

PHILADELPHIA, PA

1Q22 REPORT CARD

Effective Rent

\$1,642

UP 1.5% YTD



TRAILING

6.1%
2022 FORECAST

Occupancy

98.3%

UP 20 BPS YTD



EXCEEDING

-20 BPS
2022 FORECAST

Deliveries

1,032 UNITS

YTD



TRAILING

8,209
2022 FORECAST

Absorption

1,730 UNITS

YTD



TRAILING

7,098
2022 FORECAST

Employment

0.4%

CHANGE YTD



EXCEEDING

2.2%
2022 FORECAST

Cap Rate

5.1%

UNCHANGED YTD



ON PACE WITH

0 BPS
2022 FORECAST

Sources: RealPage; Moody's Analytics; Real Capital Analytics; CoStar Group

© 2022 Berkadia Real Estate Advisors LLC

Berkadia® is a trademark of Berkadia Proprietary Holding LLC

Commercial mortgage loan origination and servicing businesses are conducted exclusively by Berkadia Commercial Mortgage LLC and Berkadia Commercial Mortgage Inc. This website is not intended to solicit commercial mortgage loan brokerage business in Nevada. Investment sales and real estate brokerage businesses are conducted exclusively by Berkadia Real Estate Advisors LLC and Berkadia Real Estate Advisors Inc. For state licensing details for the above entities, visit: www.berkadia.com/legal/licensing

The information contained in this flyer has been obtained from sources we believe to be reliable; however, we have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. While we do not doubt its accuracy, we have not verified it and neither we, nor the Owner, make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not necessarily represent past, current or future performance of the property. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

BERKADIA®