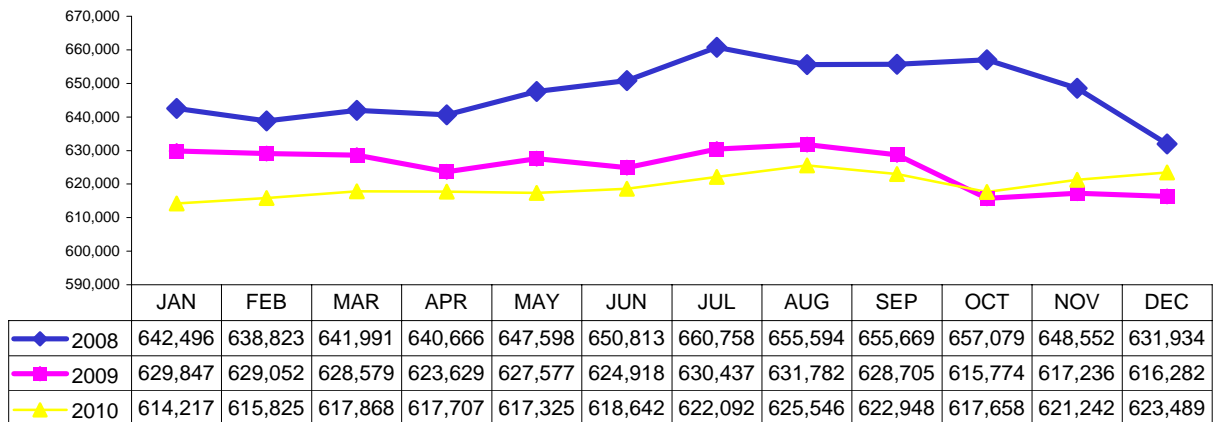


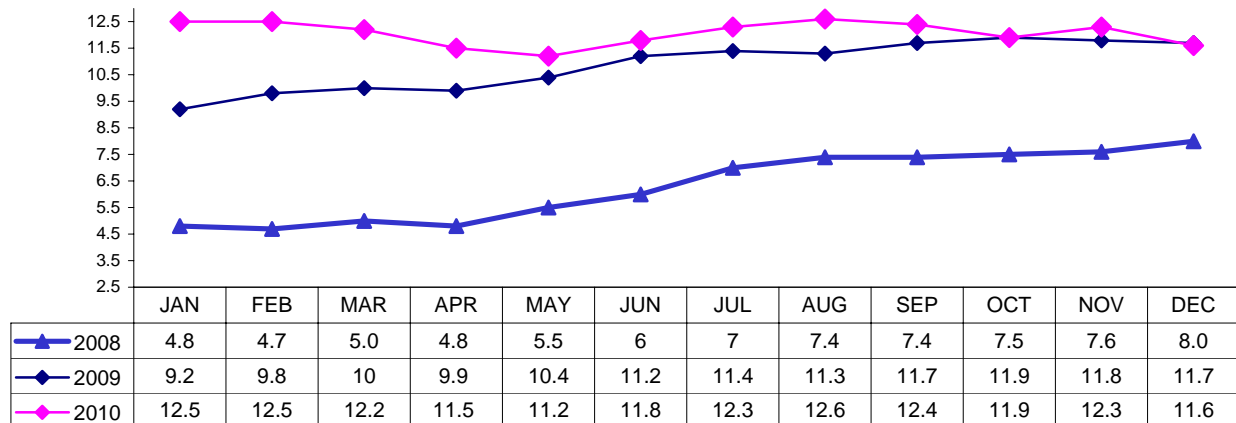
Palm Beach County Market Indicators



Palm Beach County Labor Force

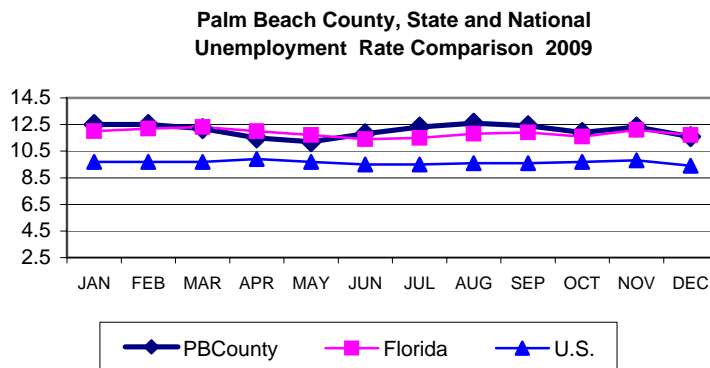


Palm Beach County Unemployment Rates



Source: Labor Market Statistics, Florida Agency for Workforce Innovation

2010 County, State & U.S Unemployment Rate Comparison



2010	PBC	Florida	U.S.
JAN	12.5	12	9.7
FEB	12.5	12.2	9.7
MAR	12.2	12.3	9.7
APR	11.5	12.0	9.9
MAY	11.2	11.7	9.7
JUN	11.8	11.4	9.5
JUL	12.3	11.5	9.5
AUG	12.6	11.8	9.6
SEP	12.4	11.9	9.6
OCT	11.9	11.6	9.7
NOV	12.3	12.1	9.8
DEC	11.6	11.7	9.4

Sources: US Bureau of Labor Statistics and Florida Agency for Workforce Innovation

Palm Beach County Market Indicators



Palm Beach County Occupational Licenses

# sold			# sold		
	2009	2010		2009	2010
January	812	903	July	655	577
February	1,058	407	August	804	716
March	1,165	911	September	1,358	1,047
April	1,036	730	October	1,324	923
May	901	558	November	617	628
June	765	694	December	839	573

Source: Palm Beach County Tax Collectors Office

