REAL ESTATE

Top tenants get top amenities

Chase Tower offers perks to lure businesses to upper floors

REAL ESTATE

STEVE BROWN

From the 40th floor "sky lobby" in the J.P. Morgan Chase Tower, you can watch the planes land at Love Field and spy on the latest construction in Uptown.

But new managers are counting on more than the view to fill the upper floors of this downtown Dallas landmark.

To woo businesses into some of the highest rental space in town, Stream Realty Partners is ramping up the service it provides tenants of the top 14 floors of the Ross Avenue tower.

"We're taking some cues from the luxury hotel business," said Mike McVean, co-managing partner of Stream Realty Partners.

Top of the tower tenants will have their own concierge, increased building cleaning services, upgraded restrooms and other perks.

"We've met with the people at Four Seasons Hotels to learn how they treat guests," said Mr. McVean.

The tower is about 73 percent leased.

Stream Realty will offer everything but a mint on your pillow to snag leases.

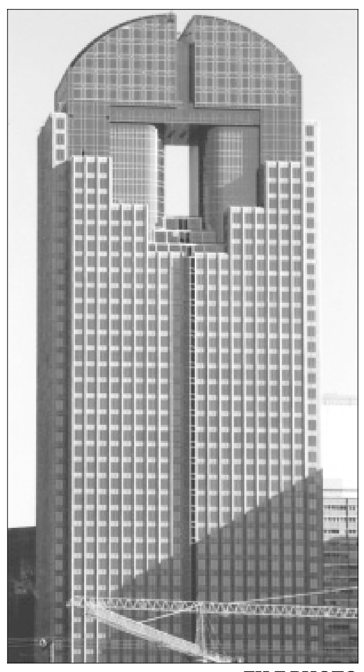
Fancy frills for office tenants have been tried before.

When investor Don Carter bought dozens of foreclosed Dallas office buildings in the 1990s, one of the first things he did was put flowers in the restrooms and add covered drop-off areas at the entrances.

Stream Realty Partners is relocating its own offices from Las Colinas to the top two floors at Chase Tower. The offices — tucked under the curved top of the skyscraper — formerly housed a software company.

"We'll have about 22,000 square feet," said Jon Altschuler, managing director of Stream.

Other businesses that want to lease space on the deluxe floors will find about 70,000 square feet of empty space. It's in the area surrounding the "hole" in the top of the 1.3 million square foot building.



FILE PHOTO

Stream Realty, which owns the J.P. Morgan Chase Tower, took service cues from Four Seasons Hotels.

Purchase completed

A German investor has completed its purchase of a Farmers Branch office tower.

A partnership headed by Deutsch Capital Management paid $88.5 million for the Centura Tower at the Dallas North Tollway and Spring Valley Road.

The 15-story, 412,000-square-foot building was sold by Transcontinental Realty Investors, which retained a 5 percent stake in the high-rise.

Tenants in the tower include Coca-Cola, Publicis and Remington Hotels.

Regis Realty negotiated the transaction with Prime Income Asset Management and will continue to lease and manage the building.

At more than $200 per square foot, the building fetched one of the highest prices for a property recently sold along the tollway.

Transcontinental Realty still owns several development sites around the Centura building and hopes to start work next year on a residential project.

Uptown bank

Wrecking crews were busy in Uptown this week knocking down an office building at Carlisle Street and Cedar Springs Road.

But this time the demolition isn't for an apartment complex or even another drugstore.

Instead Wells Fargo Bank will locate a branch on the triangular tract.

"The building that Wells Fargo plans to build will be about 4,000 square feet," said Mark Hardaway with Greenway Investment Co., which is leasing the land to the bank.

Greenway acquired the property earlier this year. The office building was constructed in the 1980s by developer Carl Summers.

"Actually it was two very old houses that had been joined together," Mr. Hardaway said. "There were some structural issues."

After getting city approval to have drive-through lanes on the property, Wells Fargo designed a limestone building for the site.

"They changed from their standard prototype and went with a nicer design," Mr. Hardaway said.

Lease expansion

Capital One Services Inc. has expanded its lease by 25,000 square feet in the Tollway Office Center II building at 3905 Dallas Parkway in Plano.

