



# ULI Real Estate Consensus Forecast

A Survey of Leading Real Estate Economists/Analysts

April 2015

Center for Capital Markets and Real Estate



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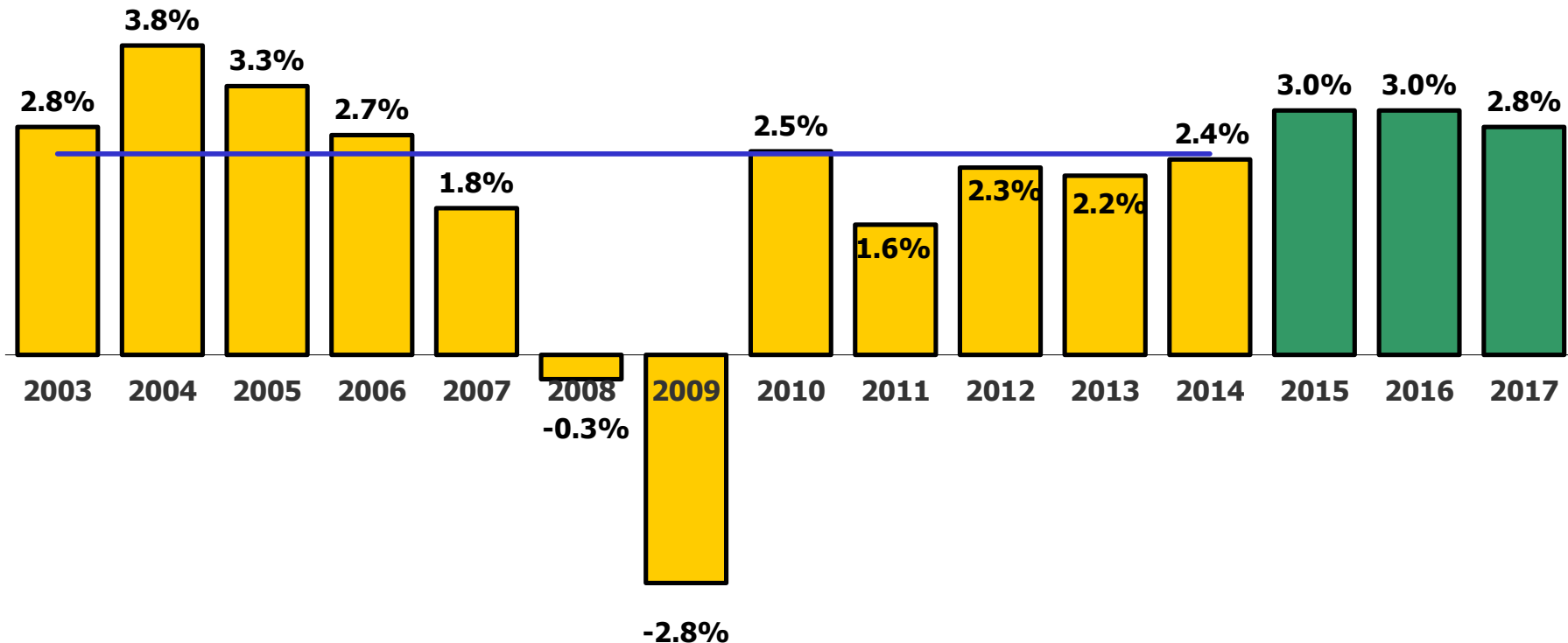
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## ULI Real Estate Consensus Forecast

- Three-year forecast ('15-'17) for 27 economic and real estate indicators
- A consensus forecast based on the median of the forecasts from 46 economists/analysts at 33 leading real estate organizations
- Respondents represent major real estate investment, advisory, and research firms and organizations
- Survey undertaken from February 27- March 23 2015
- A semiannual survey; next release planned for October 2015

# Real GDP Growth

■ Actual ■ Forecast — 20-Year Avg. (2.5%)



**Sources:** 1995-2014, Bureau of Economic Analysis; 2015-2017, ULI Consensus Forecast.

Note: The previous ULI Consensus Forecast (released in October, 2014) projected 3.0% and 3.0%, respectively, for 2015 and 2016.

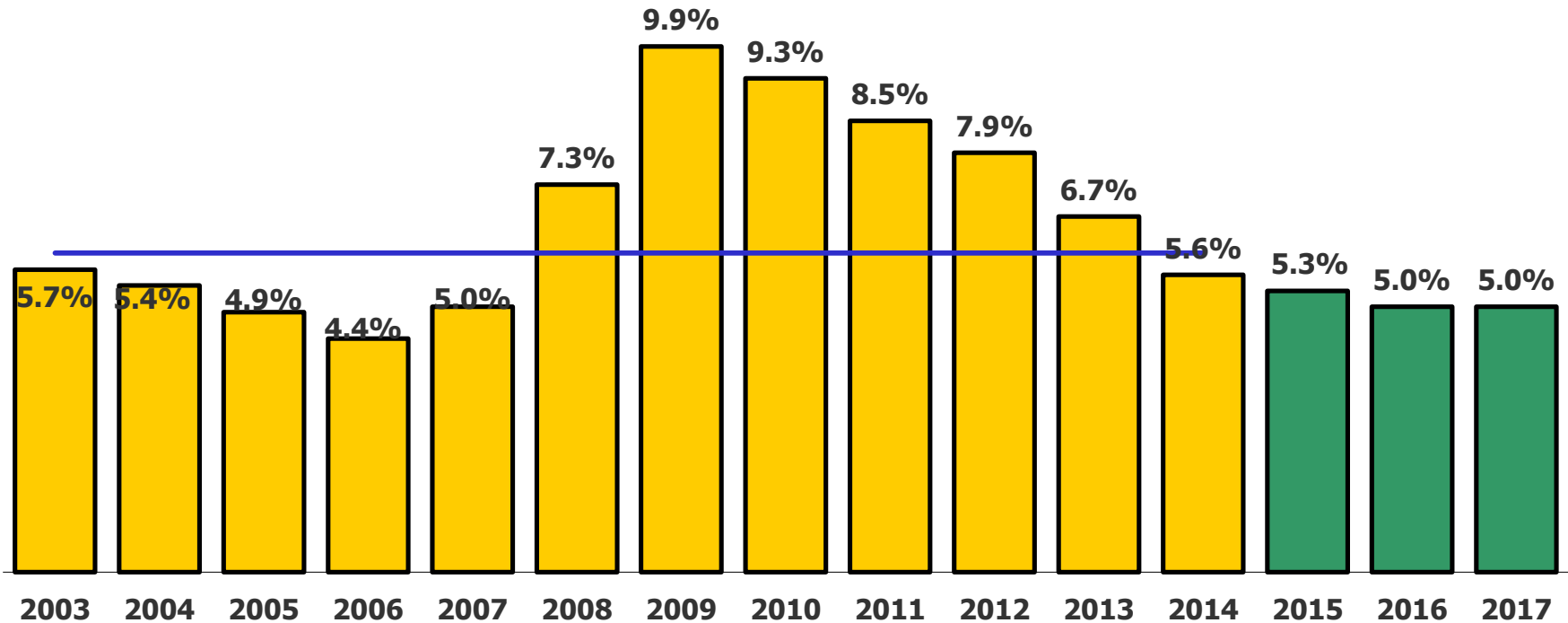


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# Unemployment Rate

■ Actual ■ Forecast — 20-Year Avg. (6.0%)



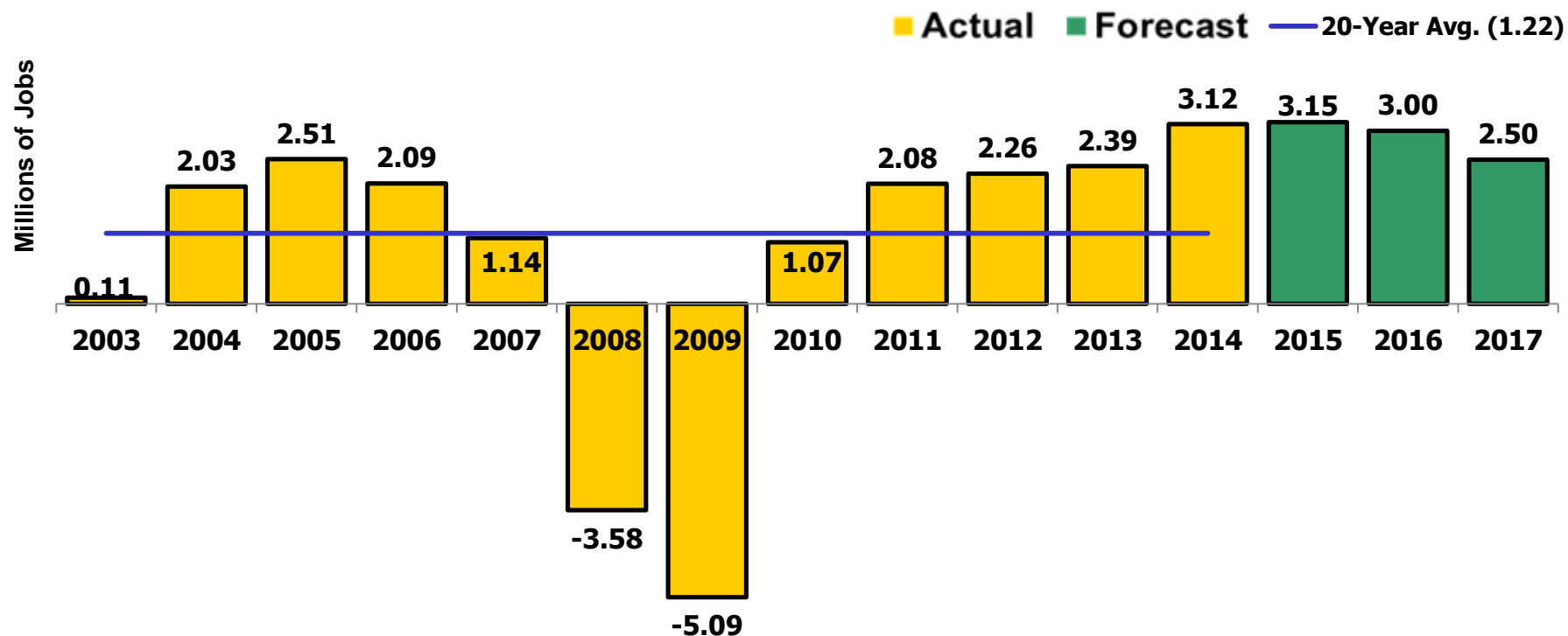
**Sources:** 1995-2014, (seasonally adjusted, as of December), Bureau of Labor Statistics; 2015-2017 (YE), ULI Consensus Forecast.

