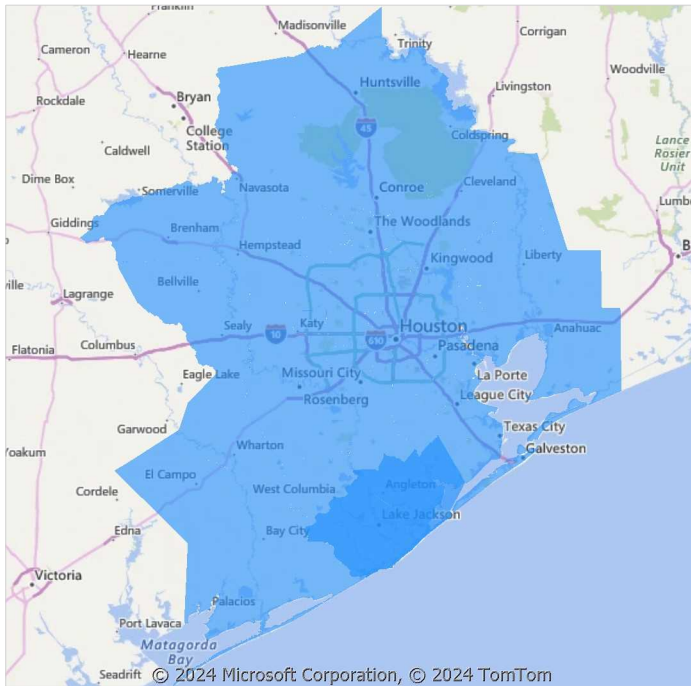


MAY 2024

HOUSTON

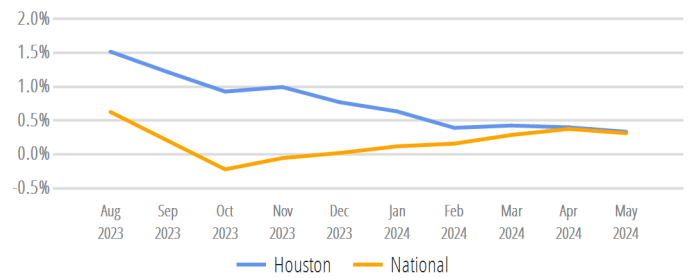
MULTIFAMILY

RENTAL TRENDS
SUPPLY/DEMAND
EMPLOYMENT ANALYTICS

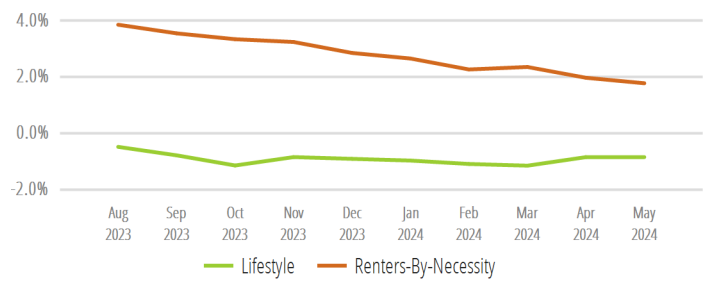


RENTAL TRENDS

Houston vs National Rent Growth
Year-over-Year



Houston Rent Growth by Asset Class
Year-over-Year



National Ranking **94** Rent Growth [-2]
Out of 121 Markets

14 Employment Growth [+9]

53 Completions

SUPPLY

Inventory by Property Status
of Properties

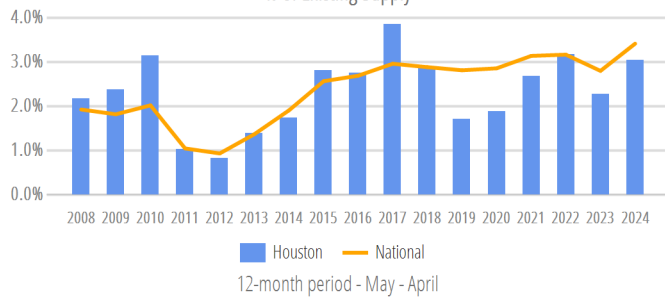
3,085 Completed
748,944 Units

142 Under Construction
36,313 Units

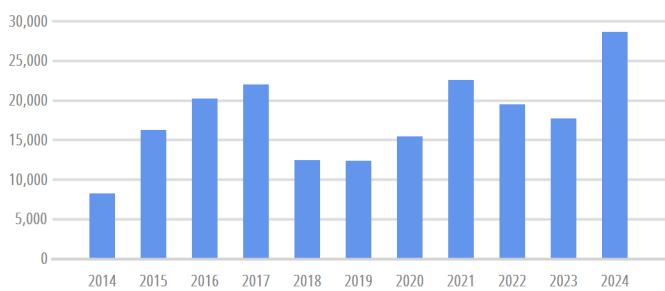
69 Planned
16,153 Units

253 Prospective
50,956 Units

Completions
% of Existing Supply

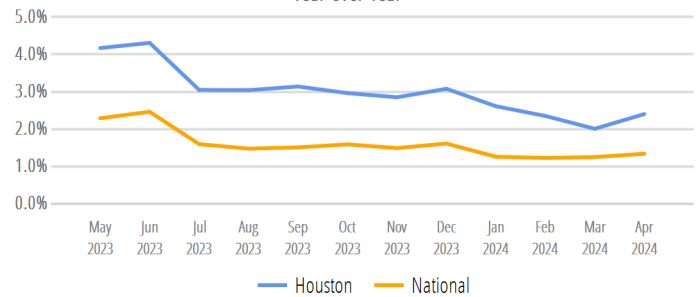


Completions
Total Units



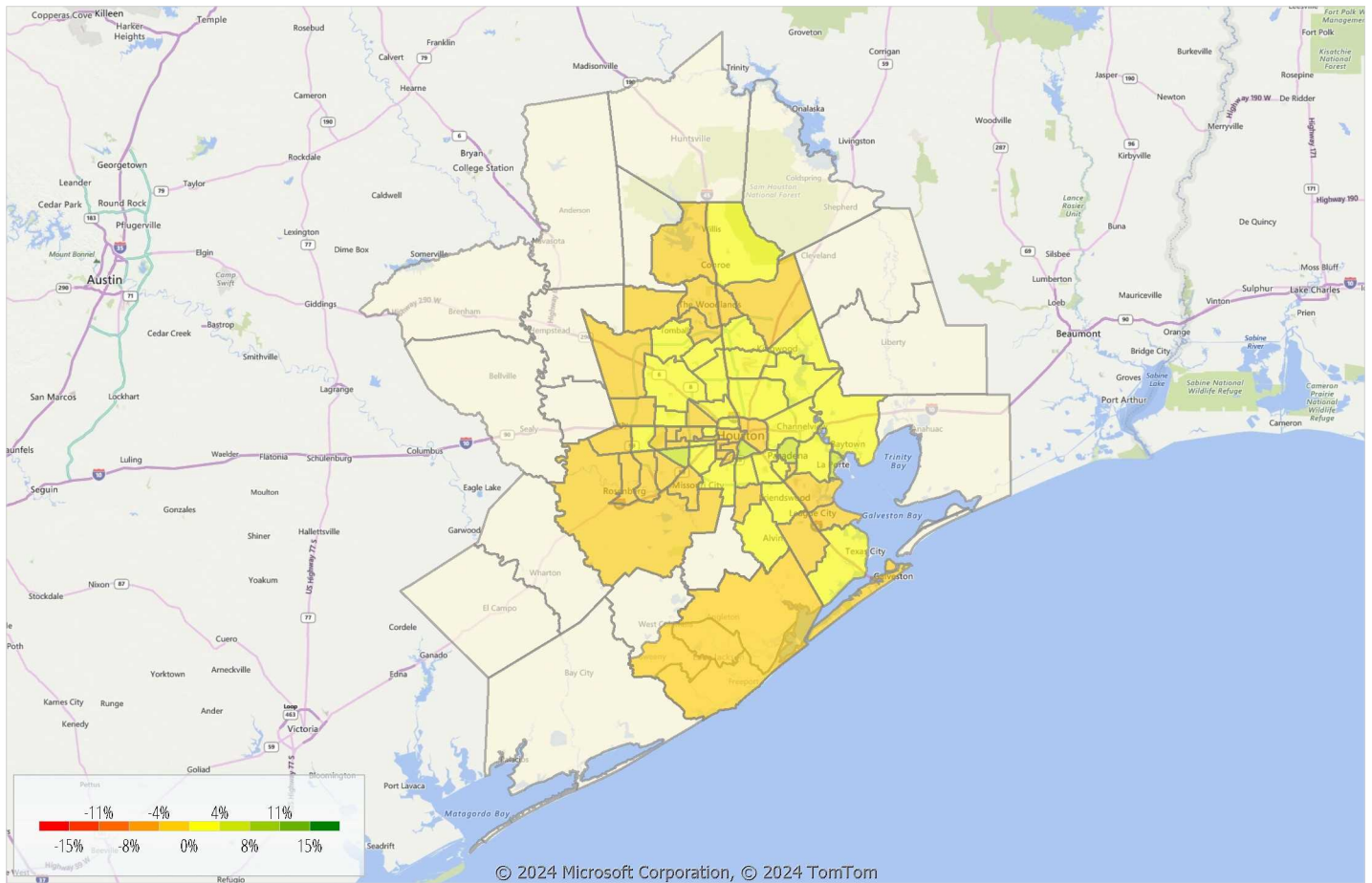
