



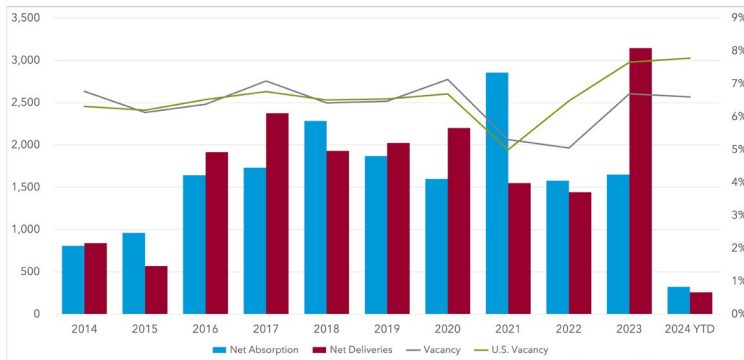
### MULTIFAMILY MARKET OVERVIEW

MO BARRY, *Vice President*

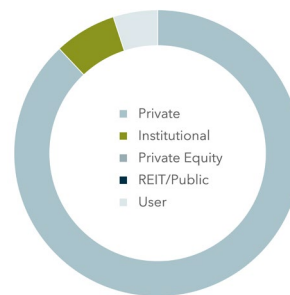
Omaha's multifamily market in 2024 faces a unique scenario with a record-breaking supply surge-3,100 new units in 2023, significantly above previous averages-during a low-demand season. This surge pushed the vacancy rate up by about 200 basis points to 6.6%, but a stabilization is expected as the market adjusts. Despite this influx, rent growth slowed to 2.1% but remains strong due to Omaha's robust job market and affordability, with effective rents between \$1.25/Sf and \$1.30/Sf. The city's housing market, still fundamentally under-supplied and bolstered by strong demand, is set for a rebound. CoStar projects rent growth to accelerate to over 4% by late 2024, positioning Omaha among the top U.S. markets for future rent growth.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Absorption Units	1,233	1,649	1,561	1,413	1,503
▼ Vacancy Rate	6.5%	6.7%	6.4%	6.0%	5.5%
▲ Asking Rent/Unit (\$)	\$1,174	\$1,158	\$1,160	\$1,162	\$1,149
▲ Under Construction Units	2,229	2,024	2,449	2,957	3,455
▲ Inventory Units	82,054	81,905	81,344	80,471	79,827

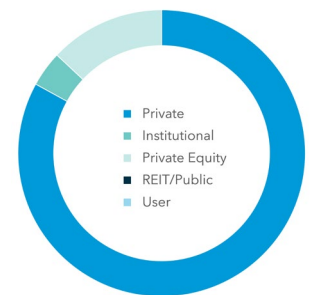
#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### 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
7301 Q Street Omaha, NE	\$7,200,000 \$74,227 Per Unit	97	Undisclosed Shuhtrat Madrahimov
1405 S. 75th Street Omaha, NE	\$4,371,000 \$87,420 Per Unit	50	Woolworth Apartments 24 LLC Woolworthest 2019, LP
3703 Davenport Street Omaha, NE	\$4,750,000 \$79,167 Per Unit	60	Marion & Campbell Properties LLC 3703 Davenport LLC

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Belgrade Company	\$16,700,000
Seldin Company	\$9,000,000
The Burlington Capital Group	\$4,750,000
LeavenWealth	\$4,510,000
Kent Kubat	\$3,325,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Parkwest Real Estate Partners	\$25,700,000
JGC Investments LLC	\$4,750,000
Real Property Appraisals	\$2,805,000
David Hanus	\$2,700,000
Andrew Homes LLC	\$2,600,000

