

JOB GROWTH <sup>1</sup>	Area New Jobs		Mo of	6 Mo	12 Mo
	Estimate		1/05	End 1/05	End 1/05
	Dallas/Plano/Irving		(25,900)	19,800	75,600
	Fort Worth/Arlington		(15,100)	7,900	21,400
			(41,000)	27,700	97,000
INTEREST RATES <sup>2</sup>	Rates		3/10/2006	Yr. Ago	
	10 Year Treasury			4.72%	4.55%
	11th District COFI			3.35%	2.18%
	1 Mo. LIBOR			4.72%	2.81%
	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		3 Mo	6 Mo	12 Mo
			End 3/06	End 3/06	End 3/06
	<b>Dallas County</b>				
	Added		210	2,951	6,232
	Absorbed		1,478	2,954	12,949
	<b>Tarrant County</b>				
	Added		476	1,263	3,478
	Absorbed		521	862	6,240
OCCUPANCY RATES <sup>3</sup>	Dallas County		3/06	6 Mo Ago	1 Yr Ago
	1990's or Newer		91%	93%	90%
	1980's		91%	91%	88%
	1970's or Older		88%	87%	85%
	<b>Tarrant County</b>				
	1990's or Newer		90%	91%	88%
	1980's		91%	91%	89%
	1970's or Older		86%	86%	84%
RENTAL RATES <sup>3</sup>	Dallas County		3/06	6 Mo Ago	1 Yr Ago
	1990's or Newer		\$1,042	\$1,028	\$1,021
	1980's		\$624	\$616	\$619
	1970's or Older		\$623	\$613	\$616
	<b>Tarrant County</b>				
	1990's or Newer		\$864	\$859	\$864
	1980's		\$596	\$584	\$588
	1970's or Older		\$562	\$556	\$560
HOME OWNERSHIP <sup>4</sup>	Homebuilder	Mo P/I	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.

**Texas Ranked No. 1 for Corporate Locales**

By: Angela Shaw, Dallas Morning News

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For the 2nd year in a row, Texas ranked 1st in the nation for new and expanded corporate facilities, according to a survey released Thursday by SiteSelection, a trade magazine. The publication also named the DFW region as the No. 2 market, while top honors went to the Chicago-Naperville-Joliet area in Illinois. N. Texas held the No. 1 position in '04. The state award gives Texas leaders a 2nd Governor's Cup award. Gov. Rick Perry accepted the recognition at an event at DFW International Airport.

Employers frequently point to Texas' low tax structure and right-to-work policies as reasons they choose to do business here. Also, the region's location in the nation's center has brought companies to N. Texas, including a number of high-profile moves such as American Airlines Inc. and J.C. Penney Co. FluorCorp., which is moving its headquarters to Irving from Southern California, is included on the '05 list. The engineering and construction giant's building is expected to be completed in April. "Our coordinated strategy to educate out-of-state employers about Texas' excellent business climate is working," Mr. Perry said. "And it is proof that our unprecedented investments in job creation tools are paying real dividends for the people of this state."

The '05 award marks the first time in 23 years that Texas has received the Governor's Cup 2 years in a row. Before '04, the state had last won the award in '92, when it shared honors with N. Carolina. In all, Texas has been cited 7 times, more than any other state. Qualifying projects for consideration in the survey included those with a capital investment of at least \$1 million; the creation of 50 or more jobs; or the leasing or building of at least 20,000 sf in floor space. More than 300 companies relocated or expanded into N. Texas in '05, an 11% increase over the previous year. The region ranked third in '03 but didn't make the top 10 in '01 and '02. Recently, Expansion Management and Sales and Marketing Management magazines also named N. Texas a top market for relocations and sales potential. "Our area was chosen because of its diverse economy, accessibility to the global marketplace, growing population and transportation infrastructure," said Michael Rosa, the Greater Dallas Chamber's Vice President of Economic Development.

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