Section 1: 8-K (8-K)

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT
Pursuant to Section 13 or 15(d)
of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): July 29, 2020

MID-AMERICA APARTMENT COMMUNITIES, INC.
(Exact name of registrant as specified in its charter)

TENNESSEE	**001-12762**	**62-1543819**
(State or Other Jurisdiction of incorporation)	(Commission File Number)	(I.R.S. Employer Identification No.)

MID-AMERICA APARTMENTS, L.P.
(Exact name of registrant as specified in its charter)

TENNESSEE	**333-190028-01**	**62-1543816**
(State or Other Jurisdiction of incorporation)	(Commission File Number)	(I.R.S. Employer Identification No.)

6815 Poplar Avenue, Suite 500 **Germantown, Tennessee**	**38138**
(Address of Principal Executive Offices)	(Zip Code)

(901) 682-6600
(Registrant's telephone number, including area code)

N/A
(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

☐ Pre-commencement communications pursuant to Rule 13 e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, par value $.01 per share (Mid-America Apartment Communities, Inc.)	MAA	New York Stock Exchange
8.50% Series I Cumulative Redeemable Preferred Stock, $.01 par value per share (Mid-America Apartment Communities, Inc.)	MAA*I	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (17 CFR §230.405) or Rule 12b-2 of the Securities Exchange Act of 1934 (17 CFR §240.12b-2).
Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

ITEM 2.02 Results of Operations and Financial Condition.

On July 29, 2020, Mid-America Apartment Communities, Inc. ("MAA") issued a press release announcing its consolidated results of operations and financial condition as of June 30, 2020 and for the three and six months then ended. Copies of the press release and supplemental data schedules are furnished as Exhibit 99.1 and Exhibit 99.2, respectively, to this Current Report.

The information in this Current Report under this Item 2.02 (including Exhibits 99.1 and 99.2) is being "furnished" and shall not be deemed to be "filed" for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that section, nor shall it be deemed to be incorporated by reference into any previous or future filings by MAA or Mid-America Apartments, L.P. ("MAALP") under the Exchange Act or the Securities Act of 1933, as amended (the "Securities Act").

ITEM 7.01 Regulation FD Disclosure.

On July 29, 2020, MAA issued a press release announcing its consolidated results of operations and financial condition as of June 30, 2020 and for the three and six months then ended. In that press release, MAA also provided an update regarding the financial impact of COVID-19 on MAA's business in July 2020. Copies of the press release and supplemental data schedules are furnished as Exhibit 99.1 and Exhibit 99.2, respectively, to this Current Report.

The information in this Current Report under this Item 7.01 (including Exhibits 99.1 and 99.2) is being "furnished" and shall not be deemed to be "filed" for any purpose, including for the purposes of Section 18 of the Exchange Act or otherwise subject to the liabilities of that section, nor shall it be deemed to be incorporated by reference into any previous or future filings by MAA or MAALP under the Exchange Act or the Securities Act.

ITEM 9.01 Financial Statements and Exhibits.

(d) Exhibits.

Exhibit Number	Description
99.1	Press Release dated July 29, 2020
99.2	Supplemental Data Schedules (Second Quarter 2020)
104	Cover Page Interactive Data File (embedded within the Inline XBRL document)

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

	MID-AMERICA APARTMENT COMMUNITIES, INC.
Date: July 29, 2020	/s/Albert M. Campbell, III
	Albert M. Campbell, III Executive Vice President and Chief Financial Officer (Principal Financial Officer)
	MID-AMERICA APARTMENTS, L.P. By: Mid-America Apartment Communities, Inc., its general partner
Date: July 29, 2020	/s/Albert M. Campbell, III
	Albert M. Campbell, III Executive Vice President and Chief Financial Officer (Principal Financial Officer)

(Back To Top)

Section 2: EX-99.1 (EX-99.1)

Exhibit 99.1

MAA

Earnings Release | Supplemental Data | Second Quarter 2020

www.maac.com

TABLE OF CONTENTS

MAA REPORTS SECOND QUARTER RESULTS
GERMANTOWN, TN, July 29, 2020/PRNewswire/ -- Mid-America Apartment Communities, Inc., or MAA (NYSE: MAA), today announced operating results for the quarter ended June 30, 2020.

Net Income Available for Common Shareholders
For the quarter ended June 30, 2020, net income available for MAA common shareholders was $74.1 million, or $0.65 per diluted common share, compared to $61.0 million, or $0.53 per diluted common share, for the quarter ended June 30, 2019. Results for the quarter ended June 30, 2020, included $11.7 million, or $0.10 per diluted common share, of non-cash income related to the fair value adjustment of the embedded derivative in the MAA Series I preferred shares and $4.3 million, or $0.04 per diluted common share, of non-cash income, net of tax, related to gains recognized from an unconsolidated limited partnership. Results for the quarter ended June 30, 2019, included $4.6 million, or $0.04 per diluted common share, of non-cash income related to the embedded derivative in the preferred shares.

For the six months ended June 30, 2020, net income available for MAA common shareholders was $109.9 million, or $0.96 per diluted common share, compared to $123.7 million, or $1.09 per diluted common share, for the six months ended June 30, 2019. Results for the six months ended June 30, 2020, included $15.9 million, or $0.14 per diluted common share, of non-cash expense related to the fair value adjustment of the embedded derivative in the preferred shares and $4.2 million, or $0.04 per diluted common share, of non-cash income, net of tax, related to gains recognized from an unconsolidated limited partnership. Results for the six months ended June 30, 2019, included $4.1 million, or $0.04 per diluted common share, of non-cash income related to the embedded derivative in the preferred shares.

Core Funds from Operations (FFO) and FFO
Core FFO, which adjusts FFO for items that are not considered part of MAA's core business operations, for the quarter ended June 30, 2020 was $188.9 million, or $1.59 per diluted common share and unit, or per Share, as compared to $180.8 million, or $1.53 per Share, for the quarter ended June 30, 2019. For the quarter ended June 30, 2020, FFO was $202.6 million, or $1.71 per Share, compared to $185.7 million, or $1.57 per Share, for the quarter ended June 30, 2019. FFO results for the quarter ended June 30, 2020, included $11.7 million, or $0.10 per Share, of non-cash income related to the fair value adjustment of the embedded derivative in the preferred shares and $4.3 million, or $0.04 per Share, of non-cash income, net of tax, related to gains recognized from an unconsolidated limited partnership. FFO results for the quarter ended June 30, 2019, included $4.6 million, or $0.04 per Share, of non-cash income related to the embedded derivative in the preferred shares.

Core FFO for the six months ended June 30, 2020 was $380.1 million, or $3.21 per Share, as compared to $358.2 million, or $3.03 per Share, for the six months ended June 30, 2019. For the six months ended June 30, 2020, FFO was $364.7 million, or $3.08 per Share, compared to $372.1 million, or $3.15 per Share, for the six months ended June 30, 2019. FFO results for the six months ended June 30, 2020, included $15.9 million, or $0.14 per Share, of non-cash expense related to the fair value adjustment of the embedded derivative in the preferred shares and $4.2 million, or $0.04 per Share, of non-cash income, net of tax, related to gains recognized from an unconsolidated limited partnership. FFO results for the six months ended June 30, 2019, included $4.1 million, or $0.03 per Share, of non-cash income related to the embedded derivative in the preferred shares.

A reconciliation of FFO and Core FFO to net income available for MAA common shareholders, and an expanded discussion of the components of FFO and Core FFO, can be found later in this release.

Eric Bolton, Chairman and Chief Executive Officer, said, "Our second quarter results were better than expected. While the country continues to work through challenges associated with COVID-19, MAA's portfolio of high quality communities, well diversified across the Sunbelt markets, supported by a strong operating platform and a dedicated team of associates, is performing well."

Second Quarter 2020 Highlights
- Property revenues from the Same Store Portfolio increased 2.1% during the second quarter of 2020 as compared to the same period in the prior year. Results were driven by a 3.4% growth in Average Effective Rent per Unit for the Same Store Portfolio.
- Property operating expenses for the Same Store Portfolio increased 2.4% during the second quarter of 2020 as compared to the same period in the prior year.
- Net Operating Income, or NOI, from the Same Store Portfolio increased 2.0% during the second quarter of 2020 as compared to the same period in the prior year.
- Resident turnover remained low as resident move outs for the Same Store Portfolio for the second quarter of 2020 was 46.3% on a rolling twelve month basis.

- During the second quarter of 2020, MAA completed the development of Copper Ridge II in the Fort Worth, TX market.
- As of the end of the second quarter of 2020, MAA had six properties under development, representing 1,940 units once complete, with a total projected cost of $459.5 million and an estimated $243.7 million remaining to be funded.
- During the second quarter of 2020, MAA completed the initial lease-up of Sync 36 II in the Denver, CO market.
- As of the end of the second quarter of 2020, MAA had two properties in their initial lease-up with physical occupancy averaging 63.3%. One property is expected to stabilize in the fourth quarter of 2020 and the other property is expected to stabilize in the second quarter of 2021.

COVID-19 Developments

In these unprecedented times, MAA believes the best way it can help its residents is to work with those who have lost wages or compensation due to the COVID-19 pandemic so that they can remain in their homes. MAA has offered these impacted residents amendments to their leases that provided varying degrees of payment flexibility with respect to April, May, June and July rent and waived late fees and interest charges under the original lease for rent that was deferred under a lease amendment.

MAA’s on-site leasing offices have remained open throughout the COVID-19 pandemic. As governmental authorities began issuing orders and directives to combat the spread of COVID-19, MAA’s leasing offices transitioned to operate on a virtual basis, with full staff still on-site to continue serving current and prospective new residents. To support its associates who continued to work on-site on a daily basis, MAA provided those associates with enhanced leave and sick time policies, enhanced flextime arrangements and additional COVID-19 paid time off, among other benefits. In addition, MAA made modifications to its health and retirement plans to assist all of its associates and their families during this time of crisis. In May, MAA resumed normal operations at its on-site leasing offices, once again permitting public access and walk-in traffic, subject to social distancing restrictions. Likewise, in May, MAA began reopening property amenities as permitted by governmental orders, directives and guidelines.

MAA’s balance sheet remains very strong, with low leverage, significant availability from its unsecured revolving credit facility, and limited near-term debt maturities and funding obligations. Operating metrics for the second quarter of 2020 and the month of July (through July 27, 2020) include the following:

- Through July 27, 2020, rent cash collections and promises to pay under lease amendments signed by residents financially impacted by COVID-19, combined, represented 99.4% of billed residential rent for the second quarter of 2020.
- Through July 27, 2020, rent cash collections represented 98.1% of billed residential rent for July 2020. This compares to 96.4% average cash collections of April, May and June rents through the 27th of each such month. Rent cash collections and promises to pay under lease amendments signed by residents financially impacted by COVID-19, combined, represented 98.4% of billed residential rent for July 2020. This compares to 98.7% average combined collections and deferrals of April, May and June rents through the 27th of each such month.
- Through July 27, 2020, Average Physical Occupancy for the Same Store Portfolio was 95.3% for the month of July.

