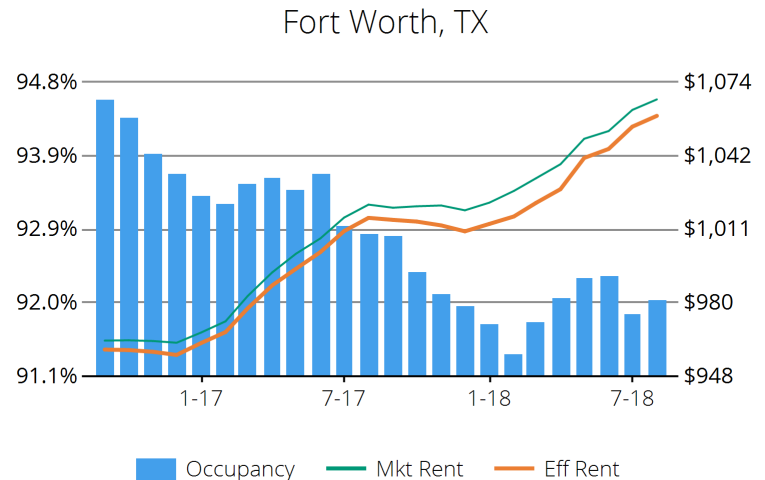


## General Overview

Conventional Properties	Aug 2018	Annual Chg
Occupancy	91.9	-0.3%
Unit Change	3,609	
Units Absorbed (Annual)	2,865	
Average Size (SF)	850	-0.2%
Asking Rent	\$1,067	+4.1%
Asking Rent per SF	\$1.25	+4.3%
Effective Rent	\$1,059	+4.0%
Effective Rent per SF	\$1.24	+4.2%
% Offering Concessions	14%	+0.1%
Ave. Concession Package	4.0%	+6.5%



## Market Breakdown

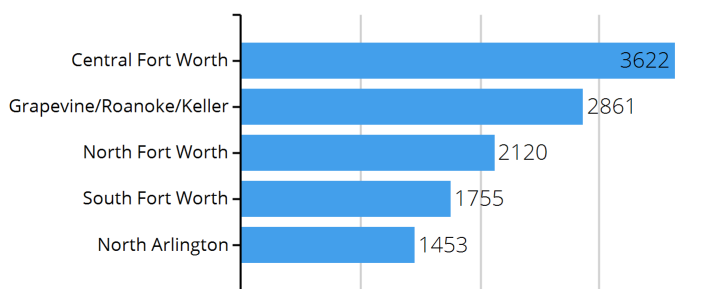
Property Type	% of Market	# Properties	# Units	Occ.	Avg SF	Avg Mkt Rent	Avg Eff Rent	Avg % Discount
Conventional	82%	907	175,623	92.3%	851	\$1,065	\$1,058	4.0%
Affordable	10%	113	20,793	92.8%	973	\$887	\$882	4.6%
Senior Living	6%	97	12,607	86.4%	852	\$1,536	\$1,530	4.2%
Student Housing	3%	39	6,084	85.3%	994	\$1,842	\$1,835	4.5%
<b>Totals</b>		<b>1,156</b>	<b>215,107</b>					

## Top 5 Submarkets

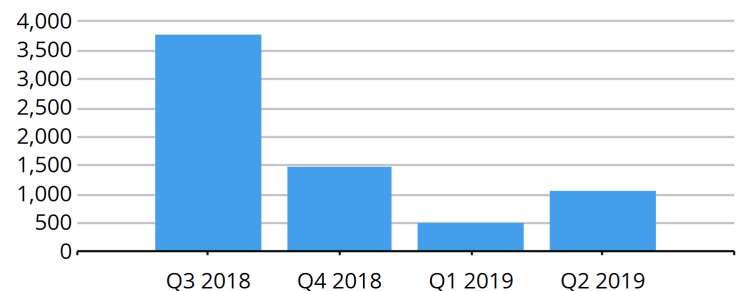
Occupancy Annual Change	Aug-18	Change	Effective Rent Gains	Aug-18	Change
North Arlington	93.3%	2.1%	Central Arlington	\$900	7.1%
South Arlington	92.6%	1.3%	East Fort Worth	\$865	6.1%
Central Fort Worth	83.6%	0.7%	Denton/Corinth	\$1,040	5.3%
North Fort Worth	92.9%	-0.3%	South Fort Worth	\$956	4.6%
East Fort Worth	92.8%	-0.3%	West Fort Worth	\$930	4.5%

## New Units

## Top 5 Submarkets with Most New Units in Pipeline

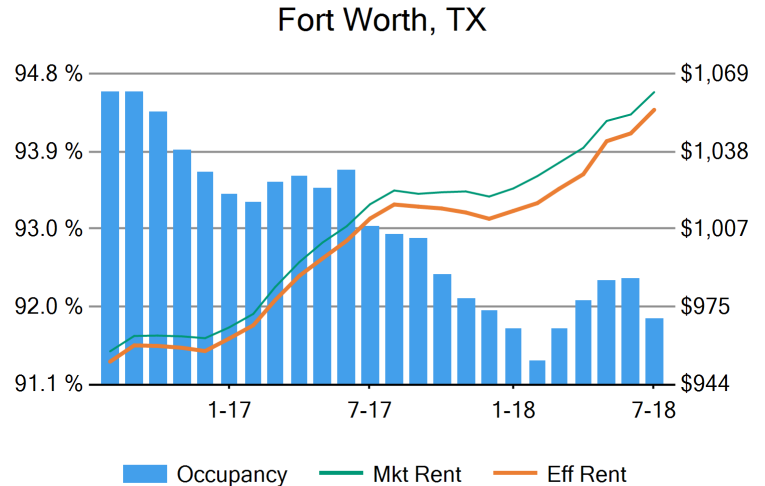


## Leasing Starts Next 4 Quarters



## General Overview

Conventional Properties	Jul 2018	Annual Chg
Occupancy	91.8	-0.3%
Unit Change	3,844	
Units Absorbed (Annual)	3,104	
Average Size (SF)	851	0%
Asking Rent	\$1,062	+4.3%
Asking Rent per SF	\$1.25	+4.4%
Effective Rent	\$1,055	+4.2%
Effective Rent per SF	\$1.24	+4.2%
% Offering Concessions	14%	+0.3%
Ave. Concession Package	4.0%	-1.7%



## Market Breakdown

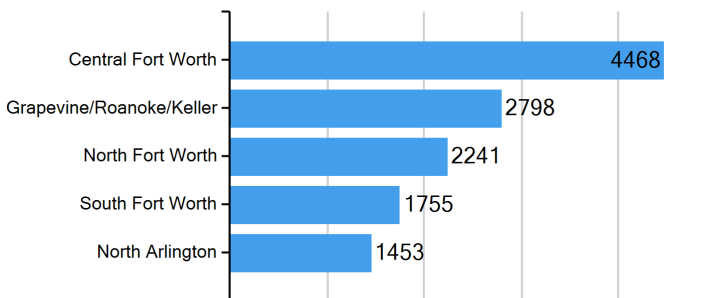
Property Type	% of Market	# Properties	# Units	Occ.	Avg SF	Avg Mkt Rent	Avg Eff Rent	Avg % Discount
Conventional	82%	902	175,033	92.3%	851	\$1,061	\$1,054	3.8%
Affordable	10%	113	20,794	92.4%	972	\$889	\$887	3.4%
Senior Living	6%	96	12,456	87.8%	853	\$1,545	\$1,537	6.1%
Student Housing	3%	39	6,084	86.1%	992	\$1,820	\$1,817	1.6%
Totals		1,150	214,367					

## Top 5 Submarkets

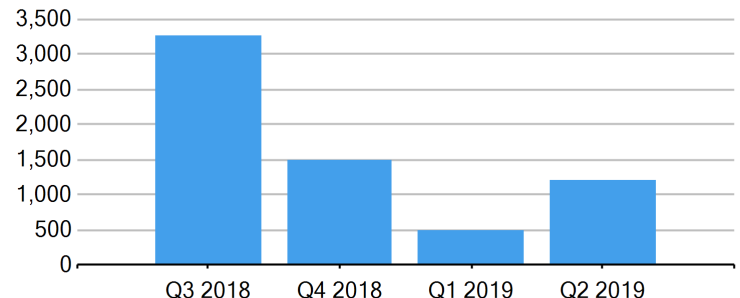
Occupancy Annual Change	Jul-18	Change	Effective Rent Gains	Jul-18	Change
Central Fort Worth	84.1%	2.2%	East Fort Worth	\$858	6.2%
South Arlington	92.0%	1.3%	Central Arlington	\$895	5.6%
North Arlington	92.9%	1.3%	South Fort Worth	\$955	5.2%
East Fort Worth	93.5%	0.3%	West Fort Worth	\$928	4.8%
North Richland Hills/Hurst/Haltom City	94.1%	-0.1%	Central Fort Worth	\$1,316	4.2%

## New Units

### Top 5 Submarkets with Most New Units in Pipeline



### Leasing Starts Next 4 Quarters

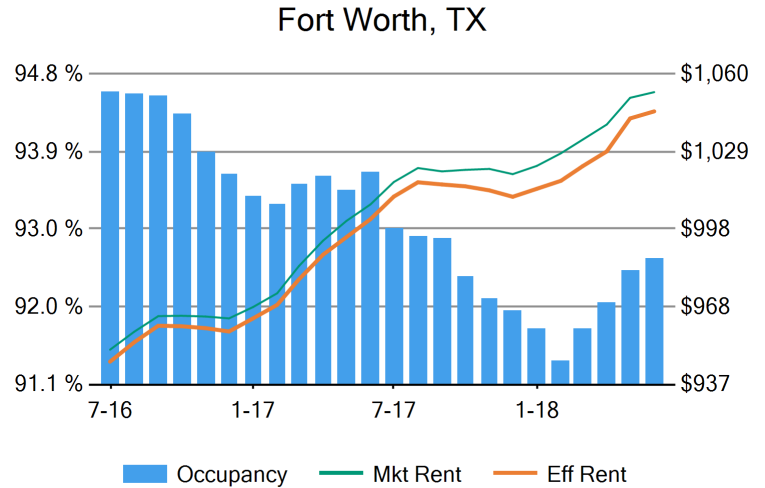


# Fort Worth, TX

End of June, 2018

## General Overview

Conventional Properties	Jun 2018	Annual Chg
Occupancy	92.2	-0.7%
Unit Change	4,147	
Units Absorbed (Annual)	2,640	
Average Size (SF)	851	0%
Asking Rent	\$1,052	+4.2%
Asking Rent per SF	\$1.24	+4.3%
Effective Rent	\$1,045	+4.0%
Effective Rent per SF	\$1.23	+4.1%
% Offering Concessions	14%	-2.0%
Ave. Concession Package	4.0%	+5.9%



## Market Breakdown

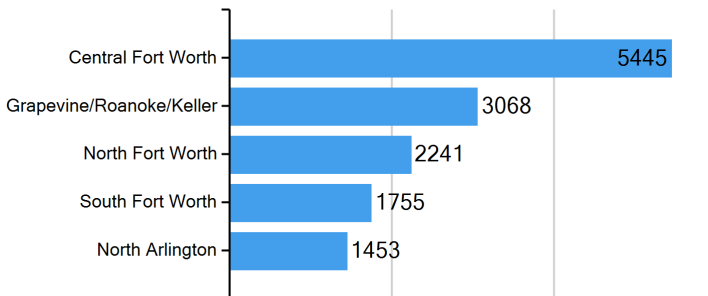
Property Type	% of Market	# Properties	# Units	Occ.	Avg SF	Avg Mkt Rent	Avg Eff Rent	Avg % Discount
Conventional	81%	896	174,249	92.5%	851	\$1,052	\$1,044	3.9%
Affordable	10%	113	20,794	91.0%	972	\$882	\$880	6.1%
Senior Living	6%	98	12,775	85.2%	855	\$1,532	\$1,525	6.4%
Student Housing	3%	39	6,084	88.2%	992	\$1,819	\$1,816	2.0%
Totals		1,146	213,902					

## Top 5 Submarkets

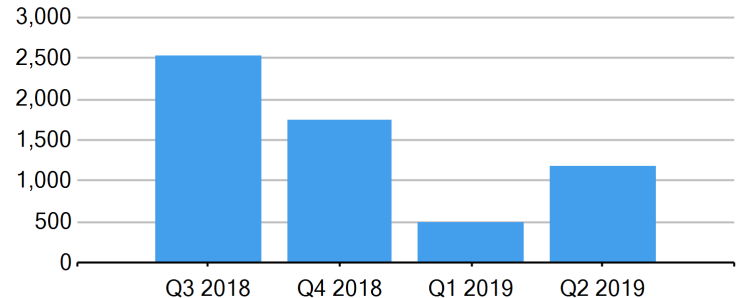
Occupancy Annual Change	Jun-18	Change	Effective Rent Gains	Jun-18	Change
Central Fort Worth	88.2%	4.3%	West Fort Worth	\$928	6.1%
Denton/Corinth	93.9%	1.3%	South Arlington	\$1,122	5.5%
East Fort Worth	93.7%	0.7%	North Arlington	\$986	5.0%
Mid-Cities	94.9%	0.1%	South Fort Worth	\$939	4.9%
Central Arlington	94.7%	-0.5%	East Fort Worth	\$850	4.5%

## New Units

### Top 5 Submarkets with Most New Units in Pipeline

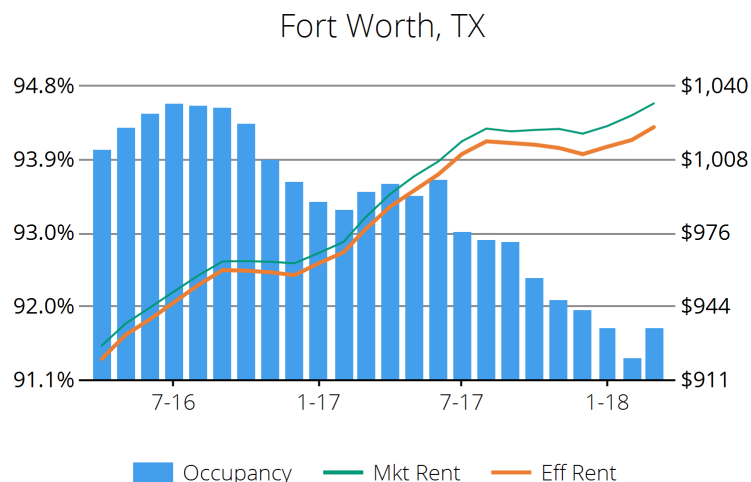


### Leasing Starts Next 4 Quarters



## General Overview

Conventional Properties	Mar 2018	Annual Chg
Occupancy	91.8	-1.2%
Unit Change	4,211	
Units Absorbed (Annual)	1,987	
Average Size (SF)	851	0%
Asking Rent	\$1,033	+4.8%
Asking Rent per SF	\$1.21	+4.8%
Effective Rent	\$1,022	+4.3%
Effective Rent per SF	\$1.20	+4.3%
% Offering Concessions	16%	+21.2%
Ave. Concession Package	4.8%	+35.3%



## Market Breakdown

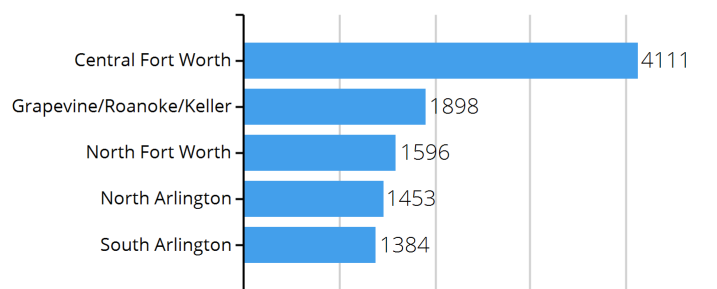
Property Type	% of Market	# Properties	# Units	Occ.	Avg SF	Avg Mkt Rent	Avg Eff Rent	Avg % Discount
Conventional	81%	890	172,763	92.1%	851	\$1,032	\$1,022	4.8%
Affordable	10%	115	21,071	88.8%	971	\$862	\$858	5.6%
Senior Living	6%	96	12,425	87.5%	851	\$1,543	\$1,537	3.7%
Student Housing	3%	39	6,084	86.8%	991	\$1,826	\$1,823	4.1%
<b>Totals</b>		<b>1,140</b>	<b>212,343</b>					

