

# Columbus Rent Survey Report 2009

## City of Columbus, Indiana

## Current Rents

### Property Statistics

Number of Properties	16
Total Units	2,218
Average Units	139
Average Occupancy Rate	87.2%
Smallest Property	50
Largest Property	256
Earliest Year Built	1963
Latest Year Built	2003
Average Year Built	1980

### Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	74	3.3%	23,216	314	\$474	\$474	\$474	\$1.51
1/1	612	27.6%	406,066	664	\$617	\$652	\$634	\$0.96
1/1.5	12	0.5%	9,384	782	\$725	\$725	\$725	\$0.93
2/1	381	17.2%	321,078	843	\$626	\$630	\$628	\$0.75
2/1.5	456	20.6%	446,933	980	\$784	\$787	\$786	\$0.80
2/2	353	15.9%	339,608	962	\$678	\$826	\$752	\$0.78
3/1	54	2.4%	59,100	1,094	\$599	\$599	\$599	\$0.55
3/1.5	151	6.8%	181,330	1,201	\$877	\$877	\$877	\$0.73
3/2	94	4.2%	107,479	1,143	\$608	\$822	\$715	\$0.63
3/2.5	8	0.4%	10,960	1,370	\$1,044	\$1,044	\$1,044	\$0.76
4/1.5	9	0.4%	11,116	1,235	\$883	\$883	\$883	\$0.72
4/2	14	0.6%	19,096	1,364	\$412	\$850	\$631	\$0.46
<b>Totals</b>	<b>2,218</b>	<b>100.0%</b>	<b>1,935,366</b>	<b>873</b>	<b>\$677</b>	<b>\$723</b>	<b>\$700</b>	<b>\$0.80</b>

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

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Historical Rents and Occupancy

Average Rent History

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
0/1	\$436	\$442	\$442	\$441	\$454	\$460	\$469	\$474	1.1%
1/1	\$560	\$562	\$569	\$573	\$593	\$602	\$639	\$634	-0.8%
1/1.5	\$635	\$660	\$660	\$680	\$700	\$700	\$725	\$725	None
2/1	\$546	\$559	\$559	\$604	\$571	\$583	\$620	\$628	1.3%
2/1.5	\$654	\$675	\$705	\$691	\$717	\$730	\$750	\$786	4.8%
2/2	\$677	\$712	\$708	\$676	\$695	\$739	\$764	\$752	-1.6%
3/1	\$535	\$578	\$587	\$578	\$564	\$564	\$589	\$599	1.7%
3/1.5	\$740	\$757	\$795	\$774	\$807	\$815	\$842	\$877	4.2%
3/2	\$760	\$774	\$768	\$675	\$712	\$713	\$729	\$715	-1.9%
3/2.5	\$940	\$940	\$940	\$990	\$1,009	\$1,009	\$1,044	\$1,044	None
4/1.5	\$729	\$730		\$730	\$790	\$825	\$825	\$883	7.0%
4/2			\$775	\$564	\$574	\$572	\$616	\$631	2.4%
Totals	\$610	\$625	\$636	\$635	\$648	\$663	\$691	\$700	1.3%

Average Historical Occupancy

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
<b>Overall</b>	89.3%	89.0%	93.0%	94.1%	93.5%	94.8%	93.5%	87.2%	-6.7%

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