



INVESTORS METRO MONITOR

December 5, 2019

			EXPECTED RETURNS		RISK
			Cash on Cash	Equity	
AK	399,790	Anchorage, AK	MEDIUM	MEDIUM	LOW
AL	1,145,647	Birmingham-Hoover, AL	MEDIUM	MEDIUM	LOW
AL	444,752	Huntsville, AL	MEDIUM	MEDIUM	LOW
AL	415,395	Mobile, AL	LOW	LOW	MEDIUM
AL	373,792	Montgomery, AL	MEDIUM	MEDIUM	LOW
AR	513,559	Fayetteville-Springdale, AR	HIGH	HIGH	LOW
AR	280,241	Fort Smith, AR	LOW	LOW	MEDIUM
AR	731,612	Little Rock-North Little Rock, AR	MEDIUM	MEDIUM	MEDIUM
AZ	4,574,531	Phoenix-Mesa, AZ	MEDIUM	MEDIUM	MEDIUM
AZ	1,010,025	Tucson, AZ	MEDIUM	MEDIUM	LOW
CA	3,169,776	Anaheim-Santa Ana, CA	MEDIUM	LOW	MEDIUM
CA	882,176	Bakersfield, CA	MEDIUM	MEDIUM	LOW
CA	974,861	Fresno, CA	MEDIUM	MEDIUM	LOW
CA	10,170,292	Los Angeles-Long Beach, CA	LOW	LOW	MEDIUM
CA	538,388	Modesto, CA	MEDIUM	LOW	MEDIUM
CA	2,764,960	Oakland-Fremont, CA	MEDIUM	LOW	HIGH
CA	850,536	Oxnard-Thousand Oaks, CA	MEDIUM	LOW	MEDIUM
CA	4,489,159	Riverside-San Bernardino, CA	MEDIUM	LOW	MEDIUM
CA	2,274,194	Sacramento-Arden, CA	MEDIUM	LOW	MEDIUM
CA	433,898	Salinas, CA	MEDIUM	MEDIUM	MEDIUM
CA	3,299,521	San Diego-Carlsbad, CA	MEDIUM	LOW	MEDIUM
CA	1,629,951	San Francisco-San Mateo, CA	MEDIUM	LOW	HIGH
CA	1,976,836	San Jose-Sunnyvale, CA	LOW	LOW	HIGH
CA	281,401	San Luis Obispo-Paso Robles, CA	LOW	LOW	MEDIUM
CA	444,769	Santa Maria-Santa Barbara, CA	MEDIUM	MEDIUM	MEDIUM
CA	502,146	Santa Rosa-Petaluma, CA	LOW	LOW	HIGH
CA	726,106	Stockton, CA	MEDIUM	LOW	HIGH
CA	436,092	Vallejo-Fairfield, CA	MEDIUM	LOW	HIGH
CA	459,863	Visalia-Porterville, CA	MEDIUM	MEDIUM	LOW
CO	319,372	Boulder, CO	MEDIUM	LOW	MEDIUM
CO	697,856	Colorado Springs, CO	MEDIUM	MEDIUM	MEDIUM
CO	2,814,330	Denver-Aurora, CO	MEDIUM	LOW	HIGH
CO	333,577	Fort Collins-Loveland, CO	MEDIUM	MEDIUM	MEDIUM
CO	285,174	Greeley, CO	MEDIUM	MEDIUM	HIGH
CT	948,053	Bridgeport-Stamford, CT	LOW	LOW	LOW
CT	1,211,324	Hartford-West Hartford, CT	MEDIUM	MEDIUM	MEDIUM
CT	859,470	New Haven-Milford, CT	MEDIUM	MEDIUM	LOW
CT	271,863	Norwich-New London, CT	LOW	LOW	MEDIUM
DC	4,812,246	Washington-Arlington, DC	MEDIUM	MEDIUM	LOW
DE	723,341	Wilmington, DE	MEDIUM	MEDIUM	LOW
FL	701,982	Cape Coral-Fort Myers, FL	MEDIUM	MEDIUM	LOW
FL	623,279	Deltona-Daytona Beach, FL	MEDIUM	MEDIUM	LOW
FL	1,896,425	Fort Lauderdale-Pompano Beach, FL	MEDIUM	MEDIUM	MEDIUM
FL	277,163	Gainesville, FL	MEDIUM	MEDIUM	MEDIUM

FL	1,449,481	Jacksonville, FL	MEDIUM	MEDIUM	MEDIUM
FL	650,092	Lakeland, FL	MEDIUM	MEDIUM	MEDIUM
FL	2,693,117	Miami-Miami Beach, FL	MEDIUM	MEDIUM	MEDIUM