Cost of Living

West Palm Beach-Boca Raton-
Boynton Beach FL Metro Div.

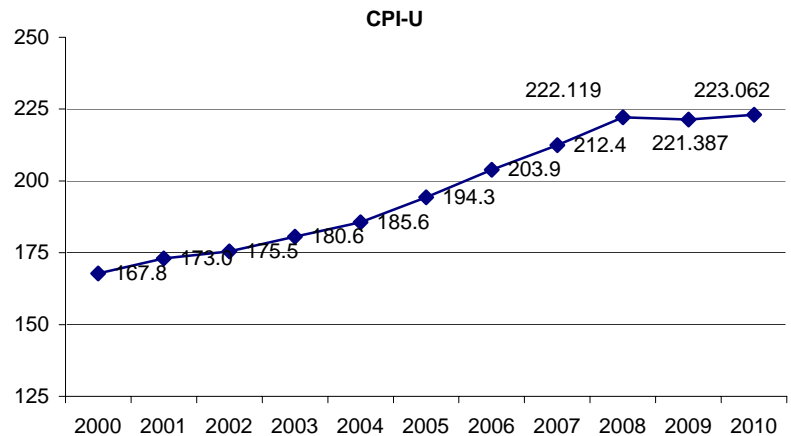
	100%	13%	29%	10%	9%	4%	35%
	COMPOSITE	GROCERY	HOUSING	UTILITIES	TRANS- PORTATION	HEALTH CARE	MISC. GOODS & SERVICES
Index Avg 2006Q2-2007Q1	INDEX 117.5	ITEMS 109.2	143.0	96.2	109.3	113.0	109.2

Source: ACCRA Cost of Living Index, 2007Q1

Consumer Price Index

Miami-Ft. Lauderdale-Miami Beach-Kendall MSA

Year	Annual
1997	158.4
1998	160.5
1999	162.4
2000	167.8
2001	173.0
2002	175.5
2003	180.6
2004	185.6
2005	194.3
2006	203.9
2007	212.4
2008	222.119
2009	221.387
2010	223.062



Source: U.S. Bureau of Labor Statistics, CPI-U MSA

Palm Beach County

Market Indicators



Palm Beach County Building Permit Activity

2009		1Q	2Q	3Q	4Q	YR END
Single Family		158	283	323	277	1,041
Multi Family		243	19	15	4	281
Value		\$58,173,729	\$86,576,505	\$102,351,471	\$95,371,830	\$342,473,535
2010						
Single Family		347	309	329		985
Multi Family		48	59	158		265
Value		\$126,160,034	\$116,561,780	\$119,476,377		\$362,198,191