The financial services firm now occupies 159,000 square feet in the building, which is owned by Allianz Life Insurance Co. of North America.

As part of the deal to increase Capital One's operation, building owner Allianz Life purchased an adjoining 2.2-acre tract, which will be used for additional parking.

Transwestern Commercial Services' Kim Brooks negotiated the deal with Kelley Kackley and John Gates of Staubach Co.

Crow executive leaving

Anthony Dona, CEO of Crow Holdings, is leaving at the end of the year.

"Yes, I'm leaving," Mr. Dona said. "I'm not ready yet to say exactly what I'm going to be doing."

While at Crow Holdings, Mr. Dona oversaw more than just real estate.

The firm, which handles the Trammell Crow family's investments, also has holdings in various businesses.

It also owns the Dallas Market Center and a senior living company with operations in seven states.

FILE PHOTO

A partnership headed by Deutsch Capital Management paid $88.5 million for the Centura Tower in Farmers Branch.

Realtors elect officers

And long-time Dallas commercial broker David Little has been named president of the local chapter of the Society of Industrial and Office Realtors. Along with Mr. Little, Dan Cook has been tapped for vice president and Talynn Otsuki will be treasurer.

E-mail stevebrown@dallasnews.com

Site may get new blueprint

Developer purchases Walnut Hill apartment, retail property

By STEVE BROWN
Real Estate Editor

Builders who recently were blocked from redeveloping the northwest corner of North Central Expressway and Walnut Hill Lane aren't giving up on the property.

Dallas-based Provident Realty Advisors said Thursday that it has purchased the 42-acre Lakeside at Walnut Hill apartment and retail project in a partnership with California-based Red Sea Group.

"We bought this property because of its great location," Provident Realty president Leon Backes said in a statement. "This is one of the best locations in the entire southwestern United States."

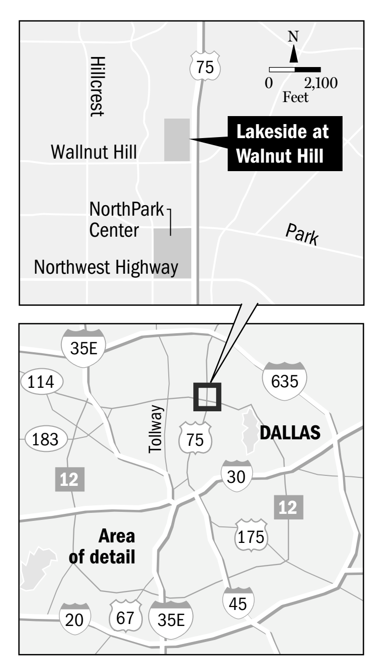
In August, Provident Realty said it was dropping plans to redevelop the 40-year-old North Dallas rental community. The developer had spent more than six months planning the project and working with homeowners in the area and city officials to get approvals to replace the aging apartments with new development. Provident's original plan called for 50 single-family homes, 123 multifamily units and 350,000 square feet of retail on the site.

When Provident Realty said it was dropping the deal, neighborhood associations in the area called it "a major victory for the homeowners," who wanted the old apartments maintained.

But the celebration may have been premature.

Provident and its new partner still have designs on the prime corner, saying they will do more planning and provide greater details about what they want to build to residents in the area.

"We definitely intended to redevelop," said Avner Papouchado, chief executive of the Red Sea Group. "We want to make something that will complement the whole neighborhood. We are going take our time and make sure we satisfy all the people involved."



DAMEON RUNNELS/Staff Artist

Red Sea Group is an international investment company with holdings in Europe, South Africa, Asia and the United States. The company has recently purchased more than $300 million in office, retail, multi-family and industrial properties across the United States.

In the Dallas area, the company has built townhouses and office projects in Addison.

Provident Realty's projects in North Texas include conversion of the former North Town mall in North Dallas into an office complex. And the real estate company is developing master-planned communities Paloma Creek in Denton County and Woodcreek in Fate in Rockwall County.

The Lakeside at Walnut Hill apartment community, formerly known as Willow Creek, contains several hundred apartments and retail space. It is just north of the NorthPark Center shopping mall, which is undergoing a $170 million expansion and renovation.

