

Yardi® Matrix

Tampa Stays Hot

Multifamily Report Spring 2017

Rent Growth Tops Nation

Heavy Supply Wave in Store

Asset Values Hit Post-Bubble Best

TAMPA MULTIFAMILY

Yardi® Matrix

Market Analysis

Spring 2017

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Broad-Based Employment Drives Demand

The Tampa-St. Petersburg multifamily market is healthy, displaying solid fundamentals and producing strong rent growth. Robust investor interest and broad employment gains are driving demand across asset classes, with population growth leading to higher occupancy rates and rents.

The economy is still led by trade and transportation, and with Port Tampa Bay's newest master-planned project, Vision 2030, the port will continue to create new business, while building upon its existing industries. In 2016 alone, the port had an economic impact of \$17.2 billion. Health care is booming and job opportunities in science, technology, engineering and mathematics (STEM) are drawing young professionals to the market. In the first quarter of 2017, professional services firm BlueLine Associates announced the relocation of its headquarters to Tampa, with Alignment Healthcare and American Express Global Business Travel also leasing significant space.

Investors are attracted to Tampa Bay due to the metro's strong apartment fundamentals and low entry costs. Last year, a record \$2.4 billion worth of multifamily assets traded. More than 9,100 units were under construction as of April, with over half expected to come online this year. Rents rose to \$1,108 year-over-year through April, outpacing the national average, and we expect rent increases to reach 5.8% by year-end.

Recent Tampa Transactions

TGM Bay Isle



City: St. Petersburg, Fla.
Buyer: TGM Associates
Purchase Price: \$94 MM
Price per Unit: \$167,112

SkyHouse Channelside



City: Tampa
Buyer: AVR Realty
Purchase Price: \$88 MM
Price per Unit: \$275,000

Solaris Key



City: Clearwater, Fla.
Buyer: Principal Global Investors
Purchase Price: \$86 MM
Price per Unit: \$200,704

Crescent Westshore



City: Tampa
Buyer: Nicol Investment Co.
Purchase Price: \$80 MM
Price per Unit: \$213,904

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