

JOB GROWTH <sup>1</sup>	Area New Jobs		Mo of	6 Mo	12 Mo	
	Estimate		7/05	End 7/05	End 7/05	
	Dallas/Plano/Irving		(14,000)	11,600	15,400	
	Fort Worth/Arlington		(4,400)	9,600	11,600	
			(18,400)	21,200	27,000	
INTEREST RATES <sup>2</sup>	Rates		9/28/2005	Yr. Ago		
	10 Year Treasury			4.25%	4.13%	
	11th District COFI			2.76%	1.82%	
	1 Mo. LIBOR			3.80%	1.82%	
FNMA, Freddie Mac & CMBS lenders' rates are fixed at approx 1.8-2.0% over the 10 year treasury. Other lenders' rates are adjustable at approx 3% over COFI or LIBOR.						
SUPPLY/ DEMAND <sup>3</sup>	Units Added/ Absorbed		3 Mo	6 Mo	12 Mo	
			End 9/05	End 9/05	End 9/05	
	<b>Dallas County</b>					
	Added		1,005	3,441	8,638	
	Absorbed		4,035	8,374	10,035	
	<b>Tarrant County</b>					
Added		1,464	2,378	4,449		
Absorbed		3,153	4,242	4,804		
OCCUPANCY RATES <sup>3</sup>	<b>Dallas County</b>		9/05	6 Mo Ago	1 Yr Ago	
	1990's or Newer		92%	90%	91%	
	1980's		90%	88%	89%	
	1970's or Older		86%	84%	86%	
	<b>Tarrant County</b>					
	1990's or Newer		90%	88%	88%	
	1980's		90%	89%	90%	
1970's or Older		85%	84%	86%		
RENTAL RATES <sup>3</sup>	<b>Dallas County</b>		9/05	6 Mo Ago	1 Yr Ago	
	1990's or Newer		\$1,032	\$1,023	\$1,030	
	1980's		\$619	\$621	\$627	
	1970's or Older		\$612	\$615	\$626	
	<b>Tarrant County</b>					
	1990's or Newer		\$859	\$863	\$879	
	1980's		\$584	\$588	\$600	
1970's or Older		\$553	\$557	\$562		
HOME OWNERSHIP <sup>4</sup>	Homebuilder	Mo P/I				
	Price/Size	Tax/Ins				
	Choice Homes		1 Tx Workforce Commission - average calendar yr. change (combined MSA's):			
	\$79,950 3-2-1	\$729	'98 115,700; '99 95,300; '00 100,500;			
			'01 8,200; '02 (69,100); '03 (37,100)			
			2 Banxquote.com			
			3 ALNsys.com - Rental rates are <u>before</u>			
			any concessions. Approx. 25% of			
	Fox & Jacobs		70's or older are all bills paid.			
	\$90,990 3-2-2	\$817	4 From corporate office of builder.			

Information obtained from sources deemed reliable, but not guaranteed.

**Hurricane Creates Record Apartment Absorption in Dallas-Fort Worth**

By: *Christine Perez, Dallas Business Journal*

The North Texas apartment market has absorbed a whopping 18,000 units since hurricane Katrina struck the Gulf Coast less than one month ago, according to new statistics from ALN Systems. The leasing activity has catapulted occupancy more than 3 percent -- from 88.8 percent at the end of August to 92 percent today. "In just one month, apartment absorption has surpassed the total absorbed during many individual years," said Wayne Williams, president of Carrollton-based ALN. About 64,000 apartment units have been absorbed statewide. The greatest impact was felt in Houston, which absorbed 42,000 units. The unprecedented leasing activity has pushed Houston's apartment occupancy up to 96 percent -- a 9 percent gain over the 87.9 percent recorded at the end of August.

Locally, the Dallas market absorbed about 12,000 units and Fort Worth absorbed 6,000 units during the month of September. Many area multifamily landlords are making things easier for evacuees by waiving deposits and application fees, and offering anywhere from two weeks to one month's free rent, Williams said. "When the evacuees from New Orleans and other hurricane-stricken areas began arriving in the Dallas/Fort Worth area, we had approximately 60,000 vacant apartment units among our inventory of almost 550,000 units," he said. "Thankfully, this placed us in the position of being able to handle the housing needs of the evacuee families." Williams said many questions remained unanswered, such as if and when the Federal Emergency Management Agency will provide reimbursements or vouchers for rent, and how many of the evacuees will become permanent Metroplex residents.

The current 92 percent occupancy is the highest level D-FW has seen since 2001, when it hit 93.5 percent. The market had already been improving in 2005, with 8,500 units absorbed during the first six months of the year -- the highest mid-year gain since 1999. Annual net absorption was 5,950 in 2004; 4,970 in 2003; and just 801 units in 2002.

For more information, contact Christine Perez with the Dallas Business Journal at (214) 706-7020 or e-mail cperez@bizjournals.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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