



MARKET AT A GLANCE



OCCUPANCY RATE **95.8%**
Down **30 bps** since 2Q19



EFFECTIVE RENT **\$1,174**
Up **2.9%** since 2Q19

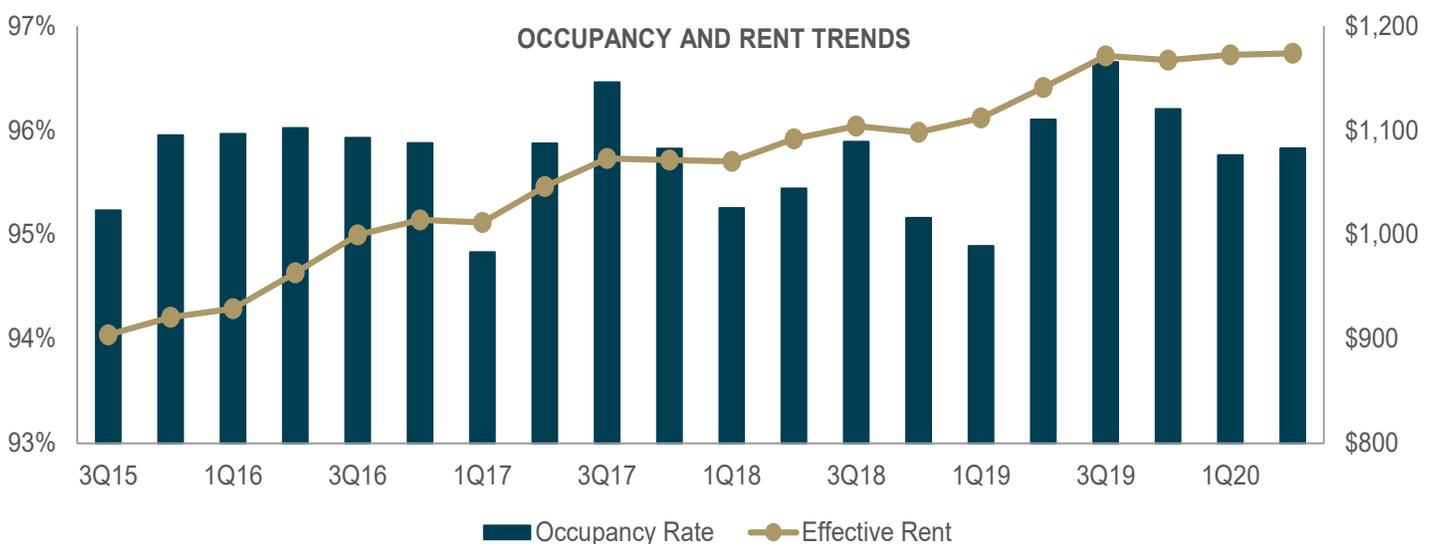


TOTAL INVENTORY **50,781**

OCCUPANCY AND RENT TRENDS

MILITARY CREATES STABILITY FOR ECONOMY AND LANDLORDS DURING PANDEMIC

As Colorado's coronavirus cases remained on a downward slope, the Pikes Peak region expanded reopening throughout May and June. Unlike other larger cities, the Colorado Springs rental market did not see a significant drop in new tenants. Helping offset these losses was the metropolitan area's large Department of Defense presence, which spans across five military installations. Operating under exclusive federal jurisdiction, Fort Carson permitted businesses on post to remain open during the lockdown. While somewhat muted compared to prior years, positive net absorption during the second quarter was observed among all four submarkets. Apartments continued to be most in-demand in the northern portion of The Springs, home to the Air Force Academy and provisional headquarters for Space Force. With net absorption and delivered units at near equilibrium, occupancy was unchanged for a consecutive quarter at 95.8%. Meanwhile, rent growth of 0.1% since March trended higher than the -1.0% national average during the same time. Effective rent in the metro was \$1,174 per month by mid-year. While 1.5% of CMBS and Fannie Mae loans were approved for forbearance in June, the rate was 70 basis points lower than comparable markets.



COLORADO SPRINGS

MULTIFAMILY REPORT

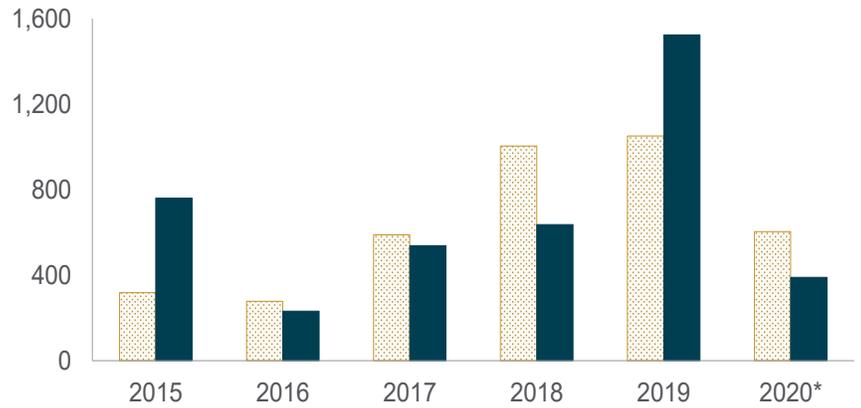
DELIVERIES AND DEMAND



DELIVERIES 604
Units YTD



NET ABSORPTION 390
Units YTD



*Year to date

■ Deliveries ■ Demand

ECONOMIC TRENDS

2019 3.3% UNEMPLOYMENT* 2020 10.2%
690 BPS CHANGE

2019 298.7k EMPLOYMENT* 2020 284.8k
-4.7% CHANGE

2019 13.8k EXISTING SFH SALES* 2020 11.3k
-18.1% CHANGE

2019 746.5k POPULATION* 2020 756.8k
1.4% CHANGE

2019 2.07% 10-YEAR TREASURY* 2020 0.73%
-130 BPS CHANGE

*June



COLORADO SPRINGS

MULTIFAMILY REPORT

SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	2Q20	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	2Q20	Q-o-Q Change	Y-o-Y Change	2Q20	Annual	2Q20	Annual
Central Colorado Springs	96.4%	-10	-10	\$1,012	0.8%	3.8%	76	100	87	116
East Colorado Springs	96.0%	20	-10	\$1,142	0.1%	3.4%	89	294	75	320
North Colorado Springs	94.9%	20	-20	\$1,321	0.3%	1.5%	114	798	93	868
West Colorado Springs	96.1%	0	-60	\$1,212	-0.6%	2.5%	11	10	13	91
TOTALS	95.8%	0	-30	\$1,174	0.1%	2.9%	290	1,201	268	1,395

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