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INVENTORY UNITS	UNDER CONSTRUCTION UNITS	12 MO ABSORPTION UNITS	VACANCY RATE	MARKET RENT/UNIT	MARKET SALE PRICE/UNIT	MARKET CAP RATE
37,153 +1.6%	2,011 +1.8%	219 -70.7%	5.9% +0.9%	$1,419 +0.9%	$163K -7.6%	5.4% +0.5%
Prior Period 36,557	Prior Period 1,975	Prior Period 748	Prior Period 5.0%	Prior Period $1,407	Prior Period $176K	Prior Period 4.9%

Key Metrics

Availability	
Vacant Units	2,200
Asking Rent/SF	$1.53
Concession Rate	0.8%
Studio Asking Rent	$1,598
1 Bedroom Asking Rent/Unit	$1,258
2 Bedroom Asking Rent/Unit	$1,496
3 Bedroom Asking Rent/Unit	$1,629

Inventory	
Existing Buildings	348
Average Units Per Bldg	107
12 Mo Demolished Units	0
12 Mo Occupancy % at Delivery	38.5%
12 Mo Construction Starts Units	629
12 Mo Delivered Units	592
12 Mo Avg Delivered Units	100

Sales Past Year	
Asking Price Per Unit	$121,779
Sale to Asking Price Differential	-20.6%
Sales Volume	$296M
Properties Sold	23
Months to Sale	7.4
For Sale Listings	7
Total For Sale Units	388

Demand	
12 Mo Absorp % of Inventory	0.6%
Median Household Income	62.8K
Population Growth 5 Yrs | 20-29	-2.9%
Population Growth 5 Yrs | 30-39	-2.0%
Population Growth 5 Yrs | 40-54	7.4%
Population Growth 5 Yrs | 55+	2.4%
Population Growth 5 Yrs	2.4%

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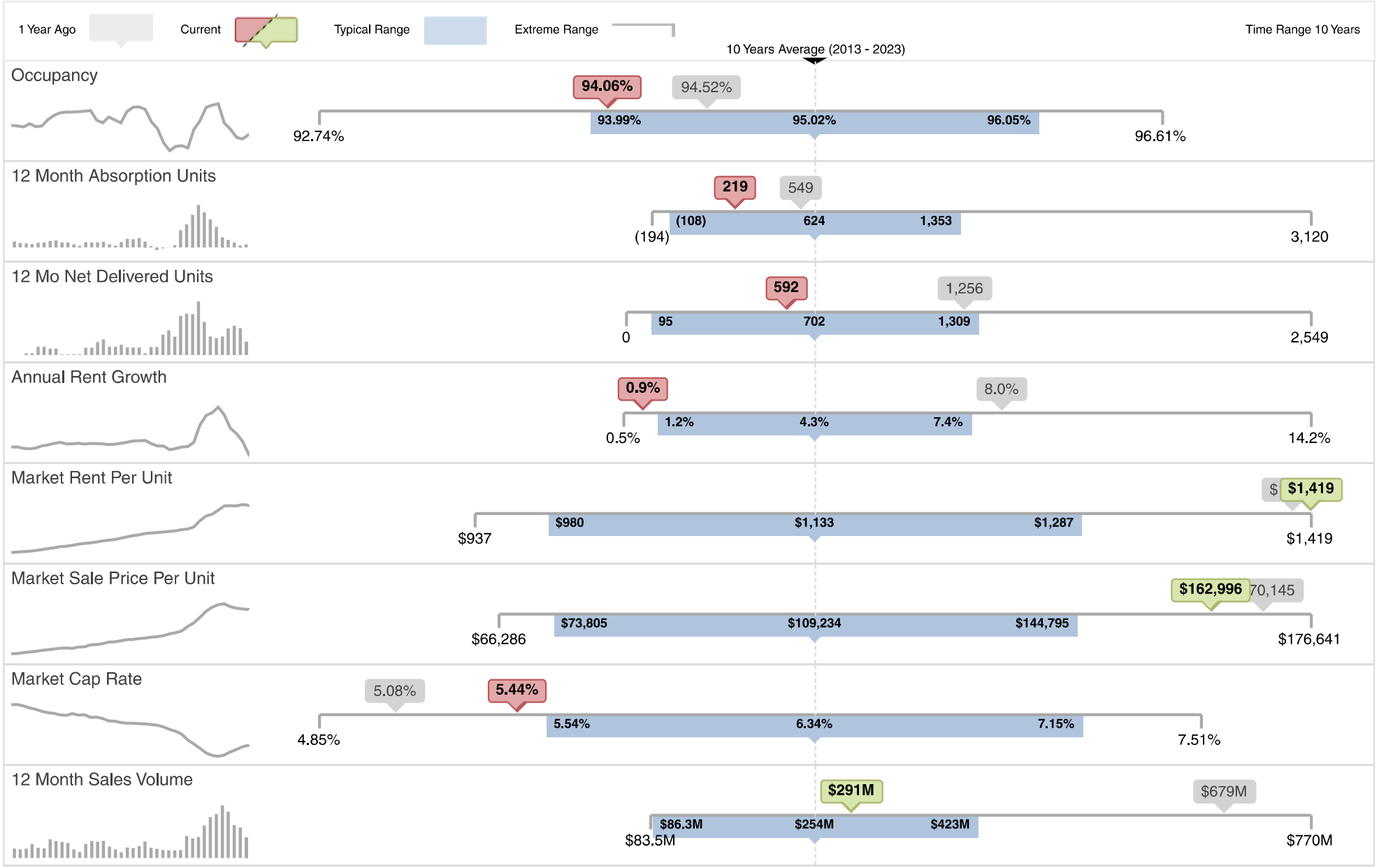
Key Performance Indicators



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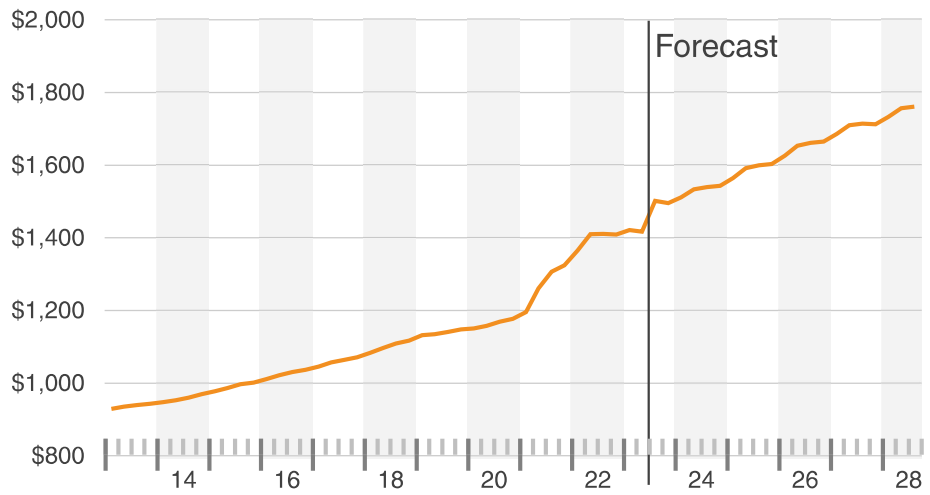
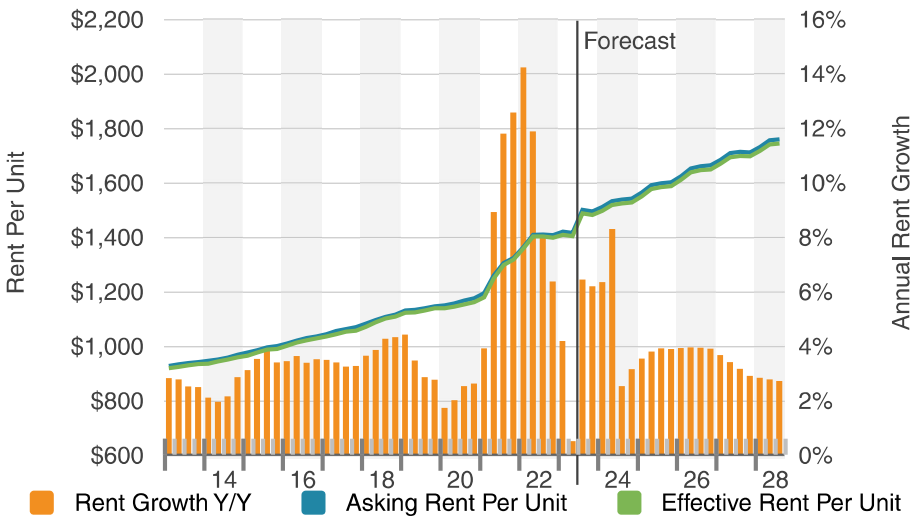
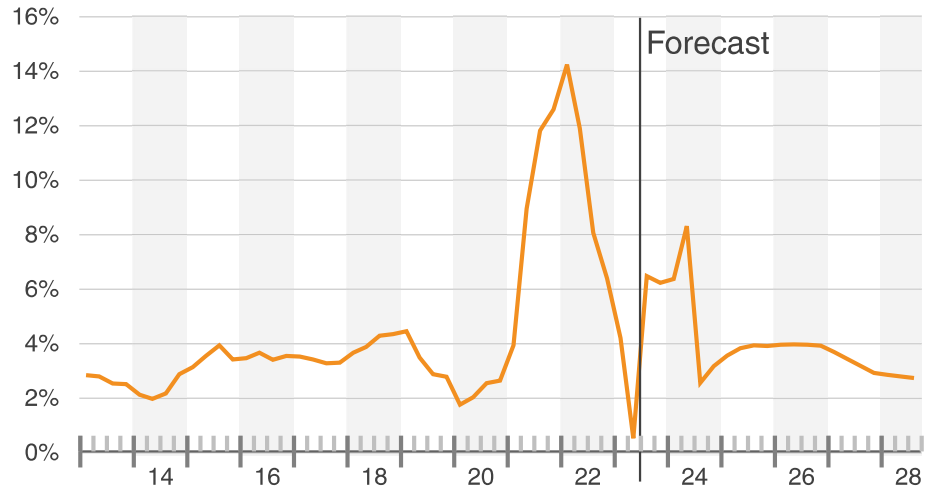
Market Asking Rent Per Unit



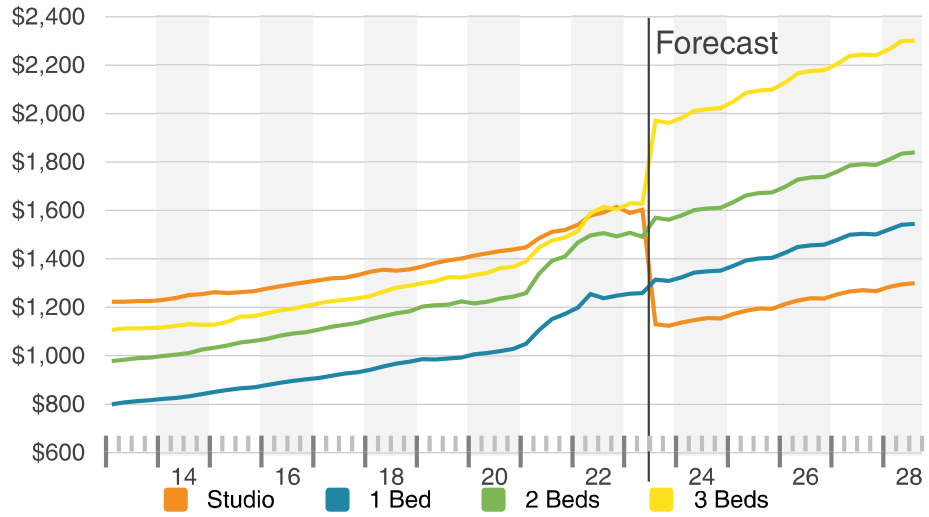
Market Rent Per Unit & Rent Growth



Market Rent Growth (YOY)



