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TOTAL UNIT INVENTORY

100+ UNIT PROPERTIES: **205,472**

10+ UNIT PROPERTIES: **229,146**

Q1 2023 Sales Stats

100+ Units

\$128M
 \$1.02B (Q1 2022)
 -87.4% y-o-y

Transaction Volume

\$9M
 \$80M (Q1 2022)
 -89.2% y-o-y

10-99 Units

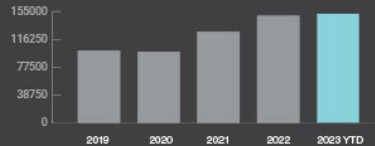
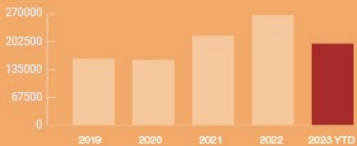
100+ Units

\$196,963 \$271,758 (Q1 2022)
 -27.5% y-o-y

Avg Sales Price Per Unit

10-99 Units

\$151,316 \$170,736 (Q1 2022)
 -11.4% y-o-y



\$217.80
 \$321.14 (Q1 2022)
 -32.2% y-o-y

Avg Price/SF

\$183.12
 \$231.10 (Q1 2022)
 -20.8% y-o-y



1991

1997
 (Q1 2022)

Avg Year Built

1985

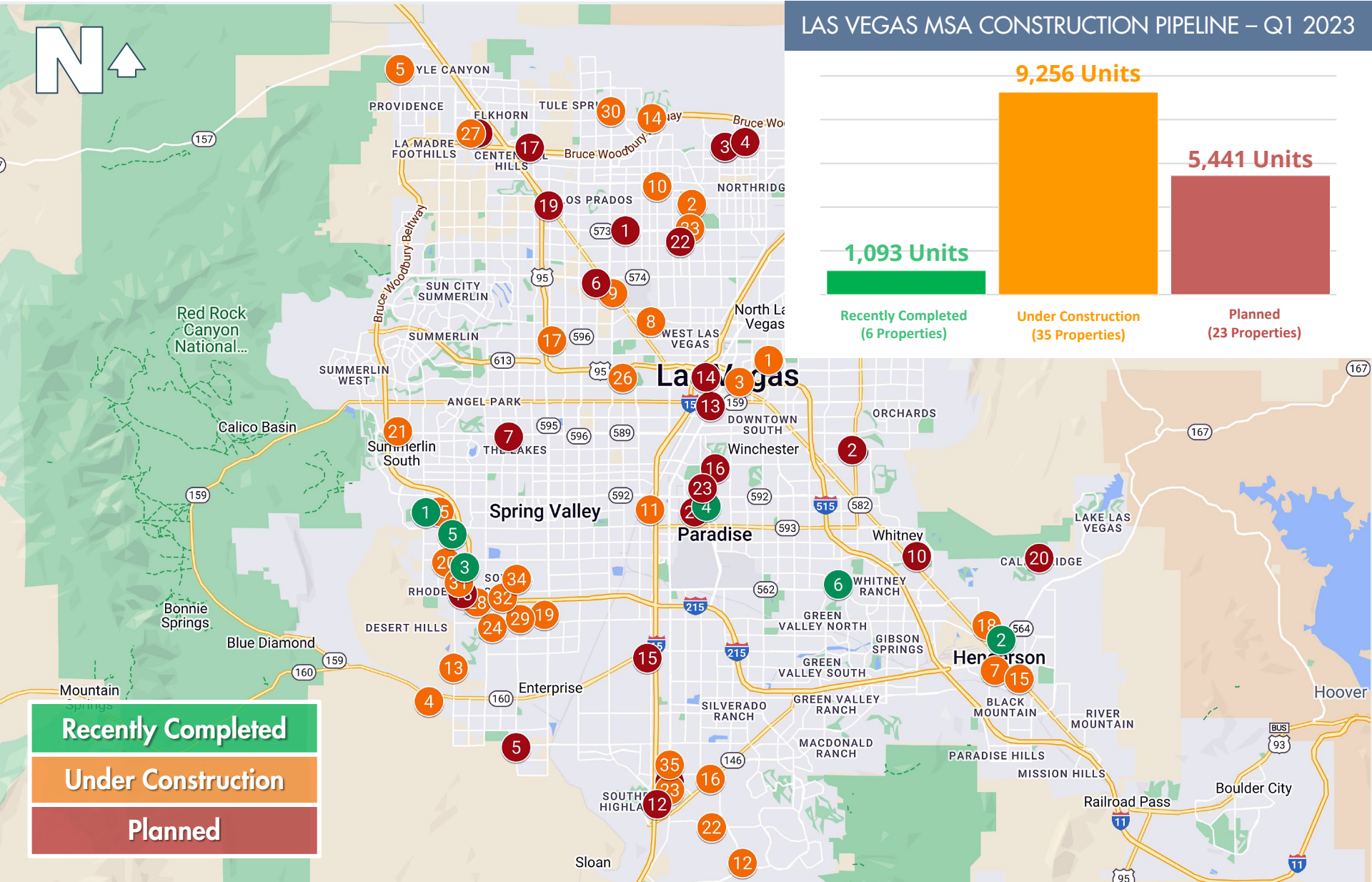
1970
 (Q1 2022)

