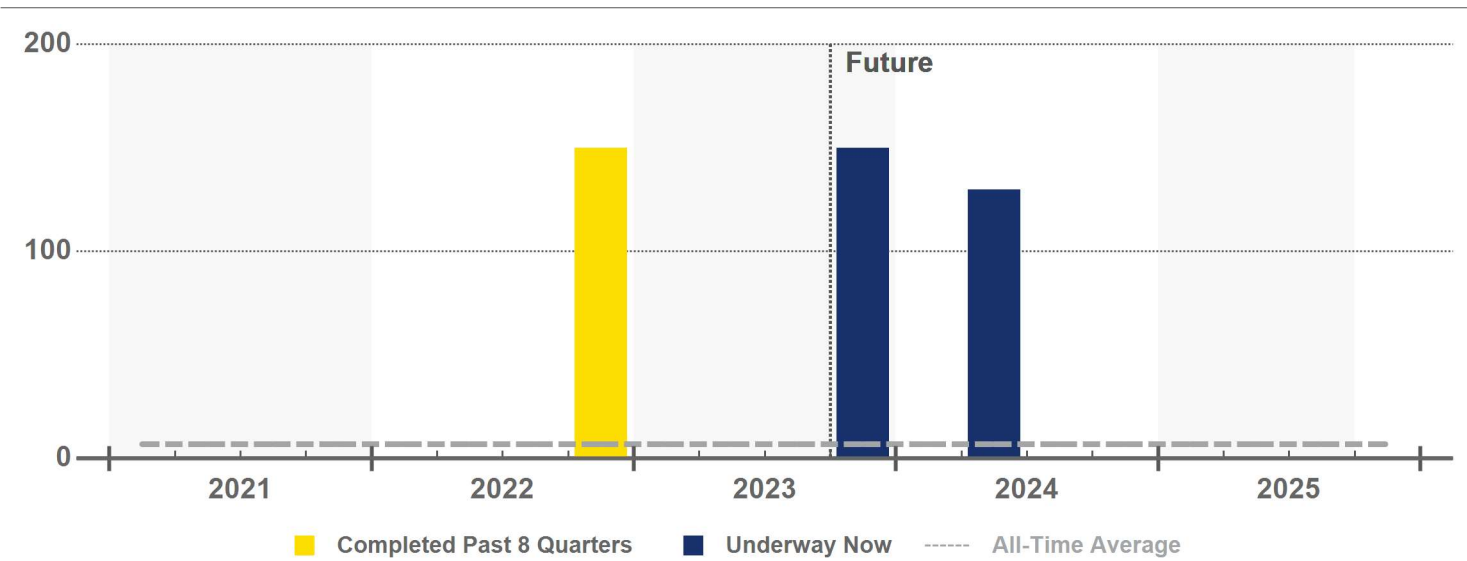


All-Time Annual Avg. Units	Delivered Units Past 8 Qtrs	Delivered Units Next 8 Qtrs	Proposed Units Next 8 Qtrs
28	150	280	0

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN UNITS



RECENT DELIVERIES

	Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1	Princeton Place 4400 Wyoga Lake Rd	★ ★ ★ ★ ★	150	2	Feb 2022	Nov 2022	- Michael Donaldson

