

JOB GROWTH ¹	Area New Jobs	Mo of	6 Mo	12 Mo
	Estimate	9/06	End 9/06	End 9/06
	Dallas/Plano/Irving	4,200	30,700	50,700
	Fort Worth/Arlington	6,200	10,300	17,400
		10,400	41,000	68,100
INTEREST RATES ²	Rates	11/17/2006		Yr. Ago
	10 Year Treasury	4.66%		4.49%
	11th District COFI	4.38%		2.97%
	1 Mo. LIBOR	5.32%		4.17%
	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 ³	Units Added/ Absorbed	6 Mo End 11/06	12 Mo End 11/06	24 Mo End 11/06
	Dallas County			
	Added	3,380	5,111	14,669
	Absorbed	2,389	4,032	18,190
	Tarrant County			
	Added	2,087	4,208	8,733
	Absorbed	672	1,659	10,075
OCCUPANCY RATES ³	Dallas County	11/06	6 Mo Ago	12 Mo Ago
	1990's or Newer	91%	90%	93%
	1980's	90%	91%	91%
	1970's or Older	89%	89%	88%
	Tarrant County			
	1990's or Newer	90%	90%	92%
	1980's	90%	91%	91%
	1970's or Older	86%	87%	87%
RENTAL RATES ³	Dallas County	11/06	6 Mo Ago	12 Mo Ago
	1990's or Newer	\$1,070	\$1,039	\$1,041
	1980's	\$631	\$624	\$616
	1970's or Older	\$635	\$625	\$618
	Tarrant County			
	1990's or Newer	\$888	\$870	\$870
	1980's	\$603	\$596	\$588
	1970's or Older	\$571	\$564	\$557
HOME OWNERSHIP ⁴	Homebuilder Price/Size	Mo P/I Tax/Ins	1 Tx Workforce Commission - average calendar yr. change (combined MSA's):	
	Choice Homes \$79,950 3-2-1	\$729	'98 115,700; '99 95,300; '00 100,500; '01 11,800; '02 (69,900); '03 (39,500)	
			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 \$90,990 3-2-2	\$817	4 From corporate office of builder.	

Information obtained from sources deemed reliable, but not guaranteed.

**DFW Apartment Summary By City
October 31, 2006**

City/ County	Avg. Occ. %	Year Ago %	Avg. Rent/Mo.	Year Ago	% Change
DFW	89.9	90.6	\$725	\$705	2.84
Dallas	88.9	88.9	\$727	\$702	3.61
Addison	92.7	93.5	\$825	\$825	0.02
Allen	87.0	93.2	\$859	\$813	5.66
Balch Springs	92.6	92.4	\$631	\$635	-0.66
Carrollton	93.3	92.1	\$760	\$756	0.55
Cedar Hill	93.6	96.2	\$777	\$760	2.23
Coppell	94.1	97.0	\$956	\$919	4.06
Desoto	92.3	95.3	\$677	\$663	2.14
Duncanville	87.5	86.2	\$722	\$708	1.97
Farmers Branch	74.8	89.1	\$865	\$838	3.27
Flower Mound	96.0	95.9	\$899	\$870	3.25
Frisco	93.5	94.1	\$932	\$897	3.87
Garland	90.7	92.3	\$668	\$655	2.03
Grand Prairie	87.7	91.7	\$711	\$695	2.28
Irving	91.7	92.7	\$740	\$730	1.45
Lancaster	92.2	93.0	\$639	\$626	1.97
Lewisville	91.6	91.9	\$786	\$751	4.60
McKinney	91.5	94.7	\$791	\$751	5.31
Mesquite	90.8	92.7	\$661	\$652	1.42
Plano	93.0	94.3	\$860	\$854	0.65
Richardson	94.0	93.9	\$841	\$830	1.33
Rockwall	91.9	94.5	\$813	\$791	2.83
Waxahachie	89.7	94.4	\$772	\$770	0.26
Fort Worth	87.4	88.4	\$651	\$628	3.76
Arlington	89.0	90.5	\$626	\$610	2.53
Bedford	93.0	92.7	\$648	\$632	2.40
Benbrook	91.5	91.5	\$633	\$612	3.44
Burleson	95.1	93.1	\$662	\$631	4.85
Denton	94.6	92.6	\$731	\$697	4.96
Euless	90.4	91.1	\$717	\$700	2.44
Grapevine	92.5	91.6	\$842	\$804	4.71
Haltom City	90.0	90.0	\$636	\$633	0.46
Hurst	86.9	85.8	\$601	\$599	0.41
Mansfield	91.5	96.0	\$855	\$838	2.05
Dallas Co.	89.5	89.9	\$728	\$707	2.93
Tarrant Co.	88.7	90.0	\$665	\$645	3.04
Collin Co.	93.1	94.3	\$826	\$812	1.80
Denton Co.	91.9	92.0	\$769	\$745	3.31

Information provided by www.alnsystems.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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