



April 2018

**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 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%
January 2009	13,288	9.5%	7.9%	10.3%	11.7%

	<u>Overall</u>	<u>Full Amenity > 100 Units</u>	<u>Downtown/ Fringe</u>	<u>LIHTC</u>
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%
JANUARY 2014				
# Projects	189	27	34	18
# Units	13,933	5,524	2,534	1,876
% Vacant	2.30%	2.62%	1.82%	2.35%

April 2018

AVERAGE RENT EXAMPLES

ARES Survey Reported Average Rents/Square Foot				
	Overall	1 BR	2 BR	3 BR
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¢
January 2009	84¢	95¢	76¢	68¢

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. 2018 Range	Jan. 2017 Range	Jan. 2016 Range	Jan. 2015 Range	Jul. 1987 Range
1 BR / 1BA	650 SF	\$650-\$725	\$615-\$695	\$595-\$695	\$560-\$635	\$250-\$275
2 BR / 1BA	875 SF	\$750-\$825	\$715-\$750	\$675-\$735	\$625-\$700	\$300-\$350

Newer, Full Amenity, Large-Scale Projects:						
Bedroom Count	Sq. Ft.	Jan. 2018 Range	Jan. 2017 Range	Jan. 2016 Range	Jan. 2015 Range	Jul. 1987 Range
1 BR / 1BA	700 SF	\$850-\$1050	\$800-\$900	\$775-\$875	\$725-\$825	\$325-\$360
2 BR / 1BA	875 SF	\$925-\$1050	\$850-\$900	\$825-\$895	\$825-\$895	\$425-\$450
2 BR / 2BA	950 SF	\$975-\$1250	\$915-\$1100	\$875-\$1100	\$850-\$1050	
3 BR / 2BA	1200 SF	\$1050-\$1400	\$1050-\$1300	\$1050-\$1300	\$975-\$1250	

Note: Possible concessions not reflected in reported rents.

April 2018

MULTI-FAMILY PERMITS			
	Ada	Canyon	Combined
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
2008	288	61	349

*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. 2017	2,672	\$305,157	\$268,628
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
2010	6,025	\$179,628	\$153,200

EMPLOYMENT (Idaho Department of Employment)			
	Ada	Canyon	Combined
December 2017	230,505	94,883	325,388
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
Avg. Annual 2008	186,848	78,638	265,486



April 2018

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		% Complete
1) Parkcenter/River (B)	162 unit family	90%
2) BSU/Beacon (B)	98 unit student	80%
3) Cloverdale/Fairview (B)	60 unit duplexes	60%
4) Overland/Maple Grove (B)	80 unit 4-plexes	50%
5) Lake Hazel/Maple Grove (B)	120 unit family	40%
6) Warm Springs (B)	21 unit family	40%
7) 5 th /Idaho (B)	84 unit family	10%
8) Owyhee/Elder (B)	52 unit family	10%
9) State/Bogart (B)	28 unit townhouse	25%
10) Franklin/Ten Mile, Ph. III (M)	108 unit family	60%
11) Pennwood/Meridian (M)	180 unit family	60%
12) Meridian/McMillan (M)	250 unit family	50%
13) Stoddard/Overland (M)	64 unit 4-plexes	30%
14) Eagle/Ustick (M)	96 unit family	15%
15) Locust Grove/Fairview (M)	204 unit 4-plexes	5%
16) Edgewood (E)	48 unit senior LIHTC	70%
17) Riverside Drive (E)	146 unit senior	25%
18) Eagle/Ancona (E)	252 unit family	10%
19) 42 nd Street (GC)	32 unit family	70%
20) Ten Mile/Deer Flat (K)	136 unit 4-plexes	60%
21) Iowa/12 th (N)	80 unit 4-plexes	80%
22) South Power Line (N)	36 unit 4-plexes	60%
23) Cassia/Flamingo (N)	40 unit 4-plexes	50%
24) Orchard St. (N)	36 unit family	50%
25) Smith/Midland (N)	88 unit 4-plexes	5%
26) Florida/Ustick (C)	128 unit 4-plexes	5%
Ada County Total	2,221 Units	
TOTAL	2,629 Units	

