**Equus Lake Sub-Market Update**

3/11/19

Everman comprises a significant portion of the Equus Lake Sub Market (ELSM). This year, the Tarrant Appraisal District's notices of appraised market values for property in Everman have **increased by 18% overall,** which is the highest rate of increase in all of Tarrant County; **raw land values in Everman have advanced at a much higher rate**.  Clearly this is a function of market demand, driven by area job and housing growth, as well as perception of many in the real estate development community.  More particularly, there is a well-known and **critical shortage of workforce housing**.  For more detail see below.

**Key Projections/Understandings: ELSM Job Growth and Housing Demand**

* **Everman Trade Center: No job numbers yet**
	+ Just completed construction of 456,500 sq.ft.
* **The New Majestic – South Fort Worth Development:** **3,000 new jobs.**
	+ The first million square feet of the first of three phases is built and has been mostly leased/pre-leased (see attached).
	+ Total Land Area is about 310 acres (Phase I - 117 acres;  Phase 2 - 118 acres;  Phase 3 - 75 acres).
* **The Carter Industrial Center Expansion:** **No Job numbers yet.**
	+ Total Land Area is about 548 acres(see attached staff report).
* **Hillwood (Petrus) Industrial Property:  No job numbers yet.**
	+ Owner holding onto vacant portion of the industrial park as it expects imminent growth shift from North Fort Worth to South Fort Worth.
	+ Recently rezoned for industrial uses.
	+ Total land area of existing and future industrial development is about 268 acres.
* **The Hemphill Redevelopment/Medical District Expansion** (“HRMD”): **46,000 new jobs over the next 10 years.**

	+ HRDM boundaries will reach down toward rd I.H. 20 to within about a 10 minute drive from the Property.
	+ HRMD is being spurred by the extreme medical demand created by Fort Worth’s rapid population growth.
	+ Within 10 years the Hospital District must double its service delivery to keep pace with crucial medical demand.
	+ Presently, the Hospital District employs about 46,000 people, most of whom need workforce housing within short travel times of hospitals in order to meet medical emergencies.
	+ Within 10 years there will need to be nearby workforce housing to accommodate**another 40-46,000 employees**.
	+ The ELSM is the **only area with sufficient proximity and vacant land area** to meet the crucial housing demand created by required medical district expansion.
	+ **Without substantial growth in nearby workforce housing, Fort Worth’s medical needs simply cannot be met.**
* **Nearby Multi-family Absorption Rates Are Very High.**
	+ There are approximately **324 multifamily units** that have been constructed to modern standards on two sites within 1 mile or less of our Property.
	+ As of June 2, 2018, the **96-unit** Four Seasons at Clear Creek complex was **97% occupied and 100% leased or pre-leased, with a waiting list.**
	+ Within 4 months of the first phase grand opening, Stallion Pointe achieved a **94% occupancy.**
	+ As of June 27, 2018, 93% of all 228 units of Stallion Pointe have been leased or pre-leased (the market rate units are 100% occupied).
	+ **29 of the Stallion Pointe units are market rate units**(market rates are currently**$868.00** for 1 bedroom units, **$1105.00** for 2 bedrooms and**$1200.00** for 3 bedrooms).