Multifamily Market Review

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Groundhog Day

- Fundamentals solid
- American Dream continues to evolve
- Opportunities remain
Fundamentals Solid

- 2014 Rent Growth ~ 1%
- Pipeline Constrained
- Transaction volume of ~ $550 mil.
- Jobs and Household Formation accelerating
"Congratulations. After years of struggling, you've finally achieved the American Dream. You sold your home."
American Dream

• Homeownership rates continue to fall
• Millennials delay home purchase
• Steady migration to cities
Urban Trend

Nine cities of the 11 largest metros have more renters than homeowners.

Share of population in rental housing

- Miami 65%
- New York 64%
- Boston 60%
- Los Angeles 60%
- San Francisco 57%
- Houston 54%
- Washington 54%
- Dallas 53%
- Chicago 52%
- Atlanta 49%
- Philadelphia 44%

Source: Census Bureau via NYU’s Furman Center for Real Estate and Urban Policy
The Wall Street Journal
Opportunities

• Interest Rates still extraordinarily low

• Urban and transit oriented sites

• Smaller units

• Accelerating rent growth with B&C product
Smooth Sailing Ahead