Source: Palm Beach County Planning & Zoning Department

Palm Beach County Monthly Sales Tax

2010	Gross Sales	Taxable Sales	State Sales Tax
January	\$5,029,496,758	\$2,030,502,821	\$117,950,290
February	\$3,257,136,346	\$1,615,053,956	\$97,447,424
March	\$3,192,094,951	\$1,651,758,114	\$100,843,863
April	\$3,876,521,196	\$1,868,136,499	\$112,721,778
May	\$3,220,462,610	\$1,661,359,750	\$99,766,462
June	\$3,032,941,163	\$1,567,764,676	\$94,377,591
July	\$3,661,804,793	\$1,551,319,581	\$92,773,074
August	\$2,917,656,687	\$1,474,564,315	\$89,624,588
September	\$2,961,576,589	\$1,534,575,437	\$91,215,327
October	\$3,378,757,192	\$1,530,734,174	\$94,011,686
November	\$3,085,324,094	\$1,543,196,042	\$95,142,933
December	\$3,229,129,578	\$1,686,392,684	\$105,254,373
Total	\$40,842,901,958	\$19,715,358,048	\$1,191,129,389

Source: Florida Dept. of Revenue, Florida Sales Tax Return Data, Monthly Statistics, CY09

2000-2010 Palm Beach County Sales Tax

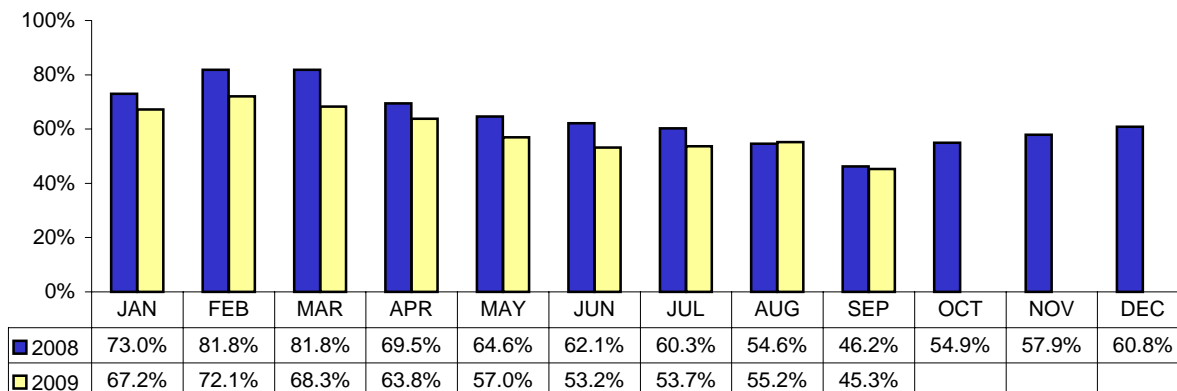
Year	Gross Sales	Taxable Sales	State Sales Tax
2010	\$40,842,901,958	\$19,715,358,048	\$1,191,129,389
2009	\$40,636,197,730	\$19,327,079,838	\$1,162,699,284
2008	\$45,305,892,497	\$22,052,732,311	\$1,342,653,288
2007	\$48,300,595,755	\$24,428,194,061	\$1,495,840,956
2006	\$44,181,171,218	\$25,250,623,960	\$1,564,097,810
2005	\$43,825,268,946	\$23,922,420,866	\$1,475,522,177
2004	\$39,203,829,972	\$20,600,093,647	\$1,210,627,866
2003	\$37,268,700,910	\$19,366,827,496	\$1,144,547,896
2002	\$34,608,729,397	\$18,186,732,536	\$1,113,637,655
2001	\$34,994,715,333	\$18,533,126,417	\$1,137,240,042
2000	\$34,393,336,408	\$17,979,044,459	\$1,102,943,624

