BJH Advisors

Gowanus Multifamily Residential Market Report

March 2017

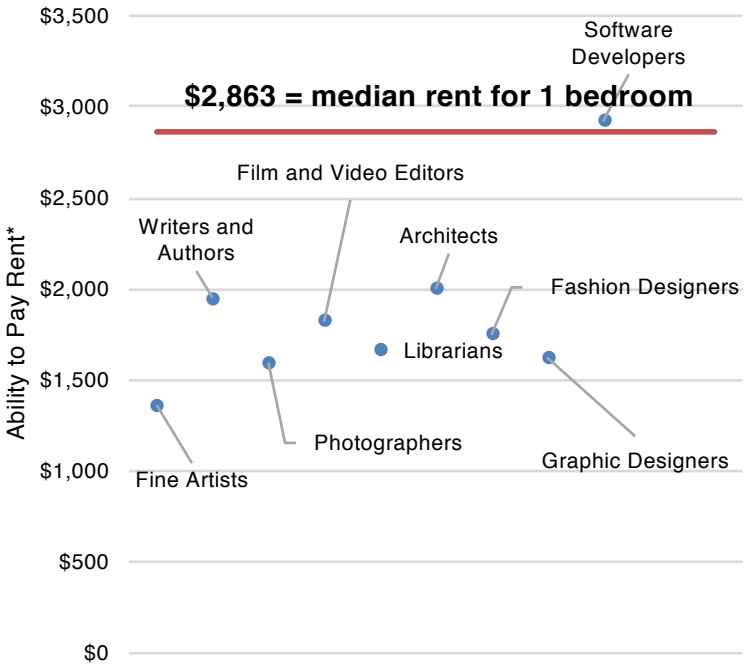
Key Findings

- Since 2007, multifamily residential inventory has experienced aggressive growth, increasing by 73 percent.
- The median asking rent in Gowanus for a 1 bedroom apartment (700 SF) is $2,863, 36 percent higher than the median asking rent in Brooklyn overall. Conversations with brokers reveal that the luxury rental market is growing and rents for luxury apartments could approach $56 per square foot, or $3,267 for a 1 bedroom apartment (700 SF).
- Although asking rents have decreased by 11 percent in Gowanus since 2007, rents have increased by almost 15 percent since 2011.
- Vacancy in Gowanus, 3.2 percent, is extremely low, and very close to overall vacancy in Brooklyn.

Multifamily Residential Market Indicators

Market Indicators	Gowanus	Brooklyn
Inventory (# of Units)	1,842	401,271
% Change in Inventory (2007 – 2017)	73%	4%
Median Asking Rent	$49	$36
% Change in Median Rent (2007 – 2017)	-11%	26%
Vacancy	3.2%	2.7%
10 Year Net Absorption (# of Units)	591	23,324
Cost of 1 Bedroom Apartment (700 SF)	$2,863	$2,093
Annual Salary Needed	$114,520	$82,720

Ability to Pay Rent by Occupation



Source: Occupational Employment Survey, New York City Region, 2016; CoStar 2017
** Ability to pay rent is determined based on 30% of the median annual monthly wage for each occupation*

BJH Advisors

Stapleton Multifamily Residential Market Report

March, 2017

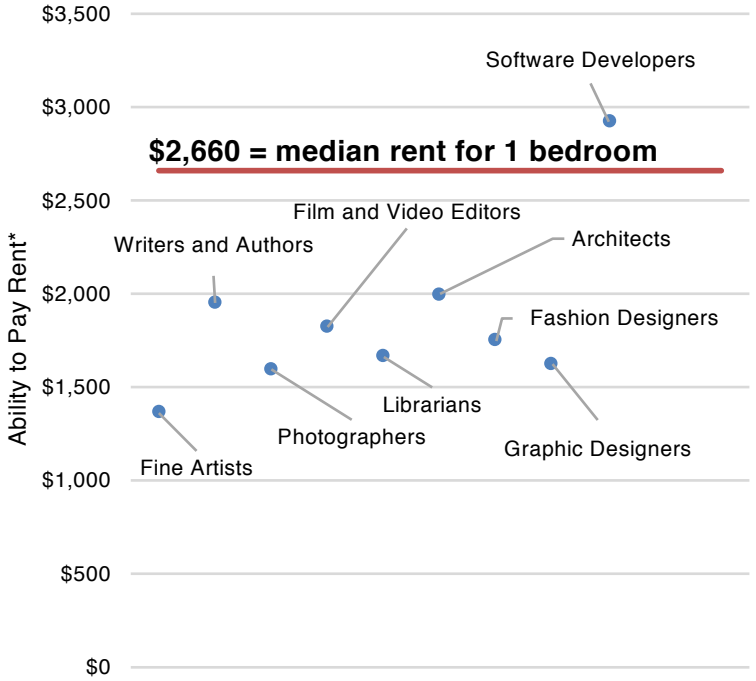
Multifamily Residential Market Indicators

