

JOB GROWTH <sup>1</sup>	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 05/30	End 05/30	End 05/30
	Dallas/Plano/Irving	7,600	20,400	49,600
	Fort Worth/Arlington	(5,600)	6,100	9,300
		2,000	26,500	58,900
INTEREST RATES <sup>2</sup>	Rates	END 5/31		Yr. Ago
	10 Year Treasury	3.01%		3.14%
	11th District COFI	1.36%		1.83%
	1 Mo. LIBOR	0.19%		0.35%
Spreads over the above indexes have been increasing as rates have decreased. Best all in rates for the best properties are around 5.00%.				
SUPPLY/ DEMAND <sup>3</sup>	Units Added/ Absorbed	6 Mo End 6/31	12 Mo End 6/31	24 Mo 6/31/2011
	<b>Dallas County</b>			
	Added	2,863	4,585	10,405
	Absorbed	6,586	10,497	17,837
	<b>Tarrant County</b>			
Added	1,494	2,202	4,324	
Absorbed	4,179	5,186	9,936	
OCCUPANCY RATES <sup>3</sup>	Dallas County	6/31/2011	6 Mo Ago	12 Mo Ago
	2000's	93.1%	90.9%	86.7%
	1990's	95.5%	94.7%	93.9%
	1980's	90.9%	89.4%	89.5%
	1970's or Older	88.3%	87.1%	86.9%
	Tarrant County			
	2000's	93.3%	91.8%	90.3%
	1990's	95.1%	94.6%	94.0%
	1980's	91.1%	90.2%	90.1%
	1970's or Older	86.7%	83.2%	84.0%
RENTAL RATES <sup>3</sup>	Dallas County	6/31/2011	6 Mo Ago	12 Mo Ago
	2000's	\$1,180	\$1,124	\$1,098
	1990's	\$1,041	\$992	\$979
	1980's	\$643	\$625	\$624
	1970's or Older	\$637	\$630	\$629
	Tarrant County			
	2000's	\$963	\$920	\$911
	1990's	\$909	\$878	\$861
	1980's	\$609	\$593	\$591
	1970's or Older	\$574	\$564	\$560
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)	4 Job Growth through May 2011	
	2010	50,800		

## Investor Picks Up Garland Apartment Community, Plans \$1M in Improvements

Dallas Business Journal, June 17, 2011

A California-based investor recently purchased a 200-unit foreclosed apartment



community at 238 East Oates Road in Garland for an undisclosed amount of money.

Post MAG PCF I LLC plans to spend \$1 million on renovations to the property, according to real estate sources.

The firm's offer was one of 34 offers for the property, said **Sam Pettigrew**, a partner with Dallas-based The Cantrell Company Real Estate Investment Brokerage.

Pettigrew and **Todd Franks**, also with The Cantrell Company, represented the buyer and seller, C-III Capital Partners.

Although Pettigrew was unable to disclose the purchased price of the property, the list price was \$6.3 million.

The property had a 90 percent occupancy rate at the time of the sale.

By Candace Carlisle

The Cantrell Company specializes in the brokerage of multi-family properties. Please contact the apartment specialists below for exclusive representation for the sale of your apartment property or for your next purchase.

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