

JOB GROWTH <sup>1</sup>	Area New Jobs	Mo of	6 Mo	12 Mo
	Estimate	12/07	End 12/07	End 12/07
	Dallas/Plano/Irving	9,200	37,100	49,400
	Fort Worth/Arlington	2,500	13,400	16,400
		11,700	50,500	65,800
INTEREST RATES <sup>2</sup>	Rates	2/15/2008	Yr. Ago	
	10 Year Treasury		3.80%	4.69%
	11th District COFI		4.07%	4.40%
	1 Mo. LIBOR		3.12%	5.32%
	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 <sup>3</sup>	Units Added/ Absorbed	6 Mo	12 Mo	24 Mo
		End 2/08	End 2/08	End 2/08
	<u>Dallas County</u>			
	Added	(2,442)	(619)	6,143
	Absorbed	(2,229)	1,243	5,553
	<u>Tarrant County</u>			
	Added	1,272	3,647	7,947
	Absorbed	(74)	3,428	5,548
OCCUPANCY RATES <sup>3</sup>	Dallas County	2/08	6 Mo Ago	12 Mo Ago
	1990's or Newer	90%	90%	91%
	1980's	91%	91%	90%
	1970's or Older	90%	90%	89%
	<u>Tarrant County</u>			
	1990's or Newer	89%	90%	90%
	1980's	90%	90%	89%
	1970's or Older	85%	86%	85%
RENTAL RATES <sup>3</sup>	Dallas County	2/08	6 Mo Ago	12 Mo Ago
	1990's or Newer	\$1,097	\$1,104	\$1,084
	1980's	\$664	\$653	\$643
	1970's or Older	\$662	\$653	\$641
	<u>Tarrant County</u>			
	1990's or Newer	\$938	\$930	\$898
	1980's	\$633	\$623	\$611
	1970's or Older	\$602	\$594	\$579
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's	<sup>1</sup> Texas Workforce Commission <sup>2</sup> Banxquote.com <sup>3</sup> ALNsys.com - Rental rates are <u>before</u> any concessions. Approx. 25% of 70's or older are all bills paid.		
	1999 95,300 2000 100,500 2001 11,800 2002 (70,000) 2003 (39,400) 2004 32,600 2005 68,300 2006 94,300			

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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