

**CBRE: DFW No. 2 Target Market  
For Investors  
Dallas (CBRE)**

Dallas-Fort Worth ranked as the number two metro for property investment this year, according to the CBRE Americas Investor Intentions Survey 2017.

North Texas, ranked just behind Los Angeles, is up a spot from number three in last year's survey, edging out New York City.

"Dallas-Fort Worth continues to be a very attractive market for institutional and private equity investors. Our sustained job growth over the last seven years, with no apparent reversal in sight, is providing lift across numerous asset classes," said Chris Hipps, senior managing director of investor services at CBRE. "Specifically, the industrial sector, with a vacancy rate of less than 10 percent since 2012 and an average annual net absorption of 17.7 million sf, is seeing high investment sale volumes."

Houston and Austin also are viewed as attractive markets for investment, ranking seventh and 11th, respectively.

The 2017 survey results reveal that investors will remain actively engaged in real estate investment this year, with 67 percent intending to be net buyers (more acquisitions than dispositions). The percentage of net buyers has increased from 60 percent in 2015 and 65 percent in 2016. The survey shows that 83 percent of investors intend to maintain or increase their purchasing activity in 2017.

The 22-question Americas Investor Intentions Survey 2017 was conducted among CBRE clients between Jan. 6 and Feb. 6, 2017. The Americas survey is part of the larger global survey, for which nearly 2,000 responses were received.

JOB GROWTH <sup>1</sup>	Area New Jobs				
		1 Mo	6 Mo	12 Mo	
	Estimate	End 2/28	End 2/28	End 2/28	
	Dallas/Plano/Irving	4,900	38,100	91,500	
	Fort Worth/Arlington	4,400	12,900	27,800	
		9,300	51,000	119,300	
INTEREST RATES <sup>2</sup>	Rates		END 3/30	Yr. Ago	
	10 Year Treasury		2.39%	1.89%	
	11th District COFI		0.62%	0.66%	
	1 Mo. LIBOR		0.98%	0.43%	
SUPPLY/ DEMAND <sup>3</sup>	Units Added/ Absorbed		6 Mo	12 Mo	24 Mo
			End 3/30	End 3/30	End 3/30
	<b>Dallas County</b>				
	Added		5,022	10,239	20,576
	Absorbed		2,728	7,209	18,701
	<b>Tarrant County</b>				
Added		2,019	4,129	9,611	
Absorbed		669	3,581	9,580	
OCCUPANCY RATES <sup>3</sup>	<b>Dallas County</b>		3/30/2017	6 Mo Ago	12 Mo Ago
	2010's		76.5%	78.0%	74.1%
	2000's		94.1%	95.3%	95.0%
	1990's		94.7%	95.2%	95.8%
	1980's		95.1%	94.9%	95.5%
	1970's or Older		94.3%	94.0%	94.3%
	<b>Tarrant County</b>				
	2010's		79.0%	83.4%	77.6%
	2000's		95.3%	95.7%	95.5%
	1990's		94.8%	95.3%	95.0%
	1980's		95.3%	95.4%	95.2%
	1970's or Older		93.0%	92.8%	92.6%
RENTAL RATES <sup>3</sup>	<b>Dallas County</b>		3/30/2017	6 Mo Ago	12 Mo Ago
	2010's		\$1,500	\$1,495	\$1,500
	2000's		\$1,355	\$1,356	\$1,322
	1990's		\$1,273	\$1,273	\$1,224
	1980's		\$902	\$888	\$851
	1970's or Older		\$855	\$837	\$805
	<b>Tarrant County</b>				
	2010's		\$1,389	\$1,419	\$1,328
	2000's		\$1,168	\$1,170	\$1,118
	1990's		\$1,174	\$1,176	\$1,113
	1980's		\$882	\$859	\$818
	1970's or Older		\$813	\$787	\$759
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's				
	2012	74,400			
	2013	95,600			
	2014	132,000			
	2015	98,700			
	2016	120,500			
	<sup>1</sup> Texas Workforce Commission <sup>2</sup> Banxquote.com <sup>3</sup> ALNsys.com - Rental rates are after concessions. Approximately 25% of 70's or older are all bills paid				

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