

JOB GROWTH <sup>1</sup>	Area New Jobs	1 Mo	12 Mo
	Estimate	End 3/31	End 3/31
	Dallas/Plano/Irving	18,100	72,600
	Fort Worth/Arlington	3,800	20,100
		21,900	92,700

  

INTEREST RATES <sup>2</sup>	Rates	END 4/30	Yr. Ago
		10 Year Treasury	2.63%
	11th District COFI	0.71%	0.99%
	1 Mo. LIBOR	0.15%	0.20%
	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 End 4/30	12 Mo End 4/30	24 Mo End 4/30
	<b>Dallas County</b>			
	Added	3,002	7,116	14,254
	Absorbed	2,686	6,043	14,217
<b>Tarrant County</b>				
	Added	1,166	1,831	6,959
	Absorbed	1,815	2,910	7,918

  

OCCUPANCY RATES <sup>3</sup>	Dallas County	4/30/2014	6 Mo Ago	12 Mo Ago
		2000's	86.9%	88.0%
	1990's	95.4%	94.9%	95.1%
	1980's	94.0%	93.6%	93.9%
	1970's or Older	91.7%	91.5%	90.6%
	<b>Tarrant County</b>			
	2000's	92.0%	92.3%	90.6%
	1990's	94.6%	93.8%	94.3%
	1980's	94.3%	93.4%	93.8%
	1970's or Older	90.9%	90.7%	90.3%

  

RENTAL RATES <sup>3</sup>	Dallas County	4/30/2014	6 Mo Ago	12 Mo Ago
		2000's	\$1,257	\$1,255
	1990's	\$1,115	\$1,126	\$1,116
	1980's	\$729	\$713	\$696
	1970's or Older	\$706	\$695	\$675
	<b>Tarrant County</b>			
	2000's	\$1,070	\$1,061	\$1,041
	1990's	\$988	\$968	\$966
	1980's	\$694	\$680	\$665
	1970's or Older	\$641	\$625	\$615

  

HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's	1 Texas Workforce Commission 2 Banxquote.com 3 ALNsys.com - Rental rates are after concessions. Approx. 25% of 70's or older are all bills paid.
		2007
	2008	2,500
	2009	(94,900)
	2010	50,800
	2011	51,200
	2012	79,200

## Commercial real estate forecasters see continued U.S. growth

By STEVE BROWN

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Top real estate economists expect that commercial property transactions will rise over the next two years to levels not seen since before the recession – exceeding the volumes hit in 2006.

Total transaction volume will reach \$430 billion by 2016, according to a new forecast by the Urban Land Institute and Ernst & Young. The just-released report is more optimistic than last fall's industry outlook.

Economists surveyed in February and March predicted “consistent growth in the real estate industry, bringing some key factors back to pre-recession levels and others moderating to long-term averages,” Anita Kramer, vice president, ULI Center for Capital Markets and Real Estate, said in the report. “Fundamentals beyond multi-family continue to improve with the retail sector now joining in.

“This overall outlook for real estate is supported by expected on-going improvements in the economy.”

Total annual returns for commercial properties are forecast to average 9.4 percent this year – with retail and industrial buildings doing slightly better than the average.

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