Additional metrics related to the impact of the COVID-19 pandemic on MAA’s business are included in the supplemental schedules accompanying this release.

Same Store Portfolio Operating Results

To ensure comparable reporting with prior periods, the Same Store Portfolio includes properties that were stabilized and owned by MAA at the beginning of the previous year.

The Same Store Portfolio revenue growth of 2.1% during the second quarter of 2020 was primarily a result of a 3.4% increase in Average Effective Rent per Unit, as compared to the same period in the prior year. Average Effective Rent per Unit growth was partially offset by lower Average Physical Occupancy and lower collections as compared to the more normal operating conditions during the second quarter of 2019. Rent growth for the Same Store Portfolio for both new and renewing leases, as compared to the prior lease, on a combined basis increased an average of 1.2% during the second quarter of 2020. Average Physical Occupancy for the Same Store Portfolio was 95.4% for the second quarter of 2020, as compared to 96.0% in the same period in the prior year. Property operating expenses increased 2.4% for the second quarter of 2020 as compared to the same period in the prior year. This resulted in Same Store NOI growth of 2.0% for the second quarter of 2020 as compared to the same period in the prior year.

The Same Store Portfolio revenue growth of 3.2% during the six months ended June 30, 2020 was primarily a result of a 3.8% increase in Average Effective Rent per Unit, as compared to the same period in the prior year. Rent growth for the Same Store Portfolio for both new and renewing leases, as compared to the prior lease, on a combined basis increased an average of 1.8% during the six months ended June 30, 2020. Average Physical Occupancy for the Same Store Portfolio was 95.6% for the six months ended June 30, 2020, as compared to 95.9% in the same period in the prior year. Property operating expenses increased 2.8% for the six months ended June 30, 2020 as compared to the same period in the prior year. This resulted in Same Store NOI growth of 3.4% for the six months ended June 30, 2020 as compared to the same period in the prior year.

A reconciliation of NOI, including Same Store NOI, to net income available for MAA common shareholders, and an expanded discussion of the components of NOI, can be found later in this release.

Development and Lease-up Activity
As of the end of the second quarter of 2020, MAA had six development communities under construction. MAA expects to complete construction of one of these development communities in 2020, four in 2021 and one in 2022. Total development costs for the six communities are projected to be $459.5 million, of which an estimated $243.7 million remained to be funded as of the end of the second quarter of 2020. The expected average stabilized NOI yield on these communities is 6.1%. During the second quarter of 2020, MAA funded $57.4 million of construction costs on current and completed development projects.

During the second quarter of 2020, MAA completed construction on the Phase II multifamily apartment community expansion of Copper Ridge, located in Fort Worth, Texas, and that apartment community moved into MAA's lease-up portfolio. As of the end of the second quarter of 2020, MAA had two apartment communities, representing a total of 439 units, remaining in initial lease-up: The Greene, located in Greenville, South Carolina and Copper Ridge II. Physical occupancy for these lease-up projects averaged 63.3% at the end of the second quarter of 2020.

Acquisition and Disposition Activity
MAA did not acquire or dispose of any apartment communities, land parcels or commercial properties during the three months ended June 30, 2020.

Redevelopment Activity
MAA suspended its interior redevelopment activities as of the beginning of the second quarter as a result of COVID-19 shelter-in-place governmental directives, but MAA restarted these activities in May in accordance with governmental guidelines issued in connection with the reopening of the U.S. economy. Upon restart, MAA continued its interior redevelopment program at select apartment communities throughout the portfolio. During the second quarter of 2020, MAA redeveloped the interior of 655 units, bringing the total units renovated during the six months ended June 30, 2020 to 2,095 at an average cost of $6,601 per unit, achieving average rental rate increases of approximately 9.1% above non-renovated units. MAA's SmartHome technology initiative (mobile control of lights, thermostat and security, as well as leak monitoring) was also suspended during the second quarter, after installing 8,017 units in the first quarter of 2020. MAA restarted this program in early July and expects to complete an additional 16,000 units by the end of 2020. The 8,017 units completed in the first quarter were installed at an average cost of approximately $1,350 per unit and achieved an average rent increase of $25 per unit.

During the second quarter of 2020, MAA continued its program to upgrade and reposition the amenity and common areas at select properties. The program includes targeted plans to move all units at the properties to higher rents that are expected to deliver yields on cost averaging 8% beginning in calendar year 2021. During the second quarter of 2020, repositioning work continued at five of these properties and work was initiated on an additional three properties. Work will begin at the other two identified properties later this year or early in 2021 as market conditions stabilize.

Capital Expenditures
Recurring capital expenditures totaled $25.1 million for the second quarter of 2020, or approximately $0.21 per Share, as compared to $24.4 million, or $0.21 per Share, for the same period in the prior year. These expenditures led to Core Adjusted Funds from Operations, or Core AFFO, of $1.38 per Share for the second quarter of 2020, compared to $1.32 per Share for the same period in the prior year.

Redevelopment, revenue enhancing, commercial and other capital expenditures during the second quarter of 2020 were $24.8 million, as compared to $29.9 million for the same period in the prior year. These expenditures led to Funds Available for Distribution, or FAD, of $139.0 million for the second quarter of 2020, compared to $126.6 million for the same period in the prior year.

Recurring capital expenditures totaled $39.7 million for the six months ended June 30, 2020, or approximately $0.33 per Share, as compared to $36.9 million, or $0.31 per Share, for the same period in the prior year. These expenditures led to Core AFFO of $2.88 per Share for the six months ended June 30, 2020, compared to $2.72 per Share for the same period in the prior year.

Redevelopment, revenue enhancing, commercial and other capital expenditures during the six months ended June 30, 2020 were $52.6 million, as compared to $55.7 million for the same period in the prior year. These expenditures led to FAD of $287.8 million for the six months ended June 30, 2020, compared to $265.5 million for the same period in the prior year.

A reconciliation of FFO, Core FFO, Core AFFO and FAD to net income available for MAA common shareholders, and an expanded discussion of the components of FFO, Core FFO, Core AFFO and FAD, can be found later in this release.

Financing Activities
As of June 30, 2020, MAA had approximately $926.6 million of combined cash and available capacity under Mid-America Apartments, L.P.'s unsecured revolving credit facility, net of commercial paper borrowings. Mid-America Apartments, L.P. (referred to as MAALP) is MAA's operating partnership.

Dividends and distributions paid on shares of common stock and noncontrolling interests during the second quarter of 2020 were $118.4 million, as compared to $113.4 million for the same period in the prior year.

Balance Sheet
As of June 30, 2020:

- Total debt to adjusted total assets (as defined in the covenants for the bonds issued by MAALP) was 31.2%;
- Total debt outstanding was $4.5 billion with an average effective interest rate of approximately 3.7%;
- 91.3% of total debt was fixed against rising interest rates for an average of approximately 7.7 years; and
- Unencumbered NOI was 91.1% of total NOI.

106th Consecutive Quarterly Common Dividend Declared
MAA declared its 106th consecutive quarterly common dividend, which will be paid on July 31, 2020 to holders of record on July 15, 2020. The current annual dividend rate is $4.00 per common share.

2020 Net Income per Diluted Common Share, Core FFO and Core AFFO per Share Guidance
As a result of the material change in broad economic conditions in the U.S., in late March MAA withdrew its calendar year 2020 guidance for Net income per diluted common share, Core FFO per Share and Core AFFO per Share. Given continued higher than normal uncertainty in the outlook for the U.S. economy and a number of actions being considered by federal, state and local governments to help stop the spread of the COVID virus, and the potential for wide-ranging impact on rent collections, fees and occupancy, at this point MAA is not providing quarterly or full year 2020 guidance for Net income per diluted common share, Core FFO per Share or Core AFFO per Share. The supplemental schedules accompanying this release include an update on certain second quarter of 2020 operating metrics as well as certain July 2020 operating metrics. MAA will continue to monitor conditions related to the COVID-19 pandemic and will reestablish full year guidance as more information becomes available. However, given the comparable stability of operating expenses, MAA does reconfirm that it expects Same Store Portfolio operating expense growth for the full year to fall within the range initially projected of 3.75% to 4.75%, as compared to 2019. As previously disclosed, pressures on real estate taxes and insurance along with the roll out of the Double Play bulk cable and internet program are driving the majority of the expected increase.

Supplemental Material and Conference Call
Supplemental data to this release can be found under the "Filings and Financials" navigation tab on the "For Investors" page of our website at www.maac.com. MAA will host a conference call to further discuss second quarter results on Thursday, July 30, 2020, at 9:00 AM Central Time. The conference call-in number is 877-830-2596. You may also join the live webcast of the conference call by accessing the "For Investors" page of our website at www.maac.com. MAA's filings with the Securities and Exchange Commission, or SEC, are filed under the registrant names of Mid-America Apartment Communities, Inc. and Mid-America Apartments, L.P.

About MAA
MAA, an S&P 500 company, is a real estate investment trust, or REIT, focused on delivering full-cycle and superior investment performance for shareholders through the ownership, management, acquisition, development and redevelopment of quality apartment communities in the Southeast, Southwest, and Mid-Atlantic regions of the United States. As of June 30, 2020, MAA had ownership interest in 102,105 apartment units, including communities currently in development, across 16 states and the District of Columbia. For further details, please visit the MAA website at www.maac.com or contact Investor Relations at investor.relations@maac.com, or via mail at MAA, 6815 Poplar Ave., Suite 500, Germantown, TN 38138, Attn: Investor Relations.

Forward-Looking Statements
Sections of this release contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, with respect to our expectations for future periods. Forward-looking statements do not discuss historical fact, but instead include statements related to expectations, projections, intentions or other items related to the future. Such forward-looking statements include, without limitation, statements regarding the potential impact of the COVID-19 pandemic on our business, statements regarding expected operating performance and results, property stabilizations, property acquisition and disposition activity, joint venture activity, development and renovation activity and other capital expenditures, and capital raising and financing activity, as well as lease pricing, revenue and expense growth, occupancy, interest rate and other economic expectations. Words such as "expects," "anticipates," "intends," "plans," "believes," "seeks," "estimates," "forecasts," "projects," "assumes," "will," "may," "could," "should," "target," "outlook," "guidance" and variations of such words and similar expressions are intended to identify such forward-looking statements. Such forward-looking statements involve known and unknown risks, uncertainties and other factors, as described below, which may cause our actual results, performance or achievements to be materially different from

the results of operations, financial conditions or plans expressed or implied by such forward-looking statements. Although we believe that the assumptions underlying the forward-looking statements contained herein are reasonable, any of the assumptions could be inaccurate, and therefore such forward-looking statements included in this release may not prove to be accurate. In light of the significant uncertainties inherent in the forward-looking statements included herein, the inclusion of such information should not be regarded as a representation by us or any other person that the results or conditions described in such statements or our objectives and plans will be achieved.