Market Asking Rent Per Unit By Bedroom



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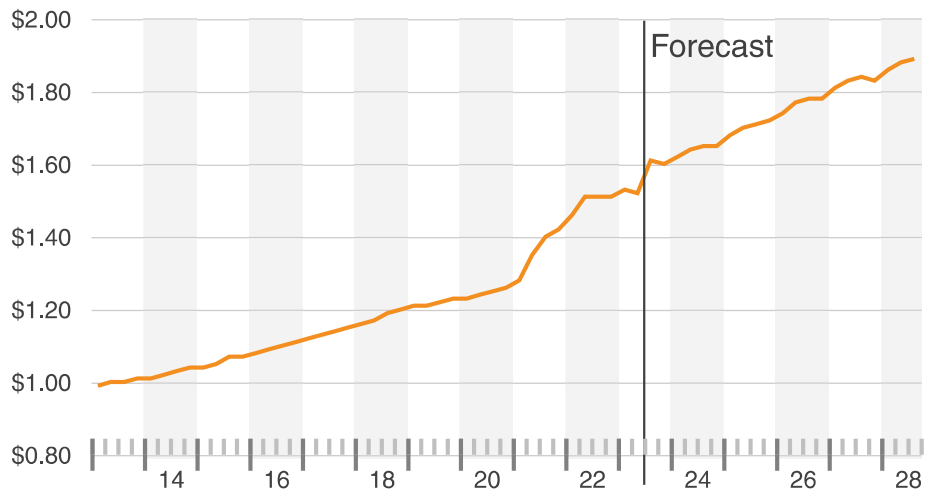
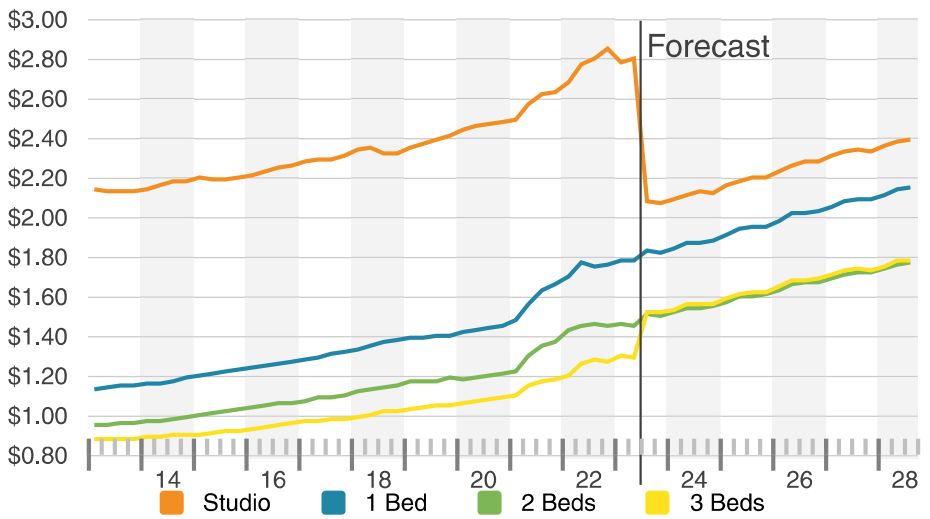
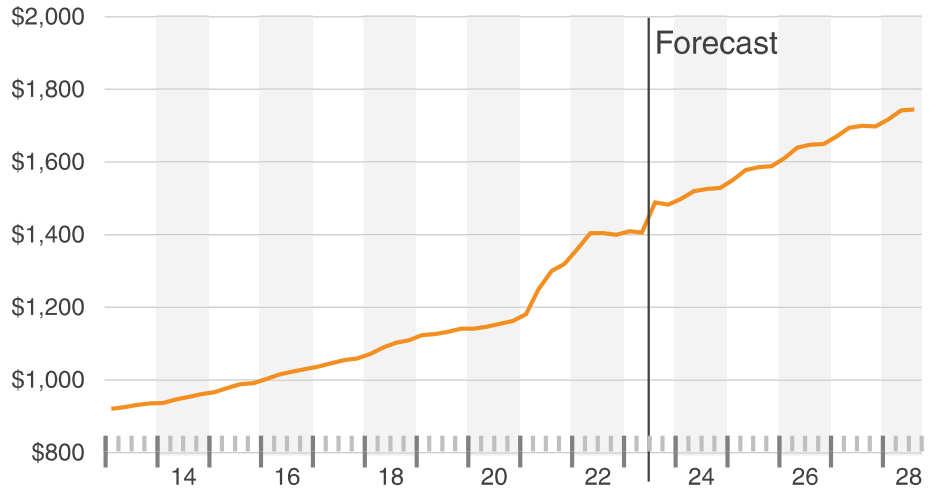
Market Asking Rent Per SF



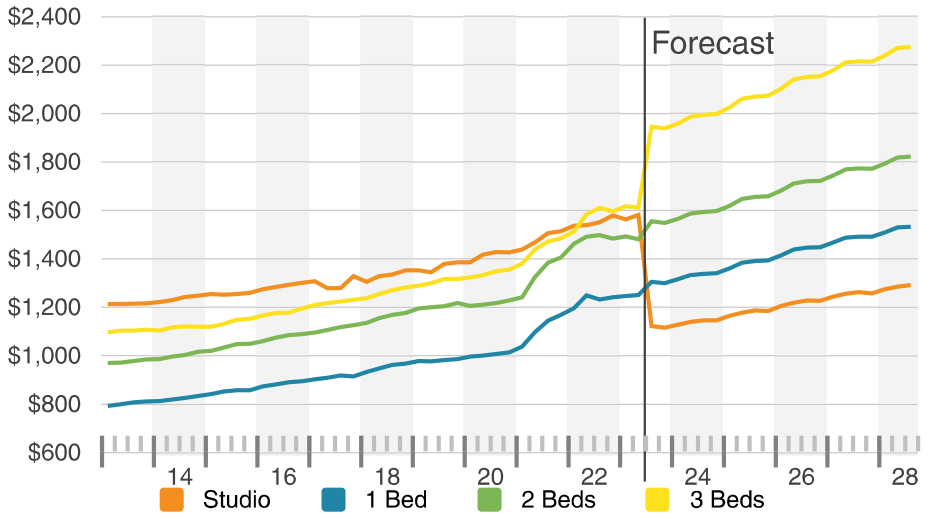
Market Asking Rent Per SF By Bedroom



Market Effective Rent Per Unit



Market Effective Rent Per Unit By Bedroom



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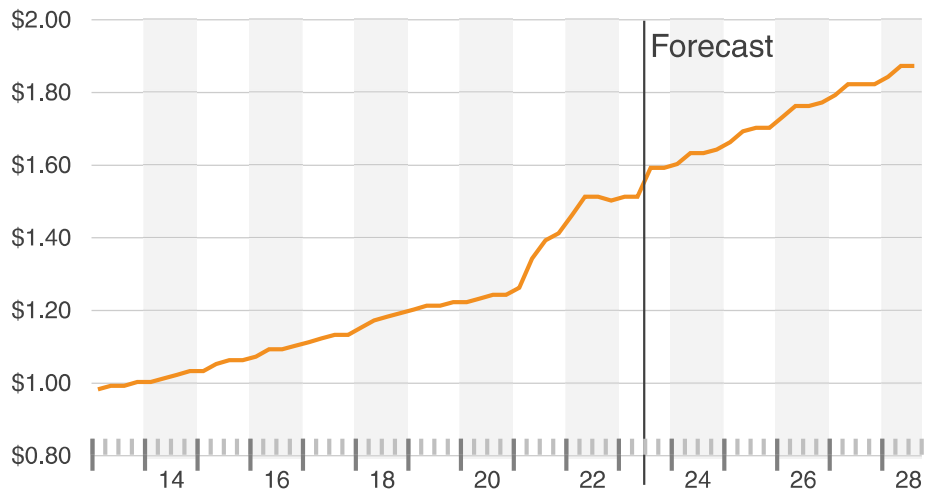
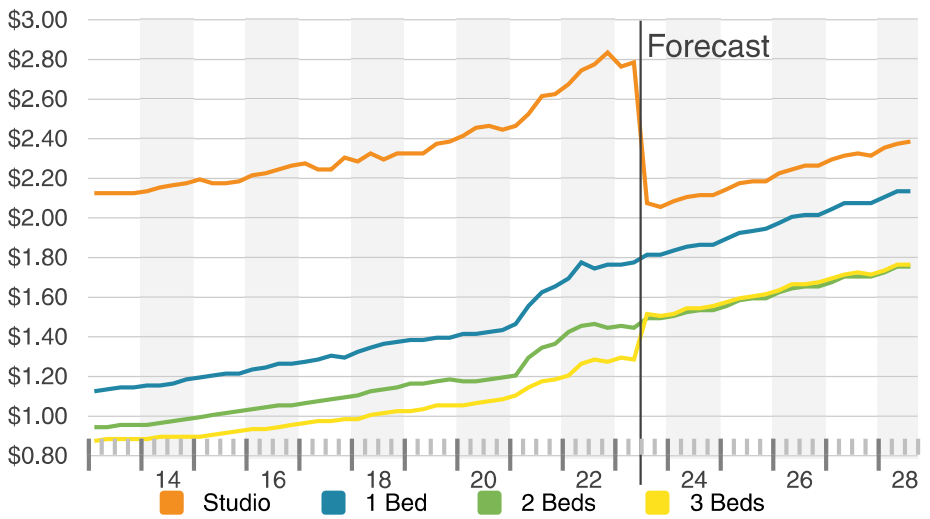
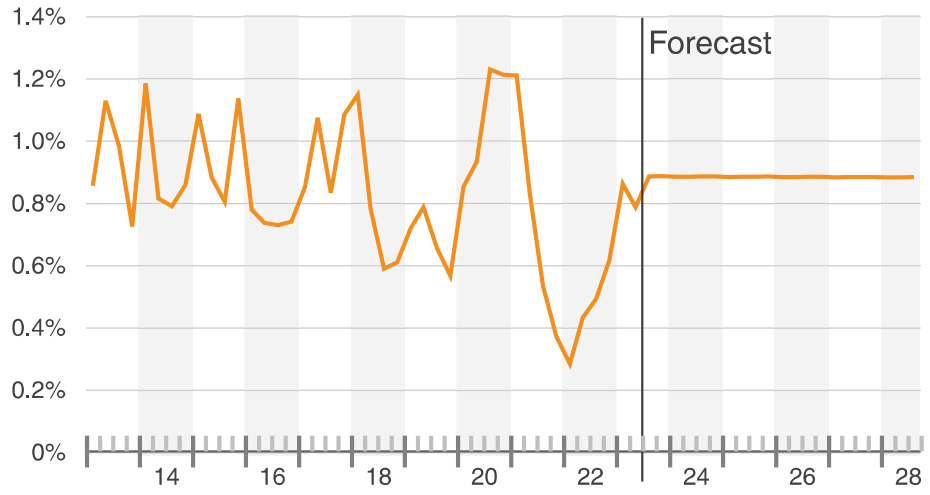
Market Effective Rent Per SF



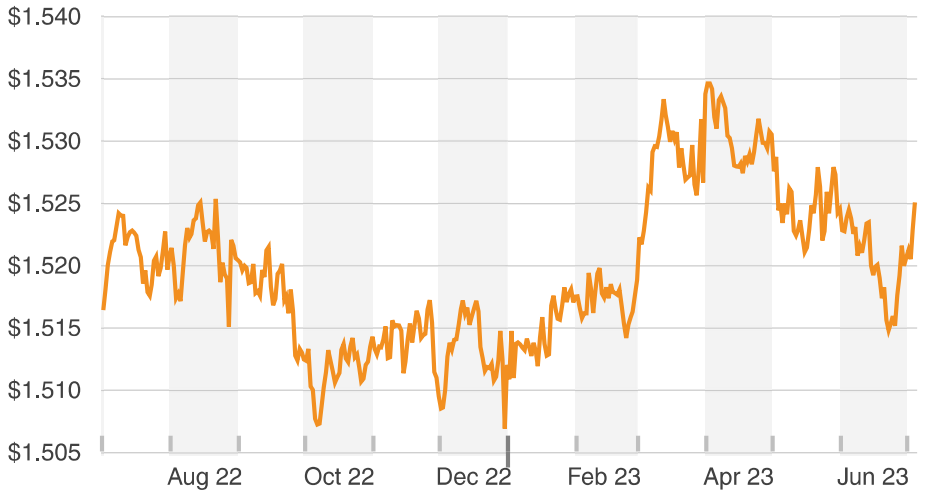
Market Effective Rent Per SF By Bedroom



Concession Rate



Daily Asking Rent Per SF



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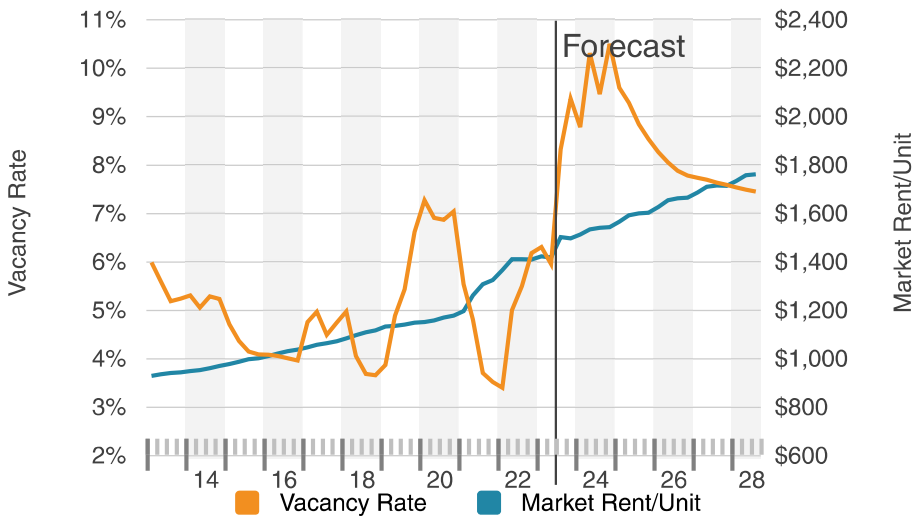
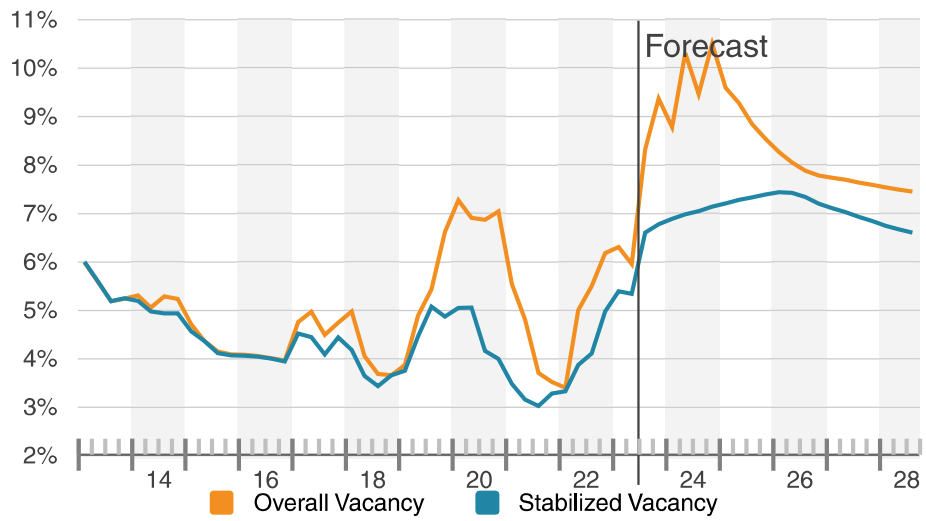
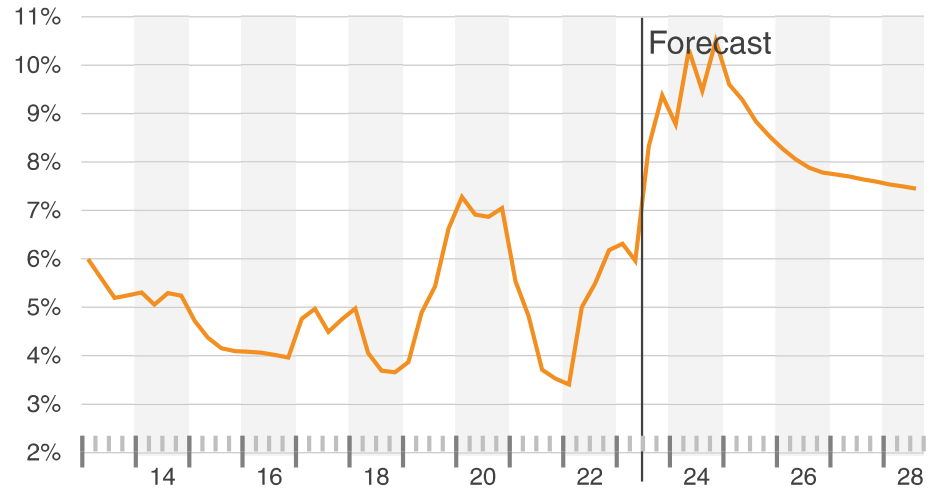
Vacancy & Market Asking Rent Per Unit