"The message we want to send out to the neighborhood is that we will come up with something different than before," Mr. Backes said. "If they keep an open mind and give us a shot, it will be a positive thing for the neighborhood."

E-mail stevebrown@dallasnews.com

DALLAS-AREA MORTGAGE SNAPSHOT

Here are rates that some of the largest Dallas-area mortgage originators were charging on Dec. 9, according to Bankrate.com.

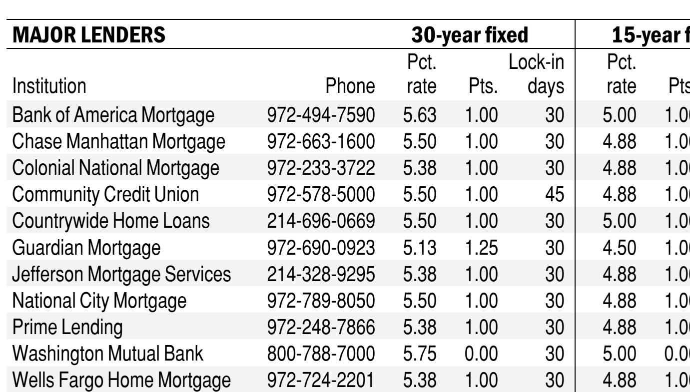
HOW RATES ARE FIGURED

Rates, which cover borrowed amounts from $165,000 to $359,650, are based on a 20 percent down payment and cover single-family, owner-occupied homes. Information may vary by branch location. Thirty-year jumbo rates are for fixed-rate loans from $359,651 to $650,000. Rates are subject to change. Closing costs including application fees, appraisal fees, surveys and insurance also affect the final cost of a mortgage.

MAJOR LENDERS		30-year fixed			15-year fixed			One-year adjustable						30-year jumbo		
Institution	Phone	Pct. rate	Pts.	Lock-in days	Pct. rate	Pts.	Lock-in days	Pct. rate	Index rate	Pts.	Lock-in days	Caps (%)/(%)	Index+ margin	Pct. rate	Pts.	Lock-in days
Bank of America Mortgage	972-494-7590	5.63	1.00	30	5.00	1.00	30	NA	NA	NA	NA	NA	NA	5.63	1.00	30
Chase Manhattan Mortgage	972-663-1600	5.50	1.00	30	4.88	1.00	30	NA	NA	NA	NA	NA	NA	5.75	1.00	30
Colonial National Mortgage	972-233-3722	5.38	1.00	30	4.88	1.00	30	4.13	5.50	1.00	30	2/6	T+2.88%	5.63	1.00	40
Community Credit Union	972-578-5000	5.50	1.00	45	4.88	1.00	45	3.13	5.37	1.00	45	2/6	T+2.75%	5.63	1.00	30
Countrywide Home Loans	214-696-0669	5.50	1.00	30	5.00	1.00	30	2.88	5.37	1.00	30	2/6	T+2.75%	5.63	1.00	30
Guardian Mortgage	972-690-0923	5.13	1.25	30	4.50	1.00	30	3.00	5.37	0.00	30	2/6	T+2.75%	5.38	1.00	30
Jefferson Mortgage Services	214-328-9295	5.38	1.00	30	4.88	1.00	30	3.00	5.37	1.00	30	2/2/6	T+2.75%	5.50	1.00	30
National City Mortgage	972-789-8050	5.50	1.00	30	4.88	1.00	30	4.13	5.37	1.00	30	2/6	T+2.75%	5.63	1.00	30
Prime Lending	972-248-7866	5.38	1.00	30	4.88	1.00	30	3.63	5.37	1.00	30	2/6	T+2.75%	5.63	1.00	35
Washington Mutual Bank	800-788-7000	5.75	0.00	30	5.00	0.00	30	4.00	5.37	0.00	30	2/6	T+2.75%	5.88	0.00	30
Wells Fargo Home Mortgage	972-724-2201	5.38	1.00	30	4.88	1.00	30	4.75	5.37	1.00	30	2/6	T+2.75%	5.75	1.00	30
World Savings Bank	972-458-8311	5.55	1.00	30	4.95	1.00	30	NA	NA	NA	NA	NA	NA	6.20	2.00	30
OTHER LENDERS																
1st Financial Mortgage	214-349-9119	5.38	0.00	30	4.75	0.00	30	NA	NA	NA	NA	NA	NA	5.75	0.00	30
Earth Mortgage	972-422-1515	5.13	1.00	30	4.50	1.00	30	2.95	5.37	1.00	30	2/6	T+2.75%	5.50	1.00	30
Lend USA	800-536-3872	5.25	0.00	30	4.63	0.00	30	4.00	5.62	0.00	30	2/6	T+3.00%	5.50	0.00	30
MGT Financial	214-750-8115	5.38	0.00	30	4.75	0.00	30	4.00	5.37	0.00	30	2/6	T+2.75%	5.50	0.00	30
Mortgage USA	972-233-3872	5.38	0.00	30	4.88	0.00	30	NA	NA	NA	NA	NA	NA	5.63	0.00	30
Rogers Group	214-522-8088	5.13	0.00	30	4.50	0.00	30	4.38	5.37	0.00	30	2/6	T+2.75%	5.50	0.00	30

