



Los
ANGELES
APARTMENT
ADVISORS

Marcus & Millichap

Offering Memorandum



827 E WASHINGTON BLVD
Pasadena, CA 91104

NON-ENDORSEMENT AND DISCLAIMER NOTICE

Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

827 E WASHINGTON
Pasadena, CA
ACT ID ZAA0121255



Marcus & Millichap

SECTION

INVESTMENT OVERVIEW **01**

- Offering Summary
- Regional Map
- Local Map
- Aerial Photo

FINANCIAL ANALYSIS **02**

- Rent Roll Summary
- Rent Roll Detail
- Operating Statement
- Notes
- Pricing Detail
- Acquisition Financing

MARKET COMPARABLES **03**

- Sales Comparables
- Rent Comparables

MARKET OVERVIEW **04**

- Market Analysis
- Demographic Analysis

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
			CURRENT	PRO FORMA
Price	\$2,550,000			
Loan Amount	\$1,785,000	CAP Rate	5.56%	6.25%
Loan Type	Proposed New	GRM	12.72	11.63
Interest Rate / Amortization	4% / 30 Years	Net Operating Income	\$141,845	\$159,445
Price/Unit	\$318,750	Net Cash Flow After Debt Service	5.17% / \$39,583	7.47% / \$57,182
Price/SF	\$578.23	Total Return	9.28% / \$71,017	11.75% / \$89,898
Number of Units	8			
Rentable Square Feet	4,410			
Year Built / Renovated	1941 / 2018			
Lot Size	0.38 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
7	1 Bed / 1 Bath	
1	2 Bed / 1 Bath	
8	Total	4,410



PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$1,785,000
Loan Type	Proposed New
Interest Rate	4%
Amortization	30 Years
Loan Term	5 Years
Loan to Value	70%
Debt Coverage Ratio	1.39

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Operations/Risk Group	6,561
Jacobs Engineering Company	4,000
Caltech	3,908
Huntington Hospital	3,501
Hudson Gardens	3,400
Blue Chip Stamps	3,074
Saint Elizabeth Church	2,800
HUNTINGTON MEMORIAL HOSPITAL	2,100
Parsons	2,000
Feihe International Inc	1,932
Pasadena City College	1,600
Sun Pacific Marketing Coop Inc	1,600

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2018 Estimate Pop	36,681	176,066	348,295
2010 Census Pop	35,511	168,085	335,330
2018 Estimate HH	12,513	69,541	133,485
2010 Census HH	11,994	65,474	126,960
Median HH Income	\$62,388	\$76,994	\$83,380
Per Capita Income	\$32,142	\$46,323	\$49,307
Average HH Income	\$92,559	\$116,236	\$127,921

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present 8-units (plus 1-non-conforming studio) located at 827 E Washington Boulevard in Pasadena, California. The property is comprised of four separate bungalow-style buildings with an excellent unit mix of 7- 1 bedroom/1 bathroom, 1- 2 bedroom/1 bathroom and 1- non-conforming studio units. The offering is situated on a large 16,469 square foot lot with 4,410 square feet of gross rentable area and has been extensively remodeled throughout in 2018.

With this very high CAP rate, combined with the recent drop in interest rates, an investor can acquire rates as low as 4% with a down payment of only 30% (\$765,000), which will yield a total return of 9.28%. Furthermore, the two bedroom unit is currently vacant, allowing an investor the opportunity to owner occupy.

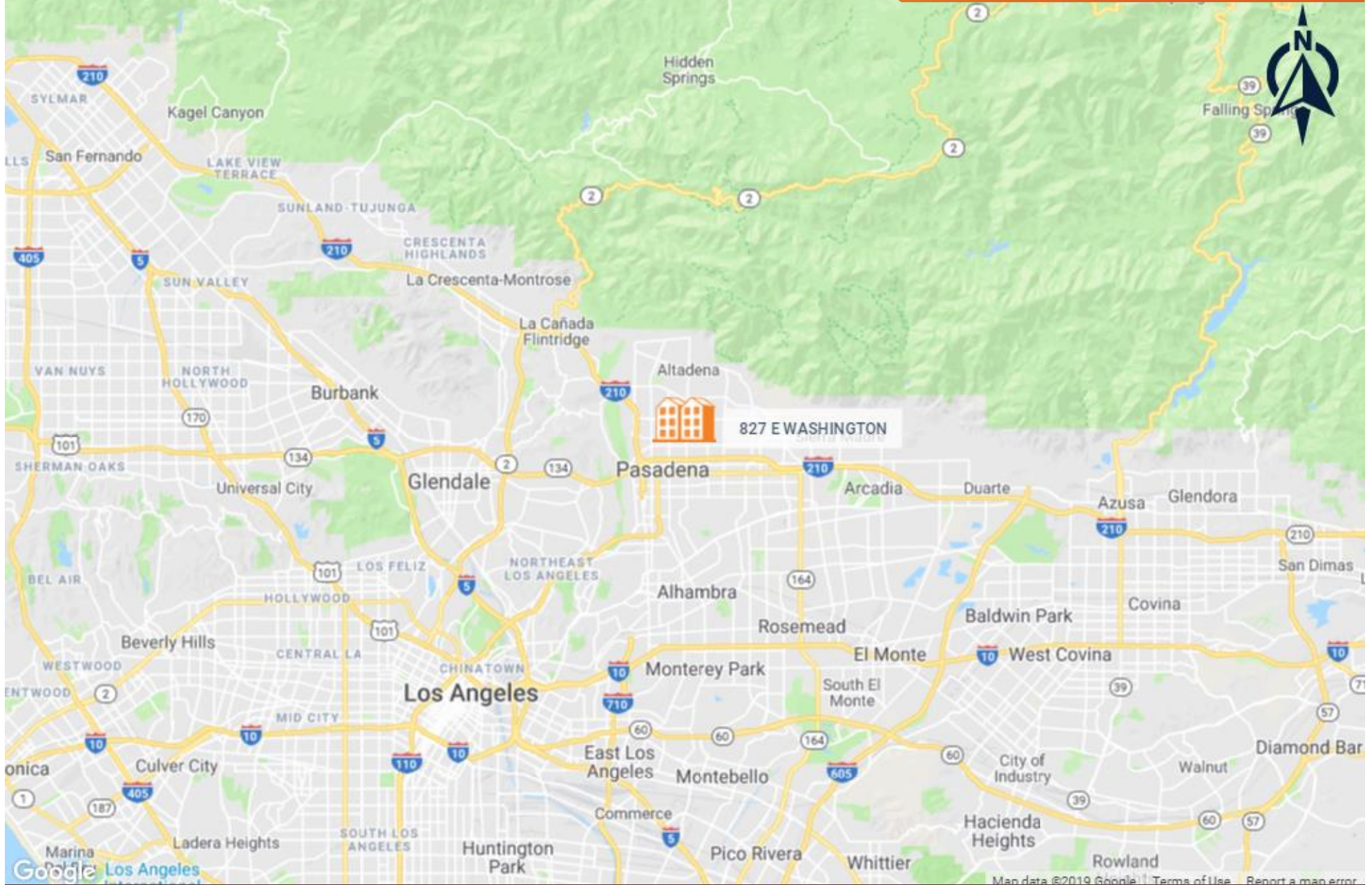
2018 renovations include: new landscaping, new sprinkler system, new asphalt driveway, new fencing, dual pane windows throughout, high-end stainless steel appliances, new flooring, new cabinets, new doors, fresh paint, new roof, new garage doors, new LED lighting, etc. Each unit gets plenty of sunlight and features a private front-yard complete with a new white fence.

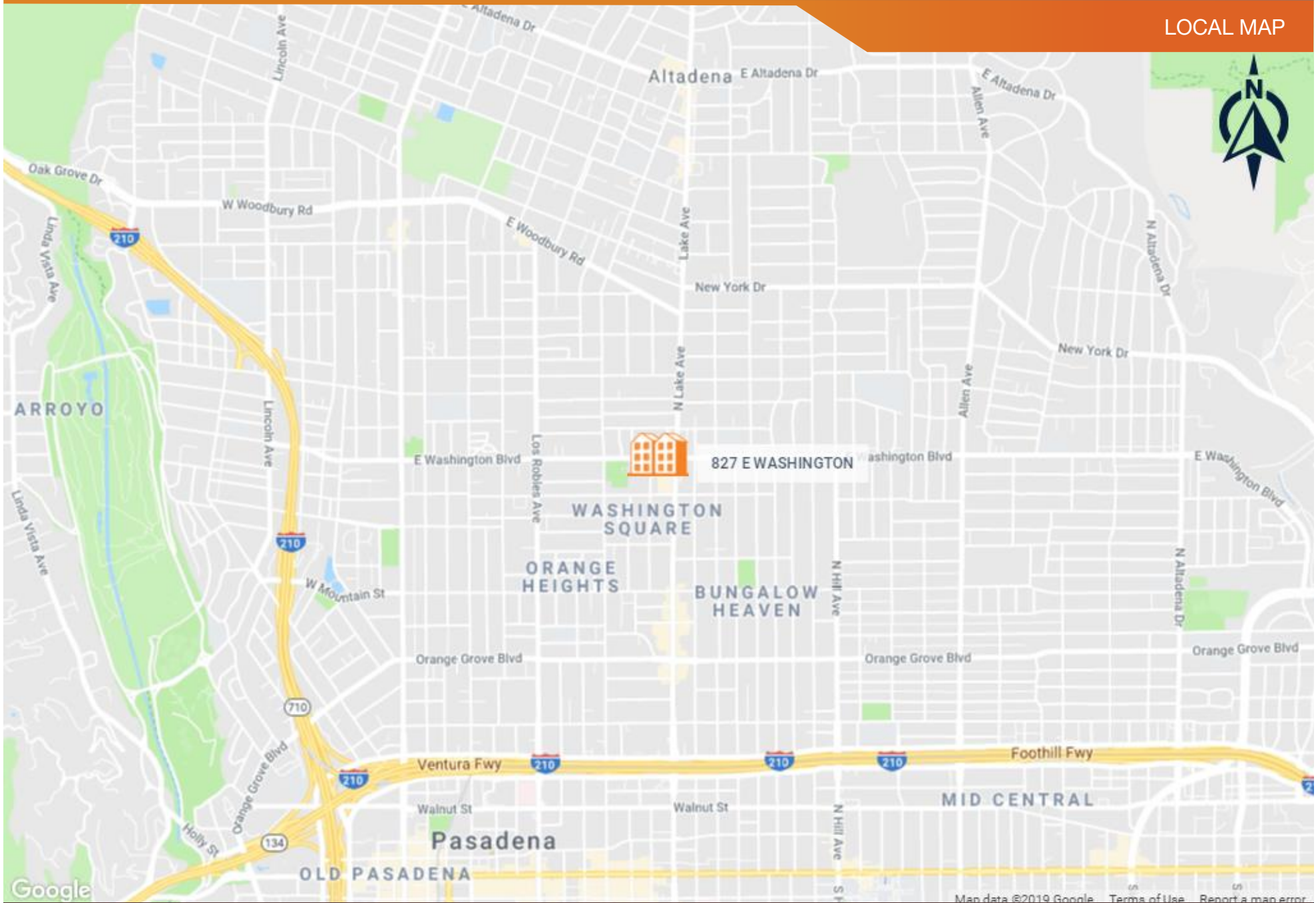
A newly remodeled building yielding high returns, this investment provides a savvy investor the opportunity for top of the market cash flow and a headache free, turn-key investment.

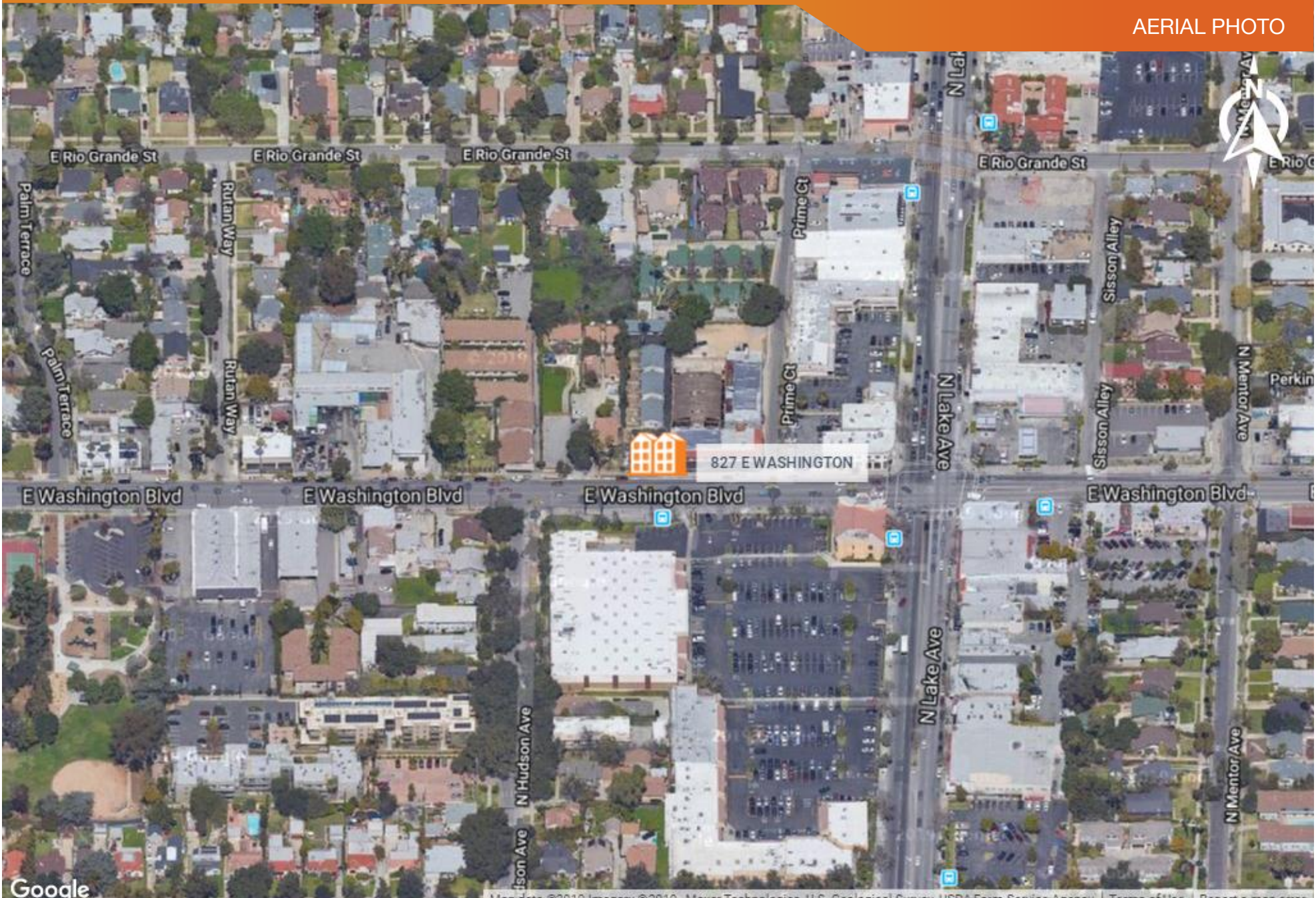
INVESTMENT HIGHLIGHTS

- Built in 1941
- Extensively Remodeled in 2018
- 2+1 Unit Currently Vacant
- Turn-Key Asset
- High Cap Rate Deal
- On-Site Garage Parking
- Private Fenced Patios
- Walk Score of 82





