



April 2019

**VACANCY OVERVIEW
(Ada Real Estate Surveys)**

	<u>Units Surveyed</u>	<u>Reported Vacancy</u>	<u>Vacancy by Bedroom Count</u>		
			1 BR	2BR	3BR
January 2019	18,561	2.6%	2.6%	2.6%	2.7%
January 2018	17,085	2.8%	2.8%	3.0%	2.3%
January 2017	16,515	3.2%	2.7%	3.7%	2.9%
January 2016	15,324	2.6%	1.8%	3.1%	2.8%
January 2015	14,434	2.7%	2.7%	2.7%	2.5%
January 2014	13,933	2.3%	1.6%	2.9%	2.6%
January 2013	13,788	4.0%	3.6%	4.1%	6.0%
January 2012	13,689	4.5%	4.0%	4.6%	6.3%
January 2011	13,689	5.7%	5.6%	5.9%	5.8%
January 2010	13,294	9.4%	7.3%	10.5%	13.6%

	<u>Overall</u>	<u>Full Amenity > 100 Units</u>	<u>Downtown/ Fringe</u>	<u>LIHTC</u>
JANUARY 2019				
# Projects	233	35	37	20
# Units	18,561	7,106	2,842	1,988
% Vacant	2.60%	2.76%	2.96%	2.06%
JANUARY 2018				
# Projects	218	31	35	19
# Units	17,085	6,338	2,599	1,940
% Vacant	2.80%	3.63%	2.35%	0.88%
JANUARY 2017				
# Projects	216	30	34	19
# Units	16,515	6,051	2,534	1,940
% Vacant	3.20%	3.50%	2.57%	2.53%
JANUARY 2016				
# Projects	202	32	34	19
# Units	15,324	6,480	2,534	1,940
% Vacant	2.60%	2.90%	1.97%	3.04%
JANUARY 2015				
# Projects	193	29	34	18
# Units	14,434	5,972	2,534	1,876
% Vacant	2.70%	3.13%	2.29%	3.62%

April 2019

AVERAGE RENT EXAMPLES

ARES Survey Reported Average Rents/Square Foot				
	Overall	1 BR	2 BR	3 BR
January 2019	\$1.23	\$1.42	\$1.13	\$1.05
January 2018	\$1.14	\$1.30	\$1.04	99¢
January 2017	\$1.02	\$1.20	96¢	90¢
January 2016	99¢	\$1.14	91¢	82¢
January 2015	94¢	\$1.09	86¢	77¢
January 2014	89¢	\$1.02	82¢	73¢
January 2013	86¢	98¢	79¢	71¢
January 2012	84¢	96¢	77¢	69¢
January 2011	82¢	94¢	75¢	68¢
January 2010	82¢	94¢	74¢	67¢

Note: Averages may be skewed high due to 1) reporting bias new vs. average rent, 2) corporate suites

30 to 40 Year Old, Moderate Amenity Projects:						
Bedroom Count	Square Feet	Jan. 2019 Range	Jan. 2018 Range	Jan. 2017 Range	Jan. 2016 Range	Jul. 1987 Range
1 BR / 1BA	650 SF	\$675-\$775	\$650-\$725	\$615-\$695	\$595-\$695	\$250-\$275
2 BR / 1BA	875 SF	\$800-\$875	\$750-\$825	\$715-\$750	\$675-\$735	\$300-\$350

Newer, Full Amenity, Large-Scale Projects:						
Bedroom Count	Sq. Ft.	Jan. 2019 Range	Jan. 2018 Range	Jan. 2017 Range	Jan. 2016 Range	Jul. 1987 Range
1 BR / 1BA	700 SF	\$900-\$1125	\$850-\$1050	\$800-\$900	\$775-\$875	\$325-\$360
2 BR / 1BA	875 SF	\$950-\$1100	\$925-\$1050	\$850-\$900	\$825-\$895	\$425-\$450
2 BR / 2BA	950 SF	\$1025-\$1300	\$975-\$1250	\$915-\$1100	\$875-\$1100	
3 BR / 2BA	1200 SF	\$1200-\$1500	\$1050-\$1400	\$1050-\$1300	\$1050-\$1300	

April 2019

MULTI-FAMILY PERMITS			
	Ada	Canyon	Combined
2018	1,927	372	2,299
2017	1,467	184	1,651
2016	1,147*	208	1,355
2015	1,022	11	1,033
2014	1,675	91	1,766
2013	551	8	559
2012	318	65	383
2011	212	144	356
2010	2	0	2
2009	13	0	13

