

Student Inventory by Market

as of end of 1st Quarter 2020

*stats include condo or partial ownership subdivisions or multi parcel scattered units (but represent only 3.3% of inventory)

*stats only include already built apartment complexes or near delivery construction, not proposed

Student Over 10 Units

	# Of	Units	Beds	Avg Units	Avg Beds	Avg Age	# Owners	#/Own	Pre '80	%	80-'10	%	11-'20	%	Sold '18	Sold '19	Sold '20	T%Sold
Jacksonville	4	615	1,192	154	298	1984	4	1.00	1	25%	1	25%	2	50%	0	0	0	0%
Gainesville	103	12,507	33,158	121	322	1994	42	2.45	28	27%	45	44%	30	29%	3	1	1	5%
Tallahassee	106	11,367	31,926	107	301	1997	63	1.68	27	25%	45	42%	34	32%	6	15	1	21%
Ocala	0																	
Volusia	6	441	1,244	74	207	1994	4	1.50	3	50%	0	0%	3	50%	0	0	0	0%
TOTAL	219	24,930	67,520	114	308	1992	113	1.94	59	27%	91	42%	69	32%	9	16	2	12%

Student Over 100 Units

	# Of	Units	Beds	Avg Units	Avg Beds	Avg Age	# Owners	#/Own	Pre '80	%	80-'10	%	11-'20	%	Sold '18	Sold '19	Sold '20	T%Sold
Jacksonville	2	521	944	261	472	2006	2	1.00	0	0%	1	50%	1	50%	0	0	0	0%
Gainesville	42	10,369	27,969	247	666	2002	24	1.75	5	12%	23	55%	14	33%	2	1	0	7%
Tallahassee	44	8,695	24,627	198	560	1999	30	1.47	10	23%	17	39%	17	39%	1	5	0	14%
Ocala	0																	
Volusia	1	210	636	210	636	2020	1	1.00	0	0%	0	0%	1	100%	0	0	0	0%
TOTAL	89	19,795	57,206	222	636	2007	57	1.56	15	17%	41	46%	33	37%	3	6	0	10%

Student 10-99 Units

	# Of	Units	Beds	Avg Units	Avg Beds	Avg Age	# Owners	#/Own	Pre '80	%	80-'10	%	11-'20	%	Sold '18	Sold '19	Sold '20	T%Sold
Jacksonville	2	94	248	47	124	1963	2	1.00	1	50%	0	0%	1	50%	0	0	0	0%
Gainesville	61	2,138	5,189	35	85	1989	25	2.44	23	38%	22	36%	16	26%	1	0	0	2%
Tallahassee	62	2,672	7,299	43	118	1996	40	1.55	17	27%	28	45%	17	27%	5	10	1	26%
Ocala	0																	
Volusia	5	231	608	46	122	1988	3	1.67	3	60%	0	0%	2	40%	0	0	0	0%
TOTAL	130	5,135	13,244	40	122	1984	70	1.86	44	34%	50	38%	36	28%	6	10	1	13%

of = number of complexes in market

Units - total number of units in market

Beds - total number of beds in market

Avg Units - Average # of units per complex

Avg Beds - Average # of beds per complex

Avg Age - Average age of each complex

Owners - # of owners that own all complexes in the market

#/Own - Number of complexes owned per owner

Pre '80 - # of complexes built prior to 1980

80-'10 - # of complexes built between 1980-2010

11-'20 - # of complexes built between 2011-2020

Sold '18 - # of complexes sold in 2018

Sold '19 - # of complexes sold in 2019

Sold '20 - # of complexes sold in 2020

T%Sold - Trailing 2018-YTD 2020 cumulative % of complexes sold

Jacksonville = Duval, St. Johns, Clay County

Gainesville = Alachua County

Ocala = Marion County

Volusia = Volusia County

Tallahassee = Leon County

