



JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

APARTMENT SURVEY

3RD QUARTER 2021 DATA

RENO/SPARKS METRO AREA

PRESENTED BY

JOHNSON PERKINS GRIFFIN, LLC

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JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

SURVEY COMMITTEE

Stephen R. Johnson MAI, SREA
Reese Perkins, MAI, SRA
Scott Q. Griffin, MAI
Sarah K. Fye, MBA
Carson T. Cooke

DATA ACCUMULATION AND ANALYSIS COMPLETED BY

Johnson Perkins Griffin, LLC

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SURVEY SPONSORS

Johnson Perkins Griffin, LLC
Real Estate Appraisers and Consultants
245 East Liberty, Suite 100
Reno, Nevada 89501
(775) 322-1155 FAX (775) 322-1156



STATEMENT OF METHODOLOGY

The information presented in this report was collected and assembled from a combination of original research and secondary sources. This section summarizes the methods used in gathering the data.

Sources

The survey data is collected on a quarterly basis from participating apartment managers, management companies and owners. All information collected from individual complexes is completely confidential and only aggregate statistics are reported. The information furnished by the survey participants is considered reliable. However, the Survey Committee makes no warranty as to the reliability of the data and assumes no legal responsibility for the use of the data from the survey.

Survey Criteria

The projects have 80 units or more in the Reno/Sparks service area;

- Projects reflect market rents. **Affordable Housing, Student & Senior Housing Projects are excluded;**
- New projects have reached a stabilized occupancy of at least 90%;
- The projects have a competitive on-site management program; and
- A willingness of the on-site manager to participate in the survey.

The results of this survey depict the operating conditions of the average of 25,957 units reported. A total of 101 projects were surveyed. We believe the statistics presented here are representative of the overall conditions of the Reno-Sparks Survey Area.

Survey Modifications

The total apartment projects participating in the survey remained the same at 101 projects; however, two projects did provide revisions to their unit counts, so the total units increased from 25,945 units to 25,957 units.

TOTAL NUMBER OF PROJECTS & UNITS-PRIOR TO CURRENT QUARTER			
	2 nd Quarter 2021	3 rd Quarter 2021	Change
Total Projects	101	101	0 Additional Projects
Total Units	25,945	25,957	12 Additional Units



COVID-19 IMPACT

At the present time, the full impact of the Covid-19 Pandemic on the real estate market is still unknown. In an effort to control the spread of the virus, the Federal Government issued social distancing guidelines, and a majority of states issued stay at home directives as well as mandatory closures of non-essential businesses, schools and universities. This ultimately caused a significant decrease in business activity and a dramatic increase in the unemployment rate.

The Supreme Court ruled on August 26, 2021 to end the temporary stay on a lower court ruling seeking to overturn the federal eviction moratorium issued by the Centers for Disease Control and Prevention (CDC). In doing so, the Supreme Court's ruling invalidates the federal eviction moratorium. Currently, in the state of Nevada there are no holds on evictions or utility shutoffs due to Covid-19.

While it is unknown exactly how the multi-family market will be ultimately impacted, we can speculate that there may be an increase in vacancies in the coming quarters which may lead to decreases in average rental rates. Additionally, it is likely that rent abatements and other concessions will become more prevalent in the upcoming quarters.

In order to assess how Covid-19 is impacted our survey participants, we included a question regarding delinquency in our 3rd Quarter 2021 survey. Approximately 45 survey participants provided us with delinquency information. Of those who participated, we had properties report a range of between 0.00% and 10.00% delinquency. Overall, the weighted average delinquency was 2.03% for the participating properties, which is up from 1.73% in the 2nd Quarter of 2021 (data based upon 70 survey participant responses).



ECONOMIC OUTLOOK

According to the Nevada Department of Employment, Training and Rehabilitation's (DETR) August 2021 economic report, Nevada added 11,900 jobs over the month as the state continues to recover from the COVID recession. Employment remains below typical levels, but is up 103,300 since August 2020, an annual increase of 8.3%. The large increase in employment over the year reflects the significant effects of the pandemic over the last year. The total employment level in the state is 1,350,400. The state's unemployment rate in August is 7.7%, unchanged from July and down -6.8% when compared to August 2020.

Metropolitan Statistical Area (MSA) Employment (Seasonally Adjusted):

- Las Vegas employment increased by 7,000 jobs (0.7%) since July, an increase of 78,700 jobs (8.9%) since August 2020.
- Reno employment had an increase of 900 jobs (0.4%) since July, an increase of 13,600 jobs (5.8%) since August 2020.
- Carson City employment had an increase of 300 jobs (1.0%) since July, an increase of 1,300 jobs (4.4%) since August 2020.

"Release of data for August provides us with a look at how Nevada's economy responded to the emergence of the delta variant. Overall, employment continued to recover at a rapid pace. The nearly twelve thousand jobs added over the month is near the high end of the COVID recovery period, rebounding from a slower pace in July. The leisure and hospitality industry added the most jobs over the month, adding 3,900 jobs since July. The state's unemployment rate was unchanged at 7.7% this month, likely to remain one of the highest rates in the nation and reflecting the long road left to a complete recovery in the state's labor market," said David Schmidt, Chief Economist.

(Source: Nevada Department of Employment, Training and Rehabilitation Labor Market Summary September 17, 2021)



ECONOMIC INDICATORS

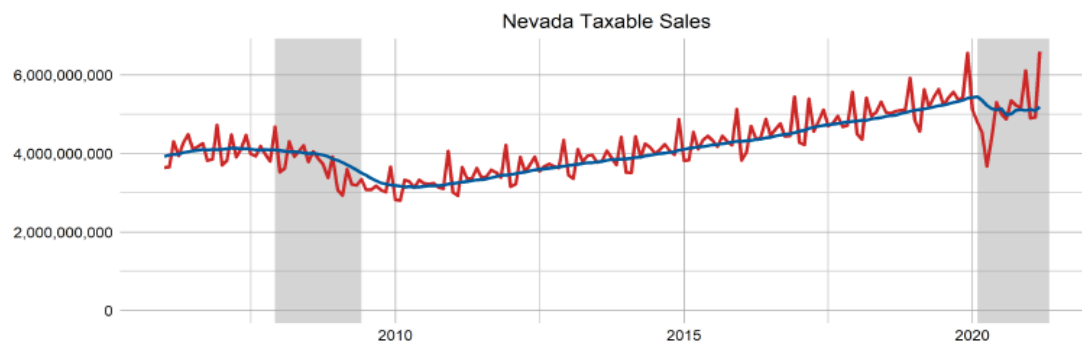
Nevada Seasonally Adjusted LAUS Summary

	Labor Force	Unemployed Individuals	Employed Individuals	Unemployment Rate
Current	1,559,925	125,086	1,434,839	8.0
Change Previous Month	7,530	-814	8,444	-0.1
Change Previous Year	62,273	-317,131	379,404	-21.5
Maximum	1,599,451	442,217	1,539,656	29.5

Nevada Non-Seasonally Adjusted LAUS Summary

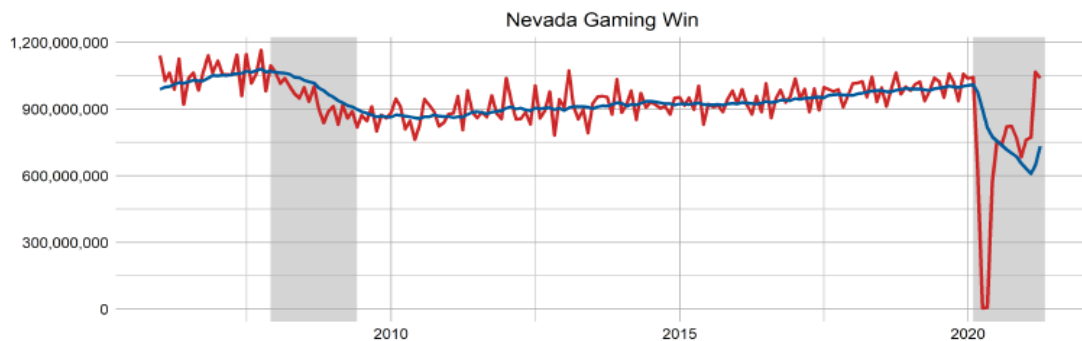
	Labor Force	Unemployed Individuals	Employed Individuals	Unemployment Rate
Current	1,553,171	122,685	1,430,486	7.9
Change Previous Month	4,121	4,062	59	0.2
Change Previous Year	61,936	-319,794	381,730	-21.8
Maximum	1,611,382	442,479	1,553,906	29.7

Taxable Sales



Taxable sales in Nevada were \$6,591,071,112 in March 2021. Taxable sales are provided by the Nevada Department of Taxation¹⁶.

Gaming Win



Gaming win in Nevada was \$1,039,444,911 in April 2021. Gaming win data is provided by the Nevada Gaming Control Board¹⁷.

(Source: Nevada Department of Employment, Training and Rehabilitation Economic Summary April 2021)



SUMMARY OF FINDINGS

AVERAGE SIZE, RENT & VACANCY RATE BY UNIT TYPE							
CATEGORY	STUDIOS	1 BED/1 BATH	2 BED/1 BATH	2 BED/2 BATH	3 BED/2 BATH	TOWNHOME	TOTALS
Average SF-By Unit Type	421 SF	728 SF	862 SF	1,060 SF	1,294 SF	1,256 SF	909 SF
Average Rent-By Unit Type	\$1,102	\$1,454	\$1,465	\$1,801	\$2,189	\$1,745	\$1,632
Average Rent/SF-By Unit Type	\$2.62	\$2.00	\$1.70	\$1.70	\$1.69	\$1.39	\$1.79
Indicated Vacancy Rate-By Unit Type	3.23%	2.54%	1.68%	2.27%	2.82%	1.62%	2.35%

OVERALL AVERAGE RENT & VACANCY-PRIOR & CURRENT QUARTER			
Category	2 nd Quarter 2021	3 rd Quarter 2021	Change
Average Vacancy	1.63%	2.35%	+72 Basis Points
Average Rent	\$1,607	\$1,632	+\$25 or +1.56%

COMPARISON OF RENTAL RATES & VACANCY RATES TO PRIOR QUARTER						
UNIT TYPE	AVERAGE RENT			AVERAGE VACANCY		
	2 nd Qtr. 2021	3 rd Qtr. 2021	Result	2 nd Qtr. 2021	3 rd Qtr. 2021	Result
Studio	\$1,007	\$1,102	+\$95	1.04%	3.23%	+2.19%
1 Bedroom/1 Bath	\$1,419	\$1,454	+\$36	1.83%	2.54%	+0.72%
2 Bedroom/1 Bath	\$1,430	\$1,465	+\$34	1.44%	1.68%	+0.24%
2 Bedroom/2 Bath	\$1,792	\$1,801	+\$9	1.61%	2.27%	+0.66%
3 Bedroom/2 Bath	\$2,174	\$2,189	+\$15	1.64%	2.82%	+1.17%
Townhouse	\$1,764	\$1,745	-\$18	0.00%	1.62%	+1.62%
TOTALS	\$1,607	\$1,632	+\$25	1.63%	2.35%	+0.73%

RENTAL AND VACANCY RATES BY SUB-MARKET AREA							
Area	Sub-Market	AVERAGE RENT			AVERAGE VACANCY		
		2 nd Qtr. 2021	3 rd Qtr. 2021	Result	2 nd Qtr. 2021	3 rd Qtr. 2021	Result
1	Northwest Reno	\$1,630	\$1,653	+\$23	1.36%	1.87%	+0.51%
2	Northeast Reno	\$1,371	\$1,439	+\$69	0.91%	0.45%	-0.46%
3	W. Sparks/N. Valley	\$1,409	\$1,435	+\$26	2.31%	3.73%	+1.41%
4	East Sparks	\$1,940	\$1,864	-\$75	2.39%	3.19%	+0.80%
5	West Reno	\$1,390	\$1,480	+\$90	0.00%	1.33%	+1.33%
6	Southwest Reno	\$1,334	\$1,385	+\$51	0.56%	0.56%	0.00%
7	Brinkby/Grove	\$1,126	\$1,142	+\$15	1.24%	1.57%	+0.33%
8	Airport	\$1,390	\$1,379	-\$11	1.43%	4.11%	+2.68%
9	Lakeridge	\$1,789	\$1,796	+\$7	2.72%	5.51%	+2.80%
10	Southeast Reno	\$1,627	\$1,723	+\$95	1.10%	1.43%	+0.32%
11	Downtown Urban	\$1,620	\$1,642	+\$22	1.81%	2.30%	+0.49%
Overall Reno-Sparks		\$1,607	\$1,632	+\$25	1.63%	2.35%	+0.73%



