

Market Line - SAN ANTONIO

SAN ANTONIO OVERVIEW

Occupancy: 89.6%
 Price: 923 \$/mo
 Rental Rate: 108.7 c/sf/mo
 Size: 849 sf

Past 12 Months:
 0.7% Rental Rate growth
 4,893 units absorbed

Operating Supply:
 882 communities
 186,457 units

Recently Opened (12 mo):
 31 communities
 7,747 units

Under Construction:
 24 communities
 6,242 units

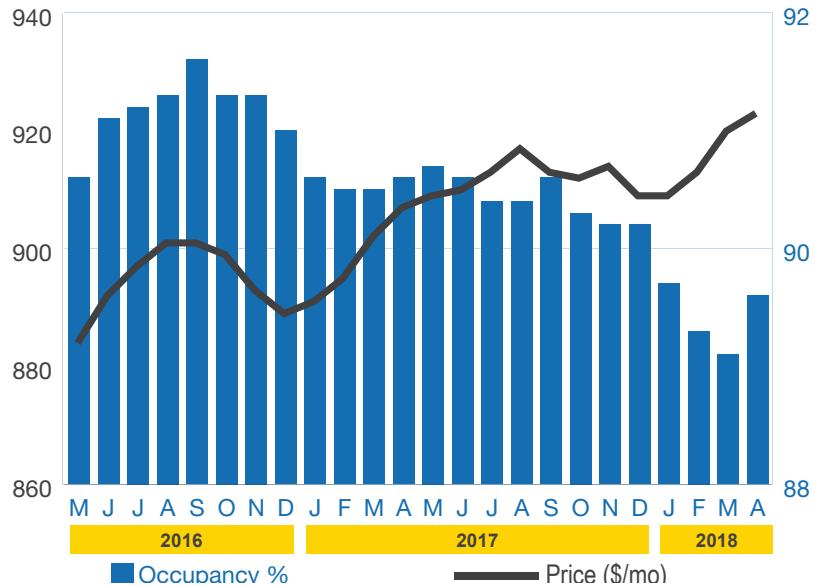
Proposed Construction:
 27 communities
 7,875 units

The box on the left displays a **snapshot** of the current market conditions.

The graph on the right displays the overall **occupancy** and effective **rental prices** over the past 24 months. These statistics are derived from a continuous survey of all apartment communities. Effective rental prices are calculated net of concessions and utility adjustments.

The table below lists the 5 **hottest submarkets** in the Greater San Antonio area. There are a total of 15 submarkets, and the ranking is based on the best combination of rental rate growth and absorption over the past 3 months.

History of Effective Price & Occupancy



The table below distributes and analyzes **concessions** (specials) by classification. Concessions generally are represented by three types of specials: move-in, months free, or floorplan. ApartmentData.com captures the effect of these specials and prorates them over a lease term to arrive at a percentage reduction in market or street rents.

HOTTEST SUBMARKETS Over The Past 3 Months

Rank	Submarket	Annualized Growth %	% of Mkt Absorbed
1	Hwy 151/ SeaWorld	7.8%	1.4%
2	Medical Center/ USAA/ Leon Valley	12.4%	1.0%
3	Windcrest/ Universal City	5.6%	1.5%
4	Brooks AFB/ I-10E	6.5%	1.4%
5	Port San Antonio/ I-35S	2.8%	2.5%

CONCESSIONS

Class	Total Units w/ Concessions	% of Total Units	Citywide Effect	Average Special
ALL	78,978	42%	-2.5%	-5.6%
A	26,990	53%	-3.6%	-6.7%
B	27,267	43%	-2.1%	-4.8%
C	21,512	41%	-2.0%	-4.7%
D	3,209	16%	-0.9%	-5.0%

Other Texas Markets

HOUSTON

Occupancy: 89.8%
 Price: 1,024 \$/mo
 Rental Rate: 116.1 c/sf/mo
 Size: 882 sf

Past 12 Months:
 5.3% Rental Rate growth
 14,699 units absorbed

Operating Supply:
 2,739 communities
 642,747 units

DALLAS/FT WORTH

Occupancy: 91.4%
 Price: 1,087 \$/mo
 Rental Rate: 124.5 c/sf/mo
 Size: 873 sf

Past 12 Months:
 1.8% Rental Rate growth
 16,525 units absorbed

Operating Supply:
 3,008 communities
 701,188 units

AUSTIN

Occupancy: 90.4%
 Price: 1,189 \$/mo
 Rental Rate: 136.2 c/sf/mo
 Size: 873 sf

Past 12 Months:
 -1.1% Rental Rate growth
 7,957 units absorbed

Operating Supply:
 947 communities
 219,181 units

ApartmentData.com has been providing apartment data and marketing products since 1986. We provide real time access for property specific information, market surveys and historic submarket data for over 3 million apartment units in AZ, GA, NC, TN, and TX.



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