U.S. MORTGAGE RATES

Lenders sought an average initial rate of 4.15 percent for the one-year adjustable mortgage. The 30-year and 15-year fixed conventional rates were:



SOURCES: Associated Press; Bloomberg News

INDEX RATE HISTORY

Movement of indexes used to calculate ARM rates:
** Changes weekly

	Latest	Prev.	One year ago	Five years ago
Ten-Year Treasury Constant Maturity (Dec. 3)**	4.35	4.20	4.36	6.20
11th District Cost of Funds (October)**	1.96	1.93	1.91	4.67
Two-Year Treasury Constant Maturity (Dec. 3)**	3.02	2.99	2.04	6.03
Three-Month Treasury Constant Maturity (Dec. 3)**	2.22	2.20	0.94	5.29
Bond Buyer's 20 bond index (Dec. 2)**	4.63	4.53	4.73	5.91
BRM Nat'l Index, MMA APY (Dec. 8)**	0.52	0.51	0.50	2.08

SOURCE: Bankrate.com, a division of Intelligent Life Corp., North Palm Beach, Fla. 33408

WHAT LOAN TERMS MEAN

Pts. = discount and origination points, as percentage of loan amount
Index rate = full rate, based on lender's index plus percentage points
Lock-in = number of days from application that quoted rate is effective
Caps = Limits on rate increases each 12-month period and life of loan. For example, 2/6 cap limits increases to 2% a year and 6% over loan term.

HOW TO UNDERSTAND INDEXES

Lenders peg their ARM rates to public indexes, adding a margin. These are the indexes most commonly used by lenders to determine fully indexed ARM rates:
(T) One-year Treasury Constant Maturity Yield — weekly average yield on U.S. Treasury securities adjusted to a constant maturity of one year, published by the Federal Reserve Board
(D) 11th District Cost of Funds — published by the Federal Home Loan Bank of San Francisco
(O) National Median Cost of Funds for Savings Association Insurance Fund (SAIF) — insured institutions published by the Office of Thrift Supervision, Washington, D.C.