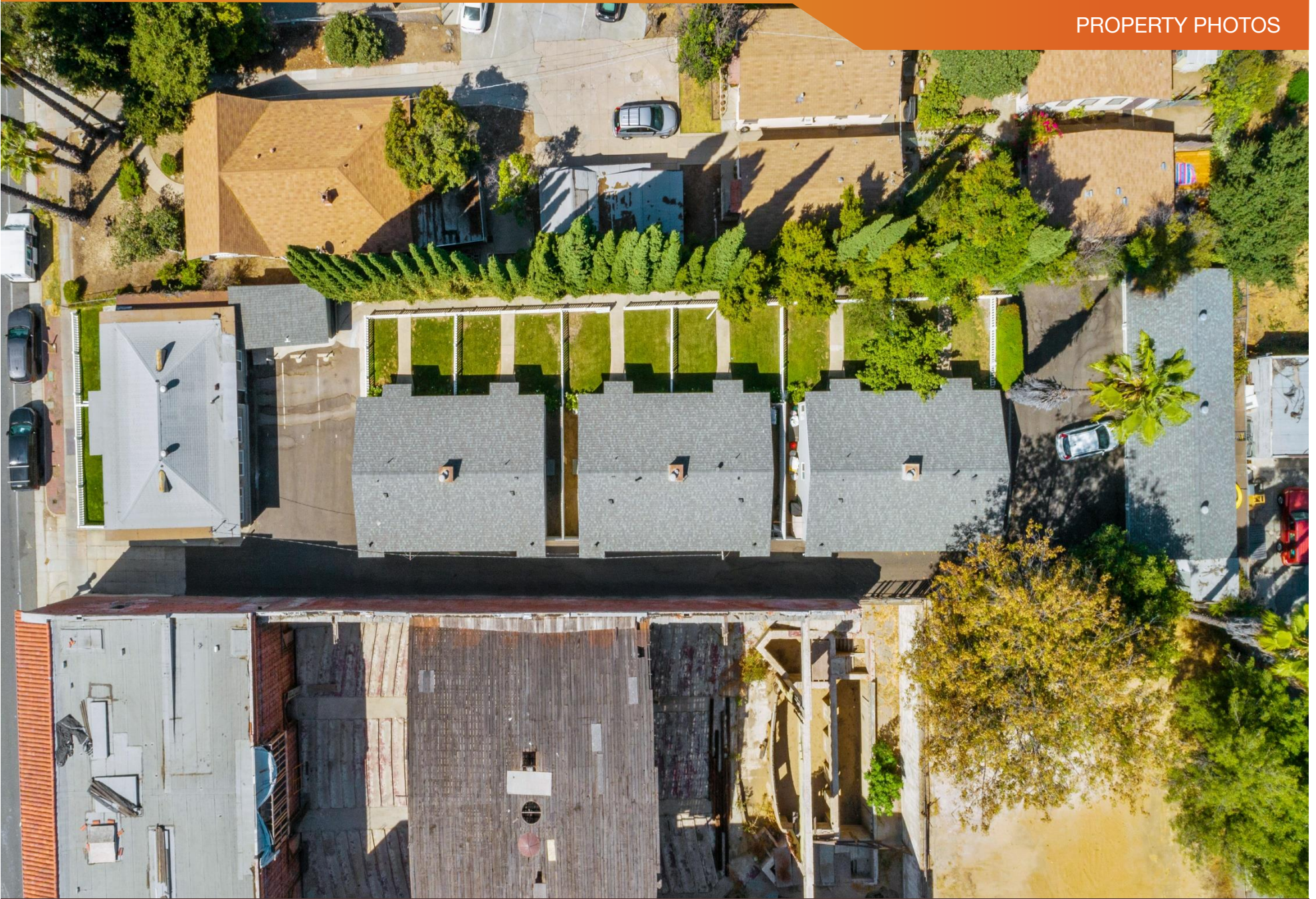




Google

Map data ©2019 Imagery ©2019 Maxar Technologies U.S. Geological Survey USDA Farm Service Agency Terms of Use Report a map error





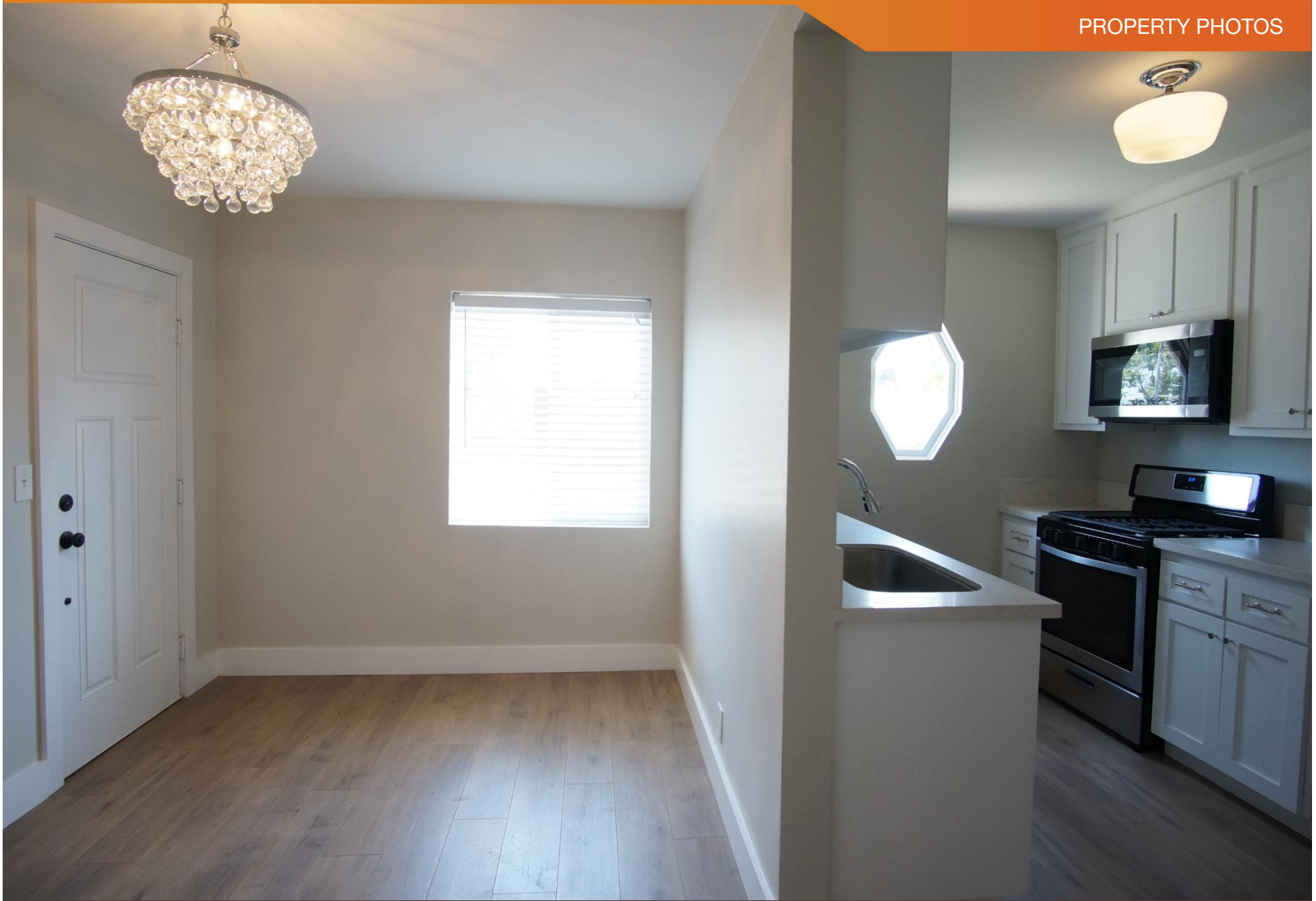


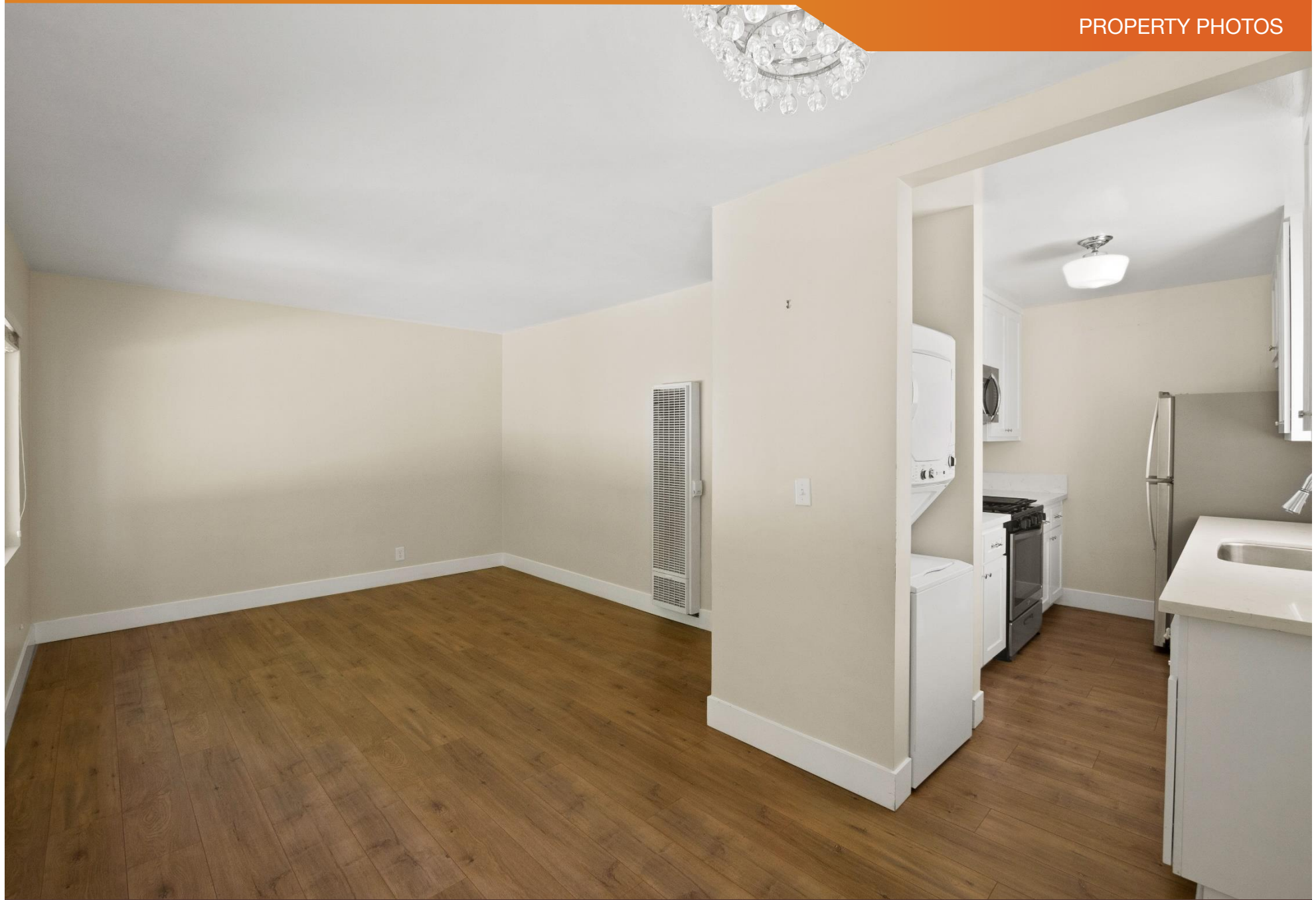












FINANCIAL ANALYSIS



RENT ROLL SUMMARY

As of November, 2019

Unit Type	# of Units	Ava Sq Feet	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
1 Bed / 1 Bath	7	N/A	\$1,775 - \$1,925	\$1,875	N/A	\$13,125	\$2,100	N/A	\$14,700
2 Bed / 1 Bath (Vacant)	1	N/A	\$2,300 - \$2,300	\$2,300	N/A	\$2,300	\$2,300	N/A	\$2,300
Totals/Weighted Averages	8	551		\$1,928	\$3.50	\$15,425	\$2,125	\$3.85	\$17,000
Gross Annualized Rents				\$185,100			\$204,000		

Notes:

Unit Distribution



Unit Rent



RENT ROLL DETAIL

As of November,2019

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
827	1 Bed / 1 Bath	\$1,775	\$0.00	\$2,100	\$0.00
829	1 Bed / 1 Bath	\$1,825	\$0.00	\$2,100	\$0.00
829.5	1 Bed / 1 Bath	\$1,925	\$0.00	\$2,100	\$0.00
831	1 Bed / 1 Bath	\$1,925	\$0.00	\$2,100	\$0.00
831.5	1 Bed / 1 Bath	\$1,825	\$0.00	\$2,100	\$0.00
833	1 Bed / 1 Bath	\$1,925	\$0.00	\$2,100	\$0.00
833.5	1 Bed / 1 Bath	\$1,925	\$0.00	\$2,100	\$0.00
835	2 Bed / 1 Bath (Vacant)	\$2,300	\$0.00	\$2,300	\$0.00
Total	Square Feet: 4,410	\$15,425	\$3.50	\$17,000	\$3.85

OPERATING STATEMENT

Income	Current		Pro Forma	Notes	Per Unit	Per SF
Gross Current Rent	185,100		204,000		25,500	46.26
Physical Vacancy	(5,553)	3.0%	(6,120)	3.0%	(765)	(1.39)
Total Vacancy	(\$5,553)	3.0%	(\$6,120)	3.0%	(\$765)	(\$1)
Effective Rental Income	179,547		197,880		24,735	44.87
Other Income						
Non-Conforming Unit Income	15,300		15,300	[1]	1,913	3.47
Total Other Income	\$15,300		\$15,300		\$1,913	\$3.47
Effective Gross Income	\$194,847		\$213,180		\$26,648	\$48.34

Expenses	Current		Pro Forma	Notes	Per Unit	Per SF
Real Estate Taxes	28,205		28,205	[2]	3,526	6.40
Insurance	1,543		1,543	[3]	193	0.35
Utilities	4,000		4,000	[4]	500	0.91
Trash Removal	3,060		3,060	[5]	383	0.69
Repairs & Maintenance	4,000		4,000	[6]	500	0.91
Landscaping	2,320		2,320	[7]	290	0.53
Pest Control	480		480	[8]	60	0.11
Operating Reserves	1,600		1,600	[9]	200	0.36
Management Fee	7,794	4.0%	8,527	4.0%	1,066	1.93
Total Expenses	\$53,002		\$53,735		\$6,717	\$12.18
Expenses as % of EGI	27.2%		25.2%			
Net Operating Income	\$141,845		\$159,445		\$19,931	\$36.16

Notes and assumptions to the above analysis are on the following page.

NOTES**Notes to Operating Statement**

- [1] Owner provided Rent Roll
- [2] 1.106083% of the purchase price
- [3] \$0.35 per rentable square feet
- [4] Seller provided last 6 months of utility bills. We doubled that numbers for the annual utility expense
- [5] Owner provided Aug 2018-July 2019 P&L
- [6] \$500 per unit per year
- [7] Actual
- [8] \$40 per month
- [9] \$200 per unit per year

PRICING DETAIL

Summary		
Price	\$2,550,000	
Down Payment	\$765,000	30%
Number of Units	8	
Price Per Unit	\$318,750	
Price Per SqFt	\$578.23	
Gross SqFt	4,410	
Lot Size	0.38 Acres	
Approx. Year Built	1941/2018	

Returns	Current	Pro Forma
CAP Rate	5.56%	6.25%
GIM	12.72	11.63
Cash-on-Cash	5.17%	7.47%
Debt Coverage Ratio	1.39	1.56

Financing	1st Loan
Loan Amount	\$1,785,000
Loan Type	New
Interest Rate	4.00%
Amortization	30 Years
Year Due	2024

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
7	1 Bed / 1 Bath	0	\$1,875	\$2,100
1	2 Bed / 1 Bath	0	\$2,300	\$2,300

Operating Data

Income		Current		Pro Forma
Gross Scheduled Rent		\$185,100		\$204,000
Less: Vacancy/Deductions	3.0%	\$5,553	3.0%	\$6,120
Total Effective Rental Income		\$179,547		\$197,880
Other Income		\$15,300		\$15,300
Effective Gross Income		\$194,847		\$213,180
Less: Expenses	27.2%	\$53,002	25.2%	\$53,735
Net Operating Income		\$141,845		\$159,445
Cash Flow		\$141,845		\$159,445
Debt Service		\$102,262		\$102,262
Net Cash Flow After Debt Service	5.17%	\$39,583	7.47%	\$57,182
Principal Reduction		\$31,435		\$32,715
Total Return	9.28%	\$71,017	11.75%	\$89,898

Expenses	Current	Pro Forma
Real Estate Taxes	\$28,205	\$28,205
Insurance	\$1,543	\$1,543
Utilities	\$4,000	\$4,000
Trash Removal	\$3,060	\$3,060
Repairs & Maintenance	\$4,000	\$4,000
Landscaping	\$2,320	\$2,320
Pest Control	\$480	\$480
Operating Reserves	\$1,600	\$1,600
Management Fee	\$7,794	\$8,527
Total Expenses	\$53,002	\$53,735
Expenses/Unit	\$6,625	\$6,717
Expenses/SF	\$12.02	\$12.18

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



**Closed 1,678
debt and equity
financings
in 2018**



**National platform
operating
within the firm's
brokerage
offices**



**\$6.24 billion
total national
volume in 2018**



**Access to
more capital
sources than
any other firm
in the industry**

WHY MMCC?