HISTORICAL RENTAL AND VACANCY RATES BY UNIT TYPE

Quarter/ Year	UNIT TYPE													
	Studio		1/1		2/1		2/2		3/2		Townhouse		TOTAL	
	Avg. Rent	Vacancy %	Avg. Rent	Vacancy %	Avg. Rent	Vacancy %	Avg. Rent	Vacancy %	Avg. Rent	Vacancy %	Avg. Rent	Vacancy %	Avg. Rent	Vacancy %
Q1-2008	\$527	8.58%	\$756	5.37%	\$820	8.22%	\$950	7.73%	\$1,130	5.79%	\$1,132	7.28%	\$886	6.85%
Q2-2008	\$524	6.34%	\$752	6.00%	\$814	8.46%	\$949	6.59%	\$1,132	6.24%	\$1,132	13.37%	\$884	6.83%
Q3-2008	\$524	5.62%	\$755	6.93%	\$813	8.82%	\$953	7.10%	\$1,132	7.72%	\$1,134	7.52%	\$885	7.35%
Q4-2008	\$523	5.43%	\$744	8.70%	\$798	11.83%	\$933	9.72%	\$1,130	10.44%	\$1,122	10.03%	\$875	9.63%
Q1-2009	\$523	7.90%	\$727	10.08%	\$776	11.97%	\$914	11.43%	\$1,119	11.45%	\$1,118	10.14%	\$863	10.87%
Q2-2009	\$515	8.64%	\$696	9.76%	\$753	12.20%	\$886	11.29%	\$1,088	13.18%	\$1,122	13.65%	\$844	10.93%
Q3-2009	\$501	9.57%	\$699	8.15%	\$741	11.46%	\$930	9.02%	\$1,117	7.23%	\$1,156	8.96%	\$857	9.08%
Q4-2009	\$500	8.97%	\$693	7.74%	\$728	9.48%	\$925	8.46%	\$1,111	10.32%	\$1,141	9.52%	\$848	8.54%
Q1-2010	\$490	10.96%	\$701	7.40%	\$734	6.70%	\$936	8.11%	\$1,128	10.16%	\$1,090	10.48%	\$858	7.87%
Q2-2010	\$489	10.96%	\$687	6.70%	\$725	10.03%	\$909	7.43%	\$1,102	8.58%	\$1,068	9.35%	\$837	7.79%
Q3-2010	\$483	7.06%	\$687	5.68%	\$721	7.27%	\$905	6.10%	\$1,091	6.04%	\$1,100	6.23%	\$834	6.18%
Q4-2010	\$480	7.66%	\$677	5.57%	\$711	7.40%	\$895	8.37%	\$1,085	9.40%	\$1,073	7.65%	\$824	7.16%
Q1-2011	\$487	10.36%	\$675	4.86%	\$716	5.06%	\$887	6.25%	\$1,086	6.30%	\$1,056	4.53%	\$821	5.64%
Q2-2011	\$476	7.21%	\$686	5.22%	\$738	5.33%	\$902	5.73%	\$1,115	5.06%	\$1,009	6.52%	\$837	5.51%
Q3-2011	\$484	4.20%	\$691	4.76%	\$744	3.87%	\$913	6.31%	\$1,098	9.06%	\$1,027	6.83%	\$840	5.38%
Q4-2011	\$463	6.31%	\$680	5.61%	\$756	7.30%	\$875	6.67%	\$1,070	8.96%	\$1,074	7.37%	\$822	6.56%
Q1-2012	\$472	3.60%	\$673	4.25%	\$752	5.84%	\$883	6.43%	\$1,070	9.30%	\$1,028	7.65%	\$822	5.59%
Q2-2012	\$482	5.86%	\$679	3.89%	\$758	4.96%	\$910	6.12%	\$1,094	7.10%	\$1,038	7.65%	\$836	5.13%
Q3-2012	\$507	4.25%	\$689	3.59%	\$757	4.86%	\$899	5.77%	\$1,074	7.19%	\$1,068	7.08%	\$836	4.83%
Q4-2012	\$487	8.86%	\$687	4.37%	\$757	6.35%	\$892	5.85%	\$1,083	6.43%	\$1,074	9.35%	\$830	5.60%
Q1-2013	\$494	7.96%	\$683	3.81%	\$759	5.75%	\$888	5.49%	\$1,080	6.81%	\$1,029	8.22%	\$829	5.11%
Q2-2013	\$509	7.66%	\$695	3.50%	\$770	5.54%	\$912	4.72%	\$1,082	6.05%	\$1,051	7.93%	\$843	4.65%
Q3-2013	\$531	4.35%	\$713	3.18%	\$780	4.96%	\$928	4.20%	\$1,113	5.58%	\$1,067	4.92%	\$859	4.05%
Q4-2013	\$545	2.40%	\$717	3.81%	\$785	4.05%	\$917	4.52%	\$1,117	5.28%	\$1,068	3.92%	\$860	4.12%
Q1-2014	\$548	3.89%	\$731	4.03%	\$795	3.28%	\$948	3.94%	\$1,123	3.04%	\$1,093	5.47%	\$876	3.83%
Q2-2014	\$533	2.69%	\$753	2.51%	\$764	2.33%	\$969	2.40%	\$1,170	1.97%	\$1,105	1.92%	\$852	2.41%
Q3-2014	\$540	1.35%	\$768	2.16%	\$796	2.58%	\$1,023	1.96%	\$1,189	2.10%	\$1,106	6.23%	\$887	2.13%
Q4-2014	\$555	1.35%	\$775	3.14%	\$797	3.90%	\$968	3.24%	\$1,176	4.23%	\$1,096	4.44%	\$868	3.31%
Q1-2015	\$565	1.65%	\$790	2.55%	\$810	3.11%	\$997	3.35%	\$1,209	3.32%	\$1,107	4.10%	\$889	2.97%
Q2-2015	\$562	1.95%	\$816	2.19%	\$823	1.88%	\$1,040	2.38%	\$1,251	2.85%	\$1,143	4.44%	\$920	2.27%
Q3-2015	\$589	2.99%	\$837	2.35%	\$848	2.29%	\$1,065	3.11%	\$1,264	2.81%	\$1,137	2.30%	\$942	2.67%
Q4-2015	\$580	2.54%	\$840	2.85%	\$854	2.83%	\$1,066	3.01%	\$1,263	2.56%	\$1,159	4.81%	\$946	2.90%
Q1-2016	\$639	1.80%	\$875	2.32%	\$885	1.96%	\$1,119	2.46%	\$1,316	2.30%	\$1,248	2.59%	\$990	2.30%
Q2-2016	\$643	2.25%	\$904	1.84%	\$930	1.56%	\$1,164	2.27%	\$1,411	1.96%	\$1,233	2.59%	\$1,029	1.98%
Q3-2016	\$662	1.48%	\$923	2.00%	\$973	1.41%	\$1,192	2.79%	\$1,420	2.75%	\$1,258	3.33%	\$1,054	2.24%
Q4-2016	\$673	1.92%	\$939	2.95%	\$984	2.75%	\$1,207	3.02%	\$1,382	3.26%	\$1,287	2.96%	\$1,066	2.93%
Q1-2017	\$669	1.47%	\$992	2.42%	\$1,019	1.32%	\$1,244	2.63%	\$1,468	1.54%	\$1,362	1.11%	\$1,111	2.23%
Q2-2017	\$715	1.17%	\$1,060	1.28%	\$1,081	0.95%	\$1,353	1.15%	\$1,595	1.05%	\$1,338	1.85%	\$1,194	1.17%
Q3-2017	\$737	1.32%	\$1,071	2.21%	\$1,103	2.20%	\$1,346	2.60%	\$1,616	3.80%	\$1,396	1.89%	\$1,202	2.41%
Q4-2017	\$723	3.52%	\$1,062	3.76%	\$1,091	3.03%	\$1,310	3.69%	\$1,551	5.50%	\$1,405	8.36%	\$1,180	3.80%
Q1-2018	\$744	1.17%	\$1,092	2.11%	\$1,122	1.93%	\$1,387	2.04%	\$1,631	0.89%	\$1,436	2.70%	\$1,230	1.97%
Q2-2018	\$781	1.76%	\$1,170	1.86%	\$1,210	1.25%	\$1,475	1.46%	\$1,754	1.40%	\$1,508	1.35%	\$1,318	1.58%
Q3-2018	\$863	2.79%	\$1,170	2.57%	\$1,209	2.23%	\$1,468	2.99%	\$1,775	4.14%	\$1,503	3.24%	\$1,319	2.79%
Q4-2018	\$837	5.28%	\$1,155	3.10%	\$1,192	3.49%	\$1,421	3.81%	\$1,762	5.59%	\$1,527	3.24%	\$1,292	3.64%
Q1-2019	\$801	3.37%	\$1,158	2.97%	\$1,217	2.29%	\$1,471	3.02%	\$1,779	5.16%	\$1,539	4.05%	\$1,316	3.06%
Q2-2019	\$841	3.37%	\$1,185	2.84%	\$1,262	2.02%	\$1,490	2.73%	\$1,838	1.96%	\$1,548	4.32%	\$1,344	2.67%
Q3-2019	\$814	2.49%	\$1,200	3.23%	\$1,252	3.18%	\$1,481	3.62%	\$1,816	2.76%	\$1,561	2.70%	\$1,345	3.31%
Q4-2019	\$804	3.08%	\$1,179	3.75%	\$1,226	3.55%	\$1,461	4.48%	\$1,771	3.83%	\$1,532	2.43%	\$1,324	3.96%
Q1-2020	\$873	3.96%	\$1,194	3.35%	\$1,209	3.33%	\$1,486	3.61%	\$1,804	4.00%	\$1,545	3.78%	\$1,341	3.51%
Q2-2020	\$915	2.12%	\$1,225	3.60%	\$1,251	3.03%	\$1,514	3.25%	\$1,795	2.74%	\$1,592	5.68%	\$1,369	3.32%
Q3-2020	\$923	2.52%	\$1,271	2.11%	\$1,299	1.44%	\$1,567	2.58%	\$1,870	2.47%	\$1,594	2.43%	\$1,421	2.24%
Q4-2020	\$927	3.18%	\$1,279	2.72%	\$1,301	2.63%	\$1,565	2.87%	\$1,887	3.54%	\$1,612	1.89%	\$1,424	2.82%
Q1-2021	\$944	2.65%	\$1,306	1.94%	\$1,327	1.62%	\$1,625	1.88%	\$1,961	2.71%	\$1,656	1.89%	\$1,469	1.95%
Q2-2021	\$1,007	1.04%	\$1,419	1.83%	\$1,430	1.44%	\$1,792	1.61%	\$2,174	1.64%	\$1,764	0.00%	\$1,607	1.63%
Q3-2021	\$1,102	3.23%	\$1,454	2.54%	\$1,465	1.68%	\$1,801	2.27%	\$2,189	2.82%	\$1,745	1.62%	\$1,632	2.35%
AVERAGE	\$639	4.47%	\$899	4.00%	\$941	4.55%	\$1,144	4.65%	\$1,376	5.10%	\$1,257	5.38%	\$1,038	4.43%
MEDIAN	\$555	3.37%	\$775	3.35%	\$814	3.33%	\$997	3.69%	\$1,189	4.23%	\$1,137	4.53%	\$887	3.64%
LOW	\$463	1.04%	\$673	1.28%	\$711	0.95%	\$875	1.15%	\$1,070	0.89%	\$1,009	0.00%	\$821	1.17%
HIGH	\$1,102	10.96%	\$1,454	10.08%	\$1,465	12.20%	\$1,801	11.43%	\$2,189	13.18%	\$1,764	13.65%	\$1,632	10.93%



COMMENTARY

The overall average rental rate for all units surveyed increased by 1.56%, with all unit types, except townhomes, experiencing an increase in average rental rates. Additionally, all of the sub-markets, except East Sparks and the Airport, experienced an increase in average rental rates, as well.

The overall vacancy rate for all units surveyed increased by 72 basis points, with nine of the eleven submarkets showing increases in vacancies. All unit types experienced increases in average vacancies. Average vacancy for all unit types is now at 2.35%.

Just over 4,000 apartment units are currently under construction in the Reno-Sparks market, with just under 5,800 units in the planning stages. Due to the Covid-19 Pandemic, it is likely that development of planned units will be delayed in the short-term, until the ultimate impact of the Pandemic is known. It is likely that vacancy rates will begin to increase once all eviction moratoriums are lifted. Rental rates, which have continued to increase since the last recession, will likely begin to stabilize, and ultimately decrease over the next several quarters.



GUIDELINES

The units reported in the survey are subject to the following conditions:

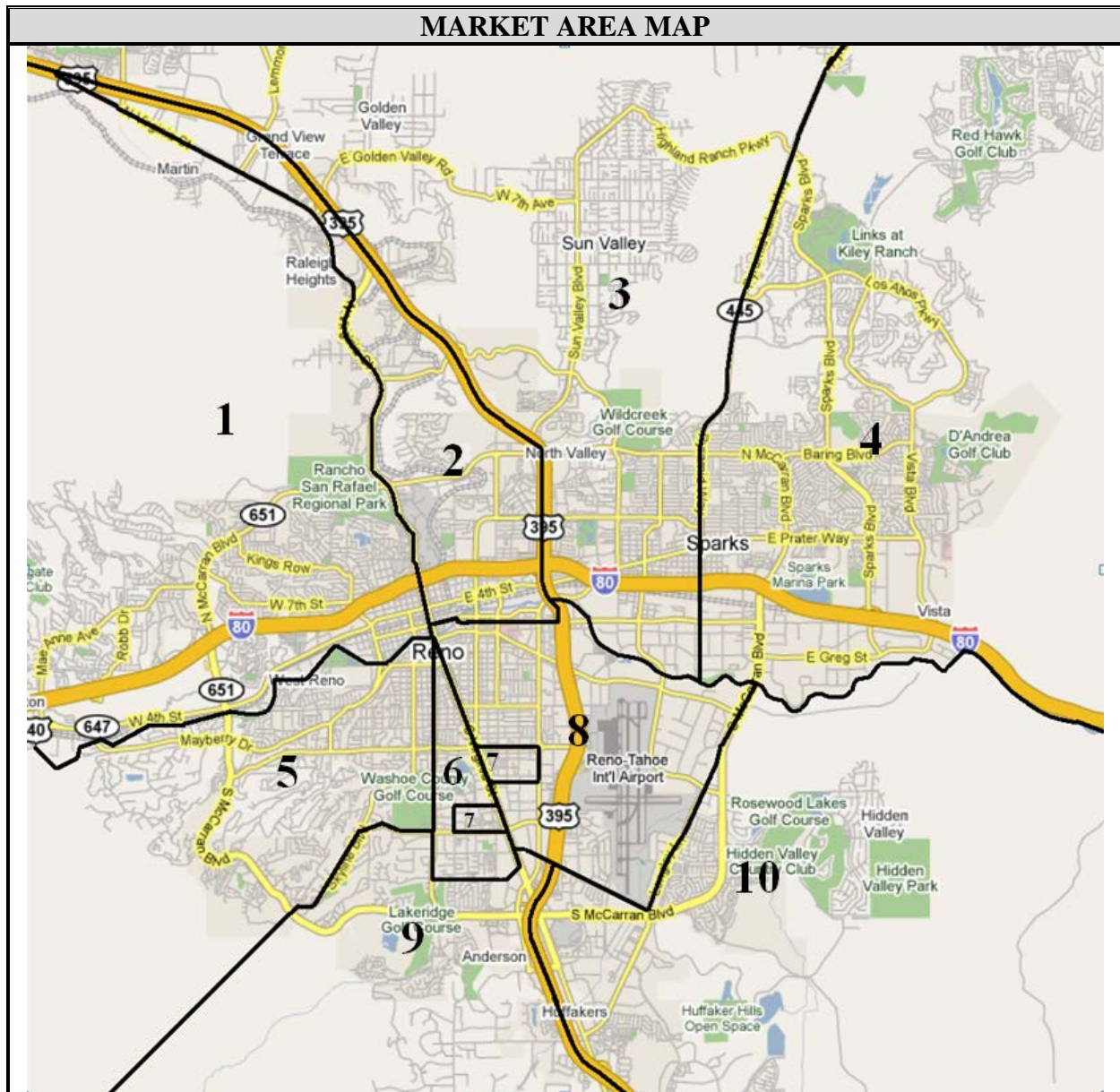
- Occupancy rates represent conditions as of the date of survey;
- Rents utilized in the report represent the base price of an unfurnished apartment;
- Units with more than one size per unit type were calculated on a weighted average for each unit type
- Weighted averages were used in all charts to give the most accurate statistics possible. The averages were weighted by the number of units reporting each data type;
- Vacant units are defined as those units currently available for lease (no contract in place).

APARTMENT UNIT CLASSIFICATIONS

Apartment Type	Description
Studio	Units With One Living Area Plus Bath & Kitchen
1 Bed/1 Bath	Units With One Bedroom And 1 Bath Or 1-1/2 Baths
2 Bed/1 Bath	Units With 2 Bedrooms, 1 Bath OR 1 Bedroom, Den, 1 Bath
2 Bed/2 Bath	Units Have 2 Bedrooms And 2 Baths Or 1-1/2 Baths
3 Bed/2 Bath	Units Having 3 Bedrooms And 2 Baths (Some Units Include A 3 rd Bath)
Townhouse	Units Having 2 Or 3 Bedrooms, 2 Baths OR 2 Bedrooms, Den, 2 Baths



MARKET AREAS		
Area	Sub-Market	Location
1	Northwest Reno	North of Truckee River & West of N. Virginia St.
2	Northeast Reno	North of 2 nd St.; West of US-395 & Northtowne Lane; East of N. Virginia St.
3	West Sparks/North Valleys	North of the Truckee River; West of Pyramid Way; East of US-395
4	East Sparks	North of the Truckee River & East of Pyramid Way
5	West Reno	North of Moana Lane; West of Plumas St.; South of Truckee River
6	Southwest Reno	South of Truckee River; West of S. Virginia St.; East of Plumas St.; North of Redfield Parkway
7	Brinkby/Grove	North of Moana Lane; West of S. Virginia St.; South of Brinkby Ave.; East of Lakeside Dr. & North of Linden St.; West of Kietzke Lane; South of Plumb Lane; East of S. Virginia St.
8	Airport	North of Peckham Lane; West of Longley Lane; East of S. Virginia St.; South of 2 nd St. & Truckee River
9	Lakeridge	South of Moana Lane and Redfield Parkway; West of S. Virginia St.
10	Southeast Reno	South of Truckee River; East of S. Virginia St. & Longley Lane
11	Downtown Urban	Downtown Reno; Downtown Sparks
*Sub-Market Area 11 is not depicted on the following Market Area Map, as it contains portions of Downtown Reno and Downtown Sparks, which are contained within previously existing Sub-Market Areas.		





