

THE CANTRELL REPORT™

Pertinent Information for Apartment Owners
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Economic Recovery Strengthens

By: Real Estate Center Online News

Texas economic recovery is strengthening, according to the latest monthly economic review from the Real Estate Center at Texas A&M University. After 16 months of job losses, the state had its third month of positive annual employment growth.

Texas' employment growth rate from July 2009 to July 2010 was 1.3 percent compared with a rate close to zero percent for the nation. The state's private sector posted a positive annual employment growth rate of 1.2 percent compared with a zero percent rate for the United States.

The seasonally adjusted unemployment rate in Texas rose from 7.9 percent in July 2009 to 8.2 percent in July 2010, while the U.S. rate increased from 9.4 to 9.5 percent over the same period.

All Texas industries except the construction and information industries had more jobs in July 2010 than in July 2009. Nineteen Texas metro areas had positive employment growth rates from July 2009 to July 2010, up from 16 for the period from June 2009 to June 2010. San Angelo ranked first in job creation, followed by College Station-Bryan, Austin-Round Rock-San Marcos and McAllen-Edinburg-Mission.

The state's actual unemployment rate in July 2010 was 8.5 percent. Midland had the lowest unemployment rate followed by Amarillo, San Angelo, and Collection Station-Bryan.

The complete economic review is available on the Center's website - <http://recenter.tamu.edu/econ/>.

JOB GROWTH ¹	Area New Jobs				
	Estimate	1 Mo End 7/10	6 Mo End 7/10	12 Mo End 7/10	
	Dallas/Plano/Irving	(13,000)	39,700	26,100	
	Fort Worth/Arlington	(7,600)	9,500	5,200	
		(20,600)	49,200	31,300	
INTEREST RATES ²	Rates			8/18/2010	Yr. Ago
	10 Year Treasury		2.64%		3.51%
	11th District COFI		1.80%		1.60%
	1 Mo. LIBOR		0.27%		0.27%
	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 ³	Units Added/ Absorbed				
		6 Mo End 8/10	12 Mo End 8/10	24 Mo End 8/10	
	Dallas County				
	Added	2,459	5,796	11,904	
	Absorbed	8,389	7,604	6,169	
	Tarrant County				
	Added	456	730	5,785	
	Absorbed	4,683	4,093	5,830	
OCCUPANCY RATES ³	Dallas County				
		8/10	6 Mo Ago	12 Mo Ago	
	2000's	90%	85%	84%	
	1990's	94%	92%	93%	
	1980's	89%	87%	88%	
	1970's or Older	87%	86%	88%	
	Tarrant County				
	2000's	93%	87%	87%	
	1990's	95%	92%	94%	
	1980's	90%	89%	89%	
	1970's or Older	84%	82%	83%	
RENTAL RATES ³	Dallas County				
		8/10	6 Mo Ago	12 Mo Ago	
	2000's	\$1,191	\$1,191	\$1,193	
	1990's	\$1,008	\$1,008	\$1,028	
	1980's	\$660	\$657	\$672	
	1970's or Older	\$659	\$663	\$674	
	Tarrant County				
	2000's	\$958	\$947	\$967	
	1990's	\$896	\$878	\$896	
	1980's	\$625	\$627	\$637	
	1970's or Older	\$589	\$597	\$605	
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's		1 Texas Workforce Commission		
	2005	68,300	2 Banxquote.com		
	2006	91,600	3 ALNsys.com - Rental rates are before any concessions.		
	2007	82,200	Approx. 25% of 70's or older are all bills paid.		
	2008	2,500			
	2009	(94,900)			

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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