

THE CANTRELL REPORT TM

Pertinent Information for Apartment Owners
October 2010

JOB GROWTH ¹	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 9/10	End 9/10	End 9/10
	Dallas/Plano/Irving	(2,500)	6,300	20,200
	Fort Worth/Arlington	2,400	2,700	7,800
		(100)	9,000	28,000
INTEREST RATES ²	Rates	10/20/2010		Yr. Ago
	10 Year Treasury	2.51%		3.35%
	11th District COFI	1.71%		1.41%
	1 Mo. LIBOR	0.26%		0.24%
Spreads over the above indexes have been increasing as rates have decreased. Best all in rates for the best properties are around 5.00%.				
SUPPLY/ DEMAND ³	Units Added/ Absorbed	6 Mo End 10/10	12 Mo End 10/10	24 Mo End 10/10
	Dallas County			
	Added	2,164	4,584	12,250
	Absorbed	5,762	10,784	10,307
	Tarrant County			
Added	329	755	5,736	
Absorbed	2,571	5,584	6,432	
OCCUPANCY RATES ³	Dallas County	10/10	6 Mo Ago	12 Mo Ago
	2000's	91%	87%	81%
	1990's	94%	93%	92%
	1980's	90%	88%	88%
	1970's or Older	87%	87%	87%
	Tarrant County			
	2000's	93%	88%	85%
	1990's	95%	93%	93%
	1980's	91%	90%	89%
	1970's or Older	84%	83%	82%
RENTAL RATES ³	Dallas County	10/10	6 Mo Ago	12 Mo Ago
	2000's	\$1,189	\$1,193	\$1,197
	1990's	\$1,007	\$1,006	\$1,029
	1980's	\$656	\$657	\$662
	1970's or Older	\$659	\$656	\$668
	Tarrant County			
	2000's	\$957	\$945	\$951
	1990's	\$903	\$875	\$882
	1980's	\$623	\$621	\$635
	1970's or Older	\$591	\$591	\$602
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's		1 Texas Workforce Commission	
	2005	68,300	2 Banxquote.com	
	2006	91,600	3 ALNsys.com - Rental rates are	
	2007	82,200	before any concessions.	
	2008	2,500	Approx. 25% of 70's or older	
	2009	(94,900)	are all bills paid.	

Information obtained from sources deemed reliable, but not guaranteed.

Aggregate Tax Rates for Select Texas Cities

By: Mark Cantrell, Cantrell McCulloch, Inc.

Depressed real estate values continue to cause problems for taxing entities. 2010 tax rates increased very modestly both in the DFW area and statewide. The chart below reflects 21 cities and shows an average increase in tax rates for 2010 of 1.55% (2009 increase for the same sample was 1.63%). And once again, we experienced another contraction of the tax base across all product types and very minimal new construction was able to pick up the slack. However, the various governmental entities have been able to withstand the lower values without increasing rates a significant amount.

Unless sales tax receipts increase (they have shown recent signs of improvement), 2011 will likely be another difficult year adding further tax base on tax rates.

CITY	2008	2009	2010	% Change
Arlington	2.5499	2.5496	2.6125	2.5%
Austin	2.1787	2.2064	2.3169	5.0%
Carrollton	2.5566	2.5623	2.5881	1.0%
Corpus Christi	2.4821	2.5526	2.5953	1.7%
Dallas	2.5077	2.6215	2.6581	1.4%
Denton	2.3923	2.4063	2.4937	3.6%
Frisco	2.1490	2.1690	2.1813	-
Fort Worth	2.7619	2.8266	2.8266	-
Garland	2.5293	2.5601	2.5812	0.1%
Grand Prairie	2.7114	2.7372	2.7583	0.1%
Houston	2.5237	2.5237	*	*
Irving	2.5080	2.5678	2.6644	3.8%
Lewisville	2.0560	2.0987	2.1408	2.0%
Lubbock	2.1362	2.1396	2.1493	-
McKinney	2.4315	2.4543	2.4398	-0.1%
Mesquite	2.6164	2.6622	2.6833	0.1%
Plano	2.1059	2.1458	2.1683	1.0%
Richardson	2.4916	2.5174	2.5985	3.2%
San Antonio	2.5565	2.5603	2.6068	1.8%
Tyler	1.8301	2.0049	2.0807	3.8%
Waco	2.7612	2.7736	2.7715	-

* Harris (Houston) rates not yet available.

Note: School district boundaries can cause some of the above rates to be different. Please call if you have questions, would like to know rates of cities not listed, or would like to know your specific property's tax rate.

Cantrell McCulloch, Inc. (CMI) represents property owners on all types of real estate and business personal property taxes across Texas. For more information, contact us at: (888) 368-5566 x 312, mcantrell@cmi-tax.com - cmi-tax.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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