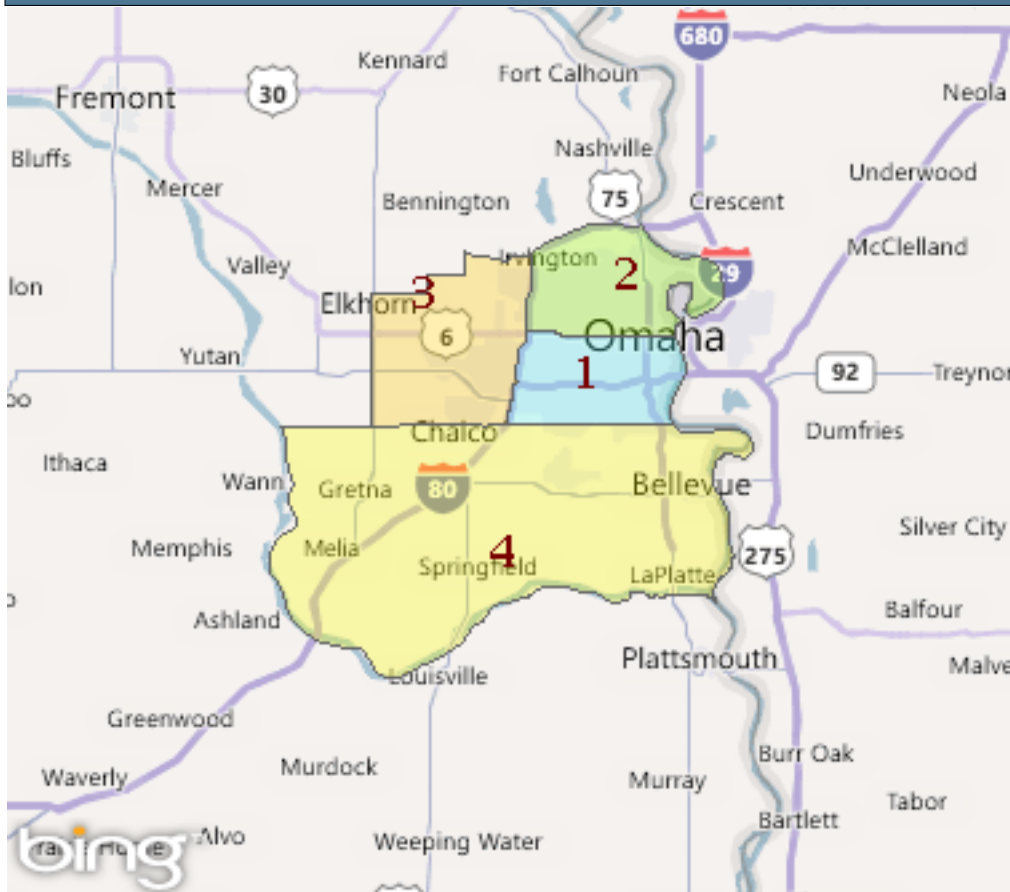


Rent and Vacancy Changes (since last quarter)



Submarkets	Rent	Vacancy
1. South Omaha	-0.0%	0 bps
2. North Omaha	0.0%	-50 bps
3. Southwest Suburban	0.0%	-50 bps
4. Sarpy County	0.0%	-20 bps

[Click here for the complete report...](#)

Changes from Previous Quarter / 5 year Forecast

Change from Previous Quarter			
Markets	Rent	Vacancy	Inventory
Omaha	0.1%	-30 bps	0.1%
Midwest Region	0.8%	-20 bps	0.1%
United States	0.8%	-10 bps	0.1%
Metro vs. Region	-0.7%	-10 bps	0.0%
Metro vs. US	-0.7%	-20 bps	0.0%

[Click here for more trend information...](#)

5 Year Forecast (Avg Annual Growth Rate 2012 - 2016)			
Markets	Rent	Vacancy	Inventory
Omaha	3.7%	333 bps	1.3%
Midwest Region	3.9%	392 bps	0.7%
United States	4.0%	426 bps	1.2%
Metro vs. Region	-0.3%	-59 bps	0.0%
Metro vs. US	-0.3%	-94 bps	0.0%

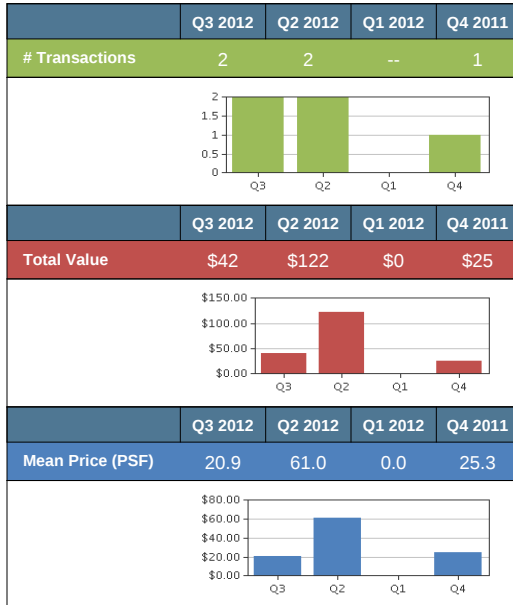
Metropolitan Apartment Rankings Q3 2012 (Based on 200 U.S. Markets)