**Note:** The previous ULI Consensus Forecast (released in October, 2014) projected 6.0% and 6.0, respectively, for 2015 and 2016.



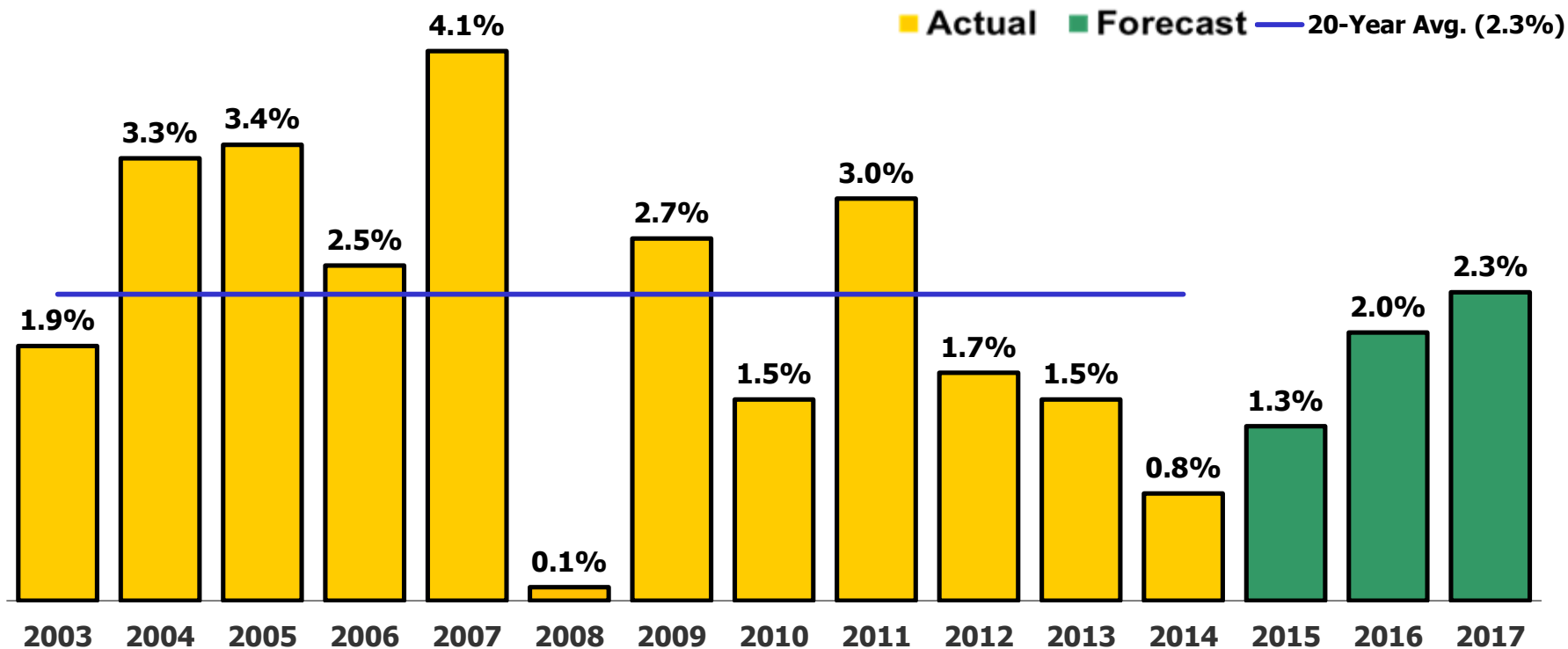
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**Sources:** 1995-2014, (12-month net change, as of December), Bureau of Labor Statistics; 2015-2017, ULI Consensus Forecast.  
**Note:** The previous ULI Consensus Forecast (released in October, 2014) projected 3.00 and 2.63, respectively, for 2015 and 2016.

# Consumer Price Index Inflation Rate



Sources: 1995-2014, (12-month change, as of December), Bureau of Labor Statistics; 2015-2017 (YE), ULI Consensus Forecast.

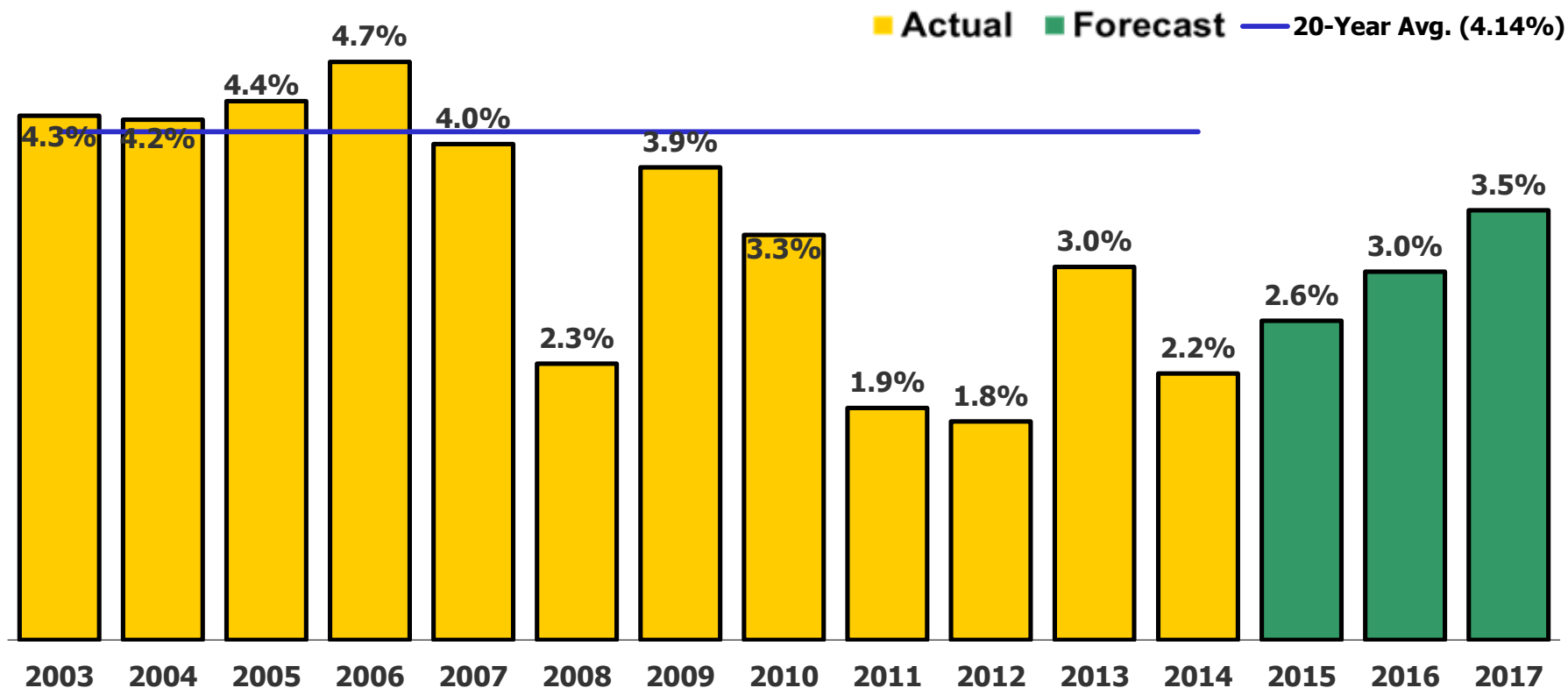
Note: The previous ULI Consensus Forecast (released in October, 2014) projected 2.0% and 2.0%, respectively, for 2015 and 2016.