UNDER CONSTRUCTION

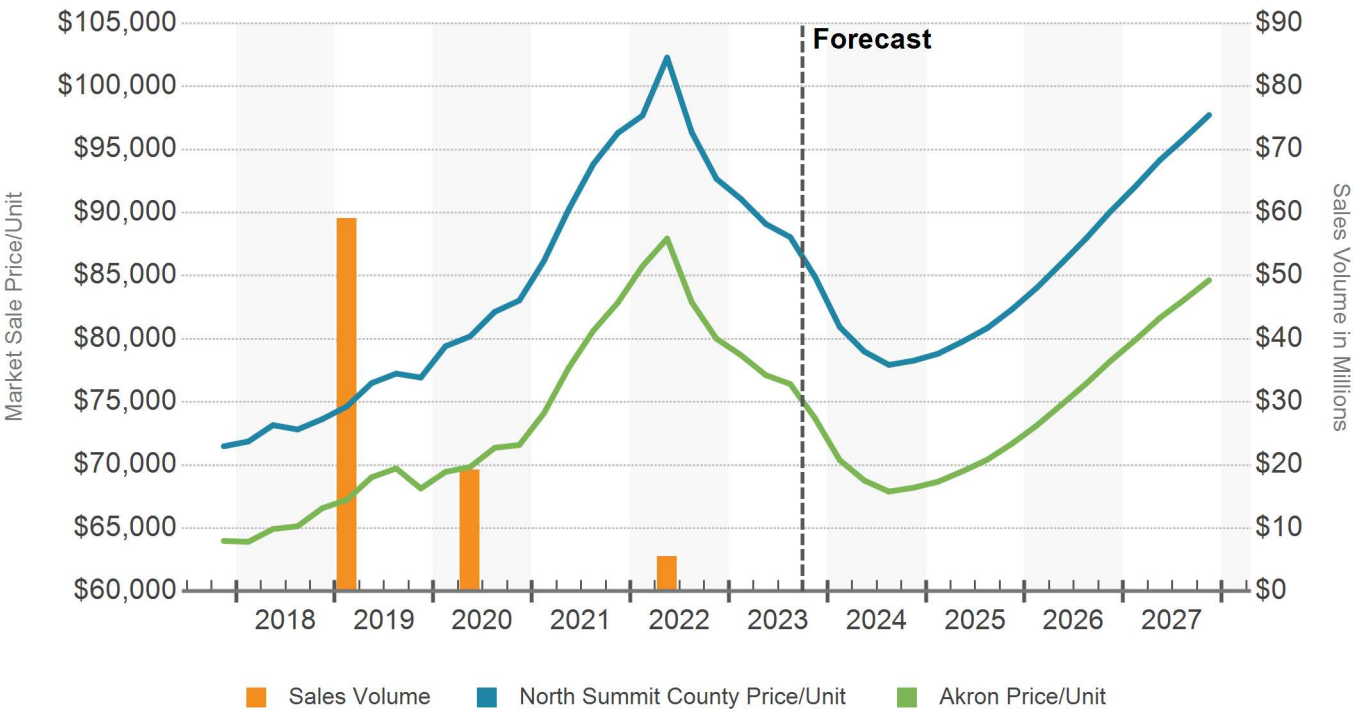
	Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1	Princeton Place 4344 Wyoga Lake Rd	★ ★ ★ ★ ★	150	2	Sep 2022	Nov 2023	Petros Homes -
2	Briarwood Estates 3693 Summerfield Ln	★ ★ ★ ★ ★	130	1	Jan 2023	Apr 2024	Pulte Homes -

Nothing has traded over the past 12 months in this submarket, but this isn't exactly atypical since long stretches often pass with little sales activity.