FL	357,305	Naples-Marco Island, FL	MEDIUM	MEDIUM	LOW
FL	768,918	North Port-Bradenton, FL	MEDIUM	MEDIUM	MEDIUM
FL	343,254	Ocala, FL	HIGH	HIGH	MEDIUM
FL	2,387,138	Orlando, FL	MEDIUM	MEDIUM	MEDIUM
FL	568,088	Palm Bay-Melbourne, FL	MEDIUM	MEDIUM	MEDIUM
FL	478,043	Pensacola-Ferry Pass, FL	MEDIUM	MEDIUM	MEDIUM
FL	454,846	Port St. Lucie-Fort Pierce, FL	MEDIUM	MEDIUM	LOW
FL	377,924	Tallahassee, FL	MEDIUM	MEDIUM	LOW
FL	2,975,225	Tampa-St. Petersburg, FL	MEDIUM	MEDIUM	MEDIUM
FL	1,422,789	West Palm Beach-Boca Raton, FL	MEDIUM	MEDIUM	LOW
GA	203,189	Athens-Clarke County, GA	MEDIUM	MEDIUM	MEDIUM
GA	5,710,795	Atlanta-Sandy Springs, GA	MEDIUM	MEDIUM	MEDIUM
GA	590,146	Augusta-Richmond County, GA	LOW	LOW	MEDIUM
GA	379,199	Savannah, GA	MEDIUM	MEDIUM	LOW
HI	998,714	Urban Honolulu, HI	LOW	LOW	MEDIUM
IA	266,040	Cedar Rapids, IA	LOW	LOW	MEDIUM
IA	383,606	Davenport-Moline, IA	MEDIUM	MEDIUM	MEDIUM
IA	622,899	Des Moines, IA	LOW	LOW	MEDIUM
ID	676,909	Boise City-Nampa, ID	MEDIUM	HIGH	HIGH
IL	238,984	Champaign-Urbana, IL	MEDIUM	MEDIUM	LOW
IL	7,340,454	Chicago-Naperville, IL	LOW	LOW	MEDIUM
IL	872,347	Lake County-Kenosha County, IL	LOW	LOW	MEDIUM
IL	378,018	Peoria, IL	MEDIUM	MEDIUM	MEDIUM
IL	340,663	Rockford, IL	LOW	LOW	LOW
IN	429,820	Fort Wayne, IN	MEDIUM	MEDIUM	LOW
IN	703,031	Gary, IN	MEDIUM	MEDIUM	LOW
IN	1,988,817	Indianapolis, IN	MEDIUM	MEDIUM	MEDIUM
IN	320,098	South Bend-Mishawaka, IN	MEDIUM	MEDIUM	LOW
KS	233,791	Topeka, KS	MEDIUM	MEDIUM	LOW
KS	644,610	Wichita, KS	MEDIUM	MEDIUM	MEDIUM
KY	500,535	Lexington-Fayette, KY	MEDIUM	MEDIUM	LOW
KY	1,278,413	Louisville, KY	MEDIUM	MEDIUM	LOW
LA	830,480	Baton Rouge, LA	LOW	LOW	MEDIUM
LA	490,488	Lafayette, LA	MEDIUM	MEDIUM	LOW
LA	1,262,888	New Orleans-Metairie, LA	MEDIUM	MEDIUM	LOW
LA	443,708	Shreveport-Bossier City, LA	LOW	LOW	MEDIUM
MA	214,333	Barnstable Town, MA	LOW	LOW	MEDIUM
MA	1,984,537	Boston, MA	MEDIUM	MEDIUM	LOW
MA	631,982	Springfield, MA	MEDIUM	MEDIUM	LOW
MA	935,536	Worcester, MA	LOW	LOW	MEDIUM
MD	2,797,407	Baltimore-Towson, MD	MEDIUM	MEDIUM	LOW
MD	1,285,438	Frederick-Gaithersburg, MD	LOW	LOW	MEDIUM
MD	261,486	Hagerstown-Martinsburg, MD	LOW	LOW	HIGH
ME	526,295	Portland-South Portland, ME	MEDIUM	MEDIUM	LOW
MI	358,880	Ann Arbor, MI	MEDIUM	MEDIUM	MEDIUM
MI	1,759,335	Detroit-Livonia, MI	LOW	LOW	MEDIUM
MI	410,849	Flint, MI	LOW	LOW	MEDIUM
MI	1,038,583	Grand Rapids-Wyoming, MI	MEDIUM	MEDIUM	MEDIUM
MI	335,340	Kalamazoo-Portage, MI	LOW	LOW	MEDIUM
MI	472,276	Lansing-East Lansing, MI	LOW	LOW	MEDIUM
