

ORLANDO FL

INSTITUTIONAL MULTIFAMILY REPORT

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ORLANDO, FL EMPLOYMENT

JOBS ADDED / LOST

LAST 12 MONTHS

112,700
↑ 10.4%

NEXT 12 MONTHS*

87,200
↑ 7.3%

UNEMPLOYMENT

MID-YEAR 2021

4.7%
↓ 1,590 BPS YOY

MID-YEAR 2022*

2.8%
↓ 190 BPS YOY

*PROJECTED

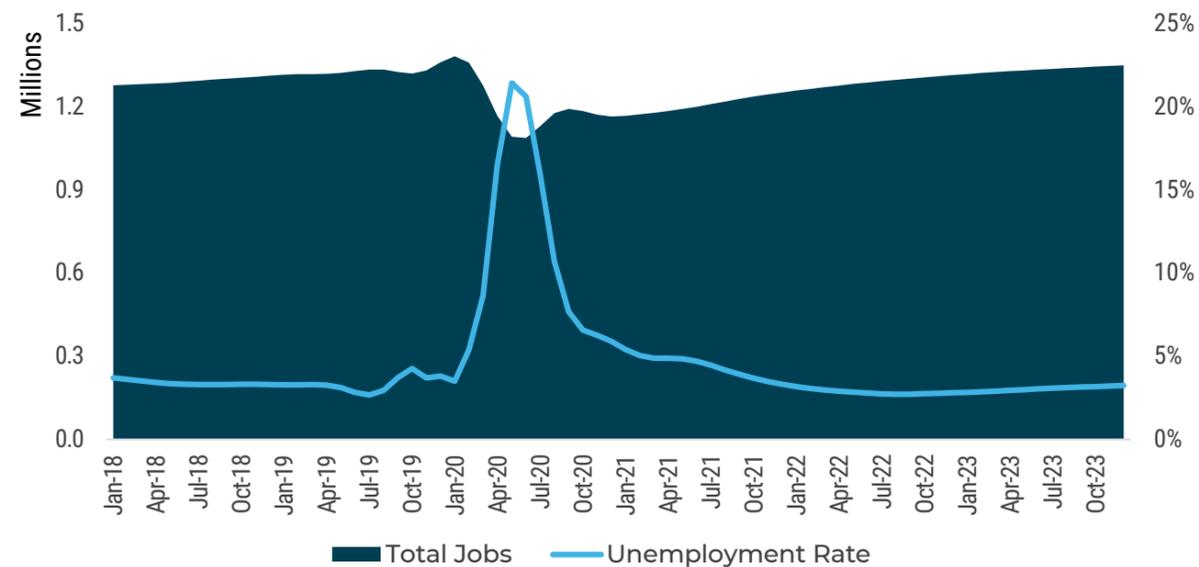
Metro Orlando unemployment plummeted to under 5% in June 2021, from nearly 21% one year ago. Underpinning the drop was 10.4% annual employment growth at the same time. Like many other metros, recent job creation in Greater Orlando was in large part attributable to the resurgence in the leisure and hospitality industry. Employers in this sector rehired or created 54,400 personnel, equating to a 39.8% annual.

Robust job creation expanded beyond the leisure and hospitality industry as more people went back to work, supported by Florida's reopening plan. This move is forecast to benefit the economy in the near term as well.

Orlando is forecast to achieve a sub 3% unemployment rate by this time next year, below the metro's 2019 average unemployment rate of 3.2%.

In a significant shift, The Walt Disney Company will be moving 2,000 jobs over the next 18 months from Southern California to a newly built regional campus in Orlando. Justifying the move, Disney noted the metro's lower cost of living and nonexistent state income tax. The move solidifies Orlando as a top-tier destination for global job creators, offering employees a lifestyle conducive to productivity and well-being. It is expected that Orlando will continue to attract corporate interest, and as a result tenant interest.