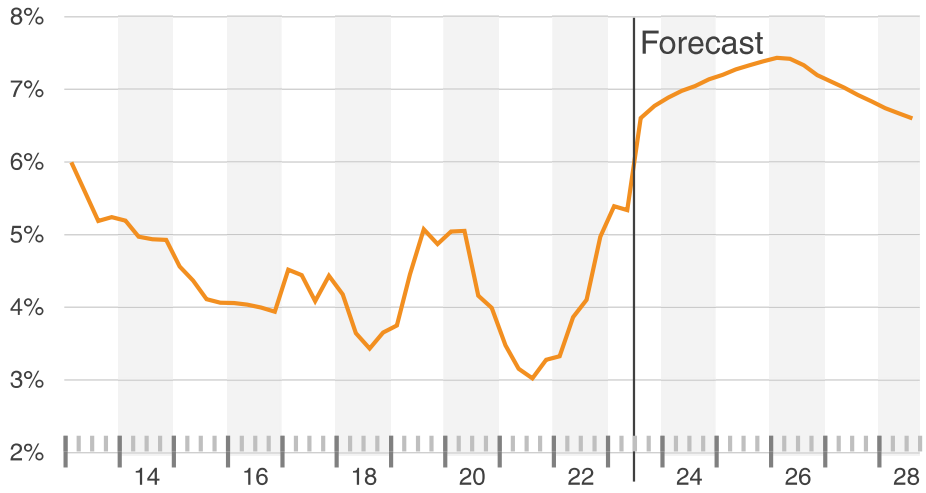
Overall & Stabilized Vacancy



Vacancy Rate



Stabilized Vacancy Rate



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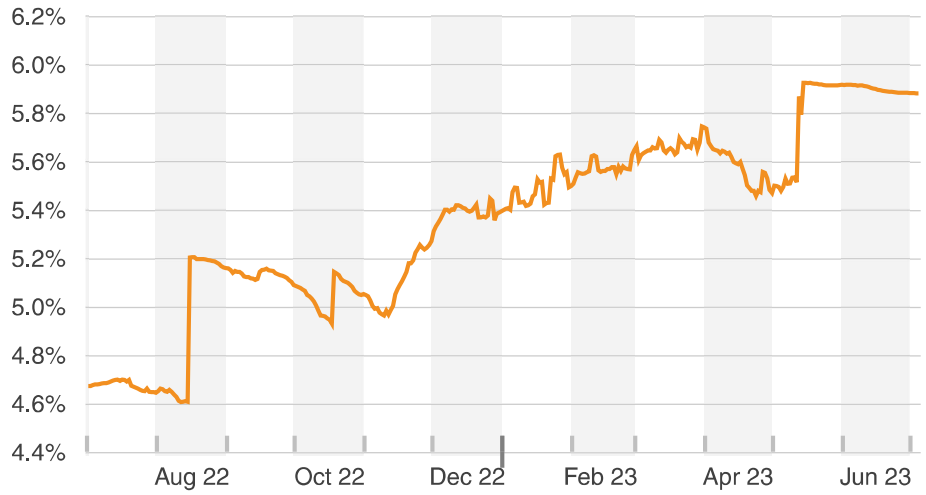
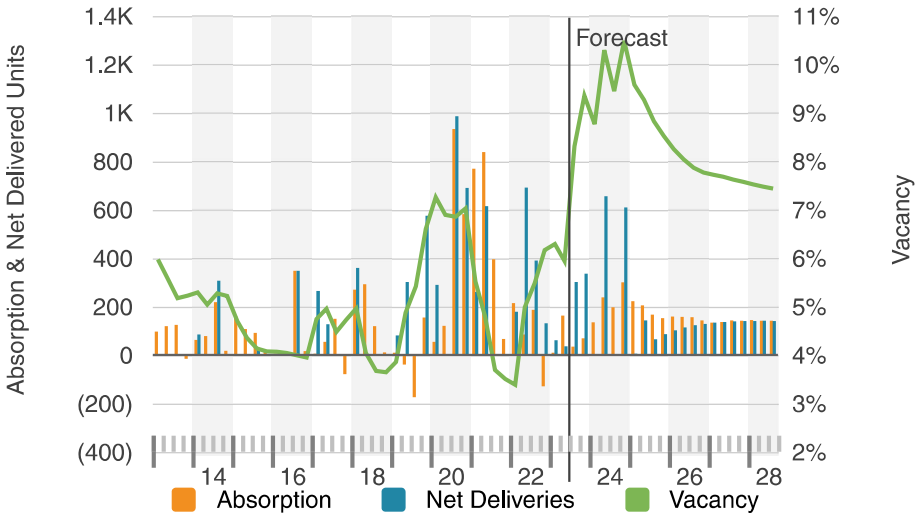
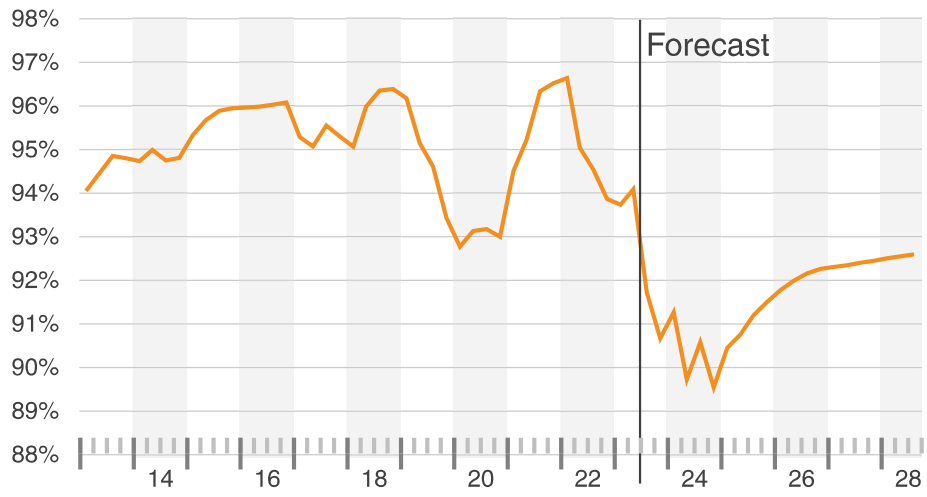
Daily Vacancy Rate



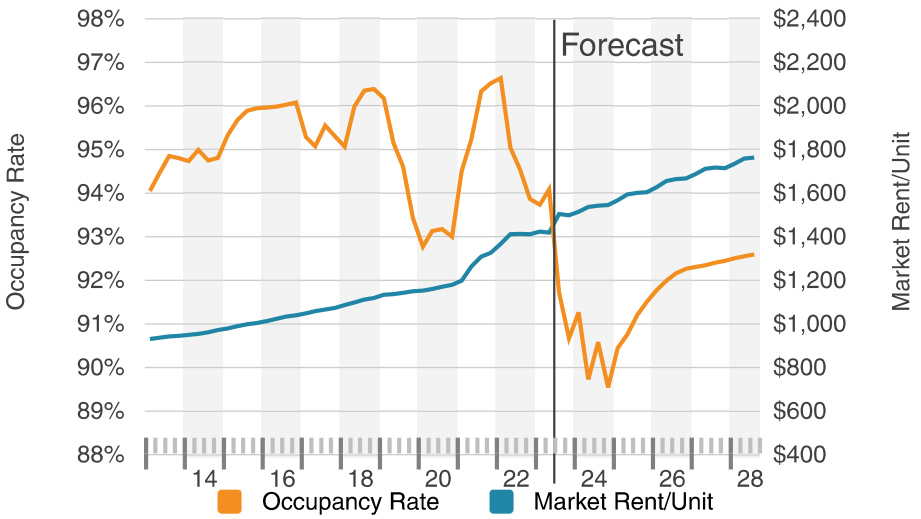
Absorption, Net Deliveries & Vacancy



Occupancy Rate



Occupancy & Market Rent Per Unit



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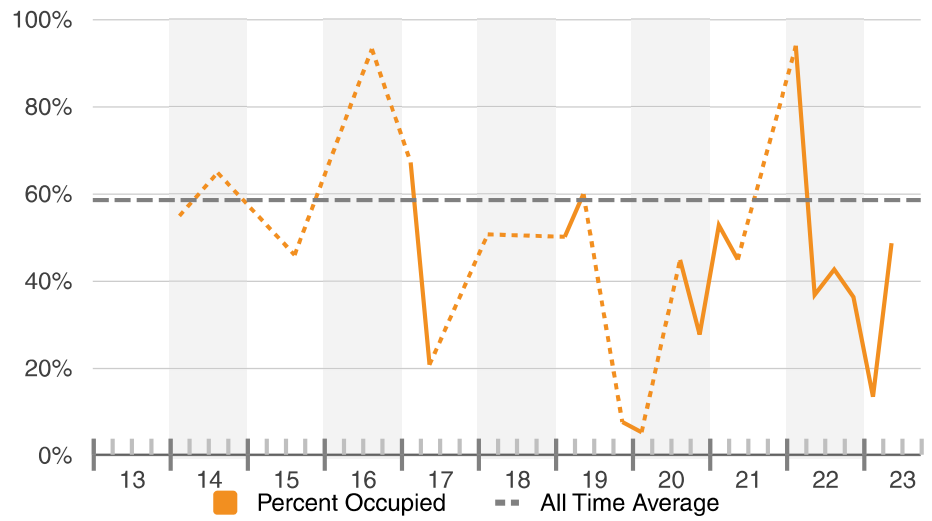
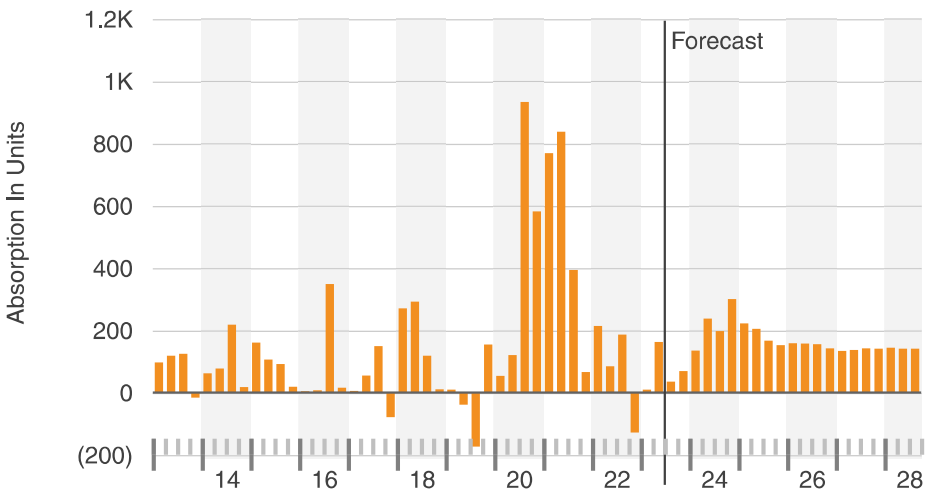
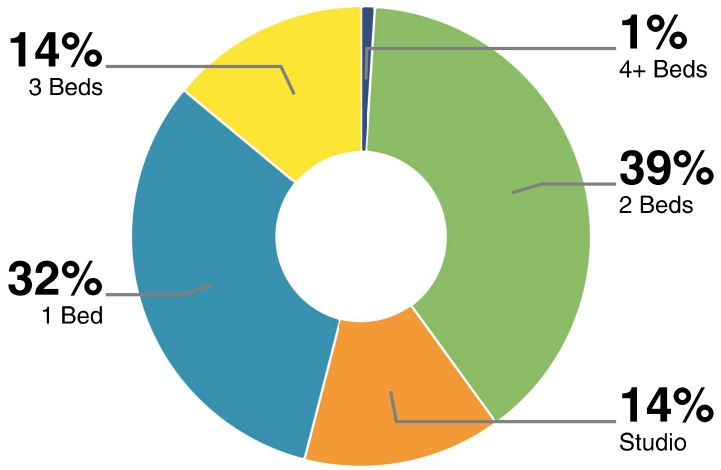
Occupancy At Delivery



