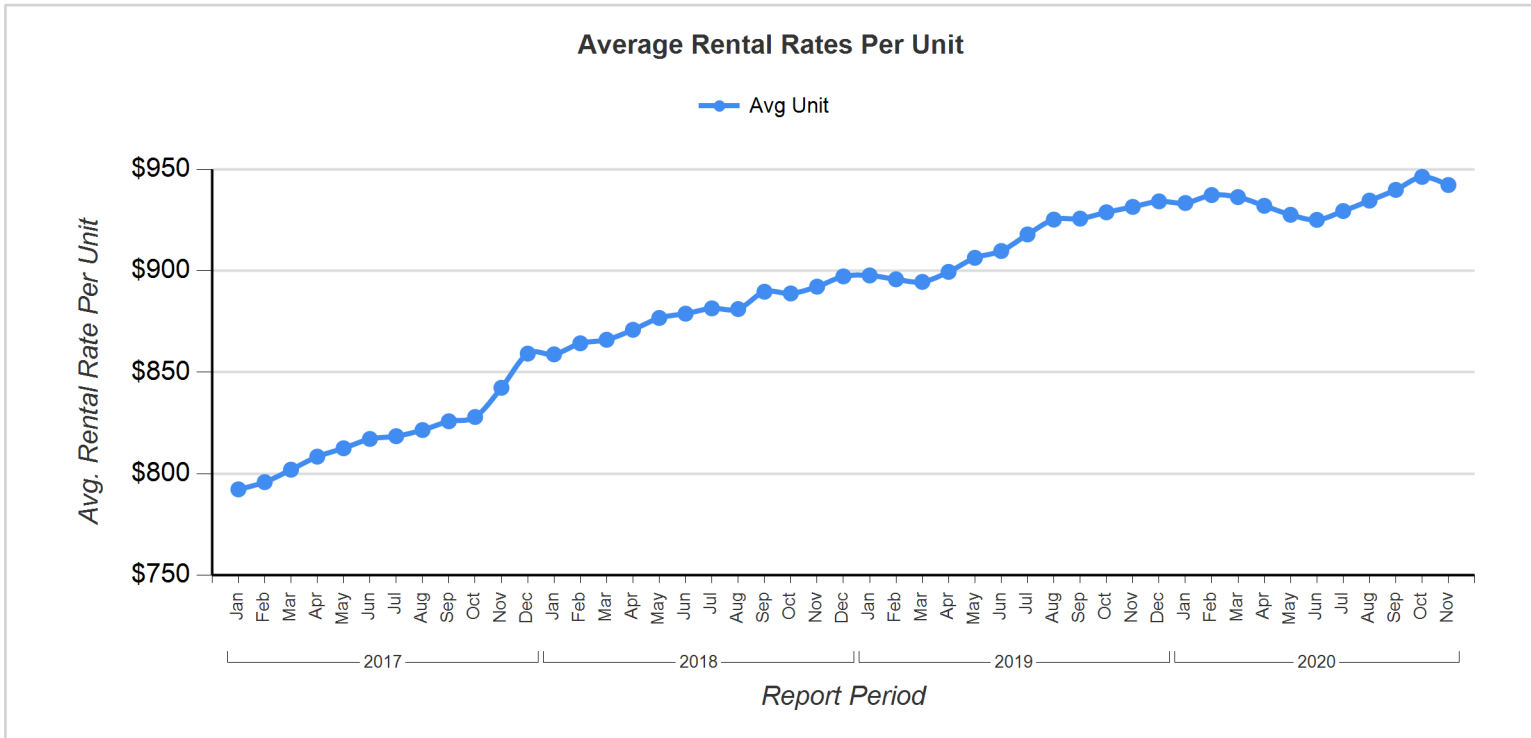


# RENTAL RATE TRENDS

Custom Geography	3.00 Mile radius, around: 2717 W Jefferson Blvd, Dallas, TX 75211, USA(32.7480, -96.8635)
Radius	3 Miles
Property Asset Class	Workforce - Upper (C+, C)
Property Status	Completed
Report View	Average Rental Rate Per Unit
Rent Type	Actual Rent
Rent Period	Nov,2020
Report Period	Monthly
First Year*	2017



Year	Total Properties	Unit Count	Monthly Rent			Base Rent Index	Average Rental Change	
			Low	High	Average		Dollars	Percentage
Jan, 2017	21	2981	\$541	\$1,100	\$792	1.00		Base Year
Feb, 2017	21	2981	\$535	\$1,100	\$796	1.00	\$4	0.4%
Mar, 2017	21	2981	\$540	\$1,125	\$802	1.01	\$6	0.8%
Apr, 2017	21	2981	\$545	\$1,150	\$808	1.02	\$6	0.8%
May, 2017	21	2981	\$550	\$1,250	\$813	1.03	\$4	0.5%
Jun, 2017	21	2981	\$555	\$1,200	\$817	1.03	\$5	0.6%

