



Idaho Multifamily

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About ALN

- ALN was founded in 1991 as an apartment locator data provider
- Geographic reach expanded slowly through the early 2000's
- Now offers services to locators, brokers, lenders, appraisers, asset and fee managers, apartment associations, supplier partners and government
- Geographic reach has been fully nationwide since 2015

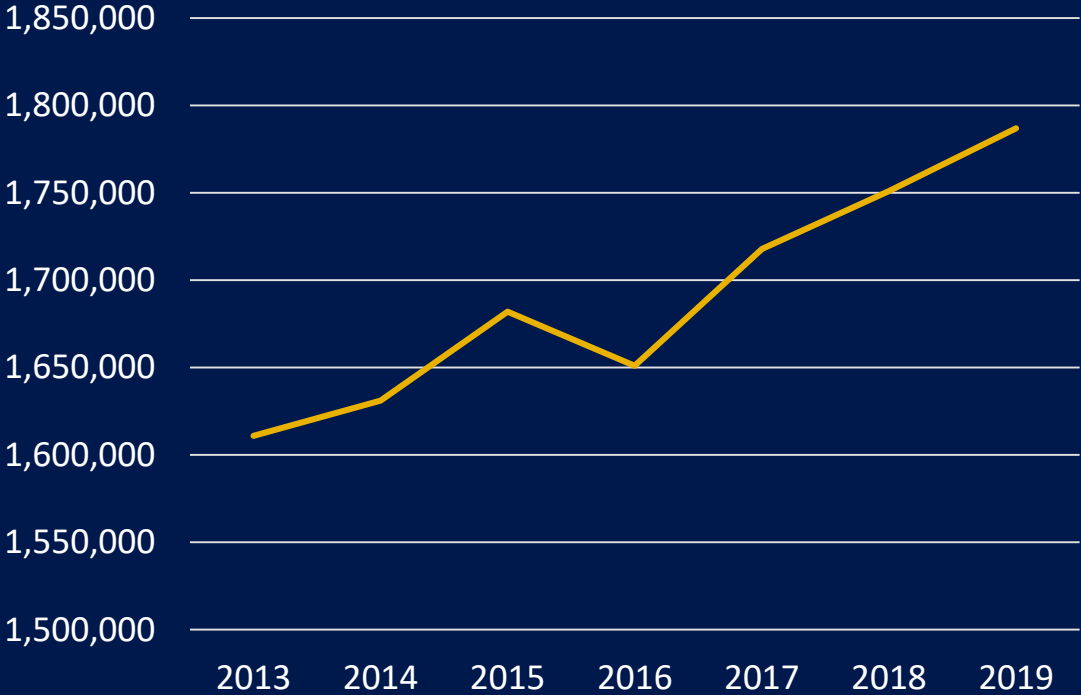
ALN Methodology

- Research is gathered in-house
- Tracks conventional, affordable, student, senior and military housing
- Tracks all price classes
- Focus of regular research updates are conventional properties with 50+ units
- Property-level data updated on 5-week rotations
- Relies on collected data, not market sampling