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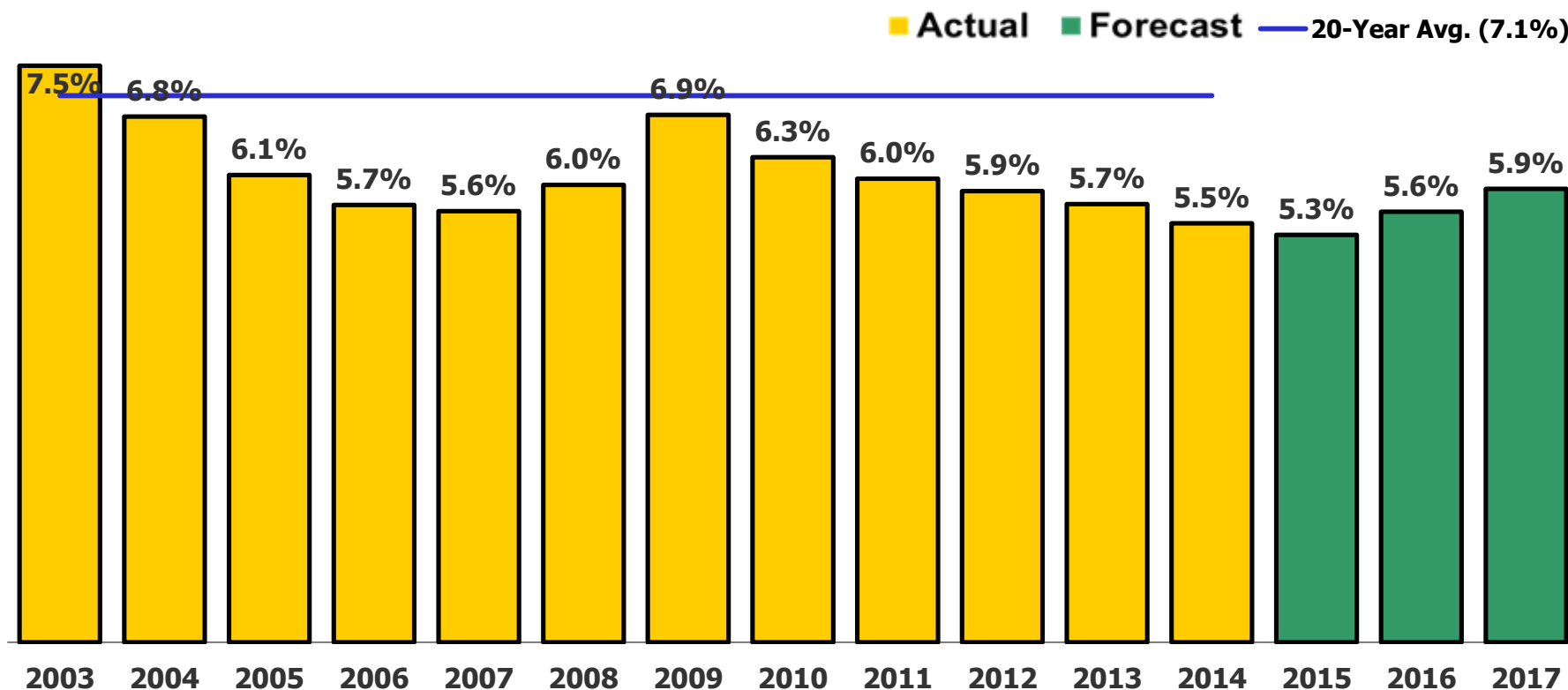
# Ten-Year Treasury Rate



**Sources:** 1995-2014, (year-end), U.S. Federal Reserve; 2015-2017 (YE), ULI Consensus Forecast.

**Note:** The previous ULI Consensus Forecast (released in October, 2014) projected 3.0% and 4.0%, respectively, for 2015 and 2016.

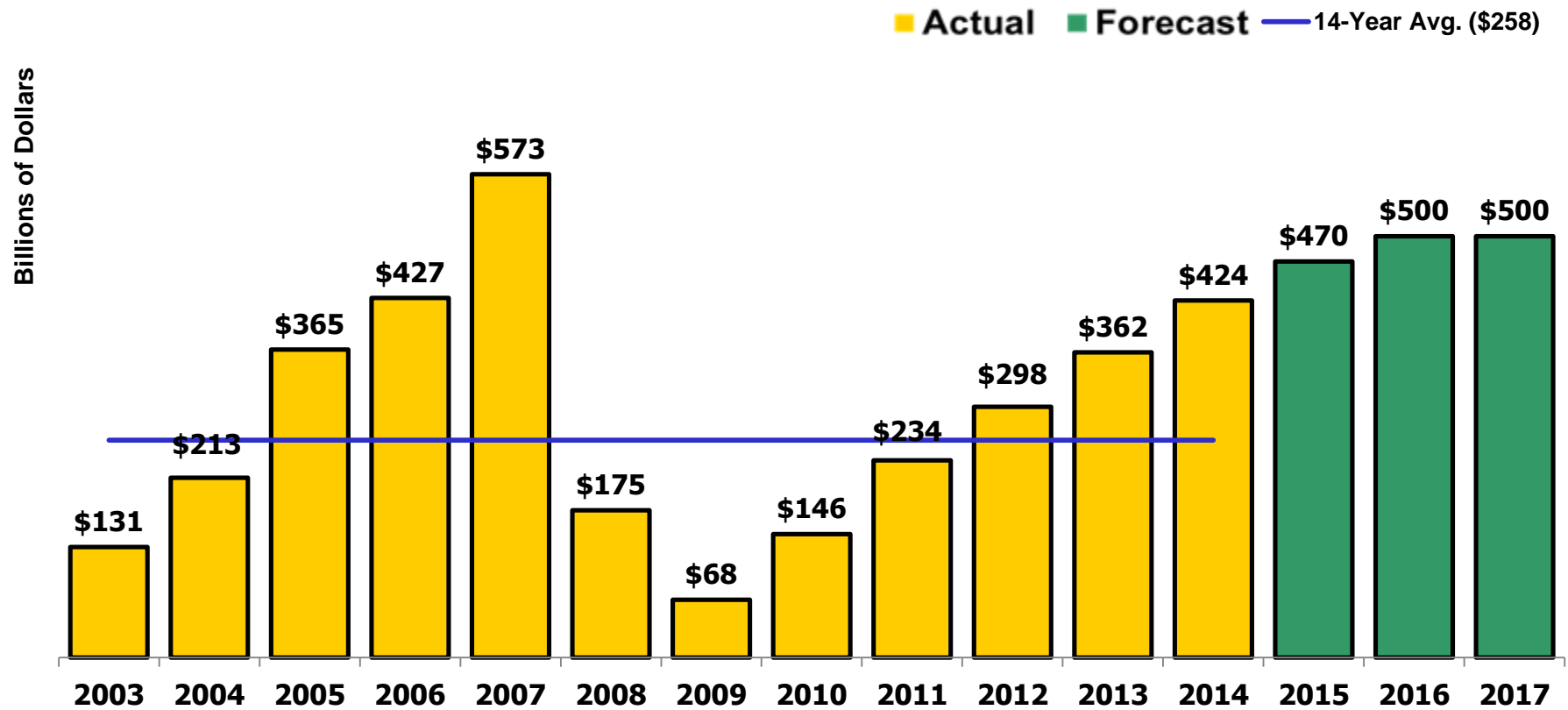
# NCREIF Capitalization Rate



**Sources:** 1995-2014, (Q4), National Council of Real Estate Investment Fiduciaries (NCREIF); 2015-2017 (YE), ULI Consensus Forecast.  
 Note: The previous ULI Consensus Forecast (released in October, 2014) projected 6.0% and 6.0%, respectively, for 2015 and 2016.



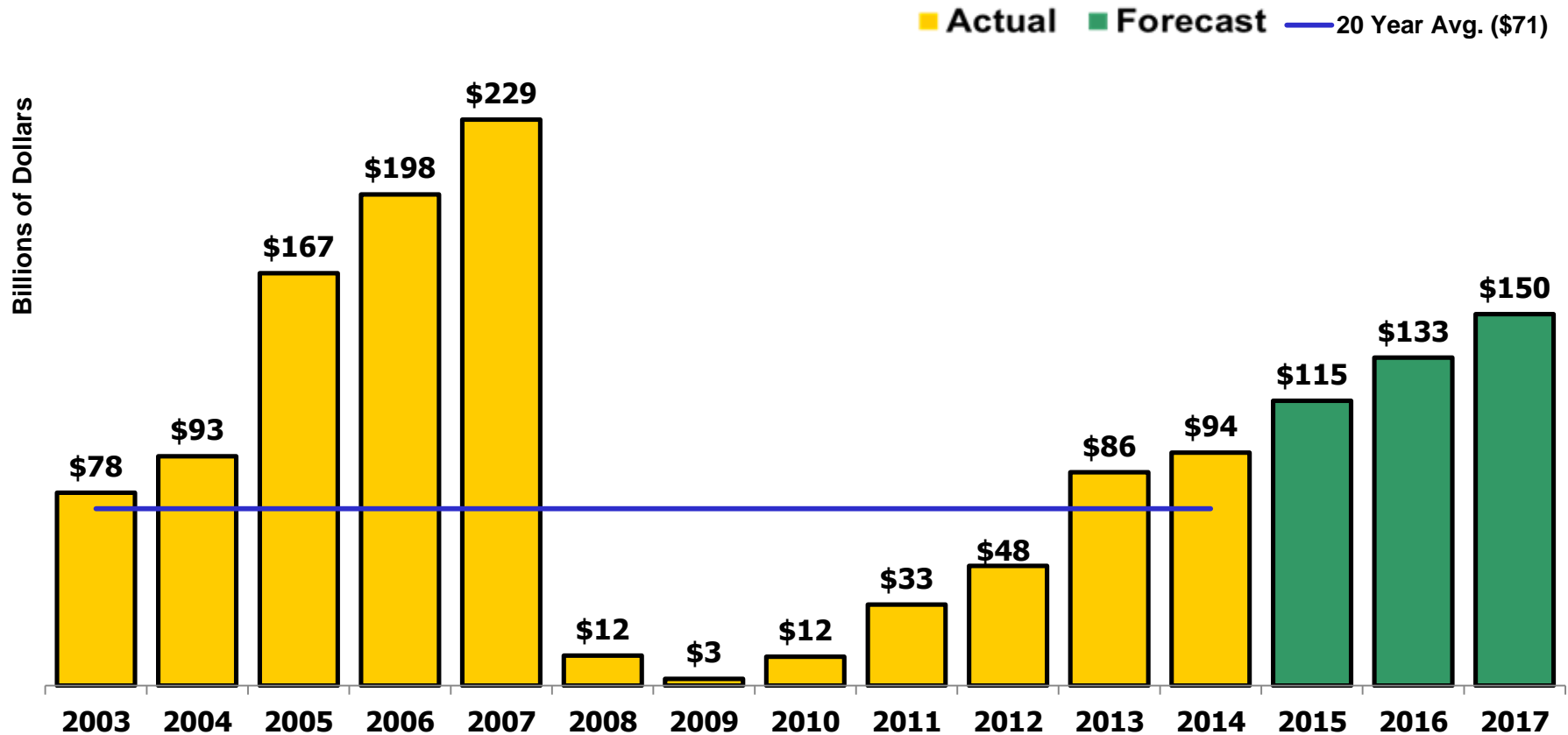
# Commercial Real Estate Transaction Volume



Sources: 2001-2014, Real Capital Analytics; 2015-2017, ULI Consensus Forecast.

