

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

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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.

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