



MultifamilyU – Atlanta Market Update

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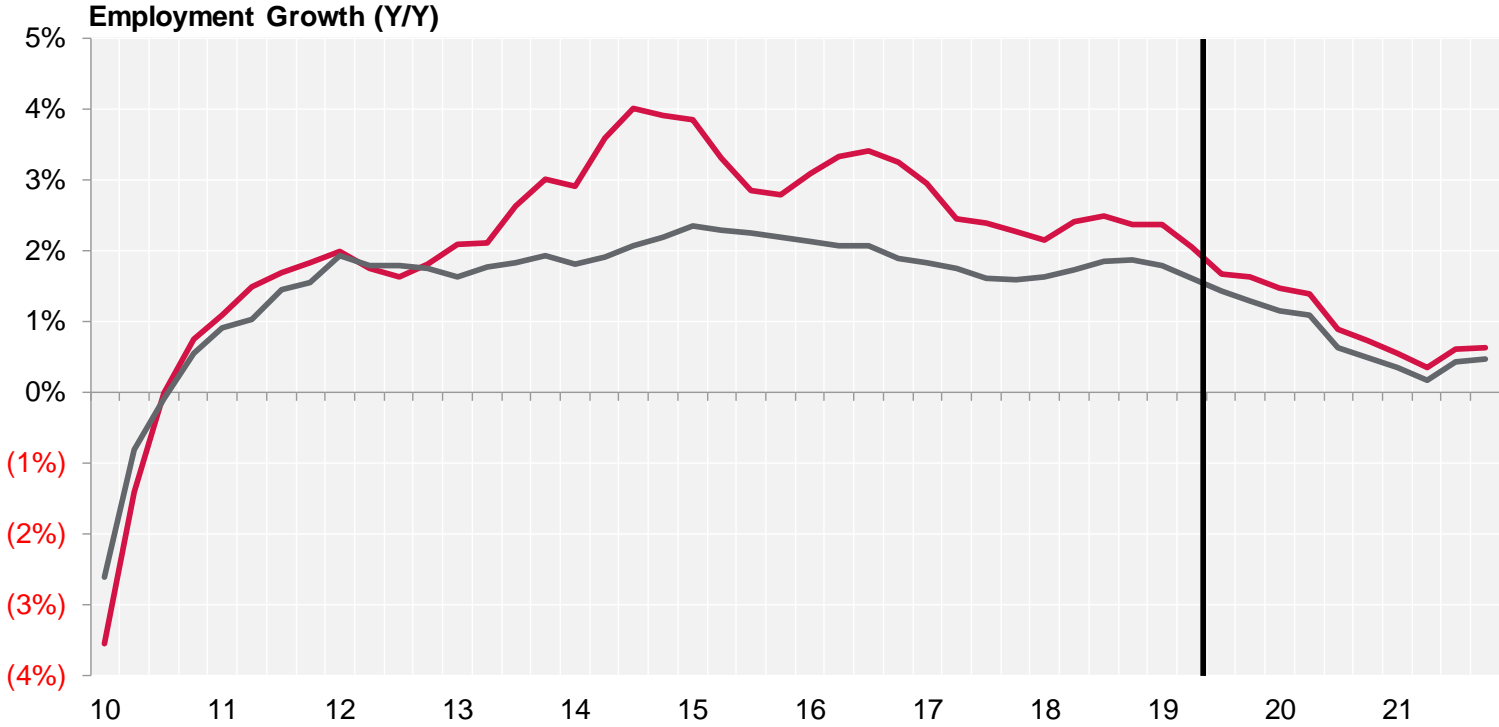
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- Atlanta Economy & Demographics
- Atlanta Multifamily
- Questions & Discussion