100+ UNIT PROPERTIES | Q1 2023 TRANSACTIONS BY YEAR BUILT

	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$260K	\$269	1
2000 - 09	--	--	--
1990 - 99	--	--	--
1980 - 89	\$178K	\$179	1
Pre-1980	\$90K	\$136	1

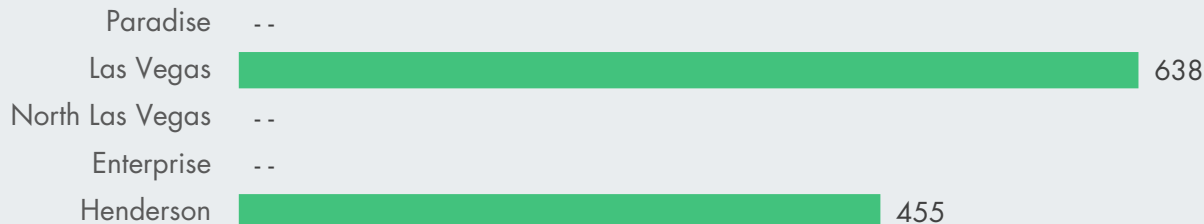
10-99 UNIT PROPERTIES | Q1 2023 TRANSACTIONS BY YEAR BUILT

	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000 - 09	--	--	--
1990 - 99	--	--	--
1980 - 89	\$151K	\$183	1
Pre-1980	--	--	--

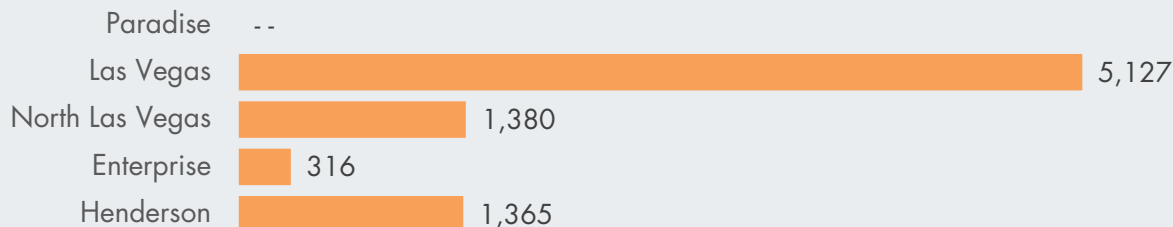


PER CITY ANALYSIS OF LAS VEGAS MSA

RECENTLY COMPLETED (BY # OF UNITS)(Q1)



UNDER CONSTRUCTION (BY # OF UNITS)



PLANNED (BY # OF UNITS)



