

Indianapolis Rent Survey Report 2009

East Indianapolis Metro Area (7,8,18)

Current Rents

Property Statistics

Number of Properties	103
Total Units	14,888
Average Units	145
Average Occupancy Rate	85.3%
Smallest Property	20
Largest Property	460
Earliest Year Built	1914
Latest Year Built	2006
Average Year Built	1970

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	679	4.6%	254,708	375	\$401	\$413	\$407	\$1.09
1/1	4,648	31.2%	3,031,864	652	\$491	\$510	\$500	\$0.77
1/1.5	92	0.6%	72,608	789	\$539	\$569	\$554	\$0.70
2/1	4,491	30.2%	3,779,961	842	\$531	\$547	\$539	\$0.64
2/1.5	2,051	13.8%	2,217,655	1,081	\$641	\$657	\$649	\$0.60
2/2	1,275	8.6%	1,264,765	992	\$676	\$724	\$700	\$0.71
2/2.5	84	0.6%	97,272	1,158	\$695	\$695	\$695	\$0.60
3/1	91	0.6%	93,260	1,025	\$590	\$610	\$600	\$0.59
3/1.5	460	3.1%	584,773	1,271	\$756	\$762	\$759	\$0.60
3/2	639	4.3%	797,532	1,248	\$752	\$814	\$783	\$0.63
3/2.5	224	1.5%	298,556	1,333	\$779	\$785	\$782	\$0.59
4/1.5	22	0.1%	28,306	1,287	\$868	\$868	\$868	\$0.67
4/2	76	0.5%	107,798	1,418	\$762	\$922	\$842	\$0.59
4/2.5	16	0.1%	26,513	1,657	\$733	\$921	\$827	\$0.50
4/3	40	0.3%	55,520	1,388	\$739	\$870	\$805	\$0.58
Totals	14,888	100.0%	12,711,091	854	\$564	\$586	\$575	\$0.67

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

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Historical Rents and Occupancy

Average Rent History

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
0/1	\$380	\$370	\$375	\$368	\$377	\$390	\$411	\$407	-1.0%
1/1	\$463	\$462	\$468	\$468	\$477	\$483	\$496	\$500	.8%
1/1.5	\$494	\$521	\$521	\$523	\$549	\$552	\$553	\$554	.2%
1/2	\$350	\$350	\$350	\$350	\$350	\$425			
2/1	\$491	\$492	\$501	\$503	\$509	\$522	\$534	\$539	.9%
2/1.5	\$635	\$621	\$617	\$612	\$623	\$625	\$644	\$648	.6%
2/2	\$669	\$648	\$661	\$636	\$679	\$677	\$700	\$696	-.6%
2/2.5	\$633	\$667	\$667	\$667	\$688	\$688	\$695	\$695	None
3/1	\$573	\$587	\$582	\$578	\$580	\$551	\$600	\$600	None
3/1.5	\$699	\$707	\$703	\$717	\$709	\$725	\$744	\$759	2.0%
3/2	\$741	\$731	\$750	\$742	\$775	\$771	\$781	\$783	.3%
3/2.5	\$744	\$732	\$737	\$726	\$753	\$764	\$781	\$774	-.9%
4/1.5	\$720	\$800	\$800	\$800	\$835	\$835	\$800	\$868	8.5%
4/2	\$775	\$768	\$768	\$758	\$779	\$778	\$866	\$842	-2.8%
4/2.5	\$860	\$863	\$895	\$895	\$895	\$915	\$840	\$827	-1.5%
4/3						\$784	\$784	\$805	2.7%
5/1				\$650					
Totals	\$535	\$529	\$536	\$536	\$549	\$555	\$573	\$574	.2%

Average Historical Occupancy

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
Overall	86.5%	84.1%	85.1%	88.2%	87.2%	87.2%	87.2%	85.5%	-1.9%

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