



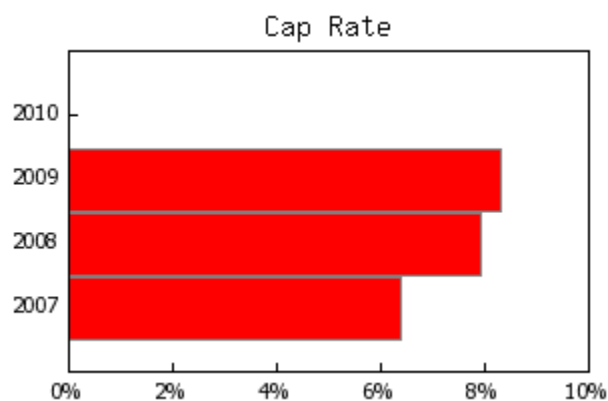
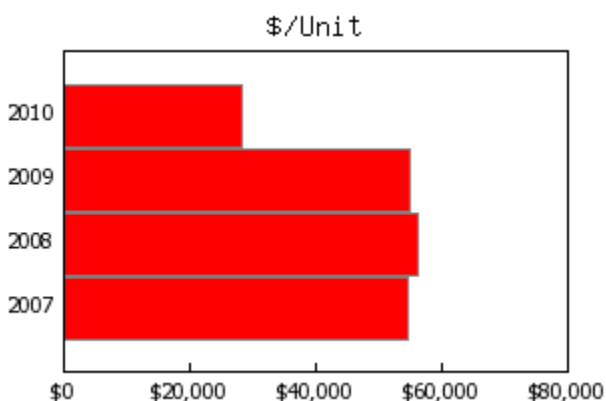
Sales Trends

Dallas County
2007-2010 , All Classes

	2010	2009	2008	2007
Total Transactions	1	24	37	72
Total Dollar Value	\$6,250,000	\$404,609,435	\$664,074,977	\$1,199,796,346
Total Square Feet	177,776	6,529,822	9,987,194	17,875,788
Total Units	220	7,362	11,813	21,981

Median Year Built	1979	1991	1984	1983
Average Square Footage	177,776	272,075	269,924	248,274
Average Sale Price	\$6,250,000	\$16,858,726	\$17,947,972	\$16,663,838
Average Price Per Square Foot	\$35.16	\$61.96	\$66.49	\$67.12
Average CAP Rate		8.3%	7.9%	6.4%
Average GRM				
Average Units	220.0	306.8	319.3	305.3
Average Price Per Unit	\$28,409	\$54,959	\$56,215	\$54,583

	2010	2009	2008	2007
Average Rent/sf (All)	\$0.91	\$0.91	\$0.93	\$0.91
Class A	\$1.21	\$1.20	\$1.19	\$1.17
Class B	\$1.03	\$1.06	\$1.09	\$1.05
Class C	\$0.82	\$0.83	\$0.83	\$0.82
Average Occupancy (All)	90%	90%	91%	91%
Class A	91%	91%	92%	92%
Class B	92%	91%	92%	93%
Class C	89%	90%	91%	90%



8/19/2010

Data source: RealFacts (415)884.2480. Data is deemed reliable but accuracy cannot be guaranteed.