TOTAL UNIT INVENTORY PER CITY

50+ Unit Properties

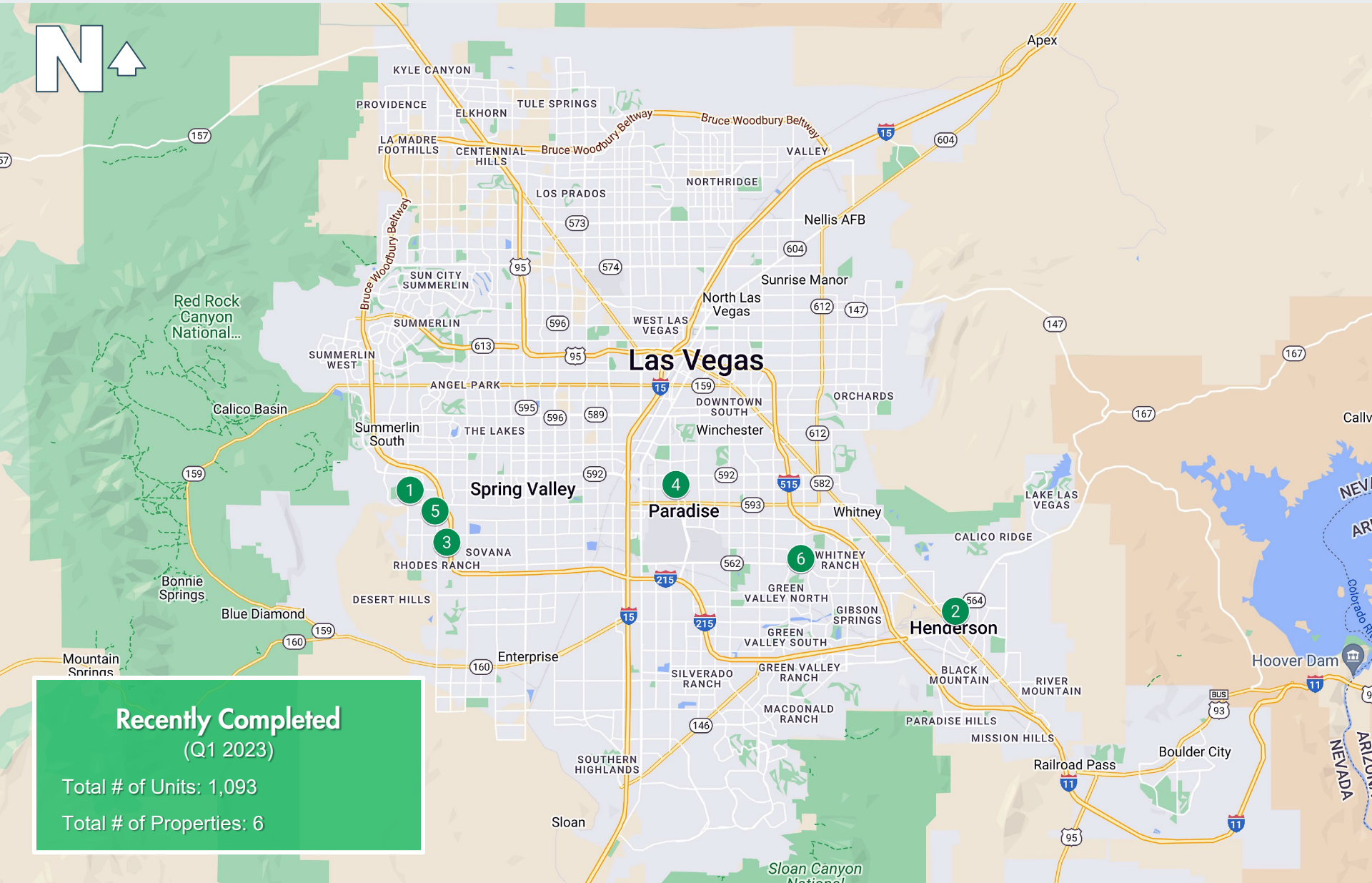
PARADISE
38,085

LAS VEGAS
172,591

NORTH LAS VEGAS
12,370

ENTERPRISE
8,639

HENDERSON
