

JOB GROWTH ¹	Area New Jobs		Mo of	6 Mo	12 Mo	
	Estimate		10/06	End 10/06	End 10/06	
	Dallas/Plano/Irving		11,500	29,600	50,800	
	Fort Worth/Arlington		1,300	8,800	14,900	
			12,800	38,400	65,700	
INTEREST RATES ²	Rates		12/21/2006	Yr. Ago		
	10 Year Treasury			4.59%	4.43%	
	11th District COFI			4.35%	3.07%	
	1 Mo. LIBOR			5.35%	4.38%	
	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 12/06	End 12/06	End 12/06	
	Dallas County					
	Added		2,086	4,629	14,417	
	Absorbed		(284)	2,423	16,319	
	Tarrant County					
	Added		1,525	4,783	8,752	
	Absorbed		117	2,731	9,938	
OCCUPANCY RATES ³	Dallas County		12/06	6 Mo Ago	12 Mo Ago	
	1990's or Newer		91%	90%	92%	
	1980's		89%	91%	90%	
	1970's or Older		88%	89%	88%	
	Tarrant County					
	1990's or Newer		89%	89%	92%	
	1980's		90%	91%	90%	
	1970's or Older		85%	87%	86%	
RENTAL RATES ³	Dallas County		12/06	6 Mo Ago	12 Mo Ago	
	1990's or Newer		\$1,083	\$1,054	\$1,040	
	1980's		\$642	\$624	\$617	
	1970's or Older		\$644	\$627	\$619	
	Tarrant County					
	1990's or Newer		\$904	\$881	\$865	
	1980's		\$610	\$599	\$588	
	1970's or Older		\$578	\$565	\$558	
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) 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. ⁴ From corporate office of builder.			
	Price/Size	Tax/Ins				
	Choice Homes					
	\$79,950 3-2-1	\$729				
	Fox & Jacobs					
	\$90,990 3-2-2	\$817				

Information obtained from sources deemed reliable, but not guaranteed.

Interest Rates

If you are looking to refinance or obtain a new loan on an acquisition in 2007, then the direction of interest rates is on your mind. A recent survey conducted by Bloomberg, of Wall Street's biggest bond trading firms, indicates that they believe that rates will be lowered during the year. The cause is predicted to be the slowing U.S. economy due to the drag caused by the cooling housing market.

Here are the results of Bloomberg's survey, conducted from December 18 to December 28, 2006.

FIRM	10 YEAR	
	Q1	Q4
BNP Paribas	4.2	3.8
Banc of America	4.7	5
Barclays Capital	4.65	5.05
Bear Stearns	5	5.4
Cantor Fitzgerald	4.625	4.25
CIBC	4.6	4.5
Citigroup	4.6	4.9
Countrywide	4.45	4.5
Credit Suisse	4.5	4.4
Daiwa Securities	4.65	5
Deutsche Bank	4.25	4.6
Dresdner Kleinwort	4.4	4.5
Goldman Sachs	4.5	4.6
Greenwich Capital	4.85	4.2
HSBC Securities	4.5	4.3
J.P. Morgan	4.4	5
Lehman Brothers	4.8	4.8
Merrill Lynch	4.45	4.25
Mizuho	4.65	4.5
Morgan Stanley	4.6	4.75
Nomura Securities	4.75	4.85
UBS	4.4	4.4

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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