*Information obtained from Meridian City Construction Report

ADA COUNTY SINGLE-FAMILY PRICES (Intermountain MLS)			
Year	No. of Sales	Avg. Price	Median Price
4 th Qtr. 2018	2,548	\$349,919	\$316,190
2018	11,166	\$345,010	\$307,537
2017	10,954	\$297,504	\$262,947
2016	10,778	\$273,236	\$240,602
2015	9,299	\$257,618	\$225,000
2014	7,774	\$241,085	\$207,900
2013	7,842	\$226,775	\$194,000
2012	6,882	\$195,518	\$166,331
2011	6,286	\$171,368	\$142,000

EMPLOYMENT (Idaho Department of Employment)			
	Ada	Canyon	Combined
Avg. Annual 2018	234,523	96,095	330,618
Avg. Annual 2017	226,485	92,955	319,440
Avg. Annual 2016	217,596	89,654	307,250
Avg. Annual 2015	209,714	86,613	296,327
Avg. Annual 2014	203,188	83,868	287,056
Avg. Annual 2013	195,877	81,158	277,035
Avg. Annual 2012	191,562	78,996	270,558
Avg. Annual 2011	185,482	76,447	261,929
Avg. Annual 2010	180,562	75,188	255,750
Avg. Annual 2009	178,892	75,643	254,535

April 2019

Apartment Construction Update

A review of city and county planning agencies and research with developers and architects locally result in the following summary of projects complete, under construction, and proposed in Ada County. The research also includes an abbreviated review of Canyon County.

Projects Under Construction – February 2019		% Complete
1) Warm Springs (B)	21 unit family	90%
2) Federal Way (B)	196 unit family	40%
3) 24 th /Main (B)	133 unit family LIHTC	50%
4) River/12 th (B)	34 unit family	75%
5) Fairview/Cloverdale (B)	96 unit family	40%
6) Eagle/Ancona (E)	252 unit family	60%
7) Riverside Drive (E)	65 unit townhouse	40%
8) Franklin/Ten Mile, Ph. III (M)	108 unit family	90%
9) Pennwood/Meridian (M)	180 unit family	80%
10) Meridian/McMillan (M)	250 unit family	95%
11) Eagle/Ustick (M)	96 unit family	70%
12) Ten Mile/Franklin (M)	220 unit family	50%
13) Locust Grove/Fairview (M)	204 unit 4-plexes	25%
14) Meridian/Ustick (M)	48 unit 4-plexes	70%
15) Pine/Linder (M)	64 unit 4-plexes	70%
16) Ustick/Eagle (M)	240 unit townhouse	40%
17) Pine/Locust Grove Ph. I (M)	240 unit family	10%
18) Overland/Silverstone (M)	112 unit family	5%
19) Linder/Franklin (M)	88 unit family	10%
20) Overland/Linder (M)	336 unit family	30%
21) 42 nd Street (GC)	32 unit family	80%
22) Kuna Duplexes (K)	56 unit duplexes	50%
23) Iowa/12 th (N)	80 unit 4-plexes	90%
24) Power Line/Amity (N)	134 unit 4-plexes	80%
25) Birch Lane (N)	72 unit 4-plexes	50%
Ada County Total	3,071 Units	
TOTAL	3,357 Units	