Note: The previous ULI Consensus Forecast (released in October, 2014) projected \$425 and \$445, respectively, for 2015 and 2016.

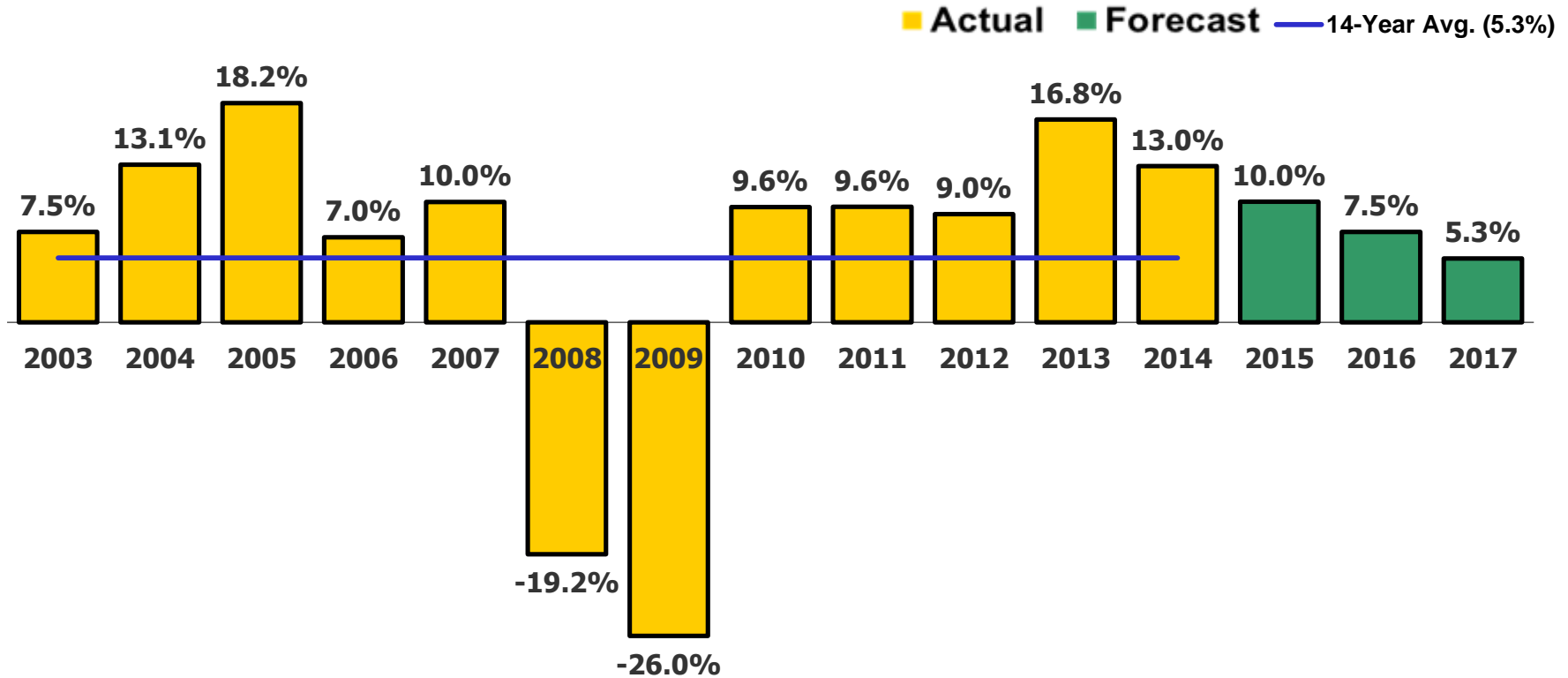
# Commercial Mortgage-Backed Securities (CMBS) Issuance



Sources: 1995-2014, Commercial Mortgage Alert; 2015-2017, ULI Consensus Forecast.

Note: The previous ULI Consensus Forecast (released in October, 2014) projected \$110 and \$123, respectively, for 2015 and 2016.

# Moody's/RCA Commercial Property Price Index (annual change)



**Sources:** 2003-2014, Moody's and Real Capital Analytics; 2015-2017, ULI Consensus Forecast.

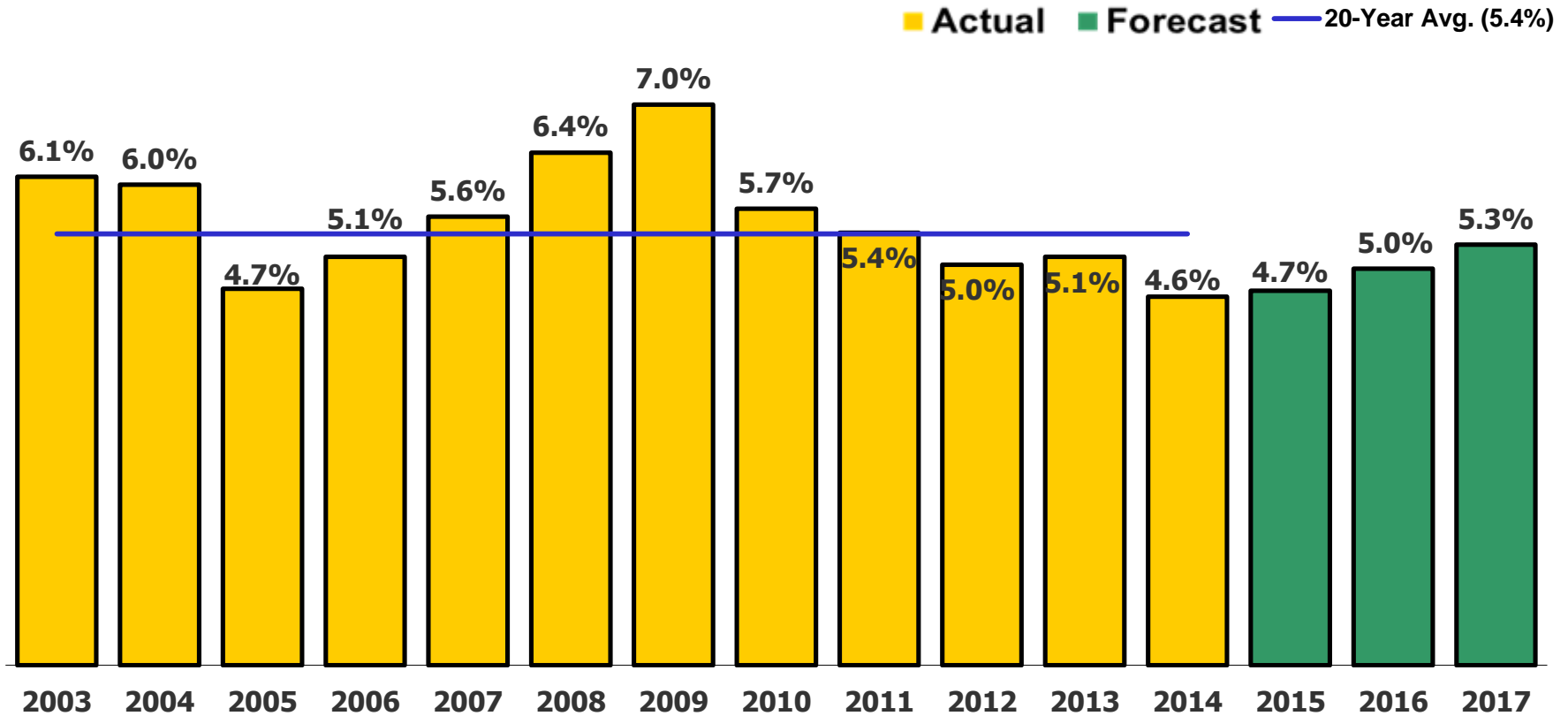
Note: The previous ULI Consensus Forecast (released in October, 2014) projected 6.0% and 5.0%, respectively, for 2015 and 2016.



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# Apartment Vacancy Rates



**Sources:** 1995-2014 (Q4), CBRE; 2015-2017 (Q4), ULI Consensus Forecast.

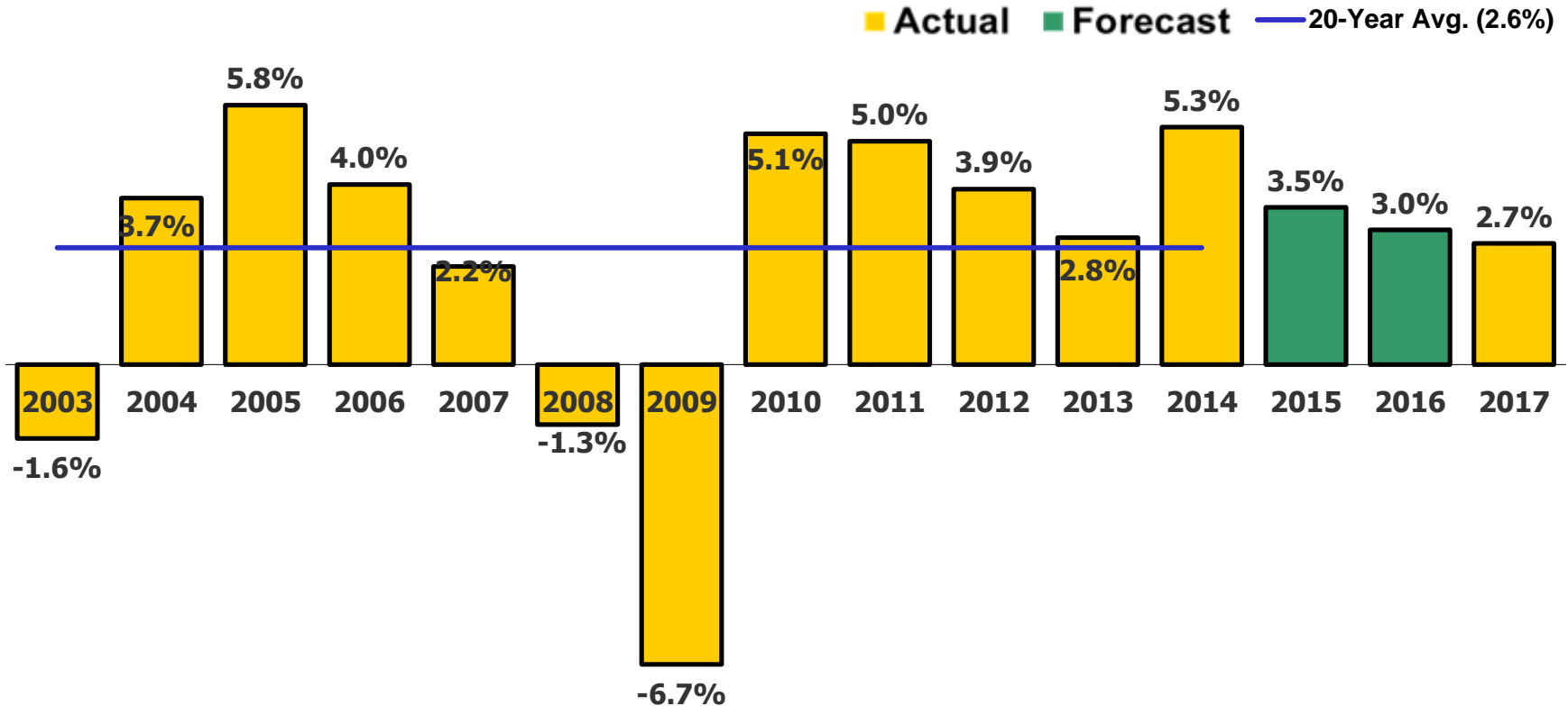
Note: The previous ULI Consensus Forecast (released in October, 2014) projected 5.0% and 5.1%, respectively, for 2015 and 2016.



