

Anderson Rent Survey Report 2011

City of Anderson, Indiana

Current Rents

Property Statistics

Number of Properties	20
Total Units	2,178
Average Units	109
Average Occupancy Rate	90.6%
Smallest Property	43
Largest Property	214
Earliest Year Built	1929
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	8	0.4%	2,080	260	\$344	\$344	\$344	\$1.32
1/1	549	25.2%	374,526	682	\$477	\$486	\$481	\$0.71
2/1	873	40.1%	757,327	867	\$533	\$546	\$540	\$0.62
2/1.5	248	11.4%	257,792	1,039	\$576	\$615	\$596	\$0.57
2/2	148	6.8%	138,016	933	\$673	\$675	\$674	\$0.72
3/1	48	2.2%	51,268	1,068	\$612	\$618	\$615	\$0.58
3/1.5	182	8.4%	226,712	1,246	\$674	\$674	\$674	\$0.54
3/2	74	3.4%	85,352	1,153	\$637	\$702	\$669	\$0.58
3/2.5	30	1.4%	42,240	1,408	\$382	\$765	\$574	\$0.41
4/2	18	0.8%	27,702	1,539	\$661	\$755	\$708	\$0.46
Totals	2,178	100.0%	1,963,015	901	\$549	\$569	\$559	\$0.62

Criteria: CITY Equals Anderson., Building Status Equals Conventional., UNITS Is Greater Than or Equal To 40.

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Historical Rents and Occupancy

Average Rent History

	2004	2005	2006	2007	2008	2009	2010	2011	1 Period +/-
0/1	\$372	\$372	\$347	\$347	\$345	\$344	\$344	\$344	None
1/1	\$452	\$452	\$468	\$469	\$475	\$488	\$475	\$480	1.1%
2/1	\$512	\$512	\$514	\$516	\$525	\$550	\$540	\$540	None
2/1.5	\$531	\$533	\$533	\$550	\$563	\$569	\$577	\$596	3.3%
2/2	\$570	\$573	\$590	\$592	\$596	\$603	\$608	\$634	4.3%
3/1	\$620	\$625	\$628	\$628	\$628	\$639	\$623	\$615	-1.3%
3/1.5	\$585	\$591	\$607	\$612	\$641	\$644	\$663	\$674	1.7%
3/2	\$665	\$665	\$638	\$641	\$649	\$632	\$661	\$669	1.2%
3/2.5		\$506	\$506	\$506	\$505	\$554	\$554	\$574	3.6%
4/2		\$640	\$653	\$674	\$650	\$698	\$698	\$708	1.4%
Totals	\$516	\$518	\$524	\$528	\$540	\$554	\$550	\$555	.9%

Average Historical Occupancy

	2004	2005	2006	2007	2008	2009	2010	2011	1 Period +/-
Overall	87.1%	89.5%	85.8%	84.9%	84.2%	91.9%	87.6%	89.7%	2.4%

Criteria: CITY Equals Anderson., Building Status Equals Conventional., UNITS Is Greater Than or Equal To 40.