Stocks

4,000 selected stocks from the NYSE, Nasdaq and AMEX

Complete listings at DallasNews.com/stocks

Continued from 6D

PE	PPE	Stock	Vol.	Close	Chg.
14	14	UST Inc	5187	44.85	+.03
36	28	UTiWrld	1629	68.54	-1.73
16	12	UTStrcm	22202	20.64	-.52
U dd	75	UbiquiTl	7385	6.52	-.20
88	38	Ulticom	1735	17.50	+.01
dd	...	UltElct	1738	2.36	+.02
...	26	UltraPt g	7236	47.51	+.64
35	19	Ultralife	1231	15.43	-.04
cc	27	Ultratech	2994	18.40	-.38
12	15	UniSrcEn	1610	24.58	+.05
U ...	...	UUniao	4265	30.01	+.36
dd	...	Unifi	1928	3.50	-.10
22	...	UnilevNV	3417	63.90	+.12
...	...	Unilever	3536	37.75	+.23
15	16	UnionPac	15033	62.25	-.79
13	13	UnBnCal	1346	62.36	+.12
18	17	Unisys	36564	9.98	-.34
23	14	Unit	2664	36.44	+.04
12	12	UtdAuto	845	28.45	-.34
14	15	UDefnse	4696	44.55	-.05
45	...	UDomR	4055	23.85	+.41
15	...	UGrdn	115	7.91	-.30
19	...	UnitInd	1946	36.80	-1.26
...	17	UtdMicro	38728	3.44	-.07
32	25	UtdNtrlF s	2611	27.53	-.27
12	11	UtdOnln	12695	11.00	+.20
16	14	UtdPanA	1109	19.35	-.59
U 30	26	UPS B	27750	87.53	+.50
dd	11	UtdRentl	4688	17.81	-.19
14	12	US Bancrp	70762	29.40	-.09
11	...	USLime	59	11.00	-.01
10	7	USSteel	43896	47.52	+.40
...	...	USStl pfB	1703	153.81	+1.46
17	14	UStatn	1136	47.30	+.20
14	26	UtdSurg	1663	40.55	+.34
18	16	UtdTech	27510	99.45	+1.26
cc	36	UtdThrp	10960	42.78	+.57
...	...	UtdUtils	1954	23.76	+.06
dd	...	UtdGlblCm	15895	8.59	-.03

PE	PPE	Stock	Vol.	Close	Chg.
U 23	18	UtdhlthGp	35682	84.75	+2.21
19	...	UNITIL	17	28.00	+.25
15	16	Unitrin	2579	45.98	-.43
14	12	UnvAmr	3147	14.23	-.03
24	18	UnivCmpr	3274	34.75	+.42
12	13	UnvslCp	2087	47.40	-.60
dd	...	UnivDisp	1116	8.22	-.09
17	15	UnvHlth	7433	47.79	+1.08
36	31	UnvTInst n	888	37.95	-.01
D 40	32	Univision	41818	28.15	+.42
10	11	Unocal	14584	43.08	+.27
71	29	Unova	6893	22.75	-.29
dd	9	UnumProv	26476	15.45	+.09
...	...	UnumP un	1714	31.74	-.10
44	31	UrbnOut s	15450	43.22	+.38
51	26	Urologix	939	6.69	-.07
dd	**...**	**VA Sftwr**	**14298**	**2.99**	**+.23**
28	22	VCA Ant s	3539	19.93	-.04
13	12	VF Cp	6380	53.60	-.05
dd	...	VI Tech	1822	.65	+.02
...	**47**	**VNUS Md n**	**974**	**14.16**	**-.75**
19	8	VaalcoE n	2009	4.10	+.10
cc	34	VailRsrt	2424	22.60	+.32
19	19	Valassis	5512	35.30	+.37
dd	...	ValeantPh	6174	24.87	+.14
dd	...	ValTech	1634	3.70	+.05
dd	...	Valentis	2727	2.09	-.10
8	10	ValeroE s	25056	43.06	-.08
18	17	ValeroLP	210	56.79	+.43
6	...	Valhi	x315	15.26	-.25
18	16	VlyNBcp	963	27.12	-.19
18	16	Valspar	1540	49.12	+.58
dd	...	ValVis A	1806	11.71	-.10
33	32	ValueClick	11635	12.77	-.02
q	...	VKAdM2	145	13.95	-.15
q	...	VK Bond	124	17.80	+.12
q	...	VKHiIncT	258	4.19	+.01
q	...	VKIGM	3	8.79	+.02
q	...	VKMIT	270	9.08	+.02
q	...	VKMOT	342	14.67	-.08

