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TOTAL UNIT INVENTORY

5+ UNIT PROPERTIES: **200,713**

50+ UNIT PROPERTIES: **185,870**

Q3 2022 Sales Stats

50+ Units

\$574M
 \$1.23B (Q3 2021)
 -53.2% y-o-y

Transaction Volume

\$36M
 \$46M (Q3 2021)
 -20.9% y-o-y

5-49 Units

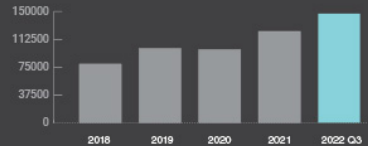
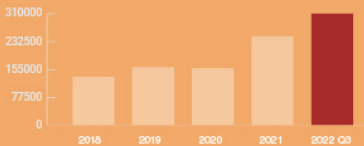
50+ Units

\$309,644
 \$197,495 (Q3 2021)
 +56.8% y-o-y

Avg Sales Price Per Unit

\$152,192
 \$101,913 (Q3 2021)
 +49.3% y-o-y

5-49 Units



\$317.58
 \$214.30 (Q3 2021)
 +48.2% y-o-y

Avg Price/SF

\$224.77
 \$173.33 (Q3 2021)
 +29.7% y-o-y



1991
 (Q3 2021)

1992

Avg Year Built

1969

1967
 (Q3 2021)

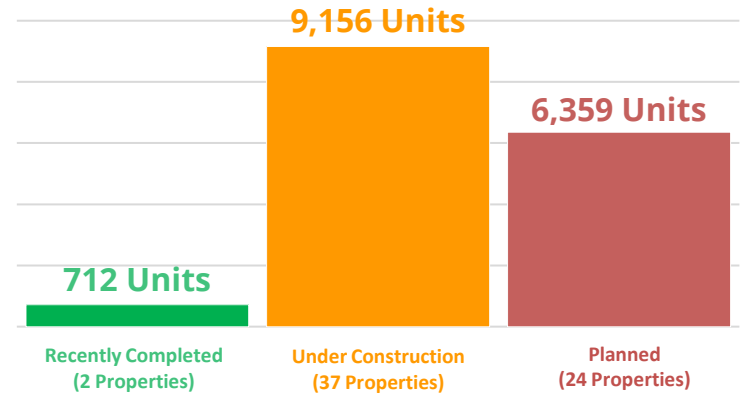
50+ UNIT PROPERTIES | Q3 2022 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$402K	\$343	2
2000-09	\$333K	\$337	3
1990-99	\$300K	\$306	3
1980-89	\$286K	\$331	1
Pre-1980	\$153K	\$222	3

5-49 UNIT PROPERTIES | Q3 2022 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000-09	--	--	--
1990-99	\$155k	\$140	1
1980-89	\$143K	\$172	2
Pre-1980	\$147K	\$233	8