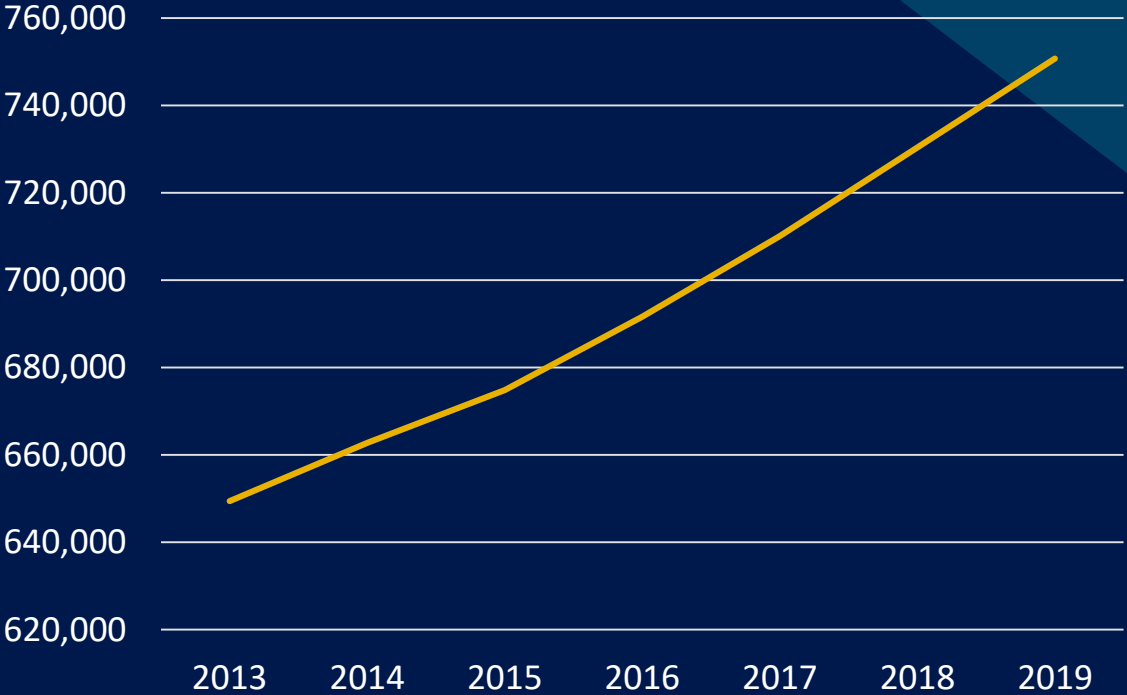


Total Population

Idaho

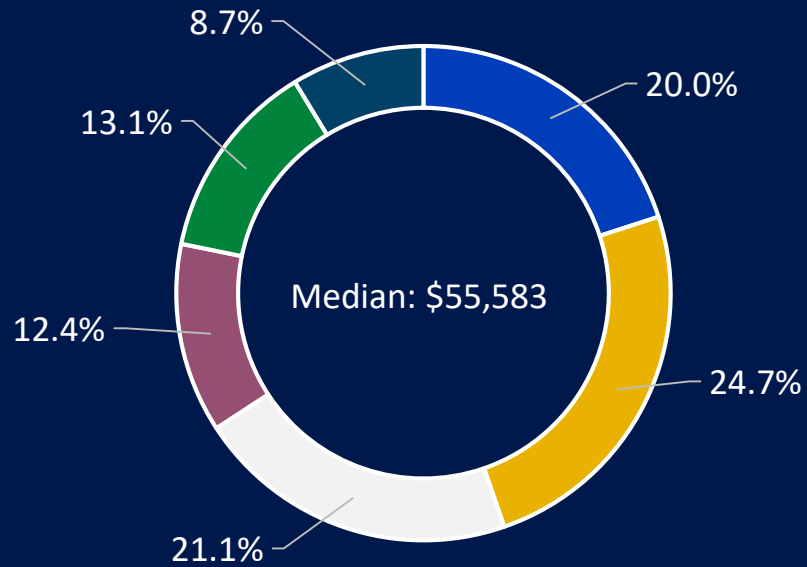


Boise

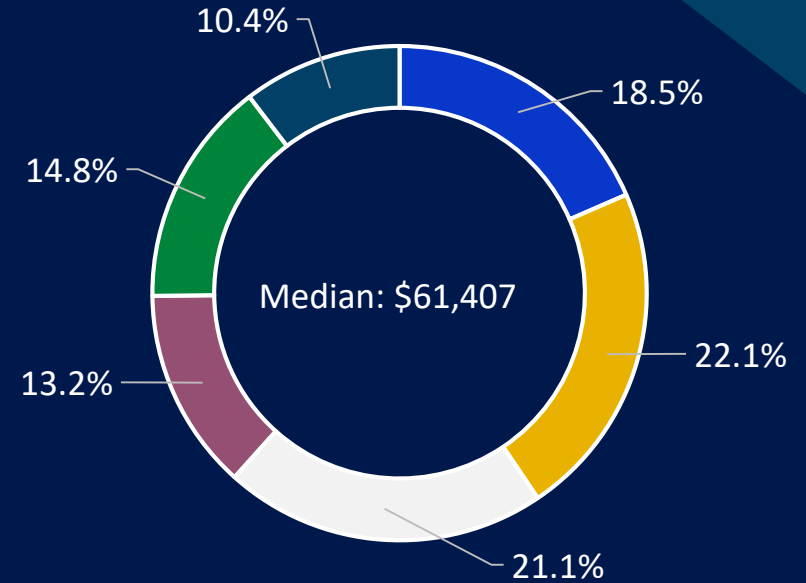


Household Income

Idaho



Boise

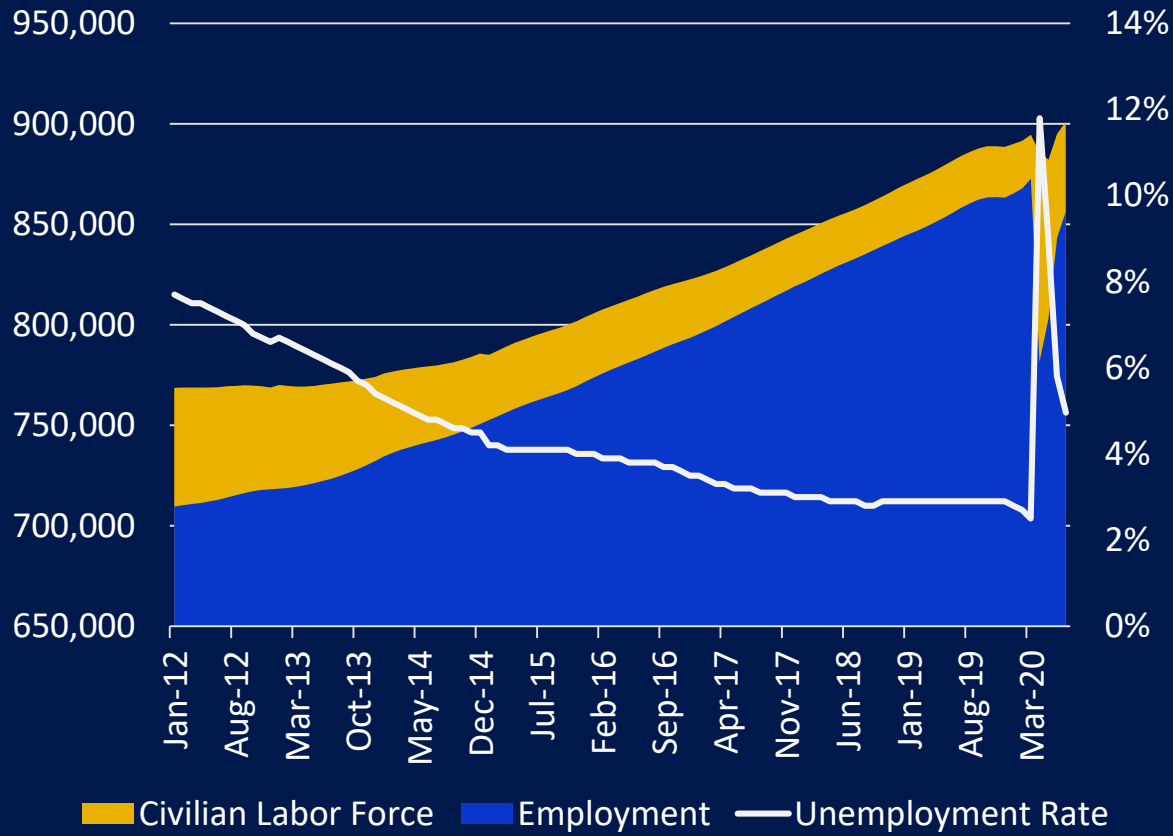


- Less than \$25,000
- \$25,000 to \$49,999
- \$50,000 to \$74,999
- \$75,000 to \$99,999
- \$100,000 to \$149,999
- \$150,000+

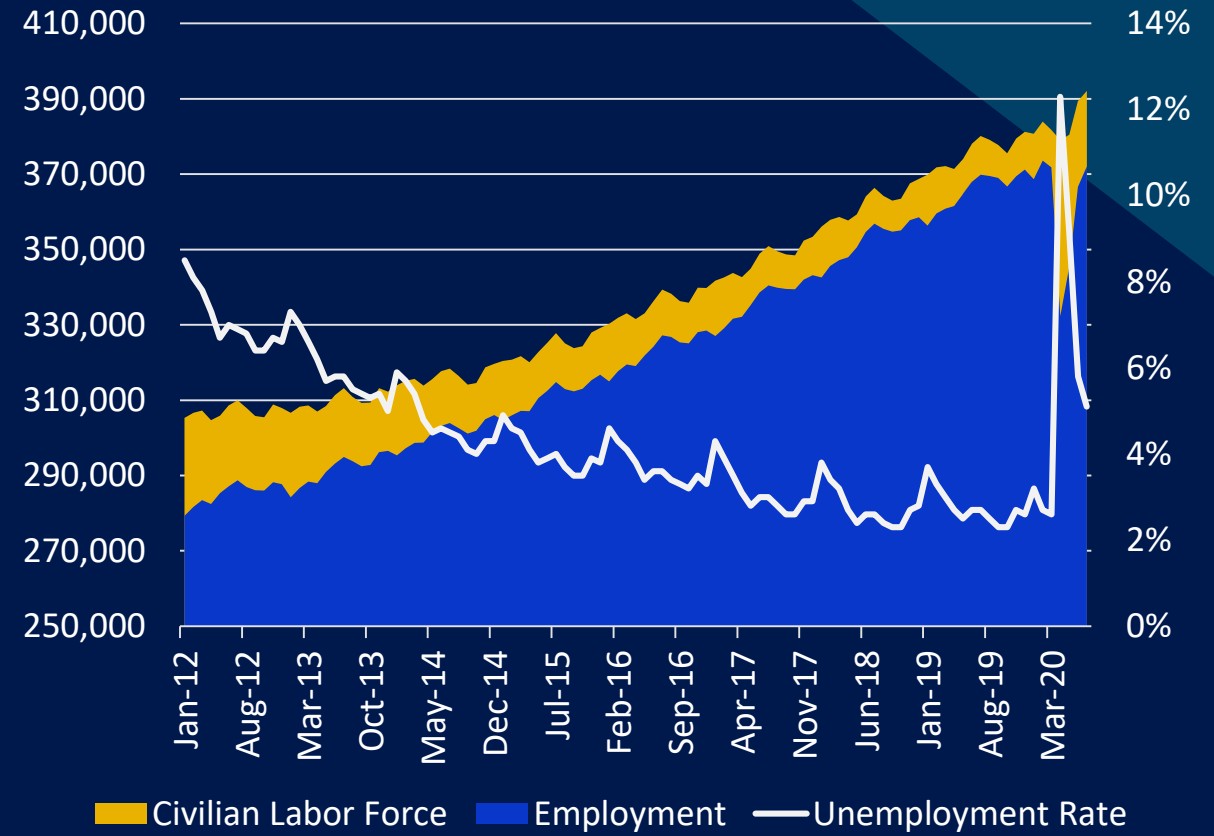
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Labor Force Participation and Unemployment