29,776

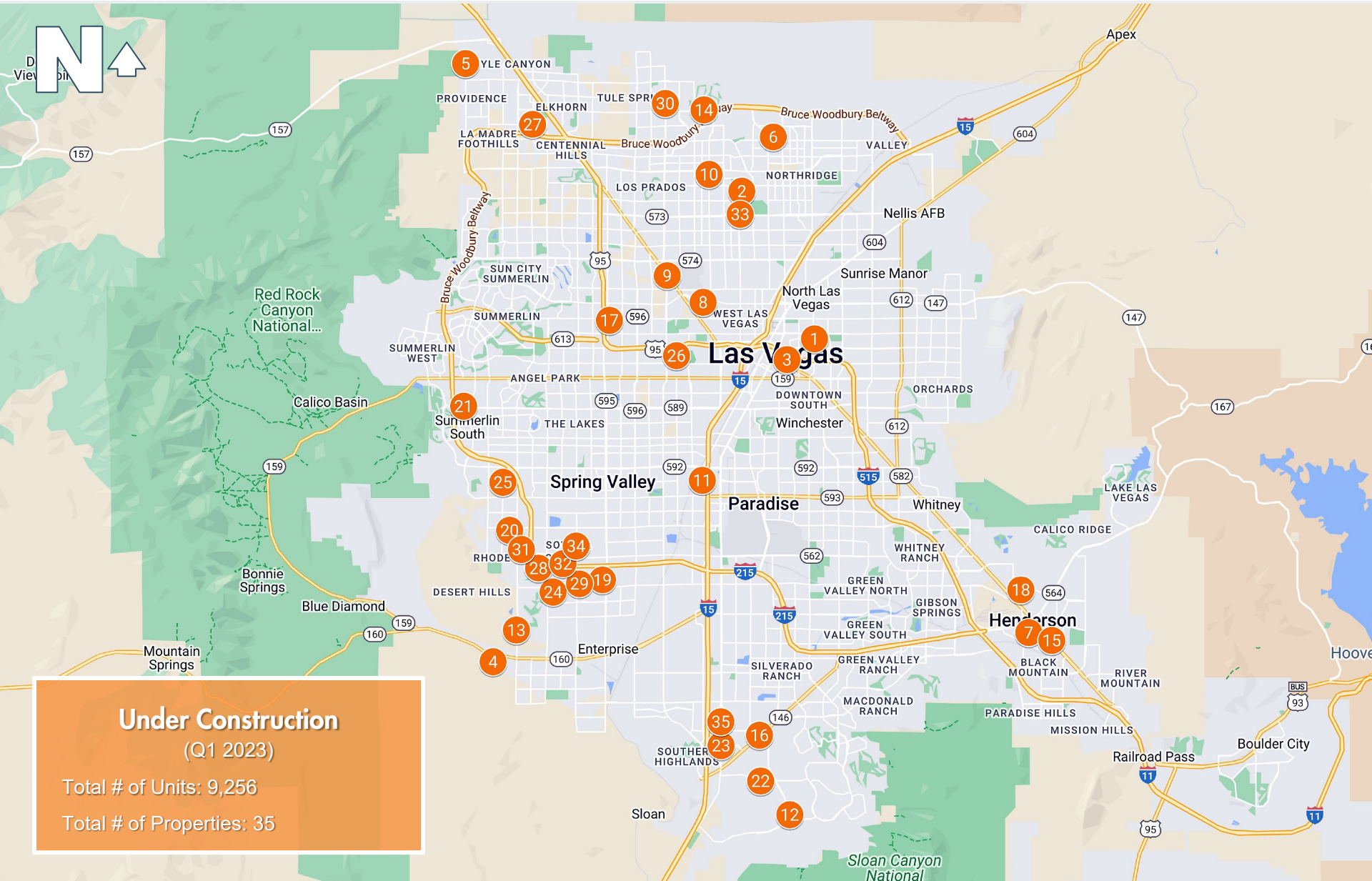


Recently Completed
(Q1 2023)

Total # of Units: 1,093
Total # of Properties: 6

RECENTLY COMPLETED (50+ UNIT PROPERTIES)

