

BOISE, ID

2022 MARKET AT A GLANCE

Occupancy Rate

96.5%



DOWN 70 BPS YOY

Effective Rent

\$1,679



UP 9.1% YOY

Rent Share of Wallet

28.3%



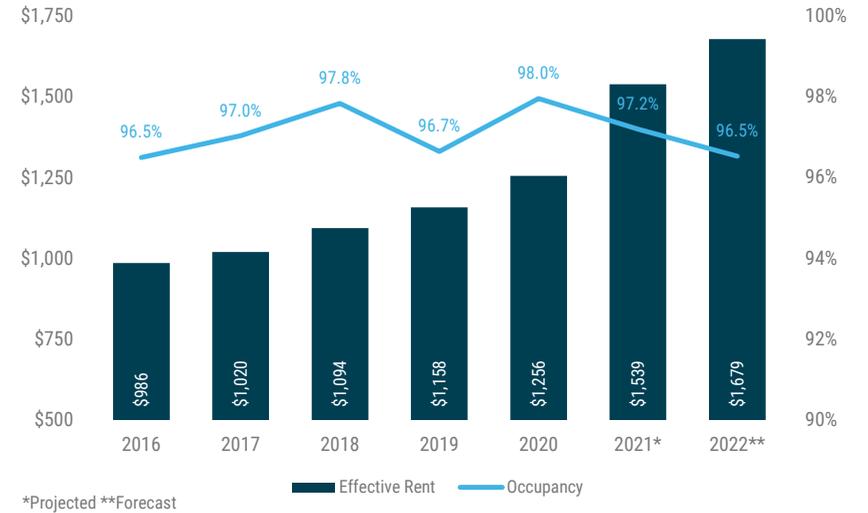
UP 160 BPS YOY

Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2021 are projected values. 2022 figures are forecast projections. The apartment sales information represents transactions of apartment properties with a sales price of \$2.5 million or more, unless otherwise indicated.

