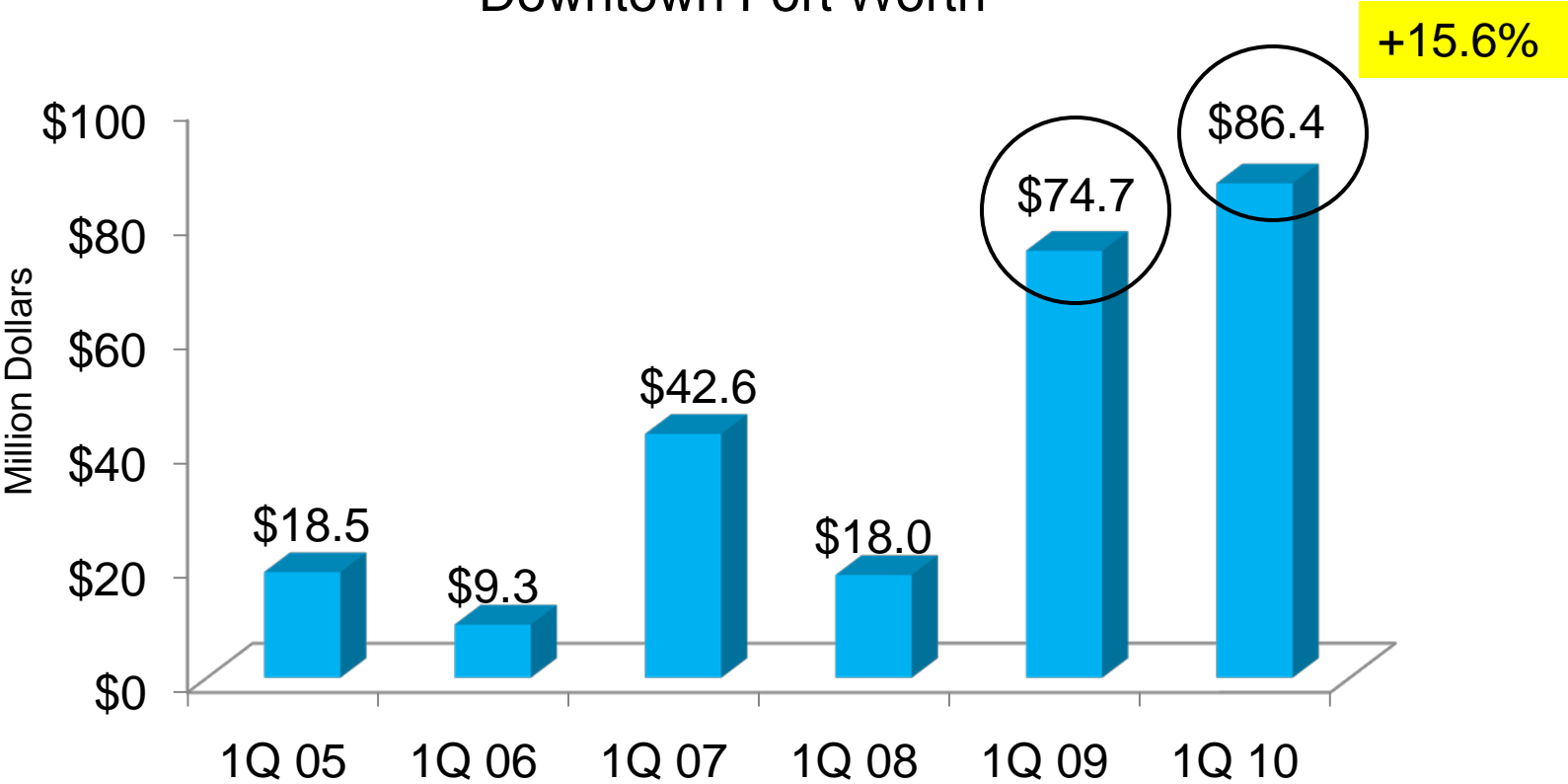


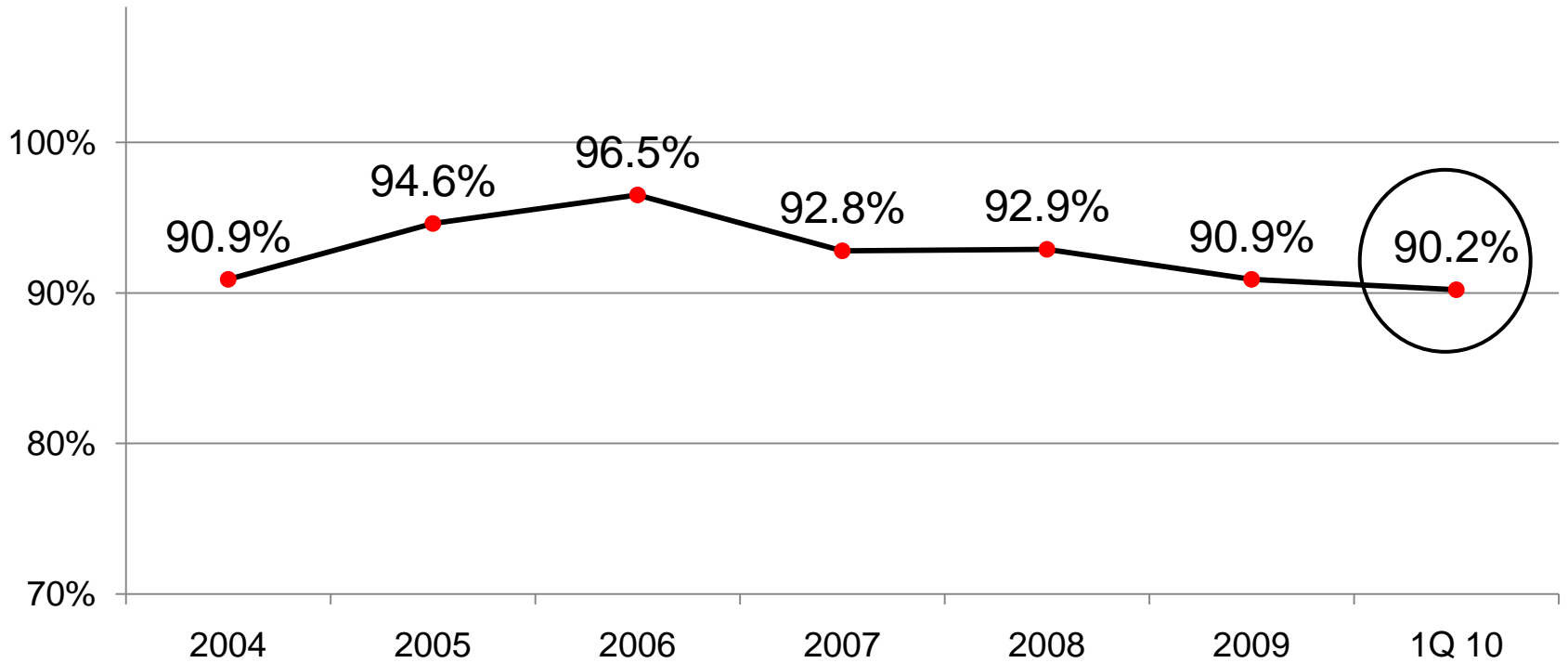
Downtown Fort Worth Market Report
First Quarter 2010

