



For Office Use Only

Applicant Name: _____
File Number: _____

**Southern Mississippi Planning and Development District
Business and Government Finance Division
Commercial Redevelopment Program Application**

Project Address: 810 Highway 90, Bay St. Louis, MS 39520
Property Owner: UVF1 810 Hwy 90 Investment, LLC
Year Purchased: 2023 Year Built: Circa 1960
Tenant/Occupant Name: Driftwood Motel
Other Partners: The Urban Venture Fund Lease Expiration Date: N/A (Owner Operated)

Applicant Name: 810 Hwy 90 Investment, LLC
Application Business Address: 1582 Magazine Street, New Orleans, LA 70130
Federal Tax ID Number or Social Security Number: EIN: 93-3911900
Applicant Business Phone: 240.813.5905 Cell Phone: 240.813.5905
Property Manager/Local Contact: Eugene Schmitt Phone: 240.813.5905
Email Address: eugene.schmitt@svn.com

Length of time the property has remained vacant? The property has been vacant since Nov 7, 2023
Estimated annual sales tax revenue generated from this development? \$460,000
Are you seeking any other tax incentives from the municipality this property is located? No
If yes, please provide incentive details. _____



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COMMERCIAL REDEVELOPMENT PROGRAM APPLICATION – PAGE 2

Provide a brief description of your property:

The property is a 7,000sf classic U-shaped motor court motel originally constructed circa 1960. The property initially opened as the Driftwood Motel as a "New and Modern" hotel that operated as a outstanding hospitality offering in Bay St. Louis. Over the years, the motel changed ownership and names and began a significant decline at the turn of the century while operating as the Economy Inn. Most recently, the property was the subject of a major Law Enforcement undercover investigation which resulted in the bust of drug operation spear-headed by the on-site manager of the property.

What is the intended use of your building?

We intend to transform the property into a boutique hotel operating under its original name, the Driftwood Motel. The new motel will maintain the classic motorcourt style, yet upgrades to the interiors and re-imagined central pool deck area will attract discerning guests looking to enjoy the best of Bay St. Louis. The overall decor will reflect a throwback 70's beach vibe that's upscale, but far from stuffy.

Have you approached the municipality regarding this project? Yes X No

Is the property insured? Yes X No

Is your building currently occupied? Yes No X

If no, when was it last occupied and when do you anticipate opening for business?

The property was last occupied on November 7, 2023. We anticipated opening for business in June 2024.



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COMMERCIAL REDEVELOPMENT PROGRAM APPLICATION – PAGE 3

The Southern Mississippi Planning and Development District will review and determine eligibility of all applications. Grant/tax reimbursements are awarded at the discretion of the municipality the property is located.

I, UVF1 810 Hwy 90 Investment, LLC, hereby make application to the City of Bay St. Louis (municipality) for participation in the Southern Mississippi Planning and Development District's Commercial Redevelopment Program. I understand that the amount of the grant/tax reimbursement received will be based on a predetermined percentage by the City and sales tax generated. I have read and understand the Southern Mississippi Planning and Development District's Commercial Redevelopment Program's guidelines. If approved, I understand that grant funds received will be used for the reimbursement of the costs incurred for the improvements made to the exterior and/or interior of the property listed on the application and resulted in the improved appearance and functionality of the property. I understand that the funds cannot be used for the reimbursement of Furniture, Fixtures, and Equipment (FFE), general maintenance, or other work that did not improve the appearance or functionality of the building. I understand that the grant/tax reimbursement will be paid from the municipality to SMPDD through a Commercial Redevelopment Services Contract.

Eugene Schmitt, as Authorized Representative of UVF1 810 Hwy 90 Investment, LLC

Applicant Signature

Date

Property Owner (If Different from Applicant)

Date

Please return the completed application to: **Southern Mississippi Planning and Development District, Attn: Stephen O'Mara, 10441 Corporate Dr., Suite 1, Gulfport, MS 39503**

If you need assistance with the application and/or have general inquiries, please contact Stephen O'Mara, Director of Business & Government Finance for the Southern Mississippi Planning and Development District via email at somara@smpdd.com or at (228) 868-2311.