DEMAND

Employment Percentage Change
Year-over-Year



Employment Sector	Current Share	YOY Change
Education and Health Services	13.6%	23,800 5.4%
Government	13.5%	17,400 3.9%
Professional and Business Services	16.3%	9,200 1.7%
Other Services	3.9%	7,900 6.3%
Leisure and Hospitality	10.5%	6,900 1.9%
Mining, Logging and Construction	9.0%	5,500 1.8%
Trade, Transportation, and Utilities	20.0%	4,700 0.7%
Manufacturing	6.9%	4,400 1.9%
Financial Activities	5.5%	1,800 1.0%
Information	0.9%	-900 -2.7%

SUBMARKETS YEAR-OVER-YEAR RENT GROWTH



HIGHEST OVERALL PERFORMING SUBMARKETS

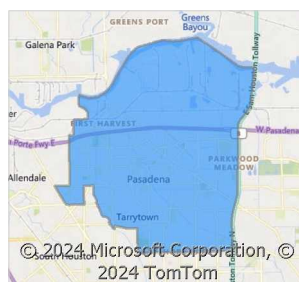
Submarket	Rent	Occupancy	YOY Change
Pasadena	\$1,017	93.2%	7.1%
Sugar Land - north	\$1,131	90.1%	5.1%
La Porte	\$1,384	93.2%	4.6%
GreaterThird Ward	\$1,370	93.1%	4.3%
West Bellaire	\$1,017	92.7%	2.8%

