

Columbus Rent Survey 2011

City of Columbus, IN

Current Rents

Property Statistics

Number of Properties	18
Total Units	2,636
Average Units	146
Average Occupancy Rate	96.5%
Smallest Property	50
Largest Property	256
Earliest Year Built	1963
Latest Year Built	2010
Average Year Built	1983

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	74	2.8%	23,216	314	\$480	\$480	\$480	\$1.53
1/1	740	28.1%	508,172	687	\$667	\$696	\$682	\$0.99
1/1.5	12	0.5%	9,384	782	\$735	\$735	\$735	\$0.94
2/1	435	16.5%	373,782	859	\$662	\$681	\$671	\$0.78
2/1.5	448	17.0%	439,493	981	\$811	\$812	\$812	\$0.83
2/2	561	21.3%	569,878	1,016	\$820	\$916	\$868	\$0.85
3/1	54	2.0%	59,100	1,094	\$610	\$610	\$610	\$0.56
3/1.5	151	5.7%	181,330	1,201	\$905	\$905	\$905	\$0.75
3/2	130	4.9%	157,473	1,211	\$895	\$1,066	\$980	\$0.81
3/2.5	8	0.3%	10,960	1,370	\$1,059	\$1,059	\$1,059	\$0.77
4/1.5	9	0.3%	11,116	1,235	\$928	\$928	\$928	\$0.75
4/2	14	0.5%	19,096	1,364	\$374	\$969	\$672	\$0.49
Totals	2,636	100.0%	2,363,000	896	\$743	\$786	\$764	\$0.85

Criteria: Building Status Equals Conventional., CITY Equals Columbus., 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	\$442	\$441	\$454	\$460	\$469	\$496	\$480	\$480	None
1/1	\$569	\$573	\$593	\$602	\$661	\$679	\$675	\$682	1.0%
1/1.5	\$660	\$680	\$700	\$700	\$725	\$725	\$725	\$735	1.4%
2/1	\$559	\$604	\$571	\$583	\$659	\$670	\$670	\$671	.1%
2/1.5	\$705	\$691	\$717	\$730	\$750	\$786	\$792	\$812	2.5%
2/2	\$708	\$676	\$695	\$739	\$825	\$820	\$873	\$868	-.6%
3/1	\$587	\$578	\$564	\$564	\$589	\$599	\$599	\$610	1.8%
3/1.5	\$795	\$774	\$807	\$815	\$842	\$877	\$871	\$905	3.9%
3/2	\$768	\$675	\$712	\$713	\$866	\$851	\$1,096	\$980	-10.6%
3/2.5	\$940	\$990	\$1,009	\$1,009	\$1,044	\$1,044	\$1,044	\$1,059	1.4%
4/1.5		\$730	\$790	\$825	\$825	\$883	\$883	\$928	5.1%
4/2	\$775	\$564	\$574	\$572	\$616	\$631		\$672	
Totals	\$636	\$635	\$648	\$663	\$722	\$744	\$757	\$764	.9%

Average Historical Occupancy

	2004	2005	2006	2007	2008	2009	2010	2011	1 Period +/-
Overall	93.0%	94.1%	93.5%	94.8%	93.5%	86.4%	92.1%	96.5%	4.8%

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