

JOB GROWTH¹	Area New Jobs	Mo of	6 Mo	12 Mo
	Estimate	9/07	End 9/07	End 9/07
	Dallas/Plano/Irving	3,700	11,700	51,500
	Fort Worth/Arlington	3,700	6,300	17,300
		7,400	18,000	68,800
INTEREST RATES²	Rates	11/16/2007	Yr. Ago	
	10 Year Treasury		4.16%	4.60%
	11th District COFI		4.38%	4.38%
	1 Mo. LIBOR		4.74%	5.32%
	FNMA, Freddie Mac & CMBS lenders' rates are fixed at approx 1.20-1.75% over the 10 year treasury. Other lenders' rates are adjustable at approx 3% over COFI or LIBOR.			
SUPPLY/ DEMAND³	Units Added/ Absorbed	6 Mo	12 Mo	24 Mo
		End 11/07	End 11/07	End 11/07
	Dallas County			
	Added	760	4,169	9,626
	Absorbed	1,011	5,816	9,629
	Tarrant County			
Added	2,093	3,168	7,142	
Absorbed	2,168	3,343	4,693	
OCCUPANCY RATES³	Dallas County	11/07	6 Mo Ago	12 Mo Ago
	1990's or Newer	91%	91%	91%
	1980's	91%	90%	90%
	1970's or Older	90%	90%	89%
	Tarrant County			
	1990's or Newer	90%	90%	90%
	1980's	90%	90%	90%
1970's or Older	86%	86%	86%	
RENTAL RATES³	Dallas County	11/07	6 Mo Ago	12 Mo Ago
	1990's or Newer	\$1,095	\$1,085	\$1,064
	1980's	\$657	\$648	\$630
	1970's or Older	\$655	\$647	\$636
	Tarrant County			
	1990's or Newer	\$938	\$909	\$888
	1980's	\$627	\$613	\$606
1970's or Older	\$595	\$584	\$577	
HISTORICAL JOB GROWTH	Average year change of the combined MSA's		1 Texas Workforce Commission	
	1999	95,300	2 Banxquote.com	
	2000	100,500	3 ALNsys.com - Rental rates are before any concessions.	
	2001	11,800	Approx. 25% of 70's or older are all bills paid.	
	2002	(70,000)		
	2003	(39,400)		
	2004	32,600		
	2005	68,300		
	2006	94,300		
	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.

Mark Cantrell
214-368-4567 (ext. 12)

Todd Franks
214-368-4567 (ext. 17)

Sam Pettigrew
214-368-4567 (ext. 16)

Elliott Carpenter
214-368-4567 (ext. 34)