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# Apartment Rental Rate Change



**Sources:** 1995-2014, CBRE; 2015-2017, ULI Consensus Forecast.

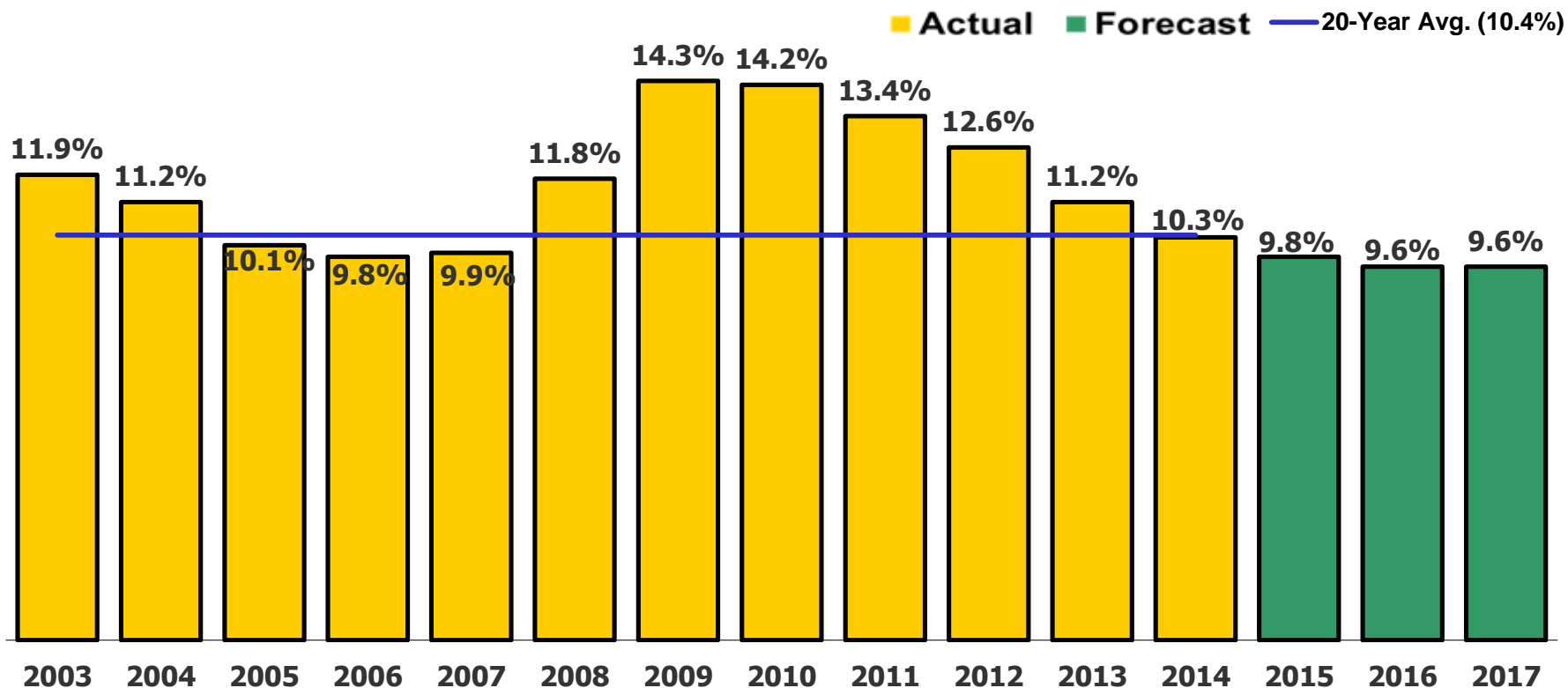
Note: The previous ULI Consensus Forecast (released in October, 2014) projected 3.0% and 3.0%, respectively, for 2015 and 2016.



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# Industrial/Warehouse Availability Rates



**Sources:** 1995-2014 (Q4), CBRE; 2015-2017, ULI Consensus Forecast.

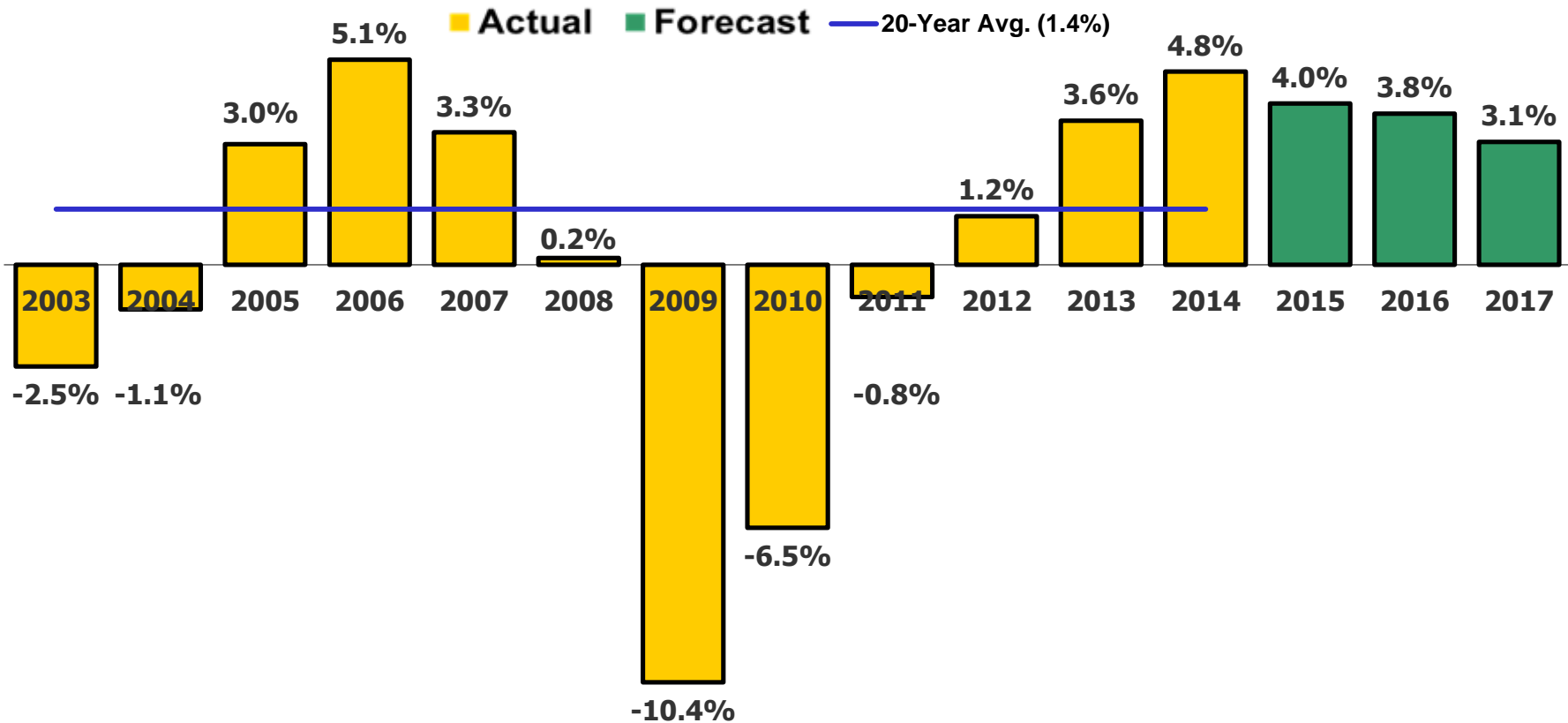
Note: The previous ULI Consensus Forecast (released in October, 2014) projected 10.2% and 10.1%, respectively, for 2015 and 2016.



