

AUSTIN APARTMENT MARKET WATCH

JUNE 2016

Recent Apartment Sales

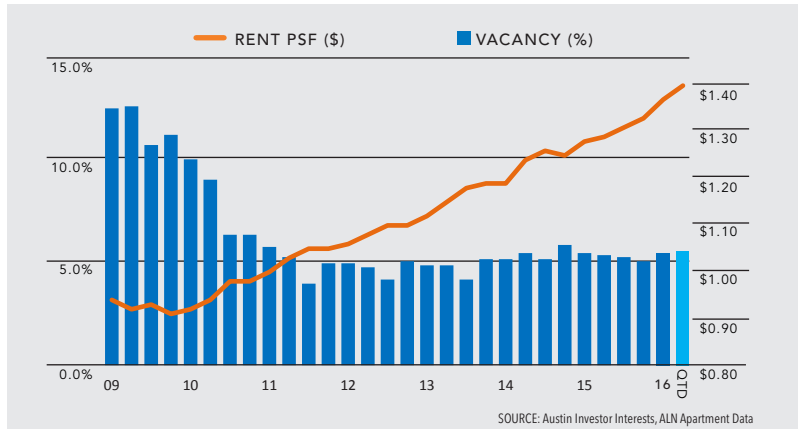
- Pflugerville :: 1825 Place Apartments**
 361 Units at 15835 Foothill Farms Loop
 Buyer: Castle Lanterra Equity
 Seller: Roscoe Properties
- Round Rock :: Melograno at Teravista**
 320 Units at 401 Teravista Parkway
 Buyer: Bascom Group
 Seller: KKR
- South :: The Oslo Apartments**
 176 Units at 6808 South IH-35
 Buyer: Austin Affordable Housing Corp
 Seller: Shoreline Mortgage
- North :: Meridian Apartments**
 200 Units at 1930 West Rundberg Lane
 Buyer: Firmus Equity Partners JV
 Seller: Nexpoint Trust JV Highland Capital

Monthly Apartment Statistics

AUSTIN MSA	APRIL 2016	ANNUAL CHANGE (%)
Occupancy	94.6%	3.2%
Units Added	8,053	N/A
Units Absorbed (Annual)	5,319	N/A
Average Size (SF)	855	0.1%
Average Asking Rent (Unit)	\$1,193	6.5%
Average Asking Rent PSF	\$1.39	6.4%
Average Effective Rent (Unit)	\$1,181	6.3%
Average Effective Rent PSF	\$1.38	6.2%
% Offering Concessions	14%	9.2%
Average Concession Package	5.6	5.7%

SOURCE: ALN Apartment Data

APARTMENT STATISTICS :: VACANCY & RENTAL RATE



SOURCE: Austin Investor Interests, ALN Apartment Data

Q1 2016 :: Apartment Statistics By Submarket

SUBMARKET	UNITS	OCCUPANCY	CLASS A RENT PSF	CLASS B RENT PSF	CLASS C RENT PSF	AVE RENT PSF
Bastrop (BAS)	734	96.9%	\$1.16	\$1.08	\$0.80	\$1.00
Central (C)	5,218	94.2%	\$1.86	\$1.90	\$1.59	\$1.78
CBD	3,538	90.5%	\$2.61	\$2.19	\$1.64	\$2.55
Cedar Park/Leander (CP/L)	7,232	93.5%	\$1.33	\$1.16	\$1.07	\$1.25
East (E)	506	93.7%	-	-	\$1.14	\$1.14
East Central (EC)	3,017	91.4%	\$1.86	-	\$1.67	\$1.83
Hays (Hays)	1,703	94.3%	\$1.26	-	-	\$1.26
North (N)	20,686	95.9%	\$1.26	\$1.26	\$1.22	\$1.24
North Central (NC)	6,351	90.9%	\$1.75	\$1.40	\$1.30	\$1.54
Northeast (NE)	11,068	96.5%	\$1.23	\$1.20	\$1.16	\$1.21
Northeast Central (NEC)	4,174	96.6%	-	-	\$1.16	\$1.16
Northwest (NW)	27,150	94.8%	\$1.33	\$1.25	\$1.24	\$1.26
Northwest Central (NWC)	5,133	94.6%	-	\$1.39	\$1.31	\$1.33
Round Rock (RR)	10,268	96.3%	\$1.19	\$1.16	\$1.16	\$1.17
South (S)	12,832	92.4%	\$1.34	\$1.27	\$1.35	\$1.31
South Central (SC)	11,559	93.3%	\$2.03	\$1.70	\$1.53	\$1.74
Southeast (SE)	3,170	95.6%	\$1.27	\$1.29	\$1.23	\$1.26
Southeast Central (SEC)	11,588	92.6%	\$1.19	\$1.30	\$1.24	\$1.36
San Marcos (SM)	5,829	94.7%	\$1.26	\$1.24	\$1.11	\$1.19
Southwest (SW)	6,768	92.5%	\$1.41	\$1.37	\$1.24	\$1.38
UT (UT)	1,254	87.0%	\$1.98	\$1.85	\$1.81	\$1.90
West (W)	4,148	89.7%	\$1.42	\$1.34	\$1.57	\$1.38
Williamson (WMS)	3,381	93.7%	\$1.23	\$1.10	\$1.24	\$1.20
TRAVIS COUNTY ONLY	128,445	94.0%	\$1.67	\$1.33	\$1.30	\$1.41
AUSTIN MSA (TOTAL)	167,307	94.1%	\$1.55	\$1.29	\$1.28	\$1.36

SOURCE: Austin Investor Interests

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Apartment Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q1 2016	AUSTIN QUARTER TO DATE	U.S. TRAILING 12 MO.	U.S. Q1 2016
Volume (\$ Mil)	\$3,012.7	\$1,004.7	\$491.6	\$155,958.5	\$39,051.9
No. of Properties	110	28	12	8,103	1,925
Total Units	24,905	7,448	2,569	1,200,247	289,655
Average Price/Unit	\$125,031	\$134,010	\$167,308	\$138,172	\$144,977
Average Cap Rate (Yield)	5.4%	5.3%	N/A	5.9%	5.6%

SOURCE: Real Capital Analytics

About Transwestern

Transwestern is a privately held, SSAE 16 compliant commercial real estate firm specializing in agency leasing, property and facilities management, tenant advisory, capital markets, research and sustainability. The fully integrated global enterprise leverages competencies in office, industrial, retail, multifamily and healthcare properties to add value for investors, owners and occupiers of real estate. As a member of the Transwestern family of companies, the firm capitalizes on market insights and operational expertise of independent affiliates specializing in development, real estate investment management and research. Transwestern has 34 U.S. offices and assists clients through more than 181 offices in 40 countries as part of a strategic alliance with Paris-based BNP Paribas Real Estate. For more information, please visit transwestern.com/austin and follow us on Twitter: @TranswesternATX.

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METHODOLOGY

The statistics included in this report are the result of a compilation of information on apartment properties containing 50 or more units located in the Austin metropolitan area. Unless otherwise stated, the statistics in this report are monthly, meaning they reflect a 'snapshot in time' and are not cumulative.



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