Building Permits Downtown Fort Worth



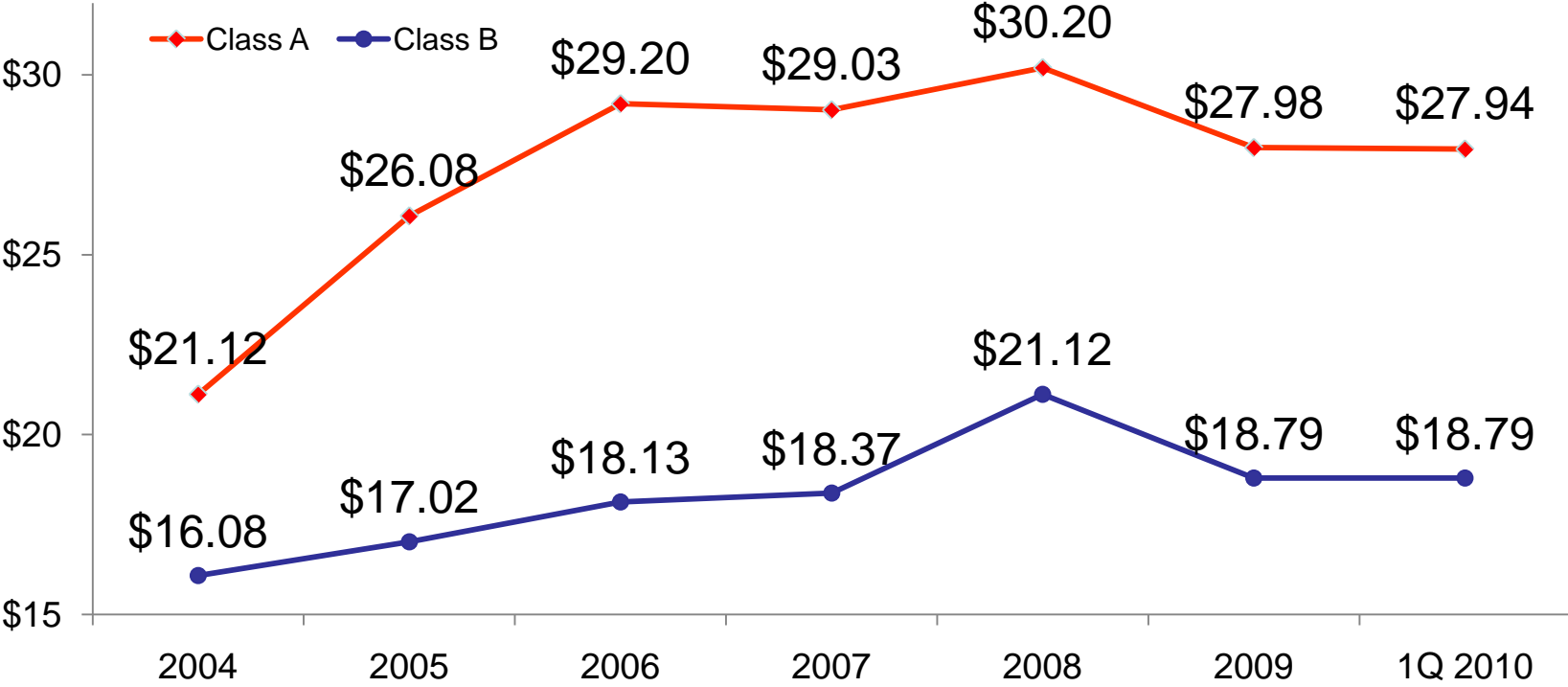
Source: City of Fort Worth

Office Occupancy Rates Downtown Fort Worth



Data reported for multitenant office space over 20,000 Sq Ft
Source: Grubb and Ellis

Office Rental Rates Downtown Fort Worth (\$/SF)

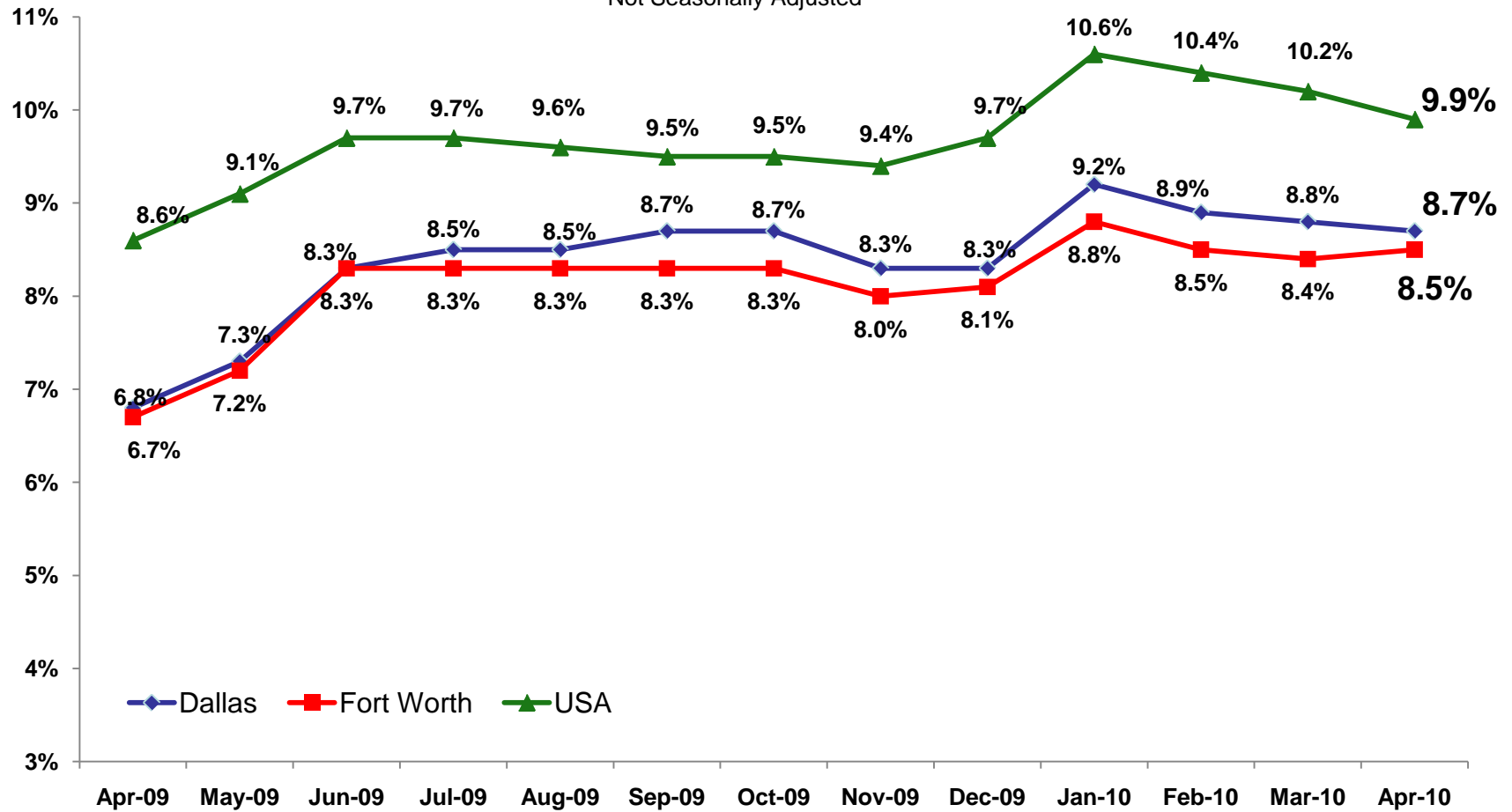


Data reported for multitenant office space over 20,000 Sq Ft
Source: Grubb and Ellis