PROJECTS APPROVED AND/OR UNDER CONSTRUCTION

Bluth Development broke ground on The Lakes at Lemmon Valley in the 1st Quarter of 2019. The Lakes at Lemmon Valley is a 768-unit apartment project located along Sky Vista Parkway, west of Lemmon Valley Road. At the end of the 3rd Quarter of 2021, 61 buildings were complete and approximately 64% of the project had been pre-leased and was occupied.

Lewis Apartment Communities broke ground on Esprit Townhomes in the 2nd Quarter of 2019. Esprit is a 126-unit townhome apartment project located at the southeast corner of Veterans Parkway and Geiger Grade Road. At the end of the 3rd Quarter of 2021, four buildings were complete, approximately 43% of the project had been pre-leased and 35% of the project was occupied.

In the 3rd Quarter of 2018, Silverwing Development broke ground on The Deco, a high-rise 209-unit apartment complex located at Victorian Square in Sparks. Certificate of Occupancy on the project was received in the 1st Quarter of 2021. As of the date of this survey, 59% of the project had been leased and 54% of the project was occupied.

Mountain West Builders and Oakmont Properties broke ground on Double R Apartments in the 3rd Quarter of 2019. Double R Apartments is a 440-unit apartment complex located at the southeast corner of Double R Boulevard and Technology Way in Reno. At the end of the 3rd Quarter of 2021, six buildings were complete, approximately 40% of the project was pre-leased and 26% of the project was occupied.

Lyon Living and Reno Land Inc. broke ground on the Reno Experience District (RED) at the beginning of the 3rd Quarter of 2019. When complete, RED will be developed with 1,300± multi-family units. The Emory and Basecamp are currently the only complexes within RED leasing units. The Emory is a 282-unit luxury apartment project. At the end of the 3rd Quarter of 2021, approximately 42% of the project had been pre-leased and 38% of the project was occupied. Basecamp is a 317-unit luxury apartment project. At the end of the 3rd Quarter of 2021, no units were occupied, but approximately 2% of the project had been pre-leased.

S3 Development Company broke ground on Westlook in the 4th Quarter of 2019. Westlook is a 192 -unit apartment complex located at the northeast corner of West 4th Street and Twin Lakes Drive in northwest Reno. At the end of the 3rd Quarter of 2021, none of the buildings had been completed, but approximately 15% of the project was pre-leased.

Lewis Apartment Communities and MBI Metcalf Builders, Inc. broke ground on Indigo in the 3rd Quarter of 2021. Indigo is a 260-unit apartment complex located on the west side of Veterans Parkway at the westerly terminus of Trieste Road.

The chart below summarizes the market rate projects within the Reno-Sparks market with approvals, in planning stages, or under construction.



PROPOSED & UNDER CONSTRUCTION (MAJOR APARTMENT PROJECTS OVER 80 UNITS)				
Projects Under Construction				
Project Name	Units	Location	Area	Status
The Retreat	283	West 4th Street and Summit Ridge Drive	1	Under Construction
The Villas at Keystone Canyon-Phase II	115	Keystone Avenue & North McCarran Boulevard	1	Under Construction
Westlook	192	West 4th Street, East of South McCarran Boulevard	1	Under Construction
The Lakes at Lemmon Valley	768	Sky Vista Parkway, West of Lemmon Valley Road	3	Under Construction
Reno Experience District	980	Previous Park Lane Mall Site	7	Under Construction
Esprit Townhomes	126	Southeast Corner of Veterans Parkway & Geiger Grade Road	10	Under Construction
Double R Apartments	440	Double R Boulevard & Technology Way	10	Under Construction
Indigo	260	West Side of Veterans Parkway @ West Terminus of Trieste Road	10	Under Construction
Integra Peaks	300	Northside of Damonte Ranch Parkway, East of Double R Boulevard	10	Under Construction
SyRes	330	Northeast Corner of Longley Lane and South Virginia Street	10	Under Construction
The Atrium	132	Victorian Square	11	Under Construction
Total Units:	3,926			
Projects Planned				
Project Name	Units	Location	Area	Status
5th & Vine Apartments	295	Northeast Corner of Keystone Avenue & 5th Street	1	Planning Stages
Verdi Village	242	Southeast Corner of South Verdi Road & Cabela Drive	1	Planning Stages
550 North Virginia	261	Northeast Corner of North Virginia Street & East 5th Street	2	Planning Stages
Spectrum-Dandini Development	420	Northeast Corner of US Highway 395 & Dandini Boulevard	3	Planning Stages
Vista Rafael Apartments	416	North Virginia Street & Vista Rafael Parkway	3	Planning Stages
Azure-Phase II	441	East of Sparks Marina-East Side of Marina Gateway Drive	4	Planning Stages
Kiley Ranch North Phase 6	306	Southwest Corner of Kiley Parkway & Windmill Farms Parkway	4	Planning Stages
Lumina-Phase II	232	Pioneer Meadows	4	Planning Stages
Stonebrook Apartments	396	SEC Pyramid Highway & Dakota Hills Drive	4	Planning Stages
theAPEX @ Vista	360	East Side of Vista Boulevard Between Los Altos Parkway & Wingfield Hills Road	4	Planning Stages
Reno Experience District	269	Previous Park Lane Mall Site	7	Planning Stages
Palomino	328	SEC Damonte Ranch Parkway & Steamboat Parkway	10	Planning Stages
214 Lake Street	752	Northeast Corner of Lake Street and East 2nd Street	11	Planning Stages
CAI Investments (Former Harrah's)	530	Northeast Corner of North Virginia Street and East 2nd Street	11	Planning Stages
Promenade-Phase I & II	288	Victorian Square	11	Planning Stages
PromWest	168	East of Fountainhouse	11	Planning Stages
Ryland Apartments	90	North Side of Ryland Street, Between Park Street & High Street	11	Planning Stages
Total Units:	5,794			

In addition to the above projects, a number of apartment projects, including smaller market rate and tax credit projects, are in the planning stages. A number of land owners are also going through the entitlement process for apartments, in order to sell or develop the properties.



ABSORPTION

The chart below summarizes the absorption rates of several market apartment projects in the Reno-Sparks area between 2002 and a current date, and includes the recent absorption rate of Parq Crossing, Azure and INOVA.

HISTORICAL & CURRENT ABSORPTION RATES

Project Name	# of Units	Lease up Dates		Absorption Per Month
		Start	Stabilized	
Sharlands Terrace	304	Mar-00	Jan-02	13.22
Canyon Hills Phase I	256	Jun-01	Jul-02	18.29
The Village at Wildcreek	240	Jul-01	Sep-02	16.00
Aviana at Tuscany	311	Jul-01	Apr-03	14.14
Silver Creek	376	Jan-01	Aug-03	11.75
Villas at D'Andrea	256	Apr-02	Dec-03	12.19
Marina Village	240	Oct-04	Oct-06	10.00
Horizons at South Meadows	344	Nov-05	Jan-07	22.93
Caviata at Kiley Ranch	184	Jun-07	Oct-09	6.10
Waterstone at Kiley Ranch	203	Jul-07	Oct-09	7.00
The View Apartments	308	Apr-09	Jan-11	13.33
The Trails at Pioneer Meadows	300	Aug-09	Jul-11	11.78
The Alexander at South Virginia	350	Aug-09	Jul-11	13.87
The Village at Arrowcreek	208	Oct-13	Feb-15	11.56
The Bungalows at Sky Vista-Phase I	338	Mar-14	Nov-15	16.10
The Villas at Keystone Canyon	288	Sep-14	Nov-15	19.20
Edge Water at Virginia Lake	284	May-15	Sep-16	16.71
Square One	100	Jun-16	Feb-17	11.11
3 rd Street Flats	94	Dec-16	Jun-17	13.43
Fountainhouse	220	May-16	Aug-17	13.75
Harvest at Damonte Ranch Phase I	278	Nov-16	Jun-18	13.90
The Village South	243	Nov-16	Jun-18	12.15
Vineyards at Galleria	210	Aug-17	Jun-18	19.09
Latitude 39	148	June-17	Aug-18	9.87
Harvest at Damonte Ranch Phase II	182	Nov-18	Oct-19	15.17
Sierra Vista	336	Mar-18	Oct-19	16.80
Vida	312	May-18	Nov-19	16.42
Waterfront at the Marina	209	Dec-18	Jan-20	14.93
Lyfe at the Marina	280	Aug-18	Feb-20	14.74
The Bridges	194	Jun-18	Mar-20	8.82
Silverado	96	May-19	May-20	7.38
Lumina	330	Dec-18	Jul-20	16.50
Harvest at Damonte Ranch Phase III	260	May-19	Aug-20	16.25
North Peak	352	Mar-18	Mar-21	9.51
INOVA	420	Mar-19	Jun-21	15.00
Azure	308	Apr-20	Jun-21	20.53
Parq Crossing	288	May-20	Jun-21	20.57



RENT CONCESSIONS

During the 3rd Quarter of 2021 8.91% of the apartment projects in our Survey offered rent concessions, which increased from 2.35% in the 2nd Quarter of 2021. Concessions range from discounted move-in costs to reduced rent on a twelve-month lease. A majority of the properties now offering concessions, are offering a discount to Tesla and other Tahoe Reno Industrial Center employees. The most commonly found rent concessions consist of:

- Reduced rent with a 12-month lease

The chart below summarizes the percentage of projects which have offered concessions, and the overall vacancy rate, between 2015 and a current date. It is recognized that an increasing number of apartment projects are utilizing YieldStar, and concessions are not reported separately by the apartment managers.

REGIONAL CONCESSION HISTORY

Quarter/Year	% Offering Concessions	Overall Vacancy %
Q1-2015	35.90%	2.97%
Q2-2015	16.67%	2.27%
Q3-2015	20.25%	2.67%
Q4-2015	14.81%	2.90%
Q1-2016	12.35%	2.30%
Q2-2016	6.17%	1.98%
Q3-2016	4.82%	2.24%
Q4-2016	10.84%	2.93%
Q1-2017	7.14%	2.23%
Q2-2017	2.35%	1.17%
Q3-2017	4.65%	2.41%
Q4-2017	4.65%	3.80%
Q1-2018	4.65%	1.97%
Q2-2018	11.24%	1.58%
Q3-2018	13.33%	2.79%
Q4-2018	8.89%	3.64%
Q1-2019	16.67%	3.06%
Q2-2019	10.00%	2.67%
Q3-2019	19.57%	3.31%
Q4-2019	23.66%	3.96%
Q1-2020	27.37%	3.51%
Q2-2020	23.71%	3.32%
Q3-2020	10.10%	2.24%
Q4-2020	13.40%	2.82%
Q1-2021	9.18%	1.95%
Q2-2021	3.96%	1.63%
Q3-2021	8.91%	2.35%



SURVEY RESULTS

This section of the report covers survey findings pertaining to the total survey area for the 3rd Quarter of 2021.

OVERALL QUARTERLY TRENDS:

The graphs in this section illustrate percentage vacant, percentage of rent increases or decreases and average monthly rent per quarter. The following graphs are included in overall trends:

- Overall Reno/Sparks Averages
- Overall Trends For Studio Units
- Overall Trends For 1 Bedroom/1 Bath Units
- Overall Trends For 2 Bedroom/1 Bath Units
- Overall Trends For 2 Bedroom/2 Bath Units
- Overall Trends For 3 Bedroom/2 Bath Units
- Overall Trends For Townhouse Units
- Average Rent Per Unit Type

TRENDS PER MARKET AREA:

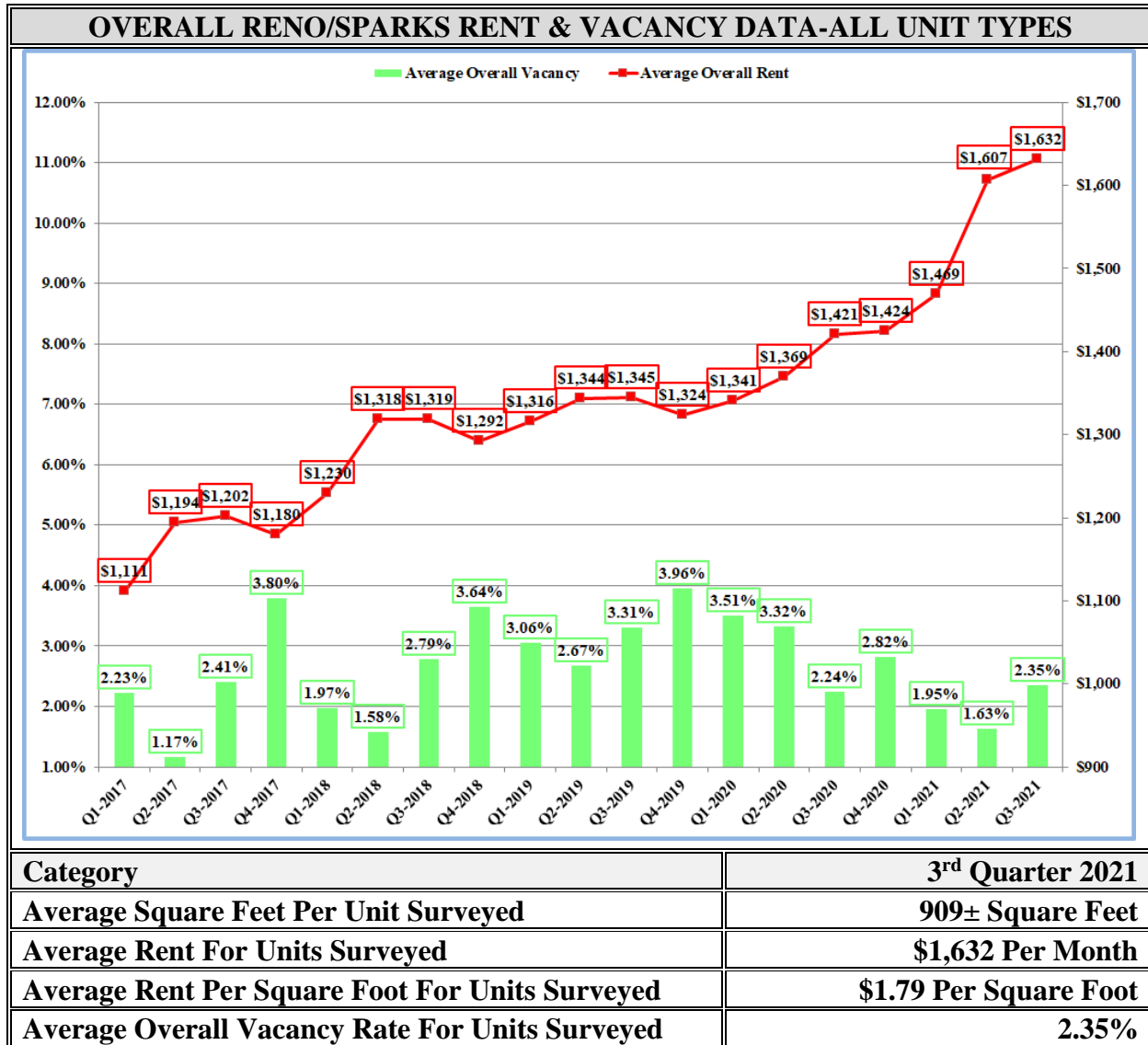
These graphs illustrate quarterly vacancy percentage and average monthly rent. The sub-market categories are as follows:

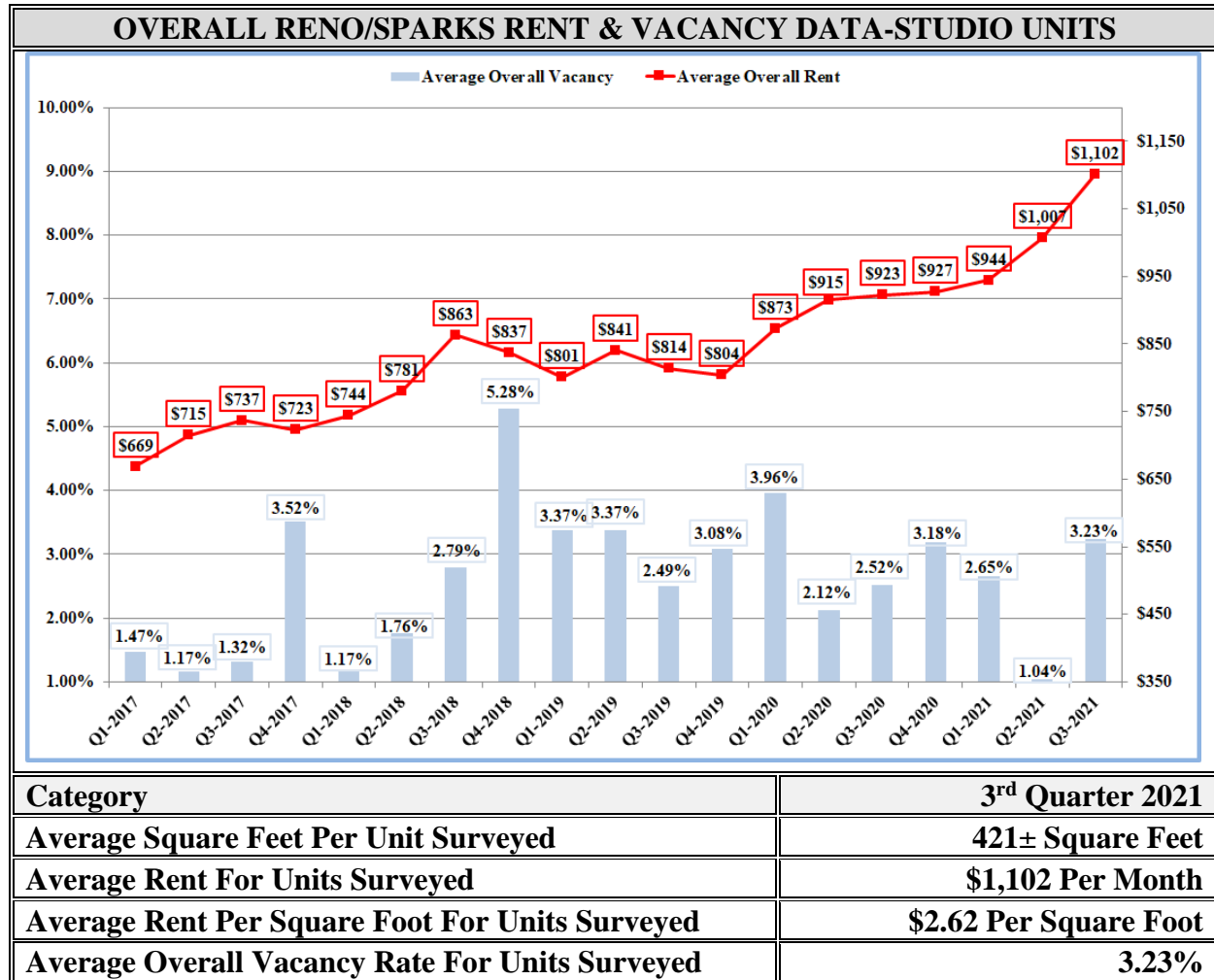
- Area 1-Northwest Reno
- Area 2-Northeast Reno
- Area 3-West Sparks/North Valleys
- Area 4-East Sparks
- Area 5-West Reno
- Area 6-Southwest Reno
- Area 7-Brinkby/Grove
- Area 8-Airport
- Area 9-Lakeridge
- Area 10-Southeast Reno
- Area 11-Downtown Urban

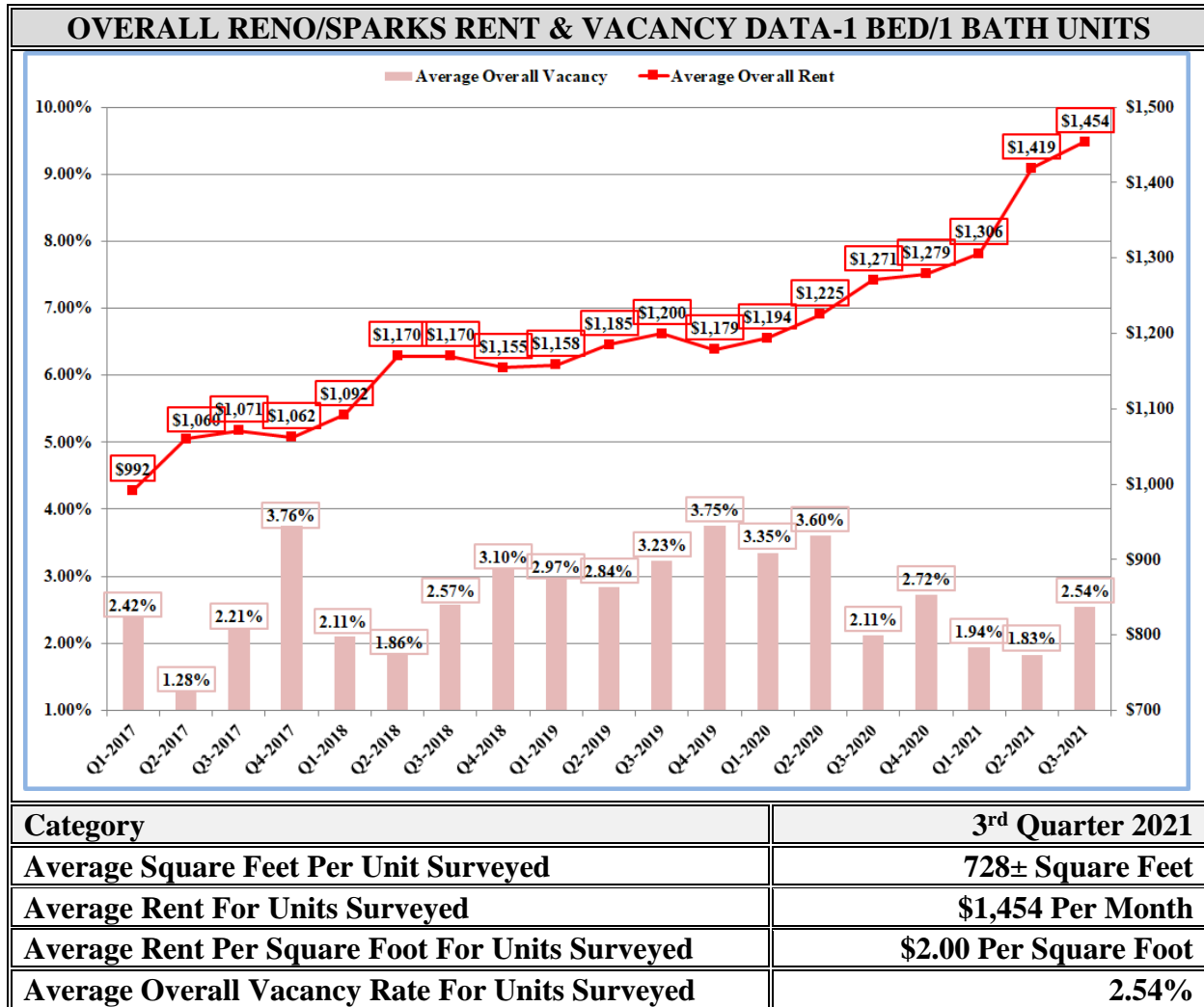
CURRENT SURVEY COMPARISONS:

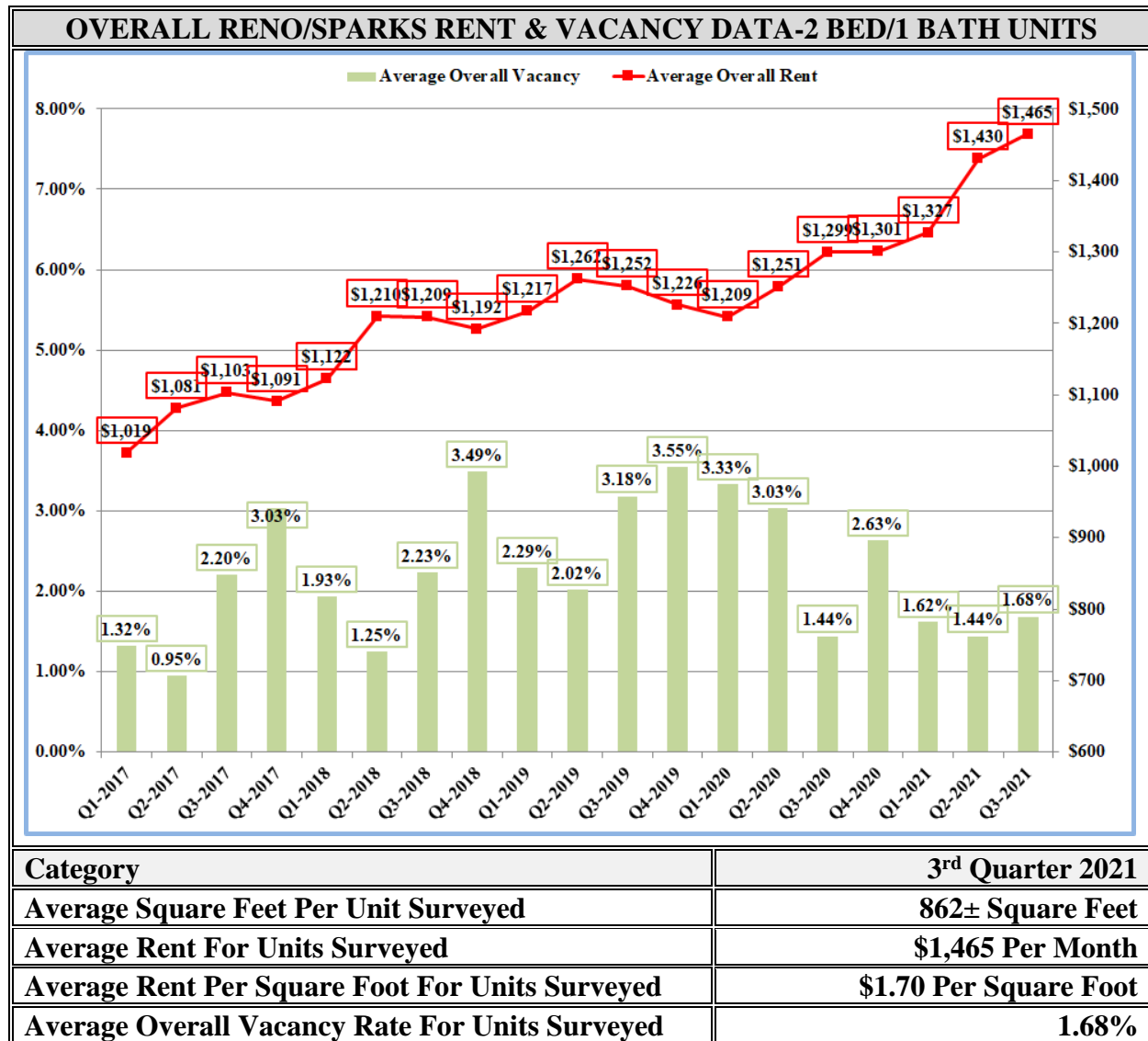
This section of graphs illustrates overall comparisons based on unit type and sub-market categories. These graphs include:

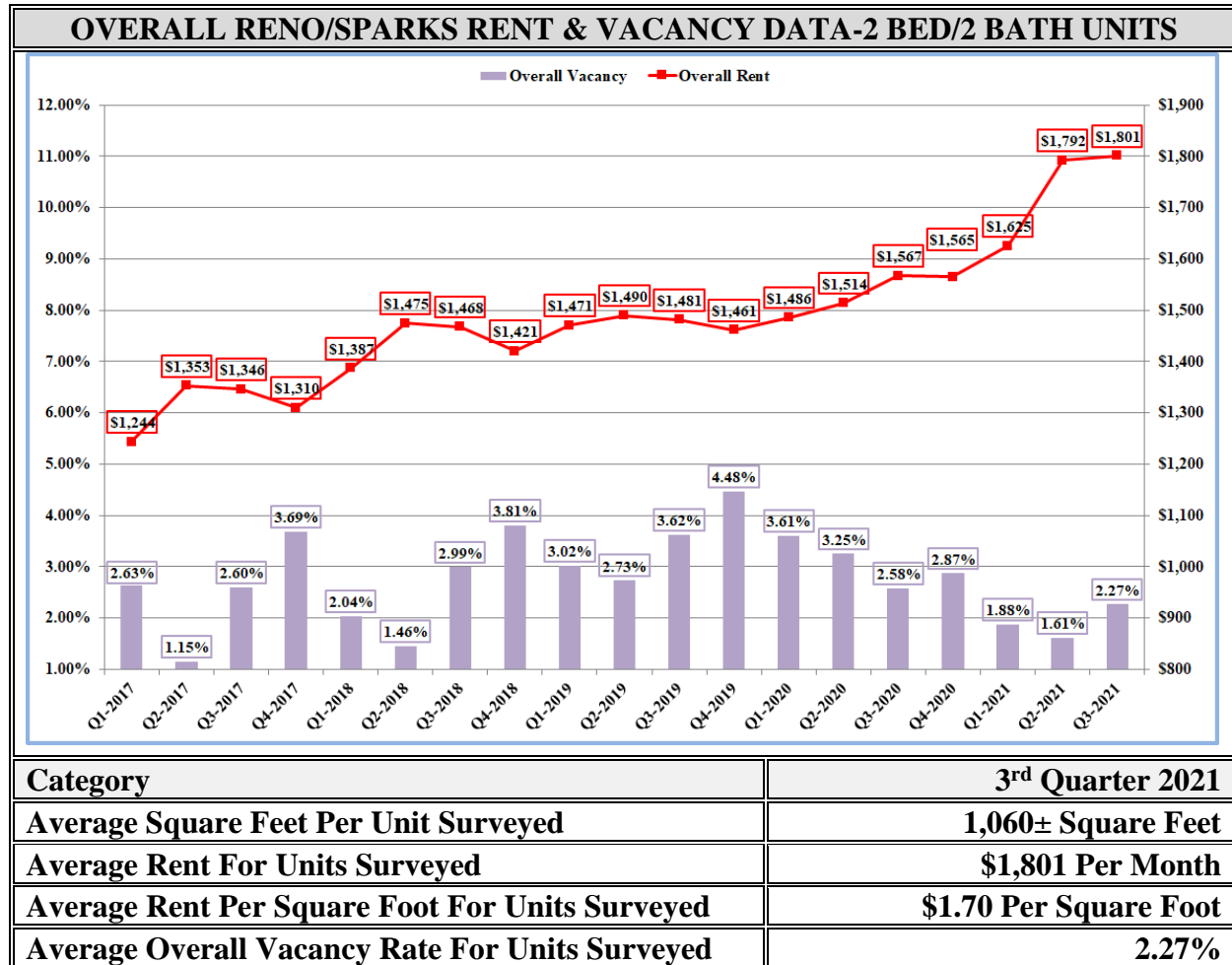
- Summary By Unit Type
- Summary By Area
- 15 Properties With The Highest Average Rents

