



MARKET AT A GLANCE



OCCUPANCY RATE **95.3%**
Down **20 bps** since 1Q18



EFFECTIVE RENT **\$1,214**
Up **6.8%** since 1Q18

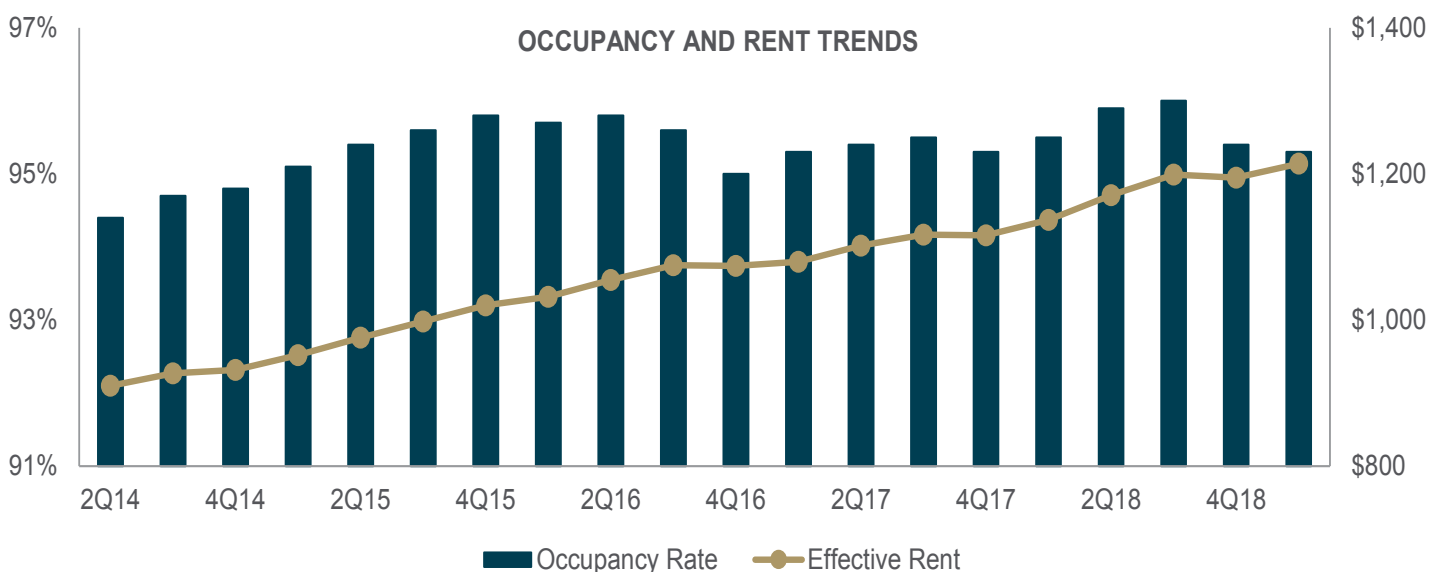


TOTAL INVENTORY **283,882**

OCCUPANCY AND RENT TRENDS

IN-MIGRATION, ECONOMIC GROWTH SUPPORTS APARTMENT DEMAND, CONSTRUCTION

Annual apartment construction ramped up through the first quarter of 2019 as strong job and population growth provided a steady supply of renters. The 5,407 units brought online over the last four quarters outpaced both the previous year and the five-year average, and demand rose with it. Construction was focused in the Central Tampa submarket, home to Downtown Tampa, the University of Tampa, and Water Street Tampa, a 50-acre retail and entertainment district. Developers brought 1,322 new units online in the submarket, nearly matched by the 1,204 units absorbed by renters since the first quarter of 2018. Metrowide, renters filled 4,665 net units since the first quarter of 2018. The Tampa-St. Petersburg metro benefited from steady in-migration of residents looking for work who were attracted to a stable economy where hiring was expanding across multiple industries. Despite greater competition from the new supply wave, apartment operators felt confident enough to accelerate annual effective rent growth to 6.8%. Effective rent rose to \$1,214 per month in March 2019. Occupancy fell to 95.3% due to supply side pressure, but remained within 10 basis points of the metro's five-year average.



