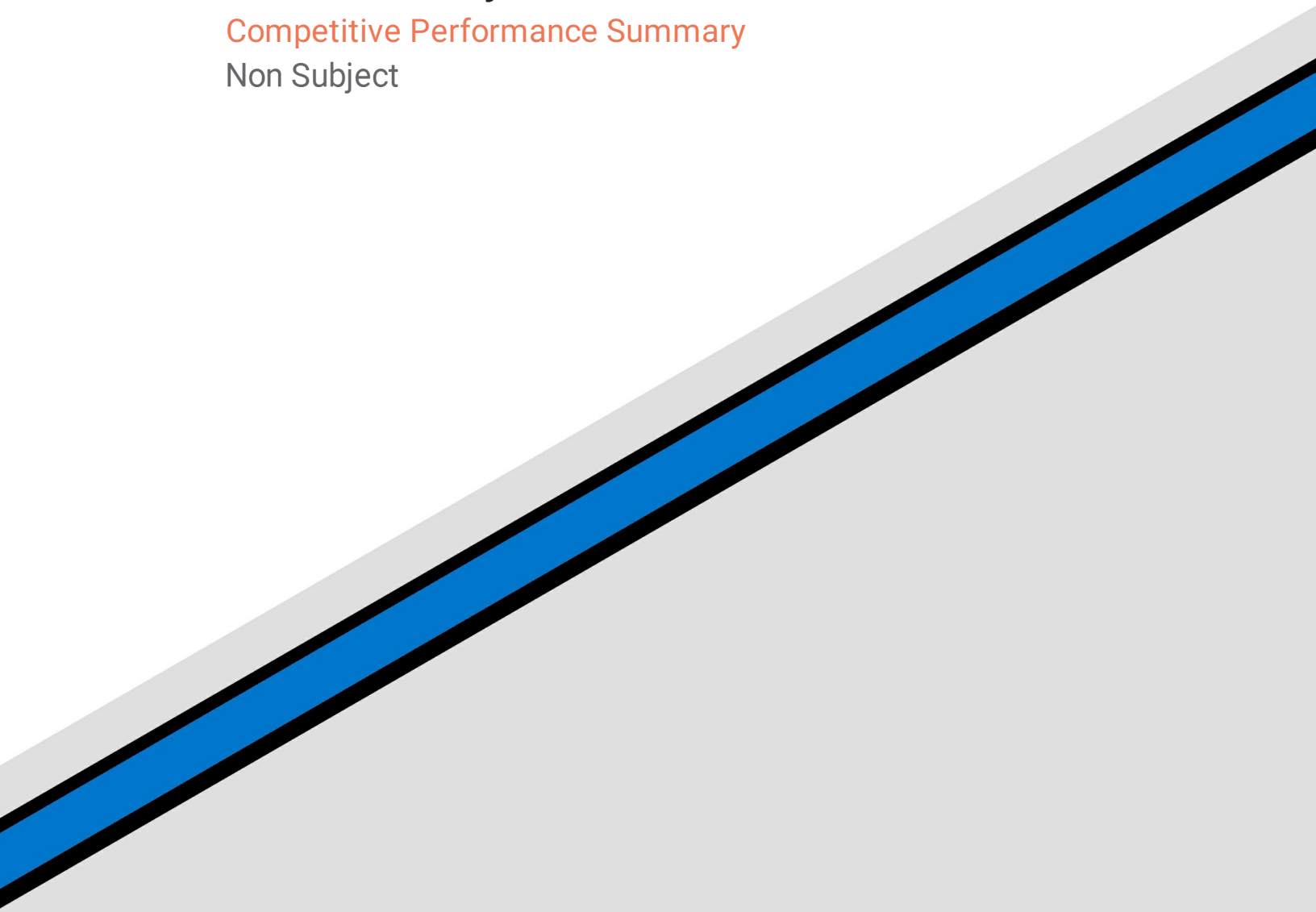




Market Analytics®

Competitive Performance Summary

Non Subject





About RealPage®

RealPage is a leading global provider of software and data analytics to the real estate industry. Clients use our platform to improve operating performance and increase capital returns. RealPage is the leading provider of comprehensive property management software solutions and analytics for the multifamily, commercial, single family, and vacation rental housing industries.

These solutions help property owners increase efficiency and decrease expenses. RealPage is a leader that provides data analytics and market insights that service the investment, owner, developer, and operator communities with data analytics and market insights to maximize yield.

About Real Capital Analytics®

Real Capital Analytics, Inc. (RCA) is the authority on the deals, the players and the trends that drive the commercial real estate investment markets. Data is at the forefront of our business – having recorded over \$16 trillion of commercial property transactions linked to over 155,000 investor and lender profiles, and providing our subscribers a full micro to macro view of your chosen market, no other source compares.