Atlanta Economy



Atlanta Employment Growth

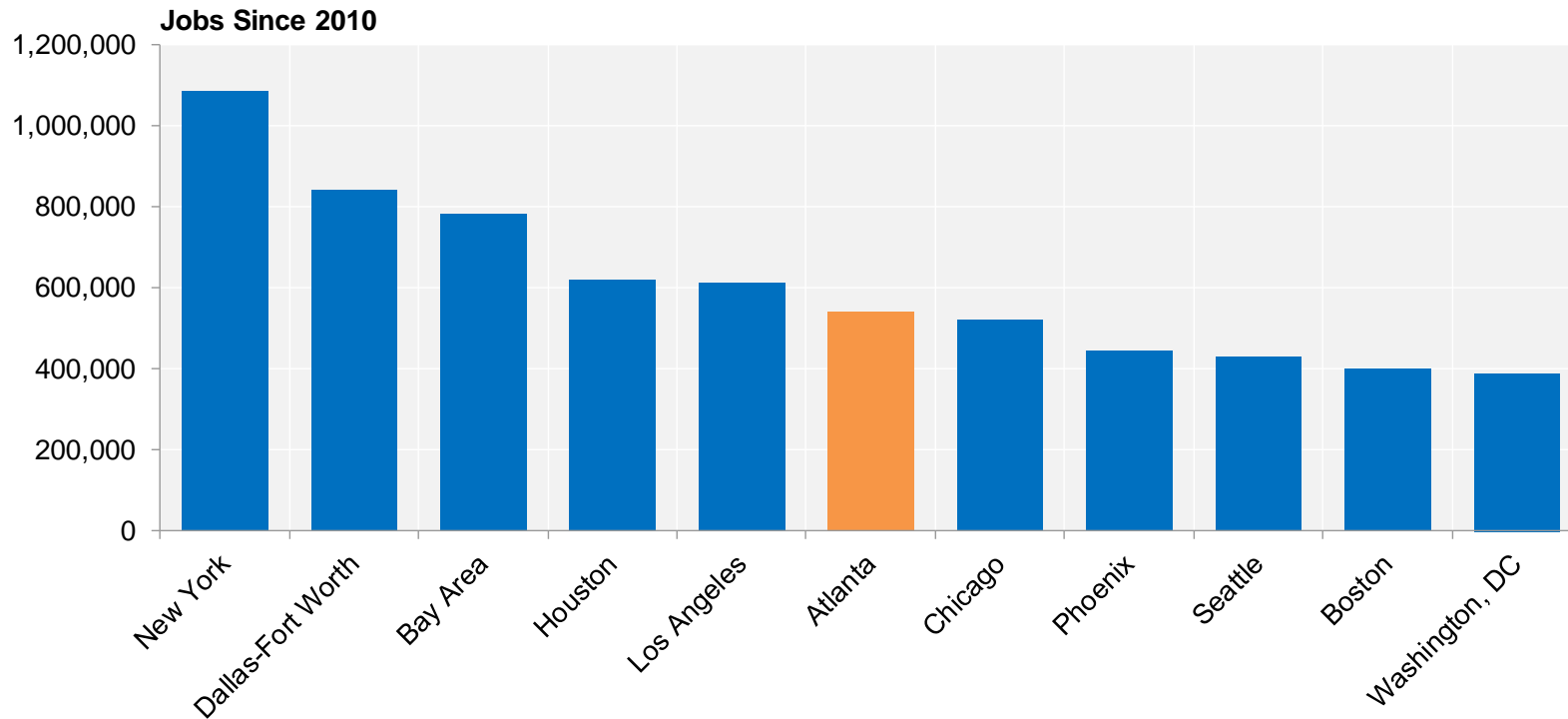


Source: Bureau of Labor Statistics

— Atlanta — United States

As of 19Q2

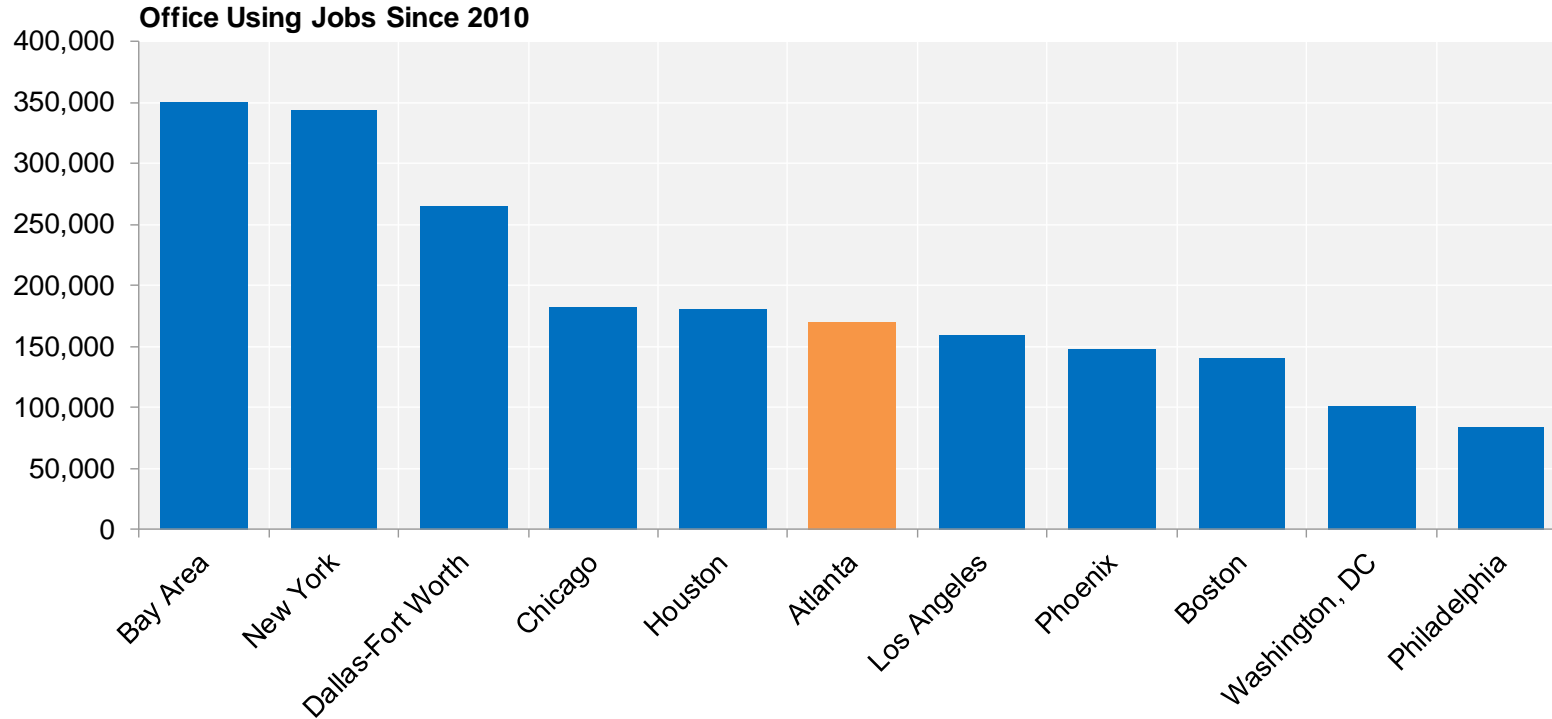
Job Growth This Cycle



Sources: Bureau of Labor Statistics, Oxford Economics

As of 18Q4

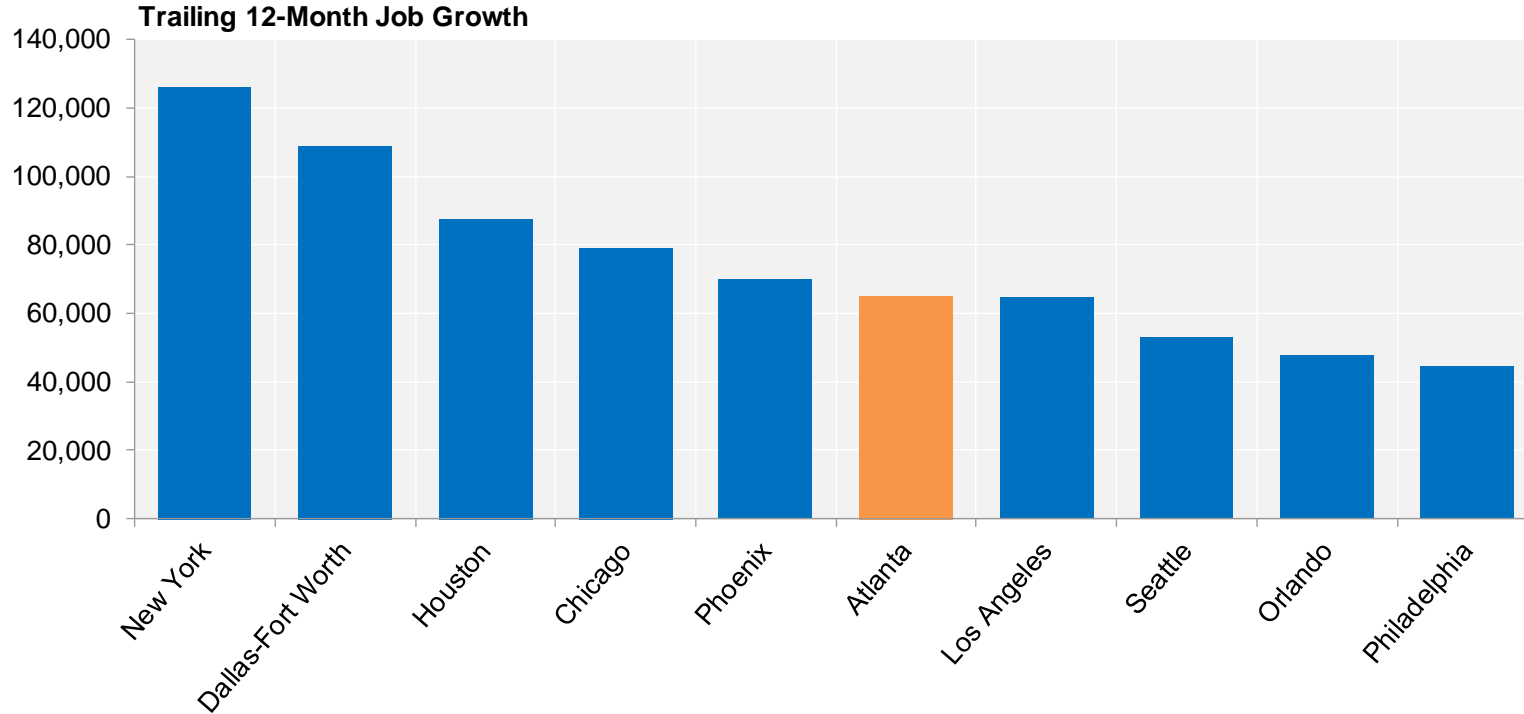
Office-Using Job Growth This Cycle



Sources: Bureau of Labor Statistics, Oxford Economics

As of 18Q4

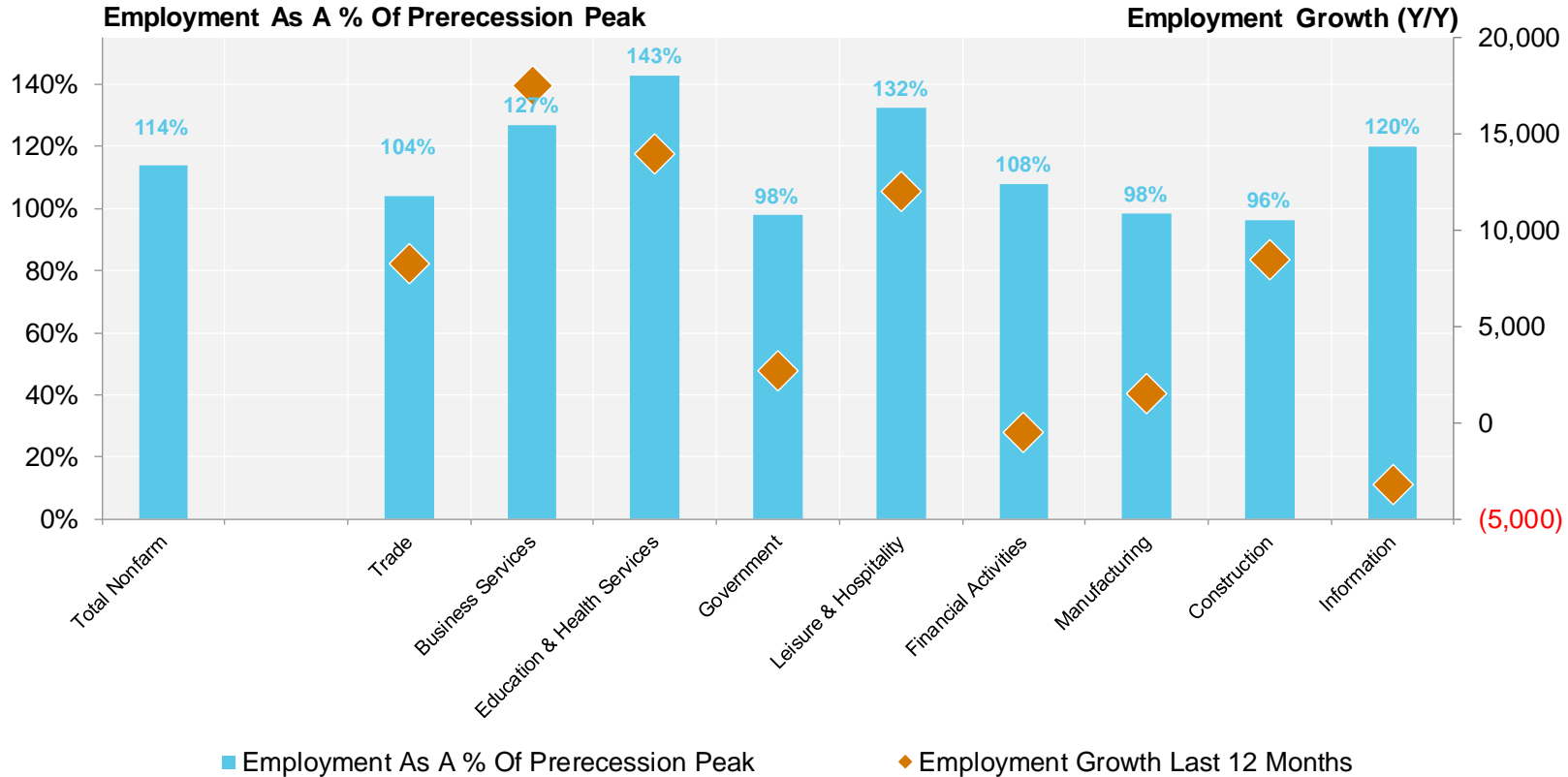
Current Job Growth by Metro