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# Industrial/Warehouse Rental Rate Change



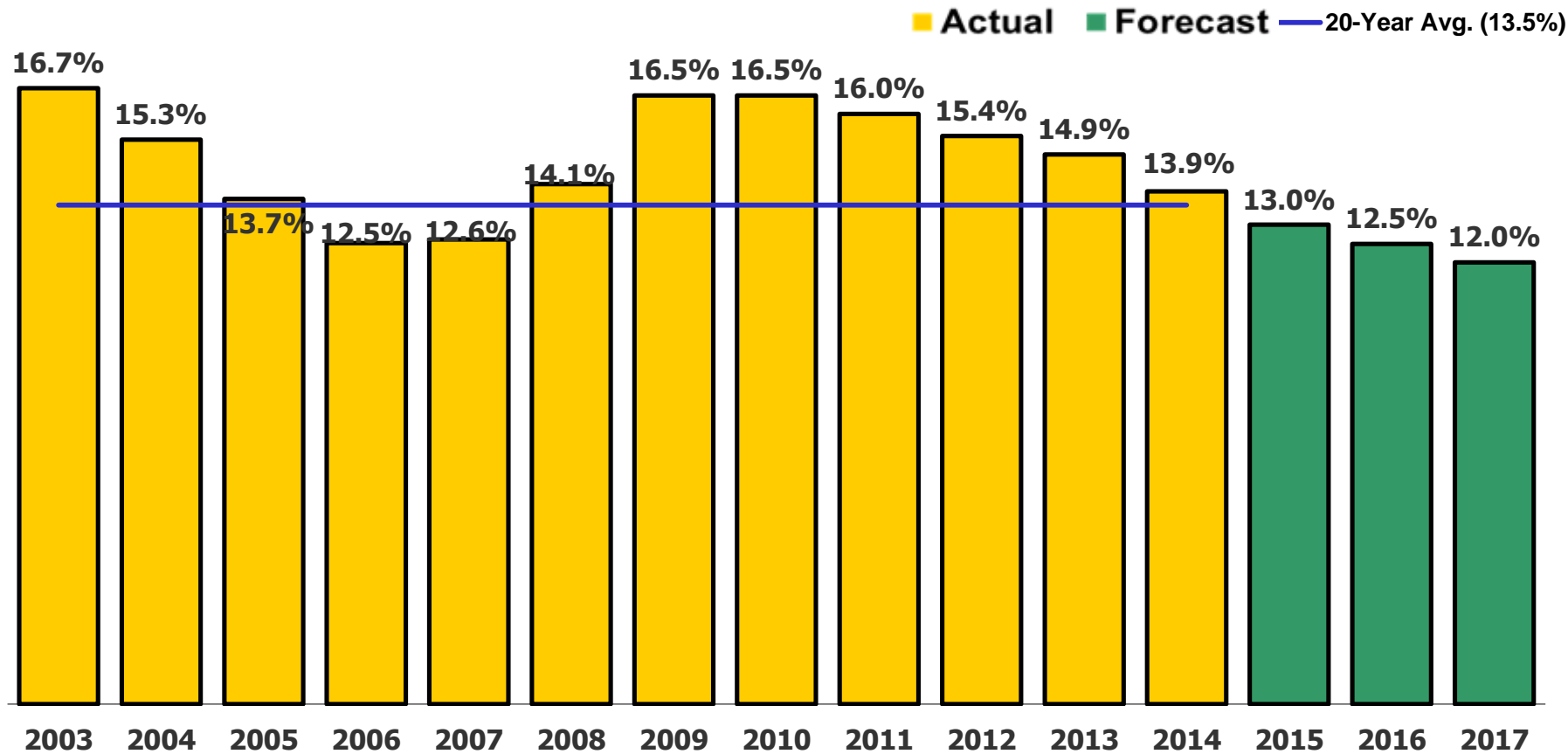
**Sources:** 1995-2014, CBRE; 2015-2017, ULI Consensus Forecast.

Note: The previous ULI Consensus Forecast (released in October, 2014) projected 4.0% and 3.0%, respectively, for 2015 and 2016.



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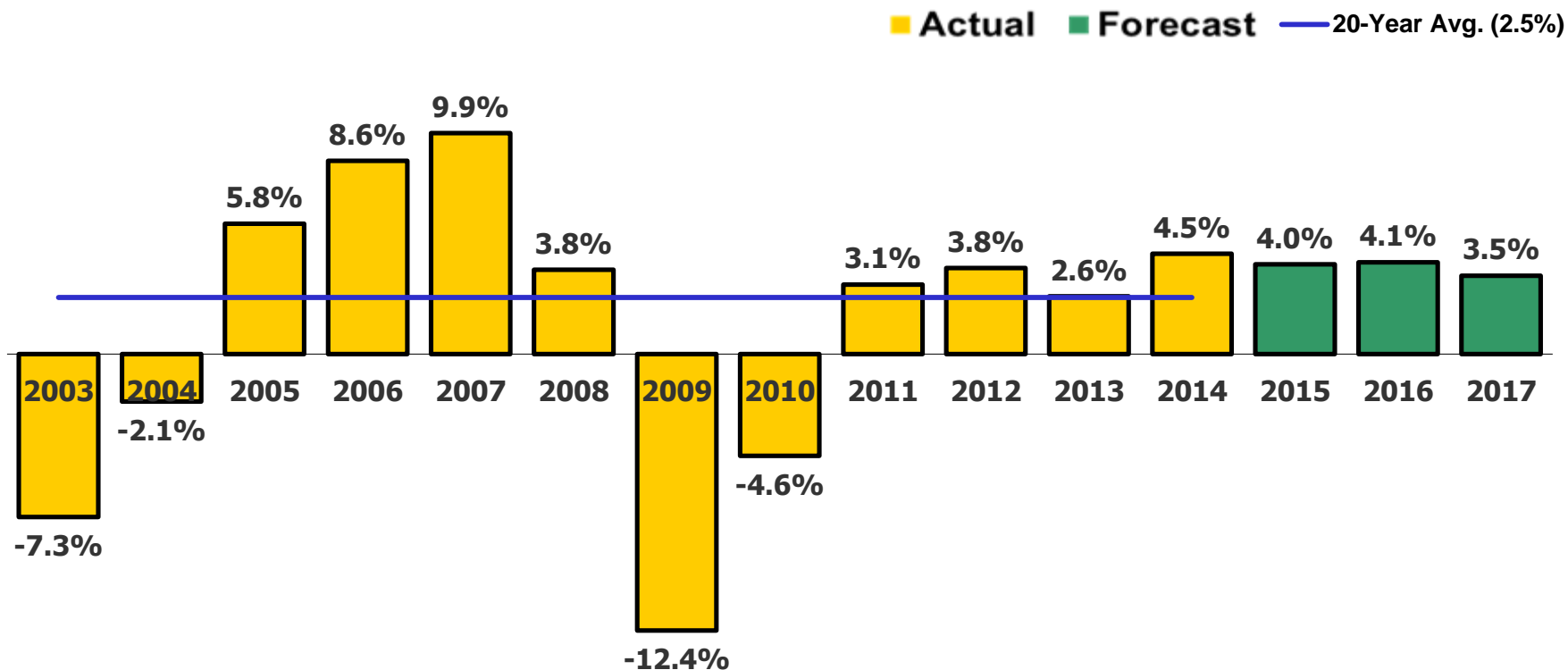


Sources: 1995-2014 (Q4), CBRE; 2015-2017, ULI Consensus Forecast.

Note: The previous ULI Consensus Forecast (released in October, 2014) projected 13.9% and 13.4%, respectively, for 2015 and 2016.



# Office Rental Rate Change



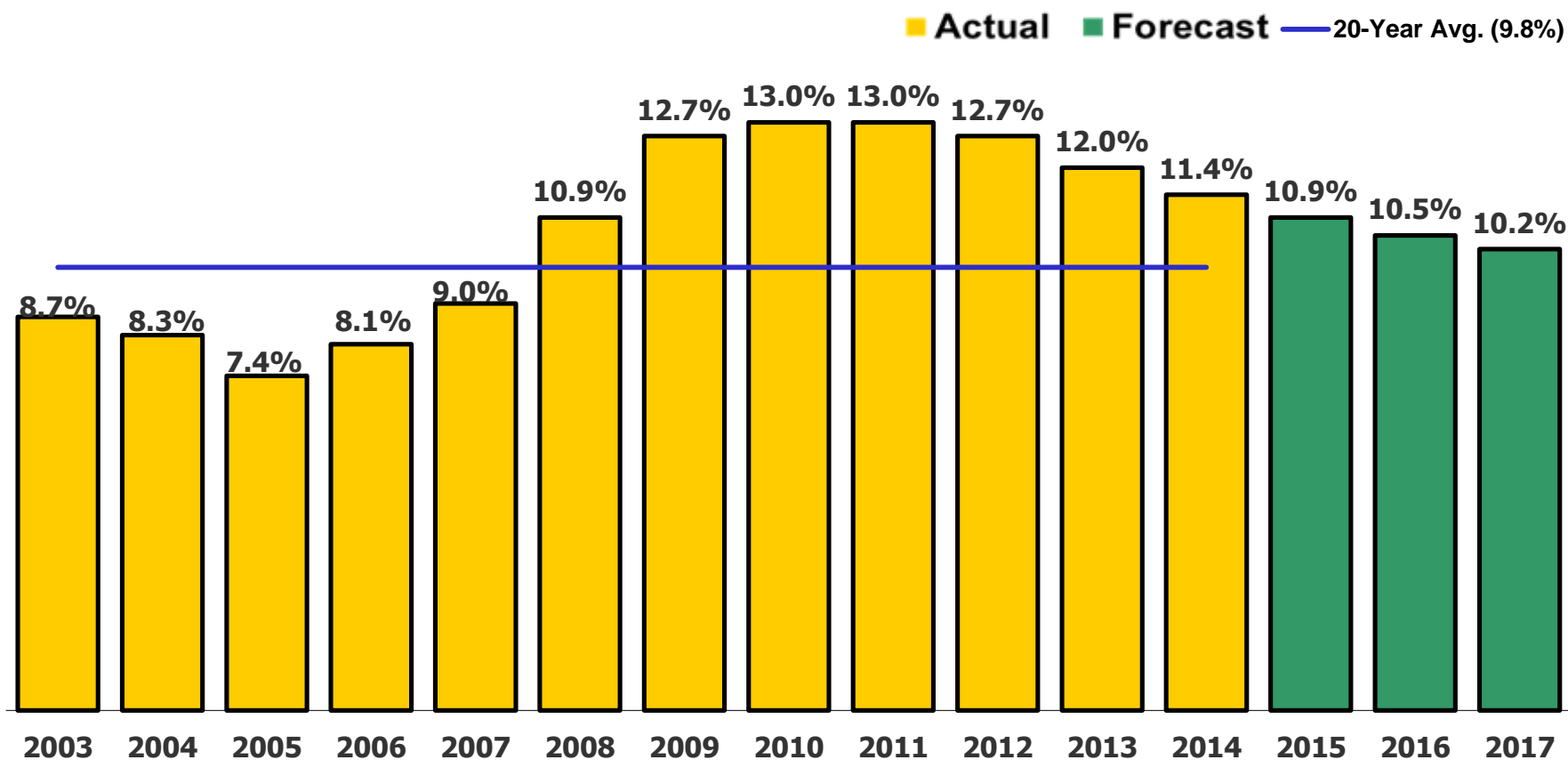
**Sources:** 1995-2014, CBRE; 2015-2017, ULI Consensus Forecast.

Note: The previous ULI Consensus Forecast (released in October, 2014) projected 4.0% and 4.0%, respectively, for 2015 and 2016.



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Sources: 1995-2014 (Q4), CBRE; 2015-2017, ULI Consensus Forecast.

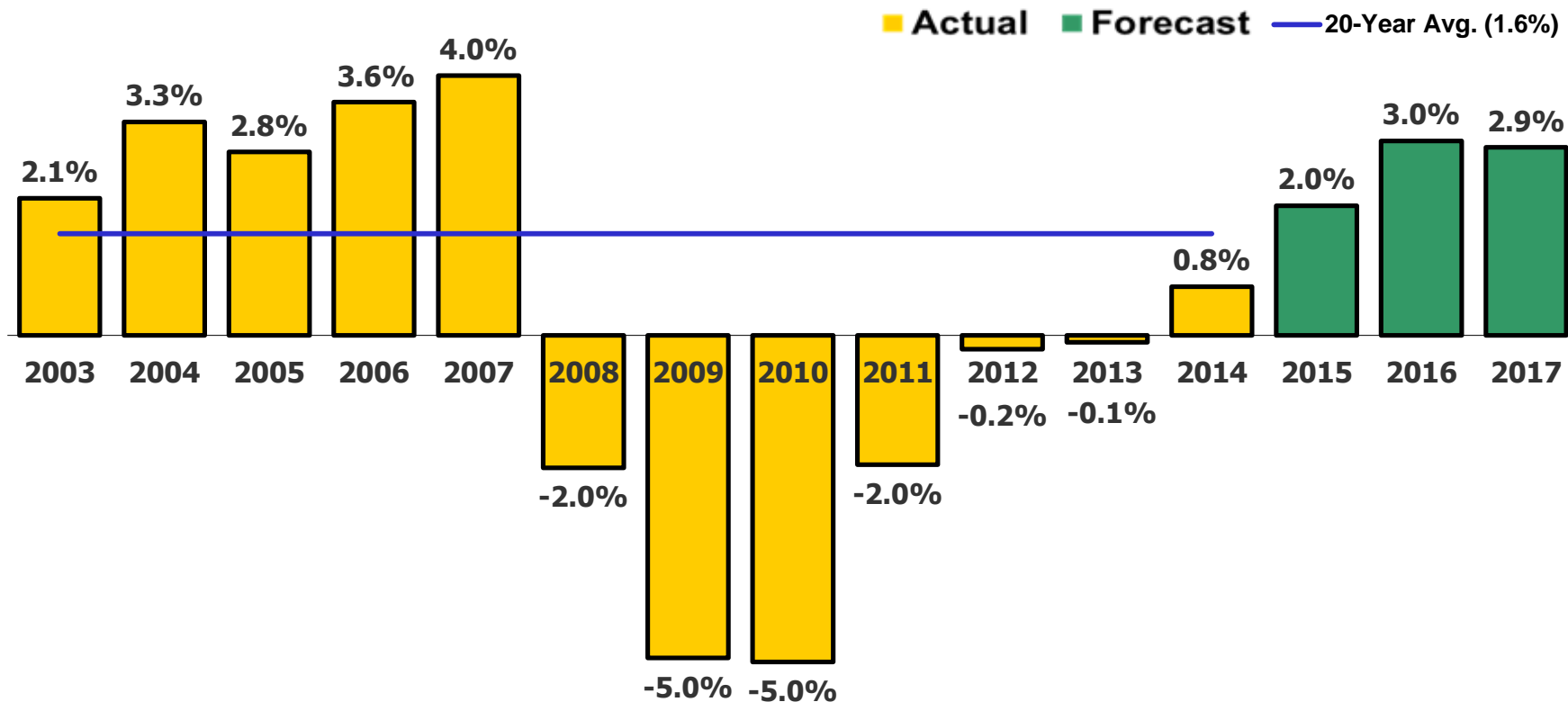
Note: The previous ULI Consensus Forecast (released in October, 2014) projected 11.2% and 10.9%, respectively, for 2015 and 2016.



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# Retail Rental Rate Change



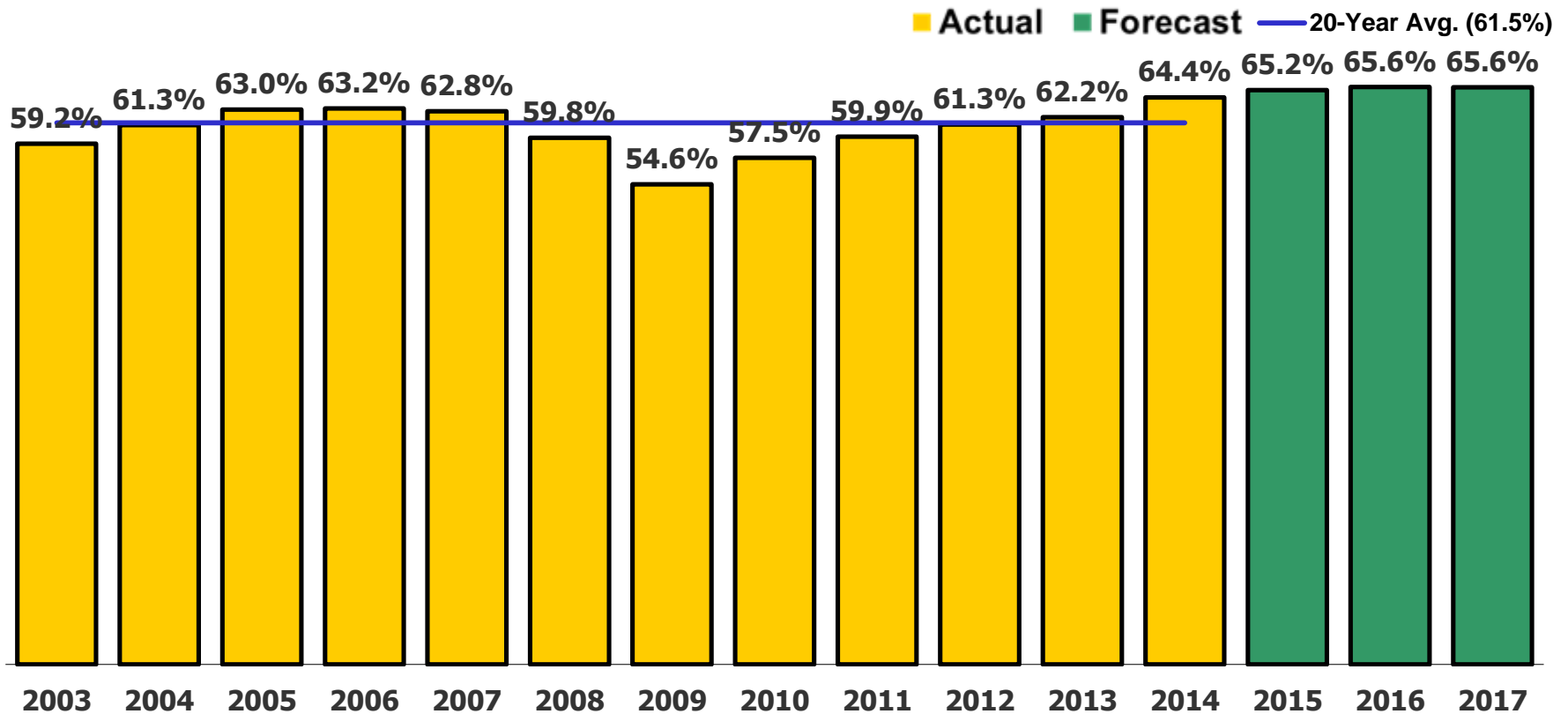
**Sources:** 1995-2014, CBRE; 2015-2017, ULI Consensus Forecast.

Note: The previous ULI Consensus Forecast (released in October, 2014) projected 3.0% and 3.0%, respectively, for 2015 and 2016.