B=Boise E=Eagle C = Caldwell GC=Garden City K=Kuna M=Meridian N=Nampa S=Star

April 2019

Proposed Construction – Start Anticipated Within 6 Months or Start Unknown

1)	Fairview/Cloverdale (B)	60 unit duplexes	6 months
2)	30 th /Whitewater (B)	52 unit family LIHTC	6 months
3)	Park Boulevard (B)	232 unit senior	6 months
4)	Fairview/Cloverdale (B)	56 unit family	6 months
5)	42 nd /State (B)	27 unit Veteran's	6 months
6)	Maple Grove/Fairview (B)	64 unit family	6 months
7)	Strawberry Glen (B)	76 unit family	Unknown
8)	Fairview/Cloverdale (B)	254 unit family	Unknown
9)	State Street/Pierce Park (B)	44 unit 4-plexes	Unknown
10)	27 th /Bannock (B)	96 unit family	Unknown
11)	3 rd /Myrtle (B)	137 unit family	Unknown
12)	2 nd /Myrtle (B)	120 unit family	Unknown
13)	Eagle/Copper Point (M)	124 unit family	6 months
14)	Records/River Valley (M)	66 unit senior	6 months
15)	3 rd /Pine (M)	24 unit family	6 months
16)	Franklin/Blackcat (M)	238 unit family	6 months
17)	Meridian Village (M)	166 unit senior	Unknown
18)	Jericho (M)	34 unit 4-plexes	Unknown
19)	42 nd /Adams (GC)	40 unit family	6 months
20)	Linder/State (E)	280 unit family	6 months
21)	Edgewood (E)	132 unit 4-plexes	6 months
22)	Ballantyne (E)	78 unit family	Unknown
23)	Kuna/Avalon, Ph. II (K)	28 unit 4-plexes	6 months
24)	Linder/Deer Flat (K)	48 unit family	6 months
25)	S. Powerline (N)	100 unit 4-plexes	6 months
26)	Greenhurst/Sky View (N)	80 unit 4-plexes	6 months
27)	Midland/Smith (N)	80 unit 4-plexes	6 months
28)	Can-Ada (N)	102 unit family	6 months
29)	Birch Lane/Idaho Center (N)	102 unit family	6 months
30)	Hawaii Avenue (N)	70 unit family LIHTC	6 months
31)	Smith/Midland (N)	88 unit 4-plexes	Unknown
32)	Fillmore (C)	30 unit senior LIHTC	6 months
33)	Ustick/Florida (C)	128 unit 4-plexes	6 months
34)	Ustick/Montana (C)	48 unit senior LIHTC	6 months
35)	Skyview Ranch (C)	50 unit family LIHTC	6 months
36)	8 th /Cleveland (C)	50 unit senior LIHTC	6 months
37)	Hope Lane (C)	30 unit family LIHTC	6 months
38)	Nampa Caldwell/Homedale (C)	192 unit family	Unknown
39)	Ustick/Montana (C)	110 unit family	Unknown
Ada County Total		2,476 Units	
TOTAL		3,736 Units	

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Projects Completed 2016 - 2019 To-Date			
1)	Florence/Five Mile (B), Cordillera II	36 unit 4-plexes	March 2016
2)	Maple Grove/Emerald (B), Asheville	56 unit 4-plexes	May 2016
3)	State/Old Hwy. 55 (B)	30 unit senior LIHTC	June 2016
4)	Warm Springs (B), Falling Brook Ph. II	28 unit family	August 2016
5)	Maple Grove/Shellie (B), Bristlecone	36 unit 4-plexes	September 2016
6)	Ustick/Cloverdale (B)	22 unit townhouse	November 2016
7)	Ophonga/Curtis (B), Palisades	48 unit family	January 2017
8)	Preece/Milwaukee (B), Town Point	24 unit family	January 2017
9)	Parkcenter/Highland (B)	287 unit family	March 2017
10)	Allumbaugh/Fairview (B)	16 unit 4-plexes	July 2017
11)	14 th /Idaho (B)	37 unit family	August 2017
12)	BSU Honors Student Housing(B)	211 unit student	September 2017
13)	Franklin/Locust Grove (B)	52 unit 4-plexes	October 2017
14)	Locust Grove/Ustick (B)	32 unit family	October 2017
15)	Cloverdale/E. Fairview (B)	140 unit 4-plexes	November 2017
16)	Cloverdale/Ustick (B)	36 unit 4-plexes	November 2017
17)	Columbia Village (B)	48 unit family	December 2017
18)	State St./Glenwood (B)	312 unit family	February 2018
19)	5 th /Myrtle (B)	159 unit family	March 2018
20)	Bogart/State, Ph. II (B)	56 unit family	March 2018
21)	Emerald/Cole (B)	36 unit 4-plexes	May 2018
22)	Columbia Village (B)	48 unit family	July 2018
23)	Cloverdale/Fairview (B)	60 unit duplexes	November 2018
24)	Owyhee/Elder (B)	52 unit family	January 2019
25)	Fifth/Idaho (B)	84 unit family	January 2019
26)	State/Bogart (B)	28 unit townhouse	January 2019
27)	Lake Hazel/Maple Grove (B)	120 unit family	February 2019
28)	22 nd /Fairview (B)	47 unit family LIHTC	February 2019

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April 2019

Projects Completed 2016 - 2019 To-Date (Continued)

