

JOB GROWTH¹	Area New Jobs	Mo of	6 Mo	12 Mo
	Estimate	3/06	End 3/06	End 3/06
	Dallas/Plano/Irving	11,500	17,400	72,600
	Fort Worth/Arlington	5,500	6,800	20,200
		17,000	24,200	92,800
INTEREST RATES²	Rates	5/18/2006	Yr. Ago	
	10 Year Treasury		5.09%	4.11%
	11th District COFI		3.62%	2.40%
	1 Mo. LIBOR		5.08%	3.09%
	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/ DEMAND³	Units Added/ Absorbed	3 Mo	6 Mo	12 Mo
		End 5/06	End 5/06	End 5/06
	Dallas County			
	Added	844	1,404	6,093
	Absorbed	286	933	10,534
	Tarrant County			
Added	1,005	1,482	3,873	
Absorbed	929	46	6,763	
OCCUPANCY RATES³	Dallas County	5/06	6 Mo Ago	1 Yr Ago
	1990's or Newer	90%	93%	90%
	1980's	91%	91%	89%
	1970's or Older	89%	88%	86%
	Tarrant County			
	1990's or Newer	90%	92%	87%
1980's	91%	91%	89%	
1970's or Older	86%	87%	83%	
RENTAL RATES³	Dallas County	5/06	6 Mo Ago	1 Yr Ago
	1990's or Newer	\$1,047	\$1,054	\$1,031
	1980's	\$625	\$617	\$617
	1970's or Older	\$626	\$619	\$615
	Tarrant County			
	1990's or Newer	\$872	\$870	\$862
1980's	\$597	\$588	\$586	
1970's or Older	\$564	\$558	\$559	
HOME OWNERSHIP⁴	Homebuilder	Mo P/I	1 Tx Workforce Commission - average calendar yr. change (combined MSA's):	
	Price/Size	Tax/Ins	'98 115,700; '99 95,300; '00 100,500;	
	Choice Homes	\$729	'01 11,800; '02 (69,900); '03 (39,500)	
	\$79,950 3-2-1		2 Banxquote.com '04 30,400; '05 66,300	
			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			

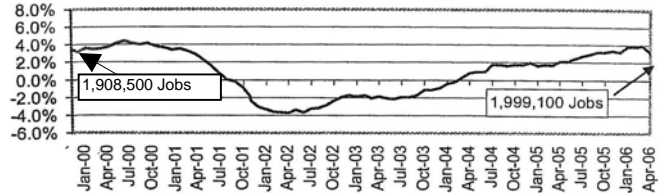
Information obtained from sources deemed reliable, but not guaranteed.

**Why has Occupancy Improved?
New Jobs & Population Growth**

Jobs

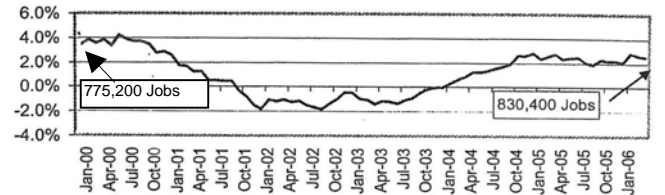
Dallas Metropolitan Statistical Area

Annual Growth Rate



Fort Worth Metropolitan Statistical Area

Annual Growth Rate



Source: Texas Workforce Commission

Population

	Population	Population	Growth
	1-1-05	1-1-06	Rate

Dallas Area

Collin County	653,000	690,500	5.74%
Dallas County	2,358,850	2,383,300	1.04%
Denton County	560,200	578,500	3.27%
Ellis County	133,950	138,150	3.14%
Rockwall County	62,950	68,800	9.29%
Total	3,768,950	3,859,250	2.40%

Fort Worth Area

Tarrant County	1,642,950	1,702,250	3.61%
Johnson County	149,500	153,050	2.37%
Parker County	107,800	112,000	3.90%
Wise County	58,650	60,400	2.98%
Total	1,958,900	2,027,700	3.51%

Source: North Central Texas Council of Governments

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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