

WHY INVEST IN DFW?

- Dallas/ Ft. Worth was recently selected as #1 market in the US in terms of expected future returns. *Dallas/Ft. Worth has largely avoided the boom and bust cycle which is one reason **this market is on track to post the best returns of any major U.S. city during the next two years.*** (CNNMoney.com Oct 2007)
- Ft. Worth is the fastest growing large city in the U.S. (CNNMoney.com December 2007)
- Forbes Magazine recently ranked Ft. Worth as **one of the best places for real estate deals**. In a related article, Dallas was ranked **as one of the most affordable markets**. (Forbes.com Oct 2007)
- May 2007. According to recent figures from the Office of Federal Housing Enterprise Oversight, home prices in Texas increased 6.8 percent during first quarter 2007, well above the 4.3 percent national average.
- The March 2007 article of CNNMoney.com ranked the Fort Worth/Dallas market as one of the **10 Best Places to own real estate** based on expected price appreciation for 2007.
- Dallas/Ft. Worth ranked 4th nationwide in terms of new and expanded corporate facilities projects. *Site Selection Magazine March 2007*
- Dallas/Fort Worth began the 21st century with the **largest population gains on record**. According to county-level estimates released by the U.S. Census Bureau this year, the DFW metro added nearly 125,000 net new residents annually between the 2000 Census and July 2005, yielding total gains of 658,000 for the period. In fact, based on census bureau numbers, **in the summer of 2006 the Dallas/Fort Worth area became the fourth largest metropolitan area in the United States**, alongside the urban giants of New York, Los Angeles, and Chicago,
- DFW achieves the rare distinction of also placing within **the top 10 metros in percentage gains** since the 2000 Census with a growth rate of 12.7 percent. It is the only very large metro, with a Census population exceeding 5 million, to do so.
- North Texas' quickly growing population provides area companies with access to a labor force of more than 3-million. These numbers are expected to exceed 7-million in the next 20 years.
- Texas has very low tolerance for tenants who don't pay bills. The laws are advantageous to Landlords. Foreclosures and unlawful detainer actions are much easier and faster than in other states.
- The DFW region is home to the **headquarters of 24 Fortune 500 Companies** and is fourth in the nation in terms of US Metros with the most Fortune 500 companies.
- Dallas/Ft. Worth home prices are **25% undervalued** according to a recent survey. (*Global Insight 3Q2007*)
- The Dallas-Fort Worth area ranks first in terms of markets expected to rebound with a projected 6.4 percent growth in home prices, largely driven by a job growth rate at twice the national average, and in well paying fields. (*The National Notary, Jan 2008*)
- DFW dominates the Texas Economic landscape. In 2006, \$1 of every \$3 produced in Texas came from the greater Dallas area. Going forward, DFW will actually increase its share of the state's economy capturing 35% of annual economic output of the state of Texas between 2006 and 2011. (*The Perryman Report and Texas Letter, Feb. 2007*)
- Fort Worth is in the **Top 5** cities nationwide in terms of Best Places for Jobs in 2008. (*Forbes.com Jan. 2008*)
- Dallas was ranked as **one of the three of the strongest housing markets in America** based on a review of unsold homes, prices and employment trends. (*Wall Street Journal Jan 2008*)
- The Lone Star State is being "discovered" by the rest of the country because of its affordable housing, lower cost of living and cost of business, greater employment opportunities and appealing lifestyle. **Events and circumstances point toward a Texas-sized boom between 2005 and 2030.** (*Tierra Grande Journal of the Real Estate at Texas A&M University Jan. 2008*)
- **Texas continues to lead the nation in numerical population growth and in-migration.** Growth over the next several decades will help keep the state's housing market moving forward despite short-term disruptions. (*Texas Association of Realtors February 2008*)