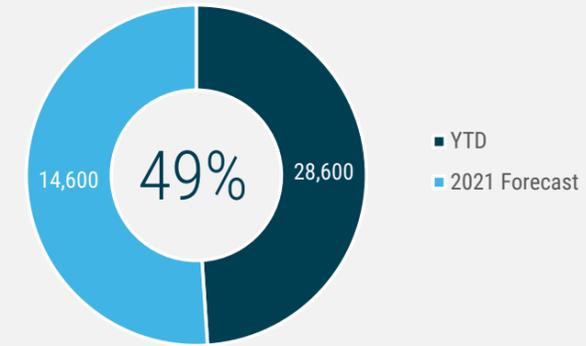
EMPLOYMENT TRENDS



SOURCE: MOODY'S ANALYTICS

WHO'S HIRING?

LEISURE & HOSPITALITY INDUSTRY



16%
OF ALL JOBS IN THE METRO

\$25,900
AVERAGE ANNUAL SALARY

TOP LEISURE & HOSPITALITY EMPLOYERS

WALT DISNEY WORLD®

75,000 JOBS

UNIVERSAL STUDIOS FLORIDA

26,000 JOBS

WESTGATE RESORTS

5,000 JOBS

IN THE NEWS

Disney moving parks division jobs to new Florida campus

KPMG to bring 350 jobs to Orlando

Universal Orlando hiring for more than 2,000 jobs

AssuredPartners moving HQ to Orlando

Fidelity adding 1,000 reps in Orlando



ORLANDO, FL

DELIVERIES & ABSORPTION

2021 UNITS*

DELIVERED

11,414

ABSORBED

11,893

2022 UNITS*

DELIVERED

10,355

ABSORBED

5,700

*PROJECTED

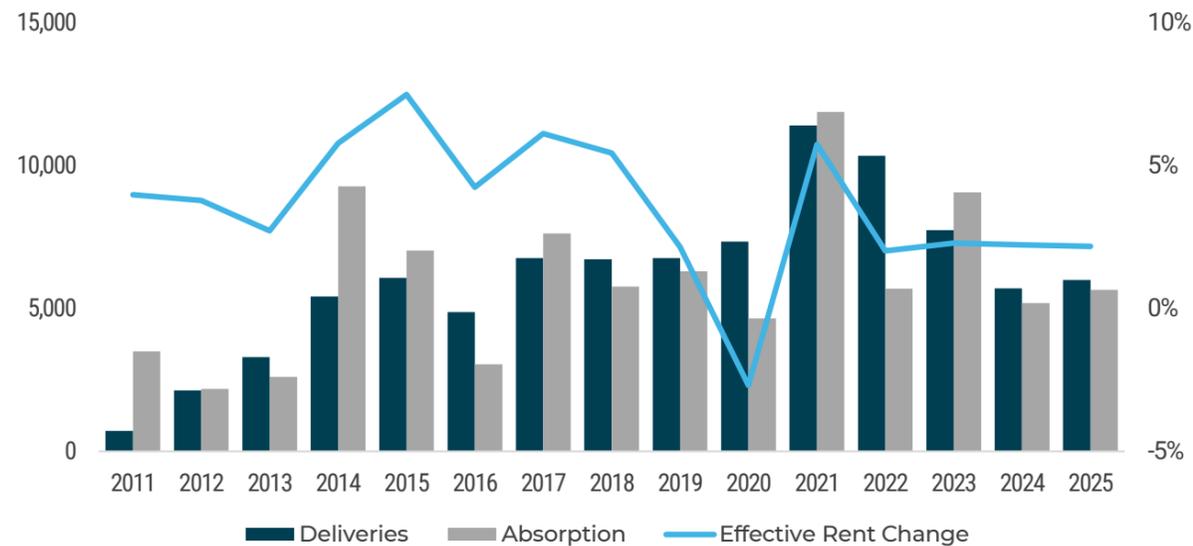
Apartment deliveries are becoming increasingly strong, underpinned by a growing population and a surging jobs market. Deliveries this year are projected to reach levels unseen for years, coupled with equally strong absorption figures. Over 11,000 units are forecast to deliver this year, and nearly 12,000 are expected to be absorbed.