## Top 5 Submarkets

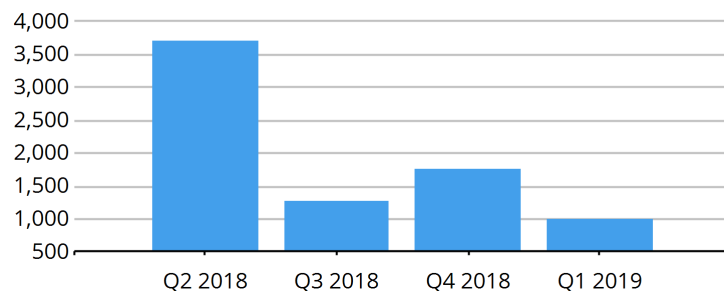
Occupancy Annual Change	Mar-18	Change	Effective Rent Gains	Mar-18	Change
Denton/Corinth	94.1%	1.7%	South Arlington	\$1,089	5.6%
Central Fort Worth	83.1%	0.9%	North Arlington	\$964	5.6%
Mid-Cities	94.8%	0.5%	Central Arlington	\$861	5.4%
South Fort Worth	95.3%	-0.4%	East Fort Worth	\$827	5.4%
East Fort Worth	93.0%	-0.7%	North Richland Hills/Hurst/Haltom City	\$979	5.2%

## New Units

## Top 5 Submarkets with Most New Units in Pipeline



## Leasing Starts Next 4 Quarters

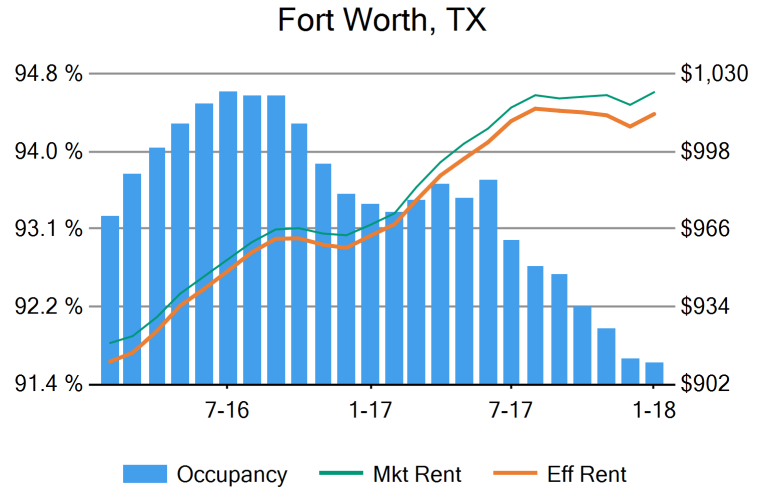


# Fort Worth, TX

End of January, 2018

## General Overview

Conventional Properties	Jan 2018	Annual Chg
Occupancy	91.5	-1.7%
Unit Change	4,635	
Units Absorbed (Annual)	1,606	
Average Size (SF)	851	0%
Asking Rent	\$1,022	+5.4%
Asking Rent per SF	\$1.20	+5.3%
Effective Rent	\$1,013	+4.9%
Effective Rent per SF	\$1.19	+4.9%
% Offering Concessions	16%	+11.0%
Ave. Concession Package	4.7%	+49.1%



## Market Breakdown

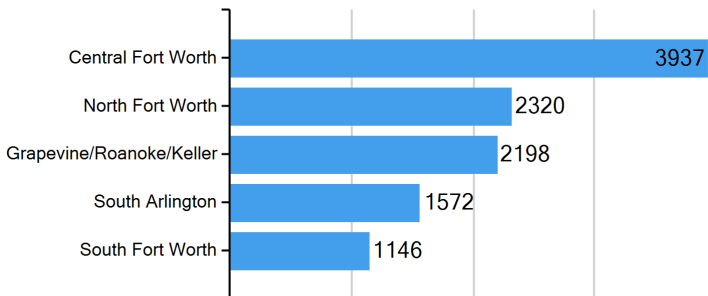
Property Type	% of Market	# Properties	# Units	Occ.	Avg SF	Avg Mkt Rent	Avg Eff Rent	Avg % Discount
Conventional	82%	890	172,810	91.8%	851	\$1,022	\$1,013	4.7%
Affordable	10%	111	20,322	88.3%	972	\$854	\$851	2.9%
Senior Living	6%	95	12,341	87.2%	851	\$1,501	\$1,487	13.1%
Student Housing	3%	39	6,084	88.3%	991	\$1,812	\$1,798	4.4%
Totals		1,135	211,557					

## Top 5 Submarkets

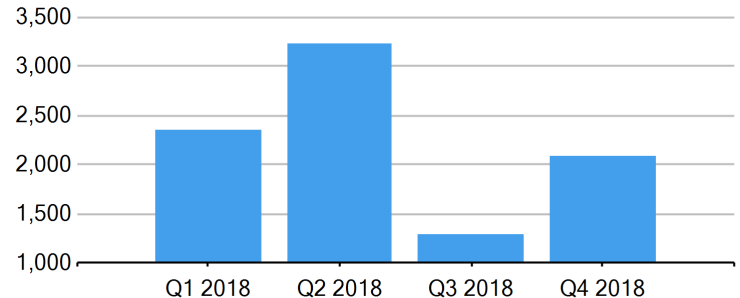
Occupancy Annual Change	Jan-18	Change	Effective Rent Gains	Jan-18	Change
Central Fort Worth	82.4%	1.0%	North Arlington	\$958	7.9%
Central Arlington	95.5%	0.2%	East Fort Worth	\$824	7.3%
West Fort Worth	93.1%	0.1%	North Richland Hills/Hurst/Haltom City	\$969	6.4%
Denton/Corinth	92.1%	-0.2%	Central Arlington	\$856	6.3%
South Fort Worth	94.7%	-0.6%	West Fort Worth	\$896	5.9%

## New Units

### Top 5 Submarkets with Most New Units in Pipeline

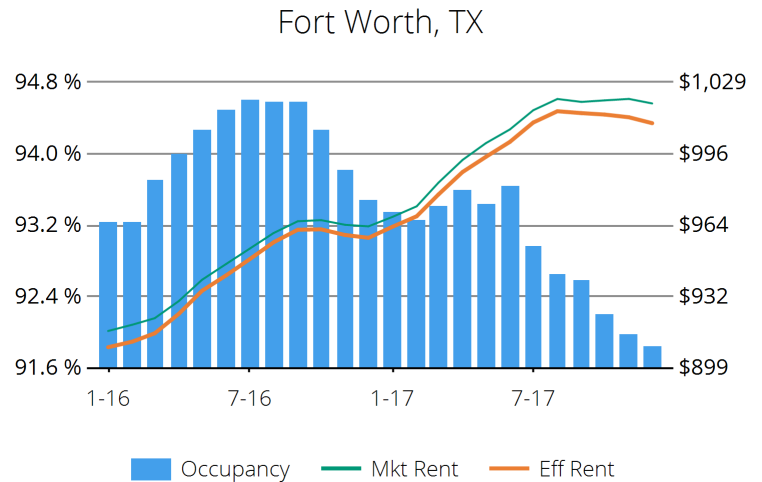


### Leasing Starts Next 4 Quarters



## General Overview

Conventional Properties	Dec 2017	Annual Chg
Occupancy	91.9	-1.5%
Unit Change	4,285	
Units Absorbed (Annual)	1,520	
Average Size (SF)	851	0%
Asking Rent	\$1,019	+5.5%
Asking Rent per SF	\$1.20	+5.4%
Effective Rent	\$1,010	+5.2%
Effective Rent per SF	\$1.18	+5.1%
% Offering Concessions	17%	+18.4%
Ave. Concession Package	4.6%	+23.1%



## Market Breakdown

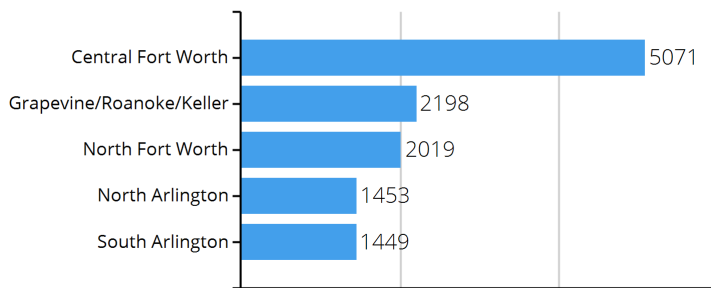
Property Type	% of Market	# Properties	# Units	Occ.	Avg SF	Avg Mkt Rent	Avg Eff Rent	Avg % Discount
Conventional	82%	886	172,161	92.0%	852	\$1,018	\$1,009	4.6%
Affordable	9%	109	19,734	91.1%	970	\$850	\$849	2.1%
Senior Living	6%	95	12,341	86.0%	849	\$1,512	\$1,488	13.0%
Student Housing	3%	39	6,084	88.3%	991	\$1,822	\$1,810	4.3%
<b>Totals</b>		<b>1,129</b>	<b>210,320</b>					

## Top 5 Submarkets

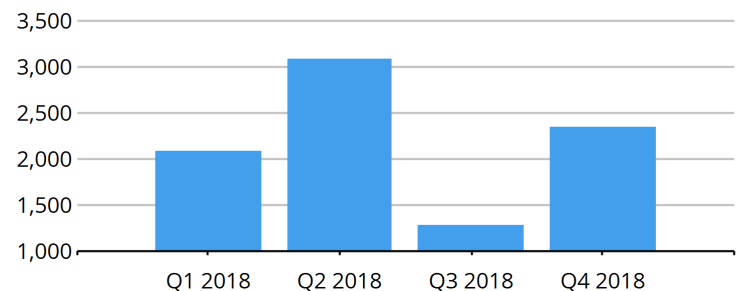
Occupancy Annual Change	Dec-17	Change	Effective Rent Gains	Dec-17	Change
Central Fort Worth	83.7%	0.5%	North Arlington	\$950	8.0%
West Fort Worth	93.6%	0.5%	North Fort Worth	\$1,119	7.5%
South Fort Worth	94.9%	-0.1%	Central Arlington	\$854	6.7%
East Fort Worth	92.7%	-0.1%	North Richland Hills/Hurst/Haltom City	\$967	6.6%
Denton/Corinth	92.7%	-0.3%	East Fort Worth	\$818	6.2%

## New Units

## Top 5 Submarkets with Most New Units in Pipeline

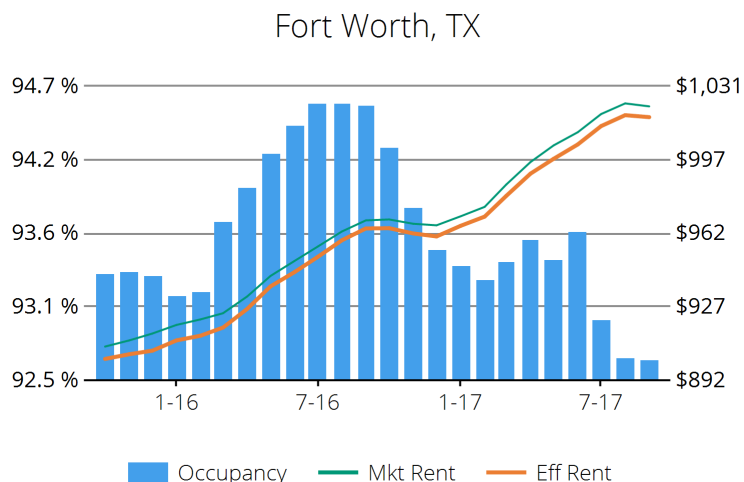


## Leasing Starts Next 4 Quarters



## General Overview

Conventional Properties	Sep-17	Annual Chg
Occupancy	92.8	-1.7%
Units Added	2,405	
Units Absorbed (Annual)	1,198	
Average Size (SF)	851	+0.2%
Asking Rent	\$1,021	+5.5%
Asking Rent per SF	\$1.20	+5.3%
Effective Rent	\$1,016	+5.4%
Effective Rent per SF	\$1.19	+5.2%
% Offering Concessions	12%	-0.8%
Ave. Concession Package	3.5%	+10.1%



## Market Breakdown

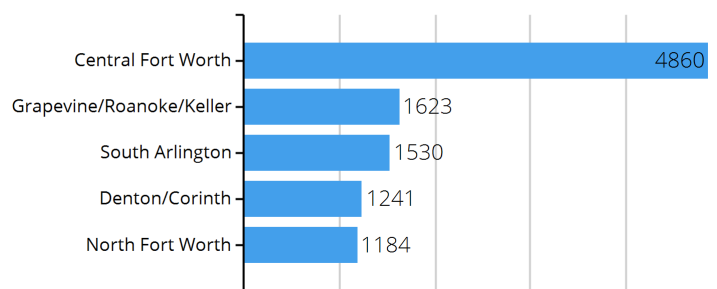
Property Type	% of Market	# Properties	# Units	Occ.	Avg SF	Avg Mkt Rent	Avg Eff Rent	Avg % Discount
Conventional	82%	889	171,446	92.7%	851	\$1,021	\$1,016	3.5%
Affordable	9%	104	18,863	94.5%	967	\$839	\$839	1.2%
Senior Living	6%	91	11,871	89.6%	850	\$1,533	\$1,519	11.3%
Student Housing	3%	37	5,757	88.9%	1,012	\$1,785	\$1,785	0.0%
<b>Totals</b>		<b>1,121</b>	<b>207,937</b>					

## Top 5 Submarkets

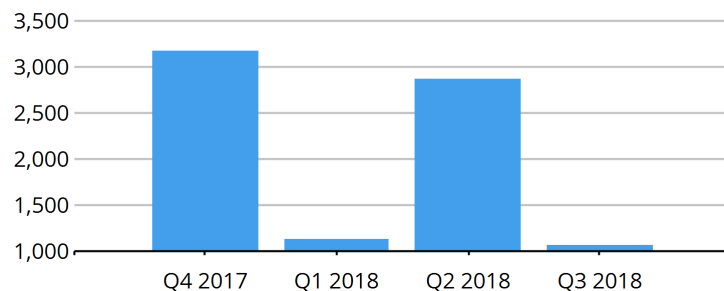
Occupancy Annual Change	Sep-17	Change	Effective Rent Gains	Sep-17	Change
South Fort Worth	95.7%	0.6%	North Arlington	\$959	9.2%
East Fort Worth	92.7%	0.0%	West Fort Worth	\$895	6.4%
West Fort Worth	93.7%	-0.6%	Central Arlington	\$847	6.1%
Central Arlington	94.8%	-1.2%	South Arlington	\$1,092	5.9%
Mid-Cities	94.6%	-1.2%	East Fort Worth	\$816	5.8%

## New Units

## Top 5 Submarkets with Most New Units in Pipeline



## Leasing Starts Next 4 Quarters





## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	May 2017	Annual Change
Occupancy:	95.0	+1.0%
Units Added:	1,256	
Units Absorbed (Annual):	4,298	
Average Size (SF):	851	+0.1%
Asking Rent:	\$1,002	+6.6%
Asking Rent per SF:	\$1.18	+6.5%
Effective Rent:	\$996	+6.5%
Effective Rent per SF:	\$1.17	+6.4%
% Offering Concessions:	13%	-3.9%
Ave. Concession Package:	4.0%	+11.3%

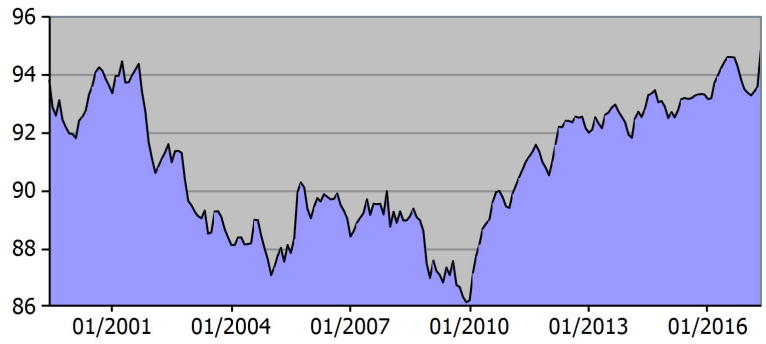
<b>Ft. Worth Market Stabilized Properties</b>	May 2017	Annual Change
Occupancy:	96.6	+2.3%
Unit Change:	2,604	
Units Absorbed (Annual):	3,821	
Average Size (SF):	850	-0.1%
Asking Rent:	\$993	+5.7%
Asking Rent per SF:	\$1.17	+5.8%
Effective Rent:	\$988	+5.7%
Effective Rent per SF:	\$1.16	+5.8%
% Offering Concessions:	13%	-8.3%
Ave. Concession Package:	3.7%	+5.5%

### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	2.6%	491	\$729	\$725	0.6%
1 BR	45.8%	690	\$873	\$867	0.6%
1 DEN	2.4%	883	\$1,017	\$1,012	0.5%
2 BR	39.5%	995	\$1,083	\$1,077	0.6%
2 DEN	0.9%	1,185	\$1,247	\$1,245	0.2%
3 BR	7.5%	1,234	\$1,301	\$1,296	0.4%
>3 BR	1.5%	1,386	\$2,018	\$2,014	0.2%

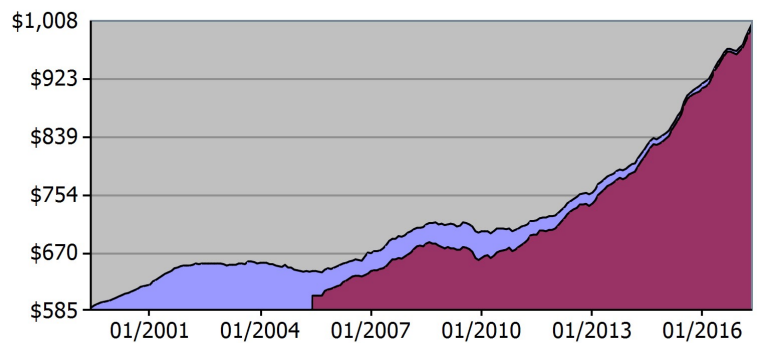
### Occupancy Rate

Fort Worth



### Market vs. Effective Rents

Fort Worth



ALN Apartment Data delivers multifamily data, analysis and reports in 82 ALN OnLine core markets in 22 states, over 181 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden. For ALN editorial inserts, sourcing and questions, please contact [sales@alndata.com](mailto:sales@alndata.com).