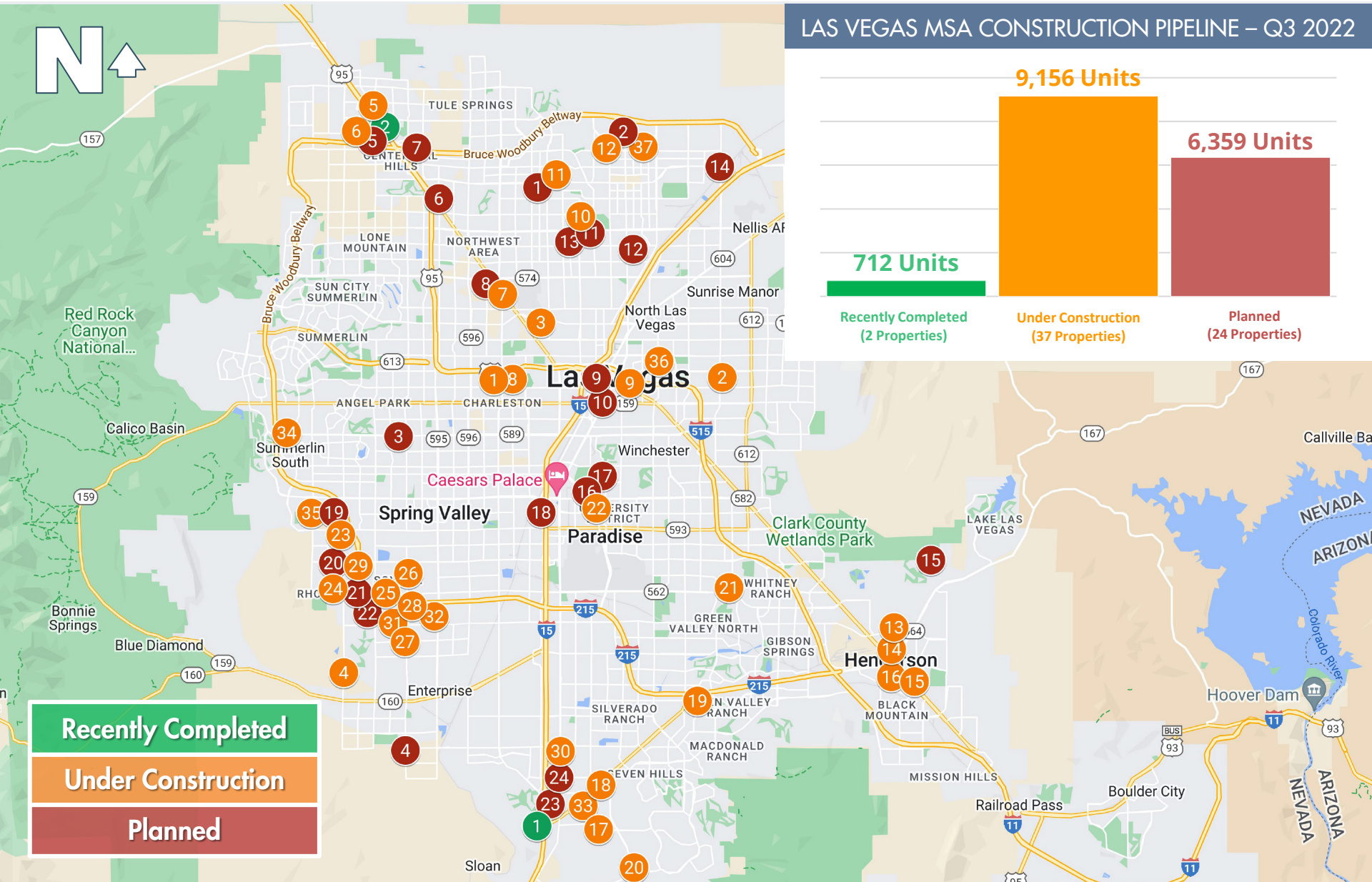
LAS VEGAS MSA CONSTRUCTION PIPELINE – Q3 2022



