



MARKET AT A GLANCE



OCCUPANCY RATE **94.7%**
Down **90 bps** since 2Q19



EFFECTIVE RENT **\$1,098**
Up **0.3%** since 2Q19

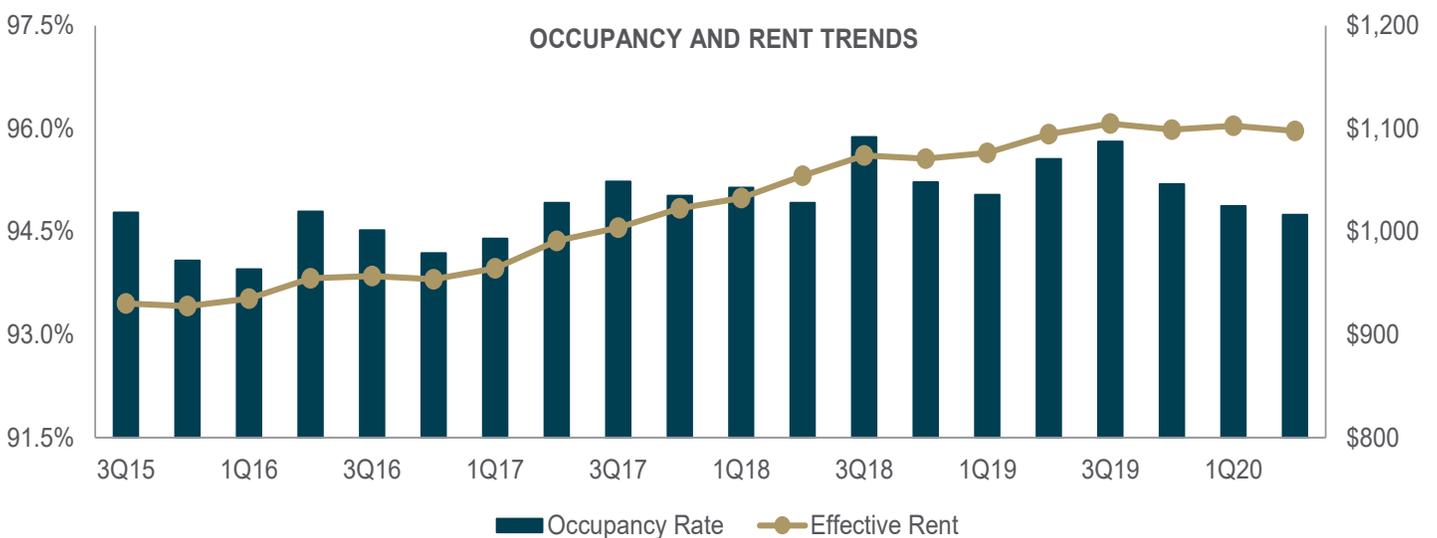


RENT PAYMENT TRACKER (July 1-13) **90.9%**
Down **50 bps** since June 1-13

OCCUPANCY AND RENT TRENDS

LOCAL ECONOMY ON THE MEND, WHILE TAMING COVID-19 RESURGENCE

Employment improved across Greater Jacksonville as employers added a total of 42,800 jobs in May and June. With the increase, Jacksonville recovered 47% of the jobs lost from February to April. However, improvement in the labor market should be tempered by the recent spike in statewide COVID-19 cases. As multifamily operators assess the ongoing effects of the pandemic, landlords saw absorption shift upward in the second quarter after a decline earlier in the year. While absorption was positive, a supply-demand imbalance shifted down occupancy 20 basis points quarter over quarter to an average of 94.7%. Operators responded by increasing concessions 60 basis points March to June to 3.4% of asking rent. This led to effective rent lowering 0.5% to average \$1,098 per month in June. Rent payments remained strong July 1 to 13, checking in at 90.9%. On the owner side, CMBS and Fannie Mae loans over 30 days delinquent were relatively muted in Jacksonville. During April, May, and June, the rate was 0.6%. Comparatively, this rate was 30 basis points lower than the average rate for other primary markets.