Unemployment Rate

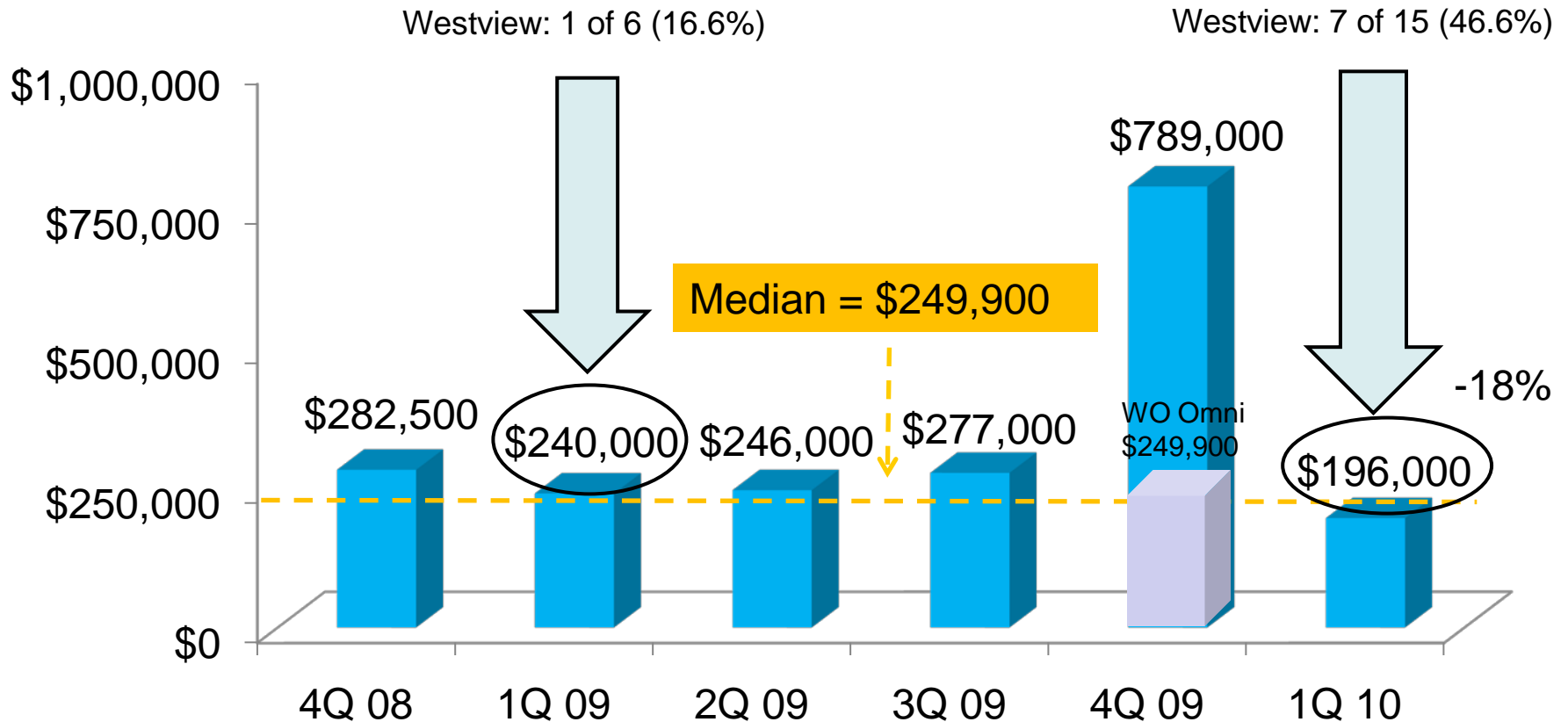
Not Seasonally Adjusted



Source: US Bureau of Labor Statistics

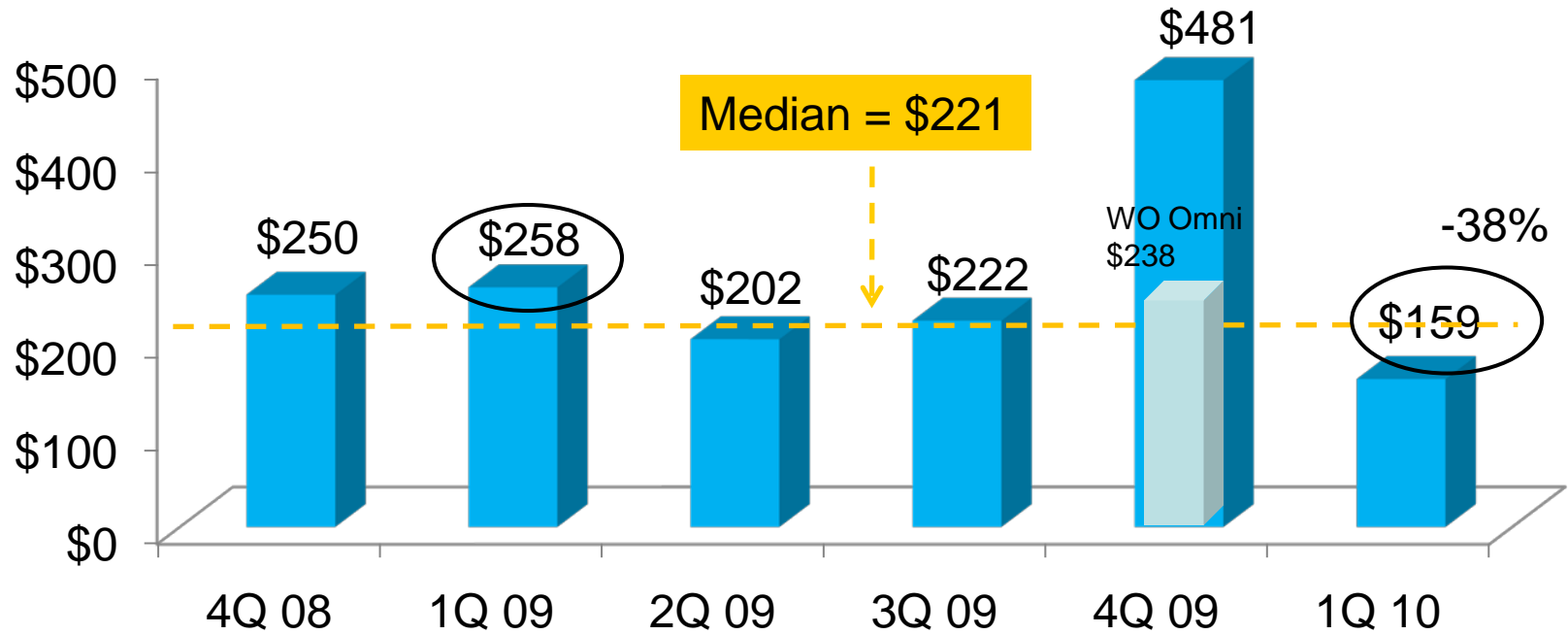


Median Residential Sales Price Downtown Fort Worth



