

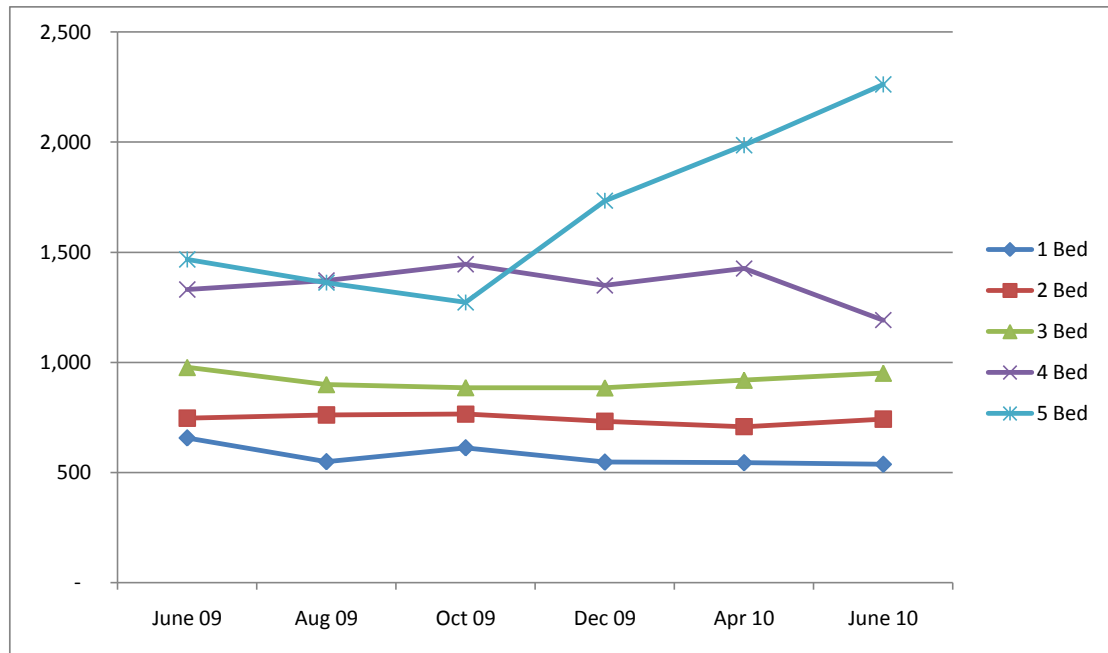
## Greater St. George Rental Analysis Report

<b>Historical Data: Avg. Rent by No. of Bedrooms</b>					
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
June 09	657	747	977	1,331	1,467
Aug 09	549	761	899	1,372	1,362
Oct 09	612	765	885	1,446	1,272
Dec 09	547	732	884	1,349	1,734
Apr 10	544	708	919	1,426	1,987
June 10	537	742	951	1,192	2,262

<b>Historical Data: % of Change Mo. To Mo.</b>					
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Aug 09	-16.44%	1.87%	-7.98%	3.08%	-7.16%
Oct 09	11.48%	0.53%	-1.56%	5.39%	-6.61%
Dec 09	-10.62%	-4.31%	-0.11%	-6.71%	36.32%
Apr 10	-0.55%	-3.28%	3.96%	5.71%	14.56%
June 10	-1.29%	4.80%	3.48%	-16.41%	13.87%

<b>% of Change from June 2009 to June 2010</b>					
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
June 09/10	-18.26%	-0.67%	-2.66%	-10.44%	54.19%

(As of June 10)	% of Mkt
1 Bed	5%
2 Bed	30%
3 Bed	54%
4 Bed	9%
5 Bed	2%



**Talking Points for Investors & Landlords:** Two & three bedroom units, representing 84% of the rental market, appear to be stabilizing in their rent rates and also showing some signs of strengthening. Though the rental market remains lower than 2009 the trend is moving in an upward direction. Foreclosures & short sale properties appear to have created a surplus of rental homes in the market. As a result rental rates will remain soft as this inventory transitions. The trend suggests that we are heading in the right direction.

**Ideal Property:** Agents ask us all the time what the perfect rental property is to suggest to their investor clients. The four bedroom (3 + Den) home is ideal. That extra room means an additional \$100-400 per month in cash flow. Also, because only 9% of the market of available homes are 4 bedroom the investor/landlord generally will have fewer vacant days on market. Sometimes 2 & 3 bedroom homes can only compete on price in the market with large inventories. Where a unique property with the utility of a 4th room offers higher rents & quicker turns. (Other factors also help homes rent for more & faster - ask us for details.)

**KEY POINT TO REMEMBER:** Each home has its own strengths & weaknesses in the market in addition to the number of rooms & size. Utah Dixie Rentals will meet with & analyze properties for your clients for FREE & with NO OBLIGATION. Give us a call today at (435) 627-2000 x 400 (Owner Services)