

### MARKET AT A GLANCE



#### OCCUPANCY RATE

91.5%

Up 70 bps since 1Q19



#### EFFECTIVE RENT

\$1,174

Up 4.6% since 1Q19



#### DELIVERIES

1,806

Units YTD

### MARKET IMPACT ANALYSIS

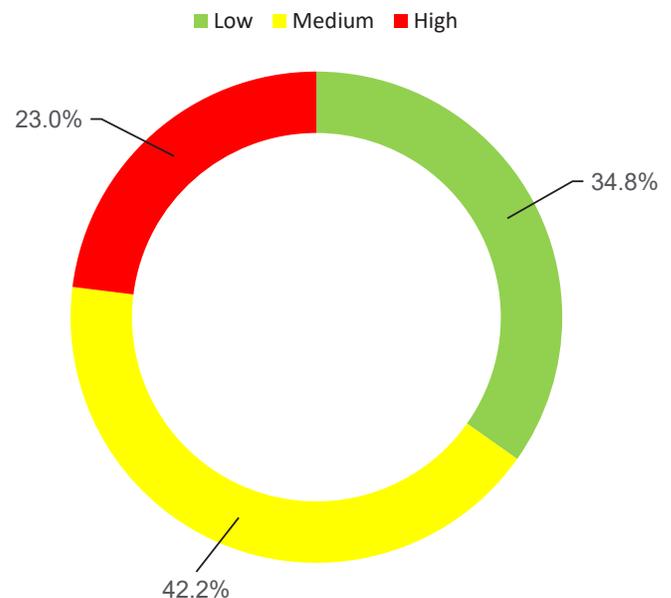
## BROAD-BASED ECONOMY HAMPERED BY LAYOFFS IN KEY SECTORS

While the Dallas-Fort Worth economy is among the healthiest in the U.S., travel restrictions and stay-at-home orders are stressing the local travel and health care industries. American Airlines and Southwest Airlines, both headquartered in the Metroplex, have dramatically cut flights. While the recent \$50 billion federal bailout package for airlines forbids layoffs and pay rate reductions through September 2020, it has not prevented the airlines from reducing the hours their employees work. The bailout also does not protect airlines' contract employees. To date, those employed directly by Dallas/Fort Worth International Airport and Dallas Love Field Airport have retained their positions, but they comprise a small portion of total airport workers. Additionally, most of the 410,500 workers in the local leisure and hospitality industry are idle. Planners at numerous, major mixed-use projects not yet under construction will revisit the wisdom of moving forward with developments that incorporate a large hotel. In the health care industry, many patients wanting to avoid unnecessary exposure to COVID-19 are avoiding doctors' offices for routine visits. Consequently, some health care personnel not directly dealing with the pandemic are facing furloughs and layoffs. However, the broad-based Metroplex economy will continue to draw talented workers from less fortunate parts of the U.S. over the long term, reviving business activity and further driving apartment demand and new multifamily construction.

### INDUSTRY COMPOSITION

Risk Level	% of Market	National Avg
<b>LOW</b>		
Agriculture, forestry, fishing, & hunting	0.1%	1.1%
Finance & insurance	7.0%	4.7%
Health care & social assistance	12.2%	16.0%
Information	2.4%	2.2%
Mining, quarrying, & oil & gas extraction	0.6%	0.5%
Transportation & warehousing	6.3%	4.4%
Utilities	0.3%	0.4%
Wholesale trade	5.9%	4.7%
<b>Total</b>	<b>34.8%</b>	<b>33.9%</b>
<b>MEDIUM</b>		
Administrative & waste services	8.8%	7.4%
Educational services	1.7%	2.3%
Manufacturing	9.0%	10.1%
Other services, except public administration	3.0%	3.6%
Professional & technical services	8.3%	7.5%
Retail trade	11.4%	12.2%
<b>Total</b>	<b>42.2%</b>	<b>43.1%</b>
<b>HIGH</b>		
Accommodation & food services	10.8%	11.1%
Arts, entertainment, & recreation	1.6%	1.9%
Construction	6.3%	6.1%
Management of companies & enterprises	1.9%	1.9%
Real estate & rental & leasing	2.4%	1.8%
Unclassified	0.1%	0.1%
<b>Total</b>	<b>23.0%</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)