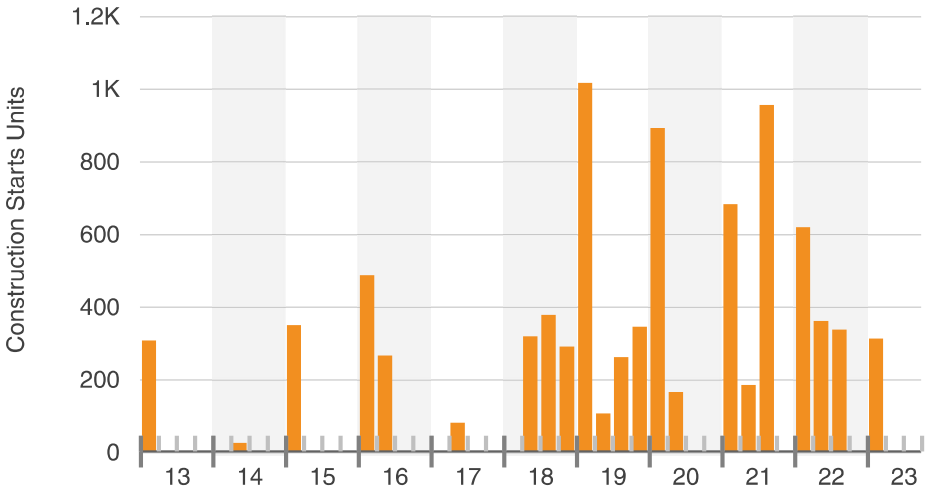
Absorption Units



Total Units By Bedroom



Construction Starts



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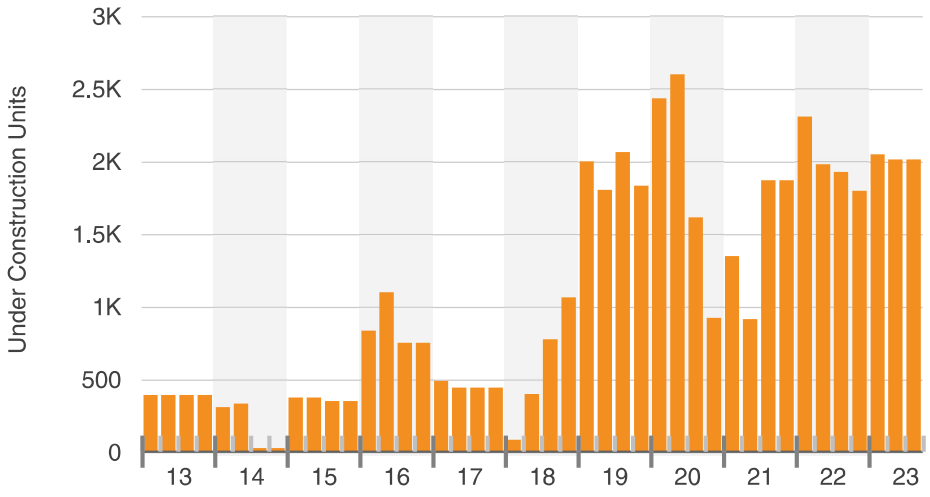
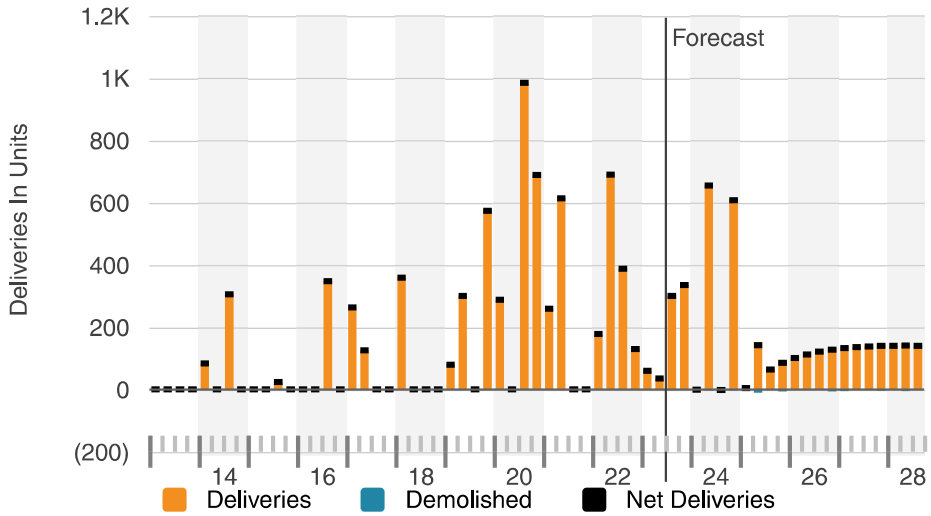
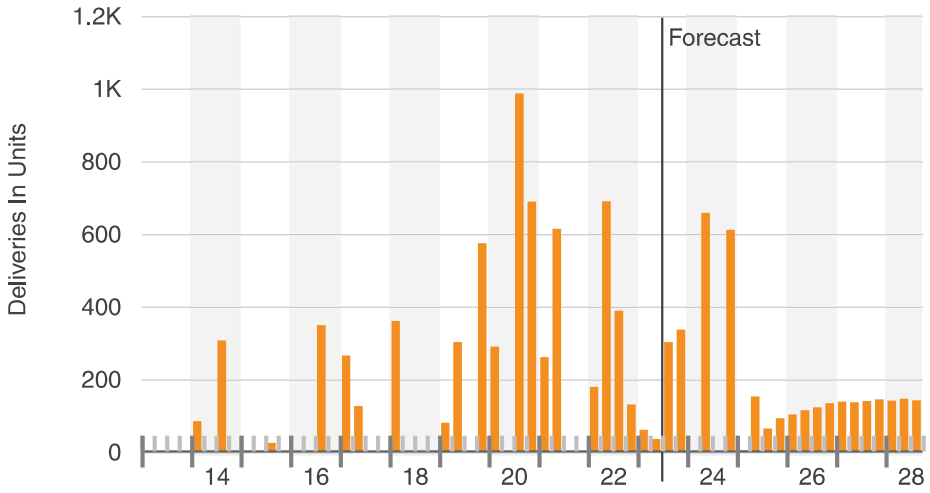
Under Construction



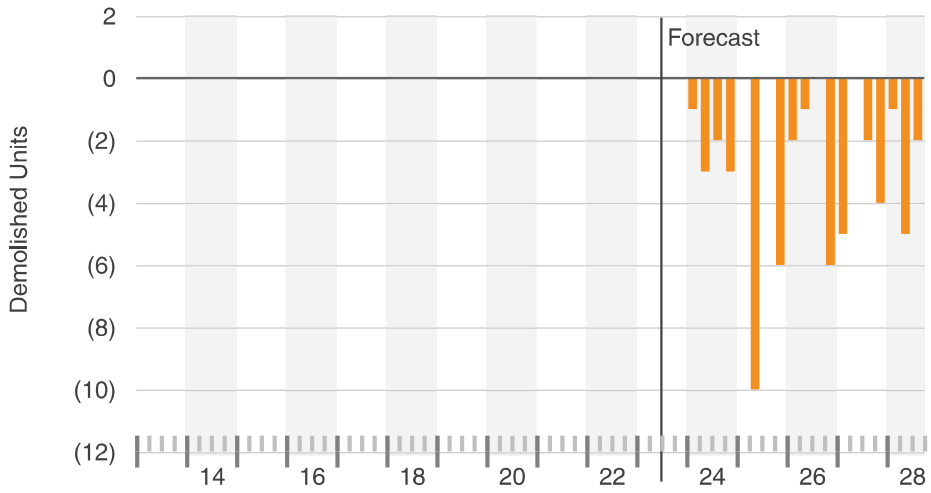
Deliveries & Demolitions



Deliveries



Demolitions



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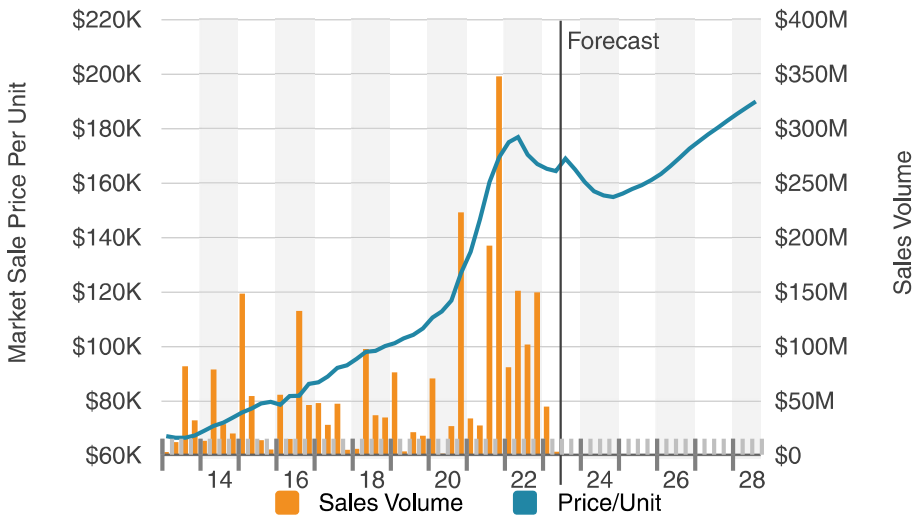
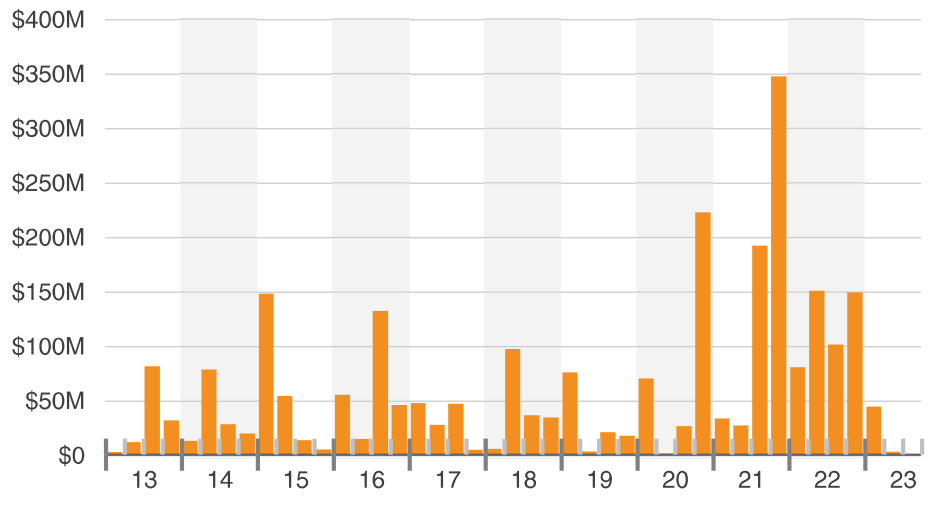
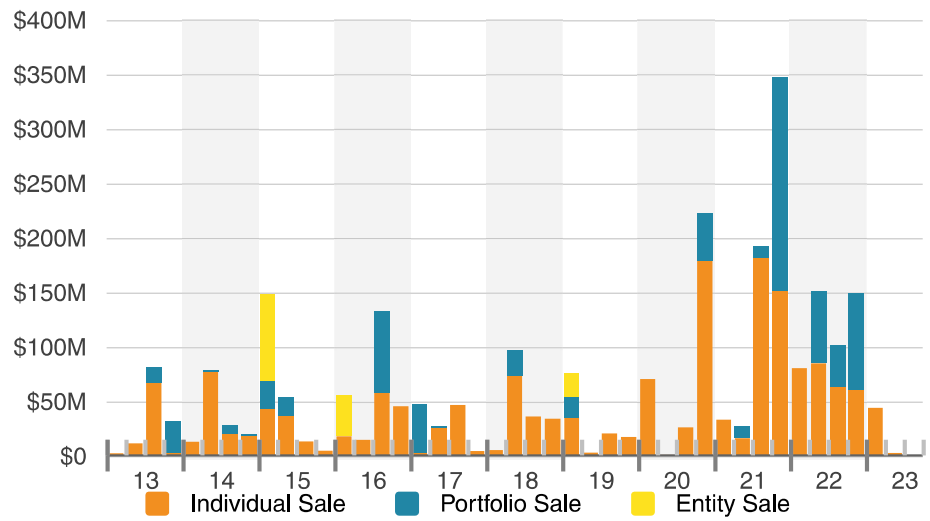
Sales Volume & Market Sale Price Per Unit