LOWEST OVERALL PERFORMING SUBMARKETS

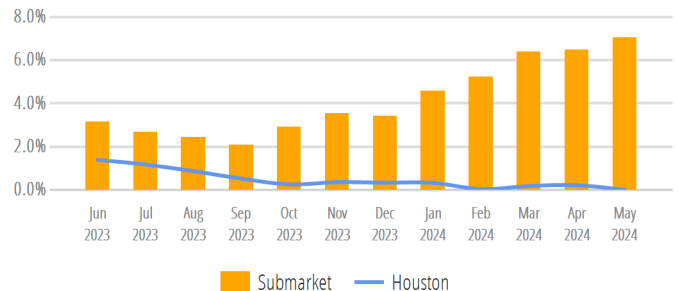
Submarket	Rent	Occupancy	YOY Change
Magnolia	\$1,363	94.4%	-2.6%
The Woodlands - east	\$1,377	93.9%	-2.8%
George Bush Park	\$1,303	92.8%	-2.8%
Reliant Park	\$1,296	91.2%	-3.5%
Clear Creek	\$1,630	94.6%	-3.6%

HIGHEST PERFORMING SUBMARKET - PASADENA

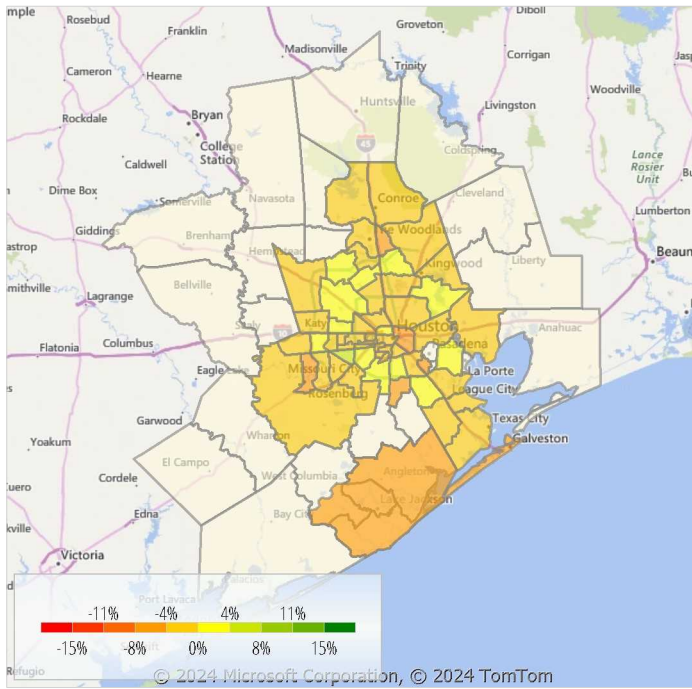
Properties	38
Units	7,959
Average Rent/Unit	\$1,017
Effective YOY Chg	7.1%



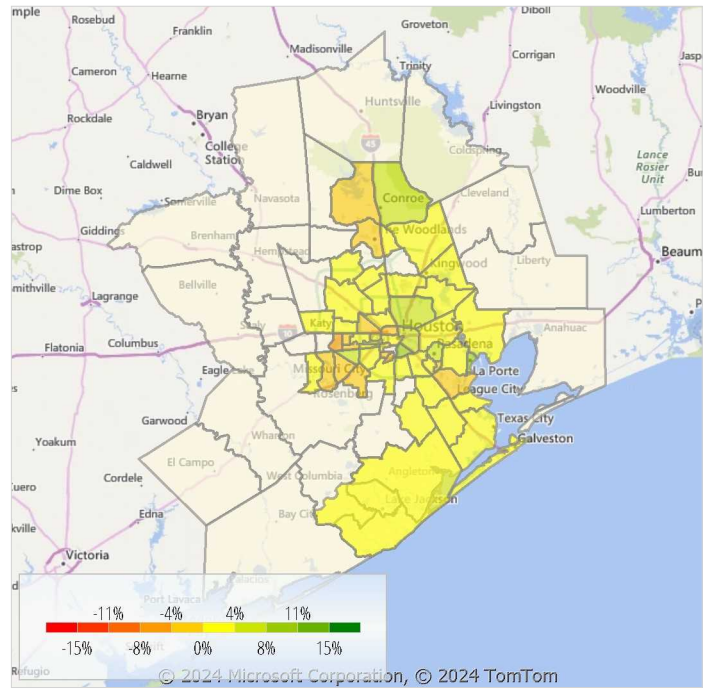
Submarket vs Overall Market Year-over-Year



LIFESTYLE APARTMENTS - YEAR-OVER-YEAR RENT GROWTH



RENTERS-BY-NECESSITY APARTMENTS - YEAR-OVER-YEAR RENT GROWTH



HIGHEST PERFORMING SUBMARKETS - LIFESTYLE

Submarket	Rent	Occupancy	YOY Change
Sugar Land - north	\$1,338	92.3%	7.4%
West Bellaire	\$1,275	95.5%	3.1%
Pearland/Friendswood	\$1,546	94.6%	2.1%
Spring	\$1,504	93.5%	2.1%
The Heights	\$1,947	93.8%	2.1%

HIGHEST PERFORMING SUBMARKETS - RBN

Submarket	Rent	Occupancy	YOY Change
La Porte	\$1,091	93.9%	9.9%
GreaterThird Ward	\$1,230	94.3%	8.0%
Conroe - east	\$1,156	90.3%	7.0%
Pasadena	\$1,014	93.4%	7.0%
Mount Houston	\$1,061	90.6%	5.3%