Market Indicators	Stapleton	Staten Island
Inventory (# of Units)	887	19,087
% Change in Inventory (2007 – 2017)	181%	5%
Median Asking Rent	$46	$24
% Change in Median Rent (2007 – 2017)	153%	13%
Vacancy	32.7%	3.3%
10 Year Net Absorption (# of Units)	264	1003
Cost of 1 Bedroom Apartment (700 SF)	$2,660	$1,421
Annual Salary Needed	$106,400	$56,840

Key Findings

- The inventory of multifamily units in Stapleton is relatively small. However, since 2007, inventory in Stapleton has experienced strong growth, increasing by 181 percent.
- The median asking rent in Stapleton for a 1 bedroom apartment (700 SF) is $2,660, 92 percent higher than the median asking rent in Staten Island.
- Since 2007, the median asking rent in Stapleton has experienced very strong growth, increasing by 153 percent, significantly greater than the 13 percent increase for rent in Staten Island overall.
- Residential vacancy is generally low in Stapleton (1.4 percent in the first quarter of 2016). The current vacancy corresponds to the delivery of a 571 unit development in the second quarter of 2016, and vacancy is expected to readjust following leasing of that property.

Ability to Pay Rent by Occupation



Source: Occupational Employment Survey, New York City Region, 2016; CoStar 2017
** Ability to pay rent is determined based on 30% of the median annual monthly wage for each occupation*

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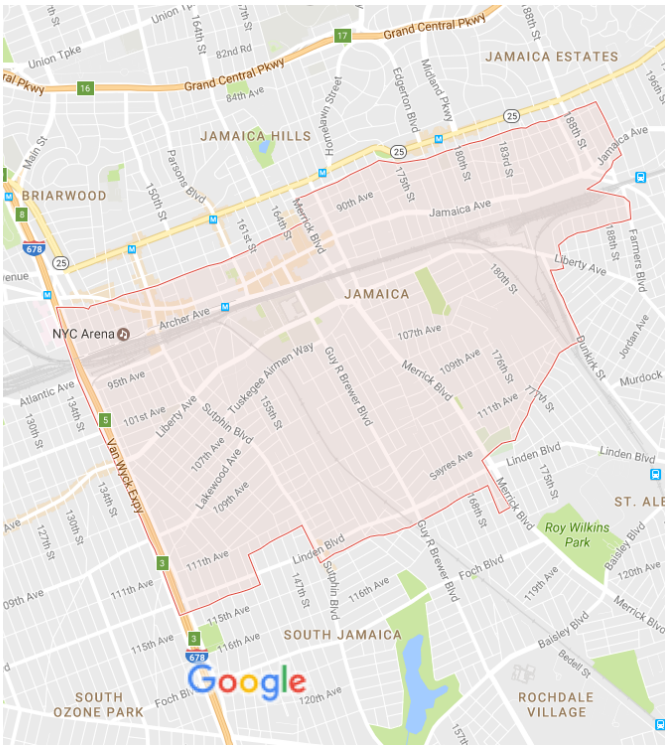
Jamaica Multifamily Residential Market Report

