

Louisville Rent Survey Report 2008

East End (NW I-64, W I-264) Area 4

Current Rents

Property Statistics

Number of Properties	13
Total Units	3,321
Average Units	255
Average Occupancy Rate	94.1%
Smallest Property	80
Largest Property	600
Earliest Year Built	1938
Latest Year Built	1991
Average Year Built	1975

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	86	2.6%	43,544	506	\$581	\$603	\$592	\$1.17
1/1	1,192	35.9%	860,994	722	\$632	\$644	\$638	\$0.88
1/1.5	40	1.2%	48,840	1,221	\$920	\$920	\$920	\$0.75
2/1	506	15.2%	438,564	867	\$626	\$638	\$632	\$0.73
2/1.5	64	1.9%	64,800	1,013	\$638	\$638	\$638	\$0.63
2/2	1,126	33.9%	1,212,226	1,077	\$754	\$775	\$765	\$0.71
3/1.5	32	1.0%	45,504	1,422	\$989	\$989	\$989	\$0.70
3/2	211	6.4%	251,922	1,194	\$870	\$878	\$874	\$0.73
3/2.5	36	1.1%	50,400	1,400	\$825	\$825	\$825	\$0.59
3/3	28	0.8%	44,800	1,600	\$650	\$650	\$650	\$0.41
Totals	3,321	100.0%	3,061,594	922	\$695	\$710	\$703	\$0.76

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L04.

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Historical Rents and Occupancy

Average Rent History

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
0/1	\$496	\$512	\$520	\$541	\$549	\$573	\$585	\$592	1.2%
1/1	\$580	\$581	\$585	\$589	\$597	\$598	\$629	\$638	1.4%
1/1.5	\$870	\$870	\$880	\$890	\$838	\$915	\$915	\$920	.5%
2/1	\$560	\$574	\$583	\$584	\$598	\$586	\$608	\$632	3.9%
2/1.5	\$654	\$586	\$623	\$635	\$591	\$517	\$633	\$638	.8%
2/2	\$721	\$728	\$715	\$739	\$742	\$747	\$776	\$765	-1.4%
3/1.5				\$899	\$909	\$909	\$1,056	\$989	-6.3%
3/2	\$783	\$794	\$790	\$800	\$814	\$817	\$872	\$874	.2%
3/2.5	\$812	\$844	\$844	\$810	\$810	\$810	\$825	\$825	None
3/3	\$610	\$610	\$610	\$650	\$650	\$650	\$650	\$650	None
Totals	\$644	\$650	\$650	\$662	\$668	\$675	\$700	\$703	.4%

Average Historical Occupancy

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
Overall	92.1%	89.4%	87.7%	91.4%	91.0%	91.7%	94.8%	94.1%	-.7%

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L04.