

Louisville Rent Survey Report 2010

Southern Indiana Area 10

Current Rents

Property Statistics

Number of Properties	28
Total Units	4,529
Average Units	162
Average Occupancy Rate	94.1%
Smallest Property	40
Largest Property	472
Earliest Year Built	1900
Latest Year Built	2001
Average Year Built	1975

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	7	0.2%	1,915	274	\$406	\$406	\$406	\$1.48
1/1	1,338	29.5%	1,010,210	755	\$489	\$495	\$492	\$0.65
1/1.5	12	0.3%	11,338	945	\$520	\$520	\$520	\$0.55
1/2	9	0.2%	9,900	1,100	\$625	\$625	\$625	\$0.57
2/1	896	19.8%	870,478	972	\$579	\$580	\$580	\$0.60
2/1.5	831	18.3%	778,801	937	\$557	\$568	\$563	\$0.60
2/2	927	20.5%	1,006,653	1,086	\$654	\$656	\$655	\$0.60
3/1	90	2.0%	85,880	954	\$592	\$592	\$592	\$0.62
3/1.5	97	2.1%	116,556	1,202	\$739	\$748	\$743	\$0.62
3/2	281	6.2%	378,587	1,347	\$735	\$735	\$735	\$0.55
3/2.5	41	0.9%	55,760	1,360	\$699	\$699	\$699	\$0.51
Totals	4,529	100.0%	4,326,078	955	\$578	\$583	\$580	\$0.61

Criteria: Building Status Equals Conventional., Submarket Equals L10.

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Historical Rents and Occupancy

Average Rent History

	2003	2004	2005	2006	2007	2008	2009	2010	1 Period +/-
0/1	\$389	\$379	\$382	\$382	\$381	\$398	\$407	\$405	-5%
1/1	\$446	\$462	\$469	\$514	\$483	\$500	\$495	\$492	-6%
1/1.5	\$550	\$556	\$559	\$562	\$568	\$548	\$520	\$520	None
1/2								\$625	
2/1	\$544	\$559	\$562	\$566	\$567	\$580	\$570	\$580	1.8%
2/1.5	\$511	\$526	\$534	\$541	\$550	\$556	\$554	\$563	1.6%
2/2	\$607	\$601	\$603	\$621	\$634	\$675	\$682	\$657	-3.7%
3/1	\$609	\$523	\$526	\$536	\$550	\$565	\$586	\$592	1.0%
3/1.5	\$676	\$690	\$690	\$698	\$703	\$721	\$743	\$743	None
3/2	\$667	\$693	\$689	\$710	\$721	\$726	\$724	\$735	1.5%
3/2.5	\$740	\$751	\$751	\$794	\$799	\$760	\$699	\$699	None
Totals	\$528	\$540	\$544	\$567	\$562	\$582	\$579	\$580	.2%

Average Historical Occupancy

	2003	2004	2005	2006	2007	2008	2009	2010	1 Period +/-
Overall	88.8%	90.9%	94.5%	95.0%	94.4%	93.7%	91.9%	93.5%	1.7%

Criteria: Building Status Equals Conventional., Submarket Equals L10.