PE	PPE	Stock	Vol.	Close	Chg.
q	...	VKMuTr	494	14.43	+.03
q	...	VKSrInc	4956	8.53	+.13
q	...	VKTIM	70	14.65	-.04
q	...	VKTIG	234	14.99	+.02
q	...	VangTSM	1076	116.14	+.54
41	20	Varco	10437	28.35	+.51
23	18	Varian	1420	37.80	-.06
42	30	VarianM s	6249	43.10	-.41
22	23	VarianS	9942	36.80	-1.07
64	**29**	**VascoDta**	**6913**	**5.72**	**+.54**
dd	25	VascSol	894	9.64	-.31
...	...	Vasogen g	797	4.77	-.07
...	...	Vasomed	825	.95	-.02
dd	...	Vastera	1538	2.43	-.01
dd	15	VectorGp	1205	16.20	+.16
18	15	Vectren	2182	25.92	+.02
dd	28	VeecoInst	4124	19.58	+.06
dd	...	VendingD n	785	1.71	-.04
13	17	Ventas	1557	27.32	+.22
17	22	Ventiv	2728	20.00	-.04
dd	...	Verilink	787	3.19	-.01
65	35	VerintSys	1317	35.11	-.19
cc	38	Verisign	52015	33.76	+.97
dd	47	Verisity	2963	8.80	-.08
dd	16	VeritDGC lf	4822	20.26	-.30
33	24	Veritas	56471	24.92	+.12
40	21	Verity	2671	12.82	+.06
35	15	VerizonCm	52762	41.20	-.15

PE	PPE	Stock	Vol.	Close	Chg.
...	...	VerizNE42	182	26.73	+.06
...	...	VerizS41	178	26.47	+.04
dd	**...**	**Versant**	**6042**	**1.01**	**+.08**
U dd	**...**	**Versata**	**948**	**2.10**	**+.32**
dd	...	VersoTch	21930	.78	+.03
dd	...	VertxPh	4564	10.87	-.06
dd	...	VerticlNet	5579	1.55	+.03
dd	...	ViaNet	2179	.94	+.02
31	21	ViaSat	2543	20.16	-.15
cc	19	Viacom	2825	35.57	-.35
100	...	ViacomB	92713	34.93	-.36
37	22	ViasysHlth	813	19.25	+.04
dd	...	Vical	875	4.28	-.07
dd	...	Vicuron	3862	16.80	...
...	**18**	**VidSanNig**	**11900**	**9.33**	**-.54**
dd	25	ViewptCp	4497	3.15	+.09
dd	50	Vignette	15775	1.28	...
dd	64	Viisage	8356	7.93	+.10
...	**...**	**VimpelC s**	**87522**	**27.10**	**-3.00**
23	16	VineydNB s	933	32.75	-1.04
dd	10	VintgPt	3601	22.36	-.01
dd	...	VionPhm	5075	4.76	+.07
dd	**...**	**Viragen rs**	**16094**	**1.01**	**+.10**
dd	...	Virco	3	7.56	+.01
dd	...	ViroLogc	1990	2.22	-.09
24	21	Vishay	24261	14.44	-.20
...	...	VistaG g	1108	3.94	-.01
...	**...**	**VistaCre**	**5414**	**17.05**	**+.83**

PE	PPE	Stock	Vol.	Close	Chg.
dd	...	Visteon	19443	8.37	+.11
dd	27	VisualNet	2362	3.75	+.15
32	27	VISX	6561	26.00	-.09
dd	36	VitalWks	1234	4.23	+.08
dd	...	Vitesse	112403	3.35	-.10
U ...	...	VivendiU	1838	30.66	+.67
dd	...	Vivus	1424	4.65	-.03
dd	**...**	**VoclTec**	**1537**	**1.46**	**+.08**
...	...	Vodafone	20512	27.59	-.49
...	**57**	**Volterra n**	**5884**	**25.27**	**+2.07**
17	...	Vorndo	2547	73.44	+.37
...	...	Votorntm s	2774	15.25	-.01
U 22	18	VulcanM	3941	54.19	+.52
dd	...	VyyoInc	2861	7.97	+.27
W-X-Y-Z					
17	15	W Holdng s	4542	21.35	+.04
41	20	W-H Egy	1493	22.02	+.56
U 11	8	WCICmts	6260	28.21	+1.16
15	16	WGL Hold	1519	30.14	-.06
dd	...	WJ Com	1087	3.69	-.05
cc	29	WMS	1929	30.49	+.54
16	...	WP Carey	216	33.85	+.02
...	...	WPP Gp	1045	54.52	-.13
16	14	WPS Res	1157	47.53	-.58
...	...	WPT Ent n	1575	12.29	+.15
18	11	Wabash	3263	24.19	-.19
30	19	Wabtec	2317	19.43	...

