



MARKET AT A GLANCE



OCCUPANCY RATE 97.4%

Up 130 bps since 1Q20



EFFECTIVE RENT \$1,174

Up 5.6% since 1Q20

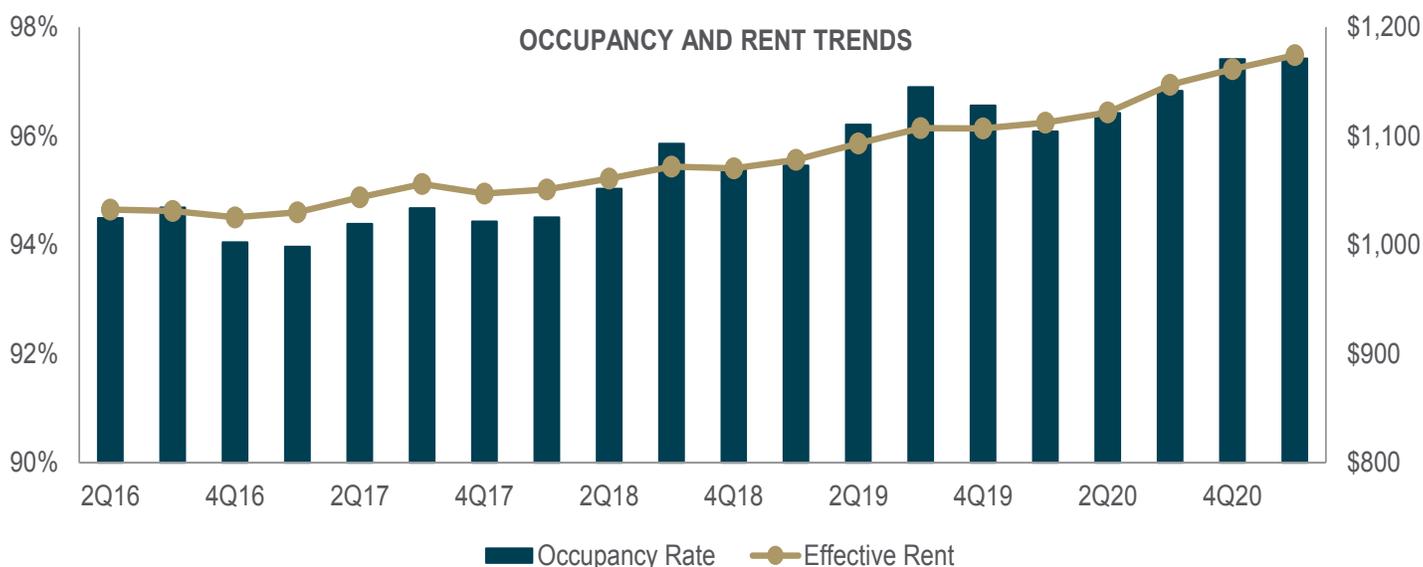


TOTAL INVENTORY 141,602

OCCUPANCY AND RENT TRENDS

TRADE & TRANSPORTATION GROWTH DRAWS RESIDENTS FROM RIVAL COASTS

Residents absorbed 393 units during the first quarter of 2021, in contrast to negative apartment demand during the first quarter of last year amid the burgeoning pandemic. Apartment construction activity continued a strong rebound in Virginia Beach that began shortly after the first quarter of last year. The trend has persisted into 2021 as other metros nationwide continue to deal with setbacks. One factor spurring absorption activity was residents fleeing outbreaks and urban density in other coastal hot spots to seek first-class amenities near plentiful employment opportunities in Virginia Beach. Strong job recovery following the pandemic, especially in the trade, transportation, and utilities sector, made the port metro an attractive target for relocating professionals. International shipping company CMA CGM, for example, announced during the first quarter of 2021 plans to expand its nearby Norfolk facility and began adding 400 logistics and manufacturing jobs. Other positive signs for the metro include occupancy, which held at 97.4% quarter over quarter as 389 units came online. The strong demand also prompted apartment operators to increase effective rent 1.1% quarterly to \$1,174 during the first three months of this year.