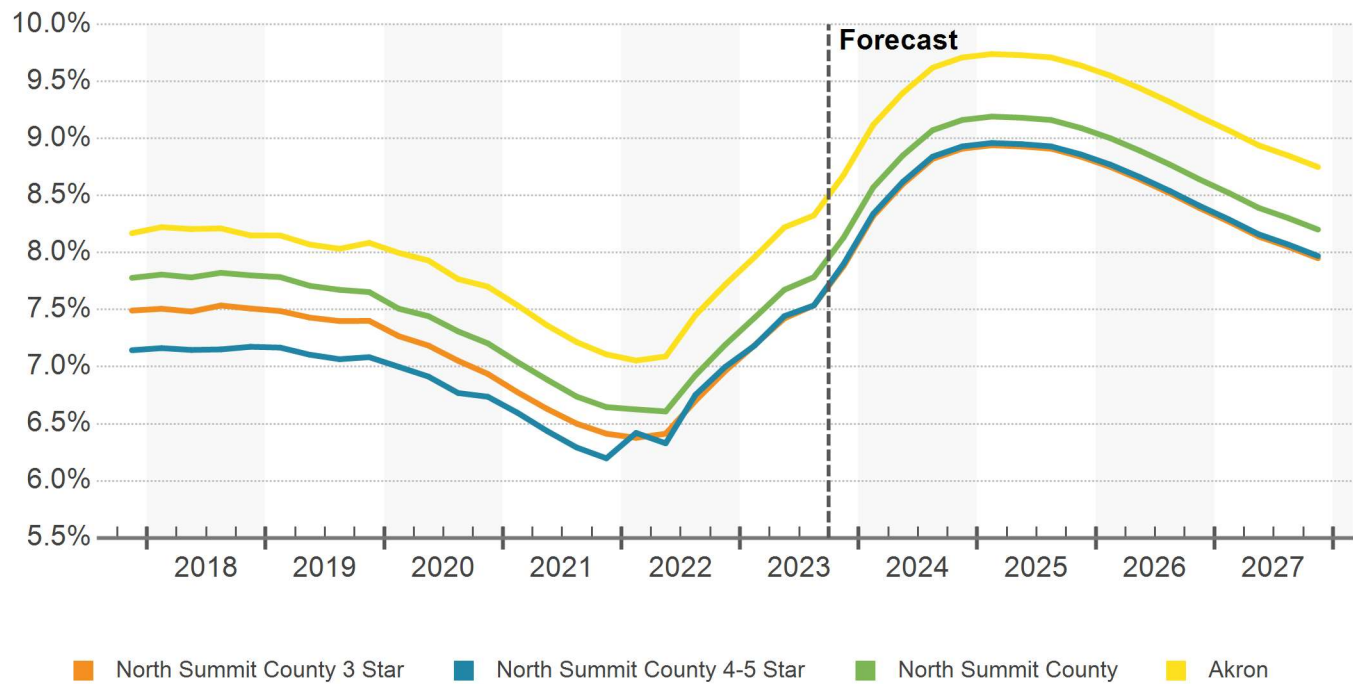
Market pricing, which is derived from the price movement of every apartment community in the submarket, sat at \$88,158/unit during the fourth quarter of 2023. That price

has dropped on a year-over-year basis, but relative to the metro average, the level still sits above the region. The market cap rate has edged up in the past 12 months to 7.8%. This is the highest cap rate that has been seen in the past five years, but the rate is structurally lower here than those across the broader region.