Source: Florida Dept. of Revenue, Florida Sales Tax Return Data, Annual Statistics

Palm Beach County Market Indicators



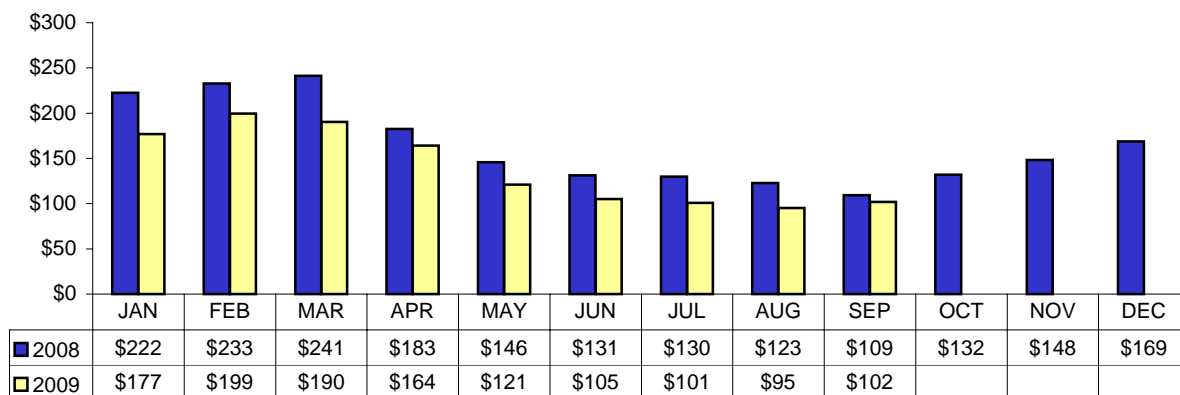
Palm Beach County Occupancy Rates - Visitor Statistics



Source: Palm Beach County Tourist Development Council

Note: Oct - Dec 2009 not reported; 2010 not reported

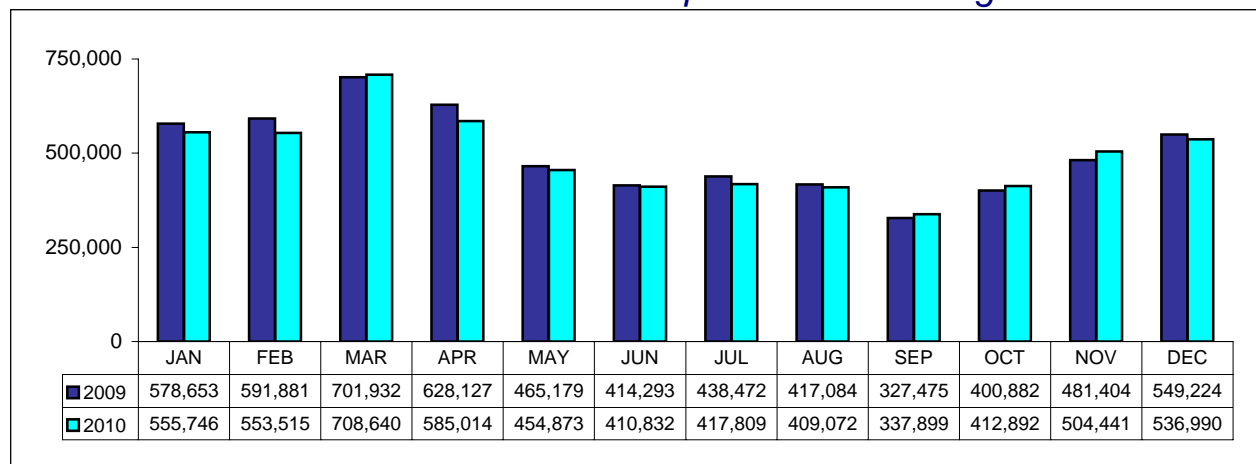
Palm Beach County Avg. Room Rate - Visitor Statistics



Source: Palm Beach County Tourist Development Council

Note: Oct - Dec 2009 not reported; 2010 not reported

Palm Beach International Airport Total Passengers



Source: Palm Beach International Airport