

JOB GROWTH 1	Area New Jobs	Mo of	6 Mo	12 Mo
	Estimate	8/07	End 8/07	End 8/07
	Dallas/Plano/Irving	7,500	26,600	58,900
	Fort Worth/Arlington	3,500	11,000	19,900
		11,000	37,600	78,800
INTEREST RATES 2	Rates	10/18/2007	Yr. Ago	
	10 Year Treasury		4.52%	4.78%
	11th District COFI		4.36%	4.28%
	1 Mo. LIBOR		5.00%	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	12 Mo	24 Mo
		End 10/07	End 10/07	End 10/07
	Dallas County			
	Added	1,688	4,633	10,517
	Absorbed	3,087	6,303	10,167
	Tarrant County			
	Added	2,068	3,402	7,537
Absorbed	2,312	3,302	4,888	
OCCUPANCY RATES 3	Dallas County	10/07	6 Mo Ago	12 Mo Ago
	1990's or Newer	91%	91%	90%
	1980's	91%	90%	90%
	1970's or Older	90%	89%	89%
	Tarrant County			
	1990's or Newer	90%	90%	90%
	1980's	91%	90%	90%
1970's or Older	85%	86%	86%	
RENTAL RATES 3	Dallas County	10/07	6 Mo Ago	12 Mo Ago
	1990's or Newer	\$1,097	\$1,082	\$1,057
	1980's	\$654	\$647	\$627
	1970's or Older	\$654	\$644	\$633
	Tarrant County			
	1990's or Newer	\$943	\$904	\$886
1980's	\$627	\$612	\$602	
1970's or Older	\$595	\$583	\$571	
HOME OWNERSHIP 4	Homebuilder	Mo P/I	1 Tx Workforce Commission - average calendar yr. change (combined MSA's):	
	Price/Size	Tax/Ins		
	Choice Homes		'99 95,300; '00 100,500; '01 11,800	
	\$79,950 3-2-1	\$729	'02 (70,000); '03 (39,400); '04 32,600	
		2 Banxquote.com '05 68,300; '06 94,300		
		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.

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<i>ALN Metro Summary</i>	<i>Occupancy</i>			<i>Avg Quoted Rent/u</i>		
	9/06	9/07	% Ch	9/06	9/07	% Ch
Austin	94.2%	94.1%	-0.1%	\$773	\$823	6.5%
Dallas	90.7%	90.8%	0.1%	\$746	\$791	6.0%
Fort Worth	89.6%	89.4%	-0.2%	\$658	\$701	6.5%
Houston	90.1%	90.0%	-0.1%	\$710	\$732	3.1%
San Antonio	91.3%	91.5%	0.2%	\$675	\$702	4.0%
TX AVERAGE	90.7%	90.8%	0.1%	\$718	\$753	4.9%
Tampa/ St. Petersburg	95.0%	92.0%	-3.2%	\$808	\$816	1.0%
Orlando/ Daytona Beach	95.6%	92.2%	-3.6%	\$847	\$855	0.9%
Jacksonville/ Gainesville	94.0%	91.2%	-3.0%	\$787	\$812	3.2%
Fort Myers/ Naples	93.5%	92.5%	-11.8%	\$880	\$876	-0.5%
West Palm Beach	93.5%	90.7%	-3.0%	\$1,062	\$1,060	-0.2%
Tallahassee	93.8%	94.5%	0.7%	\$812	\$844	3.9%
Pensacola	95.7%	91.7%	-4.2%	\$725	\$753	3.9%
Melbourne	94.4%	86.9%	-7.9%	\$752	\$731	-2.8%
FL AVERAGE	94.7%	91.3%	-3.6%	\$834	\$845	1.3%
Phoenix	94.3%	91.3%	-3.2%	\$753	\$778	3.3%
Tucson	94.9%	93.1%	-1.9%	\$617	\$640	3.7%
AZ AVERAGE	94.4%	92.3%	-2.2%	\$726	\$751	3.4%
Atlanta	91.8%	92.0%	0.2%	\$779	\$824	5.8%
Las Vegas	95.1%	93.5%	-1.7%	\$829	\$848	2.3%

Each month, ALN tracks multi-family occupancy, rent & other trends on more than 2,500,000 apartment units across the southern United States. More detailed apartment statistics, including historical data (where available) & submarket information, are available on a monthly & quarterly basis.

For more information, contact 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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