



Market Overview by Region



New York - North Country Region

Clinton, NY - Essex, NY - Franklin, NY - Hamilton, NY - Jeffereson, NY
Lewis, NY - St.Lawrence, NY - Warren, NY - Washington, NY

Number of Properties: 24 Number of Units: 3363 Smallest Property by Units: 42
Average Year Built: 1996 Average Number of Units: 140 Largest Property by Units: 300

Average Rent: \$1,368.95 Adj. Average Rent Per Square Foot: \$1.10 Average Square Foot: 1196 Sq. Ft.

Unit Type	Style Count	Average Rent	Average Sq. F	Adj. Rent Per
0/1/0	3	\$670.00	425	\$1.47
1/1/0	12	\$802.17	710	\$1.05
1/1/1	2	\$936.50	847	\$1.06
2/1.5/0	7	\$1,046.43	1148	\$0.89
2/1.5/1	1	\$1,125.00	1000	\$1.02
2/1/0	17	\$883.41	925	\$0.91
2/2.5/0	1	\$2,750.00	1355	\$1.92
2/2/0	9	\$1,283.56	1220	\$1.02
2/2/1	1	\$1,825.00	1388	\$1.28
3/1.5/0	10	\$1,069.70	1262	\$0.80
3/1/0	2	\$1,682.50	1468	\$1.05
3/2.5/0	1	\$1,415.00	1500	\$0.91
3/2.5/0	2	\$1,285.00	1352	\$0.93
3/2/0	6	\$1,569.00	1431	\$1.06
3/3/0	1	\$2,365.00	1575	\$1.41
4/2.5/0	1	\$1,195.00	1525	\$0.78

Average Rent: \$1,368.95 Adj. Average Rent Per Square Foot: \$1.10 Average Square Foot: 1196 Sq. Ft.

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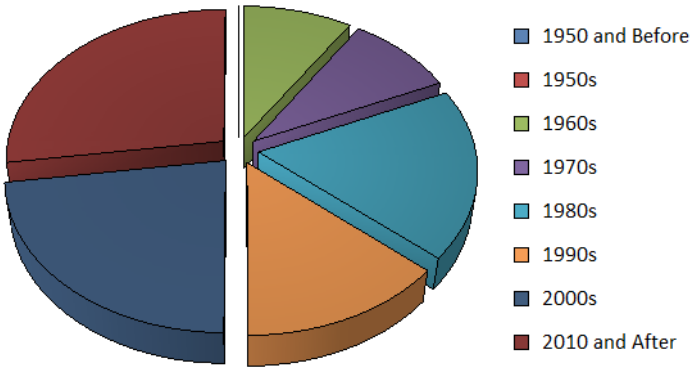
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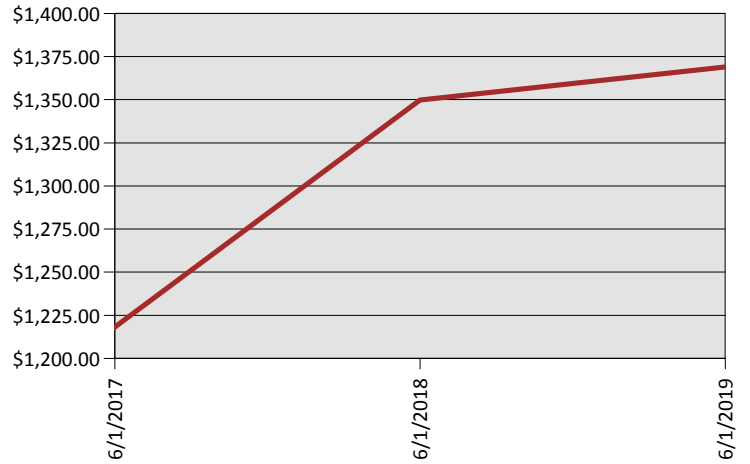
Market Overview by Region



Aging By Decade



Historical Average Rent



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Historical Average Rent By Unit Type

	3/1/2013	6/1/2013	6/1/2014	6/1/2015	6/1/2016	6/1/2017	6/1/2018	6/1/2019	4 Period % Change
0/1/0	N/A	\$575.00	\$585.00	\$587.50	\$600.00	\$635.00	\$655.00	\$670.00	14.04%
1/1/0	\$865.00	\$740.00	\$728.40	\$709.30	\$735.90	\$759.90	\$800.83	\$802.17	13.09%
1/1/1	N/A	\$710.00	\$884.00	\$891.50	\$899.00	\$899.00	\$921.50	\$936.50	5.05%
2/1.5/0	N/A	\$900.00	\$886.25	\$962.86	\$977.14	\$1,019.86	\$1,026.29	\$1,046.43	8.68%
2/1.5/1	N/A	N/A	N/A	\$945.00	\$965.00	\$1,060.00	\$1,110.00	\$1,125.00	19.05%
2/1/0	\$955.00	\$821.25	\$831.67	\$804.81	\$815.31	\$839.71	\$852.00	\$883.41	9.77%
2/2.5/0	N/A	N/A	N/A	N/A	N/A	\$2,150.00	\$2,250.00	\$2,750.00	0.00%
2/2/0	N/A	\$1,180.71	\$1,216.38	\$1,230.11	\$1,255.11	\$1,218.75	\$1,326.67	\$1,283.56	4.34%
2/2/1	N/A	\$1,700.00	N/A	N/A	N/A	N/A	\$2,120.00	\$1,825.00	0.00%
3/1.5/0	N/A	\$830.00	\$906.43	\$990.30	\$1,007.30	\$1,036.30	\$1,048.30	\$1,069.70	8.02%
3/1/0	\$1,100.00	\$1,125.00	\$2,100.00	\$1,585.00	\$1,657.50	\$1,670.00	\$1,670.00	\$1,682.50	6.15%
3/2.5/0	N/A	N/A	N/A	N/A	N/A	N/A	\$1,415.00	\$1,415.00	0.00%
3/2.5/0	N/A	\$1,095.00	\$1,245.00	\$1,175.00	\$925.00	\$995.00	\$1,285.00	\$1,285.00	9.36%
3/2/0	N/A	\$1,526.25	\$1,683.25	\$1,523.83	\$1,579.67	\$1,459.40	\$1,553.67	\$1,569.00	2.96%
3/2/1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
3/3/0	N/A	N/A	N/A	N/A	N/A	\$2,165.00	\$2,365.00	\$2,365.00	0.00%
3/3/1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
4/2.5/0	N/A	\$1,255.00	\$1,345.00	\$1,275.00	\$1,050.00	\$1,145.00	\$1,195.00	\$1,195.00	-6.27%
Avg Rent	\$973.33	\$1,038.18	\$1,128.31	\$1,056.68	\$1,038.91	\$1,218.07	\$1,349.64	\$1,368.95	29.55%

Rent Prices are Not Adjusted for Rent Concessions

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