

JOB GROWTH ¹	Area New Jobs Estimate		Mo of 10/04	6 Mo End 10/04	12 Mo End 10/04	
	Dallas MSA		9,600	16,300	16,400	
	FW/Arlington MSA		200	4,000	4,400	
	Total		9,800	20,300	20,800	
INTEREST RATES ²	Rates		12/20/2004	Yr. Ago		
	10 Year Treasury			4.20%	4.16%	
	11th District COFI			1.96%	1.91%	
	1 Mo. LIBOR			2.41%	1.14%	
	FNMA, Freddie Mac & CMBS lenders' rates are fixed at approx 1.8-2.0% over the 10 year treasury. Other lenders' rates are adjustable at approx 3% over COFI or LIBOR.					
SUPPLY/ DEMAND ³	Units Added/ Absorbed		3 Mo End 12/04	6 Mo End 12/04	12 Mo End 12/04	
	<u>Dallas County</u>					
	Added		1,888	3,340	6,952	
	Absorbed		(69)	890	4,865	
	<u>Tarrant County</u>					
	Added		927	2,357	3,301	
Absorbed		(1,268)	22	548		
OCCUPANCY RATES ³	<u>Dallas County</u>		12/04	6 Mo Ago	1 Yr Ago	
	1990's or Newer		90%	90%	90%	
	1980's		89%	89%	89%	
	1970's or Older		85%	86%	86%	
	<u>Tarrant County</u>					
	1990's or Newer		87%	88%	88%	
	1980's		89%	89%	89%	
1970's or Older		84%	86%	88%		
RENTAL RATES ³	<u>Dallas County</u>		12/04	6 Mo Ago	1 Yr Ago	
	1990's or Newer		\$1,010	\$1,018	\$1,043	
	1980's		\$626	\$630	\$640	
	1970's or Older		\$624	\$629	\$634	
	<u>Tarrant County</u>					
	1990's or Newer		\$874	\$882	\$883	
	1980's		\$590	\$599	\$603	
1970's or Older		\$557	\$564	\$565		
HOME OWNERSHIP ⁴	Homebuilder Price/Size	Mo P/I Tax/Ins	1 Tx Workforce Commission - average calendar yr. change (combined MSA's): '98 115,700; '99 95,300; '00 100,500; '01 8,200; '02 (69,100); '03 (37,100)			
	Choice Homes \$79,950 2-1-1	\$710	2 Banxquote.com			
	Fox & Jacobs \$88,990 3-2-2	\$670	3 ALNsys.com - Rental rates are <u>before</u> any concessions. Approx. 25% of 70's or older are all bills paid.			
			4 As advertised in 11-7-04 DMN			

Information obtained from sources deemed reliable, but not guaranteed.

COUNT YOUR BLESSINGS

If you have food in the fridge, clothes on your back, a roof overhead and a place to sleep....*you are richer than 75% of this world.*

If you have money in the bank, in your wallet, and spare change in a dish some place....*you are among the top 8% of the world's wealthy.*

If you woke up this morning with more health than illness....*you are more blessed than the million who will not survive this week.*

If you have never experienced the danger of battle, the loneliness of imprisonment, the agony of torture, or the pangs of starvation....*you are ahead of 500 million people in the world.*

If you can attend a church meeting without fear of harassment, arrest, torture, or death....*you are more blessed than 3 billion people in the world.*

If your parents are still alive and still married....*you are very rare, even in the United States.*

If you hold up your head with a smile on your face and are truly thankful....*you are blessed because the majority can, but most do not.*

If you can hold someone's hand, hug them or even touch them on the shoulder....*you are blessed because you can offer a healing touch.*

If you can read this message, you just received a double blessing, that someone was thinking of you, and furthermore....*you are more blessed than 2 million people in the world that cannot read at all.*

Have a good day, count your blessings, and pass this along to remind everyone else how blessed we all are.

Wishing you a happy holiday season and a wonderful New Year!

The Cantrell Company

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

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