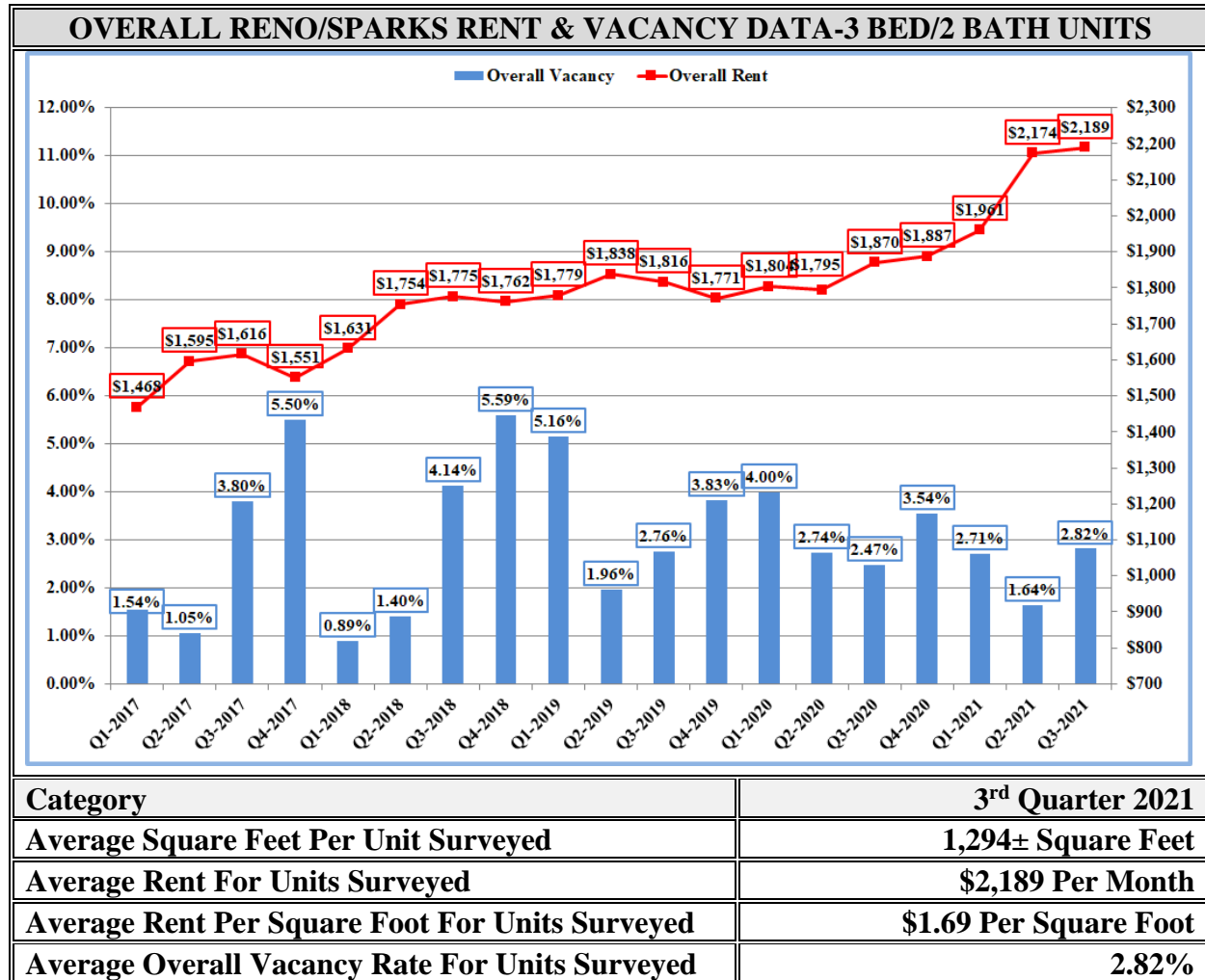


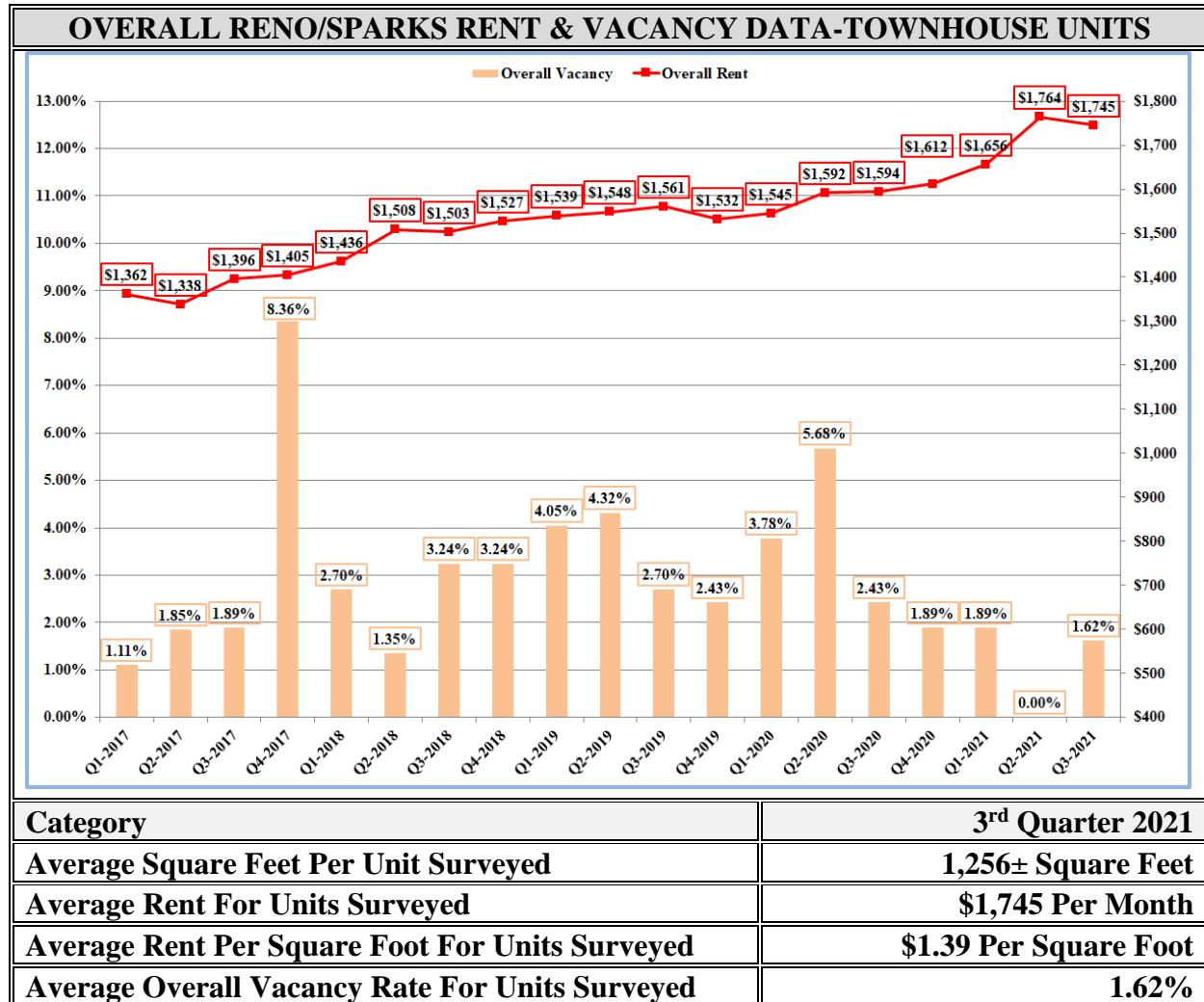


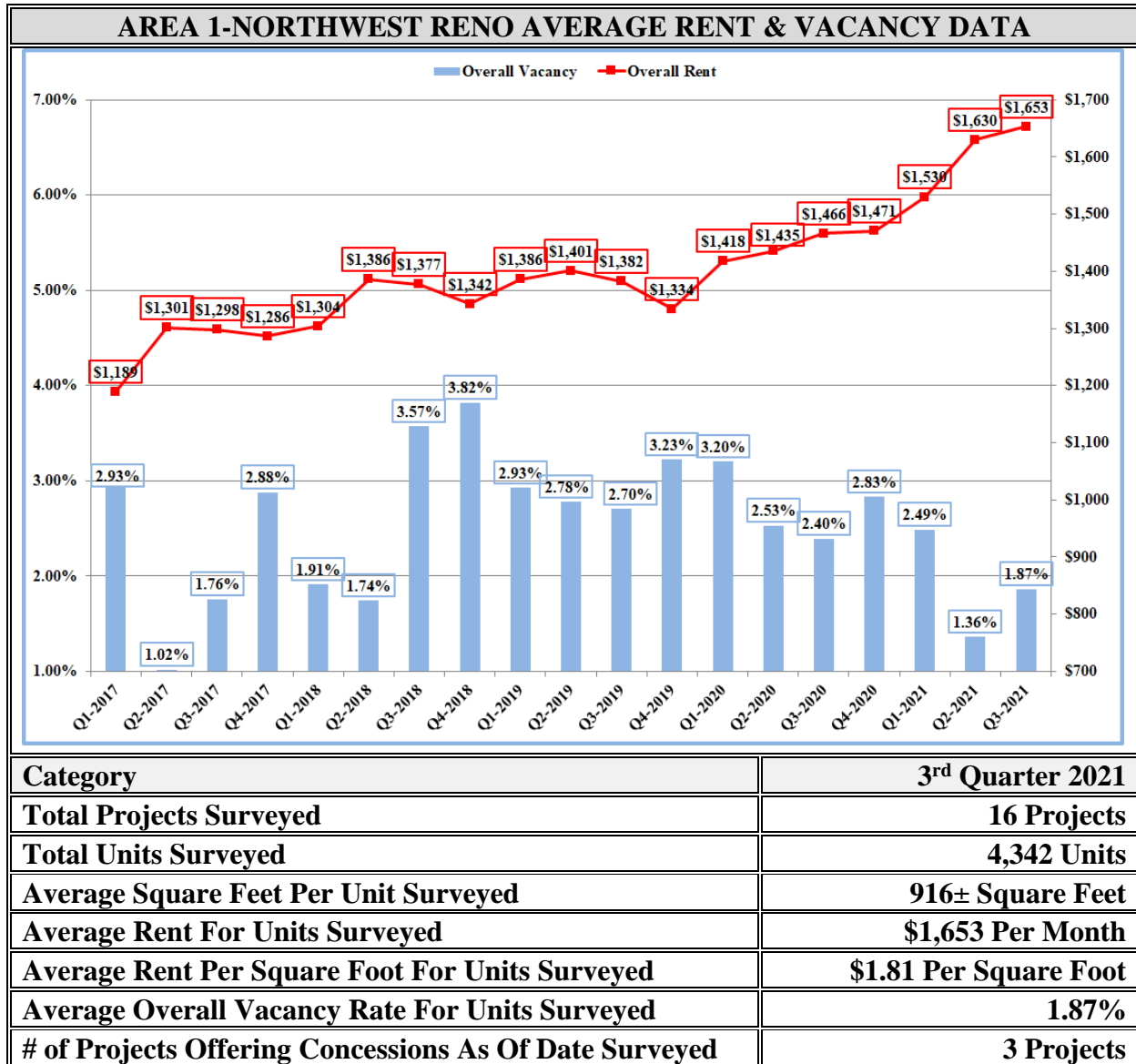


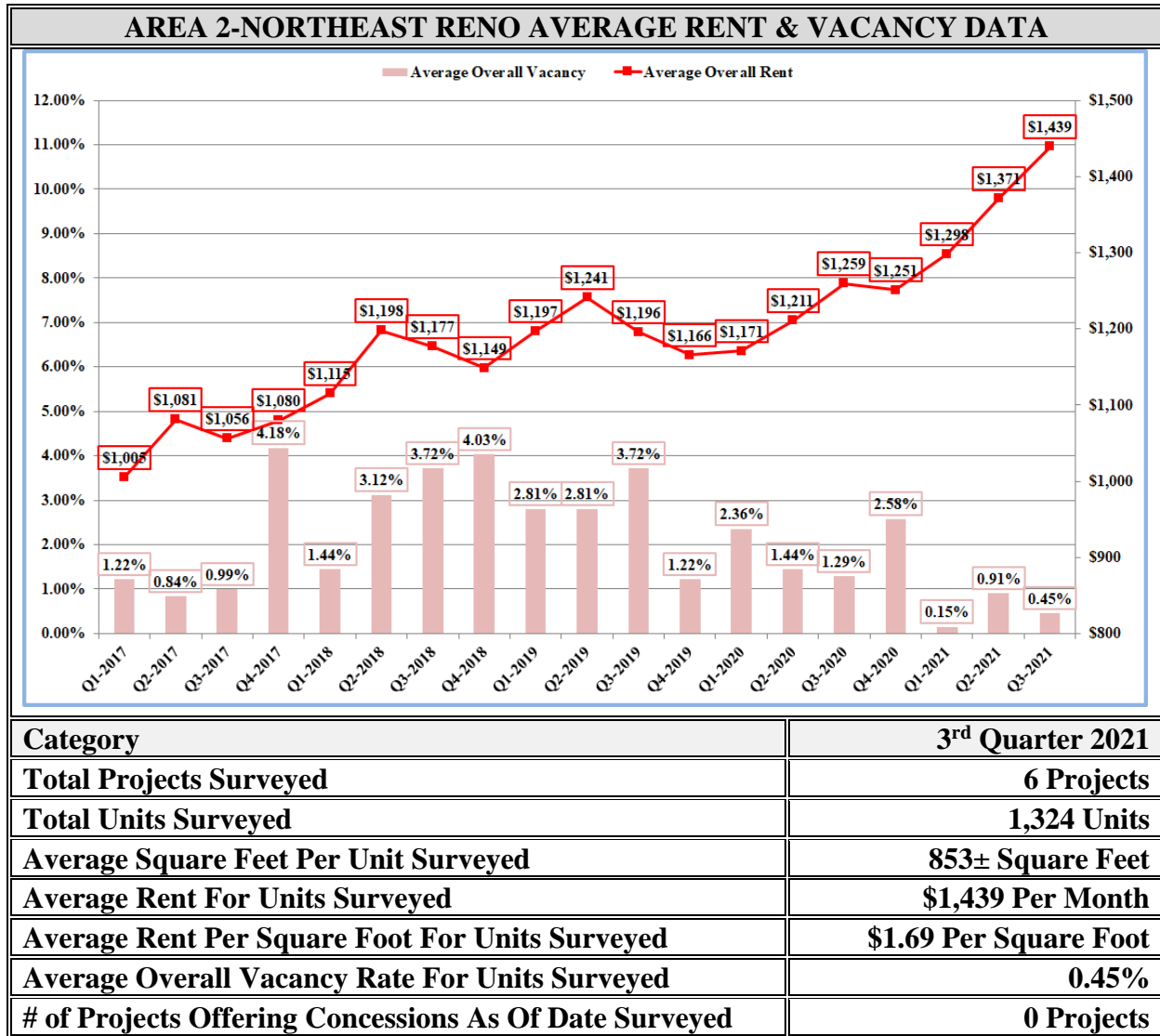






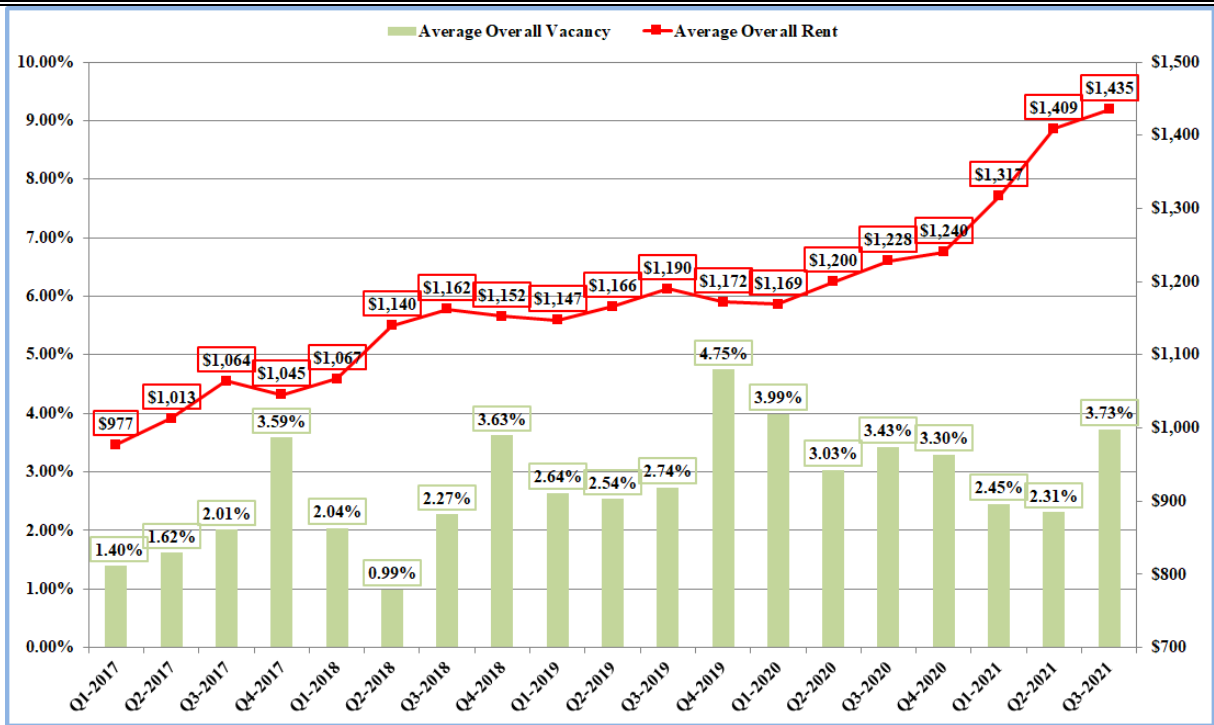




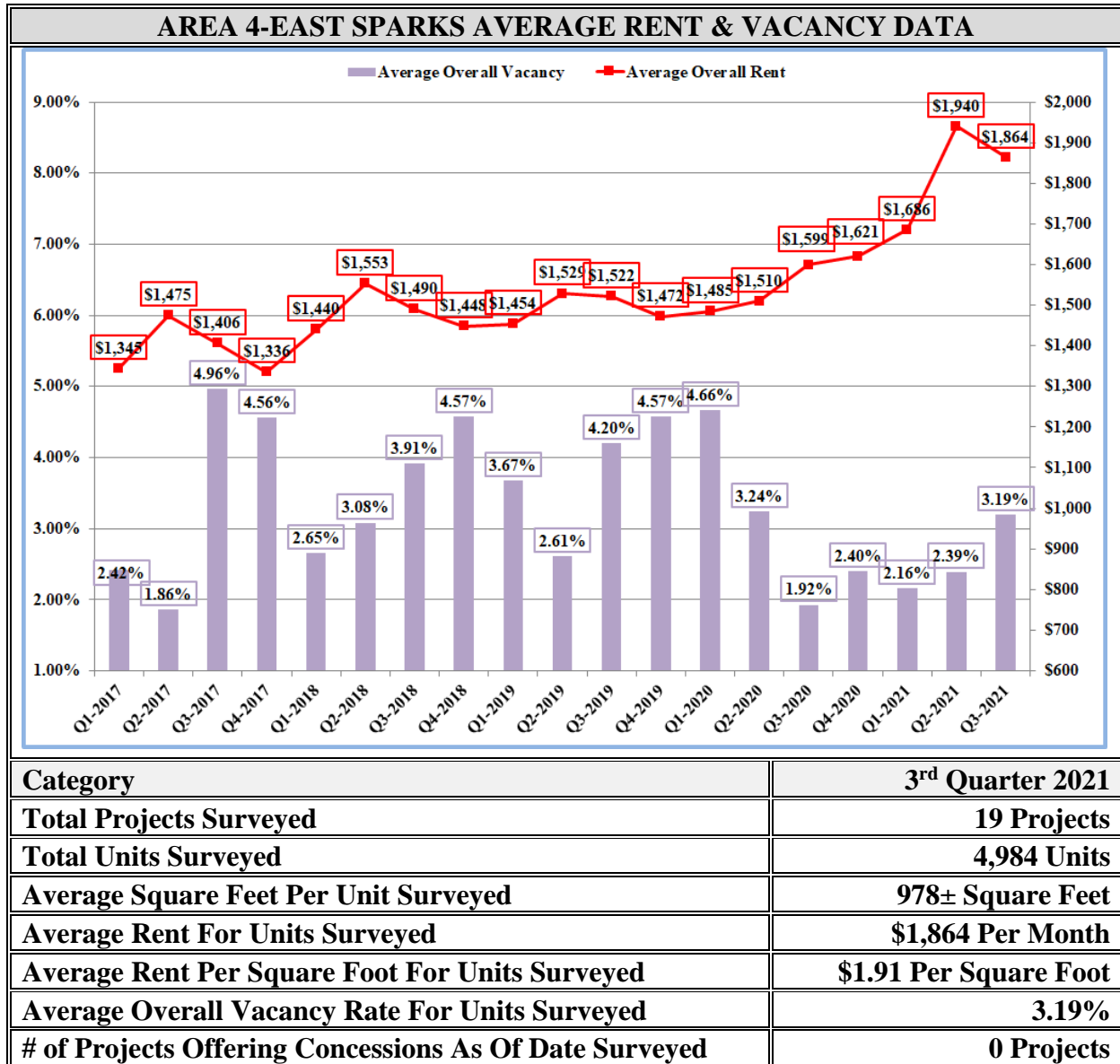




AREA 3-WEST SPARKS/NORTH VALLEYS AVERAGE RENT & VACANCY DATA

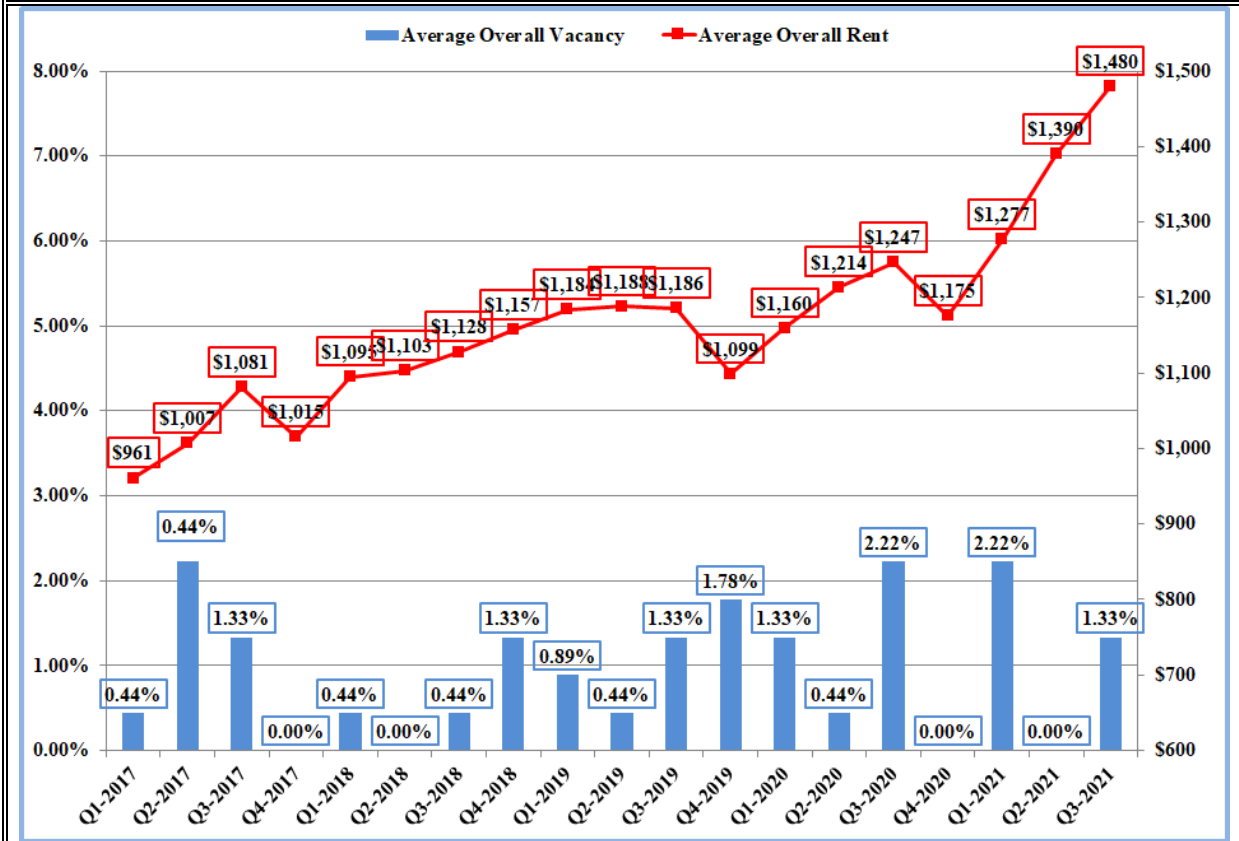


Category	3 rd Quarter 2021
Total Projects Surveyed	15 Projects
Total Units Surveyed	3,676 Units
Average Square Feet Per Unit Surveyed	872± Square Feet
Average Rent For Units Surveyed	\$1,435 Per Month
Average Rent Per Square Foot For Units Surveyed	\$1.65 Per Square Foot
Average Overall Vacancy Rate For Units Surveyed	3.73%
# of Projects Offering Concessions As Of Date Surveyed	2 Projects

