



INVESTORS METRO MONITOR

October 3, 2019

| | | | EXPECTED RETURNS | | RISK |
|------------|------------|-----------------------------------|------------------|--------|--------|
| Population | | | Cash on Cash | Equity | |
| AK | 399,790 | Anchorage, AK | LOW | LOW | LOW |
| 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 | LOW |
| 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 | 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 | MEDIUM | LOW | MEDIUM |
| CA | 538,388 | Modesto, CA | MEDIUM | MEDIUM | LOW |
| CA | 2,764,960 | Oakland-Fremont, CA | MEDIUM | LOW | MEDIUM |
| CA | 850,536 | Oxnard-Thousand Oaks, CA | MEDIUM | LOW | MEDIUM |
| CA | 4,489,159 | Riverside-San Bernardino, CA | MEDIUM | MEDIUM | MEDIUM |
| CA | 2,274,194 | Sacramento-Arden, CA | MEDIUM | LOW | MEDIUM |
| CA | 433,898 | Salinas, CA | MEDIUM | HIGH | LOW |
| CA | 3,299,521 | San Diego-Carlsbad, CA | MEDIUM | LOW | MEDIUM |
| CA | 1,629,951 | San Francisco-San Mateo, CA | MEDIUM | LOW | MEDIUM |
| CA | 1,976,836 | San Jose-Sunnyvale, CA | MEDIUM | LOW | MEDIUM |
| CA | 281,401 | San Luis Obispo-Paso Robles, CA | LOW | LOW | LOW |
| CA | 444,769 | Santa Maria-Santa Barbara, CA | MEDIUM | MEDIUM | LOW |
| CA | 502,146 | Santa Rosa-Petaluma, CA | MEDIUM | LOW | HIGH |
| CA | 726,106 | Stockton, CA | MEDIUM | MEDIUM | MEDIUM |
| CA | 436,092 | Vallejo-Fairfield, CA | MEDIUM | LOW | MEDIUM |
| CA | 459,863 | Visalia-Porterville, CA | MEDIUM | MEDIUM | LOW |
| CO | 319,372 | Boulder, CO | MEDIUM | LOW | LOW |
| CO | 697,856 | Colorado Springs, CO | MEDIUM | MEDIUM | LOW |
| CO | 2,814,330 | Denver-Aurora, CO | MEDIUM | MEDIUM | MEDIUM |
| CO | 333,577 | Fort Collins-Loveland, CO | MEDIUM | MEDIUM | MEDIUM |
| CO | 285,174 | Greeley, CO | MEDIUM | 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 | 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 | LOW |

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| FL | 1,449,481 | Jacksonville, FL | MEDIUM | HIGH | LOW |
| FL | 650,092 | Lakeland, FL | MEDIUM | HIGH | LOW |
| FL | 2,693,117 | Miami-Miami Beach, FL | MEDIUM | HIGH | 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 | LOW |
| FL | 2,387,138 | Orlando, FL | MEDIUM | HIGH | MEDIUM |
| FL | 568,088 | Palm Bay-Melbourne, FL | MEDIUM | MEDIUM | LOW |
| 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 | LOW |
| 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 | LOW | LOW | MEDIUM |
| IA | 622,899 | Des Moines, IA | MEDIUM | MEDIUM | LOW |
| ID | 676,909 | Boise City-Nampa, ID | MEDIUM | MEDIUM | MEDIUM |
| IL | 238,984 | Champaign-Urbana, IL | MEDIUM | MEDIUM | LOW |
| IL | 7,340,454 | Chicago-Naperville, IL | LOW | LOW | LOW |
| IL | 872,347 | Lake County-Kenosha County, IL | LOW | LOW | MEDIUM |
| IL | 378,018 | Peoria, IL | LOW | LOW | 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 | LOW |
| 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 | LOW | LOW | LOW |
| LA | 1,262,888 | New Orleans-Metairie, LA | MEDIUM | MEDIUM | LOW |
| LA | 443,708 | Shreveport-Bossier City, LA | LOW | LOW | HIGH |
| 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 | LOW | LOW | MEDIUM |
| 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 | MEDIUM | MEDIUM | MEDIUM |
| MI | 410,849 | Flint, MI | MEDIUM | MEDIUM | LOW |
| MI | 1,038,583 | Grand Rapids-Wyoming, MI | MEDIUM | MEDIUM | MEDIUM |
| 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 | LOW | LOW | MEDIUM |

