

ORLANDO, FL

2023 MARKET AT A GLANCE

Occupancy Rate

94.7%



DOWN 90 BPS YOY

Effective Rent

\$1,903



UP 4.3% YOY

Rent Share of Wallet

30.3%



UP 20 BPS YOY

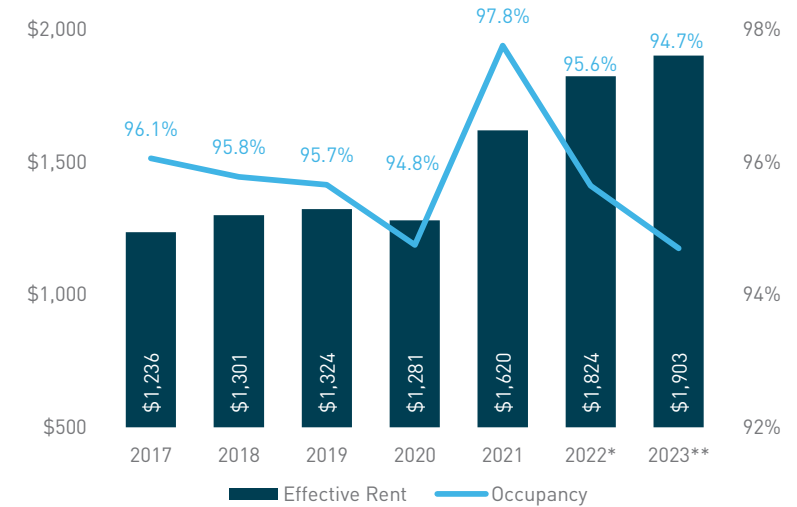
Epic Universe Theme Park is Fueling Brisk Apartment Development

Apartment renters in the Orlando metro area typically have about 6,500 new deliveries to choose from each year. But 2023 will not be a typical year if the 15,695 apartment units scheduled for delivery are completed. Just over half of the new stock will be in the adjoining South Orange County, Ocoee/Winter Garden/Clermont, and Kissimmee/Osceola County submarkets. Most of these new apartment communities will be within five miles of Universal Orlando Resort's new, \$1 billion Epic Universe theme park, scheduled to open in summer 2025. Upon opening, Epic Universe will employ approximately 14,000 new workers. Many of these workers will earn considerably less than the median wage in Orlando and will need to rent an apartment out of necessity. In the meantime, Florida's business-friendly atmosphere will continue to attract businesses from out of state and drive an estimated 2.3% increase in local employment this year as approximately 32,300 net workers are added to payrolls. Net in-migration to the Orlando metro area is forecast to total 40,900 new residents in 2023, a significant contributor to the 25,200 additional households anticipated. This household growth is projected to spur the net absorption of 12,422 apartments. By year-end 2023, apartment occupancy is forecast to be 94.7%. Effective rent growth, following stratospheric annual increases of 26.4% in 2021 and 12.6% in 2022, is expected to rise at a more modest 4.3% pace in 2023, in line with the average annual rate of increase in the 10-year period prior to the pandemic.

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 2022 are projected values. 2023 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.