OTHER MARKETS	Dallas		Austin		Houston		San Antonio	
	May 2017	Annual Change	May 2017	Annual Change	May 2017	Annual Change	May 2017	Annual Change
Occupancy:	90.8	-1.6%	91.1	-0.1%	87.8	-2.0%	89.5	+0.4%
Units Added:	11,492		4,719		12,910		3,489	
Units Absorbed (Annual):	11,745		7,218		8,521		4,663	
Average Size (SF):	872	+0.2%	861	+0.6%	881	+0.2%	842	+0.3%
Asking Rent:	\$1,142	+5.4%	\$1,227	+1.4%	\$1,049	+1.3%	\$960	+3.0%
Asking Rent per SF:	\$1.31	+5.3%	\$1.42	+0.9%	\$1.19	+1.2%	\$1.14	+2.8%
Effective Rent:	\$1,129	+5.1%	\$1,209	+1.0%	\$1,014	0%	\$939	+2.9%
Effective Rent per SF:	\$1.29	+5.0%	\$1.40	+0.5%	\$1.15	-0.1%	\$1.11	+2.7%
% Offering Concessions:	17%	+10.8%	20%	+54.1%	35%	+53.2%	33%	+2.1%
Ave. Concession Package:	5.3%	+13.6%	5.7%	-0.4%	8.4%	+10.8%	5.7%	+5.3%



## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Apr 2017	Annual Change
Occupancy:	93.8	-0.2%
Units Added:	1,264	
Units Absorbed (Annual):	2,014	
Average Size (SF):	851	0%
Asking Rent:	\$994	+6.7%
Asking Rent per SF:	\$1.17	+6.7%
Effective Rent:	\$989	+6.8%
Effective Rent per SF:	\$1.16	+6.8%
% Offering Concessions:	13%	-12.6%
Ave. Concession Package:	3.6%	-10.9%

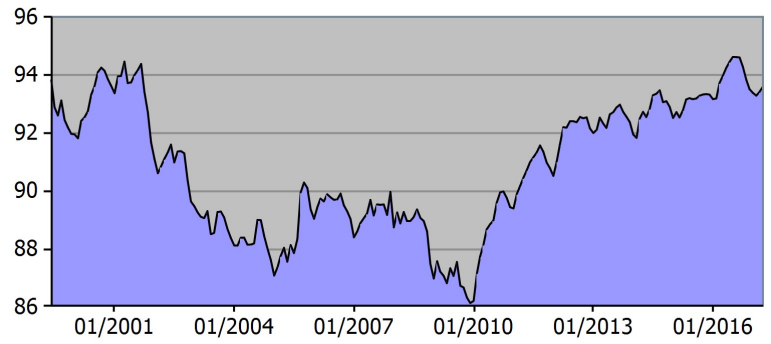
<b>Ft. Worth Market Stabilized Properties</b>	Apr 2017	Annual Change
Occupancy:	94.9	+0.6%
Unit Change:	2,486	
Units Absorbed (Annual):	1,385	
Average Size (SF):	850	0%
Asking Rent:	\$986	+6.1%
Asking Rent per SF:	\$1.16	+6.2%
Effective Rent:	\$981	+6.3%
Effective Rent per SF:	\$1.15	+6.4%
% Offering Concessions:	12%	-16.2%
Ave. Concession Package:	3.3%	-20.0%

### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	2.5%	492	\$717	\$714	0.4%
1 BR	45.6%	690	\$864	\$860	0.5%
1 DEN	2.5%	876	\$1,031	\$1,027	0.4%
2 BR	39.5%	995	\$1,073	\$1,067	0.5%
2 DEN	0.9%	1,189	\$1,276	\$1,274	0.2%
3 BR	7.5%	1,236	\$1,281	\$1,277	0.4%
>3 BR	1.5%	1,388	\$2,008	\$1,997	0.6%

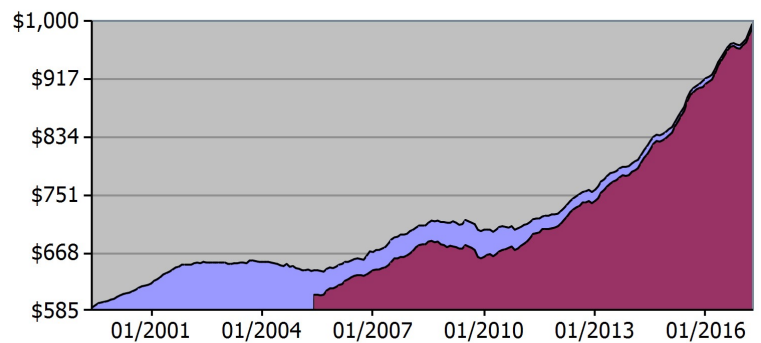
### Occupancy Rate

Fort Worth



### Market vs. Effective Rents

Fort Worth



ALN Apartment Data delivers multifamily data, analysis and reports in 82 ALN OnLine core markets in 22 states, over 181 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden. For ALN editorial inserts, sourcing and questions, please contact [sales@alndata.com](mailto:sales@alndata.com).

OTHER MARKETS	Dallas		Austin		Houston		San Antonio	
	Apr 2017	Annual Change	Apr 2017	Annual Change	Apr 2017	Annual Change	Apr 2017	Annual Change
Occupancy:	91.5	-0.9%	91.3	-0.7%	88.1	-1.7%	89.4	+0.3%
Units Added:	10,574		5,288		12,714		3,781	
Units Absorbed (Annual):	12,274		6,438		8,932		4,855	
Average Size (SF):	870	0%	860	+0.6%	880	+0.1%	842	+0.2%
Asking Rent:	\$1,128	+5.3%	\$1,213	+1.9%	\$1,044	+1.0%	\$954	+2.9%
Asking Rent per SF:	\$1.30	+5.3%	\$1.41	+1.3%	\$1.19	+0.9%	\$1.13	+2.7%
Effective Rent:	\$1,114	+4.9%	\$1,194	+1.3%	\$1,007	-0.6%	\$932	+2.7%
Effective Rent per SF:	\$1.28	+5.0%	\$1.39	+0.8%	\$1.14	-0.7%	\$1.11	+2.6%
% Offering Concessions:	18%	+9.6%	19%	+41.1%	35%	+59.5%	35%	+11.4%
Ave. Concession Package:	5.5%	+17.7%	6.2%	+10.6%	8.5%	+16.3%	5.8%	+4.4%

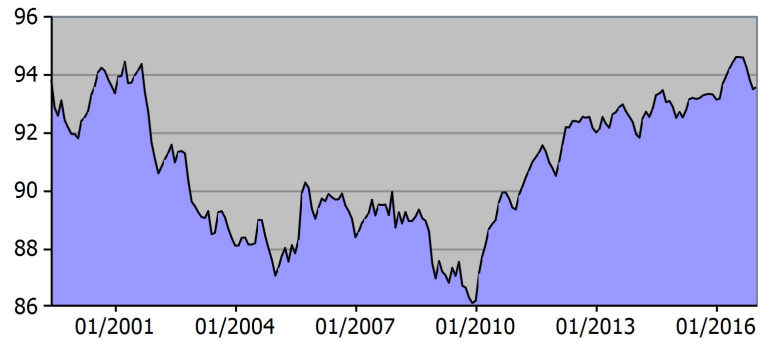
## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Jan 2017	Annual Change
Occupancy:	93.6	+0.5%
Units Added:	1,225	
Units Absorbed (Annual):	2,990	
Average Size (SF):	851	+0.1%
Asking Rent:	\$969	+5.5%
Asking Rent per SF:	\$1.14	+5.5%
Effective Rent:	\$964	+5.9%
Effective Rent per SF:	\$1.13	+5.9%
% Offering Concessions:	14%	-24.2%
Ave. Concession Package:	3.0%	-31.8%

<b>Ft. Worth Market Stabilized Properties</b>	Jan 2017	Annual Change
Occupancy:	94.6	+1.3%
Unit Change:	3,152	
Units Absorbed (Annual):	2,609	
Average Size (SF):	850	0%
Asking Rent:	\$962	+5.0%
Asking Rent per SF:	\$1.13	+5.0%
Effective Rent:	\$958	+5.4%
Effective Rent per SF:	\$1.13	+5.4%
% Offering Concessions:	14%	-24.2%
Ave. Concession Package:	2.9%	-34.4%

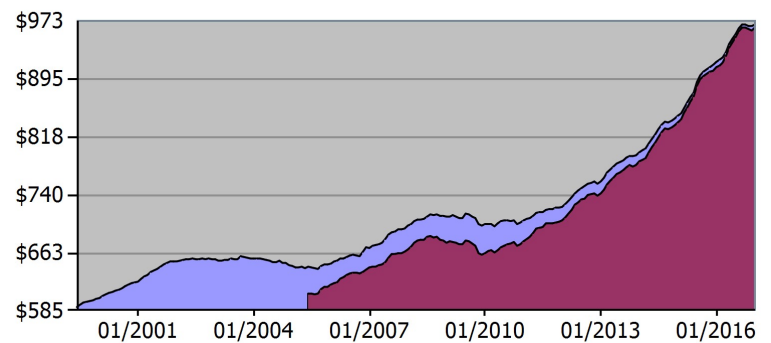
### Occupancy Rate

Fort Worth



### Market vs. Effective Rents

Fort Worth



### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	0.0%	493	\$708	\$705	0.0%
1 BR	0.0%	689	\$845	\$841	0.0%
1 DEN	0.0%	878	\$1,006	\$1,003	0.0%
2 BR	0.0%	995	\$1,047	\$1,042	0.0%
2 DEN	0.0%	1,186	\$1,255	\$1,249	0.0%
3 BR	0.0%	1,235	\$1,251	\$1,247	0.0%
>3 BR	0.0%	1,358	\$1,914	\$1,912	0.0%



ALN Apartment Data delivers multifamily data, analysis and reports in 82 ALN OnLine core markets in 22 states, over 181 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden. For ALN editorial inserts, sourcing and questions, please contact [sales@alndata.com](mailto:sales@alndata.com).

OTHER MARKETS	Dallas		Austin		Houston		San Antonio	
	Jan 2017	Annual Change	Jan 2017	Annual Change	Jan 2017	Annual Change	Jan 2017	Annual Change
Occupancy:	91.2	-1.1%	90.8	-0.9%	87.9	-2.6%	89.6	+0.7%
Units Added:	9,668		4,508		13,049		3,497	
Units Absorbed (Annual):	10,710		5,872		5,532		5,765	
Average Size (SF):	871	+0.2%	858	+0.5%	880	+0.3%	841	+0.2%
Asking Rent:	\$1,106	+5.3%	\$1,201	+2.3%	\$1,035	+1.5%	\$943	+2.9%
Asking Rent per SF:	\$1.27	+5.2%	\$1.40	+1.9%	\$1.18	+1.2%	\$1.12	+2.7%
Effective Rent:	\$1,093	+5.0%	\$1,185	+1.9%	\$1,001	-0.2%	\$922	+2.7%
Effective Rent per SF:	\$1.25	+4.9%	\$1.38	+1.5%	\$1.14	-0.5%	\$1.09	+2.5%
% Offering Concessions:	17%	-7.0%	19%	+61.1%	33%	+56.8%	32%	+1.2%
Ave. Concession Package:	5.7%	+21.6%	5.8%	+1.3%	8.4%	+24.7%	5.8%	+7.6%

## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Oct 2016	Annual Change
Occupancy:	94.4	+0.9%
Units Added:	535	
Units Absorbed (Annual):	3,466	
Average Size (SF):	850	+0.1%
Asking Rent:	\$968	+6.7%
Asking Rent per SF:	\$1.14	+6.7%
Effective Rent:	\$964	+7.0%
Effective Rent per SF:	\$1.13	+6.9%
% Offering Concessions:	13%	-20.6%
Ave. Concession Package:	3.3%	-16.7%

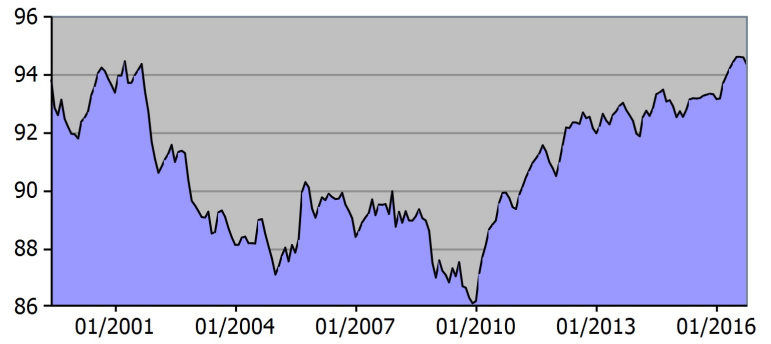
<b>Ft. Worth Market Stabilized Properties</b>	Oct 2016	Annual Change
Occupancy:	94.9	+1.3%
Unit Change:	3,099	
Units Absorbed (Annual):	3,053	
Average Size (SF):	850	+0.1%
Asking Rent:	\$963	+6.4%
Asking Rent per SF:	\$1.13	+6.4%
Effective Rent:	\$959	+6.7%
Effective Rent per SF:	\$1.13	+6.6%
% Offering Concessions:	13%	-22.6%
Ave. Concession Package:	3.2%	-21.2%

### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	0.0%	488	\$689	\$688	0.0%
1 BR	0.0%	689	\$840	\$837	0.0%
1 DEN	0.0%	878	\$1,014	\$1,010	0.0%
2 BR	0.0%	994	\$1,047	\$1,043	0.0%
2 DEN	0.0%	1,191	\$1,296	\$1,288	0.0%
3 BR	0.0%	1,234	\$1,255	\$1,248	0.0%
>3 BR	0.0%	1,352	\$1,908	\$1,908	0.0%

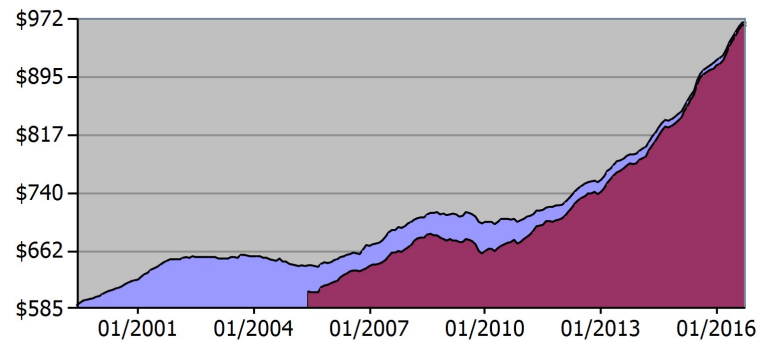
### Occupancy Rate

Fort Worth



### Market vs. Effective Rents

Fort Worth



ALN Apartment Data delivers multifamily data, analysis and reports in 82 ALN OnLine core markets in 22 states, over 181 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden. For ALN editorial inserts, sourcing and questions, please contact [sales@alndata.com](mailto:sales@alndata.com).

