

## MARKET AT A GLANCE



### OCCUPANCY RATE

93.6%

Up 30 bps since 1Q19



### EFFECTIVE RENT

\$1,224

Up 2.5% since 1Q19



### DELIVERIES

814

Units YTD

## MARKET IMPACT ANALYSIS

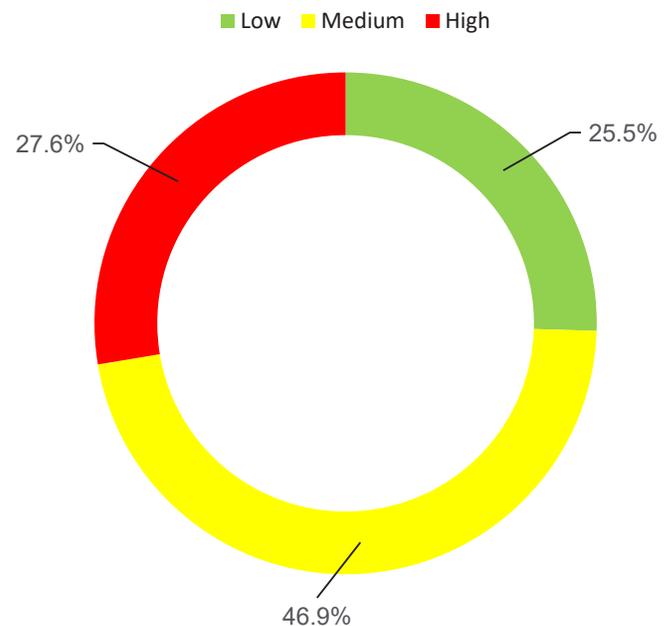
### SPREAD OF COVID-19 DISRUPTING MANUFACTURING PRODUCTION

A stay-at-home ordinance was approved in the city of Charleston March 24 to reduce the spread of the virus. The COVID-19 pandemic has sidelined key parts of the local economy. Charleston's high-profile manufacturers, including Volvo Cars, Mercedes-Benz Vans, and Boeing, decided to halt production, impacting 10,000 local factory workers and supply-chain vendors. As of April 22, Volvo plans to restart its \$1 billion manufacturing campus in Ridgville, which has been idled since March 26. The Mercedes-Benz Sprinter plant in Ladson has also been severely affected, temporarily pausing the production of 20,000 cargo vans for Amazon's delivery service. J.D. Power believes vehicle sales for the rest of 2020 and overall recovery will be heavily influenced by when auto manufacturers' resume production, consumer purchase incentives, and the speed of government stimulus funds. In related news, Boeing shuttered indefinitely 787 Dreamliner operations on April 8. Boeing's North Charleston facility, Charleston's largest private employer, allowed those whose work permits to telecommute all others received 10 days of paid leave. Boeing on April 2 offered voluntary separation packages, in hope layoffs and other cutbacks stabilize the company so it can quickly resume full-scale production once the economy reopens. To alleviate the negative impact COVID-19 may have on institutions and individuals, the South Carolina Supreme Court halted evictions until May 1.

### INDUSTRY COMPOSITION

Risk Level	% of Market	National Avg
<b>LOW</b>		
Agriculture, forestry, fishing, & hunting	0.2%	1.1%
Finance & insurance	2.7%	4.7%
Health care & social assistance	12.3%	16.0%
Information	1.7%	2.2%
Transportation & warehousing	5.0%	4.4%
Utilities	0.4%	0.4%
Wholesale trade	3.2%	4.7%
<b>Total</b>	<b>25.5%</b>	<b>33.4%</b>
<b>MEDIUM</b>		
Administrative & waste services	8.4%	7.4%
Educational services	1.4%	2.3%
Manufacturing	10.4%	10.1%
Mining, quarrying, & oil & gas extraction	0.0%	0.5%
Other services, except public administration	3.4%	3.6%
Professional & technical services	8.7%	7.5%
Retail trade	14.5%	12.2%
<b>Total</b>	<b>46.9%</b>	<b>43.6%</b>
<b>HIGH</b>		
Accommodation & food services	15.5%	11.1%
Arts, entertainment, & recreation	1.8%	1.9%
Construction	7.1%	6.1%
Management of companies & enterprises	0.9%	1.9%
Real estate & rental & leasing	2.4%	1.8%
Unclassified	0.0%	0.1%
<b>Total</b>	<b>27.6%</b>	<b>23.0%</b>

### JOBS EXPOSURE



Analysis based on RealPage Market Analytics' first quarter 2020 data, which sources more than 3 million units across more than 400 U.S. markets in real time. Data may be revised in future publications as additional information becomes available after the initial release. Risk level based on the percentage of essential vs. nonessential jobs for that sector, along with work-from-home opportunity and impacted revenue.



**CORPORATE HEADQUARTERS**

521 Fifth Avenue  
20th Floor  
New York, NY 10175  
(646) 600-7800 | Fax: (646) 600-7838  
[www.Berkadia.com](http://www.Berkadia.com)

a Berkshire Hathaway and Jefferies Financial Group company

**Document sources:** Axiometrics; Berkadia Research; Federal Reserve Bank of St. Louis; Moody's

© 2020 Berkadia Proprietary Holding LLC

Berkadia® is a trademark of Berkadia Proprietary Holding LLC.  
Axiometrics® is a trademark of Axiometrics Inc.

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.aspx](http://www.berkadia.com/legal/licensing.aspx)