

JOB GROWTH ¹	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 ²	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 ³	Units Added/ Absorbed		6 Mo	12 Mo	24 Mo
			End 2/08	End 2/08	End 2/08
	Dallas County				
	Added		(2,442)	(619)	6,143
	Absorbed		(2,229)	1,243	5,553
	Tarrant County				
	Added		1,272	3,647	7,947
	Absorbed		(74)	3,428	5,548
OCCUPANCY RATES ³	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%
	Tarrant County				
	1990's or Newer		89%	90%	90%
	1980's		90%	90%	89%
	1970's or Older		85%	86%	85%
RENTAL RATES ³	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
	Tarrant County				
	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				
			¹ Texas Workforce Commission ² Banxquote.com ³ 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.

Mark Cantrell
214-368-4567 (ext. 12)

Todd Franks
214-368-4567 (ext. 17)

Sam Pettigrew
214-368-4567 (ext. 16)

Elliott Carpenter
214-368-4567 (ext. 34)

mcantrell@cantrellcompany.com

tfranks@cantrellcompany.com

spettigrew@cantrellcompany.com

ecarpenter@cantrellcompany.com

8144 Walnut Hill Lane, Suite 1440 * Dallas, Texas 75231 * (214) 368-4567 * (214) 368-2120 (fax) * www.cantrellcompany.com