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| MN | 3,524,583 | Minneapolis-St. Paul, MN | LOW | LOW | MEDIUM |
| MN | 213,873 | Rochester, MN | MEDIUM | MEDIUM | LOW |
| 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 | MEDIUM | MEDIUM | LOW |
| NC | 446,840 | Asheville, NC | MEDIUM | HIGH | 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 | LOW |
| NC | 659,330 | Winston-Salem, NC | MEDIUM | MEDIUM | LOW |
| ND | 233,836 | Fargo, ND | LOW | LOW | MEDIUM |
| NE | 323,578 | Lincoln, NE | MEDIUM | MEDIUM | MEDIUM |
| NE | 915,312 | Omaha-Council Bluffs, NE | MEDIUM | MEDIUM | LOW |
| NH | 406,678 | Manchester-Nashua, NH | LOW | LOW | MEDIUM |
| NJ | 274,219 | Atlantic City, NJ | LOW | LOW | 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 | LOW | LOW | MEDIUM |
| NM | 907,301 | Albuquerque, NM | LOW | LOW | LOW |
| NV | 2,114,801 | Las Vegas-Paradise, NV | MEDIUM | HIGH | LOW |
| NV | 450,890 | Reno-Sparks, NV | MEDIUM | HIGH | LOW |
| NY | 881,830 | Albany-Schenectady, NY | LOW | LOW | MEDIUM |
| 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 | LOW | LOW | MEDIUM |
| NY | 1,081,954 | Rochester, NY | MEDIUM | MEDIUM | MEDIUM |
| NY | 660,458 | Syracuse, NY | LOW | LOW | 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 | MEDIUM |
| OH | 800,909 | Dayton, OH | LOW | LOW | 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 | LOW | LOW | MEDIUM |
| OR | 362,895 | Eugene-Springfield, OR | MEDIUM | MEDIUM | 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 | LOW |
| PA | 565,006 | Harrisburg-Carlisle, PA | MEDIUM | MEDIUM | MEDIUM |
| PA | 536,624 | Lancaster, PA | LOW | LOW | 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 | LOW | LOW | MEDIUM |
| PA | 442,867 | York-Hanover, PA | MEDIUM | MEDIUM | MEDIUM |
| RI | 1,613,070 | Providence-New Bedford, RI | LOW | LOW | LOW |

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|----|-----------|---------------------------------|--------|--------|--------|
| SC | 744,526 | Charleston-North Charleston, SC | MEDIUM | MEDIUM | MEDIUM |
| SC | 810,068 | Columbia, SC | MEDIUM | MEDIUM | MEDIUM |
| SC | 874,869 | Greenville, SC | MEDIUM | MEDIUM | LOW |
| SC | 431,964 | Myrtle Beach-Conway, SC | HIGH | HIGH | LOW |
| SC | 325,079 | Spartanburg, SC | HIGH | HIGH | LOW |
| SD | 251,854 | Sioux Falls, SD | MEDIUM | MEDIUM | LOW |
| TN | 547,776 | Chattanooga, TN | MEDIUM | MEDIUM | LOW |
| TN | 307,120 | Kingsport-Bristol, TN | MEDIUM | MEDIUM | 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 | MEDIUM | MEDIUM | LOW |
| TX | 2,000,860 | Austin-Round Rock, TX | MEDIUM | MEDIUM | MEDIUM |
| TX | 408,419 | Beaumont-Port Arthur, TX | MEDIUM | MEDIUM | LOW |
| TX | 422,156 | Brownsville-Harlingen, TX | MEDIUM | MEDIUM | 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 | LOW |
| TX | 2,395,645 | Fort Worth-Arlington, TX | MEDIUM | MEDIUM | LOW |
| TX | 6,656,947 | Houston-Baytown, TX | MEDIUM | MEDIUM | LOW |
| 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 | HIGH | HIGH | LOW |
| TX | 262,813 | Waco, TX | LOW | LOW | MEDIUM |
| 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 | LOW | LOW | MEDIUM |
| VA | 259,950 | Lynchburg, VA | MEDIUM | MEDIUM | MEDIUM |
| VA | 1,271,334 | Richmond, VA | MEDIUM | MEDIUM | LOW |
| VA | 314,560 | Roanoke, VA | MEDIUM | MEDIUM | MEDIUM |
| 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 | MEDIUM | MEDIUM |
| WA | 260,131 | Bremerton-Silverdale, WA | MEDIUM | MEDIUM | LOW |
| WA | 279,116 | Kennewick-Richland, WA | HIGH | HIGH | LOW |
| WA | 269,536 | Olympia, WA | MEDIUM | MEDIUM | LOW |
| WA | 2,889,626 | Seattle-Bellevue, WA | MEDIUM | LOW | MEDIUM |
| WA | 547,824 | Spokane, WA | MEDIUM | HIGH | LOW |
| WA | 843,954 | Tacoma, WA | MEDIUM | HIGH | LOW |
| WI | 316,519 | Green Bay, WI | MEDIUM | MEDIUM | LOW |
| WI | 641,385 | Madison, WI | LOW | LOW | 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 |