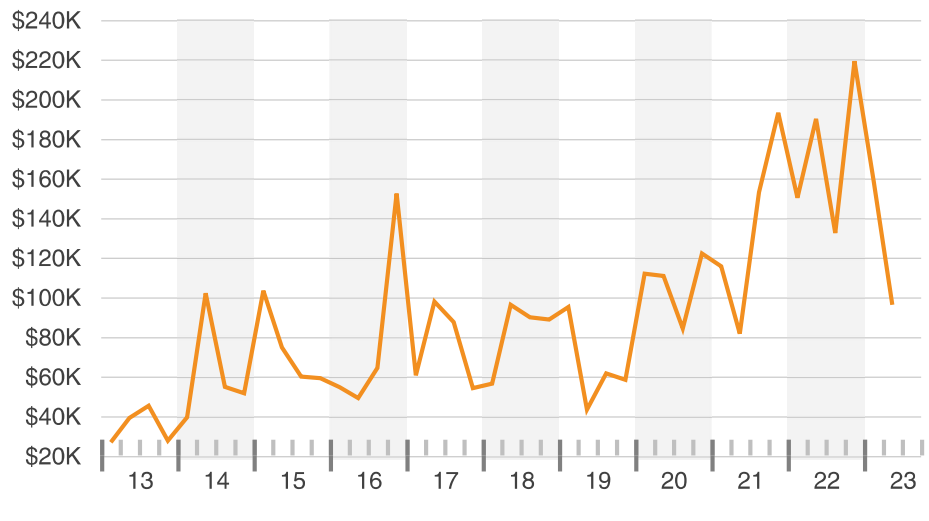
Sales Volume



Sales Volume By Transaction Type



Sale Price Per Unit



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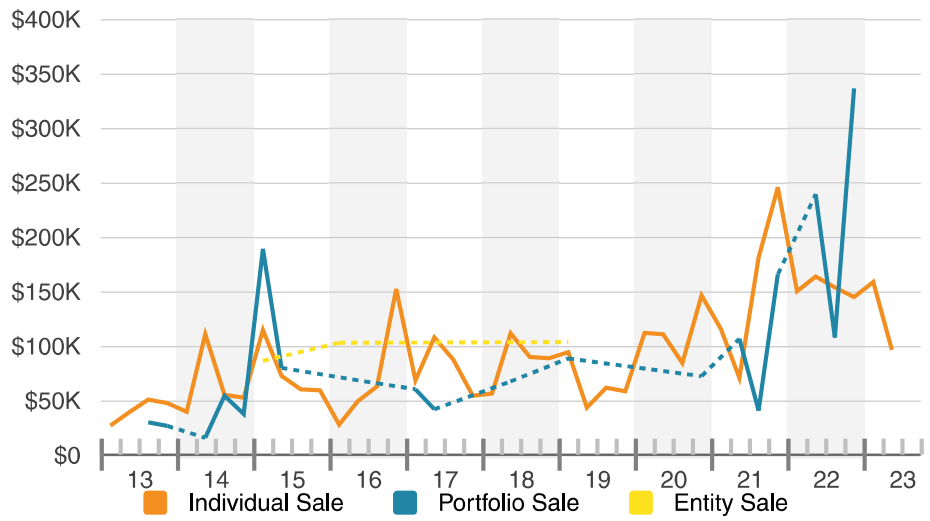
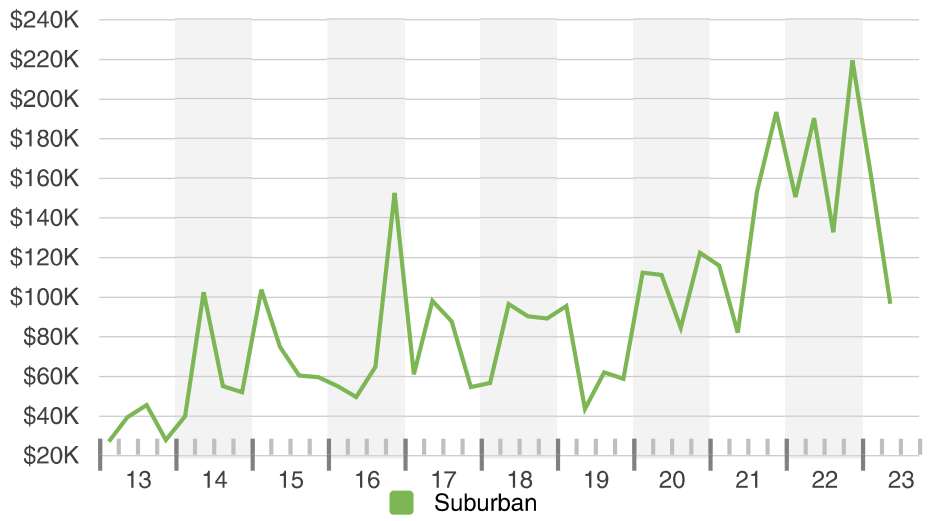
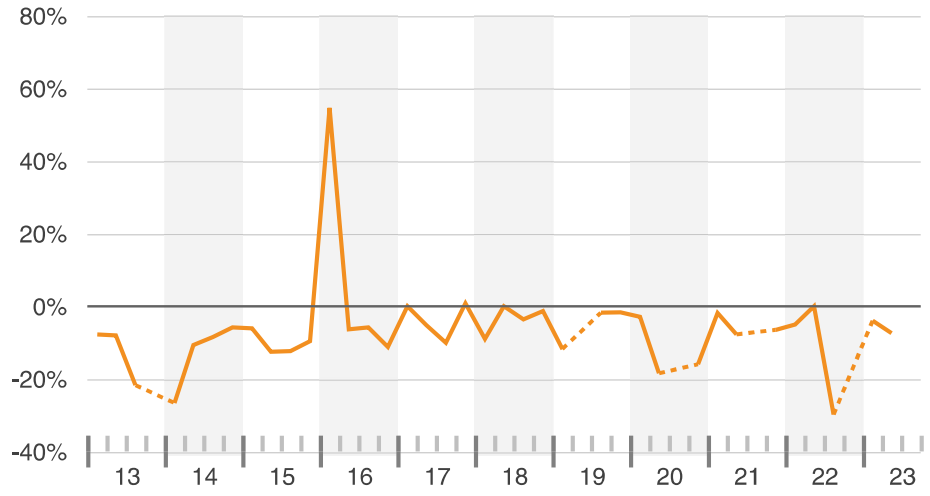
Sale Price Per Unit By Transaction Type



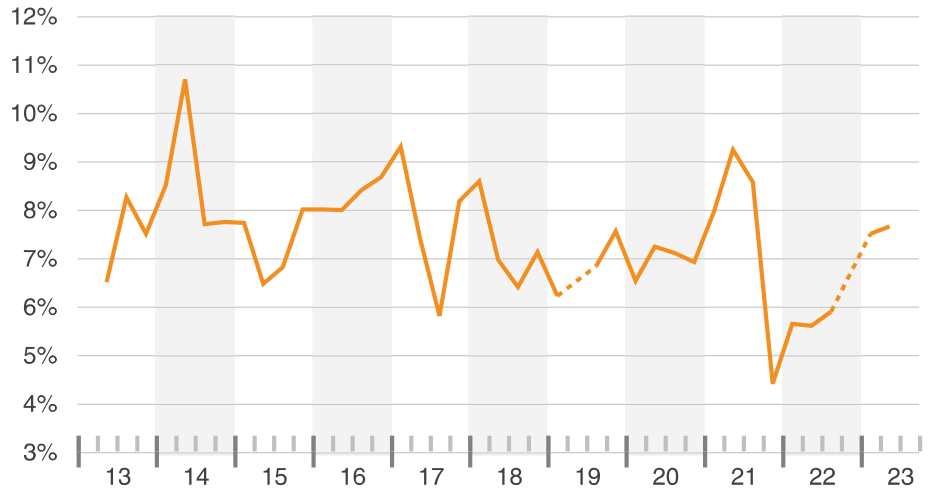
Sale Price Per Unit By Location Type



Sale To Asking Price Differential



Cap Rate



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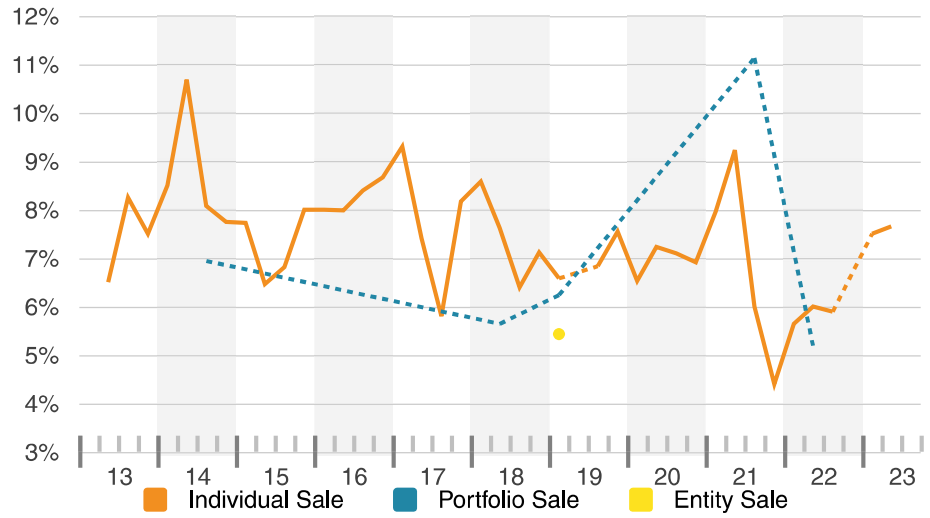
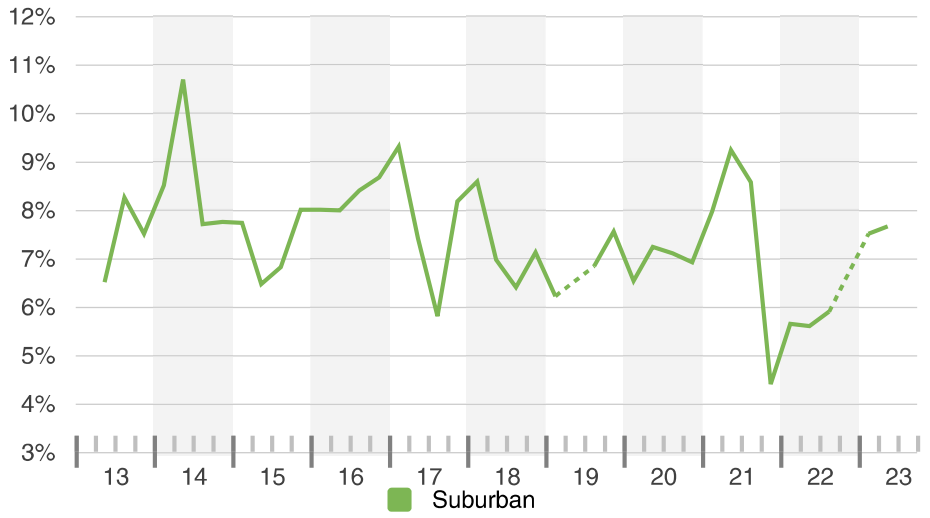
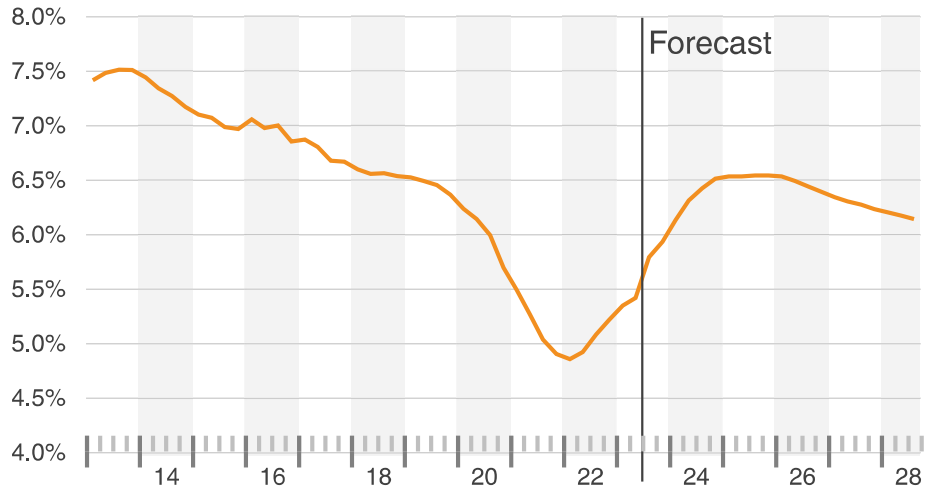
Cap Rate By Transaction Type