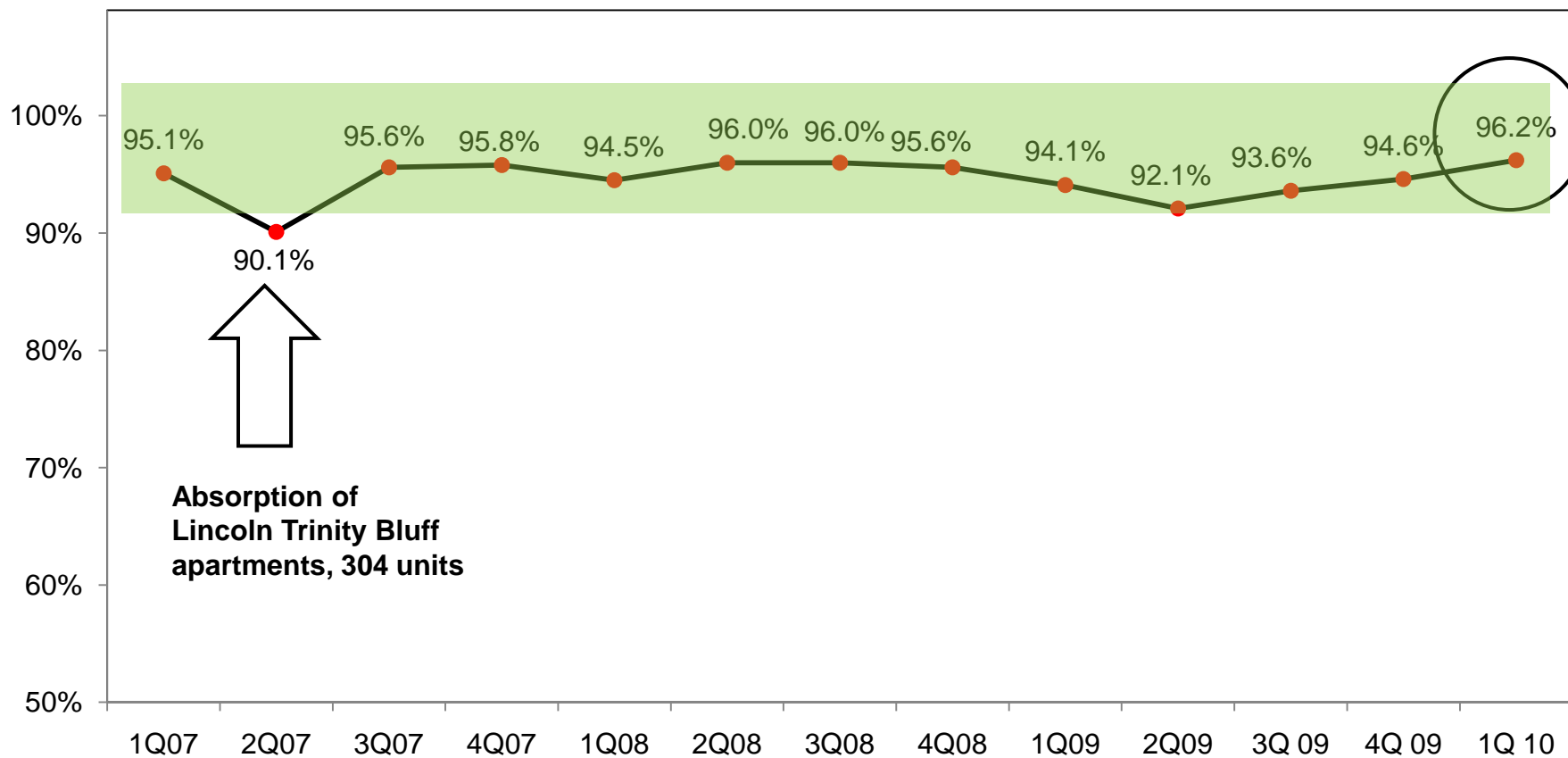
Source: North Texas Real Estate Information Systems

Median Residential Sales Price Per Square Foot Downtown Fort Worth



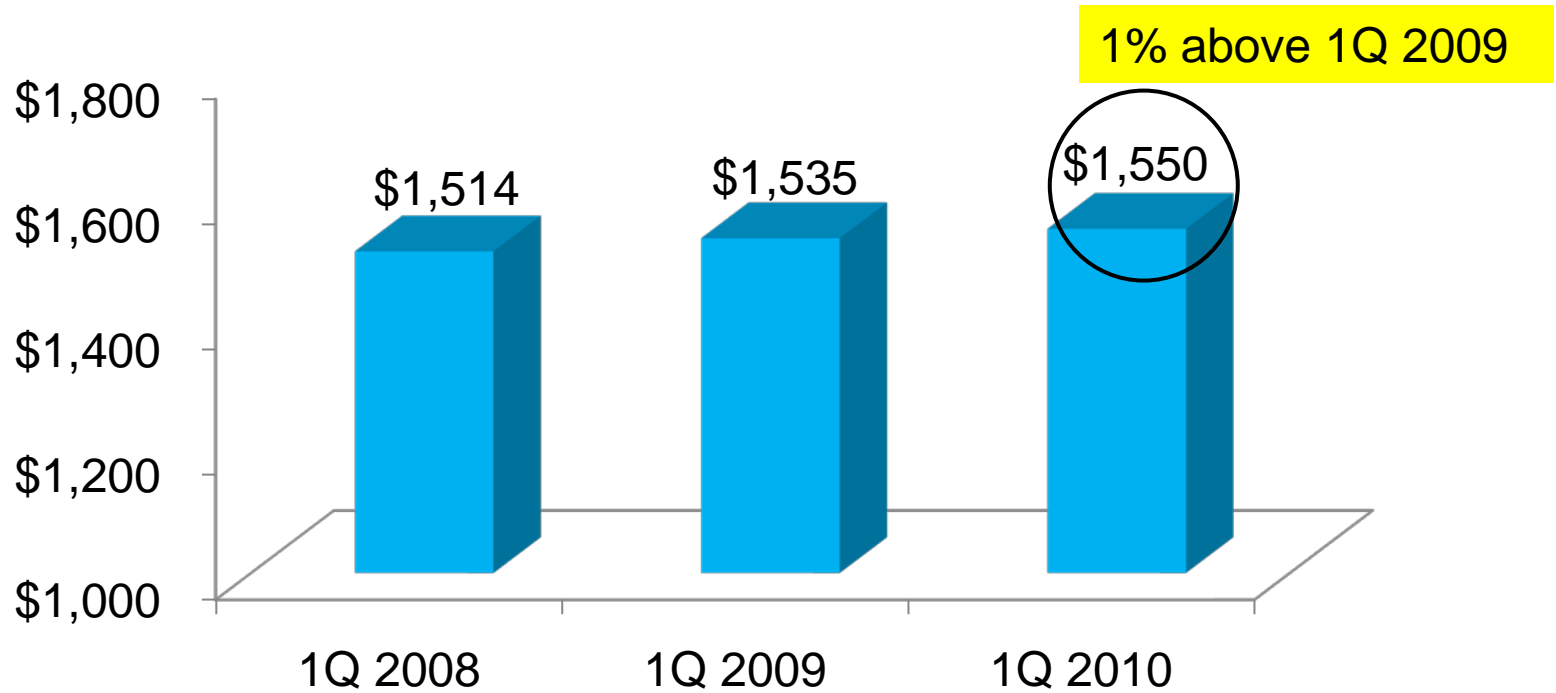
Source: North Texas Real Estate Information Systems

