

JOB GROWTH ₁	Area New Jobs			
	1 Mo	6 Mo	12 Mo	
	Estimate	End 12/31	End 12/31	End 12/31
	Dallas/Plano/Irving	(3,800)	23,900	31,500
	Fort Worth/Arlington	700	10,200	14,200
		(3,100)	34,100	45,700
INTEREST RATES ₂	Rates		END 1/31	Yr. Ago
	10 Year Treasury		1.87%	3.42%
	11th District COFI		1.20%	1.51%
	1 Mo. LIBOR		0.28%	0.26%
	Spreads over the above indexes have been increasing as rates have decreased. Best all in rates for the best properties are around 4.0%-4.5%.			
SUPPLY/ DEMAND ₃	Units Added/ Absorbed			
	6 Mo End 1/31	12 Mo End 1/31	24 Mo End 1/31	
	Dallas County			
	Added	2,112	3,865	8,430
	Absorbed	595	6,987	18,898
	Tarrant County			
	Added	849	2,272	3,573
	Absorbed	(406)	3,630	9,103
OCCUPANCY RATES ₃	Dallas County			
	1/31/2012	6 Mo Ago	12 Mo Ago	
	2000's	90.9%	92.6%	91.6%
	1990's	94.5%	95.4%	94.4%
	1980's	91.0%	90.9%	89.8%
	1970's or Older	89.2%	89.4%	86.7%
	Tarrant County			
	2000's	92.4%	93.7%	92.4%
	1990's	94.5%	95.8%	93.9%
	1980's	91.1%	91.7%	90.2%
	1970's or Older	86.4%	86.7%	84.3%
RENTAL RATES ₃	Dallas County			
	1/31/2012	6 Mo Ago	12 Mo Ago	
	2000's	\$1,194	\$1,189	\$1,149
	1990's	\$1,074	\$1,055	\$1,004
	1980's	\$651	\$646	\$630
	1970's or Older	\$651	\$648	\$633
	Tarrant County			
	2000's	\$993	\$975	\$929
	1990's	\$916	\$929	\$884
	1980's	\$614	\$613	\$601
	1970's or Older	\$585	\$577	\$566
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's		1 Texas Workforce Commission	
	2006	91,600	2 Banxquote.com	
	2007	82,200	3 ALNsys.com - Rental rates are after concessions.	
	2008	2,500	Approx. 25% of 70's or older are all bills paid.	
	2009	(94,900)		
	2010	50,800		

Property Insurance and Roof Age

Composition roofs are like our cars... ultimately, they wear out! And like cars, the better they are maintained, the longer they last.

Three-tab composition roofs have a life expectancy of 20 to 25 years. Most insurance companies are no longer paying full replacement cost for older roofs. This policy change means that when an old roof is destroyed by high winds or hail, the owner will only be paid 'Actual Cash Value' similar to the adjusted cost paid for an older car when it is totaled in a collision.

Because of this change, it is important that owners implement a roof maintenance procedure to extend the effective life of their roof. A roof has one main purpose - to keep the water out. Roofs leak because of deteriorated singles and flashings or roof penetrations. Ridge rows (the apex of a roof), are the lynch-pins of an effective roof. These shingles at the top can become loose and in high winds will allow other shingles to blow off.

An annual roof inspection, coupled with repairs and simple preventive maintenance, can significantly extend the effective life of a composition roof. The best time to tackle this job is each spring. During the summer, roof surfaces can get very hot and pliable. Walking on these shingles in these hotter months can cause damage.

Excessive heat can also significantly shorten the life of a good roof. Unvented attic heat can exceed 140 degrees. This heat weakens the asphalt backing of all the shingles. Ridge vents are the best way to relieve this heat. Ridge vents, installed at the apex of the roof, can be installed without damaging the existing roof or its appearance. Conducting annual roof inspections should be a must for all owners and adding roof vents is a viable roof option that every owner should consider.

For more information on roof issues affecting insurance coverage, please contact Elliott Carpenter with Commercial Insurance Solutions at (214) 420-0330 or elliott_carpenter@cis-ais.com.

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