	Property Name	Address	Units	Completion Date	Developer
1	Townes at Peace Way	10132 Serenity Star Way	60	03/09/2023	Haven Realty Capital
2	Pine Landing in Cadence	71 Foxridge Swings Ln	155	03/15/2023	American Homes 4 Rent
3	Mera Rhodes Ranch	9170 West Oquendo Rd	173	01/01/2023	Sparrow Partners
4	Spectra Paradise	4350 Paradise Rd	199	03/09/2023	Prism Multifamily Group
5	Ely at Fort Apache	5055 South Fort Apache Rd	206	01/31/2023	Calida Group, The
6	Alma	2030 Olympic Ave	300	03/20/2023	Tradewind Properties
Total Completed (Q1 2023)			1,093		



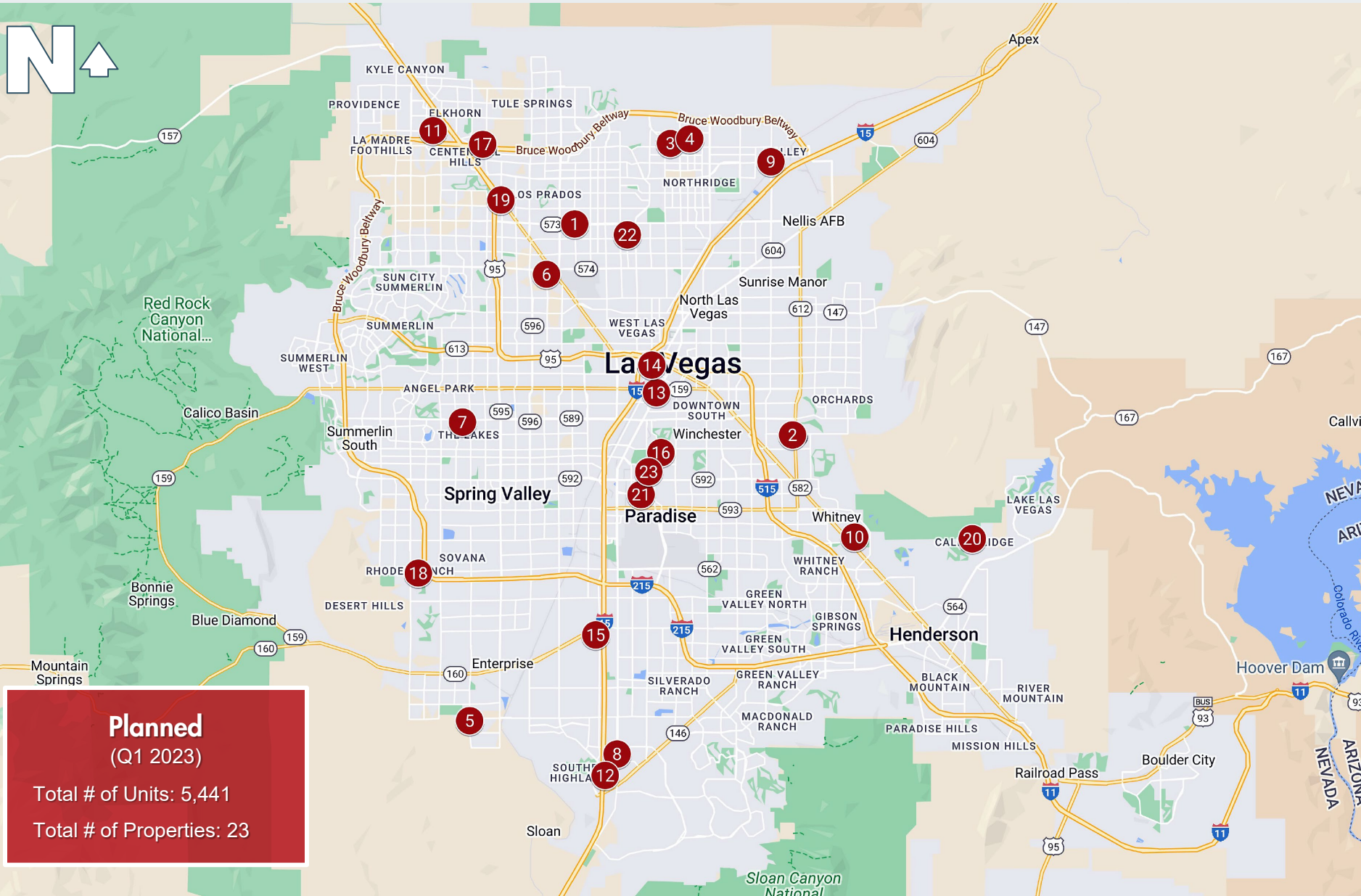
Under Construction
(Q1 2023)
Total # of Units: 9,256
Total # of Properties: 35