Recently Completed

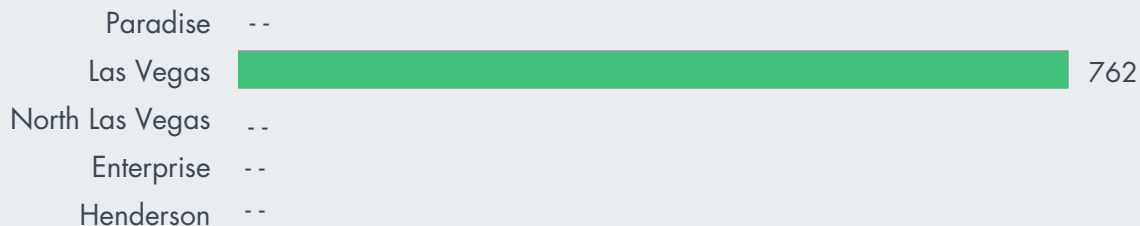
Under Construction

Planned

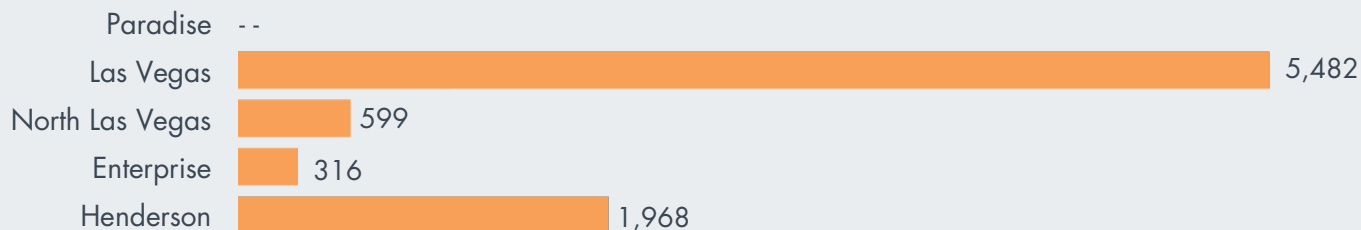


PER CITY ANALYSIS OF LAS VEGAS MSA

RECENTLY COMPLETED (BY # OF UNITS)(Q3)



UNDER CONSTRUCTION (BY # OF UNITS)



PLANNED (BY # OF UNITS)



* Project Units Delivered. Based on when total projects are delivered, not as individual buildings/units are delivered

