

Indianapolis Rent Survey Report 2009

Downtown Indianapolis Metro Area (1,2)

Current Rents

Property Statistics

Number of Properties	83
Total Units	6,171
Average Units	74
Average Occupancy Rate	90.1%
Smallest Property	21
Largest Property	525
Earliest Year Built	1890
Latest Year Built	2008
Average Year Built	1937

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	979	15.9%	438,574	448	\$493	\$534	\$514	\$1.15
1/1	3,352	54.3%	2,298,238	686	\$657	\$747	\$702	\$1.02
1/1.5	1	0.0%	850	850	\$910	\$910	\$910	\$1.07
1/2	41	0.7%	29,456	718	\$587	\$622	\$604	\$0.84
2/1	481	7.8%	427,467	889	\$712	\$746	\$729	\$0.82
2/1.5	67	1.1%	93,301	1,393	\$1,129	\$1,171	\$1,150	\$0.83
2/2	1,138	18.4%	1,248,809	1,097	\$1,053	\$1,216	\$1,135	\$1.03
2/2.5	32	0.5%	43,670	1,365	\$1,375	\$1,400	\$1,388	\$1.02
3/1	20	0.3%	18,250	913	\$579	\$579	\$579	\$0.63
3/2	26	0.4%	34,570	1,330	\$1,102	\$1,178	\$1,140	\$0.86
3/2.5	4	0.1%	6,548	1,637	\$1,569	\$1,661	\$1,615	\$0.99
3/3	8	0.1%	15,320	1,915	\$1,904	\$1,951	\$1,928	\$1.01
4/2	14	0.2%	19,998	1,428	\$932	\$982	\$957	\$0.67
4/3	8	0.1%	16,178	2,022	\$1,972	\$2,204	\$2,088	\$1.03
Totals	6,171	100.0%	4,691,227	760	\$723	\$813	\$768	\$1.01

Criteria: Building Status Equals Conventional., Region Equals Indianapolis Region., Subregion Equals Downtown.

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Historical Rents and Occupancy

Average Rent History

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
0/1	\$475	\$449	\$451	\$459	\$468	\$479	\$498	\$514	3.2%
1/1	\$604	\$592	\$604	\$611	\$633	\$656	\$693	\$703	1.4%
1/1.5	\$685	\$699	\$709	\$709	\$708	\$753	\$793	\$910	14.8%
1/2		\$1,160	\$1,160	\$1,190	\$1,109	\$562	\$564	\$604	7.1%
2/1	\$646	\$659	\$666	\$678	\$679	\$716	\$732	\$729	-.4%
2/1.5	\$951	\$960	\$982	\$982	\$958	\$1,028	\$1,111	\$1,150	3.5%
2/2	\$952	\$969	\$979	\$985	\$1,034	\$1,094	\$1,143	\$1,135	-.7%
2/2.5	\$973	\$950	\$957	\$957	\$1,037	\$1,330	\$1,403	\$1,388	-1.1%
3/1	\$692	\$581	\$582	\$582	\$582	\$708	\$744	\$579	-22.2%
3/2	\$1,451	\$1,466	\$1,147	\$1,168	\$1,207	\$1,201	\$1,203	\$1,237	2.8%
3/2.5	\$1,408	\$1,387	\$1,379	\$1,379	\$1,453	\$1,492	\$1,600	\$1,615	.9%
3/3	\$2,498	\$2,205	\$2,181	\$2,224	\$2,354	\$2,441	\$2,408	\$1,928	-19.9%
4/2	\$1,128	\$1,158	\$1,105	\$1,105	\$1,105	\$1,180	\$1,283	\$957	-25.4%
4/3	\$3,600	\$1,759	\$1,759	\$1,917	\$2,088	\$2,088	\$2,088	\$2,088	None
Totals	\$660	\$650	\$662	\$668	\$696	\$727	\$763	\$769	.8%

Average Historical Occupancy

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
Overall	92.3%	91.0%	89.2%	88.7%	90.8%	92.5%	91.4%	90.1%	-1.4%

Criteria: Building Status Equals Conventional., Region Equals Indianapolis Region., Subregion Equals Downtown.