

Indianapolis Rent Survey Report 2009

West Indianapolis Metro Area (12,13,14,17)

Current Rents

Property Statistics

Number of Properties	124
Total Units	32,362
Average Units	261
Average Occupancy Rate	88.2%
Smallest Property	31
Largest Property	1,381
Earliest Year Built	1959
Latest Year Built	2006
Average Year Built	1982

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	932	2.9%	389,876	418	\$401	\$415	\$408	\$0.98
1/1	12,027	37.2%	8,102,648	674	\$526	\$553	\$540	\$0.80
1/1.5	220	0.7%	199,128	905	\$579	\$581	\$580	\$0.64
2/1	7,002	21.6%	5,905,567	843	\$578	\$604	\$591	\$0.70
2/1.5	2,464	7.6%	2,528,586	1,026	\$642	\$652	\$647	\$0.63
2/2	6,112	18.9%	6,262,130	1,025	\$731	\$763	\$747	\$0.73
2/2.5	190	0.6%	228,734	1,204	\$775	\$775	\$775	\$0.64
3/1	123	0.4%	125,628	1,021	\$699	\$700	\$699	\$0.68
3/1.5	811	2.5%	1,006,799	1,241	\$769	\$787	\$778	\$0.63
3/2	1,957	6.0%	2,430,248	1,242	\$795	\$835	\$815	\$0.66
3/2.5	349	1.1%	501,489	1,437	\$835	\$865	\$850	\$0.59
4/1.5	43	0.1%	51,918	1,207	\$802	\$802	\$802	\$0.66
4/2	120	0.4%	178,029	1,484	\$720	\$904	\$812	\$0.55
4/2.5	12	0.0%	16,200	1,350	\$839	\$937	\$888	\$0.66
Totals	32,362	100.0%	27,926,979	863	\$611	\$637	\$624	\$0.72

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

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Historical Rents and Occupancy

Average Rent History

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
0/1	\$392	\$407	\$394	\$400	\$403	\$389	\$401	\$408	1.7%
1/1	\$508	\$515	\$513	\$517	\$526	\$524	\$526	\$539	2.5%
1/1.5	\$596	\$599	\$601	\$592	\$585	\$576	\$567	\$580	2.3%
1/2	\$545	\$545	\$545	\$595	\$565	\$565	\$640		
2/1	\$544	\$554	\$552	\$556	\$565	\$573	\$581	\$590	1.5%
2/1.5	\$614	\$631	\$611	\$614	\$631	\$637	\$643	\$646	.5%
2/2	\$706	\$712	\$709	\$715	\$726	\$734	\$746	\$745	-.1%
2/2.5	\$720	\$738	\$743	\$742	\$742	\$777	\$775	\$781	.8%
3/1	\$666	\$672	\$661	\$661	\$670	\$670	\$707	\$699	-1.1%
3/1.5	\$727	\$753	\$741	\$742	\$744	\$753	\$769	\$773	.5%
3/2	\$762	\$780	\$788	\$786	\$790	\$801	\$812	\$815	.4%
3/2.5	\$860	\$866	\$851	\$845	\$845	\$885	\$842	\$851	1.1%
4/1.5	\$802	\$771	\$783	\$783	\$764	\$773	\$792	\$802	1.3%
4/2	\$818	\$864	\$781	\$757	\$762	\$824	\$788	\$812	3.0%
4/2.5	\$762	\$762	\$762	\$762	\$765	\$770	\$775	\$832	7.4%
Totals	\$580	\$594	\$590	\$595	\$604	\$608	\$614	\$623	1.5%

Average Historical Occupancy

	2002	2003	2004	2005	2006	2007	2008	2009	1 Period +/-
Overall	90.7%	86.7%	87.0%	88.1%	88.9%	88.6%	89.9%	88.2%	-1.9%

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