OTHER MARKETS	Dallas		Austin		Houston		San Antonio	
	Oct 2016	Annual Change	Oct 2016	Annual Change	Oct 2016	Annual Change	Oct 2016	Annual Change
Occupancy:	91.8	-1.0%	91.7	-0.3%	88.6	-2.6%	90.3	+1.5%
Units Added:	8,411		3,869		13,593		2,940	
Units Absorbed (Annual):	10,801		6,638		5,954		6,475	
Average Size (SF):	871	+0.3%	857	+0.4%	879	+0.5%	840	0%
Asking Rent:	\$1,110	+6.9%	\$1,218	+4.4%	\$1,043	+2.5%	\$945	+3.9%
Asking Rent per SF:	\$1.27	+6.7%	\$1.42	+4.1%	\$1.19	+2.1%	\$1.12	+3.9%
Effective Rent:	\$1,099	+6.7%	\$1,202	+3.7%	\$1,013	+1.0%	\$926	+3.5%
Effective Rent per SF:	\$1.26	+6.4%	\$1.40	+3.4%	\$1.15	+0.6%	\$1.10	+3.5%
% Offering Concessions:	15%	-1.8%	16%	+45.7%	29%	+50.2%	31%	+3.2%
Ave. Concession Package:	5.5%	+18.9%	6.1%	+25.2%	8.0%	+25.0%	5.4%	+9.9%

## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Sep 2016	Annual Change
Occupancy:	94.6	+1.2%
Units Added:	689	
Units Absorbed (Annual):	3,762	
Average Size (SF):	850	+0.2%
Asking Rent:	\$967	+7.3%
Asking Rent per SF:	\$1.14	+7.2%
Effective Rent:	\$963	+7.5%
Effective Rent per SF:	\$1.13	+7.5%
% Offering Concessions:	12%	-23.5%
Ave. Concession Package:	3.2%	-15.3%

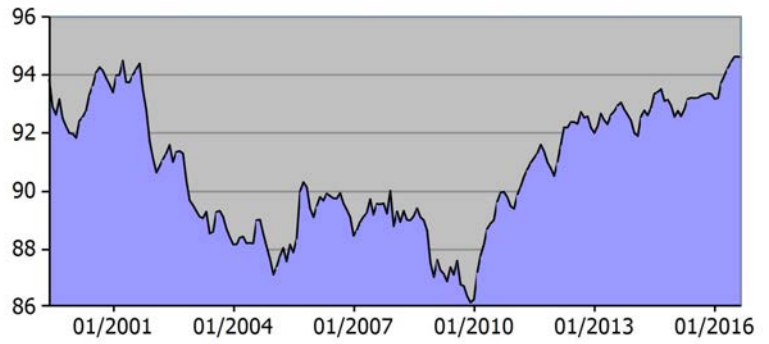
<b>Ft. Worth Market Stabilized Properties</b>	Sep 2016	Annual Change
Occupancy:	95.2	+1.6%
Unit Change:	3,285	
Units Absorbed (Annual):	3,422	
Average Size (SF):	849	+0.2%
Asking Rent:	\$962	+7.0%
Asking Rent per SF:	\$1.13	+6.9%
Effective Rent:	\$958	+7.2%
Effective Rent per SF:	\$1.13	+7.2%
% Offering Concessions:	12%	-24.6%
Ave. Concession Package:	3.0%	-20.0%

### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	0.0%	488	\$689	\$688	0.0%
1 BR	0.0%	689	\$840	\$837	0.0%
1 DEN	0.0%	879	\$1,010	\$1,006	0.0%
2 BR	0.0%	994	\$1,046	\$1,042	0.0%
2 DEN	0.0%	1,184	\$1,269	\$1,261	0.0%
3 BR	0.0%	1,234	\$1,252	\$1,247	0.0%
>3 BR	0.0%	1,353	\$1,910	\$1,910	0.0%

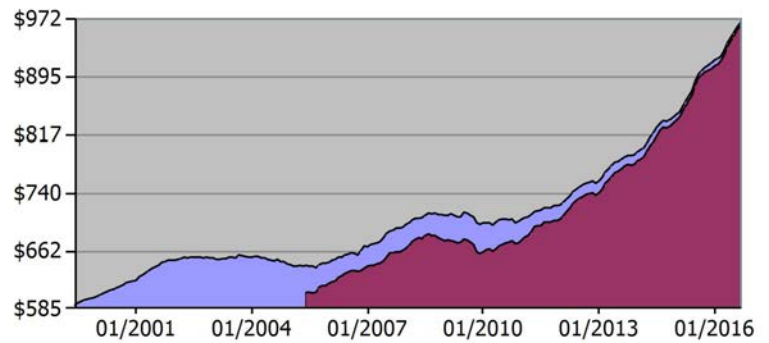
### Occupancy Rate

Fort Worth



### Market vs. Effective Rents

Fort Worth



ALN Apartment Data delivers multifamily data, analysis and reports in 82 ALN OnLine core markets in 22 states, over 181 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden. For ALN editorial inserts, sourcing and questions, please contact [sales@alndata.com](mailto:sales@alndata.com).

OTHER MARKETS	Dallas		Austin		Houston		San Antonio	
	Sep 2016	Annual Change	Sep 2016	Annual Change	Sep 2016	Annual Change	Sep 2016	Annual Change
Occupancy:	91.9	-0.9%	92.1	0%	89.0	-2.4%	90.4	+1.0%
Units Added:	8,529		3,633		13,010		2,900	
Units Absorbed (Annual):	11,991		6,700		5,916		6,493	
Average Size (SF):	871	+0.3%	857	+0.2%	879	+0.5%	840	0%
Asking Rent:	\$1,111	+7.6%	\$1,222	+5.0%	\$1,046	+2.7%	\$951	+4.9%
Asking Rent per SF:	\$1.27	+7.3%	\$1.42	+4.8%	\$1.19	+2.3%	\$1.13	+4.8%
Effective Rent:	\$1,101	+7.3%	\$1,210	+4.6%	\$1,017	+1.3%	\$932	+4.3%
Effective Rent per SF:	\$1.26	+7.1%	\$1.41	+4.3%	\$1.16	+0.9%	\$1.11	+4.2%
% Offering Concessions:	14%	-11.0%	12%	+11.0%	27%	+42.2%	31%	+8.4%
Ave. Concession Package:	5.3%	+22.5%	5.9%	+26.8%	7.9%	+28.8%	5.3%	+17.5%



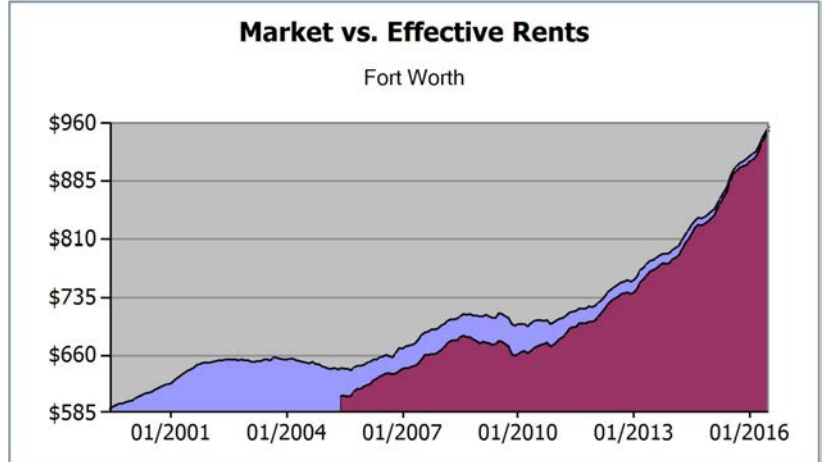
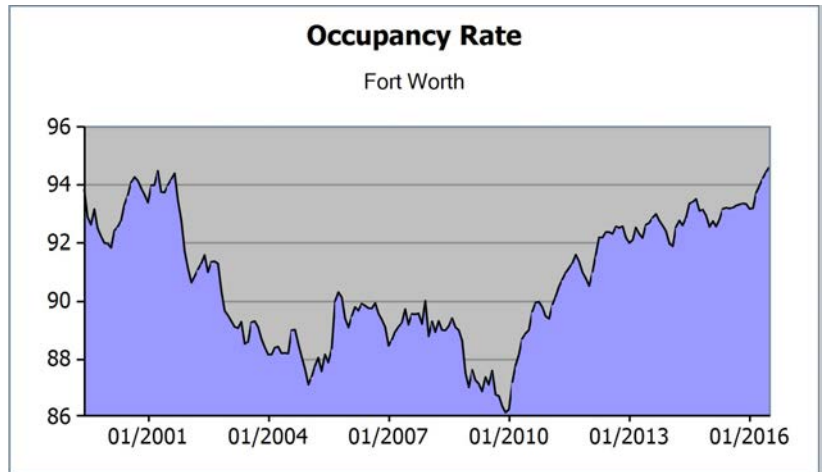
## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Jul 2016	Annual Change
Occupancy:	94.6	+1.5%
Units Added:	454	
Units Absorbed (Annual):	4,952	
Average Size (SF):	850	+0.2%
Asking Rent:	\$955	+7.2%
Asking Rent per SF:	\$1.12	+7.1%
Effective Rent:	\$950	+7.3%
Effective Rent per SF:	\$1.12	+7.1%
% Offering Concessions:	13%	-28.1%
Ave. Concession Package:	3.6%	+14.2%

<b>Ft. Worth Market Stabilized Properties</b>	Jul 2016	Annual Change
Occupancy:	95.1	+1.7%
Unit Change:	3,078	
Units Absorbed (Annual):	4,321	
Average Size (SF):	849	+0.3%
Asking Rent:	\$951	+6.8%
Asking Rent per SF:	\$1.12	+6.7%
Effective Rent:	\$947	+6.9%
Effective Rent per SF:	\$1.11	+6.8%
% Offering Concessions:	13%	-29.0%
Ave. Concession Package:	3.6%	+13.1%

### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	0.0%	488	\$682	\$679	0.0%
1 BR	0.0%	688	\$829	\$825	0.0%
1 DEN	0.0%	879	\$997	\$993	0.0%
2 BR	0.0%	993	\$1,029	\$1,024	0.0%
2 DEN	0.0%	1,188	\$1,278	\$1,269	0.0%
3 BR	0.0%	1,234	\$1,248	\$1,242	0.0%
>3 BR	0.0%	1,332	\$1,859	\$1,858	0.0%



ALN Apartment Data delivers multifamily data, analysis and reports in 82 ALN OnLine core markets in 22 states, over 181 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

<b>OTHER MARKETS</b>	<b>Dallas</b>		<b>Austin</b>		<b>Houston</b>		<b>San Antonio</b>	
	Jul 2016	Annual Change	Jul 2016	Annual Change	Jul 2016	Annual Change	Jul 2016	Annual Change
Occupancy:	92.1	-0.4%	91.8	+0.3%	89.5	-2.0%	90.2	+0.6%
Units Added:	8,928		5,108		11,191		2,173	
Units Absorbed (Annual):	13,149		7,209		6,752		5,346	
Average Size (SF):	871	+0.3%	855	+0.2%	879	+0.3%	841	+0.1%
Asking Rent:	\$1,102	+7.8%	\$1,215	+5.5%	\$1,044	+3.1%	\$941	+4.7%
Asking Rent per SF:	\$1.27	+7.5%	\$1.42	+5.3%	\$1.19	+2.8%	\$1.12	+4.6%
Effective Rent:	\$1,092	+7.6%	\$1,203	+5.1%	\$1,017	+1.8%	\$924	+4.4%
Effective Rent per SF:	\$1.25	+7.3%	\$1.40	+5.0%	\$1.16	+1.5%	\$1.10	+4.3%
% Offering Concessions:	14%	-13.3%	13%	+24.3%	25%	+27.9%	31%	-0.3%
Ave. Concession Package:	5.1%	+20.3%	5.5%	+10.8%	8.1%	+32.4%	5.0%	+6.6%

## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Jun 2016	Annual Change
Occupancy:	94.5	+1.4%
Units Added:	757	
Units Absorbed (Annual):	5,357	
Average Size (SF):	850	+0.5%
Asking Rent:	\$947	+8.1%
Asking Rent per SF:	\$1.11	+7.8%
Effective Rent:	\$942	+8.2%
Effective Rent per SF:	\$1.11	+7.9%
% Offering Concessions:	13%	-35.1%
Ave. Concession Package:	3.7%	+10.5%

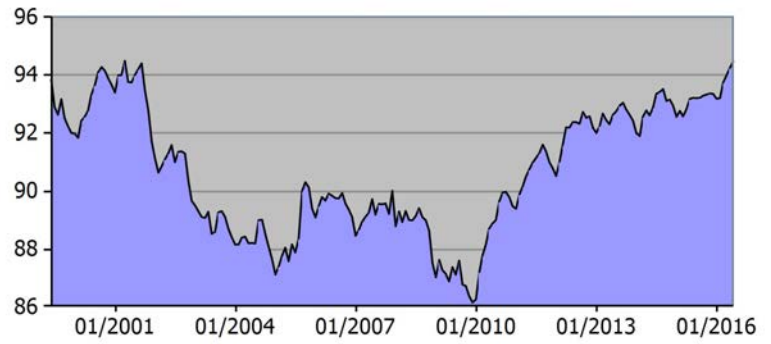
<b>Ft. Worth Market Stabilized Properties</b>	Jun 2016	Annual Change
Occupancy:	95.0	+1.8%
Unit Change:	2,637	
Units Absorbed (Annual):	4,649	
Average Size (SF):	849	+0.4%
Asking Rent:	\$943	+7.6%
Asking Rent per SF:	\$1.11	+7.4%
Effective Rent:	\$938	+7.8%
Effective Rent per SF:	\$1.10	+7.5%
% Offering Concessions:	13%	-36.9%
Ave. Concession Package:	3.6%	+9.4%

### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	0.0%	488	\$674	\$672	0.0%
1 BR	0.0%	688	\$824	\$819	0.0%
1 DEN	0.0%	879	\$999	\$995	0.0%
2 BR	0.0%	994	\$1,023	\$1,018	0.0%
2 DEN	0.0%	1,188	\$1,271	\$1,263	0.0%
3 BR	0.0%	1,235	\$1,245	\$1,237	0.0%
>3 BR	0.0%	1,334	\$1,878	\$1,866	0.0%

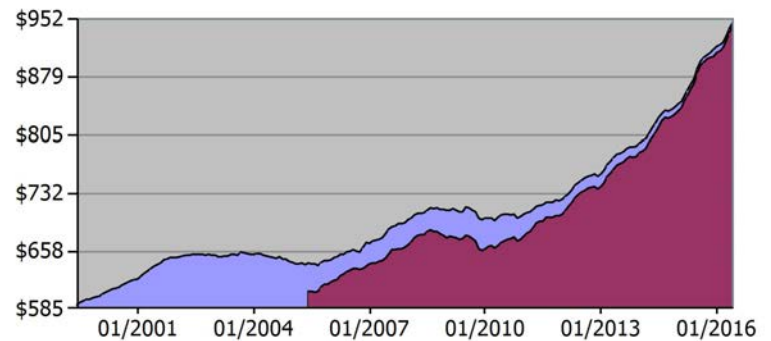
### Occupancy Rate

Fort Worth



### Market vs. Effective Rents

Fort Worth



ALN Apartment Data delivers multifamily data, analysis and reports in 82 ALN OnLine core markets in 22 states, over 181 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

OTHER MARKETS	Dallas		Austin		Houston		San Antonio	
	Jun 2016	Annual Change	Jun 2016	Annual Change	Jun 2016	Annual Change	Jun 2016	Annual Change
Occupancy:	92.5	+0.1%	91.8	+0.7%	89.6	-2.0%	89.8	+0.3%
Units Added:	7,652		4,516		11,536		2,939	
Units Absorbed (Annual):	15,390		7,515		6,506		5,502	
Average Size (SF):	871	+0.4%	855	+0.1%	879	+0.3%	841	+0.2%
Asking Rent:	\$1,097	+8.4%	\$1,209	+6.1%	\$1,039	+3.1%	\$937	+4.8%
Asking Rent per SF:	\$1.26	+8.1%	\$1.41	+5.9%	\$1.18	+2.8%	\$1.11	+4.6%
Effective Rent:	\$1,088	+8.3%	\$1,196	+5.7%	\$1,014	+2.0%	\$920	+4.4%
Effective Rent per SF:	\$1.25	+8.1%	\$1.40	+5.6%	\$1.15	+1.7%	\$1.09	+4.2%
% Offering Concessions:	14%	-20.6%	14%	+20.7%	24%	+17.1%	32%	-2.5%
Ave. Concession Package:	4.4%	+5.7%	5.7%	+16.6%	7.6%	+28.0%	5.1%	+11.5%

## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	May 2016	Annual Change
Occupancy:	94.2	+1.0%
Units Added:	1,149	
Units Absorbed (Annual):	5,272	
Average Size (SF):	850	+0.4%
Asking Rent:	\$940	+8.2%
Asking Rent per SF:	\$1.11	+7.8%
Effective Rent:	\$936	+8.4%
Effective Rent per SF:	\$1.10	+8.0%
% Offering Concessions:	13%	-38.6%
Ave. Concession Package:	3.5%	+6.4%