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

April 2018

Proposed Construction – Start Anticipated Within 6 Months or Start Unknown			
1)	Federal Way (B)	196 unit family	6 months
2)	Fairview/Cloverdale (B)	60 unit duplexes	6 months
3)	30 th /Whitewater (B)	52 unit family LIHTC	6 months
4)	Park Boulevard (B)	146 unit family senior	6 months
5)	Fairview/Cloverdale (B)	254 unit family	Unknown
6)	River/12 th (B)	120 unit family	Unknown
7)	Kootenai/Roberts (B)	100 unit family	Unknown
8)	State Street/Pierce Park (B)	44 unit 4-plexes	Unknown
9)	24 th /Main (B)	133 unit family LIHTC	Unknown
10)	22 nd /Fairview (B)	47 unit family LIHTC	Unknown
11)	Overland/Silverstone (M)	112 unit family	6 months
12)	Linder/Franklin (M)	88 unit family	6 months
13)	Eagle/Copper Ridge (M)	126 unit family	6 months
14)	Overland/Linder (M)	336 unit family	6 months
15)	Ten Mile/Franklin (M)	220 unit family	Unknown
16)	Meridian Village (M)	200 unit family	Unknown
17)	Eagle/Ustick (M)	336 unit family	Unknown
18)	Jericho (M)	34 unit 4-plexes	Unknown
19)	Linder/Ustick (M)	64 unit 4-plexes	Unknown
20)	42 nd /Adams (GC)	40 unit family	6 months
21)	Linder/State (E)	280 unit family	6 months
22)	Edgewood (E)	132 unit 4-plexes	6 months
23)	Ballantyne (E)	78 unit family	Unknown
24)	Kuna/Avalon, Ph. II (K)	60 unit 4-plexes	Unknown
25)	Kuna Duplexes (K)	56 unit duplexes	Unknown
26)	S. Powerline (N)	100 unit 4-plexes	6 months
27)	Birch Lane (N)	72 unit 4-plexes	6 months
28)	Midland/Smith (N)	100 unit 4-plexes	Unknown
29)	Midland/Caldwell (N)	36 unit 4-plexes	Unknown
30)	Fillmore (C)	30 unit senior LIHTC	6 months
31)	Ustick/Florida (C)	128 unit 4-plexes	6 months
32)	Ustick/Montana (C)	110 unit family	6 months
33)	Ustick/Montana (C)	48 unit senior LIHTC	6 months
34)	Nampa Caldwell/Homedale (C)	192 unit family	6 months
Ada County Total		3,314 Units	
TOTAL		4,130 Units	

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Projects Completed 2016 - 2018 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)	Cloverdale/E. Fairview (B)	140 unit 4-plexes November 2017
15)	Cloverdale/Ustick (B)	36 unit 4-plexes November 2017
16)	Columbia Village (B)	48 unit family December 2017
17)	State St./Glenwood (B)	312 unit family February 2018
18)	Emerald/Cole (B)	36 unit 4-plexes February 2018
19)	5 th /Myrtle (B)	159 unit family March 2018
20)	Bogart/State, Ph. II (B)	56 unit family March 2018
21)	Franklin/Ten Mile (M), The Franklin	128 unit family May 2016
22)	Jericho (M)	40 unit 4-plexes September 2016
23)	NWC Eagle/Ustick (M), Centerpointe	80 unit 4-plexes September 2016
24)	Overland/Tech (M), Highpoint	190 unit family October 2016
25)	Eagle/Ustick Ph. II (M)	32 unit townhouse March 2017
26)	Eagle/Ustick (M)	40 unit family November 2017
27)	Franklin/Ten Mile Ph. II (M)	132 unit family November 2017
28)	50 th (GC)	108 unit family June 2017
29)	Kansas/Horton (N)	30 unit 4-plexes July 2017
30)	Birch Lane (N)	100 unit 4-plexes October 2017
31)	Garrity/Stamm (N)	256 unit family December 2017
32)	South Power Line (N)	36 unit 4-plexes December 2017
33)	Star (S)	37 unit family LIHTC September 2017
Ada County Total		2,457 Units
TOTAL		2,879 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 / 18**

