

APARTMENT VACANCY REPORT

August 2008

Planning Division
 City of Wichita Falls, Texas
 P.O. Box 1431, Wichita Falls, TX 76307 (940) 761-7451

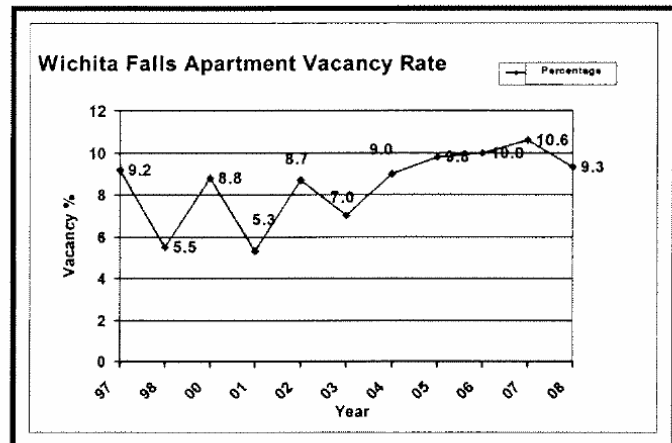


The Wichita Falls Planning Division reports the citywide rentable apartment vacancy rate as of Summer 2008 is 9.3% (see Table 1). The rate is based upon the results of an annual apartment vacancy survey conducted by the Division. This represents a slight decrease in the vacancy rate from the 2006 (10%) and 2007 (10.6%) rates. (see Figure 1).

Surveys were mailed to apartment complexes during early May 2008. Responses obtained from complexes resulted in a 95.3% response rate (95.4% of complexes responded in 2007). The responding complexes had 7,447 total units. Of those apartments, 230 units were not rentable (closed for remodeling, repair, or office space). Figure 2 highlights vacancy rates by Planning Sector with the highest levels in Sectors 8, 10 and 9. The survey did not include triplexes, duplexes, "Granny Flats", large homes subdivided into rental units, hotels or motels.

Figure 1 - Wichita Falls Rentable Vacancy Rate 1997-2008

Source: Wichita Falls Planning Division



Multi-family Permits

Multi-family building activity has fluctuated over the past 3yrs, with 2005 being a record with 6 new complexes and 271 units; 2006 had 28 units (1 complex); 2007 resulted in 3 new complexes consisting of 312 units; and the current reporting period (Fall 2007-Aug.1st 2008), will result in an additional 241 units in the multi-family market. These units range from a major remodel to new complexes. The three complexes (Stonecreek Ranch-5021 Taft; Washington Village-1001 Redwood and Austin School Lofts-1309 13th) along with those from early 2007 (Greenbriar, Belagio addition and The Grove) are at varying stages of construction/completion - all are anticipated to be ready for tenants by December 2008, if not sooner.

Table 1 - 2008 Apartment Unit Information

Size	Vacant & Rentable %	Vacant*	Non-Rentable**	Total Rentable***	% of Total
Efficiency	12.0%	46	11	291	4.4%
1BR	8.5%	317	83	2746	38.8%
2BR	9.6%	471	126	3581	48.7%
3BR	9.7%	68	10	599	8.1%
Total	9.31%	902	230	7,217	100.0%

* Total vacant units

** Non-rentable units are those closed for remodeling, repair, or for non-residential purposes (i.e. office or model)

*** Total units *minus* non-rentable units

Assisted Living Facilities

The number of assisted living facilities and retirement complexes within Wichita Falls has not increased since the construction of Parkstone in 2002; with the exception of The House of Hope - Alzheimer's' Center. All eight complexes responded to this year's survey reporting 825 total units. The survey revealed a total of 50 vacant units with 1 listed as non-rentable, resulting in a 5.9 % vacancy rate.