VIRGINIA BEACH

MULTIFAMILY REPORT

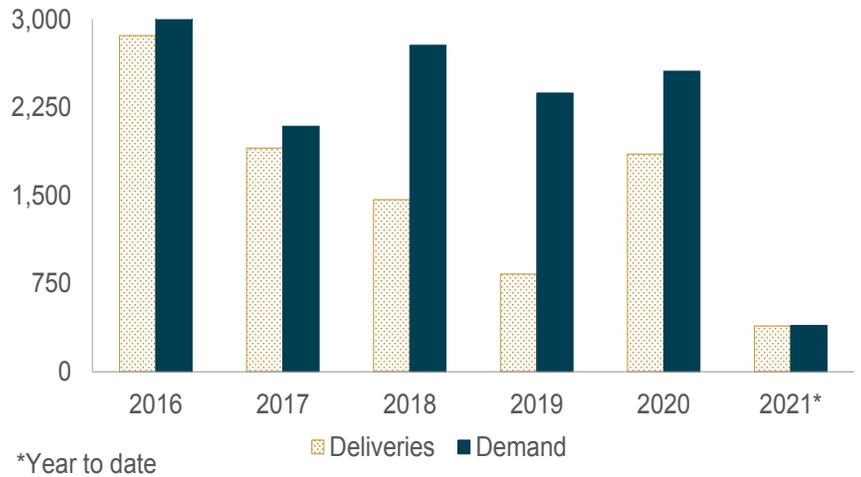
DELIVERIES AND DEMAND



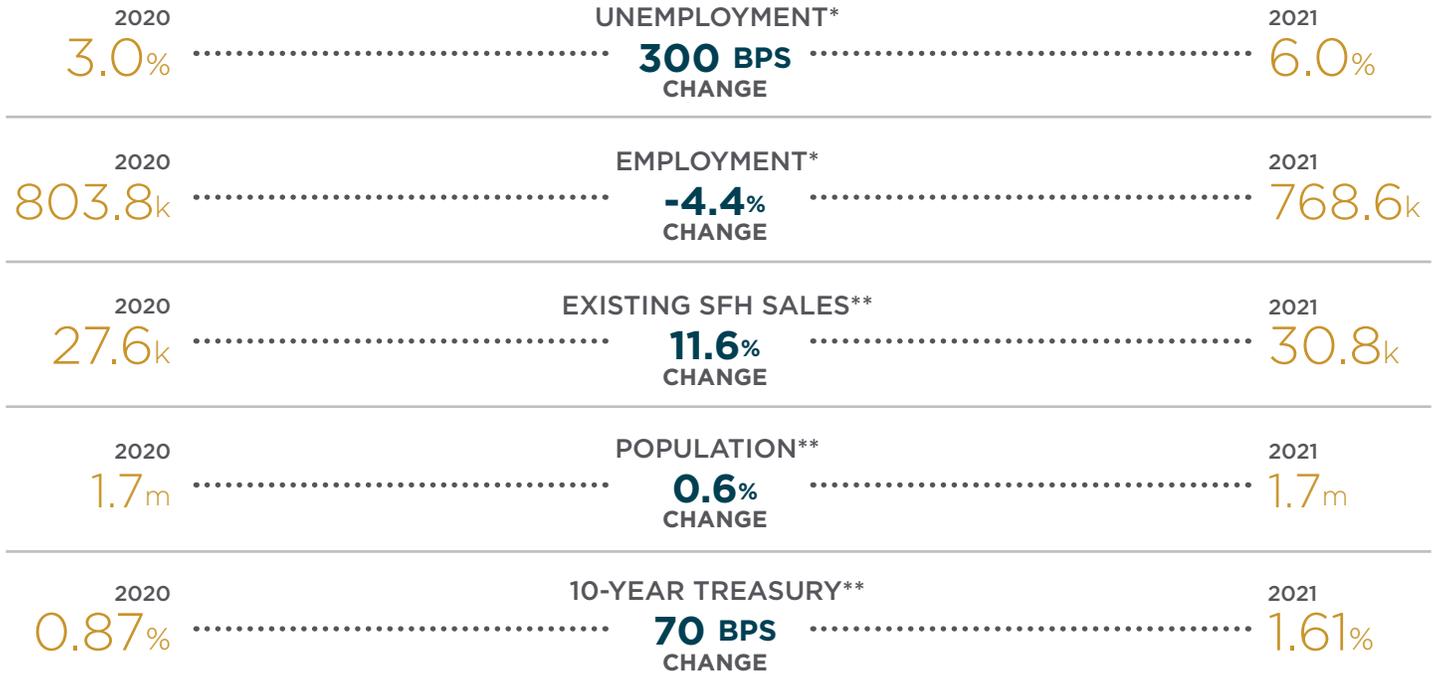
DELIVERIES 389
Units YTD



NET ABSORPTION 393
Units YTD



ECONOMIC TRENDS



*February; **March



VIRGINIA BEACH

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
Chesapeake	98.1%	70	150	\$1,314	0.2%	5.5%	71	285	0	133
Hampton/Poquoson	97.6%	30	200	\$1,160	1.5%	5.9%	247	945	198	624
Newport News	97.1%	20	180	\$1,052	1.6%	6.7%	57	477	0	0
Northern Norfolk	97.2%	-60	50	\$1,030	1.1%	3.9%	-90	323	0	250
Portsmouth/Suffolk	97.7%	-10	130	\$1,114	1.4%	4.7%	-15	509	0	305
Southern Norfolk	96.7%	-30	30	\$1,263	0.8%	3.6%	-43	40	0	0
Virginia Beach East	97.6%	-30	120	\$1,287	1.4%	7.7%	-11	208	40	200
Virginia Beach West	97.7%	0	160	\$1,260	0.5%	4.9%	41	504	49	244
Williamsburg/Jamestown	97.9%	60	140	\$1,270	0.5%	5.2%	136	371	102	291
TOTALS	97.4%	0	130	\$1,174	1.1%	5.6%	393	3,662	389	2,047

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.