The following factors, among others, could cause our actual results, performance or achievements to differ materially from those expressed or implied in the forward-looking statements:

- the COVID-19 pandemic and measures taken or that may be taken by federal, state and local governmental authorities to combat the spread of the disease;
- inability to generate sufficient cash flows due to unfavorable economic and market conditions, changes in supply and/or demand, competition, uninsured losses, changes in tax and housing laws, or other factors;
- exposure, as a multifamily focused REIT, to risks inherent in investments in a single industry and sector;
- adverse changes in real estate markets, including, but not limited to, the extent of future demand for multifamily units in our significant markets, barriers of entry into new markets which we may seek to enter in the future, limitations on our ability to increase rental rates, competition, our ability to identify and consummate attractive acquisitions or development projects on favorable terms, our ability to consummate any planned dispositions in a timely manner on acceptable terms, and our ability to reinvest sale proceeds in a manner that generates favorable returns;
- failure of new acquisitions to achieve anticipated results or be efficiently integrated;
- failure of development communities to be completed within budget and on a timely basis, if at all, to lease-up as anticipated or to achieve anticipated results;
- unexpected capital needs;
- changes in operating costs, including real estate taxes, utilities and insurance costs;
- inability to obtain appropriate insurance coverage at reasonable rates, or at all, or losses from catastrophes in excess of our insurance coverage;
- ability to obtain financing at favorable rates, if at all, and refinance existing debt as it matures;
- level and volatility of interest or capitalization rates or capital market conditions;
- price volatility, dislocations and liquidity disruptions in the financial markets and the resulting impact on financing;
- the effect of any rating agency actions on the cost and availability of new debt financing;
- the effect of the phase-out of the London Interbank Offered Rate, or LIBOR, as a variable rate debt benchmark by the end of 2021 and the transition to a different benchmark interest rate;
- significant decline in market value of real estate serving as collateral for mortgage obligations;
- significant change in the mortgage financing market that would cause single-family housing, either as an owned or rental product, to become a more significant competitive product;
- our ability to continue to satisfy complex rules in order to maintain our status as a REIT for federal income tax purposes, the ability of MAALP to satisfy the rules to maintain its status as a partnership for federal income tax purposes, the ability of our taxable REIT subsidiaries to maintain their status as such for federal income tax purposes, and our ability and the ability of our subsidiaries to operate effectively within the limitations imposed by these rules;
- inability to attract and retain qualified personnel;
- cyber liability or potential liability for breaches of our or our service providers' information technology systems, or business operations disruptions;
- potential liability for environmental contamination;
- adverse legislative or regulatory developments;
- extreme weather, natural disasters, disease outbreak and public health events;
- legal proceedings relating to various issues, which, among other things, could result in a class action lawsuit;
- compliance costs associated with numerous federal, state and local laws and regulations, including those costs associated with laws requiring access for disabled persons; and
- other risks identified in this release and in reports we file with the SEC or in other documents that we publicly disseminate.

New factors may also emerge from time to time that could have a material adverse effect on our business. Except as required by law, we undertake no obligation to publicly update or revise forward-looking statements contained in this release to reflect events, circumstances or changes in expectations after the date of this release.

FINANCIAL HIGHLIGHTS

Dollars in thousands, except per share data	Three months ended June 30, 2020	Three months ended June 30, 2019	Six months ended June 30, 2020	Six months ended June 30, 2019
Rental and other property revenues	$ 413,026	$ 407,390	$ 831,124	$ 808,568
Net income available for MAA common shareholders	$ 74,140	$ 60,995	$ 109,866	$ 123,733
Total NOI (1)	$ 255,555	$ 253,248	$ 520,481	$ 505,049
Earnings per common share: (2)				
Basic	$ 0.65	$ 0.53	$ 0.96	$ 1.09
Diluted	$ 0.65	$ 0.53	$ 0.96	$ 1.09
Funds from operations per Share - diluted: (2)				
FFO (1)	$ 1.71	$ 1.57	$ 3.08	$ 3.15
Core FFO (1)	$ 1.59	$ 1.53	$ 3.21	$ 3.03
Core AFFO (1)	$ 1.38	$ 1.32	$ 2.88	$ 2.72
Dividends declared per common share	$ 1.00	$ 0.96	$ 2.00	$ 1.92
Dividends/Core FFO (diluted) payout ratio	62.9%	62.7%	62.3%	63.4%
Dividends/Core AFFO (diluted) payout ratio	72.5%	72.7%	69.4%	70.6%
Consolidated interest expense	$ 42,118	$ 45,936	$ 85,600	$ 91,636
Mark-to-market debt adjustment	58	86	92	171
Debt discount and debt issuance cost amortization	(1,190)	(1,835)	(2,380)	(3,640)
Capitalized interest	1,628	705	3,019	1,093
Total interest incurred	$ 42,614	$ 44,892	$ 86,331	$ 89,260
Amortization of principal on notes payable	$ 1,743	$ 1,825	$ 3,483	$ 3,672

(1) A reconciliation of the following items and an expanded discussion of their respective components can be found later in this release: (i) NOI to Net income available for MAA common shareholders; and (ii) FFO, Core FFO and Core AFFO to Net income available for MAA common shareholders.

(2) See the "Share and Unit Data" section for additional information.

FINANCIAL HIGHLIGHTS (CONTINUED)

Dollars in thousands, except share price

	June 30, 2020	December 31, 2019
Gross Assets (1)	$ 14,338,256	$ 14,185,703
Gross Real Estate Assets (1)	$ 14,165,312	$ 13,996,700
Total debt	$ 4,472,608	$ 4,454,598
Common shares and units outstanding	118,423,860	118,313,567
Share price	$ 114.67	$ 131.86
Book equity value	$ 6,184,910	$ 6,303,590
Market equity value	$ 13,579,664	$ 15,600,827
Net Debt/Adjusted EBITDA*re* (2)	4.69x	4.71x

(1) A reconciliation of Gross Assets to Total assets and Gross Real Estate Assets to Real estate assets, net, along with an expanded discussion of their components, can be found later in this release.

(2) Adjusted EBITDA*re* in this calculation represents the trailing twelve month period for each date presented. A reconciliation of the following items and an expanded discussion of their respective components can be found later in this release: (i) EBITDA, EBITDA*re* and Adjusted EBITDA*re* to Net income; and (ii) Net Debt to Unsecured notes payable and Secured notes payable.

CONSOLIDATED STATEMENTS OF OPERATIONS

Dollars in thousands, except per share data	Three months ended June 30,		Six months ended June 30,	
	2020	**2019**	**2020**	**2019**
Revenues:				
Rental and other property revenues	$ 413,026	$ 407,390	$ 831,124	$ 808,568
Expenses:				
Operating expenses, excluding real estate taxes and insurance	95,555	96,172	186,923	185,965
Real estate taxes and insurance	61,916	57,970	123,720	117,554
Depreciation and amortization	127,190	123,944	253,578	246,733
Total property operating expenses	284,661	278,086	564,221	550,252
Property management expenses	11,730	13,454	26,373	27,296
General and administrative expenses	10,557	10,398	23,821	22,735
Interest expense	42,118	45,936	85,600	91,636
(Gain) loss on sale of depreciable real estate assets	(2)	—	27	13
(Gain) loss on sale of non-depreciable real estate assets	(5)	(297)	371	(9,260)
Other non-operating (income) expense	(14,643)	(4,575)	13,889	(4,694)
Income before income tax expense	78,610	64,388	116,822	130,590
Income tax expense	(1,200)	(682)	(1,867)	(1,323)
Income from continuing operations before real estate joint venture activity	77,410	63,706	114,955	129,267
Income from real estate joint venture	318	435	725	832
Net income	77,728	64,141	115,680	130,099
Net income attributable to noncontrolling interests	2,666	2,224	3,970	4,522
Net income available for shareholders	75,062	61,917	111,710	125,577
Dividends to MAA Series I preferred shareholders	922	922	1,844	1,844
Net income available for MAA common shareholders	$ 74,140	$ 60,995	$ 109,866	$ 123,733
Earnings per common share - basic:				
Net income available for common shareholders	$ 0.65	$ 0.53	$ 0.96	$ 1.09
Earnings per common share - diluted:				
Net income available for common shareholders	$ 0.65	$ 0.53	$ 0.96	$ 1.09

SHARE AND UNIT DATA

Shares and units in thousands	Three months ended June 30,		Six months ended June 30,	
	2020	**2019**	**2020**	**2019**
Net Income Shares (1)				
Weighted average common shares - basic	114,204	113,838	114,158	113,783
Effect of dilutive securities	234	249	324	211
Weighted average common shares - diluted	114,438	114,087	114,482	113,994
Funds From Operations Shares And Units				
Weighted average common shares and units - basic	118,263	117,935	118,220	117,886
Weighted average common shares and units - diluted	118,423	118,139	118,383	118,079
Period End Shares And Units				
Common shares at June 30,	114,365	114,043	114,365	114,043
Operating Partnership units at June 30,	4,059	4,090	4,059	4,090
Total common shares and units at June 30,	118,424	118,133	118,424	118,133

(1) For additional information on the calculation of diluted common shares and earnings per common share, please refer to the Notes to Condensed Consolidated Financial Statements in MAA's Quarterly Report on Form 10-Q for the three and six months ended June 30, 2020, expected to be filed with the SEC on or about July 30, 2020.

