

JOB GROWTH ¹	Area New Jobs		1 Mo	6 Mo	12 Mo
	Estimate		End 9/09	End 9/09	End 9/09
	Dallas/Plano/Irving		(3,700)	(6,400)	(56,000)
	Fort Worth/Arlington		2,800	(4,900)	(10,600)
			(900)	(11,300)	(66,600)

INTEREST RATES ²	Rates		10/15/2009	Yr. Ago
		10 Year Treasury		3.49%
	11th District COFI		1.41%	2.69%
	1 Mo. LIBOR		0.25%	4.47%
Spreads over the above indexes have been increasing as rates have decreased. Best all in rates for the best properties are just below 6%.				

SUPPLY/ DEMAND ³	Units Added/ Absorbed		6 Mo	12 Mo	24 Mo
			End 10/09	End 10/09	End 10/09
Dallas County					
	Added		3,184	8,032	9,866
	Absorbed		(998)	655	(336)
Tarrant County					
	Added		2,878	4,981	8,039
	Absorbed		1,874	851	3,416

OCCUPANCY RATES ³	Dallas County		10/09	6 Mo Ago	12 Mo Ago
		2000's		83%	85%
	1990's		92%	92%	93%
	1980's		87%	89%	90%
	1970's or Older		87%	88%	90%
Tarrant County					
	2000's		85%	83%	87%
	1990's		93%	92%	94%
	1980's		89%	89%	90%
	1970's or Older		82%	84%	86%

RENTAL RATES ³	Dallas County		10/09	6 Mo Ago	12 Mo Ago
		2000's		\$1,205	\$1,175
	1990's		\$1,032	\$1,045	\$1,091
	1980's		\$660	\$667	\$675
	1970's or Older		\$671	\$675	\$675
Tarrant County					
	2000's		\$953	\$959	\$968
	1990's		\$885	\$900	\$924
	1980's		\$634	\$638	\$642
	1970's or Older		\$603	\$608	\$607

HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's		1 Texas Workforce Commission	
		2004	32,800	2 Banxquote.com
	2005	68,300	3 ALNsys.com - Rental rates are before any concessions.	
	2006	91,600	Approx. 25% of 70's or older are all bills paid.	
	2007	82,200		
	2008	46,000		

Information obtained from sources deemed reliable, but not guaranteed.

SELECT TEXAS CITY TAX RATES

By: Mark Cantrell, Cantrell McCulloch, Inc.

Albeit at a minimal rate, 2009 tax rates increased both in the DFW area and statewide. However, properties in Dallas within the Dallas ISD saw a jump of 4.5%, the highest increase within the state's larger metro areas. Other notable increases in the DFW area include Irving at 2.38% and Fort Worth at 2.34%.

The expected contraction of the existing tax base (due to falling values), minimal new construction and the fact that taxing entities are seeing deficits in 2009 causing budget tightening, all play a role in the anticipated further increase of 2010 tax rates. Most schools are already at or near maximum rates as mandated by the 2006 Texas Legislature, and those rates can only be increased with voter approval (schools comprise 50-60% of the overall tax rate). City and County, the other 40-50% of the tax rate, do not require voter approval for increases.

CITY	2008	2009	% Change
Arlington	2.5499	2.5496	-0.01%
Austin	2.1787	2.2064	1.27%
Carrollton	2.5566	2.5623	0.22%
Dallas	2.5077	2.6215	4.53%
Denton	2.3923	2.4063	0.59%
Frisco	2.1490	2.1690	0.93%
Fort Worth	2.7619	2.8266	2.34%
Garland	2.5293	2.5601	1.22%
Grand Prairie	2.7114	2.7372	0.95%
Houston	2.5237	*	*
Irving	2.5080	2.5678	2.38%
Lewisville	2.0560	2.0987	2.08%
McKinney	2.4315	2.4543	0.94%
Mesquite	2.6164	2.6622	1.75%
Plano	2.1059	2.1458	1.90%
Richardson	2.4916	2.5174	1.03%
San Antonio	2.5565	2.5603	0.15%
Tyler	1.8301	2.0049	9.55%
Waco	2.7612	2.7736	0.45%

* Harris County rates not yet available.

Note: Overlapping school districts can cause some of the above rates to be incorrect. Please call if you have questions or would like to know rates of cities not listed.

For further questions or information on how to limit your property tax liability, you can contact Mark at mcantrell@cmi-tax.com or (214) 368-1295.

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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