Project Name	Rent Range	Total Units	Number Occupied	Number Vacant	Percent Occupied
951 APARTMENTS	850 - 1525	61	61	0	100.0%
ACORN APARTMENTS	750 - 800	16	15	1	93.8%
ALDERBURY COVE	715 - 900	56	54	2	96.4%
AMERICANA EAST	600 - 600	17	17	0	100.0%
ARBOR	550 - 650	18	18	0	100.0%
ARBOR CROSSING APARTMENTS	762 - 1295	229	229	0	100.0%
ARIA ON THE RIVER	725 - 1020	91	83	8	91.2%
ART COURT	775 - 895	12	12	0	100.0%
ASHEVILLE COMMONS	795 - 950	56	53	3	94.6%
ASPEN HILLS	825 - 1150	120	117	3	97.5%
ASPENS, THE	675 - 850	44	44	0	100.0%
BANNOCK WEST I	515 - 585	30	29	1	96.7%
BANNOCK WEST II	525 - 595	30	30	0	100.0%
BARLOW LANE	625 - 775	20	20	0	100.0%
BENCHMARK APARTMENTS	825 - 1025	120	119	1	99.2%
BOULDER CREEK APARTMENTS	735 - 825	136	134	2	98.5%
BRECKENWOOD TOWNHOMES	950 - 950	18	18	0	100.0%
BRENTWOOD APARTMENTS	650 - 895	80	80	0	100.0%
BRISTLECONE TOWNHOMES	925 - 950	28	28	0	100.0%
C.W. MOORE APARTMENTS	835 - 1335	47	47	0	100.0%
CABOT COVE	795 - 875	43	40	3	93.0%
CAMAS CROSSING APARTMENTS	495 - 650	15	15	0	100.0%
CAMBRIDGE APARTMENTS	725 - 1400	52	49	3	94.2%
CAMELS BACK APARTMENTS	700 - 1200	84	80	4	95.2%
CANAL PARK APARTMENTS	575 - 725	72	71	1	98.6%
CANTABRIA	895 - 950	88	88	0	100.0%
CARRIAGE CROSSING	780 - 1110	264	260	4	98.5%
CASCADE APARTMENTS	705 - 765	30	29	1	96.7%
CASITAS NORTE	795 - 895	16	16	0	100.0%
CASSIA COURT	645 - 795	18	18	0	100.0%
CENTERPOINTE TOWNHOMES	975 - 1075	80	80	0	100.0%
CENTRAL POINTE APARTMENT HOMES	735 - 1010	200	192	8	96.0%
CHAPARRAL APARTMENTS	650 - 750	52	49	3	94.2%
CHATEAU PARK	770 - 1240	71	71	0	100.0%
CHERRY LANE APARTMENTS	650 - 725	44	42	2	95.5%
CIVIC PLAZA APARTMENTS	514 - 791	299	297	2	99.3%
CLEARWATER APARTMENTS	900 - 1425	60	56	4	93.3%
CLOVERDALE MANOR	595 - 858	60	59	1	98.3%
COBBLESTONE COURT	800 - 1050	29	29	0	100.0%
COLBY COURT APARTMENTS	645 - 905	48	46	2	95.8%
COLE MEADOWS	550 - 725	32	32	0	100.0%
COLE STREET APARTMENTS	825 - 875	28	24	4	85.7%
COLUMBUS SQUARE	625 - 675	16	16	0	100.0%
CONSERVATORY APARTMENTS	785 - 800	40	40	0	100.0%
COPPER TERRACE APARTMENTS	725 - 750	24	24	0	100.0%
CORDILLERA	925 - 975	90	87	3	96.7%
COTTONWOODS	825 - 1395	188	185	3	98.4%
CREEK BEND APARTMENTS	769 - 919	88	85	3	96.6%
CREEKSIDE ARBOUR PH. I	895 - 965	44	43	1	97.7%
CREEKSIDE ARBOUR PH. II	945 - 1145	64	64	0	100.0%
CREEKSIDE ARBOUR PH. III	865 - 1095	48	48	0	100.0%
CROSSFIELD APARTMENTS	845 - 1045	80	79	1	98.8%
CURTIS MEADOWS	650 - 850	73	73	0	100.0%

