

# Anderson Rent Survey Report 2009

## City of Anderson, Indiana

## Current Rents

### Property Statistics

Number of Properties	19
Total Units	2,115
Average Units	111
Average Occupancy Rate	83.1%
Smallest Property	43
Largest Property	214
Earliest Year Built	1929
Latest Year Built	2003
Average Year Built	1977

### Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	8	0.4%	2,080	260	\$344	\$344	\$344	\$1.32
1/1	531	25.1%	360,940	680	\$475	\$502	\$488	\$0.72
2/1	820	38.8%	702,604	857	\$534	\$564	\$549	\$0.64
2/1.5	248	11.7%	257,792	1,039	\$542	\$592	\$567	\$0.55
2/2	156	7.4%	145,616	933	\$595	\$612	\$603	\$0.65
3/1	48	2.3%	51,268	1,068	\$624	\$646	\$635	\$0.59
3/1.5	182	8.6%	226,712	1,246	\$629	\$658	\$643	\$0.52
3/2	74	3.5%	85,352	1,153	\$553	\$711	\$632	\$0.55
3/2.5	30	1.4%	42,240	1,408	\$358	\$750	\$554	\$0.39
4/2	18	0.9%	27,702	1,539	\$651	\$745	\$698	\$0.45
<b>Totals</b>	<b>2,115</b>	<b>100.0%</b>	<b>1,902,306</b>	<b>899</b>	<b>\$533</b>	<b>\$574</b>	<b>\$553</b>	<b>\$0.62</b>

Criteria: Building Status Equals Conventional., CITY Equals Anderson.

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Historical Rents and Occupancy

Average Rent History

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
0/1	\$348	\$370	\$372	\$372	\$347	\$347	\$345	\$344	-3%
1/1	\$446	\$456	\$452	\$452	\$468	\$469	\$475	\$489	2.9%
2/1	\$498	\$504	\$512	\$512	\$514	\$516	\$525	\$549	4.6%
2/1.5	\$556	\$546	\$531	\$533	\$533	\$550	\$563	\$569	1.1%
2/2	\$579	\$604	\$570	\$573	\$590	\$592	\$596	\$603	1.2%
3/1	\$617	\$620	\$620	\$625	\$628	\$628	\$628	\$639	1.8%
3/1.5	\$616	\$594	\$585	\$591	\$607	\$612	\$641	\$644	.5%
3/2	\$669	\$670	\$665	\$665	\$638	\$641	\$649	\$632	-2.6%
3/2.5				\$506	\$506	\$506	\$505	\$554	9.7%
4/2				\$640	\$653	\$674	\$650	\$698	7.4%
Totals	\$516	\$520	\$516	\$518	\$524	\$528	\$540	\$554	2.6%

Average Historical Occupancy

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
<b>Overall</b>	90.7%	89.1%	87.1%	89.5%	85.8%	84.9%	84.2%	91.5%	8.7%

Criteria: Building Status Equals Conventional., CITY Equals Anderson.