

JOB GROWTH ¹	Area New Jobs		Mo of	6 Mo	12 Mo
	Estimate		6/06	End 6/06	End 6/06
	Dallas/Plano/Irving		5,300	31,100	68,400
	Fort Worth/Arlington		3,700	12,000	20,500
			9,000	43,100	88,900
INTEREST RATES ²	Rates		8/16/2006	Yr. Ago	
	10 Year Treasury			4.93%	4.27%
	11th District COFI			4.09%	2.68%
	1 Mo. LIBOR			5.33%	3.59%
	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.				
SUPPLY/ DEMAND ³	Units Added/ Absorbed		6 Mo	12 Mo	24 Mo
			End 8/06	End 8/06	End 8/06
	Dallas County				
	Added		1,924	5,830	15,989
	Absorbed		2,125	10,163	19,318
	Tarrant County				
	Added		2,315	3,901	9,441
	Absorbed		2,368	5,973	9,424
OCCUPANCY RATES ³	Dallas County		8/06	12 Mo Ago	24 Mo Ago
	1990's or Newer		91%	91%	91%
	1980's		91%	89%	89%
	1970's or Older		89%	87%	86%
	Tarrant County				
	1990's or Newer		90%	89%	90%
	1980's		91%	90%	90%
	1970's or Older		87%	84%	86%
RENTAL RATES ³	Dallas County		8/06	12 Mo Ago	24 Mo Ago
	1990's or Newer		\$1,070	\$1,037	\$1,047
	1980's		\$628	\$614	\$625
	1970's or Older		\$627	\$613	\$626
	Tarrant County				
	1990's or Newer		\$888	\$859	\$885
	1980's		\$601	\$585	\$597
	1970's or Older		\$567	\$557	\$565
HOME OWNERSHIP ⁴	Homebuilder	Mo P/I	¹ 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)		
	Price/Size	Tax/Ins			
	Choice Homes		² Banxquote.com '04 30,400; '05 66,300 ³ ALNsys.com - Rental rates are before any concessions. Approx. 25% of 70's or older are all bills paid.		
	\$79,950 3-2-1	\$729			
	Fox & Jacobs		⁴ From corporate office of builder.		
	\$90,990 3-2-2	\$817			

Information obtained from sources deemed reliable, but not guaranteed.

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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