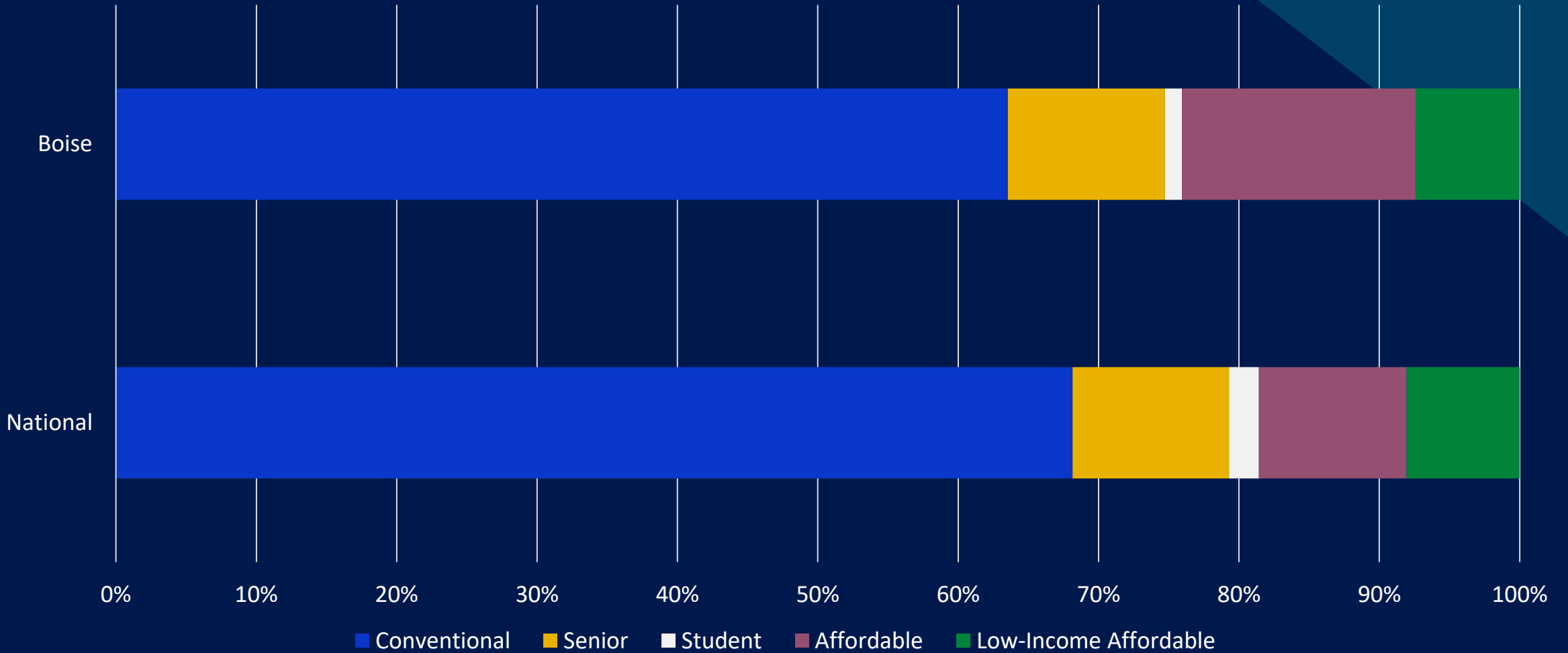
Idaho



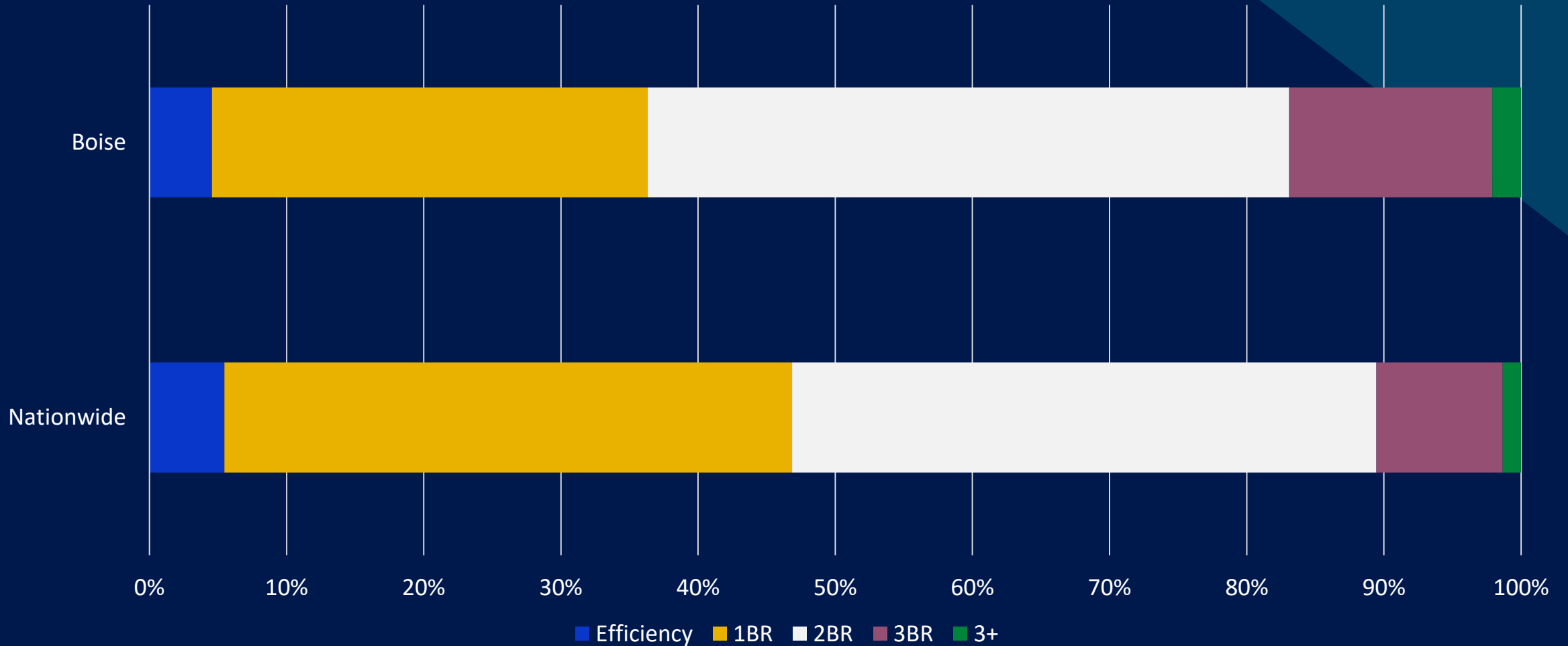
Boise



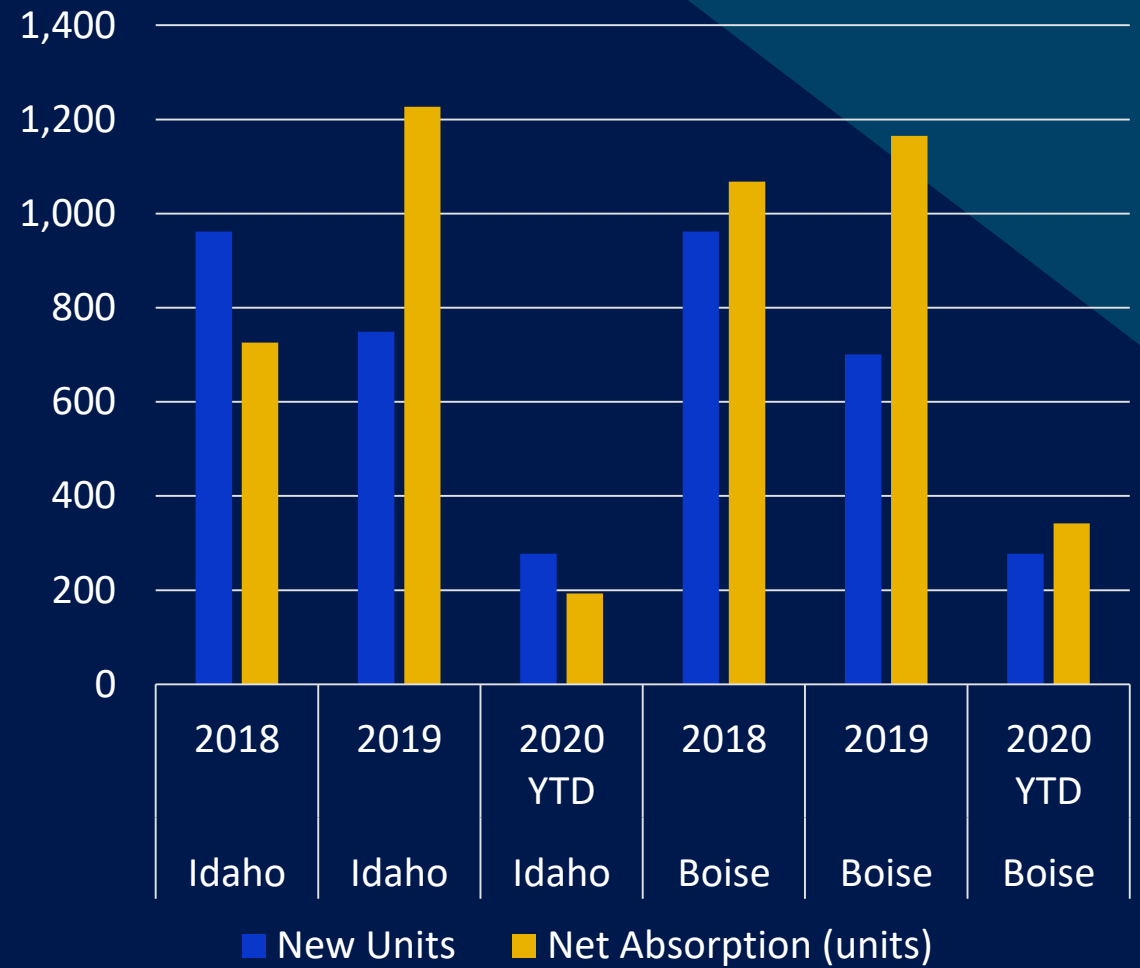
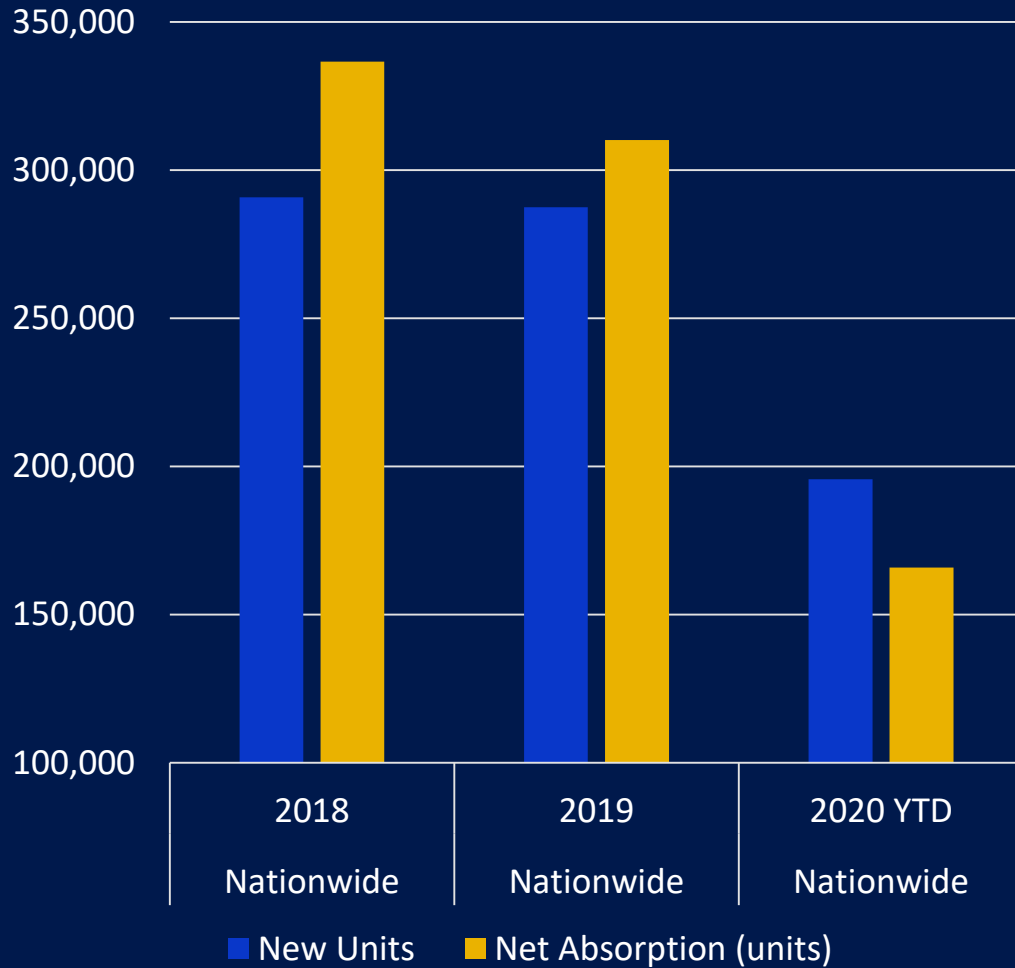
Property Type Breakdown