TOTAL UNIT INVENTORY PER CITY

50+ Unit Properties

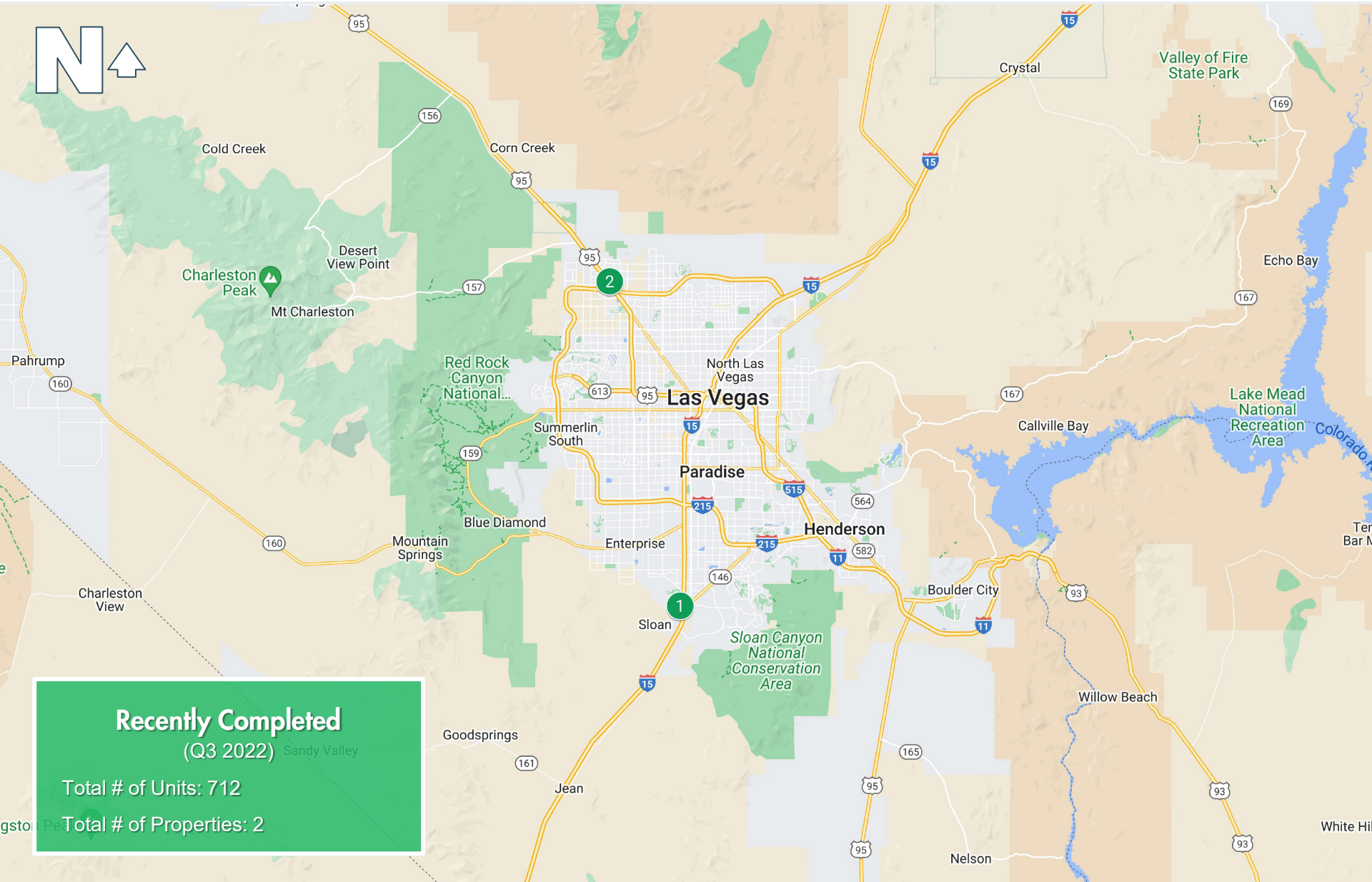
PARADISE
10,123

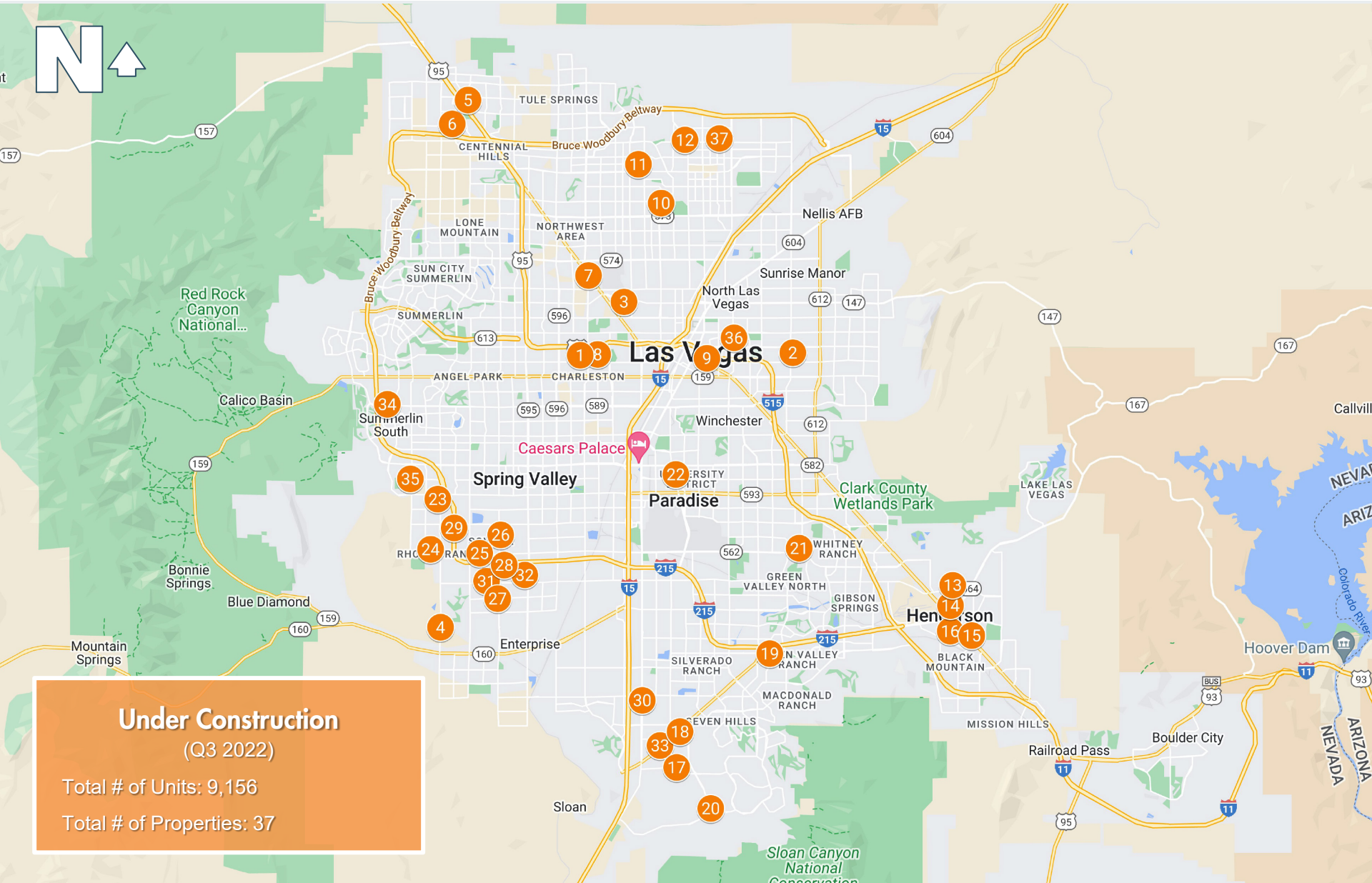
LAS VEGAS
149,395

NORTH LAS VEGAS
12,464

ENTERPRISE
5,124

HENDERSON
33,559





Under Construction
(Q3 2022)

