

Bloomington Rent Survey Report 2009

City of Bloomington, Indiana

Current Rents

Property Statistics

Number of Properties	73
Total Units	9,516
Average Units	130
Average Occupancy Rate	93.0%
Smallest Property	20
Largest Property	488
Earliest Year Built	1960
Latest Year Built	2005
Average Year Built	1986

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	383	4.1%	135,761	354	\$454	\$494	\$474	\$1.34
1/1	2,775	29.5%	1,874,859	676	\$612	\$628	\$620	\$0.92
1/1.5	6	0.1%	4,800	800	\$825	\$950	\$888	\$1.11
2/1	2,195	23.3%	1,769,547	806	\$652	\$672	\$662	\$0.82
2/1.5	741	7.9%	716,157	966	\$693	\$711	\$702	\$0.73
2/2	1,474	15.6%	1,415,514	960	\$857	\$879	\$868	\$0.90
2/2.5	323	3.4%	390,828	1,210	\$961	\$973	\$967	\$0.80
3/1	97	1.0%	96,846	998	\$735	\$735	\$735	\$0.74
3/1.5	285	3.0%	351,960	1,235	\$811	\$823	\$817	\$0.66
3/2	474	5.0%	549,311	1,159	\$995	\$1,052	\$1,024	\$0.88
3/2.5	49	0.5%	70,952	1,448	\$1,006	\$1,043	\$1,024	\$0.71
3/3	143	1.5%	161,773	1,131	\$1,389	\$1,460	\$1,425	\$1.26
3/3.5	158	1.7%	259,704	1,644	\$1,345	\$1,388	\$1,366	\$0.83
4/1.5	8	0.1%	9,728	1,216	\$775	\$775	\$775	\$0.64
4/2	268	2.8%	356,340	1,330	\$1,798	\$1,798	\$1,798	\$1.35
4/2.5	17	0.2%	24,400	1,435	\$1,429	\$1,429	\$1,429	\$1.00
4/3	14	0.1%	25,200	1,800	\$960	\$960	\$960	\$0.53
4/3.5	10	0.1%	14,000	1,400	\$1,660	\$1,660	\$1,660	\$1.19
Totals	9,420	100.0%	8,227,680	873	\$761	\$783	\$772	\$0.88

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

Prepared by Tikijian Associates - Multihousing Investment Advisors

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The information furnished is from sources deemed reliable but no guarantee is made as to its accuracy.



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Historical Rents and Occupancy

Average Rent History

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
0/1	\$414	\$426	\$438	\$444	\$437	\$439	\$455	\$474	4.2%
1/1	\$543	\$548	\$570	\$572	\$566	\$576	\$600	\$620	3.3%
1/1.5		\$549	\$849	\$849	\$849	\$849	\$846	\$888	5.0%
2/1	\$561	\$574	\$585	\$589	\$591	\$603	\$625	\$662	5.9%
2/1.5	\$635	\$645	\$646	\$651	\$635	\$648	\$684	\$702	2.6%
2/2	\$758	\$763	\$825	\$831	\$830	\$837	\$874	\$912	4.3%
2/2.5	\$819	\$817	\$861	\$879	\$873	\$922	\$966	\$967	.1%
3/1	\$682	\$681	\$695	\$703	\$711	\$707	\$730	\$735	.7%
3/1.5	\$769	\$768	\$774	\$778	\$767	\$783	\$803	\$817	1.7%
3/2	\$963	\$874	\$953	\$963	\$975	\$986	\$1,011	\$1,024	1.3%
3/2.5	\$876	\$1,094	\$1,037	\$1,045	\$1,062	\$969	\$1,019	\$1,024	.5%
3/3	\$1,168	\$1,190	\$1,370	\$1,407	\$1,417	\$1,423	\$1,469	\$1,425	-3.0%
3/3.5	\$1,075	\$1,125	\$1,241	\$1,241	\$1,394	\$1,411	\$1,348	\$1,366	1.3%
4/1.5								\$775	
4/2	\$1,283	\$1,348	\$1,641	\$1,639	\$1,650	\$1,618	\$1,733	\$1,798	3.8%
4/2.5	\$735	\$1,224	\$1,228	\$1,228	\$1,228	\$1,234	\$1,184	\$1,429	20.7%
4/3			\$950	\$950	\$990	\$995	\$960	\$960	None
4/3.5		\$1,430	\$1,480	\$1,480	\$1,560	\$1,560	\$1,650	\$1,660	.6%
Totals	\$636	\$655	\$710	\$715	\$714	\$726	\$754	\$779	3.3%

Average Historical Occupancy

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
Overall	97.6%	96.0%	93.1%	93.5%	93.5%	94.6%	95.1%	92.3%	-2.9%

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