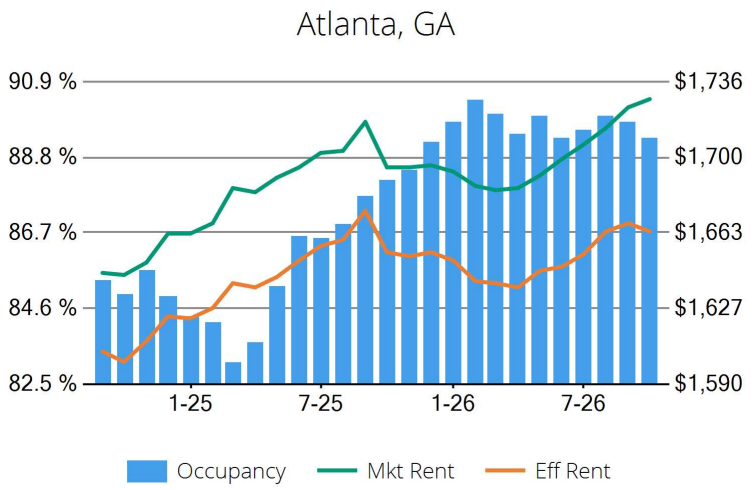
Atlanta, GA

End of October, 2026

General Overview

Conventional Properties	Oct 2026	Annual Chg
Occupancy	89.3	+1.8%
Unit Change	11,427	
Units Absorbed (Annual)	18,390	
Average Size (SF)	1,021	+0.2%
Asking Rent	$1,728	+1.9%
Asking Rent per SF	$1.69	+1.7%
Effective Rent	$1,664	+0.7%
Effective Rent per SF	$1.63	+0.4%
% Offering Concessions	39%	+47.0%
Avg. Concession Package	8.8%	+2.7%



Market Breakdown

Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent Mkt	Average Rent Eff	Rent Concessions Props Offering	Rent Concessions Avg Package
Conventional	79%	2,646	542,867	89.3%	1,021	$1,728	$1,664	38.9%	8.8%
Affordable	13%	670	88,106	89.4%	974	$1,340	$1,320	12.3%	8.2%
Senior Living	7%	463	47,893	90.7%	891	$1,904	$1,858	13.4%	13.5%
Student Housing	2%	64	12,183	83.7%	1,033	$2,919	$2,889	12.5%	9.1%
Totals		**3,843**	**691,049**						

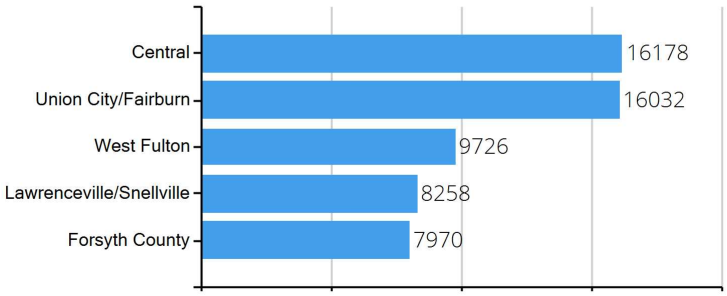
Top 5 Submarkets

Occupancy Annual Change	Oct-26	Change
Athens/UGA	85.4%	144.6%
Floyd/Polk County	87.7%	24.3%
Cherokee County	89.0%	16.6%
Stockbridge/McDonough	88.3%	13.1%
Dallas/Paulding County	93.9%	10.7%

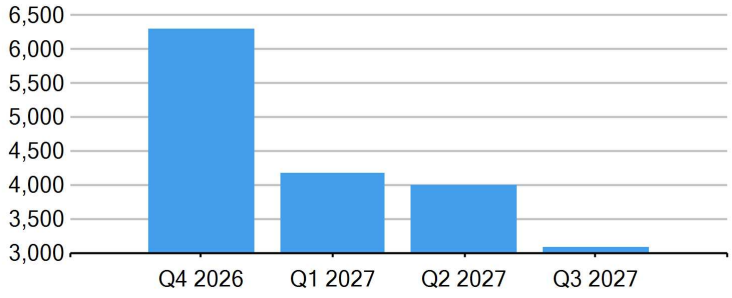
Effective Rent Gains	Oct-26	Change
Fayette County	$1,877	6.0%
Newnan	$1,703	5.1%
Griffin/Spalding County	$1,325	4.7%
West Cobb	$1,517	4.5%
Douglas County	$1,556	4.4%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



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