**Optimum financing solutions
to enhance value**

**Our ability to enhance
buyer pool by expanding
finance options**

**Our ability to enhance
seller control**

- **Through buyer qualification support**
- **Our ability to manage buyers finance expectations**
- **Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings**
- **By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file**

MARKET COMPARABLES

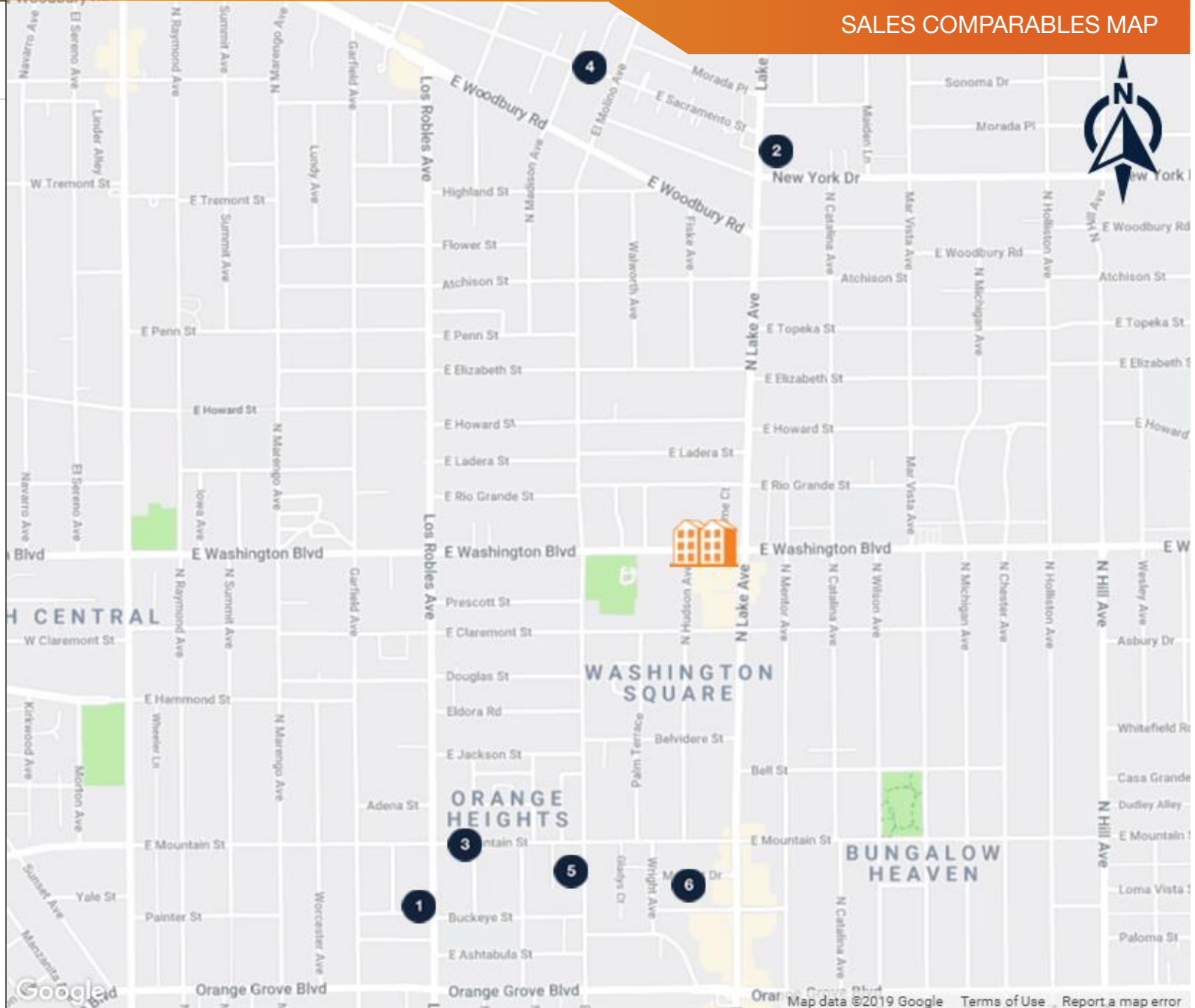




827 E WASHINGTON
Pasadena, CA 91104

- 1** 777 N Los Robles Ave
- 2** 921 New York Dr
- 3** 881 N Oakland Ave
- 4** 664 E Sacramento St
- 5** 837 N El Molino Ave
- 6** 807 Boylston St

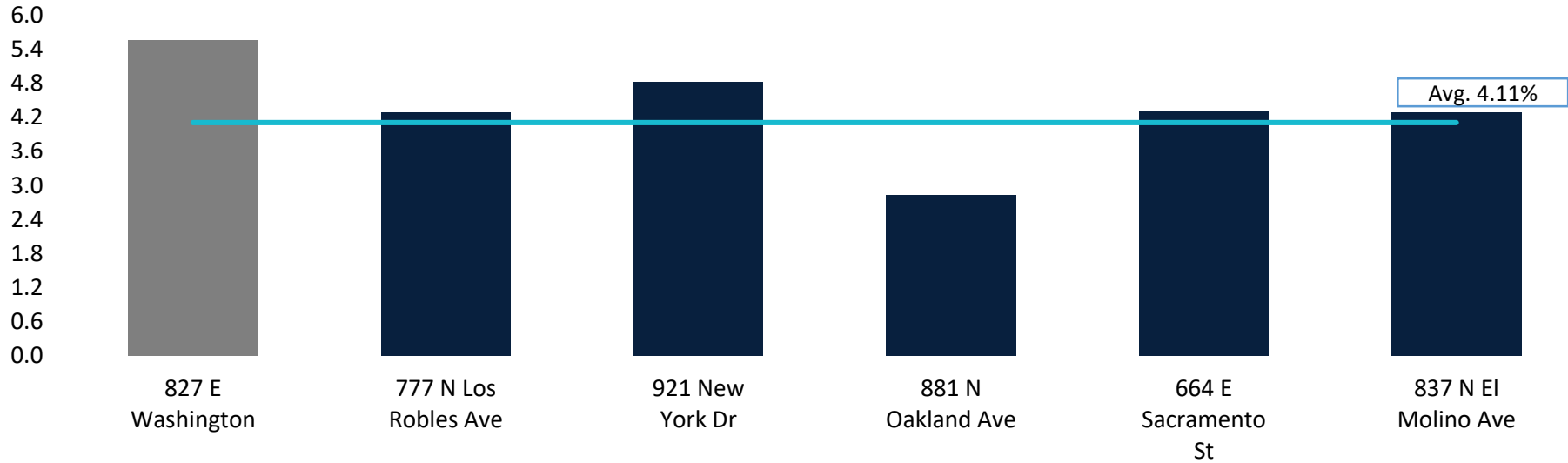
SALES COMPARABLES MAP



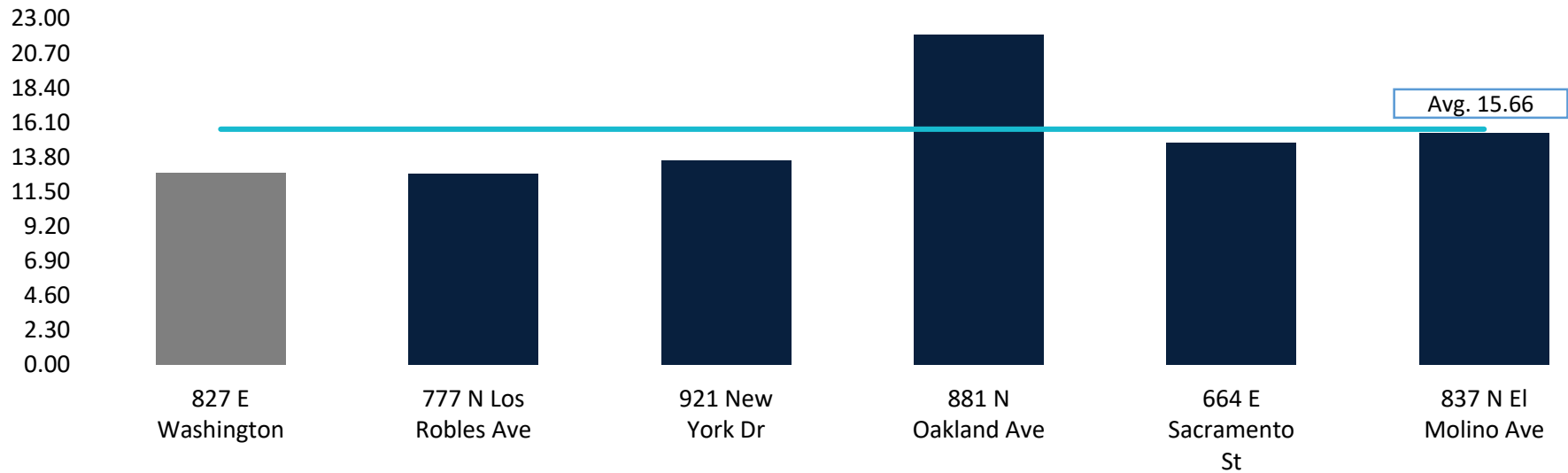
● SALES COMPARABLES

SALES COMPARABLES SALES COMPS AVG

Average Cap Rate

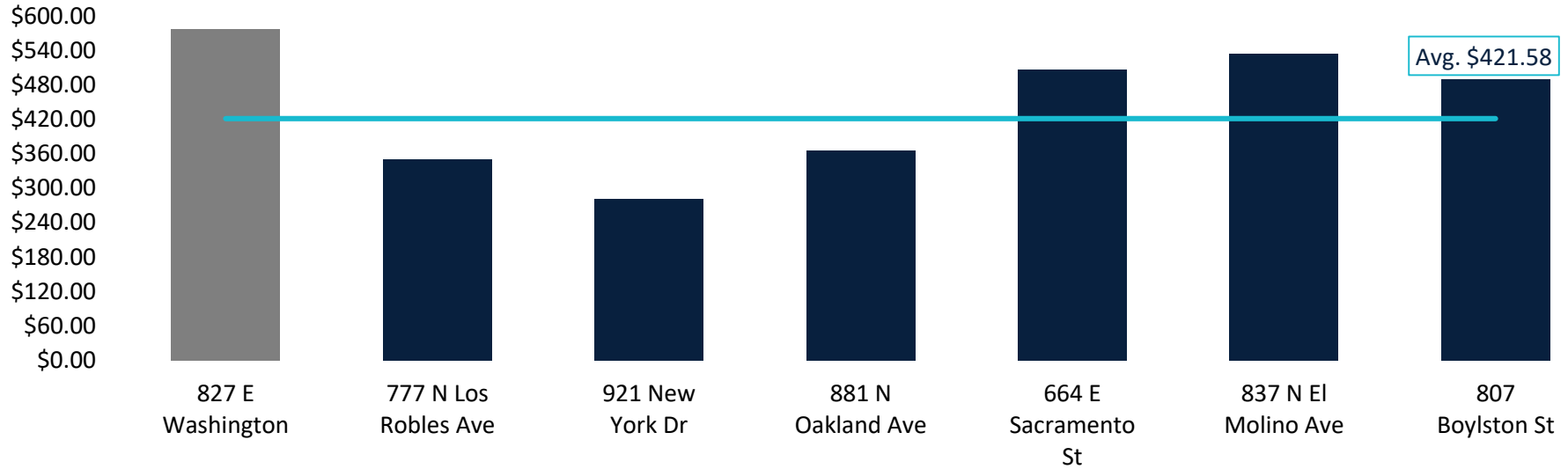


Average GRM

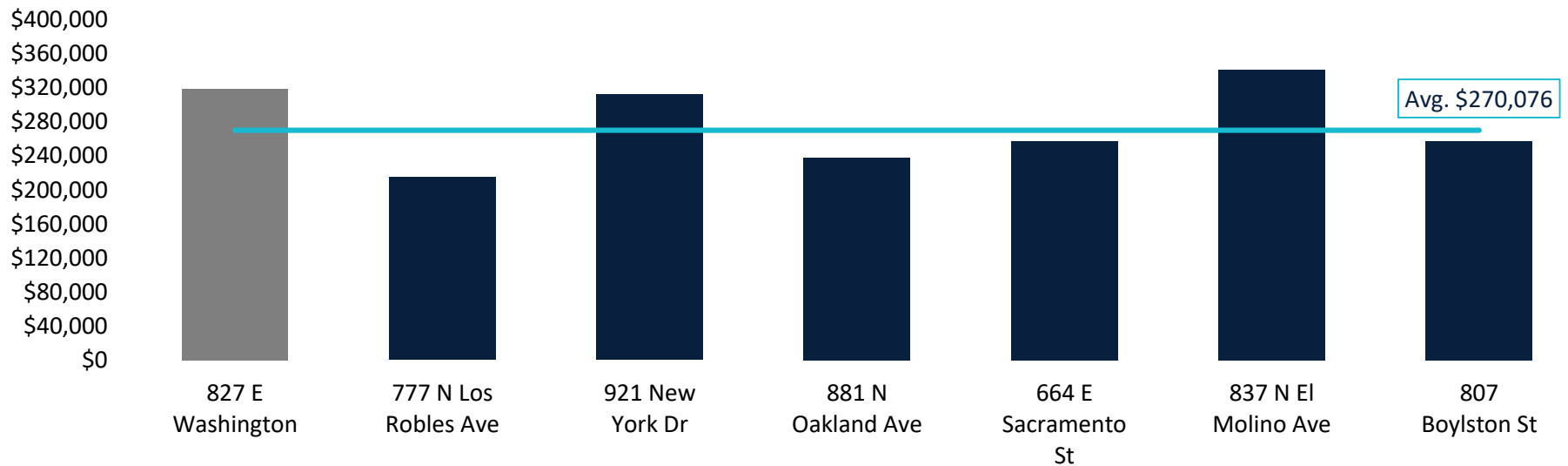


SALES COMPARABLES SALES COMPS AVG

Average Price Per Square Foot



Average Price Per Unit



SALES COMPARABLES

827 E WASHINGTON

827 E Washington, Pasadena, CA, 91104



		Units	Unit Type
Offering Price:	\$2,550,000	7	1 Bed 1 Bath
Price/Unit:	\$318,750	1	2 Bed 1 Bath
Price/SF:	\$578.23		
CAP Rate:	5.56%		
GRM:	12.72		
Total No. of Units:	8		
Year Built:	1941		

Underwriting Criteria

Income	\$194,847	Expenses	\$53,002
NOI	\$141,845	Vacancy	(\$5,553)

777 N LOS ROBLES AVE

777 N Los Robles Ave, Pasadena, CA, 91104



		Units	Unit Type
Close Of Escrow:	5/13/2019	2	Studio 1 Bath
Sales Price:	\$2,150,000	5	1 Bdr 1 Bath
Price/Unit:	\$215,000	3	2 Bdr 1 Bath
Price/SF:	\$350.28		
CAP Rate:	4.30%		
GRM:	12.71		
Total No. of Units:	10		
Year Built:	1910		

Underwriting Criteria

Income	\$169,200	Expenses	\$71,692
NOI	\$92,432	Vacancy	\$5,076

921 NEW YORK DR

921 New York Dr, Altadena, CA, 91001



		Units	Unit Type
Close Of Escrow:	3/1/2019	5	2 Bdr 1 Bath
Sales Price:	\$1,560,000		
Price/Unit:	\$312,000		
Price/SF:	\$282.05		
CAP Rate:	4.83%		
GRM:	13.56		
Total No. of Units:	5		
Year Built:	1988		

Underwriting Criteria

Income	\$115,003		
NOI	\$75,286		

SALES COMPARABLES

881 N OAKLAND AVE

881 N Oakland Ave, Pasadena, CA, 91104



		Units	Unit Type
Close Of Escrow:	9/11/2018	7	1 Bdr 1 Bath
Sales Price:	\$1,900,000	1	2 Bdr 1 Bath
Price/Unit:	\$237,500		
Price/SF:	\$365.10		
CAP Rate:	2.83%		
GRM:	21.93		
Total No. of Units:	8		
Year Built:	1963		

Underwriting Criteria			
Income	\$86,652	Expenses	\$30,328
NOI	\$53,724	Vacancy	\$2,600

664 E SACRAMENTO ST

664 E Sacramento St, Altadena, CA, 91001



		Units	Unit Type
Close Of Escrow:	5/21/2018	5	1 Bdr 1 Bath
Sales Price:	\$1,800,000	2	2 Bdr 1 Bath
Price/Unit:	\$257,143		
Price/SF:	\$506.76		
CAP Rate:	4.31%		
GRM:	14.73		
Total No. of Units:	7		
Year Built:	1924		

Underwriting Criteria			
Income	\$122,220	Expenses	\$44,600
NOI	\$77,621	Vacancy	\$3,780

837 N EL MOLINO AVE

837 N El Molino Ave, Pasadena, CA, 91104



		Units	Unit Type
Close Of Escrow:	5/10/2018	5	1 Bdr 1 Bath
Sales Price:	\$2,050,000	1	2 Bdr 1 Bath
Price/Unit:	\$341,667		
Price/SF:	\$534.27		
CAP Rate:	4.30%		
GRM:	15.39		
Total No. of Units:	6		
Year Built:	1948		

Underwriting Criteria			
Income	\$133,197		
NOI	\$88,140		

NOTES

Marcus & Millichap listing by Filip Niculete & Glen Scher.

