

MARKET AT A GLANCE



OCCUPANCY RATE

95.0%

Up 50 bps since 1Q19



EFFECTIVE RENT

\$1,546

Up 2.1% since 1Q19



DELIVERIES

2,716

Units YTD

MULTIFAMILY TRENDS

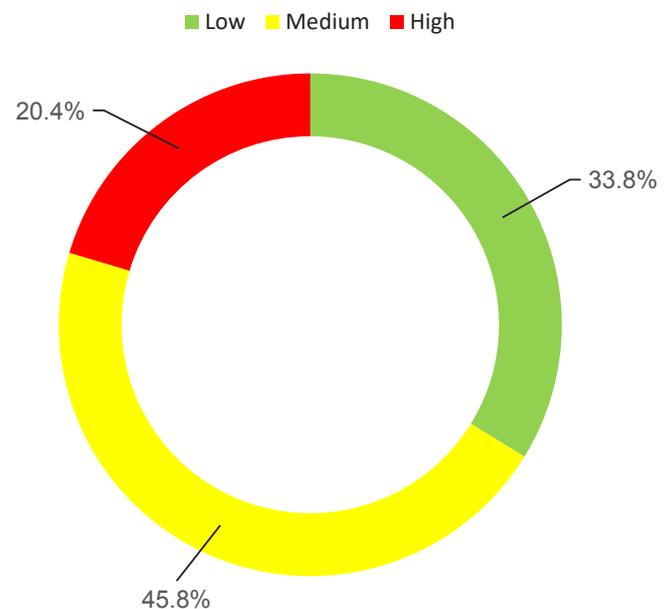
ECONOMIC STANDSTILL INCREASES STRESS ON RENTERS WITH REDUCED WAGES

As the state of Illinois approaches its estimated peak of COVID-19 virus cases, the Greater Chicago metropolitan area settles into its second month of stay-at-home orders, a principled effort to slowdown the health crisis. Chicago's vacant city streets and unusually quiet lakefront are the result of halted economic activity that is estimated to bring a shock to both the metro area's labor market as well as apartment supply and demand. The push for residents to stay indoors has impacted employment across all sectors, but the largest setbacks are being seen in the construction and hospitality industries. Luckily, Chicago's broad-based economy has permitted many residents to adopt a work-from-home functionality, which has kept many companies from shedding their workforces. Measures to aid renters with reduced wages have primarily become the responsibility of property owners due to the Rent Control Preemption Act, a state law that prohibits the control of rent charges for leasing a residential property. Despite this, owners of multifamily buildings are taking advantage of the 90-day grace period for mortgage payments instated by Fannie Mae and Freddie Mac. Additionally, an executive order has postponed eviction court cases for the time being. Combatting the health crisis is the top priority for local officials, but the total economic fallout from the virus is still unfolding and its long-term effects will depend on how quickly business activity can resume.

INDUSTRY COMPOSITION

Risk Level	% of Market	National Avg
LOW		
Agriculture, forestry, fishing, & hunting	0.1%	1.1%
Finance & insurance	5.6%	4.7%
Health care & social assistance	14.7%	16.0%
Information	1.8%	2.2%
Transportation & warehousing	5.6%	4.4%
Utilities	0.3%	0.4%
Wholesale trade	5.6%	4.7%
Total	33.8%	33.4%
MEDIUM		
Administrative & waste services	9.2%	7.4%
Educational services	3.1%	2.3%
Manufacturing	10.3%	10.1%
Mining, quarrying, & oil & gas extraction	0.0%	0.5%
Other services, except public administration	3.9%	3.6%
Professional & technical services	8.6%	7.5%
Retail trade	10.7%	12.2%
Total	45.8%	43.6%
HIGH		
Accommodation & food services	10.2%	11.1%
Arts, entertainment, & recreation	2.1%	1.9%
Construction	4.5%	6.1%
Management of companies & enterprises	1.8%	1.9%
Real estate & rental & leasing	1.7%	1.8%
Unclassified	0.0%	0.1%
Total	20.4%	23.0%

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.



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