

Louisville Rent Survey Report 2008

Near East Area 3

Current Rents

Property Statistics

Number of Properties	4
Total Units	855
Average Units	214
Average Occupancy Rate	97.6%
Smallest Property	88
Largest Property	355
Earliest Year Built	1968
Latest Year Built	1990
Average Year Built	1981

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	4	0.5%	1,808	452	\$470	\$470	\$470	\$1.04
1/1	180	21.1%	125,152	695	\$542	\$542	\$542	\$0.78
1/1.5	9	1.1%	7,650	850	\$749	\$749	\$749	\$0.88
2/1	241	28.2%	220,312	914	\$660	\$660	\$660	\$0.72
2/1.5	189	22.1%	202,300	1,070	\$740	\$753	\$747	\$0.70
2/2	96	11.2%	93,600	975	\$599	\$629	\$614	\$0.63
3/1.5	9	1.1%	11,250	1,250	\$999	\$999	\$999	\$0.80
3/2	60	7.0%	70,520	1,175	\$770	\$770	\$770	\$0.65
3/2.5	67	7.8%	100,500	1,500	\$1,049	\$1,049	\$1,049	\$0.70
Totals	855	100.0%	833,092	974	\$688	\$694	\$691	\$0.71

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L03.

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Historical Rents and Occupancy

Average Rent History

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
0/1	\$399	\$399	\$399	\$399	\$407	\$435	\$460	\$470	2.2%
1/1	\$454	\$464	\$465	\$466	\$472	\$468	\$525	\$542	3.2%
1/1.5	\$575	\$575	\$605	\$607	\$607		\$629	\$749	19.1%
2/1	\$563	\$573	\$568	\$568	\$569	\$533	\$628	\$660	5.1%
2/1.5	\$621	\$621	\$627	\$625	\$632	\$544	\$688	\$747	8.6%
2/2	\$589	\$589	\$589	\$584	\$594	\$594	\$594	\$614	3.4%
3/1.5	\$819	\$819	\$734	\$736	\$736		\$899	\$999	11.1%
3/2	\$702	\$725	\$665	\$666	\$666	\$640	\$726	\$770	6.1%
3/2.5	\$905	\$905	\$890	\$892	\$892		\$999	\$1,049	5.0%
Totals	\$595	\$601	\$596	\$595	\$599	\$537	\$654	\$691	5.7%

Average Historical Occupancy

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
Overall	93.9%	93.8%	91.9%	94.4%	93.5%	98.3%	95.6%	97.6%	2.1%

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L03.