

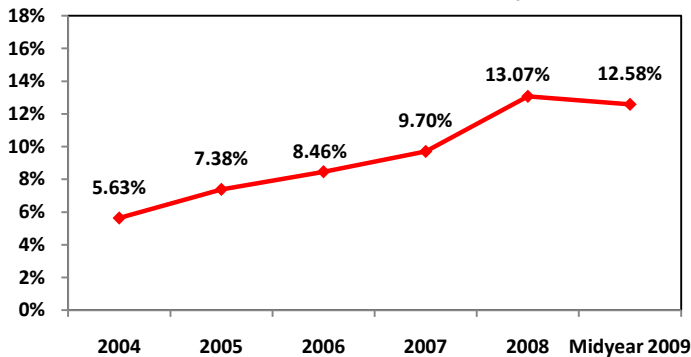
Commercial Market Report



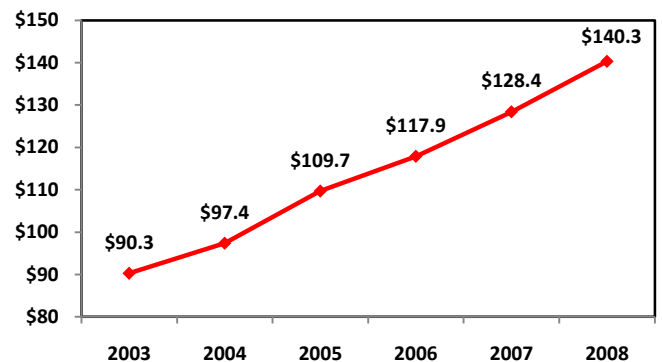
Gross sales, Downtown Fort Worth

Industry	NAICS	2Q 2008	2Q 2009	Number of Outlets 2008/2009	Change in sales
Construction	23	\$77,747,654	\$61,208,766	48/46	-21..27%
Residential construction	2361	\$4,221,496	\$3,277,453	4/4	-22.36%
Nonresidential building construction	2362	\$56,014,989	\$43,815,630	27/24	-21.78%
Manufacturing	31	\$54,734,415	\$46,945,225	46/39	-14.23%
Retail Trade	44	\$32,766,389	\$22,174,243	111/108	-32.33%
Food and Beverage stores	445	\$1,211,968	\$1,194,145	9/11	-1.47%
Clothing and clothing accessories stores	448	\$2,428,584	\$1,885,314	11/15	-22.37%
Clothing stores	4481	\$1,234,255	\$1,062,996	7/9	-13.88%
Gasoline stations with convenience stores	447110	\$3,158,428	\$2,269,244	7/6	-28.15%
Non-store retailers	454	\$486,867	\$339,383	10/7	-30.29%
Information	51	\$52,386,230	\$38,774,543	19/18	-25.98%
Finance and Insurance	52	\$1,068,885	\$1,831,378	43/43	71.34%
Real Estate and Rental and Leasing	53	\$4,838,118	\$9,454,583	33/33	95.42%
Professional, Scientific, and Technical	54	\$39,288,875	\$24,420,016	76/80	-37.84%
Arts, Entertainment, and Recreation	71	\$903,581	\$1,584,089	15/17	75.31%
Accommodation and Food Services	72	\$36,263,743	\$35,690,355	116/128	-1.58%
Food services and Drinking Places	722	\$31,721,420	\$28,169,305	106/114	-11.20
Limited service eating Places	7222	\$3,765,828	\$2,728,307	20/22	-27.55%
Drinking Places	7224	\$3,346,222	\$3,596,238	18/21	7.47%
Full service Restaurants	722110	\$23,504,110	\$21,199,343	55/60	-9.81%
Public Administration	92	\$11,921,547	\$12,544,358	5/7	5.22%

Sales Taxes Paid by All Industries
Downtown's Share as % of City



Accommodation and Food Services Gross Sales
Downtown Fort Worth



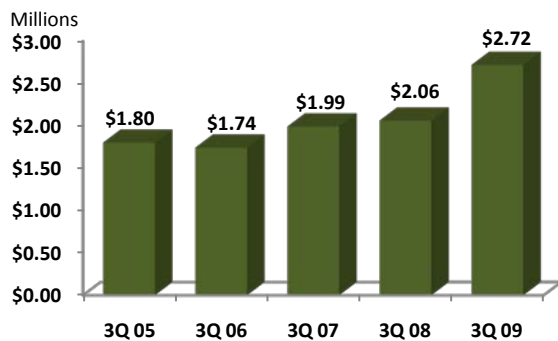
Sales amount subject to tax, Downtown Fort Worth

Industry	NAICS	2Q 2008	2Q 2009	Number of Outlets 2008/2009	Change in sales
Mining, Quarrying, Oil and Gas exploration	21	\$139,666,895	\$112,424,374	11/7	-19.51%
Wholesale Trade	42	\$5,283,739	\$4,185,327	39/39	-20.79%