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

	Property Name	Address	Units	Permit Date	Developer
1	Golden Rule Senior, The	820 North Eastern Ave	60	04/05/2022	NHSSN
2	Kings Crossings in Craig Ranch	4728 Tree Swing St	81	01/11/2020	American Homes 4 Rent
3	shareDOWNTOWN @ Fremont East	231 North 11th St	84	04/30/2022	Cherry Development
4	Shadow Bay	10013 Mollard Ave	117	07/19/2022	D.R. Horton
5	Banyan Brighton	10500 Glenbrittle Ave	133	11/11/2021	Banyan Residential
6	Rome Pines Senior	353 East Rome Blvd	150	03/21/2022	Nevada H.A.N.D.
7	Watermark, The	215 South Water St	151	10/27/2021	Strada Development Group
8	Lake Mead West	3300 Coran Ln	156	03/21/2022	Foresight Companies
9	Nola Sky	2705 North Rancho Dr	160	11/16/2021	Next Space Development
10	Quarter North	5500 Simmons St	165	06/04/2022	Avenue North / Harvard Investments
11	Print Shop, The	3250 West Harmon Ave	184	12/16/2022	Fore Property Company
12	Mera Henderson	2300 Via Inspirada	189	12/03/2021	Sparrow Partners
13	Capriccio	9420 West Wigwam Ave	195	01/20/2022	Ovation Development
14	Sync	7089 Aliante Pkwy	203	06/04/2022	Warmington Companies
15	Summit on Boulder	760 South Boulder Hwy	216	01/31/2022	RealSource
16	ILUMINA on Raiders Way	Raiders Way & St. Rose Pkwy	232	08/28/2022	Schulman Properties
17	Rainbow and Vegas	1500 North Rainbow Blvd	240	10/17/2022	Ochoa Development
18	Element 12	100 East Warm Springs Rd	265	03/26/2022	AG Spanos Companies
19	Rainbow & Arby	6755 West Arby Ave	271	09/07/2022	Ovation Development
20	Highline, The	9625 West Russell Rd	294	07/29/2022	Lyon Living

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
21 Tanager	2375 Spruce Goose Ct	295	10/18/2021	Howard Hughes Corporation, The
22 Society	3675 Volunteer Blvd	312	08/03/2021	Nevada West Development
23 LVB	Barbara Ln & South Las Vegas Blvd	316	07/29/2022	Wolff Company, The
24 Core	8341 West Warm Springs Rd	320	07/24/2022	Warmington Companies
25 Flamingo Canyon	South Grand Canyon Dr & Peace Way	332	10/17/2022	Ovation Development
26 theAPEX @meadows	4490 Meadows Ln	334	12/31/2021	Silverstein Properties
27 Deer Springs	West Deer Springs Way & North Durango Dr	334	04/15/2022	Ovation Development
28 Vestra	South Durango Dr & Roy Horn Way	352	10/03/2022	Parallel Capital Partners
29 KAKTUSlife @the curve	8030 West Maule Ave	356	06/04/2022	TRU Development
30 Ascend at Valley Vista	7618 North Decatur Blvd	364	05/01/2022	D.R. Horton
31 Elysian at Post	9280 West Post Rd	384	07/29/2022	Rockpoint Group
32 Elysian at Sunset	8150 Rafael Rivera Way	384	01/30/2021	Calida Group, The
33 Parq at Camino	4555 North Camino Al Norte	417	05/05/2022	Morgan Stonehill
34 Evora	6111 South Buffalo Dr	456	02/16/2022	Sorge, Joseph A.
35 Ariva	11055 Las Vegas Blvd South	754	12/06/2020	Chang, Lumin
Total Under Construction		9,256		



