

<b>JOB GROWTH</b> <sup>1</sup>	<b>Area New Jobs Estimate</b>	<b>Mo of 12/04</b>	<b>6 Mo End 12/04</b>	<b>12 Mo End 12/04</b>
	Dallas MSA	4,800	22,500	18,000
	FW/Arlington MSA	1,900	6,700	7,800
	<b>Total</b>	<b>6,700</b>	<b>29,200</b>	<b>25,800</b>
<b>INTEREST RATES</b> <sup>2</sup>	<b>Rates</b>	<b>2/23/2005</b>		<b>Yr. Ago</b>
	10 Year Treasury		4.28%	4.01%
	11th District COFI		2.12%	1.90%
	1 Mo. LIBOR		2.62%	1.09%
	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.			
<b>SUPPLY/ DEMAND</b> <sup>3</sup>	<b>Units Added/ Absorbed</b>	<b>3 Mo End 2/05</b>	<b>6 Mo End 2/05</b>	<b>12 Mo End 2/05</b>
	<b>Dallas County</b>			
	Added	206	3,362	5,706
	Absorbed	(540)	319	3,329
	<b>Tarrant County</b>			
	Added	872	2,172	3,570
Absorbed	(236)	(1,074)	641	
<b>OCCUPANCY RATES</b> <sup>3</sup>	<b>Dallas County</b>	<b>2/05</b>	<b>6 Mo Ago</b>	<b>1 Yr Ago</b>
	1990's or Newer	90%	90%	89%
	1980's	87%	89%	89%
	1970's or Older	85%	86%	86%
	<b>Tarrant County</b>			
	1990's or Newer	88%	89%	86%
	1980's	88%	90%	89%
1970's or Older	83%	86%	88%	
<b>RENTAL RATES</b> <sup>3</sup>	<b>Dallas County</b>	<b>2/05</b>	<b>6 Mo Ago</b>	<b>1 Yr Ago</b>
	1990's or Newer	\$1,015	\$1,026	\$1,040
	1980's	\$623	\$626	\$634
	1970's or Older	\$621	\$626	\$631
	<b>Tarrant County</b>			
	1990's or Newer	\$860	\$877	\$885
	1980's	\$589	\$595	\$603
1970's or Older	\$557	\$562	\$567	
<b>HOME OWNERSHIP</b> <sup>4</sup>	<b>Homebuilder Price/Size</b>	<b>Mo P/I Tax/Ins</b>	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 \$88,950 2-1-1	\$789	2 Banxquote.com	
	Fox & Jacobs \$94,000 3-2-2	\$875	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 2-6-05 DMN				

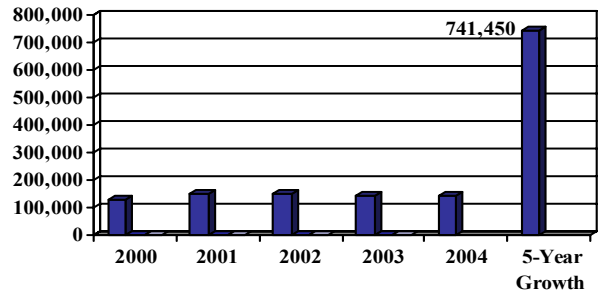
Information obtained from sources deemed reliable, but not guaranteed.

## North Texas Population Tops 6M

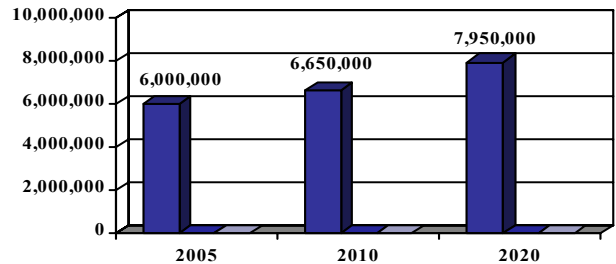
By: Christine Perez, Dallas Business Journal

The economy may have slowed, but North Texas population growth is continuing at a brisk pace.

### POPULATION INCREASES



### TOTAL POPULATION ESTIMATES



### Sustaining Growth

The North Texas population is projected to approach 8 million by 2020. Here's a look at what it will take to support this explosive growth over the next 15 years.

- \* 320 new schools
- \* 600,000 new homes (40,000 per year)
- \* 20 new hospitals
- \* 150 new neighborhood retail centers
- \* 7 new malls
- \* 180,000 new multifamily units (12,000 units per year)
- \* 1,000 new freeway miles
- \* 150 miles of new rail lines
- \* 28 million square feet of Class A office space (new and absorbed from current inventory)

For more information, contact Christine Perez, at (214) 706-7120 or cperez@bizjournals.com.

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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