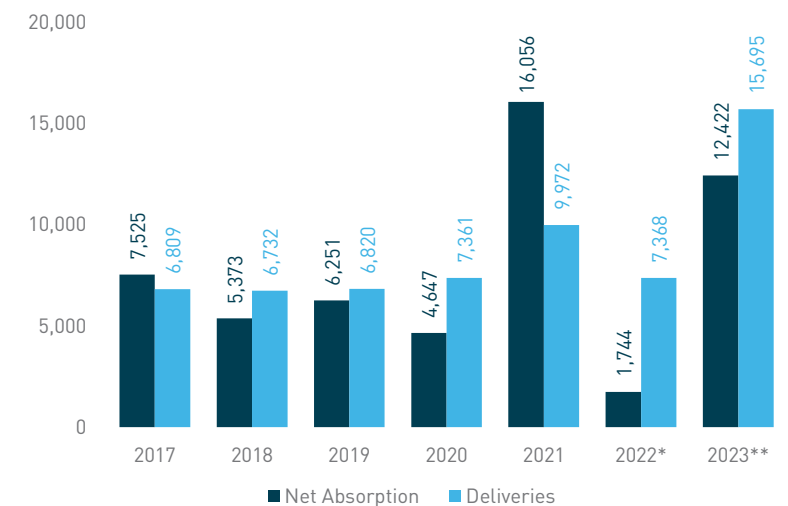
Apartment Trends

Effective Rent & Occupancy



*Projected **Forecast

Absorption & Deliveries

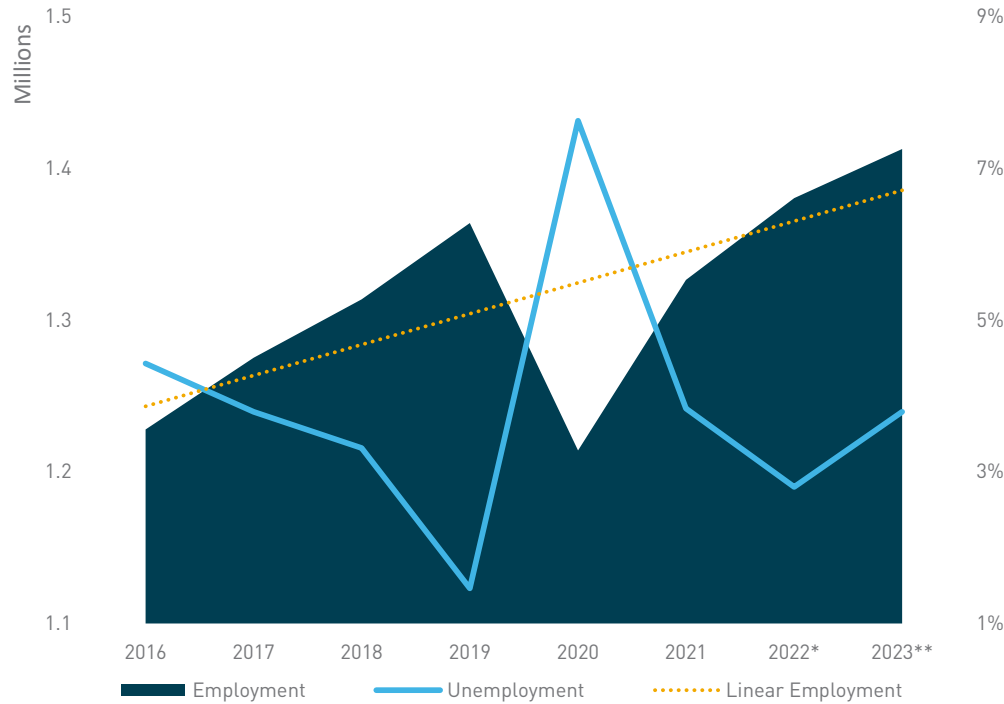


*Projected **Forecast

ORLANDO, FL

Employment Trends

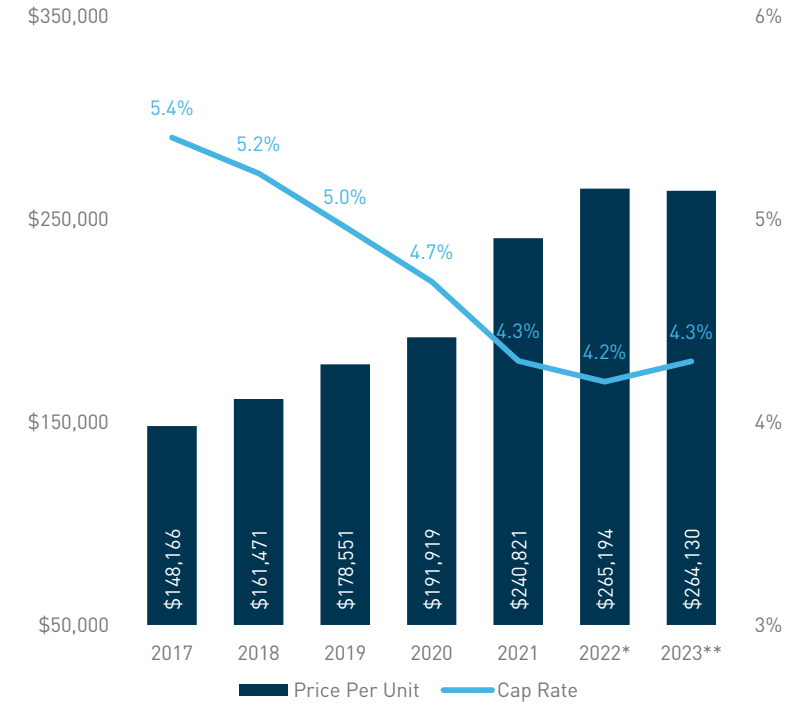
Market Employment Trends



*Projected **Forecast

Sales Trends

Price Per Unit & Cap Rate



*Projected **Forecast

<p>Employment</p> <p>1,412,600</p> <p>↑</p> <p>UP 2.3% YOY</p>	<p>Unemployment</p> <p>3.8%</p> <p>↑</p> <p>UP 100 BPS YOY</p>	<p>Median Household Income</p> <p>\$75,415</p> <p>↑</p> <p>UP 3.7% YOY</p>
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<p>Price Per Unit</p> <p>\$264,130</p> <p>↓</p> <p>DOWN 0.4% YOY</p>	<p>Cap Rate</p> <p>4.3%</p> <p>↑</p> <p>UP 10 BPS YOY</p>
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