



MARKET AT A GLANCE



OCCUPANCY RATE **94.8%**
Unchanged since 1Q17



EFFECTIVE RENT **\$1,155**
Up 3.4% since 1Q17

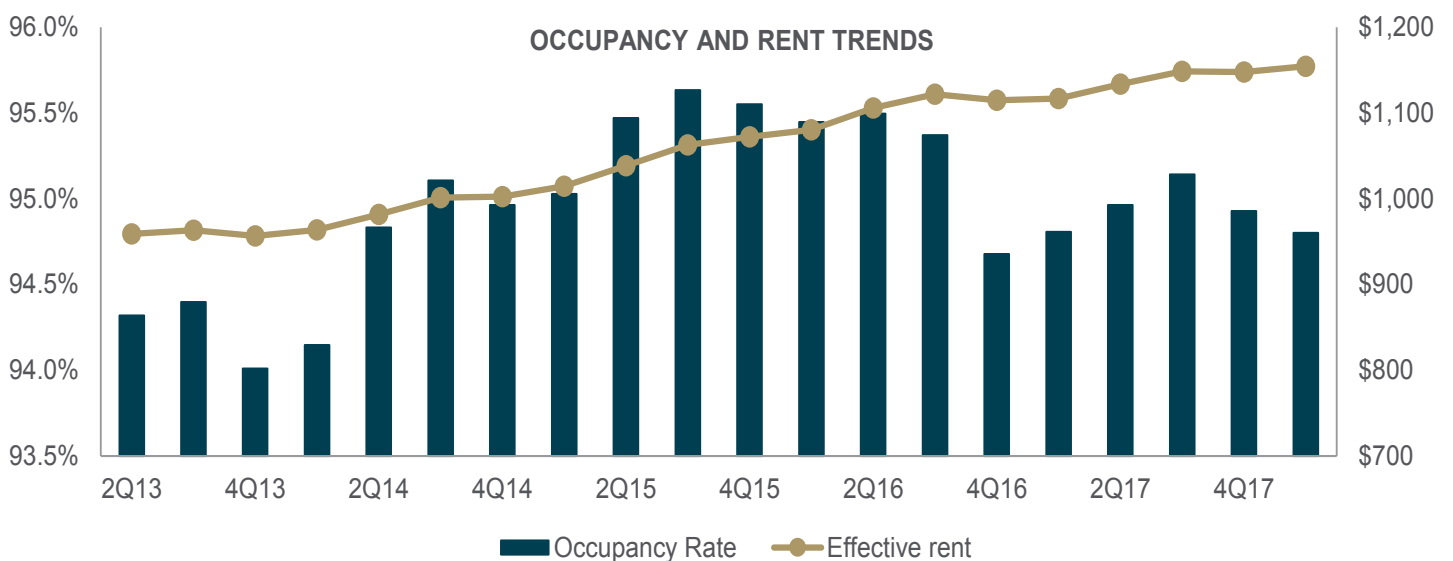


TOTAL INVENTORY **322,774**

OCCUPANCY AND RENT TRENDS

RENT APPRECIATION SUPPORTED BY JOB GROWTH, APARTMENT DEMAND

Occupancy in Tampa-St. Petersburg remained stable year over year amid elevated deliveries due to healthy demand. Multifamily developers in Tampa-St. Petersburg delivered 3,923 units annually through the first quarter of 2018, up 4.4% from the preceding five-year average. In the Central Tampa submarket, apartment inventory expanded by a metro-leading 1,812 units since March 2017. Healthy inventory growth facilitated elevated apartment absorption metrowide. Renters absorbed 3,493 units over the last four quarters, up 31.6% from the preceding year. The metro trend was reflected in the Central Tampa submarket, where annual absorption elevated 69.7% year over year. With leasing activity nearly keeping pace with deliveries, Greater Tampa-St. Petersburg occupancy remained stable at 94.8% annually. One significant factor driving development and demand in the area was the ongoing revitalization of the metro's urban core led by major mixed-used developments like the 9 million-square-foot Water Street Tampa district. Given this supply-demand balance, Central Tampa effective rent advanced 0.8% year over year to \$1,559 per month in March 2018. At \$1,155 per month in March 2018, effective rent advanced 3.4% annually.



