

Louisville Rent Survey Report 2008

East End (S I-64, SE I-264, E Bardstown Rd) Area 7

Current Rents

Property Statistics

Number of Properties	21
Total Units	4,131
Average Units	197
Average Occupancy Rate	90.3%
Smallest Property	52
Largest Property	440
Earliest Year Built	1961
Latest Year Built	1996
Average Year Built	1979

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	134	3.2%	80,444	600	\$469	\$469	\$469	\$0.78
1/1	1,457	35.3%	1,081,970	743	\$600	\$605	\$602	\$0.81
1/1.5	36	0.9%	36,252	1,007	\$780	\$780	\$780	\$0.77
2/1	1,005	24.3%	909,584	905	\$596	\$609	\$602	\$0.67
2/1.5	217	5.3%	214,000	986	\$679	\$689	\$684	\$0.69
2/2	903	21.9%	999,850	1,107	\$789	\$806	\$797	\$0.72
2/2.5	18	0.4%	27,000	1,500	\$914	\$914	\$914	\$0.61
3/1	83	2.0%	73,447	885	\$608	\$612	\$610	\$0.69
3/1.5	28	0.7%	28,000	1,000	\$745	\$760	\$753	\$0.75
3/2	180	4.4%	258,160	1,434	\$919	\$925	\$922	\$0.64
3/2.5	70	1.7%	92,050	1,315	\$815	\$815	\$815	\$0.62
Totals	4,131	100.0%	3,800,757	920	\$662	\$671	\$667	\$0.72

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L07.

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Historical Rents and Occupancy

Average Rent History

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
0/1	\$423	\$423	\$422	\$435	\$435	\$455	\$468	\$469	.2%
1/1	\$552	\$543	\$558	\$562	\$571	\$575	\$590	\$602	2.0%
1/1.5	\$754	\$759	\$789	\$799	\$807	\$827	\$850	\$780	-8.2%
2/1	\$545	\$557	\$579	\$583	\$596	\$595	\$596	\$602	1.0%
2/1.5	\$648	\$622	\$666	\$668	\$677	\$681	\$680	\$684	.6%
2/2	\$732	\$727	\$737	\$732	\$745	\$755	\$765	\$797	4.2%
2/2.5	\$825	\$799	\$869	\$869	\$899	\$899	\$899	\$914	1.7%
3/1	\$540	\$575	\$556	\$600	\$594	\$593	\$598	\$610	2.0%
3/1.5	\$635	\$700	\$750	\$750	\$745	\$735	\$753	\$753	None
3/2	\$832	\$832	\$872	\$873	\$899	\$913	\$936	\$922	-1.5%
3/2.5	\$792	\$774	\$774	\$774	\$787	\$774	\$798	\$815	2.1%
Totals	\$612	\$607	\$625	\$628	\$641	\$644	\$655	\$667	1.8%

Average Historical Occupancy

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
Overall	92.6%	91.6%	91.1%	92.0%	88.0%	92.8%	89.3%	90.3%	1.1%

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L07.