

Miami Multi-Family Q1 2015

Leasing Units	Survey	5-Year Avg
Vacant Units	743	765
Vacancy Rate	4.2%	4.7%
12 Mo. Absorption Units	1,005	727

Inventory in Units	Survey	5-Year Avg
Existing Units	40,704	16,432
12 Mo. Const. Starts	353	631
Under Construction	353	938
12 Mo. Deliveries	1,281	629

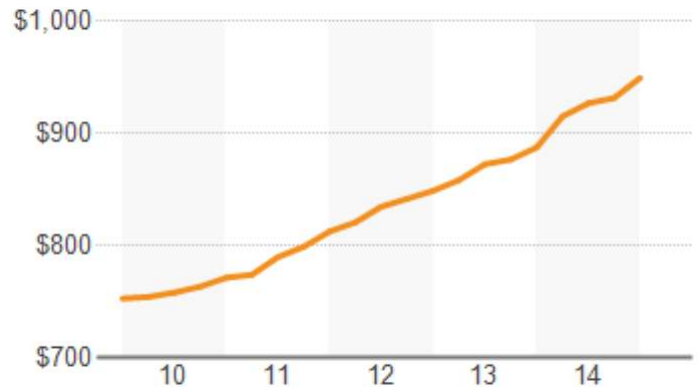
Rents	Survey	5-Year Avg
Studio Asking Rent	\$818	\$668
1 Bed Asking Rent	\$848	\$753
2 Bed Asking Rent	\$1,036	\$890
3+ Bed Asking Rent	\$1,180	\$1,072
Concessions	1.5%	2.0%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$78,825	\$70,211
Asking Price Per Unit	\$87,340	\$63,328
Sales Volume (Mil.)	\$146	\$506
Cap Rate	7.1%	7.8%

Vacancy Rate



Asking Rent Per Unit



Absorption, Deliveries, Vacancy

