



# INVESTORS METRO MONITOR

April 1, 2019

Population	EXPECTED RETURNS		
	Cash on Cash	Equity	RISK
AK 399,790 Anchorage, AK	LOW	LOW	MEDIUM
AL 1,145,647 Birmingham-Hoover, AL	MEDIUM	MEDIUM	LOW
AL 444,752 Huntsville, AL	MEDIUM	MEDIUM	LOW
AL 415,395 Mobile, AL	MEDIUM	MEDIUM	LOW
AL 373,792 Montgomery, AL	LOW	LOW	MEDIUM
AR 513,559 Fayetteville-Springdale, AR	MEDIUM	MEDIUM	LOW
AR 280,241 Fort Smith, AR	MEDIUM	MEDIUM	MEDIUM
AR 731,612 Little Rock-North Little Rock, AR	LOW	LOW	MEDIUM
AZ 4,574,531 Phoenix-Mesa, AZ	MEDIUM	HIGH	MEDIUM
AZ 1,010,025 Tucson, AZ	MEDIUM	MEDIUM	LOW
CA 3,169,776 Anaheim-Santa Ana, CA	MEDIUM	MEDIUM	MEDIUM
CA 882,176 Bakersfield, CA	HIGH	HIGH	LOW
CA 974,861 Fresno, CA	HIGH	HIGH	LOW
CA 10,170,292 Los Angeles-Long Beach, CA	MEDIUM	HIGH	MEDIUM
CA 538,388 Modesto, CA	HIGH	HIGH	MEDIUM
CA 2,764,960 Oakland-Fremont, CA	MEDIUM	HIGH	MEDIUM
CA 850,536 Oxnard-Thousand Oaks, CA	LOW	LOW	LOW
CA 4,489,159 Riverside-San Bernardino, CA	MEDIUM	MEDIUM	MEDIUM
CA 2,274,194 Sacramento-Arden, CA	MEDIUM	HIGH	LOW
CA 433,898 Salinas, CA	MEDIUM	HIGH	LOW
CA 3,299,521 San Diego-Carlsbad, CA	MEDIUM	MEDIUM	LOW
CA 1,629,951 San Francisco-San Mateo, CA	MEDIUM	HIGH	MEDIUM
CA 1,976,836 San Jose-Sunnyvale, CA	MEDIUM	HIGH	MEDIUM
CA 281,401 San Luis Obispo-Paso Robles, CA	MEDIUM	MEDIUM	LOW
CA 444,769 Santa Maria-Santa Barbara, CA	MEDIUM	MEDIUM	LOW
CA 502,146 Santa Rosa-Petaluma, CA	MEDIUM	HIGH	MEDIUM
CA 726,106 Stockton, CA	MEDIUM	MEDIUM	LOW
CA 436,092 Vallejo-Fairfield, CA	MEDIUM	HIGH	MEDIUM
CA 459,863 Visalia-Porterville, CA	MEDIUM	MEDIUM	LOW
CO 319,372 Boulder, CO	MEDIUM	HIGH	LOW
CO 697,856 Colorado Springs, CO	HIGH	HIGH	LOW
CO 2,814,330 Denver-Aurora, CO	MEDIUM	HIGH	MEDIUM
CO 333,577 Fort Collins-Loveland, CO	MEDIUM	HIGH	MEDIUM
CO 285,174 Greeley, CO	HIGH	HIGH	LOW
CT 948,053 Bridgeport-Stamford, CT	LOW	LOW	MEDIUM
CT 1,211,324 Hartford-West Hartford, CT	LOW	LOW	MEDIUM
CT 859,470 New Haven-Milford, CT	LOW	LOW	MEDIUM
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	HIGH	LOW
FL 277,163 Gainesville, FL	MEDIUM	MEDIUM	LOW
FL 1,449,481 Jacksonville, FL	MEDIUM	MEDIUM	LOW

