

Louisville Rent Survey Report 2008

Current Rents

Southern Indiana (Clarksville, Jeffersonville, New Albany) Area 10

Property Statistics

Number of Properties	27
Total Units	4,411
Average Units	163
Average Occupancy Rate	93.8%
Smallest Property	40
Largest Property	472
Earliest Year Built	1900
Latest Year Built	2001
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	7	0.2%	1,915	274	\$391	\$405	\$398	\$1.46
1/1	1,418	32.1%	1,091,434	770	\$491	\$509	\$500	\$0.65
1/1.5	12	0.3%	11,338	945	\$526	\$570	\$548	\$0.58
2/1	866	19.6%	840,478	971	\$577	\$580	\$579	\$0.60
2/1.5	831	18.8%	778,801	937	\$541	\$571	\$556	\$0.59
2/2	768	17.4%	824,553	1,074	\$647	\$690	\$669	\$0.62
3/1	90	2.0%	85,880	954	\$563	\$567	\$565	\$0.59
3/1.5	97	2.2%	116,556	1,202	\$717	\$725	\$721	\$0.60
3/2	281	6.4%	378,587	1,347	\$726	\$726	\$726	\$0.54
3/2.5	41	0.9%	55,760	1,360	\$720	\$799	\$760	\$0.56
Totals	4,411	100.0%	4,185,302	949	\$568	\$589	\$578	\$0.61

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L10.

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Historical Rents and Occupancy

Southern Indiana (Clarksville, Jeffersonville, New Albany) Area 10

Average Rent History

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
0/1	\$358	\$371	\$389	\$379	\$382	\$382	\$381	\$398	4.5%
1/1	\$459	\$452	\$446	\$462	\$469	\$514	\$483	\$500	3.5%
1/1.5	\$505	\$535	\$550	\$556	\$559	\$562	\$568	\$548	-3.5%
2/1	\$539	\$543	\$544	\$559	\$562	\$566	\$567	\$578	1.9%
2/1.5	\$510	\$513	\$511	\$526	\$534	\$541	\$550	\$556	1.1%
2/2	\$608	\$603	\$607	\$601	\$603	\$621	\$634	\$668	5.4%
3/1	\$639	\$634	\$609	\$523	\$526	\$536	\$550	\$565	2.7%
3/1.5	\$619	\$624	\$676	\$690	\$690	\$698	\$703	\$721	2.6%
3/2	\$658	\$666	\$667	\$693	\$689	\$710	\$721	\$726	.7%
3/2.5	\$677	\$700	\$740	\$751	\$751	\$794	\$799	\$760	-4.9%
Totals	\$524	\$526	\$528	\$540	\$544	\$567	\$562	\$578	2.8%

Average Historical Occupancy

	2001	2002	2003	2004	2005	2006	2007	2008	1 Period +/-
Overall	90.7%	89.6%	88.8%	90.9%	94.5%	95.0%	94.4%	93.8%	-.6%

Criteria: Building Status Equals Conventional., Region Equals Louisville Metro Conventional., Submarket Equals L10.