Across the globe, the most active investors, lenders, brokers and advisors depend on RCA's unique insight to formulate their strategies, source new opportunities, and execute their deals. An industry pioneer since 2000, RCA has earned a reputation of having the most timely and reliable transaction data and providing valuable intelligence on market pricing, capital flows and investment trends.

RealPage Inc. and its associated partners have made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot and will not warrant the complete accuracy thereof subject to errors, omissions, change of price, title, permit, transaction details or other conditions, prior sale, lease or financing, or withdrawal without notice.

Material in this report is for the sole and exclusive use of subscribers and may not be reprinted, resold, or recorded in any manner, in whole or part, without the specific written permission of RealPage, Inc. Any infringement will be subject to legal redress.

Sales Transaction data is provided by Real Capital Analytics, Inc.

2024 RealPage, Inc. All trademarks are the property of their respective owners. All Rights Reserved.

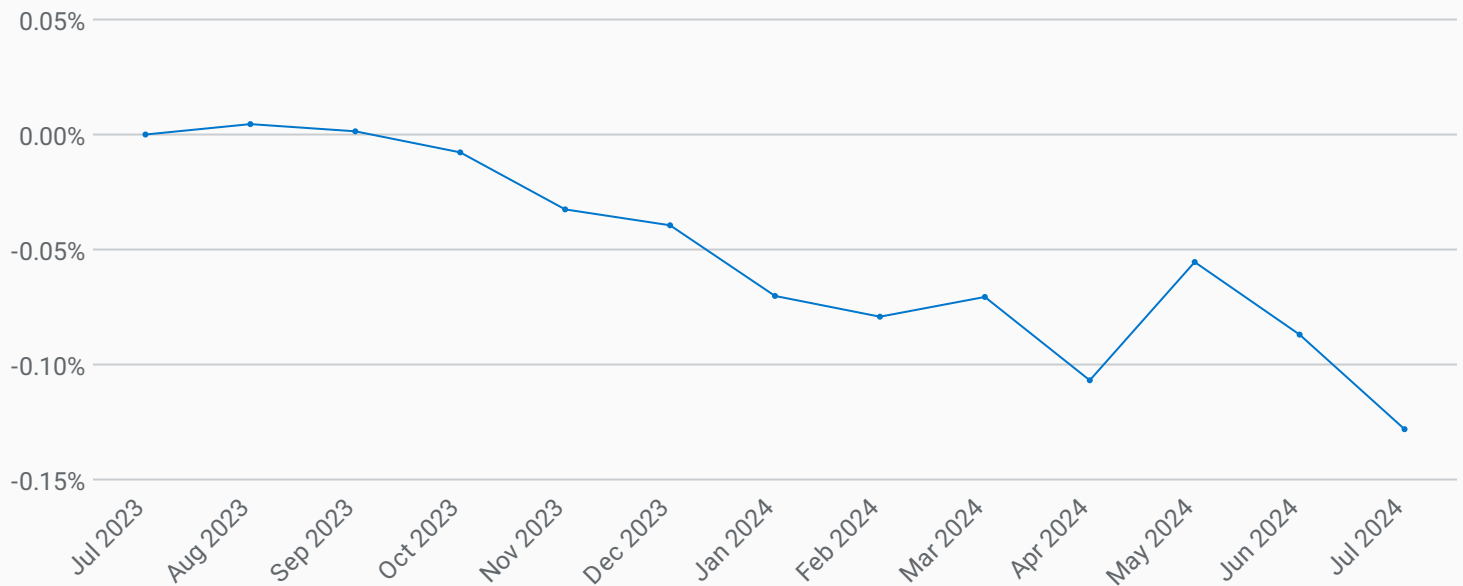
Disclaimer Notice. All of the information provided herein by RealPage is prepared from data believed to be reliable without verification or investigation and is not guaranteed or warranted by REALPAGE, its directors, officers, employees, and contractors and is not purporated to be complete or error free or useful for any purpose. The facts, forecasts and predictions, and opinions by RealPage herein are not guaranteed or warranted to be complete or error free or useful for any purpose. The opinions expressed herein are subject to change without notice. REALPAGE, its directors, officers, employees, and contractors assume no liability for or from the information herein. Please use the information provided by RealPage herein at your own risk.

Rental Revenue Index

Month	Comp Set			
	Effective Rent	Occupancy	Rental Revenue	RRI
Jul 2023	\$2,072	94.3%	\$1,954	0
Aug 2023	\$2,112	93.0%	\$1,963	0.00
Sep 2023	\$2,096	93.4%	\$1,957	0.00
Oct 2023	\$2,076	93.4%	\$1,939	-0.01
Nov 2023	\$2,054	92.0%	\$1,891	-0.03
Dec 2023	\$2,050	91.5%	\$1,877	-0.04
Jan 2024	\$1,973	92.0%	\$1,817	-0.07
Feb 2024	\$2,006	89.6%	\$1,799	-0.08
Mar 2024	\$1,989	91.1%	\$1,816	-0.07
Apr 2024	\$1,922	90.9%	\$1,745	-0.11
May 2024	\$2,013	91.7%	\$1,846	-0.06
Jun 2024	\$1,938	92.0%	\$1,784	-0.09
Jul 2024	\$1,877	90.7%	\$1,704	-0.13
Average	\$2,014	92.0%	\$1,853	-0.13

