

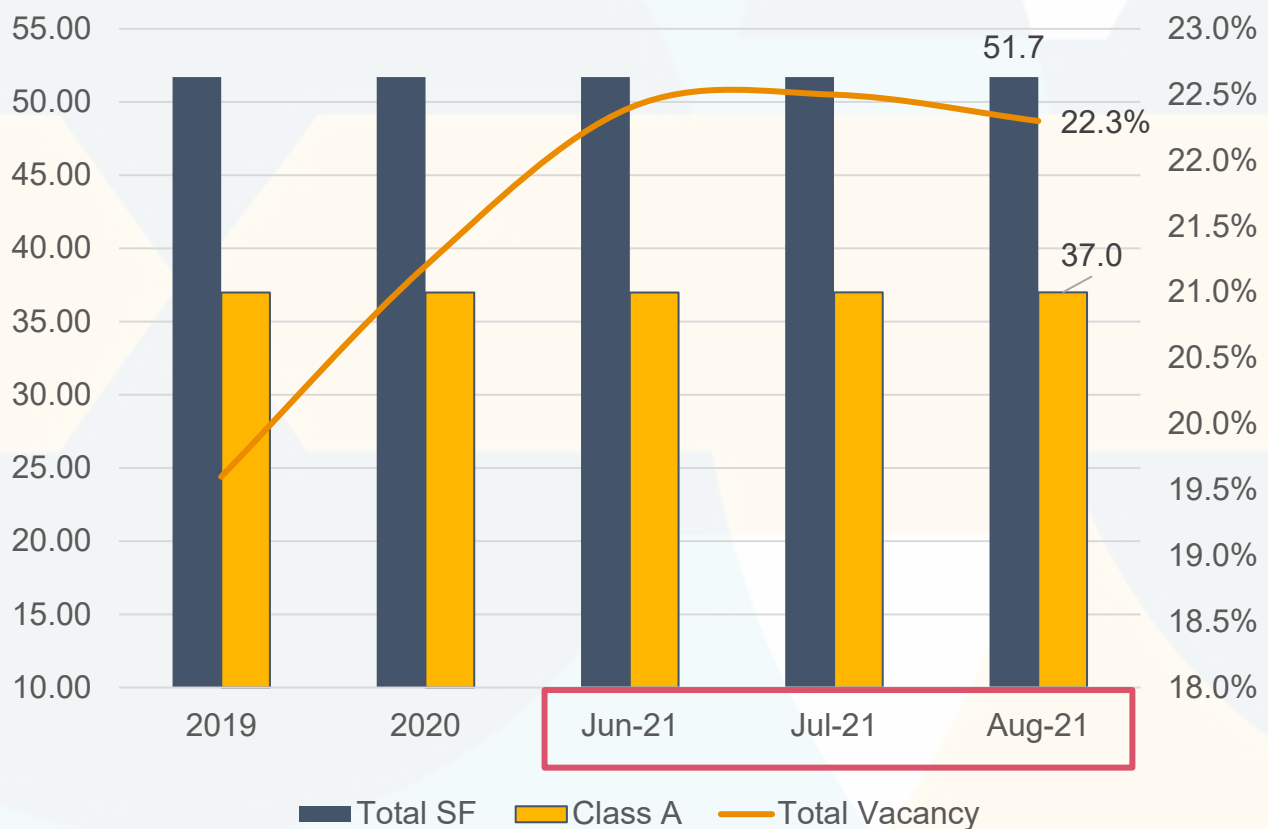


Central Houston, Inc.

Downtown Economic Recovery Monitoring Update / August 2021

Office Market - Downtown Performance

Square Feet, In Millions



Current In-Office Workforce Occupancy Survey August 2021

Total Sample SF	25,976,502 SF
Est. % Occupancy	31.19%
Total Downtown SF	51,463,478 SF
Sample % of Total Downtown SF	50.5%

- Total Pre-COVID-19 Downtown Employment: **166,231 full-time workers** in 4,161 businesses

1.8 Million SF added to the Competitive Class A Market
 *Texas Tower, 1.1 Million SF; Post Houston, 115,000 SF of office space, to deliver 4Q 2021