PE	PPE	Stock	Vol.	Close	Chg.
U 14	13	Wachovia	30795	53.24	+.27
...	...	WacPFd pf	610	28.48	+.13
23	17	WaddellR	3012	22.98	-.04
23	20	WalMart	114438	52.77	+.26
30	25	Walgrn	19249	38.94	+.63
54	15	WalterInd	10038	26.97	-.37
42	15	Warnaco	2887	20.27	-.12
16	14	WashFed	2261	26.63	-.08
26	...	WashGlnt	2575	38.03	+.02
12	11	WA Mutl	25663	40.64	+.31
29	24	WshPst	135	947.50	+7.50
31	...	WRIT	1261	33.50	-.43
22	19	WsteCnn s	2166	35.09	-.36
21	18	WsteMInc	22368	30.60	+.20
...	...	WasteSvc g	10823	3.50	...
dd	...	WtchGrd	1135	3.97	-.05
30	22	Waters	5544	47.29	+.17
19	16	Watsco	5525	32.46	-.04
22	15	WatsnPh	6385	29.99	+.49
17	16	WatsonW	832	26.70	-.26
20	16	WattsWtr	1979	30.00	...
44	11	Waus-M	2618	17.52	+.18
dd	...	WaveSys	3291	.92	+.02
29	21	WeathfInt	14795	50.97	+.69
91	16	WebMD	20481	8.16	+.12
...	29	WebSide n	1004	12.09	+.34
5	**...**	**WebcoInd**	**1919**	**9.15**	**+.87**
16	21	WebEx	5745	23.24	-.36

PE	PPE	Stock	Vol.	Close	Chg.
dd	...	webMeth lf	9922	5.70	-.07
U 55	40	Websense	5190	51.29	+.68
...	12	Webzen n	1667	6.79	+.18
dd	...	Wegenr	806	2.55	+.04
26	23	WtWatch	2635	42.62	-.27
28	30	WeinRlt s	5189	39.55	+.41
...	21	Wellcare n	1610	32.95	+.10
U 18	15	Wellchce	1846	50.15	+.82
dd	25	Wellmn	5049	10.31	-.07
16	14	WellPoint	34269	108.25	+2.38
U 16	14	WellsFrgo	37691	62.96	+.54
...	...	WellsFC4	455	26.17	-.03
...	...	WellsFC5	86	26.40	+.05
...	...	WellsFC6	115	27.00	+.02
...	...	WellsFC7	244	24.62	-.01
...	...	WellsFC8	44	24.65	+.11
U ...	...	WellsFC9 n	629	24.19	+.02
16	15	Wendys	8226	36.37	...
22	17	WernerEnt	4024	22.74	-.18
20	**15**	**Wesco Intl**	**5515**	**25.71**	**-1.48**
23	19	WstCorp	1500	35.01	+.50
18	15	WstMar	3147	23.05	+.67
20	17	WestPhm s	1043	24.00	+.31
18	13	WestarEn	2705	22.11	+.01
12	10	Westcp	1162	43.90	-.20
14	15	Westell	5467	6.95	+.20
q	...	WAstTIPS	1562	13.39	-.01
q	...	WAstTIP2 n	2372	13.24	+.06
13	16	WDigitl	17303	10.26	-.14
25	16	WstnGR s	3945	28.45	-.12
...	...	WSilver g	2905	9.00	+.14
26	12	WWirelss	7239	27.24	+.24
...	9	WestlkCh n	1675	29.92	-.10
27	...	WestwdH	...	19.47	...
26	23	WestwOne	12536	25.56	+1.08
dd	...	WetSeal	10267	1.50	+.03
14	14	Weyerh	8162	67.38	+.72
...	18	WheatR g	55874	3.27	-.06
10	11	Whrlpl	6510	64.06	+.06
32	22	WhiteElec	451	6.38	-.06