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Applicant Name: _____

File Number: _____

FOR OFFICIAL USE ONLY

Comments: _____

SMPDD Staff: _____



For Office Use Only

Applicant Name: _____
File Number: _____

The following items must be included with your submitted application. If you have any questions or need assistance, please do not hesitate to contact our office at (228) 868-2311.

Document Checklist

 X Completed Application (unsigned applications will be considered incomplete) [Ex. A]

 X Proof of Property Ownership [Recorded Warranty Deed - Ex. B]

 X Copy of Redevelopment Plans for the Property [Redevelopment Plans and Schematics - Ex. C]

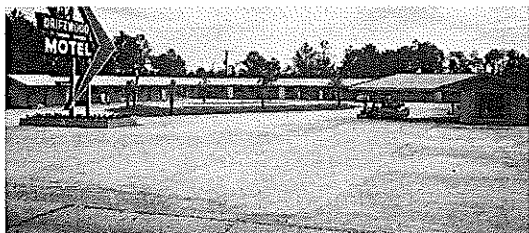
 X Proof of Insurance [3 Evidence of Property Insurance & Commercial General Liability COI - Ex. D]

 N/A Names and Contact Information of Building Tenants [no tenants in building]

 N/A Copies of Existing Leases (applicable only to buildings with leasing tenants) [no tenants]

 X Tri-Party Agreement between the municipality, developer and SMPDD [attached Ex. E]

 X Documentation related to estimated sales tax projections [STR Hospitality Analytics Report - Ex. F]



New and Best Modern
DRIFTWOOD MOTEL
 Highway 90 - Bay St. Louis, Miss.
 26 Ultra-Modern Rooms
 Tub and Shower

U.S.A. 1960 10c

PLACE
 STAMP
 HERE

Driftwood Motel Postcard (circa 1960)

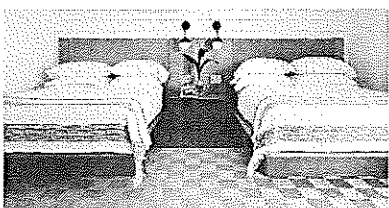
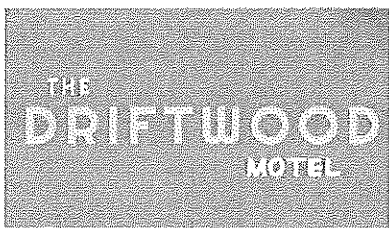


Driftwood Motel (1970's)



Economy Inn (November 2023)

REDEVELOPMENT PLANS



The redevelopment of the Driftwood Motel includes a complete remodel of the existing property. Each room will be uniquely renovated to reflect a 1970's southern beach house style. The reimaged interior island will have a new pool surrounded by teak loungers, lush landscaping, and a common grassy area for lawn games and socializing.



A TRUE COPY
Michael D. Haas Jr.
Michael D. Haas, Jr.
Notary Public

Prepared by & Return to:

Michael D. Haas, Jr. Bar No. 5091
Haas & Haas Attorneys At Law
201 North Second Street
Bay St. Louis, MS 39520
228-467-6574

File No. 23-5725

Address & Tele. No. of Grantor:

Ilahari, Inc.
24655 Oak Island Drive, Pass Christian, MS 39571
804-835-7705

Address & Tele. No. of Grantee:

UVF1 810 Hwy 90 Investment, LLC
1582 Magazine Street, New Orleans, LA 70130
240-813-5905

Indexing: Part of J. Bouquie Claim, Township 8 South, Range 14 West,
Hancock County, Mississippi.

**STATE OF MISSISSIPPI
COUNTY OF HANCOCK**

WARRANTY DEED

For and in consideration of the sum and amount of Ten and 00/100--
----- (\$10.00) Dollars, cash in hand paid, receipt of which is hereby
acknowledged and other valuable considerations, receipt of which is hereby

acknowledged, Ilahari, Inc., A Mississippi Corporation, by and through its duly authorized officer, Bhavikkumar H Patel, President as per the Corporate Resolution authorizing same attached hereto and made a part hereof, do hereby convey and warrant unto UVF1 810 Hwy 90 Investment, LLC, a Mississippi Limited Liability Company, the following described real property located in Hancock County, Mississippi, to-wit:

Commencing at the intersection of the line between the J. Bouquie Claim and Madam Charlo Claim and the Southerly right-of-way line of U.S. Highway 90; thence South 68.5 degrees West along the said Southerly right-of-way line 360 feet to an Iron stake set for the place of beginning; thence South 8 degrees 50' East 200 feet to an Iron stake; thence South 68.5 degrees West a distance of 200 feet parallel to said right-of-way line of said highway to an iron stake; thence North 8 degrees 50' West 200 feet to an iron set on the Southerly right-of-way line of said highway; thence North 68.5 degrees East 200 feet along said Southerly right-of-way line of said highway to the place of beginning. Said land containing 0.9 acres, more or less, and being a part of J. Bouquie Claim, Township 8 South, Range 14 West, Hancock County, Mississippi.

The Grantor conveys the property to the Grantee in its "As Is" Condition, without Warranty except as to title.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

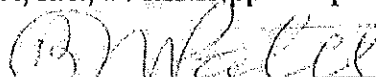
The above-described property is subject to any restrictive covenants, reservations and easements of record.

Taxes for the year 2023 taxes have been prorated based on an estimate from the Hancock County Tax Assessor and are assumed by the Grantee(s) herein.

WITNESS MY SIGNATURE on this, the 6th day of November,
2023.

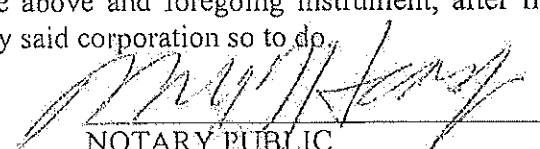
Ilahari, Inc., a Mississippi Corporation

By:


BHAVIKKUMAR H PATEL
PRESIDENT

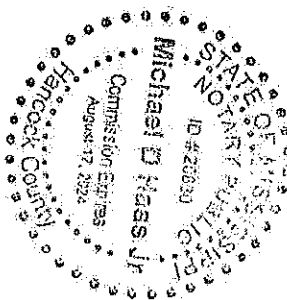
**STATE OF MISSISSIPPI
COUNTY OF HANCOCK**

Personally appeared before me, the undersigned authority in and for said County and State, on this the 6th day of November, 2023, within my jurisdiction, the within named, **BHAVIKKUMAR H PATEL**, who, acknowledged that he is the **President of ILAHARI, INC., a Mississippi Corporation** and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.


NOTARY PUBLIC

(NOTARY SEAL REQUIRED)

My commission expires: 8/17/2024



**RESOLUTION OF SPECIAL MEETING OF
BOARD OF DIRECTORS OF
ILAHARI, INC., A MISSISSIPPI CORPORATION**

At a special meeting of the Board of Directors of **ILAHARI, INC., A Mississippi Corporation**, held on the 6th day of November, 2023, at which meeting a quorum of said Board of Directors were present, the following resolution was moved, seconded and adopted:

"RESOLVED, THAT Bhavikkumar H Patel AKA Bhavik Patel, duly authorized President, be and he is hereby authorized and empowered to sell, mortgage, lease or convey and warrant, any and all property, real or personal of **ILAHARI, INC., A Mississippi Corporation**, for such price and on such terms as he/she/they may deem advisable; and said **Bhavikkumar H Patel AKA Bhavik Patel**, is hereby authorized, empowered and directed to execute all Deeds, Releases, Settlement Statements or other instruments necessary to carry into effect the sale of real property to **UVF1 810 Hwy 90 Investment, LLC** as described hereinafter as herein provided:

Commencing at the intersection of the line between the J. Bouquie Claim and Madam Charlo Claim and the Southerly right-of-way line of U.S. Highway 90; thence South 68.5 degrees West along the said Southerly right-of-way line 360 feet to an Iron stake set for the place of beginning; thence South 8 degrees 50' East 200 feet to an Iron stake; thence South 68.5 degrees West a distance of 200 feet parallel to said right-of-way line of said highway to an iron stake; thence North 8 degrees 50' West 200 feet to an iron set on the Southerly right-of-way line of said highway; thence North 68.5 degrees East 200 feet along said Southerly right-of-way line of said highway to the place of beginning. Said land containing 0.9 acres, more or less, and being a part of J. Bouquie Claim, Township 8 South, Range 14 West, Hancock County, Mississippi."

