

Louisville Rent Survey Report 2010

South Area 9

Current Rents

Property Statistics

Number of Properties	31
Total Units	4,781
Average Units	154
Average Occupancy Rate	94.7%
Smallest Property	40
Largest Property	622
Earliest Year Built	1948
Latest Year Built	2003
Average Year Built	1977

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	72	1.5%	46,936	652	\$468	\$468	\$468	\$0.72
1/1	1,328	27.8%	893,771	673	\$501	\$505	\$503	\$0.75
2/1	2,458	51.4%	1,953,747	795	\$513	\$516	\$515	\$0.65
2/1.5	314	6.6%	271,680	865	\$585	\$598	\$592	\$0.68
2/2	476	10.0%	506,368	1,064	\$710	\$712	\$711	\$0.67
3/1	15	0.3%	13,500	900	\$420	\$420	\$420	\$0.47
3/1.5	40	0.8%	41,640	1,041	\$757	\$757	\$757	\$0.73
3/2	78	1.6%	84,000	1,077	\$652	\$652	\$652	\$0.61
Totals	4,781	100.0%	3,811,642	797	\$538	\$541	\$539	\$0.68

Criteria: Building Status Equals Conventional., Submarket Equals L09.

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Historical Rents and Occupancy

Average Rent History

	2003	2004	2005	2006	2007	2008	2009	2010	1 Period +/-
0/1	\$413	\$413	\$413	\$427	\$441	\$453	\$454	\$468	3.1%
1/1	\$442	\$447	\$462	\$473	\$479	\$490	\$500	\$503	.6%
2/1	\$439	\$453	\$455	\$462	\$475	\$499	\$504	\$515	2.2%
2/1.5	\$526	\$508	\$523	\$553	\$572	\$581	\$566	\$592	4.6%
2/2	\$673	\$670	\$669	\$676	\$688	\$736	\$711	\$711	None
3/1	\$538	\$423	\$424	\$406	\$415	\$420	\$420	\$420	None
3/1.5	\$659	\$738	\$663	\$714	\$715	\$727	\$743	\$757	1.9%
3/2	\$608	\$618	\$618	\$632	\$632	\$654	\$652	\$652	None
Totals	\$474	\$481	\$487	\$497	\$508	\$525	\$531	\$539	1.5%

Average Historical Occupancy

	2003	2004	2005	2006	2007	2008	2009	2010	1 Period +/-
Overall	93.0%	90.6%	94.2%	94.3%	91.7%	94.3%	94.5%	94.7%	.2%

Criteria: Building Status Equals Conventional., Submarket Equals L09.