Source: Bureau of Labor Statistics

As of 19Q1

Employment Growth by Sector

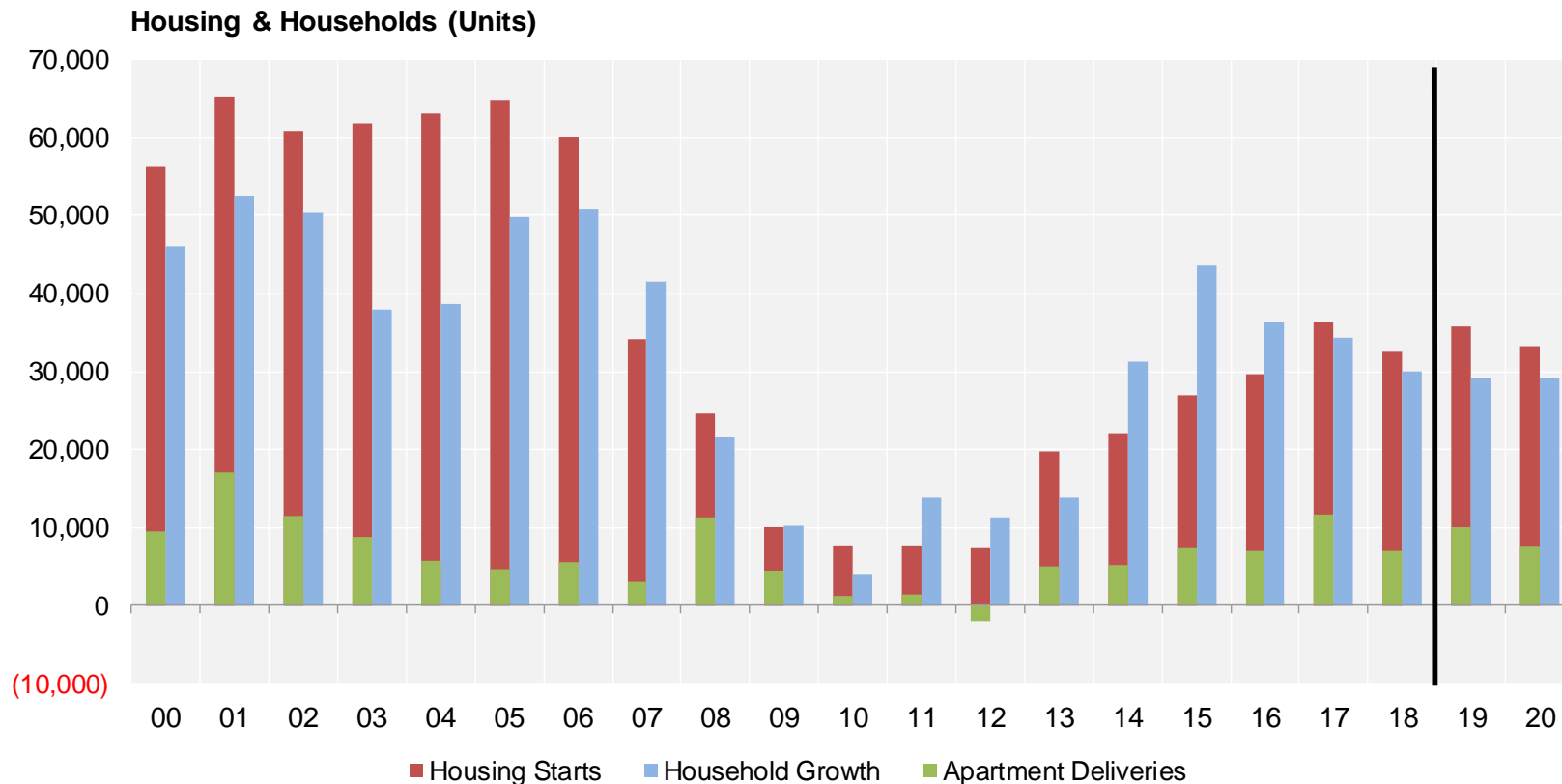


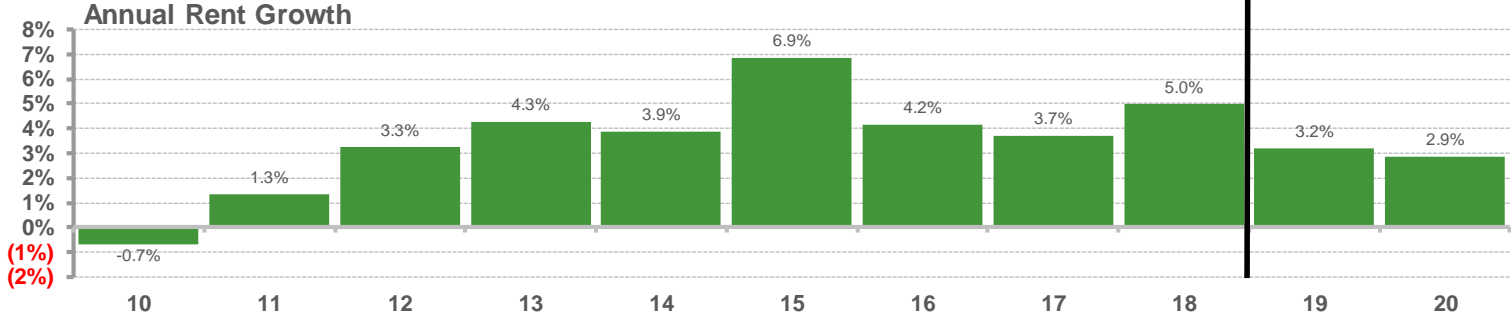
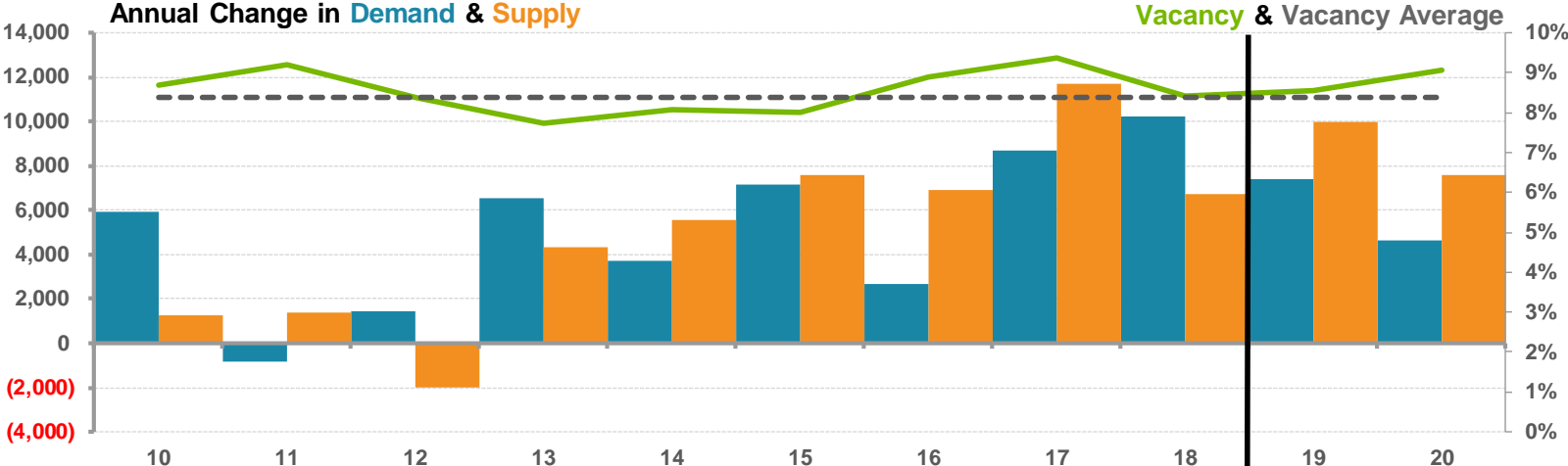
- Job growth is slowing, but it should **continue to outpace the U.S. average**
- Growth in the professional & business services and logistics sectors drive **Class A and Class B/C** demand respectively
- Strong **in-migration & population growth** will likely persist, boosting apartment demand

