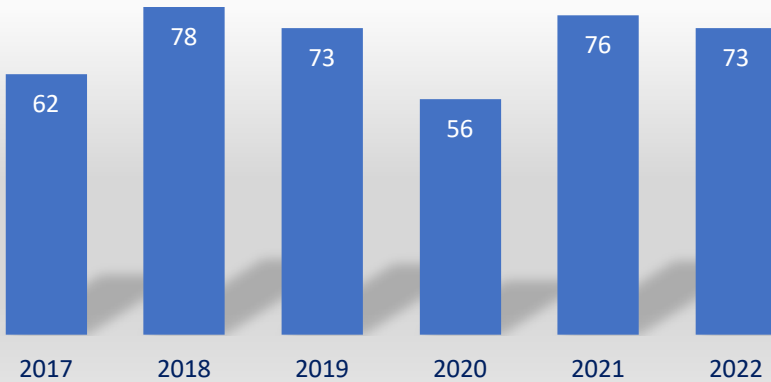


# Low Supply + High Demand = High Value

## Number of Closings By Year



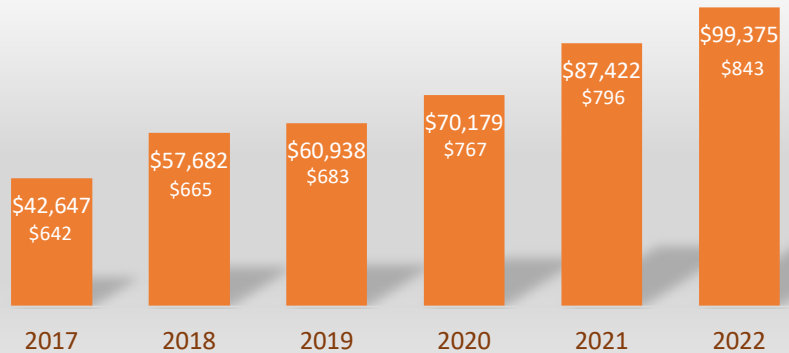
These stats are for the sale of all market rate assets between 10-99 units from January 2017 thru December 2022 in the northern half of Florida, to include the following markets:

- Tallahassee
- Jacksonville
- St. Augustine
- Volusia County
- Gainesville
- Ocala
- Polk County



**BeauBeery**  
Multifamily Advisors LLC

## Median \$ Per Unit Median Rent

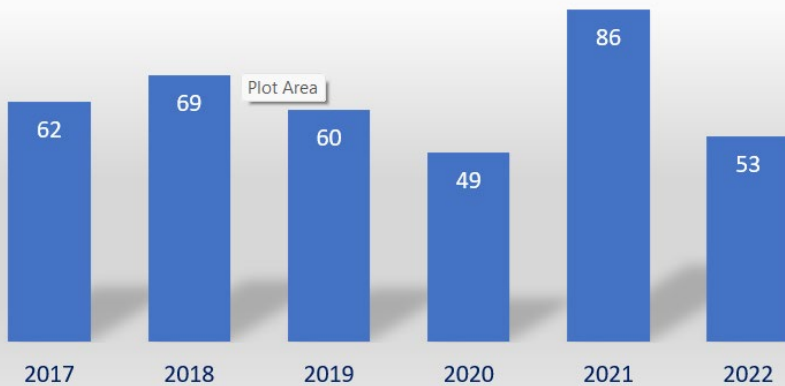


<u>No. of Units</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>TOTAL</u>	<u>%</u>
10-20	26	28	33	31	27	28	173	42%
21-30	8	18	9	5	13	16	69	17%
31-40	8	7	8	5	12	4	44	11%
41-50	3	5	2	4	6	4	24	6%
51-60	8	7	9	3	6	9	42	10%
61-70	3	0	4	1	1	1	10	2%
71-80	3	1	3	1	3	3	14	3%
81-90	0	6	1	3	4	2	16	4%
91-99	2	6	2	1	4	6	21	5%
<b>TOTAL</b>	<b>61</b>	<b>78</b>	<b>71</b>	<b>54</b>	<b>76</b>	<b>73</b>	<b>413</b>	

Median Price/Unit    \$42,990    \$57,682    \$60,938    \$73,063    \$90,458    \$99,375

# Low Supply + High Demand = High Value

## Number of Closings By Year



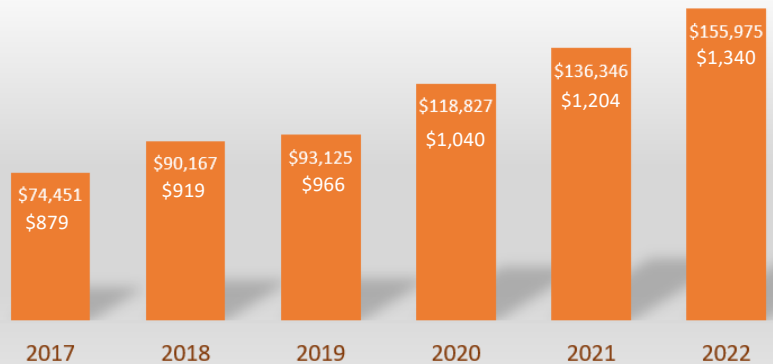
These stats are for the sale of all market rate assets over 100 units from January 2017 thru December 2022 in the northern half of Florida, to include the following markets:

- Tallahassee
- Jacksonville
- St. Augustine
- Volusia County
- Gainesville
- Ocala
- Polk County



**BeauBeery**  
Multifamily Advisors

## Median \$ Per Unit Median Rent



No. of Units	2017	2018	2019	2020	2021	2022	TOTAL	%
100-120	8	9	8	5	10	12	52	14%
121-140	2	4	4	3	6	4	23	6%
141-160	6	9	4	6	7	3	35	9%
161-180	2	5	5	1	2	6	21	5%
181-200	3	7	2	2	4	2	20	5%
201-220	4	3	6	2	4	3	22	6%
221-240	4	6	0	5	7	5	27	7%
241-260	2	4	3	4	10	5	28	7%
261-280	6	5	4	5	9	4	33	9%
281-300	9	3	8	5	4	2	31	8%
301-400	9	10	9	7	16	8	59	15%
401+	7	4	7	4	7	4	33	9%
<b>TOTAL</b>	<b>62</b>	<b>69</b>	<b>60</b>	<b>49</b>	<b>86</b>	<b>58</b>	<b>384</b>	

Median Price/Unit    \$74,451    \$90,167    \$93,125    \$121,914    \$135,843    \$155,975