SALES COMPARABLES

807 BOYLSTON ST

807 Boylston St, Pasadena, CA, 91104

6

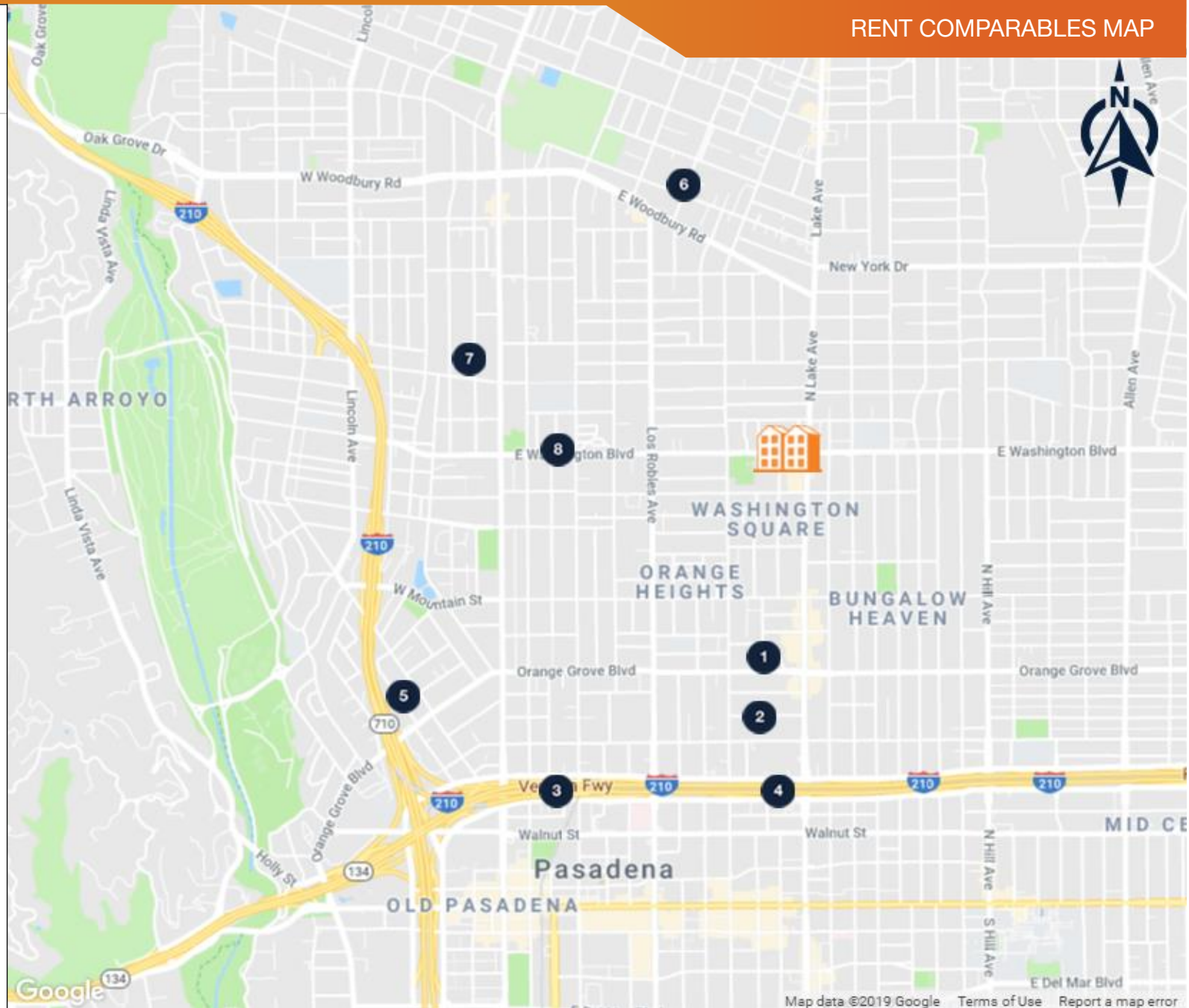


		Units	Unit Type
Close Of Escrow:	2/8/2019	7	1 Bdr 1 Bath
Sales Price:	\$1,800,000		
Price/Unit:	\$257,143		
Price/SF:	\$491.00		
Total No. of Units:	7		
Year Built:	1964		



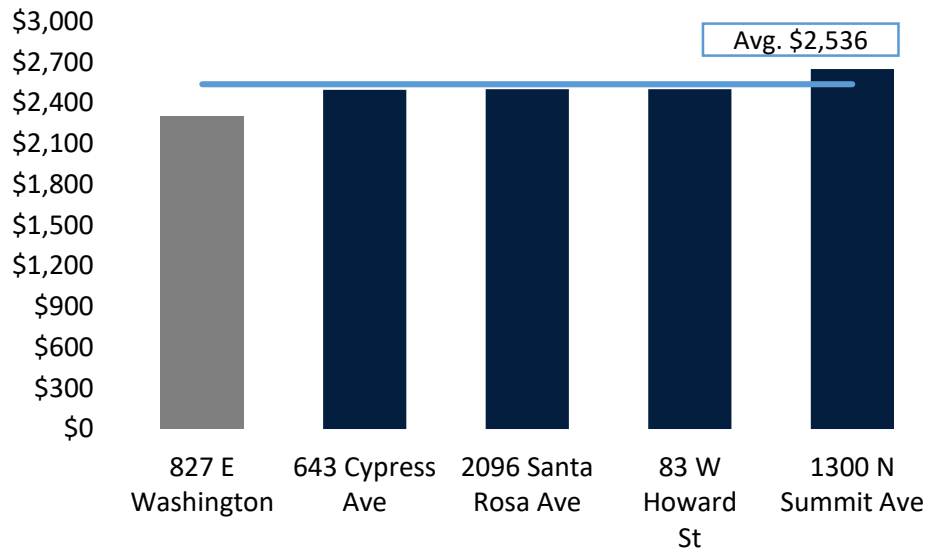
827 E WASHINGTON
Pasadena, CA 91104

- 1 750 E Orange Grove Blvd
- 2 743 E Villa St
- 3 Acappella Pasadena
- 4 Pasadena Gateway Villas Apartment Homes
- 5 643 Cypress Ave
- 6 2096 Santa Rosa Ave
- 7 83 W Howard St
- 8 1300 N Summit Ave

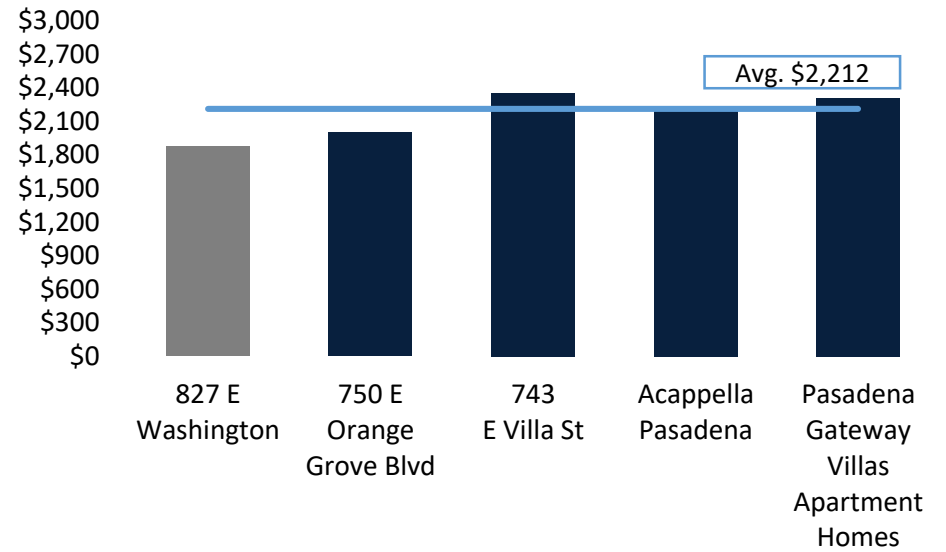


AVERAGE RENT - MULTIFAMILY

2 Bedroom



1 Bedroom



827 E WASHINGTON
827 E Washington, Pasadena, CA, 91104



Unit Type	Units	SF	Rent	Rent/SF
1 Bed 1 Bath	7		\$1,875	\$0.00
2 Bed 1 Bath	1		\$2,300	\$0.00
Total/Avg.	8		\$1,928	

YEAR BUILT: 1941

750 E ORANGE GROVE BLVD
750 E Orange Grove Blvd, Pasadena, CA, 91104



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	1,128	\$2,000	\$1.77
Total/Avg.	1	1,128	\$2,000	\$1.77

YEAR BUILT: 1905

743 E VILLA ST
743 E Villa St, Pasadena, CA, 91101



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	1,000	\$2,350	\$2.35
Total/Avg.	1	1,000	\$2,350	\$2.35

YEAR BUILT: 1924

ACAPPELLA PASADENA

145 Chestnut St, Pasadena, CA, 91103



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	562	\$2,190	\$3.90
Total/Avg.	1	562	\$2,190	\$3.90

YEAR BUILT: 2002

PASADENA GATEWAY VILLAS APARTMENT HOMES

290 N Hudson Ave, Pasadena, CA, 91101



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	755	\$2,307	\$3.06
Total/Avg.	1	755	\$2,307	\$3.06

YEAR BUILT: 2002

643 CYPRESS AVE

643 Cypress Ave, Pasadena, CA, 91103



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	674	\$2,495	\$3.70
Total/Avg.	1	674	\$2,495	\$3.70

YEAR BUILT: 1928

2096 SANTA ROSA AVE
2096 Santa Rosa Ave, Altadena, CA, 91001



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	891	\$2,500	\$2.81
Total/Avg.	1	891	\$2,500	\$2.81

YEAR BUILT: 1935

83 W HOWARD ST
83 W Howard St, Pasadena, CA, 91103



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	999	\$2,500	\$2.50
Total/Avg.	1	999	\$2,500	\$2.50

YEAR BUILT: 1980

1300 N SUMMIT AVE
1300 N Summit Ave, Pasadena, CA, 91103



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	850	\$2,650	\$3.12
Total/Avg.	1	850	\$2,650	\$3.12

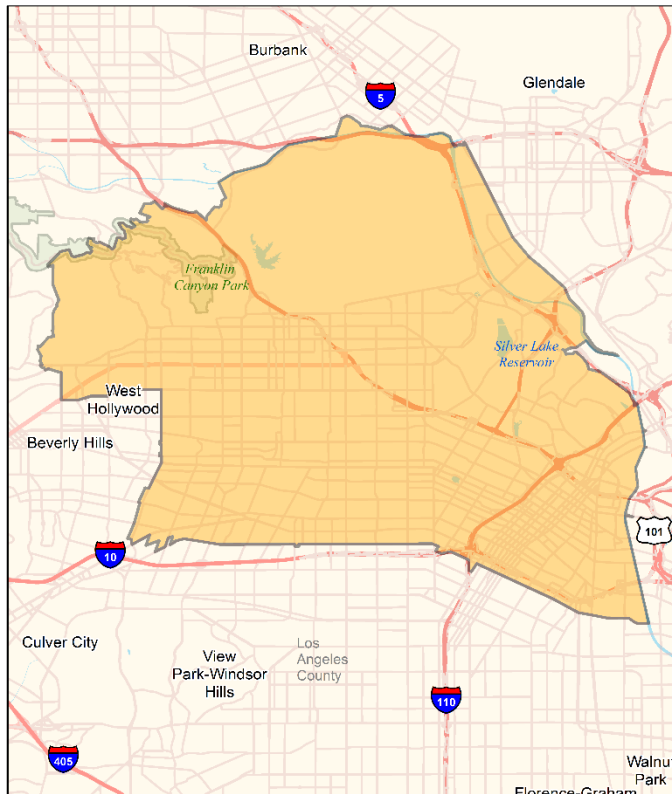
YEAR BUILT: 1924

MARKET OVERVIEW



GREATER DOWNTOWN LOS ANGELES OVERVIEW

Greater Downtown Los Angeles consists of the Downtown, Mid-Wilshire and Hollywood submarkets. The continued revitalization of the market will boost population gains. The population base of 822,000 people will expand as more than 11,000 citizens are added over the next five years, filling new residential projects. Downtown houses numerous corporations, retail and entertainment venues that draw commuters into the city daily.



METRO HIGHLIGHTS



DOWNTOWN RENAISSANCE

The downtown area is undergoing a major renaissance due to the light rail and mixed-use projects such as L.A. Live attracting businesses and residents.



RAPID HOUSEHOLD GROWTH

Household formation will increase briskly during the next five years with the addition of 12,100 households.



ROBUST HEALTH SECTOR

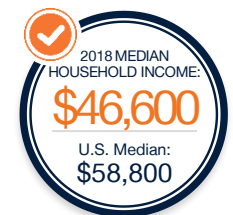
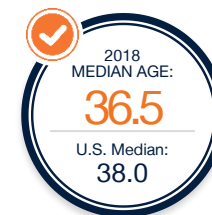
Healthcare provides a large number of jobs in the downtown area, employing thousands of workers and supported by public healthcare initiatives.



ECONOMY

- Major employers in the market include Farmers Insurance, Kaiser Permanente, Paramount Pictures, Deloitte, Ernst & Young, University of Southern California and Transamerica Insurance.
- Building conversions and mixed-use developments that include housing are bringing residents back into the area. Young, urban professionals desiring shorter commutes and downsizing households seeking to live near amenities are absorbing these units.
- A well-educated population provides companies with a skilled workforce. Roughly 38 percent of people age 25 and older hold a bachelor's degree; among those residents, 11 percent also have earned a graduate or professional degree.

DEMOGRAPHICS



* Forecast

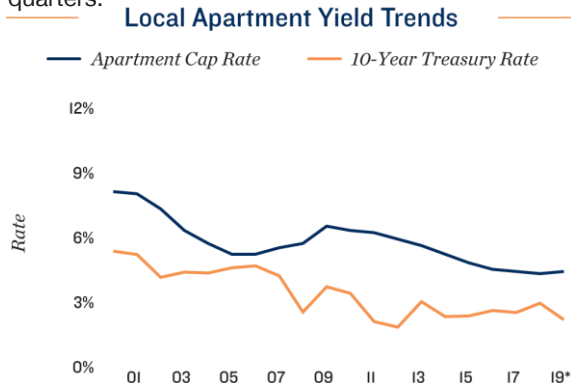
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

LOS ANGELES COUNTY

Heightened Delivery Volume Impacts Primary Regions; Investor Demand Bolsters Asset Values

Vacancy holds below 4 percent for a sixth consecutive year. The volume of supply additions in Los Angeles County has remained historically elevated since the third quarter of last year, yet a notable shift in vacancy has not occurred. Instead, unit availability in the metro compressed slightly over the past 12 months ending in June as net absorption matched delivery volume. With the number of project completions slated to intensify during the next six months, demand for luxury units will be further tested. A strong rate of household formation during the second half coupled with near cyclically low Class A vacancy suggests the sizable wave of upcoming apartments should be well received. Additionally, diverse economic expansion and steady income growth should allow more households and individuals to afford these higher-priced rentals; however, concessions usage is likely to rise as nearly 50 properties enter lease-up.

Widespread deliveries equate to historic six-month span. The metro’s apartment inventory will swell by 9,400 units during the second half of 2019, a figure that exceeds the number of units completed during each of the previous two years. Five submarkets’ rental stocks will grow by at least 1,000 dwellings, led by Downtown Los Angeles and Hollywood, where 1,700 and 1,600 units will come online, respectively. Santa Monica/Marina del Rey, the San Fernando Valley and Mid-Wilshire round out the list, with Long Beach welcoming more than 700 apartments following two years of no supply additions. This upcoming influx of rentals has yet to generate oversupply concerns as construction began on 36 additional projects, totaling 8,700 units, over the past four quarters.