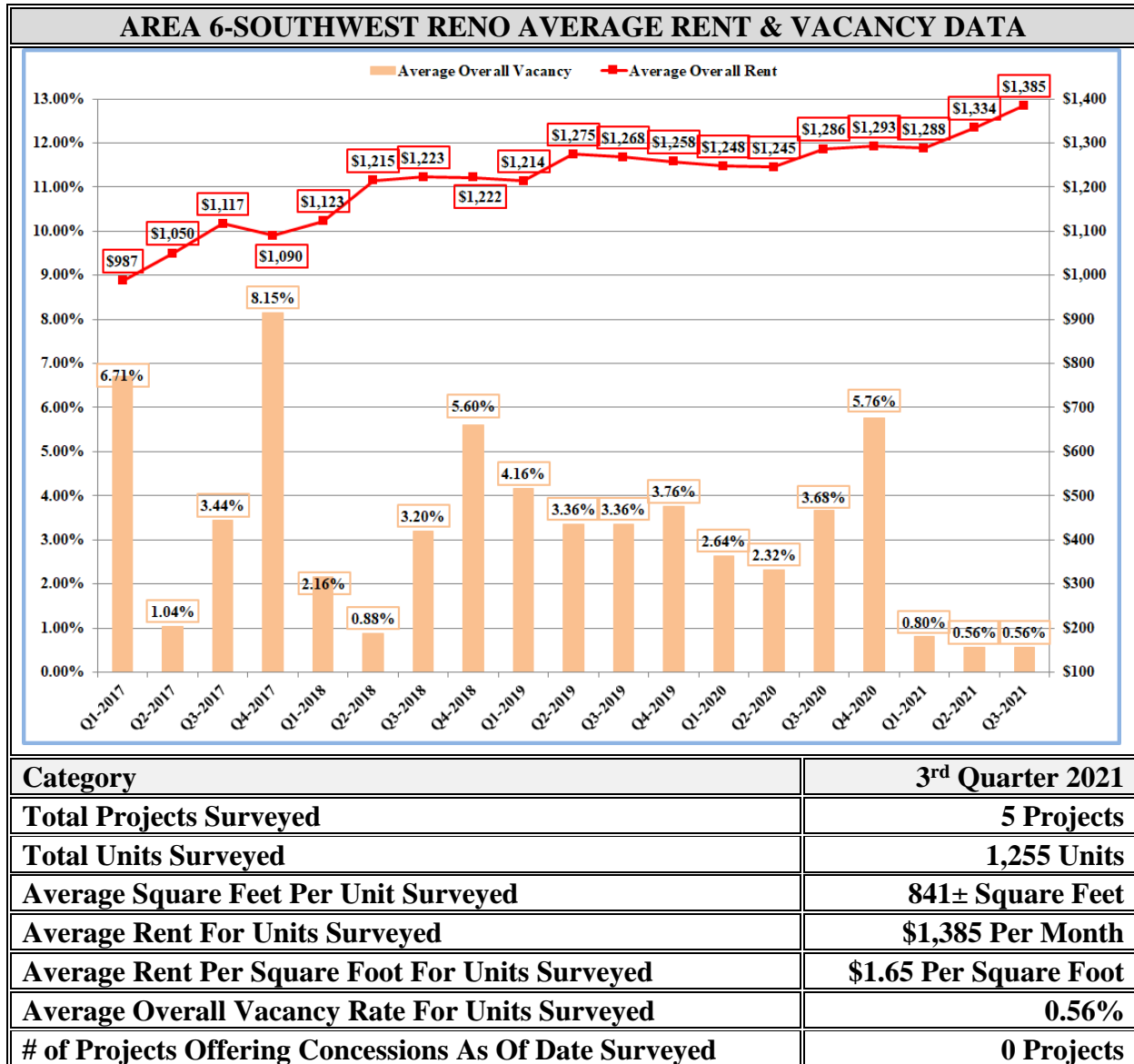


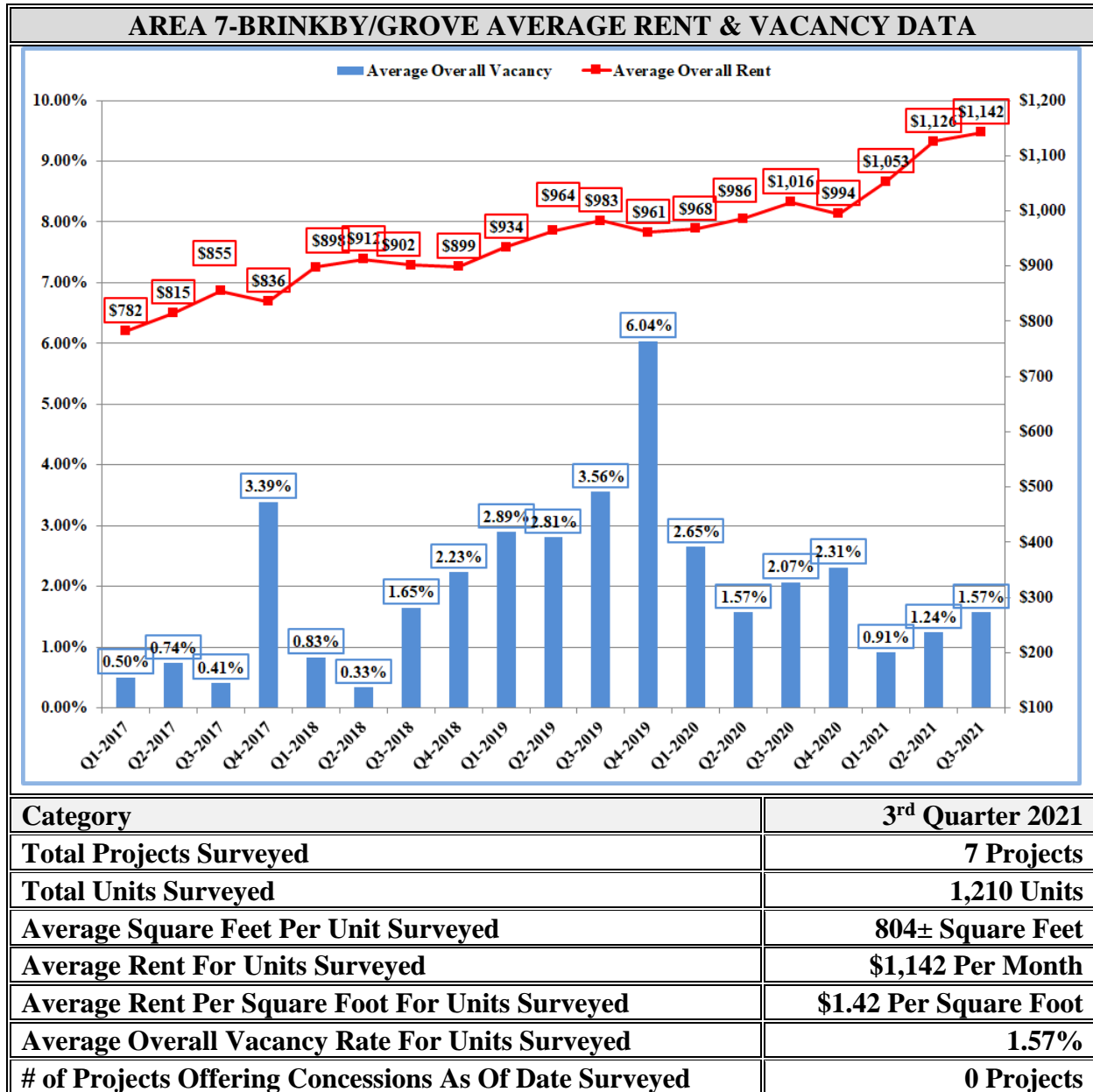


AREA 5-WEST RENO AVERAGE RENT & VACANCY DATA



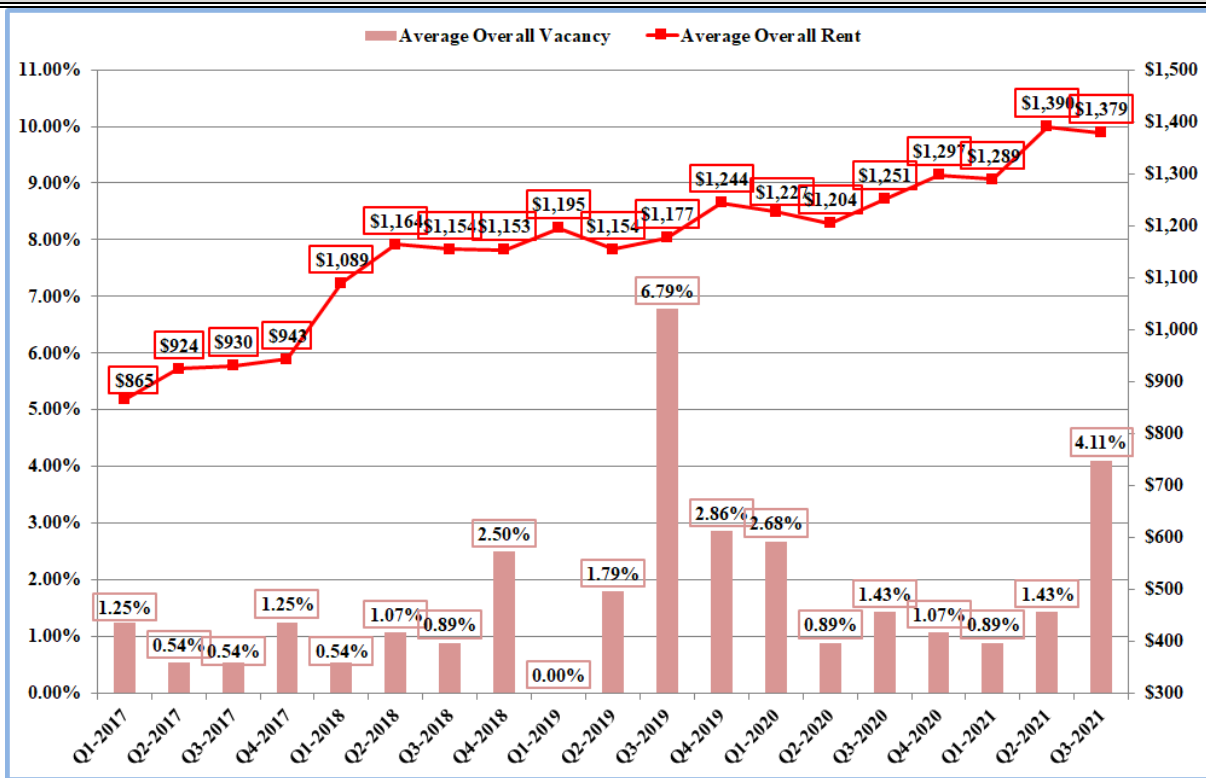
Category	3 rd Quarter 2021
Total Projects Surveyed	2 Projects
Total Units Surveyed	225 Units
Average Square Feet Per Unit Surveyed	870± Square Feet
Average Rent For Units Surveyed	\$1,480 Per Month
Average Rent Per Square Foot For Units Surveyed	\$1.70 Per Square Foot
Average Overall Vacancy Rate For Units Surveyed	1.33%
# of Projects Offering Concessions As Of Date Surveyed	0 Projects







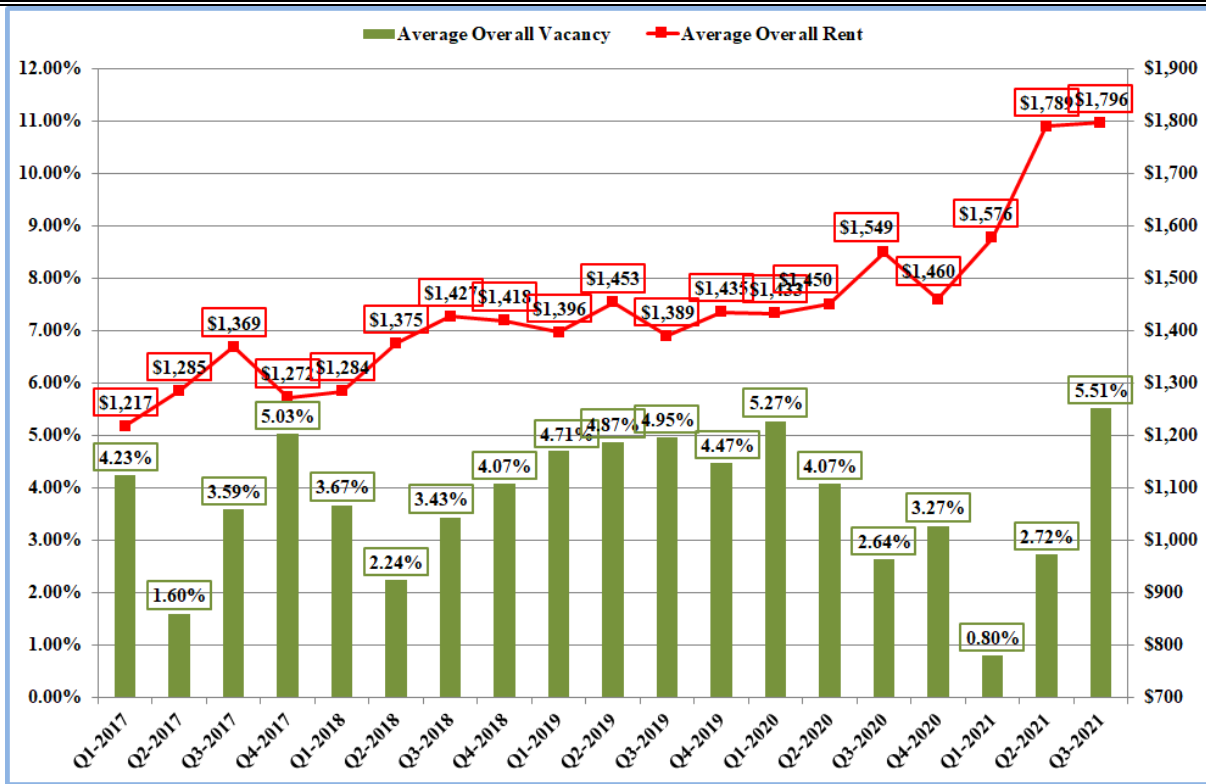
AREA 8-AIRPORT AVERAGE RENT & VACANCY DATA



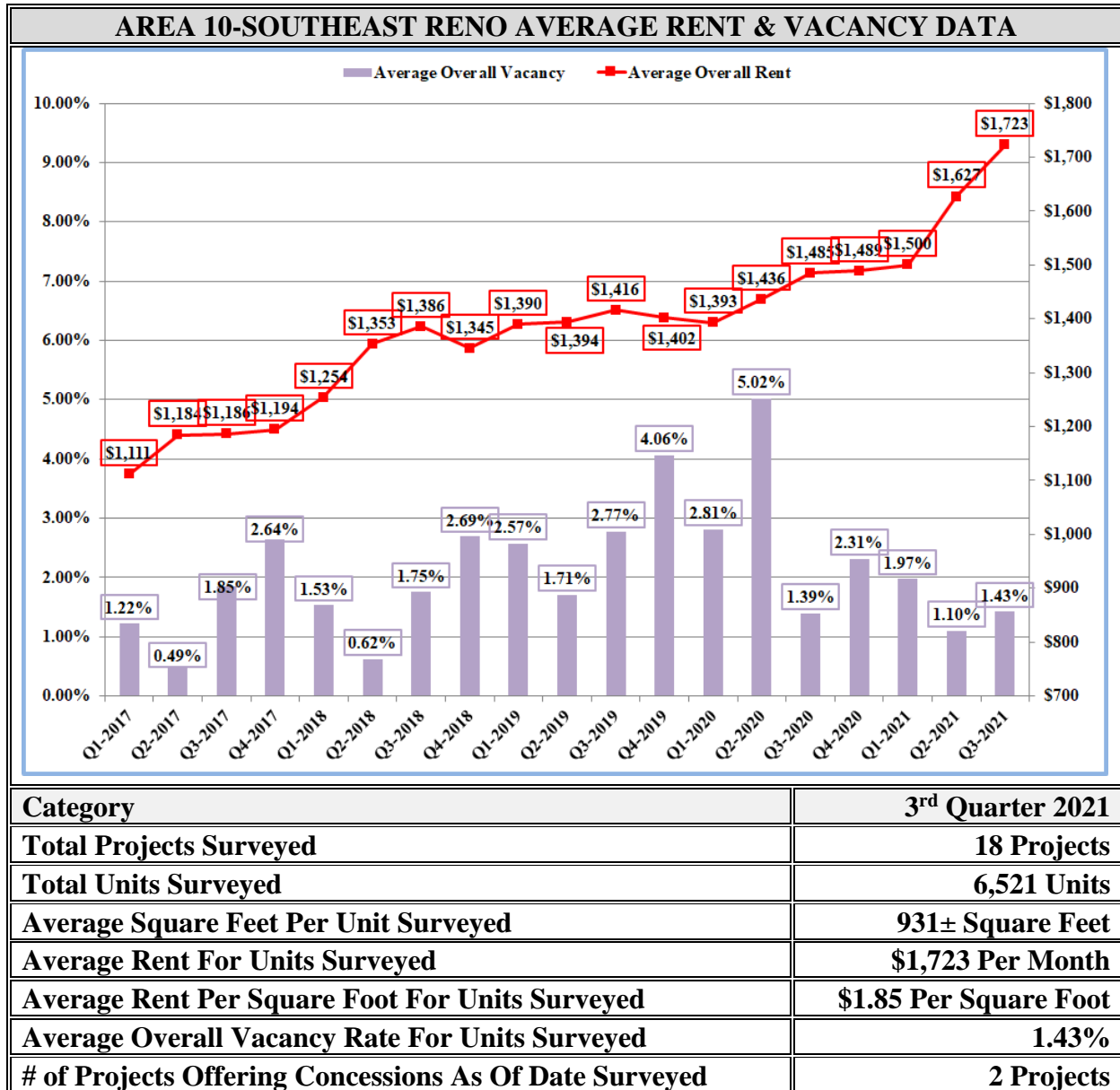
Category	3 rd Quarter 2021
Total Projects Surveyed	4 Projects
Total Units Surveyed	560 Units
Average Square Feet Per Unit Surveyed	850± Square Feet
Average Rent For Units Surveyed	\$1,379 Per Month
Average Rent Per Square Foot For Units Surveyed	\$1.62 Per Square Foot
Average Overall Vacancy Rate For Units Surveyed	4.11%
# of Projects Offering Concessions As Of Date Surveyed	1 Project