SUGAR LAND - NORTH

	Lifestyle	RBN	Overall
Properties	6	53	59
Units	1,449	13,626	15,075
Avg Rent/Unit	\$1,338	\$1,109	\$1,131
Effective YOY Chg	7.4%	4.8%	5.1%

LA PORTE

	RBN	Lifestyle	Overall
Properties	4	1	5
Units	277	294	571
Avg Rent/Unit	\$1,091	\$1,660	\$1,384
Effective YOY Chg	9.9%	1.6%	4.6%

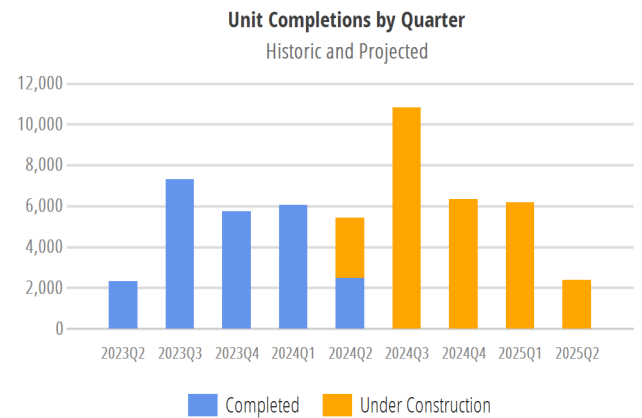
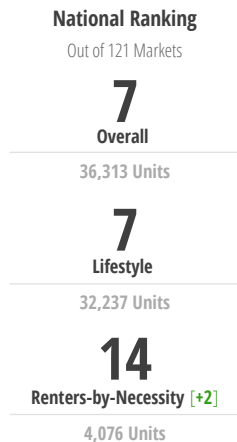
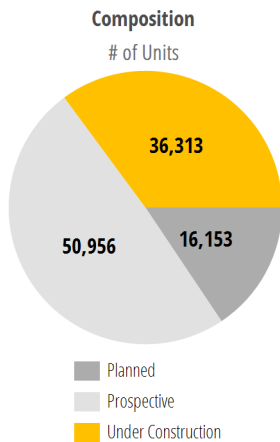
LOWEST PERFORMING SUBMARKETS - LIFESTYLE

Submarket	Rent	Occupancy	YOY Change
East End	\$1,652	94.3%	-4.1%
Galveston	\$1,619	93.7%	-4.9%
Lake Jackson/Angleton	\$1,230	93.1%	-5.0%
South Houston	\$1,086	91%	-5.5%
The Woodlands - east	\$1,403	94%	-6.8%

LOWEST PERFORMING SUBMARKETS - RBN

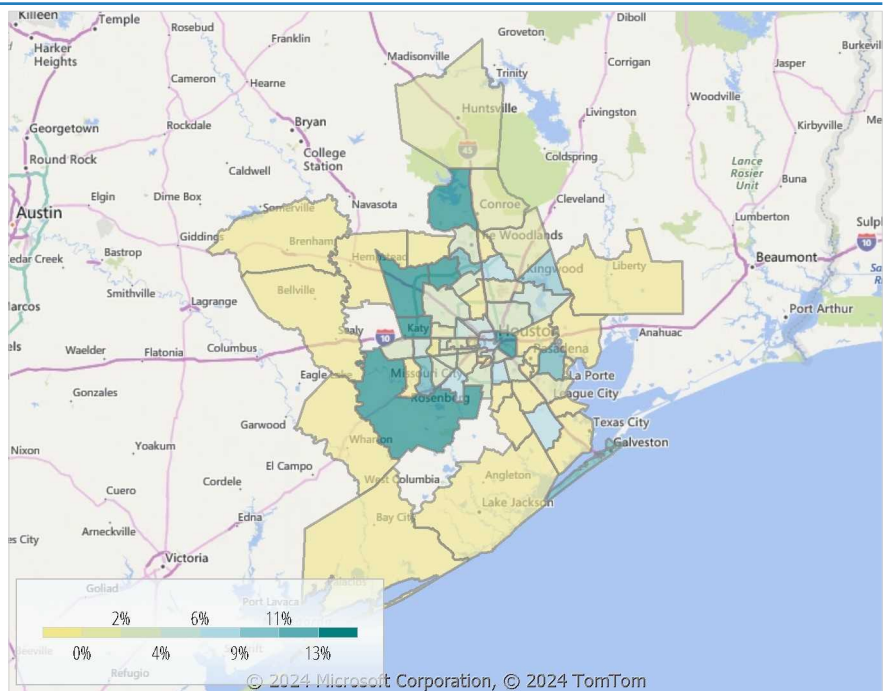
Submarket	Rent	Occupancy	YOY Change
Sugar Land - west	\$1,321	96.6%	-1.2%
Addicks	\$1,240	91.3%	-1.7%
Bellaire	\$1,203	89.3%	-3.1%
Reliant Park	\$1,069	91.5%	-3.3%
George Bush Park	\$1,187	92.2%	-4.7%

OVERALL DEVELOPMENT ACTIVITY



PROJECTED COMPLETIONS AS % OF PRIOR INVENTORY - 12 MONTHS ENDING APRIL 2025

Submarket	Growth	# Units
Northwest Harris County	28.6%	769
Outlying Fort Bend County	26.2%	506
East End	25.2%	2,509
Cinco Ranch - north	20.4%	2,650
Conroe - west	20.1%	1,576
Tomball	13.5%	789
Richmond	12.3%	1,134
Avonak	11.5%	859
Deer Park	10.7%	589
Galveston	10.5%	644
Kingwood	10.2%	289
+ 35 More Submarkets		15,966
Market Overall	3.8%	28,280 Units