Apartment Occupancy Rates Downtown Fort Worth

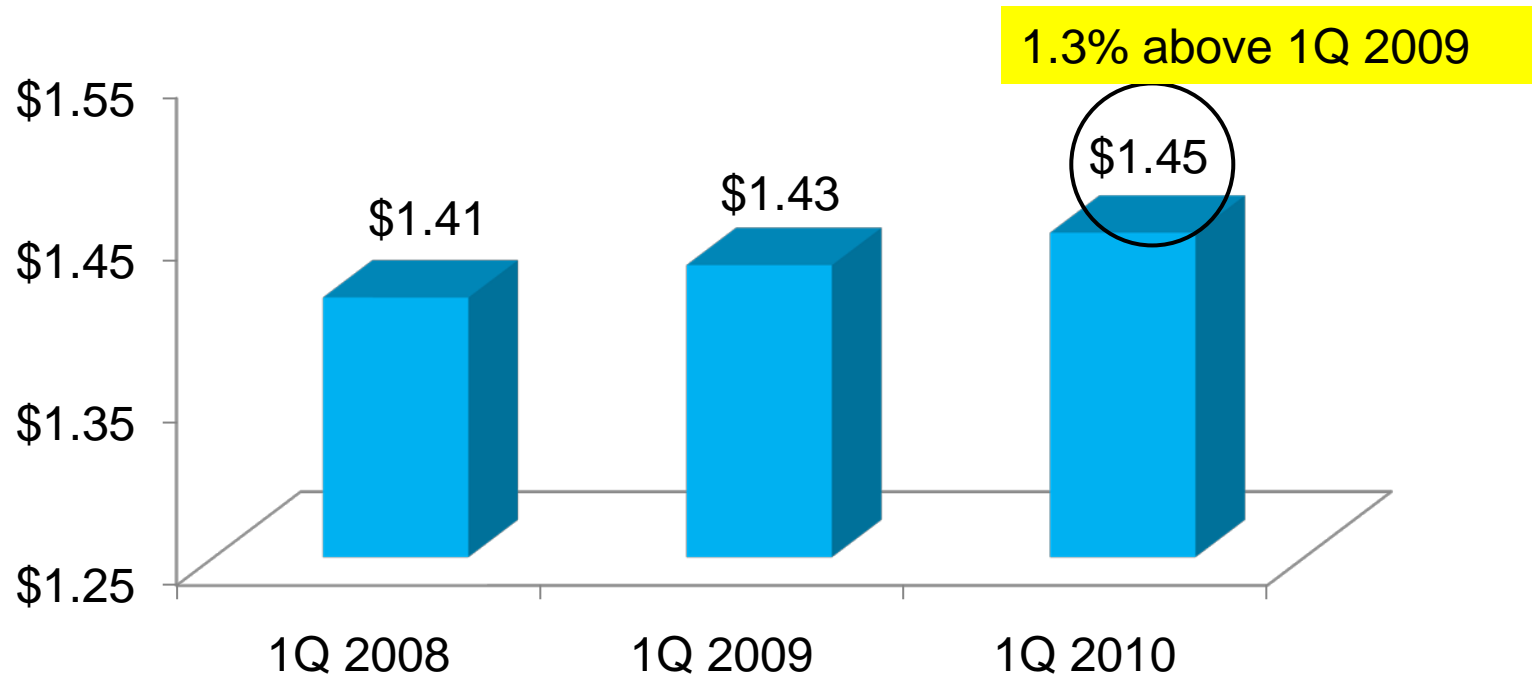


Source: DFWI survey

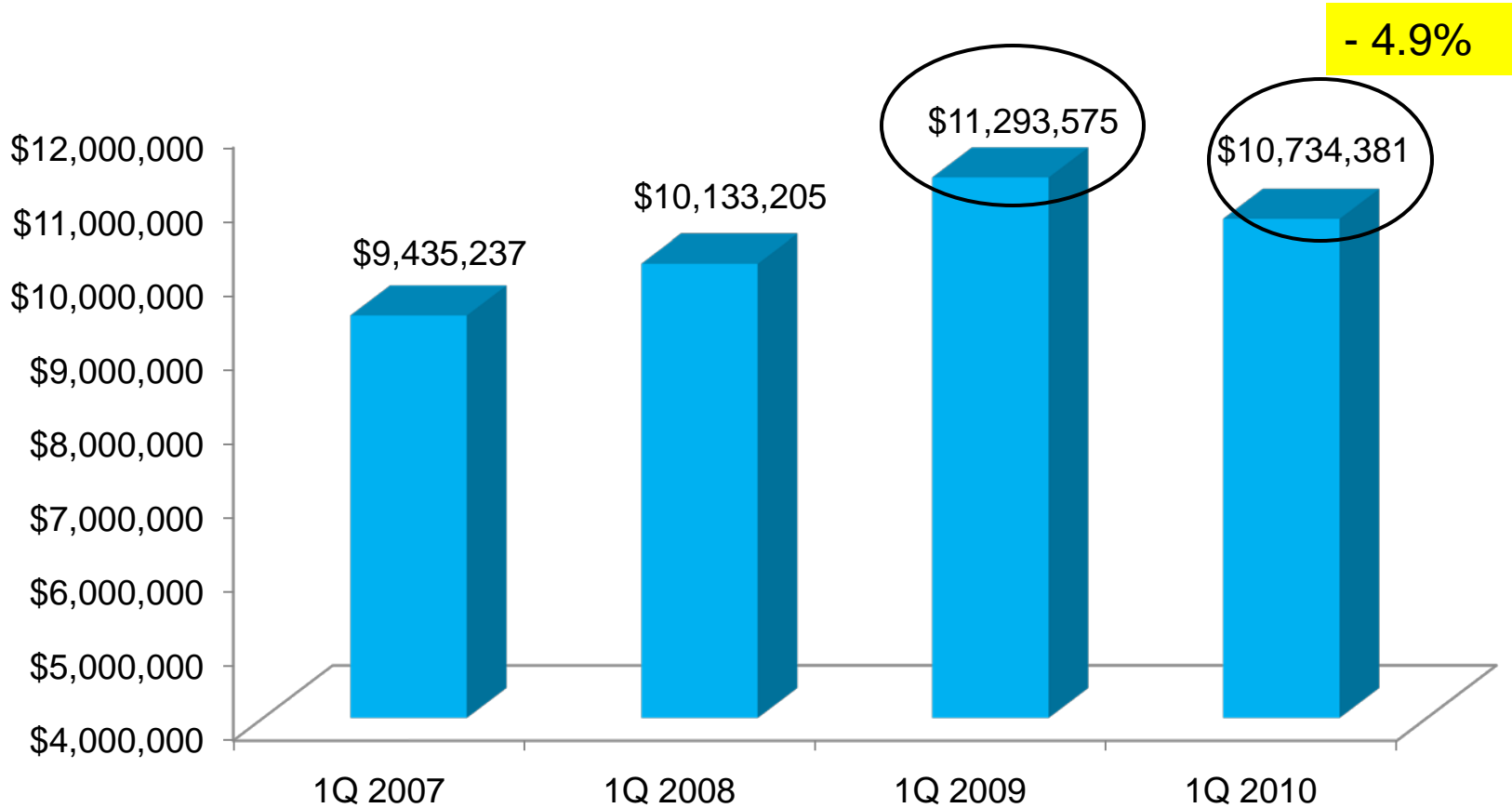
Average Apartment Rent Downtown Fort Worth