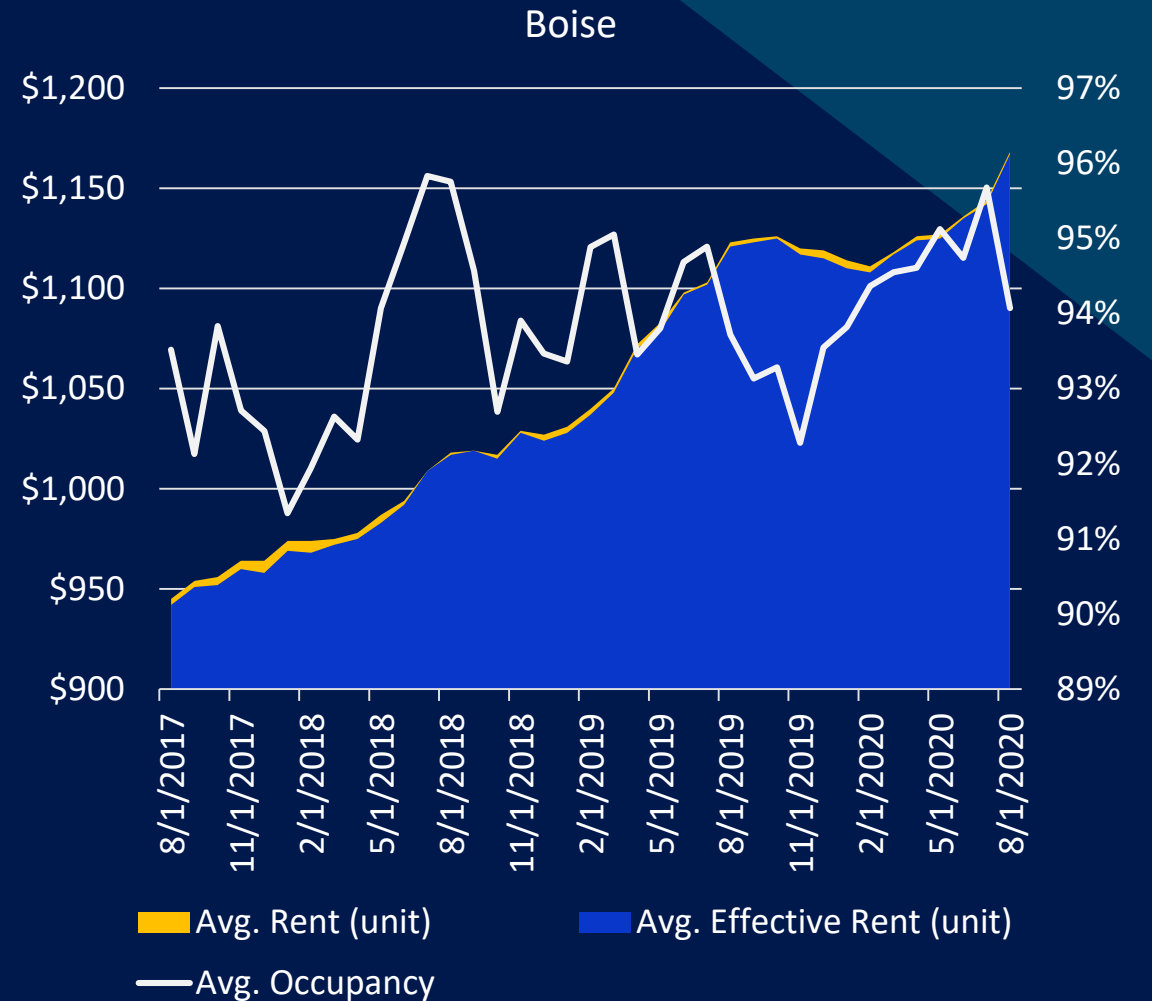
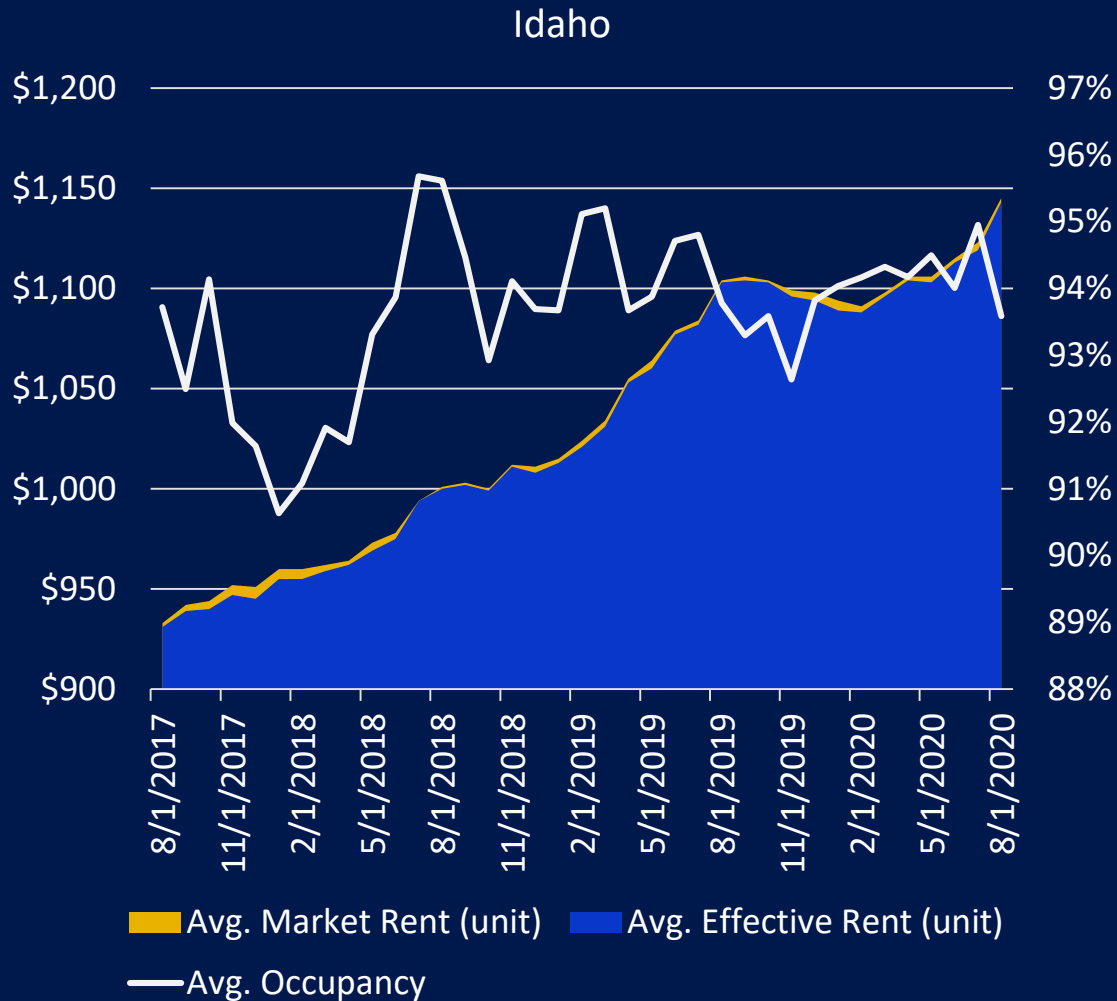
Floorplan Breakdown