1. Effective Rent. Market rent less concessions. **2. Occupancy.** Physical occupancy rate. **3. Rental Revenue.** Equals the Effective Rent times the Occupancy rate. **4. RRI.** The first month is the starting month and is assigned a value of 0. The RRI in the second month is the Rental Revenue in the first month subtracted from the Rental Revenue in the second month divided by the Rental Revenue in the first month. Thereafter, each month's Rental Revenue is subtracted and divided by the starting month's Rental Revenue.

Comp Set Rental Revenue Index



Monthly Performance

Effective Rent	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024
Casa Pedroso	\$1,798	\$1,798	\$1,798	\$1,798	\$1,798	\$1,798	\$1,819	\$1,819	\$1,819	\$1,819	\$1,819	\$1,821	\$1,821
Lector 85	\$2,018	\$2,112	\$2,080	\$2,039	\$1,999	\$1,956	\$1,900	\$1,885	\$1,885	\$1,960	\$1,958	\$1,909	\$1,787
Ybor Lofts	\$2,167	\$2,155	\$2,155	\$2,154	\$2,147	\$2,185	\$2,071	\$2,160	\$2,123	\$1,897	\$2,098	\$1,985	\$1,980
Comps Average	\$2,072	\$2,112	\$2,096	\$2,076	\$2,054	\$2,050	\$1,973	\$2,006	\$1,989	\$1,922	\$2,013	\$1,938	\$1,877
Effective RPSF	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024
Casa Pedroso	\$2,990	\$2,990	\$2,990	\$2,990	\$2,990	\$2,990	\$3,024	\$3,024	\$3,024	\$3,024	\$3,024	\$3,028	\$3,028
Lector 85	\$2,714	\$2,841	\$2,798	\$2,743	\$2,689	\$2,631	\$2,556	\$2,536	\$2,536	\$2,637	\$2,634	\$2,568	\$2,403
Ybor Lofts	\$2,492	\$2,478	\$2,478	\$2,476	\$2,468	\$2,511	\$2,381	\$2,484	\$2,440	\$2,181	\$2,412	\$2,282	\$2,276
Comps Average	\$2,630	\$2,685	\$2,664	\$2,637	\$2,607	\$2,599	\$2,506	\$2,543	\$2,523	\$2,454	\$2,557	\$2,467	\$2,384
Asking Rent	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024
Casa Pedroso	\$1,798	\$1,798	\$1,798	\$1,798	\$1,798	\$1,798	\$1,819	\$1,819	\$1,819	\$1,819	\$1,819	\$1,821	\$1,821
Lector 85	\$2,018	\$2,112	\$2,090	\$2,039	\$2,119	\$2,071	\$2,005	\$1,989	\$1,989	\$1,960	\$1,958	\$1,909	\$2,038
Ybor Lofts	\$2,191	\$2,179	\$2,179	\$2,177	\$2,157	\$2,193	\$2,181	\$2,160	\$2,155	\$2,019	\$2,123	\$2,090	\$2,126
Comps Average	\$2,083	\$2,123	\$2,112	\$2,087	\$2,116	\$2,109	\$2,074	\$2,056	\$2,054	\$1,978	\$2,024	\$1,986	\$2,064
Asking RPSF	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024
Casa Pedroso	\$2,990	\$2,990	\$2,990	\$2,990	\$2,990	\$2,990	\$3,024	\$3,024	\$3,024	\$3,024	\$3,024	\$3,028	\$3,028
Lector 85	\$2,714	\$2,841	\$2,812	\$2,743	\$2,850	\$2,786	\$2,697	\$2,676	\$2,676	\$2,637	\$2,634	\$2,568	\$2,742
Ybor Lofts	\$2,519	\$2,505	\$2,505	\$2,503	\$2,479	\$2,521	\$2,507	\$2,484	\$2,477	\$2,321	\$2,441	\$2,402	\$2,445
Comps Average	\$2,642	\$2,697	\$2,683	\$2,649	\$2,690	\$2,678	\$2,631	\$2,610	\$2,607	\$2,517	\$2,571	\$2,521	\$2,625
Occupancy	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024
Casa Pedroso	97.0%	97.0%	97.0%	97.0%	97.0%	97.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Lector 85	93.3%	90.9%	91.7%	90.6%	89.8%	88.6%	88.6%	85.8%	85.8%	85.8%	88.2%	88.2%	88.2%
Ybor Lofts	95.0%	94.6%	94.6%	95.8%	93.8%	93.8%	94.6%	92.1%	95.4%	95.0%	94.2%	95.0%	92.1%
Comps Average	94.3%	93.0%	93.4%	93.4%	92.0%	91.5%	92.0%	89.6%	91.1%	90.9%	91.7%	92.0%	90.7%
Concession (% of Asking Rent)	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024
Casa Pedroso	-	-	-	-	-	-	-	-	-	-	-	-	-
Lector 85	-	-	8.3%	-	8.3%	8.3%	7.7%	7.7%	7.7%	-	-	-	14.3%
Ybor Lofts	4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	7.8%	-	8.3%	8.3%	8.3%	8.4%	8.3%
Comps Average	1.9%	1.9%	5.9%	1.9%	5.9%	5.9%	7.3%	3.7%	7.5%	3.8%	3.8%	3.8%	10.7%
Survey Date	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024
Casa Pedroso	14-Jul	04-Aug	14-Sep	27-Oct	06-Nov	04-Dec	05-Jan	01-Feb	07-Mar	01-Apr	01-May	04-Jun	05-Jul
Lector 85	14-Jul	08-Aug	08-Sep	03-Oct	02-Nov	12-Dec	05-Jan	01-Feb	08-Mar	05-Apr	16-May	06-Jun	18-Jul
Ybor Lofts	13-Jul	10-Aug	07-Sep	25-Oct	09-Nov	13-Dec	04-Jan	06-Feb	06-Mar	04-Apr	07-May	07-Jun	05-Jul
Property Status	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024
Casa Pedroso	S	S	S	S	S	S	S	S	S	S	S	S	S
Lector 85	S	S	S	S	S	S	S	S	S	S	S	S	S
Ybor Lofts	S	S	S	S	S	S	S	S	S	S	S	S	S