LARGEST COMMUNITIES UNDER CONSTRUCTION

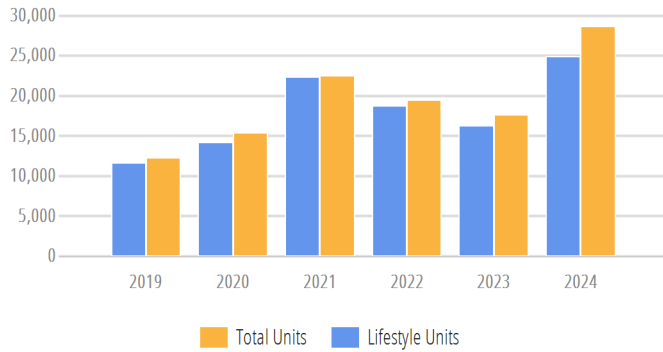
Project	Address	# Units	Developer
Pradera Oaks	19302 Pradera Meadows Loop Rosharon, TX 77583	812	Wan Bridge
Resia Ten Oaks	18036 Park Row Blvd Houston, TX 77084	573	Resia
Warehouse District	813 McKee Street Houston, TX 77002	488	Urban Genesis
X Houston	5501 La Branch Street Houston, TX 77004	475	X Company, The
Standard on the River, The	91 Jensen Drive Houston, TX 77020	432	Ojala Holdings

TOP DEVELOPERS BY UNITS UNDER CONSTRUCTION

Developer	# Units	# Props
Alliance Residential Company	2,325	7
Wood Partners	1,398	4
Wan Bridge	1,397	4
Trammell Crow Residential	1,377	4
Sueba USA	1,266	4
Mill Creek Residential	1,127	3
OHT Partners	1,117	3
Ojala Holdings	830	2
Hunington Properties	728	2
Brownstone Group, The	712	3

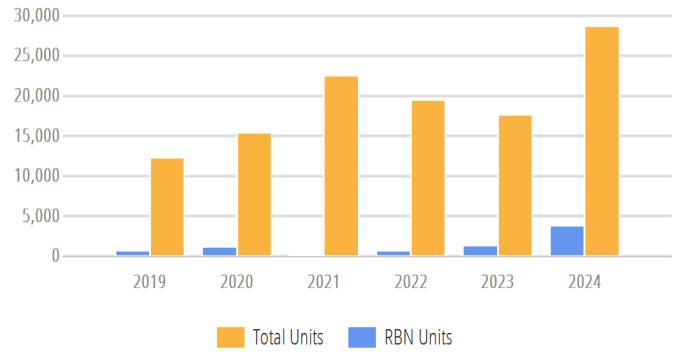
LIFESTYLE DEVELOPMENT ACTIVITY

Unit Completions
Lifestyle Category

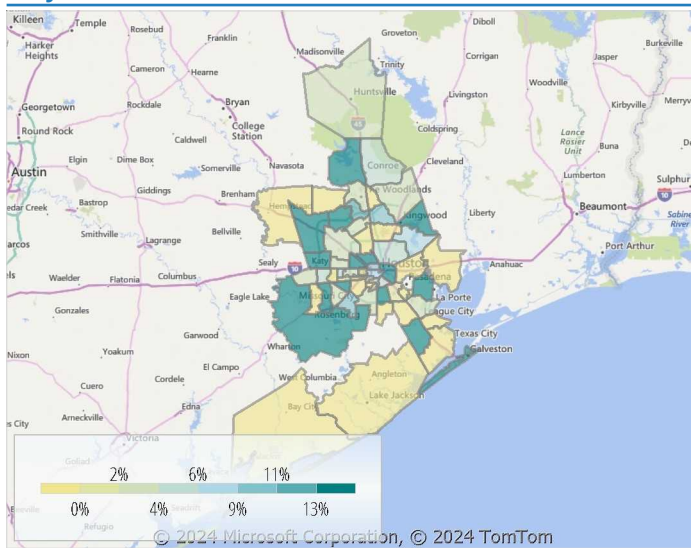


RENTERS-BY-NECESSITY DEVELOPMENT ACTIVITY

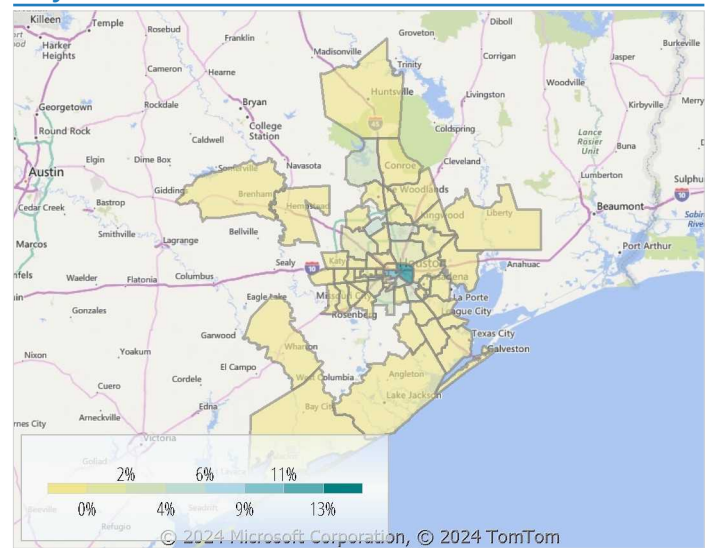
Unit Completions
Renters-by-Necessity Category