Total # of Units: 9,156

Total # of Properties: 37

RECENTLY COMPLETED (50+ UNIT PROPERTIES)

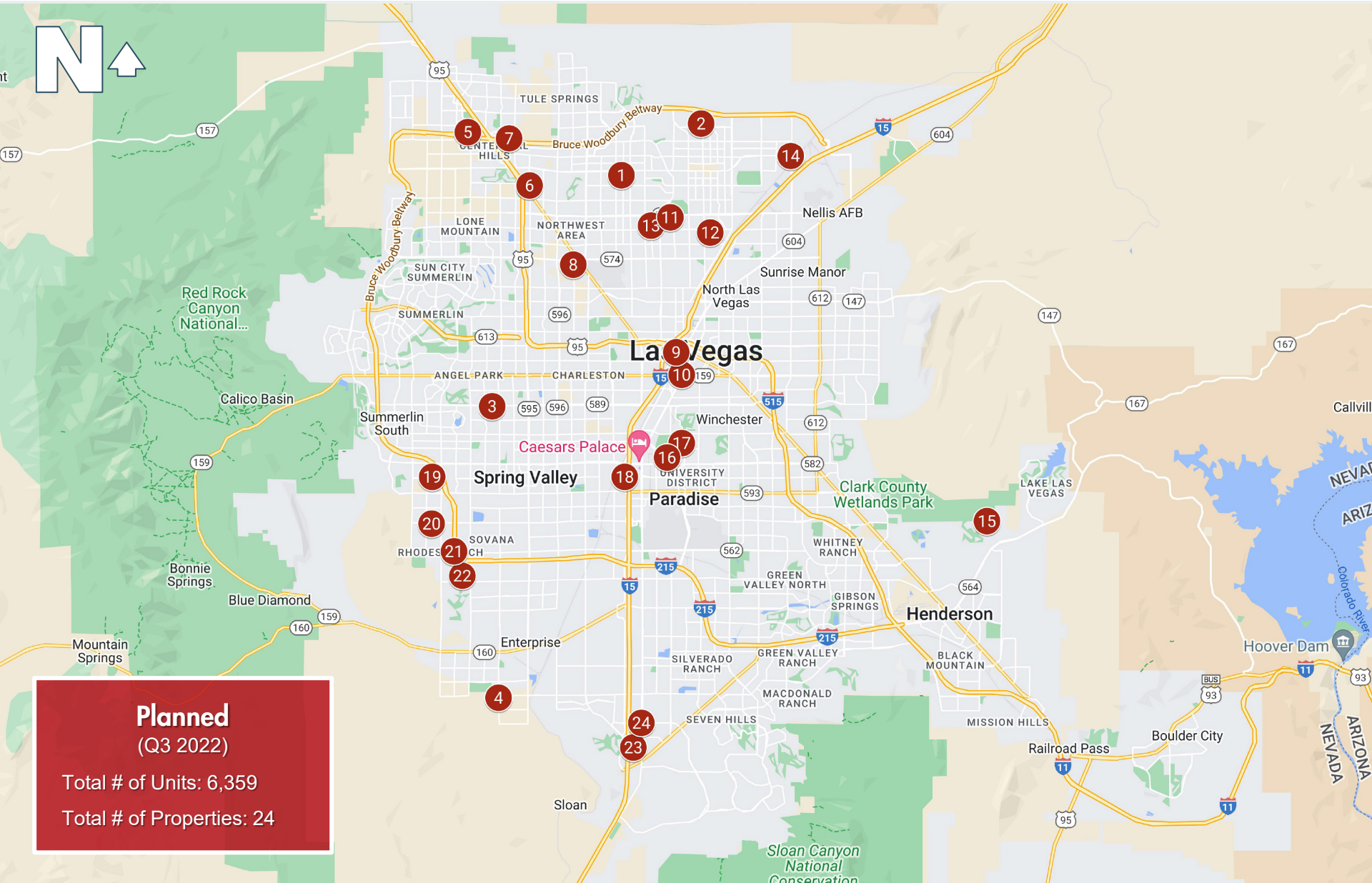
Property Name	Address	Units	Completion Date	Developer
1 Alta Southern Highlands	3030 Robert Trent Jones Lane	406	8/15/2022	Wood Partners
2 Elysian at Centennial Hills	8360 Montecito Pointe Drive	306	7/22/2022	Calida Group, The
Recently Completed (Q3 Only)		712		

