

Biscayne Corridor Q1 2015

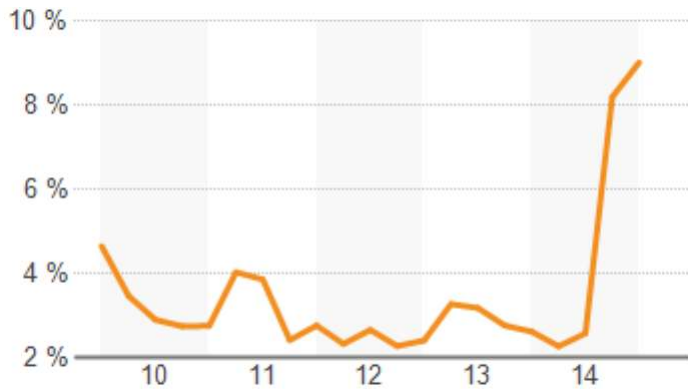
Leasing Units	Survey	5-Year Avg
Vacant Units	266	81
Vacancy Rate	9.0%	3.2%
12 Mo. Absorption Units	150	10

Inventory in Units	Survey	5-Year Avg
Existing Units	9,972	2,527
12 Mo. Const. Starts	497	235
Under Construction	497	265
12 Mo. Deliveries	475	31

Rents	Survey	5-Year Avg
Studio Asking Rent	\$925	\$776
1 Bed Asking Rent	\$1,348	\$1,084
2 Bed Asking Rent	\$1,891	\$1,462
3+ Bed Asking Rent	\$1,712	\$1,800
Concessions	2.4%	1.1%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$157,152	\$115,497
Asking Price Per Unit	\$101,060	\$96,039
Sales Volume (Mil.)	\$58	\$114
Cap Rate	6.0%	6.8%

Vacancy Rate



Asking Rent Per Unit



Absorption, Deliveries, Vacancy