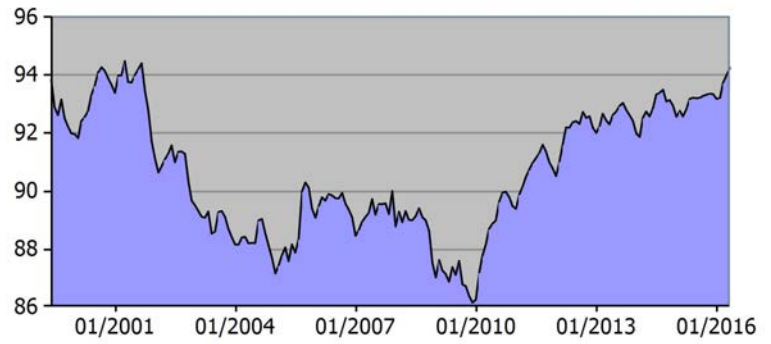
<b>Ft. Worth Market Stabilized Properties</b>	May 2016	Annual Change
Occupancy:	95.0	+1.7%
Units Added:	2,245	
Units Absorbed (Annual):	4,128	
Average Size (SF):	848	+0.3%
Asking Rent:	\$934	+7.4%
Asking Rent per SF:	\$1.10	+7.2%
Effective Rent:	\$929	+7.7%
Effective Rent per SF:	\$1.09	+7.5%
% Offering Concessions:	13%	-40.7%
Ave. Concession Package:	3.3%	+1.1%

### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	0.0%	494	\$666	\$665	0.0%
1 BR	0.0%	688	\$818	\$813	0.0%
1 DEN	0.0%	878	\$991	\$987	0.0%
2 BR	0.0%	994	\$1,017	\$1,012	0.0%
2 DEN	0.0%	1,187	\$1,281	\$1,274	0.0%
3 BR	0.0%	1,235	\$1,238	\$1,229	0.0%
>3 BR	0.0%	1,334	\$1,876	\$1,862	0.0%

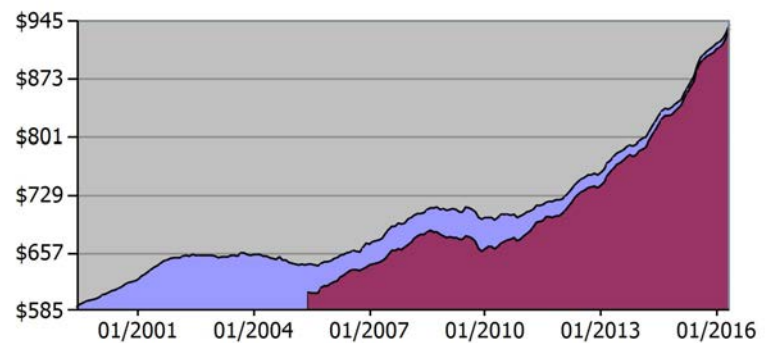
### Occupancy Rate

Fort Worth



### Market vs. Effective Rents

Fort Worth



ALN Apartment Data delivers multifamily data, analysis and reports in 26 ALN OnLine core markets throughout AR, AZ, CO, GA, FL, NV, OK and TX, over 140 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

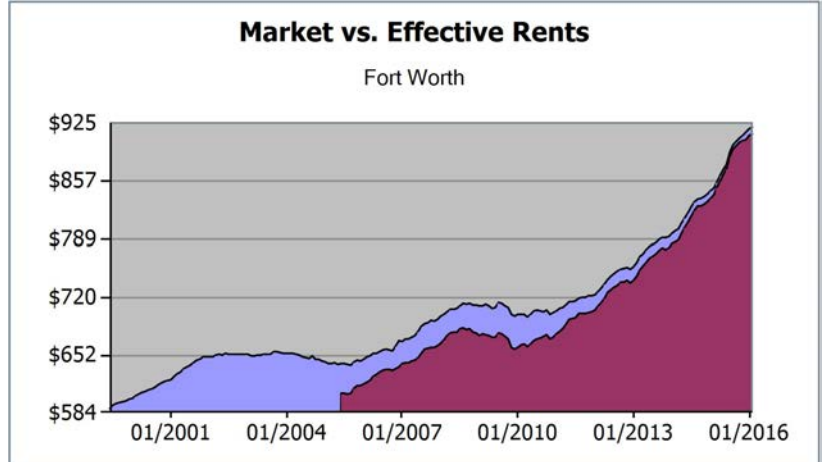
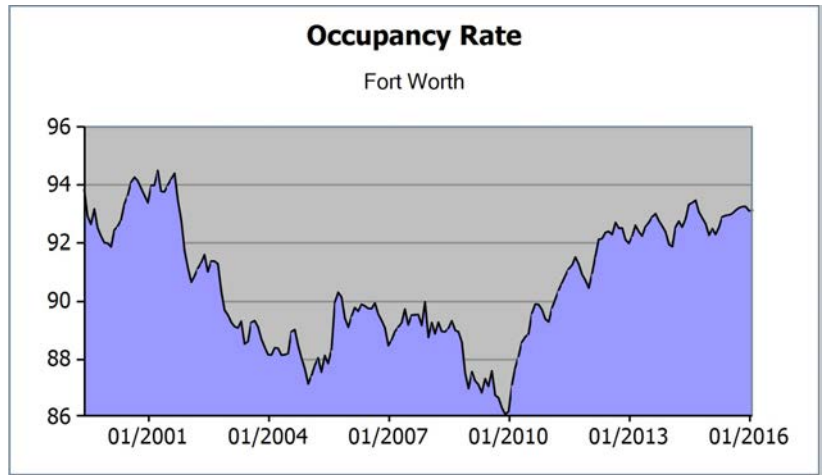
OTHER MARKETS	Dallas		Austin		Houston		San Antonio	
	May 2016	Annual Change	May 2016	Annual Change	May 2016	Annual Change	May 2016	Annual Change
Occupancy:	92.6	+0.2%	91.7	+1.1%	89.9	-1.5%	89.3	-0.3%
Units Added:	7,636		4,432		9,660		4,086	
Units Absorbed (Annual):	15,157		7,676		6,190		5,042	
Average Size (SF):	870	+0.4%	855	+0.1%	879	+0.4%	840	+0.1%
Asking Rent:	\$1,083	+8.3%	\$1,203	+6.3%	\$1,036	+3.2%	\$931	+4.4%
Asking Rent per SF:	\$1.24	+8.0%	\$1.40	+6.2%	\$1.18	+2.8%	\$1.11	+4.3%
Effective Rent:	\$1,073	+8.3%	\$1,191	+6.0%	\$1,014	+2.3%	\$912	+3.8%
Effective Rent per SF:	\$1.23	+8.0%	\$1.39	+5.9%	\$1.15	+2.0%	\$1.08	+3.7%
% Offering Concessions:	16%	-16.9%	13%	+8.2%	23%	+8.5%	33%	-2.3%
Ave. Concession Package:	4.6%	+5.3%	5.7%	+10.6%	7.5%	+27.9%	5.4%	+15.1%



## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Feb 2016	Annual Change
Occupancy:	93.1	+0.9%
Units Added:	1,974	
Units Absorbed (Annual):	5,304	
Average Size (SF):	850	+0.5%
Asking Rent:	\$921	+8.6%
Asking Rent per SF:	\$1.08	+8.2%
Effective Rent:	\$913	+8.6%
Effective Rent per SF:	\$1.07	+8.2%
% Offering Concessions:	18%	-27.4%
Ave. Concession Package:	4.1%	+11.9%

<b>Ft. Worth Market Stabilized Properties</b>	Feb 2016	Annual Change
Occupancy:	94.5	+1.9%
Units Added:	2,112	
Units Absorbed (Annual):	3,985	
Average Size (SF):	848	+0.1%
Asking Rent:	\$910	+7.5%
Asking Rent per SF:	\$1.07	+7.3%
Effective Rent:	\$903	+7.6%
Effective Rent per SF:	\$1.06	+7.5%
% Offering Concessions:	18%	-30.3%
Ave. Concession Package:	3.9%	+6.8%



### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	0.0%	496	\$654	\$649	0.0%
1 BR	0.0%	688	\$799	\$792	0.0%
1 DEN	0.0%	877	\$970	\$964	0.0%
2 BR	0.0%	995	\$999	\$991	0.0%
2 DEN	0.0%	1,205	\$1,283	\$1,272	0.0%
3 BR	0.0%	1,236	\$1,220	\$1,211	0.0%
>3 BR	0.0%	1,311	\$1,815	\$1,811	0.0%



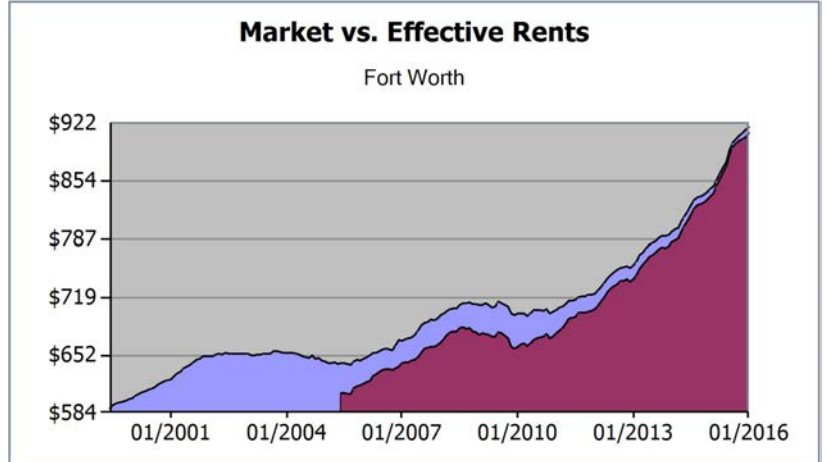
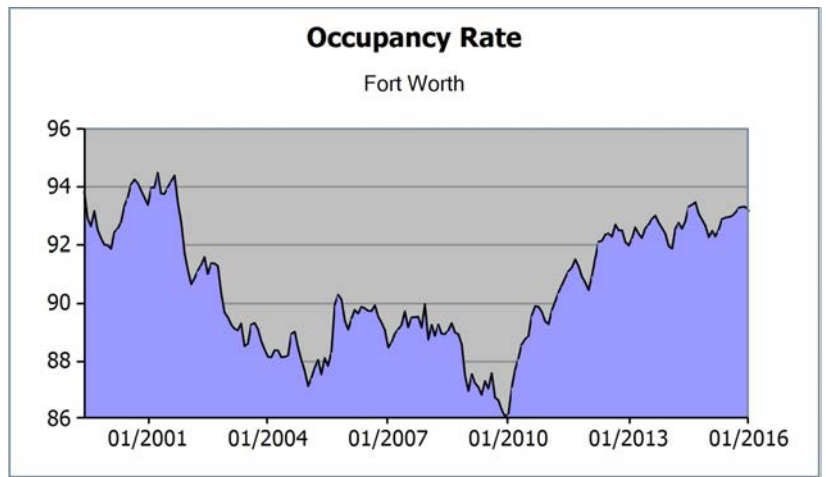
ALN Apartment Data delivers multifamily data, analysis and reports in 26 ALN OnLine core markets throughout AR, AZ, CO, GA, FL, NV, OK and TX, over 140 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

<b>OTHER MARKETS</b>	<b>Dallas</b>		<b>Austin</b>		<b>Houston</b>		<b>San Antonio</b>	
	Feb 2016	Annual Change	Feb 2016	Annual Change	Feb 2016	Annual Change	Feb 2016	Annual Change
Occupancy:	92.5	+0.4%	91.9	+1.5%	90.4	-1.2%	89.5	+0.6%
Units Added:	7,276		3,749		9,056		3,098	
Units Absorbed (Annual):	15,057		7,875		7,454		5,041	
Average Size (SF):	870	+0.4%	854	+0.1%	878	+0.3%	840	+0.1%
Asking Rent:	\$1,052	+8.0%	\$1,178	+6.3%	\$1,020	+4.3%	\$916	+5.0%
Asking Rent per SF:	\$1.21	+7.7%	\$1.38	+6.2%	\$1.16	+4.0%	\$1.09	+4.9%
Effective Rent:	\$1,042	+8.1%	\$1,167	+6.3%	\$1,002	+3.9%	\$896	+4.9%
Effective Rent per SF:	\$1.20	+7.8%	\$1.36	+6.3%	\$1.14	+3.6%	\$1.07	+4.8%
% Offering Concessions:	19%	-18.2%	13%	-12.7%	23%	+1.6%	33%	-15.2%
Ave. Concession Package:	4.2%	-3.0%	5.9%	+11.0%	6.3%	+8.4%	5.3%	+7.5%

## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Jan 2016	Annual Change
Occupancy:	93.2	+1.0%
Units Added:	2,586	
Units Absorbed (Annual):	5,359	
Average Size (SF):	850	+0.5%
Asking Rent:	\$918	+8.8%
Asking Rent per SF:	\$1.08	+8.3%
Effective Rent:	\$910	+9.0%
Effective Rent per SF:	\$1.07	+8.5%
% Offering Concessions:	19%	-29.8%
Ave. Concession Package:	3.9%	+1.8%

<b>Ft. Worth Market Stabilized Properties</b>	Jan 2016	Annual Change
Occupancy:	94.4	+1.7%
Units Added:	2,035	
Units Absorbed (Annual):	3,860	
Average Size (SF):	848	+0.3%
Asking Rent:	\$907	+7.7%
Asking Rent per SF:	\$1.07	+7.5%
Effective Rent:	\$900	+8.1%
Effective Rent per SF:	\$1.06	+7.8%
% Offering Concessions:	18%	-32.4%
Ave. Concession Package:	3.5%	-7.4%



### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	0.0%	496	\$659	\$654	0.0%
1 BR	0.0%	688	\$796	\$790	0.0%
1 DEN	0.0%	881	\$973	\$967	0.0%
2 BR	0.0%	995	\$995	\$987	0.0%
2 DEN	0.0%	1,205	\$1,269	\$1,261	0.0%
3 BR	0.0%	1,235	\$1,215	\$1,208	0.0%
>3 BR	0.0%	1,331	\$1,841	\$1,836	0.0%



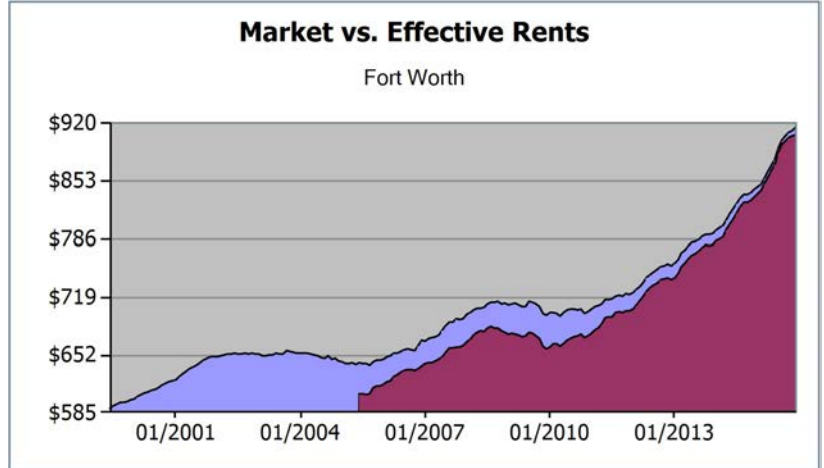
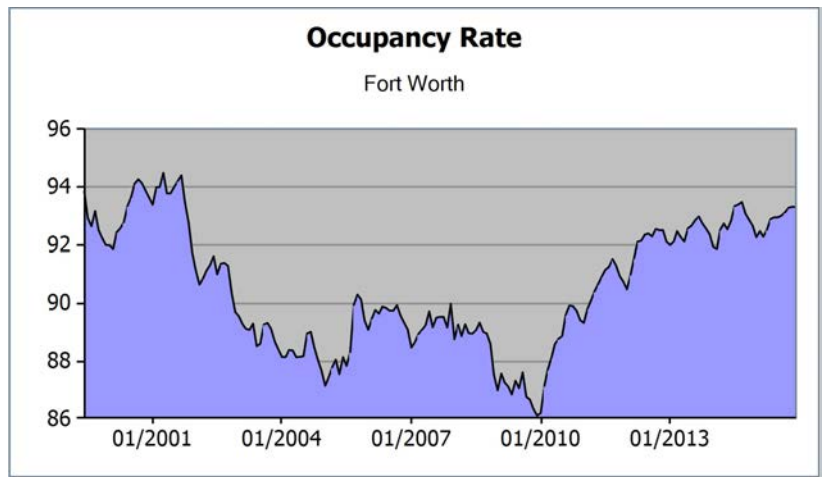
ALN Apartment Data delivers multifamily data, analysis and reports in 26 ALN OnLine core markets throughout AR, AZ, CO, GA, FL, NV, OK and TX, over 140 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

