

West Miami Multi-Family Q1 2015

Leasing Units	Survey	5-Year Avg
Vacant Units	55	63
Vacancy Rate	2.7%	3.0%
12 Mo. Absorption Units	-14	15

Inventory in Units	Survey	5-Year Avg
Existing Units	4,999	2,070
12 Mo. Const. Starts	400	400
Under Construction	400	255
12 Mo. Deliveries	0	0

Rents	Survey	5-Year Avg
Studio Asking Rent	\$966	\$850
1 Bed Asking Rent	\$1,028	\$933
2 Bed Asking Rent	\$1,369	\$1,190
3+ Bed Asking Rent	\$1,433	\$1,289
Concessions	0.5%	1.5%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$116,666	\$56,518
Asking Price Per Unit	\$118,125	\$95,641
Sales Volume (Mil.)	\$1.4	\$17
Cap Rate	6.0%	6.0%

Vacancy Rate



Asking Rent Per Unit



Absorption, Deliveries, Vacancy

