

## MARKET AT A GLANCE



### OCCUPANCY RATE

95.2%

Up 80 bps since 1Q19



### EFFECTIVE RENT

\$994

Up 3.6% since 1Q19



### DELIVERIES

992

Units YTD

## MARKET IMPACT ANALYSIS

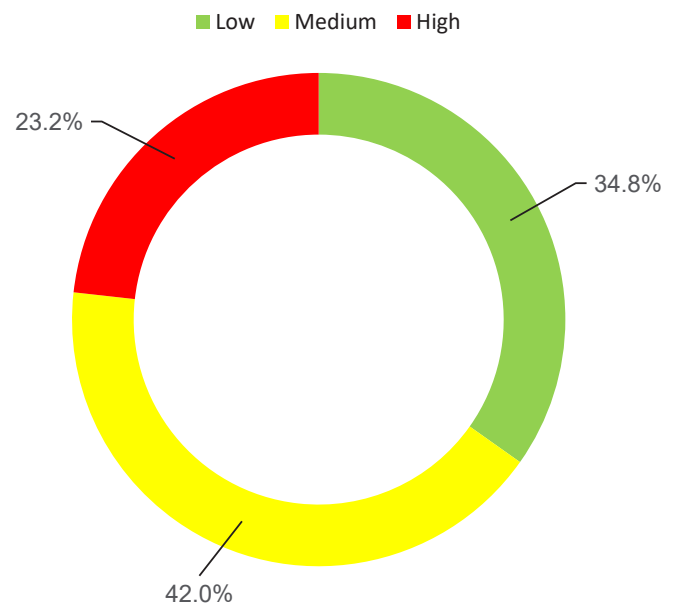
### FACTORY SHUTDOWNS SIDELINE WORKERS BUT EMPLOYERS STILL HIRING

The current coronavirus stay-at-home order in Kansas City is set to expire April 24, though discussions are underway to extend the shutdown up to three weeks. The nonessential business order sent an economic ripple throughout the local economy, causing a downturn in certain sectors. U.S. automotive manufacturing has entirely stopped in response to the pandemic. The Ford and General Motors KC factories suspended operations last month, effecting about 9,600 employees. Hotels and in-person retail have been among the hardest hit during the pandemic. VisitKC said the Big 12 basketball tournament was the first event to cancel. Since then, they've had 48 other cancellations, amounting to 108,302 hotel room nights. The Crossroads Hotel, Adam's Mark, and Overland Park Marriott laid off more than 330 employees, collectively. At its downtown headquarters, Hallmark Cards Inc. will eliminate 325 jobs and cut salaries. A new study from the Brookings Institute reported 15% of Kansas City workers will be laid off because of COVID-19. Although thousands are out of work, there is still employment opportunities. According to the Workforce Partnership of Greater Kansas City, these employers are hiring locally: Hy-Vee, Amazon.com, UPS, Aetna, Advent Health, and Thermo Fisher Scientific. As part of a broader initiative, engineers at Ford's assembly plant in Kansas City are collaborating with Thermo Fisher in nearby Lenexa, KC, to increase production of collection kits for COVID-19 testing.

## INDUSTRY COMPOSITION

Risk Level	% of Market	National Avg
<b>LOW</b>		
Agriculture, forestry, fishing, & hunting	0.1%	1.1%
Finance & insurance	6.3%	4.7%
Health care & social assistance	15.1%	16.0%
Information	1.7%	2.2%
Mining, quarrying, & oil & gas extraction	0.1%	0.5%
Transportation & warehousing	5.6%	4.4%
Utilities	0.4%	0.4%
Wholesale trade	5.5%	4.7%
<b>Total</b>	<b>34.8%</b>	<b>33.9%</b>
<b>MEDIUM</b>		
Administrative & waste services	7.0%	7.4%
Educational services	1.4%	2.3%
Manufacturing	8.5%	10.1%
Other services, except public administration	3.1%	3.6%
Professional & technical services	10.2%	7.5%
Retail trade	11.8%	12.2%
<b>Total</b>	<b>42.0%</b>	<b>43.1%</b>
<b>HIGH</b>		
Accommodation & food services	10.5%	11.1%
Arts, entertainment, & recreation	2.0%	1.9%
Construction	5.7%	6.1%
Management of companies & enterprises	3.3%	1.9%
Real estate & rental & leasing	1.8%	1.8%
Unclassified	0.0%	0.1%
<b>Total</b>	<b>23.2%</b>	<b>23.0%</b>

## JOBS EXPOSURE



Analysis based on RealPage Market Analytics' first quarter 2020 data, which sources more than 3 million units across more than 400 U.S. markets in real time. Data may be revised in future publications as additional information becomes available after the initial release. Risk level based on the percentage of essential vs. nonessential jobs for that sector, along with work-from-home opportunity and impacted revenue.



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