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
1 Decatur Commons	5151 Meadows Lane	480	3/31/2021	Nevada H.A.N.D.
2 Desert Oasis Phase II	4445 Diamond Head Drive	50	10/1/2021	Volunteers of America
3 Lake Mead West	3300 Coran Lane	156	3/21/2022	Foresight Companies
4 Wigwam and Fort Apache Senior	South Fort Apache Road & West Wigwam Avenue	195	1/20/2022	Ovation Development
5 Brownstone	7531 Tule Springs Road	143	2/4/2021	Fore Property Company
6 Deer Springs	West Deer Springs Way & North Durango Drive	334	4/15/2022	Ovation Development
7 NOLA Sky	2705 North Rancho Drive	170	11/16/2021	Next Space Development
8 theAPEX @meadows	4490 Meadows Lane	334	12/31/2021	Silverstein Properties
9 shareDOWNTOWN @ Fremont East	231 North 11th Street	84	4/30/2022	Cherry Development
10 Kings Crossings in Craig Ranch	4728 Tree Swing Street	81	1/11/2020	American Homes 4 Rent
11 Quarter on Simmons	West Ann Road & North Simmons Street	165	6/4/2022	Harvard Investments
12 Sync Apartment Homes	SWC North Aliante Pkwy & Elkhorn Road	203	6/4/2022	Warmington Companies
13 Cadence, The	100 East Warm Springs Road	265	3/26/2022	AG Spanos Companies
14 Pine Landing	71 Foxridge Swings Lane	155	1/30/2021	American Homes 4 Rent
15 Summit on Boulder	Frontage Road & Pioneer Street	216	1/31/2022	RealSource
16 Watermark, The	215 South Water Street	151	10/27/2021	Strada Development Group
17 Amigo	Amigo Street & Volunteer Blvd	312	8/3/2021	Nevada West Development
18 ILUMINA on Raiders Way	Raiders Way & St. Rose Pkwy	232	8/28/2022	Schulman Properties
19 Life Time Living Green Valley	2460 East Serene Avenue	148	11/17/2019	Life Time

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
20 Mera Henderson	2300 Via Inspirada	189	12/3/2021	Sparrow Partners
21 Alma	2030 Olympic Avenue	300	5/25/2021	Tradewind Properties
22 Spectra Paradise	4350 Paradise Road	199	1/3/2022	Prism Multifamily Group
23 Ely at Fort Apache	5055 South Fort Apache Road	206	8/1/2020	Calida Group, The
24 Elysian @ Fort Apache and Post	South Fort Apache Road & West Post Road	384	7/29/2022	Rockpoint Group
25 Elysian at Sunset	8150 Rafael Rivera Way	384	1/30/2021	Calida Group, The
26 Evora	South Buffalo Drive & West Patrick Lane	456	2/16/2022	Sorge, Joseph A.
27 KAKTUSlife @the curve	8030 West Maule Avenue	356	6/4/2022	TRU Development
28 Maverick	7880 West Maule Avenue	344	12/16/2020	WestCorp Management Group
29 Mera Rhodes Ranch	9170 West Oquendo Road	173	6/29/2021	Sparrow Partners
30 Ariva	11055 South Las Vegas Blvd	754	12/6/2020	Chang, Lumin
31 Core	South Cimarron Road & West Warm Springs Road	320	7/24/2022	Warmington Companies
32 Elysian at Rainbow	6755 West Arby Avenue	336	9/7/2022	Ovation Development
33 LVB Neal	Barbara Lane & South Las Vegas Blvd	316	7/29/2022	Wolff Company, The
34 Tanager Echo	2375 Spruce Goose Street	295	10/18/2021	Howard Hughes Corporation, The
35 Townes at Peace Way	10132 Serenity Star Way	60	9/19/2021	Haven Realty Capital
36 Golden Rule Senior, The	820 North Eastern Avenue	60	4/5/2022	Neighborhood Housing Services of Southern Nevada
37 Rome South	353 East Rome Blvd	150	3/21/2022	Nevada H.A.N.D.
TOTAL (UNDER CONSTRUCTION)		9,156		