Vacancy Rate			
62. Waco, TX	3.4%	68. Orange County, CA	3.5%
63. Albany, NY	3.5%	69. Providence, RI	3.5%
64. Hanford-Corcoran, CA	3.5%	70. Ventura County, CA	3.5%
65. Los Angeles, CA	3.5%	71. Boston, MA	3.6%
66. Manchester-Nashua, NH	3.5%	72. Olympia, WA	3.6%
67. Omaha, NE	3.5%		

Rent Growth			
185. Fargo, ND	0.2%	191. Redding, CA	0.1%
186. Flint, MI	0.2%	192. Hanford-Corcoran, CA	0.0%
187. Santa Barbara, CA	0.2%	193. Yuma, AZ	0.0%
188. Youngstown, OH	0.2%	194. Columbus, GA	-0.1%
189. Biloxi-Gulfport, MS	0.1%	195. Fayetteville, NC	-0.1%
190. Omaha, NE	0.1%		

Capital Markets Overview

Sales Trends



Recent Sales

Submarket	Built	Price Range	Date
North Omaha	1951	\$10,000 - \$24,999	Q3 2012
North Omaha	1967	\$10,000 - \$24,999	Q3 2012
North Omaha	1964	\$25,000 - \$49,999	Q3 2012
Sarpy County	1986	\$25,000 - \$49,999	Q2 2012
Sarpy County	2009	\$150,000 - \$199,999	Q2 2012
Sarpy County	1969	\$10,000 - \$24,999	Q2 2012
North Omaha	1921	\$10,000 - \$24,999	Q2 2012
North Omaha	1965	\$10,000 - \$24,999	Q2 2012
Sarpy County	1968	\$25,000 - \$49,999	Q2 2012
Sarpy County	1969	\$10,000 - \$24,999	Q1 2012

[View All Property Sales...](#)
[Address Specific Search...](#)

Cap Rate Trends



Most Recent Updates

Most Recent Observations

Location	Bldg ID	Class	Floors	Rent
Sarpy County	A46924	BC	3	\$598
South Omaha	A95553	A	11	\$1,054
Sarpy County	A46829	BC	3	\$439
North Omaha	A47026	BC	3	\$475
Sarpy County	A81159	A	3	\$883
South Omaha	A46890	BC	3	\$618
South Omaha	A72880	BC	3	\$529
South Omaha	A94905	A	4	\$1,449
North Omaha	A46922	BC	3	\$700
North Omaha	A87472	A	3	\$1,047

[Click here for property specific rent comps...](#)

Latest New Construction Updates

Location	Subtype	Size Range
South Omaha	Apartment	80 - 140
North Omaha	Apartment	0 - 80
South Omaha	Condominiums	80 - 140
Sarpy County	Subsidized/Low Income	80 - 140
Sarpy County	Senior Citizen Housing	0 - 80
North Omaha	Condominiums	0 - 80
South Omaha	Apartment	0 - 80
South Omaha	Apartment	0 - 80
North Omaha	Senior Citizen Housing	0 - 80
South Omaha	Apartment	200 - 260

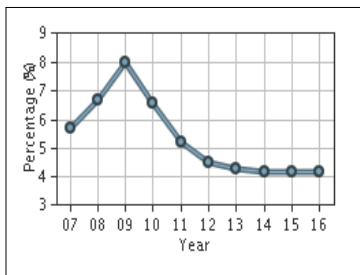
[Click here for property specific new construction comps...](#)

Most Recent News Stories

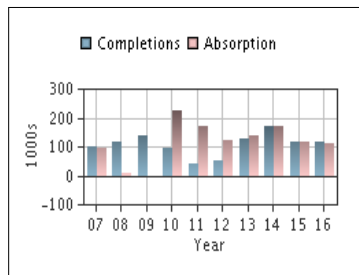
Headline	Date

National Apartment Real Estate Trends

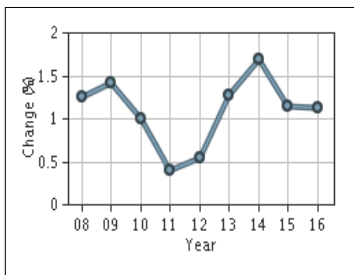
Vacancy



Supply and Demand



Inventory Change



Market Rent