MI	2,542,708	Warren-Troy, MI	LOW	LOW	MEDIUM
MN	279,601	Duluth, MN	LOW	LOW	MEDIUM

MN	3,524,583	Minneapolis-St. Paul, MN	LOW	LOW	MEDIUM
MN	213,873	Rochester, MN	LOW	LOW	LOW
MO	2,087,471	Kansas City, MO	LOW	LOW	LOW
MO	456,456	Springfield, MO	MEDIUM	MEDIUM	LOW
MO	2,811,588	St. Louis, MO	MEDIUM	MEDIUM	LOW
MS	389,255	Gulfport-Biloxi, MS	MEDIUM	MEDIUM	LOW
MS	578,777	Jackson, MS	LOW	LOW	LOW
NC	446,840	Asheville, NC	MEDIUM	MEDIUM	LOW
NC	2,426,363	Charlotte-Gastonia, NC	MEDIUM	MEDIUM	LOW
NC	552,493	Durham, NC	MEDIUM	MEDIUM	MEDIUM
NC	376,509	Fayetteville, NC	MEDIUM	MEDIUM	LOW
NC	752,157	Greensboro-High Point, NC	MEDIUM	MEDIUM	MEDIUM
NC	362,510	Hickory-Lenoir, NC	MEDIUM	MEDIUM	MEDIUM
NC	1,273,568	Raleigh-Cary, NC	MEDIUM	MEDIUM	LOW
NC	277,969	Wilmington, NC	MEDIUM	MEDIUM	MEDIUM
NC	659,330	Winston-Salem, NC	MEDIUM	MEDIUM	MEDIUM
ND	233,836	Fargo, ND	LOW	LOW	MEDIUM
NE	323,578	Lincoln, NE	LOW	LOW	MEDIUM
NE	915,312	Omaha-Council Bluffs, NE	MEDIUM	MEDIUM	LOW
NH	406,678	Manchester-Nashua, NH	LOW	LOW	LOW
NJ	274,219	Atlantic City, NJ	MEDIUM	MEDIUM	MEDIUM
NJ	1,252,628	Camden, NJ	MEDIUM	MEDIUM	MEDIUM
NJ	2,511,493	Newark-Union, NJ	LOW	LOW	LOW
NJ	371,398	Trenton-Ewing, NJ	MEDIUM	MEDIUM	LOW
NM	907,301	Albuquerque, NM	MEDIUM	MEDIUM	MEDIUM
NV	2,114,801	Las Vegas-Paradise, NV	MEDIUM	LOW	HIGH
NV	450,890	Reno-Sparks, NV	MEDIUM	MEDIUM	MEDIUM
NY	881,830	Albany-Schenectady, NY	LOW	LOW	MEDIUM
NY	1,135,230	Buffalo-Niagara Falls, NY	MEDIUM	MEDIUM	LOW
NY	2,862,937	Nassau-Suffolk, NY	MEDIUM	MEDIUM	LOW
NY	14,413,079	New York-Jersey City, NY	LOW	LOW	MEDIUM
NY	1,081,954	Rochester, NY	LOW	LOW	MEDIUM
NY	660,458	Syracuse, NY	MEDIUM	MEDIUM	LOW
OH	704,243	Akron, OH	MEDIUM	MEDIUM	MEDIUM
OH	402,976	Canton-Massillon, OH	LOW	LOW	MEDIUM
OH	2,157,719	Cincinnati-Middletown, OH	MEDIUM	MEDIUM	LOW
OH	2,060,810	Cleveland-Elyria, OH	MEDIUM	MEDIUM	LOW
OH	2,021,632	Columbus, OH	MEDIUM	MEDIUM	LOW
OH	800,909	Dayton, OH	MEDIUM	MEDIUM	LOW
OH	605,956	Toledo, OH	MEDIUM	MEDIUM	MEDIUM
OH	549,885	Youngstown-Warren, OH	LOW	LOW	MEDIUM
OK	1,358,452	Oklahoma City, OK	MEDIUM	MEDIUM	LOW
OK	981,005	Tulsa, OK	LOW	LOW	MEDIUM
OR	362,895	Eugene-Springfield, OR	MEDIUM	MEDIUM	MEDIUM
OR	2,389,228	Portland-Vancouver, OR	MEDIUM	LOW	MEDIUM
OR	410,091	Salem, OR	MEDIUM	MEDIUM	MEDIUM
PA	832,327	Allentown-Bethlehem, PA	LOW	LOW	MEDIUM
PA	565,006	Harrisburg-Carlisle, PA	LOW	LOW	MEDIUM
PA	536,624	Lancaster, PA	MEDIUM	MEDIUM	MEDIUM
PA	2,131,336	Philadelphia, PA	MEDIUM	MEDIUM	LOW
