

The Cantrell Report

Pertinent Information for Apartment Owners
November 1, 2015

JOB GROWTH	Area New Jobs			
	Estimate	1 Mo End 9/30	6 Mo End 9/30	12 Mo End 9/30
	Dallas/Plano/Irving	3,000	27,900	78,800
	Fort Worth/Arlington	4,100	1,000	19,900
		7,100	28,900	98,700
INTEREST RATES	Rates			Yr. Ago
	END 10/31			
	10 Year Treasury		2.20%	2.36%
	11th District COFI		0.64%	0.67%
	1 Mo. LIBOR		0.19%	0.15%
	Best all in rates for the best properties are around 3.50%.			
SUPPLY/ DEMAND	Units Added/ Absorbed			
		6 Mo End 10/31	12 Mo End 10/31	24 Mo End 10/31
	Dallas County			
	Added	4,965	11,647	19,819
	Absorbed	6,038	12,871	21,193
	Tarrant County			
	Added	2,743	5,116	8,028
	Absorbed	2,607	4,898	8,823
OCCUPANCY RATES	Dallas County			
		10/31/2015	6 Mo Ago	12 Mo Ago
	2000's	87.5%	85.6%	87.0%
	1990's	96.0%	95.7%	95.3%
	1980's	94.9%	95.4%	94.1%
	1970's or Older	93.2%	92.8%	92.2%
	Tarrant County			
	2000's	89.7%	90.2%	92.7%
	1990's	95.5%	95.7%	95.3%
	1980's	95.2%	95.1%	93.9%
	1970's or Older	93.2%	92.6%	91.6%
RENTAL RATES	Dallas County			
		10/31/2015	6 Mo Ago	12 Mo Ago
	2000's	\$1,389	\$1,337	\$1,310
	1990's	\$1,213	\$1,189	\$1,156
	1980's	\$825	\$794	\$761
	1970's or Older	\$774	\$751	\$725
	Tarrant County			
	2000's	\$1,170	\$1,127	\$1,094
	1990's	\$1,090	\$1,066	\$1,032
	1980's	\$787	\$757	\$725
	1970's or Older	\$725	\$698	\$673
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's		1 Texas Workforce Commission	
	Year	Jobs	2 Banxquote.com	3 ALNsys.com - Rental rates are after concessions.
	2007	82,200		Approx. 25% of 70's or older are all bills paid.
	2008	2,500		
	2009	(94,900)		
	2010	50,800		
	2011	51,200		
	2012	79,200		
	2013	95,000		
	2014	141,300		

Aggregate Tax Rates for Select Texas Cities

Tax rates for 2015 have been finalized. Owners are receiving their tax bills with taxes due January 31, 2016. Tax rates for the DFW area and across Texas have generally remained stable the past two years (see chart below). Average increase in rates for 2015 over 2014 is less than 1% with several showing small reductions. Average 2015 tax rate of 2.5899 for this select DFW area with both Dallas (2.7418) and Fort Worth (2.8684) above the average.

Although rates remain flat, property tax assessments continue to rise as cap rates and interest rates both remain at historic lows. Sales for 2015 are expected to be at record levels pushing appraisal districts to try and keep pace with values.

City	2013	2014	2015
Arlington	2.5816	2.6375	2.7023
Austin	2.4632	2.3798	2.2961
Carrollton	2.5952	2.5826	2.5573
Dallas	2.7326	2.7430	2.7418
Denton	2.5047	2.5020	2.4918
Frisco	2.2431	2.2370	2.2270
Fort Worth	2.8383	2.8384	2.8684
Garland	2.6117	2.6218	2.7207
Grand Prairie	2.7888	2.7989	2.9277
Houston	2.5590	2.5706	TBD
Irving	2.7174	2.6930	2.7019
Lewisville	2.2021	2.1853	2.1748
McKinney	2.5766	2.5700	2.5600
Mesquite	2.7038	2.7139	2.7128
Plano	2.2627	2.2536	2.2346
Richardson	2.6290	2.6391	2.6380
San Antonio	2.6933	2.7057	2.6980

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

* Houston (Harris County) tax rates still unavailable.

Cantrell McCulloch, Inc. (CMI) specializes in the representation of multifamily properties across Texas and nationally. Currently, CMI represents multifamily properties consisting of 160,000+/- units at a value in excess of \$8 billion. CMI also represents property owners on all types of real estate and business personal property taxes across 33 states.

For more information

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