PE	PPE	Stock	Vol.	Close	Chg.
...	9	WhitingPet	3372	30.65	+.59
18	17	WhitnyH	1521	44.00	-.35
45	37	WholeFd	11095	94.00	+1.42
dd	...	WildOats	3955	7.20	-.21
U 24	...	WileyJA	891	33.88	+.23
5	...	WLyonHm	1267	67.85	+2.05
10	...	WilmCS	761	15.40	+.20
cc	20	WmsCos	32692	15.45	+.25
...	...	WmsCos un	204	15.92	+.27
24	20	WmsSon	8598	36.36	+.02
U ...	14	WillisGp	10970	39.93	+1.18
16	16	WilmTr	1360	35.28	-.15
30	19	WilshBcp s	797	32.85	-.30
22	22	WilsonGr	1618	19.68	+.08
D 28	**15**	**WimmBD**	**1962**	**12.50**	**-.97**
cc	59	WindRvr	3991	13.45	-.20
dd	...	WinDix	25127	4.01	-.07
19	16	Winnbgo s	6130	38.73	-1.28
27	22	Wintrust	1072	60.11	-.67
...	41	Wipro s	5559	23.19	-.91
dd	22	WrlssFac	3213	9.18	-.12
q	...	WirlssHT	1252	59.66	+.04
14	14	WiscEn	2277	33.30	+.01
cc	29	WitnSys	2281	16.50	-.12
19	16	WolWW	2742	29.57	-.43
8	5	WorldAir	6090	5.93	-.02
...	...	WHeart gn	3732	1.25	+.04
21	21	WldW Ent	4398	12.00	-.16
dd	...	WorldGate	3908	2.48	+.06
dd	...	WrldQst	139	2.75	-.01
U cc	**14**	**WwdeRest**	**14433**	**4.03**	**+.38**
12	13	Worthgtn	15657	19.70	-.39
40	29	WrightM	4119	27.96	-.64
32	28	Wrigley	2964	68.82	+.72
16	14	Wyeth	36920	40.83	+.38
dd	...	Wyndham	3750	.80	-.01
dd	...	Wynn	7373	61.40	-.24
21	8	XL Cap	4245	77.83	+1.02
...	...	XLCap prA	36	27.63	-.08
...	...	XL Cap un	5951	25.32	+.20

PE	PPE	Stock	Vol.	Close	Chg.
dd	...	XM Sat	45850	38.12	+.12
dd	...	XOMA	9341	2.11	+.03
21	11	XTO Egy s	17349	32.90	+.25
dd	...	Xanser	157	2.76	+.03
10	14	XcelEngy	9238	17.90	-.05
...	...	XcyteTh n	1073	2.14	...
...	...	Xenova	1462	1.30	-.01
18	17	Xerox	51890	16.00	-.12
28	28	Xilinx	318930	29.72	-1.01
dd	...	Xybrnaut	32045	1.28	-.04
cc	76	Yahoo s	186869	38.31	+1.26
...	21	Yamana g	7639	2.94	+.07
20	16	YankCdl	2764	32.11	-.35
22	11	YellowRd	3880	53.45	+.34
26	13	YorkIn	3012	37.25	...
25	24	YorkWater	39	19.00	-.04
51	22	Youbet	1145	4.08	+.04
19	18	YumBrds	16198	45.90	+.11
D dd	...	Z-Tel h rs	4117	1.20	-.06
32	13	ZaleCp s	3381	31.07	+.25
40	...	Zapata	4	58.80	-1.70
...	**37**	**Zarlink g**	**1473**	**2.58**	**-.14**
33	27	ZebraT s	7980	52.35	+1.57
q	...	Zenix	760	3.69	-.03
dd	67	ZhoneTch	5817	2.54	-.02
U ...	**...**	**ZiCorp**	**9617**	**4.50**	**+.97**
dd	**...**	**Zila**	**6099**	**4.64**	**-.29**
...	...	ZiLOG n	1673	7.00	...
55	30	Zimmer	9041	84.35	+1.74
17	14	ZionBcp	4893	67.00	+.36
...	...	ZipRlty n	1012	17.92	-.08
dd	...	Zix Corp	2736	4.97	-.04
dd	...	Zoltek	235	9.99	-.05
...	**75**	**Zomax**	**1352**	**3.71**	**-.30**
15	...	Zones	923	5.68	+.07
dd	33	Zoran	10777	11.34	-.14
q	...	Zweig	1033	5.52	-.01
q	...	ZweigTl	x1528	5.30	+.04
dd	19	Zygo	1263	10.79	-.18
dd	...	ZymoGen	1003	21.28	-.22