



As of Jun 30, 2018

Summary Report - All

Sub Market	# Prop	Including Distressed*		Excluding Distressed*		Overall		1 bedroom				2 bedroom				3 bedroom				4 bedroom							
		Units	Occ %	Units	Occ %	Rent	AvgMarket	Rent	AvgMarket	Rent	AvgMarket	Rent	AvgMarket	Rent	AvgMarket	Rent	AvgMarket	Rent	AvgMarket	Rent	AvgMarket	Rent	AvgMarket	Rent	AvgMarket	Rent	
Bartlett	16	3,756	94.78%	94.78%	\$0.80	979	\$783	\$781	\$0.91	738	\$674	\$675	\$0.77	1037	\$800	\$797	\$0.74	1319	\$980	\$977	\$0.00	0	\$0	\$0	\$0	\$0	\$0
Collierville/Germantown	12	2,683	97.73%	97.73%	\$1.08	1034	\$1112	\$1114	\$1.23	754	\$927	\$933	\$1.05	1106	\$1,159	\$1,159	\$0.97	1404	\$1,359	\$1,353	\$0.00	0	\$0	\$0	\$0	\$0	\$0
Cordova/Lakeland	13	4,238	96.77%	96.96%	\$0.88	1062	\$936	\$934	\$1.00	818	\$821	\$821	\$0.85	1127	\$957	\$956	\$0.82	1341	\$1,106	\$1,098	\$0.00	0	\$0	\$0	\$0	\$0	\$0
Downtown	29	4,556	91.53%	157	93.50%	\$1.13	900	\$1020	\$1020	\$1.24	738	\$912	\$912	\$1.08	1082	\$1,167	\$1,167	\$0.86	1282	\$1,098	\$1,098	\$0.00	0	\$0	\$0	\$0	\$0
East	14	2,517	96.27%	96.27%	\$0.82	1027	\$842	\$841	\$1.05	752	\$792	\$794	\$0.76	1096	\$836	\$833	\$0.70	1405	\$985	\$984	\$0.25	1650	\$409	\$409	\$409	\$409	\$409
Frayser	9	966	96.89%	96.89%	\$0.66	858	\$568	\$564	\$0.74	623	\$462	\$462	\$0.65	809	\$522	\$519	\$0.68	1062	\$719	\$709	\$0.58	1370	\$793	\$793	\$793	\$793	\$793
Jackson, TN	15	2,027	94.52%	94.92%	\$0.75	990	\$747	\$726	\$0.90	739	\$665	\$654	\$0.73	1018	\$740	\$716	\$0.70	1241	\$867	\$839	\$0.74	1333	\$991	\$991	\$991	\$991	\$991
Mid-town	14	1,514	94.39%	94.39%	\$1.03	819	\$846	\$849	\$1.22	645	\$786	\$791	\$0.96	947	\$910	\$913	\$0.71	1202	\$853	\$853	\$0.44	2000	\$885	\$885	\$885	\$885	\$885
North Mississippi	19	5,168	96.34%	96.34%	\$0.81	1022	\$824	\$819	\$0.91	816	\$741	\$736	\$0.79	1039	\$824	\$819	\$0.75	1257	\$939	\$939	\$0.00	0	\$0	\$0	\$0	\$0	\$0
Raleigh	10	1,755	92.65%	92.65%	\$0.66	963	\$639	\$621	\$0.78	715	\$560	\$558	\$0.66	962	\$632	\$606	\$0.62	1172	\$731	\$727	\$0.53	1818	\$959	\$959	\$959	\$959	\$959
Southeast	29	7,389	95.95%	95.95%	\$0.81	933	\$757	\$736	\$0.91	719	\$655	\$639	\$0.76	1054	\$799	\$777	\$0.80	1388	\$1,108	\$1,052	\$0.76	1238	\$942	\$942	\$942	\$942	\$942
Southwest	20	3,194	92.99%	96	94.71%	\$0.60	961	\$578	\$576	\$0.70	652	\$458	\$454	\$0.60	932	\$559	\$557	\$0.56	1272	\$717	\$715	\$0.56	1401	\$782	\$782	\$782	\$782
U of M Area	13	1,295	90.73%	90.73%	\$0.70	848	\$595	\$594	\$0.95	619	\$590	\$590	\$0.65	900	\$584	\$584	\$0.63	1134	\$709	\$706	\$0.00	0	\$0	\$0	\$0	\$0	\$0
Total	213	41,058	94.98%	253	95.38%	\$0.84	970	\$816	\$810	\$1.01	738	\$744	\$740	\$0.80	1034	\$826	\$818	\$0.75	1292	\$965	\$955	\$0.57	1425	\$815	\$815	\$815	\$815

Properties Reporting: 213
 Total Units Reporting: 41,058
 Occupancy including distressed properties: 94.98%
 Occupancy excluding distressed properties: 95.38%
 Average Market Rent: \$816
 Average Net Rent: \$810
 Average Unit Size: 970
 Market Rent per Sq. Foot: \$0.84
 Effective Rent per Sq. Foot: \$0.84

*Distressed assets are defined as properties with unusually low occupancy (less than 65% occupancy).



<http://www.woodyardrealty.com/>



http://mendelsonlawgroup.com/our_practice_areas2.html



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