Average Apartment Rent Per Square Foot Downtown Fort Worth

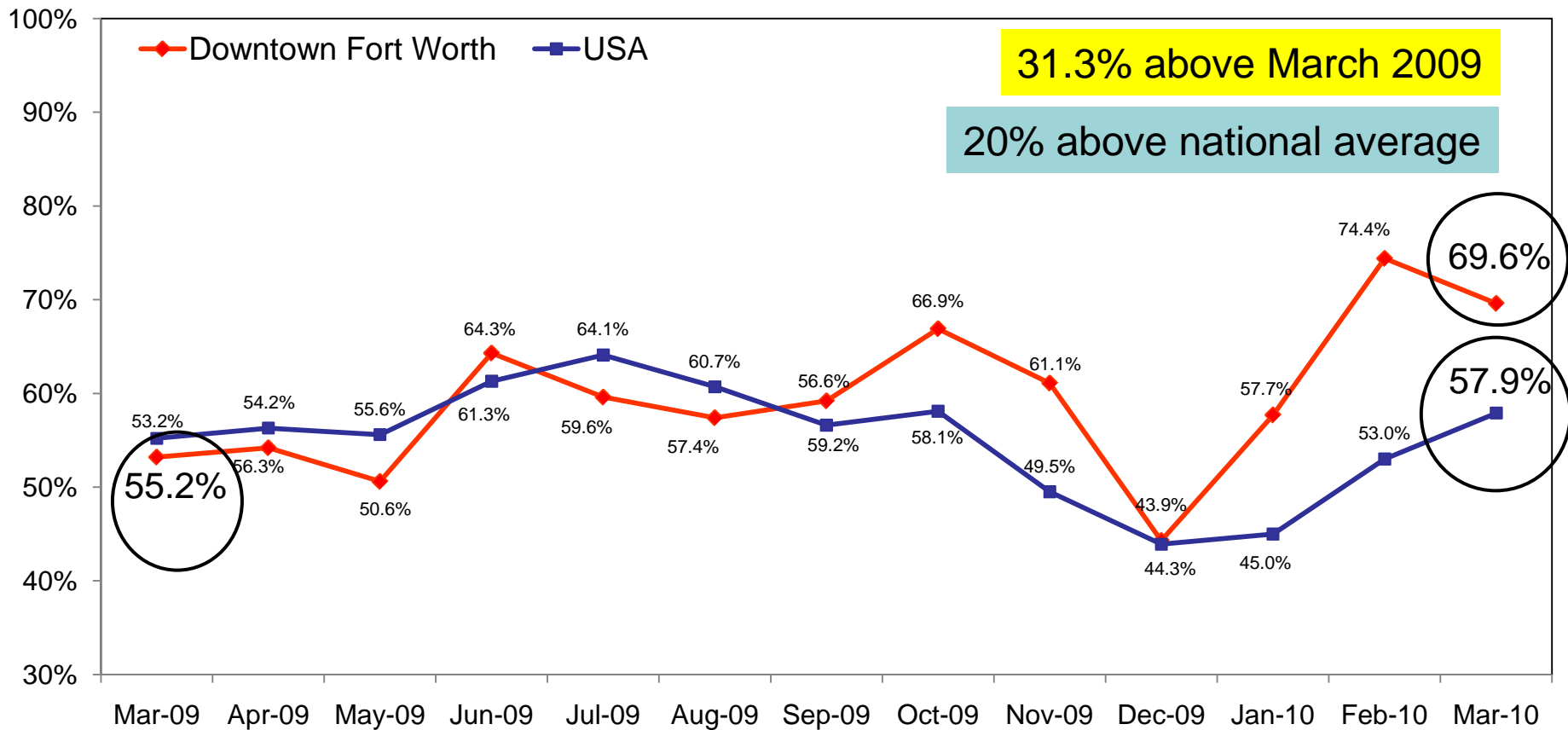


Mixed Beverage Sales Downtown Fort Worth



Source: Texas Alcoholic Beverage Commission

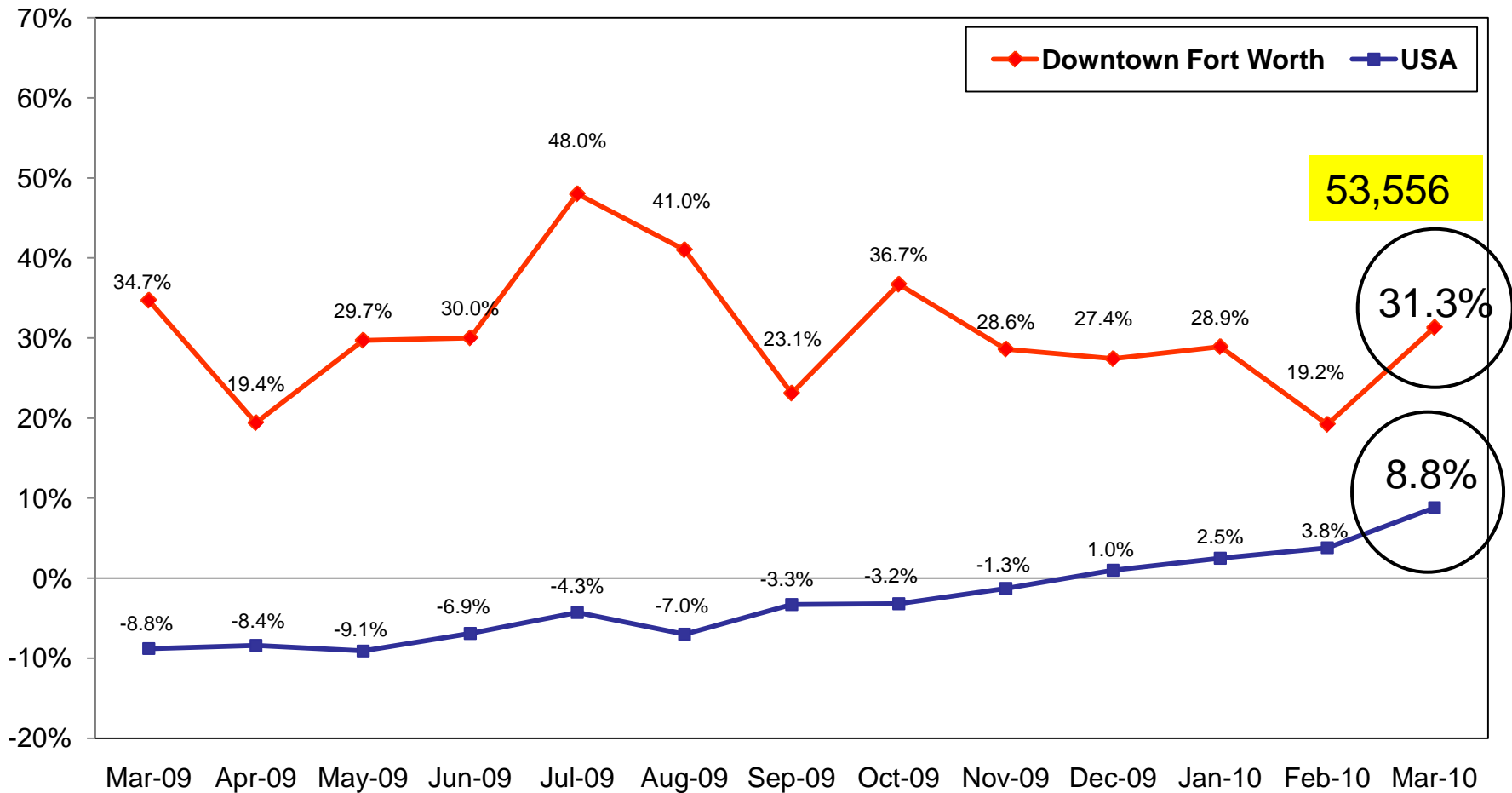
Hotel Occupancy Rate Downtown Fort Worth