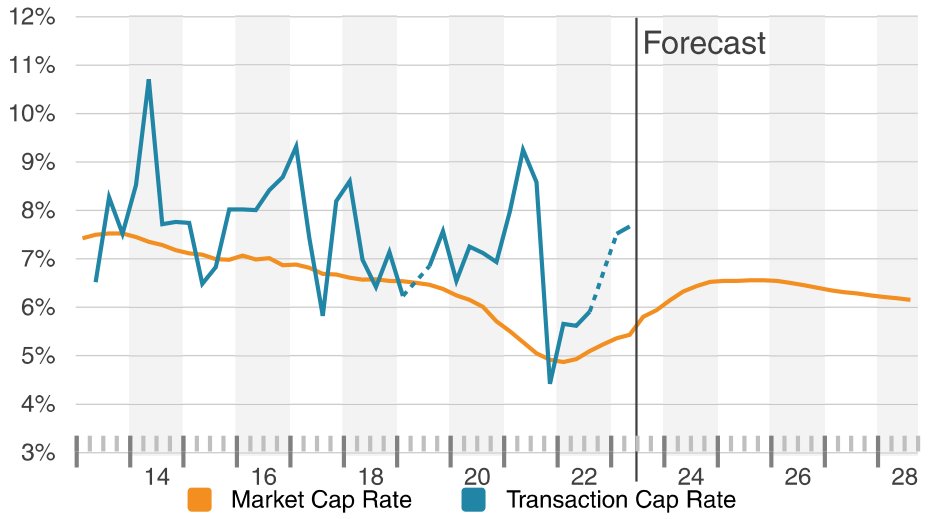
Cap Rate By Location Type



Market Cap Rate



Market Cap Rate & Transaction Cap Rate



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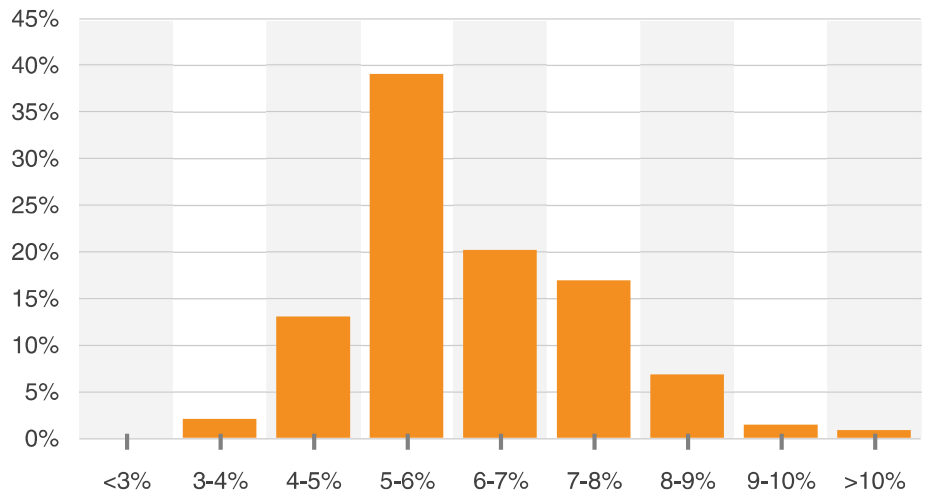
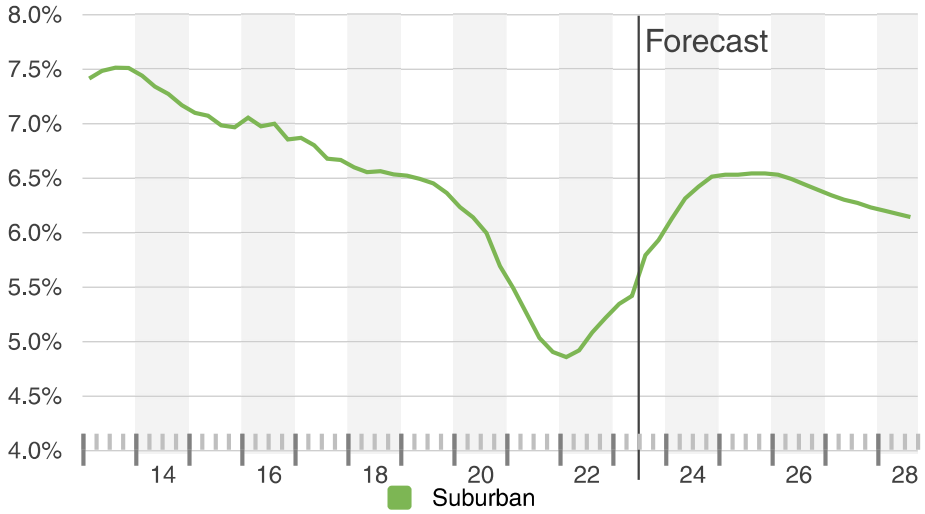
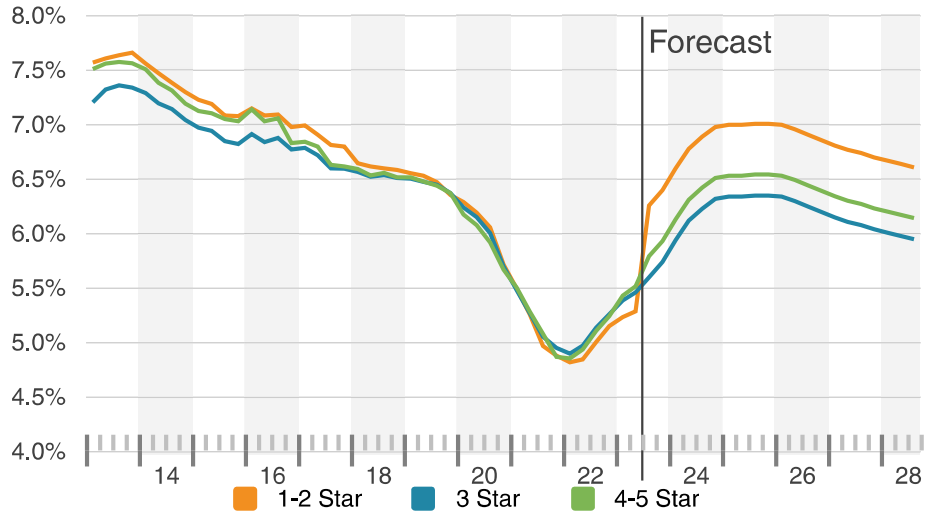
Market Cap Rate Distribution



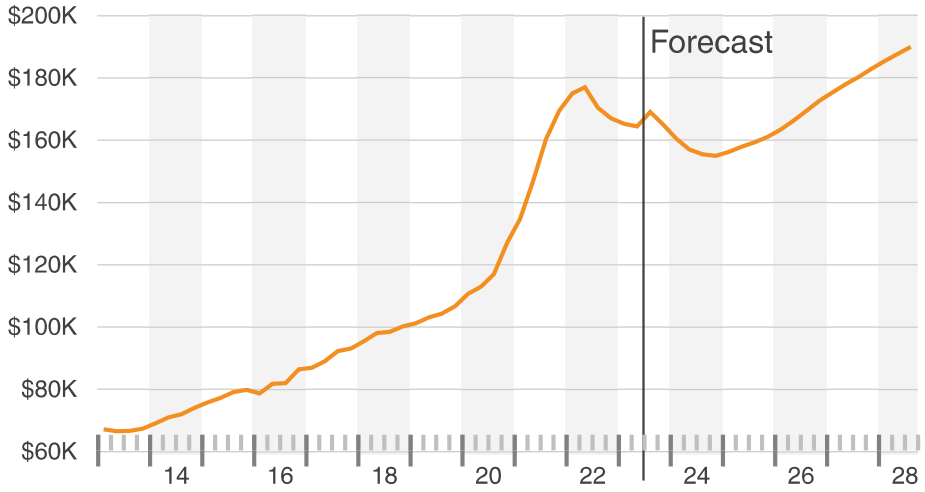
Market Cap Rate By Location Type



Market Cap Rate By Star Rating



Market Sale Price Per Unit



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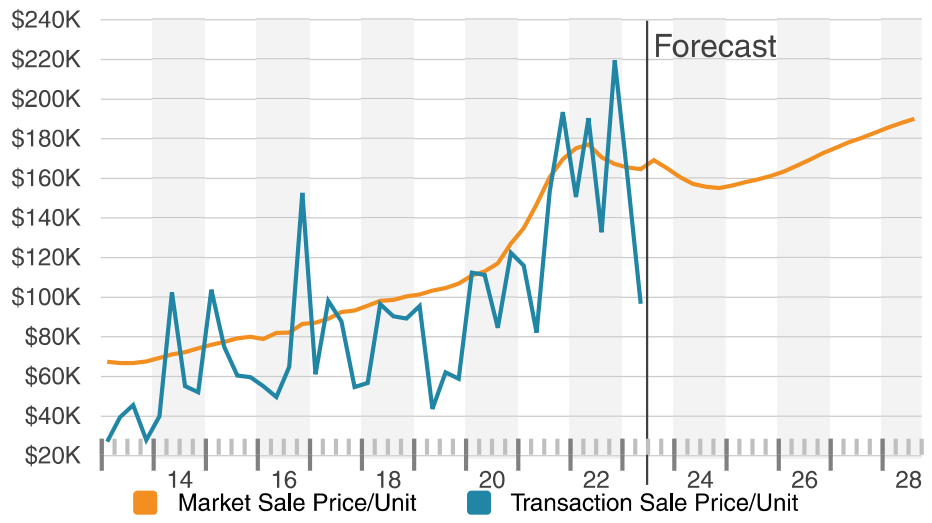
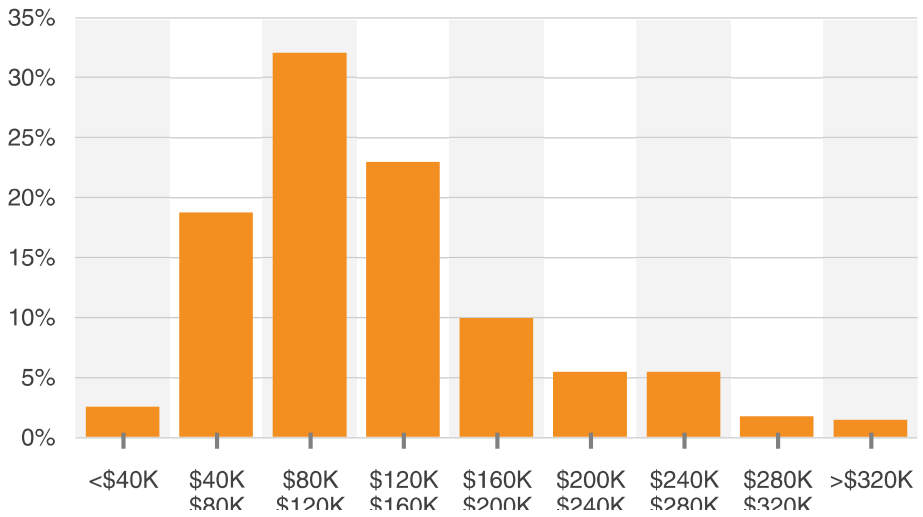
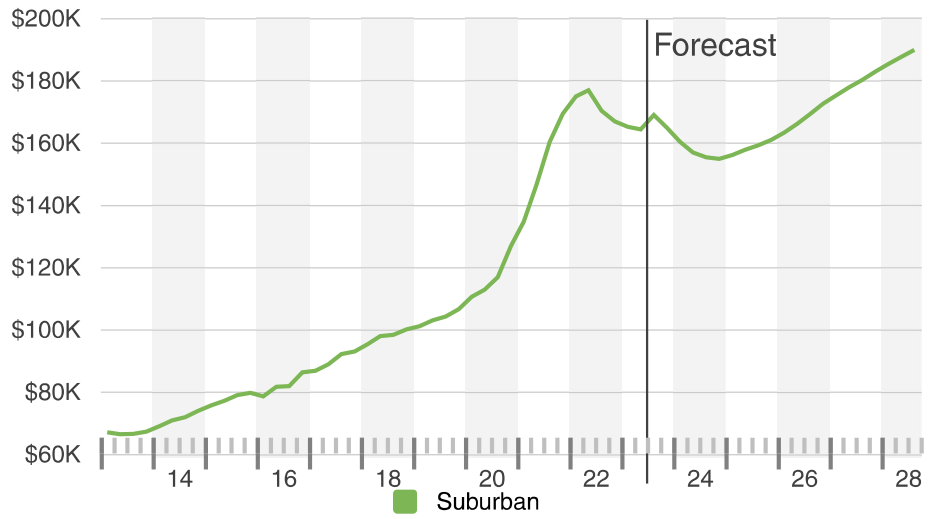
Market Sale Price & Transaction Sale Price Per Unit



