



**SHOPPING REPORT PERFORMANCE SUMMARY
FIRST QUARTER, 2000**

	QUESTION OVERALL AVERAGE	CLIENT 1	CLIENT 2	CLIENT 3	CLIENT 4	CLIENT 5	CLIENT 6	CLIENT 7	CLIENT 8	CLIENT 9	CLIENT 10	CLIENT 11	CLIENT 12	CLIENT 13	CLIENT 14
TELEPHONE PRESENTATION															
1. Did the consultant attempt to set an appointment with you?	73.48%	80.00%	82.61%	79.21%	71.66%	72.22%	75.68%	77.78%	71.43%	81.63%	69.23%	50.00%	76.47%	37.50%	58.33%
2. Were you asked for your telephone number(s)?	53.51%	63.16%	47.83%	53.37%	58.31%	66.67%	59.46%	59.48%	42.86%	52.38%	30.77%	35.71%	45.10%	46.88%	33.33%
ON-SITE PRESENTATION															
3. Did the consultant make a positive first impression on you?	89.42%	94.74%	95.65%	92.13%	88.83%	94.44%	86.49%	90.20%	89.29%	87.76%	96.15%	92.86%	90.20%	93.75%	75.00%
4. Did the consultant determine if you had any special needs or preferences?	79.56%	74.74%	91.30%	86.52%	79.84%	88.89%	83.78%	81.05%	78.57%	84.35%	84.62%	82.14%	58.82%	81.25%	60.71%
5. Did the consultant discuss and/or point out amenities and facilities of the property?	92.19%	95.79%	100.00%	96.63%	95.37%	100.00%	91.89%	87.58%	85.71%	87.07%	92.31%	89.29%	98.04%	78.13%	83.33%
6. Did the consultant show you an apartment that was clean, made ready, and comfortable in temperature?	94.55%	97.89%	86.96%	97.19%	95.10%	100.00%	91.89%	92.81%	96.43%	96.60%	100.00%	96.43%	90.20%	93.75%	84.52%
7. Did the consultant sell benefits for the features discussed in the apartment?	82.48%	94.74%	86.96%	91.01%	82.83%	83.33%	86.49%	84.97%	67.86%	77.55%	84.62%	92.86%	76.47%	53.13%	65.48%
8. Did the consultant effectively overcome any objections you raised?	91.63%	97.89%	95.65%	91.57%	95.10%	88.89%	86.49%	88.24%	100.00%	85.71%	84.62%	92.86%	92.16%	90.63%	86.90%
9. Did the consultant ask you to leave a deposit?	49.88%	66.32%	69.57%	54.49%	56.95%	27.78%	48.65%	43.79%	46.43%	39.46%	42.31%	42.86%	37.25%	56.25%	30.95%
10. Based on the consultant's presentation, would you have leased the apartment?	79.87%	93.68%	91.30%	85.39%	80.65%	77.78%	81.08%	76.47%	89.29%	74.83%	80.77%	82.14%	78.43%	62.50%	64.29%
CLIENT OVERALL AVERAGE	78.66% *	85.89%	84.78%	82.75%	80.46%	80.00%	79.19%	78.24%	76.79%	76.73%	76.54%	75.71%	74.31%	69.38%	64.29%

* Representing 1267 shopping reports

Participating Companies:

Amlis Residential	Gables Residential Services
Anterra Realty	JPI
BH Management Services	Lincoln Property Company
Camden Property Trust	Post Properties
CWS Apartment Homes	Tarragon Management
First Worthing Company	Trammell Crow Residential Services
Fogelman Management Group	Village Green Management