SALES VOLUME & MARKET SALE PRICE PER UNIT



MARKET CAP RATE

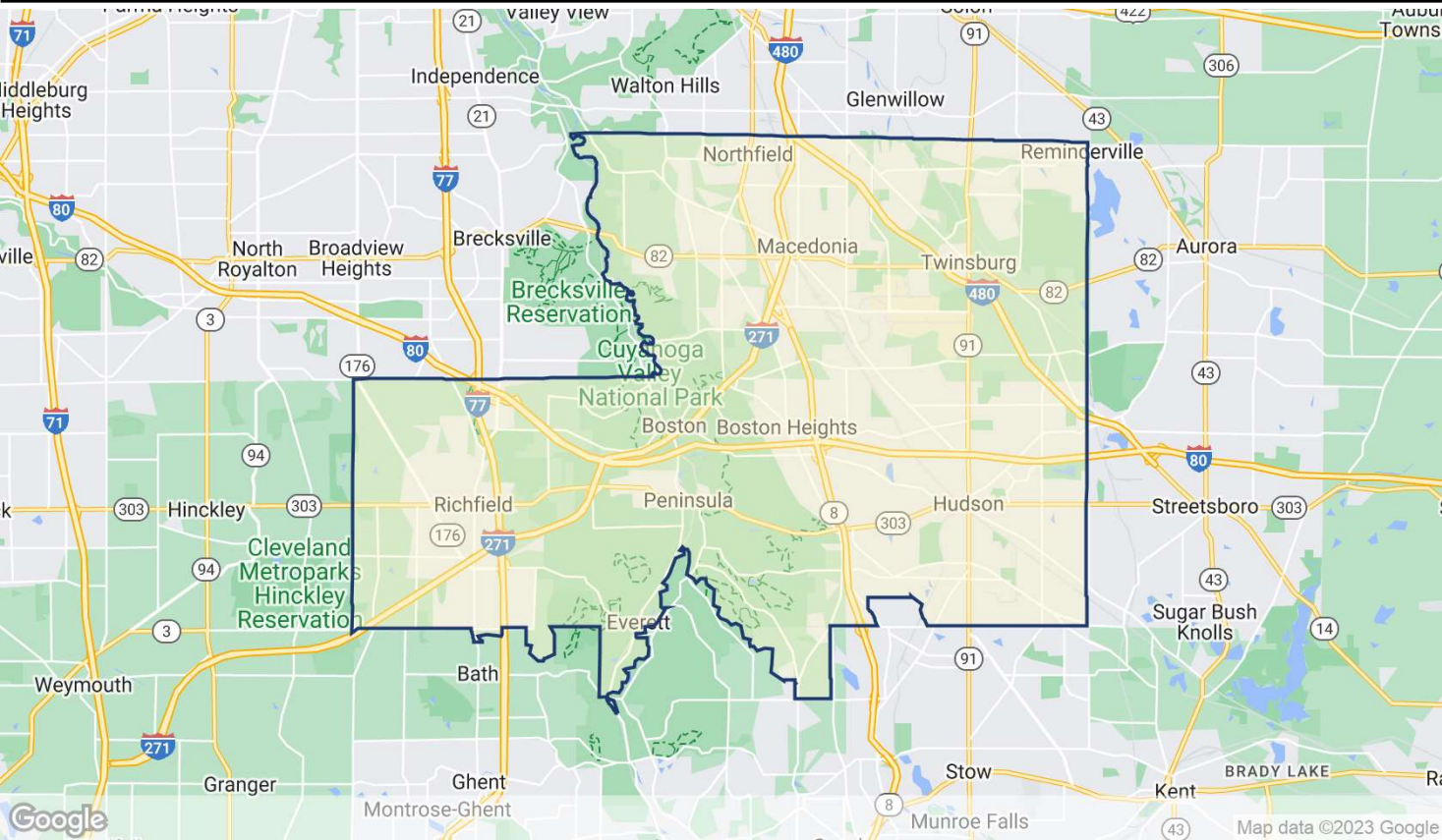


Sales Past 12 Months

North Summit County Multi-Family

Sale Comparables	Avg. Price/Unit (thous.)	Average Price (mil.)	Average Vacancy at Sale
0	-	-	-

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	-	-	-	-
Price/Unit	-	-	-	-
Cap Rate	-	-	-	-
Vacancy Rate At Sale	-	-	-	-
Time Since Sale in Months	-	-	-	-
Property Attributes	Low	Average	Median	High
Property Size in Units	-	-	-	-
Number of Floors	-	-	-	-
Average Unit SF	-	-	-	-
Year Built	-	-	-	-
Star Rating				

OVERALL SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	2,916	86	3.0%	73	2.5%	1.2
2026	2,830	67	2.4%	61	2.2%	1.1
2025	2,763	16	0.6%	92	3.3%	0.2
2024	2,747	129	4.9%	176	6.4%	0.7
2023	2,618	150	6.1%	75	2.9%	2.0
YTD	2,468	0	0%	61	2.5%	0
2022	2,468	150	6.5%	5	0.2%	30.0
2021	2,318	0	0%	29	1.3%	0
2020	2,318	0	0%	65	2.8%	0
2019	2,318	0	0%	(25)	-1.1%	0
2018	2,318	0	0%	5	0.2%	0
2017	2,318	0	0%	(12)	-0.5%	0
2016	2,318	0	0%	26	1.1%	0
2015	2,318	80	3.6%	62	2.7%	1.3
2014	2,238	0	0%	(1)	0%	0
2013	2,238	172	8.3%	167	7.5%	1.0
2012	2,066	0	0%	7	0.3%	0
2011	2,066	0	0%	12	0.6%	0

