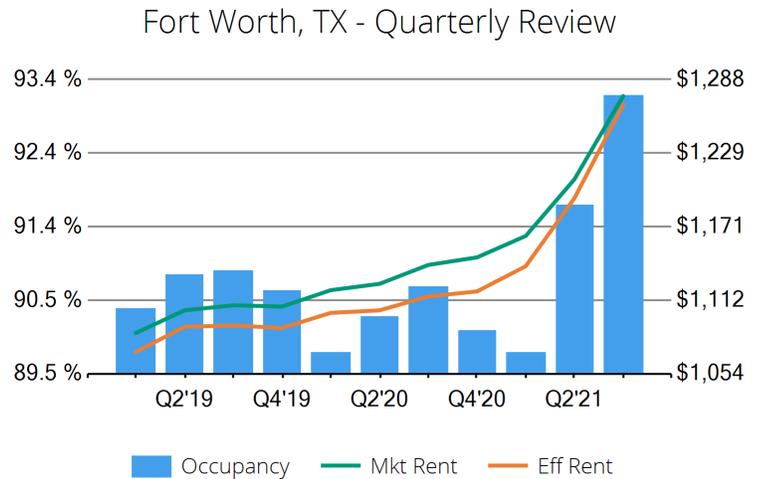


Fort Worth, TX - Quarterly Review

Q3 2021

General Overview

Conventional Properties	End of Sep 2021	Qtr Chg
Occupancy	93.2	+1.6%
Unit Change	1,776	
Units Absorbed (Quarter)	4,502	
Average Size (SF)	856	0%
Asking Rent	\$1,274	+5.6%
Asking Rent per SF	\$1.49	+5.6%
Effective Rent	\$1,267	+6.2%
Effective Rent per SF	\$1.48	+6.2%
% Offering Concessions	12%	-42.8%
Avg. Concession Package	4.3%	-18.7%



Market Breakdown

Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent		Rent Concessions	
						Mkt	Eff	Props Offering	Avg Package
Conventional	78%	1,029	196,528	93.2%	856	\$1,274	\$1,267	11.5%	4.3%
Affordable	12%	191	31,515	91.8%	938	\$979	\$973	6.2%	6.3%
Senior Living	7%	141	16,699	77.1%	853	\$1,534	\$1,523	8.8%	6.9%
Student Housing	3%	48	8,190	88.4%	991	\$1,857	\$1,837	20.5%	4.6%
Totals		1,409	252,932						

Submarket Top Performers

Occupancy Change - Q3 2021	Qtr Chg	Effective Rent Gains - Q3 2021	Qtr Chg
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Submarket Bottom Performers

Occupancy Change - Q3 2021	Qtr Chg	Effective Rent Gains - Q3 2021	Qtr Chg
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**Submarket performance based on conventional properties only.