Atlanta Multifamily



Atlanta Household & Housing Growth

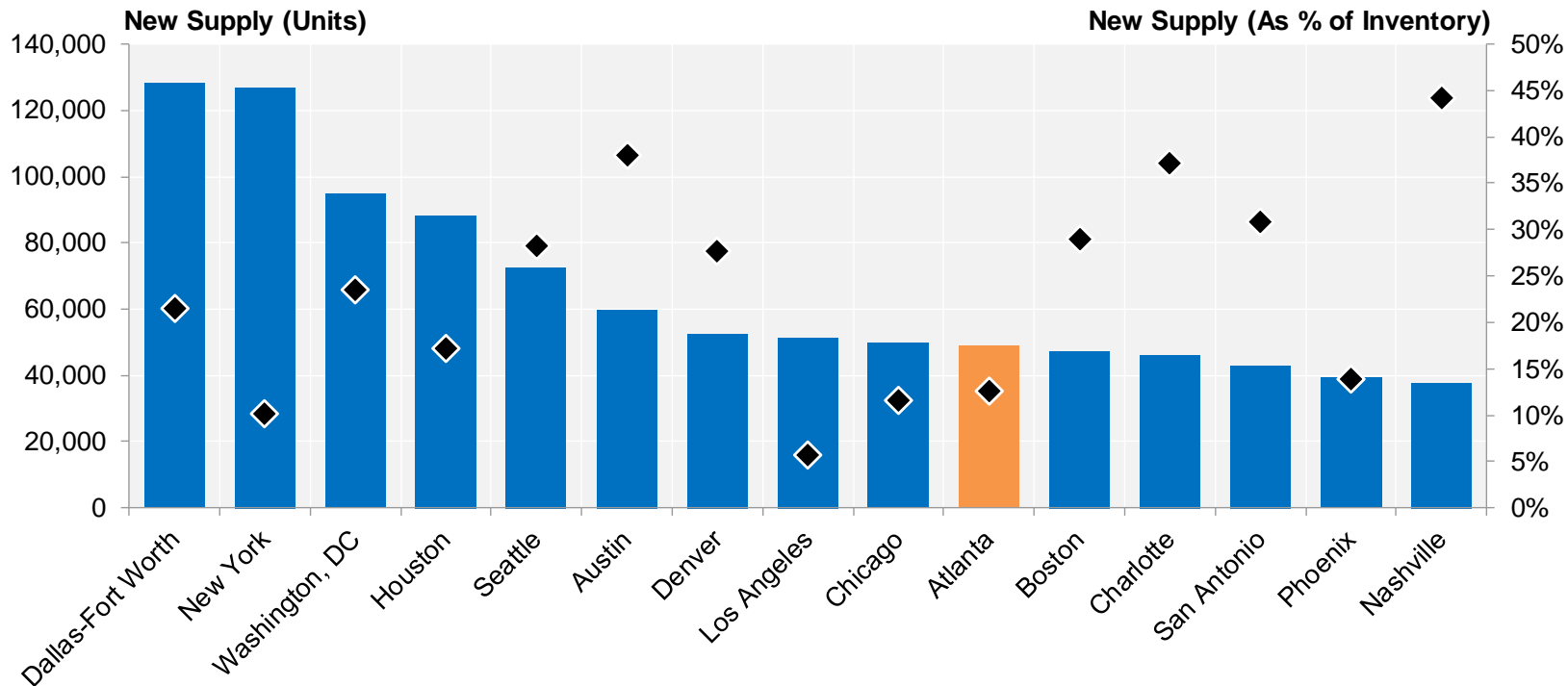




Source: CoStar Market Analytics

As of June 2019

Supply Since 2010

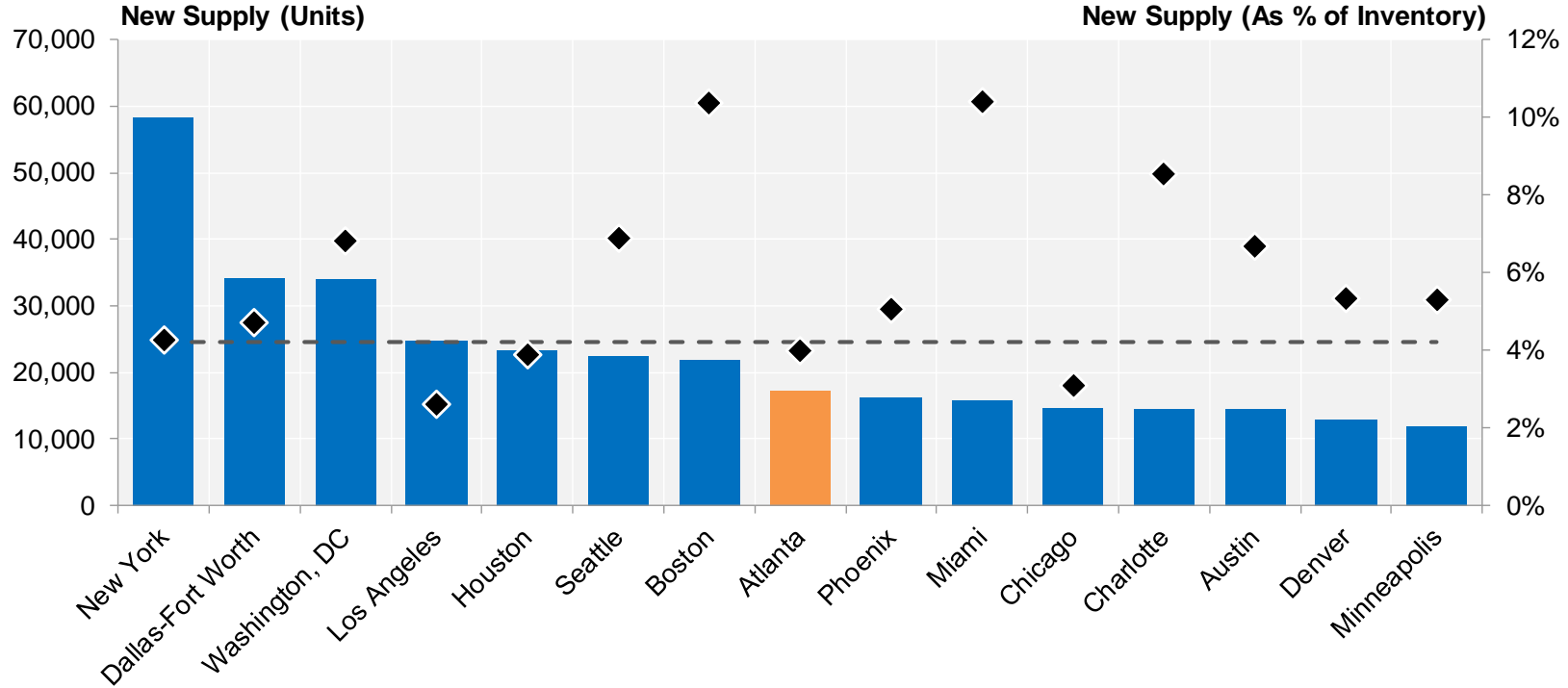


Source: CoStar Market Analytics

◆ Completions As A % Of Inventory

As of 19Q2

Units Under Construction



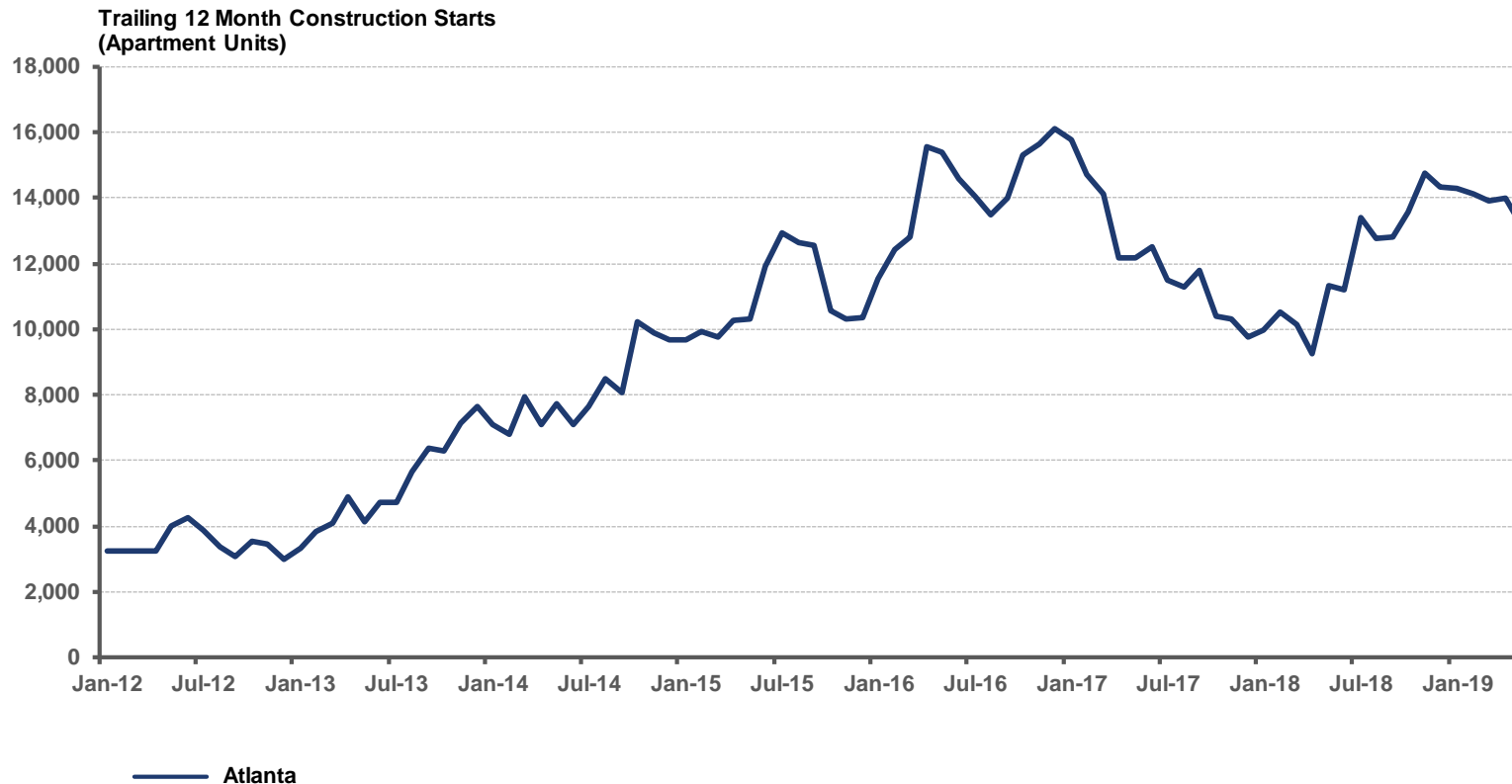
Source: CoStar Market Analytics