29)	Riverside Drive (E)	146 unit senior	October 2018
30)	Franklin/Ten Mile (M), The Franklin	128 unit family	May 2016
31)	Jericho (M)	40 unit 4-plexes	September 2016
32)	NWC Eagle/Ustick (M), Centerpointe	80 unit 4-plexes	September 2016
33)	Overland/Tech (M), Highpoint	190 unit family	October 2016
34)	Eagle/Ustick Ph. II (M)	32 unit townhouse	March 2017
35)	Eagle/Ustick (M)	40 unit family	November 2017
36)	Franklin/Ten Mile Ph. II (M)	132 unit family	November 2017
37)	Ustick/Eagle (M)	96 unit townhouse	September 2018
38)	Linder/Overland (M)	64 unit 4-plexes	November 2018
39)	50 th (GC)	108 unit family	June 2017
40)	S. Avalon (K)	32 unit 4-plexes	July 2018
41)	Ten Mile/Lone Star (K)	80 unit 4-plexes	August 2018
42)	Ten Mile/Deer Flat (K)	152 unit 4-plexes	December 2018
43)	Star (S)	37 unit family LIHTC	September 2017
44)	Kansas/Horton (N)	30 unit 4-plexes	July 2017
45)	Birch Lane (N)	100 unit 4-plexes	October 2017
46)	Garrity/Stamm (N)	256 unit family	December 2017
47)	South Power Line (N)	36 unit 4-plexes	December 2017
48)	Cassia/Flamingo (N)	40 unit 4-plexes	October 2018
49)	Orchard Street (N)	36 unit family	November 2018
Ada County Total		3,498 Units	
TOTAL		3,996 Units	

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Projects Completed 2012 - 2015		
1)	Overland/Wells (M), Gramercy	48 unit family February 2012
2)	Eagle/Ustick (M), Affinity	150 unit senior July 2012
3)	Boise State (B)	90 unit student July 2012
4)	12 th /River (B)	53 unit senior August 2012
5)	Meridian/Ustick (M), Crossfield	80 unit family December 2012
6)	Five Mile/Overland (B), Union Square	126 unit family September 2013
7)	Eagle/Fairview (M), Regency	240 unit family December 2013
8)	Wells (M), Gramercy II	18 unit family January 2014
9)	12 th /Main (B), Owyhee	36 unit singles August 2014
10)	Five Mile/Overland (B), Union Square II	82 unit family August 2014
11)	Broadway/8 th (M), Rushmore	24 unit family August 2014
12)	Birch Lane/Can Ada (N), Aspen Creek	112 unit family September 2014
13)	Vista/Rose Hill (B), Vista Lofts	24 unit individual September 2014
14)	Meridian/Ustick (M), Settlers Village	36 unit family October 2014
15)	Victory/Meridian (M), Red Tail	220 unit family January 2015
16)	Parkcenter/Park (B), 951	68 unit family February 2015
17)	Florence/Five Mile (B), Cordillera	56 unit 4-plexes February 2015
18)	State Street/Bogart (B), Silvercloud	180 unit family April 2015
19)	Linder/McMillan (M), Linder Springs	96 unit family July 2015
20)	Meridian/Blue Heron (M), Heron Village	108 unit family September 2015
21)	Fairview/Allumbaugh (B), Aberdeen	160 unit 4-plexes September 2015
22)	Dale/Sherwood (B)	110 unit individual October 2015
23)	Lusk/Dale (B)	126 unit student October 2015
24)	Sherwood/Lapointe (B)	130 student October 2015
25)	Royal/Dale (B)	175 unit student October 2015
26)	Linder/McMillan (M)	84 unit 4-plexes October 2015
27)	Overland/Wells (M), The Fields	276 unit family November 2015
28)	Fairview/Stonehenge (M)	64 unit 4-plexes September 2015
29)	Adams/Veteran's Parkway (GC)	68 unit LIHTC November 2015
30)	Overland/Cloverdale (B)	88 unit 4-plexes September 2015
31)	McMillan/Morninggale (M), Breckenwood	28 unit 4-plexes September 2015
32)	Eagle/Ustick (M)	32 unit townhouse October 2015
33)	Eagle/River (E)	80 unit family December 2015
Ada County Total		3,156 Units
TOTAL		3,268 Units

