

JOB GROWTH <sup>1</sup>	Area New Jobs		1 Mo	6 Mo	12 Mo
	Estimate	End 2/28	End 2/28	End 2/28	End 2/28
	Dallas/Plano/Irving	14,500	13,790	72,200	
	Fort Worth/Arlington	8,900	15,700	36,700	
		23,400	29,490	108,900	
INTEREST RATES <sup>2</sup>	Rates		END 3/31	Yr. Ago	
	10 Year Treasury		1.86%	2.22%	
	11th District COFI		0.96%	1.22%	
	1 Mo. LIBOR		0.20%	0.24%	
	Spreads over the above indexes have been increasing as rates have decreased. Best all in rates for the best properties are around 3.75%.				
SUPPLY/DEMAND <sup>3</sup>	Units Added/Absorbed		6 Mo	12 Mo	24 Mo
			End 3/31	End 3/31	End 3/31
	<u>Dallas County</u>				
	Added		4,866	7,758	13,360
Absorbed		5,073	8,369	17,343	
<u>Tarrant County</u>					
Added		2,776	4,645	7,318	
Absorbed		2,731	4,731	9,953	
OCCUPANCY RATES <sup>3</sup>	<u>Dallas County</u>		3/31/2013	6 Mo Ago	12 Mo Ago
	2000's		89.8%	91.1%	91.8%
	1990's		94.9%	95.0%	94.8%
	1980's		93.3%	92.2%	92.2%
	1970's or Older		90.2%	90.0%	89.1%
	<u>Tarrant County</u>				
	2000's		92.7%	93.5%	93.9%
	1990's		94.4%	94.6%	94.9%
	1980's		93.7%	93.2%	92.9%
	1970's or Older		89.1%	88.8%	88.3%
RENTAL RATES <sup>3</sup>	<u>Dallas County</u>		3/31/2013	6 Mo Ago	12 Mo Ago
	2000's		\$1,244	\$1,240	\$1,215
	1990's		\$1,102	\$1,086	\$1,074
	1980's		\$688	\$678	\$661
	1970's or Older		\$675	\$668	\$655
	<u>Tarrant County</u>				
	2000's		\$1,037	\$1,018	\$1,006
	1990's		\$967	\$945	\$939
	1980's		\$658	\$648	\$630
	1970's or Older		\$608	\$600	\$582
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's		1 Texas Workforce Commission		
	2007	82,200	2 Banxquote.com		
	2008	2,500	3 ALNsys.com - Rental rates are after concessions.		
	2009	(94,900)	Approx. 25% of 70's or older are all bills paid.		
	2010	50,800			
	2011	51,200			

**How North Texas' real estate market will be impacted by sequestration.**

[Candace Carlisle](#)  
Dallas Business Journal

North Texas' real estate industry could see little impact from the sequestration, but questions still loom on how the federal spending cuts could impact large real estate plays in the area.

Those plays: A [\\$160 million new regional office](#) for the [Federal Aviation Administration](#), which recently announced [it could furlough workers during the sequestration](#), and the [newly opened](#) regional U.S. Patent Office in downtown Dallas.

The FAA regional office is scheduled to break ground this spring in north Fort Worth. Hillwood is the developer. Interview requests to the [General Services Administration](#), which puts together real estate for federal agencies, were referred to the government's [Office of Management and Budget](#). FAA spokesman [Lynn Lunsford](#) said he couldn't imagine the FAA lease would be impacted by the cuts, but said the General Services Administration would make that call.

The Office of Management and Budget did not immediately respond to my interview request Thursday afternoon. Along with the federal agency offices, Lockheed Martin Aeronautics (NYSE: LMT) in Fort Worth, Raytheon (NYSE: RTN) in McKinney, or really any company supplying the government could take a hit, said [Randy Garrett](#), a principal at Transwestern.

Beyond those companies doing direct deals with the federal government, North Texas' real estate industry would see little impact from sequestration, he said.

"The decision makers in North Texas are now somewhat familiar with the varying aspects of the different financial cliffs that have come and gone over the past several months," Garrett said. "Because the Dallas-Fort Worth area is not extremely reliant on the U.S. government for office space in various programs."

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