There being no further business, upon motion duly made, seconded and carried, the meeting was adjourned.

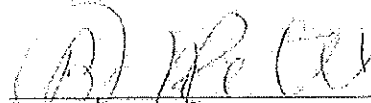
* * * * *

PRESIDENT CERTIFICATION

I, **Bhavikkumar H Patel AKA Bhavik Patel**, President and Sole Shareholder of **ILAHARI, INC., A Mississippi Corporation**, do hereby certify that the foregoing is a true copy of a resolution adopted at a meeting of **ILAHARI, INC., A Mississippi Corporation**, as above set out and that said authorization is in full force and effect and there have been no amendments made to the original By Laws.

This the 6th day of November, 2023.

(CORPORATE SEAL)



PRESIDENT/Sole Shareholder



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
11/08/2023

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY EAGAN INS AGCY LLC PO BOX 8590 METAIRIE, LA 70011-8590		PHONE (A/C, No, Ext): +1 504 836 9618	COMPANY American Zurich Insurance Company	
FAX (A/C, No):	E-MAIL ADDRESS: bergerone@eaganins.com			
CODE: 02084663	SUB CODE:			
AGENCY CUSTOMER ID #:				
INSURED UVF1 810 Hwy 90 Investment, LLC 1582 Magazine Street New Orleans, LA 70130			LOAN NUMBER	POLICY NUMBER BR74211714
			EFFECTIVE DATE 11/03/2023	EXPIRATION DATE 05/03/2024
			<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION

810 US Hwy 90
Bay St. Louis, MS 39520

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Builders Risk Coverage Form		\$5,000
Renovations and Improvements	\$270,000	
Existing buildings or structures	\$700,000	
All Covered Property at all Locations	\$970,000	

REMARKS (Including Special Conditions)

Named Storm Deductible 3%

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS Guaranty Bank and Trust Company 210 N. Hayden Street Belzoni, MS 39038	<input checked="" type="checkbox"/> MORTGAGEE	<input type="checkbox"/> ADDITIONAL INSURED
	<input type="checkbox"/> LOSS PAYEE	
	LOAN #	
AUTHORIZED REPRESENTATIVE 		



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/8/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Erin Bergeron
Eagan Insurance Agency, LLC	PHONE (A/C, No, Ext): (504) 836-9600
2629 N. Causeway Blvd.	FAX (A/C, No): (504) 836-9621
P. O. Box 8590	E-MAIL ADDRESS: bergerone@eaganins.com
Metairie LA 70002	INSURER(S) AFFORDING COVERAGE
INSURED	INSURER A: Evanston Ins Co
UVF1 810 Hwy 90 Investment, LLC	INSURER B:
1582 Magazine Street	INSURER C:
New Orleans LA 70130	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES

CERTIFICATE NUMBER: 23-24

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			3AA726363	11/3/2023	11/3/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ OTHER \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER \$
	UMBRELLA LIAB EXCESS LIAB DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ OTHER \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Guaranty Bank and Trust Company 210 N. Hayden St. Belzoni, MS 39038	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Zak Fanberg/EBERGE
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str TREND REPORT

Trend # 1446243_SADIM / Created August 25, 2023

Trend Report - 810 Hwy 90 BSL - Run Selected Properties

January 2015 to July 2023 Currency : USD - US Dollar

ESTIMATED SALES TAX PROJECTIONS (Owner's Assumptions)

Historical STR hospitality analytics report comp set data indicates +/-70% historical Occupancy at an +/- \$84 Average Daily Rate (ADR). The Driftwood Motel (27 Rooms) is underwritten at 55% Occupancy with an \$84.62 ADR (\$46.54 RevPar). Therefore, the projected Gross Revenue for the property is conservatively estimated at \$458,660 per year. - Eugene Schmitt

