

Atlanta, GA

The Atlanta Metropolitan Area is home to the world's busiest airport and the third highest concentration of Fortune 500 companies. It has a diverse economy and strong population growth. For the last two decades, Atlanta has had the highest in-migration of any MSA in the nation. The area has a strong geographic location with 80% of the nation's population accessible within a two-hour airline flight or two-day delivery by truck. Atlanta is the rail center of the South and the fifth largest distribution center in the United States. The Atlanta economy is ranked 28th in global GDP.

Population

Atlanta Metro: 5.4584 Million

▲ 2.8% since 2008

Source: NPA

Unemployment Rate

Atlanta Metro: 10.4% ▲

United States: 9.7% ▲

Georgia: 10.2% ▲

Source: U.S. Department of Labor

Avg. Household Income

Atlanta Metro: \$99,933

United States: \$73,771

Georgia: \$80,306

Source: U.S. Department of Labor

Metro Area Vital Signs

| | | |
|------------------------|-----------|---|
| Inventory | 268 M SF | ↑ |
| Vacancy Rate | 16.0% | ↑ |
| Rental Rate Per SF | \$19.56 | ↓ |
| Annual Absorption | -1.6 M SF | ↓ |
| Average Op. Expense/SF | \$7.36 | ↑ |
| Cap Rate – Class A | 8.75% | ↑ |
| Cap Rate – Class B | 9.75% | ↑ |



Office

| | | |
|----------------------|--------------|---|
| Inventory | 349.2 K | ↑ |
| Vacancy Rate | 11.2% | ↑ |
| Average Monthly Rent | \$856 | ↓ |
| Annual Absorption | -1,723 Units | ↓ |
| Operating Expense | 38.8% | ↔ |
| Cap Rate – Class A | 7.5% | ↑ |
| Cap Rate – Class B | 8.5% | ↑ |



Multi-Family

| | | |
|-------------------------|-------------|---|
| Inventory | 293.1 M SF | ↑ |
| Vacancy Rate | 10.8% | ↑ |
| Avg. Rental Rate Per SF | \$15.32 Net | ↓ |
| Annual Absorption | -3.2 M SF | ↓ |
| Average Op. Expense/SF | \$3.09 | ↔ |
| Cap Rate – Class A | 8.5% | ↑ |
| Cap Rate – Class B | 9.5% | ↑ |



Retail

| | | |
|------------------------|------------|---|
| Inventory | 611.6 M SF | ↑ |
| Vacancy Rate | 12.6% | ↑ |
| Rental Rate Per SF | \$4.24 | ↓ |
| Annual Absorption Rate | -4.3 M SF | ↓ |
| Cap Rate – Class A | 8.5% | ↑ |
| Cap Rate – Class B | 9.5% | ↑ |



Industrial

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