Planned
(Q3 2022)

Total # of Units: 6,359

Total # of Properties: 24

PLANNED (50+ UNIT PROPERTIES)

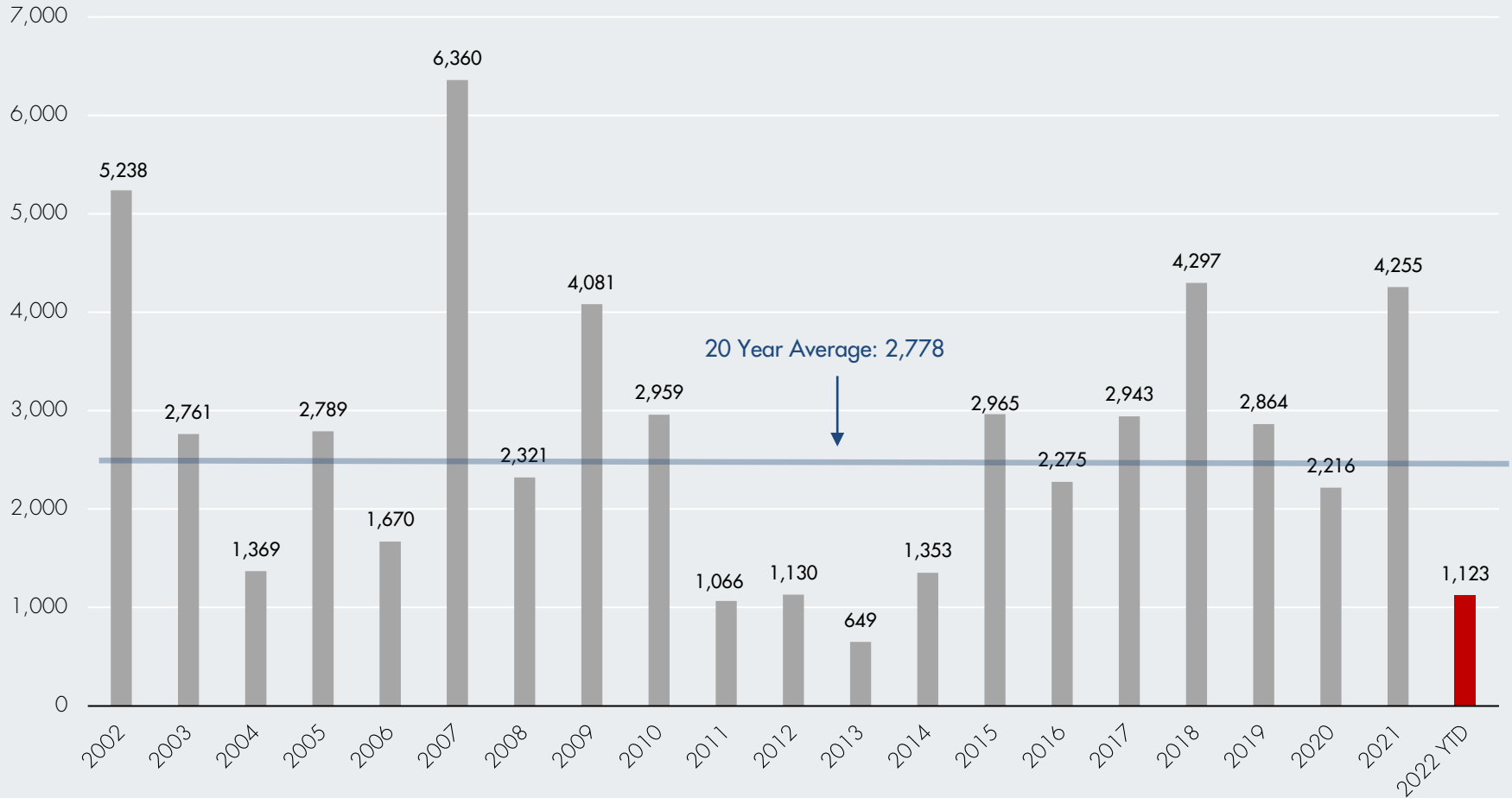
Property Name	Address	Units	Permit Date	Developer
1 Ann & Simmons	SEC West Ann Road & Simmons Street	165	Planned	Avenue North
2 Rome South Phase II	353 East Rome Blvd	75	Planned	Nevada H.A.N.D.
3 West Sahara	8007 West Sahara Avenue	168	Planned	George Gekakis
4 Buffalo Drive Senior	10511 South Buffalo Drive	125	Planned	Nevada H.A.N.D.
5 Marlowe Centennial Hills	8550 West Deer Springs Way	257	Planned	Greystar
6 Rancho Rainbow	North Rainbow Blvd & Rancho Drive	334	Planned	Calida Group, The
7 Vue at Centennial Phase III	7350 West Centennial Pkwy	314	Planned	Blue Marble Development
8 Crystal Park	3000 Michael Way	136	Planned	Becker Enterprises
9 Symphony Park II	255 Promenade Place	275	Planned	Southern Land Company, The
10 Gateway, The	1200 South Las Vegas Blvd	270	Planned	I&L Investments and Management
11 Diamond Valley Senior Living	SWC West Craig Road & Valley Drive	59	Planned	Petersen, Darren
12 Donna Street	6651 North Donna Street	108	Planned	Hen, Shahr
13 Park Camino	Coralie Avenue & Scott Robinson Blvd	380	Planned	Southwest Commercial Real Estate
14 Prosper 207	East Tropical Pkwy & North Lamb Blvd	207	Planned	Edward Homes
15 APEX @ Galleria	55 East Galleria Drive	336	Planned	TRU Development
16 Ainsley @ Paradise	3900 Paradise Road	388	Planned	Calida Group, The
17 Royal Crest	602 North Royal Crest Circle	300	Planned	DG Development
18 West Harmon Avenue	NWC Aldebaran Avenue & West Harmon Avenue	184	Planned	Fore Property Company
19 Flamingo Canyon	South Grand Canyon Drive & Peace Way	332	Planned	Ovation Development
20 Highline, The	9625 West Russell Road	294	Planned	Lyon Living
21 Sunset Road	9171 West Sunset Road	326	Planned	Picerne
22 UnCommons	SEC South Durango Drive & Roy Horn Way	875	Planned	Matter Real Estate Group
23 Ensworth Street	12085 Ensworth Street	258	Planned	Christopher Homes
24 Neal Avenue Lofts	SWC Las Vegas Blvd South & West Neal Avenue	193	Planned	Transcontinental Realty Investors
Total (Planned)		6,359		

TOTAL UNIT INVENTORY

5+ UNIT PROPERTIES: **200,713**
 50+ UNIT PROPERTIES: **185,870**

PRE-LEASE ABSORPTION RATE

5
 Units/Property/Month
 (Avg)



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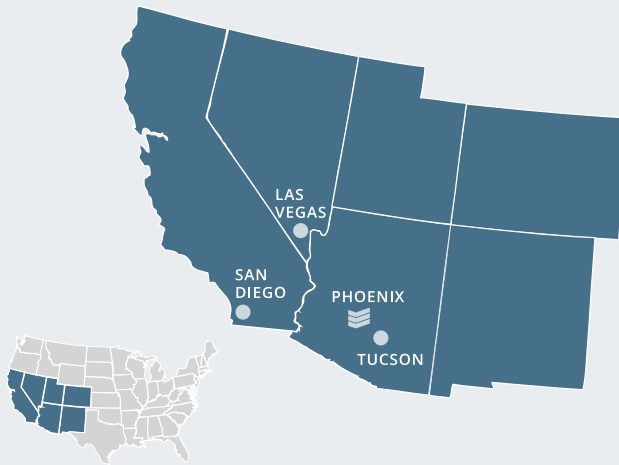
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