CONSOLIDATED BALANCE SHEETS

Dollars in thousands

	June 30, 2020	December 31, 2019
Assets		
Real estate assets:		
Land	$ 1,910,655	$ 1,905,757
Buildings and improvements and other	11,960,028	11,841,978
Development and capital improvements in progress	196,824	116,424
	14,067,507	13,864,159
Less: Accumulated depreciation	(3,206,943)	(2,955,253)
	10,860,564	10,908,906
Undeveloped land	34,548	34,548
Investment in real estate joint venture	43,590	43,674
Real estate assets, net	10,938,702	10,987,128
Cash and cash equivalents	19,667	20,476
Restricted cash	15,927	50,065
Other assets	157,017	172,781
Total assets	$ 11,131,313	$ 11,230,450
Liabilities and equity		
Liabilities:		
Unsecured notes payable	$ 3,849,784	$ 3,828,201
Secured notes payable	622,824	626,397
Accrued expenses and other liabilities	473,795	472,262
Total liabilities	4,946,403	4,926,860
Redeemable common stock	13,333	14,131
Shareholders’ equity:		
Preferred stock	9	9
Common stock	1,140	1,140
Additional paid-in capital	7,168,886	7,166,073
Accumulated distributions in excess of net income	(1,202,536)	(1,085,479)
Accumulated other comprehensive loss	(12,665)	(13,178)
Total MAA shareholders’ equity	5,954,834	6,068,565
Noncontrolling interests - Operating Partnership units	209,894	214,647
Total Company’s shareholders’ equity	6,164,728	6,283,212
Noncontrolling interests - consolidated real estate entities	6,849	6,247
Total equity	6,171,577	6,289,459
Total liabilities and equity	$ 11,131,313	$ 11,230,450

RECONCILIATION OF FFO, CORE FFO, CORE AFFO AND FAD TO NET INCOME AVAILABLE FOR MAA COMMON SHAREHOLDERS

Amounts in thousands, except per share and unit data	Three months ended June 30,		Six months ended June 30,	
	2020	2019	2020	2019
Net income available for MAA common shareholders	$ 74,140	$ 60,995	$ 109,866	$ 123,733
Depreciation and amortization of real estate assets	125,668	122,323	250,514	243,533
(Gain) loss on sale of depreciable real estate assets	(2)	—	27	13
Depreciation and amortization of real estate assets of real estate joint venture	153	166	305	311
Net income attributable to noncontrolling interests	2,666	2,224	3,970	4,522
Funds from operations attributable to the Company	202,625	185,708	364,682	372,112
(Income) loss on embedded derivative in preferred shares (1)	(11,693)	(4,594)	15,945	(4,070)
(Gain) loss on sale of non-depreciable real estate assets	(5)	(297)	371	(9,260)
(Gain) loss from unconsolidated limited partnerships, net of tax (1)(2)	(4,262)	179	(4,185)	324
Net casualty (gain) loss and other settlement proceeds (1)	(151)	(309)	696	(1,853)
Loss (gain) on debt extinguishment (1)	—	47	(1)	55
Non-routine legal costs and settlements (1)	—	200	40	1,016
COVID-19 related costs (1)	2,411	—	2,607	—
Mark-to-market debt adjustment (3)	(58)	(86)	(92)	(171)
Core funds from operations	188,867	180,848	380,063	358,153
Recurring capital expenditures	(25,118)	(24,358)	(39,692)	(36,918)
Core adjusted funds from operations	163,749	156,490	340,371	321,235
Redevelopment capital expenditures	(10,075)	(14,826)	(24,023)	(27,271)
Revenue enhancing capital expenditures	(8,447)	(9,813)	(16,375)	(17,852)
Commercial capital expenditures	(1,143)	(1,037)	(1,538)	(2,456)
Other capital expenditures	(5,086)	(4,187)	(10,676)	(8,164)
Funds available for distribution	$ 138,998	$ 126,627	$ 287,759	$ 265,492
Dividends and distributions paid	$ 118,407	$ 113,373	$ 236,744	$ 226,644
Weighted average common shares - diluted	114,438	114,087	114,482	113,994
FFO weighted average common shares and units - diluted	118,423	118,139	118,383	118,079
Earnings per common share - diluted:				
Net income available for common shareholders	$ 0.65	$ 0.53	$ 0.96	$ 1.09
Funds from operations per Share - diluted	$ 1.71	$ 1.57	$ 3.08	$ 3.15
Core funds from operations per Share - diluted	$ 1.59	$ 1.53	$ 3.21	$ 3.03
Core adjusted funds from operations per Share - diluted	$ 1.38	$ 1.32	$ 2.88	$ 2.72

(1) Included in Other non-operating (income) expense in the Consolidated Statements of Operations.

(2) For the three and six months ended June 30, 2020, $5.0 million and $4.9 million, respectively, of gains from unconsolidated limited partnerships are offset by $0.7 million of income tax expense.

(3) Included in Interest expense in the Consolidated Statements of Operations.

RECONCILIATION OF NET OPERATING INCOME TO NET INCOME AVAILABLE FOR MAA COMMON SHAREHOLDERS

Dollars in thousands	Three Months Ended			Six Months Ended	
	June 30, 2020	March 31, 2020	June 30, 2019	June 30, 2020	June 30, 2019
Net Operating Income					
Same Store NOI	$ 242,713	$ 249,287	$ 238,016	$ 492,000	$ 475,854
Non-Same Store and Other NOI	12,842	15,639	15,232	28,481	29,195
Total NOI	255,555	264,926	253,248	520,481	505,049
Depreciation and amortization	(127,190)	(126,388)	(123,944)	(253,578)	(246,733)
Property management expenses	(11,730)	(14,643)	(13,454)	(26,373)	(27,296)
General and administrative expenses	(10,557)	(13,264)	(10,398)	(23,821)	(22,735)
Interest expense	(42,118)	(43,482)	(45,936)	(85,600)	(91,636)
Gain (loss) on sale of depreciable real estate assets	2	(29)	—	(27)	(13)
Gain (loss) on sale of non-depreciable real estate assets	5	(376)	297	(371)	9,260
Other non-operating income (expense)	14,643	(28,532)	4,575	(13,889)	4,694
Income tax expense	(1,200)	(667)	(682)	(1,867)	(1,323)
Income from real estate joint venture	318	407	435	725	832
Net income attributable to noncontrolling interests	(2,666)	(1,304)	(2,224)	(3,970)	(4,522)
Dividends to MAA Series I preferred shareholders	(922)	(922)	(922)	(1,844)	(1,844)
Net income available for MAA common shareholders	$ 74,140	$ 35,726	$ 60,995	$ 109,866	$ 123,733

RECONCILIATION OF EBITDA, EBITDA*re* AND ADJUSTED EBITDA*re* TO NET INCOME

Dollars in thousands	Three Months Ended		Twelve Months Ended	
	June 30, 2020	June 30, 2019	June 30, 2020	December 31, 2019
Net income	$ 77,728	$ 64,141	$ 352,199	$ 366,618
Depreciation and amortization	127,190	123,944	503,688	496,843
Interest expense	42,118	45,936	173,811	179,847
Income tax expense	1,200	682	4,240	3,696
EBITDA	248,236	234,703	1,033,938	1,047,004
Gain on sale of depreciable real estate assets	(2)	—	(80,974)	(80,988)
Adjustments to reflect the Company's share of EBITDA*re* of unconsolidated affiliates	336	339	1,346	1,351
EBITDA*re*	248,570	235,042	954,310	967,367
(Gain) loss on embedded derivative in preferred shares (1)	(11,693)	(4,594)	2,129	(17,886)
Gain on sale of non-depreciable real estate assets	(5)	(297)	(2,416)	(12,047)
(Gain) loss from unconsolidated limited partnerships, net of tax (1)(2)	(4,262)	179	(7,463)	(2,954)
Net casualty gain and other settlement proceeds (1)	(151)	(309)	(841)	(3,390)
Loss on debt extinguishment (1)	—	47	197	253
Non-routine legal costs and settlements (1)	—	200	1,300	2,276
COVID-19 related costs (1)	2,411	—	2,607	—
Mark-to-market debt adjustment (3)	(58)	(86)	(177)	(256)
Adjusted EBITDA*re*	$ 234,812	$ 230,182	$ 949,646	$ 933,363

(1) Included in Other non-operating (income) expense in the Consolidated Statements of Operations.

(2) For the three and twelve months ended June 30, 2020, $5.0 million and $9.1 million, respectively, of gains from unconsolidated limited partnerships are offset by $0.7 million and $1.6 million, respectively, of income tax expense. For the twelve months ended December 31, 2019, $3.8 million of gains from unconsolidated limited partnerships are offset by $0.9 million of income tax expense.

(3) Included in Interest expense in the Consolidated Statements of Operations.

RECONCILIATION OF NET DEBT TO UNSECURED NOTES PAYABLE AND SECURED NOTES PAYABLE

Dollars in thousands

	June 30, 2020	December 31, 2019
Unsecured notes payable	$ 3,849,784	$ 3,828,201
Secured notes payable	622,824	626,397
Total debt	4,472,608	4,454,598
Cash and cash equivalents	(19,667)	(20,476)
1031(b) exchange proceeds included in Restricted cash (1)	—	(33,843)
Net Debt	$ 4,452,941	$ 4,400,279

(1) Included in Restricted cash in the Consolidated Balance Sheets.

RECONCILIATION OF GROSS ASSETS TO TOTAL ASSETS

Dollars in thousands

	June 30, 2020	December 31, 2019
Total assets	$ 11,131,313	$ 11,230,450
Accumulated depreciation	3,206,943	2,955,253
Gross Assets	$ 14,338,256	$ 14,185,703

RECONCILIATION OF GROSS REAL ESTATE ASSETS TO REAL ESTATE ASSETS, NET

Dollars in thousands

	June 30, 2020	December 31, 2019
Real estate assets, net	$ 10,938,702	$ 10,987,128
Accumulated depreciation	3,206,943	2,955,253
Cash and cash equivalents	19,667	20,476
1031(b) exchange proceeds included in Restricted cash (1)	—	33,843
Gross Real Estate Assets	$ 14,165,312	$ 13,996,700

(1) Included in Restricted cash in the Consolidated Balance Sheets.

Adjusted EBITDA*re*

For purposes of calculations in this release, Adjusted Earnings Before Interest, Income Taxes, Depreciation and Amortization for real estate, or Adjusted EBITDA*re*, represents EBITDA*re* further adjusted for items that are not considered part of MAA's core operations such as adjustments related to the fair value of the embedded derivative in the MAA Series I preferred shares, gain or loss on sale of non-depreciable assets, adjustments for gains or losses from unconsolidated limited partnerships, net casualty gain or loss, gain or loss on debt extinguishment, non-routine legal costs and settlements, COVID-19 related costs and mark-to-market debt adjustments. As an owner and operator of real estate, MAA considers Adjusted EBITDA*re* to be an important measure of performance from core operations because Adjusted EBITDA*re* does not include various income and expense items that are not indicative of operating performance. MAA's computation of Adjusted EBITDA*re* may differ from the methodology utilized by other companies to calculate Adjusted EBITDA*re*. Adjusted EBITDA*re* should not be considered as an alternative to Net income as an indicator of operating performance.

Core Adjusted Funds from Operations (Core AFFO)

Core AFFO is composed of Core FFO less recurring capital expenditures. Core AFFO should not be considered as an alternative to Net income available for MAA common shareholders as an indicator of operating performance. As an owner and operator of real estate, MAA considers Core AFFO to be an important measure of performance from operations because Core AFFO measures the ability to control revenues, expenses and recurring capital expenditures.

Core Funds from Operations (Core FFO)

Core FFO represents FFO as adjusted for items that are not considered part of MAA's core business operations such as adjustments related to the fair value of the embedded derivative in the MAA Series I preferred shares, gain or loss on sale of non-depreciable assets, adjustments for gains or losses from unconsolidated limited partnerships, net casualty gain or loss, gain or loss on debt extinguishment, non-routine legal costs and settlements, COVID-19 related costs and mark-to-market debt adjustments. While MAA's definition of Core FFO may be similar to others in the industry, MAA's methodology for calculating Core FFO may differ from that utilized by other REITs and, accordingly, may not be comparable to such other REITs. Core FFO should not be considered as an alternative to Net income available for MAA common shareholders as an indicator of operating performance. MAA believes that Core FFO is helpful in understanding its core operating performance between periods in that it removes certain items that by their nature are not comparable over periods and therefore tend to obscure actual operating performance.