PROJECTED LIFESTYLE COMPLETIONS AS % OF INVENTORY



PROJECTED RBN COMPLETIONS AS % OF INVENTORY

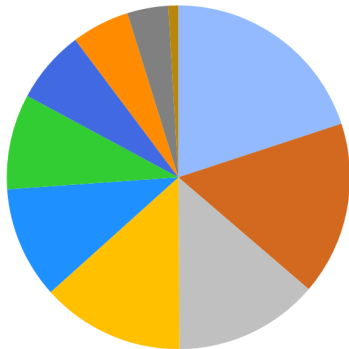


Submarket	Growth	# Units
Galveston	65.4%	644
East End	46.3%	1,443
Pierce Junction	35.0%	492
Sugar Land - north	31.8%	461
Northwest Harris County	31.1%	769
Outlying Fort Bend County	27.6%	506
Conroe - west	25.7%	1,525
Deer Park	25.6%	589
Cinco Ranch - north	24.2%	2,650
Kingwood	22.9%	289
Rosslyn	22.5%	966
+ 31 More Submarkets		14,568
Market Overall	6.9%	24,902 Units

Submarket	Growth	# Units
East End	15.6%	1,066
West End/Downtown	11.2%	346
Louetta	4.3%	163
Missouri City	3.0%	155
William P Hobby Airport	2.7%	328
Conroe - west	2.7%	51
GreaterThird Ward	2.4%	135
Humble/Westfield	2.2%	325
Jersey Village/Salsuma	2.0%	265
Mount Houston	1.9%	288
Piney Point Village - south	0.9%	125
+ 1 More Submarkets		77
Market Overall	0.8%	3,324 Units

EMPLOYMENT COMPOSITION BY INDUSTRY SECTOR

Employment Composition by Industry

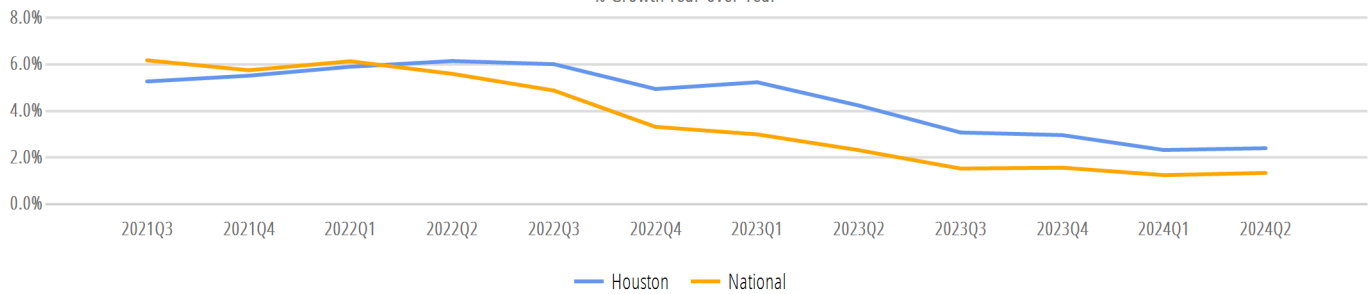


Employment Sector

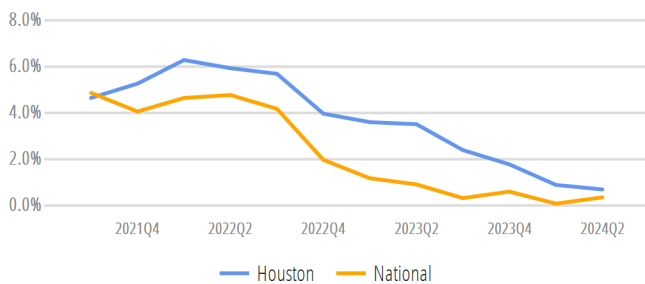
Employment Sector	Employment Jobs	% Share	National Rank	YOY Change Jobs	YOY Change Pct.	5-Year Change Jobs	5-Year Change Pct.
Trade, Transportation, and Utilities	686K	20.0%	9	4.7K	0.7%	64.4K	10.4%
Professional and Business Services	561K	16.3%	12	9.2K	1.7%	56.4K	11.2%
Education and Health Services	468K	13.6%	13	23.8K	5.4%	65.3K	16.2%
Government	463K	13.5%	10	17.4K	3.9%	45.1K	10.8%
Leisure and Hospitality	362K	10.5%	9	6.9K	1.9%	29.4K	8.8%
Mining, Logging and Construction	309K	9.0%	3	5.5K	1.8%	-7.2K	-2.3%
Manufacturing	237K	6.9%	8	4.4K	1.9%	1.2K	0.5%
Financial Activities	188K	5.5%	14	1.8K	1.0%	22.6K	13.7%
Other Services	133K	3.9%	11	7.9K	6.3%	16.4K	14.1%
Information	32K	0.9%	21	-0.9K	-2.7%	-0.2K	-0.6%
Total Non-Farm	3437K	100.0%	11	80.7K	2.4%	293.4K	9.3%

EMPLOYMENT GROWTH TREND FOR TOTAL NON-FARM AND TWO LARGEST INDUSTRY SECTORS

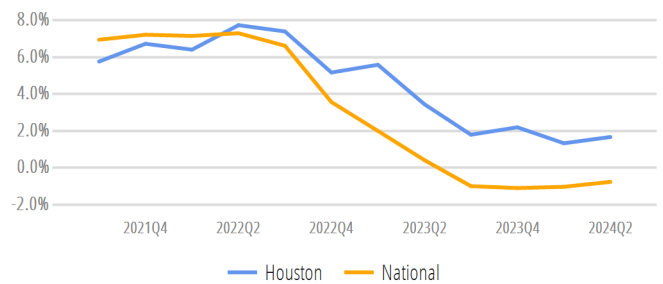
Total Non-farm Employment
% Growth Year-over-Year



