

The Cantrell Report

Pertinent Information for Apartment Owners
November 1, 2013

JOB GROWTH	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 10/31	End 10/31	End 10/31
	Dallas/Plano/Irving	11,400	43,600	78,900
	Fort Worth/Arlington	4,100	13,100	32,100
		15,500	56,700	111,000
INTEREST RATES	Rates	END 10/31		Yr. Ago
	10 Year Treasury		2.55%	1.72%
	11th District COFI		0.96%	1.07%
	1 Mo. LIBOR		0.17%	0.21%
	Best all in fixed rates for the best properties are around 4.14% (10 year maturity - Fannie Mae).			
SUPPLY/ DEMAND	Units Added/ Absorbed	6 Mo End 10/31	12 Mo End 10/31	24 Mo End 10/31
	Dallas County			
	Added	3,438	7,858	14,010
	Absorbed	4,412	9,009	16,275
	Tarrant County			
Added	954	3,672	6,838	
Absorbed	1,286	3,909	8,305	
OCCUPANCY RATES	Dallas County	10/31/2013	6 Mo Ago	12 Mo Ago
	2000's	88.4%	87.9%	91.3%
	1990's	94.9%	94.8%	95.0%
	1980's	93.7%	93.8%	92.2%
	1970's or Older	91.7%	90.7%	89.8%
	Tarrant County			
	2000's	92.4%	90.8%	93.4%
	1990's	93.6%	94.4%	94.6%
	1980's	93.6%	93.9%	93.2%
	1970's or Older	90.5%	90.3%	88.8%
RENTAL RATES	Dallas County	10/31/2013	6 Mo Ago	12 Mo Ago
	2000's	\$1,263	\$1,244	\$1,232
	1990's	\$1,139	\$1,104	\$1,093
	1980's	\$687	\$668	\$649
	1970's or Older	\$686	\$668	\$649
	Tarrant County			
	2000's	\$1,055	\$1,035	\$1,011
	1990's	\$980	\$960	\$944
	1980's	\$680	\$662	\$648
	1970's or Older	\$622	\$611	\$598
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's	1 Texas Workforce Commission 2 Banxquote.com 3 ALNsys.com - Rental rates are after concessions. Approx. 25% of 70's or older are all bills paid.		
	2007	82,200		
	2008	2,500		
	2009	(94,900)		
	2010	50,800		
	2011	51,200		
	2012	79,200		

Aggregate Tax Rates for Select Texas Cities

Tax rates for 2013 have been finalized. Owners are receiving their tax bills with taxes due January 31, 2014. Tax rates for the DFW area and across Texas have generally remained fairly stable the past two years (see chart below).

However, property tax assessments have really increased in the past year and are expected to continue upward as Cap rates remain at historic lows along with increased investor demand and sales for this preferred product type, even with interest rates increasing a full 100 basis points in 2013. Generally, appraisal district assessment values are still lagging in all but most Class A properties.

City	2011	2012	2013
Arlington	2.5944	2.5899	2.5816
Austin	2.3823	2.4190	2.4632
Carrollton	2.5984	2.5919	2.5952
Corpus Christi	2.5836	2.5836	2.5665
Dallas	2.7111	2.7308	2.7326
Denton	2.4971	2.5026	2.5047
Frisco	2.2082	2.2482	2.2431
Fort Worth	2.8379	2.8379	2.8383
Garland	2.5817	2.6013	2.6117
Grand Prairie	2.7587	2.7784	2.7888
Houston	2.5292	2.5292	TBD
Irving	2.6874	2.7070	2.7174
Lewisville	2.1436	2.1761	2.2021
Lubbock	2.1670	2.2003	2.2113
McKinney	2.4518	2.4518	2.5766
Mesquite	2.6838	2.7034	2.7038
Plano	2.1883	2.1883	2.2627
Richardson	2.5990	2.6186	2.6290
San Antonio	2.6354	2.6929	2.6933
Tyler	2.0090	2.1062	2.1185
Waco	2.7643	2.7772	2.8179

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.

Cantrell McCulloch, Inc. (CMI) specializes in the representation of multifamily properties across Texas and nationally. Currently, CMI represents 773 multifamily properties consisting of 130,000+ units at a value in excess of \$5 billion. CMI also represents property owners on all types of real estate and business personal property taxes in 35 states. For more information Contact us at: (888) 368-5566 x 312, mcantrell@cmi-tax.com and www.cmi-tax.com.

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