



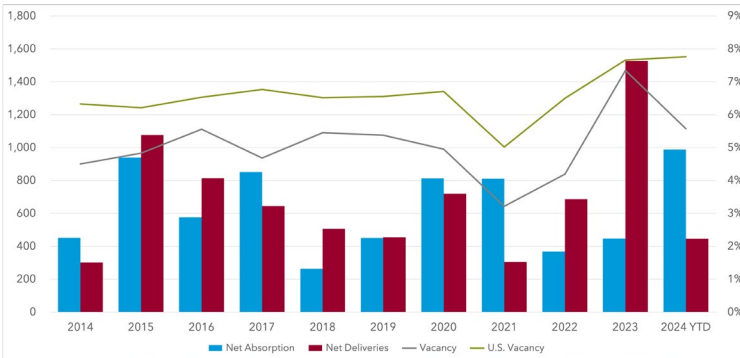
### MULTIFAMILY MARKET OVERVIEW

MO BARRY, *Vice President*

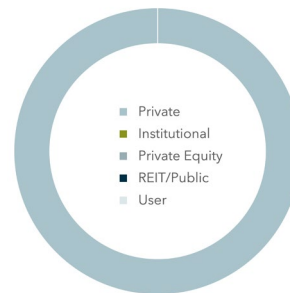
Lincoln's apartment market, driven by a young population and colleges, has absorbed 1,300 units over the past year, mainly high-end. Annual demand averages 640 units, while annual net deliveries are 1,600 units, mostly high-end. Current vacancy rates are 5.6%, with a decade average of 4.9%. Rent growth is 2.2% annually, below the 10-year average of 3.3%. Construction has slowed due to high costs and interest rates, reducing under-construction units to 780. 2024 projections indicate a 6.1% vacancy rate, a 1.2% decrease, and 3.5% rent growth.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▲ 12 Mo. Absorption Units	1,275	947	447	244	357
▼ Vacancy Rate	5.7%	6.8%	7.3%	6.2%	4.6%
▲ Asking Rent/Unit (\$)	\$1,140	\$1,118	\$1,112	\$1,116	\$1,116
◀ ▶ Under Construction Units	780	780	1,226	1,120	1,684
◀ ▶ Inventory Units	32,526	32,526	32,080	31,406	30,842

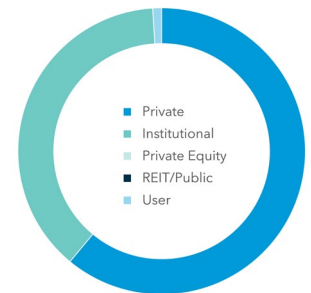
#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### 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
1625 E. Street Lincoln, NE	\$920,000 \$51,111 Per Unit	18	Selfmade LLC Victoria Stock
1144 S. 11th Street Lincoln, NE	\$1,036,500 \$64,781 Per Unit	16	Maranville Properties LLC Scott Ranallo
4616 Stockwell Street Lincoln, NE	\$549,990 \$91,665 Per Unit	6	Stanton Rentals LLC SK Management 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
Eric & Carol Clark	\$3,400,000

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