March, 2017



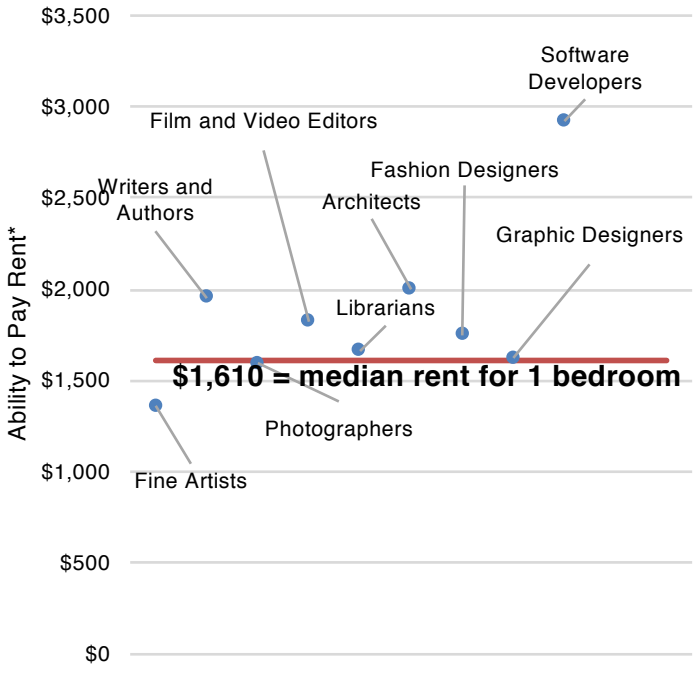
Key Findings

- Since 2007, multifamily residential inventory has experienced modest growth, increasing by 9 percent.
- The median asking rent in Jamaica for a 1 bedroom apartment (700 SF) is $1,610, 13 percent less than the median asking rent in Queens.
- Since 2007, the median asking rent in Jamaica has increased by a modest 5 percent, less than the 21 percent increase for asking rents in Queens overall.
- Vacancy in Jamaica, 1.6 percent, is extremely low, and approximately the same as the overall vacancy in Queens.

Multifamily Residential Market Indicators

Market Indicators	Jamaica	Queens
Inventory (# of Units)	8,345	240,479
% Change in Inventory (2007 – 2017)	9%	6%
Median Asking Rent	$28	$32
% Change in Median Rent (2007 – 2017)	5%	21%
Vacancy	1.6%	1.8%
10 Year Net Absorption (# of Units)	955	16,691
Cost of 1 Bedroom Apartment (700 SF)	$1,610	$1,876
Annual Salary Needed	$64,400	$74,040

Ability to Pay Rent by Occupation



Source: Occupational Employment Survey, New York City Region, 2016; CoStar 2017
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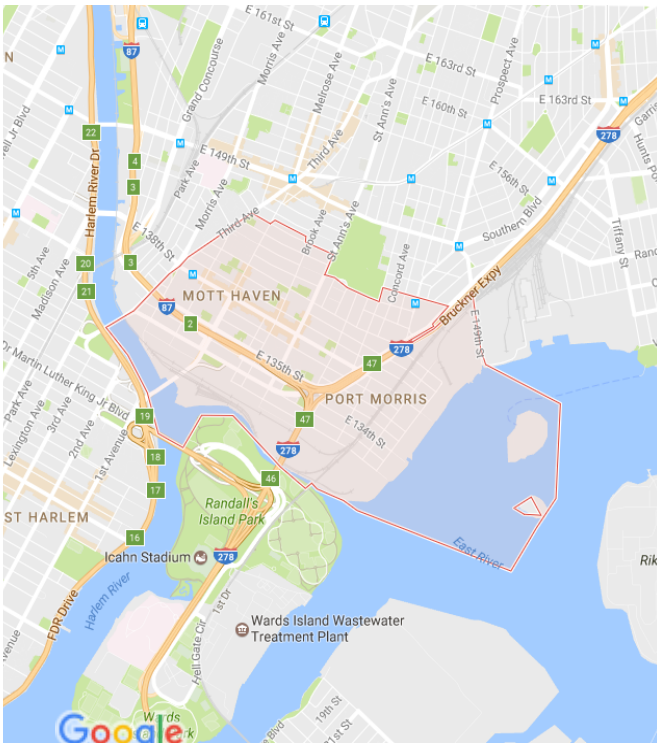
Port Morris/Mott Haven Multifamily Residential Market Report