<b>OTHER MARKETS</b>	<b>Dallas</b>		<b>Austin</b>		<b>Houston</b>		<b>San Antonio</b>	
	Jan 2016	Annual Change	Jan 2016	Annual Change	Jan 2016	Annual Change	Jan 2016	Annual Change
Occupancy:	92.3	+0.7%	91.9	+1.2%	90.3	-1.0%	89.2	+0.1%
Units Added:	8,115		4,651		9,745		4,034	
Units Absorbed (Annual):	16,711		7,636		8,576		4,844	
Average Size (SF):	870	+0.4%	854	0%	878	+0.4%	840	+0.2%
Asking Rent:	\$1,049	+8.2%	\$1,175	+6.5%	\$1,019	+4.7%	\$914	+5.2%
Asking Rent per SF:	\$1.21	+7.8%	\$1.37	+6.5%	\$1.16	+4.3%	\$1.09	+5.1%
Effective Rent:	\$1,039	+8.3%	\$1,165	+6.5%	\$1,002	+4.5%	\$895	+5.0%
Effective Rent per SF:	\$1.19	+8.0%	\$1.36	+6.5%	\$1.14	+4.1%	\$1.06	+4.9%
% Offering Concessions:	18%	-24.5%	12%	-26.0%	21%	-8.1%	32%	-16.1%
Ave. Concession Package:	4.5%	+2.3%	5.7%	+16.3%	6.3%	+8.7%	5.3%	+9.7%

## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Dec 2015	Annual Change
Occupancy:	93.3	+0.9%
Units Added:	2,451	
Units Absorbed (Annual):	5,039	
Average Size (SF):	850	+0.3%
Asking Rent:	\$915	+8.6%
Asking Rent per SF:	\$1.08	+8.2%
Effective Rent:	\$907	+8.8%
Effective Rent per SF:	\$1.07	+8.4%
% Offering Concessions:	19%	-31.2%
Ave. Concession Package:	4.1%	+5.8%

<b>Ft. Worth Market Stabilized Properties</b>	Dec 2015	Annual Change
Occupancy:	94.7	+1.5%
Units Added:	2,038	
Units Absorbed (Annual):	3,525	
Average Size (SF):	848	+0.2%
Asking Rent:	\$903	+7.6%
Asking Rent per SF:	\$1.06	+7.4%
Effective Rent:	\$896	+7.9%
Effective Rent per SF:	\$1.06	+7.8%
% Offering Concessions:	18%	-33.9%
Ave. Concession Package:	3.7%	-4.6%



### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	0.0%	496	\$655	\$649	0.0%
1 BR	0.0%	688	\$793	\$786	0.0%
1 DEN	0.0%	881	\$965	\$958	0.0%
2 BR	0.0%	995	\$992	\$983	0.0%
2 DEN	0.0%	1,209	\$1,277	\$1,269	0.0%
3 BR	0.0%	1,235	\$1,206	\$1,197	0.0%
>3 BR	0.0%	1,328	\$1,787	\$1,777	0.0%



**ALN**  
APARTMENT DATA, INC.  
www.alndata.com

ALN Apartment Data delivers multifamily data, analysis and reports in 26 ALN OnLine core markets throughout AR, AZ, CO, GA, FL, NV, OK and TX, over 140 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

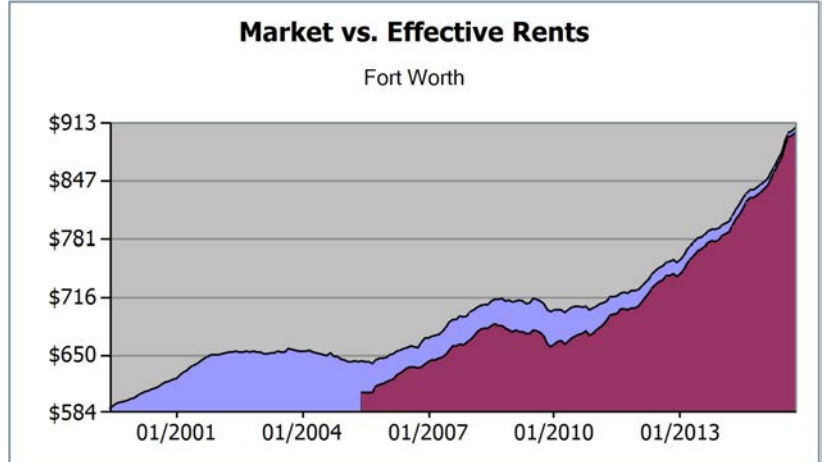
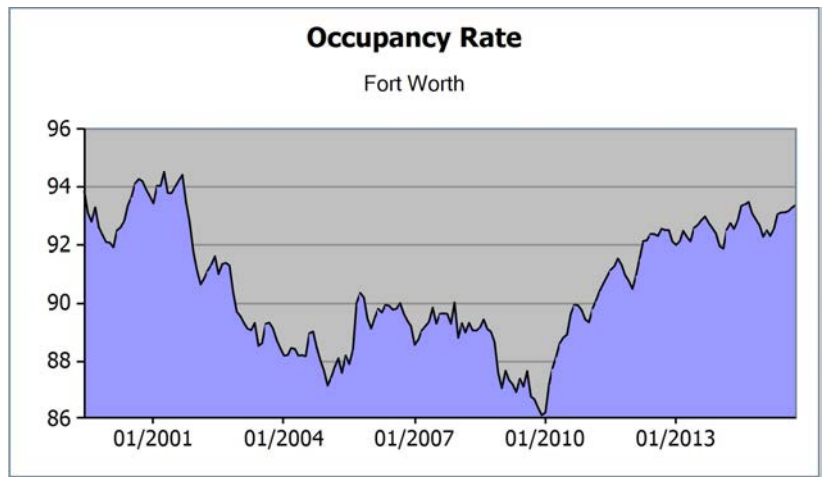
<b>OTHER MARKETS</b>	<b>Dallas</b>		<b>Austin</b>		<b>Houston</b>		<b>San Antonio</b>	
	Dec 2015	Annual Change	Dec 2015	Annual Change	Dec 2015	Annual Change	Dec 2015	Annual Change
Occupancy:	92.9	+1.0%	92.1	+0.9%	90.6	-1.0%	89.4	0%
Units Added:	7,278		4,506		11,559		4,528	
Units Absorbed (Annual):	16,234		7,204		8,684		5,103	
Average Size (SF):	870	+0.4%	854	+0.2%	878	+0.4%	840	+0.3%
Asking Rent:	\$1,041	+7.7%	\$1,169	+6.1%	\$1,017	+5.1%	\$909	+5.0%
Asking Rent per SF:	\$1.20	+7.4%	\$1.36	+6.0%	\$1.16	+4.7%	\$1.08	+4.8%
Effective Rent:	\$1,032	+7.9%	\$1,160	+6.3%	\$1,002	+4.8%	\$891	+4.8%
Effective Rent per SF:	\$1.19	+7.6%	\$1.35	+6.1%	\$1.14	+4.4%	\$1.06	+4.6%
% Offering Concessions:	17%	-29.1%	11%	-29.1%	20%	-8.5%	31%	-16.0%
Ave. Concession Package:	4.7%	+3.2%	5.4%	+9.0%	6.2%	+13.7%	5.3%	+9.6%



## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Oct 2015	Annual Change
Occupancy:	93.4	+1.0%
Units Added:	2,893	
Units Absorbed (Annual):	5,163	
Average Size (SF):	849	+0.3%
Asking Rent:	\$909	+8.5%
Asking Rent per SF:	\$1.07	+8.2%
Effective Rent:	\$903	+8.9%
Effective Rent per SF:	\$1.06	+8.6%
% Offering Concessions:	16%	-41.1%
Ave. Concession Package:	3.8%	+0.7%

<b>Ft. Worth Market Stabilized Properties</b>	Oct 2015	Annual Change
Occupancy:	94.7	+1.9%
Units Added:	2,038	
Units Absorbed (Annual):	3,888	
Average Size (SF):	848	+0.2%
Asking Rent:	\$898	+7.5%
Asking Rent per SF:	\$1.06	+7.3%
Effective Rent:	\$893	+8.0%
Effective Rent per SF:	\$1.05	+7.8%
% Offering Concessions:	16%	-42.3%
Ave. Concession Package:	3.3%	-14.1%



### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	0.0%	494	\$653	\$650	0.0%
1 BR	0.0%	688	\$786	\$781	0.0%
1 DEN	0.0%	880	\$952	\$947	0.0%
2 BR	0.0%	995	\$986	\$980	0.0%
2 DEN	0.0%	1,213	\$1,254	\$1,248	0.0%
3 BR	0.0%	1,233	\$1,207	\$1,196	0.0%
>3 BR	0.0%	1,326	\$1,768	\$1,762	0.0%



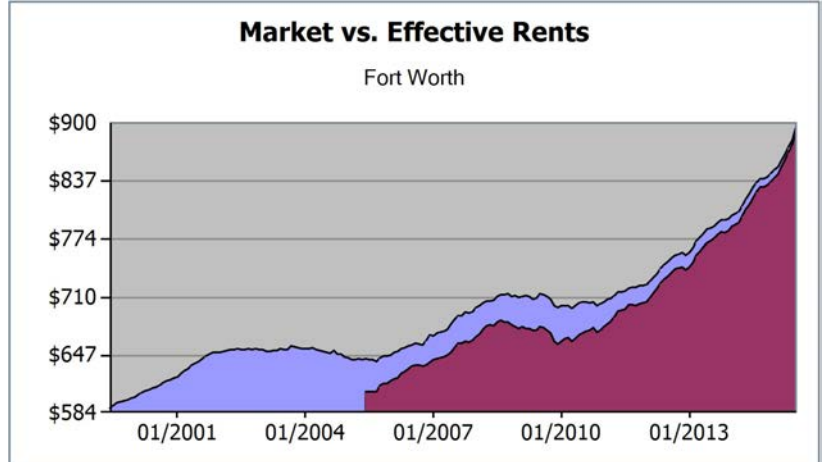
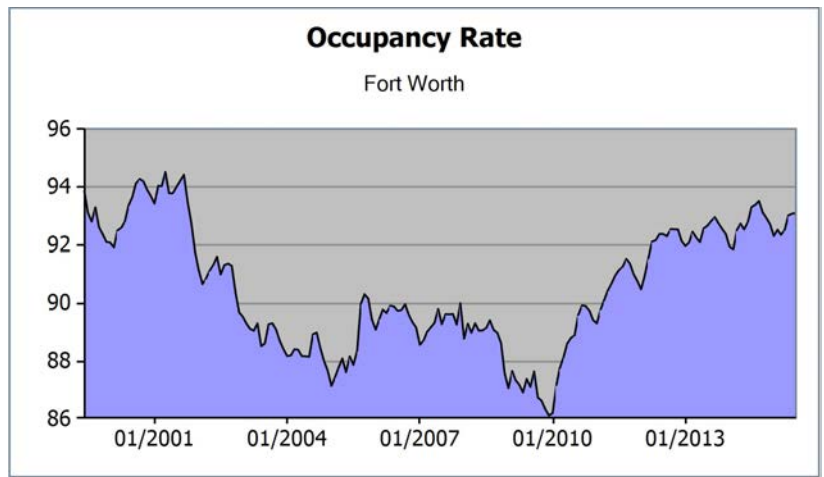
ALN Apartment Data delivers multifamily data, analysis and reports in 26 ALN OnLine core markets throughout AR, AZ, CO, GA, FL, NV, OK and TX, over 140 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

<b>OTHER MARKETS</b>	<b>Dallas</b>		<b>Austin</b>		<b>Houston</b>		<b>San Antonio</b>	
	Oct 2015	Annual Change	Oct 2015	Annual Change	Oct 2015	Annual Change	Oct 2015	Annual Change
Occupancy:	92.9	+0.6%	93.0	+2.1%	91.1	-0.4%	90.2	+0.7%
Units Added:	8,553		3,516		11,998		4,805	
Units Absorbed (Annual):	14,778		8,426		10,425		5,871	
Average Size (SF):	870	+0.4%	855	+0.3%	877	+0.4%	840	+0.3%
Asking Rent:	\$1,038	+7.9%	\$1,167	+6.6%	\$1,018	+5.9%	\$908	+5.1%
Asking Rent per SF:	\$1.19	+7.4%	\$1.36	+6.3%	\$1.16	+5.5%	\$1.08	+4.8%
Effective Rent:	\$1,030	+8.1%	\$1,160	+6.8%	\$1,003	+5.7%	\$893	+5.4%
Effective Rent per SF:	\$1.18	+7.7%	\$1.35	+6.5%	\$1.14	+5.3%	\$1.06	+5.2%
% Offering Concessions:	16%	-37.7%	11%	-15.8%	19%	-17.6%	30%	-24.5%
Ave. Concession Package:	4.4%	+3.6%	4.6%	-8.7%	6.0%	+14.2%	4.8%	+4.3%

## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Jul 2015	Annual Change
Occupancy:	93.1	-0.2%
Units Added:	3,818	
Units Absorbed (Annual):	4,322	
Average Size (SF):	848	+0.3%
Asking Rent:	\$895	+8.0%
Asking Rent per SF:	\$1.05	+7.7%
Effective Rent:	\$890	+8.9%
Effective Rent per SF:	\$1.05	+8.6%
% Offering Concessions:	18%	-46.7%
Ave. Concession Package:	3.1%	-33.2%

<b>Ft. Worth Market Stabilized Properties</b>	Jul 2015	Annual Change
Occupancy:	94.7	+1.4%
Units Added:	2,111	
Units Absorbed (Annual):	3,168	
Average Size (SF):	846	0%
Asking Rent:	\$885	+6.9%
Asking Rent per SF:	\$1.05	+6.8%
Effective Rent:	\$881	+7.8%
Effective Rent per SF:	\$1.04	+7.8%
% Offering Concessions:	18%	-47.9%
Ave. Concession Package:	3.0%	-34.2%



### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	0.0%	494	\$625	\$623	0.0%
1 BR	0.0%	687	\$773	\$769	0.0%
1 DEN	0.0%	880	\$946	\$943	0.0%
2 BR	0.0%	993	\$969	\$964	0.0%
2 DEN	0.0%	1,212	\$1,221	\$1,215	0.0%
3 BR	0.0%	1,232	\$1,179	\$1,173	0.0%
>3 BR	0.0%	1,338	\$1,806	\$1,800	0.0%



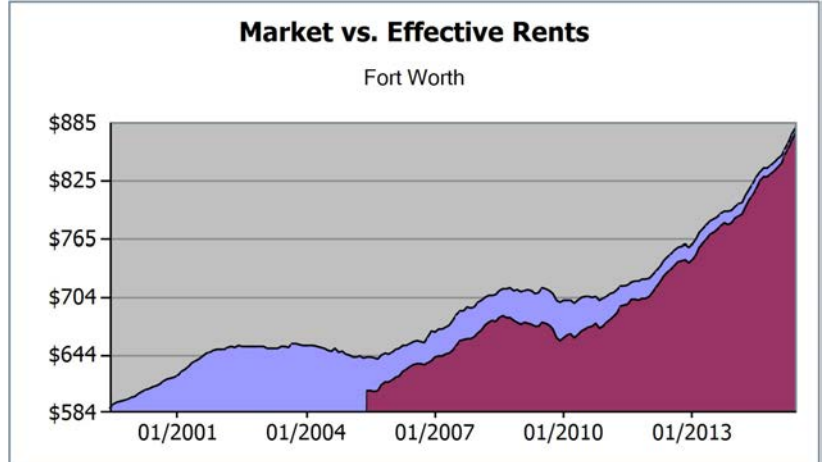
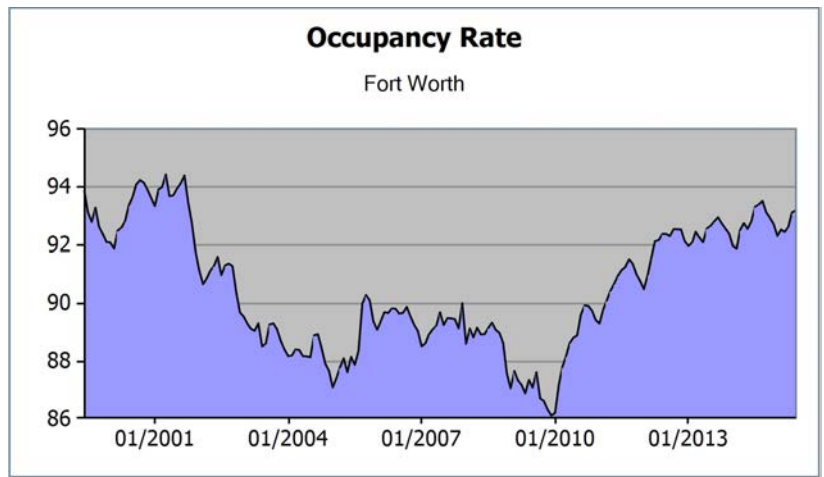
ALN Apartment Data delivers multifamily data, analysis and reports in 26 ALN OnLine core markets throughout AR, AZ, CO, GA, FL, NV, OK and TX, over 140 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

