

◆ ◆ ◆ This version is an overview of the paid membership RCAOC FYI™ Newsletter Plus Other Articles ◆ ◆ ◆

2010 National Apartment Report

After absorbing the demand shock of 2009, apartment property fundamentals will begin to stabilize in 2010, supported by a pullback in permitting, receding homeownership rates and favorable demographics, among other trends. The second half of the year will register vacancy improvements, although rents will remain pressured by fierce competition for tenants.

Source: Marcus & Millichap

Number Of Licensees Drops By 29,000

According to the DRE, the number of licensees in California dropped by 29,247 from the end of 2008 to the end of 2009 and the lowest since May 2006. But this is only a 5.5% drop.

By December of last year, there were 350,870 salespersons and 152,000 brokers. That means we had one licensee for every 76 people in the state! Considering the current state of the economy and the real estate climate, could we see a continuing drop in the number of agents? Hopefully.

Source: OCRregister

OC Apt Rents Falling - 8th Fastest Rate In Country- End Of 2009

The 4th-quarter report of rent tracker Reis put the typical Orange County rent at \$1,504 a month — down \$67 or 4.3% in a year. In the 79 big markets tracked by Reis, rents fell at a 2.3% annual rate in Q4.

Here's the largest markets tracked by Reis with larger rates of rent cutting by big landlords:

San Jose, -6.8%

San Francisco, -6.2%

Seattle, -5.3%

New York, -5.1%

Las Vegas, -4.7%

Ventura Co., -4.6%

LA, -4.4%

Orange County, -4.3%

RealFacts, however, put Orange County rents' decline at a 6.7% rate for the 2009 fourth quarter.

Source: OC Register

More Commercial Failures Predicted

Failed commercial loans could leave U.S. towns and cities with thousands of empty buildings and cause still more bank failures, the Congressional Oversight Panel predicted Thursday.

Commercial property values have declined more than 40 percent in the last three years, the report said.

Small banks are particularly hard hit by this situation because they do the most small-business lending. The report blamed the crisis on lending policies that valued properties based on inflated prices and said banks failed to consider the possibility of reduced consumer demand from a severe recession.

The report concluded that these looming failures could further weaken the financial system and inhibit the flow of credit.

Source: REALTOR® Magazine Online/The Associated Press)

County Ends 2009 with 49,000 Job Losses

Orange County ended 2009 with 48,900 jobs lost in December from a year earlier, part of a continuing improvement from the worst of the recession.

The county's unemployment rate was 9.1% last month, down from 9.6% in November 2009 and up from 6.6% a year earlier, according to the state Employment Development Department. The county saw a 3.3% drop in nonfarm employment in December from a year earlier.

The nearly 49,000 jobs lost in December is historically large for the county but marks a pullback from the high of 72,600 annual job losses hit in April, when the recession was in full swing. From November to December, the county actually added 600 jobs for a total of 1.4 million workers.

Retail hiring for the holidays led the monthly gain as stores added 1,600 workers. Hotels and others in the leisure and hospitality sector added 1,300 employees for the month. For December versus a year earlier, construction continued to lead job losses with 10,800 workers let go.

The trade, transportation and utilities sector, which includes retailers and related services, saw a yearly loss of 10,600 jobs, despite the monthly hiring by retailers in

Source: OC Business Journal

Anaheim GardenWalk Movie Theater Files for Bankruptcy

Cinema Fusion, an upscale theater that serves alcohol at some screenings, and the operator of the movie theaters at The Shops at Anaheim GardenWalk has filed for Chapter 11 bankruptcy due to a dispute with the mall's operator.

The theater is run by Gardenwalk Cinemas LLC and is a venture of Newport Beach-based Sanborn Theatres Inc. and investors.

Source: Orange County Business Journal

Buena Park 21K Sq Ft Warehouse Sells for \$2.2M

Amador Investment LLC purchased the industrial building at 7422 Walnut Ave. in Buena Park, CA, for \$2.21 million, or \$105 per square foot.

The 21,093-square-foot warehouse was constructed in 1976 on nearly an acre of land. The buyer plans to occupy the property.

Luke McDaniel, Cameron Driscoll and Dan Berkenfield of Voit Real Estate Services represented the seller, Services First Corp. David Duncan of Century 21 J.R. Gibson represented the buyer.

Source: CoStar

Demographic Info Anywhere!

<http://zipskinny.com/>

Rent Comparisons

<http://www.zilpy.com/>

Editor's Comments

While many things on the web can be extremely helpful, please don't rely on the data and assume it's accurate. Although the above two websites seem to have good information, we have discovered that there are some sites that have inaccurate information regarding estimated property values.

And, if you find some blatant errors as we have found, you will have no way to correct them. Once the data in on the web, it's there forever!

Editor

The above articles have been edited for brevity.

Your input of information or articles of interest to commercial practitioners is welcome.

This **RCAOC FYI™ Express** is provided by the REALTOR'S® Commercial Alliance of Orange County (RCAOC), the association, for all commercial and investment agents, institute affiliates and other on-line readers.

The **RCAOC FYI™**, **FYI Express™** and **Tools for Success™** names and logos are trademarks of and owned by the REALTOR'S® Commercial Alliance of Orange County (formerly known as the Orange County Commercial Association of REALTORS®).

Feedback e-mail: RCAOC@cox.net

Loren Tilles, Editor

REALTOR'S® Commercial Alliance of Orange County

(Formerly known as the Orange County Commercial Association of REALTORS®)

3520 Cadillac Ave., Ste B, Costa Mesa, CA 92626

(714) 432-1830 www.RCAOC.org