FL	650,092	Lakeland, FL	HIGH	HIGH	LOW
FL	2,693,117	Miami-Miami Beach, FL	MEDIUM	HIGH	MEDIUM
FL	357,305	Naples-Marco Island, FL	HIGH	HIGH	LOW
FL	768,918	North Port-Bradenton, FL	MEDIUM	MEDIUM	LOW
FL	343,254	Ocala, FL	HIGH	HIGH	LOW
FL	2,387,138	Orlando, FL	MEDIUM	HIGH	LOW
FL	568,088	Palm Bay-Melbourne, FL	HIGH	HIGH	LOW
FL	478,043	Pensacola-Ferry Pass, FL	MEDIUM	MEDIUM	LOW
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	HIGH	MEDIUM
FL	1,422,789	West Palm Beach-Boca Raton, FL	MEDIUM	HIGH	LOW
GA	203,189	Athens-Clarke County, GA	MEDIUM	MEDIUM	LOW
GA	5,710,795	Atlanta-Sandy Springs, GA	HIGH	HIGH	LOW
GA	590,146	Augusta-Richmond County, GA	HIGH	HIGH	LOW
GA	379,199	Savannah, GA	MEDIUM	MEDIUM	LOW
HI	998,714	Urban Honolulu, HI	MEDIUM	MEDIUM	LOW
IA	266,040	Cedar Rapids, IA	MEDIUM	MEDIUM	MEDIUM
IA	383,606	Davenport-Moline, IA	LOW	LOW	MEDIUM
IA	622,899	Des Moines, IA	MEDIUM	MEDIUM	LOW
ID	676,909	Boise City-Nampa, ID	MEDIUM	HIGH	MEDIUM
IL	238,984	Champaign-Urbana, IL	MEDIUM	MEDIUM	MEDIUM
IL	7,340,454	Chicago-Naperville, IL	LOW	LOW	LOW
IL	872,347	Lake County-Kenosha County, IL	LOW	LOW	LOW
IL	378,018	Peoria, IL	LOW	LOW	MEDIUM
IL	340,663	Rockford, IL	MEDIUM	MEDIUM	MEDIUM
IN	429,820	Fort Wayne, IN	HIGH	HIGH	LOW
IN	703,031	Gary, IN	MEDIUM	MEDIUM	LOW
IN	1,988,817	Indianapolis, IN	MEDIUM	MEDIUM	LOW
IN	320,098	South Bend-Mishawaka, IN	MEDIUM	MEDIUM	MEDIUM
KS	233,791	Topeka, KS	LOW	LOW	MEDIUM
KS	644,610	Wichita, KS	MEDIUM	MEDIUM	LOW
KY	500,535	Lexington-Fayette, KY	LOW	LOW	MEDIUM
KY	1,278,413	Louisville, KY	MEDIUM	MEDIUM	MEDIUM
LA	830,480	Baton Rouge, LA	LOW	LOW	MEDIUM
LA	490,488	Lafayette, LA	LOW	LOW	MEDIUM
LA	1,262,888	New Orleans-Metairie, LA	LOW	LOW	MEDIUM
LA	443,708	Shreveport-Bossier City, LA	LOW	LOW	HIGH
MA	214,333	Barnstable Town, MA	MEDIUM	MEDIUM	LOW
MA	1,984,537	Boston, MA	MEDIUM	MEDIUM	LOW
MA	631,982	Springfield, MA	MEDIUM	MEDIUM	LOW
MA	935,536	Worcester, MA	MEDIUM	MEDIUM	MEDIUM
MD	2,797,407	Baltimore-Towson, MD	LOW	LOW	MEDIUM
MD	1,285,438	Frederick-Gaithersburg, MD	LOW	LOW	MEDIUM
MD	261,486	Hagerstown-Martinsburg, MD	MEDIUM	MEDIUM	LOW
ME	526,295	Portland-South Portland, ME	MEDIUM	MEDIUM	MEDIUM
MI	358,880	Ann Arbor, MI	MEDIUM	MEDIUM	MEDIUM
MI	1,759,335	Detroit-Livonia, MI	MEDIUM	MEDIUM	LOW
MI	410,849	Flint, MI	MEDIUM	MEDIUM	LOW
MI	1,038,583	Grand Rapids-Wyoming, MI	MEDIUM	MEDIUM	LOW
MI	335,340	Kalamazoo-Portage, MI	MEDIUM	MEDIUM	MEDIUM
MI	472,276	Lansing-East Lansing, MI	MEDIUM	MEDIUM	MEDIUM
MI	2,542,708	Warren-Troy, MI	MEDIUM	MEDIUM	MEDIUM
MN	279,601	Duluth, MN	MEDIUM	MEDIUM	MEDIUM
MN	3,524,583	Minneapolis-St. Paul, MN	MEDIUM	MEDIUM	MEDIUM

