

JOB GROWTH ¹	Area New Jobs		1 Mo	6 Mo	12 Mo
	Estimate		End 8/31	End 8/31	End 8/31
	Dallas/Plano/Irving		4,300	7,500	38,900
	Fort Worth/Arlington		4,300	8,700	22,200
			8,600	16,200	61,100
INTEREST RATES ²	Rates		END 9/30	Yr. Ago	
	10 Year Treasury		1.65%	1.92%	
	11th District COFI		1.09%	1.35%	
	1 Mo. LIBOR		0.22%	0.24%	
	Spreads over the above indexes have been increasing as rates have decreased. Best all in rates for the best properties are around 4.0%.				
SUPPLY/ DEMAND ³	Units Added/ Absorbed		6 Mo	12 Mo	24 Mo
			End 9/30	End 9/30	End 9/30
	Dallas County				
	Added		1,805	4,878	8,026
	Absorbed		2,548	6,059	14,325
	Tarrant County				
	Added		959	2,170	4,078
	Absorbed		1,324	3,581	7,762
OCCUPANCY RATES ³	Dallas County		9/30/2012	6 Mo Ago	12 Mo Ago
	2000's		91.3%	91.9%	93.3%
	1990's		95.3%	94.8%	95.2%
	1980's		92.3%	92.2%	91.1%
	1970's or Older		91.2%	90.1%	89.5%
	Tarrant County				
	2000's		92.6%	93.5%	93.8%
	1990's		95.2%	94.8%	94.9%
	1980's		93.4%	92.9%	92.2%
	1970's or Older		89.3%	88.3%	86.2%
RENTAL RATES ³	Dallas County		9/30/2012	6 Mo Ago	12 Mo Ago
	2000's		\$1,224	\$1,200	\$1,180
	1990's		\$1,085	\$1,059	\$1,037
	1980's		\$682	\$662	\$650
	1970's or Older		\$672	\$658	\$642
	Tarrant County				
	2000's		\$1,001	\$977	\$950
	1990's		\$950	\$940	\$922
	1980's		\$647	\$629	\$614
	1970's or Older		\$593	\$578	\$565
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's				
			1 Texas Workforce Commission		
	2007	82,200	2 Banxquote.com		
	2008	2,500	3 ALNsys.com - Rental rates are after concessions.		
	2009	(94,900)	Approx. 25% of 70's or older		
	2010	50,800	are all bills paid.		
	2011	51,200			

Turning on tap costs more

MICHAEL E. YOUNG

Dallas Morning News

With water costs jumping 14 percent on Oct. 1 for the customers of the North Texas Municipal Water District, the cities and small water companies that buy from the district are in the final stages of sorting out how they'll pay the increase.

Much of the rate increase is from the cost of a 46-mile pipeline extension from Lake Texoma at Sister Grove Creek in Grayson County to the district's treatment plant in Wylie. The \$300 million project was needed after the proliferation of zebra mussels in Texoma. It will restore the 28 percent of the district's water supply that was wiped out when the district stopped pumping from the lake because of the infestation.

Expected water rate increases:

- Allen 6.8 percent
- Frisco 3-5 percent*
- Garland 9 percent
- McKinney 2.5 percent**
- Plano 10 percent
- Richardson 13 percent
- Rowlett \$11.95 a month

*Final rate expected to be about 5percent

**Similar increases expected for five years

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