

# Louisville Rent Survey Report 2010

## Downtown Area 1

## Current Rents

### Property Statistics

<b>Number of Properties</b>	12
<b>Total Units</b>	1,732
<b>Average Units</b>	144
<b>Average Occupancy Rate</b>	88.7%
<b>Smallest Property</b>	40
<b>Largest Property</b>	298
<b>Earliest Year Built</b>	1905
<b>Latest Year Built</b>	1989
<b>Average Year Built</b>	1942

### Unit Mix/Rent Statistics

	<b>Units</b>	<b>% Mix</b>	<b>Total SF</b>	<b>Average SF</b>	<b>Average Low Rent</b>	<b>Average High Rent</b>	<b>Average Rent</b>	<b>Average Rent/SF</b>
0/1	325	18.8%	129,772	399	\$468	\$488	\$478	\$1.20
1/1	814	47.0%	541,923	666	\$639	\$696	\$668	\$1.00
2/1	40	2.3%	37,837	946	\$843	\$925	\$884	\$0.93
2/1.5	217	12.5%	218,680	1,008	\$764	\$764	\$764	\$0.76
2/2	288	16.6%	293,881	1,020	\$822	\$1,077	\$949	\$0.93
2/2.5	1	0.1%	1,300	1,300	\$1,200	\$1,200	\$1,200	\$0.92
3/2	39	2.3%	54,846	1,406	\$1,521	\$1,556	\$1,538	\$1.09
4/2	4	0.2%	7,752	1,938	\$2,200	\$2,200	\$2,200	\$1.14
4/3	4	0.2%	8,348	2,087	\$1,800	\$1,800	\$1,800	\$0.86
<b>Totals</b>	<b>1,732</b>	<b>100.0%</b>	<b>1,294,338</b>	<b>747</b>	<b>\$684</b>	<b>\$760</b>	<b>\$722</b>	<b>\$0.97</b>

Criteria: Submarket Equals L01., Building Status Equals Conventional.

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## Historical Rents and Occupancy

### Average Rent History

	2003	2004	2005	2006	2007	2008	2009	2010	1 Period +/-
0/1	\$395	\$436	\$437	\$436	\$485	\$468	\$466	\$478	2.6%
1/1	\$555	\$545	\$554	\$625	\$613	\$628	\$652	\$668	2.5%
2/1	\$749	\$750	\$751	\$787	\$814	\$808	\$910	\$884	-2.9%
2/1.5	\$644	\$644	\$644	\$664	\$732	\$764	\$764	\$764	None
2/2	\$794	\$800	\$825	\$862	\$871	\$839	\$826	\$949	14.9%
2/2.5		\$1,400	\$1,400	\$1,400	\$1,200	\$1,200	\$1,200	\$1,200	None
3/2	\$969	\$1,080	\$1,239	\$1,317	\$1,351	\$1,511	\$1,569	\$1,538	-2.0%
4/2	\$1,395	\$1,395	\$1,425	\$1,625	\$1,725		\$2,200	\$2,200	None
4/3	\$1,138	\$1,300	\$1,800	\$2,000	\$2,000	\$2,050	\$1,800	\$1,800	None
Totals	\$606	\$612	\$626	\$670	\$684	\$674	\$694	\$722	4.0%

### Average Historical Occupancy

	2003	2004	2005	2006	2007	2008	2009	2010	1 Period +/-
<b>Overall</b>	87.8%	86.5%	87.7%	86.8%	92.2%	94.1%	92.1%	88.8%	-3.6%

Criteria: Submarket Equals L01., Building Status Equals Conventional.