* Cap rate trailing 12-month average through 2Q
Sources: CoStar Group, Inc.; Real Capital Analytics

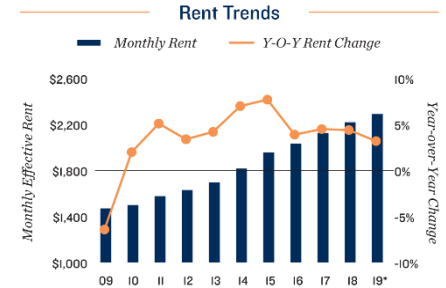
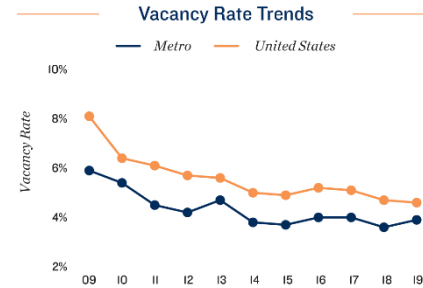
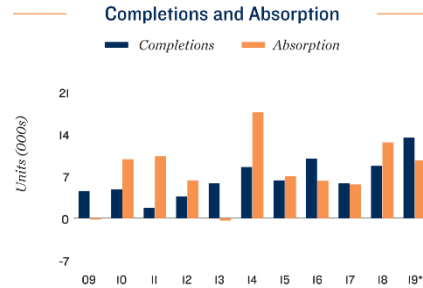
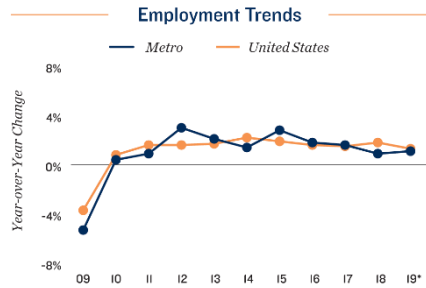
Multifamily 2019 Forecast

Metro	Vacancy	Y-O-Y BasisPoint Change	Effective Rent	Y-O-Y Change
Greater Downtown Los Angeles	4.6%	90	\$2,440	2.0%
Westside Cities	3.4%	50	\$3,263	3.2%
San Fernando Valley/Tri-Cities	3.4%	20	\$2,156	3.0%
South Bay/Long Beach	3.5%	10	\$2,317	2.9%
Overall Metro	3.8%	30	\$2,290	3.2%

Investment Trends

- Cyclically low Class C vacancy throughout Los Angeles County is prompting local private investors and high-net-worth individuals to acquire pre-1980s-built apartments that provide steady NOI growth following moderate property upgrades. Robust demand for value-add opportunities has many buyers willing to pay more than \$300,000 per unit for available complexes, often acquiring these assets via 1031 exchanges.
- Most trades fall in the \$8 million to \$15 million range, providing investors with an average cap rate in the low-4 percent band. Buyers with higher yield thresholds target listings in the San Gabriel and San Fernando valleys, where first-year returns can reach the high-4 to mid-5 percent range.
- While an influx of new rentals places upward pressure on vacancy in Greater Downtown Los Angeles, the region witnessed a pronounced uptick in deal flow over the past year. Heightened transaction velocity in Hollywood supported the rise in closings. The submarket appeals to a diverse pool of buyers as it is home to an equal distribution of Class A, B and C listings requiring capital deployments beyond \$10 million.

LOS ANGELES COUNTY



2Q19 – 12-Month Period

* Forecast

EMPLOYMENT

1.2% increase in total employment Y-O-Y

- Employment growth moderated over the past 12 months ending in June as organizations added 56,200 positions after expanding payrolls by 69,200 workers during the prior period. Amid recent hiring, metro unemployment fell 10 basis points to 4.5 percent.
- The number of education and health services positions grew by 21,700 over the past year, while the count of professional and tech services jobs elevated by 6,900.

CONSTRUCTION

10,680 units completed Y-O-Y

- Delivery volume doubled over the past four quarters, notably eclipsing the 5,300 units finalized during the prior yearlong span. Of the recently completed rentals, 60 percent were in Greater Downtown Los Angeles.
- At the end of June, construction was underway on 27,900 units with completion extending into 2021. The projects Ferrante in City West and Cumulus in West Adams each feature more than 1,000 rentals.

VACANCY

10 basis point increase in vacancy Y-O-Y

- The county's vacancy rate fell to 3.6 percent in June following the absorption of 10,700 units over the past 12 months. During the prior year, unit availability compressed by 30 basis points.
- Demand for lower-cost rentals reduced Class C vacancy in the metro 40 basis points to 2.3 percent, while strong leasing velocity at luxury complexes slashed availability to 4.4 percent, equating to a year-over-year decline of 10 basis points.

RENTS

3.8% increase in effective rents Y-O-Y

- The average effective rent reached \$2,259 per month in the second quarter after posting a 4.1 percent increase a year ago. Spanning the past 12 months, 10 percent of available units offered concessions.
- Rent growth was most exaggerated in the Class C sector, where the average rate climbed 4.1 percent to \$1,556 per month. Effective rates at Class A apartments were subdued, rising 1.7 percent following a 3.6 percent uptick during the previous 12-month span.

LOS ANGELES COUNTY

Demographic Highlights



*Mortgage payments based on quarterly median home price with a 30-year fixed-rate conventional mortgage, 90% LTV, taxes, insurance and PMI. **2019-2024 ♦ Annualized Rate

Sales Trends

Class C Listings Generate Robust Buyer Competition as Renters Seek Lower-Cost Housing

- Transaction velocity rose by 2 percent over the past 12 months ending in June, yet sales volume decreased by \$500 million as Class C transactions accounted for nearly 60 percent of total deal flow.
- Amid the uptick in sales activity, the metro’s average pricing rose 8.3 percent over the past year, reaching \$284,000 per unit. Increasing property values did not impact overall cap rates as the county’s average first-year return held at 4.3 percent.



Outlook: Assets near recent and future light-rail extensions remain in high demand among buyers as more renters seek to avoid freeway commutes.

* Trailing 12 months through 2Q19

** Only submarkets with a rental stock of more than 20,000 units were included.

Pricing trend sources: CoStar Group, Inc.; Real Capital Analytics

Submarket Trends

Lowest Vacancy Rates 2Q19**

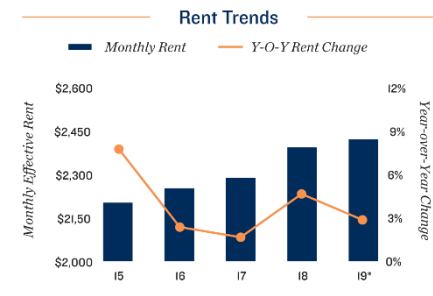
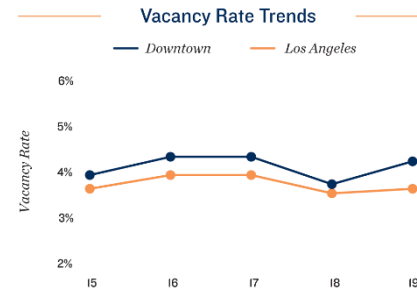
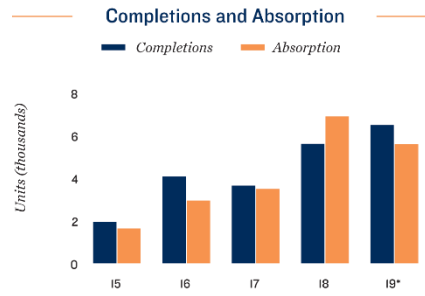
Submarket	Vacancy Rate	Y-O-Y BasisPoint Change	Effective Rent	Y-O-Y % Change
South Los Angeles	2.2%	30	\$1,649	2.0%
East Los Angeles	2.7%	-250	\$1,625	6.6%
Southeast Los Angeles	2.7%	-10	\$1,791	4.9%
Van Nuys/Northeast San Fernando Valley	2.7%	20	\$1,746	4.2%
Brentwood/Westwood/Beverly Hills	2.8%	-50	\$3,405	4.2%
Northridge/Northwest San Fernando Valley	2.9%	10	\$1,962	5.1%
Palms/Mar Vista	3.2%	-30	\$2,685	3.6%
South Bay	3.5%	-50	\$2,619	2.7%
Burbank/Glendale/Pasadena	3.6%	-20	\$2,406	3.4%
Long Beach	3.6%	-50	\$1,981	3.3%
Mid-Wilshire	3.6%	0	\$2,305	3.4%
Overall Metro	3.6%	-10	\$2,259	3.8%

** Includes submarkets with more than 30,000 units of inventory

LOS ANGELES METRO AREA: GREATER DOWNTOWN LOS ANGELES

Investment Trends

- Spanning the past two years ending in June, Greater Downtown's apartment inventory climbed by nearly 9,700 units, yet vacancy compressed by 60 basis points, signaling strong leasing activity at newly delivered properties. Concessions usage is aiding the absorption of luxury units so far this year, with more than 20 percent of rentals in Downtown Los Angeles and Hollywood offering incentives during the second quarter. Demand for high-end apartments will be further tested during the second half as more than 4,300 doors are finalized. This upcoming influx of supply, and the resulting short-term rise in vacancy, is not deterring project starts as construction began on 10 properties during the first half of 2019, including five in Hollywood.
- Transaction velocity rose over the past four quarters, aided by increased sales activity in Hollywood, where a variety of listings were available for acquisition. Here, Class B and C properties of various vintages provide investors with low-3 to 4 percent initial returns, with most complexes trading for more than \$10 million. Koreatown and East Hollywood represent additional locales for Class C deals, as pricing remains below \$300,000 per unit for most assets.
- Hollywood and Downtown Los Angeles provide institutional investors with select opportunities to acquire buildings constructed within the past five years, with pricing exceeding \$700,000 per unit.



2Q19 – 12-Month Period

CONSTRUCTION



6,490 units completed Y-O-Y

- The number of units completed over the past 12 months ending in June doubled on a year-over-year basis, with at least eight properties comprising more than 300 units finalized. Deliveries were concentrated in Downtown Los Angeles, where nearly 4,400 apartments came online.
- The construction of 12,770 units is currently underway, with completions extending into the second quarter of 2021.

VACANCY



20 basis point increase in vacancy Y-O-Y

- The absorption of 3,300 units partially negated the impact of 6,500 new units, with regional vacancy rate rising to 4.2 percent.
- Vacancy was unchanged or rose in each of Greater Downtown Los Angeles' three submarkets, driven by rising Class A unit availability. Downtown Los Angeles registered the largest increase, 70 basis points, while vacancy in Mid-Wilshire held at 3.6 percent on net absorption of 1,200 units.

RENTS



2.8% increase in effective rents Y-O-Y

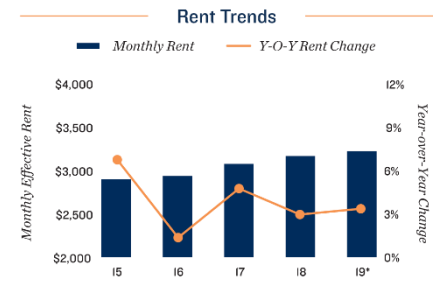
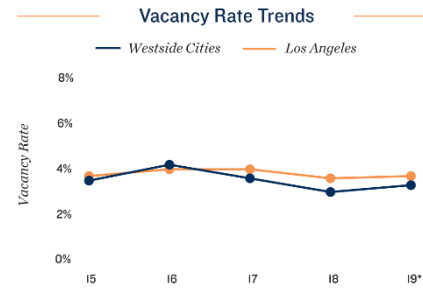
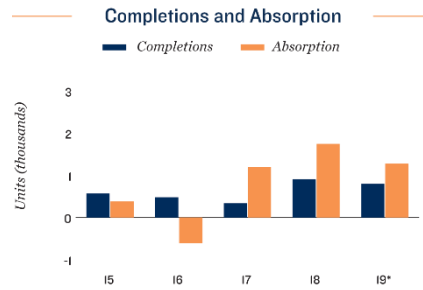
- The region's average effective rate reached \$2,420 per month in June, after rising 4.4 percent during the previous 12-month span.
- Increased concessions usage in Downtown Los Angeles hindered overall rent growth over the past year. The submarket's average effective rate rose 0.6 percent to \$2,515 per month. Mid-Wilshire registered the most pronounced rent gain, 3.4 percent.

* Forecast

LOS ANGELES METRO AREA: WESTSIDE CITIES

Investment Trends

- Consistent growth by high-profile tech, entertainment and financial firms continues to bolster the number of high-paying jobs in the Westside. Many of these positions are held by affluent millennials that historically rent and desire proximity to regional employment hubs. An increase in this age cohort's population has heightened demand for Class A apartments, reducing the availability of these units in both Santa Monica/Marina del Rey and Brentwood/Westwood/Beverly Hills over the past 12 months. Demand for luxury rentals will be further tested in the next two quarters as 1,900 apartments are slated for finalization. This total includes more than 1,200 doors in Santa Monica/Marina del Rey. While the overall influx of supply additions during the second half will have a short-term impact on regional vacancy, unit availability should not exceed the low-3 percent band, supporting consistent rent growth in the metro's highest-priced rental market.
- In-county buyers are targeting smaller Class B and C properties that feature a high concentration of either studios, one-bedroom or two-bedroom units. Throughout the Westside, these complexes are trading for \$8 million to \$15 million, providing investors with 3 to low-4 percent first-year cap rates. Class C assets priced around \$300,000 per unit remain available in Culver City and West Hollywood, while pricing for Class B properties exceeds \$500,000 per unit throughout the region.



2Q19 – 12-Month Period

CONSTRUCTION



800 units completed Y-O-Y

- Supply additions rose moderately over the past four quarters following a 12-month span where 650 units were finalized. The recent uptick in completions was supported by the delivery of 480 rentals in Santa Monica/Marina del Rey.
- The development pipeline consists of 4,600 units currently under construction. At least 1,000 apartments are being built in each of the region's three submarkets, with deliveries planned into 2021.

VACANCY



40 basis point decrease in vacancy Y-O-Y

- Vacancy compressed for a third consecutive 12-month period, reaching 3.2 percent in June on net absorption of 1,280 units.
- Unit availability fell in each of the region's three submarkets led by Brentwood/Westwood/Beverly Hills, where vacancy dipped 50 basis points to 2.8 percent. Leasing velocity was strongest in Santa Monica/Marina del Rey, as 650 apartments were absorbed over the past year, lowering vacancy to 3.7 percent.

RENTS



3.3% increase in effective rents Y-O-Y

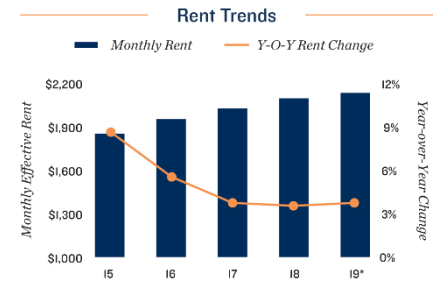
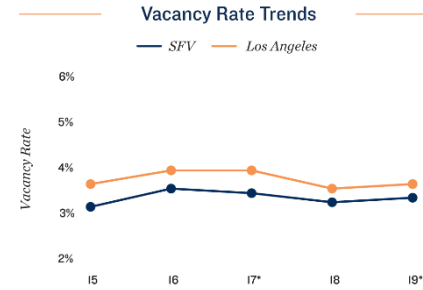
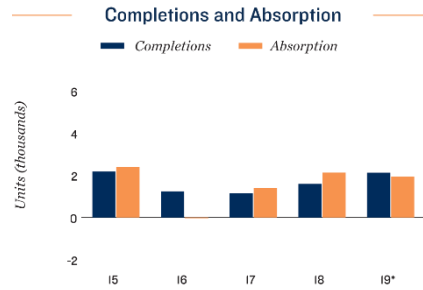
- Consistent rate growth lifted the region's average effective rent to \$3,218 per month in June, a figure that eclipses the metro average by nearly \$1,000 per month.
- Home to the tightest vacancy in the region, Brentwood/Westwood/Beverly Hills recorded a 4.2 percent uptick in rent over the past year to \$3,405 per month.

* Forecast

LOS ANGELES METRO AREA: SAN FERNANDO VALLEY/TRI-CITIES MARKET

Investment Trends

- South Bay/Long Beach represents a locale of revitalization, as older industrial properties in El Segundo are being converted into creative office space and redevelopment efforts in Downtown Long Beach are significant. These regional upgrades are bringing tech and entertainment companies priced out of Silicon Beach into the market, equating to an uptick in higher-paying job creation. A percentage of individuals filling these new positions are opting to live locally to avoid lengthy commutes and above-average rental rates elsewhere, which has increased demand for available apartments. As of June, vacancy in both South Bay and Long Beach sat in the mid-3 percent band. These rates are unlikely to shift during the second half, as supply additions are minimal in South Bay and the 735 units delivered in Downtown Long Beach are well received following a recent dearth of completions.
- Mid-size and larger complexes with an equal mix of one- and two-bedroom units accounted for the majority of deal flow over the past 12 months ending in June. In Long Beach and San Pedro, these Class B and C properties trade for \$10 million to \$20 million-plus, providing private investors and 1031-exchange buyers with mid-3 to mid-4 percent initial returns. Similar properties in beach communities can trade at sub-3 percent minimum returns, with pricing often above \$500,000 per unit.



2Q19 – 12-Month Period

CONSTRUCTION

1,140 units completed Y-O-Y

- Supported by the finalization of 1,500 units in Tri-Cities, supply additions rose by nearly 600 apartments over the past four quarters ending in June.
- The region's development pipeline consists of 5,330 apartments currently under construction. Woodland Hills represents an epicenter for building activity as more than 2,400 rentals are ongoing, with projects featuring an average of 300 units.

VACANCY

no change in vacancy Y-O-Y

- After falling 20 basis points during the prior yearlong span, vacancy held steady during the past 12 months, sitting at 3.3 percent in June.
- On absorption of roughly 1,500 units, vacancy in Burbank/Glendale/Pasadena fell 20 basis points to 3.6 percent. The Sherman Oaks/North Hollywood/Encino submarket was the only section of the San Fernando Valley to record a decline in vacancy.

