

JOB GROWTH ¹	Area New Jobs		Mo of	6 Mo	12 Mo
	Estimate		7/06	End 7/06	End 7/06
	Dallas/Plano/Irving		(8,400)	34,700	57,700
	Fort Worth/Arlington		(8,000)	7,000	19,700
			(16,400)	41,700	77,400
INTEREST RATES ²	Rates		9/20/2006	Yr. Ago	
	10 Year Treasury			4.72%	4.17%
	11th District COFI			4.18%	2.76%
	1 Mo. LIBOR			5.33%	3.83%
	FNMA, Freddie Mac & CMBS lenders' rates are fixed at approx 1.0-1.5% 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 9/06	End 9/06	End 9/06
	Dallas County				
	Added		2,330	6,916	16,108
	Absorbed		2,853	6,575	19,446
	Tarrant County				
	Added		2,680	4,591	8,933
	Absorbed		1,160	2,806	8,843
OCCUPANCY RATES ³	Dallas County		9/06	12 Mo Ago	24 Mo Ago
	1990's or Newer		92%	93%	91%
	1980's		90%	91%	89%
	1970's or Older		89%	88%	86%
	Tarrant County				
	1990's or Newer		89%	91%	88%
	1980's		90%	91%	90%
	1970's or Older		87%	86%	86%
RENTAL RATES ³	Dallas County		9/06	12 Mo Ago	24 Mo Ago
	1990's or Newer		\$1,067	\$1,026	\$1,027
	1980's		\$630	\$616	\$625
	1970's or Older		\$629	\$615	\$627
	Tarrant County				
	1990's or Newer		\$895	\$852	\$880
	1980's		\$599	\$584	\$601
	1970's or Older		\$569	\$555	\$564
HOME OWNERSHIP ⁴	Homebuilder	Mo P/I	¹ Tx Workforce Commission - average calendar yr. change (combined MSA's): '98 115,700; '99 95,300; '00 100,500; '01 11,800; '02 (69,900); '03 (39,500) ² Banxquote.com '04 30,400; '05 66,300 ³ ALNsys.com - Rental rates are before any concessions. Approx. 25% of 70's or older are all bills paid. ⁴ From corporate office of builder.		
	Price/Size	Tax/Ins			
	Choice Homes				
	\$79,950 3-2-1	\$729			
	Fox & Jacobs				
	\$90,990 3-2-2	\$817			

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)

mcantrell@cantrellcompany.com

Todd Franks

214-368-4567 (ext. 17)

tfranks@cantrellcompany.com