Office Market by the numbers

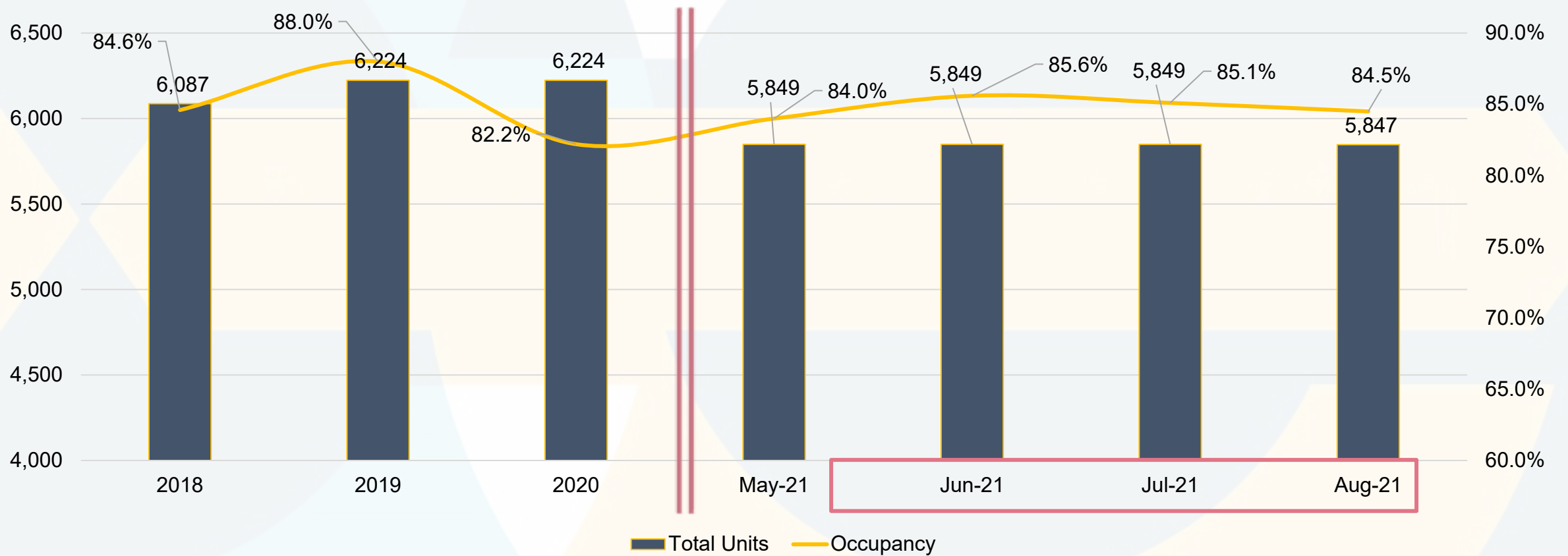
Key Performance Indicators (August 2021)

Total Pre-COVID-19 employment: 166,231 full-time workers (~80/20 split between private and public) in 4,161 businesses

- Current Downtown office vacancy is 22.3%, **down** from 22.5% in July
- Market rent: \$35.02-SF, **down** from \$36.61-SF in July
- Investment sale prices tightened noticeable to \$248-SF, from \$279-SF during the same period
- Downtown leasing year-to-date activity totaled nearly 710,809-SF

Residential Market - Downtown Performance

Total Multifamily Unit Count & Average Occupancy



*The Class B multifamily property, Lofts at the Ballpark containing 375 units, is being closed with plans to be demolished as part of the North Houston Highway Improvement Plan

Residential by the numbers

Current Downtown Market

- Residential (leased & owned) units total 5,904 in 40 properties and buildings
- Estimated 'core' population includes 9,754 residents within 5,904 households

Multifamily Occupancy Data (Aug 2021)