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	150	0	0%	-	-	-
2026	150	0	0%	5	3.3%	0
2025	150	0	0%	46	30.7%	0
2024	150	0	0%	82	54.7%	0
2023	150	150	-	9	6.0%	16.7
YTD	0	0	0%	-	-	-
2022	0	-	-	-	-	-
2021	-	-	-	-	-	-
2020	-	-	-	-	-	-
2019	-	-	-	-	-	-
2018	-	-	-	-	-	-
2017	-	-	-	-	-	-
2016	-	-	-	-	-	-
2015	-	-	-	-	-	-
2014	-	-	-	-	-	-
2013	-	-	-	-	-	-
2012	-	-	-	-	-	-
2011	-	-	-	-	-	-

3 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	2,126	86	4.2%	73	3.4%	1.2
2026	2,040	68	3.4%	56	2.7%	1.2
2025	1,972	17	0.9%	49	2.5%	0.3
2024	1,955	130	7.1%	98	5.0%	1.3
2023	1,825	0	0%	68	3.7%	0
YTD	1,825	0	0%	62	3.4%	0
2022	1,825	150	9.0%	9	0.5%	16.7
2021	1,675	0	0%	11	0.7%	0
2020	1,675	0	0%	23	1.4%	0
2019	1,675	0	0%	9	0.5%	0
2018	1,675	0	0%	4	0.2%	0
2017	1,675	0	0%	(14)	-0.8%	0
2016	1,675	0	0%	31	1.9%	0
2015	1,675	80	5.0%	74	4.4%	1.1
2014	1,595	0	0%	(2)	-0.1%	0
2013	1,595	172	12.1%	163	10.2%	1.1
2012	1,423	0	0%	2	0.1%	0
2011	1,423	0	0%	8	0.6%	0

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	640	0	0%	0	0%	-
2026	640	(1)	-0.2%	0	0%	-
2025	641	(1)	-0.2%	(3)	-0.5%	0.3
2024	642	(1)	-0.2%	(4)	-0.6%	0.3
2023	643	0	0%	(2)	-0.3%	0
YTD	643	0	0%	(1)	-0.2%	0
2022	643	0	0%	(4)	-0.6%	0
2021	643	0	0%	18	2.8%	0
2020	643	0	0%	42	6.5%	0
2019	643	0	0%	(34)	-5.3%	0
2018	643	0	0%	1	0.2%	0
2017	643	0	0%	2	0.3%	0
2016	643	0	0%	(5)	-0.8%	0
2015	643	0	0%	(12)	-1.9%	0
2014	643	0	0%	1	0.2%	0
2013	643	0	0%	4	0.6%	0
2012	643	0	0%	5	0.8%	0
2011	643	0	0%	4	0.6%	0

OVERALL VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	137	4.7%	0.3	\$1,619	\$1.53	2.6%	(0.9)	\$1,606	\$1.52
2026	125	4.4%	0.1	\$1,578	\$1.49	3.5%	(0.6)	\$1,565	\$1.48
2025	120	4.3%	(2.8)	\$1,525	\$1.44	4.0%	(0.2)	\$1,513	\$1.43
2024	195	7.1%	(2.1)	\$1,466	\$1.39	4.3%	(0.1)	\$1,454	\$1.37
2023	242	9.3%	2.4	\$1,405	\$1.33	4.4%	(1.0)	\$1,394	\$1.32
YTD	107	4.4%	(2.5)	\$1,413	\$1.33	4.6%	(0.9)	\$1,401	\$1.32
2022	169	6.8%	5.8	\$1,346	\$1.27	5.4%	(2.5)	\$1,330	\$1.26
2021	25	1.1%	(1.2)	\$1,276	\$1.21	7.9%	2.9	\$1,274	\$1.20
2020	53	2.3%	(2.8)	\$1,183	\$1.12	5.0%	1.8	\$1,178	\$1.11
2019	117	5.1%	1.1	\$1,126	\$1.06	3.2%	(0.9)	\$1,121	\$1.06
2018	91	3.9%	(0.2)	\$1,091	\$1.03	4.1%	3.4	\$1,083	\$1.02
2017	96	4.1%	0.5	\$1,048	\$0.99	0.7%	(1.6)	\$1,028	\$0.97
2016	85	3.7%	(1.1)	\$1,041	\$0.98	2.3%	(0.9)	\$1,022	\$0.97
2015	110	4.7%	0.7	\$1,017	\$0.96	3.2%	0.6	\$998	\$0.94
2014	92	4.1%	0.1	\$986	\$0.93	2.6%	1.6	\$978	\$0.92
2013	90	4.0%	(0.1)	\$961	\$0.91	1.0%	(0.2)	\$951	\$0.90
2012	85	4.1%	(0.3)	\$952	\$0.90	1.1%	0	\$947	\$0.89
2011	91	4.4%	(0.5)	\$941	\$0.89	1.1%	-	\$936	\$0.88