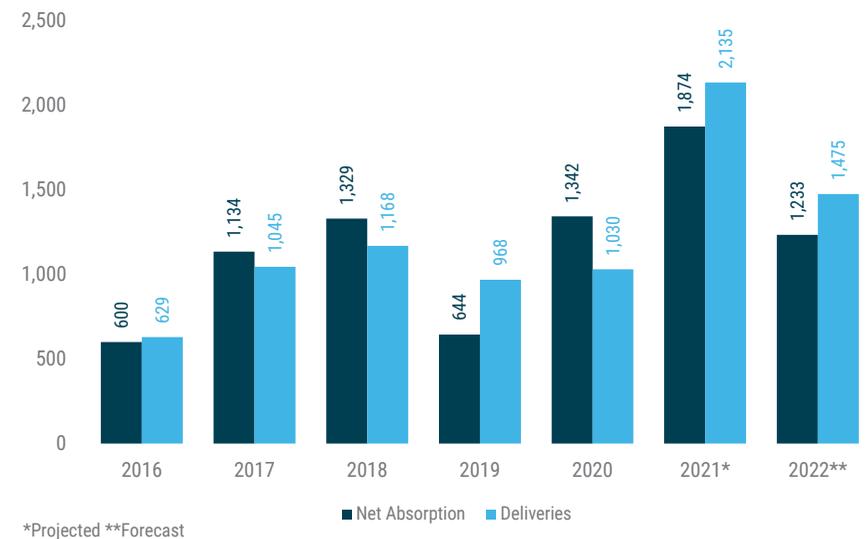
2022 FORECAST

APARTMENT TRENDS

Effective Rent & Occupancy

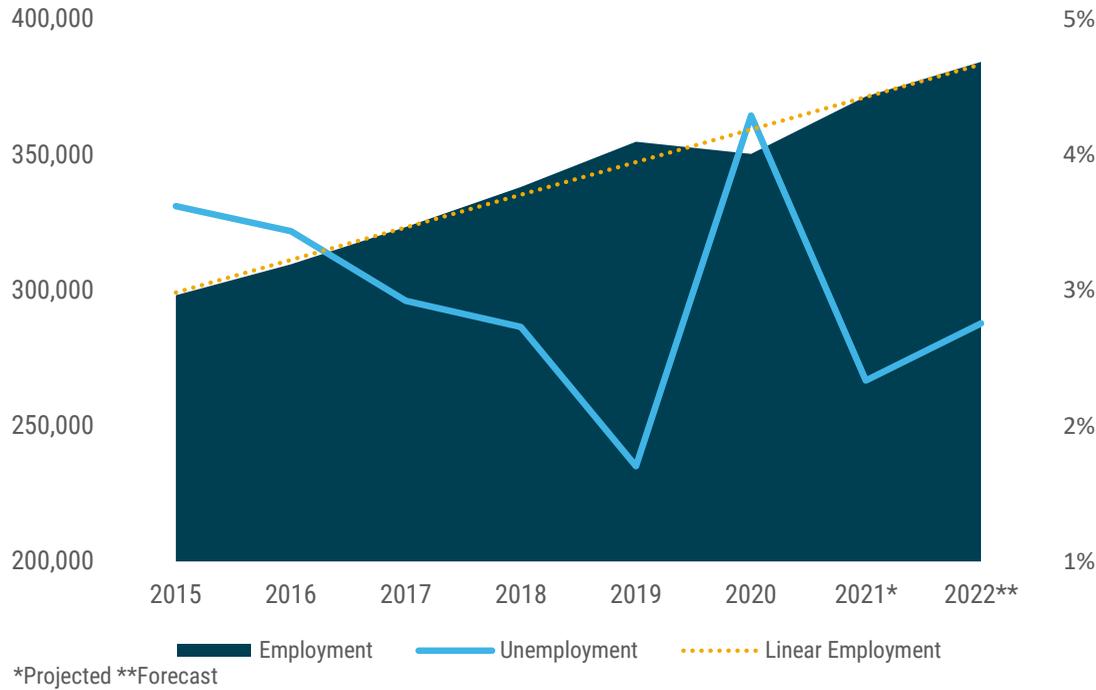


Absorption & Deliveries



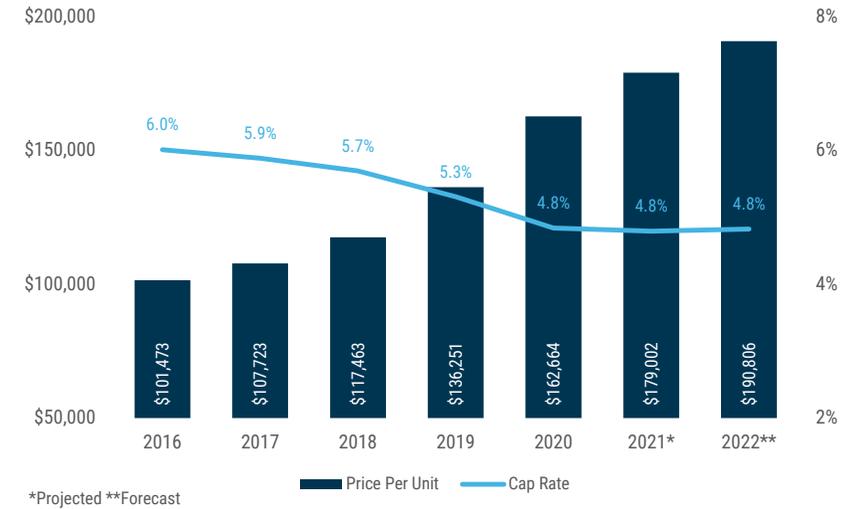
EMPLOYMENT TRENDS

Market Employment Trends



SALES TRENDS

Price Per Unit & Cap Rate



<p>Employment</p> <p>384,300</p> <p>↑</p> <p>UP 3.4% YOY</p>	<p>Unemployment</p> <p>2.8%</p> <p>↑</p> <p>UP 50 BPS YOY</p>	<p>Median Household Income</p> <p>\$71,197</p> <p>↑</p> <p>UP 3.0% YOY</p>
---	--	---

<p>Price Per Unit</p> <p>\$190,806</p> <p>↑</p> <p>UP 6.6% YOY</p>	<p>Cap Rate</p> <p>4.8%</p> <p>=</p> <p>UNCHANGED YOY</p>
---	--