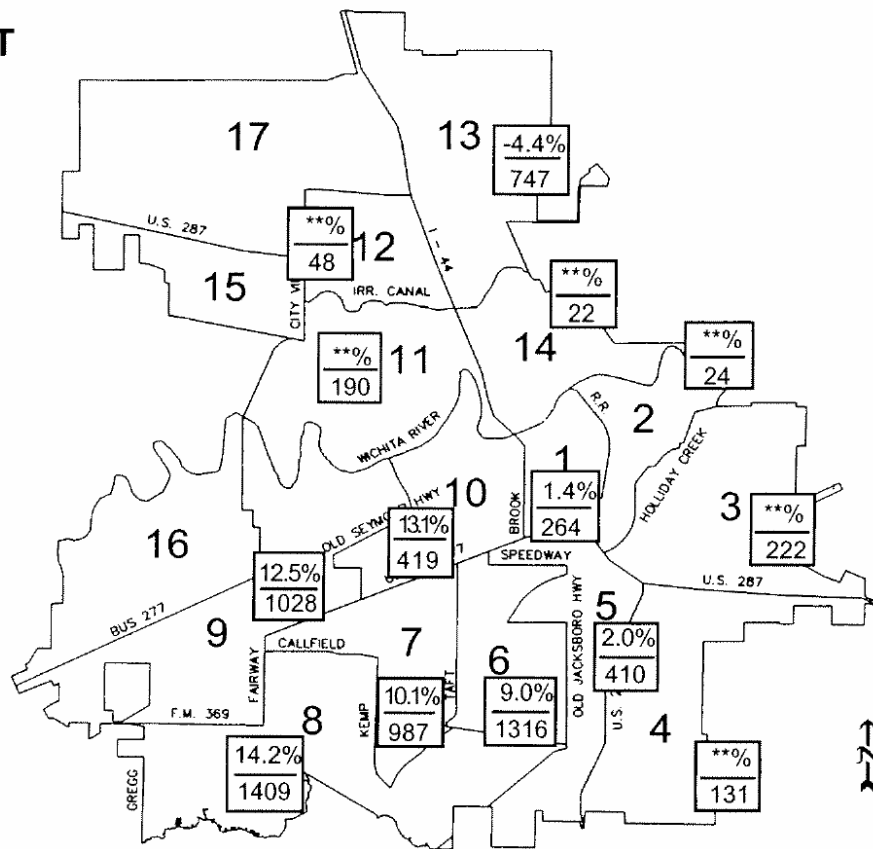
Table 2 - Length of Residency

Tenancy	2006	2007	2008
Long-term	33.8%	34.6%	41.4%
Medium-term	31.9%	34.0%	28.7%

Tenancy

The owners/managers were asked to estimate the numbers of tenants according to the length of residency or turnover rates (see Table 2). "Long-term" is defined as two or more years, "Medium-term" is defined as one to two years, and "Short-term" is defined as less than one year. Note: Not all complexes opted to answer this question.

**FIGURE 2
APARTMENT
VACANCY
RATES
BY
PLANNING
SECTOR**



Legend:

12.5%
1028

 2008 Vacancy Rate
 Rentable Units surveyed--2008

** Information not revealed to protect confidentiality of complexes

SECTOR	2006 RATE (%)	2007 RATE (%)	2008 RATE (%)	RENTABLE UNITS SURVEYED 2008
1	11.7	11.3	1.4	264
2	**	**	**	24
3	**	**	**	222
4	**	**	**	131
5	4.7	2.3	2.0	410
6	5.8	10.4	9.0	1316
7	8.1	11.6	10.1	987
8	10	10.4	14.2	1409
9	8.8	13.0	12.5	1028
10	8.9	8.6	13.1	419
11	**	**	**	190
12	**	**	**	48
13	20.6	6.7	-4.4	747
14	**	**	**	22
15	**	**	**	no units
16	**	**	**	no units
17	**	**	**	no units
Average	10.0%	10.6%	9.31%	7217

Source: City of Wichita Falls Planning Division, in cooperation with information collected by the North Texas Rental Properties Association (NTRPA)