

MARKET AT A GLANCE



OCCUPANCY RATE

95.9%

Down **60 bps** since 1Q19



EFFECTIVE RENT

\$1,260

Up **1.8%** since 1Q19



DELIVERIES

323

Units YTD

MARKET IMPACT ANALYSIS

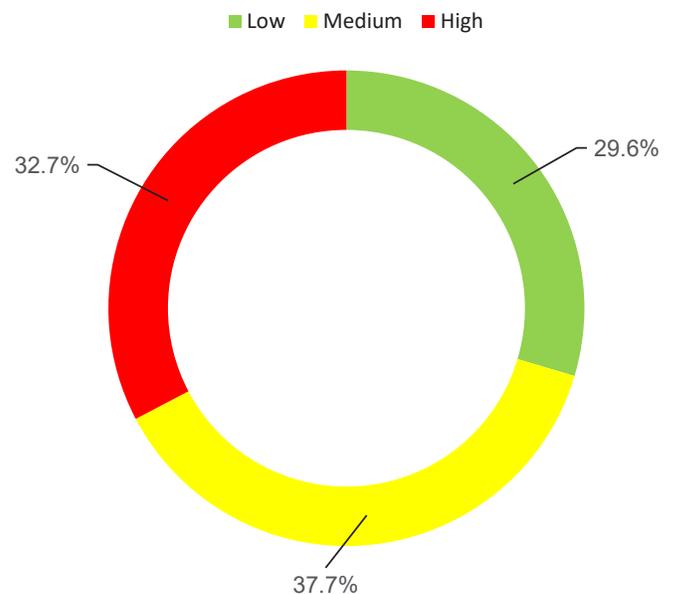
TOURISM JOBS IN RENO VULNERABLE AS GAMING INDUSTRY STRUGGLES

Reno's tourism-driven economy is facing major challenges amid COVID-19. Half of the metro's largest employers, all casinos or gaming tech firms, are closed indefinitely or are in the process of cutting pay and furloughing employees. To make matters more dire, most casinos are currently unable to benefit from Small Business Association (SBA) resources approved by Congress due to provisions that exclude companies that make over 50% of their revenue from gaming. These provisions will continue to limit casinos from accessing SBA relief funds until the U.S. Department of Treasury is able to amend their guidelines, ultimately affecting the ability of employees in the gaming industry to pay their rents. Despite major hurdles for the metro's largest job sectors, the construction industry has remained active. Several high-profile projects, like the Reno Public Market and the Virginia Street Project in Midtown Reno, continue with workers taking advanced safety precautions. The latest data released by the Washoe County Health District represents another glimmer of hope. According to statistical models developed at the Los Alamos National Laboratory, operated by the U.S. Department of Energy, local officials believe there is an 80% chance that the peak of the virus has already passed in Reno. Additionally, the metro may soon have expanded access to antibody testing, a resource that would help city and county leaders to determine when it makes the most sense to re-open the economy.

INDUSTRY COMPOSITION

Risk Level	% of Market	National Avg
LOW		
Agriculture, forestry, fishing, & hunting	0.3%	1.1%
Finance & insurance	2.8%	4.7%
Health care & social assistance	12.5%	16.0%
Information	1.4%	2.2%
Transportation & warehousing	7.6%	4.4%
Utilities	0.2%	0.4%
Wholesale trade	4.9%	4.7%
Total	29.6%	33.4%
MEDIUM		
Administrative & waste services	8.5%	7.4%
Educational services	1.1%	2.3%
Manufacturing	7.1%	10.1%
Mining, quarrying, & oil & gas extraction	0.1%	0.5%
Other services, except public administration	3.0%	3.6%
Professional & technical services	5.7%	7.5%
Retail trade	12.1%	12.2%
Total	37.7%	43.6%
HIGH		
Accommodation & food services	16.5%	11.1%
Arts, entertainment, & recreation	3.2%	1.9%
Construction	9.0%	6.1%
Management of companies & enterprises	1.5%	1.9%
Real estate & rental & leasing	2.3%	1.8%
Unclassified	0.2%	0.1%
Total	32.7%	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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