Planned
(Q1 2023)

Total # of Units: 5,441

Total # of Properties: 23

PLANNED (50+ UNIT PROPERTIES)

	Property Name	Address	Units	City	Developer
1	Diamond Valley Senior Living	West Craig Rd & Valley Dr	59	North Las Vegas	Petersen, Darren
2	Vegas Valley Senior	4955 East Vegas Valley Dr	69	Las Vegas	Accessible Space
3	Rome Pines Senior Phase II	353 East Rome Blvd	75	North Las Vegas	Nevada H.A.N.D.
4	Donna Street	6651 North Donna St	108	North Las Vegas	Hen, Shahar
5	Buffalo Drive Senior	10511 South Buffalo Dr	125	Las Vegas	Nevada H.A.N.D.
6	Crystal Park	3000 Michael Way	136	Las Vegas	Becker Enterprises
7	West Sahara	8007 West Sahara Ave	168	Las Vegas	George Gekakis
8	Neal Avenue Lofts	Las Vegas Blvd South & West Neal Ave	193	Las Vegas	Transcontinental Realty Investors
9	Prosper 207	East Tropical Pkwy & North Lamb Blvd	207	North Las Vegas	Edward Homes
10	Tempo Phase IV	5625 South Hollywood Blvd	208	Las Vegas	Ovation Development
11	Marlowe Centennial Hills	8550 West Deer Springs Way	257	Las Vegas	Greystar
12	Ensworth Street	12085 Ensworth St	258	Las Vegas	Ovation Development
13	Gateway, The	1200 South Las Vegas Blvd	270	Las Vegas	I&L Investments and Management
14	Symphony Park II	255 Promenade Pl	275	Las Vegas	Southern Land Company, The
15	Silverton	8250 Dean Martin Dr	290	Las Vegas	Majestic Realty
16	Royal Crest	602 North Royal Crest Circle	300	Las Vegas	DG Development
17	Vue at Centennial Phase III	7350 West Centennial Pkwy	314	Las Vegas	Blue Marble Development
18	Sunset Road	9171 West Sunset Rd	326	Las Vegas	Picerne
19	Rancho Rainbow	North Rainbow Blvd & North Rancho Dr	334	Las Vegas	Calida Group, The
20	APEX @ Galleria	55 East Galleria Dr	336	Henderson	TRU Development

PLANNED (50+ UNIT PROPERTIES)

