

Indianapolis Rent Survey Report 2009

South Indianapolis Metro Area (9,10,11)

Current Rents

Property Statistics

Number of Properties	120
Total Units	23,673
Average Units	197
Average Occupancy Rate	90.2%
Smallest Property	20
Largest Property	766
Earliest Year Built	1930
Latest Year Built	2006
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	476	2.0%	186,654	392	\$464	\$472	\$468	\$1.19
1/1	8,248	34.8%	5,679,253	689	\$554	\$584	\$569	\$0.83
1/1.5	72	0.3%	54,300	754	\$608	\$617	\$612	\$0.81
1/2	36	0.2%	37,224	1,034	\$835	\$835	\$835	\$0.81
2/1	6,203	26.2%	5,363,818	865	\$595	\$614	\$604	\$0.70
2/1.5	1,868	7.9%	1,857,083	994	\$652	\$660	\$656	\$0.66
2/2	4,371	18.5%	4,549,835	1,041	\$758	\$791	\$774	\$0.74
2/2.5	159	0.7%	188,737	1,187	\$722	\$736	\$729	\$0.61
3/1	34	0.1%	37,611	1,106	\$686	\$686	\$686	\$0.62
3/1.5	838	3.5%	1,014,521	1,211	\$750	\$752	\$751	\$0.62
3/2	986	4.2%	1,221,016	1,238	\$873	\$936	\$905	\$0.73
3/2.5	218	0.9%	277,276	1,272	\$850	\$852	\$851	\$0.67
4/2	122	0.5%	165,987	1,361	\$736	\$941	\$839	\$0.62
4/2.5	42	0.2%	56,900	1,355	\$910	\$910	\$910	\$0.67
Totals	23,673	100.0%	20,690,215	874	\$635	\$661	\$648	\$0.74

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

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Historical Rents and Occupancy

Average Rent History

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
0/1	\$430	\$432	\$437	\$440	\$446	\$453	\$461	\$464	.7%
1/1	\$519	\$529	\$537	\$540	\$549	\$559	\$562	\$569	1.2%
1/1.5	\$520	\$535	\$545	\$545	\$559	\$584	\$598	\$612	2.3%
1/2				\$740	\$835	\$848	\$835	\$835	None
2/1	\$550	\$553	\$563	\$573	\$576	\$584	\$596	\$604	1.3%
2/1.5	\$620	\$602	\$617	\$629	\$633	\$643	\$649	\$656	1.1%
2/2	\$725	\$738	\$743	\$744	\$754	\$769	\$787	\$775	-1.5%
2/2.5	\$684	\$679	\$709	\$706	\$713	\$723	\$729	\$729	None
3/1	\$634	\$644	\$652	\$653	\$654	\$648	\$664	\$686	3.3%
3/1.5	\$719	\$727	\$743	\$750	\$767	\$747	\$749	\$751	.3%
3/2	\$856	\$877	\$877	\$855	\$884	\$914	\$894	\$905	1.2%
3/2.5	\$774	\$753	\$771	\$834	\$837	\$840	\$876	\$851	-2.9%
4/2	\$763	\$734	\$718	\$721	\$768	\$810	\$805	\$839	4.2%
4/2.5	\$855	\$869	\$903	\$914	\$900	\$909	\$909	\$910	.1%
Totals	\$591	\$601	\$608	\$617	\$625	\$638	\$644	\$648	.6%

Average Historical Occupancy

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
Overall	90.9%	88.8%	87.9%	88.3%	89.5%	90.4%	91.5%	90.0%	-1.6%

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