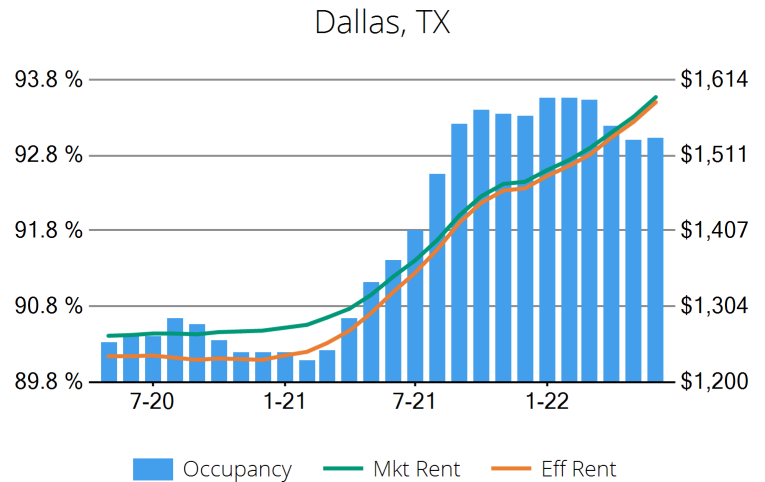


General Overview

Conventional Properties	Jun 2022	Annual Chg
Occupancy	93.1	+1.8%
Unit Change	12,622	
Units Absorbed (Annual)	20,471	
Average Size (SF)	877	+0.2%
Asking Rent	\$1,590	+18.3%
Asking Rent per SF	\$1.81	+18.0%
Effective Rent	\$1,583	+19.7%
Effective Rent per SF	\$1.80	+19.4%
% Offering Concessions	7%	-69.3%
Avg. Concession Package	4.7%	-19.0%



Market Breakdown

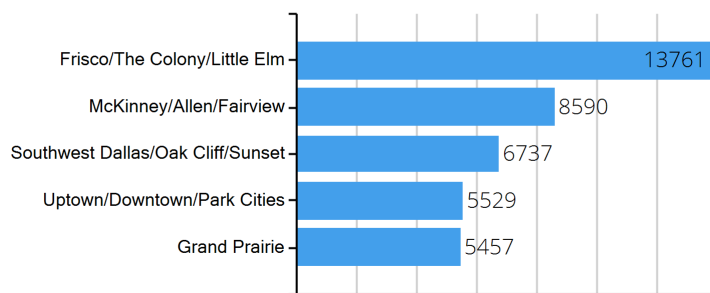
Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent Mkt	Eff	Rent Concessions Props Offering	Avg Package
Conventional	87%	2,522	555,642	93.1%	877	\$1,590	\$1,583	7.1%	4.7%
Affordable	8%	305	51,732	92.4%	891	\$1,140	\$1,139	1.9%	1.5%
Senior Living	4%	219	28,139	84.5%	859	\$1,728	\$1,717	8.5%	7.7%
Student Housing	1%	11	4,179	100.0%	790	\$1,836	\$1,836	0.0%	0.0%
Totals		3,057	639,692						

Top 5 Submarkets

Occupancy Annual Change	Jun-22	Change	Effective Rent Gains	Jun-22	Change
Southwest Dallas/Oak Cliff/Sunset	93.5%	8.3%	Far North Dallas-Tollway East	\$1,466	26.7%
Downtown/The Cedars/Deep Ellum	88.5%	7.6%	Far North Dallas-Tollway West	\$1,398	25.9%
North Irving	95.8%	5.4%	West Plano	\$1,821	24.4%
Park Ln/Greenville/Midtown East	95.0%	5.1%	McKinney/Allen/Fairview	\$1,722	23.1%
Oak Lawn/RiverFront/Medical Dist.	93.5%	4.4%	North Irving	\$1,296	22.9%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters