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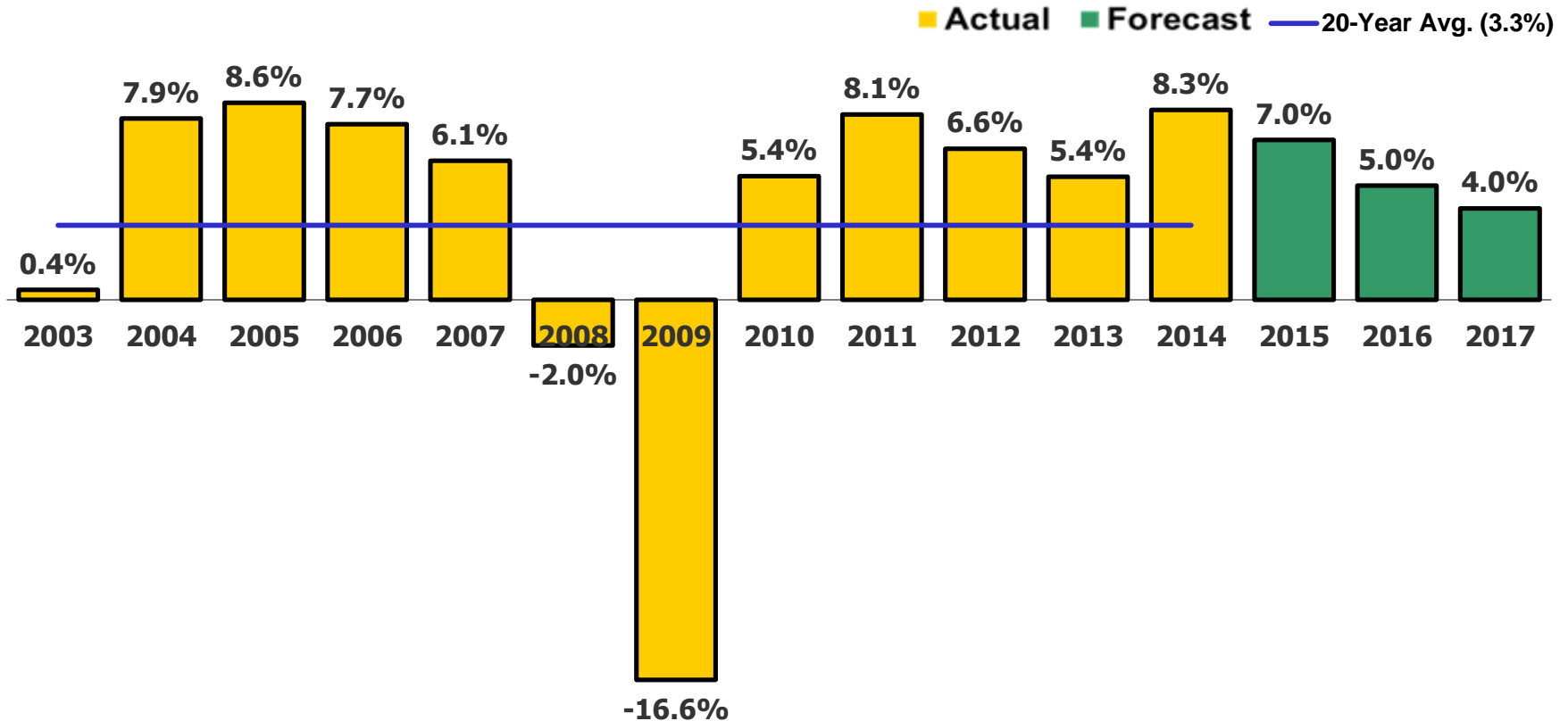
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**Sources:** 1995-2014, (12-month rolling average), Smith Travel Research; 2015-2017, ULI Consensus Forecast.

**Note:** The previous ULI Consensus Forecast (released in October, 2014) projected 63.8% and 64.1%, respectively, for 2015 and 2016.

# Hotel Revenue per Available Room (RevPAR) Change



**Sources:** 1995-2014, (12-month rolling average), Smith Travel Research; 2015-2017, ULI Consensus Forecast.

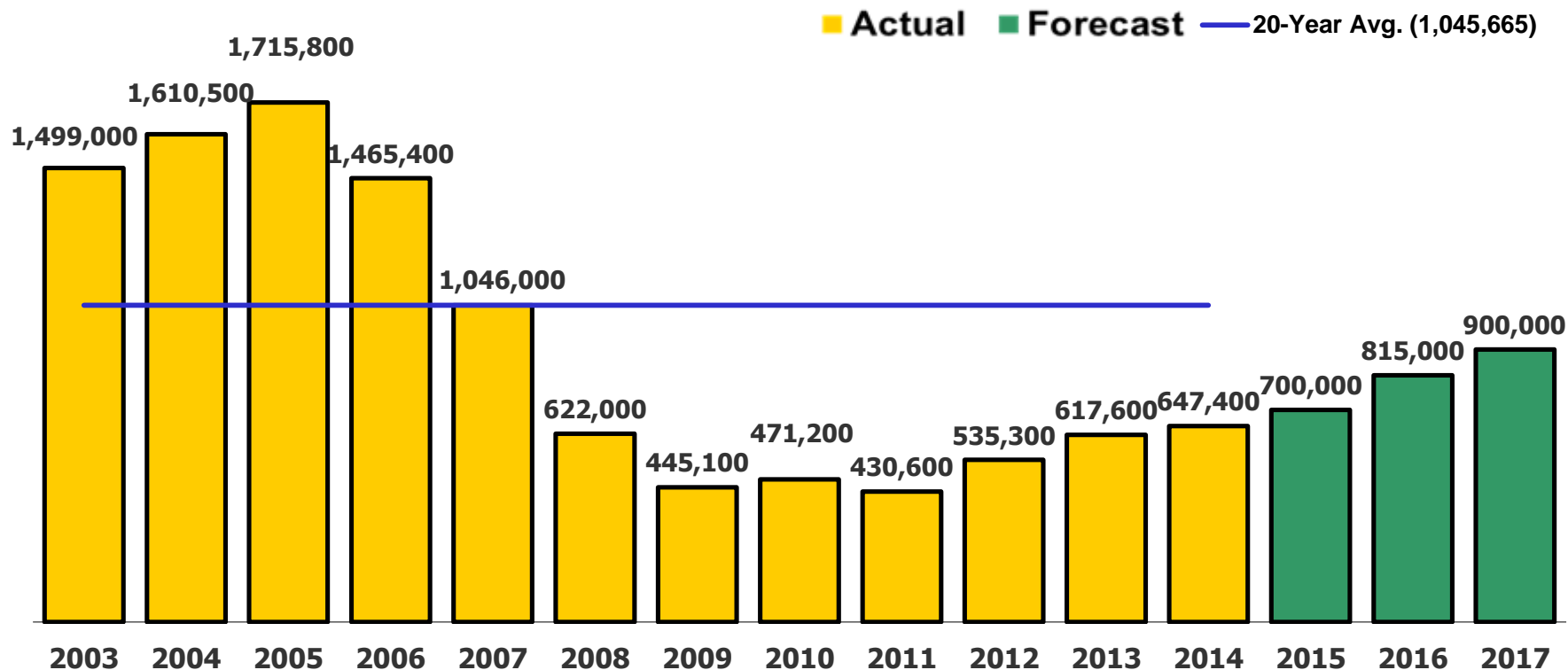
**Note:** The previous ULI Consensus Forecast (released in October, 2014) projected 5.5% and 4.0%, respectively, for 2015 and 2016.



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# Single-Family Housing Starts



**Sources:** 1995-2014, (Structures w/ 1 Unit, as of December), U.S. Census; 2015-2017, ULI Consensus Forecast.

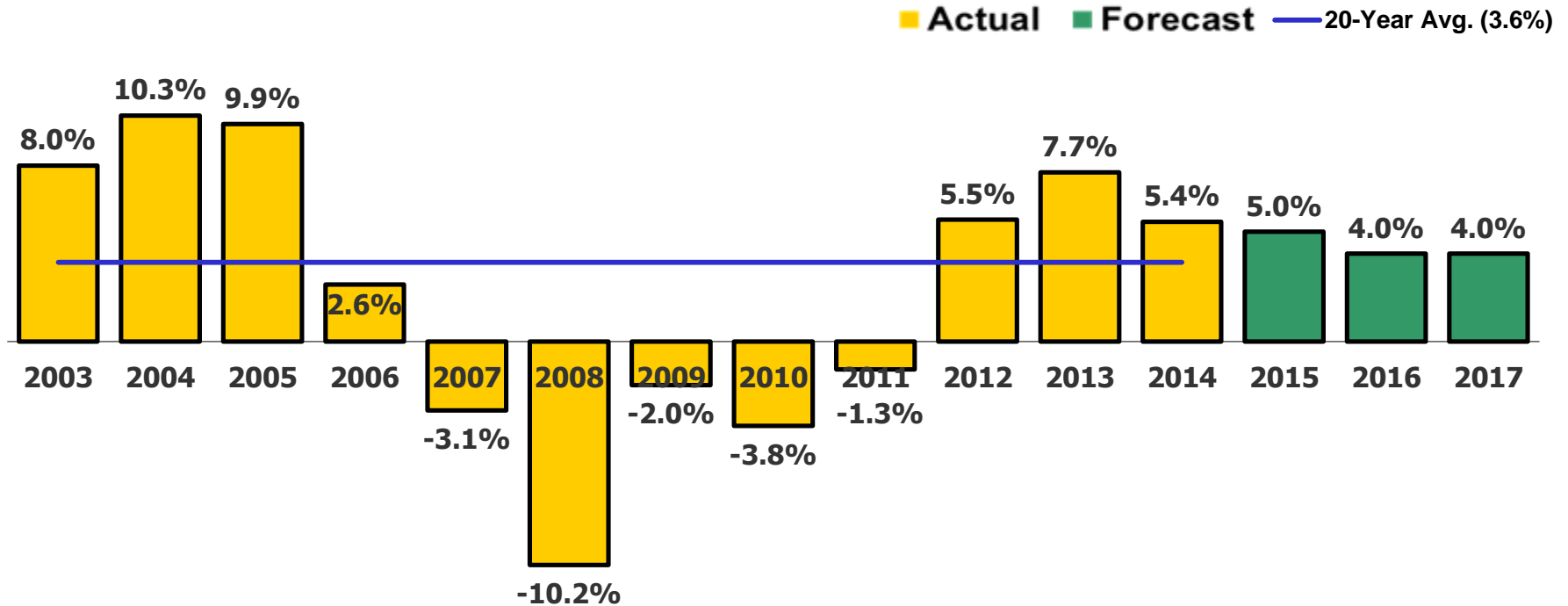
**Note:** The previous ULI Consensus Forecast (released in October, 2014) projected 800,000 and 912,500, respectively, for 2015 and 2016.



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# Average Home Price Change



**Sources:** 1995-2014, (Seasonally Adjusted, as of December), Federal Housing Finance Agency; 2015-2017, ULI Consensus Forecast.  
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