ADA REAL ESTATE SURVEYS
BOISE PROJECT VACANCY REPORT

RUN DATE
02 / 28 / 18

Project Name	Rent Range	Total Units	Number Occupied	Number Vacant	Percent Occupied
DAVIS PARK APARTMENTS	785 - 896	41	40	1	97.6%
DEER CREEK APARTMENTS	740 - 875	48	47	1	97.9%
DENTON TOWNHOUSE APARTMENTS	525 - 725	33	33	0	100.0%
DENVER CREEK APARTMENTS	650 - 750	24	24	0	100.0%
DEPOT LOFTS	850 - 1200	24	24	0	100.0%
DISTRICT AT PARKCENTER	1150 - 1820	287	244	43	85.0%
DORCHESTER APARTMENTS	760 - 1220	78	77	1	98.7%
DORIAN APARTMENTS	595 - 695	20	20	0	100.0%
EAGLE POINTE	825 - 850	143	143	0	100.0%
EAGLE RIVER	1025 - 1500	80	77	3	96.3%
EDGEWATER	860 - 1355	300	270	30	90.0%
EVERGREEN APARTMENTS	675 - 1150	20	20	0	100.0%
FAIRVIEW CROSSING APARTMENTS	818 - 1195	244	244	0	100.0%
FALLING BROOK TOWNHOMES	1400 - 1600	48	46	2	95.8%
FIELDS AT GRAMERCY	910 - 1315	276	270	6	97.8%
FOOTHILLS APARTMENTS	770 - 1025	16	16	0	100.0%
FOOTHILLS APARTMENTS MERIDIAN	357 - 967	53	53	0	100.0%
FRANKLIN AT TEN MILE, THE	915 - 1660	260	226	34	86.9%
GARDEN GROVE	720 - 785	16	16	0	100.0%
GARDENS	595 - 645	16	16	0	100.0%
GARFIELD SQUARE	595 - 775	15	15	0	100.0%
GARRETT STREET APARTMENTS	615 - 795	40	38	2	95.0%
GEKELER APARTMENTS	875 - 995	14	14	0	100.0%
GEKELER FARMS	920 - 1150	146	146	0	100.0%
GLENBROOK	725 - 795	112	106	6	94.6%
GRAMERCY VILLAS	920 - 1180	66	64	2	97.0%
GRAYLING PLACE	800 - 825	12	12	0	100.0%
GREENFIELD APARTMENTS	674 - 924	75	72	3	96.0%
GROVER STREET APARTMENT	795 - 925	16	16	0	100.0%
HARBOR VIEW STATION	725 - 795	20	19	1	95.0%
HARTMAN PARK	675 - 795	32	31	1	96.9%
HERON VILLAGE	850 - 1175	108	103	5	95.4%
HIGH POINT ON OVERLAND	955 - 1455	190	184	6	96.8%
HIGHLAND SPRINGS APARTMENTS	810 - 1200	120	116	4	96.7%
HILLCREEK APARTMENTS	302 - 925	60	57	3	95.0%
HILLCREST VIEW APARTMENTS	635 - 775	81	77	4	95.1%
HILTON STREET	750 - 950	48	45	3	93.8%
HOLLY STREET APARTMENTS	825 - 895	16	16	0	100.0%
HOMESTEAD	740 - 875	76	74	2	97.4%
HUNTINGTON	959 - 1400	252	246	6	97.6%
ICONIC VILLAGE	449 - 769	161	161	0	100.0%
IDAHO BUILDING	720 - 1699	50	49	1	98.0%
IDANHA	338 - 1200	53	52	1	98.1%
JAMESTOWN SQUARE	695 - 795	58	58	0	100.0%
JEFFERSON WEST	550 - 830	62	60	2	96.8%
KOOTENAI STREET	650 - 695	20	20	0	100.0%
KRISTIN PARK	725 - 850	34	33	1	97.1%
LANCASTER APARTMENTS	900 - 1080	30	30	0	100.0%
LATAH VILLAGE	695 - 925	84	82	2	97.6%
LAUREL PARK	600 - 900	128	128	0	100.0%
LEGACY AT 50TH STREET	925 - 1125	108	98	10	90.7%
LEISURE VILLA	700 - 925	57	57	0	100.0%
LIBERTY LAKE	860 - 1055	336	332	4	98.8%