According to the Orlando Business Journal, nearly \$4 billion in total construction has started this year in Orlando. Construction projects span industrial and residential spaces: Amazon is rumored to be behind the construction of a Brevard County industrial facility; 1,600 acres of land in Daytona Beach are soon expected to be developed; and Miami luxury developer Related Group proposed a 396-unit apartment complex

in the heart of Orlando's tourism district.

Orlando apartment deliveries in 2022 are expected to remain strong, supported by impressive residential demand. Construction is scheduled to complete on 10,355 units by year-end 2022 as new inventory should come online in every submarket. A metro-leading 2,188 units are anticipated to be added in the South Orange County submarket, home to one of the metro's largest employers: Universal Orlando Resort. More rental options, combined with the rebounding leisure and hospitality industry, should facilitate leasing activity as net absorption is forecast to be highest in this submarket next year.

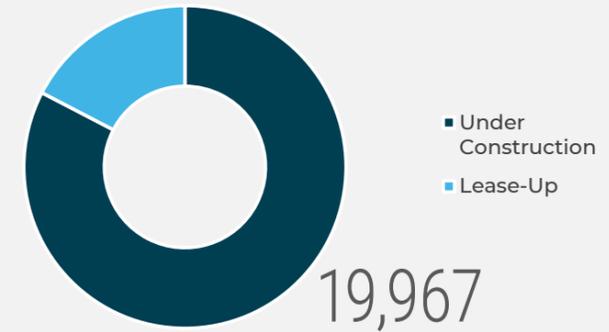
DELIVERIES, ABSORPTION, & EFFECTIVE RENT CHANGE



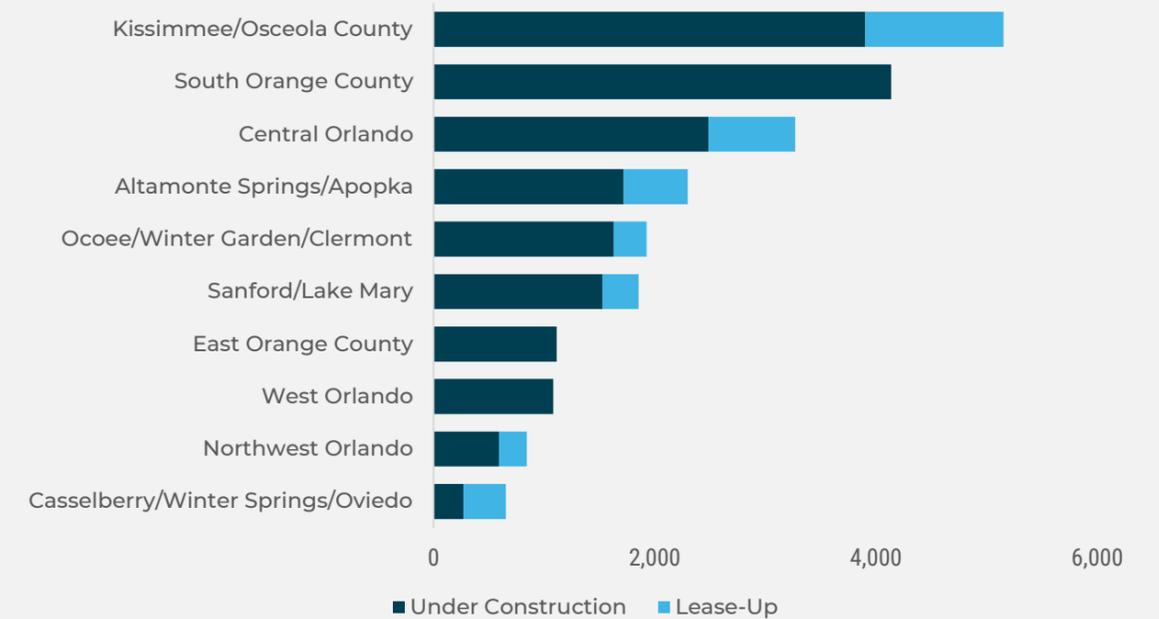
SOURCE: REALPAGE

MARKET PIPELINE

4,202



TOP 10 SUBMARKET PIPELINES



For a complete list of properties in the pipeline, [CLICK HERE](#)



ORLANDO, FL RENT & OCCUPANCY

EFFECTIVE RENT

2Q 2021

\$1,351

↑ 7.1% YOY

OCCUPANCY

2Q 2021

96.2%

↑ 120 BPS YOY

Orlando's rising apartment rent and occupancy indicated a desirable metro with significant tenant demand and corporate interest. Metrowide occupancy in the second quarter of 2021 outperformed 2020 figures and was in line with national occupancy.

