

JOB GROWTH ¹	Area New Jobs		Mo of	6 Mo	12 Mo
	Estimate		4/08	End 4/08	End 4/08
	Dallas/Plano/Irving		11,400	5,600	47,400
	Fort Worth/Arlington		5,500	3,000	19,400
			16,900	8,600	66,800
INTEREST RATES ²	Rates		6/17/2008	Yr. Ago	
	10 Year Treasury			4.24%	5.14%
	11th District COFI			3.11%	4.22%
	1 Mo. LIBOR			2.48%	5.32%
	Fannie Mae & Freddie Mac offer fixed rates at approx. 2.25% - 2.75% over the 10 year treasury. Other lenders' rates have varying indexes and spreads. Call to discuss.				
SUPPLY/ DEMAND ³	Units Added/ Absorbed		6 Mo	12 Mo	24 Mo
			End 6/08	End 6/08	End 6/08
	Dallas County				
	Added		698	27	7,134
	Absorbed		973	1,234	8,199
	Tarrant County				
	Added		2,394	4,373	6,547
	Absorbed		745	2,868	4,633
OCCUPANCY RATES ³	Dallas County		6/08	6 Mo Ago	12 Mo Ago
	1990's or Newer		90%	91%	91%
	1980's		91%	91%	91%
	1970's or Older		90%	90%	89%
	Tarrant County				
	1990's or Newer		87%	91%	91%
	1980's		91%	91%	90%
	1970's or Older		86%	86%	86%
RENTAL RATES ³	Dallas County		6/08	6 Mo Ago	12 Mo Ago
	1990's or Newer		\$1,113	\$1,098	\$1,087
	1980's		\$665	\$661	\$647
	1970's or Older		\$670	\$658	\$650
	Tarrant County				
	1990's or Newer		\$945	\$935	\$913
	1980's		\$636	\$629	\$616
	1970's or Older		\$604	\$597	\$588
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's				
			1 Texas Workforce Commission		
	1999	95,300	2 Banxquote.com		
	2000	100,500			
	2001	11,800	3 ALNsys.com - Rental rates are before any concessions.		
	2002	(70,000)	Approx. 25% of 70's or older are all bills paid.		
	2003	(39,400)			
	2004	32,600			
	2005	68,300			
	2006	94,300			

Information obtained from sources deemed reliable, but not guaranteed.

Dallas-Fort Worth Surges to No. 1 in Apartment Construction

By: Steve Brown, Dallas Morning News

Surging construction has made Dallas-Fort Worth the No. 1 apartment development market in the country. But the boom in building comes at a time when net demand for rental units here is shrinking. During the second quarter, developers broke ground on more than 6,100 D-FW area apartments. That pushes total area construction to more than 19,217 units - the highest total in more than five years, according to M/PF YieldStar.

"Dallas-Fort Worth looked like it would avoid overbuilding during the current cycle, but this big block of starts changes the big picture considerably," Greg Willett, M/PF YieldStar's vice president of research, said in a statement Tuesday. "Given that developers are struggling to obtain capital for new building right now, it's a little surprising to see construction activity jump so dramatically."

The biggest concentrations of apartment starts during the second quarter were in West Plano and Frisco, Lewisville and North Fort Worth. Even with all the construction, local apartment vacancies remained low at an average of about 7 percent. But the decline in net leasing is troubling at a time when so much is being built. During the second quarter, tenants moved out of a net 1,830 units in D-FW, according to M/PF YieldStar. The latest decrease came on top of a smaller dip in the first quarter, which brings the year-to-date tenant loss to 3,020.

Mr. Willett said that many of those renters are relocating to single-family homes, which are offered for lease by investors or homeowners who can't sell their properties. "The shadow market of single-family rentals is taking an unusually large share of total housing demand," Mr. Willett said. Regardless of the moveouts, rents continued to rise in the second quarter - up about 3 percent from a year earlier to an average of \$752.

For more information, contact Steve Brown with the Dallas Morning News at stevebrown@dallasnews.com.

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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