

# Louisville Rent Survey Report 2008

## Northwest Area 2

## Current Rents

### Property Statistics

<b>Number of Properties</b>	9
<b>Total Units</b>	1,142
<b>Average Units</b>	127
<b>Average Occupancy Rate</b>	93.7%
<b>Smallest Property</b>	42
<b>Largest Property</b>	432
<b>Earliest Year Built</b>	1950
<b>Latest Year Built</b>	1993
<b>Average Year Built</b>	1974

### Unit Mix/Rent Statistics

	<b>Units</b>	<b>% Mix</b>	<b>Total SF</b>	<b>Average SF</b>	<b>Average Low Rent</b>	<b>Average High Rent</b>	<b>Average Rent</b>	<b>Average Rent/SF</b>
0/1	101	8.8%	41,643	412	\$443	\$443	\$443	\$1.07
1/1	257	22.5%	149,343	581	\$490	\$516	\$503	\$0.87
2/1	650	56.9%	462,670	712	\$415	\$425	\$420	\$0.59
2/1.5	24	2.1%	21,600	900	\$650	\$705	\$678	\$0.75
2/2	90	7.9%	78,115	868	\$734	\$734	\$734	\$0.85
3/1.5	20	1.8%	21,400	1,070	\$728	\$714	\$721	\$0.67
<b>Totals</b>	<b>1,142</b>	<b>100.0%</b>	<b>774,771</b>	<b>678</b>	<b>\$470</b>	<b>\$482</b>	<b>\$476</b>	<b>\$0.70</b>

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L02.

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## Historical Rents and Occupancy

### Average Rent History

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
0/1	\$450	\$439	\$471	\$491	\$504	\$405	\$424	\$443	4.5%
1/1	\$435	\$441	\$451	\$446	\$452	\$484	\$491	\$503	2.4%
2/1	\$385	\$434	\$425	\$406	\$423	\$420	\$415	\$420	1.2%
2/1.5	\$610	\$625	\$625	\$635	\$635	\$635	\$653	\$678	3.8%
2/2	\$639	\$658	\$673	\$683	\$695	\$714	\$713	\$734	2.9%
3/1.5	\$647	\$658	\$658	\$650	\$650	\$656	\$658	\$721	9.6%
Totals	\$431	\$461	\$463	\$453	\$450	\$465	\$466	\$476	2.1%

### Average Historical Occupancy

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
<b>Overall</b>	91.3%	90.6%	90.2%	90.6%	96.4%	96.1%	95.2%	93.7%	-1.6%

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L02.