Survey Dates: The date the property was successfully surveyed for rental rates, concessions, and

occupancy rate. If the property did not respond to the survey, no survey date is shown. The results are defaulted to the last survey completed.

Property Status: S: Stabilized; L: Lease up; U/L: Under construction/Lease up; R: Under Renovation;

Unit Type

Name	Units	Average Unit Size(SF)	Occupancy	Effective		Effective Rent Change		
				Rent	RPSF	Month	Quarter	Year
OBR								
Lector 85	63	518	90.5%	\$1,550	\$2,994	-0.1%	0.5%	-9.3%
Casa Pedroso	6	598	100.0%	\$1,771	\$2,958	0	0.5%	4.9%
Ybor Lofts	37	684	94.6%	\$1,694	\$2,477	2.8%	-0.9%	-13.2%
Average	-	580	92.5%	\$1,613	\$2,812	0.9%	0.1%	-5.9%
1BR								
Lector 85	126	681	89.7%	\$1,613	\$2,366	-7.7%	-11.0%	-14.8%
Ybor Lofts	131	759	92.4%	\$1,781	\$2,366	4.7%	-0.3%	-12.8%
Casa Pedroso	18	543	100.0%	\$1,749	\$3,230	0	0	0.3%
Average	-	709	91.6%	\$1,702	\$2,423	-1.0%	-3.8%	-9.1%
2BR								
Casa Pedroso	9	719	100.0%	\$1,999	\$2,780	0	0	1.0%
Ybor Lofts	72	1,165	90.3%	\$2,490	\$2,141	-6.9%	-1.0%	-0.6%
Lector 85	61	1,070	83.6%	\$2,353	\$2,205	-8.3%	-8.7%	-6.4%
Average	-	1,096	88.0%	\$2,400	\$2,209	-5.0%	-3.2%	-2.0%
3BR								
Lector 85	4	1,255	75.0%	\$2,349	\$1,872	-11.7%	-11.7%	-27.9%
Average	-	1,255	75.0%	\$2,349	\$1,872	-11.7%	-11.7%	-27.9%

Sort By Square Footage

Unit Type	Average Unit Size(SF)	Unit Count	Occupancy	Effective Rent	Effective RPSF
OBR					
Lector 85	518	63	90.5%	\$1,550	\$2,994
Casa Pedroso	598	6	100.0%	\$1,771	\$2,958
Ybor Lofts	684	37	94.6%	\$1,694	\$2,477
Average	580	-	92.5%	\$1,613	\$2,812
1BR					
Casa Pedroso	543	18	100.0%	\$1,749	\$3,230
Lector 85	681	126	89.7%	\$1,613	\$2,366
Ybor Lofts	759	131	92.4%	\$1,781	\$2,366
Average	709	-	91.6%	\$1,702	\$2,423
2BR					
Casa Pedroso	719	9	100.0%	\$1,999	\$2,780
Lector 85	1,070	61	83.6%	\$2,353	\$2,205
Ybor Lofts	1,165	72	90.3%	\$2,490	\$2,141
Average	1,096	-	88.0%	\$2,400	\$2,209
3BR					
Lector 85	1,255	4	75.0%	\$2,349	\$1,872

Unit Type	Average Unit Size(SF)	Unit Count	Occupancy	Effective Rent	Effective RPSF
Average	1,255	-	75.0%	\$2,349	\$1.872