RENTS

3.7% increase in effective rents Y-O-Y

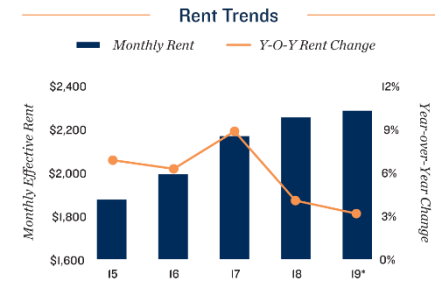
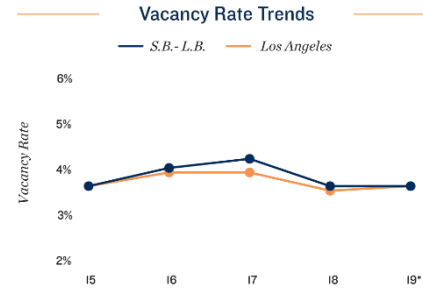
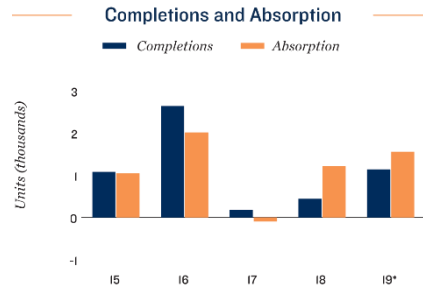
- Unchanged vacancy and growing earnings allowed for a slight uptick in year-over-year rent growth, pushing the region's average effective rate to \$2,131 per month during the second quarter.
- The most pronounced rent gain was noted in Northridge/Northwest San Fernando Valley, where the average effective rate rose 5.1 percent to \$1,962 per month amid sub-3 percent vacancy.

* Forecast

LOS ANGELES METRO AREA: SOUTH BAY/LONG BEACH

Investment Trends

- South Bay/Long Beach represents a locale of revitalization, as older industrial properties in El Segundo are being converted into creative office space and redevelopment efforts in Downtown Long Beach are significant. These regional upgrades are bringing tech and entertainment companies priced out of Silicon Beach into the market, equating to an uptick in higher-paying job creation. A percentage of individuals filling these new positions are opting to live locally to avoid lengthy commutes and above-average rental rates elsewhere, which has increased demand for available apartments. As of June, vacancy in both South Bay and Long Beach sat in the mid-3 percent band. These rates are unlikely to shift during the second half, as supply additions are minimal in South Bay and the 735 units delivered in Downtown Long Beach are well received following a recent dearth of completions.
- Mid-size and larger complexes with an equal mix of one- and two-bedroom units accounted for the majority of deal flow over the past 12 months ending in June. In Long Beach and San Pedro, these Class B and C properties trade for \$10 million to \$20 million-plus, providing private investors and 1031-exchange buyers with mid-3 to mid-4 percent initial returns. Similar properties in beach communities can trade at sub-3 percent minimum returns, with pricing often above \$500,000 per unit.



1Q19 – 12-Month Period

CONSTRUCTION



1,140 units completed Y-O-Y

- Delivery volume over the past 12 months ending in June rose by 1,000 units on a year-over-year basis, driven by the finalization of 600 apartments during the second quarter of 2019.
- Entering the second half, construction is underway on 2,600 units with deliveries extending into early 2021. Approximately 60 percent of these rentals are underway in Long Beach, where ongoing projects comprise an average of 160 apartments.

VACANCY



50 basis point increase in vacancy Y-O-Y

- On net absorption of nearly 1,600 units over the past four quarters, vacancy compressed to 3.6 percent in June. During the prior yearlong period, unit availability rose 20 basis points.
- Vacancy declined by 50 basis points in both Long Beach and the South Bay submarkets over the past year, falling to 3.6 percent and 3.5 percent, respectively. Class C availability is notably limited in Long Beach, entering the second half at 1.5 percent following a 190-basis-point decline.

RENTS



3.1% increase in effective rents Y-O-Y

- The average effective rent reached \$2,282 per month in June, with less than 10 percent of units offering concessions as of the second quarter of 2019. In the prior 12-month period, the average monthly rate rose 4.1 percent.
- Rent growth was most pronounced in Long Beach, where the average effective rate rose 3.3 percent to \$1,981 per month.

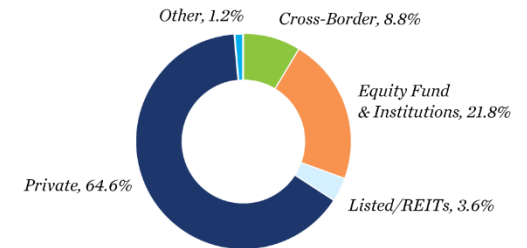
* Forecast

LOS ANGELES METRO AREA

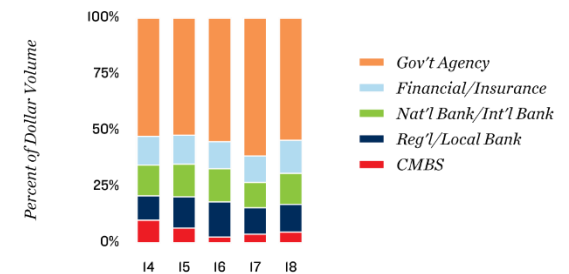
Capital Markets

- Fed takes action to sustain economic momentum.** The combination of trade disputes between the U.S. and China together with slowing European growth converged to weigh on the global economic outlook, sparking action by the Federal Reserve. To combat the restraints on growth, largely driven by uncertainty surrounding international trade, the Federal Reserve cut its overnight rate by 25 basis points and halted its balance sheet reductions, known as quantitative tightening. Though this action runs the risk of lifting inflation pressure, the Fed has communicated its willingness to let the economy “run hot.” Many believed the Fed action would offer a boost to domestic markets until the trade war was escalated immediately after the Fed announcement. This new bout of uncertainty pushed the 10-year Treasury yield below 2 percent for the first time since 2016. Though domestic growth has moderated, the nation’s economic foundation remains solid, headlined by the tight labor market and muted inflationary pressure. Fed officials will continue to focus on economic risks spilling over from the trade war with China, potentially calling for additional rate reductions this year.
- Abundant liquidity balances conservative underwriting.** Debt financing for apartment assets remains strong, supported by a variety of lenders. However, Fannie Mae and Freddie Mac, two mainstay apartment capital sources, will step to the sidelines in the second half of the year as they reach their lending caps on market rate assets. The Government Sponsored Enterprises will remain active lenders for “uncapped business,” including environmentally sustainable and affordable housing properties. A wide range of local, regional and national banks; pension funds; insurance companies and CMBS sources will remain active. All have responded to the falling interest rate climate by reducing mortgage rates, but lender spreads have widened as the 10-year Treasury rate has fallen. Given the downward pressure on interest rates, lender caution has risen, particularly for construction loans. Though lending is still available for these types of projects, investors may need to blend mezzanine debt with other capital sources until they prove out their concepts and substantially fill units. For stabilized existing assets in most major markets, financing remains plentiful.

2Q19* Apartment Acquisitions By Buyer Type



Apartment Mortgage Originations By Lender

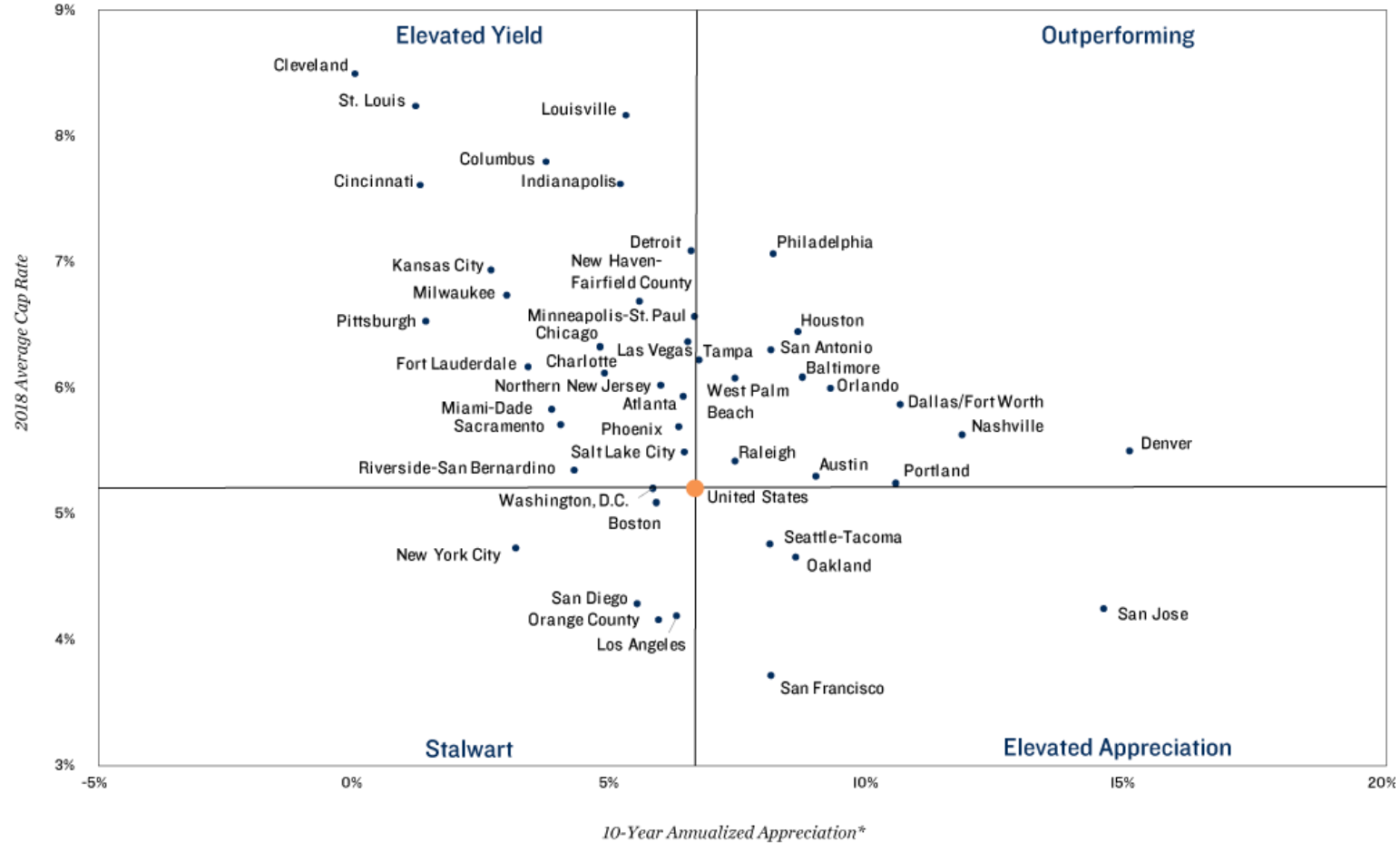


* Trailing 12 months through 2Q19
Includes sales \$2.5 million and greater
Sources: CoStar Group, Inc.; Real Capital Analytics

2019 PRICING QUADRANT

**Yield Range Offers Compelling Options for Investors;
Most Metros Demonstrate Strong Appreciation**

2008-2018 Average Price per Unit Appreciation and Current Average Cap



* 2008-2018 Average annualized appreciations in price per unit
Sources: Marcus & Millichap Research Services; CoStar Group, Inc.; Real Capital Analytics

2019 PRICING QUADRANT

Pricing and Valuation Trends Summary

Ten-year appreciation favors high-growth markets. Benchmarked from the end of 2008 as the U.S. economy began its rapid tumble into recession, appreciation has generally been strongest in tech, growth and Texas markets. Because Texas experienced a much softer downturn, assets there had to recover less lost value during the growth cycle. Interestingly, markets like Denver, Nashville, Orlando and Baltimore generated stronger-than-average value gains that reflect substantive economic and employment growth. Several Midwestern markets, which were trading at cycle highs in late 2008, faced significant value loss during the recession and only recently surpassed their prices of 10 years ago.

Capital pursues yield to smaller metros. Although Midwestern markets have taken longer to generate appreciation relative to the near-peak pricing achieved in late 2008, they have offered investors particularly high yields. Comparatively, the Bay Area and Seattle provide low yields but have higher-than-average appreciation. The most favored primary markets, New York City, Southern California and Washington, D.C., have generated lower-than-average appreciation over the last 10 years. This reflects the flight to safety in late 2008 that kept pricing in these markets stronger than many others.

Average Price per Unit Range

(Alphabetical order within each segment)

\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$450,000
Cincinnati	Kansas City	Atlanta	Chicago	Los Angeles	Boston
Cleveland	Las Vegas	Austin	Denver	New York City	Orange County
Columbus	Louisville	Baltimore	Fort Lauderdale	Oakland	San Francisco
Detroit	Milwaukee	Charlotte	Miami-Dade	San Diego	San Jose
Indianapolis	Pittsburgh	Dallas/ Fort Worth	N.H.-Fairfield County	Seattle- Tacoma	
St. Louis		Houston	Northern New Jersey		
		Minneapolis-St. Paul	Orlando		
		Nashville	Philadelphia		
		Phoenix	Portland		
		Raleigh	Washington, D.C.		
		Riverside- San Bernardino	West Palm Beach		
		Sacramento			
		Salt Lake City			
		San Antonio			
		Tampa-St. Petersburg			

2008-2018 Average annualized appreciations in price per unit Sources: Marcus & Millichap Research Services; CoStar Group, Inc.; Real Capital Analytics

2019 NATIONAL MULTIFAMILY INDEX

Midwest Metro Rises to Claim First Place; Coastal Markets Fill Remainder of Top Rungs

Reshuffling changes leader. Minneapolis-St. Paul climbed two spots to head this year's Index as sustained apartment demand kept vacancy persistently tight, allowing steady rent growth. It is the only Midwest market to break into the top 20. San Diego also inched up two notches on solid rent growth to claim second place. High housing prices and the lowest vacancy rate among major U.S. markets advanced New York City (#3) four steps, while an escalation in the vacancy rate slid Los Angeles (#4) down two places. A surge in new inventory this year will increase vacancy in Seattle-Tacoma (#5), pushing last year's Index leader down four rungs to round out the first five markets. Orlando (#6) is the only new entrant into the top 10, with Riverside-San Bernardino (#7), Boston (#8), Oakland (#9), and Portland (#10) changing places to round out the rest of the spots.

Biggest movers shake up Index. Neighboring Florida metros Orlando (#6) and Tampa-St. Petersburg (#12) registered the largest advances in this year's NMI, leaping 11 and nine places, respectively. In both markets, robust job growth will expand the population base, generating strong demand for apartments, cutting vacancy and producing substantial rent gains. An escalation in employment and in-migration also propelled Las Vegas (#27) up six notches. The most significant declines in the Index were posted in Northern New Jersey, Denver, Cincinnati and St. Louis. Northern New Jersey (#24) stumbled eight notches as a slowdown in employment and a rise in deliveries widened the gap between supply and demand. Another year of elevated completions will push vacancy above the national average in Denver (#21) this year, lowering the metro seven steps. Cincinnati (#40) and St. Louis (#46) each moved down six rungs due to above-average vacancy and slower rent growth. Midwestern markets dominate the last five spots in the Index with St. Louis sliding into the bottom rung.

Index Methodology

The NMI ranks 46 major markets on a collection of 12-month, forward-looking economic indicators and supply-and-demand variables. Markets are ranked based on their cumulative weighted-average scores for various indicators, including projected job growth, vacancy, construction, housing affordability and rents. Weighing both the forecasts and incremental change over the next year, the Index is designed to show relative supply-and-demand conditions at the market level.

Users of the Index are cautioned to keep several important points in mind. First, the NMI is not designed to predict the performance of individual investments. A carefully chosen property in a bottom-ranked market could easily outperform a poor choice in a higher-ranked market. Second, the NMI is a snapshot of a one-year horizon. A market encountering difficulties in the near term may provide excellent long-term prospects, and vice versa. Third, a market's ranking may fall from one year to the next even if its fundamentals are improving. The NMI is an ordinal Index, and differences in rankings should be carefully interpreted. A top-ranked market is not necessarily twice as good as the second-ranked market, nor is it 10 times better than the 10th-ranked market.