TAMPA-ST. PETERSBURG

MULTIFAMILY REPORT

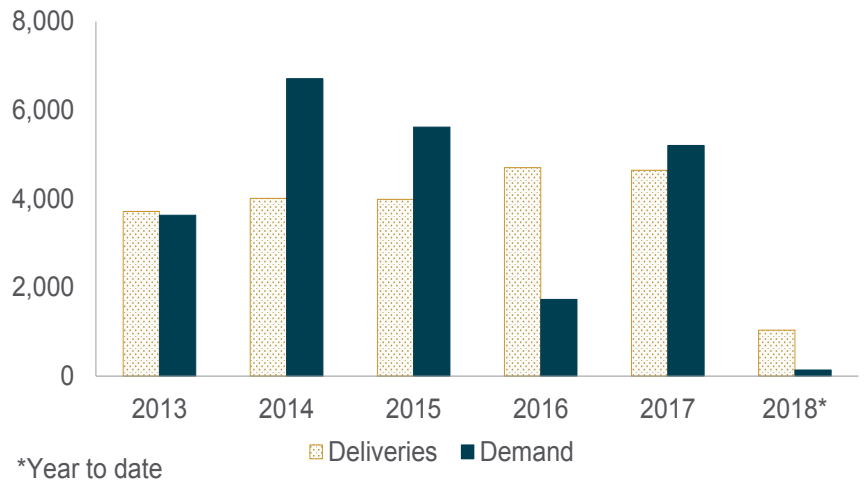
DELIVERIES AND DEMAND



DELIVERIES 1,036
Units YTD



NET ABSORPTION 137
Units YTD



ECONOMIC TRENDS

2017 4.8% **UNEMPLOYMENT*** 2018 3.6%
-120 BPS CHANGE

2017 1.31m **EMPLOYMENT*** 2018 1.34m
2.3% CHANGE

2017 75.4k **EXISTING SFH SALES**** 2018 67.7k
-10.2% CHANGE

2017 \$217.3k **MEDIAN SFH PRICE**** 2018 \$227.4k
4.6% CHANGE

2017 2.40% **10-YEAR TREASURY**** 2018 2.74%
30 BPS CHANGE

*January; **March

Broad-based job gains contributed to the Tampa-St. Petersburg's 2.3% annual growth through January 2018. This increase was less than the previous year's job growth of 2.8%, but employment gains remained significant even as the metro approached full employment. Employers added 30,200 jobs since January 2017. The education and health services sector contributed job growth by filling 7,300 positions year over year. Amgen, a biotechnology firm specializing in oncology and cardiovascular disease, opened a Tampa facility in October with the goal to bring 450 new jobs to the market through 2018. Employers in the financial activities sector also created 6,300 new positions. Contributing to growth in this industry was insurance provider Progressive, which promised to add 1,300 jobs to the market through the end of 2018. The leisure and hospitality industry, which grew with 5,300 new jobs, was another major source of employment for the metro. Following metrowide job growth, Tampa-St. Petersburg unemployment declined 120 basis points year over year to 3.6%.



TAMPA-ST. PETERSBURG

MULTIFAMILY REPORT

SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY		AVG RENT INCREASE		AVG RENT		NET ABSORPTION		DELIVERED UNITS	
	1Q17	1Q18	1Q17	1Q18	1Q17	1Q18	1Q18	ANNUAL	1Q18	ANNUAL
Brandon/Plant City	94.5%	94.9%	3.0%	4.2%	\$1,105	\$1,152	-88	101	0	0
Central St. Petersburg	95.2%	95.1%	1.1%	0.9%	\$1,267	\$1,279	66	162	92	190
Central Tampa	94.2%	94.2%	4.1%	0.8%	\$1,546	\$1,559	232	2,068	302	1,812
Clearwater	94.3%	94.3%	3.6%	4.8%	\$1,067	\$1,118	91	561	250	478
Hernando County	95.8%	94.7%	0.8%	10.1%	\$936	\$1,031	-34	-34	0	0
Largo	94.6%	95.1%	3.8%	1.7%	\$985	\$1,002	91	282	154	258
MacDill Air Force Base	96.3%	94.6%	2.3%	4.2%	\$1,211	\$1,261	-223	99	0	288
North Hillsborough	94.7%	94.8%	4.1%	3.3%	\$1,139	\$1,176	182	262	172	215
North Hillsborough County	95.4%	94.5%	4.2%	2.2%	\$1,220	\$1,246	-33	-38	0	0
North Pinellas	95.3%	94.5%	2.3%	4.2%	\$1,163	\$1,211	-191	-135	66	88
North St. Petersburg	94.1%	95.3%	0.9%	5.1%	\$1,197	\$1,259	-8	258	0	63
Pasco County	95.8%	95.4%	3.0%	3.8%	\$1,026	\$1,064	-92	28	0	120
Pinellas Beaches	95.4%	94.7%	5.7%	7.0%	\$972	\$1,040	-1	-296	0	0
Pinellas Park/Seminole	95.6%	95.0%	2.3%	4.9%	\$1,134	\$1,190	-12	-99	0	0
South Hillsborough County	96.2%	93.8%	0.3%	2.8%	\$1,282	\$1,319	-18	111	0	194
Sulphur Springs	95.5%	95.1%	7.0%	5.3%	\$947	\$997	40	-41	0	0
Temple Terrace	94.6%	94.6%	4.8%	5.3%	\$943	\$993	-27	1	0	0
University North	95.2%	94.6%	4.5%	2.1%	\$939	\$959	33	112	0	217
University South	93.7%	94.4%	1.6%	4.9%	\$912	\$957	183	52	0	0
Westshore	93.8%	94.1%	3.3%	2.4%	\$1,186	\$1,214	-54	39	0	0
TOTALS	94.8%	94.8%	3.3%	3.4%	\$1,117	\$1,155	137	3,493	1,036	3,923



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