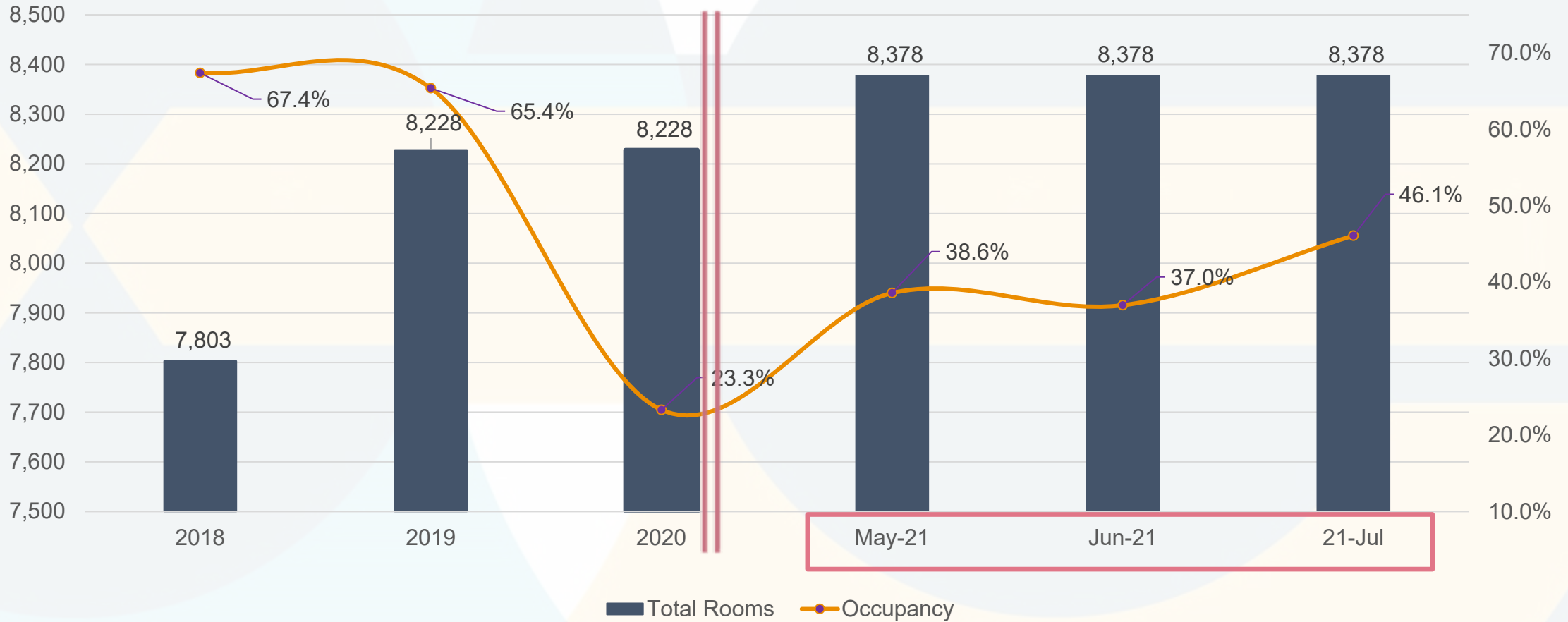
- Current: 84.5%
- Average Rent: \$2.15 PSF/MO

Comparative Urban Markets (Aug 2021)

- Occupancy: Midtown: 86.1%; Upper Kirby: 89.9%; Uptown: 92.8%
- Rent: Midtown: \$2.01 PSF/MO; Upper Kirby: \$1.91 PSF/MO; Uptown: \$1.51 PSF/MO

Hotel Market - Downtown Performance

Room Count & Average Occupancy



Moxy by Marriott Hotel U/C: 119 Rooms delivering in 2022

Updated August 2021
Source: Central Houston, Inc., STR Research



Hospitality by the numbers

Current Downtown Market

- 8,378 hotel rooms in 28 properties.
- 11 hotels with AAA Four Diamond status (5,240 rooms)
- Hotel Alessandra downtown was acquired in August by Host Hotels & Resorts who also own St. Regis and J.W. Marriott in the Galleria area, the Houston Marriott Medical Center/Museum District, and the Houston Airport Marriott.

~Blossom Houston opened in late August with 267 rooms & suites on Texas Medical Center campus near NRG Stadium.

During COVID-19 Pandemic (Aug 2021)

- 46.1 % Occupancy
 - 14.6% in January
- \$170.14 Average Daily Rate (ADR)
 - \$133.43 in January
- \$78.48 Revenue Per Available Room (RevPAR)
 - \$19.46 in January

Hospitality by the numbers

Historical Occupancy by Month

Occupancy (%)															
	January	February	March	April	May	June	July	August	September	October	November	December		Total Year	Jun YTD
2013	66.2	77.1	77.7	79.8	74.7	70.1	66.6	67.9	67.6	80.6	65.7	54.0		70.6	74.2
2014	70.3	82.0	81.1	77.2	78.4	77.4	75.3	63.4	68.0	83.0	64.5	57.6		73.0	77.7
2015	65.2	80.3	82.3	73.0	73.9	68.5	77.0	57.8	65.0	78.7	66.0	57.0		70.2	73.8
2016	62.6	69.7	73.3	72.2	64.4	63.1	61.9	56.9	68.1	65.5	62.0	49.2		63.7	67.5
2017	59.7	71.9	73.8	69.3	68.2	65.9	53.4	51.4	76.2	80.4	66.8	52.3		65.7	68.1
2018	62.8	68.8	77.7	74.4	73.1	74.9	65.9	58.5	64.9	71.5	64.3	53.0		67.4	72.0
2019	58.2	68.7	74.8	72.8	70.0	67.5	72.5	59.9	61.6	73.0	57.6	49.3		65.4	68.6
2020	62.1	69.2	26.4	4.2	10.4	12.7	13.0	15.4	17.2	19.4	13.9	14.4		23.3	31.4
2021	14.6	22.3	30.5	37.7	38.6	37.0	46.1								30.2
Avg	56.3	65.8	63.9	60.1	59.5	58.1	59.1	52.5	59.8	67.3	56.2	47.2		61.1	60.6

