

MARKET AT A GLANCE



OCCUPANCY RATE

96.0%

Up **60 bps** since 1Q19



EFFECTIVE RENT

\$1,106

Up **3.1%** since 1Q19



DELIVERIES

295

Units YTD

MULTIFAMILY TRENDS

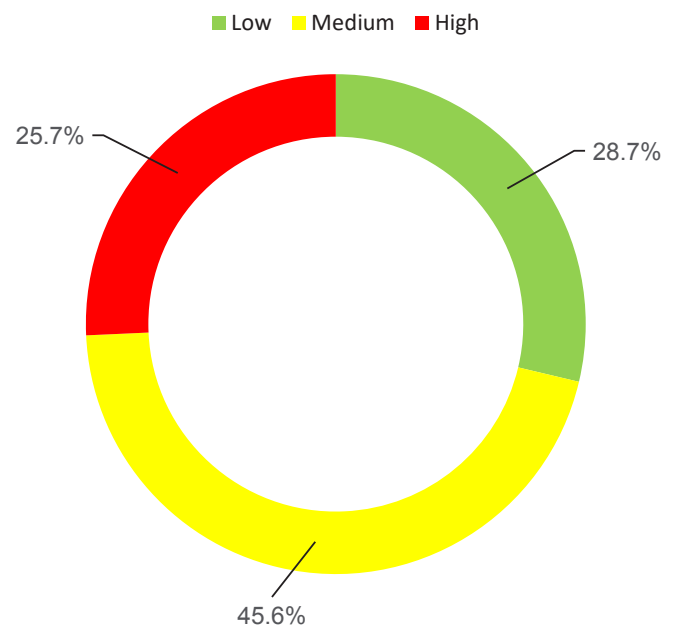
COASTAL VIRGINIA PREPARES FOR ECONOMIC STRAIN

Job growth expanded in the Virginia Beach metropolitan area during the 12-month period ending February 2020. However, with the spread of the COVID-19 virus, officials anticipate strains on the local economy. Meanwhile, a statewide stay-at-home order is in effect through June 10, restricting access to public beaches, air travel, and attendance to public events. Approximately 26% of the region's workers are considered to be in high-risk positions, putting pressure on the local retail trade and leisure and hospitality industries. New data from the Virginia Employment Commission finds that no city in Coastal Virginia has been spared from rising unemployment claim filings, 21% of which were filed by Hampton Roads residents. Despite the economic hurdles generated from the COVID-19 virus, Greater Virginia Beach boasts a diversified and resilient economy that encourages development and population growth for the longer-term. Recent announcements of company expansions are encouraging examples of the region's economic outlook. As government officials continue to navigate through the health crisis, apartment operators in the Virginia Beach metro are focusing on tenant retention and generating leasing activity from residents reluctant to buy a home during this time. Virginia is estimated to experience their peak of cases in the coming week. That could bode well for the state's population that is hoping to get back to work sooner rather than later.

INDUSTRY COMPOSITION

Risk Level	% of Market	National Avg
LOW		
Agriculture, forestry, fishing, & hunting	0.1%	1.1%
Finance & insurance	3.7%	4.7%
Health care & social assistance	15.9%	16.0%
Information	1.7%	2.2%
Transportation & warehousing	4.2%	4.4%
Utilities	0.1%	0.4%
Wholesale trade	2.9%	4.7%
Total	28.7%	33.4%
MEDIUM		
Administrative & waste services	7.9%	7.4%
Educational services	2.0%	2.3%
Manufacturing	9.8%	10.1%
Mining, quarrying, & oil & gas extraction	0.0%	0.5%
Other services, except public administration	3.9%	3.6%
Professional & technical services	8.1%	7.5%
Retail trade	13.9%	12.2%
Total	45.6%	43.6%
HIGH		
Accommodation & food services	12.9%	11.1%
Arts, entertainment, & recreation	2.0%	1.9%
Construction	6.3%	6.1%
Management of companies & enterprises	2.0%	1.9%
Real estate & rental & leasing	2.3%	1.8%
Unclassified	0.3%	0.1%
Total	25.7%	23.0%

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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