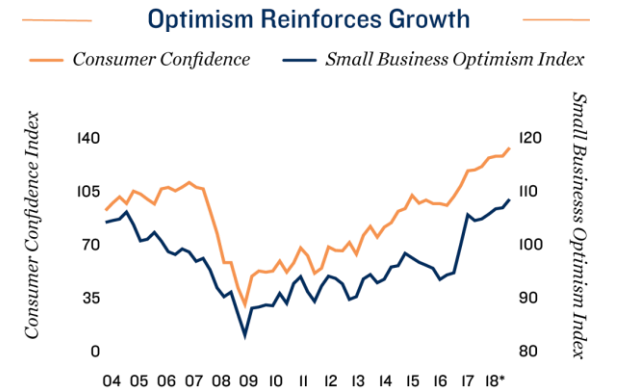
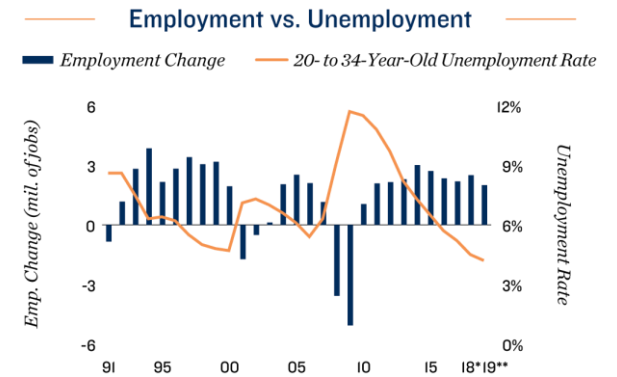
Market Name	Rank 2018	Rank 2019	'18-'19 Change
Minneapolis-St. Paul	1	3	↘ 2
San Diego	2	4	↘ 2
New York City	3	7	↘ 4
Los Angeles	4	2	↗ -2
Seattle-Tacoma	5	1	↗ -4
Orlando	6	17	↘ 11
Riverside-San Bernardino	7	9	↘ 2
Boston	8	6	↗ -2
Oakland	9	10	↘ 1
Portland	10	5	↗ -5
Sacramento	11	8	↗ -3
Tampa-St. Petersburg	12	21	↘ 9
Phoenix	13	13	■ 0
San Jose	14	12	↗ -2
San Francisco	15	11	↗ -4
Orange County	16	19	↘ 3
Fort Lauderdale	17	22	↘ 5
Atlanta	18	15	↗ -3
Salt Lake City	19	24	↘ 5
Raleigh	20	18	↗ -2
Denver	21	14	↗ -7
Miami-Dade	22	20	↗ -2
Columbus	23	26	↘ 3
Northern New Jersey	24	16	↗ -8
Philadelphia	25	23	↗ -2
Charlotte	26	27	↘ 1
Las Vegas	27	33	↘ 6
Chicago	28	25	↗ -3
Washington, D.C.	29	32	↘ 3
Houston	30	29	↗ -1
Dallas/Fort Worth	31	30	↗ -1
Detroit	32	28	↗ -4
Indianapolis	33	36	↘ 3
Austin	34	31	↗ -3
Milwaukee	35	38	↘ 3
West Palm Beach	36	41	↘ 5
Nashville	37	35	↗ -2
San Antonio	38	37	↗ -1
New Haven-Fairfield	39	44	↘ 5
Cincinnati	40	34	↗ -6
Pittsburgh	41	42	↘ 1
Kansas City	42	46	↘ 4
Cleveland	43	39	↗ -4
Baltimore	44	45	↘ 1
Louisville	45	43	↗ -2
St. Louis	46	40	↗ -6

U.S. ECONOMY

Tight Labor Market, Waning Confidence Challenge Economic Momentum; Climate Remains Favorable

Exceptionally low unemployment levels invigorate household formation. Accelerated job creation in 2018 drove the unemployment rate of young adults between 20 to 34 years old to a 48-year low of 4.5 percent. With two-thirds of this age group living in rentals, they are a dominant force supporting apartment demand, and the strong job market has empowered more of them to move out on their own. Record-high consumer confidence in 2018 reinforced these positive dynamics, inspiring young adults to form new households. These trends should carry into 2019, though confidence has begun to ease back from peak levels and total job additions will likely taper. Labor force shortages will weigh on companies' ability to fill positions, creating an increasingly competitive hiring climate that pushes wage growth above 3 percent for the first time in more than 10 years. Increased compensation and rising disposable income will sustain rising retail sales and apartment tenants' ability to absorb escalating rents. However, wage gains will also place upward pressure on inflation, causing the Federal Reserve to tap the brakes on the economy by raising rates.

Rising interest rates weigh on home sales, favor rental demand. Inflation remained in the 2 to 3 percent range through much of last year, but increasing wage growth and the potential inflationary impact of tariffs have elevated caution at the Federal Reserve. The Fed exerted upward pressure on interest rates through quantitative tightening and by raising the overnight rate, resulting in a substantive 90-basis-point increase in mortgage rates in 2018. Higher loan rates converged with rising home prices, a shortage of entry-level homes for sale and changing lifestyle preferences to reduce home sales activity by 4 percent. The monthly payment on a median-priced home increased by \$175 last year to nearly \$1,700 per month, dramatically widening the disparity between a mortgage payment and the average monthly rent. This widening payment gap, together with tighter underwriting, has restrained young adults' migration into homeownership, reducing the under-35 homeownership rate to 37 percent, down from the peak of 43 percent in 2007. This confluence of factors will likely carry into 2019, sustaining young adults' preference for rental housing.



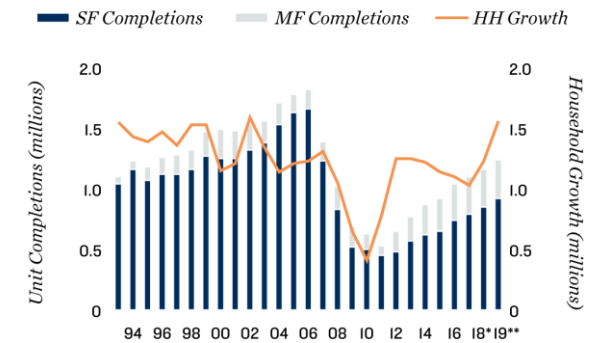
* Estimate
** Forecast

U.S. ECONOMY

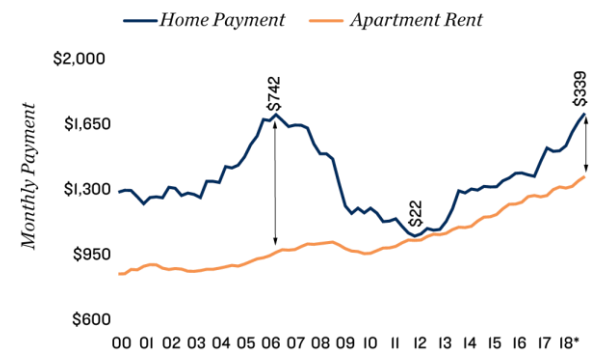
2019 National Economic Outlook

- Economic growth to ease as benefits of tax stimulus fade. Though consumption and corporate investment will support economic growth in 2019, trade imbalances and a likely weaker housing market will weigh on momentum. Job creation, facing an ultra-tight labor market, will slacken to the 2 million range, but wage growth should push above 3 percent.
- International trade and capital flows complicate outlook. Trade tensions with China, the strengthening U.S. dollar and floundering European economies could pose economic risks in 2019. Raising tariffs could accelerate inflation and weigh on consumption, resulting in slower economic growth. More significantly, a strengthening U.S. dollar could hamper foreign investment in the U.S. and disrupt international debt markets, increasing financial market stress.
- Federal Reserve closely monitoring inflation. Rising wages and tariffs are leading the way toward higher inflation risk, but the Federal Reserve has maintained a cautious stance, increasing short-term interest rates to ward off the trend. Long-term interest rates, however, have remained range-bound near 3 percent as stock market volatility and low international interest rates restrain upward movement. A yield-curve inversion, when short-term rates rise above long-term rates, is a commonly perceived sign of an upcoming recession, and a potential inversion could weigh on confidence levels.

Household Growth Outpaces Construction



Rent and Home Payment Gap Widening



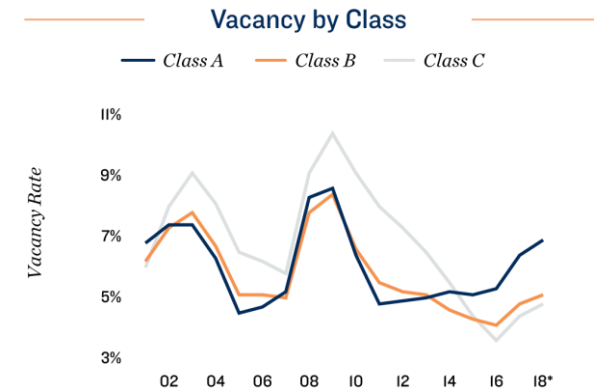
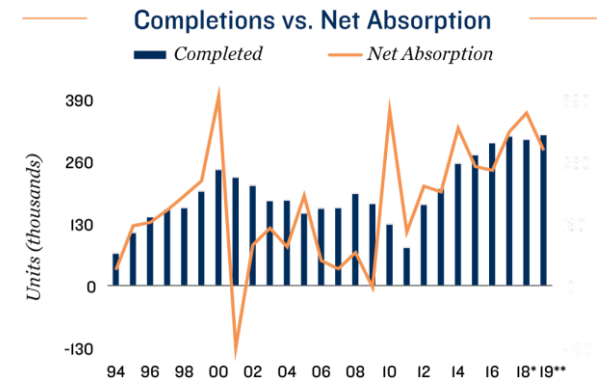
* Estimate
** Forecast

U.S. APARTMENT OVERVIEW

Economy Delivers Elevated Apartment Demand; Aggressive Building Nudges Top-Tier Vacancy Higher

Housing market remains tight as household formation accelerates. Steady job creation and exceptionally low unemployment will boost household formation in 2019, supporting a third consecutive year of national sub-5 percent vacancy levels. Much of the new demand will center on apartments that serve to the traditional workforce: Class B and C properties. Although new apartment completions will reach their highest level in more than 25 years with the delivery of more than 315,000 units, the new inventory largely caters to more affluent renters. As a result, Class A vacancy is expected to rise to 5.8 percent while Class B apartment vacancy remains relatively stable at 4.7 percent. The most affordable segment of the market, Class C apartments, faces strong demand and vacancy for this segment is expected to tighten to 3.9 percent, its lowest year-end level in 19 years. These trends will support consistent rent gains averaging 3.7 percent in 2019, led by momentum in secondary and tertiary markets.

Smaller metros step to forefront. While primary markets such as Boston, Los Angeles, the Bay Area and New York City are expected to see the largest dollar rent increases, smaller metros are generating faster increases on a percentage basis. Metros across the Southeast and Midwest in particular are generating outsize employment growth and housing demand. For the seventh consecutive year, secondary markets will lead in percentage rent growth, followed closely by tertiary markets. This reflects the concentration of new supply additions in primary markets, which is raising competition for renters and suppressing rent gains. Another important factor has been the migration of millennials to more affordable smaller cities. Many tech firms and other industries have pursued the millennial labor force to these smaller metros, boosting local job creation. In addition to having higher-than-average job growth, cities such as Orlando, Phoenix, Indianapolis and Salt Lake City are expected to generate outsize rent gains. Many investors, in pursuit of higher yields, have already expanded their search for assets in these metros, increasingly the market liquidity and boosting values.

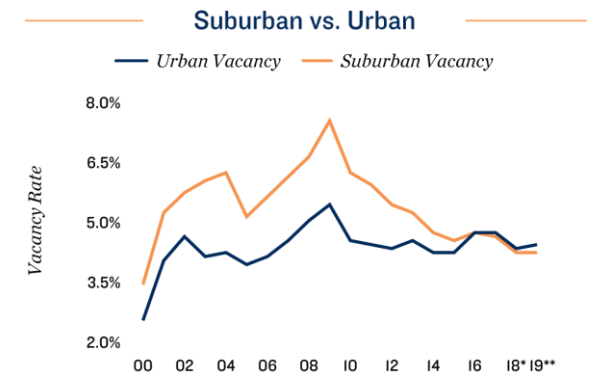
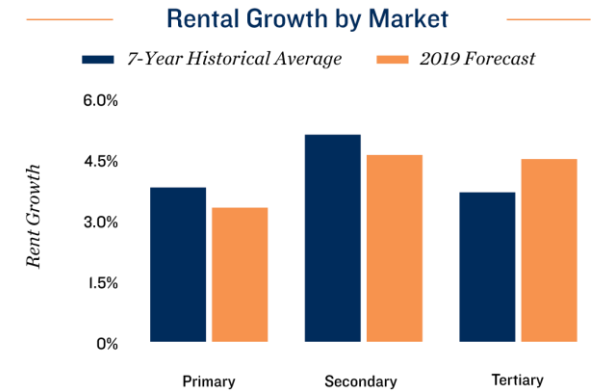


* Estimate
 ** Forecast
 Sources: CoStar Group, Inc.; Real Capital Analytics

U.S. APARTMENT OVERVIEW

2019 National Apartment Outlook

- **Tax reform boosts rental demand.** The new tax law is having a substantive impact on rental demand as several tax benefits of homeownership have been altered. The doubling of the standard deduction to \$12,000 for singles and \$24,000 for couples means fewer homeowners will benefit from itemizing mortgage interest deductions. In addition, a \$10,000 cap on state and local taxes will reduce homeowners' ability to deduct property taxes. These changes will weigh on first-time homebuyers in high-tax states the most, keeping young adults in the rental pool longer.
- **Suburbs invigorated by changing lifestyles.** A surge in new inventory and much higher rents in the urban core are diverting more renters to the suburbs. As a result, vacancy in suburban submarkets nationwide remain below the rate in downtown submarkets for the third consecutive year. Millennials, now entering their late 30s, are starting to form families. As this trend plays out, the lower rents of suburban areas and the generally higher-quality schools have begun to win out over the urban lifestyle.
- **Potential housing shortage despite record development.** Elevated completions in 2019 will bring the total apartment additions since 2012 above 2.1 million units, a net inventory gain of approximately 13 percent over eight years. Despite this cycle's delivery of the most apartments since the 1980s, vacancy is forecast to remain at just 4.6 percent in 2019. With rising labor and materials costs, tighter lending, and a shortage of skilled construction labor available, the pace of construction should begin to ebb in 2020.



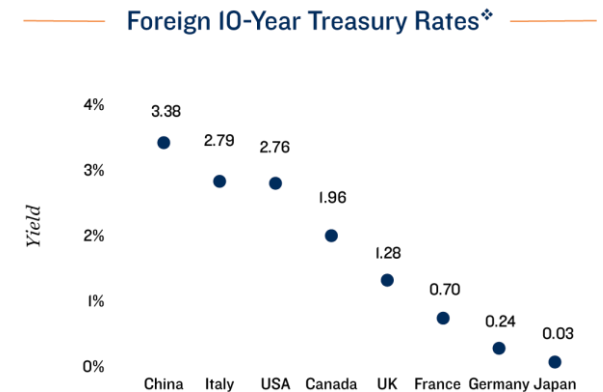
* Estimate
 ** Forecast
 Sources: CoStar Group, Inc.; Real Capital Analytics

U.S. CAPITAL MARKETS

Fed Balances International Headwinds With Domestic Optimism; Elevated Liquidity Supports Active Market

Fed walking a tightrope. The Federal Reserve has been battling the inflationary pressure created by wage gains and increased trade protectionism with raises of short-term interest rates and quantitative tightening. The efforts, however, have run into the stubbornly low 10-year Treasury that has not responded to the Fed’s prodding. Slowing international economic growth and the exceptionally low bond yields offered by most other high-credit countries have drawn international investors to the higher yields and safety of U.S. Treasuries. International buying activity together with other factors such as stock market volatility have held U.S. long-term rates down. This combination of events has placed the Fed in an awkward position and their decision to raise rates in December has placed additional upward pressure on short-term yields. Should short-term interest rates rise above long-term rates, a yield curve inversion forms, and this is a commonly known sign of an impending recession. The inverted yield curve will weigh on confidence levels and could potentially erode consumption and stall the growth cycle. The typical onset time of a recession following an inversion is about one year, but there have been two false positives in which a recession did not follow an inversion.

Conservative underwriting balances abundant capital. Debt financing for apartment assets remains widely available, with sourcing led by Fannie Mae and Freddie Mac in addition to a wide array of local, regional and national banks and insurance companies. Loan-to-value (LTV) ratios have tightened, with maximum leverage typically in the 55 to 75 percent range depending on the borrower, asset and location. Lenders have been reluctant to lend on future revenue growth through value-add efforts, resulting in increased use of short-term mezzanine debt and bridge loans to cover the span until improvements deliver the planned returns. Construction lending has also tightened as developers deliver record numbers of new units into the market. Higher borrowing costs and questions about the durability of the growth cycle have widened bid/ask spreads. Rising capital costs and increased downpayments are eroding buyer yields, while sellers continue to seek premium pricing based on ongoing robust property performance.