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Project Name	Rent Range	Total Units	Number Occupied	Number Vacant	Percent Occupied
LIBERTY STREET APARTMENTS	750 - 995	48	48	0	100.0%
LINDER SPRINGS	985 - 1185	96	96	0	100.0%
LODGE AT MAPLE GROVE, THE	786 - 1823	154	151	3	98.1%
LOGGER CREEK	875 - 1670	112	108	4	96.4%
LONGMONT STATION	750 - 915	11	11	0	100.0%
LONGVIEW APARTMENTS	795 - 825	28	27	1	96.4%
MAGNOLIA	843 - 1156	43	43	0	100.0%
MALLARD COURT	700 - 945	32	32	0	100.0%
MALLARD POINTE	535 - 723	158	158	0	100.0%
MAPLE GROVE APARTMENTS	715 - 815	44	44	0	100.0%
MAPLES APARTMENTS	650 - 715	18	18	0	100.0%
MIRAMONT	610 - 700	44	43	1	97.7%
MONTERRA TOWNHOUSES	1224 - 1831	148	140	8	94.6%
MORRIS HILL TOWNHOUSES	830 - 930	18	18	0	100.0%
MORRISON PARK APARTMENTS	825 - 1080	280	264	16	94.3%
MOUNT VERNON APARTMENTS	725 - 1000	70	67	3	95.7%
NEZ PERCE	640 - 750	24	24	0	100.0%
NORTH PARK APARTMENTS	550 - 1695	22	21	1	95.5%
NORTH RIVER APARTMENTS	800 - 850	16	15	1	93.8%
NORTHWEST POINT	763 - 1000	77	77	0	100.0%
OAK PARK VILLAGE	304 - 975	200	198	2	99.0%
OFF BROADWAY APARTMENTS	550 - 675	18	18	0	100.0%
OREGON TRAIL VILLAGE	759 - 809	28	28	0	100.0%
OWYHEE FLATS	930 - 1385	36	35	1	97.2%
PALISADES APARTMENTS	825 - 950	48	47	1	97.9%
PARK APARTMENTS	700 - 995	160	158	2	98.8%
PARKHILL APARTMENTS	725 - 800	36	35	1	97.2%
PARKLANE APARTMENTS	700 - 875	30	30	0	100.0%
PARKVIEW APARTMENTS	1299 - 2352	64	61	3	95.3%
PARKWOOD APARTMENTS	750 - 875	32	31	1	96.9%
PENN STATION	815 - 815	40	40	0	100.0%
PENNSYLVANIA PLACE	550 - 725	40	39	1	97.5%
PHILLIPPI PLAZA	725 - 850	66	64	2	97.0%
PIERCE PARK VILLAGE	875 - 950	26	24	2	92.3%
PINES APARTMENTS, THE	640 - 1025	45	45	0	100.0%
PLAZA APARTMENTS	700 - 1180	63	57	6	90.5%
POND STREET APARTMENTS	600 - 650	20	20	0	100.0%
QUAIL GLEN APARTMENTS	675 - 695	18	18	0	100.0%
QUAIL PARK APARTMENTS	755 - 915	68	66	2	97.1%
RAYMOND STREET APARTMENTS	650 - 810	68	67	1	98.5%
RED TAIL APARTMENTS	935 - 1415	220	219	1	99.5%
REDWOOD APARTMENTS	550 - 825	23	20	3	87.0%
REGENCY @ RIVER VALLEY	1005 - 1460	240	239	1	99.6%
REMBRANDT PARK APARTMENTS	825 - 1025	137	137	0	100.0%
RENAISSANCE APARTMENTS	875 - 1275	288	276	12	95.8%
RETREAT @ SILVER CLOUD	895 - 1300	180	176	4	97.8%
RETREAT @ UNION SQUARE	925 - 1350	208	204	4	98.1%
RIDENBAUGH PLACE	625 - 850	24	24	0	100.0%
RIVER PLAZA	291 - 900	116	116	0	100.0%
RIVER POINTE	835 - 2014	204	198	6	97.1%
RIVER QUARRY APARTMENTS	900 - 1610	308	290	18	94.2%
RIVER TERRACE APARTMENTS	495 - 695	21	21	0	100.0%
RIVER WALK	800 - 1300	75	75	0	100.0%

