

Louisville Rent Survey Report 2008

Downtown Area 1

Current Rents

Property Statistics

Number of Properties	12
Total Units	1,734
Average Units	145
Average Occupancy Rate	94.4%
Smallest Property	40
Largest Property	300
Earliest Year Built	1905
Latest Year Built	1989
Average Year Built	1943

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	325	18.7%	129,772	399	\$453	\$483	\$468	\$1.17
1/1	789	45.5%	520,735	660	\$608	\$669	\$638	\$0.97
2/1	113	6.5%	102,644	908	\$811	\$873	\$842	\$0.93
2/1.5	217	12.5%	218,680	1,008	\$764	\$764	\$764	\$0.76
2/2	240	13.8%	250,261	1,043	\$826	\$853	\$839	\$0.81
2/2.5	1	0.1%	1,300	1,300	\$1,200	\$1,200	\$1,200	\$0.92
3/2	41	2.4%	56,666	1,382	\$1,368	\$1,578	\$1,473	\$1.07
4/2	4	0.2%	7,752	1,938	\$1,795	\$1,795	\$1,795	\$0.93
4/3	4	0.2%	8,348	2,087	\$2,000	\$2,100	\$2,050	\$0.98
Totals	1,734	100.0%	1,296,158	747	\$666	\$712	\$689	\$0.92

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L01.

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Historical Rents and Occupancy

Average Rent History

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
0/1	\$341	\$392	\$395	\$436	\$437	\$436	\$485	\$468	-3.5%
1/1	\$521	\$529	\$555	\$545	\$554	\$625	\$613	\$638	4.1%
1/1.5	\$515	\$565							
2/1	\$647	\$658	\$749	\$750	\$751	\$787	\$814	\$842	3.4%
2/1.5	\$639	\$658	\$644	\$644	\$644	\$664	\$732	\$764	4.4%
2/2	\$716	\$793	\$794	\$800	\$825	\$862	\$871	\$839	-3.7%
2/2.5				\$1,400	\$1,400	\$1,400	\$1,200	\$1,200	None
3/2	\$984	\$962	\$969	\$1,080	\$1,239	\$1,317	\$1,351	\$1,473	9.0%
4/2	\$1,395	\$1,395	\$1,395	\$1,395	\$1,425	\$1,625	\$1,725	\$1,795	4.1%
4/3	\$1,525	\$1,038	\$1,138	\$1,300	\$1,800	\$2,000	\$2,000	\$2,050	2.5%
Totals	\$570	\$591	\$606	\$612	\$626	\$670	\$684	\$689	.7%

Average Historical Occupancy

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
Overall	88.3%	87.1%	87.8%	86.5%	87.7%	86.8%	92.2%	94.4%	2.4%

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L01.