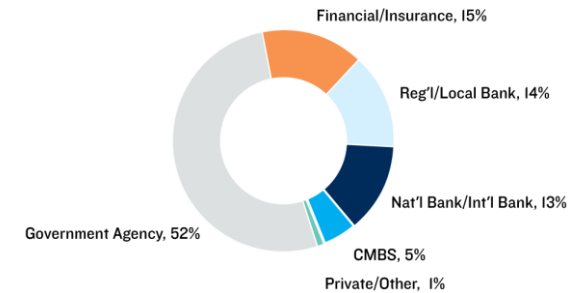
* Through Dec. 18
 ♣ Through Dec. 19

U.S. CAPITAL MARKETS

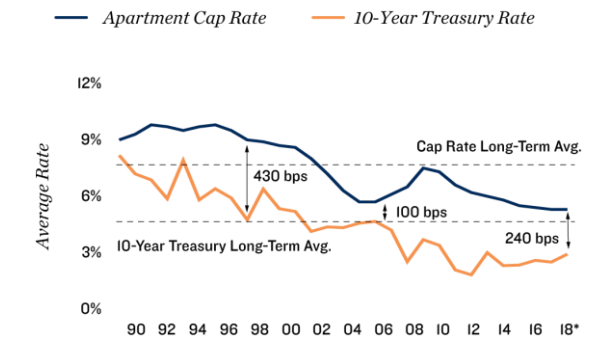
2019 Capital Markets Outlook

- Investors wary of interest rate surge. While the 10-Year Treasury has traded in a relatively tight range near 3 percent recently, on two occasions it has rapidly surged and stalled investor activity. The 90-basis-point jump in late 2016 and the 80-basis-point surge in late 2017 both strained liquidity, widened bid/ask spreads and stalled transactions as investors recalibrated their underwriting. Given the volatility of financial markets, investors must remain prepared for a rapidly changing climate.
- Lenders remain nimble in dynamic climate. Most lenders, particularly Fannie Mae and Freddie Mac, have adapted to the more fluid financial climate. When Treasury rates increased in the third quarter, many lenders tightened their spreads to cushion volatility. Lenders remain cautious and they have adopted tighter underwriting standards, but they are also aggressively competing to place capital and apartment assets are a favored investment class.
- Tightened yield spreads erode positive leverage. Multifamily cap rates have remained relatively stable on a macro level, with yields in primary markets flattening while secondary and tertiary market cap rates have continued to trickle lower. Rising interest rates, however, have tightened the spread between cap rates and lending rates, reducing investors' ability to generate positive leverage. Though this trend could put some upward pressure on yields, elevated capital flows into apartments will likely mitigate the upward pressure.

2018** Apartment Lender Composition
By Percent of Total Dollar Volume



U.S. Apartment Cap Rate Trends



* Through Dec. 18

** Estimate

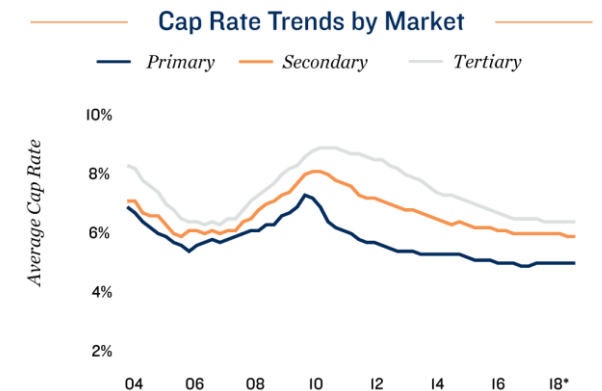
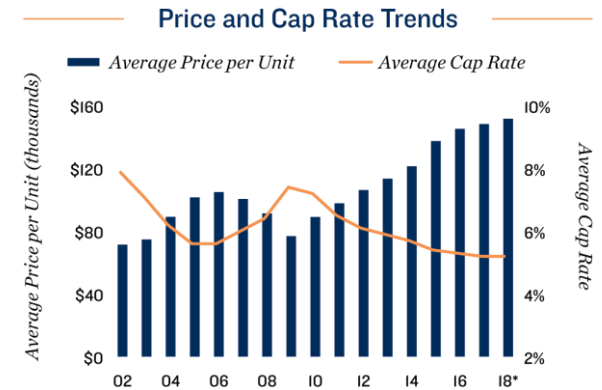
‡ Year-end estimate for cap rate; 10-year Treasury rate through Dec. 18

U.S. INVESTMENT OUTLOOK

Investors Consider Portfolio Strategies to Mitigate Risk, Boost Returns; Buyers Adapt to Tighter Yield Spreads

Market diversification a key portfolio strategy in maturing cycle. The economic expansion will remain supportive of the apartment investment market in 2019, though buyers' and sellers' expectations will likely need to adjust to a rising interest rate climate and the possibility of downside economic risk. Stock market volatility and prospects of a flattening yield curve will weigh on sentiment and induce elevated caution, but the underlying performance of apartments remain positive. Strong demand drivers supporting long-term yield models will counterbalance much of the market volatility, encouraging investors to look beyond any short-term turbulence. While the bid/ask gap could widen for transactions in primary locations where the spread between interest rates and cap rates is narrowest, capital could pursue yields to suburban locations as well as secondary and tertiary markets. The spread in average cap rates between primary to secondary markets has tightened to approximately 80 basis points, with an additional 80-basis-point yield difference between secondary and tertiary markets. The yield premium offered by smaller metros, together with the market diversification it brings, should offer investors more durable yields on a portfolio basis.

Influx of non-traditional capital could invigorate transaction activity. Sales of apartment assets have remained relatively stable at elevated levels for four years, and the trend should carry into 2019 as new capital enters commercial real estate. Tax reform, particularly the ability to defer and reduce capital gains from other investment types by placing the gains into an opportunity fund, has the potential to draw new capital into real estate. In addition to the initial opportunity fund investments into properties located in opportunity zones, a domino effect could ensue as the sellers of that property seek to reinvest into other property types through 1031 exchanges. This influx of new capital could offset a natural slowing of sales generally experienced in a maturing growth cycle. Another tax rule change that could affect investor behavior is tied to the new depreciation rules. Investors may apply accelerated depreciation to the personal property of new acquisitions identified by using a cost-segregation study. In doing this, investors can fully expense property such as HVAC systems, furnishings and security systems in acquired properties, thereby boosting the cash flow in the early years of ownership.

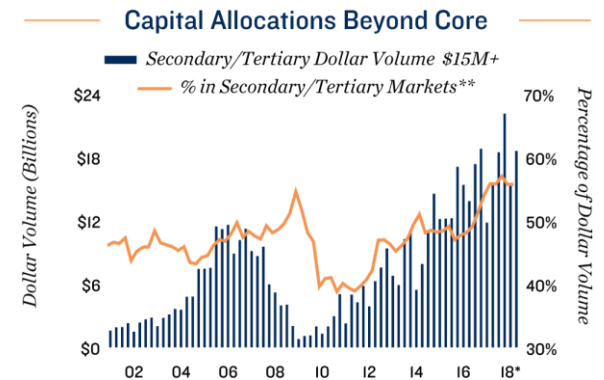
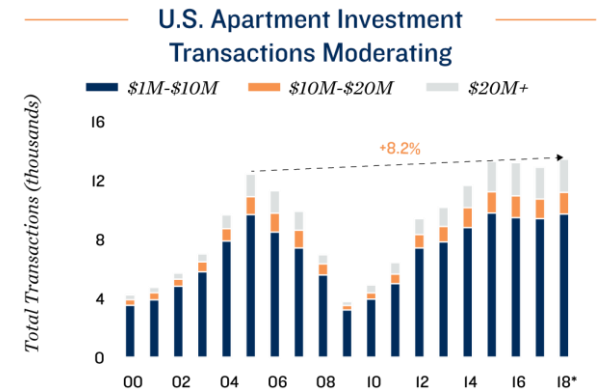


* Through 3Q

U.S. INVESTMENT OUTLOOK

2019 Investment Outlook

- Pursuit of yield drives capital beyond the core. As multifamily yields have compressed, an increasing portion of “mobile capital” acquiring assets priced over \$15 million has migrated to secondary and tertiary markets. Whereas in 2010 nearly 60 percent of the dollar volume was focused in primary markets, in 2018 the share of capital inverted with 60 percent of the capital flowing to secondary and tertiary markets. This trend will likely be sustained in 2019.
- Portfolio diversity increasingly important to private investors. A range of localized risks such as natural disasters, metro-level economic downturns, and the rise of state or metro-level policy decisions such as rent control have inspired investors to more carefully consider geographic diversification. Following the spate of recent hurricanes across Texas and the Southeast as well as the recent Proposition 10 vote in California, interstate buyer activity has accelerated.
- Increased investor caution may elevate expectation gap. Stock market volatility, rising interest rates, trade tensions and the implications of a flattening yield curve will weigh on buyer sentiment and inspire increasingly cautious underwriting. Sellers, focusing on positive performance metrics, may price assets more aggressively and the resulting expectation gap could weigh on transaction timelines.

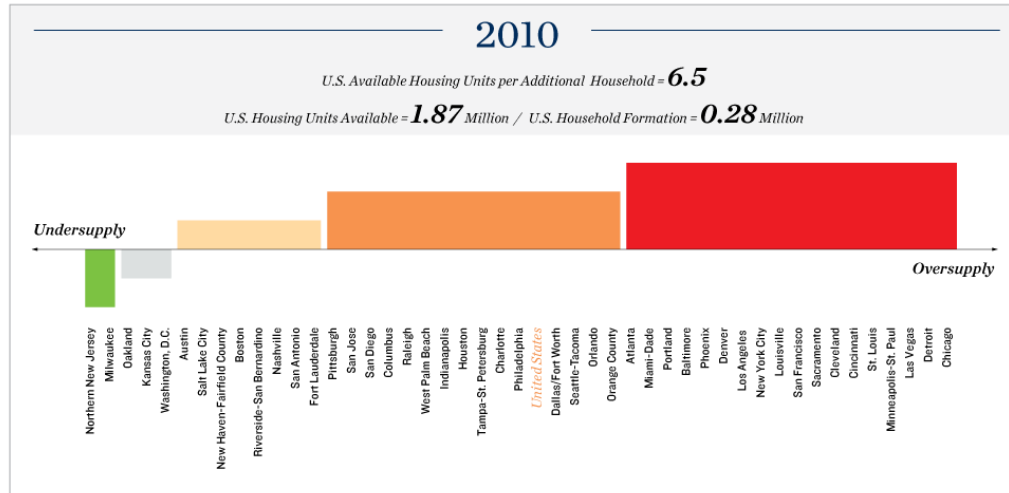


* Through 3Q

** Trailing 12 months through 3Q

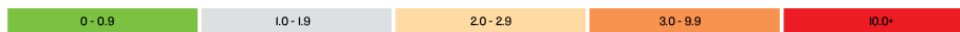
Supply/Demand Profile

Housing Demand Growth Outpacing New Supply



Number of Available Housing Units per New Household

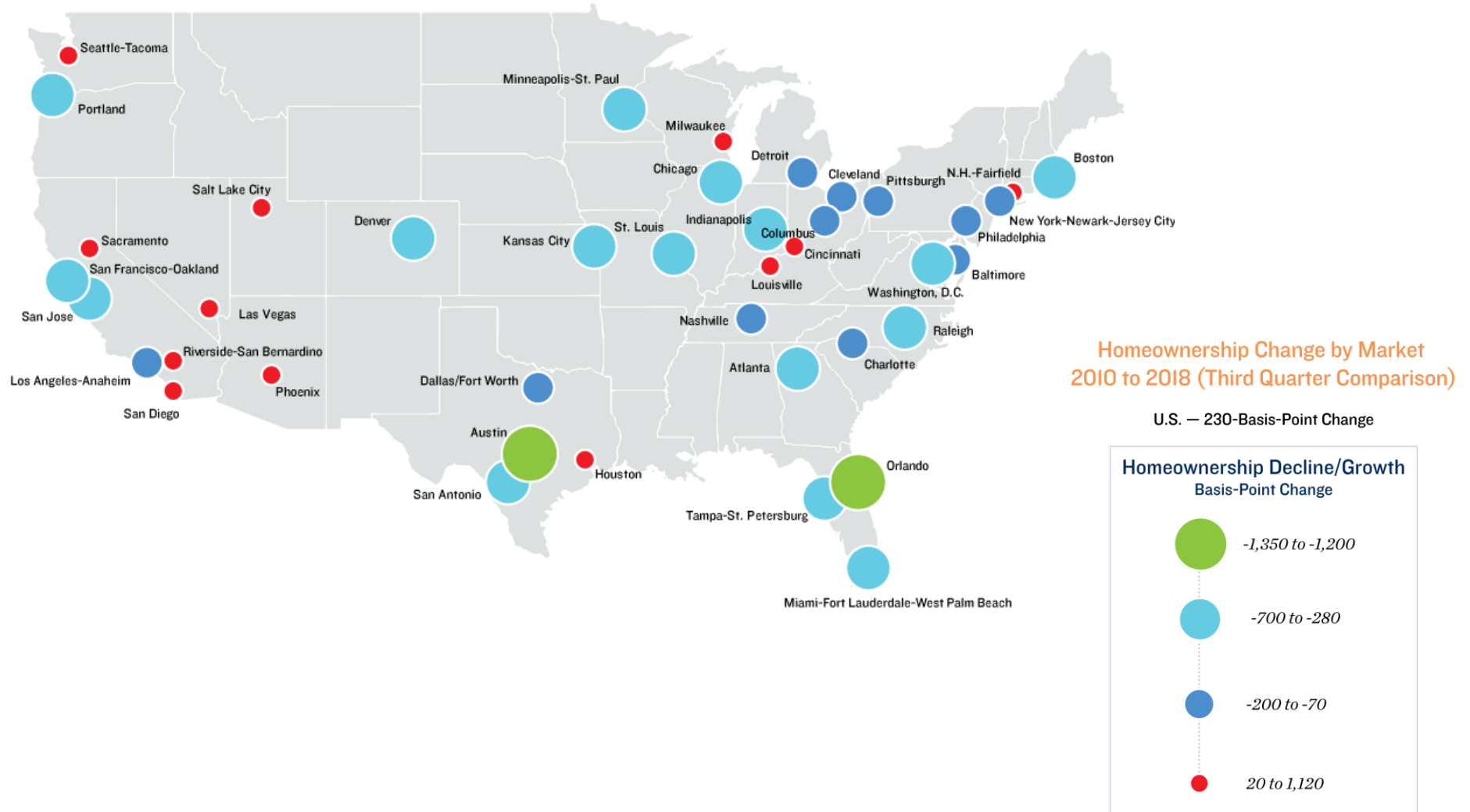
(Single-Family Completion + MF Completion and Existing Available Units)/New Household Formation



Sources: Marcus & Millichap Research Services; Moody's Analytics; RealPage, Inc.; U.S. Census

HISTORICAL HOMEOWNERSHIP TREND

Decline in Homeownership Underpins Lowering Apartment Vacancy Eight-Year Change 2010-2018



Sources: Marcus & Millichap Research Services; U.S. Census

HISTORICAL HOMEOWNERSHIP TREND

Top 10 Markets by Homeownership

Eight-Year Change 2010-2018

Lowest Homeownership	2018 3Q	2010 3Q-2018 3Q Apt. Vacancy Basis-Point Change
Los Angeles-Long Beach- Anaheim	47.3%	-180
New York-Newark-Jersey City	48.8%	-140
Austin	54.0%	-80
San Francisco-Oakland	54.1%	-40
San Jose	54.4%	-20
Orlando	55.4%	-430
Miami-Fort Lauderdale- West Palm Beach	57.0%	-100
Las Vegas	57.2%	-410
San Diego	59.3%	-200
Seattle-Tacoma	61.3%	-120
U.S.	64.4%	-220

Highest Homeownership	2018 3Q	2010 3Q-2018 3Q Apt. Vacancy Basis-Point Change
Detroit	74.2%	-430
New Haven-Milford	70.4%	0
Cleveland	69.5%	-130
Pittsburgh	69.5%	-150
Sacramento	69.5%	-230
Minneapolis-St. Paul	68.9%	-190
Philadelphia	68.5%	-140
St. Louis	68.3%	-120
Nashville	68.1%	-60
Phoenix	67.4%	-510

Sources: Marcus & Millichap Research Services; U.S. Census



Population

In 2018, the population in your selected geography is 36,681. The population has changed by -2.64% since 2000. It is estimated that the population in your area will be 36,683.00 five years from now, which represents a change of 0.01% from the current year. The current population is 49.21% male and 50.79% female. The median age of the population in your area is 36.97, compare this to the US average which is 37.95. The population density in your area is 11,673.93 people per square mile.



Households

There are currently 12,513 households in your selected geography. The number of households has changed by 5.28% since 2000. It is estimated that the number of households in your area will be 12,721 five years from now, which represents a change of 1.66% from the current year. The average household size in your area is 2.83 persons.



Income

In 2018, the median household income for your selected geography is \$62,388, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 65.63% since 2000. It is estimated that the median household income in your area will be \$73,657 five years from now, which represents a change of 18.06% from the current year.

The current year per capita income in your area is \$32,142, compare this to the US average, which is \$32,356. The current year average household income in your area is \$92,559, compare this to the US average which is \$84,609.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 51.28% White, 13.84% Black, 0.15% Native American and 7.22% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 49.43% of the current year population in your selected area. Compare this to the US average of 18.01%.



Housing

The median housing value in your area was \$582,582 in 2018, compare this to the US average of \$201,842. In 2000, there were 5,103 owner occupied housing units in your area and there were 6,782 renter occupied housing units in your area. The median rent at the time was \$617.



Employment

In 2018, there are 12,612 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 59.46% of employees are employed in white-collar occupations in this geography, and 41.40% are employed in blue-collar occupations. In 2018, unemployment in this area is 7.18%. In 2000, the average time traveled to work was 30.00 minutes.