Trade, Transportation, and Utilities
% Growth Year-over-Year

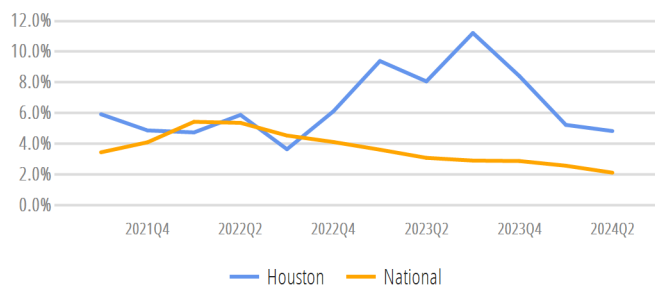


Professional and Business Services
% Growth Year-over-Year

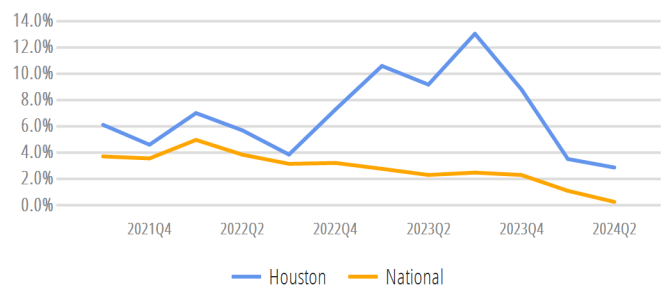


EARNINGS GROWTH TREND VS NATIONAL

Average Hourly Wages
% Growth Year-over-Year



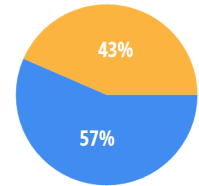
Average Weekly Salary
% Growth Year-over-Year



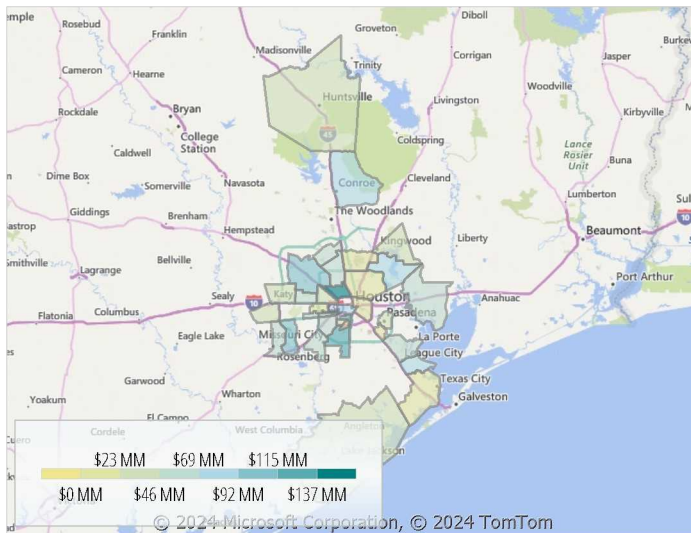
Prior 12 Months

National Ranking Out of 121 Markets	84 Sale Price \$120,911 Average Price/Unit	3 Sale Velocity 69 Properties Sold	8 Sale Volume \$2,002MM Total Sales
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	Lifestyle	RBN
# Properties	39	30
Total \$MM	\$1,392	\$610
Avg \$/Unit	\$145,607	\$87,198



MOST ACTIVE SUBMARKETS BY TRANSACTION VOLUME



Submarket	#	Units	\$MM
Rosslyn	5	998	\$160.3
Piney Point Village - north	3	1,296	\$148.5
Missouri City	3	869	\$118.5
Museum District	4	735	\$115.5
Richmond	2	649	\$109.3
Jersey Village/Salsuma	3	1,174	\$102.8
League City/Dickenson	2	532	\$88.2
Atascocita	2	553	\$83.2
Conroe - east	2	544	\$82.9
West End/Downtown	2	408	\$69.2
+ 25 More Submarkets	41	8,800	\$923.6
Total	69	16,558	\$2,002.1

HIGHEST PRICED PREV. 3 MONTHS

Circle at Point Park



\$84,000,000
964 Units

Buyer: Houston Housing Authority
Sale Date: 04/08/2024

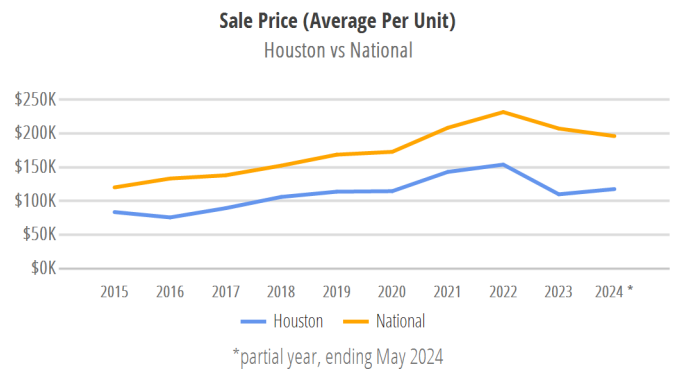
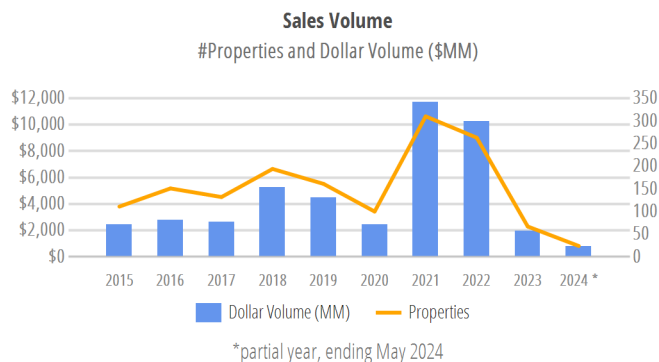
MOST ACTIVE BUYERS BY # PROPERTIES PURCHASED