Sort By Effective Rent

Unit Type	Average Unit Size(SF)	Unit Count	Occupancy	Effective Rent	Effective RPSF
0BR					
Lector 85	518	63	90.5%	\$1,550	\$2.994
Ybor Lofts	684	37	94.6%	\$1,694	\$2.477
Casa Pedroso	598	6	100.0%	\$1,771	\$2.958
Average	580	-	92.5%	\$1,613	\$2.812
1BR					
Lector 85	681	126	89.7%	\$1,613	\$2.366
Casa Pedroso	543	18	100.0%	\$1,749	\$3.230
Ybor Lofts	759	131	92.4%	\$1,781	\$2.366
Average	709	-	91.6%	\$1,702	\$2.423
2BR					
Casa Pedroso	719	9	100.0%	\$1,999	\$2.780
Lector 85	1,070	61	83.6%	\$2,353	\$2.205
Ybor Lofts	1,165	72	90.3%	\$2,490	\$2.141
Average	1,096	-	88.0%	\$2,400	\$2.209
3BR					
Lector 85	1,255	4	75.0%	\$2,349	\$1.872
Average	1,255	-	75.0%	\$2,349	\$1.872

Sort By Effective RPSF

Unit Type	Average Unit Size(SF)	Unit Count	Occupancy	Effective Rent	Effective RPSF
0BR					
Ybor Lofts	684	37	94.6%	\$1,694	\$2.477
Casa Pedroso	598	6	100.0%	\$1,771	\$2.958
Lector 85	518	63	90.5%	\$1,550	\$2.994
Average	580	-	92.5%	\$1,613	\$2.812
1BR					
Lector 85	681	126	89.7%	\$1,613	\$2.366
Ybor Lofts	759	131	92.4%	\$1,781	\$2.366
Casa Pedroso	543	18	100.0%	\$1,749	\$3.230
Average	709	-	91.6%	\$1,702	\$2.423
2BR					
Ybor Lofts	1,165	72	90.3%	\$2,490	\$2.141
Lector 85	1,070	61	83.6%	\$2,353	\$2.205
Casa Pedroso	719	9	100.0%	\$1,999	\$2.780
Average	1,096	-	88.0%	\$2,400	\$2.209
3BR					
Lector 85	1,255	4	75.0%	\$2,349	\$1.872

Unit Type	Average Unit Size(SF)	Unit Count	Occupancy	Effective Rent	Effective RPSF
Average	1,255	-	75.0%	\$2,349	\$1.872

Floorplan

Name	Units	Average Unit Size(SF)	Occupancy	Effective		Effective Rent Change		
				Rent	RPSF	Month	Quarter	Year
OBR/1B								
Lector 85	28	530	92.9%	\$1,713	\$3.232	7.0%	7.0%	2.6%
Lector 85	19	481	89.5%	\$1,436	\$2.985	-8.0%	-6.1%	-17.0%
Casa Pedroso	1	608	100.0%	\$1,800	\$2.961	0	1.0%	9.8%
Casa Pedroso	1	608	100.0%	\$1,800	\$2.961	0	1.0%	9.8%
Casa Pedroso	1	576	100.0%	\$1,699	\$2.950	0	0	-1.7%
Casa Pedroso	1	588	100.0%	\$1,749	\$2.974	0	0	-2.0%
Casa Pedroso	1	603	100.0%	\$1,775	\$2.944	0	0	4.5%
Casa Pedroso	1	608	100.0%	\$1,800	\$2.961	0	1.0%	9.8%
Ybor Lofts	37	684	94.6%	\$1,694	\$2.477	2.8%	-0.9%	-13.2%
Lector 85	16	541	87.5%	\$1,400	\$2.588	-3.8%	-3.8%	-19.9%
Average**	-	580	92.5%	\$1,612	\$2.812	-0.2%	-0.1%	-1.7%
1BR/1B								
Ybor Lofts	8	817	87.5%	\$1,703	\$2.084	-0.5%	-0.5%	-10.0%
Ybor Lofts	34	627	94.1%	\$1,676	\$2.673	4.3%	0.2%	-13.0%
Ybor Lofts	12	715	91.7%	\$1,693	\$2.368	3.6%	2.0%	-14.6%
Ybor Lofts	14	759	92.9%	\$1,735	\$2.286	2.0%	-3.7%	-9.0%
Ybor Lofts	23	783	91.3%	\$1,811	\$2.313	6.2%	-2.3%	-8.0%
Ybor Lofts	18	820	94.4%	\$1,838	\$2.241	3.8%	-3.2%	-15.8%
Ybor Lofts	10	862	90.0%	\$1,907	\$2.212	19.4%	8.4%	-1.9%
Ybor Lofts	12	923	91.7%	\$2,019	\$2.187	1.2%	1.2%	-25.3%
Casa Pedroso	9	502	100.0%	\$1,699	\$3.384	0	0	-1.7%
Casa Pedroso	9	585	100.0%	\$1,799	\$3.075	0	0	2.3%
Lector 85	16	605	87.5%	\$1,537	\$2.540	-12.5%	-12.5%	-21.7%
Lector 85	79	660	92.4%	\$1,519	\$2.302	-8.5%	-13.9%	-16.3%
Lector 85	4	673	75.0%	\$1,847	\$2.744	0	0	2.3%
Lector 85	8	754	87.5%	\$1,629	\$2.160	-14.1%	-14.1%	-19.3%
Lector 85	1	778	0	\$1,727	\$2.220	0	0	-6.2%
Lector 85	18	807	88.9%	\$2,027	\$2.512	0	0	-5.2%
Average**	-	709	91.6%	\$1,701	\$2.423	0.3%	-2.4%	-10.2%
2BR/1B								
Casa Pedroso	9	719	100.0%	\$1,999	\$2.780	0	0	1.0%
Average**	-	719	100.0%	\$1,999	\$2.780	0	0	1.0%
2BR/2B								
Lector 85	1	1,135	0	\$2,533	\$2.232	-14.0%	-14.0%	-2.9%
Lector 85	4	1,145	75.0%	\$2,623	\$2.291	-6.5%	-6.5%	1.0%
Lector 85	8	1,154	87.5%	\$2,292	\$1.986	-14.0%	-13.9%	-18.6%
Lector 85	4	1,284	75.0%	\$2,503	\$1.949	-14.0%	-14.0%	-11.1%
Lector 85	21	990	90.5%	\$2,142	\$2.164	-11.1%	-11.1%	-7.1%