<b>OTHER MARKETS</b>	<b>Dallas</b>		<b>Austin</b>		<b>Houston</b>		<b>San Antonio</b>	
	Jul 2015	Annual Change	Jul 2015	Annual Change	Jul 2015	Annual Change	Jul 2015	Annual Change
Occupancy:	92.7	+0.1%	91.8	+0.3%	91.5	-0.8%	90.7	+0.7%
Units Added:	9,725		4,687		12,999		4,734	
Units Absorbed (Annual):	14,728		8,059		10,944		5,959	
Average Size (SF):	869	+0.4%	856	+0.5%	877	+0.5%	840	+0.4%
Asking Rent:	\$1,023	+7.8%	\$1,156	+7.3%	\$1,012	+7.3%	\$900	+5.2%
Asking Rent per SF:	\$1.18	+7.4%	\$1.35	+6.8%	\$1.15	+6.8%	\$1.07	+5.0%
Effective Rent:	\$1,016	+8.2%	\$1,150	+7.4%	\$998	+7.2%	\$886	+5.6%
Effective Rent per SF:	\$1.17	+7.8%	\$1.34	+6.9%	\$1.14	+6.7%	\$1.05	+5.3%
% Offering Concessions:	17%	-37.7%	10%	-15.4%	20%	-21.1%	31%	-21.6%
Ave. Concession Package:	4.1%	+0.5%	4.8%	+7.5%	5.5%	+14.3%	4.6%	+3.3%

## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Jun 2015	Annual Change
Occupancy:	93.2	+0.3%
Units Added:	3,215	
Units Absorbed (Annual):	4,427	
Average Size (SF):	847	+0.1%
Asking Rent:	\$880	+7.3%
Asking Rent per SF:	\$1.04	+7.1%
Effective Rent:	\$875	+8.1%
Effective Rent per SF:	\$1.03	+7.9%
% Offering Concessions:	21%	-40.0%
Ave. Concession Package:	3.2%	-32.4%

<b>Ft. Worth Market Stabilized Properties</b>	Jun 2015	Annual Change
Occupancy:	0.9	+1.0%
Units Added:	454	
Units Absorbed (Annual):	1,890	
Average Size (SF):	845	+0.1%
Asking Rent:	\$866	+6.5%
Asking Rent per SF:	\$1.02	+6.4%
Effective Rent:	\$861	+7.3%
Effective Rent per SF:	\$1.02	+7.3%
% Offering Concessions:	0%	-40.6%
Ave. Concession Package:	0.0%	-32.2%



### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	0.0%	494	\$613	\$609	0.0%
1 BR	0.0%	687	\$762	\$757	0.0%
1 DEN	0.0%	881	\$928	\$923	0.0%
2 BR	0.0%	992	\$956	\$950	0.0%
2 DEN	0.0%	1,212	\$1,219	\$1,212	0.0%
3 BR	0.0%	1,231	\$1,170	\$1,163	0.0%
>3 BR	0.0%	1,338	\$1,779	\$1,775	0.0%



ALN Apartment Data delivers multifamily data, analysis and reports in 26 ALN OnLine core markets throughout AR, AZ, CO, GA, FL, NV, OK and TX, over 140 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

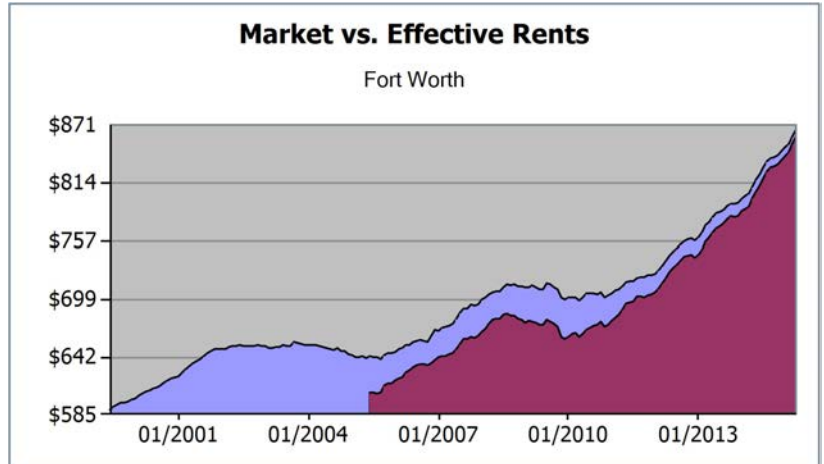
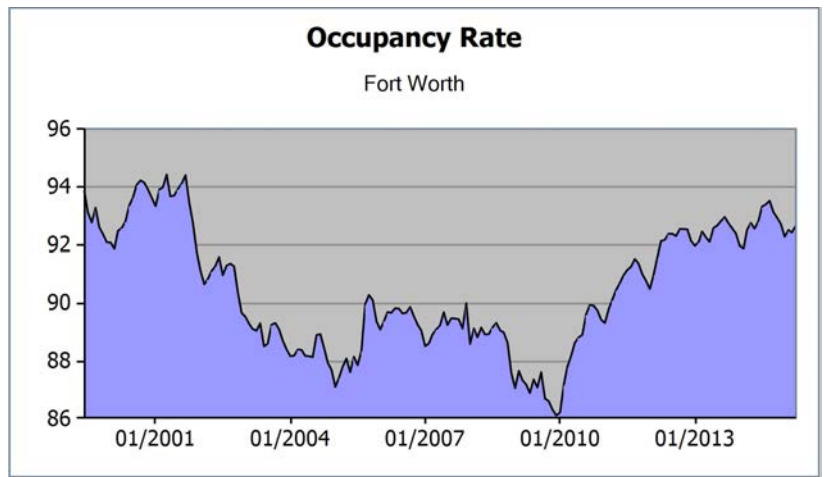
<b>OTHER MARKETS</b>	<b>Dallas</b>		<b>Austin</b>		<b>Houston</b>		<b>San Antonio</b>	
	Jun 2015	Annual Change	Jun 2015	Annual Change	Jun 2015	Annual Change	Jun 2015	Annual Change
Occupancy:	92.5	0%	91.4	0%	91.5	-0.6%	90.5	+0.4%
Units Added:	9,795		5,596		13,303		4,018	
Units Absorbed (Annual):	14,090		7,905		12,679		5,329	
Average Size (SF):	869	+0.5%	854	+0.5%	876	+0.5%	839	+0.4%
Asking Rent:	\$1,013	+7.7%	\$1,140	+7.3%	\$1,006	+7.5%	\$893	+5.3%
Asking Rent per SF:	\$1.16	+7.3%	\$1.33	+6.8%	\$1.15	+7.1%	\$1.06	+5.0%
Effective Rent:	\$1,005	+8.2%	\$1,133	+7.3%	\$992	+7.3%	\$880	+5.6%
Effective Rent per SF:	\$1.16	+7.7%	\$1.32	+6.8%	\$1.13	+6.9%	\$1.05	+5.4%
% Offering Concessions:	18%	-34.8%	11%	-5.6%	21%	-19.7%	33%	-16.2%
Ave. Concession Package:	4.1%	-6.4%	4.7%	-0.8%	5.5%	+16.8%	4.5%	-1.1%



## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Apr 2015	Annual Change
Occupancy:	92.9	+0.5%
Units Added:	2,644	
Units Absorbed (Annual):	3,553	
Average Size (SF):	847	+0.1%
Asking Rent:	\$865	+6.9%
Asking Rent per SF:	\$1.02	+6.7%
Effective Rent:	\$859	+7.5%
Effective Rent per SF:	\$1.01	+7.4%
% Offering Concessions:	22%	-44.3%
Ave. Concession Package:	3.6%	-9.7%

<b>Ft. Worth Market Stabilized Properties</b>	Apr 2015	Annual Change
Occupancy:	94.2	+1.6%
Units Added:	2,307	
Units Absorbed (Annual):	2,934	
Average Size (SF):	846	0%
Asking Rent:	\$858	+6.1%
Asking Rent per SF:	\$1.01	+6.1%
Effective Rent:	\$852	+6.8%
Effective Rent per SF:	\$1.01	+6.8%
% Offering Concessions:	21%	-45.4%
Ave. Concession Package:	3.4%	-16.1%



### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	2.5%	493	\$606	\$602	0.7%
1 BR	45.9%	687	\$751	\$745	0.8%
1 DEN	2.6%	884	\$920	\$915	0.6%
2 BR	39.4%	992	\$941	\$934	0.8%
2 DEN	0.9%	1,222	\$1,266	\$1,259	0.5%
3 BR	7.4%	1,232	\$1,153	\$1,147	0.5%
>3 BR	1.4%	1,339	\$1,800	\$1,799	0.1%



ALN Apartment Data delivers multifamily data, analysis and reports in more than 23 ALN Online core markets throughout AZ, GA, FL, NV, AR and TX. NEW programs and markets regarding ALN's Vendor Edge Plus 70+ markets and COMPASS National. ALN is working hard to give you the edge that you need to keep ahead of the curve. **Copyrights:** All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

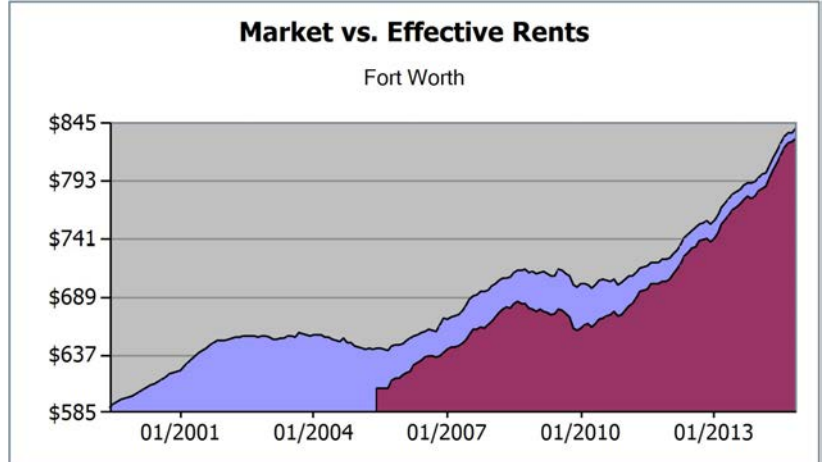
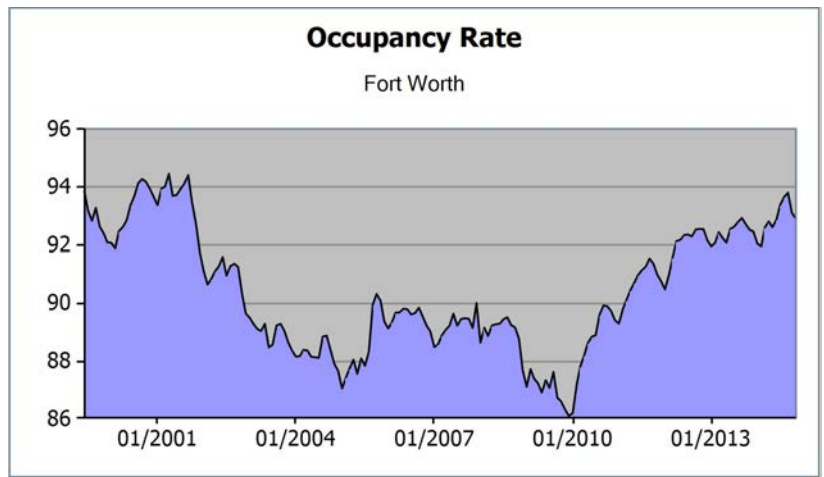
<b>OTHER MARKETS</b>	<b>Dallas</b>		<b>Austin</b>		<b>Houston</b>		<b>San Antonio</b>	
	Apr 2015	Annual Change	Apr 2015	Annual Change	Apr 2015	Annual Change	Apr 2015	Annual Change
Occupancy:	92.4	-0.1%	90.7	-0.5%	91.5	-0.1%	90.2	+0.6%
Units Added:	12,467		7,127		13,083		4,103	
Units Absorbed (Annual):	13,642		7,586		15,393		5,557	
Average Size (SF):	868	+0.4%	854	+0.4%	876	+0.3%	840	+0.5%
Asking Rent:	\$992	+7.4%	\$1,120	+7.2%	\$995	+8.0%	\$886	+5.4%
Asking Rent per SF:	\$1.14	+7.0%	\$1.31	+6.7%	\$1.14	+7.7%	\$1.05	+5.0%
Effective Rent:	\$983	+7.8%	\$1,112	+7.0%	\$982	+7.9%	\$870	+5.7%
Effective Rent per SF:	\$1.13	+7.5%	\$1.30	+6.5%	\$1.12	+7.7%	\$1.03	+5.3%
% Offering Concessions:	20%	-33.5%	13%	+2.7%	21%	-29.9%	35%	-23.0%
Ave. Concession Package:	4.2%	-4.2%	5.2%	+15.2%	5.3%	+15.1%	4.9%	+5.4%



## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Nov 2014	Annual Change
Occupancy:	92.9	+0.5%
Units Added:	1,351	
Units Absorbed (Annual):	1,601	
Average Size (SF):	845	+0.1%
Asking Rent:	\$841	+6.6%
Asking Rent per SF:	\$0.99	+6.4%
Effective Rent:	\$832	+7.2%
Effective Rent per SF:	\$0.98	+7.1%
% Offering Concessions:	27%	-35.4%
Ave. Concession Package:	4.0%	-13.0%

<b>Ft. Worth Market Stabilized Properties</b>	Nov 2014	Annual Change
Occupancy:	94.0	+1.5%
Units Added:	2,474	
Units Absorbed (Annual):	1,716	
Average Size (SF):	844	+0.1%
Asking Rent:	\$834	+5.8%
Asking Rent per SF:	\$0.99	+5.7%
Effective Rent:	\$825	+6.5%
Effective Rent per SF:	\$0.98	+6.5%
% Offering Concessions:	26%	-37.4%
Ave. Concession Package:	4.0%	-14.1%



### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	2.5%	491	\$598	\$592	0.9%
1 BR	45.7%	686	\$727	\$719	1.0%
1 DEN	2.6%	884	\$890	\$881	1.1%
2 BR	39.4%	991	\$918	\$908	1.1%
2 DEN	0.9%	1,219	\$1,257	\$1,247	0.8%
3 BR	7.5%	1,228	\$1,109	\$1,100	0.8%
>3 BR	1.5%	1,337	\$1,693	\$1,690	0.2%



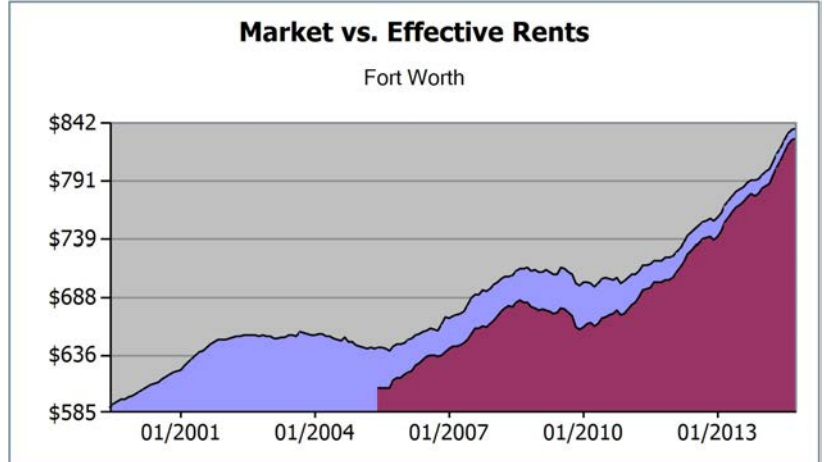
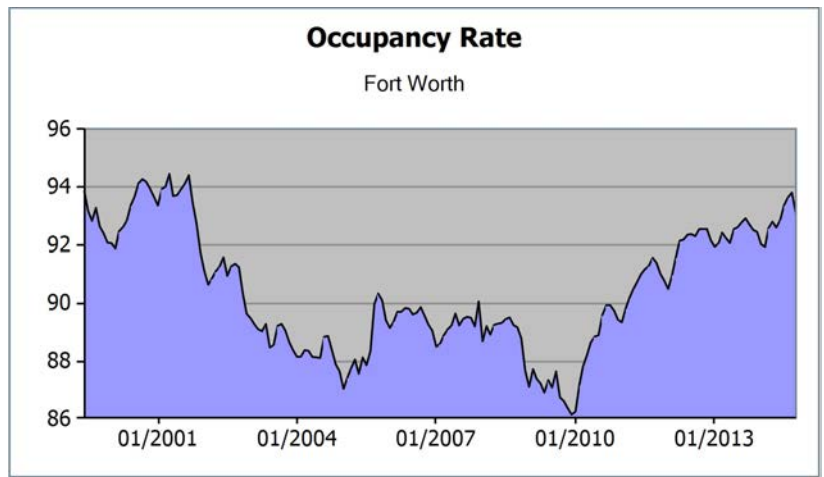
ALN Apartment Data delivers multifamily data, analysis and reports in more than 23 ALN Online core markets throughout AZ, GA, FL, NV, AR and TX. NEW programs and markets regarding ALN's Vendor Edge Plus 70+ markets and COMPASS National. ALN is working hard to give you the edge that you need to keep ahead of the curve. **Copyrights:** All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