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**ADA REAL ESTATE SURVEYS
BOISE PROJECT VACANCY REPORT**

**RUN DATE
02 / 28 / 19**

Project Name	Rent Range	Total Units	Number Occupied	Number Vacant	Percent Occupied
951 APARTMENTS	900 - 1625	61	61	0	100.0%
ACORN APARTMENTS	800 - 850	16	16	0	100.0%
ALDERBURY COVE	716 - 875	56	54	2	96.4%
AMERICANA EAST	625 - 650	17	17	0	100.0%
ARBOR	595 - 695	18	18	0	100.0%
ARBOR CROSSING APARTMENTS	839 - 1560	229	208	21	90.8%
ARBORETUM AT BARBER STATION	1129 - 2382	162	153	9	94.4%
ARIA ON THE RIVER	725 - 1250	91	81	10	89.0%
ART COURT	850 - 925	12	12	0	100.0%
ASHEVILLE COMMONS	895 - 995	56	53	3	94.6%
ASPEN HILLS	905 - 1225	120	120	0	100.0%
ASPENS, THE	775 - 900	44	44	0	100.0%
BANNOCK WEST I	595 - 695	30	30	0	100.0%
BANNOCK WEST II	595 - 695	30	29	1	96.7%
BARLOW LANE	650 - 825	20	20	0	100.0%
BENCHMARK APARTMENTS	900 - 1150	120	120	0	100.0%
BOULDER CREEK APARTMENTS	835 - 935	136	134	2	98.5%
BRECKENWOOD TOWNHOMES	975 - 975	18	18	0	100.0%
BRENTWOOD APARTMENTS	640 - 985	80	80	0	100.0%
BRISTLECONE TOWNHOMES	975 - 975	28	28	0	100.0%
C.W. MOORE APARTMENTS	985 - 1085	47	47	0	100.0%
CABOT COVE	855 - 950	43	40	3	93.0%
CAMAS CROSSING APARTMENTS	495 - 695	15	15	0	100.0%
CAMBRIDGE APARTMENTS	725 - 1400	52	49	3	94.2%
CAMELS BACK APARTMENTS	840 - 1265	84	78	6	92.9%
CANAL PARK APARTMENTS	625 - 795	72	72	0	100.0%
CANTABRIA	895 - 975	88	88	0	100.0%
CARRIAGE CROSSING	920 - 1400	264	259	5	98.1%
CASCADE APARTMENTS	760 - 825	30	30	0	100.0%
CASITAS NORTE	850 - 895	16	16	0	100.0%
CASSIA COURT	675 - 795	18	18	0	100.0%
CENTERPOINTE TOWNHOMES	975 - 1075	80	80	0	100.0%
CENTRAL POINTE APARTMENT HOMES	785 - 1065	200	195	5	97.5%
CHAPARRAL APARTMENTS	775 - 850	52	52	0	100.0%
CHATEAU PARK	795 - 1265	71	71	0	100.0%
CHERRY LANE APARTMENTS	750 - 800	44	43	1	97.7%
CIMARRON TOWNHOMES	1050 - 1075	80	78	2	97.5%
CIVIC PLAZA APARTMENTS	571 - 876	299	297	2	99.3%
CLEARWATER APARTMENTS	900 - 1425	60	58	2	96.7%
CLOVERDALE MANOR	795 - 895	60	59	1	98.3%
COBBLESTONE COURT	800 - 1200	29	29	0	100.0%
COLBY COURT APARTMENTS	660 - 920	48	46	2	95.8%
COLE MEADOWS	550 - 750	32	32	0	100.0%
COLE STREET APARTMENTS	895 - 895	28	27	1	96.4%
COLUMBUS SQUARE	700 - 750	16	16	0	100.0%
CONSERVATORY APARTMENTS	895 - 915	40	40	0	100.0%
COPPER TERRACE APARTMENTS	725 - 850	24	24	0	100.0%
CORDILLERA	925 - 975	90	88	2	97.8%
COTTONWOOD MEADOWS	354 - 1180	48	48	0	100.0%
CREEK BEND APARTMENTS	765 - 1025	88	86	2	97.7%
CREEKSIDE ARBOUR PH. I	925 - 1095	44	44	0	100.0%
CREEKSIDE ARBOUR PH. II	975 - 1285	64	64	0	100.0%
CREEKSIDE ARBOUR PH. III	895 - 1125	48	47	1	97.9%