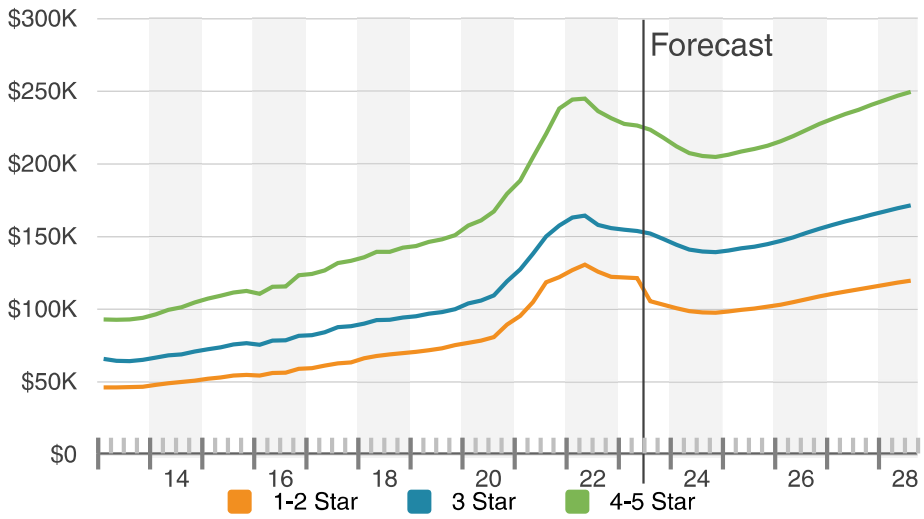
Market Sale Price Per Unit Distribution



Market Sale Price Per Unit By Location Type



Market Sale Price Per Unit By Star Rating



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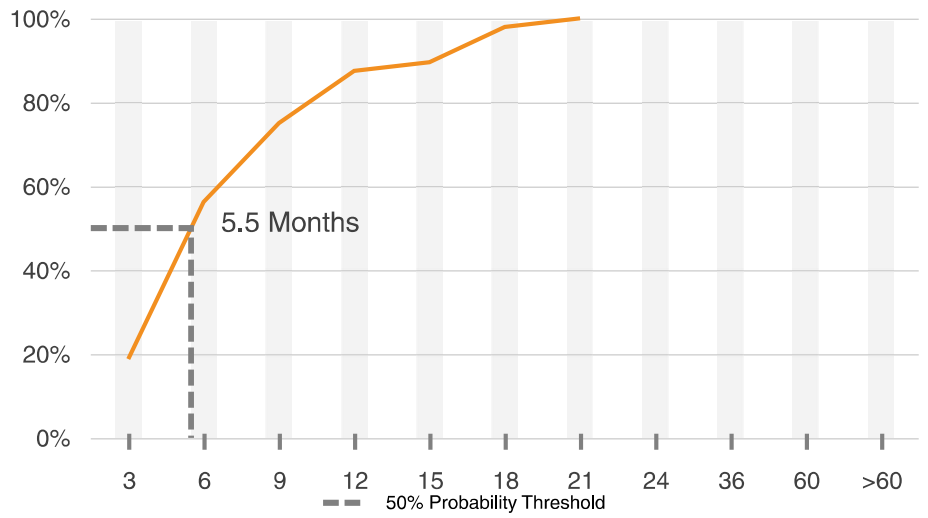
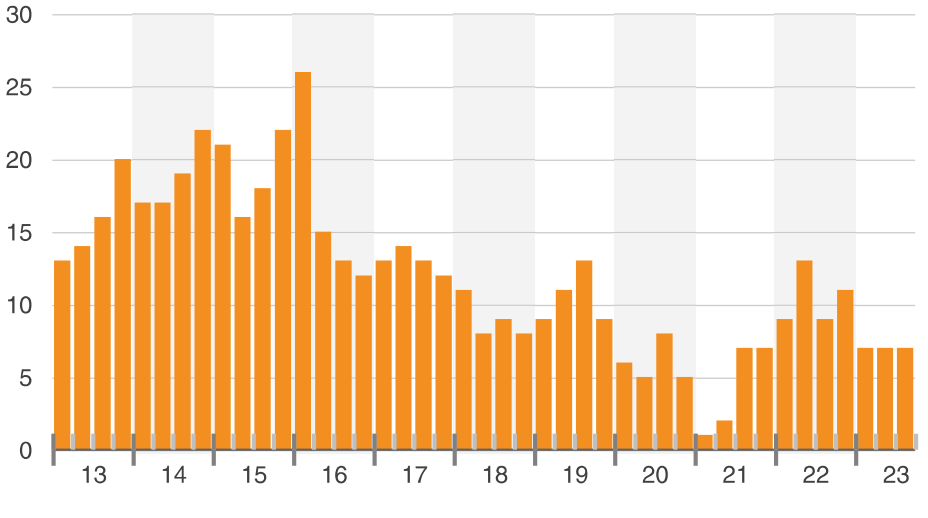
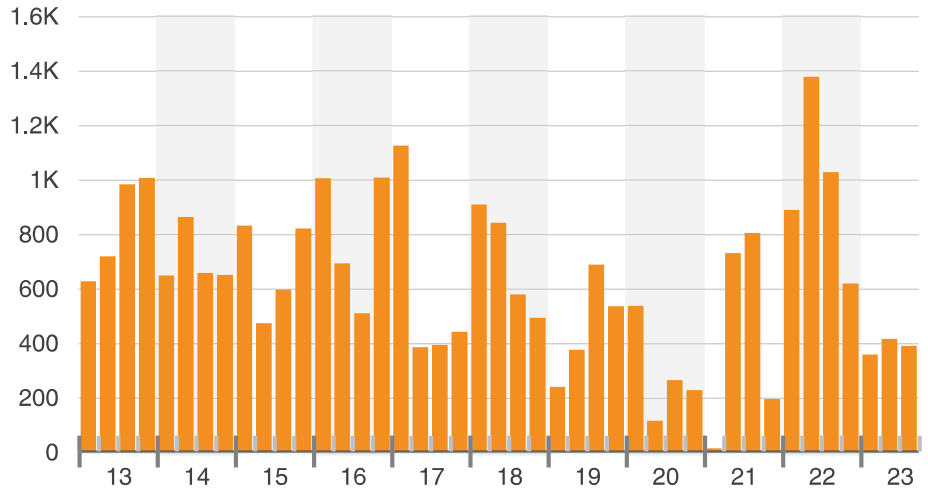
Probability Of Selling In Months



For Sale Total Listings



For Sale Total Units



For Sale Asking Price Per Unit

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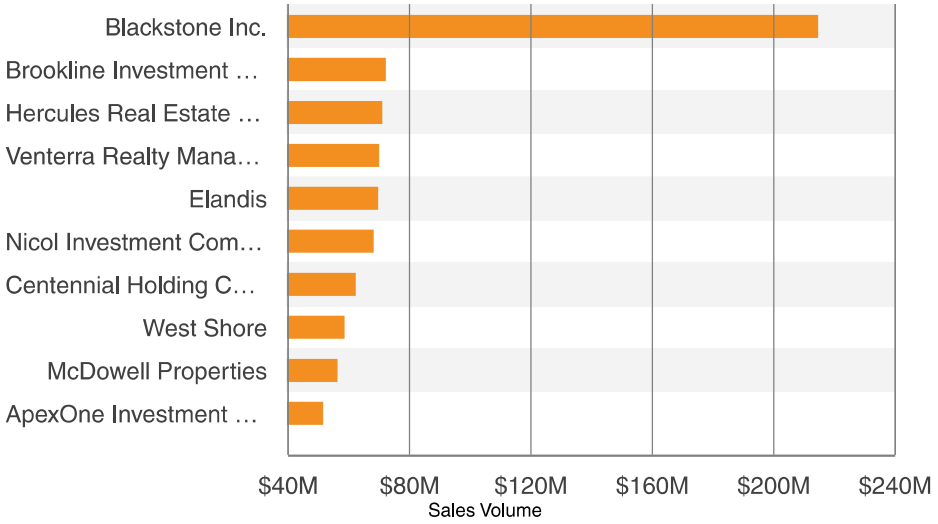
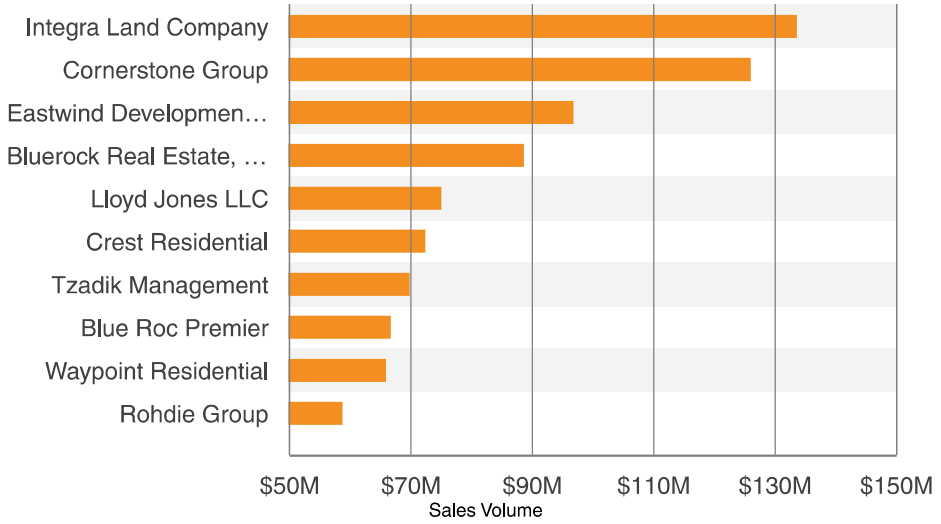
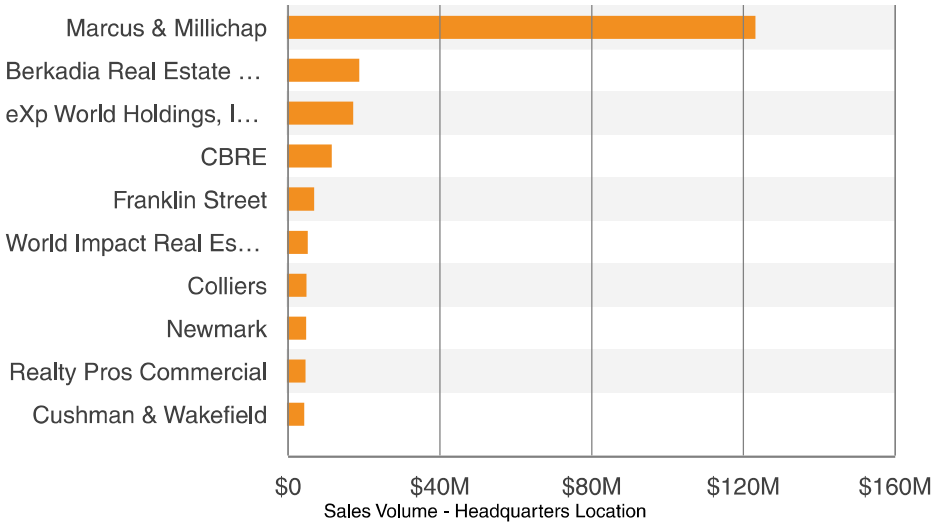
Top Buyers



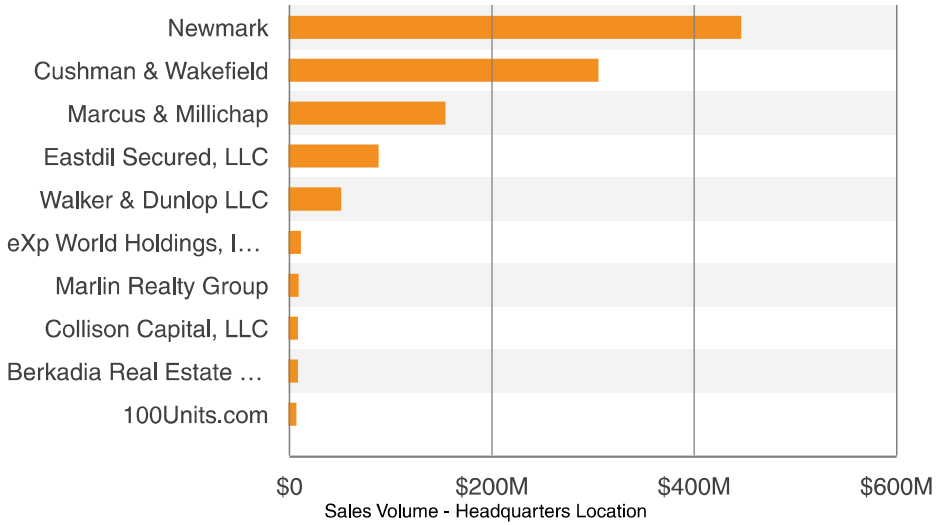
Top Sellers



Top Buyer Brokers



Top Seller Brokers



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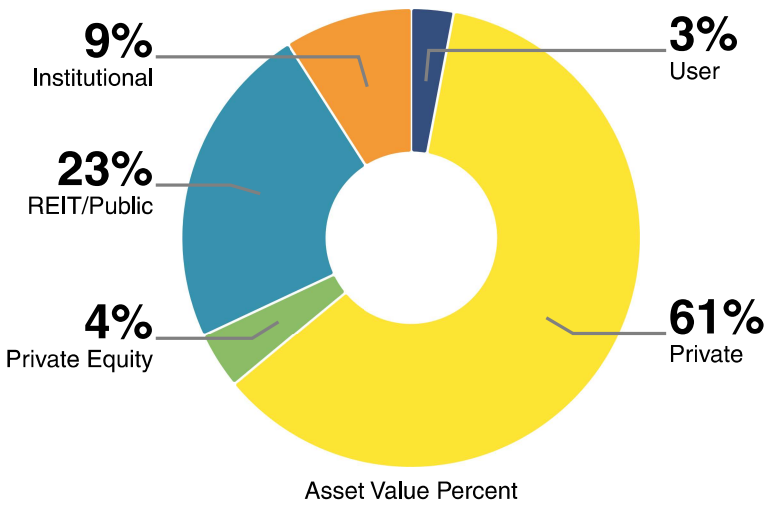
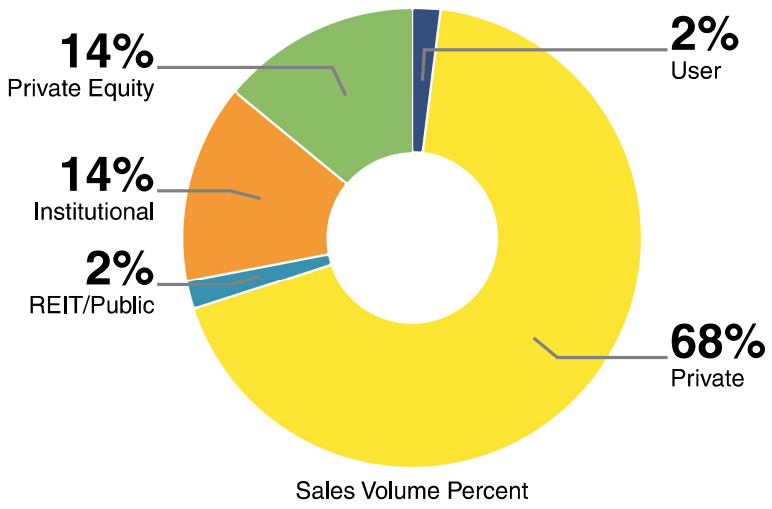
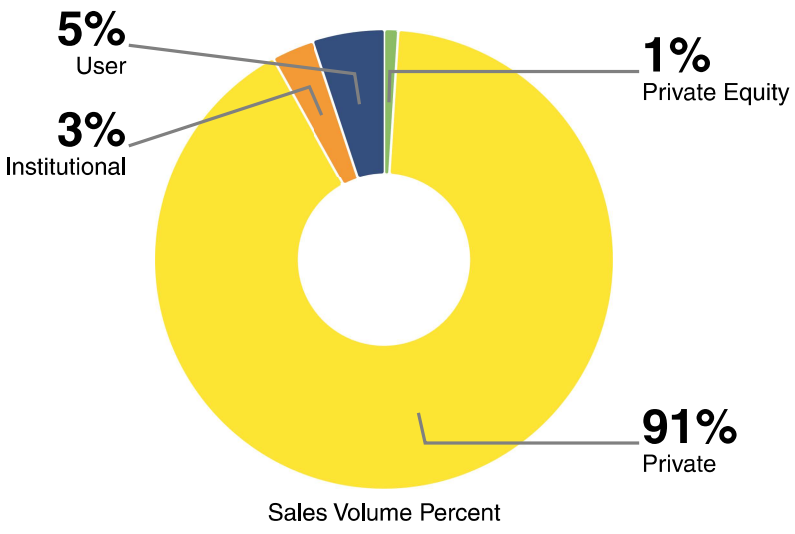
Asset Value By Owner Type



