

# INVESTMENT FORECAST

Multifamily  
Austin

IPA  
INSTITUTIONAL  
PROPERTY  
ADVISORS

2020


## Economic Core Shifting to North Austin Where 'Silicon Valley' Transplants Locate

**Expanding tech presence ripples to all echelons of housing.** The rapid job creation trend of this cycle faced headwinds in 2019, when the unemployment rate started the year below 3 percent. A diminished available labor supply is forcing employers to moderate hiring; however, the technology segment is maintaining its vigorous expansion in northwest Austin. Numerous Bay Area tech companies are establishing strongholds here, highlighted by Apple's ongoing extension into a \$1 billion facility. These companies continue to bring high-wage staff members into the metro, who often look toward luxury rental housing options because of their location, amenities and flexibility. Consumer spending is also being enhanced as more high-wage jobs emerge in Austin, boosting the presence of retailers and service industry employers. The workforce tied to these industries will aid Class B/C leasing, holding vacancy tight in the 4 percent range.

### New supply additions will shift acquisition focus to Class B properties.

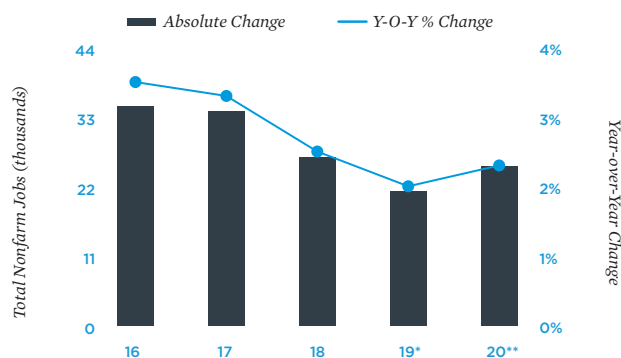
The transaction market roared back significantly in 2019 as more investors added Austin to their primary acquisition lists. The combination of fast-paced regional economic growth pumping up in-migration that pushed rent growth ahead of the national average and slowing supply deliveries gave investors the green light they were waiting for. Moving into 2020, however, supply forecasts have once again jumped and investors will need to pivot their acquisition strategy in order to capitalize on the opportunities in the market. Over the next 12 months, Class B suburban garden properties, especially those with renovation potential, should see the most attention from investors. The current \$600 a month rent delta between Class A and Class B properties will offer insulation for Class B owners from their existing resident profile making the jump to new properties that offer move-in concessions. Furthermore, the rent delta offers value-add buyers enough room to update properties and adjust rents accordingly without nearing the Class A pricing levels. For investors focused on newer properties, the urban core's deep inventory of recently completed projects could be protected from rent moderation as most deliveries will be focused in other submarkets.

**24.2%**  2019 share of local population between 20 and 34 years old

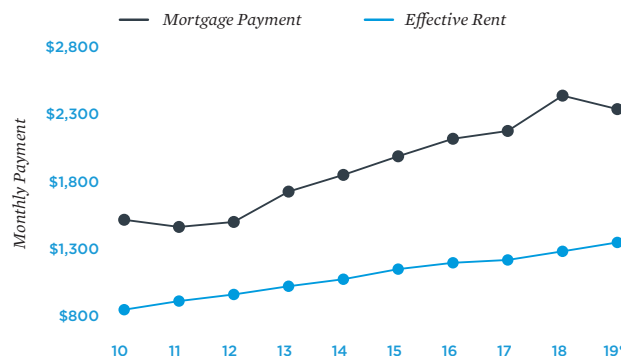
**42.2%**  of local population hold bachelor's degree or higher\*