**ADA REAL ESTATE SURVEYS
BOISE PROJECT VACANCY REPORT**

**RUN DATE
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Project Name	Rent Range	Total Units	Number Occupied	Number Vacant	Percent Occupied
CRIMSON POINT	895 - 1045	154	154	0	100.0%
CROSSFIELD APARTMENTS	845 - 1095	80	79	1	98.8%
CURTIS MEADOWS	650 - 900	73	73	0	100.0%
DAVIS PARK APARTMENTS	785 - 896	41	41	0	100.0%
DEER CREEK APARTMENTS	770 - 925	48	45	3	93.8%
DENTON TOWNHOUSE APARTMENTS	595 - 795	33	31	2	93.9%
DENVER CREEK APARTMENTS	675 - 800	24	23	1	95.8%
DEPOT LOFTS	850 - 1250	24	24	0	100.0%
DISTRICT AT PARKCENTER	975 - 1525	286	286	0	100.0%
DORCHESTER APARTMENTS	760 - 1250	78	78	0	100.0%
DORIAN APARTMENTS	600 - 775	20	19	1	95.0%
EAGLE POINTE	900 - 960	143	143	0	100.0%
EAGLE RIVER	1025 - 1600	80	78	2	97.5%
EDGEWATER	970 - 1529	300	279	21	93.0%
EVERGREEN APARTMENTS	750 - 1150	20	20	0	100.0%
FAIRVIEW CROSSING APARTMENTS	900 - 1443	244	235	9	96.3%
FALLING BROOK TOWNHOMES	1500 - 1600	48	48	0	100.0%
FIELDS AT GRAMERCY	1000 - 1505	276	276	0	100.0%
FOOTHILLS APARTMENTS	770 - 1100	16	16	0	100.0%
FOOTHILLS APARTMENTS MERIDIAN	357 - 967	53	53	0	100.0%
FOWLER	1200 - 1700	159	145	14	91.2%
FRANKLIN AT TEN MILE, THE	995 - 1550	260	251	9	96.5%
GARDEN GROVE	750 - 830	16	16	0	100.0%
GARDENS	650 - 695	16	16	0	100.0%
GARFIELD SQUARE	650 - 795	15	14	1	93.3%
GARRETT STREET APARTMENTS	795 - 895	40	38	2	95.0%
GATEHOUSE APARTMENTS	975 - 1050	22	22	0	100.0%
GEKELER APARTMENTS	950 - 1050	14	14	0	100.0%
GEKELER FARMS	970 - 1200	146	146	0	100.0%
GIBSON, THE	1138 - 2822	84	76	8	90.5%
GLENBROOK	815 - 865	112	109	3	97.3%
GRAMERCY VILLAS	984 - 1196	66	66	0	100.0%
GRAYLING PLACE	825 - 1000	12	12	0	100.0%
GREENFIELD APARTMENTS	742 - 950	75	75	0	100.0%
GROVER STREET APARTMENT	875 - 975	16	16	0	100.0%
HARBOR VIEW STATION	725 - 795	20	20	0	100.0%
HARTMAN PARK	750 - 895	32	31	1	96.9%
HERON VILLAGE	950 - 1325	108	104	4	96.3%
HIGH POINT ON OVERLAND	955 - 1455	190	179	11	94.2%
HIGHLAND SPRINGS APARTMENTS	810 - 1200	120	119	1	99.2%
HILLCREEK APARTMENTS	336 - 1015	60	58	2	96.7%
HILLCREST VIEW APARTMENTS	725 - 850	81	79	2	97.5%
HILTON STREET	815 - 985	48	46	2	95.8%
HOLLY STREET APARTMENTS	825 - 895	16	16	0	100.0%
HOMESTEAD	850 - 950	76	73	3	96.1%
HUNTINGTON	1009 - 1450	252	241	11	95.6%
ICONIC VILLAGE	449 - 779	161	161	0	100.0%
IDAHO BUILDING	770 - 1810	50	48	2	96.0%
IDANHA	369 - 1235	53	51	2	96.2%
JAMESTOWN SQUARE	750 - 850	58	57	1	98.3%
JEFFERSON WEST	575 - 865	62	61	1	98.4%
KENSINGTON APARTMENTS	975 - 1880	312	298	14	95.5%
KOOTENAI STREET	695 - 775	20	20	0	100.0%