TAMPA-ST. PETERSBURG

MULTIFAMILY REPORT

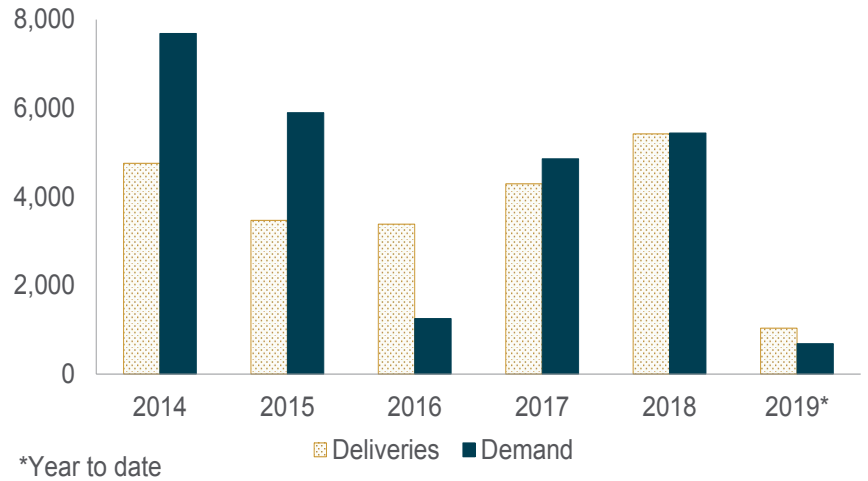
DELIVERIES AND DEMAND



DELIVERIES 1,037
Units YTD



NET ABSORPTION 684
Units YTD



ECONOMIC TRENDS

2018 **UNEMPLOYMENT*** 2019
3.7% **-40 BPS** 3.3%
CHANGE

2018 **EMPLOYMENT*** 2019
1.34m **1.6%** 1.36m
CHANGE

2018 **EXISTING SFH SALES**** 2019
67.6k **-2.8%** 65.7k
CHANGE

2018 **MEDIAN SFH PRICE**** 2019
\$232.1k **3.1%** \$239.2k
CHANGE

2018 **10-YEAR TREASURY**** 2019
2.84% **-30 BPS** 2.57%
CHANGE

*January; **March

Employers created 21,700 jobs in the metro area through January 2019, equating to 1.6% year-over-year job growth. The largest number of new job additions occurred in the professional and business services sector, where employers hired 6,400 new employees in the 12 months following January 2018. The rapid expansion of office-using industries in the metro's urban core was also reflected in the financial activities sector, which grew 4.7% as companies brought 5,400 new hires on board. Hiring in the financial activities sector was bolstered by the MetLife Inc. Tampa campus expansion, which created an additional 430 new jobs, and the addition of 100 new employees at Humana Inc. during the same period. Likewise, the rise of new office towers benefited the construction industry, which grew 4.5% with 3,400 new jobs. The three-phase development of Water Street Tampa will support multiple job sectors through its completion in 2027. Water Street Tampa will be comprised of over 1 million square feet of office space, 1 million square feet of retail space, 3,500 multifamily units, and two hotels totaling 630 rooms.



TAMPA-ST. PETERSBURG

MULTIFAMILY REPORT

SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY		AVG RENT INCREASE		AVG RENT		NET ABSORPTION		DELIVERED UNITS	
	1Q18	1Q19	1Q18	1Q19	1Q18	1Q19	1Q19	ANNUAL	1Q19	ANNUAL
Brandon/Southeast Hillsborough County	95.8%	95.2%	5.7%	6.4%	\$1,112	\$1,183	28	527	0	728
Carrollwood/Citrus Park	96.6%	96.3%	5.5%	4.8%	\$1,067	\$1,118	166	361	114	417
Central Tampa	94.6%	94.4%	-1.6%	7.1%	\$1,617	\$1,732	124	1,204	254	1,322
Clearwater	95.8%	95.6%	5.7%	5.4%	\$1,078	\$1,136	-37	334	102	405
Egypt Lake/Lowry Park	95.0%	95.9%	6.1%	5.8%	\$975	\$1,032	14	205	0	81
Largo/Seminole	95.9%	95.5%	2.8%	5.1%	\$1,048	\$1,101	22	163	42	247
New Tampa/East Pasco County	94.7%	94.9%	3.0%	4.5%	\$1,149	\$1,201	-118	490	0	476
North Pinellas County	95.7%	95.8%	4.6%	5.3%	\$1,178	\$1,240	-60	257	0	253
North St. Petersburg	95.3%	95.4%	8.4%	4.9%	\$1,214	\$1,274	38	19	0	0
Peninsula	96.6%	95.0%	8.1%	6.2%	\$1,181	\$1,254	273	52	232	232
South St. Petersburg	95.1%	94.9%	13.7%	17.7%	\$1,254	\$1,476	205	501	72	584
Temple Terrace	95.9%	95.3%	7.9%	3.7%	\$988	\$1,025	-17	-99	0	0
Town and Country/Westchase	94.5%	94.4%	2.5%	2.9%	\$1,217	\$1,252	170	277	149	309
University	95.0%	95.1%	0.9%	4.1%	\$908	\$945	-122	20	0	0
West Pasco County/Hernando County	96.6%	96.7%	4.1%	4.5%	\$904	\$945	-1	355	72	353
TOTALS	95.5%	95.3%	5.3%	6.8%	\$1,137	\$1,214	684	4,665	1,037	5,407



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