

MPF Yieldstar Data

MPF classifies Chaparral into the “Intown/Cultural District” submarket. MPF statistics show that this submarket has the highest rents of any submarket in Fort Worth and Mid-Cities. The rent growth for 2009 has been stronger in this submarket than any submarket in the entire DFW area. The current rents for the subject property are considerably under the submarket rents leaving huge upside potential for the buyer. The data below was obtained from MPF.

SAME-STORE RENT GROWTH					
2nd Quarter 2008 - 2nd Quarter 2009					
Submarket	2Q 2009 Avg Monthly Rent	% Change	Submarket	2Q 2009 Avg Monthly Rent	% Change
21 Intown Dallas	\$1,291	-8.7%	81 Denton	\$794	-4.2%
22 South Dallas	\$684	-1.8%	82 Lewisville	\$798	-2.2%
24 Oak Cliff	\$713	-0.1%	85 West Plano	\$884	-1.4%
25 Dunc/DeSoto/CH/Lancaster	\$730	-2.3%	86 East Plano	\$803	2.2%
26 Grand Prairie	\$742	1.9%	87 Allen/McKinney	\$810	-1.3%
27 East Irving	\$630	0.5%	88 North Ellis County	\$662	-4.1%
29 Oak Lawn/Park Cities	\$853	-8.2%	DALLAS AREA	\$775	-2.0%
30 Far Northwest Dallas	\$739	-2.0%	52 South Fort Worth	\$607	-5.0%
31 Carrollton/FB/Addison	\$814	-0.9%	53 Southwest Fort Worth	\$747	0.4%
32 Near North Dallas	\$919	1.7%	54 Ridglea/Ridgmar	\$637	-1.2%
34 East Dallas	\$737	-3.7%	55 Western Hills	\$555	-1.4%
35 Highlands	\$597	-2.6%	56 Intown/Cultural District	\$1,017	5.9%
36 Richardson	\$912	-2.2%	58 North Fort Worth	\$819	-5.0%
37 Garland	\$705	-0.9%	59 Woodhaven	\$573	-1.4%
38 Mesquite	\$677	-3.0%	60 Centreport	\$614	-0.8%
39 Southwest Dallas	\$643	1.4%	70 North Arlington	\$615	-1.6%
40 Far East Dallas	\$589	-3.7%	71 South Arlington	\$670	0.3%
41 East University-Vickery	\$782	-3.1%	72 Southwest Tarrant County	\$635	-1.8%
42 Northwest Dallas	\$702	0.6%	73 Northwest Tarrant County	\$645	-2.0%
43 West Irving	\$643	-0.2%	74 Northeast Tarrant County	\$927	1.8%
44 North Dallas	\$777	-2.8%	75 Haltom City/Richland Hills	\$702	0.7%
45 Far Northeast Dallas	\$571	3.9%	76 Hurst/Euless/Bedford	\$713	0.3%
47 Far North Dallas	\$702	-2.4%	FORT WORTH AREA	\$692	-0.2%
48 Las Colinas/Valley Ranch	\$946	-1.5%	D/FW AREA	\$753	-1.7%