4 & 5 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	7	4.9%	0	-	-	-	-	-	-
2026	7	4.9%	(3.5)	-	-	-	-	-	-
2025	13	8.4%	(30.7)	-	-	-	-	-	-
2024	59	39.1%	(54.6)	-	-	-	-	-	-
2023	141	93.7%	-	-	-	-	-	-	-
YTD	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	-	-	-
2012	-	-	-	-	-	-	-	-	-
2011	-	-	-	-	-	-	-	-	-

3 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	115	5.4%	0.4	\$1,766	\$1.62	2.6%	(0.9)	\$1,749	\$1.61
2026	103	5.0%	0.4	\$1,721	\$1.58	3.4%	(0.6)	\$1,705	\$1.57
2025	92	4.6%	(1.7)	\$1,664	\$1.53	4.0%	(0.2)	\$1,648	\$1.51
2024	123	6.3%	1.3	\$1,599	\$1.47	4.3%	(1.2)	\$1,584	\$1.46
2023	91	5.0%	(3.7)	\$1,534	\$1.41	5.4%	0	\$1,520	\$1.40
YTD	98	5.4%	(3.4)	\$1,544	\$1.42	5.3%	(0.1)	\$1,530	\$1.41
2022	159	8.7%	7.6	\$1,455	\$1.34	5.5%	(3.0)	\$1,435	\$1.32
2021	18	1.1%	(0.7)	\$1,379	\$1.27	8.4%	3.0	\$1,377	\$1.26
2020	29	1.7%	(1.3)	\$1,272	\$1.17	5.5%	3.5	\$1,268	\$1.16
2019	52	3.1%	(0.5)	\$1,206	\$1.11	2.0%	(1.8)	\$1,200	\$1.10
2018	60	3.6%	(0.3)	\$1,182	\$1.09	3.8%	2.9	\$1,173	\$1.08
2017	64	3.8%	0.8	\$1,138	\$1.05	0.9%	(2.3)	\$1,113	\$1.02
2016	50	3.0%	(1.8)	\$1,128	\$1.04	3.2%	1.2	\$1,109	\$1.02
2015	81	4.8%	0.1	\$1,093	\$1	2.0%	0	\$1,070	\$0.98
2014	75	4.7%	0.2	\$1,071	\$0.98	2.0%	0.6	\$1,062	\$0.98
2013	72	4.5%	0.1	\$1,050	\$0.96	1.4%	0.2	\$1,038	\$0.95
2012	63	4.4%	(0.1)	\$1,035	\$0.95	1.2%	0.1	\$1,030	\$0.95
2011	64	4.5%	(0.5)	\$1,022	\$0.94	1.1%	-	\$1,016	\$0.93

