

JOB GROWTH <sup>1</sup>	Area New Jobs		Mo of	6 Mo	12 Mo
	Estimate		5/06	End 5/06	End 5/06
	Dallas/Plano/Irving		6,800	21,200	70,900
	Fort Worth/Arlington		2,700	4,600	18,100
			9,500	25,800	89,000
INTEREST RATES <sup>2</sup>	Rates		7/18/2006	Yr. Ago	
	10 Year Treasury			5.06%	4.21%
	11th District COFI			3.88%	2.62%
	1 Mo. LIBOR			5.37%	3.43%
	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 <sup>3</sup>	Units Added/ Absorbed		6 Mo	12 Mo	24 Mo
			End 7/06	End 7/06	End 7/06
	<b>Dallas County</b>				
	Added		2,285	5,709	15,580
	Absorbed		4,120	11,263	19,520
	<b>Tarrant County</b>				
	Added		2,111	4,121	9,193
	Absorbed		2,651	6,636	10,280
OCCUPANCY RATES <sup>3</sup>	Dallas County		7/06	12 Mo Ago	24 Mo Ago
	1990's or Newer		91%	91%	90%
	1980's		91%	89%	89%
	1970's or Older		89%	86%	86%
	<b>Tarrant County</b>				
	1990's or Newer		89%	89%	87%
	1980's		91%	90%	90%
	1970's or Older		87%	83%	86%
RENTAL RATES <sup>3</sup>	Dallas County		7/06	12 Mo Ago	24 Mo Ago
	1990's or Newer		\$1,068	\$1,041	\$1,043
	1980's		\$626	\$614	\$625
	1970's or Older		\$625	\$615	\$626
	<b>Tarrant County</b>				
	1990's or Newer		\$883	\$860	\$885
	1980's		\$599	\$585	\$598
	1970's or Older		\$566	\$558	\$566
HOME OWNERSHIP <sup>4</sup>	Homebuilder	Mo P/I	1 Tx Workforce Commission - average		
	Price/Size	Tax/Ins	calendar yr. change (combined MSA's):		
	Choice Homes		'98 115,700; '99 95,300; '00 100,500;		
	\$79,950 3-2-1	\$729	'01 11,800; '02 (69,900); '03 (39,500)		
			'04 30,400; '05 66,300		
			2 Banxquote.com		
			3 ALNsys.com - Rental rates are before		
			any concessions. Approx. 25% of		
			70's or older are all bills paid.		
	Fox & Jacobs		4 From corporate office of builder.		
	\$90,990 3-2-2	\$817			

Information obtained from sources deemed reliable, but not guaranteed.

**Apartment Inspection Services**

By: Ron Janow, Vice President of Business Development

Apartment Inspection Services physically inspects and reviews apartment properties for owners that are either out of state or are bound by time constraints. Even if a property is being professionally handled, owners must still oversee their management company. Our inspection reports show how their properties are being presented to potential residents.

**Why are Site Inspection Reports Valuable?**

- \* They are completely independent
- \* They are performed unannounced
- \* They are completely objective
- \* All negative observations are verified by photos

**Why Are Site Inspection Reports Important?**

- \* A personal, on-site visit by the owner is best, but our report is the next best thing.
- \* Scheduled visits by owners are usually known in advance and the property's curb appeal and office presentation are at their best. However, owners want good curb appeal at all times.
- \* The majority of leases come from drive-by traffic. Curb appeal is the number one reason prospective residents stop. Office presentation is the second most important factor in securing new leases.

**Why Do Owners Choose Our Service?**

- \* It saves them time and money.
- \* It gives them a true picture of how their properties are being presented.
- \* It serves as incentive for on-site personnel to perform.
- \* It results in better curb appeal and office presentation of their properties.
- \* It can increase occupancy and affect profitability.

**For More Information and Pricing, Contact us at:**

www.apartmentinspectionsservices.com

Or call Kristen direct at (214) 234-0240

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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