EBITDA

For purposes of calculations in this release, Earnings Before Interest, Income Taxes, Depreciation and Amortization, or EBITDA, is composed of net income plus depreciation and amortization, interest expense, and income taxes. As an owner and operator of real estate, MAA considers EBITDA to be an important measure of performance from core operations because EBITDA does not include various expense items that are not indicative of operating performance. EBITDA should not be considered as an alternative to Net income as an indicator of operating performance.

EBITDA*re*

For purposes of calculations in this release, Earnings Before Interest, Income Taxes, Depreciation and Amortization for real estate, or EBITDA*re*, is composed of EBITDA further adjusted for the gain or loss on sale of depreciable asset sales and plus adjustments to reflect MAA's share of EBITDA*re* of unconsolidated affiliates. As an owner and operator of real estate, MAA considers EBITDA*re* to be an important measure of performance from core operations because EBITDA*re* does not include various expense items that are not indicative of operating performance. While MAA's definition of EBITDA*re* is in accordance with NAREIT's definition, it may differ from the methodology utilized by other companies to calculate EBITDA*re*. EBITDA*re* should not be considered as an alternative to Net income as an indicator of operating performance.

Funds Available for Distribution (FAD)

FAD is composed of Core FFO less total capital expenditures, excluding development spending and property acquisitions. FAD should not be considered as an alternative to Net income available for MAA common shareholders as an indicator of operating performance. As an owner and operator of real estate, MAA considers FAD to be an important measure of performance from core operations because FAD measures the ability to control revenues, expenses and total capital expenditures.

NON-GAAP FINANCIAL MEASURES (Continued)

Funds From Operations (FFO)

FFO represents net income available for MAA common shareholders (calculated in accordance with GAAP) excluding gains or losses on disposition of operating properties and asset impairment, plus depreciation and amortization of real estate assets, net income attributable to noncontrolling interests, and adjustments for joint ventures. Because net income attributable to noncontrolling interests is added back, FFO, when used in this document, represents FFO attributable to the Company. While MAA's definition of FFO is in accordance with NAREIT's definition, it may differ from the methodology for calculating FFO utilized by other companies and, accordingly, may not be comparable to such other companies. FFO should not be considered as an alternative to Net income available for MAA common shareholders as an indicator of operating performance. MAA believes that FFO is helpful in understanding operating performance in that FFO excludes depreciation and amortization of real estate assets. MAA believes that GAAP historical cost depreciation of real estate assets is generally not correlated with changes in the value of those assets, whose value does not diminish predictably over time, as historical cost depreciation implies.

Gross Assets

Gross Assets represents Total assets plus Accumulated depreciation. MAA believes that Gross Assets can be used as a helpful tool in evaluating its balance sheet positions. MAA believes that GAAP historical cost depreciation of real estate assets is generally not correlated with changes in the value of those assets, whose value does not diminish predictably over time, as historical cost depreciation implies.

Gross Real Estate Assets

Gross Real Estate Assets represents Real estate assets, net plus Accumulated depreciation and Cash and cash equivalents. MAA believes that Gross Real Estate Assets can be used as a helpful tool in evaluating its balance sheet positions. MAA believes that GAAP historical cost depreciation of real estate assets is generally not correlated with changes in the value of those assets, whose value does not diminish predictably over time, as historical cost depreciation implies.

Net Debt

Net Debt represents Unsecured notes payable and Secured notes payable less Cash and cash equivalents. MAA believes Net Debt is a helpful tool in evaluating its debt position.

Net Operating Income (NOI)

Net Operating Income represents Rental and other property revenues less Total property operating expenses, excluding depreciation and amortization, for all properties held during the period, regardless of their status as held for sale. NOI should not be considered as an alternative to Net income available for MAA common shareholders. MAA believes NOI by market is a helpful tool in evaluating the operating performance within MAA's markets because it measures the core operations of property performance by excluding corporate level expenses and other items not related to property operating performance.

Same Store NOI

Same Store NOI represents Rental and other property revenues less Total property operating expenses, excluding depreciation and amortization, for all properties classified within the Same Store Portfolio during the period. Same Store NOI should not be considered as an alternative to Net income available for MAA common shareholders. MAA believes Same Store NOI is a helpful tool in evaluating the operating performance within MAA's markets because it measures the core operations of property performance by excluding corporate level expenses and other items not related to property operating performance.

Non-Same Store and Other NOI

Non-Same Store and Other NOI represents Rental and other property revenues less Total property operating expenses, excluding depreciation and amortization, for all properties classified within the Non-Same Store and Other Portfolio during the period. Non-Same Store and Other NOI should not be considered as an alternative to Net income available for MAA common shareholders. MAA believes Non-Same Store and Other NOI is a helpful tool in evaluating the operating performance within MAA's markets because it measures the core operations of property performance by excluding corporate level expenses and other items not related to property operating performance.

OTHER KEY DEFINITIONS

Average Effective Rent per Unit

Average Effective Rent per Unit represents the average of gross rent amounts after the effect of leasing concessions for occupied units plus prevalent market rates asked for unoccupied units, divided by the total number of units. Leasing concessions represent discounts to the current market rate. MAA believes average effective rent is a helpful measurement in evaluating average pricing. It does not represent actual rental revenue collected per unit.

Average Physical Occupancy

Average Physical Occupancy represents the average of the daily physical occupancy for the respective period.

Development Communities

Communities remain identified as development until certificates of occupancy are obtained for all units under development. Once all units are delivered and available for occupancy, the community moves into the Lease-up Communities portfolio.

Lease-up Communities

New acquisitions acquired during lease-up and newly developed communities remain in the Lease-up Communities portfolio until stabilized. Communities are considered stabilized after achieving at least 90% occupancy for 90 days.

Non-Same Store and Other Portfolio

Non-Same Store and Other Portfolio includes recently acquired communities, communities in development or lease-up, communities that have been identified for disposition, communities that have undergone a significant casualty loss, stabilized communities that do not meet the requirements defined by the Same Store Portfolio, retail properties and commercial properties.

Same Store Portfolio

MAA reviews its Same Store Portfolio at the beginning of each calendar year, or as significant transactions or events warrant. Communities are generally added into the Same Store Portfolio if they were owned and stabilized at the beginning of the previous year. Communities are considered stabilized after achieving at least 90% occupancy for 90 days. Communities that have been approved by MAA's Board of Directors for disposition are excluded from the Same Store Portfolio. Communities that have undergone a significant casualty loss are also excluded from the Same Store Portfolio.

Unencumbered NOI

Unencumbered NOI represents NOI generated by unencumbered assets (as defined in MAALP's bond covenants).

CONTACT: Investor Relations of MAA, 866-576-9689 (toll free), investor.relations@maac.com

(Back To Top)

Section 3: EX-99.2 (EX-99.2)

Exhibit 99.2

PORTFOLIO STATISTICS

TOTAL MULTIFAMILY PORTFOLIO AT JUNE 30, 2020 (In apartment units) (1)

	Same Store	Non-Same Store	Lease-up	Total Completed Communities	Development Units Delivered	Total
Atlanta, GA	10,996	438	—	11,434	—	11,434
Dallas, TX	9,405	362	—	9,767	114	9,881
Austin, TX	7,117	—	—	7,117	—	7,117
Charlotte, NC	6,149	—	—	6,149	—	6,149
Raleigh/Durham, NC	4,397	953	—	5,350	—	5,350
Orlando, FL	5,274	—	—	5,274	—	5,274
Tampa, FL	5,220	—	—	5,220	—	5,220
Houston, TX	4,867	—	—	4,867	—	4,867
Nashville, TN	4,375	—	—	4,375	—	4,375
Fort Worth, TX	4,249	—	168	4,417	—	4,417
Washington, DC	4,080	—	—	4,080	—	4,080
Jacksonville, FL	3,496	—	—	3,496	—	3,496
Charleston, SC	2,726	442	—	3,168	—	3,168
Phoenix, AZ	2,623	—	—	2,623	—	2,623
Greenville, SC	2,084	—	271	2,355	—	2,355
Savannah, GA	2,219	—	—	2,219	—	2,219
Richmond, VA	2,004	—	—	2,004	—	2,004

Memphis, TN	1,811	—	—	1,811	—	1,811
San Antonio, TX	1,504	—	—	1,504	—	1,504
Birmingham, AL	1,462	—	—	1,462	—	1,462
Huntsville, AL	1,228	—	—	1,228	—	1,228
Kansas City, MO-KS	1,110	—	—	1,110	—	1,110
Other	6,717	2,149	—	8,866	—	8,866
Total Multifamily Units	**95,113**	**4,344**	**439**	**99,896**	114	**100,010**

(1) Schedule excludes a 269 unit joint venture property in Washington, D.C.

TOTAL MULTIFAMILY COMMUNITY STATISTICS [(1)]