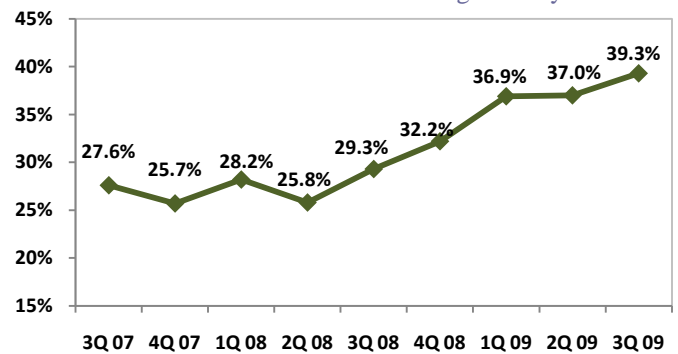
Retail Trade Ranked by Per Capita Sales (NAICS: 44-45) 2Q 2009

City	Population	Median Family Income	Gross Sale	Outlets	Per Capita Sales	Sales Per Outlets	Outlets Per 1000 Residents
Plano	255,700	\$101,616	\$1,397,769,093	2,315	\$5,466	\$603,788	9.1
Irving	205,600	\$49,913	\$871,536,418	1,384	\$4,239	\$629,723	6.7
Carrollton	120,150	\$71,581	\$505,351,489	990	\$4,206	\$510,456	8.2
McKinney	112,000	\$87,203	\$467,242,047	859	\$4,172	\$543,937	7.7
Dallas	1,280,500	\$43,408	\$4,504,233,718	9,511	\$3,518	\$473,582	7.4
Denton	105,550	\$60,874	\$355,714,273	829	\$3,370	\$429,088	7.9
Arlington	364,300	\$60,932	\$1,059,056,162	2,315	\$2,907	\$457,476	6.4
Garland	224,750	\$53,058	\$625,476,936	1,325	\$2,783	\$472,058	5.9
Fort Worth	686,850	\$53,073	\$1,902,157,855	4,247	\$2,769	\$447,883	6.2
Grand Prairie	161,550	\$50,588	\$419,375,029	987	\$2,596	\$424,899	6.1
Mesquite	136,750	\$60,565	\$344,923,104	841	\$2,522	\$410,134	6.1

Hotel Taxes Paid
Downtown Fort Worth



Hotel Taxes Paid
Downtown's Share As Percentage of City



Accommodation and Food Services Ranked by Per Capita Sales (NAICS:720) 2Q, 2009

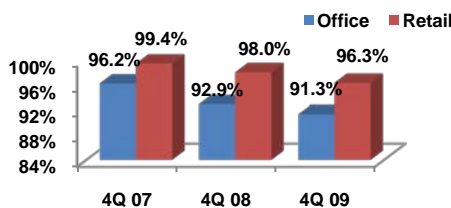
City	Gross Sale	Outlets	Per capita sales	Per outlet sales	Outlets per 1000 residents
Grand Prairie	\$165,528,477	296	\$1,025	\$559,218	1.8
Plano	\$143,412,920	787	\$561	\$18,227	3.1
Irving	\$109,279,025	649	\$532	\$168,381	3.2
Dallas	\$643,862,020	3,845	\$503	\$167,454	3
Denton	\$52,791,081	322	\$500	\$163,947	3.1
Arlington	\$160,733,382	896	\$441	\$179,390	2.5
Mckinney	\$47,759,820	241	\$426	\$198,174	2.2
Fort Worth	\$286,510,585	1,802	\$417	\$158,996	2.6
Mesquite	\$53,747,181	263	\$393	\$204,362	1.9
Carrollton	\$36,150,882	275	\$301	\$131,458	2.3
Garland	\$62,706,061	430	\$279	\$145,828	1.9

Data presented in this report are derived from the following sources: Sales and sales tax data are from the Texas Comptroller of Public Accounts, office occupancy and rental rates from Grubb and Ellis Company and retail occupancy rates from the Costar Group. For more information contact the Research Department at DFWI at 817-870-1692 or via email:

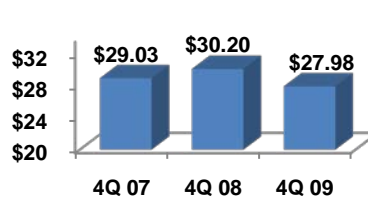
RESEARCH@DFWLORG

WWW.DFWLORG

Office/Retail Occupancy Rates
Downtown Fort Worth



Class A Office Rent
Downtown Fort Worth



Office Rental Rates
Downtown Fort Worth

Type	4Q 07	4Q 08	4Q 09
Class A	\$29.03	\$30.20	\$27.98
Class B	\$18.37	\$21.12	\$18.79
Class C	\$17.62	\$16.86	\$16.42

Full service rent (\$/SF/yr)