

THE CANTRELL REPORT™

Pertinent Information for Apartment Owners

August 2007

JOB GROWTH ¹	Area New Jobs		Mo of	6 Mo	12 Mo
	Estimate		6/07	End 6/07	End 6/07
	Dallas/Plano/Irving		4,200	20,500	62,900
Fort Worth/Arlington		300	8,800	20,700	
		4,500	29,300	83,600	

INTEREST RATES ²	Rates	8/17/2007	Yr. Ago
	10 Year Treasury		4.67%
11th District COFI		4.28%	4.09%
1 Mo. LIBOR		5.51%	5.33%
FNMA, Freddie Mac & CMBS lenders' rates are fixed at approx 1.20-1.75% 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 8/07	End 8/07	End 8/07
	Dallas County				
	Added		1,796	6,024	13,010
	Absorbed		3,032	4,925	15,966
Tarrant County					
	Added		2,086	3,182	7,472
	Absorbed		3,134	2,741	8,415

OCCUPANCY RATES ³	Dallas County		8/07	6 Mo Ago	12 Mo Ago	
		1990's or Newer		89%	91%	91%
		1980's		90%	90%	91%
	1970's or Older		90%	89%	89%	
Tarrant County						
	1990's or Newer		91%	89%	89%	
	1980's		90%	89%	90%	
	1970's or Older		86%	85%	87%	

RENTAL RATES ³	Dallas County		8/07	6 Mo Ago	12 Mo Ago	
		1990's or Newer		\$1,102	\$1,084	\$1,053
		1980's		\$651	\$643	\$628
	1970's or Older		\$653	\$641	\$628	
Tarrant County						
	1990's or Newer		\$930	\$901	\$885	
	1980's		\$622	\$611	\$602	
	1970's or Older		\$593	\$578	\$569	

HOME OWNERSHIP ⁴	Homebuilder	Mo P/	1 Tx Workforce Commission - average		
	Price/Size	Tax/Ins	calendar yr. change (combined MSA's):		
	Choice Homes			'99 95,300; '00 100,500; '01 11,800	
\$79,950 3-2-1	\$729		'02 (70,000); '03 (39,400); '04 32,600		
			'05 68,300; '06 94,300		
			2 Banxquote.com		
			3 ALNsys.com - Rental rates are before		
			any concessions. Approx. 25% of		
			70's or older are all bills paid.		
			4 From corporate office of builder.		
Fox & Jacobs					
\$90,990 3-2-2	\$817				

Information obtained from sources deemed reliable, but not guaranteed.

Random Notes Concerning the DFW Multi Family Market

Job Growth

Top U.S. Job Markets (Employment gains for 12 months ending in May)

Area	New Jobs	Area	New Jobs
Dallas-Fort Worth	90,000	Washington	53,200
Houston	81,100	Seattle	48,400
NY City/New Jersey	71,400	Chicago	44,200
Phoenix	69,600	Atlanta	40,700
Los Angeles	61,700	San Francisco	36,200

Sources: Texas A & M Real Estate Center; Bureau of Labor Statistics

Property Insurance Update

Property insurance rates have bottomed out for this insurance cycle. This storm season will determine when or if rates will start back up. The general liability market continues to soften. Significant savings are being realized by the best operators.

Source: Jeff Wilhoit, CIC, Commercial Insurance Solutions

jeff_wilhoit@aptinsurance.com

Corporate Relocations to DFW

Of 30 major U.S. cities, the DFW area offered the 4th-lowest annual operating cost for corporate headquarters, according to a recent study by John Boyd, head of the Boyd Co., a relocation consulting firm based in Princeton, N.J. "Dallas shows well in the analysis, and it comes at a time when we have identified the corporate headquarters as the next frontier of corporate re-engineering, cost-cutting and strategic planning," said Mr. Boyd. New York still leads the nation, with 45 headquarters for companies on the Fortune 500 list of the largest U.S. corporations. Houston is No. 2, with 22, followed by Atlanta, with 12, according to the 2007 Fortune 500. Dallas ties with Chicago for 4th place, with 11 headquarters. But add in companies based in Fort Worth, Plano, Irving and other local cities, and the Dallas Fort Worth area's tally climbs to 24.

Source: Brendan Case, Dallas Morning News, bcase@dallasnews.com

Property Tax Update

You will be receiving your 2007 property tax bills in early October. Although the official tax rates for the three entities (school, city & county) will not be set until sometime in September, the second part of the School Tax Reform legislation passed last year in the Texas legislature will enable the overall tax rate to be reduced approximately 10% for everyone. There is some small wiggle room for each school district to increase rates, but the overall effect will lower your tax bill 10% +/- . Of course appraisals continue to increase cutting into the effect of the reduced rate. For more information on this, contact Linda Mayberry @ lmayberry@cmi-tax.com.

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.

Mark Cantrell
214-368-4567 (ext. 12)

mcantrell@cantrellcompany.com

Todd Franks
214-368-4567 (ext. 17)

tfranks@cantrellcompany.com

Sam Pettigrew
214-368-4567 (ext. 16)

spectigrew@cantrellcompany.com

Elliott Carpenter
214-368-4567 (ext. 34)

ecarpenter@cantrellcompany.com