Dollars in thousands, except Average Effective Rent per Unit

	As of June 30, 2020			Average Effective Rent per Unit for the Three Months Ended June 30, 2020	As of June 30, 2020	
	Gross Real Assets	**Percent to Total of Gross Real Assets**	**Physical Occupancy**		**Completed Units**	**Total Units, Including Development**
Atlanta, GA	$ 1,988,581	14.4%	94.7%	$ 1,462	11,434	
Dallas, TX	1,396,103	10.1%	94.8%	1,302	9,767	
Charlotte, NC	959,567	7.0%	95.7%	1,251	6,149	
Washington, DC	956,876	6.9%	96.2%	1,809	4,080	
Tampa, FL	877,814	6.4%	95.7%	1,493	5,220	
Austin, TX	840,468	6.1%	94.9%	1,277	7,117	
Orlando, FL	826,457	6.0%	93.6%	1,468	5,274	
Raleigh/Durham, NC	696,491	5.1%	95.5%	1,166	5,350	
Houston, TX	602,110	4.4%	94.2%	1,223	4,867	
Nashville, TN	532,050	3.9%	94.5%	1,311	4,375	
Charleston, SC	399,795	2.9%	96.0%	1,238	3,168	
Fort Worth, TX	394,112	2.9%	95.5%	1,179	4,249	
Phoenix, AZ	375,917	2.7%	94.7%	1,283	2,623	
Jacksonville, FL	293,335	2.1%	96.5%	1,151	3,496	
Richmond, VA	265,054	1.9%	96.7%	1,219	2,004	
Savannah, GA	241,944	1.8%	96.1%	1,105	2,219	
Denver, CO	210,645	1.6%	89.5%	1,665	812	
Kansas City, MO-KS	184,499	1.3%	96.1%	1,286	1,110	
San Antonio, TX	162,328	1.2%	96.9%	1,117	1,504	
Birmingham, AL	158,186	1.1%	97.1%	1,071	1,462	
Greenville, SC	155,406	1.1%	96.4%	938	2,084	
All Other Markets by State (individual markets <1% gross real assets)						
Tennessee	$ 183,626	1.3%	96.3%	$ 990	2,754	
Florida	176,569	1.3%	95.8%	1,370	1,806	
Alabama	158,953	1.2%	97.0%	1,028	1,648	
Virginia	152,721	1.1%	96.4%	1,334	1,039	
Kentucky	94,356	0.7%	96.1%	903	1,308	
Mississippi	74,662	0.5%	97.7%	910	1,241	
Nevada	70,397	0.5%	95.1%	1,132	721	
South Carolina	36,722	0.3%	93.4%	904	576	
Stabilized Communities	**$ 13,465,744**	**97.8%**	**95.3%**	**$ 1,289**	**99,457**	
Greenville, SC	$ 72,273	0.5%	77.5%	$ 1,704	271	271
Orlando, FL	60,202	0.4%				633
Dallas, TX	59,367	0.4%	6.9%	1,570	114	348
Phoenix, AZ	53,535	0.4%				345
Fort Worth, TX	25,787	0.2%	40.5%	1,376	168	168
Denver, CO	25,405	0.2%				306
Houston, TX	17,309	0.1%				308
Lease-up / Development Communities	**$ 313,878**	**2.2%**	**51.7%**	**$ 1,577**	**553**	**2,379**
Total Multifamily Communities	**$ 13,779,622**	**100.0%**	**95.1%**	**$ 1,290**	**100,010**	**101,836**

(1) Schedule excludes one joint venture property in Washington, D.C.

COMPONENTS OF NET OPERATING INCOME

Dollars in thousands

	As of June 30, 2020		Three Months Ended		
	Apartment Units	Gross Real Assets	June 30, 2020	June 30, 2019	Percent Change
Operating Revenues					
Same Store Communities	95,113	$ 12,797,668	$ 389,894	$ 381,762	2.1%
Non-Same Store Communities	4,344	668,076	17,406	19,481	
Lease-up/Development Communities	553	313,878	1,576	54	
Total Multifamily Portfolio	**100,010**	**$ 13,779,622**	**$ 408,876**	**$ 401,297**	
Commercial Property/Land	—	238,038	4,150	6,093	
Total Operating Revenues	**100,010**	**$ 14,017,660**	**$ 413,026**	**$ 407,390**	
Property Operating Expenses					
Same Store Communities			$ 147,181	$ 143,746	2.4%
Non-Same Store Communities			7,170	8,033	
Lease-up/Development Communities			897	75	
Total Multifamily Portfolio			**$ 155,248**	**$ 151,854**	
Commercial Property/Land			2,223	2,288	
Total Property Operating Expenses			**$ 157,471**	**$ 154,142**	
Net Operating Income					
Same Store Communities			$ 242,713	$ 238,016	2.0%
Non-Same Store Communities			10,236	11,448	
Lease-up/Development Communities			679	(21)	
Total Multifamily Portfolio			**$ 253,628**	**$ 249,443**	
Commercial Property/Land			1,927	3,805	
Total Net Operating Income			**$ 255,555**	**$ 253,248**	0.9%

COMPONENTS OF SAME STORE PORTFOLIO PROPERTY OPERATING EXPENSES

Dollars in thousands

	Three Months Ended			Six Months Ended		
	June 30, 2020	June 30, 2019	Percent Change	June 30, 2020	June 30, 2019	Percent Change
Personnel	$ 34,535	$ 34,999	(1.3)%	$ 68,643	$ 68,489	0.2%
Building Repair and Maintenance	16,246	16,790	(3.2)%	30,749	30,721	0.1%
Utilities	27,579	26,445	4.3%	53,845	52,496	2.6%
Marketing	5,796	4,996	16.0%	10,287	9,012	14.1%
Office Operations	4,825	5,252	(8.1)%	10,261	10,283	(0.2)%
Property Taxes	54,969	52,432	4.8%	110,074	105,693	4.1%
Insurance	3,231	2,832	14.1%	6,397	5,745	11.3%
Total Property Operating Expenses	**$ 147,181**	**$ 143,746**	**2.4%**	**$ 290,256**	**$ 282,439**	**2.8%**

NOI CONTRIBUTION PERCENTAGE BY MARKET

Same Store Portfolio

			Average Physical Occupancy			
		Percent of	Three Months Ended		Six Months Ended	
	Apartment Units	Same Store NOI	June 30, 2020	June 30, 2019	June 30, 2020	June 30, 2019
Atlanta, GA	10,996	13.0%	94.7%	95.5%	94.8%	95.7%
Dallas, TX	9,405	8.9%	95.0%	95.2%	95.4%	95.1%
Charlotte, NC	6,149	6.9%	95.6%	96.3%	96.1%	96.2%
Austin, TX	7,117	6.7%	95.3%	95.8%	95.7%	95.8%
Washington, DC	4,080	6.7%	96.3%	97.1%	96.4%	96.9%
Tampa, FL	5,220	6.5%	95.5%	95.9%	95.5%	96.1%
Orlando, FL	5,274	6.2%	94.6%	95.5%	95.0%	95.7%
Nashville, TN	4,375	4.6%	95.1%	96.1%	95.6%	95.6%
Houston, TX	4,867	4.5%	94.5%	95.4%	94.8%	95.4%
Raleigh/Durham, NC	4,397	4.4%	96.2%	96.6%	96.2%	96.5%
Fort Worth, TX	4,249	4.0%	95.6%	95.4%	95.3%	95.4%
Jacksonville, FL	3,496	3.3%	96.2%	96.5%	96.0%	96.4%
Phoenix, AZ	2,623	3.2%	95.4%	96.7%	96.5%	96.5%
Charleston, SC	2,726	2.7%	96.0%	95.9%	95.8%	95.6%
Richmond, VA	2,004	2.2%	96.6%	97.1%	96.3%	96.8%
Savannah, GA	2,219	2.1%	95.1%	95.4%	95.3%	95.6%
Greenville, SC	2,084	1.6%	95.9%	95.7%	95.0%	95.9%
Memphis, TN	1,811	1.5%	96.7%	96.2%	96.0%	95.7%
Birmingham, AL	1,462	1.3%	96.4%	96.5%	96.1%	96.2%
San Antonio, TX	1,504	1.2%	96.3%	96.6%	96.2%	96.6%
Kansas City, MO-KS	1,110	1.2%	95.1%	95.9%	95.5%	95.8%
Huntsville, AL	1,228	1.1%	97.2%	97.5%	97.1%	97.3%
Other	6,717	6.2%	95.5%	96.5%	95.5%	96.5%
Total Same Store	**95,113**	**100.0%**	**95.4%**	**96.0%**	**95.6%**	**95.9%**

MULTIFAMILY SAME STORE PORTFOLIO QUARTER OVER QUARTER COMPARISONS

Dollars in thousands, except unit and per unit data

		Revenues			Expenses			NOI			Average Effective Rent per Unit		
	Units	**Q2 2020**	**Q2 2019**	**% Chg**	**Q2 2020**	**Q2 2019**	**% Chg**	**Q2 2020**	**Q2 2019**	**% Chg**	**Q2 2020**	**Q2 2019**	**% Chg**
Atlanta, GA	10,996	$ 50,277	$ 49,918	0.7%	$ 18,813	$ 18,869	(0.3)%	$ 31,464	$ 31,049	1.3%	$ 1,462	$ 1,429	2.4%
Dallas, TX	9,405	38,662	37,960	1.8%	16,985	16,447	3.3%	21,677	21,513	0.8%	1,310	1,279	2.4%
Charlotte, NC	6,149	24,616	23,841	3.3%	7,866	7,955	(1.1)%	16,750	15,886	5.4%	1,251	1,212	3.2%
Austin, TX	7,117	29,204	28,149	3.7%	12,902	12,741	1.3%	16,302	15,408	5.8%	1,277	1,223	4.4%
Washington, DC	4,080	23,171	23,148	0.1%	6,862	6,864	(0.0)%	16,309	16,284	0.2%	1,809	1,776	1.9%
Tampa, FL	5,220	24,504	23,959	2.3%	8,606	8,507	1.2%	15,898	15,452	2.9%	1,493	1,442	3.6%
Orlando, FL	5,274	24,039	24,121	(0.3)%	9,098	8,913	2.1%	14,941	15,208	(1.8)%	1,468	1,436	2.3%
Nashville, TN	4,375	18,090	17,643	2.5%	6,826	6,129	11.4%	11,264	11,514	(2.2)%	1,311	1,247	5.1%
Houston, TX	4,867	18,656	18,403	1.4%	7,683	7,633	0.7%	10,973	10,770	1.9%	1,223	1,190	2.8%
Raleigh/Durham, NC	4,397	16,713	15,771	6.0%	5,936	5,425	9.4%	10,777	10,346	4.2%	1,140	1,081	5.4%
Fort Worth, TX	4,249	16,656	16,228	2.6%	7,041	6,989	0.7%	9,615	9,239	4.1%	1,179	1,149	2.6%
Jacksonville, FL	3,496	12,532	12,474	0.5%	4,441	4,025	10.3%	8,091	8,449	(4.2)%	1,151	1,119	2.9%
Phoenix, AZ	2,623	10,755	10,172	5.7%	3,055	2,995	2.0%	7,700	7,177	7.3%	1,283	1,192	7.6%
Charleston, SC	2,726	10,584	10,385	1.9%	3,934	3,812	3.2%	6,650	6,573	1.2%	1,195	1,155	3.4%
Richmond, VA	2,004	7,966	7,726	3.1%	2,611	2,458	6.2%	5,355	5,268	1.7%	1,219	1,178	3.5%
Savannah, GA	2,219	7,867	7,806	0.8%	2,851	2,952	(3.4)%	5,016	4,854	3.3%	1,105	1,078	2.6%
Greenville, SC	2,084	6,523	6,248	4.4%	2,711	2,657	2.0%	3,812	3,591	6.2%	938	900	4.1%
Memphis, TN	1,811	6,007	5,784	3.9%	2,372	2,398	(1.1)%	3,635	3,386	7.4%	1,032	986	4.7%
Birmingham, AL	1,462	5,273	4,957	6.4%	2,137	2,061	3.7%	3,136	2,896	8.3%	1,071	1,010	6.1%
San Antonio, TX	1,504	5,444	5,360	1.6%	2,424	2,210	9.7%	3,020	3,150	(4.1)%	1,117	1,094	2.1%
Kansas City, MO-KS	1,110	4,493	4,342	3.5%	1,594	1,624	(1.8)%	2,899	2,718	6.7%	1,286	1,227	4.8%
Huntsville, AL	1,228	4,043	3,753	7.7%	1,379	1,350	2.1%	2,664	2,403	10.9%	984	900	9.3%
Other	6,717	23,819	23,614	0.9%	9,054	8,732	3.7%	14,765	14,882	(0.8)%	1,125	1,076	4.6%
Total Same Store	**95,113**	**$389,894**	**$381,762**	**2.1%**	**$147,181**	**$143,746**	**2.4%**	**$242,713**	**$238,016**	**2.0%**	**$ 1,289**	**$ 1,246**	**3.4%**