JACKSONVILLE

MULTIFAMILY REPORT

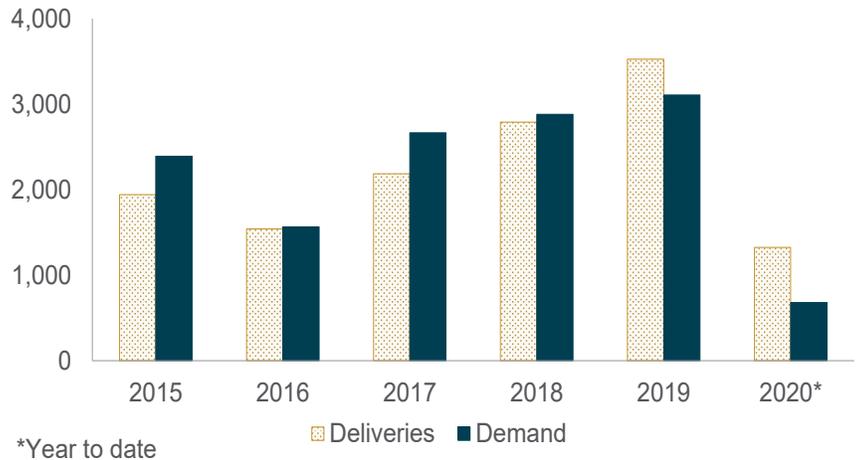
DELIVERIES AND DEMAND



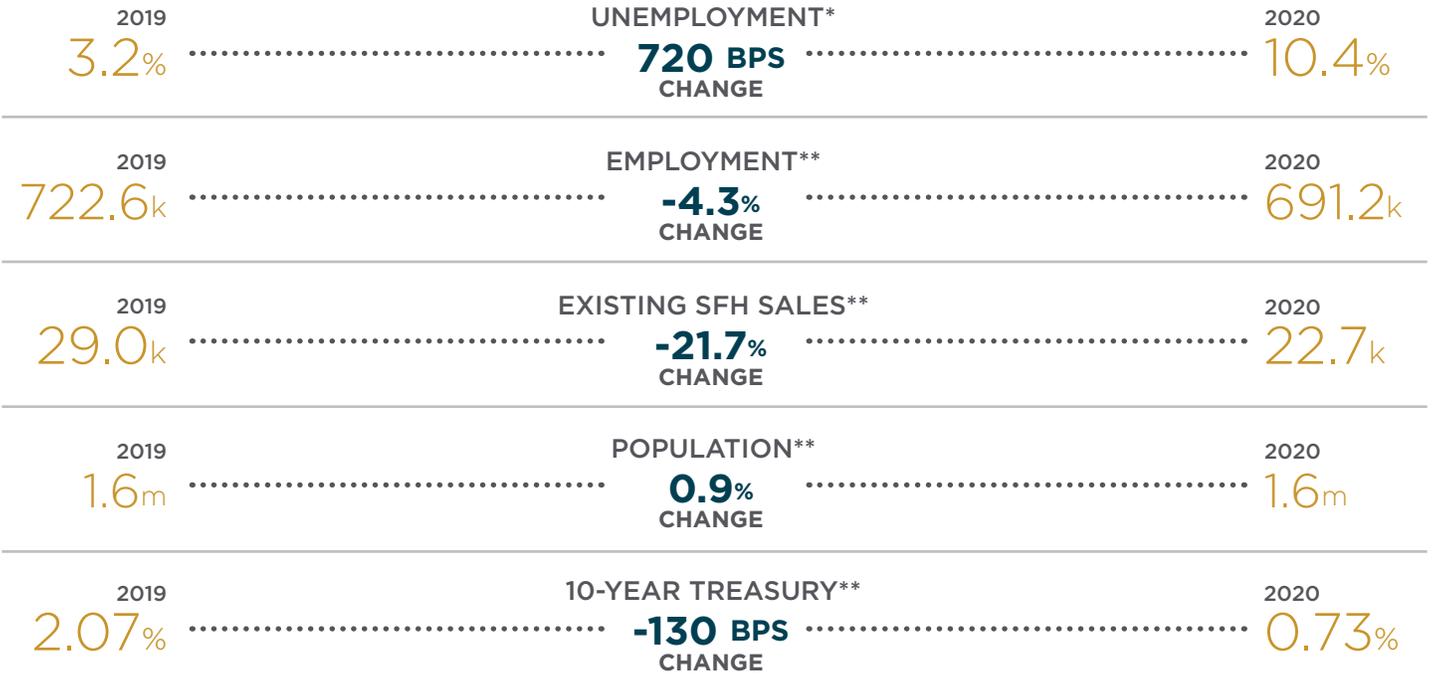
DELIVERIES 1,324
Units YTD



NET ABSORPTION 679
Units YTD



ECONOMIC TRENDS



*May; **June



JACKSONVILLE

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
Arlington	94.3%	0	-50	\$1,006	0.3%	2.1%	5	-74	0	0
Baymeadows	94.6%	-60	-130	\$1,147	-0.4%	-0.8%	43	111	141	310
Central Jacksonville	94.1%	-50	-170	\$1,167	-4.2%	-5.3%	25	5	63	190
Jacksonville Beaches	94.0%	-80	-310	\$1,245	-2.0%	0.1%	-52	-218	0	0
Mandarin	95.9%	40	-50	\$1,136	-0.4%	1.2%	47	460	0	536
Northside	95.0%	0	70	\$1,032	0.3%	1.9%	163	431	172	396
Orange Park/Clay County	96.4%	-10	90	\$1,061	0.3%	0.1%	-6	56	0	0
Southeast Jacksonville	94.1%	10	-60	\$1,002	-0.4%	0.3%	147	444	142	552
St. Augustine	96.9%	40	-30	\$1,276	0.8%	2.2%	107	302	84	333
Upper Southside	93.8%	-90	-210	\$1,233	-2.0%	-1.2%	151	386	293	922
Westside	94.8%	50	-30	\$947	1.8%	1.6%	101	90	33	143
TOTALS	94.7%	-20	-90	\$1,098	-0.5%	0.3%	731	1,994	928	3,382

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

© 2020 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