Name	Units	Average Unit Size(SF)	Occupancy	Effective		Effective Rent Change		
				Rent	RPSF	Month	Quarter	Year
Lector 85	5	997	80.0%	\$2,568	\$2.576	0	0	7.9%
Ybor Lofts	4	1,294	75.0%	\$2,594	\$2.005	-5.7%	-1.8%	2.5%
Ybor Lofts	30	1,196	93.3%	\$2,667	\$2.230	-7.4%	1.1%	7.7%
Lector 85	4	1,050	75.0%	\$2,876	\$2.739	0	0	18.2%
Lector 85	9	1,085	88.9%	\$2,271	\$2.093	-4.1%	-7.6%	-12.1%
Ybor Lofts	20	1,074	90.0%	\$2,492	\$2.320	-3.0%	1.2%	-2.5%
Lector 85	5	1,098	80.0%	\$2,481	\$2.260	-5.1%	-5.1%	-6.6%
Ybor Lofts	12	1,190	91.7%	\$2,135	\$1.794	-13.2%	-8.3%	-14.0%
Ybor Lofts	6	1,184	83.3%	\$2,234	\$1.887	-5.7%	-5.7%	-10.9%
Average**	-	1,122	87.2%	\$2,427	\$2.170	-7.4%	-6.1%	-3.5%
3BR/2B								
Lector 85	4	1,255	75.0%	\$2,349	\$1.872	-11.7%	-11.7%	-27.9%
Average**	-	1,255	75.0%	\$2,349	\$1.872	-11.7%	-11.7%	-27.9%

Sort By Square Footage

Unit Type	Average Unit Size(SF)	Unit Count	Occupancy	Effective Rent	Effective RPSF
OBR/1B					
Lector 85	481	19	89.5%	\$1,436	\$2.985
Lector 85	530	28	92.9%	\$1,713	\$3.232
Lector 85	541	16	87.5%	\$1,400	\$2.588
Casa Pedroso	576	1	100.0%	\$1,699	\$2.950
Casa Pedroso	588	1	100.0%	\$1,749	\$2.974
Casa Pedroso	603	1	100.0%	\$1,775	\$2.944
Casa Pedroso	608	1	100.0%	\$1,800	\$2.961
Casa Pedroso	608	1	100.0%	\$1,800	\$2.961
Casa Pedroso	608	1	100.0%	\$1,800	\$2.961
Ybor Lofts	684	37	94.6%	\$1,694	\$2.477
Average**	580	-	92.5%	\$1,612	\$2.812
1BR/1B					
Casa Pedroso	502	9	100.0%	\$1,699	\$3.384
Casa Pedroso	585	9	100.0%	\$1,799	\$3.075
Lector 85	605	16	87.5%	\$1,537	\$2.540
Ybor Lofts	627	34	94.1%	\$1,676	\$2.673
Lector 85	660	79	92.4%	\$1,519	\$2.302
Lector 85	673	4	75.0%	\$1,847	\$2.744
Ybor Lofts	715	12	91.7%	\$1,693	\$2.368
Lector 85	754	8	87.5%	\$1,629	\$2.160
Ybor Lofts	759	14	92.9%	\$1,735	\$2.286
Lector 85	778	1	0	\$1,727	\$2.220
Ybor Lofts	783	23	91.3%	\$1,811	\$2.313
Lector 85	807	18	88.9%	\$2,027	\$2.512
Ybor Lofts	817	8	87.5%	\$1,703	\$2.084

