



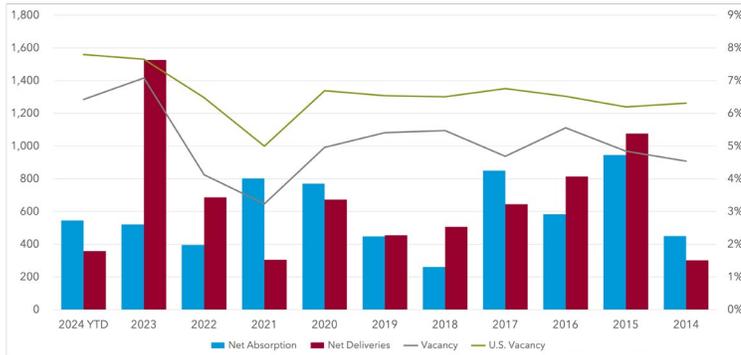
MULTIFAMILY MARKET OVERVIEW

MO BARRY, *Vice President*

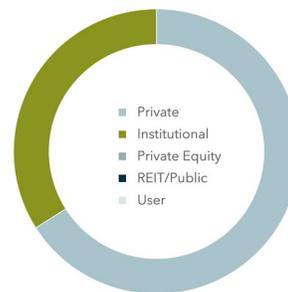
Lincoln, Nebraska, home to The University of Nebraska, Union College, and Nebraska Wesleyan, has a sizable population aged 20-34, comprising a third of its inhabitants. In the past year, 980 units were absorbed, led by 760 high-end units, followed by 240 mid-tier units, with a slight dip in workforce housing. Annual net deliveries totaled 1,900 units, primarily in 4 & 5-star properties. Vacancy rates have risen to 6.4%, with 4 & 5-star units showing higher vacancies at 10.1%. Rent growth slowed to 1.6%, below the decade average of 3.3%, with varying rates across property types. Construction starts declined, with under-construction units at 650, potentially tightening vacancies and accelerating rent growth in 2024, projected at 2.6%.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▲ 12 Mo. Absorption Units	920	521	319	410	371
▼ Vacancy Rate	6.6%	7.1%	6.0%	4.5%	3.9%
▲ Asking Rent/Unit (\$)	\$1,118	\$1,115	\$1,118	\$1,118	\$1,101
▼ Under Construction Units	650	1,008	1,032	1,596	1,885
▲ Inventory Units	32,242	31,884	31,210	30,646	30,357

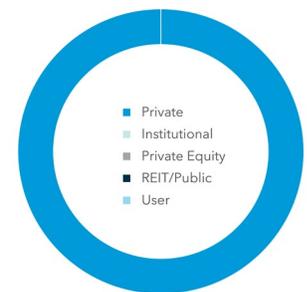
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
2360 N. 44th Street Lincoln, NE	\$11,468,000 \$95,567 Per Unit	120	Ashley Square LLC MC Home Solution LLC
3825 Baldwin Avenue Lincoln, NE	\$7,680,000 \$80,000 Per Unit	96	Wesley Investment LLC MC Home Solution, LLC
2900-2960 S. Coddington Avenue Lincoln, NE	\$2,748,000 \$61,067 Per Unit	45	Century Investments I LLC Bcllinc LLC

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
JRK Property Holdings	\$31,475,000
MC Home Solutions LLC	\$19,148,000
Dale Thomas	\$17,957,000
Mark A Bousek	\$3,750,000
The Car Connection, Inc.	\$3,700,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Briar Capital Management LLC	\$31,475,000
MC Home Solutions LLC	\$17,957,000
Wassco, LLC	\$11,468,000
Keystone Private Capital	\$3,840,000
Well Capital	\$3,840,000

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