PA	2,353,045	Pittsburgh, PA	MEDIUM	MEDIUM	MEDIUM
PA	415,271	Reading, PA	MEDIUM	MEDIUM	LOW
PA	558,166	Scranton-Wilkes-Barre, PA	MEDIUM	MEDIUM	MEDIUM
PA	442,867	York-Hanover, PA	MEDIUM	MEDIUM	MEDIUM
RI	1,613,070	Providence-New Bedford, RI	LOW	LOW	LOW

SC	744,526	Charleston-North Charleston, SC	MEDIUM	MEDIUM	MEDIUM
SC	810,068	Columbia, SC	MEDIUM	MEDIUM	MEDIUM
SC	874,869	Greenville, SC	LOW	LOW	MEDIUM
SC	431,964	Myrtle Beach-Conway, SC	HIGH	HIGH	MEDIUM
SC	325,079	Spartanburg, SC	HIGH	HIGH	MEDIUM
SD	251,854	Sioux Falls, SD	HIGH	HIGH	LOW
TN	547,776	Chattanooga, TN	MEDIUM	MEDIUM	LOW
TN	307,120	Kingsport-Bristol, TN	MEDIUM	MEDIUM	MEDIUM
TN	861,424	Knoxville, TN	MEDIUM	MEDIUM	LOW
TN	1,344,127	Memphis, TN	MEDIUM	MEDIUM	LOW
TN	1,830,345	Nashville-Davidson, TN	MEDIUM	MEDIUM	MEDIUM
TX	2,000,860	Austin-Round Rock, TX	MEDIUM	MEDIUM	MEDIUM
TX	408,419	Beaumont-Port Arthur, TX	MEDIUM	MEDIUM	MEDIUM
TX	422,156	Brownsville-Harlingen, TX	MEDIUM	MEDIUM	MEDIUM
TX	249,156	College Station-Bryan, TX	MEDIUM	MEDIUM	MEDIUM
TX	452,422	Corpus Christi, TX	LOW	LOW	LOW
TX	4,707,151	Dallas-Plano, TX	MEDIUM	MEDIUM	MEDIUM
TX	838,972	El Paso, TX	MEDIUM	MEDIUM	LOW
TX	2,395,645	Fort Worth-Arlington, TX	MEDIUM	LOW	MEDIUM
TX	6,656,947	Houston-Baytown, TX	MEDIUM	MEDIUM	MEDIUM
TX	431,032	Killeen-Temple, TX	MEDIUM	MEDIUM	LOW
TX	311,154	Lubbock, TX	LOW	LOW	LOW
TX	842,304	McAllen-Edinburg, TX	MEDIUM	MEDIUM	LOW
TX	2,384,075	San Antonio, TX	MEDIUM	HIGH	LOW
TX	262,813	Waco, TX	LOW	LOW	MEDIUM
UT	642,850	Ogden-Clearfield, UT	MEDIUM	HIGH	MEDIUM
UT	585,799	Provo-Orem, UT	MEDIUM	HIGH	MEDIUM
UT	1,170,266	Salt Lake City, UT	MEDIUM	HIGH	LOW
VA	229,514	Charlottesville, VA	LOW	LOW	MEDIUM
VA	259,950	Lynchburg, VA	LOW	LOW	MEDIUM
VA	1,271,334	Richmond, VA	LOW	LOW	MEDIUM
VA	314,560	Roanoke, VA	MEDIUM	MEDIUM	LOW
VA	1,724,876	Virginia Beach-Norfolk, VA	MEDIUM	MEDIUM	MEDIUM
VT	217,042	Burlington-South Burlington, VT	MEDIUM	MEDIUM	LOW
WA	212,284	Bellingham, WA	MEDIUM	MEDIUM	MEDIUM
WA	260,131	Bremerton-Silverdale, WA	MEDIUM	LOW	MEDIUM
WA	279,116	Kennewick-Richland, WA	MEDIUM	HIGH	MEDIUM
WA	269,536	Olympia, WA	MEDIUM	MEDIUM	MEDIUM
WA	2,889,626	Seattle-Bellevue, WA	MEDIUM	LOW	HIGH
WA	547,824	Spokane, WA	MEDIUM	HIGH	LOW
WA	843,954	Tacoma, WA	MEDIUM	MEDIUM	MEDIUM
WI	316,519	Green Bay, WI	LOW	LOW	LOW
WI	641,385	Madison, WI	LOW	LOW	MEDIUM
WI	1,575,747	Milwaukee-Waukesha, WI	LOW	LOW	LOW
WV	220,614	Charleston, WV	LOW	LOW	MEDIUM
WV	361,580	Huntington-Ashland, WV	LOW	LOW	MEDIUM