1 & 2 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	15	2.3%	0	\$1,171	\$1.21	2.7%	(0.9)	\$1,168	\$1.21
2026	15	2.3%	(0.1)	\$1,141	\$1.18	3.5%	(0.6)	\$1,137	\$1.18
2025	15	2.4%	0.3	\$1,102	\$1.14	4.1%	(0.3)	\$1,099	\$1.14
2024	14	2.1%	0.5	\$1,058	\$1.10	4.4%	4.4	\$1,055	\$1.09
2023	10	1.6%	0.1	\$1,014	\$1.05	0%	(5.3)	\$1,011	\$1.05
YTD	10	1.5%	0	\$1,011	\$1.05	1.1%	(4.2)	\$1,008	\$1.05
2022	10	1.5%	0.5	\$1,013	\$1.05	5.3%	(0.4)	\$1,010	\$1.05
2021	7	1.1%	(2.7)	\$962	\$1	5.7%	2.4	\$960	\$0.99
2020	24	3.8%	(6.4)	\$910	\$0.94	3.2%	(5.2)	\$906	\$0.94
2019	66	10.2%	5.3	\$882	\$0.91	8.5%	3.2	\$878	\$0.91
2018	31	4.9%	(0.1)	\$813	\$0.84	5.2%	5.4	\$808	\$0.84
2017	32	4.9%	(0.4)	\$772	\$0.80	-0.2%	1.5	\$768	\$0.80
2016	35	5.4%	0.8	\$774	\$0.80	-1.6%	(10.0)	\$756	\$0.78
2015	29	4.6%	2.0	\$787	\$0.82	8.4%	3.4	\$780	\$0.81
2014	16	2.6%	(0.2)	\$726	\$0.75	5.0%	6.1	\$719	\$0.75
2013	18	2.8%	(0.7)	\$691	\$0.72	-1.1%	(1.7)	\$688	\$0.71
2012	22	3.5%	(0.8)	\$698	\$0.72	0.6%	(0.3)	\$694	\$0.72
2011	27	4.3%	(0.5)	\$694	\$0.72	1.0%	-	\$690	\$0.71

