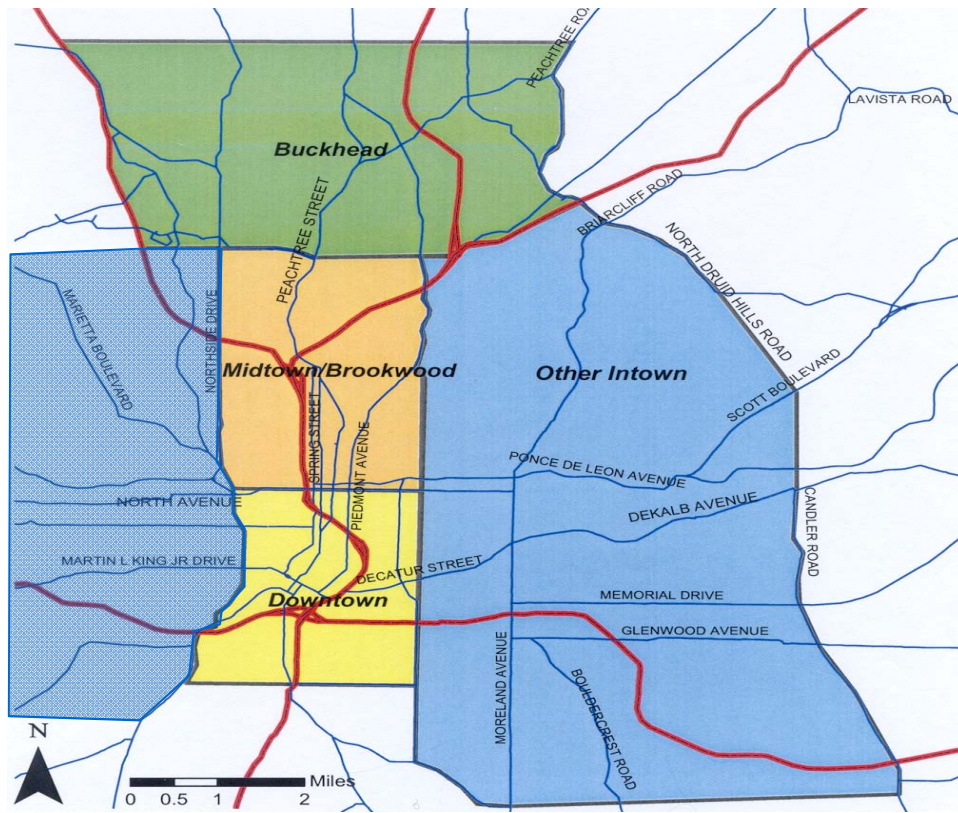


NET CHANGE IN APARTMENT STOCK BY YEAR 1990-2010



NET CHANGE IN APARTMENT STOCK BY YEAR INTOWN ATLANTA - 1990 TO 2010

Year	Downtown		Midtown/ Brookwood		Buckhead		Other Intown		Intown Atlanta		Net Change
	New	Conv.	New	Conv.	New	Conv.	New	Conv.	New	Conv.	
1990	192	0	172	0	969	0	784	0	2,117	0	2,117
1991	14	0	294	0	633	0	148	0	1,089	0	1,089
1992	469	0	0	0	603	0	0	0	1,072	0	1,072
1993	19	0	233	0	0	0	118	0	370	0	370
1994	18	0	0	0	206	100	22	0	246	100	146
1995	242	0	0	338	498	0	0	0	740	338	402
1996	1,228	0	553	97	786	0	169	0	2,736	97	2,639
1997	301	0	105	0	943	0	789	0	2,138	0	2,138
1998	578	140	0	493	995	266	190	0	1,763	899	864
1999	690	145	1,250	1,058	1,005	908	1,510	392	4,455	2,503	1,952
2000	750	283	241	307	1,001	1,215	948	301	2,940	2,106	834
2001	193	0	1,119	603	445	78	450	533	2,207	1,214	993
2002	427	162	0	55	576	698	120	92	1,123	1,007	116
2003	202	20	330	11	0	311	969	71	1,501	413	1,088
2004	770	56	231	356	891	286	1,060	318	2,952	1,016	1,936
2005	669	0	635	460	0	707	971	332	2,275	1,499	776
2006	372	165	725	0	364	599	0	137	1,461	901	560
2007	0	134	319	0	249	180	443	367	1,011	681	330
2008	424	0	1,363	0	766	0	1,006	0	3,559	0	3,559
2009	1,492	0	455	0	2,113	0	1,648	0	5,708	0	5,708
2010	0	0	52	0	0	0	435	0	487	0	487
Totals	9,050	1,105	8,077	3,778	13,043	5,348	11,780	2,543	41,950	12,774	29,176

Note: Apartment Deliveries (New); Condominium Conversions (Conv.)

Source: Haddow & Company