

Ft. Wayne Rent Survey Report

City of Ft. Wayne, Indiana

Current Rents

Property Statistics

Number of Properties	74
Total Units	17,934
Average Units	242
Average Occupancy Rate	90.1%
Smallest Property	48
Largest Property	1,988
Earliest Year Built	1919
Latest Year Built	2004
Average Year Built	1976

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	677	3.8%	307,078	454	\$396	\$440	\$418	\$0.92
1/1	7,554	42.1%	4,966,635	657	\$461	\$503	\$482	\$0.73
1/1.5	16	0.1%	16,100	1,006	\$705	\$705	\$705	\$0.70
2/1	3,226	18.0%	2,817,875	873	\$531	\$572	\$551	\$0.63
2/1.5	1,812	10.1%	1,766,520	975	\$565	\$585	\$575	\$0.59
2/2	3,342	18.6%	3,441,518	1,030	\$658	\$685	\$671	\$0.65
2/2.5	48	0.3%	61,800	1,288	\$647	\$647	\$647	\$0.50
3/1	80	0.4%	79,968	1,000	\$512	\$553	\$533	\$0.53
3/1.5	243	1.4%	298,655	1,229	\$723	\$741	\$732	\$0.60
3/2	757	4.2%	967,439	1,278	\$796	\$865	\$831	\$0.65
3/2.5	91	0.5%	123,863	1,361	\$701	\$738	\$720	\$0.53
3/3	11	0.1%	12,100	1,100	\$835	\$835	\$835	\$0.76
4/1.5	64	0.4%	69,888	1,092	\$625	\$625	\$625	\$0.57
4/2.5	13	0.1%	20,246	1,557	\$897	\$1,168	\$1,032	\$0.66
Totals	17,934	100.0%	14,949,684	834	\$539	\$577	\$558	\$0.67

Criteria: Building Status Equals Conventional., CITY Equals Ft. Wayne.

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Historical Rents and Occupancy

Average Rent History

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
0/1	\$384	\$371	\$368	\$376	\$385	\$389	\$398	\$418	5.0%
1/1	\$459	\$462	\$455	\$460	\$462	\$474	\$487	\$482	-1.0%
1/1.5	\$611	\$589	\$678	\$683	\$683	\$680	\$692	\$705	1.9%
1/2	\$604	\$589							
2/1	\$529	\$535	\$526	\$525	\$532	\$538	\$555	\$551	-.7%
2/1.5	\$519	\$535	\$545	\$549	\$553	\$567	\$569	\$577	1.4%
2/2	\$646	\$667	\$643	\$638	\$656	\$654	\$696	\$672	-3.4%
2/2.5	\$670	\$671	\$628	\$628	\$642	\$642	\$642	\$647	.8%
3/1	\$499	\$504	\$512	\$456	\$520	\$519	\$519	\$533	2.7%
3/1.5	\$687	\$676	\$690	\$717	\$722	\$723	\$725	\$732	1.0%
3/2	\$763	\$763	\$772	\$780	\$781	\$796	\$841	\$834	-.8%
3/2.5	\$741	\$769	\$717	\$717	\$725	\$721	\$718	\$719	.1%
3/3	\$950	\$950	\$950	\$950	\$965	\$965	\$835	\$835	None
4/1.5	\$625	\$625	\$577	\$625	\$625	\$625	\$625	\$625	None
4/2.5	\$1,006	\$1,001	\$1,002	\$1,041	\$1,030	\$1,121	\$1,039	\$1,032	-.7%
Totals	\$529	\$538	\$529	\$532	\$538	\$545	\$563	\$558	-.9%

Average Historical Occupancy

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
Overall	89.7%	86.5%	86.2%	90.8%	90.0%	92.7%	92.1%	90.1%	-2.2%

Criteria: Building Status Equals Conventional., CITY Equals Ft. Wayne.