

JOB GROWTH ¹	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 10/31	End 10/31	End 10/31
	Dallas/Plano/Irving	16,700	37,600	88,200
	Fort Worth/Arlington	7,100	8,900	23,700
		23,800	46,500	111,900

INTEREST RATES ²	Rates	END 11/30	Yr. Ago	
		10 Year Treasury		2.22%
	11th District COFI		0.66%	0.96%
	1 Mo. LIBOR		0.15%	0.16%
	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 ³	Units Added/ Absorbed	6 Mo End 11/30	12 Mo End 11/30	24 Mo End 11/30
	Dallas County			
	Added	3,221	7,469	14,663
	Absorbed	2,174	7,190	15,096
Tarrant County				
	Added	1,368	2,591	5,461
	Absorbed	1,646	3,705	7,320

OCCUPANCY RATES ³	Dallas County	11/30/2014	6 Mo Ago	12 Mo Ago
		2000's	86.8%	88.3%
	1990's	95.4%	95.0%	95.0%
	1980's	94.1%	94.1%	93.6%
	1970's or Older	91.9%	92.1%	91.8%
Tarrant County				
	2000's	92.7%	92.1%	91.8%
	1990's	95.2%	94.9%	94.5%
	1980's	93.9%	94.0%	93.4%
	1970's or Older	91.6%	91.5%	90.7%

RENTAL RATES ³	Dallas County	11/30/2014	6 Mo Ago	12 Mo Ago
		2000's	\$1,311	\$1,288
	1990's	\$1,158	\$1,155	\$1,121
	1980's	\$761	\$738	\$714
	1970's or Older	\$918	\$896	\$866
Tarrant County				
	2000's	\$1,092	\$1,071	\$1,050
	1990's	\$1,033	\$1,010	\$971
	1980's	\$727	\$707	\$678
	1970's or Older	\$675	\$649	\$630

HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's	1 Texas Workforce Commission
		2007 82,200
	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	
	2012 79,200	
	2013 95,000	

Demand for Class C Multifamily

Posted by [Jonas Levy](#)

Fri, November 21st, 2014

The demand for apartment living has grown so robust that resident demand has trickled into Class C territory. (Class C assets are those properties usually in need of renovation and are located in non-core areas.) For example, in “[Class C Market Grows Tense as Prices Rise](#),” Jake Reid reports that the prices for Class C in good locations will now come with a much higher price tag than in years past. He writes, “While values today are strong for well-located product regardless of age, rising rental rates are supporting the higher C pricing.”

What’s interesting to note is that Reid says that buyers see the potential for rental income from these Class C products. In his article, he explains that there’s room to raise rents because of the demand—despite the fact that many of these assets, which can be decades old, haven’t been renovated. Reid writes that Class C values are also influenced by developers looking for aging communities for redevelopment. [In this report on apartment sales for Q3](#), Les Shaver writes that overall apartment sales are up by 28 percent as compared to this time last year, hitting \$27.5 billion, according to Real Capital Analytics. He also writes that, “secondary and tertiary markets led the way as investors continued [pushing further out in search of yield](#) and taking advantage of available debt.”

- See more at: <http://www.realestatedealsheet.com/blog/featured-content/demand-class-c-multifamily#sthash.kA7a0vxb.dpuf>

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