



MARKET AT A GLANCE



OCCUPANCY RATE 96.4%
Up 60 bps since 1Q20



EFFECTIVE RENT \$1,326
Up 7.4% since 1Q20

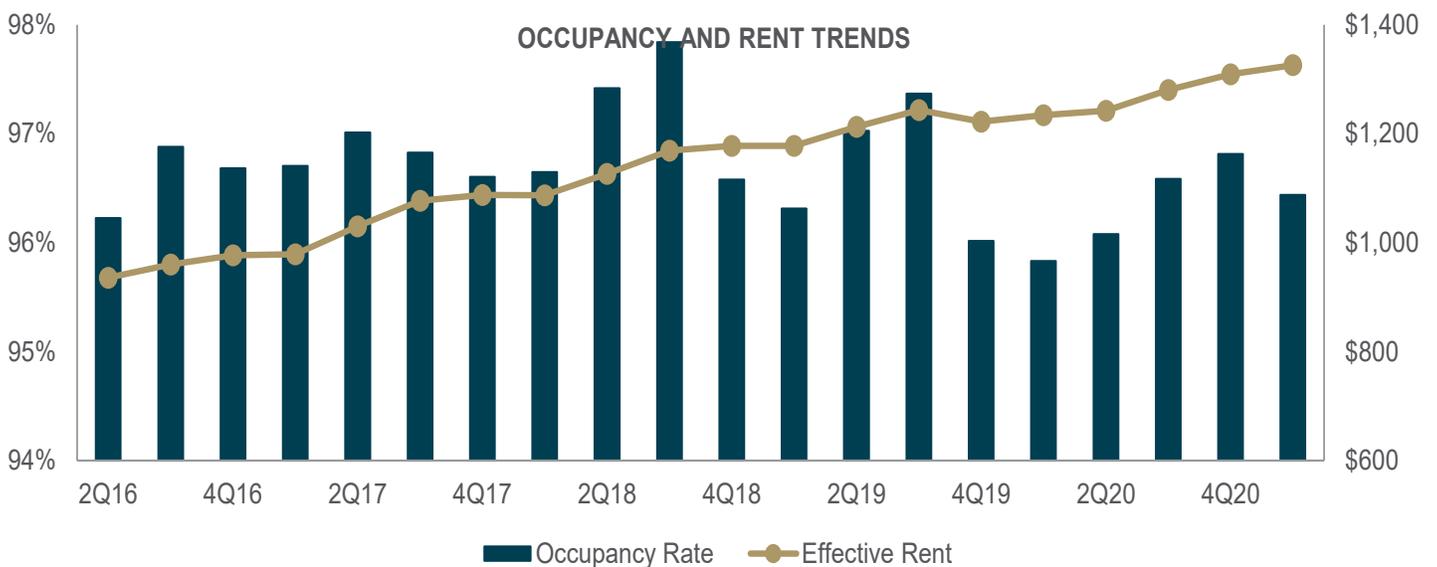


TOTAL INVENTORY 45,814

OCCUPANCY AND RENT TRENDS

APARTMENT MARKET THRIVES AS COMPANIES, INDIVIDUALS RELOCATE TO RENO

Key employment growth contributed to sustained housing demand across Greater Reno. Serving as the metro's economic anchor with the largest share of total nonfarm employment, the trade, transportation, and utilities workforce expanded 2.6%, or by 1,400 jobs, in the last year. Part of the jobs came with the expansion of distribution centers for Radial and Uline. Vigorous hiring activity also extended to the white-collar segment, as professional and business services employers added 3,600 net positions to grow 10.8% at the same time. The spectrum of new jobs contributed to demand for apartments across all product types, though Class B operators recorded the greatest leasing activity as occupancy for this stock rose 120 basis points year over year. The overall occupancy rate averaged 96.4% in the first quarter of 2021, up 60 basis points annually. The increase came as more than 1,400 units came online in the last four quarters as developers worked to meet the housing demand. With a rise in payrolls and apartment occupancy, operators accelerated effective rent growth. After advancing 4.8% during the year prior, monthly effective rent expanded 7.4% annually to an average of \$1,326 in the first quarter of 2021.



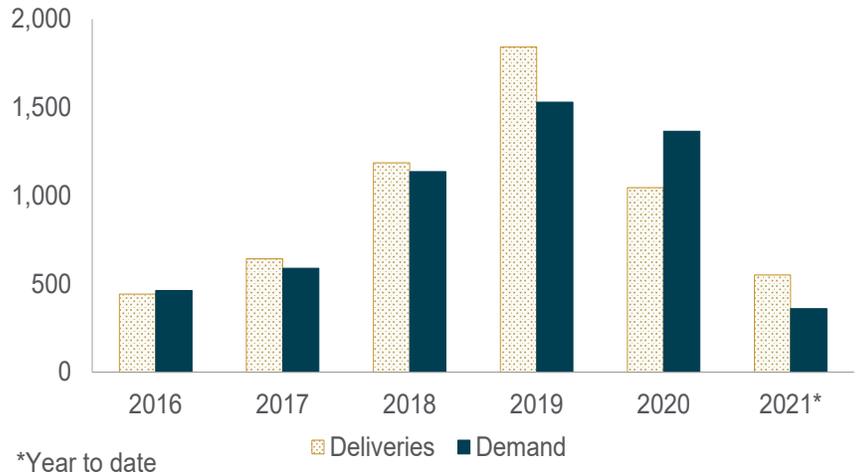
DELIVERIES AND DEMAND



DELIVERIES 550
Units YTD



NET ABSORPTION 360
Units YTD



ECONOMIC TRENDS

2020 **2.8%** **UNEMPLOYMENT*** 2021 **4.7%**
190 BPS CHANGE

2020 **249.5k** **EMPLOYMENT*** 2021 **244.7k**
-1.9% CHANGE

2020 **9.2k** **EXISTING SFH SALES*** 2021 **11.8k**
28.3% CHANGE

2020 **482.5k** **POPULATION*** 2021 **488.4k**
1.2% CHANGE

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

*March



RENO

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 Reno	95.2%	-60	10	\$1,191	0.6%	3.5%	-28	20	17	17
East Reno	96.3%	-60	60	\$1,139	0.6%	3.8%	95	175	140	140
North Reno	97.5%	-10	120	\$1,215	1.3%	6.8%	82	450	99	330
South Reno	96.8%	0	-10	\$1,527	1.5%	7.5%	127	365	126	387
Sparks	95.9%	-80	110	\$1,456	1.8%	12.4%	84	620	168	537
TOTALS	96.4%	-40	60	\$1,326	1.3%	7.4%	360	1,630	550	1,411

BERKADIA[®]

CORPORATE HEADQUARTERS

521 Fifth Avenue
20th Floor
New York, NY 10175
(646) 600-7800 | Fax: (646) 600-7838
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

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.