Updated August 2021

Source: Central Houston, Inc., STR Research

Hospitality by the numbers

Day of Week Analysis

Occupancy (%)										
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total Month		
Aug - 20	13.5	12.2	11.1	14.2	13.8	19.4	22.9	15.3		
Sep - 20	16.1	11.6	14.4	14.4	14.7	21.9	28.8	17.4		
Oct - 20	16.3	12.3	12.8	13.3	17.1	26.6	33.0	18.8		
Nov - 20	11.7	10.1	10.6	10.9	12.0	19.4	24.4	14.1		
Dec - 20	11.3	9.6	10.2	10.8	16.4	19.0	25.4	14.7		
Jan - 21	11.3	8.9	9.8	9.5	10.8	21.1	26.9	14.0		
Feb - 21	18.6	18.2	19.4	20.3	20.3	26.3	33.1	22.3		
Mar - 21	22.5	17.7	19.4	20.2	26.8	51.7	63.7	31.7		
Apr - 21	29.9	20.7	23.4	26.5	33.0	59.3	67.0	37.1		
May - 21	31.2	24.7	28.6	29.2	30.2	53.5	70.0	38.2		
Jun - 21	27.4	26.8	30.6	33.0	37.7	49.0	56.9	37.3		
Jul - 21	39.6	36.0	40.5	38.1	38.3	56.3	68.1	45.3		
Total Year	20.8	17.4	19.2	20.0	22.6	35.3	43.4	25.5		

Downtown Game & Event Attendance

Minute Maid Park: *100% Capacity (44,000 Total Seats)*

- 12 Astros Home Games during month of August
- 185,456 Total Attendance (26,494 Average Per Game)
- 1,664,470 Total 2021 Attendance

BBVA Stadium: 100% Capacity was Scheduled for July 1 (22,039 Total Seats)

- 4 Games (Dash & Dynamo) & 1 Concert during month of August
 - 108,533 Total 2021 Attendance
- Houston Dynamo and Dash will be holding 7 games in the month of September
 - Sept 4th Prairie View A&M vs Texas Southern University (College Football)



Downtown Game & Event Attendance

Toyota Center:

- 1 Event in August, 2 Concerts Scheduled for September
- UFC 265, Lewis vs Gane was on August 7th

George R. Brown Convention Center:

- 130,000 Total Estimated Event/Conference Attendance April through July
- May 15th through August 15th, The Dr. Seuss Experience
- 2 Events or Conferences Scheduled in September
- 9 Events or Conferences Scheduled in October

~ At NRG Stadium, Houston Texans played their first preseason home game, which opened the 70,000-person stadium to (masked) fans on Aug. 28; Houston's first full-capacity NFL game since before the pandemic began.



Food & Beverage by the numbers

Food & Beverage Downtown Market (Aug 2021)

- The Downtown Management District confirms that 200+ restaurants and bars are open and operating
- In late July, IXÍM opened at Bravery Chef Hall (409 Travis), a new destination for regional Mexican cuisine, it takes over the space formerly occupied by Cherry Block Craft Butcher and Kitchen.
- Also in late July, much anticipated Georgia James Tavern (777 Preston) opened inside Market Square Tower
- New coffee and wine bar, 3 Fibs (114 Main) was amid their soft opening in Main & Co. during the last weekend in August. Located at the corner of Main and Commerce as a collection of reimagined historic buildings and modern tech offices, its art & nightlife located in the heart of Downtown
- Skylawn, a five-acre rooftop park and organic farm is set to open this fall atop POST Houston, the cultural and commercial complex in the renovated Barbara Jordan Post Office. Walking paths and tree-shaded gardens; the space is designed to mitigate city heat and storm runoff
- Also Opening Late 2021: The Palm, Toro Toro, and Frost Town Brewery; this is in addition to six vendors announced for the new food hall, POST Market, located in the POST Houston building (404 Franklin)

Central Houston, Inc.

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Thank You! Questions?