

JOB GROWTH ₁	Area New Jobs				
		1 Mo	6 Mo	12 Mo	
	Estimate	End 11/30	End 11/30	End 11/30	
	Dallas/Plano/Irving	13,600	12,500	40,100	
	Fort Worth/Arlington	6,600	5,000	17,200	
		20,200	17,500	57,300	
INTEREST RATES ₂	Rates				
		END 12/31		Yr. Ago	
	10 Year Treasury	1.89%		3.38%	
	11th District COFI	1.22%		1.65%	
	1 Mo. LIBOR	0.29%		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	12 Mo	24 Mo	
		End 12/31	End 12/31	12/31	
	<u>Dallas County</u>				
		Added	2,049	4,585	8,913
	Absorbed	954	8,449	20,285	
	<u>Tarrant County</u>				
	Added	1,016	2,681	3,485	
	Absorbed	182	5,165	10,931	
OCCUPANCY RATES ₃	<u>Dallas County</u>				
		12/31/2011	6 Mo Ago	12 Mo Ago	
		2000's	91.5%	93.2%	91.1%
		1990's	94.7%	95.7%	94.1%
		1980's	91.0%	90.9%	89.3%
		1970's or Older	89.1%	88.9%	86.8%
	<u>Tarrant County</u>				
		2000's	92.6%	93.6%	92.0%
		1990's	94.1%	95.6%	94.6%
		1980's	91.5%	91.6%	90.2%
	1970's or Older	87.0%	87.1%	83.1%	
RENTAL RATES ₃	<u>Dallas County</u>				
		12/31/2011	6 Mo Ago	12 Mo Ago	
		2000's	\$1,192	\$1,185	\$1,138
		1990's	\$1,067	\$1,048	\$1,000
		1980's	\$649	\$644	\$626
		1970's or Older	\$650	\$644	\$631
	<u>Tarrant County</u>				
		2000's	\$986	\$962	\$926
		1990's	\$911	\$919	\$883
		1980's	\$613	\$611	\$596
	1970's or Older	\$583	\$574	\$564	
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			

Dallas-area Commercial Property Foreclosures Drop in 2011

By STEVE BROWN, Real Estate Editor
stevebrown@dallasnews.com

Published: 22 December 2011 03:37 PM

Commercial real estate foreclosure listings in the Dallas-Fort Worth area fell 14 percent in 2011 — the first decline in six years.

During 2011, lenders posted 2,860 North Texas commercial properties for foreclosure, according to Foreclosure Listing Service.

That's down from more than 3,300 commercial property foreclosure filings in 2010, which "appears to have been the peak, at least so far, for commercial posting activity in this foreclosure cycle," George Roddy, president of the Addison-based foreclosure tracking firm, said in the report released Thursday.

"The last time D-FW annual commercial foreclosure posting activity from year-to-year eased was in 2005, when 1,002 commercial postings were filed, compared to the 1,091 notices recorded in 2004," he said.

The biggest decline in commercial property foreclosures this year was for apartment buildings — down 30 percent from 2010. Retail property foreclosure filings fell 12 percent.

Only foreclosure postings for warehouse buildings were up this year, 20 percent higher than in 2010.

"Commercial foreclosure posting activity among all four counties within the D-FW metro area declined over the past year," Roddy said.

The biggest drops were 29 percent in Collin and Denton counties.

Not all of the commercial properties posted for foreclosure each month are sold at auction. In many cases, the lender delays the sale or the borrower reaches a new debt agreement.

Sam Pettigrew
972-630-6691

spettigrew@cantrellcompany.com

Todd Franks
972-630-6692

tfranks@cantrellcompany.com

Thomas Hooke
972-630-6696

thooke@cantrellcompany.com