

Finally, Lending Makes a Comeback!

CNBC reported in July 2012 that Texas was America's Top State for Business and Milken Institute reported Austin and Houston in the Top 5 Performing Cities in January 2013. Strong employment and population growth trends are expected to continue in 2013. As primarily an employment driven market, there are numerous factors that contribute to the prosperity of the Texas markets. Numerous accolades for the major Texas markets are summarized here:

Houston recovered from the national recession faster than any other U.S. city and the momentum of positive trends in employment and economic growth in Houston are expected to continue in 2013. Notable **Houston** rankings include:

- ◆ First city (Ranked No. 1) to regain all of the jobs lost from the recession
- ◆ No. 1 - growing economy in North America by The Brookings Institution
- ◆ No. 1 - Top Metros for New and Expanded Corporate Facilities by Site Selection Magazine
- ◆ No. 1 - Forbes magazine's list of Cities Where a Paycheck Stretches the Furthest
- ◆ No. 1 - Forbes magazine's list of America's Coolest Cities to Live
- ◆ No. 5 - The Association of Foreign Investors in Real Estate's list of top global cities for investing
- ◆ No. 7 - NY Times List of The 46 Places to Go in 2013
- ◆ Top 10 - City for People Relocating, according to Penske Moving Company

Given the positive outlook for the Houston area, and core economic indicators improving, lending activity is picking up.

Dallas' growth continues and has achieved multiple impressive 2012 rankings:

- ◆ No. 2 - Real Estate/Yahoo.com, Fastest Growing City in America, 1Q 2012
- ◆ No. 4 - Realtor.com, Top Turnaround Towns, 1Q 2012
- ◆ No. 12 - Realtor.com, List Price Increase & Decline in Inventory for Sales, Dec 2012

While the number of Top 10 rankings are not as impressive as Houston's, there are other Dallas rankings (according to Sperling's Best Places) that locals and new residents find attractive:

- ◆ No. 4 - The Best Cities to Relocate to in America
- ◆ No. 8 - Best Cities for Teleworking - Extra Large Metro Areas
- ◆ No. 9 - Best-Rested Cities 2011
- ◆ No. 9 - Most Romantic Cities for Boomers

Cont'd on next page.....

Next Month

February 2013 will see a stock market at or approaching all time highs, as money sitting on the side lines is looking for a home. With a shortage of improved inventory in some markets, land may be the alternative investment for better than average returns.

TEXAS REAL ESTATE UPDATE

Finally, Lending Makes a Comeback!

Austin is not only the State Capital, but has been well known as the Tech Capital of the state.

- ◆ No. 1 - Forbes magazine's list of Best Big Cities for Jobs
- ◆ No. 2 - Fiscal Times, Cities People are Moving to in 2012
- ◆ No. 2 - Realtor.com, Best Investment Market

With growth of 150 people per day, Austin is expanding. Ranked one of the 10 Most Vegetarian-Friendly Cities, 2012 America's Best Burger Cities and No. 5 (U.S. News) Best Barbeque, Austin eateries have something for everyone. According to Sperling's Best Places, Austin residents enjoy an active lifestyle.

- ◆ No. 1 - Best Block Party Places
- ◆ No. 1 - America's Best Cities for Dating
- ◆ No. 2 - Most Energetic Cities
- ◆ No. 5 - Cities on the Edge of Greatness
- ◆ No. 10 - Best Baseball Cities

Even **San Antonio**'s performance has been impressive.

- ◆ No. 1 - Milliken Institute's Best Performing Cities Index
- ◆ No. 4 - Forbes Magazine, Next U.S. Boomtowns

As in many other parts of the country, San Antonio real estate was a buyer's market, but growth in value is now being evidenced. The military is a prime contributor to the strength of the San Antonio real estate market. The healthy economy and moderate climate make San Antonio attractive to retirees and a 'well rested' city.

- ◆ No. 5 - Best Places for Military Retirees
- ◆ No. 8 - Best-Rested Cities 2011

In summary, the Texas markets are poised for expansion and controlled lending practices are expected to bring about near to intermediate periods of growth and real estate prosperity. The lending communities are well positioned with capital and property owners and buyers/investors should benefit from historically low interest rates and some of the best performing real estate economics in the country.

— About Sage Group —

We are a group of appraisal professionals working together to provide a single source of information and analysis for commercial real estate professionals across the country. Our team is managed by John Fisher, CCRA, LEED AP, W. F. "Buddy" Trotter, Jr., MAI, Michael L. Miller, MAI, Andre Suissa, MAI, Greg Zachary, Senior Appraiser and H. E. "Skip" Preble MAI, CCIM. For more information about us or to sign up to receive our newsletter, contact Michael L. Miller, MAI at 713.358.8450 or mmiller@sageappraisalnetwork.com.