



MARKET AT A GLANCE



OCCUPANCY RATE **94.9%**
Up **30 bps** since 1Q20



EFFECTIVE RENT **\$918**
Up **4.3%** since 1Q20

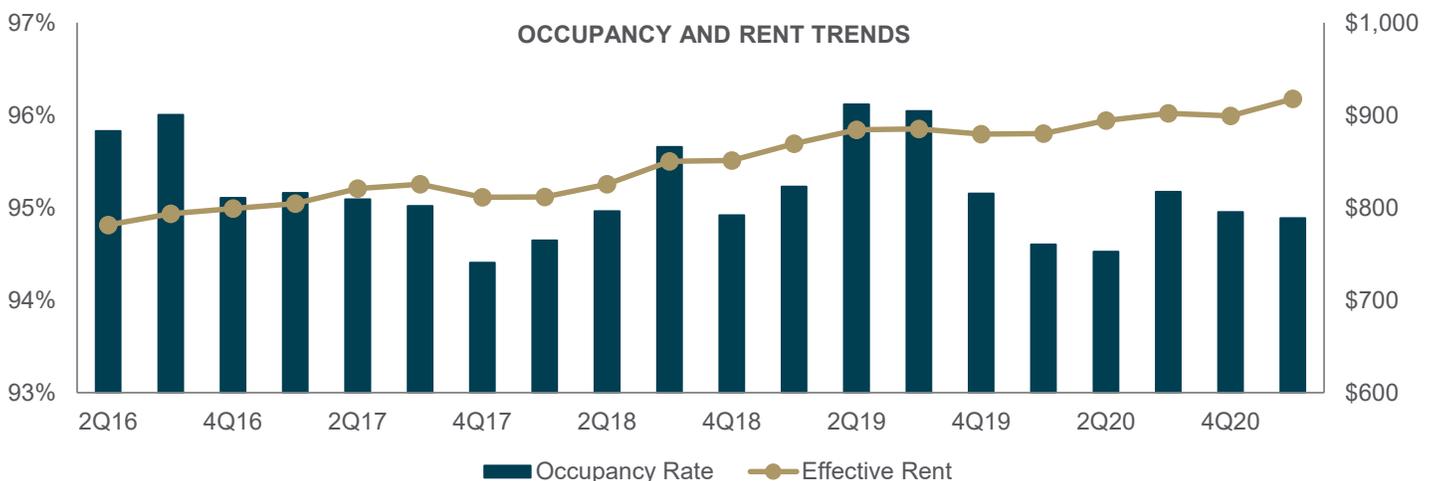


TOTAL INVENTORY **91,648**

OCCUPANCY AND RENT TRENDS

MANUFACTURING EMPLOYMENT MAKES FULL RECOVERY IN METRO LOUISVILLE

A surge in e-commerce consumption amid restrictive COVID-19 lockdown procedures favored robust logistics and manufacturing hiring activity in the Louisville metropolitan area, both of which became the first employment sectors to exceed pre-quarantine levels by March 2021. While many residents brought their offices home, a new wave of production workers moved their operations into one of the many industrial sites built in the last year. Approximately 5.3 million square feet of industrial space was brought to inventory in 2020 and another 3.8 million square feet is currently in development. Alongside strong occupancy in the industrial sector, leasing activity in Louisville's multifamily market also benefitted from accelerated job creation. During the 12-month period ending March 2021, nearly 2,200 net leases were signed, bringing the metro's occupancy rate to its five-year market average of 94.9%. Limited annual in-migration and a 1.0% jump in Class A occupancy indicates renter demand was pooled largely from existing metro residents looking to accommodate flexible living space in amenity-rich areas. Meanwhile, effective rent surpassed its five-year market average and grew 4.3% annually to \$918 per month in the first quarter of 2021.



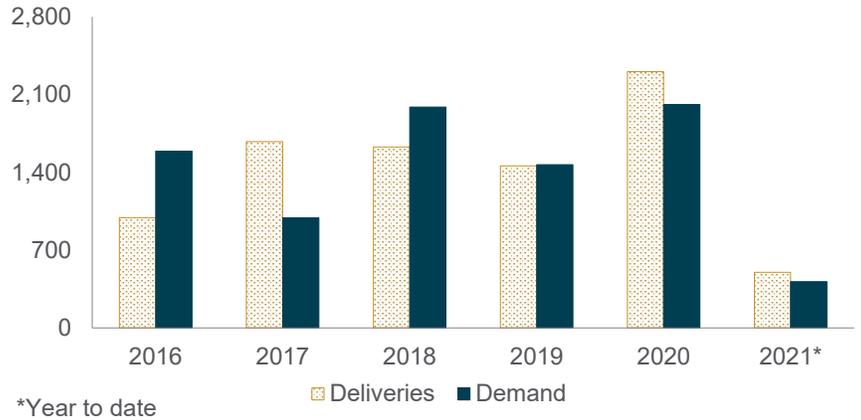
DELIVERIES AND DEMAND



DELIVERIES 501
Units YTD



NET ABSORPTION 416
Units YTD



ECONOMIC TRENDS

2020 3.5% **UNEMPLOYMENT*** 2021 4.6%
110 BPS CHANGE

2020 674.5k **EMPLOYMENT*** 2021 645.7k
-4.3% CHANGE

2020 23.7k **EXISTING SFH SALES*** 2021 23.8k
0.4% CHANGE

2020 1.3m **POPULATION*** 2021 1.3m
0.3% CHANGE

2020 0.87% **10-YEAR TREASURY*** 2021 1.61%
70 BPS CHANGE

*March



LOUISVILLE

MULTIFAMILY REPORT

SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	1Q21	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	1Q21	Q-o-Q Change	Y-o-Y Change	1Q21	Annual	1Q21	Annual
Central Louisville	93.3%	40	10	\$1,075	6.0%	4.3%	44	11	0	0
Northeast Louisville	94.3%	70	90	\$1,049	0.5%	1.5%	361	1,181	255	1,109
Northwest Louisville	96.3%	50	60	\$850	1.7%	5.6%	193	487	144	429
South Central Louisville	96.0%	10	40	\$842	2.1%	4.0%	58	335	48	295
Southeast Louisville	94.8%	-30	-10	\$938	0.3%	1.0%	20	195	54	216
Southwest Louisville	94.8%	-100	0	\$823	2.0%	7.3%	-259	102	0	118
TOTALS	94.9%	-10	30	\$918	2.1%	4.3%	416	2,311	501	2,167

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