MULTIFAMILY SAME STORE PORTFOLIO SEQUENTIAL QUARTER COMPARISONS

Dollars in thousands, except unit and per unit data

		Revenues			Expenses			NOI			Average Effective Rent per Unit		
	Units	Q2 2020	Q1 2020	% Chg	Q2 2020	Q1 2020	% Chg	Q2 2020	Q1 2020	% Chg	Q2 2020	Q1 2020	% Chg
Atlanta, GA	10,996	$ 50,277	$ 50,784	(1.0)%	$ 18,813	$ 18,422	2.1%	$ 31,464	$ 32,362	(2.8)%	$ 1,462	$ 1,465	(0.2)%
Dallas, TX	9,405	38,662	38,904	(0.6)%	16,985	16,378	3.7%	21,677	22,526	(3.8)%	1,310	1,308	0.2%
Charlotte, NC	6,149	24,616	24,817	(0.8)%	7,866	7,291	7.9%	16,750	17,526	(4.4)%	1,251	1,244	0.5%
Austin, TX	7,117	29,204	29,454	(0.8)%	12,902	12,679	1.8%	16,302	16,775	(2.8)%	1,277	1,265	0.9%
Washington, DC	4,080	23,171	23,227	(0.2)%	6,862	7,067	(2.9)%	16,309	16,160	0.9%	1,809	1,800	0.5%
Tampa, FL	5,220	24,504	24,785	(1.1)%	8,606	8,607	(0.0)%	15,898	16,178	(1.7)%	1,493	1,485	0.6%
Orlando, FL	5,274	24,039	24,636	(2.4)%	9,098	8,867	2.6%	14,941	15,769	(5.3)%	1,468	1,466	0.1%
Nashville, TN	4,375	18,090	18,239	(0.8)%	6,826	6,034	13.1%	11,264	12,205	(7.7)%	1,311	1,301	0.8%
Houston, TX	4,867	18,656	18,820	(0.9)%	7,683	8,325	(7.7)%	10,973	10,495	4.6%	1,223	1,220	0.2%
Raleigh/Durham, NC	4,397	16,713	16,599	0.7%	5,936	5,315	11.7%	10,777	11,284	(4.5)%	1,140	1,130	0.9%
Fort Worth, TX	4,249	16,656	16,603	0.3%	7,041	6,676	5.5%	9,615	9,927	(3.1)%	1,179	1,171	0.7%
Jacksonville, FL	3,496	12,532	12,621	(0.7)%	4,441	4,283	3.7%	8,091	8,338	(3.0)%	1,151	1,143	0.7%
Phoenix, AZ	2,623	10,755	10,764	(0.1)%	3,055	2,941	3.9%	7,700	7,823	(1.6)%	1,283	1,273	0.8%
Charleston, SC	2,726	10,584	10,546	0.4%	3,934	3,752	4.9%	6,650	6,794	(2.1)%	1,195	1,187	0.7%
Richmond, VA	2,004	7,966	7,866	1.3%	2,611	2,531	3.2%	5,355	5,335	0.4%	1,219	1,214	0.4%
Savannah, GA	2,219	7,867	7,977	(1.4)%	2,851	2,983	(4.4)%	5,016	4,994	0.4%	1,105	1,101	0.5%
Greenville, SC	2,084	6,523	6,466	0.9%	2,711	2,485	9.1%	3,812	3,981	(4.2)%	938	931	0.7%
Memphis, TN	1,811	6,007	5,961	0.8%	2,372	2,366	0.3%	3,635	3,595	1.1%	1,032	1,018	1.3%
Birmingham, AL	1,462	5,273	5,289	(0.3)%	2,137	2,031	5.2%	3,136	3,258	(3.7)%	1,071	1,072	(0.1)%
San Antonio, TX	1,504	5,444	5,491	(0.9)%	2,424	2,380	1.8%	3,020	3,111	(2.9)%	1,117	1,119	(0.2)%
Kansas City, MO-KS	1,110	4,493	4,499	(0.1)%	1,594	1,627	(2.0)%	2,899	2,872	0.9%	1,286	1,278	0.6%
Huntsville, AL	1,228	4,043	3,980	1.6%	1,379	1,312	5.1%	2,664	2,668	(0.1)%	984	963	2.2%
Other	6,717	23,819	24,034	(0.9)%	9,054	8,723	3.8%	14,765	15,311	(3.6)%	1,125	1,117	0.8%
Total Same Store	**95,113**	**$389,894**	**$392,362**	**(0.6)%**	**$147,181**	**$143,075**	**2.9%**	**$242,713**	**$249,287**	**(2.6)%**	**$ 1,289**	**$ 1,283**	**0.5%**

MULTIFAMILY SAME STORE PORTFOLIO YEAR TO DATE COMPARISONS AS OF JUNE 30, 2020 AND 2019

Dollars in thousands, except unit and per unit data

		Revenues			Expenses			NOI			Average Effective Rent per Unit		
	Units	Q2 2020	Q2 2019	% Chg	Q2 2020	Q2 2019	% Chg	Q2 2020	Q2 2019	% Chg	Q2 2020	Q2 2019	% Chg
Atlanta, GA	10,996	$101,061	$ 99,332	1.7%	$ 37,235	$ 36,197	2.9%	$ 63,826	$ 63,135	1.1%	$ 1,464	$ 1,422	3.0%
Dallas, TX	9,405	77,566	75,638	2.5%	33,363	33,100	0.8%	44,203	42,538	3.9%	1,309	1,275	2.7%
Charlotte, NC	6,149	49,433	47,422	4.2%	15,157	14,987	1.1%	34,276	32,435	5.7%	1,248	1,204	3.7%
Austin, TX	7,117	58,658	55,925	4.9%	25,581	25,224	1.4%	33,077	30,701	7.7%	1,271	1,214	4.7%
Washington, DC	4,080	46,398	45,784	1.3%	13,929	13,799	0.9%	32,469	31,985	1.5%	1,805	1,765	2.3%
Tampa, FL	5,220	49,289	47,644	3.5%	17,213	16,837	2.2%	32,076	30,807	4.1%	1,489	1,434	3.8%
Orlando, FL	5,274	48,675	48,063	1.3%	17,965	17,431	3.1%	30,710	30,632	0.3%	1,467	1,431	2.5%
Nashville, TN	4,375	36,329	34,806	4.4%	12,860	11,893	8.1%	23,469	22,913	2.4%	1,306	1,238	5.5%
Raleigh/Durham, NC	4,397	33,312	31,339	6.3%	11,251	10,315	9.1%	22,061	21,024	4.9%	1,135	1,074	5.6%
Houston, TX	4,867	37,476	36,785	1.9%	16,008	15,772	1.5%	21,468	21,013	2.2%	1,222	1,184	3.2%
Fort Worth, TX	4,249	33,259	32,287	3.0%	13,717	13,692	0.2%	19,542	18,595	5.1%	1,175	1,144	2.8%
Jacksonville, FL	3,496	25,153	24,765	1.6%	8,724	8,027	8.7%	16,429	16,738	(1.8)%	1,147	1,115	2.9%
Phoenix, AZ	2,623	21,519	19,976	7.7%	5,996	5,818	3.1%	15,523	14,158	9.6%	1,278	1,179	8.4%
Charleston, SC	2,726	21,130	20,598	2.6%	7,686	7,401	3.9%	13,444	13,197	1.9%	1,191	1,150	3.5%
Richmond, VA	2,004	15,832	15,243	3.9%	5,142	4,827	6.5%	10,690	10,416	2.6%	1,216	1,167	4.2%
Savannah, GA	2,219	15,844	15,612	1.5%	5,834	5,757	1.3%	10,010	9,855	1.6%	1,103	1,073	2.8%
Greenville, SC	2,084	12,989	12,453	4.3%	5,196	5,105	1.8%	7,793	7,348	6.1%	934	894	4.5%
Memphis, TN	1,811	11,968	11,434	4.7%	4,738	4,754	(0.3)%	7,230	6,680	8.2%	1,025	979	4.7%
Birmingham, AL	1,462	10,562	9,774	8.1%	4,168	4,083	2.1%	6,394	5,691	12.4%	1,071	1,004	6.8%
San Antonio, TX	1,504	10,935	10,648	2.7%	4,804	4,568	5.2%	6,131	6,080	0.8%	1,118	1,088	2.8%
Kansas City, MO-KS	1,110	8,992	8,625	4.3%	3,221	3,179	1.3%	5,771	5,446	6.0%	1,282	1,217	5.3%
Huntsville, AL	1,228	8,023	7,395	8.5%	2,691	2,627	2.4%	5,332	4,768	11.8%	974	889	9.5%
Other	6,717	47,853	46,745	2.4%	17,777	17,046	4.3%	30,076	29,699	1.3%	1,125	1,117	0.8%
Total Same Store	**95,113**	**$782,256**	**$758,293**	**3.2%**	**$290,256**	**$282,439**	**2.8%**	**$492,000**	**$475,854**	**3.4%**	**$ 1,286**	**$ 1,239**	**3.8%**

MULTIFAMILY DEVELOPMENT PIPELINE

Dollars in thousands

		Units as of June 30, 2020				Projected			Development Costs		
	Location	Total	Delivered	Leased	Start Date	Initial Occupancy Date	Completion Date	Stabilization Date[1]	Total Cost	Thru Q2 2020	After
MAA Frisco Bridges II	Dallas, TX	348	114	38	2Q18	2Q20	4Q20	1Q22	$ 69,000	$ 59,367	$ 9,633
Novel Midtown[2]	Phoenix, AZ	345	—	—	1Q19	1Q21	2Q21	4Q22	82,000	53,535	28,465
Westglenn	Denver, CO	306	—	—	3Q19	2Q21	4Q21	4Q22	84,500	25,405	59,095
The Robinson[3]	Orlando, FL	369	—	—	3Q19	2Q21	4Q21	1Q23	99,000	36,846	62,154
Long Point	Houston, TX	308	—	—	4Q19	3Q21	1Q22	1Q23	57,000	17,309	39,691
Sand Lake[4]	Orlando, FL	264	—	—	4Q19	2Q21	4Q21	1Q23	68,000	23,357	44,643
Total Active		**1,940**	**114**	**38**					**$459,500**	**$215,819**	**$243,681**

(1) Communities are considered stabilized after achieving 90% occupancy for 90 days.
(2) MAA owns 80% of the joint venture that owns this property.
(3) Previously reported as 336 N. Orange.
(4) MAA owns 95% of the joint venture that owns this property.