Unit Type	Average Unit Size(SF)	Unit Count	Occupancy	Effective Rent	Effective RPSF
Ybor Lofts	820	18	94.4%	\$1,838	\$2.241
Ybor Lofts	862	10	90.0%	\$1,907	\$2.212
Ybor Lofts	923	12	91.7%	\$2,019	\$2.187
Average**	709	-	91.6%	\$1,701	\$2.423
2BR/1B					
Casa Pedroso	719	9	100.0%	\$1,999	\$2.780
Average**	719	-	100.0%	\$1,999	\$2.780
2BR/2B					
Lector 85	990	21	90.5%	\$2,142	\$2.164
Lector 85	997	5	80.0%	\$2,568	\$2.576
Lector 85	1,050	4	75.0%	\$2,876	\$2.739
Ybor Lofts	1,074	20	90.0%	\$2,492	\$2.320
Lector 85	1,085	9	88.9%	\$2,271	\$2.093
Lector 85	1,098	5	80.0%	\$2,481	\$2.260
Lector 85	1,135	1	0	\$2,533	\$2.232
Lector 85	1,145	4	75.0%	\$2,623	\$2.291
Lector 85	1,154	8	87.5%	\$2,292	\$1.986
Ybor Lofts	1,184	6	83.3%	\$2,234	\$1.887
Ybor Lofts	1,190	12	91.7%	\$2,135	\$1.794
Ybor Lofts	1,196	30	93.3%	\$2,667	\$2.230
Lector 85	1,284	4	75.0%	\$2,503	\$1.949
Ybor Lofts	1,294	4	75.0%	\$2,594	\$2.005
Average**	1,122	-	87.2%	\$2,427	\$2.170
3BR/2B					
Lector 85	1,255	4	75.0%	\$2,349	\$1.872
Average**	1,255	-	75.0%	\$2,349	\$1.872

Sort By Effective Rent

Unit Type	Average Unit Size(SF)	Unit Count	Occupancy	Effective Rent	Effective RPSF
0BR/1B					
Lector 85	541	16	87.5%	\$1,400	\$2.588
Lector 85	481	19	89.5%	\$1,436	\$2.985
Ybor Lofts	684	37	94.6%	\$1,694	\$2.477
Casa Pedroso	576	1	100.0%	\$1,699	\$2.950
Lector 85	530	28	92.9%	\$1,713	\$3.232
Casa Pedroso	588	1	100.0%	\$1,749	\$2.974
Casa Pedroso	603	1	100.0%	\$1,775	\$2.944
Casa Pedroso	608	1	100.0%	\$1,800	\$2.961
Casa Pedroso	608	1	100.0%	\$1,800	\$2.961
Casa Pedroso	608	1	100.0%	\$1,800	\$2.961
Average**	580	-	92.5%	\$1,612	\$2.812
1BR/1B					
Lector 85	660	79	92.4%	\$1,519	\$2.302

Competitive Performance Summary

Unit Type	Average Unit Size(SF)	Unit Count	Occupancy	Effective Rent	Effective RPSF
Lector 85	605	16	87.5%	\$1,537	\$2.540
Lector 85	754	8	87.5%	\$1,629	\$2.160
Ybor Lofts	627	34	94.1%	\$1,676	\$2.673
Ybor Lofts	715	12	91.7%	\$1,693	\$2.368
Casa Pedroso	502	9	100.0%	\$1,699	\$3.384
Ybor Lofts	817	8	87.5%	\$1,703	\$2.084
Lector 85	778	1	0	\$1,727	\$2.220
Ybor Lofts	759	14	92.9%	\$1,735	\$2.286
Casa Pedroso	585	9	100.0%	\$1,799	\$3.075
Ybor Lofts	783	23	91.3%	\$1,811	\$2.313
Ybor Lofts	820	18	94.4%	\$1,838	\$2.241
Lector 85	673	4	75.0%	\$1,847	\$2.744
Ybor Lofts	862	10	90.0%	\$1,907	\$2.212
Ybor Lofts	923	12	91.7%	\$2,019	\$2.187
Lector 85	807	18	88.9%	\$2,027	\$2.512
Average**	709	-	91.6%	\$1,701	\$2.423
2BR/1B					
Casa Pedroso	719	9	100.0%	\$1,999	\$2.780
Average**	719	-	100.0%	\$1,999	\$2.780
2BR/2B					
Ybor Lofts	1,190	12	91.7%	\$2,135	\$1.794
Lector 85	990	21	90.5%	\$2,142	\$2.164
Ybor Lofts	1,184	6	83.3%	\$2,234	\$1.887
Lector 85	1,085	9	88.9%	\$2,271	\$2.093
Lector 85	1,154	8	87.5%	\$2,292	\$1.986
Lector 85	1,098	5	80.0%	\$2,481	\$2.260
Ybor Lofts	1,074	20	90.0%	\$2,492	\$2.320
Lector 85	1,284	4	75.0%	\$2,503	\$1.949
Lector 85	1,135	1	0	\$2,533	\$2.232
Lector 85	997	5	80.0%	\$2,568	\$2.576
Ybor Lofts	1,294	4	75.0%	\$2,594	\$2.005
Lector 85	1,145	4	75.0%	\$2,623	\$2.291
Ybor Lofts	1,196	30	93.3%	\$2,667	\$2.230
Lector 85	1,050	4	75.0%	\$2,876	\$2.739
Average**	1,122	-	87.2%	\$2,427	\$2.170
3BR/2B					
Lector 85	1,255	4	75.0%	\$2,349	\$1.872
Average**	1,255	-	75.0%	\$2,349	\$1.872

