

Second Quarter 2010

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
Population					
Blue Chip Consensus	2.0% or 96,292	1.4% or 55,272	1.5% or 60,049	1.8% or 73,140	
Approx Total	3,947,964	4,003,236	4,063,284	4,136,424	
Eller	2.8% or 116,000	1.8% or 76,800	1.8% or 79,300	2.6% or 115,300	2.8% or 129,000
Approx Total	4,281,900	4,364,100	4,443,400	4,558,700	4,687,700

Source: The University of Arizona-Arizona's Economy, 2Q10, Greater Phoenix Blue Chip Consensus 2Q2010 (does not forecast 2012)

Employment

Blue Chip Consensus	-0.6% or -11,112	-5.4% or -99,535	-0.5% or -8,718	1.8% or 31,229	
	1,843,234	1,743,699	1,734,981	1,766,210	
Eller	-2.5% or -47,100	-7.8% or -145,600	-2.8% or -47,700	2.4% or 40,000	4.6% or 78,600
Approx Total	1,867,800	1,720,800	1,673,100	1,713,200	1,791,700

Source: The University of Arizona-Arizona's Economy, 2Q10, Greater Phoenix Blue Chip Consensus 2Q2010 (does not forecast 2012)

Unemployment Rate (Seasonally Adj.) : United States vs Phoenix Metro

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
US	5.5%	5.1%	4.6%	4.6%	5.8%	10.0%	9.5%
Phx	4.5%	4.1%	3.6%	3.3%	4.9%	8.4%	8.6%

Source: Arizona Department of Commerce, Research Administration, June 2010

Single Family Home Permits

Total	18,533	9,359	13,585	29,035	38,310
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Source: The University of Arizona-Arizona's Economy, 2Q10

Income Growth	2.3%	-5.1%	1.0%	4.3%	6.5%
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Source: The University of Arizona-Arizona's Economy, 2Q10

Office Market Trends

	<u>2nd Quarter 2009</u>	<u>2nd Quarter 2010</u>
Under Construction	1,875,020 SF	273,780 SF
Absorption YTD	(439,336) SF	117,544 SF
Vacancy (Total)	25.7%	27.6%

Industrial Market Trends

	<u>2nd Quarter 2009</u>	<u>2nd Quarter 2010</u>
Under Construction	2,049,597 SF	391,242 SF
Absorption YTD	(3,187,564) SF	788,474 SF
Vacancy (Total)	14.5%	15.2%

Retail Market Trends

	<u>Year End 2008</u>	<u>Year End 2009</u>
Under Construction	6,225,066 SF	324,436 SF
Absorption	2,569,254 SF	(2,065,536) SF
Vacancy	8.7%	10.8%