

<b>JOB GROWTH<sup>1</sup></b>	<b>Area New Jobs</b>	<b>Mo of</b>	<b>6 Mo</b>	<b>12 Mo</b>
	<b>Estimate</b>	<b>2/06</b>	<b>End 2/06</b>	<b>End 2/06</b>
	Dallas/Plano/Irving	10,600	15,100	71,200
	Fort Worth/Arlington	5,300	9,300	21,100
		15,900	24,400	92,300
<b>INTEREST RATES<sup>2</sup></b>	<b>Rates</b>	<b>4/11/2006</b>	<b>Yr. Ago</b>	
	10 Year Treasury		4.93%	4.36%
	11th District COFI		3.60%	2.32%
	1 Mo. LIBOR		4.88%	2.95%
	FNMA, Freddie Mac & CMBS lenders' rates are fixed at approx 1.0-1.5% over the 10 year treasury. Other lenders' rates are adjustable at approx 3% over COFI or LIBOR.			
<b>SUPPLY/ DEMAND<sup>3</sup></b>	<b>Units Added/ Absorbed</b>	<b>3 Mo</b>	<b>6 Mo</b>	<b>12 Mo</b>
		<b>End 4/06</b>	<b>End 4/06</b>	<b>End 4/06</b>
	<b>Dallas County</b>			
	Added	577	1,406	5,936
	Absorbed	893	(284)	11,123
	<b>Tarrant County</b>			
Added	(71)	848	2,813	
Absorbed	914	46	6,340	
<b>OCCUPANCY RATES<sup>3</sup></b>	<b>Dallas County</b>	<b>4/06</b>	<b>6 Mo Ago</b>	<b>1 Yr Ago</b>
	1990's or Newer	91%	93%	89%
	1980's	91%	91%	89%
	1970's or Older	88%	88%	85%
	<b>Tarrant County</b>			
	1990's or Newer	90%	92%	87%
	1980's	91%	91%	90%
	1970's or Older	87%	87%	84%
<b>RENTAL RATES<sup>3</sup></b>	<b>Dallas County</b>	<b>4/06</b>	<b>6 Mo Ago</b>	<b>1 Yr Ago</b>
	1990's or Newer	\$1,038	\$1,047	\$1,017
	1980's	\$624	\$617	\$618
	1970's or Older	\$623	\$617	\$614
	<b>Tarrant County</b>			
	1990's or Newer	\$864	\$866	\$864
	1980's	\$598	\$587	\$587
	1970's or Older	\$563	\$557	\$561
<b>HOME OWNERSHIP<sup>4</sup></b>	<b>Homebuilder</b>	<b>Mo P/I</b>		
	<b>Price/Size</b>	<b>Tax/Ins</b>		
	Choice Homes		<sup>1</sup> Tx Workforce Commission - average calendar yr. change (combined MSA's): '98 115,700; '99 95,300; '00 100,500; '01 11,800; '02 (69,900); '03 (39,500)	
	\$79,950 3-2-1 \$729		<sup>2</sup> Banxquote.com '04 30,400; '05 66,300 <sup>3</sup> ALNsys.com - Rental rates are before any concessions. Approx. 25% of 70's or older are all bills paid. <sup>4</sup> From corporate office of builder.	
Fox & Jacobs				
\$90,990 3-2-2 \$817				

Information obtained from sources deemed reliable, but not guaranteed.

**D/FW Among Top 10 Least Expensive Cities to do Business, Study Says**

Dallas-Fort Worth ranked in the top 10 of a list of the least costly cities to do business, according to a study released Tuesday by audit, tax and advisory firm KPMG, L.L.P. The study tracked 23 U.S. cities/locations with populations exceeding 1.5 million. The Dallas-Fort Worth area was ranked as the 9th least expensive place to do business. Atlanta was ranked No. 1, as the least costly city to do business in.

Tampa, Fla., and Indianapolis were the most cost-competitive locations behind Atlanta, ranking a close second and third, respectively. New York and San Jose, Calif., were the most expensive places to do business. Houston was the only other Texas city to make the list at No. 14. "Selecting the best site for a business operation requires balanced consideration of many factors, including business costs, business environment, personnel costs and quality of life issues," said Hartley Powell, national leader for KPMG's Strategic Relocation and Expansion Services practice. "This study offers a comprehensive guide for comparing business costs in the United States and contains valuable information for any company seeking a cost advantage in locating a business operation."

The biannual study's basis for comparison is the after-tax cost of start up and operation for 12 specific industries over a 10-year span. The study enables companies to perform a "quick scan" of jurisdictions to determine which can offer a cost-competitive business environment.

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