**\$329,140**  2019 median home price

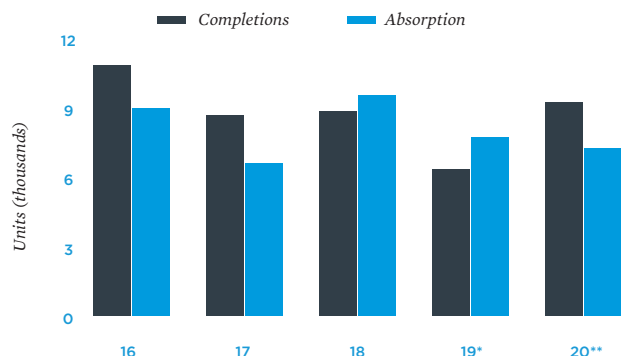
### Employment Trends



### Housing Affordability Gap



### Supply and Demand



\* Estimate \*\* Forecast \* Through 3Q  
\* 2019: 25+ years old

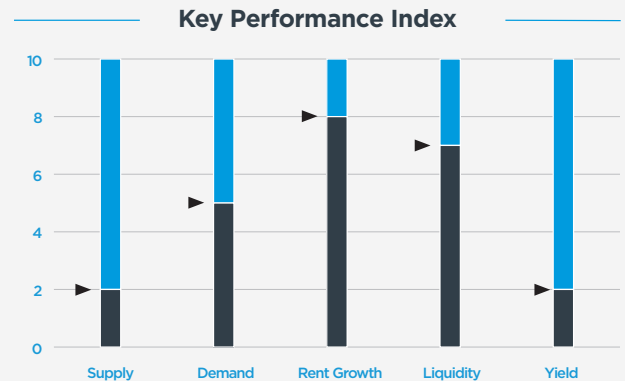
Sources: Marcus & Millichap Research Services; RealPage, Inc.

## 2020 Investment Outlook

Positive upward movement of the rent growth index by three points since the summer stands out despite a slight one-notch pullback in demand. Overall, the fundamentals sit balanced and well positioned as Austin moves into 2020.

The overall positive state of the transaction market can be seen in liquidity holding steady at 7. Yield slipped a point, reflecting the positive outlook investors have for revenue and NOI growth due to rent growth outpacing the national rate as a whole.

*Note: The Key Performance Index provides a metro-level relational benchmark scaled from 1-10 for five key metrics.*



## 2020 Market Forecast

**Employment**  
25,250 jobs



Metro **2.3%**  
U.S. **1.0%**

**Construction**  
as % of inventory\*



Metro **3.7%**  
U.S. **1.7%**

**Class A Vacancy**  
Up 90 bps



Metro **6.0%**  
U.S. **5.3%**

**Class A Rent**  
\$2,028 per month

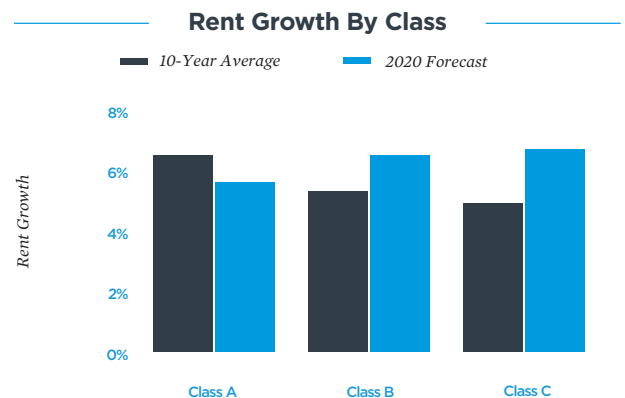
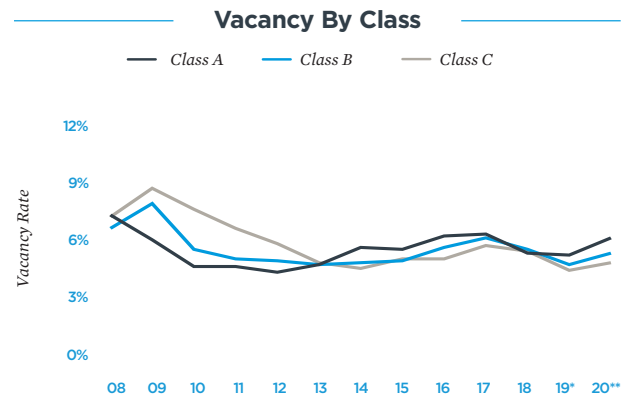


Metro **5.6%**  
U.S. **3.3%**

**Investment**  
3-yr. avg. activity  
\$20+ million



Deals: **55**  
Volume: **\$2.6 billion**



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\* Estimate \*\* Forecast  
\* Arrow reflects completions trend compared with 2019  
Sources: Marcus & Millichap Research Services;  
CoStar Group, Inc.; RealPage, Inc.; Real Capital Analytics