

Indianapolis Rent Survey Report 2011

East Indianapolis Metro Area (7,8,18)

Current Rents

Property Statistics

Number of Properties	101
Total Units	14,710
Average Units	146
Average Occupancy Rate	85.8%
Smallest Property	24
Largest Property	460
Earliest Year Built	1914
Latest Year Built	2010
Average Year Built	1972

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	533	3.6%	198,765	373	\$402	\$413	\$408	\$1.09
1/1	4,504	30.6%	2,974,050	660	\$498	\$515	\$506	\$0.77
1/1.5	92	0.6%	72,608	789	\$547	\$557	\$552	\$0.70
2/1	4,404	29.9%	3,772,741	857	\$529	\$565	\$547	\$0.64
2/1.5	2,015	13.7%	2,186,327	1,085	\$628	\$643	\$636	\$0.59
2/2	1,419	9.6%	1,423,711	1,003	\$683	\$730	\$706	\$0.70
2/2.5	102	0.7%	117,162	1,149	\$725	\$725	\$725	\$0.63
3/1	92	0.6%	94,230	1,024	\$620	\$620	\$620	\$0.60
3/1.5	452	3.1%	569,685	1,260	\$733	\$744	\$739	\$0.59
3/2	687	4.7%	861,064	1,253	\$699	\$820	\$760	\$0.61
3/2.5	248	1.7%	329,812	1,330	\$793	\$797	\$795	\$0.60
4/1.5	22	0.1%	28,306	1,287	\$822	\$822	\$822	\$0.64
4/2	125	0.8%	176,992	1,416	\$696	\$942	\$819	\$0.58
4/2.5	15	0.1%	24,351	1,623	\$721	\$867	\$794	\$0.49
Totals	14,710	100.0%	12,829,804	872	\$566	\$598	\$582	\$0.67

Criteria: Building Status Equals Conventional., UNITS Is Greater Than or Equal To 20., Submarket Equals 07., Submarket Equals 08., Submarket Eq

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Historical Rents and Occupancy

Average Rent History

	2004	2005	2006	2007	2008	2009	2010	2011	1 Period +/-
0/1	\$375	\$372	\$384	\$397	\$414	\$415	\$401	\$408	1.7%
1/1	\$475	\$475	\$484	\$489	\$500	\$510	\$504	\$507	.6%
1/1.5	\$521	\$523	\$549	\$552	\$553		\$533	\$546	2.4%
1/2	\$350	\$350	\$350	\$425					
2/1	\$508	\$511	\$516	\$529	\$544	\$545	\$546	\$547	.2%
2/1.5	\$618	\$613	\$624	\$626	\$645	\$636	\$633	\$634	.2%
2/2	\$661	\$636	\$679	\$678	\$656	\$722	\$703	\$708	.7%
2/2.5	\$667	\$667	\$688	\$688	\$614	\$747	\$713	\$725	1.7%
3/1	\$582	\$578	\$580	\$551	\$600	\$600	\$600	\$620	3.3%
3/1.5	\$704	\$717	\$709	\$726	\$745	\$765	\$731	\$739	1.1%
3/2	\$750	\$742	\$775	\$771	\$777	\$791	\$748	\$765	2.3%
3/2.5	\$737	\$726	\$753	\$764	\$725	\$788	\$790	\$795	.6%
4/1.5	\$800	\$800	\$835	\$835	\$800	\$1,045	\$777	\$822	5.8%
4/2	\$768	\$758	\$779	\$780	\$831	\$815	\$785	\$811	3.3%
4/2.5	\$895	\$895	\$895	\$915	\$840	\$827	\$827	\$794	-4.0%
5/1		\$650							
Totals	\$543	\$544	\$557	\$563	\$577	\$587	\$579	\$582	.5%

Average Historical Occupancy

	2004	2005	2006	2007	2008	2009	2010	2011	1 Period +/-
Overall	85.2%	88.2%	87.9%	86.6%	87.5%	86.1%	85.7%	85.6%	-.1%

Criteria: Building Status Equals Conventional., UNITS Is Greater Than or Equal To 20., Submarket Equals 07., Submarket Equals 08., Submarket Equ