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$97,735	214	8.2%
2026	-	-	-	-	-	-	\$90,104	197	8.6%
2025	-	-	-	-	-	-	\$82,344	180	9.1%
2024	-	-	-	-	-	-	\$78,274	171	9.2%
2023	-	-	-	-	-	-	\$84,929	186	8.1%
YTD	-	-	-	-	-	-	\$88,158	193	7.8%
2022	1	\$5.5M	1.5%	\$5,500,000	\$152,778	-	\$92,683	203	7.2%
2021	-	-	-	-	-	-	\$96,315	211	6.6%
2020	2	\$19.6M	11.5%	\$9,782,411	\$73,552	-	\$83,046	182	7.2%
2019	1	\$59.1M	24.2%	\$59,100,000	\$105,160	6.0%	\$76,935	168	7.7%
2018	2	\$0	29.8%	-	-	-	\$73,642	161	7.8%
2017	2	\$935K	0.8%	\$467,500	\$49,211	13.3%	\$71,489	156	7.8%
2016	-	-	-	-	-	-	\$69,199	151	7.8%
2015	1	\$0	11.2%	-	-	-	\$67,885	149	7.7%
2014	-	-	-	-	-	-	\$65,226	143	7.8%
2013	-	-	-	-	-	-	\$61,582	135	8.1%
2012	-	-	-	-	-	-	\$59,224	130	8.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$123,912	194	8.0%
2026	-	-	-	-	-	-	\$114,098	179	8.4%
2025	-	-	-	-	-	-	\$104,138	163	8.9%
2024	-	-	-	-	-	-	\$98,903	155	8.9%
2023	-	-	-	-	-	-	\$107,252	168	7.9%
YTD	-	-	-	-	-	-	\$111,389	174	7.6%
2022	-	-	-	-	-	-	\$116,591	183	7.0%
2021	-	-	-	-	-	-	\$130,982	205	6.2%
2020	-	-	-	-	-	-	\$112,348	176	6.7%
2019	-	-	-	-	-	-	\$106,232	166	7.1%
2018	-	-	-	-	-	-	\$102,076	160	7.2%
2017	-	-	-	-	-	-	\$99,315	156	7.1%
2016	-	-	-	-	-	-	\$95,348	149	7.2%
2015	-	-	-	-	-	-	\$95,197	149	7.1%
2014	-	-	-	-	-	-	\$92,719	145	7.1%
2013	-	-	-	-	-	-	\$89,787	141	7.2%
2012	-	-	-	-	-	-	\$90,091	141	7.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$105,593	216	8.0%
2026	-	-	-	-	-	-	\$97,287	199	8.4%
2025	-	-	-	-	-	-	\$88,855	182	8.8%
2024	-	-	-	-	-	-	\$84,462	173	8.9%
2023	-	-	-	-	-	-	\$91,825	188	7.9%
YTD	-	-	-	-	-	-	\$95,351	195	7.6%
2022	-	-	-	-	-	-	\$100,305	205	7.0%
2021	-	-	-	-	-	-	\$105,167	215	6.4%
2020	1	\$19.3M	15.5%	\$19,289,821	\$74,192	-	\$90,897	186	6.9%
2019	1	\$59.1M	33.6%	\$59,100,000	\$105,160	6.0%	\$83,774	172	7.4%
2018	1	\$0	33.6%	-	-	-	\$80,667	165	7.5%
2017	-	-	-	-	-	-	\$78,264	160	7.5%
2016	-	-	-	-	-	-	\$75,738	155	7.5%
2015	1	\$0	15.5%	-	-	-	\$74,106	152	7.4%
2014	-	-	-	-	-	-	\$71,032	145	7.6%
2013	-	-	-	-	-	-	\$66,805	137	7.8%
2012	-	-	-	-	-	-	\$63,175	129	8.0%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$67,739	212	9.0%
2026	-	-	-	-	-	-	\$62,669	196	9.5%
2025	-	-	-	-	-	-	\$57,464	180	9.9%
2024	-	-	-	-	-	-	\$54,645	171	10.0%
2023	-	-	-	-	-	-	\$58,754	184	8.9%
YTD	-	-	-	-	-	-	\$60,870	191	8.6%
2022	1	\$5.5M	5.6%	\$5,500,000	\$152,778	-	\$63,929	200	7.9%
2021	-	-	-	-	-	-	\$61,313	192	7.5%
2020	1	\$275K	0.9%	\$275,000	\$45,833	-	\$52,341	164	8.1%
2019	-	-	-	-	-	-	\$49,310	154	8.6%
2018	1	\$0	19.9%	-	-	-	\$45,650	143	8.8%
2017	2	\$935K	3.0%	\$467,500	\$49,211	13.3%	\$44,401	139	8.8%
2016	-	-	-	-	-	-	\$43,219	135	8.8%
2015	-	-	-	-	-	-	\$42,598	133	8.7%
2014	-	-	-	-	-	-	\$41,157	129	8.7%
2013	-	-	-	-	-	-	\$39,124	123	9.0%
2012	-	-	-	-	-	-	\$40,007	125	8.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

DELIVERIES & UNDER CONSTRUCTION

Year	Inventory			Deliveries		Net Deliveries		Under Construction	
	Bldgs	Units	Vacancy	Bldgs	Units	Bldgs	Units	Bldgs	Units
2027	-	2,916	4.7%	-	86	-	86	-	-
2026	-	2,830	4.4%	-	67	-	66	-	-
2025	-	2,764	4.3%	-	18	-	17	-	-
2024	-	2,747	7.1%	-	130	-	129	-	-
2023	-	2,618	9.3%	-	150	-	150	-	-
YTD	21	2,468	4.4%	0	0	0	0	2	280
2022	21	2,468	6.8%	1	150	1	150	1	150
2021	20	2,318	1.1%	0	0	0	0	0	0
2020	20	2,318	2.3%	0	0	0	0	0	0
2019	20	2,318	5.1%	0	0	0	0	0	0
2018	20	2,318	3.9%	0	0	0	0	0	0
2017	20	2,318	4.1%	0	0	0	0	0	0
2016	20	2,318	3.7%	0	0	0	0	0	0
2015	20	2,318	4.7%	1	80	1	80	0	0
2014	19	2,238	4.1%	0	0	0	0	1	80
2013	19	2,238	4.0%	1	172	1	172	0	0
2012	18	2,066	4.1%	0	0	0	0	1	172
2011	18	2,066	4.4%	0	0	0	0	0	0