New Supply and Net Absorption

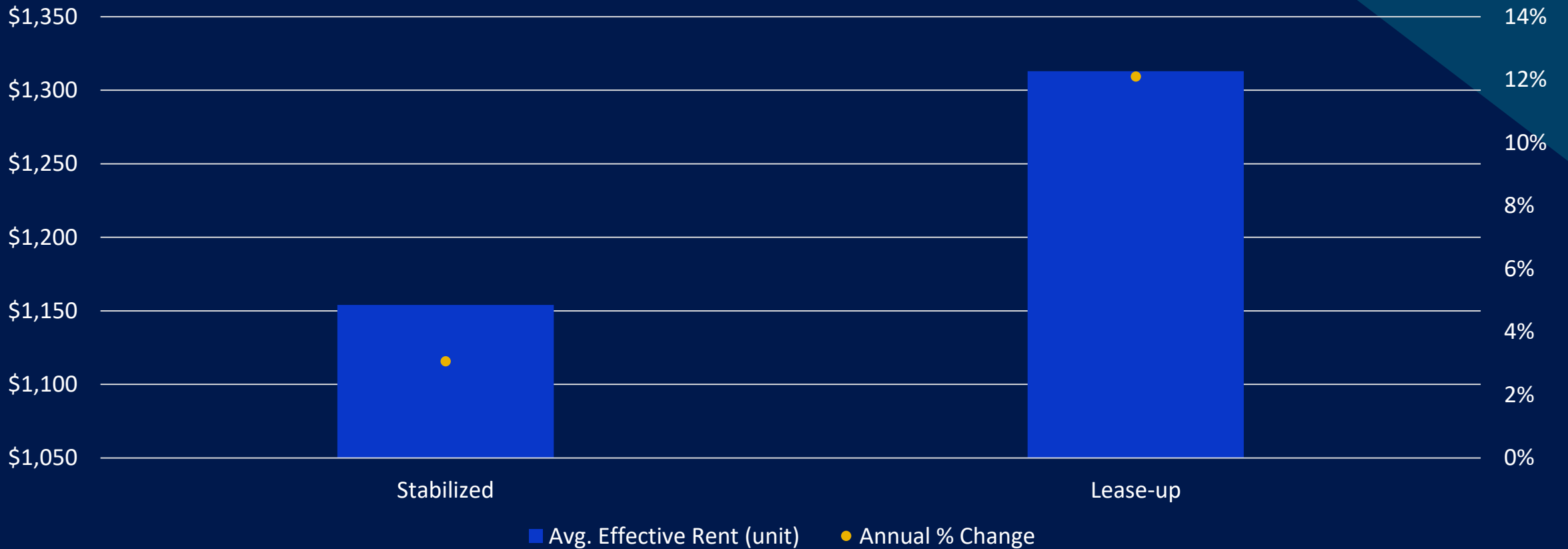


Average Rent and Occupancy



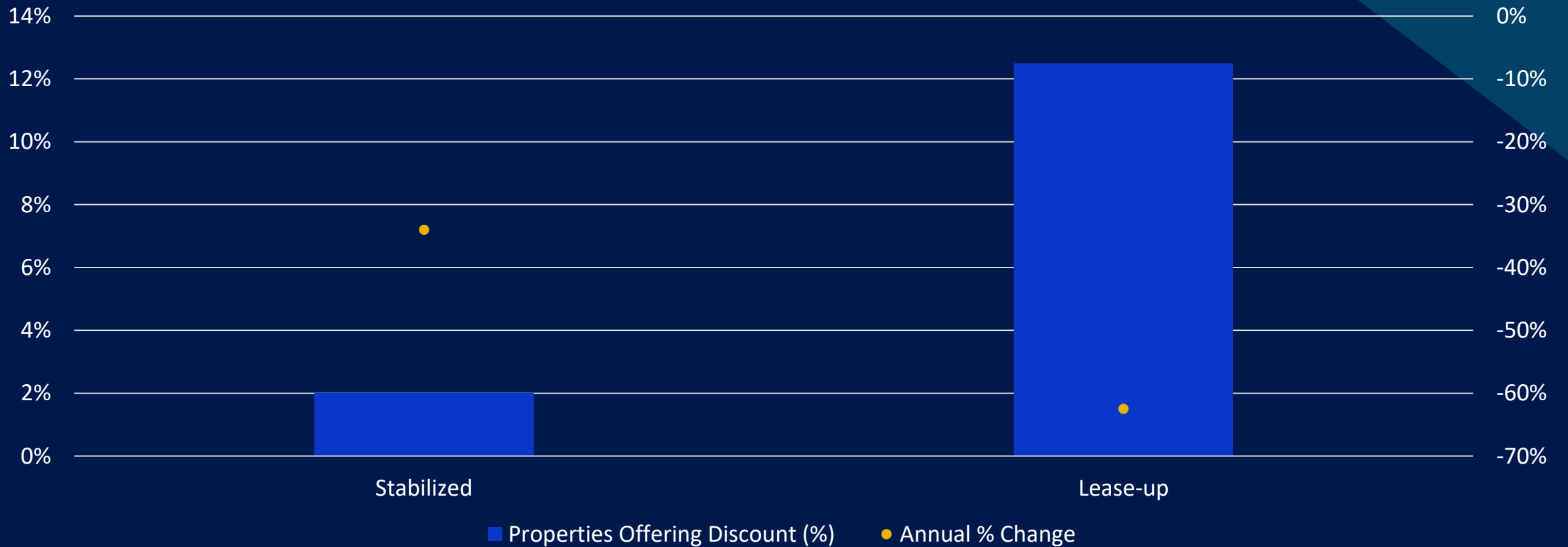
Stabilized vs Lease-up

Average Effective Rent – Last 12 months



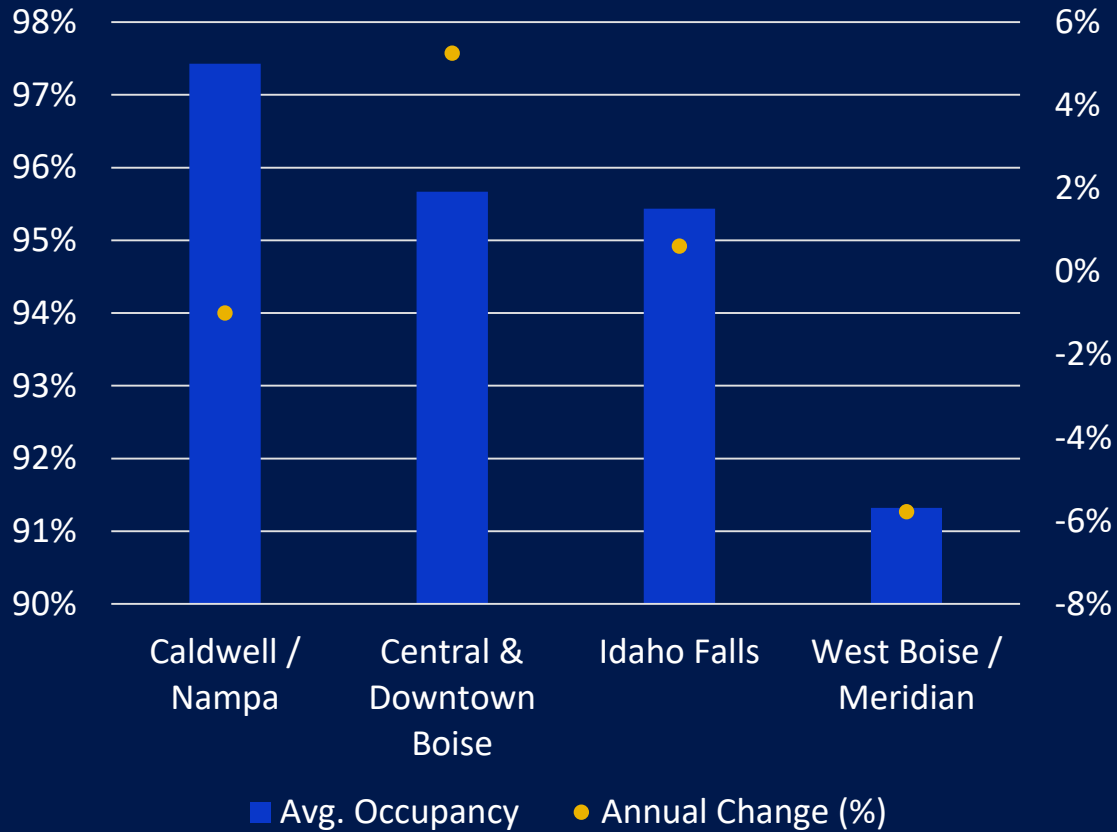
Stabilized vs Lease-up

