

Market Line - SAN ANTONIO

SAN ANTONIO OVERVIEW

Occupancy: 90.6%
 Price: 907 \$/mo
 Rental Rate: 107.1 c/sf/mo
 Size: 847 sf

Past 12 Months:
 1.3% Rental Rate growth
 5,338 units absorbed

Operating Supply:
 849 communities
 178,420 units

Recently Opened (12 mo):
 22 communities
 6,088 units

Under Construction:
 29 communities
 6,913 units

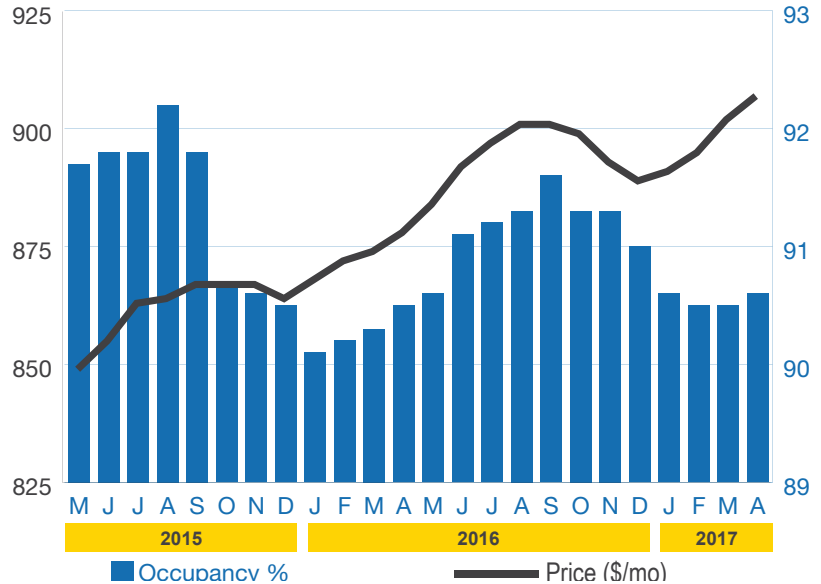
Proposed Construction:
 18 communities
 4,701 units

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	Brooks AFB/ I-10E	11.4%	1.9%
2	Leon Springs/ Boerne/ Kerrville	11.1%	1.8%
3	Port San Antonio/ I-35S	7.2%	2.3%
4	Hwy 151/ SeaWorld	8.0%	1.6%
5	Blanco Rd/ West Ave	15.0%	0.7%

CONCESSIONS

Class	Total Units w/ Concessions	% of Total Units	Citywide Effect	Average Special
ALL	69,914	39%	-2.3%	-5.4%
A	24,962	51%	-3.6%	-7.2%
B	25,673	43%	-1.6%	-3.7%
C	16,239	32%	-1.4%	-4.5%
D	3,040	16%	-1.0%	-5.6%

Other Texas Markets

HOUSTON

Occupancy: 88.4%
 Price: 976 \$/mo
 Rental Rate: 110.7 c/sf/mo
 Size: 882 sf

Past 12 Months:
 -1.4% Rental Rate growth
 8,275 units absorbed

Operating Supply:
 2,709 communities
 634,341 units

DALLAS/FT WORTH

Occupancy: 92.2%
 Price: 1,050 \$/mo
 Rental Rate: 120.7 c/sf/mo
 Size: 870 sf

Past 12 Months:
 3.2% Rental Rate growth
 13,433 units absorbed

Operating Supply:
 2,910 communities
 675,368 units

AUSTIN

Occupancy: 91.3%
 Price: 1,178 \$/mo
 Rental Rate: 135.1 c/sf/mo
 Size: 872 sf

Past 12 Months:
 -0.6% Rental Rate growth
 7,850 units absorbed

Operating Supply:
 903 communities
 208,155 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 2.1 million apartment units in Texas and Georgia.



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