ADA REAL ESTATE SURVEYS
BOISE PROJECT VACANCY REPORT

RUN DATE
02 / 28 / 18

Project Name	Rent Range	Total Units	Number Occupied	Number Vacant	Percent Occupied
RIVERSIDE APARTMENTS	625 - 825	79	79	0	100.0%
ROCK POINTE APARTMENTS	810 - 910	88	86	2	97.7%
ROOSEVELT APARTMENTS	550 - 595	20	19	1	95.0%
ROOSEVELT MANOR	725 - 850	25	25	0	100.0%
ROSEWOOD APARTMENTS	850 - 1300	168	159	9	94.6%
RUSHMORE	810 - 1000	24	23	1	95.8%
RYLIE CREEK APARTMENTS	775 - 825	12	12	0	100.0%
SAGECREST APARTMENTS	775 - 925	168	168	0	100.0%
SAVAGE APARTMENTS	775 - 925	24	24	0	100.0%
SAWTOOTH VILLAGE APARTMENTS	950 - 1125	84	82	2	97.6%
SEASONS APARTMENTS	850 - 1155	120	112	8	93.3%
SELKIRK APARTMENTS	580 - 580	24	24	0	100.0%
SELWAY APARTMENTS	899 - 1286	171	164	7	95.9%
SETTLERS VILLAGE	1075 - 1175	36	36	0	100.0%
SHANNON GLEN	377 - 915	72	72	0	100.0%
SHANNON SOUTH APARTMENTS	730 - 1050	56	56	0	100.0%
SHAW MOUNTAIN HEIGHTS	725 - 965	52	51	1	98.1%
SHEILA LANE APARTMENTS	775 - 775	20	19	1	95.0%
SHORELINE PLAZA NORTH	625 - 750	54	52	2	96.3%
SIGNATURE POINTE APARTMENTS	805 - 1120	156	155	1	99.4%
SILVER BAY APARTMENTS	810 - 1338	185	182	3	98.4%
SISTERS VILLA APARTMENTS	440 - 818	49	49	0	100.0%
SOMERSET HILLS	825 - 1055	104	104	0	100.0%
SPRING CREEK APARTMENTS	850 - 1100	75	74	1	98.7%
SPRINGS OF ROYAL OAKS	665 - 915	288	256	32	88.9%
ST. FRANCIS WOODS	725 - 795	16	15	1	93.8%
STADSTAD APARTMENTS	675 - 725	16	16	0	100.0%
STAPLETON ARMS APARTMENTS	625 - 675	18	18	0	100.0%
STATE STREET APARTMENTS	775 - 1240	16	15	1	93.8%
STEWART AVENUE APARTMENTS	914 - 914	16	16	0	100.0%
STREAMSIDE APARTMENTS	705 - 705	22	22	0	100.0%
SUGAR PINE TOWNHOUSES	850 - 980	56	55	1	98.2%
SUMMERSET PARK APARTMENTS	675 - 850	20	19	1	95.0%
SYRINGA VILLAGE APARTMENTS	685 - 860	64	62	2	96.9%
TABLE ROCK APARTMENTS	850 - 1075	16	16	0	100.0%
THURMAN STREET APARTMENTS	725 - 775	14	14	0	100.0%
TOUCHSTONE PLACE	925 - 935	64	62	2	96.9%
TOWNE SQUARE APARTMENTS	273 - 915	160	159	1	99.4%
TRAILWINDS	467 - 1000	64	62	2	96.9%
TRAMORE APARTMENTS	313 - 817	72	72	0	100.0%
VILLA DE ORO	580 - 725	19	19	0	100.0%
VILLA MONTAGNA	775 - 1050	20	20	0	100.0%
VILLAGE APARTMENTS, THE	650 - 875	18	16	2	88.9%
VILLAGE AT COLUMBIA, THE	885 - 1125	254	254	0	100.0%
VINE STREET APARTMENTS	750 - 895	35	34	1	97.1%
VINEYARDS @ EAGLE PROMENADE	392 - 850	30	30	0	100.0%
VISTA HEIGHTS	595 - 725	60	57	3	95.0%
VISTA TERRACE APARTMENTS	695 - 795	32	31	1	96.9%
WALKER APARTMENTS	525 - 675	17	17	0	100.0%
WALNUT PARK APARTMENTS	725 - 775	20	20	0	100.0%
WATERCOOLER APARTMENTS	1200 - 2200	37	37	0	100.0%
WEDGEWOOD MANOR	675 - 725	18	17	1	94.4%
WELLMAN APARTMENTS	525 - 750	21	21	0	100.0%

**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
WESTRIDGE APARTMENTS	725 - 879	100	100	0	100.0%
WESTSIDE PLACE APARTMENTS	885 - 885	72	69	3	95.8%
WHISPERING PINES APARTMENTS	670 - 875	105	103	2	98.1%
WHITEWATER PARK APARTMENTS	1006 - 2981	324	314	10	96.9%
WILLOWS APARTMENTS	535 - 735	80	80	0	100.0%
WOODBINE II APARTMENTS	850 - 1100	66	66	0	100.0%
Totals :		17085	16604	481	97.2%