Tab 2 - Data by Measure

810 Hwy 90 BSL -RE-Run Selected Properties
Job Number: 1446243_SADIM Staff: LM Created: August 24, 2023

Occupancy (%)	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Jul YTD
2015	35.8	52.2	53.9	49.8	50.6	52.4	61.6	46.4	44.1	47.0	38.9	33.7	47.2	50.9
2016	39.1	53.1	52.5	48.6	47.1	56.0	59.5	41.3	43.8	50.2	41.8	36.5	47.3	50.8
2017	33.6	49.0	54.3	51.9	51.3	56.8	63.4	47.2	57.2	45.9	41.8	37.2	49.2	51.5
2018	35.1	48.6	60.9	53.2	56.3	67.9	61.4	50.7	45.8	52.7	44.5	38.5	51.9	56.0
2019	44.7	56.8	72.8	64.2	72.4	80.6	75.9	63.2	62.5	61.1	58.5	51.2	63.7	66.8
2020	48.2	64.5	38.4	24.0	54.6	63.1	74.1	65.7	61.0	61.3	51.9	49.1	55.8	54.3
2021	52.6	54.5	69.5	79.4	80.9	78.7	85.3	57.1	86.2	80.0	64.8	62.9	71.07	71.7
2022	53.0	65.8	78.2	78.2	78.2	88.4	86.2	71.6	68.7	71.5	59.5	55.4	71.23	75.4
2023	51.0	67.6	71.2	64.3	71.3	80.4	79.4							69.3
Avg	43.7	56.8	61.2	58.9	62.4	69.2	72.4	55.3	58.5	58.5	50.1	45.3	57.1	60.7

ADR (\$)

ADR (\$)	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Jul YTD
2015	64.31	65.31	68.99	73.05	74.63	80.90	80.43	72.12	67.87	75.10	61.38	61.35	71.30	73.13
2016	61.89	67.16	68.34	74.30	77.00	79.73	83.46	71.87	68.70	77.17	64.74	66.40	72.43	73.78
2017	60.33	68.40	73.33	75.95	77.03	78.38	85.61	71.51	68.37	74.22	82.99	64.54	72.79	75.38
2018	61.83	67.39	73.89	76.83	75.40	85.29	86.25	77.27	73.99	80.66	84.51	83.26	75.21	76.77
2019	60.91	63.22	72.39	69.98	74.05	80.38	81.52	71.18	65.72	76.20	61.28	59.83	70.77	73.06
2020	54.92	67.22	73.43	67.78	88.42	88.66	88.71	70.38	73.27	72.50	62.80	58.65	71.67	74.60
2021	58.19	60.01	73.15	81.13	83.13	98.05	108.60	88.56	103.05	99.53	89.51	67.10	84.93	83.31
2022	62.68	75.66	83.50	89.31	84.86	96.14	103.24	77.26	77.65	87.63	70.77	68.05	83.08	86.90
2023	64.44	76.90	89.01	82.60	76.18	81.53	81.10							78.48
Avg	60.90	68.25	75.69	78.26	77.26	86.16	89.54	75.11	76.74	81.65	65.07	63.78	75.88	77.90

RevPAR (\$)

RevPAR (\$)	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Jul YTD
2015	23.00	34.09	37.16	36.25	37.79	42.39	49.56	33.44	29.96	35.30	23.85	20.70	33.62	37.19
2016	24.11	35.64	35.86	36.15	36.30	44.63	49.65	29.68	30.08	38.71	27.06	23.57	34.27	37.48
2017	20.25	33.49	39.84	39.45	39.54	44.50	54.26	33.77	39.12	34.07	26.31	24.01	35.79	38.81
2018	21.73	32.72	44.85	42.43	42.43	57.94	58.13	39.19	33.88	42.51	28.76	24.34	39.06	42.97
2019	27.20	35.88	52.70	44.92	53.59	64.82	61.84	44.99	41.07	46.54	36.85	30.60	45.06	48.83
2020	27.02	43.36	28.18	16.27	37.37	55.98	65.74	46.25	44.91	44.21	32.57	28.81	40.02	40.53
2021	30.61	32.73	50.81	64.42	67.28	77.95	92.67	50.61	88.80	79.63	45.05	42.22	60.36	59.76
2022	33.23	49.59	65.26	69.86	66.35	84.95	89.02	55.34	53.38	62.80	42.08	37.72	59.17	65.56
2023	32.86	51.97	63.36	53.10	54.34	65.52	64.40							55.08
Avg	26.80	38.75	46.32	46.05	48.19	59.63	64.81	41.51	44.93	47.76	32.62	28.90	43.29	47.25

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