

Ft. Wayne Rent Survey Report 2011

City of Ft. Wayne, IN

Current Rents

Property Statistics

Number of Properties	72
Total Units	17,336
Average Units	241
Average Occupancy Rate	92.4%
Smallest Property	48
Largest Property	1,988
Earliest Year Built	1919
Latest Year Built	2004
Average Year Built	1976

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	661	3.8%	301,478	456	\$423	\$442	\$433	\$0.95
1/1	7,429	42.9%	4,901,063	660	\$472	\$509	\$491	\$0.74
1/1.5	16	0.1%	16,100	1,006	\$710	\$710	\$710	\$0.71
2/1	3,172	18.3%	2,779,903	876	\$529	\$575	\$552	\$0.63
2/1.5	1,423	8.2%	1,402,805	986	\$586	\$608	\$597	\$0.61
2/2	3,352	19.3%	3,454,512	1,031	\$666	\$698	\$682	\$0.66
2/2.5	24	0.1%	32,136	1,339	\$499	\$650	\$575	\$0.43
3/1	81	0.5%	80,938	999	\$455	\$505	\$480	\$0.48
3/1.5	245	1.4%	301,355	1,230	\$735	\$758	\$746	\$0.61
3/2	730	4.2%	939,455	1,287	\$811	\$873	\$842	\$0.65
3/2.5	115	0.7%	169,927	1,478	\$679	\$756	\$717	\$0.49
3/3	11	0.1%	12,100	1,100	\$865	\$865	\$865	\$0.79
4/1.5	64	0.4%	69,888	1,092	\$499	\$499	\$499	\$0.46
4/2.5	13	0.1%	20,246	1,557	\$895	\$1,166	\$1,030	\$0.66
Totals	17,336	100.0%	14,481,904	835	\$548	\$585	\$566	\$0.68

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

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Historical Rents and Occupancy

Average Rent History

	2004	2005	2006	2007	2008	2009	2010	2011	1 Period +/-
0/1	\$369	\$377	\$387	\$390	\$400	\$421	\$407	\$433	6.4%
1/1	\$458	\$462	\$464	\$477	\$491	\$489	\$479	\$490	2.3%
1/1.5	\$678	\$683	\$683	\$680	\$692	\$705	\$705	\$710	.7%
2/1	\$526	\$525	\$532	\$539	\$557	\$553	\$551	\$552	.2%
2/1.5	\$560	\$566	\$566	\$581	\$583	\$599	\$584	\$597	2.2%
2/2	\$643	\$638	\$656	\$654	\$696	\$676	\$677	\$682	.7%
2/2.5	\$628	\$628	\$642	\$642	\$642	\$647	\$592	\$575	-2.9%
3/1	\$512	\$456	\$520	\$519	\$519	\$533	\$538	\$480	-10.8%
3/1.5	\$690	\$717	\$722	\$723	\$725	\$732	\$731	\$746	2.1%
3/2	\$782	\$790	\$791	\$805	\$852	\$844	\$831	\$842	1.3%
3/2.5	\$717	\$717	\$725	\$721	\$718	\$719	\$719	\$717	-.3%
3/3	\$950	\$950	\$965	\$965	\$835	\$835	\$865	\$865	None
4/1.5	\$577	\$625	\$625	\$625	\$625	\$625	\$625	\$499	-20.2%
4/2.5	\$1,002	\$1,041	\$1,030	\$1,121	\$1,039	\$1,032	\$1,032	\$1,030	-.2%
Totals	\$533	\$535	\$541	\$549	\$568	\$566	\$558	\$566	1.4%

Average Historical Occupancy

	2004	2005	2006	2007	2008	2009	2010	2011	1 Period +/-
Overall	86.7%	90.8%	90.0%	92.7%	92.5%	90.8%	91.8%	92.3%	.5%

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