

OMAHA NE

Multifamily Report

BERKADIA[®]

a Berkshire Hathaway and Jefferies Financial Group company

2021 MID-YEAR



OMAHA, NE EMPLOYMENT

Jobs Added / Lost

LAST 12 MONTHS

34,800

↑ 7.6%

NEXT 12 MONTHS*

16,200

↑ 3.3%

Unemployment

MID-YEAR 2021

2.9%

↓ 480 BPS YOY

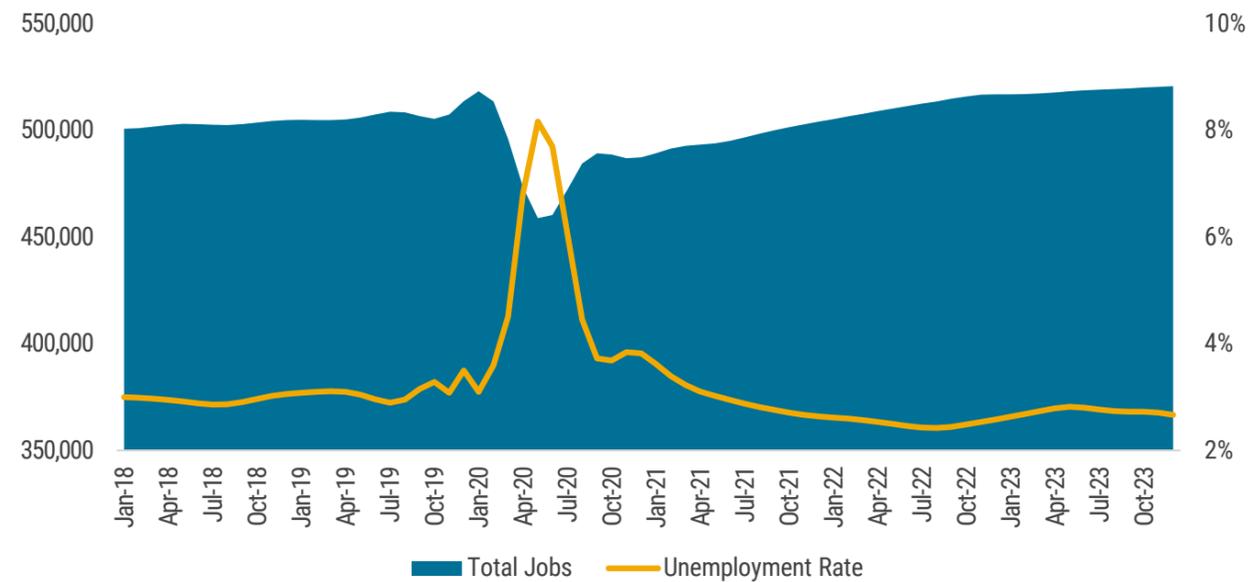
MID-YEAR 2022*

2.5%

↓ 40 BPS YOY

*Projected

Employment Trends



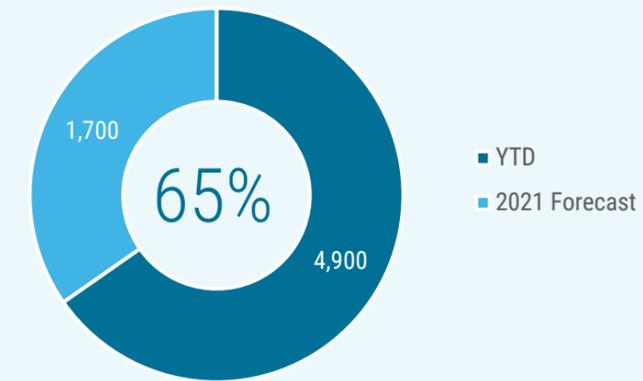
SOURCE: MOODY'S ANALYTICS

In The News

- Hy-Vee to hire nearly 1,100 in Omaha
- Oatey Co. to fill manufacturing positions in Omaha
- Insurance start-up picks Omaha to double workforce
- Yellow Corporation bringing new jobs to Omaha

Who's Hiring?

