

Miami UH Market Information
as provided by USAG-Miami DPW

Government Leased... 27 Units we have (2BR APTs, 1100-1200 SF, Furnished, Includes Utilities)... I believe the "furnishings" are ~\$500/rent (which would be consistent with BAH data below)

2BR APT (Unit Size = 1100-1200 SF), Furnished + Utilities, In Doral, 27 Units

Avg Rent = \$2965/mo
- Furnishings (\$500)
= \$2465/mo (unfurnished, consistent with below)

Current BAH Market Data, Unfurnished

Avg Rent = Data Collected 15 Mar - 09 Jul 2021

Utilities = Last Year's Average Utilities +2%

Avg Rent + Utilities = Total

1BR APT (Unit Size = 705- 875 SF), 92 Units

Entire MHA \$1826 + \$219 = \$2045/mo

Doral ONLY* \$1912 + \$219 = \$2131/mo

2BR APT (Unit Size = 1010-1350 SF), 98 Units

Entire MHA \$2112 + \$259 = \$2371/mo

Doral ONLY* \$2320 + \$259 = \$2579/mo

*Not sure I'd put too much stock in Doral #s as they were only ~10% of available properties for entire MHA. I also believe we have more work with both of these in terms of reviewing and flagging some properties that are outside unit size guidelines or have other issues... were showing a +0.9% for 1BR and -2.4% for 2BR from last year on these, while other BAH profiles are showing +7-9% from last year. We are also being asked to go back and re-visit the actual rents over the next month as many properties were collected in Mar-Apr and the listing price as increased since then.

Note

E1-4 BAH is based on 1BR APT

E5 BAH is based on 1BR APT + 67% of the Difference between the 2BR APT and 1BR APT