



### MARKET AT A GLANCE



**OCCUPANCY RATE** **95.2%**  
Down **50 bps** since 1Q20

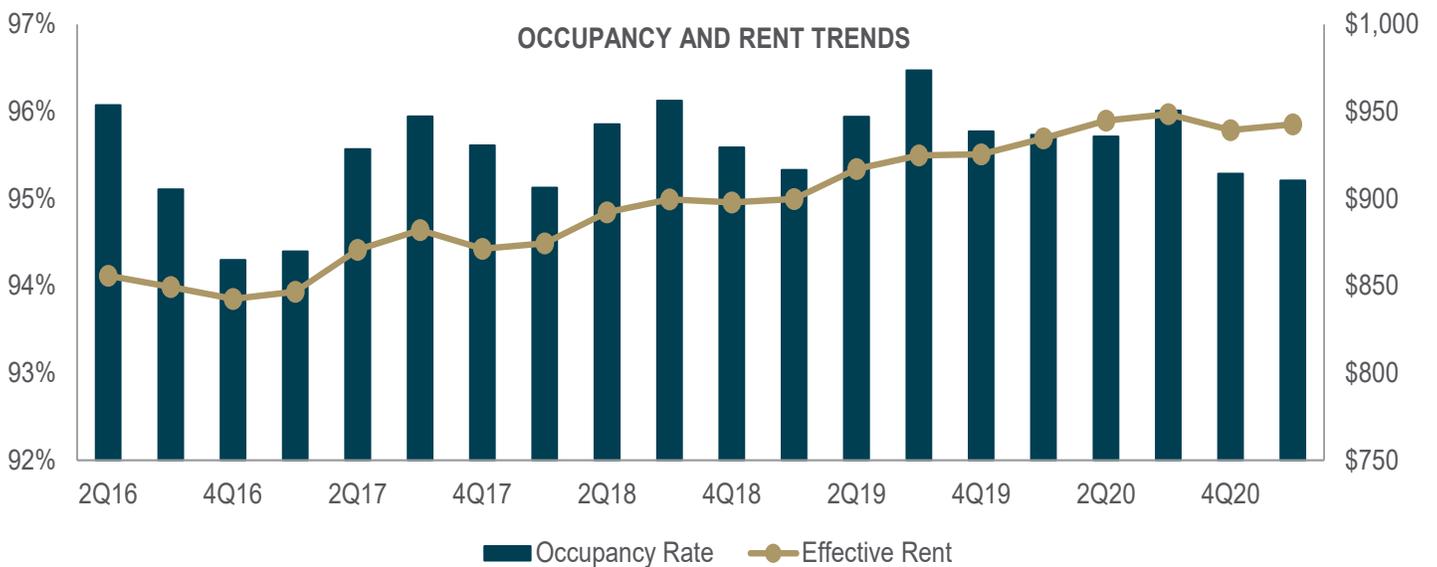


**EFFECTIVE RENT** **\$943**  
Up **0.8%** since 1Q20



**TOTAL INVENTORY** **84,119**

### OCCUPANCY AND RENT TRENDS



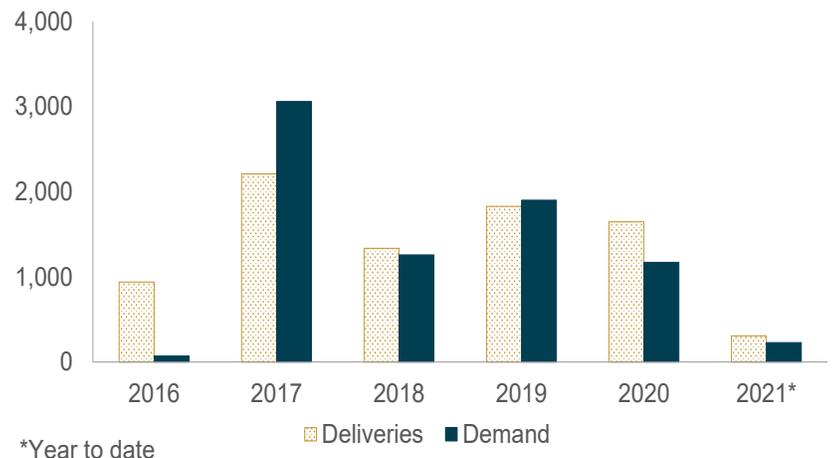
### DELIVERIES AND DEMAND



**DELIVERIES** **308**  
Units YTD

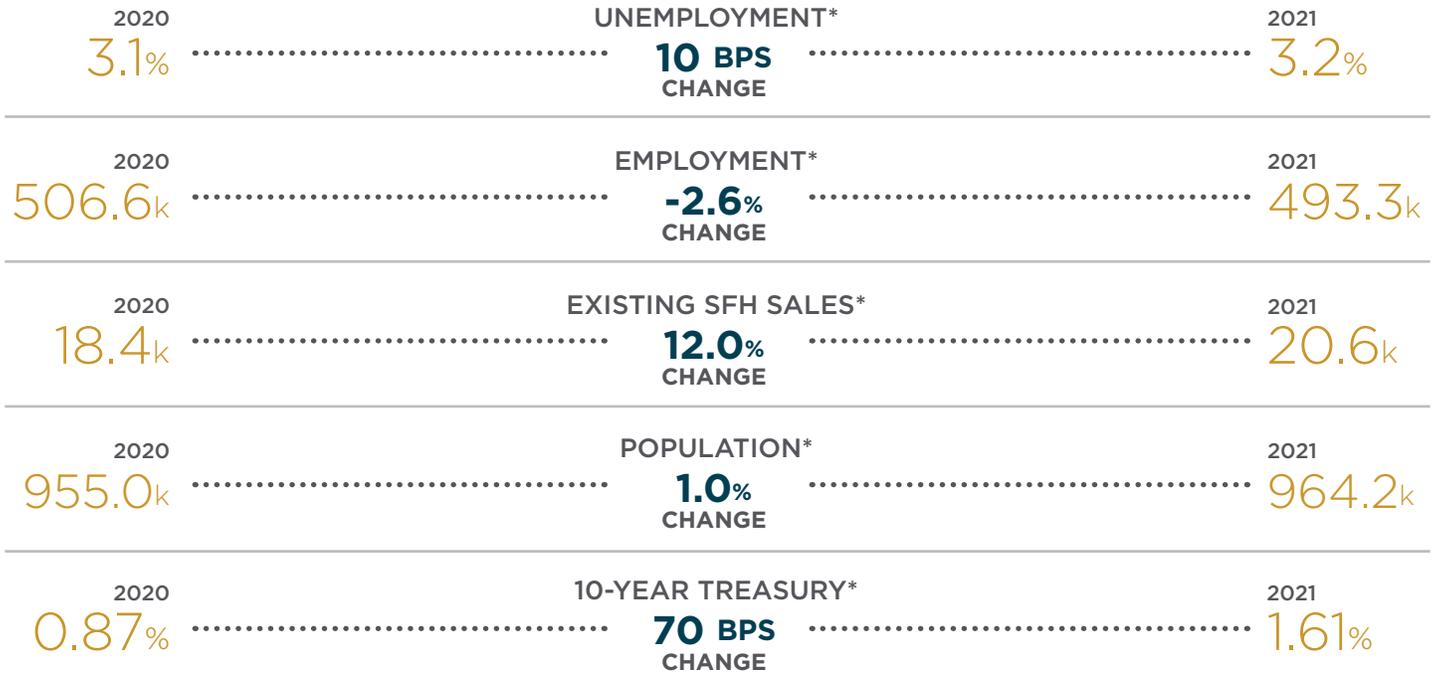


**NET ABSORPTION** **229**  
Units YTD



\*Year to date

**ECONOMIC TRENDS**



\*March



**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 Omaha	93.8%	10	60	\$979	0.3%	-2.4%	11	172	0	78
Council Bluffs	95.4%	-60	-150	\$902	0.0%	1.6%	-36	-90	0	0
North Omaha	95.6%	40	-20	\$911	0.4%	2.8%	53	-29	0	0
Sarpy County	95.1%	0	-130	\$940	1.5%	2.1%	183	544	194	769
South Omaha	95.2%	-20	-120	\$903	-0.9%	0.3%	-43	107	0	336
West Omaha	96.4%	-30	-10	\$1,006	0.7%	1.6%	61	489	114	522
<b>TOTALS</b>	<b>95.2%</b>	<b>-10</b>	<b>-50</b>	<b>\$943</b>	<b>0.3%</b>	<b>0.8%</b>	<b>229</b>	<b>1,193</b>	<b>308</b>	<b>1,705</b>

## 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

© 2021 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)

The information contained in this flyer has been obtained from sources we believe to be reliable; however, we have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. While we do not doubt its accuracy, we have not verified it and neither we, nor the Owner, make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not necessarily represent past, current or future performance of the property. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.