◆ Completions As A % Of Inventory

— National Average

As of 19Q2

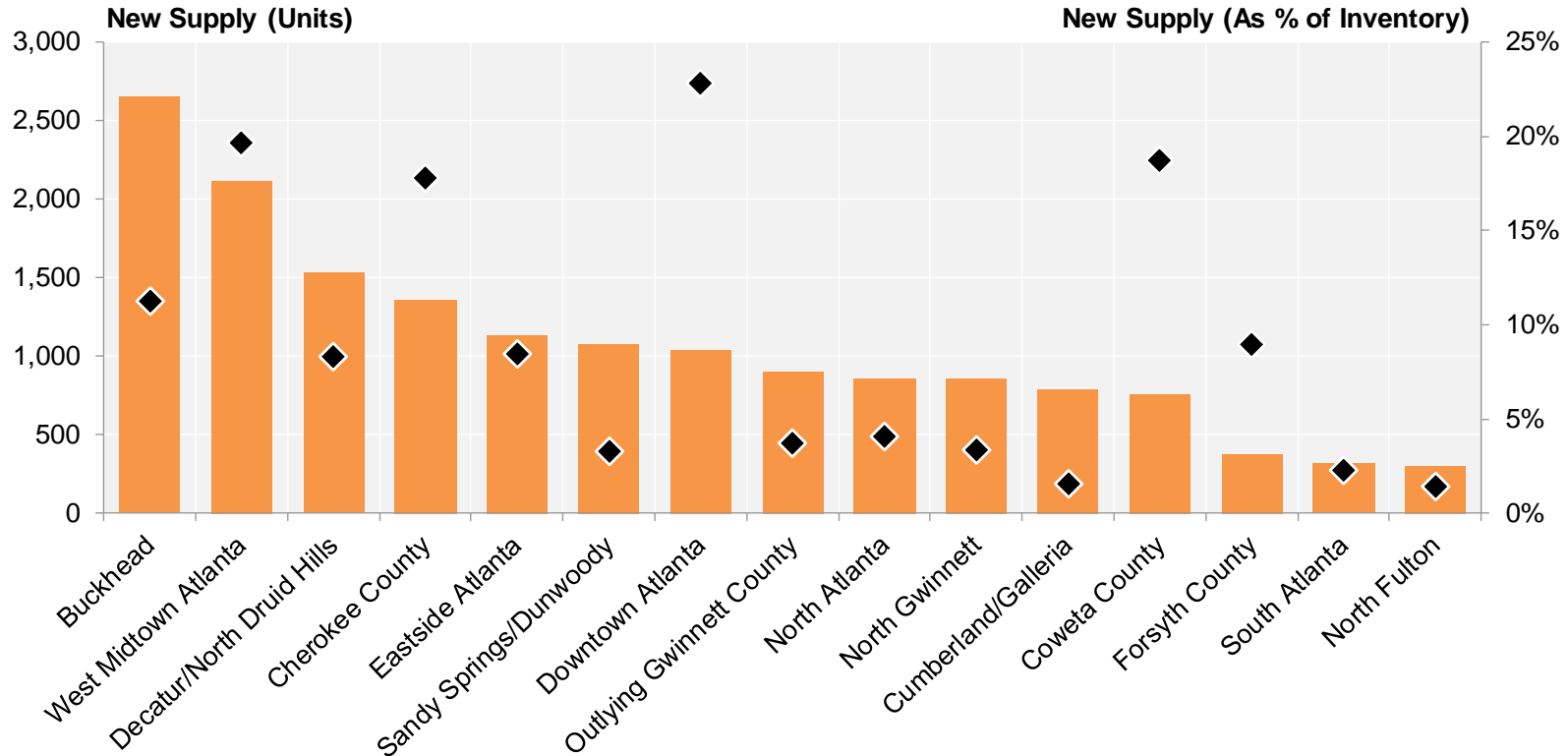
Atlanta Groundbreakings



Source: CoStar Market Analytics

As of May 2019

Atlanta Under Construction by Submarket

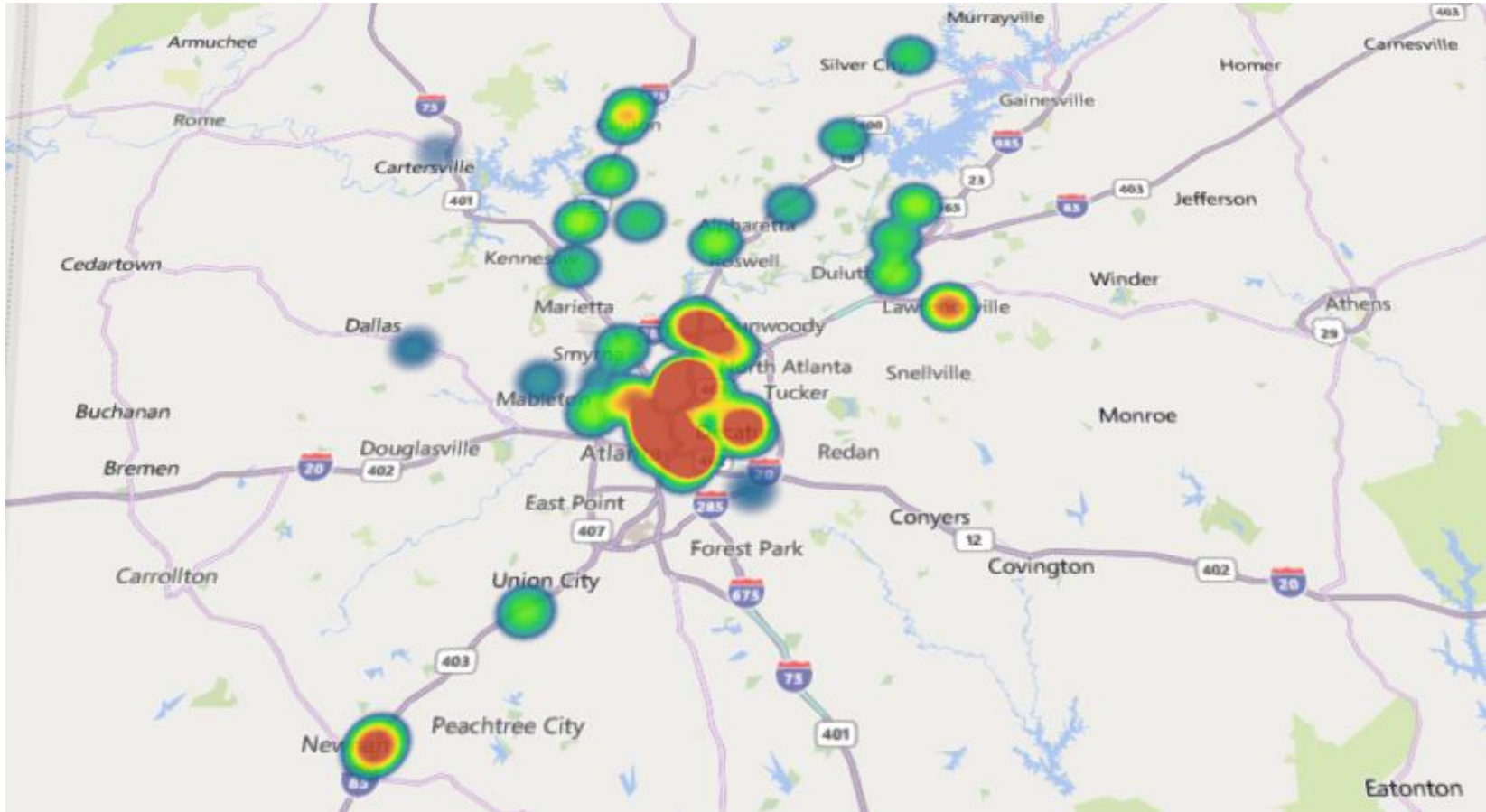


Source: CoStar Market Analytics

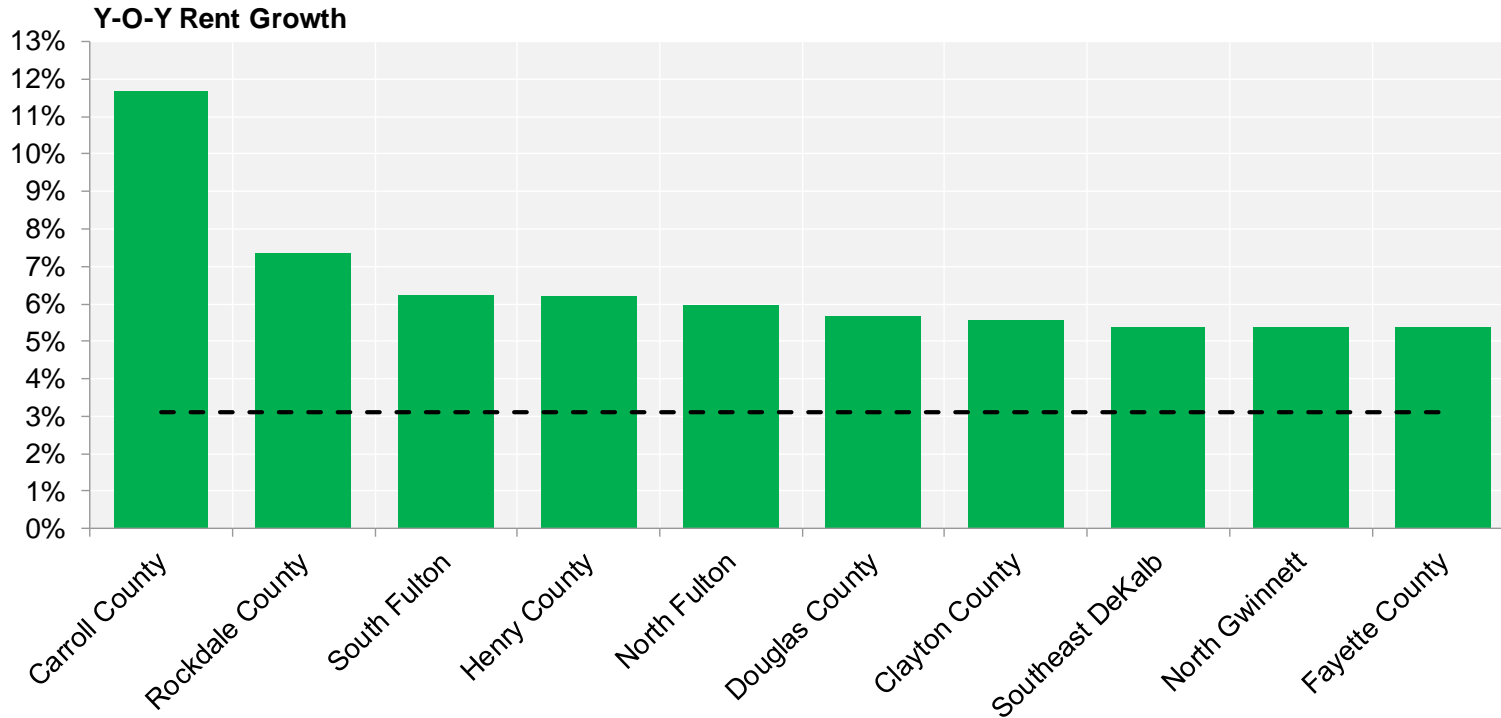
◆ Completions As A % Of Inventory