Reflective of the metro's strong absorption figures, average effective rent was up 7.1% year over year, exceeding \$1,350 per month. Some of the higher-rent submarkets experienced the most significant rates of growth in effective rent. East Orange County and Casselberry/Winter Springs/Oviedo both experienced year-over-year increases in rent above 11%.

Occupancy stood above 95% across all

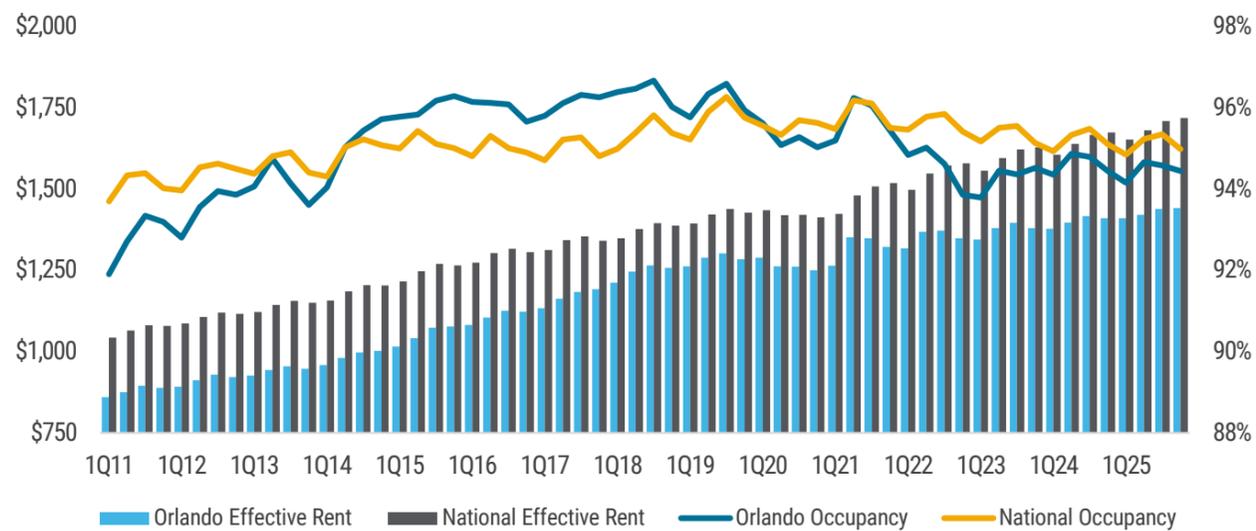
submarkets, with most in the 95% to 96% range. The submarket with the highest year-over-year growth in occupancy was the Central Orlando submarket, from 92.0% to 95.5%. Rising occupancy in Central Orlando may be reflective of a preference among renters for mid-rise and high-rise product, coupled with a desire to live near community amenities and work.

While pre-pandemic level apartment leasing activity is projected over the next four quarters, absorption is expected to trail inventory growth. As a result, occupancy is forecast to lower by mid-2022 and operators should taper annual effective rent growth.

