

MEMPHIS TN

3Q22 REPORT CARD

Effective Rent

\$1,199

UP 7.0% YTD



EXCEEDING

6.6%
2022 FORECAST

Occupancy

94.7%

DOWN 220 BPS YTD



TRAILING

-50 BPS
2022 FORECAST

Deliveries

552 UNITS

YTD



TRAILING

959
2022 FORECAST

Absorption

-1,813 UNITS

YTD



TRAILING

344
2022 FORECAST

Employment

2.7%

CHANGE YTD



EXCEEDING

2.5%
2022 FORECAST

Cap Rate

6.3%

DOWN 10 BPS YTD



EXCEEDING

10 BPS
2022 FORECAST

Sources: RealPage; Moody's Analytics; Real Capital Analytics; CoStar Group

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