As of June 2019

Atlanta Under Construction



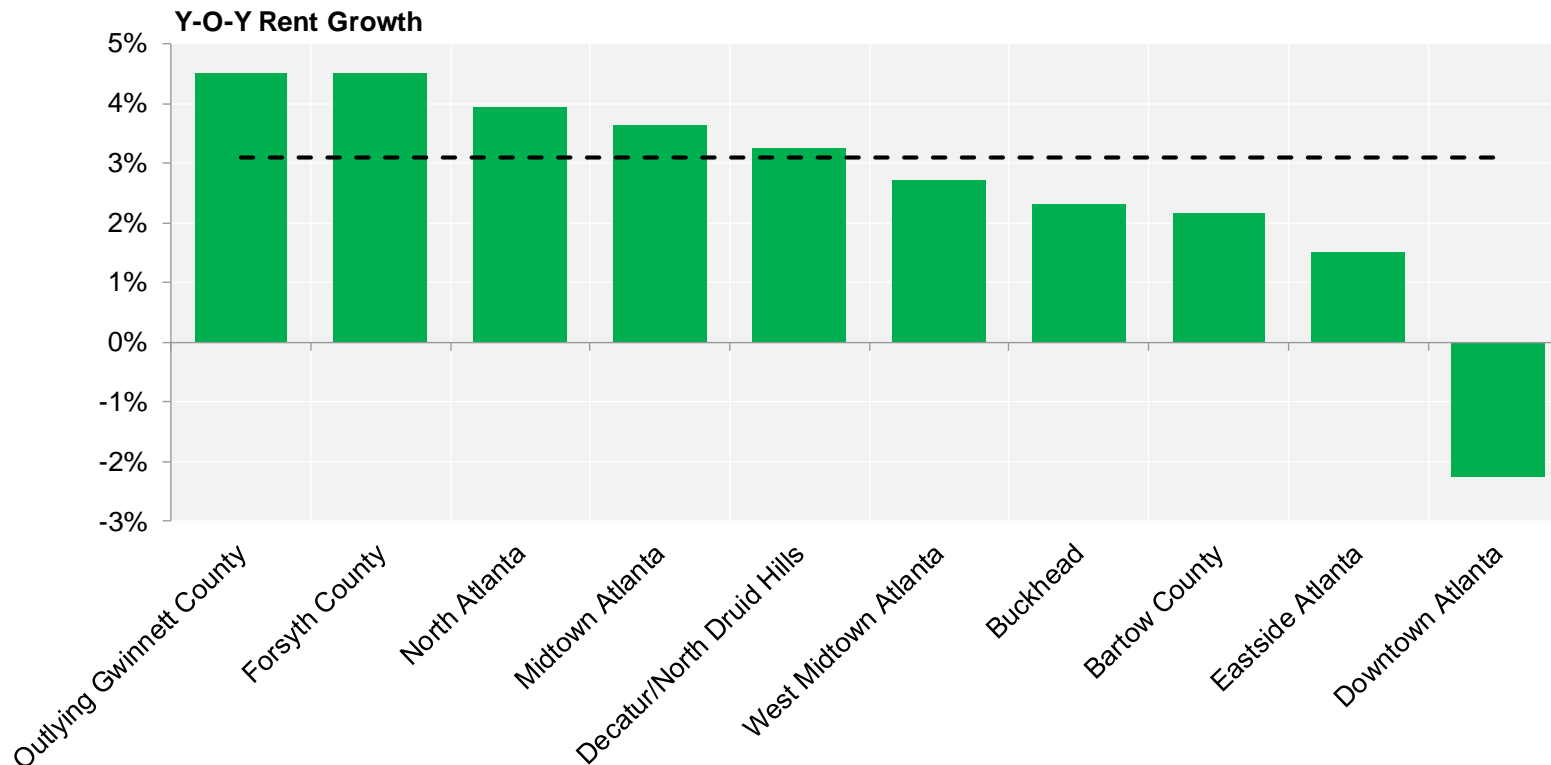
Atlanta Rent Growth Leaders



Source: CoStar Market Analytics

As of June 2019

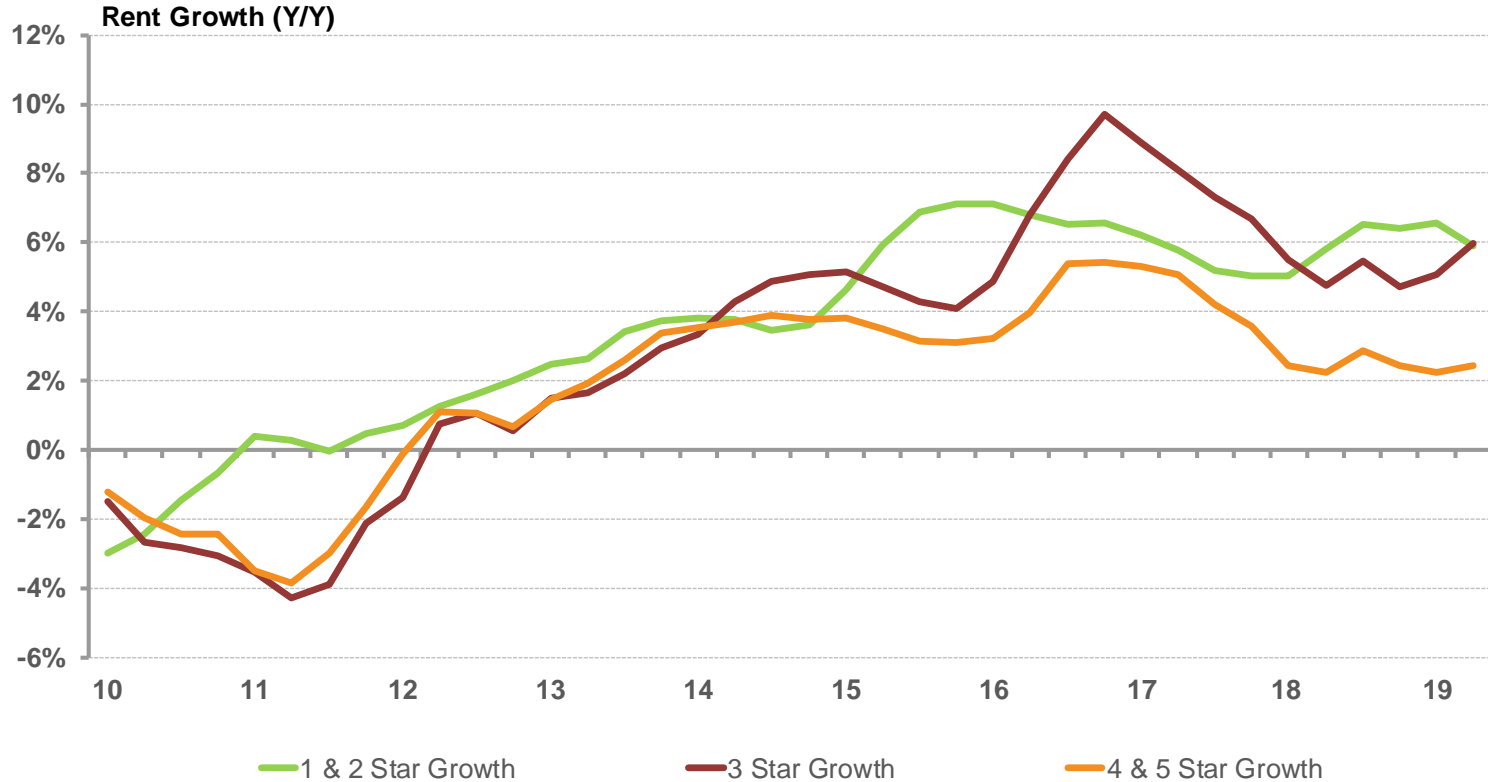
Atlanta Rent Growth Laggards



Source: CoStar Market Analytics

As of June 2019

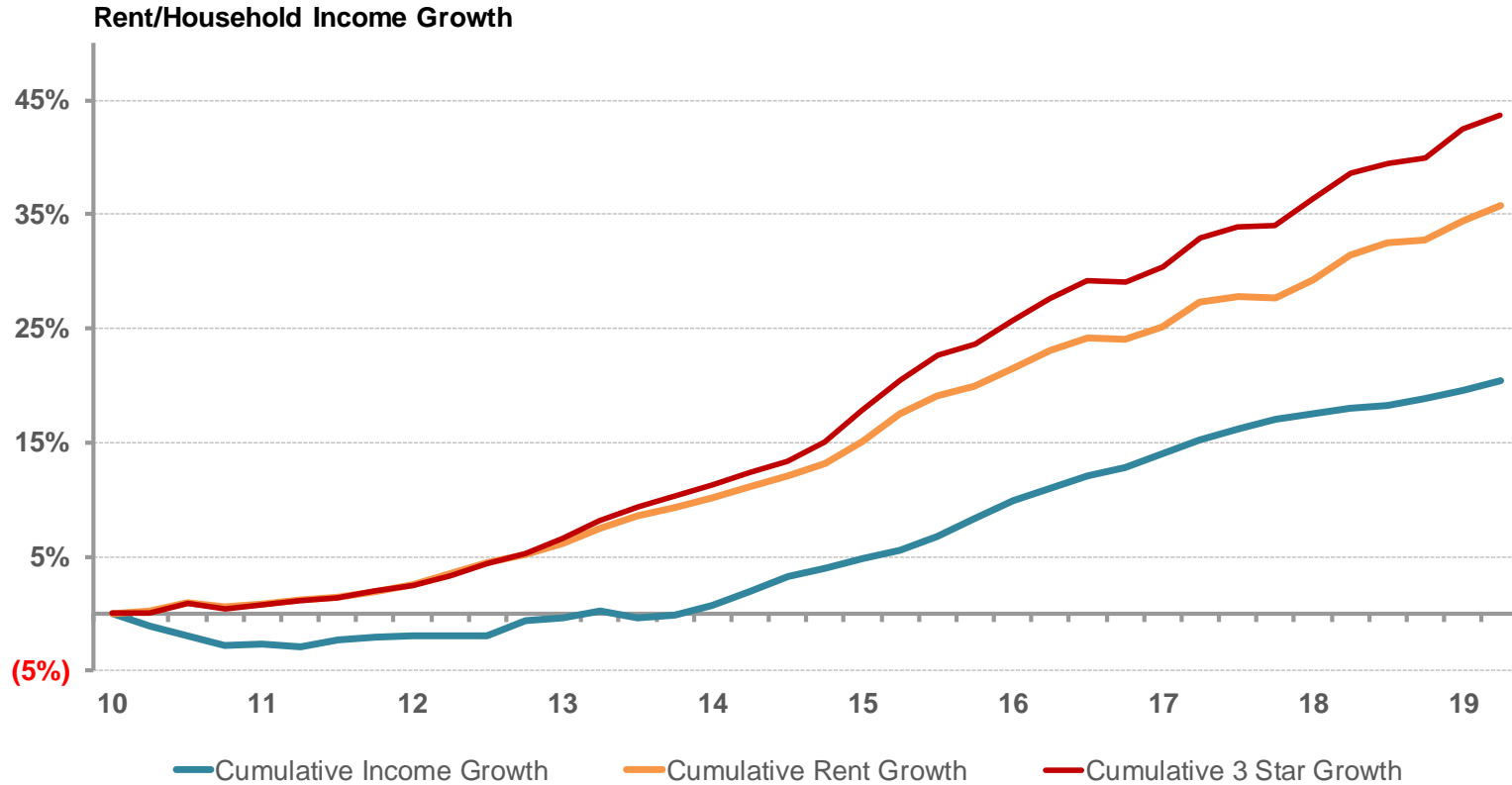
Rent Growth by Building Class