Company	#	Units	\$MM
Houston Housing Authority	6	2,020	\$251.4
Ascendant Capital Partners	3	470	\$59.6
Zimmerman Properties	3	268	\$18.6
Venterra Realty	2	710	\$121.3
Momentum Multifamily	2	553	\$83.2
Post Investment Group	2	532	\$88.2
Quarry Capital	2	504	\$76.8
Sentinel Capital	2	454	\$37.3

MOST ACTIVE SELLERS BY # PROPERTIES SOLD

Company	#	Units	\$MM
Western Wealth Capital	5	1,315	\$98.9
JMG Realty	3	470	\$59.6
Sachs Companies	2	532	\$88.2
Knightvest Capital	2	426	\$65.7
Nitya Capital	2	376	\$44.0
Vantage Communities	1	288	\$35.8
Encore Enterprises	1	256	\$47.1
Relik Realty	1	248	\$29.7

SALE TRENDS



COVERAGE

Yardi® Matrix reports on multi-family properties of 50+ units in size.

This report for the Houston metro area covers Counties: Austin, Fort Bend, Grimes, Harris, Matagorda, Montgomery, Waller, Washington and Wharton

Rental rate coverage is for Market Rate properties only. Fully Affordable properties are not included in our rental surveys and are not reported in rental rate averages.

GENERAL DEFINITIONS

Asset Class – refers to a generalized category of properties grouped by their Yardi® Matrix improvements rating

Lifestyle Asset Class – a grouping of all of the highest rated market rate properties A+, A, A- and B+

Renters-by-Necessity (RBN) Asset Class – a grouping of all of the lowest rated properties B, B-, C+, C, C- and D

COMMONLY USED CALCULATIONS

Year-over-Year Change – percentage growth from last year, for several months or quarters in a time-series. This analysis will highlight an overall direction of movement for a metro.

An upward slope means an accelerating growth. A downward slope means a slowing growth. Above the line (zero) for increases, below the line for loss.

Rankings – this metro is ranked nationally among other Yardi Matrix reported metros based on a single measure. For details on any specific ranking, see section descriptions below

DATA SOURCES

Rental Rates – are collected by Yardi® Matrix phone surveyors three times annually for 95%+ of property and unit configurations. Additionally, a representative sample of the market (between 10% and 20%) are surveyed monthly.

Occupancy Rates – are derived from U.S. Postal Service data and Yardi® Matrix phone surveys

Development Activity – information is tracked by Yardi® Matrix researchers. Construction projects are discovered through various publications and local government sources. Projects are tracked on a monthly basis. Completion dates and lease-up information are confirmed by phone calls to properties under construction.

Employment – data is sourced from the U.S. Bureau of Labor Statistics. Reported employment is generally two months behind the current date for this report.

Transaction Activity – information is tracked by Yardi® Matrix researchers. Sales are discovered through various publications and local government sources, and updates are made continuously.

MARKET OVERVIEW

Rent Growth Ranking – based on rent growth over the past year, current month.

Employment Growth Ranking – based on employment growth over the past year, latest employment month.

Completions Ranking – based on inventory growth over the past year, current month.

EMPLOYMENT AND EARNINGS

Calculations – total employment size (jobs) is expressed as a sum of employment in areas overlapping the reported market: Houston-The Woodlands-Sugar Land, TX

Industry Sectors – are defined by the NAICS Supersector designations. For more information visit: <http://www.bls.gov/sae/saesuper.htm>

Sector National Ranking – is based on the absolute size of the industry sector within this metro, when compared to the same industry in other metro areas nationally.

Earnings weekly vs hourly – differentiates hourly wage workers, from weekly salaried workers.

DEVELOPMENT ACTIVITY

Prospective Properties – announced construction projects, with no specific documents or government filings

Planned Properties – are in the planning stages of construction, with documents having been filed with the county or city

Under Construction Properties – have received permits for construction and broken ground.

Rankings – are based on the number of units currently under construction: Overall, Lifestyle and Renters-by-Necessity Asset Classifications

Projected Completions – Projected completions reported by Yardi® Matrix are limited to a year out and are based on properties currently under construction and their expected completion date.

Projected Completions as a % of Prior Inventory – This forward-looking metric uses projected unit completions to calculate a relative growth over the next year for a particular area. Submarkets with a total share of market inventory below 1% are assigned an N/A value, to avoid over-stating their significance in rankings and color-coded map displays.

Construction and Completion Counts – are reported based on property status as of the start of the month.

TRANSACTION ACTIVITY

Price – is expressed as Price/Unit as a standard measure. This is also used for national ranking

Velocity – is measured by the number of properties sold per year. This is also used for national ranking

Volume – measures the total amount of money spent in multi-family sale transactions in the prior year, expressed as millions of U.S. Dollars (\$MM). This is also used for national ranking