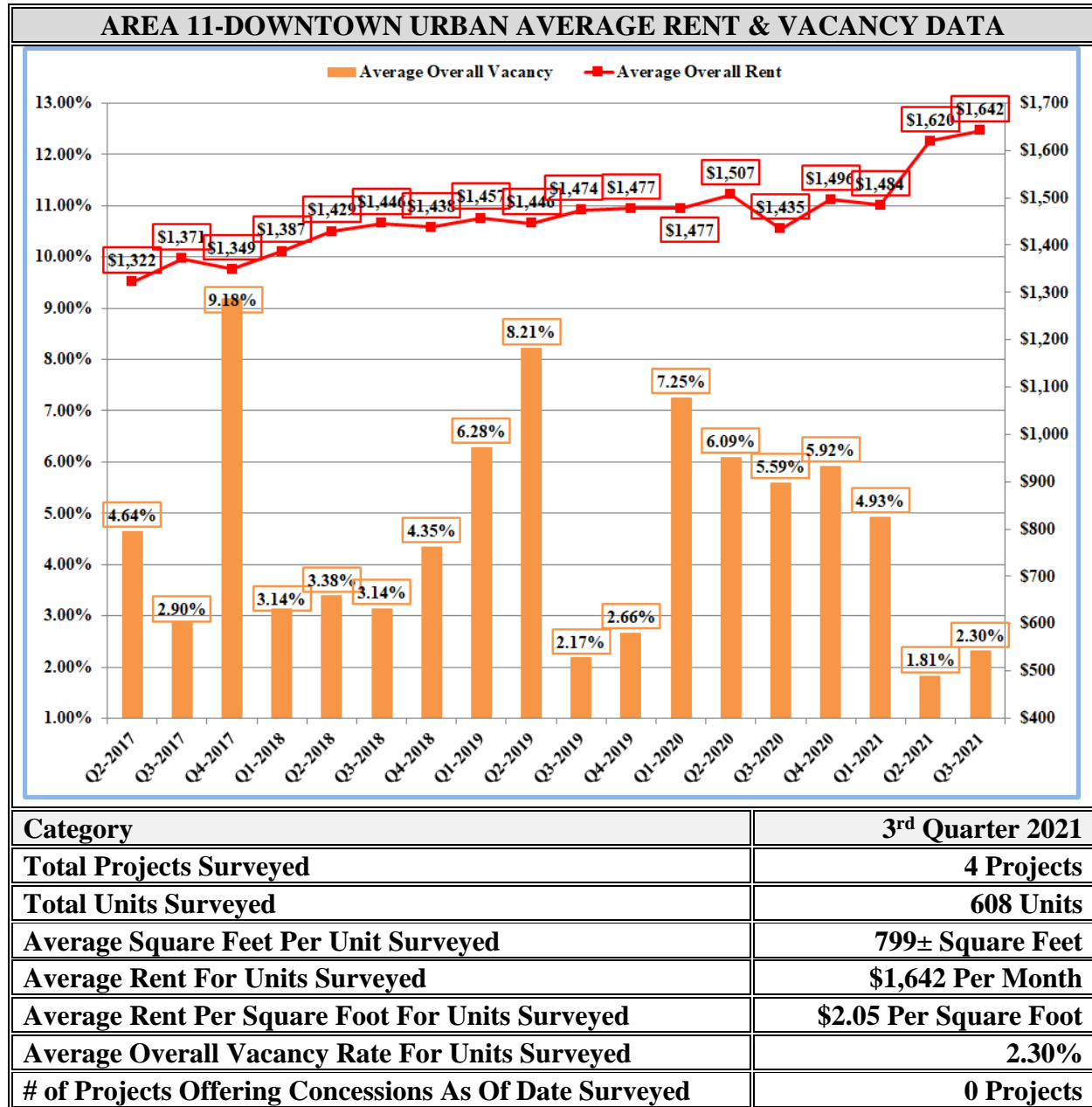


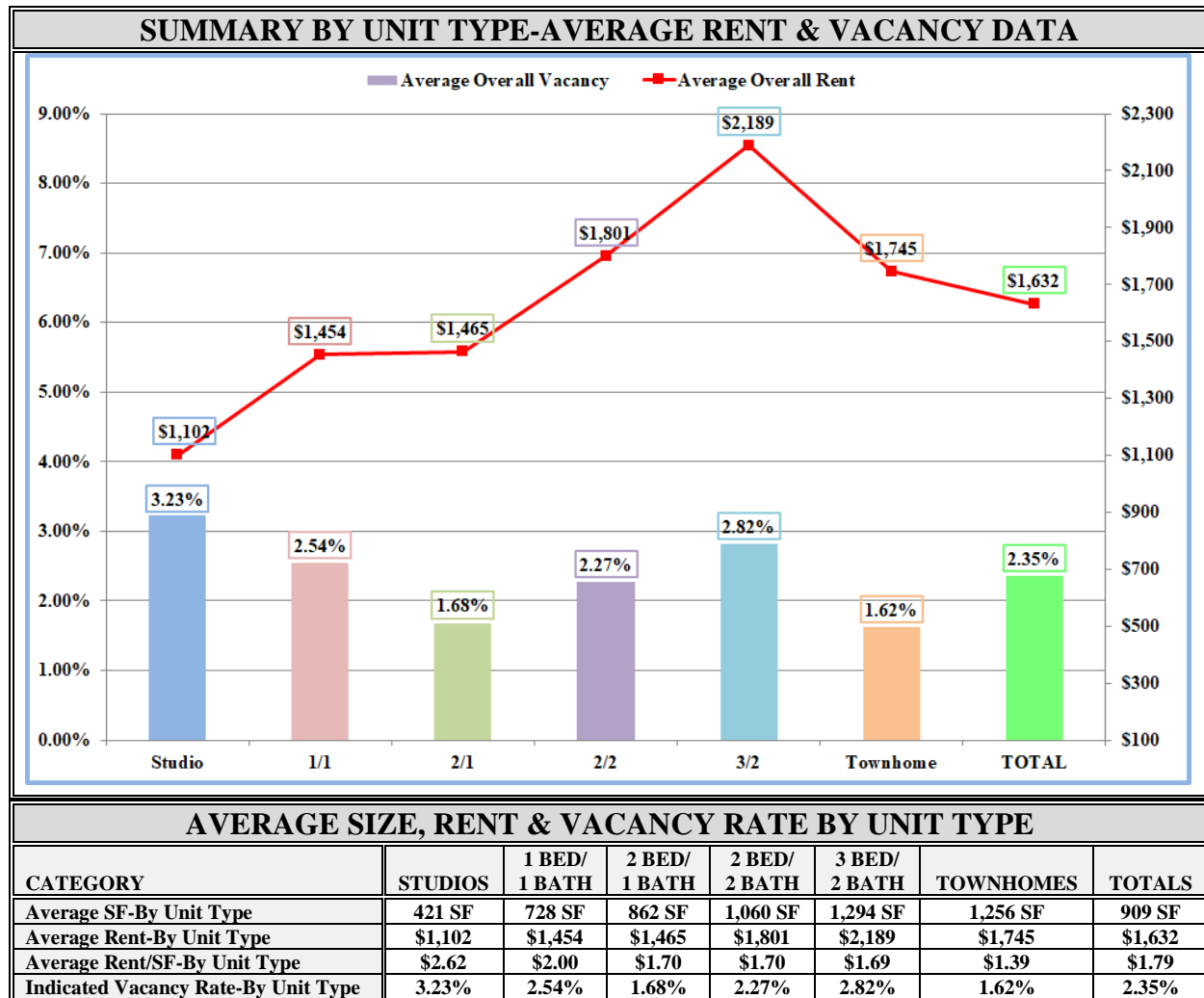
AREA 9-LAKERIDGE AVERAGE RENT & VACANCY DATA

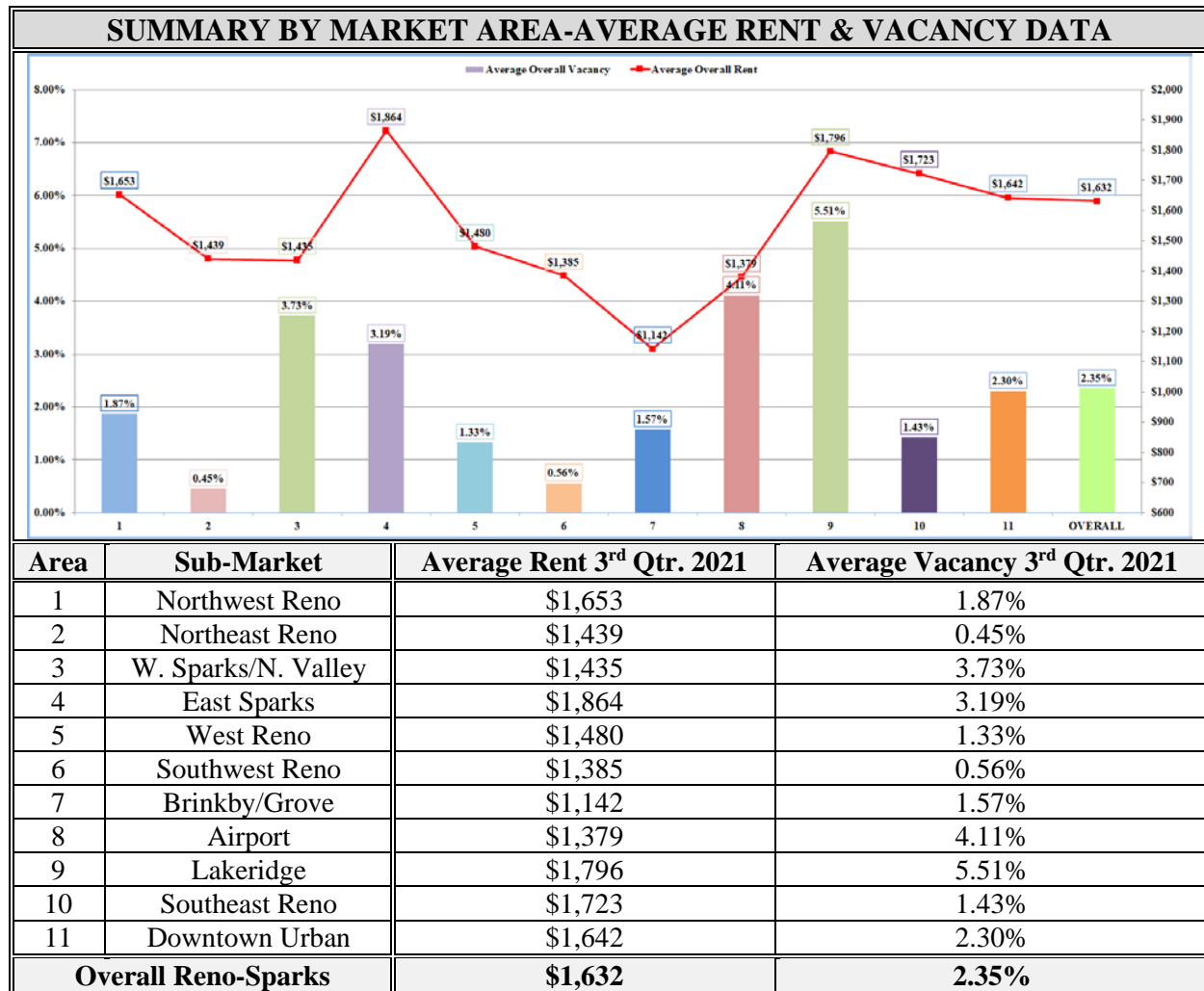


Category	3 rd Quarter 2021
Total Projects Surveyed	5 Projects
Total Units Surveyed	1,252 Units
Average Square Feet Per Unit Surveyed	927± Square Feet
Average Rent For Units Surveyed	\$1,796 Per Month
Average Rent Per Square Foot For Units Surveyed	\$1.94 Per Square Foot
Average Overall Vacancy Rate For Units Surveyed	5.51%
# of Projects Offering Concessions As Of Date Surveyed	1 Project



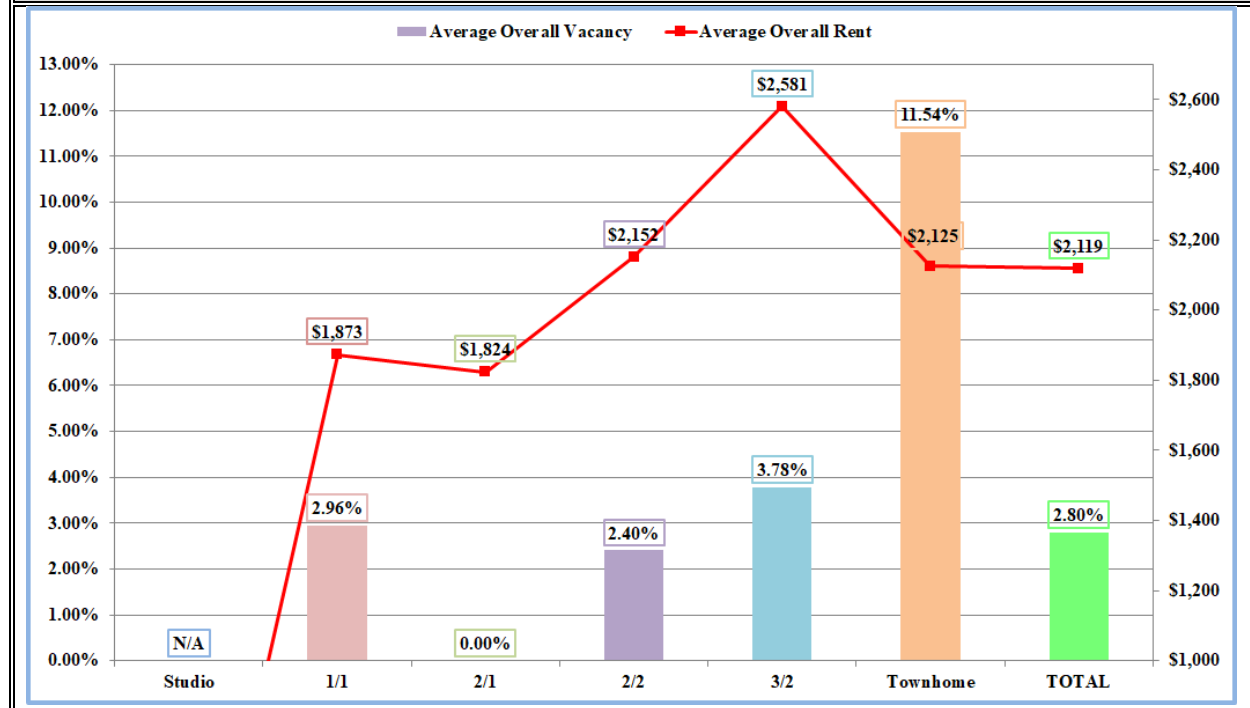








15 PROPERTIES WITH HIGHEST AVERAGE RENTS AVERAGE RENT & VACANCY DATA



CATEGORY	STUDIOS	1 BED/ 1 BATH	2 BED/ 1 BATH	2 BED/ 2 BATH	3 BED/ 2 BATH	TOWNHOME	TOTALS
Total Number of Units-By Unit Type	N/A	1,556 Units	24 Units	2,621 Units	661 Units	26 Units	4,888 Units
Average SF-By Unit Type	N/A	795 SF	993 SF	1,150 SF	1,388 SF	1,154 SF	1,069 SF
Average Rent-By Unit Type	N/A	\$1,873	\$1,824	\$2,152	\$2,581	\$2,125	\$2,119
Average Rent/SF-By Unit Type	N/A	\$2.36	\$1.84	\$1.87	\$1.86	\$1.84	\$1.98
Indicated Vacancy Rate-By Unit Type	N/A	2.96%	0.00%	2.40%	3.78%	11.54%	2.80%



SURVEY PARTICIPANTS	
Special thanks to the following apartment complexes for their continued and reliable support:	
Aviana at Tuscany	The Villas at D'Andrea
Club Ambassador	Vineyards at Galleria
Manzanita Gate	Waterfront at the Marina
Montebello at Summit Ridge	Waterstone at Kiley Ranch
Northwind Apartments	Willow Creek Villas
Sharlands Terrace	The Park at Idlewild
Shoreline Plaza	Waters Edge Apartments
Silver Ridge Apartments	Edge Water at Virginia Lake
The Boulders	Lakeview Apartments
The Villas at Keystone Canyon	Plumas Gardens
Truckee River Terrace	Sundance West
Vida	Willowbrook Apartments
Vista Ridge Apartments	Ala Moana Apartments
Vizcaya Hilltop Apartments	Century Park Apartments
Westcreek Apartments	Palace Apartments
Westridge Apartments	Regency Park Apartments
El Chaparral	Roselake Apartments
Green Pines	Sherwood Forest
Northtowne Summit	Southwest Village
Reno Vista Apartments	2300 West
Riverwood Apartments	Brooktree Apartments
The View Apartments	Kirman Gardens
Keyway Apartments	The Meadows II
Lansdowne House	Aspen Ridge
North Peak Apartments	Lakeridge East Apartments
Parq Crossing	Redfield Ridge
Sandpebble	Ascent on Steamboat
Sierra Point Apartments	The Lodge at McCarran Ranch
Sierra Sage Apartments	Bristle Pointe
Sierra View Apartments	Creekside Apartments
Sierra Woods	Harvest at Damonte Ranch
Silver Lake Apartments	Horizons at South Meadows
Sky Vista Commons	INOVA
Spanish Oaks	Latitude 39
Stonegate Apartments	Meadowood Apartments
The Bungalows at Sky Vista	Rosewood Park
The Village at Wildcreek	Sierra Vista
Azure	The Alexander at South Virginia
Canyon Vista Apartments	The Element
Caviata at Kiley Ranch	The Enclave
Eastland Hills	The Phoenix Reno
High Rock 5300	The Village at Arrowcreek
Lumina	The Village at Iron Blossom
Lyfe at the Marina	The Village South
Marina Garden Apartments	Village of the Pines
Marina Village	Vintage at South Meadows
Park Vista	3rd Street Flats
Reflections at the Marina	Bridges at Victorian Square
Silverado	Fountainhouse
Spring Villas Townhomes	Square One
The Trails at Pioneer Meadows	