Source: Smith Travel Research



Change in Hotel Room Nights Sold Year over Year

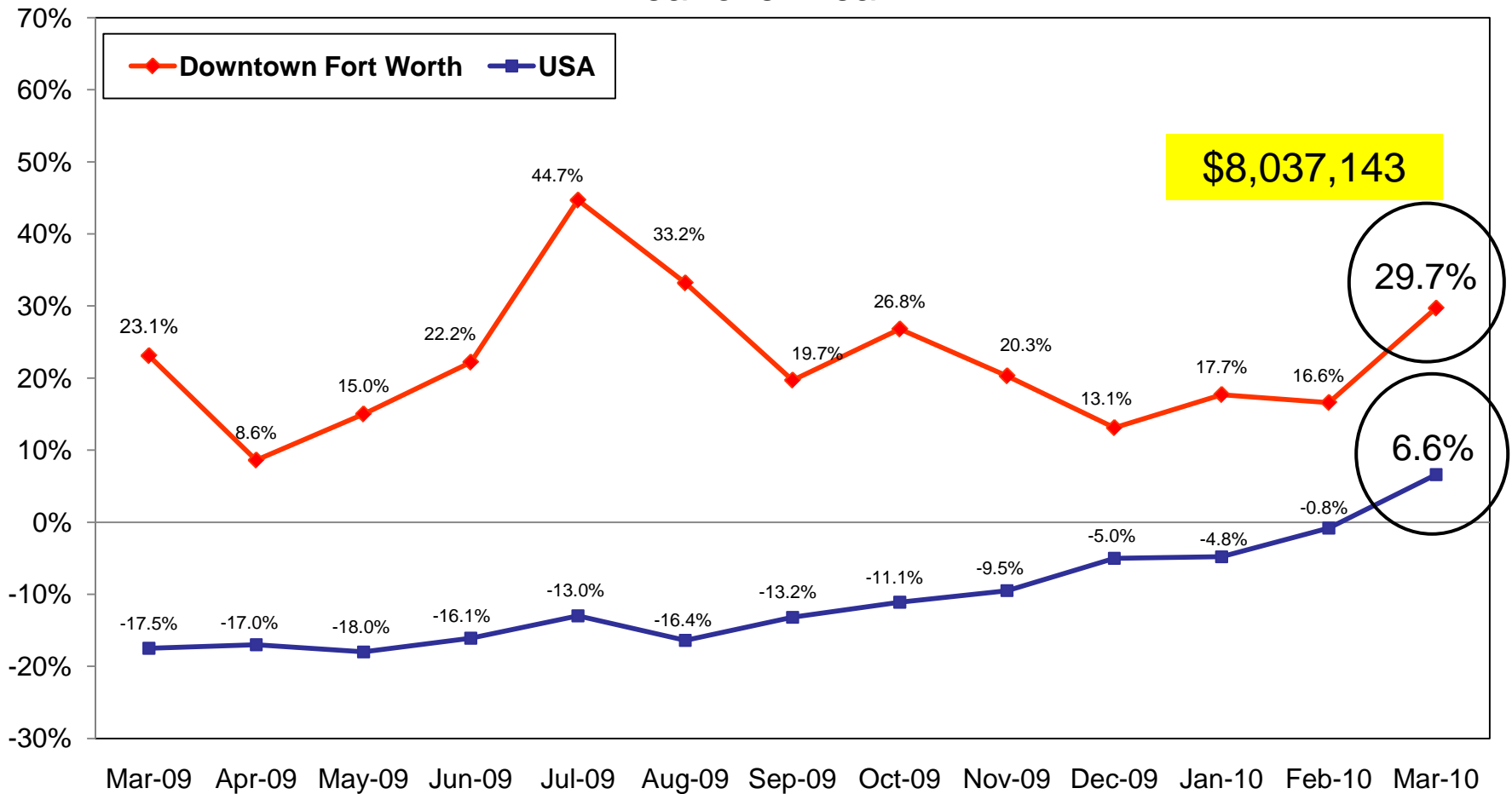


53,556

Hotel room demand: The number of rooms sold or rented (excludes complimentary rooms).
Source: Smith Travel Research

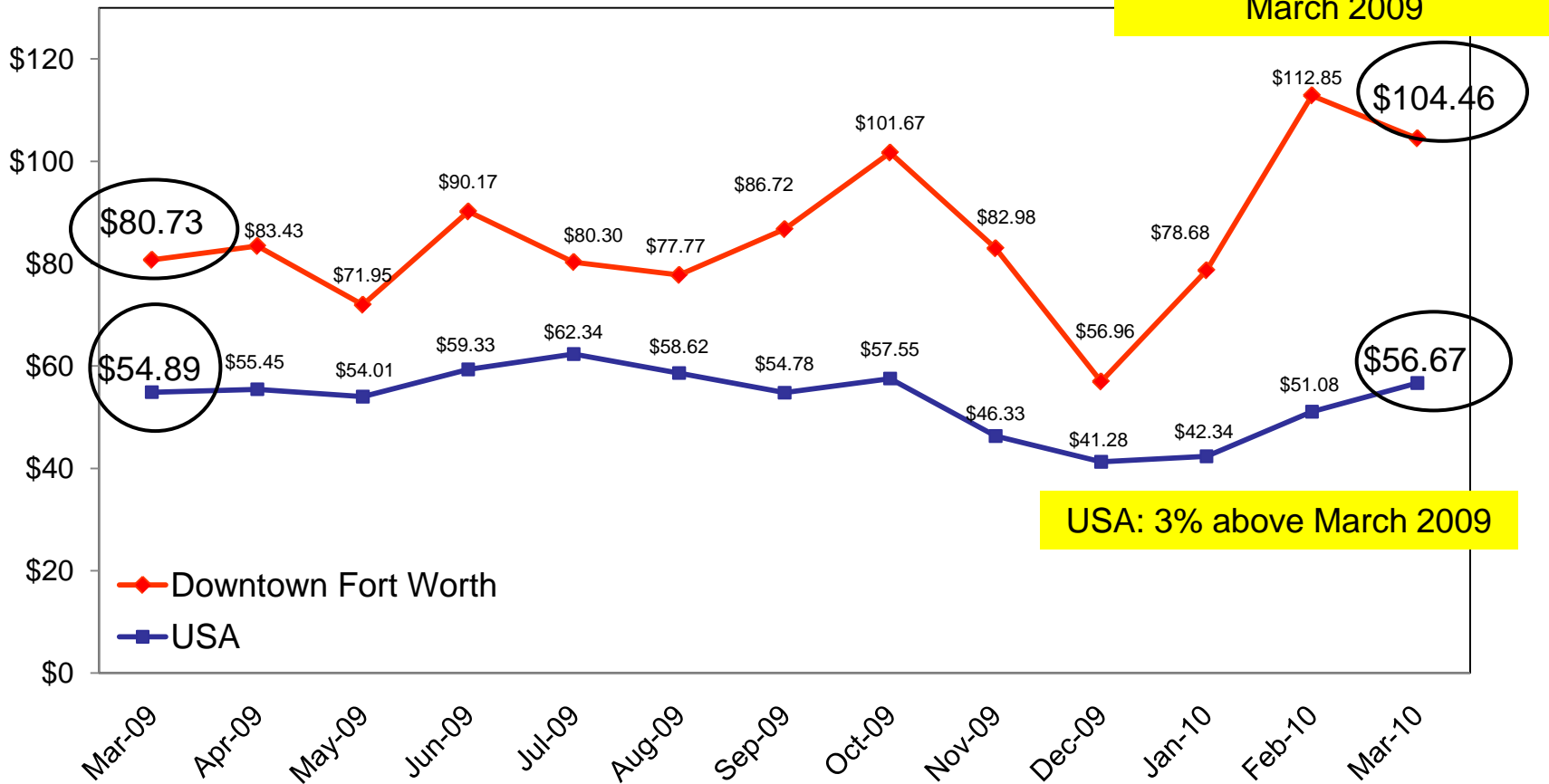


Change in Hotel Room Revenue Year over Year



Hotel Revenue: Total room revenue generated from the sale or rental of rooms. Source: Smith Travel Research