<b>OTHER MARKETS</b>	<b>Dallas</b>		<b>Austin</b>		<b>Houston</b>		<b>San Antonio</b>	
	Nov 2014	Annual Change	Nov 2014	Annual Change	Nov 2014	Annual Change	Nov 2014	Annual Change
Occupancy:	92.4	-0.4%	91.8	-0.9%	91.6	-0.4%	89.5	-1.5%
Units Added:	6,706		6,041		11,818		3,757	
Units Absorbed (Annual):	5,266		4,219		9,292		1,937	
Average Size (SF):	865	-0.1%	852	+0.4%	874	+0.3%	838	+0.6%
Asking Rent:	\$964	+6.0%	\$1,100	+7.8%	\$963	+8.4%	\$867	+4.8%
Asking Rent per SF:	\$1.11	+6.0%	\$1.29	+7.4%	\$1.10	+8.2%	\$1.03	+4.3%
Effective Rent:	\$954	+6.4%	\$1,091	+7.5%	\$951	+8.7%	\$850	+5.1%
Effective Rent per SF:	\$1.10	+6.4%	\$1.28	+7.2%	\$1.09	+8.4%	\$1.01	+4.6%
% Offering Concessions:	24%	-28.8%	14%	+11.1%	22%	-36.0%	38%	-11.4%
Ave. Concession Package:	4.5%	+4.9%	5.1%	+14.1%	5.3%	+11.2%	4.8%	+2.2%

## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Oct 2014	Annual Change
Occupancy:	92.8	+0.2%
Units Added:	1,321	
Units Absorbed (Annual):	1,006	
Average Size (SF):	846	+0.3%
Asking Rent:	\$837	+6.0%
Asking Rent per SF:	\$0.99	+5.8%
Effective Rent:	\$828	+6.6%
Effective Rent per SF:	\$0.98	+6.4%
% Offering Concessions:	28%	-30.7%
Ave. Concession Package:	3.8%	-14.8%

<b>Ft. Worth Market Stabilized Properties</b>	Oct 2014	Annual Change
Occupancy:	94.0	+1.5%
Units Added:	2,626	
Units Absorbed (Annual):	1,562	
Average Size (SF):	844	+0.1%
Asking Rent:	\$830	+5.2%
Asking Rent per SF:	\$0.98	+5.1%
Effective Rent:	\$822	+5.8%
Effective Rent per SF:	\$0.97	+5.7%
% Offering Concessions:	28%	-31.7%
Ave. Concession Package:	3.7%	-16.4%



### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	2.5%	492	\$583	\$577	1.0%
1 BR	45.7%	687	\$723	\$716	1.0%
1 DEN	2.6%	884	\$890	\$882	0.9%
2 BR	39.4%	991	\$915	\$905	1.1%
2 DEN	0.9%	1,219	\$1,194	\$1,184	0.9%
3 BR	7.5%	1,228	\$1,112	\$1,103	0.8%
>3 BR	1.5%	1,337	\$1,680	\$1,677	0.2%



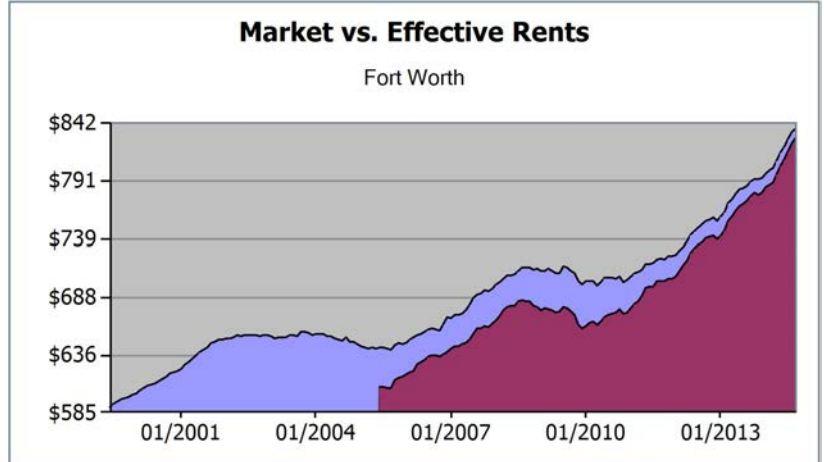
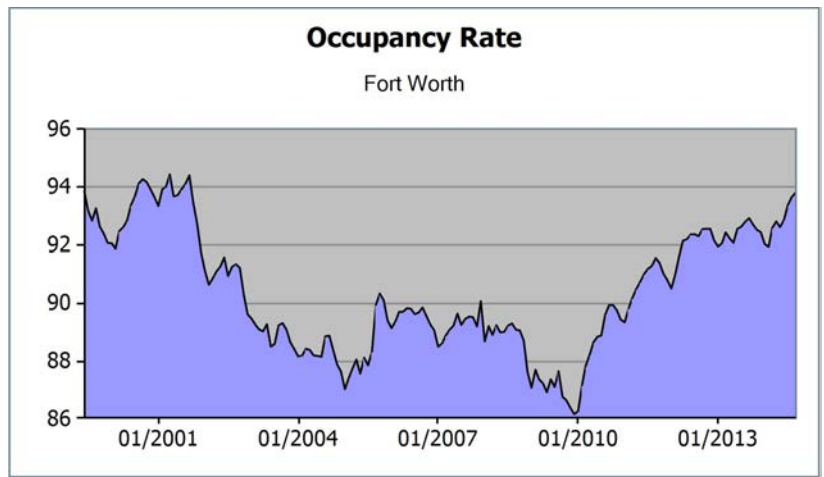
ALN Apartment Data delivers multifamily data, analysis and reports in more than 23 ALN Online core markets throughout AZ, GA, FL, NV, AR and TX. NEW programs and markets regarding ALN's Vendor Edge Plus 70+ markets and COMPASS National. ALN is working hard to give you the edge that you need to keep ahead of the curve. **Copyrights:** All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

<b>OTHER MARKETS</b>	<b>Dallas</b>		<b>Austin</b>		<b>Houston</b>		<b>San Antonio</b>	
	Oct 2014	Annual Change	Oct 2014	Annual Change	Oct 2014	Annual Change	Oct 2014	Annual Change
Occupancy:	92.4	-0.6%	91.9	-1.2%	91.6	-0.6%	89.8	-1.9%
Units Added:	7,263		6,034		12,494		3,791	
Units Absorbed (Annual):	4,970		3,753		9,041		1,179	
Average Size (SF):	865	-0.1%	851	+0.2%	873	+0.3%	838	+0.6%
Asking Rent:	\$962	+5.7%	\$1,094	+7.1%	\$960	+8.5%	\$865	+4.8%
Asking Rent per SF:	\$1.11	+5.7%	\$1.28	+6.9%	\$1.10	+8.3%	\$1.03	+4.4%
Effective Rent:	\$952	+6.1%	\$1,085	+7.1%	\$947	+8.7%	\$849	+4.8%
Effective Rent per SF:	\$1.10	+6.1%	\$1.27	+7.0%	\$1.08	+8.4%	\$1.01	+4.4%
% Offering Concessions:	25%	-22.3%	13%	+16.7%	23%	-32.2%	39%	-1.5%
Ave. Concession Package:	4.3%	-4.5%	4.9%	-35.9%	5.1%	+7.4%	4.6%	-1.1%

## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Sep 2014	Annual Change
Occupancy:	94.1	+1.2%
Units Added:	959	
Units Absorbed (Annual):	2,068	
Average Size (SF):	845	+0.3%
Asking Rent:	\$837	+6.2%
Asking Rent per SF:	\$0.99	+6.0%
Effective Rent:	\$828	+6.9%
Effective Rent per SF:	\$0.98	+6.6%
% Offering Concessions:	28%	-30.4%
Ave. Concession Package:	3.9%	-14.6%

<b>Ft. Worth Market Stabilized Properties</b>	Sep 2014	Annual Change
Occupancy:	94.3	+1.4%
Units Added:	2,294	
Units Absorbed (Annual):	1,856	
Average Size (SF):	845	+0.2%
Asking Rent:	\$833	+5.8%
Asking Rent per SF:	\$0.98	+5.6%
Effective Rent:	\$824	+6.4%
Effective Rent per SF:	\$0.97	+6.3%
% Offering Concessions:	28%	-31.5%
Ave. Concession Package:	3.9%	-14.4%



### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	2.5%	493	\$577	\$571	0.9%
1 BR	45.6%	686	\$722	\$715	1.0%
1 DEN	2.7%	884	\$890	\$883	0.9%
2 BR	39.5%	991	\$917	\$907	1.1%
2 DEN	0.9%	1,217	\$1,193	\$1,186	0.6%
3 BR	7.5%	1,228	\$1,104	\$1,095	0.9%
>3 BR	1.5%	1,337	\$1,723	\$1,719	0.3%



ALN Apartment Data delivers multifamily data, analysis and reports in more than 23 ALN Online core markets throughout AZ, GA, FL, NV, AR and TX. NEW programs and markets regarding ALN's Vendor Edge Plus 70+ markets and COMPASS National. ALN is working hard to give you the edge that you need to keep ahead of the curve. **Copyrights:** All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

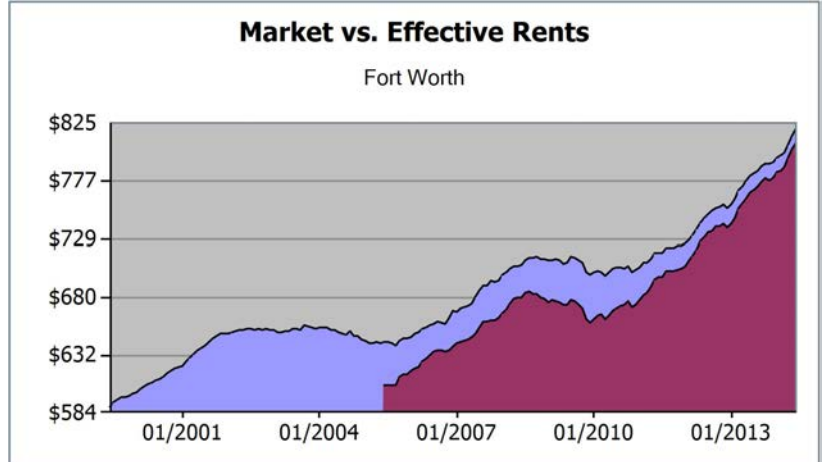
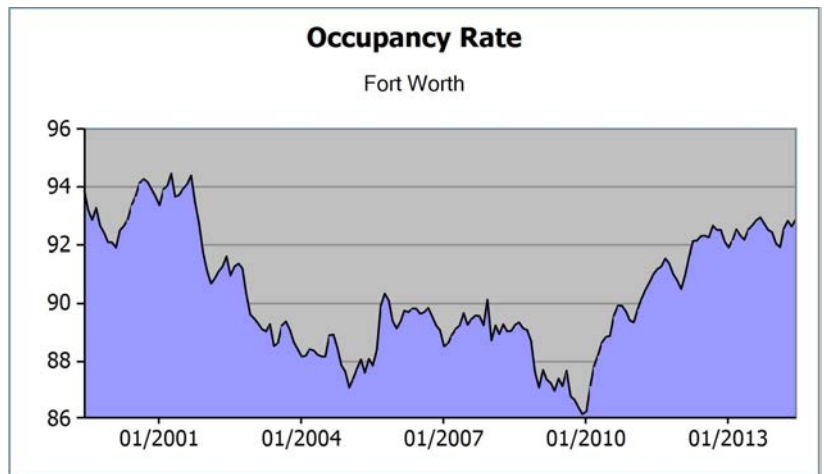
<b>OTHER MARKETS</b>	<b>Dallas</b>		<b>Austin</b>		<b>Houston</b>		<b>San Antonio</b>	
	Sep 2014	Annual Change	Sep 2014	Annual Change	Sep 2014	Annual Change	Sep 2014	Annual Change
Occupancy:	93.3	+0.1%	93.5	-0.9%	92.3	-0.3%	91.5	-0.6%
Units Added:	8,127		7,178		12,858		3,194	
Units Absorbed (Annual):	8,850		5,679		10,686		2,462	
Average Size (SF):	866	-0.1%	852	+0.3%	873	+0.3%	837	+0.5%
Asking Rent:	\$959	+5.5%	\$1,091	+8.0%	\$958	+8.8%	\$863	+4.8%
Asking Rent per SF:	\$1.11	+5.5%	\$1.28	+7.7%	\$1.10	+8.5%	\$1.03	+4.4%
Effective Rent:	\$949	+5.7%	\$1,084	+7.4%	\$946	+9.0%	\$848	+4.9%
Effective Rent per SF:	\$1.10	+5.8%	\$1.27	+7.2%	\$1.08	+8.8%	\$1.01	+4.5%
% Offering Concessions:	25%	-23.6%	12%	+0.4%	23%	-34.1%	39%	+2.1%
Ave. Concession Package:	4.2%	+0.4%	4.8%	+69.5%	5.0%	+5.1%	4.4%	-9.4%



## FORT WORTH REVIEW

<b>Ft. Worth Market General Overview</b>	Jun 2014	Annual Change
Occupancy:	93.0	+0.6%
Units Added:	1,614	
Units Absorbed (Annual):	1,861	
Average Size (SF):	845	+0.3%
Asking Rent:	\$819	+5.1%
Asking Rent per SF:	\$0.97	+4.9%
Effective Rent:	\$808	+5.6%
Effective Rent per SF:	\$0.95	+5.4%
% Offering Concessions:	34%	-20.7%
Ave. Concession Package:	4.3%	-4.3%

<b>Ft. Worth Market Stabilized Properties</b>	Jun 2014	Annual Change
Occupancy:	93.7	+1.3%
Units Added:	2,087	
Units Absorbed (Annual):	1,367	
Average Size (SF):	844	+0.1%
Asking Rent:	\$812	+4.2%
Asking Rent per SF:	\$0.96	+4.2%
Effective Rent:	\$801	+4.7%
Effective Rent per SF:	\$0.95	+4.7%
% Offering Concessions:	34%	-21.6%
Ave. Concession Package:	4.3%	-4.3%



### FLOOR PLAN BREAKDOWN-FORT WORTH

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	2.5%	494	\$563	\$557	1.0%
1 BR	45.6%	686	\$709	\$700	1.4%
1 DEN	2.7%	884	\$880	\$869	1.2%
2 BR	39.6%	990	\$899	\$886	1.4%
2 DEN	0.8%	1,248	\$1,221	\$1,210	0.9%
3 BR	7.4%	1,228	\$1,090	\$1,078	1.1%
>3 BR	1.4%	1,324	\$1,623	\$1,622	0.1%



ALN Apartment Data delivers multifamily data, analysis and reports in more than 23 ALN Online core markets throughout AZ, GA, FL, NV, AR and TX. NEW programs and markets regarding ALN's Vendor Edge Plus 70+ markets and COMPASS National. ALN is working hard to give you the edge that you need to keep ahead of the curve. **Copyrights:** All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden.

<b>OTHER MARKETS</b>	<b>Dallas</b>		<b>Austin</b>		<b>Houston</b>		<b>San Antonio</b>	
	Jun 2014	Annual Change	Jun 2014	Annual Change	Jun 2014	Annual Change	Jun 2014	Annual Change
Occupancy:	92.7	+0.1%	92.6	-1.9%	92.5	+0.6%	90.8	-1.1%
Units Added:	7,127		7,061		12,949		2,505	
Units Absorbed (Annual):	7,381		3,614		14,432		878	
Average Size (SF):	865	-0.1%	850	+0.2%	873	+0.2%	837	+0.3%
Asking Rent:	\$940	+4.9%	\$1,059	+7.8%	\$935	+7.9%	\$850	+4.0%
Asking Rent per SF:	\$1.09	+5.0%	\$1.24	+7.6%	\$1.07	+7.7%	\$1.01	+3.7%
Effective Rent:	\$929	+5.1%	\$1,052	+7.6%	\$924	+8.5%	\$834	+3.9%
Effective Rent per SF:	\$1.07	+5.2%	\$1.24	+7.4%	\$1.06	+8.3%	\$0.99	+3.6%
% Offering Concessions:	27%	-23.4%	12%	-13.9%	26%	-30.9%	39%	-2.6%
Ave. Concession Package:	4.4%	+6.0%	4.8%	+25.7%	4.5%	-6.6%	4.6%	+2.3%