

Louisville Rent Survey Report 2008

East End (S I-264, E I-65, W Bardstown Rd.) Area 8

Current Rents

Property Statistics

Number of Properties	47
Total Units	8,787
Average Units	187
Average Occupancy Rate	91.3%
Smallest Property	50
Largest Property	689
Earliest Year Built	1900
Latest Year Built	2003
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	242	2.8%	119,159	492	\$419	\$450	\$435	\$0.88
1/1	2,730	31.1%	1,946,061	713	\$488	\$499	\$494	\$0.69
2/1	2,744	31.2%	2,387,501	870	\$537	\$559	\$548	\$0.63
2/1.5	905	10.3%	823,442	910	\$618	\$628	\$623	\$0.68
2/2	1,453	16.5%	1,590,637	1,095	\$678	\$679	\$678	\$0.62
2/2.5	122	1.4%	165,128	1,354	\$846	\$847	\$847	\$0.63
3/1	181	2.1%	183,764	1,015	\$624	\$624	\$624	\$0.62
3/1.5	43	0.5%	45,356	1,055	\$705	\$705	\$705	\$0.67
3/2	303	3.4%	394,079	1,301	\$768	\$769	\$768	\$0.59
3/2.5	64	0.7%	113,617	1,775	\$1,034	\$1,036	\$1,035	\$0.58
Totals	8,787	100.0%	7,768,744	884	\$569	\$581	\$575	\$0.65

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L08.

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Historical Rents and Occupancy

Average Rent History

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
0/1	\$375	\$380	\$384	\$392	\$389	\$409	\$417	\$435	4.3%
1/1	\$434	\$438	\$454	\$457	\$461	\$471	\$482	\$494	2.5%
2/1	\$470	\$475	\$484	\$495	\$498	\$517	\$527	\$548	4.0%
2/1.5	\$561	\$560	\$581	\$601	\$606	\$609	\$610	\$623	2.1%
2/2	\$591	\$600	\$662	\$661	\$640	\$641	\$666	\$678	1.8%
2/2.5	\$720	\$741	\$797	\$803	\$797	\$798	\$813	\$847	4.2%
3/1	\$498	\$542	\$550	\$561	\$593	\$579	\$599	\$624	4.2%
3/1.5	\$544	\$552	\$553	\$605	\$649	\$647	\$670	\$705	5.2%
3/2	\$706	\$717	\$738	\$759	\$751	\$722	\$754	\$768	1.9%
3/2.5	\$941	\$959	\$948	\$954	\$954	\$983	\$1,029	\$1,035	.6%
Totals	\$497	\$503	\$530	\$538	\$537	\$546	\$559	\$575	2.9%

Average Historical Occupancy

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
Overall	92.1%	89.2%	90.8%	88.7%	90.2%	90.0%	90.5%	91.3%	.9%

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L08.