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02 / 28 / 19**

Project Name	Rent Range	Total Units	Number Occupied	Number Vacant	Percent Occupied
KRISTIN PARK	775 - 850	34	34	0	100.0%
LANCASTER APARTMENTS	900 - 1200	30	30	0	100.0%
LATAH VILLAGE	725 - 950	84	82	2	97.6%
LAUREL PARK	795 - 1100	128	124	4	96.9%
LEGACY AT 50TH STREET	995 - 1125	108	106	2	98.1%
LEISURE VILLA	700 - 950	57	57	0	100.0%
LIBERTY LAKE	952 - 1175	336	333	3	99.1%
LIBERTY STREET APARTMENTS	795 - 1050	48	47	1	97.9%
LINDER SPRINGS	1100 - 1395	96	94	2	97.9%
LODGE AT MAPLE GROVE, THE	900 - 1823	154	149	5	96.8%
LOGGER CREEK	900 - 1670	112	109	3	97.3%
LONGMONT STATION	750 - 1000	11	11	0	100.0%
LONGVIEW APARTMENTS	895 - 950	28	27	1	96.4%
MAGNOLIA	1072 - 1340	43	43	0	100.0%
MALLARD COURT	805 - 995	32	29	3	90.6%
MALLARD POINTE	616 - 791	158	152	6	96.2%
MAPLE GROVE APARTMENTS	850 - 850	44	44	0	100.0%
MAPLES APARTMENTS	695 - 795	18	18	0	100.0%
MARENA TOWNHOMES	975 - 1100	36	35	1	97.2%
MIRAMONT	635 - 750	44	43	1	97.7%
MONTERRA TOWNHOUSES	1224 - 1826	148	144	4	97.3%
MORRIS HILL TOWNHOUSES	830 - 930	18	18	0	100.0%
MORRISON PARK APARTMENTS	880 - 1185	280	264	16	94.3%
MOUNT VERNON APARTMENTS	795 - 1040	70	61	9	87.1%
NEZ PERCE	695 - 795	24	23	1	95.8%
NORTH PARK APARTMENTS	550 - 1695	22	22	0	100.0%
NORTH RIVER APARTMENTS	800 - 900	16	16	0	100.0%
NORTHWEST POINT	762 - 1119	77	77	0	100.0%
OAK PARK VILLAGE	338 - 1040	200	198	2	99.0%
OFF BROADWAY APARTMENTS	595 - 725	18	18	0	100.0%
OREGON TRAIL VILLAGE	749 - 789	28	27	1	96.4%
OWYHEE FLATS	1060 - 1335	36	36	0	100.0%
OWYHEE PARK	895 - 1190	52	50	2	96.2%
PALISADES APARTMENTS	895 - 995	48	47	1	97.9%
PARK APARTMENTS	750 - 970	160	160	0	100.0%
PARKHILL APARTMENTS	820 - 885	36	35	1	97.2%
PARKLANE APARTMENTS	815 - 995	30	26	4	86.7%
PARKVIEW APARTMENTS	1355 - 2350	64	63	1	98.4%
PARKWOOD APARTMENTS	800 - 950	32	31	1	96.9%
PENN STATION	895 - 950	40	39	1	97.5%
PENNSYLVANIA PLACE	625 - 795	40	40	0	100.0%
PHILLIPPI PLAZA	825 - 925	66	63	3	95.5%
PIERCE PARK VILLAGE	895 - 925	26	20	6	76.9%
PINES APARTMENTS, THE	640 - 1100	45	45	0	100.0%
PLAZA APARTMENTS	825 - 1260	63	56	7	88.9%
POND STREET APARTMENTS	600 - 750	20	19	1	95.0%
QUAIL GLEN APARTMENTS	675 - 750	18	18	0	100.0%
QUAIL PARK APARTMENTS	845 - 1010	68	64	4	94.1%
RAYMOND STREET APARTMENTS	670 - 865	68	67	1	98.5%
RED TAIL APARTMENTS	980 - 1445	220	219	1	99.5%
REDWOOD APARTMENTS	695 - 925	23	23	0	100.0%
REEDHOUSE APARTMENTS	1043 - 1446	188	177	11	94.1%
REGENCY @ RIVER VALLEY	1020 - 1515	240	238	2	99.2%