Source: CoStar Market Analytics

As of 19Q2

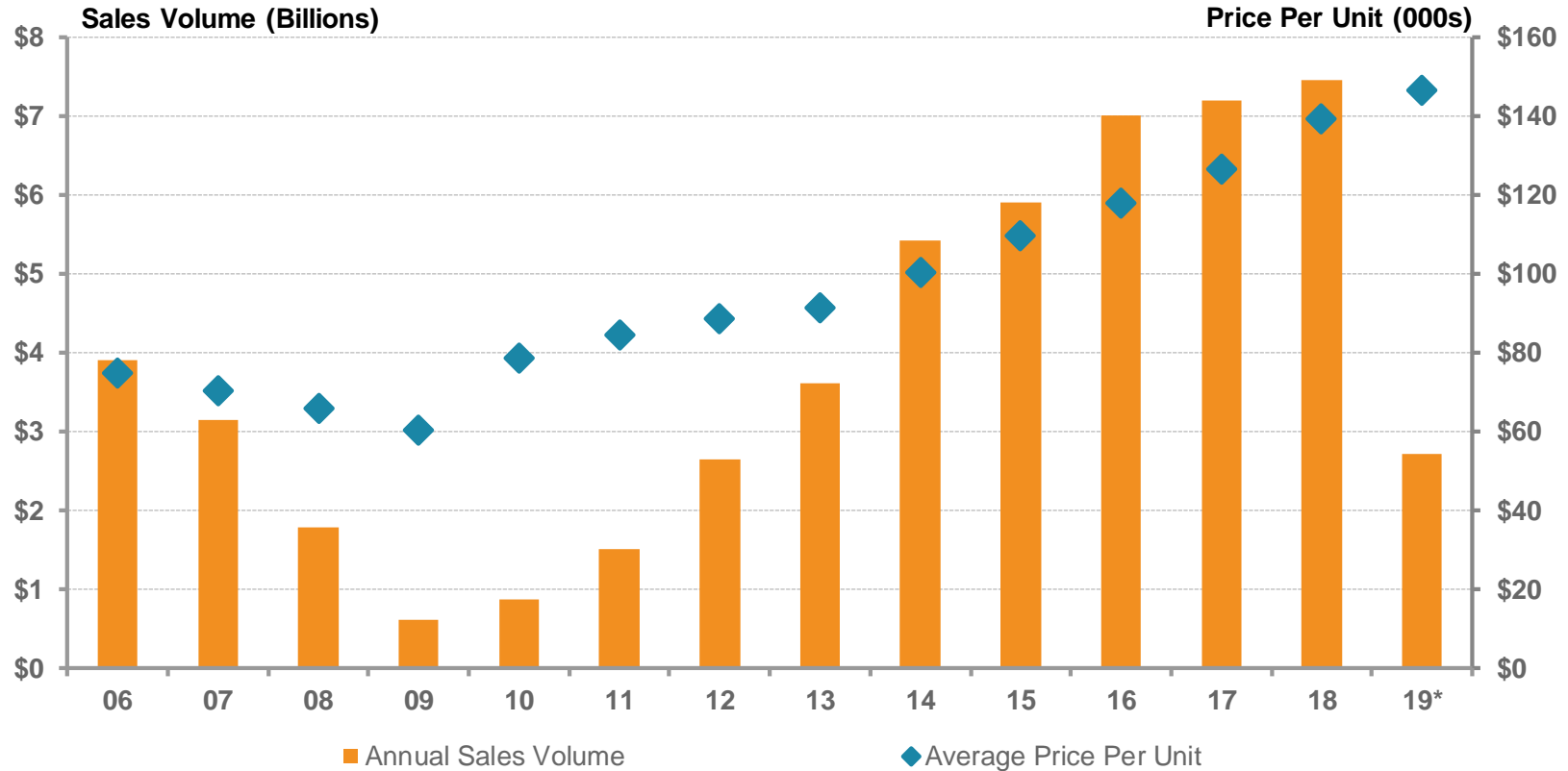
Atlanta Rent vs. Income Growth



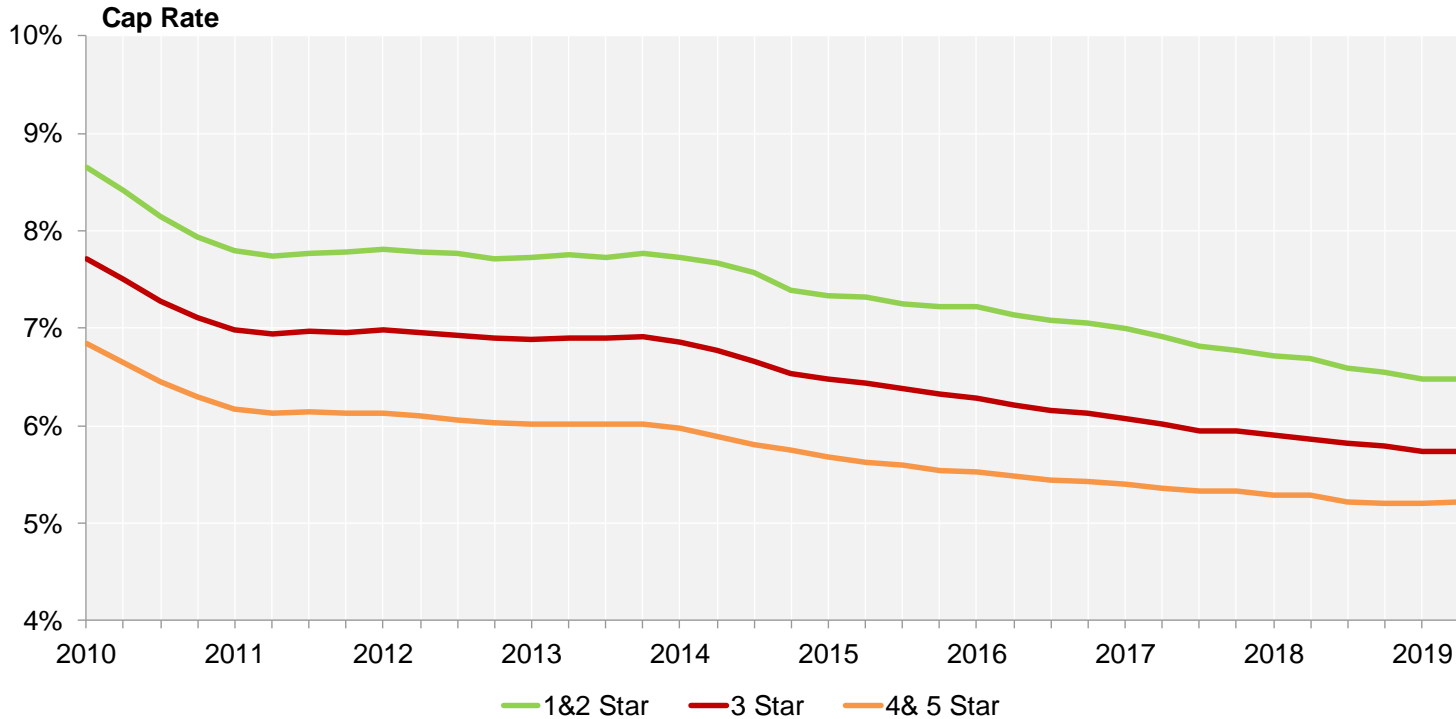
Sources: BLS; CoStar Market Analytics

As of 19Q2

Atlanta Sales Volume & Pricing



Atlanta Same-Store Cap Rates by Class



Source: CoStar Market Analytics

As of 19Q2

- Despite slowing job growth, **household formation** should remain strong in the near term
- Rent growth is **likely to outperform** the metro's long-term historical average over the next few years, particularly in undersupplied **suburban** locales
- Even if the economy slows, Atlanta multifamily is **well positioned** to withstand a downturn compared to previous cycles



Thank You!

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