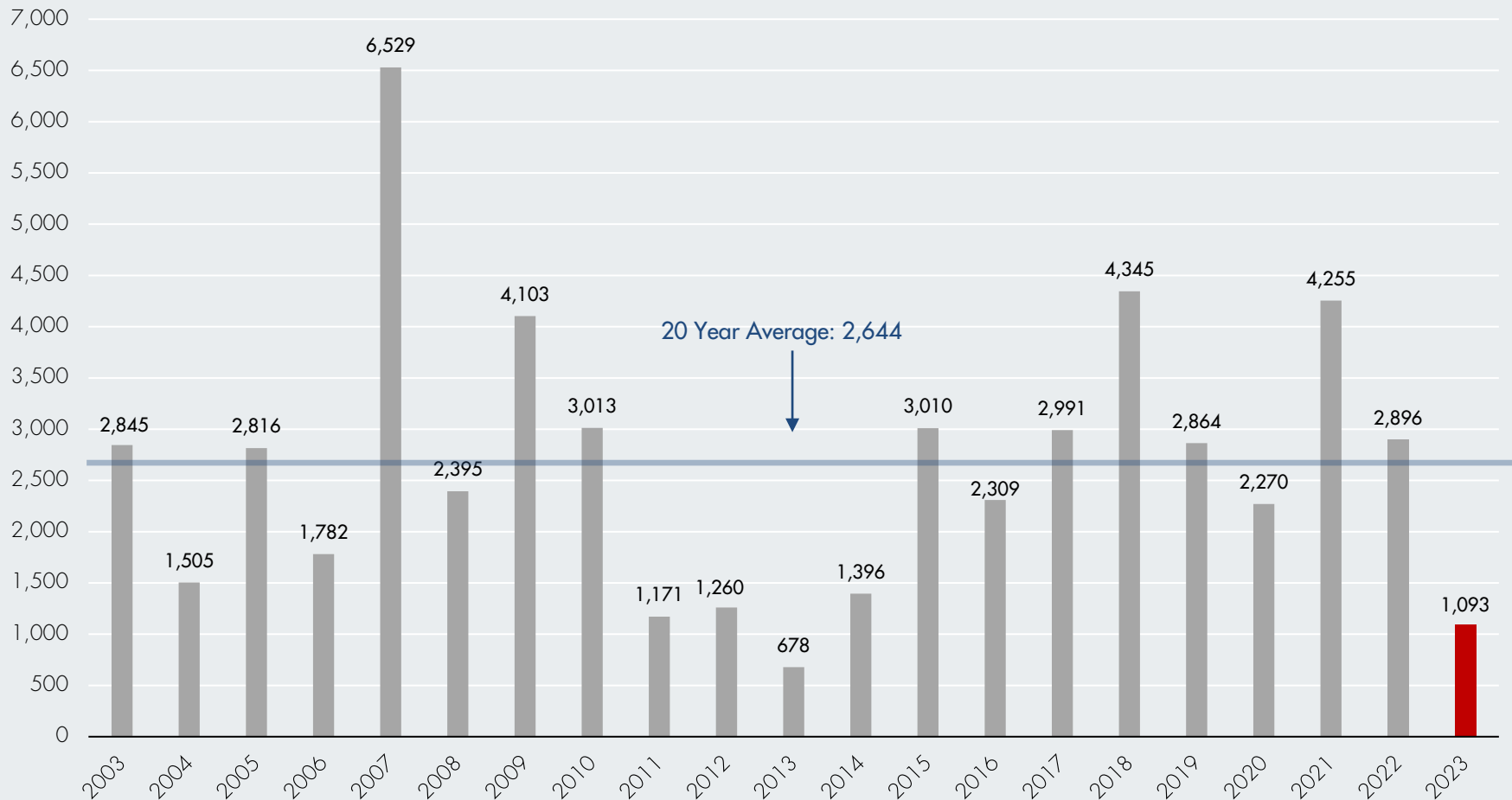
	Property Name	Address	Units	City	Developer
21	ILUMINA on Flamingo	377 East Flamingo Rd	353	Las Vegas	Schulman Properties
22	North Park Living	4100 Scott Robinson Blvd	380	North Las Vegas	Southwest Commercial Real Estate
23	Ainsley @ Paradise	3900 Paradise Rd	400	Las Vegas	Calida Group, The
Total Planned			5,441		

TOTAL UNIT INVENTORY

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 100+ UNIT PROPERTIES: **205,472**

PRE-LEASE ABSORPTION RATE

8
 Units/Property/Month
 (Q1 2023 Avg)



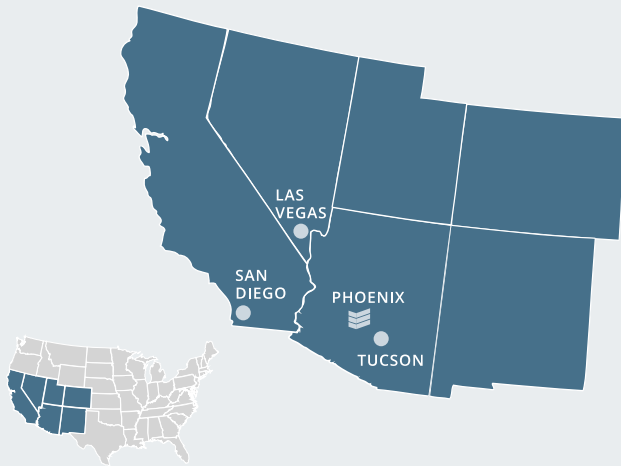
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