SUBMARKET PERFORMANCE

SUBMARKET NAME	2Q21 OCCUPANCY	YOY (BPS)	2Q21 EFFECTIVE RENT	YOY
Altamonte Springs/Apopka	96.3%	130	\$1,317	8.6%
Casselberry/Winter Springs/Oviedo	96.2%	220	\$1,432	11.1%
Central Orlando	95.5%	350	\$1,740	5.6%
East Orange County	95.9%	120	\$1,482	11.6%
East Orlando	96.3%	70	\$1,270	6.7%
Kissimmee/Osceola County	96.7%	170	\$1,286	5.7%
North Lake County	99.2%	-10	\$1,045	4.3%
Northwest Orlando	96.1%	-20	\$1,127	4.4%
Ocoee/Winter Garden/Clermont	96.6%	120	\$1,420	5.8%
Sanford/Lake Mary	96.3%	80	\$1,320	8.6%
South Orange County	96.2%	210	\$1,495	7.6%
Southwest Orlando	96.1%	50	\$1,215	5.3%
University	95.8%	120	\$1,327	8.0%
West Orlando	96.0%	-10	\$1,364	8.3%
Winter Park/Maitland	95.2%	110	\$1,345	3.7%

ORLANDO VS. NATIONAL EFFECTIVE RENT & OCCUPANCY



SOURCE: REALPAGE



ORLANDO, FL SALES

2021 YEAR TO DATE*



VOLUME

\$983.9M



PRICE PER AVERAGE (AVG)

\$226,215



TRANSACTIONS

14



CAP RATE (AVG)

4.7%

WHAT'S TRADING?*



UNITS (AVG)

315



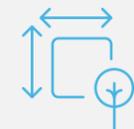
YEAR BUILT (AVG)

2000's



BUILDINGS (AVG)

11



ACRES (AVG)

16.73

TOP BUYERS**

BUYER	LOCATION
Blackstone	New York, NY
BREIT	New York, NY
Priderock Cap Prtnrs	West Palm Beach, FL
CBRE Global Investors	Los Angeles, CA
Harbor Group Int'l	Norfolk, VA

TOP SELLERS**

SELLER	LOCATION
Unicorp	Orlando, FL
Carroll Organization	Atlanta, GA
Cortland	Atlanta, GA
DeBartolo Development	Tampa, FL
Epoch Properties	Winter Park, FL

**Past 24 Months

\$50M+
SOURCE: REAL CAPITAL ANALYTICS



ORLANDO, FL

SALES

\$50+ MILLION TRANSACTIONS



HANOVER AT DR PHILLIPS

Orlando, FL

UNITS	YEAR BUILT
394	2020
PRICE / UNIT	SALES PRICE
\$291,878	\$115,000,000



NEWPORT COLONY

Casselberry, FL

UNITS	YEAR BUILT
476	1991
PRICE / UNIT	SALES PRICE
\$183,824	\$87,500,000



LUNA AT LAKE SHADOW

Maitland, FL

UNITS	YEAR BUILT
300	2020
PRICE / UNIT	SALES PRICE
\$277,083	\$83,100,000



ASTORIA AT CELEBRATION

Celebration, FL

UNITS	YEAR BUILT
306	2015
PRICE / UNIT	SALES PRICE
\$243,464	\$74,500,000



THE JAMISON

Kissimmee, FL

UNITS	YEAR BUILT
315	2020
PRICE / UNIT	SALES PRICE
\$224,762	\$70,800,000



RESERVE AT LAKE IRENE

Casselberry, FL

UNITS	YEAR BUILT
384	1988
PRICE / UNIT	SALES PRICE
\$179,427	\$68,900,000



VEERE*

Orlando, FL

UNITS	YEAR BUILT
250	2020
PRICE / UNIT	SALES PRICE
\$274,000	\$68,500,000



GRANDEWOOD POINTE

Orlando, FL

UNITS	YEAR BUILT
306	2005
PRICE / UNIT	SALES PRICE
\$213,317	\$65,300,000



PRESERVE AT SPRING LAKE*

Altamonte Springs, FL

UNITS	YEAR BUILT
320	1972
PRICE / UNIT	SALES PRICE
\$196,250	\$62,800,000



HUDSON AT EAST

Orlando, FL

UNITS	YEAR BUILT
275	2018
PRICE / UNIT	SALES PRICE
\$227,273	\$62,500,000

*BERKADIA TRANSACTION

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Sources: RealPage; Moody's Analytics; Real Capital Analytics; Federal Reserve Bank of Cleveland

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