

JOB GROWTH ¹	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 RATES ²	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/ DEMAND ³	Units Added/ Absorbed	6 Mo End 11/07	12 Mo End 11/07	24 Mo End 11/07
	<u>Dallas County</u>			
	Added	760	4,169	9,626
	Absorbed	1,011	5,816	9,629
	<u>Tarrant County</u>			
	Added	2,093	3,168	7,142
	Absorbed	2,168	3,343	4,693
OCCUPANCY RATES ³	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%
	<u>Tarrant County</u>			
	1990's or Newer	90%	90%	90%
	1980's	90%	90%	90%
	1970's or Older	86%	86%	86%
RENTAL RATES ³	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
	<u>Tarrant County</u>			
	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.

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