Rent Concessions— Last 12 months

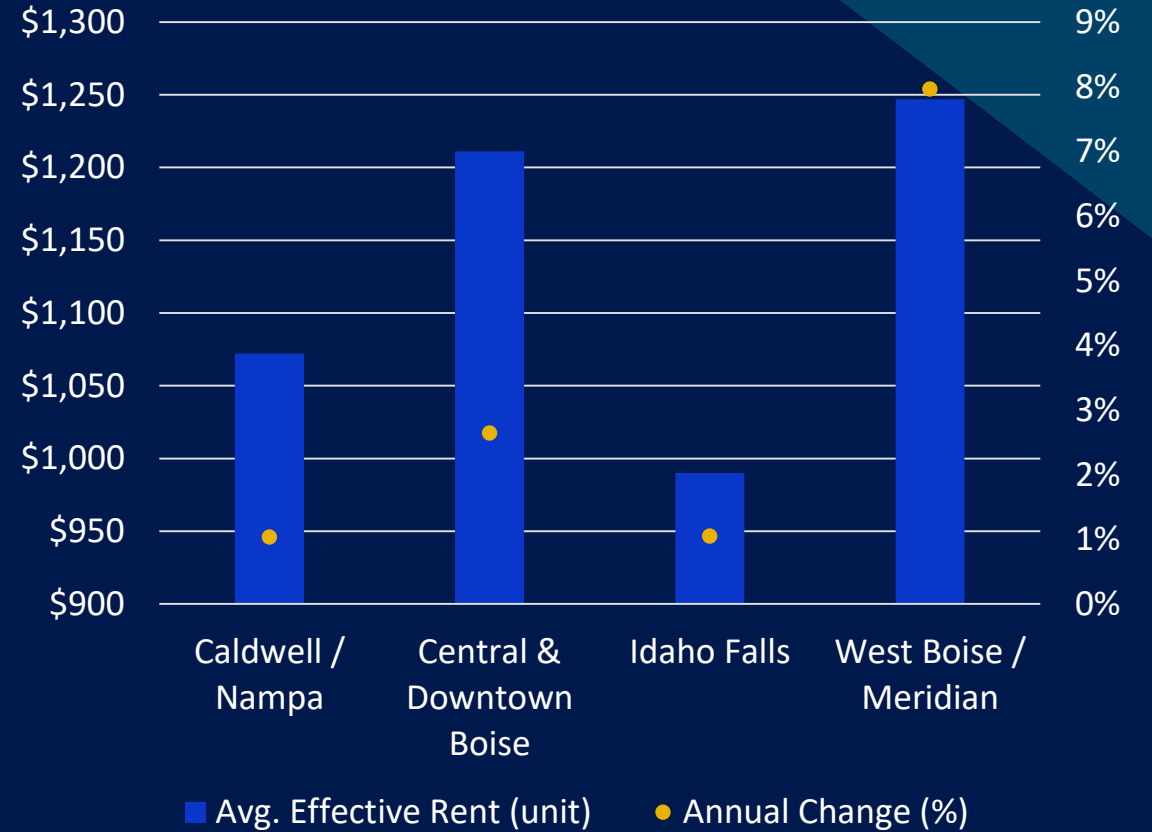


Submarket View

Average Occupancy

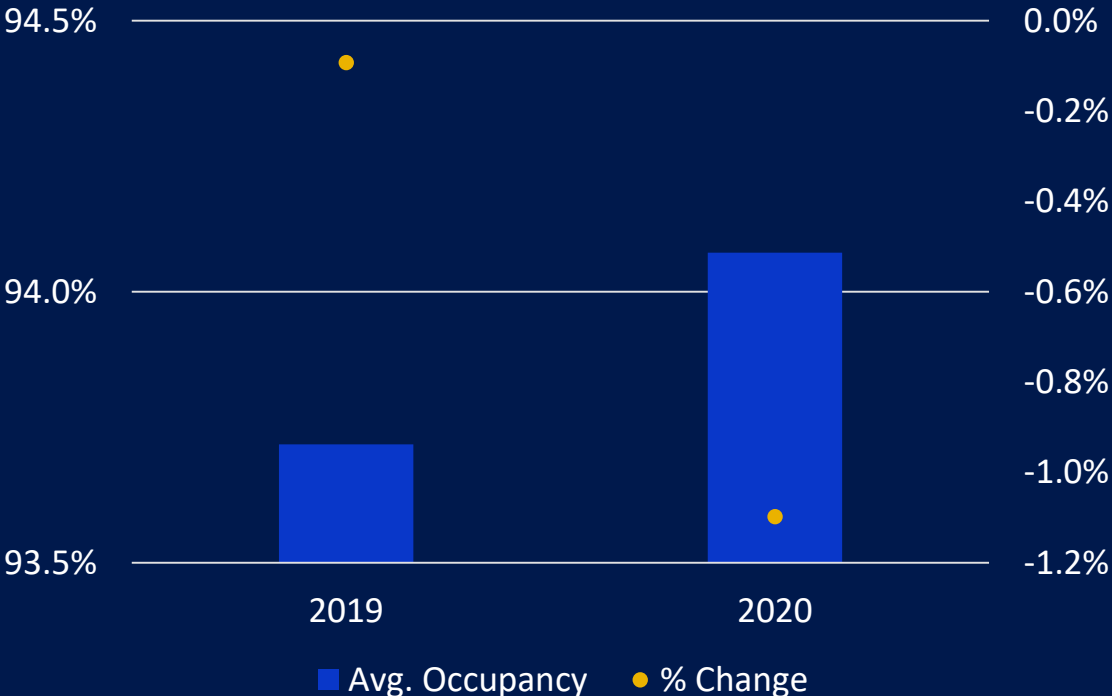


Average Effective Rent

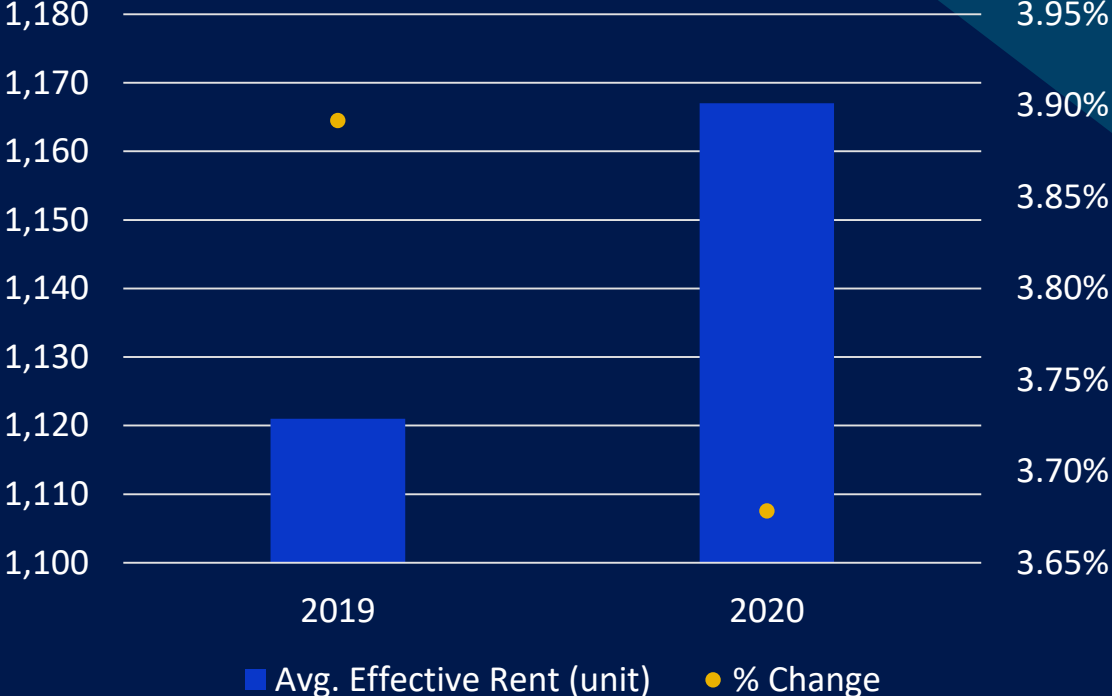


June, July and August

Average Occupancy