March, 2017



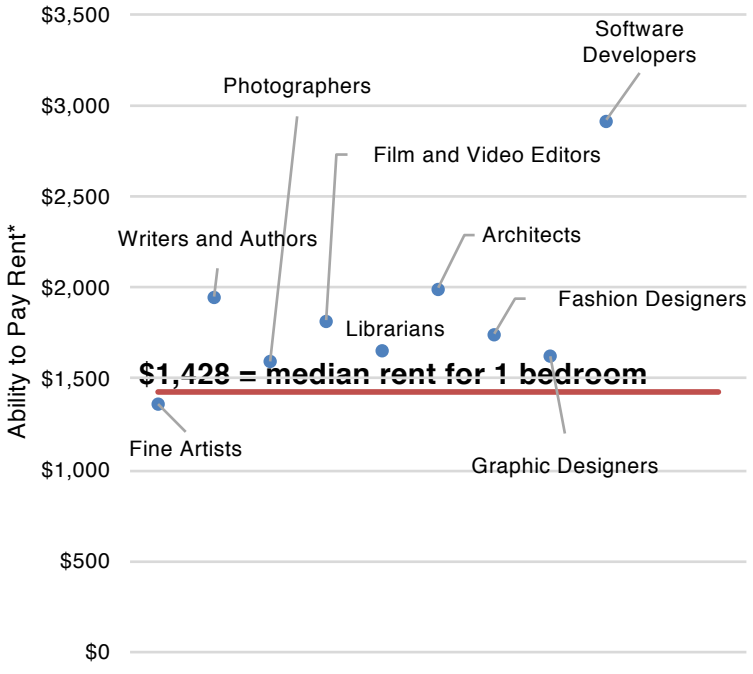
Key Findings

- Since 2007, the inventory of residential space has remained relatively stable in Port Morris/Mott Haven.
- The median asking rent in Port Morris/Mott Haven for a 1 bedroom apartment (700 SF) is $1,428, 14 percent higher than the median asking rent in the Bronx overall.
- Since 2007, asking rents have decreased by 11 percent, but the volume of affordable housing that has been constructed in the study area distorts the average asking rent. Asking rents for new, market rate units are expected to approach $30 per square foot, or $1,750 per month for a 1 bedroom apartment (700 SF).
- Vacancy in Port Morris/Mott Haven and in the Bronx overall is extremely low, close to 2 percent.

Multifamily Residential Market Indicators

Market Indicators	Port Morris/ Mott Haven	Bronx
Inventory (# of Units)	9,636	309,184
% Change in Inventory (2007 – 2017)	6%	4%
Median Rent	$25	$22
% Change in Median Rent (2007 – 2017)	-11%	6%
Vacancy	2.3%	1.9%
10 Year Net Absorption (# of Units)	490	16,601
Cost of 1 Bedroom Apartment (700 SF)	$1,428	$1,295
Annual Salary Needed	$57,120	$51,800

Ability to Pay Rent by Occupation



Source: Occupational Employment Survey, New York City Region, 2016; CoStar 2017
** Ability to pay rent is determined based on 30% of the median annual monthly wage for each occupation*

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Inwood Multifamily Residential Market Report

March, 2017

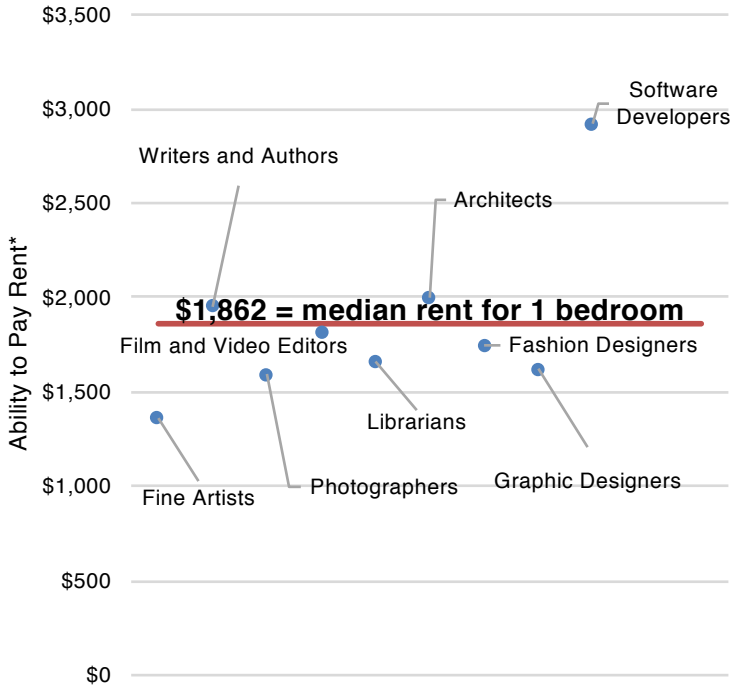
Key Findings

- Since 2007, multifamily residential inventory in Inwood has remained flat. However, the City is currently pursuing a rezoning in the area which is expected to catalyze the production of new units.
- The median asking rent for a 1 bedroom apartment (700 SF) in Inwood is $1,862, 45 percent less than the median asking rent in the Manhattan overall.
- Since 2007, asking rents have increased by 17 percent, which closely tracks rent increases in Manhattan overall.
- Vacancy in Inwood and in Manhattan overall are both extremely low, approximately 3 percent.

Multifamily Residential Market Indicators

Market Indicators	Inwood	Manhattan
Inventory (# of Units)	14,297	807,063
% Change in Inventory (2007 – 2016)	.4%	5%
Median Rent	$32	$58
% Change in Median Rent (2007 – 2017)	17%	15%
Vacancy	2.6%	2.7%
10 Year Net Absorption (# of Units)	144	32,773
Cost of 1 Bedroom Apartment (700 SF)	$1,862	$3,360
Annual Salary Needed	$74,480	$134,400

Ability to Pay Rent by Occupation



Source: Occupational Employment Survey, New York City Region, 2016; CoStar 2017
** Ability to pay rent is determined based on 30% of the median annual monthly wage for each occupation*