

# THE CANTRELL REPORT™

Pertinent Information for Apartment Owners  
February 2009

JOB GROWTH <sup>1</sup>	Area New Jobs		
	1 Mo	6 Mo	12 Mo
	<b>Estimate</b>	<b>End 12/08</b>	<b>End 12/08</b>
	Dallas/Plano/Irving	4,400	15,100
	Fort Worth/Arlington	4,000	13,500
		<b>8,400</b>	<b>28,600</b>
			<b>45,500</b>
INTEREST RATES <sup>2</sup>	2/20/2009		Yr. Ago
	10 Year Treasury	2.82%	3.81%
	11th District COFI	2.76%	4.07%
	1 Mo. LIBOR	0.47%	3.12%
	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 <sup>3</sup>	Units Added/ Absorbed		
	6 Mo	12 Mo	24 Mo
	End 2/09	End 2/09	End 2/09
	<b>Dallas County</b>		
	Added	3,246	6,058
	Absorbed	(1,793)	1,898
	<b>Tarrant County</b>		
	Added	1,531	3,240
	Absorbed	(1,410)	649
			4,813
OCCUPANCY RATES <sup>3</sup>	Dallas County		
	2/09	6 Mo Ago	12 Mo Ago
	2000's	86%	86%
	1990's	92%	94%
	1980's	89%	91%
	1970's or Older	88%	90%
	<b>Tarrant County</b>		
	2000's	85%	86%
	1990's	93%	94%
	1980's	89%	91%
	1970's or Older	84%	85%
RENTAL RATES <sup>3</sup>	Dallas County		
	2/09	6 Mo Ago	12 Mo Ago
	2000's	\$1,183	\$1,171
	1990's	\$1,069	\$1,092
	1980's	\$670	\$673
	1970's or Older	\$676	\$674
	<b>Tarrant County</b>		
	2000's	\$959	\$971
	1990's	\$916	\$923
	1980's	\$637	\$640
	1970's or Older	\$605	\$605
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's		1 Texas Workforce Commission
	2003 (39,400)	2004 32,600	2 Banxquote.com
	2005 68,300	2006 94,300	3 ALNsys.com - Rental rates are before any concessions.
	2007		Approx. 25% of 70's or older are all bills paid.

Information obtained from sources deemed reliable, but not guaranteed.

## PROPERTY TAXES

By: Robert McCulloch, Cantrell McCulloch, Inc. (CMI)

Although Texas remains a non-disclosure state, appraisal districts have become more adept at discovering the details of commercial property transactions. **In a practice known as "sales chasing", appraisal districts often increase the appraised values of properties that have recently sold to their sales price, while leaving comparable properties unadjusted.** This greatly undermines the overriding concern of equity by creating a dual standard of valuation: one for properties that have recently sold, and one for those that have not. **Fortunately, the Texas Property Tax Code features a remedy for the practice of sales chasing.**

Also known as the Taxpayer's Bill of Rights, Senate Bill 841 was intended to facilitate tax remedies for property owners. Probably the most significant change to the law is that taxpayers may now contend inequality of appraisal per code Section 42.26(d), whereby **"The district court shall grant relief on the grounds that a property is appraised unequally if the appraised value of the property exceeds the median appraised value of a reasonable number of comparable properties appropriately adjusted."**

**CMI, currently representing over 600 multi-family properties,** has been a market leader in negotiating values below the purchase price. This past year CMI represented over 100 such sales. Our ability to argue values using our Equal and Uniform Analysis has proven to be very persuasive. **In fact, over the past five years, CMI has each year averaged between 20-25% below the recent sale price.**

For assistance with your recent sale, or a more typical property tax protest, we can be contacted at (214) 368-5566, x 312, Mark Cantrell, or email [mcantrell@cmi-tax.com](mailto:mcantrell@cmi-tax.com). Please visit our website - [www.cmi-tax.com](http://www.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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