

THE CANTRELL REPORT™

Pertinent Information for Apartment Owners

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Study: Texas Ranks First for Business

Texas has been named the country's No. 1 state for business by *Directorship*, a publication that caters to corporate boardroom leaders. According to its Web site, the magazine's mission is to provide corporate boardroom's and governance committees with the best intelligence on the U.S. business environment.

Texas nabbed the No. 1 spot due to its ability to attract Fortune 500 companies, its solid economy, affordable cost of living and its pro-business tax climate. The magazine names major corporate relocations—such as Comerica's move from Detroit to Dallas and Research in Motion's new American headquarters in Irving—as one of the reasons Texas ranks in the pro-business category.

Directorship evaluated all 50 states on their overall economy, tax climate, cost of living and education. Texas "has a pro-business tax climate that ranks third, a low cost of living, a relatively solid economy, and a litigation environment that ranks 10th on our list," the magazine reported. "Texas also ranks first in the number of Fortune 500 companies located there."

Governor Rick Perry boasted about the survey results Tuesday. "Our commitment to low taxes, predictable regulations, and a fair tort system are setting an example for the nation and creating a magnetic force for the businesses and jobs that are vital to maintaining Texas' competitive advantage in the global marketplace," Perry said.

Source: *Dallas Business Journal* article June 16, 2009, online edition - contact www.bizjournals.com for more information.

JOB GROWTH ¹	Area New Jobs	1 Mo	6 Mo	12 Mo	
	Estimate	End 4/09	End 4/09	End 4/09	
	Dallas/Plano/Irving	(600)	(49,000)	(35,700)	
	Fort Worth/Arlington	3,500	(4,500)	(3,100)	
		2,900	(53,500)	(38,800)	
INTEREST RATES ²	Rates	6/18/2009	Yr. Ago		
	10 Year Treasury		3.68%	4.23%	
	11th District COFI		1.38%	3.11%	
	1 Mo. LIBOR		0.32%	2.48%	
Spreads over the above indexes have been increasing as rates have decreased. Best all in rates for the best properties are just below 6%.					
SUPPLY/ DEMAND ³	Units Added/ Absorbed	6 Mo End 6/09	12 Mo End 6/09	24 Mo End 6/09	
	Dallas County				
	Added	3,849	6,325	6,378	
	Absorbed	(125)	(2,149)	(621)	
	Tarrant County				
	Added	2,168	3,789	8,165	
Absorbed	1,846	853	4,079		
OCCUPANCY RATES ³	Dallas County	6/09	6 Mo Ago	12 Mo Ago	
	2000's	82%	85%	87%	
	1990's	92%	93%	94%	
	1980's	88%	89%	91%	
	1970's or Older	88%	89%	90%	
	Tarrant County				
	2000's	86%	84%	84%	
	1990's	93%	93%	94%	
	1980's	89%	89%	91%	
	1970's or Older	83%	84%	86%	
RENTAL RATES ³	Dallas County	6/09	6 Mo Ago	12 Mo Ago	
	2000's	\$1,199	\$1,167	\$1,133	
	1990's	\$1,044	\$1,082	\$1,090	
	1980's	\$665	\$973	\$667	
	1970's or Older	\$674	\$675	\$669	
	Tarrant County				
	2000's	\$964	\$957	\$962	
	1990's	\$895	\$915	\$920	
	1980's	\$637	\$639	\$637	
	1970's or Older	\$604	\$607	\$602	
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's		1 Texas Workforce Commission		
	2004	32,600	2 Banxquote.com		
	2005	68,300	3 ALNsys.com - Rental rates are before any concessions.		
	2006	94,300	Approx. 25% of 70's or older are all bills paid.		
	2007	66,200			
	2008	46,000			

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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