LEISURE & HOSPITALITY INDUSTRY



10%
OF ALL JOBS IN THE METRO

\$25,800
AVERAGE ANNUAL SALARY

Top Leisure & Hospitality Employers

AMERISTAR
CASINO ★ HOTEL

1,500 JOBS

HORSESHOE.
COUNCIL BLUFFS

1,400 JOBS



800 JOBS



OMAHA, NE

DELIVERIES & ABSORPTION

2021 Units*

DELIVERED

1,298

ABSORBED

1,103

2022 Units*

DELIVERED

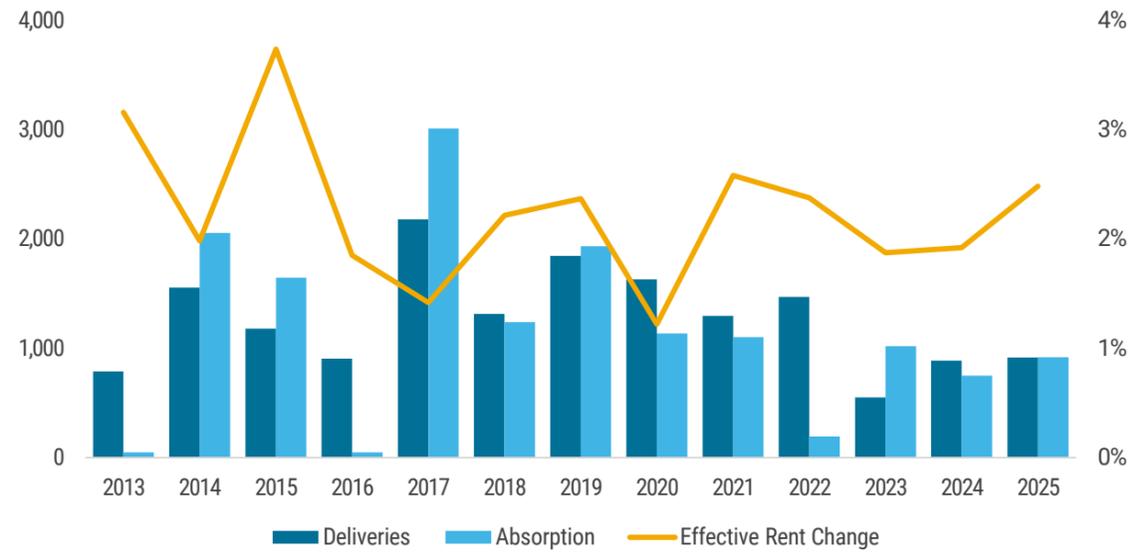
1,471

ABSORBED

193

*Projected

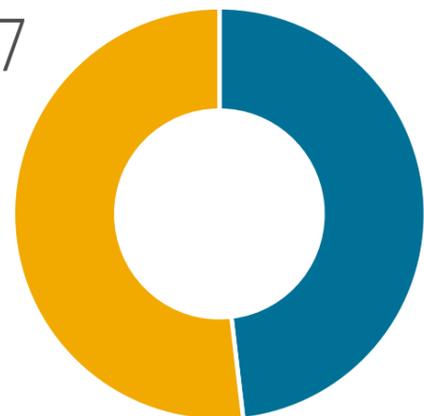
Deliveries, Absorption, & Effective Rent Change



SOURCE: REALPAGE

Market Pipeline

2,637



Under Construction

Lease-Up

2,449

Top Submarket Pipelines

Central Omaha

West Omaha

South Omaha

Sarpy County

North Omaha

0 400 800 1,200 1,600

Under Construction Lease-Up

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



OMAHA, NE RENT & OCCUPANCY

Effective Rent

2Q 2021

\$970

↑ 2.6% YOY

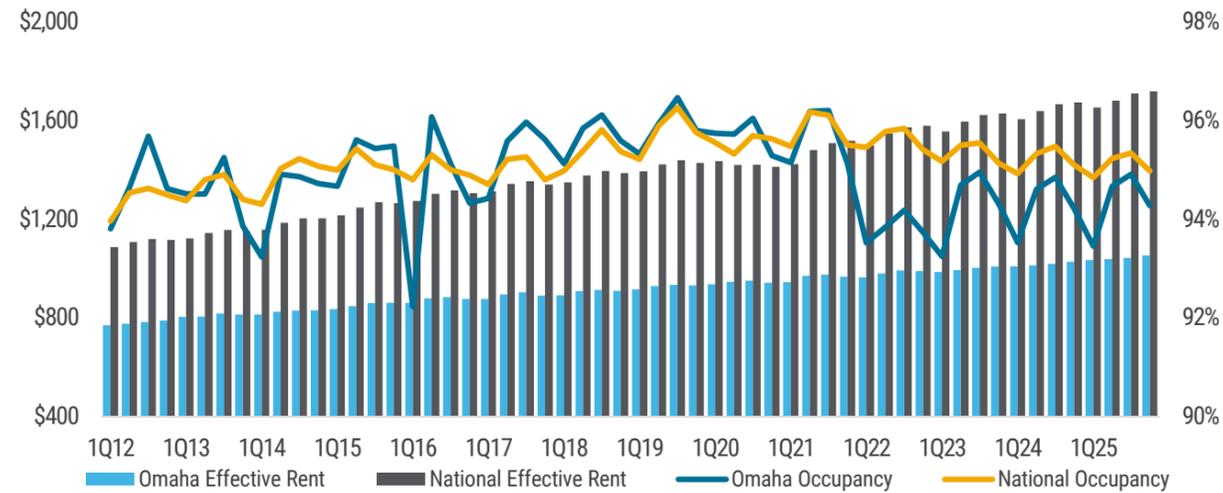
Occupancy

2Q 2021

96.2%

↑ 50 BPS YOY

Omaha vs. National Effective Rent & Occupancy



SOURCE: REALPAGE

Submarket Performance

SUBMARKET NAME	2Q21 OCCUPANCY	YOY (BPS)	2Q21 EFFECTIVE RENT	YOY
Central Omaha	94.2%	90	\$993	-0.6%
Council Bluffs	96.8%	100	\$939	5.0%
North Omaha	96.0%	60	\$935	4.0%
Sarpy County	96.1%	-50	\$980	3.6%
South Omaha	96.6%	30	\$924	2.1%
West Omaha	97.7%	90	\$1,041	3.1%

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

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