

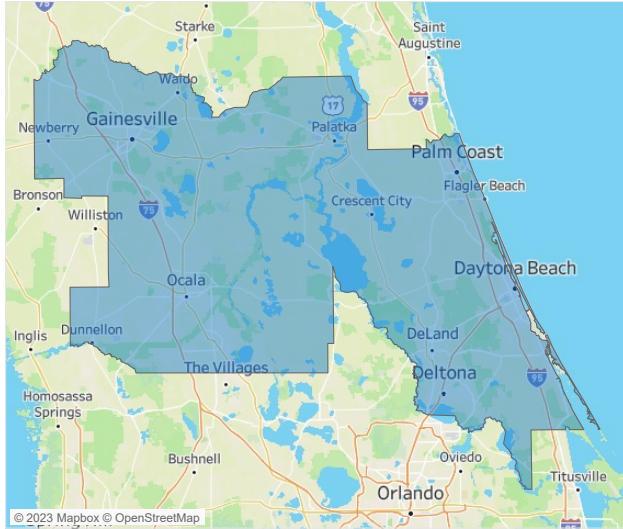


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■ North Central Florida ■ National

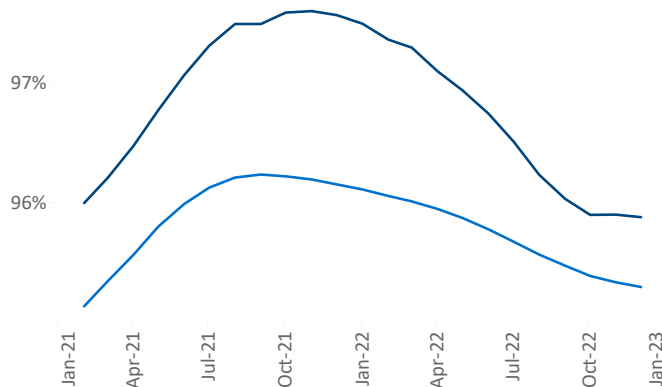
North Central Florida is the **66th** largest multifamily market with **56,640** completed units and **29,640** units in development, **3,779** of which have already broken ground.

New lease asking **rents** are at **\$1,473**, up **7.7% ▲** from the previous year placing North Central Florida at **44th** overall in year-over-year rent growth.

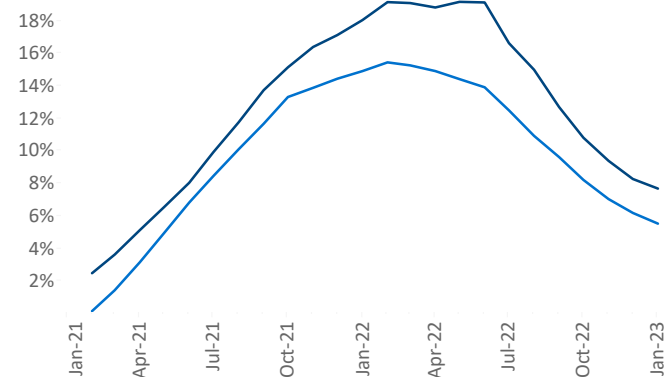
Multifamily housing **demand** has been positive with **923 ▲** net units absorbed over the past twelve months. This is down **-2,063 ▼** units from the previous year's gain of **2,986 ▲** absorbed units.

Employment in North Central Florida has grown by **4.0% ▲** over the past 12 months, while hourly wages have risen by **0.7% ▲** YoY to **\$26.42** according to the *Bureau of Labor Statistics*.

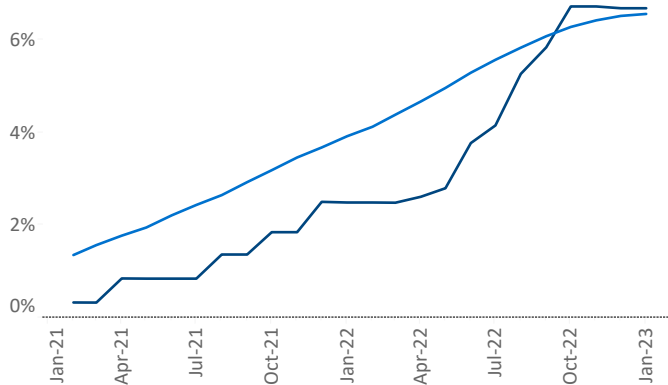
Occupancy



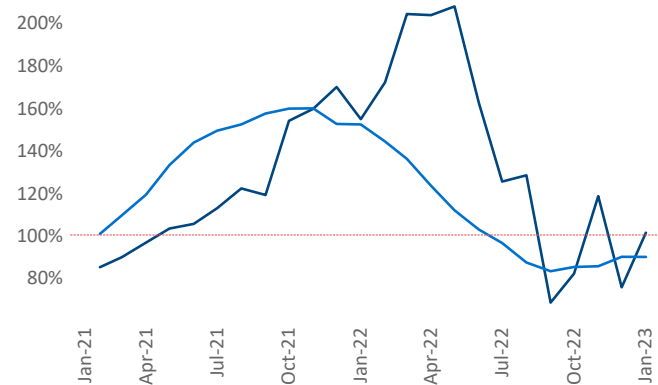
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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