



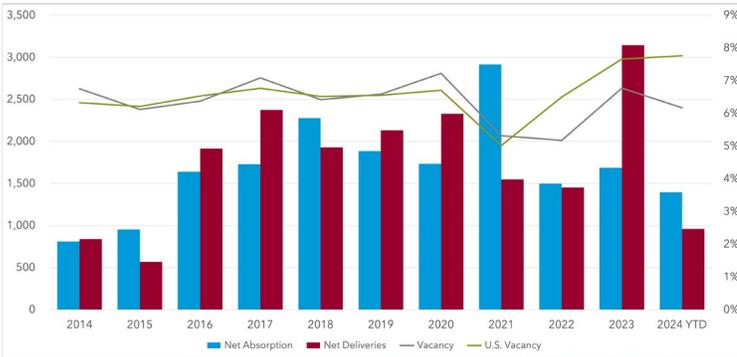
MULTIFAMILY MARKET OVERVIEW

MO BARRY, *Vice President*

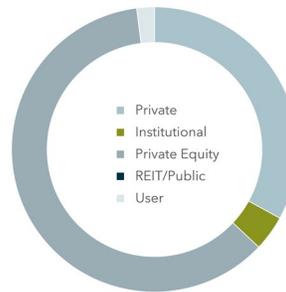
Omaha's multifamily market benefits from robust job growth and low cost-of-living with nonfarm payroll growth ranking second nationally and a low unemployment rate. In Q2 2024, over 800 units were absorbed, doubling the 2015-19 average, and trailing 12-month demand at 2,100 units, 30% above pre-pandemic levels, particularly strong for mid-tier apartments due to employment growth in middle-income sectors. The market saw 2,200 units delivered in the past year, with luxury and mid-tier apartments comprising significant portions. Vacancy rates remained stable at 6.2%, below the national average, while annual rent growth was 3.3%. Despite a decrease in construction starts, the forecast for 2024 includes 1,900 net deliveries, with a projected vacancy rate of 6.2% and annual rent gains of 4.4%.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▼ 12 Mo. Absorption Units	2,176	2,617	1,686	1,501	1,295
▼ Vacancy Rate	6.3%	6.4%	6.8%	6.6%	6.2%
▲ Asking Rent/Unit (\$)	\$1,199	\$1,179	\$1,160	\$1,161	\$1,164
▼ Under Construction Units	1,805	2,617	2,349	2,774	3,209
▲ Inventory Units	82,880	82,068	81,919	81,358	80,485

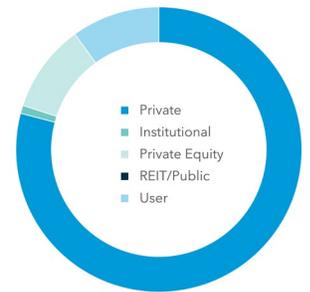
NET ABSORPTION, NET DELIVERIES, & VACANCY



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
7471 Lakeview Court Omaha, NE	\$43,650,000 \$158,152 Per Unit	276	Metonic Real Estate Solutions LLC Dicon Corporation
10232 S. 97th Court Papillon, NE	\$52,500,000 \$164,063 Per Unit	320	Four Mile Capital David Lockwood
6801 A Plaza Omaha, NE	\$13,700,000 \$68,159 Per Unit	201	Moline Management LLC The Burlington Capital Group

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Four Mile Capital	\$52,500,000
Metonic Real Estate Solutions LLC	\$43,650,000
Parkwest Real Estate Partners	\$16,700,000
Kouri Management Inc.	\$5,879,000
JGC Investments LLC	\$4,750,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
David Lockwood	\$52,500,000
Dicon Corporation	\$43,650,000
Belgrade Company	\$16,700,000
LeavenWealth	\$6,885,000
AndMark Management Company	\$5,879,000

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