

Louisville Rent Survey Report 2010

Northwest Area 2

Current Rents

Property Statistics

Number of Properties	9
Total Units	1,142
Average Units	127
Average Occupancy Rate	92.6%
Smallest Property	42
Largest Property	432
Earliest Year Built	1950
Latest Year Built	1993
Average Year Built	1974

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	101	8.8%	41,643	412	\$473	\$492	\$483	\$1.17
1/1	257	22.5%	150,747	587	\$509	\$537	\$523	\$0.89
2/1	650	56.9%	462,670	712	\$432	\$443	\$438	\$0.62
2/1.5	24	2.1%	21,600	900	\$685	\$740	\$713	\$0.79
2/2	90	7.9%	78,115	868	\$800	\$834	\$817	\$0.94
3/1.5	20	1.8%	21,400	1,070	\$718	\$718	\$718	\$0.67
Totals	1,142	100.0%	776,175	680	\$492	\$511	\$502	\$0.74

Criteria: Building Status Equals Conventional., Submarket Equals L02.

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Historical Rents and Occupancy

Average Rent History

	2003	2004	2005	2006	2007	2008	2009	2010	1 Period +/-
0/1	\$471	\$491	\$504	\$405	\$424	\$443	\$480	\$483	.6%
1/1	\$451	\$446	\$452	\$484	\$491	\$503	\$506	\$523	3.4%
2/1	\$425	\$406	\$423	\$420	\$415	\$420	\$427	\$438	2.6%
2/1.5	\$625	\$635	\$635	\$635	\$653	\$678	\$698	\$713	2.1%
2/2	\$673	\$683	\$695	\$714	\$713	\$734	\$762	\$817	7.2%
3/1.5	\$658	\$650	\$650	\$656	\$658	\$721	\$735	\$718	-2.3%
Totals	\$463	\$453	\$450	\$465	\$466	\$476	\$487	\$502	3.1%

Average Historical Occupancy

	2003	2004	2005	2006	2007	2008	2009	2010	1 Period +/-
Overall	90.2%	90.6%	96.4%	96.1%	95.2%	93.7%	92.2%	92.6%	.4%

Criteria: Building Status Equals Conventional., Submarket Equals L02.