Year	Total Properties	Unit Count	Monthly Rent			Base Rent Index	Average Rental Change	
			Low	High	Average		Dollars	Percentage
Jul, 2017	21	2981	\$554	\$1,198	\$819	1.03	\$1	0.2%
Aug, 2017	21	2981	\$553	\$1,196	\$822	1.04	\$3	0.4%
Sep, 2017	21	2981	\$552	\$1,194	\$826	1.04	\$4	0.5%
Oct, 2017	21	2981	\$550	\$1,191	\$828	1.04	\$2	0.3%
Nov, 2017	21	2981	\$575	\$1,169	\$842	1.06	\$14	1.7%
Dec, 2017	21	2981	\$600	\$1,190	\$859	1.08	\$17	2.0%
Jan, 2018	21	2981	\$609	\$1,235	\$859	1.08	\$0	0.0%
Feb, 2018	21	2981	\$600	\$1,289	\$864	1.09	\$5	0.6%
Mar, 2018	21	2981	\$600	\$1,300	\$866	1.09	\$2	0.2%
Apr, 2018	21	2981	\$600	\$1,300	\$871	1.10	\$5	0.6%
May, 2018	21	2981	\$575	\$1,214	\$877	1.11	\$6	0.7%
Jun, 2018	21	2981	\$550	\$1,250	\$879	1.11	\$2	0.2%
Jul, 2018	21	2981	\$575	\$1,250	\$882	1.11	\$3	0.3%
Aug, 2018	21	2981	\$600	\$1,250	\$881	1.11	\$0	0.0%
Sep, 2018	21	2981	\$575	\$1,250	\$890	1.12	\$9	1.0%
Oct, 2018	21	2981	\$550	\$1,250	\$889	1.12	-\$1	-0.1%
Nov, 2018	21	2981	\$600	\$1,252	\$892	1.13	\$3	0.4%
Dec, 2018	21	2981	\$650	\$1,254	\$897	1.13	\$5	0.6%
Jan, 2019	21	2981	\$558	\$1,287	\$898	1.13	\$0	0.1%
Feb, 2019	21	2981	\$550	\$1,350	\$896	1.13	-\$2	-0.2%
Mar, 2019	21	2981	\$605	\$1,450	\$895	1.13	-\$1	-0.1%
Apr, 2019	21	2981	\$650	\$1,450	\$899	1.14	\$5	0.5%
May, 2019	21	2981	\$650	\$1,450	\$906	1.14	\$7	0.8%
Jun, 2019	21	2981	\$655	\$1,450	\$910	1.15	\$3	0.4%
Jul, 2019	21	2981	\$657	\$1,575	\$918	1.16	\$8	0.9%
Aug, 2019	21	2981	\$636	\$1,425	\$925	1.17	\$7	0.8%
Sep, 2019	21	2981	\$614	\$1,425	\$926	1.17	\$0	0.0%
Oct, 2019	21	2981	\$590	\$1,425	\$929	1.17	\$3	0.3%
Nov, 2019	21	2981	\$590	\$1,442	\$931	1.18	\$3	0.3%
Dec, 2019	21	2981	\$590	\$1,459	\$934	1.18	\$3	0.3%

# GREYSTONE

Data provided by Yardi®Matrix

Year	Total Properties	Unit Count	Monthly Rent			Base Rent Index	Average Rental Change	
			Low	High	Average		Dollars	Percentage
Jan, 2020	21	2981	\$595	\$1,476	\$933	1.18	-\$1	-0.1%
Feb, 2020	21	2981	\$590	\$1,495	\$937	1.18	\$4	0.4%
Mar, 2020	21	2981	\$590	\$1,472	\$936	1.18	-\$1	-0.1%
Apr, 2020	21	2981	\$600	\$1,449	\$932	1.18	-\$4	-0.5%
May, 2020	21	2981	\$602	\$1,426	\$928	1.17	-\$4	-0.5%
Jun, 2020	21	2981	\$525	\$1,400	\$925	1.17	-\$3	-0.3%
Jul, 2020	21	2981	\$546	\$1,412	\$929	1.17	\$4	0.5%
Aug, 2020	21	2981	\$567	\$1,424	\$935	1.18	\$5	0.6%
Sep, 2020	21	2981	\$588	\$1,436	\$940	1.19	\$5	0.6%
Oct, 2020	21	2981	\$612	\$1,450	\$946	1.19	\$6	0.7%
Nov, 2020	21	2981	\$609	\$1,444	\$942	1.19	-\$4	-0.4%
			<b>Lowest Rent</b>	<b>Highest Rent</b>	<b>Average Rent</b>		<b>Average Change</b>	<b>Average Change</b>
			\$525	\$1,575	\$886		\$3	0.38%

Difference in low rent over all years	\$68
Difference in high rent over all years	\$344
Difference in average rent over all years	\$150