MULTIFAMILY REDEVELOPMENT PIPELINE

Dollars in thousands, except per unit data

	Six months ended June 30, 2020				
Units Redeveloped	Redevelopment Spend	Spend per Unit	Increase in Average Effective Rent per Unit	Increase in Average Effective Rent per Unit	Estimated Units Remaining in Pipeline
2,095	$ 13,829	$ 6,601	$ 107	9.1%	10,000 - 12,000

MULTIFAMILY LEASE-UP COMMUNITIES

Dollars in thousands

		As of June 30, 2020				
	Location	Total Units	Percent Occupied	Construction Finished	Expected Stabilization[1]	Total Cost
The Greene	Greenville, SC	271	77.5%	(2)	4Q20	$ 72,273
Copper Ridge II	Fort Worth, TX	168	40.5%	2Q20	2Q21	25,787
Total		**439**	**63.3%**			**$ 98,060**

(1) Communities are considered stabilized after achieving 90% occupancy for 90 days.
(2) Property was acquired while in lease-up; construction was complete prior to acquisition by MAA.

2020 ACQUISITION ACTIVITY (THROUGH JUNE 30, 2020)

Land Acquisition	Market	Acreage	Closing Date
Georgetown	Austin, TX	22	January 2020

INVESTMENTS IN UNCONSOLIDATED REAL ESTATE ENTITIES

MAA holds an investment in a real estate joint venture with an institutional investor and accounts for its investment using the equity method of accounting. A summary of non-financial and financial information for this joint venture is provided below.

Joint Venture Property	Market	# of units	Ownership Interest
Post Massachusetts Avenue	Washington, D.C.	269	35%

Dollars in thousands

	As of June 30, 2020		
Joint Venture Property	Gross Investment in Real Estate	Mortgage Notes Payable	Company's Equity Investment
Post Massachusetts Avenue	$ 79,512 (1)	$ 51,732 (2)	$ 43,590

	Three months ended June 30, 2020		Six months ended June 30, 2020	
Joint Venture Property	Entity NOI	Company's Equity in Income	Entity NOI	Company's Equity in Income
Post Massachusetts Avenue	$ 1,970	$ 318	$ 3,944	$ 725

(1)Represents GAAP basis net book value plus accumulated depreciation.
(2)This mortgage note has an outstanding principal value of $52 million, bears interest at a stated fixed rate of 3.93% and matures in December 2025.

DEBT AND DEBT COVENANTS AS OF JUNE 30, 2020

Dollars in thousands

DEBT SUMMARIES

Floating Versus Fixed Rate Debt	Balance	Percent of Total	Effective Interest Rate	Average Years to Rate Maturity
Fixed rate debt	$ 4,082,949	91.3%	4.0%	7.7
Floating (unhedged) debt	389,659	8.7%	1.0%	0.1
Total	**$ 4,472,608**	**100.0%**	**3.7%**	**7.0**

Secured Versus Unsecured Debt	Balance	Percent of Total	Effective Interest Rate	Average Years to Contract Maturity
Unsecured debt	$ 3,849,784	86.1%	3.6%	5.6
Secured debt	622,824	13.9%	4.5%	16.9
Total	**$ 4,472,608**	**100.0%**	**3.7%**	**7.2**

Unencumbered Versus Encumbered Assets	Total Cost	Percent of Total	Q2 2020 NOI	Percent of Total
Unencumbered gross assets	$ 12,819,757	89.4%	$ 232,726	91.1%
Encumbered gross assets	1,518,499	10.6%	22,829	8.9%
Total	**$ 14,338,256**	**100.0%**	**$ 255,555**	**100.0%**

FIXED OR HEDGED INTEREST RATE MATURITIES

Maturity	Fixed Rate Debt	Effective Rate
2020	$ 135,836	4.3%
2021	192,534	5.2%
2022	365,919	3.6%
2023	360,052	4.2%
2024	416,764	4.0%
2025	403,288	4.2%
2026	—	—
2027	594,590	3.7%
2028	395,174	4.2%
2029	562,415	3.7%
Thereafter	656,377	3.8%
Total	**$ 4,082,949**	**4.0%**

Dollars in thousands

DEBT MATURITIES OF OUTSTANDING BALANCES

	Revolving Credit Facility & Commercial Paper [1] [2]	Public Bonds	Other Unsecured	Secured	Total
2020	$ 90,000	$ —	$ —	$ 135,836	$ 225,836
2021	—	—	72,698	119,836	192,534
2022	—	249,088	416,490	—	665,578
2023	—	347,824	12,228	—	360,052
2024	—	396,808	19,956	—	416,764
2025	—	395,836	—	7,452	403,288
2026	—	—	—	—	—
2027	—	594,590	—	—	594,590
2028	—	395,174	—	—	395,174
2029	—	562,415	—	—	562,415
Thereafter	—	296,677	—	359,700	656,377
Total	**$ 90,000**	**$ 3,238,412**	**$ 521,372**	**$ 622,824**	**$ 4,472,608**

(1) The $90.0 million maturing in 2020 reflects the principal outstanding on MAALP’s unsecured commercial paper program as of June 30, 2020. Under the terms of the program, MAALP may issue up to a maximum aggregate amount outstanding at any time of $500.0 million. For the three months ended June 30, 2020, average daily borrowings outstanding under the commercial paper program were $65.0 million.

(2) There were no borrowings outstanding under MAALP’s $1.0 billion unsecured revolving credit facility as of June 30, 2020. The unsecured revolving credit facility has a maturity date of May 2023 with two six-month extensions.

DEBT COVENANT ANALYSIS [1]

Bond Covenants	Required	Actual	Compliance
Total debt to adjusted total assets	60% or less	31.2%	Yes
Total secured debt to adjusted total assets	40% or less	4.3%	Yes
Consolidated income available for debt service to total annual debt service charge	1.5x or greater for trailing 4 quarters	5.3x	Yes
Total unencumbered assets to total unsecured debt	Greater than 150%	333%	Yes

Bank Covenants	Required	Actual	Compliance
Total debt to total capitalized asset value	60% or less	26.8%	Yes
Total secured debt to total capitalized asset value	40% or Less	3.8%	Yes
Total adjusted EBITDA to fixed charges	1.5x or greater for trailing 4 quarters	5.0x	Yes
Total unsecured debt to total unsecured capitalized asset value	60% or less	25.8%	Yes

(1) The calculations of the Bond Covenants and Bank Covenants above are specifically defined in MAALP’s debt agreements.

CREDIT RATINGS

	Commercial Paper Rating	Long-Term Debt Rating	Outlook
Fitch Ratings[1]	F2	BBB+	Stable
Moody's Investors Service[2]	P-2	Baa1	Stable
Standard & Poor's Ratings Services[1]	A-2	BBB+	Stable

(1) Corporate credit rating assigned to MAA and MAALP
(2) Corporate credit rating assigned to MAALP

COMMON STOCK

Stock Symbol: **MAA**

Exchange Traded: **NYSE**

Estimated Future Dates:	**Q3 2020**	**Q4 2020**	**Q1 2021**	**Q2 2021**
Earnings release & conference call	Late October	Late January	Late April	Late July

Dividend Information - Common Shares:	**Q2 2019**	**Q3 2019**	**Q4 2019**	**Q1 2020**	**Q2 2020**
Declaration date	5/21/2019	9/26/2019	12/10/2019	3/19/2020	5/19/2020
Record date	7/15/2019	10/15/2019	1/15/2020	4/15/2020	7/15/2020
Payment date	7/31/2019	10/31/2019	1/31/2020	4/30/2020	7/31/2020
Distributions per share	$ 0.9600	$ 0.9600	$ 1.0000	$ 1.0000	$ 1.0000

COVID-19 UPDATE

Second Quarter 2020 Operating Metrics

Dollars in thousands

Second Quarter 2020 Residential Rents (through July 27, 2020)	Dollars	% of Total Billed
Total billed	$ 371,246	
Cash collected to date	367,026	98.9%
Deferred payments outstanding (1)	1,847	0.5%
Total cash collected and deferred payments	$ 368,873	99.4%
Bad debt reserve (as of June 30, 2020)	$ 3,618	1.0%

Second Quarter 2020 Commercial Rents (through July 27, 2020)		
Total billed	$ 5,859	
Cash collected to date	4,412	75.3%
Rent abatements (2)	1,369	23.4%
Total cash collected and rent abatements	$ 5,781	98.7%
Bad debt reserve (as of June 30, 2020)	$ 1,424	24.3%

(1) Pursuant to a lease amendment signed by residents who were financially impacted by the COVID-19 pandemic.

(2) Pursuant to a lease amendment signed whereby the commercial lease is extended by the number of months abated.

July 2020 Operating Metrics

Dollars in thousands

July 2020 Residential Rents (through July 27, 2020)	Dollars	% of Total Billed	Second Quarter 2020 Average (1)
Total billed	$ 124,101		
Cash collected to date	121,756	98.1%	96.4%
Deferred payments outstanding (2)	379	0.3%	2.3%
Total cash collected and deferred payments	$ 122,135	98.4%	98.7%

(1) Represents the average cash collections and deferrals for April, May, and June 2020 through the 27th of each such month.

(2) Pursuant to a lease amendment signed by residents who were financially impacted by the COVID-19 pandemic.

Same Store Pricing/Occupancy (through July 27, 2020)	July 2020	July 2019
Lease over lease pricing growth for new leases effective in July (3) (4)	(2.7)%	3.8%
Lease over lease pricing growth for renewals effective in July (4) (5)	3.4%	7.1%
Blended lease over lease pricing growth for new leases and renewals effective in July (4)	0.5%	5.5%
Lease over lease pricing growth on net new leases signed during July (4)	(0.7)%	3.4%
Lease over lease pricing growth on net renewal leases signed during July (4)	4.8%	7.2%
Blended lease over lease pricing growth for net new leases and renewals signed during July (4)	1.7%	5.1%
Average Physical Occupancy	95.3%	95.9%

(3) Represents leases for move-ins that occurred in July; lease price is typically set on average 28 days ahead of lease start date.

(4) Lease over lease pricing growth includes the impact of concessions.

(5) Represents leases for renewals that went into effect in July; lease price is typically set on average 60 days ahead of lease start date.

INVESTOR RELATIONS DATA

MAA does not send quarterly reports, earnings releases and supplemental data to shareholders, but provides them upon request.

For recent press releases, SEC filings and other information, call 866-576-9689 (toll free) or email investor.relations@maac.com. This information, as well as access to MAA's quarterly conference call, is also available on the "For Investors" page of MAA's website at www.maac.com.

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(Back To Top)