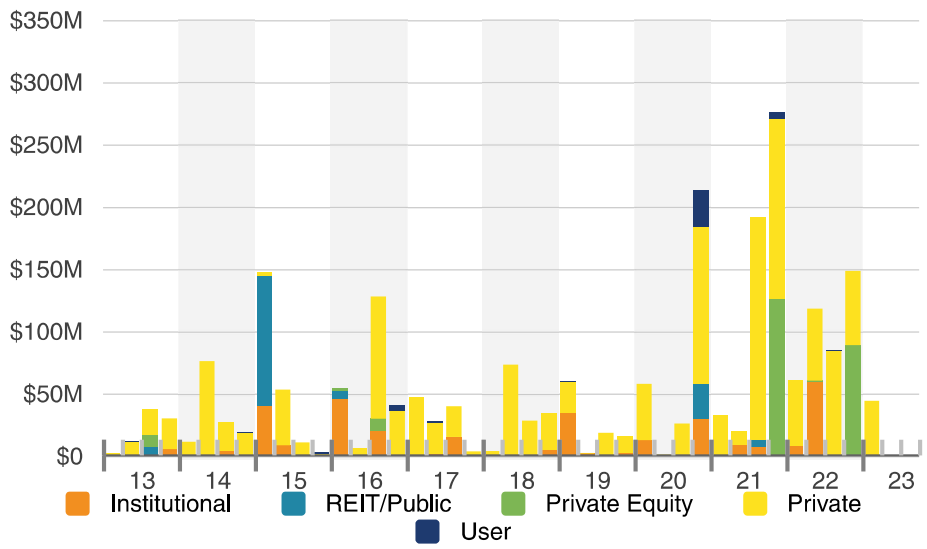
Sales By Buyer Type



Sales By Seller Type



Sales Volume By Buyer Type



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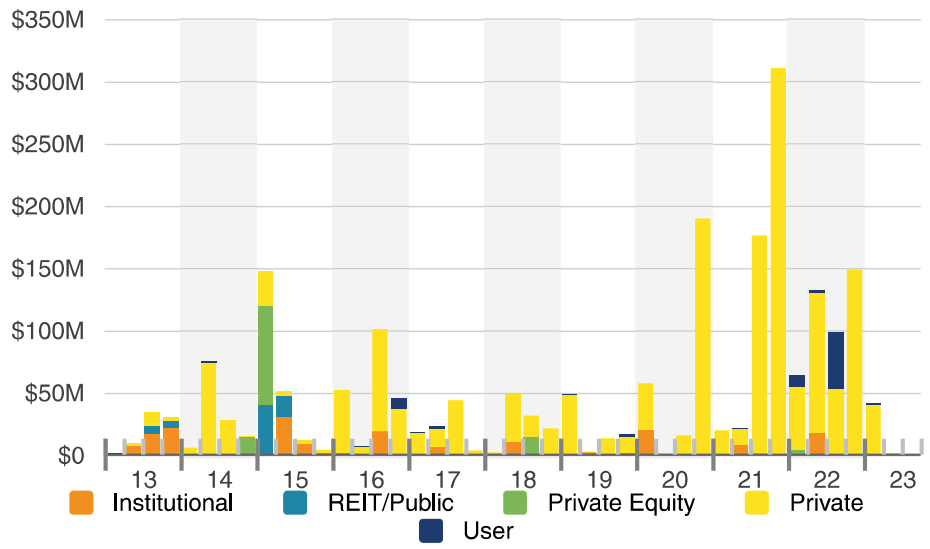
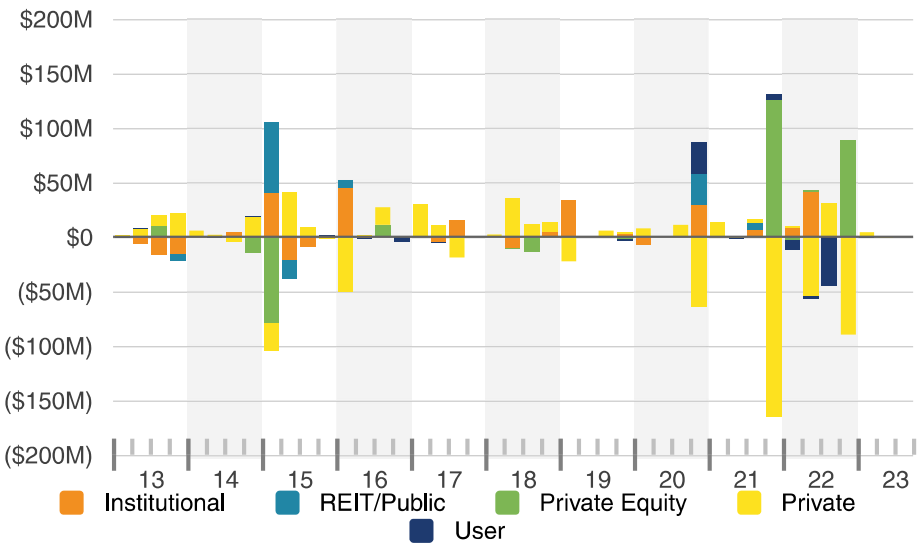
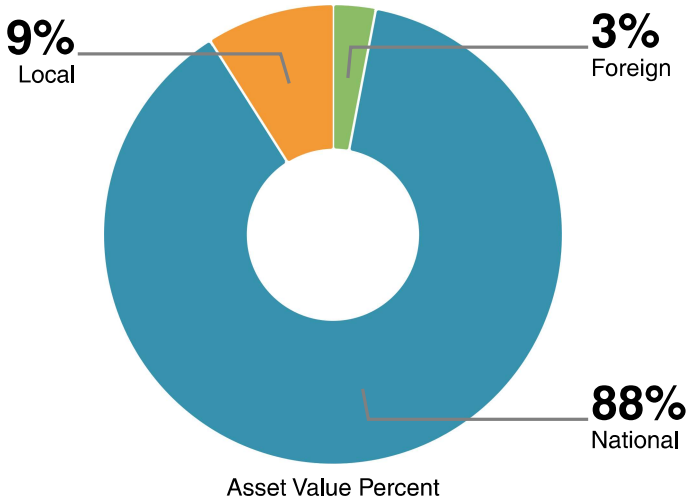
Sales Volume By Seller Type



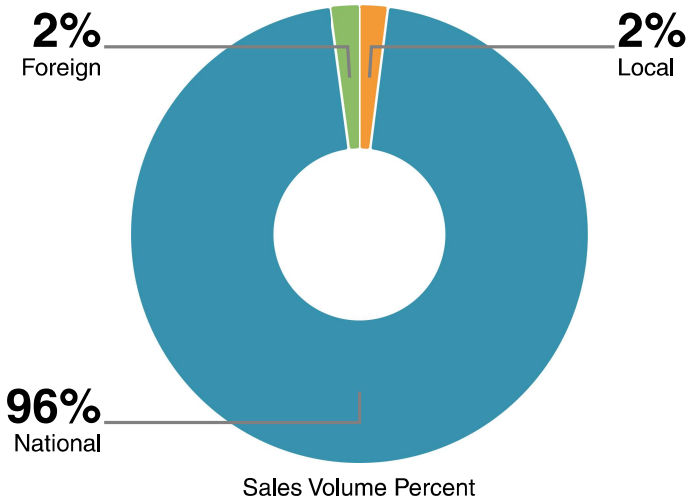
Net Buying & Selling By Owner Type



Asset Value By Owner Origin



Sales Volume By Buyer Origin



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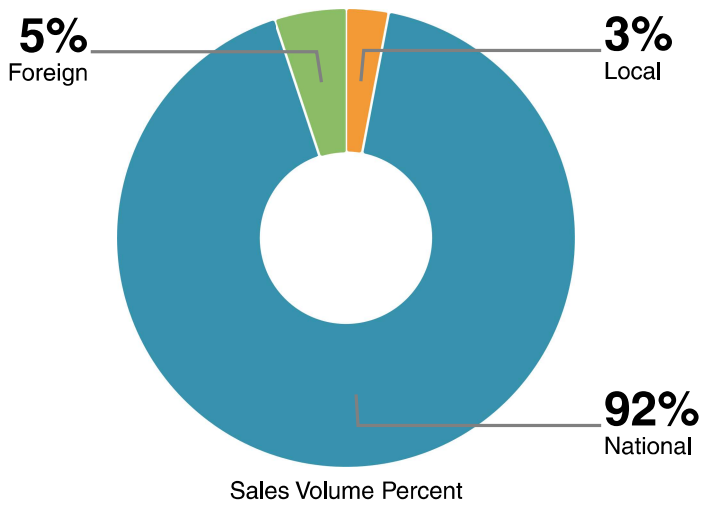
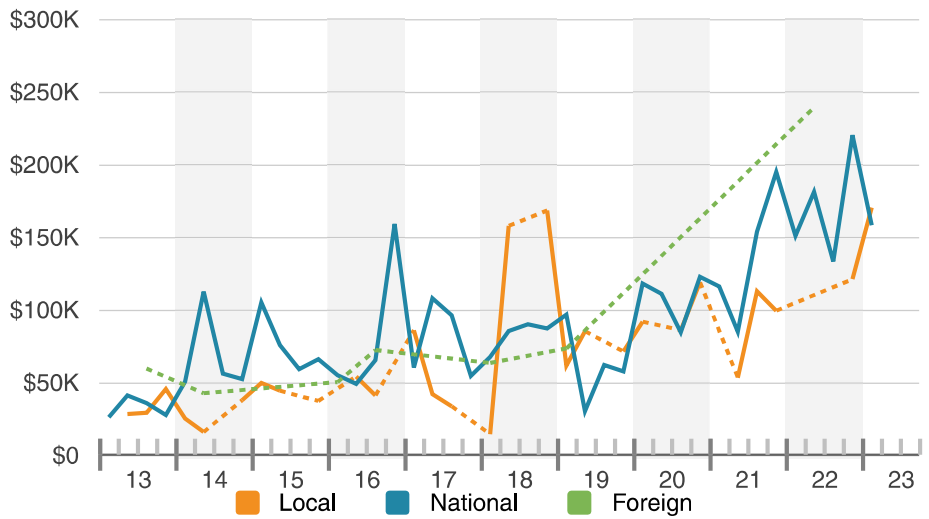
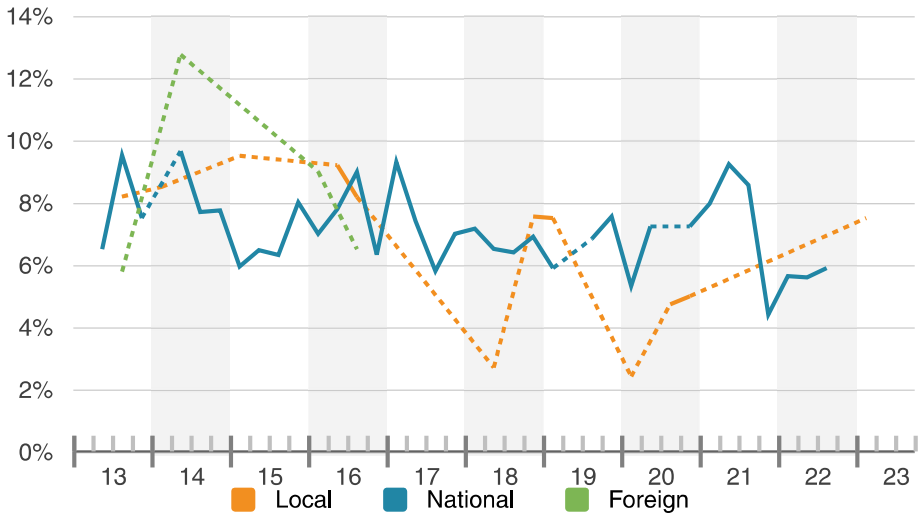
Sales Volume By Seller Origin



Average Price Per Unit By Buyer Origin



Average Cap Rate By Buyer Origin



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Report Criteria

- 355 Properties / 0 Spaces
- Property Type: Multi-Family
- Construction Status: Existing +1
- Exclude: Residential Condos
- Exclude: Co-Ops
- # of Units: 10 +
- Style: Townhome +4
- County: Volusia, FL

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