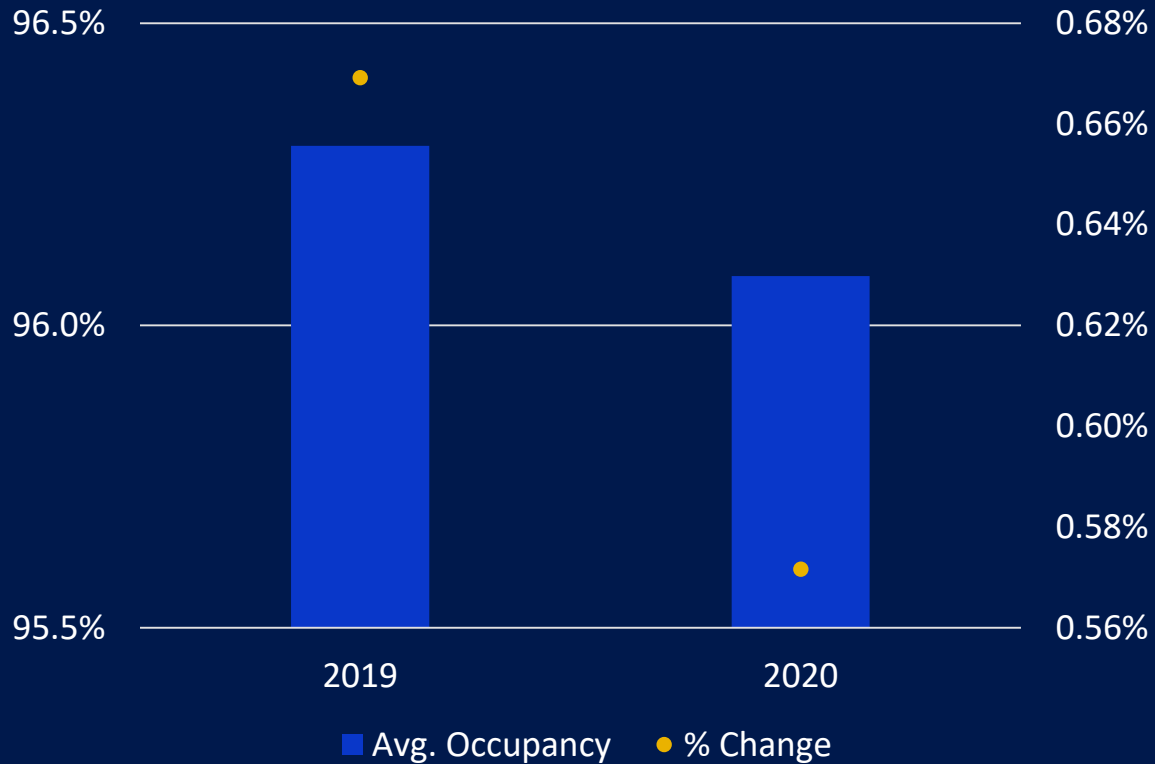
Average Effective Rent



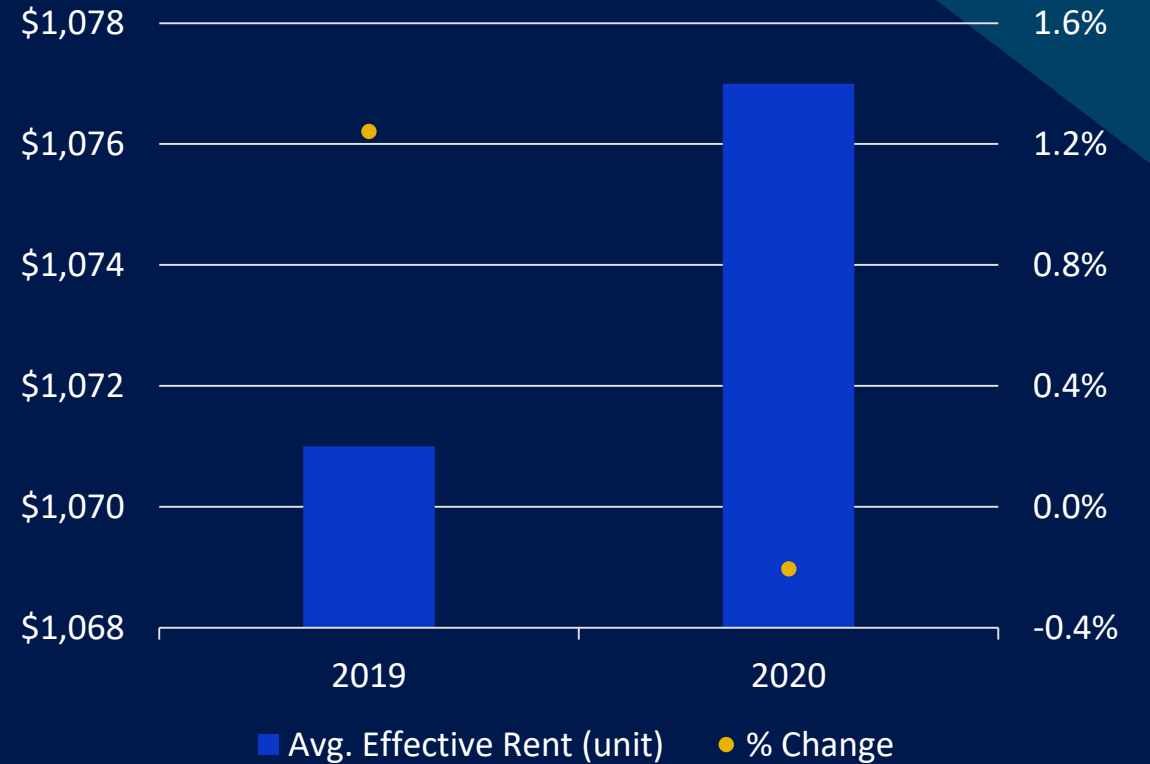
June, July and August

Stabilized Properties

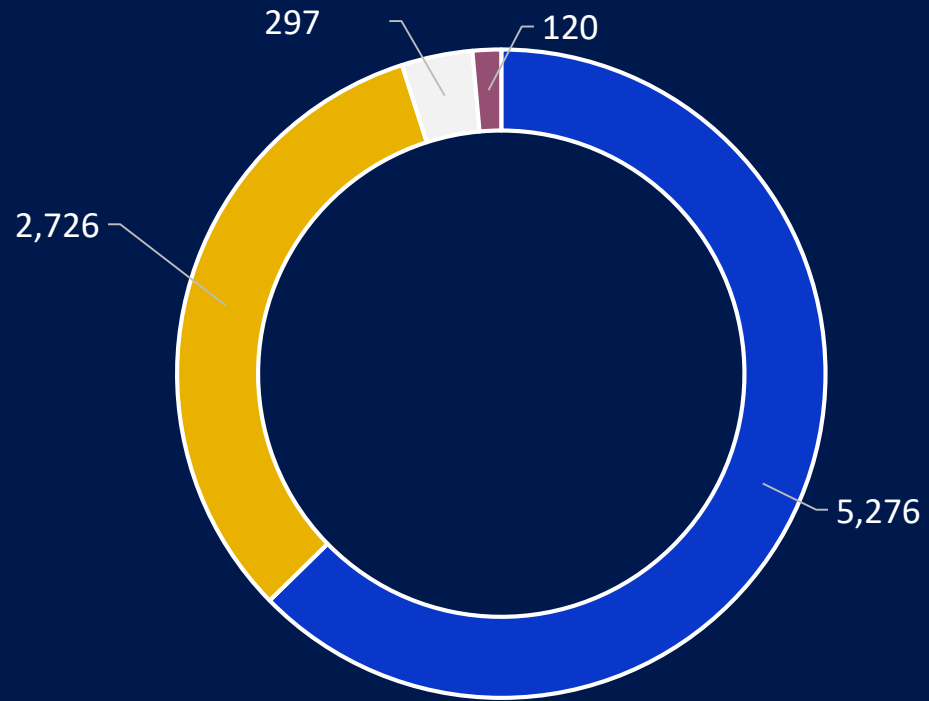
Average Occupancy



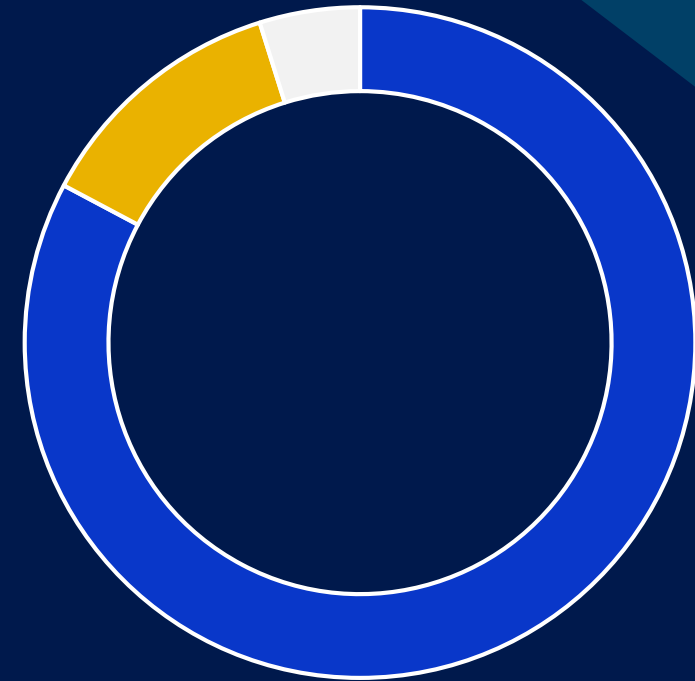
Average Effective Rent (unit)