MN	213,873	Rochester, MN	MEDIUM	MEDIUM	MEDIUM
MO	2,087,471	Kansas City, MO	MEDIUM	MEDIUM	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	MEDIUM
NC	446,840	Asheville, NC	MEDIUM	HIGH	LOW
NC	2,426,363	Charlotte-Gastonia, NC	HIGH	HIGH	LOW
NC	552,493	Durham, NC	MEDIUM	MEDIUM	LOW
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	LOW
NC	1,273,568	Raleigh-Cary, NC	MEDIUM	MEDIUM	LOW
NC	277,969	Wilmington, NC	MEDIUM	MEDIUM	LOW
NC	659,330	Winston-Salem, NC	HIGH	HIGH	LOW
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	MEDIUM	MEDIUM	MEDIUM
NJ	274,219	Atlantic City, NJ	HIGH	HIGH	LOW
NJ	1,252,628	Camden, NJ	LOW	LOW	MEDIUM
NJ	2,511,493	Newark-Union, NJ	LOW	LOW	MEDIUM
NJ	371,398	Trenton-Ewing, NJ	MEDIUM	MEDIUM	LOW
NM	907,301	Albuquerque, NM	LOW	LOW	LOW
NV	2,114,801	Las Vegas-Paradise, NV	HIGH	HIGH	LOW
NV	450,890	Reno-Sparks, NV	MEDIUM	HIGH	MEDIUM
NY	881,830	Albany-Schenectady, NY	LOW	LOW	LOW
NY	1,135,230	Buffalo-Niagara Falls, NY	MEDIUM	MEDIUM	MEDIUM
NY	2,862,937	Nassau-Suffolk, NY	MEDIUM	MEDIUM	MEDIUM
NY	14,413,079	New York-Jersey City, NY	MEDIUM	MEDIUM	LOW
NY	1,081,954	Rochester, NY	MEDIUM	MEDIUM	MEDIUM
NY	660,458	Syracuse, NY	MEDIUM	MEDIUM	LOW
OH	704,243	Akron, OH	LOW	LOW	MEDIUM
OH	402,976	Canton-Massillon, OH	MEDIUM	MEDIUM	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	MEDIUM
OH	605,956	Toledo, OH	MEDIUM	MEDIUM	MEDIUM
OH	549,885	Youngstown-Warren, OH	LOW	LOW	MEDIUM
OK	1,358,452	Oklahoma City, OK	LOW	LOW	LOW
OK	981,005	Tulsa, OK	MEDIUM	MEDIUM	LOW
OR	362,895	Eugene-Springfield, OR	MEDIUM	HIGH	MEDIUM
OR	2,389,228	Portland-Vancouver, OR	MEDIUM	MEDIUM	LOW
OR	410,091	Salem, OR	MEDIUM	HIGH	MEDIUM
PA	832,327	Allentown-Bethlehem, PA	MEDIUM	MEDIUM	MEDIUM
PA	565,006	Harrisburg-Carlisle, PA	MEDIUM	MEDIUM	LOW
PA	536,624	Lancaster, PA	MEDIUM	MEDIUM	LOW
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	MEDIUM
PA	558,166	Scranton-Wilkes-Barre, PA	LOW	LOW	MEDIUM
PA	442,867	York-Hanover, PA	LOW	LOW	MEDIUM
RI	1,613,070	Providence-New Bedford, RI	MEDIUM	MEDIUM	MEDIUM
SC	744,526	Charleston-North Charleston, SC	MEDIUM	MEDIUM	LOW

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