Sort By Effective RPSF

Unit Type	Average Unit Size(SF)	Unit Count	Occupancy	Effective Rent	Effective RPSF
OBR/1B					
Ybor Lofts	684	37	94.6%	\$1,694	\$2.477

Competitive Performance Summary

Unit Type	Average Unit Size(SF)	Unit Count	Occupancy	Effective Rent	Effective RPSF
Lector 85	541	16	87.5%	\$1,400	\$2.588
Casa Pedroso	603	1	100.0%	\$1,775	\$2.944
Casa Pedroso	576	1	100.0%	\$1,699	\$2.950
Casa Pedroso	608	1	100.0%	\$1,800	\$2.961
Casa Pedroso	608	1	100.0%	\$1,800	\$2.961
Casa Pedroso	608	1	100.0%	\$1,800	\$2.961
Casa Pedroso	588	1	100.0%	\$1,749	\$2.974
Lector 85	481	19	89.5%	\$1,436	\$2.985
Lector 85	530	28	92.9%	\$1,713	\$3.232
Average**	580	-	92.5%	\$1,612	\$2.812
1BR/1B					
Ybor Lofts	817	8	87.5%	\$1,703	\$2.084
Lector 85	754	8	87.5%	\$1,629	\$2.160
Ybor Lofts	923	12	91.7%	\$2,019	\$2.187
Ybor Lofts	862	10	90.0%	\$1,907	\$2.212
Lector 85	778	1	0	\$1,727	\$2.220
Ybor Lofts	820	18	94.4%	\$1,838	\$2.241
Ybor Lofts	759	14	92.9%	\$1,735	\$2.286
Lector 85	660	79	92.4%	\$1,519	\$2.302
Ybor Lofts	783	23	91.3%	\$1,811	\$2.313
Ybor Lofts	715	12	91.7%	\$1,693	\$2.368
Lector 85	807	18	88.9%	\$2,027	\$2.512
Lector 85	605	16	87.5%	\$1,537	\$2.540
Ybor Lofts	627	34	94.1%	\$1,676	\$2.673
Lector 85	673	4	75.0%	\$1,847	\$2.744
Casa Pedroso	585	9	100.0%	\$1,799	\$3.075
Casa Pedroso	502	9	100.0%	\$1,699	\$3.384
Average**	709	-	91.6%	\$1,701	\$2.423
2BR/1B					
Casa Pedroso	719	9	100.0%	\$1,999	\$2.780
Average**	719	-	100.0%	\$1,999	\$2.780
2BR/2B					
Ybor Lofts	1,190	12	91.7%	\$2,135	\$1.794
Ybor Lofts	1,184	6	83.3%	\$2,234	\$1.887
Lector 85	1,284	4	75.0%	\$2,503	\$1.949
Lector 85	1,154	8	87.5%	\$2,292	\$1.986
Ybor Lofts	1,294	4	75.0%	\$2,594	\$2.005
Lector 85	1,085	9	88.9%	\$2,271	\$2.093
Lector 85	990	21	90.5%	\$2,142	\$2.164
Ybor Lofts	1,196	30	93.3%	\$2,667	\$2.230
Lector 85	1,135	1	0	\$2,533	\$2.232
Lector 85	1,098	5	80.0%	\$2,481	\$2.260
Lector 85	1,145	4	75.0%	\$2,623	\$2.291
Ybor Lofts	1,074	20	90.0%	\$2,492	\$2.320

Unit Type	Average Unit Size(SF)	Unit Count	Occupancy	Effective Rent	Effective RPSF
Lector 85	997	5	80.0%	\$2,568	\$2.576
Lector 85	1,050	4	75.0%	\$2,876	\$2.739
Average**	1,122	-	87.2%	\$2,427	\$2.170
3BR/2B					
Lector 85	1,255	4	75.0%	\$2,349	\$1.872
Average**	1,255	-	75.0%	\$2,349	\$1.872

Notes :

- Single Asterisk * indicates Affordable Housing
- Double Asterisks ** indicates that it excludes Affordable Housing