New Construction



- Pre-construction
- Under Construction
- Construction/Lease-up
- Lease-up

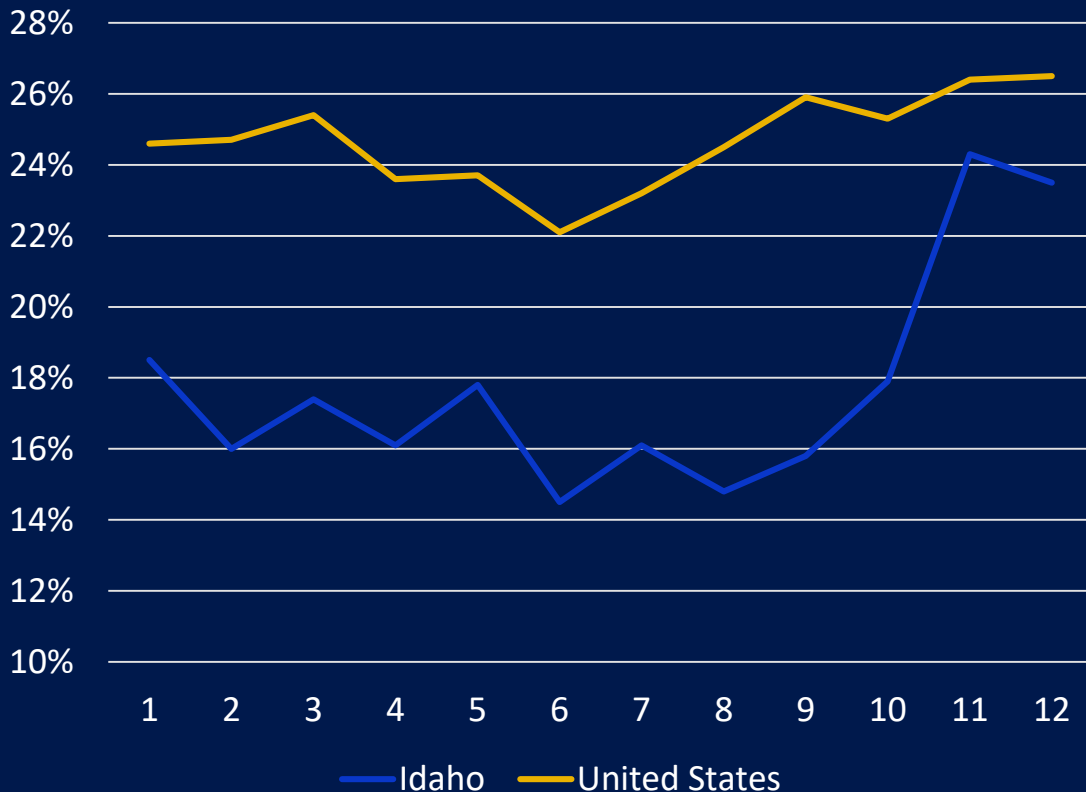


- Garden
- Mid-Rise
- High-Rise

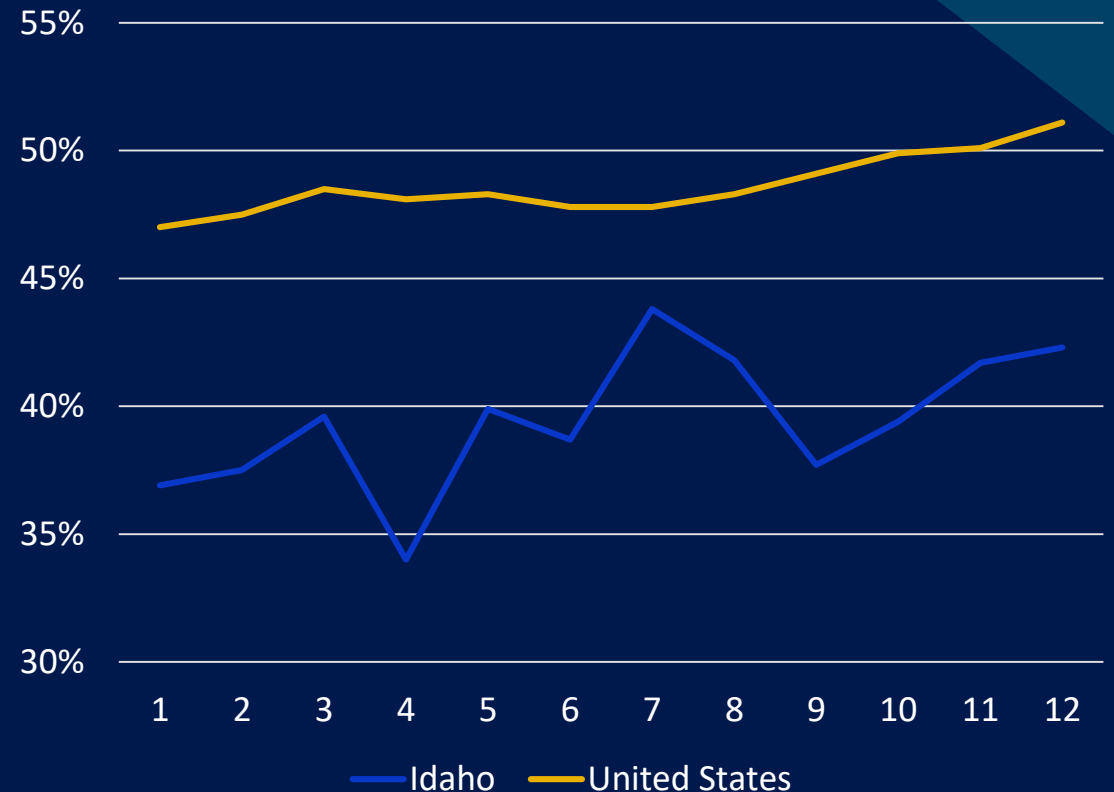
Household Pulse Survey

US Census Bureau

Housing Insecurity



Loss in Employment Income

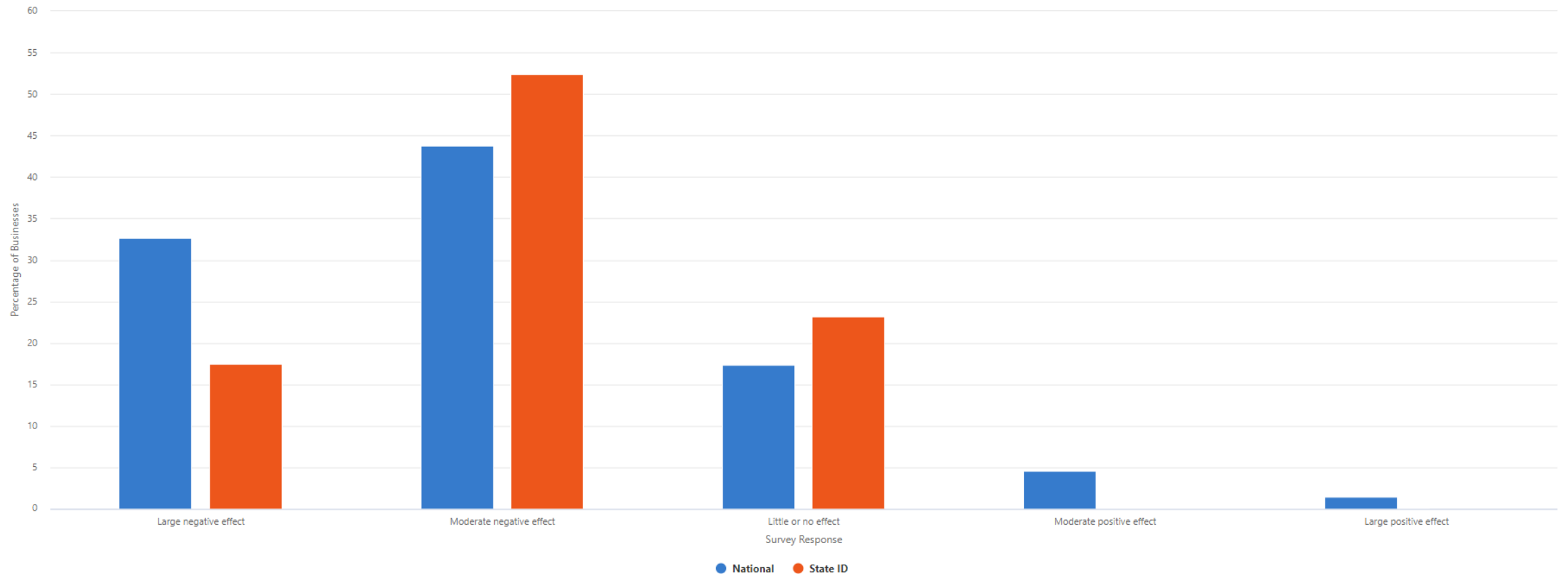


Small Business Pulse Survey

US Census Bureau

Overall, how has this business been affected by the Coronavirus pandemic?

Data Collected 8/23 to 8/29



Looking Ahead

- Status of the new construction pipeline
- High-growth area
- Industry diversity
- Near-term performance will largely depend on continued success of economic re-opening

The logo for ALN Apartment Data, Inc. It features the letters "ALN" in a large, bold, white sans-serif font. Below "ALN", the words "Apartment Data, Inc" are written in a smaller, white sans-serif font. The text is centered within a dark blue hexagonal shape. The background of the slide is a low-angle photograph of a modern glass skyscraper, with the building's facade reflecting the sky and clouds. The image is framed by a dark blue geometric shape that fits the hexagonal logo.

ALN

Apartment Data, Inc

Thank You.



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www.alndata.com