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Project Name	Rent Range	Total Units	Number Occupied	Number Vacant	Percent Occupied
REMBRANDT PARK APARTMENTS	925 - 1250	137	137	0	100.0%
RENAISSANCE APARTMENTS	950 - 1600	288	268	20	93.1%
RETREAT @ SILVER CLOUD	950 - 1375	180	180	0	100.0%
RETREAT @ UNION SQUARE	975 - 1425	208	207	1	99.5%
RIDENBAUGH PLACE	625 - 850	24	24	0	100.0%
RIVER PLAZA	326 - 925	116	116	0	100.0%
RIVER POINTE	1016 - 2282	204	189	15	92.6%
RIVER QUARRY APARTMENTS	1000 - 1590	308	304	4	98.7%
RIVER TERRACE APARTMENTS	525 - 750	21	21	0	100.0%
RIVER WALK	850 - 1400	75	75	0	100.0%
RIVERSIDE APARTMENTS	625 - 825	79	79	0	100.0%
ROCK POINTE APARTMENTS	810 - 1100	88	87	1	98.9%
ROOSEVELT APARTMENTS	695 - 695	20	18	2	90.0%
ROOSEVELT MANOR	775 - 945	25	25	0	100.0%
ROSEWOOD APARTMENTS	982 - 2050	168	157	11	93.5%
RUSHMORE	850 - 1025	24	23	1	95.8%
RYLIE CREEK APARTMENTS	800 - 875	12	12	0	100.0%
SAGECREST APARTMENTS	850 - 1000	168	163	5	97.0%
SAVAGE APARTMENTS	875 - 995	24	24	0	100.0%
SAWTOOTH VILLAGE APARTMENTS	1075 - 1125	84	82	2	97.6%
SEASONS APARTMENTS	950 - 1225	120	119	1	99.2%
SELKIRK APARTMENTS	600 - 650	24	24	0	100.0%
SELWAY APARTMENTS	1093 - 1957	171	162	9	94.7%
SETTLERS VILLAGE	1095 - 1195	36	36	0	100.0%
SHALLOW CREEK	975 - 1050	60	59	1	98.3%
SHANNON GLEN	417 - 950	72	71	1	98.6%
SHANNON SOUTH APARTMENTS	825 - 1085	56	53	3	94.6%
SHAW MOUNTAIN HEIGHTS	775 - 995	52	52	0	100.0%
SHEILA LANE APARTMENTS	800 - 825	20	20	0	100.0%
SHORELINE PLAZA NORTH	670 - 795	54	54	0	100.0%
SIGNATURE POINTE APARTMENTS	895 - 1150	156	155	1	99.4%
SILVER BAY APARTMENTS	907 - 1366	185	174	11	94.1%
SISTERS VILLA APARTMENTS	485 - 899	49	49	0	100.0%
SOMERSET HILLS	875 - 1095	104	104	0	100.0%
SPRING CREEK APARTMENTS	850 - 1200	75	74	1	98.7%
SPRINGS OF ROYAL OAKS	850 - 1300	288	279	9	96.9%
ST. FRANCIS WOODS	725 - 850	16	16	0	100.0%
STADSTAD APARTMENTS	675 - 795	16	16	0	100.0%
STAPLETON ARMS APARTMENTS	675 - 750	18	18	0	100.0%
STATE STREET APARTMENTS	824 - 1290	16	16	0	100.0%
STEWART AVENUE APARTMENTS	914 - 1000	16	16	0	100.0%
STONESTHROW TOWNHOMES	1025 - 1095	140	138	2	98.6%
STREAMSIDE APARTMENTS	775 - 775	22	22	0	100.0%
SUGAR PINE TOWNHOUSES	805 - 950	56	55	1	98.2%
SUMMERSET PARK APARTMENTS	725 - 950	20	19	1	95.0%
SYRINGA VILLAGE APARTMENTS	765 - 985	64	63	1	98.4%
TABLE ROCK APARTMENTS	945 - 1160	16	16	0	100.0%
THURMAN STREET APARTMENTS	775 - 775	14	14	0	100.0%
TOUCHSTONE PLACE	925 - 950	64	63	1	98.4%
TOWNE SQUARE APARTMENTS	273 - 995	160	157	3	98.1%
TRAILWINDS	467 - 1000	64	63	1	98.4%
TRAMORE APARTMENTS	347 - 896	72	72	0	100.0%
TREE VALLEY	945 - 1295	32	31	1	96.9%

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VERRASO VILLAGE	1400 - 1875	96	94	2	97.9%
VILLA DE ORO	625 - 795	19	19	0	100.0%
VILLA MONTAGNA	995 - 1250	20	20	0	100.0%
VILLAGE APARTMENTS, THE	759 - 999	18	17	1	94.4%
VILLAGE AT COLUMBIA, THE	855 - 1710	254	243	11	95.7%
VINE STREET APARTMENTS	795 - 925	35	34	1	97.1%
VINEYARDS @ EAGLE PROMENADE	447 - 900	30	30	0	100.0%
VISTA HEIGHTS	675 - 825	60	60	0	100.0%
VISTA TERRACE APARTMENTS	725 - 850	32	31	1	96.9%
WALKER APARTMENTS	595 - 725	17	17	0	100.0%
WALNUT PARK APARTMENTS	725 - 900	20	18	2	90.0%
WATERCOOLER APARTMENTS	1200 - 2230	37	33	4	89.2%
WEDGEWOOD MANOR	750 - 795	18	18	0	100.0%
WELLMAN APARTMENTS	575 - 795	21	21	0	100.0%
WESTBOROUGH SQUARE	925 - 1050	40	40	0	100.0%
WESTRIDGE APARTMENTS	750 - 975	100	100	0	100.0%
WESTSIDE PLACE APARTMENTS	875 - 925	72	70	2	97.2%
WHISPERING PINES APARTMENTS	695 - 995	105	102	3	97.1%
WHITEWATER PARK APARTMENTS	1251 - 2505	324	312	12	96.3%
WILLOWS APARTMENTS	550 - 765	80	80	0	100.0%
WOODBINE II APARTMENTS	895 - 1100	66	66	0	100.0%
Totals :		18561	18078	483	97.4%