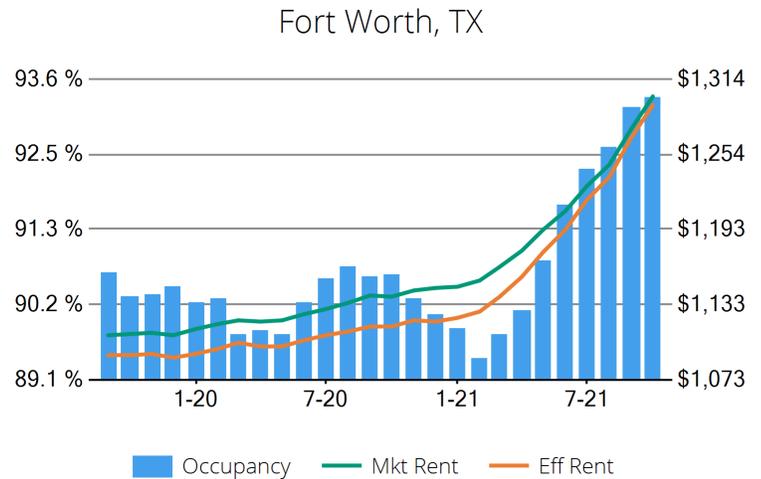


## General Overview

Conventional Properties	Oct 2021	Annual Chg
Occupancy	93.3	+2.9%
Unit Change	6,205	
Units Absorbed (Annual)	10,835	
Average Size (SF)	856	+0.4%
Asking Rent	\$1,300	+14.3%
Asking Rent per SF	\$1.52	+13.8%
Effective Rent	\$1,293	+16.1%
Effective Rent per SF	\$1.51	+15.7%
% Offering Concessions	10%	-66.6%
Avg. Concession Package	4.5%	-28.8%



## Market Breakdown

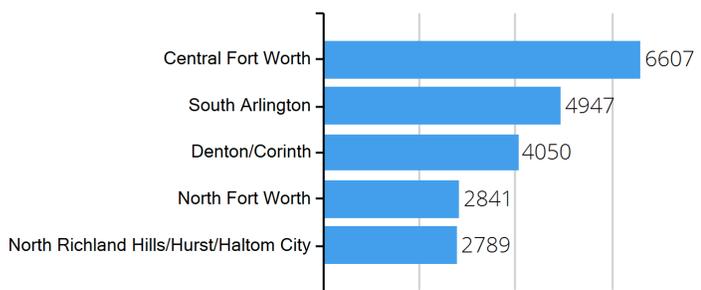
Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent		Rent Concessions	
						Mkt	Eff	Props Offering	Avg Package
Conventional	78%	1,032	196,750	93.3%	856	\$1,300	\$1,293	9.7%	4.5%
Affordable	12%	191	31,503	92.9%	939	\$983	\$978	6.2%	4.8%
Senior Living	7%	141	16,699	78.5%	862	\$1,575	\$1,553	13.4%	8.2%
Student Housing	3%	48	8,190	94.3%	991	\$1,844	\$1,833	12.8%	5.2%
Totals		1,412	253,142						

## Top 5 Submarkets

Occupancy Annual Change	Oct-21	Change	Effective Rent Gains	Oct-21	Change
Central Fort Worth	90.3%	14.7%	North Fort Worth	\$1,502	20.9%
Grapevine/Roanoke/Keller	95.0%	9.6%	Grapevine/Roanoke/Keller	\$1,585	19.1%
North Fort Worth	94.3%	5.7%	Mid-Cities	\$1,307	18.2%
Mid-Cities	95.5%	3.3%	North Richland Hills/Hurst/Haltom City	\$1,244	17.7%
South Fort Worth	94.7%	2.8%	North Arlington	\$1,223	16.3%

## New Units

### Top 5 Submarkets with Most New Units in Pipeline



### Leasing Starts Next 4 Quarters