Hotel Revenue Per Available Room Downtown Fort Worth



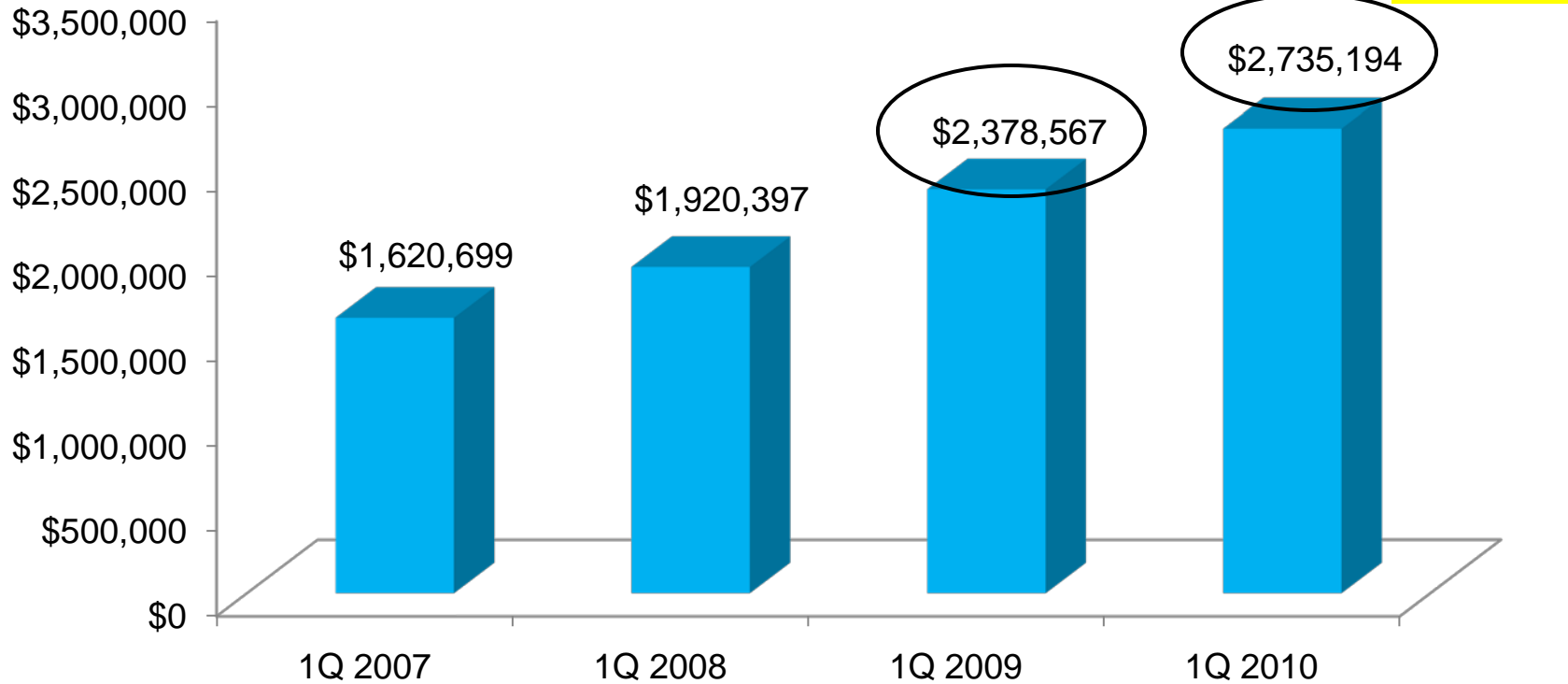
Downtown: 29% above
March 2009

USA: 3% above March 2009

Hotel Revenue Per Available Room (RevPAR): Room revenue divided by rooms available

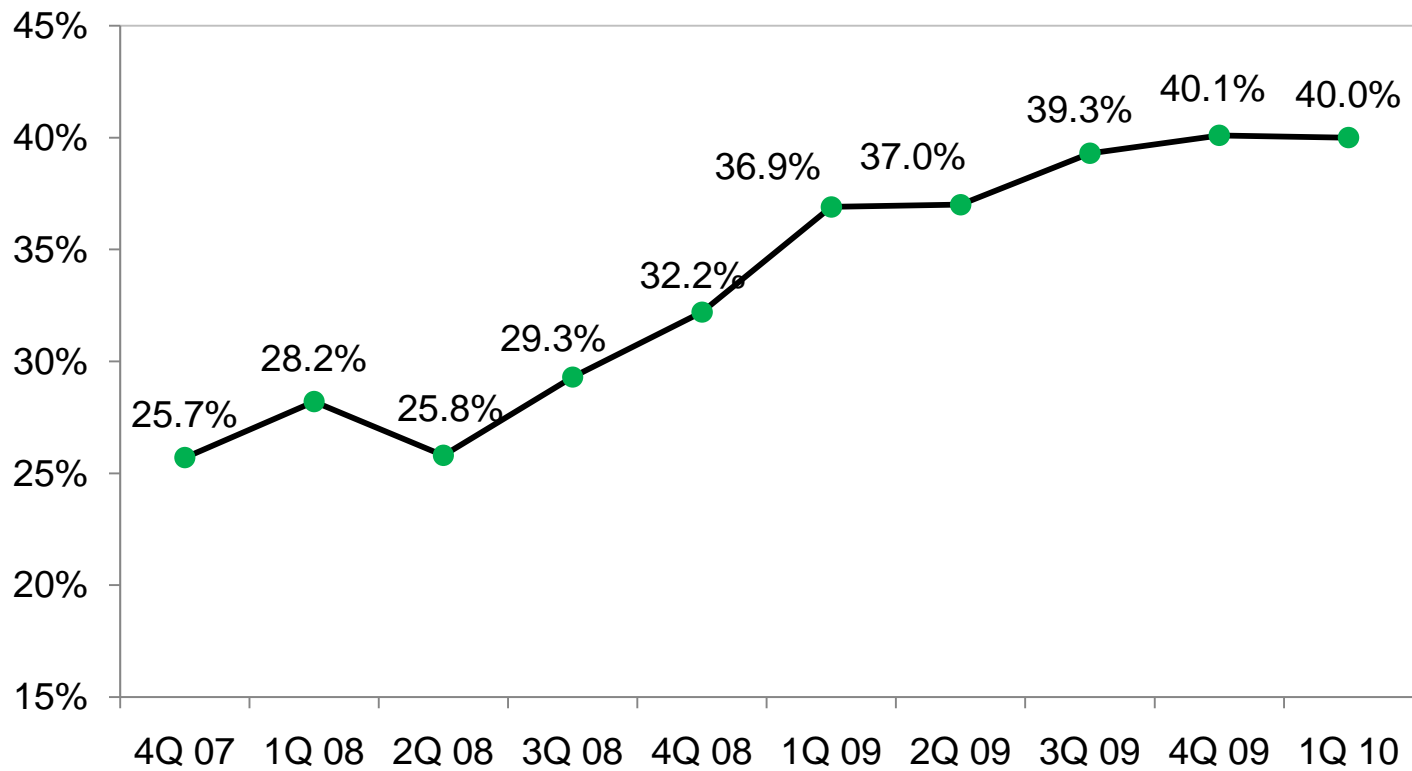


Hotel Occupancy Taxes Downtown Fort Worth

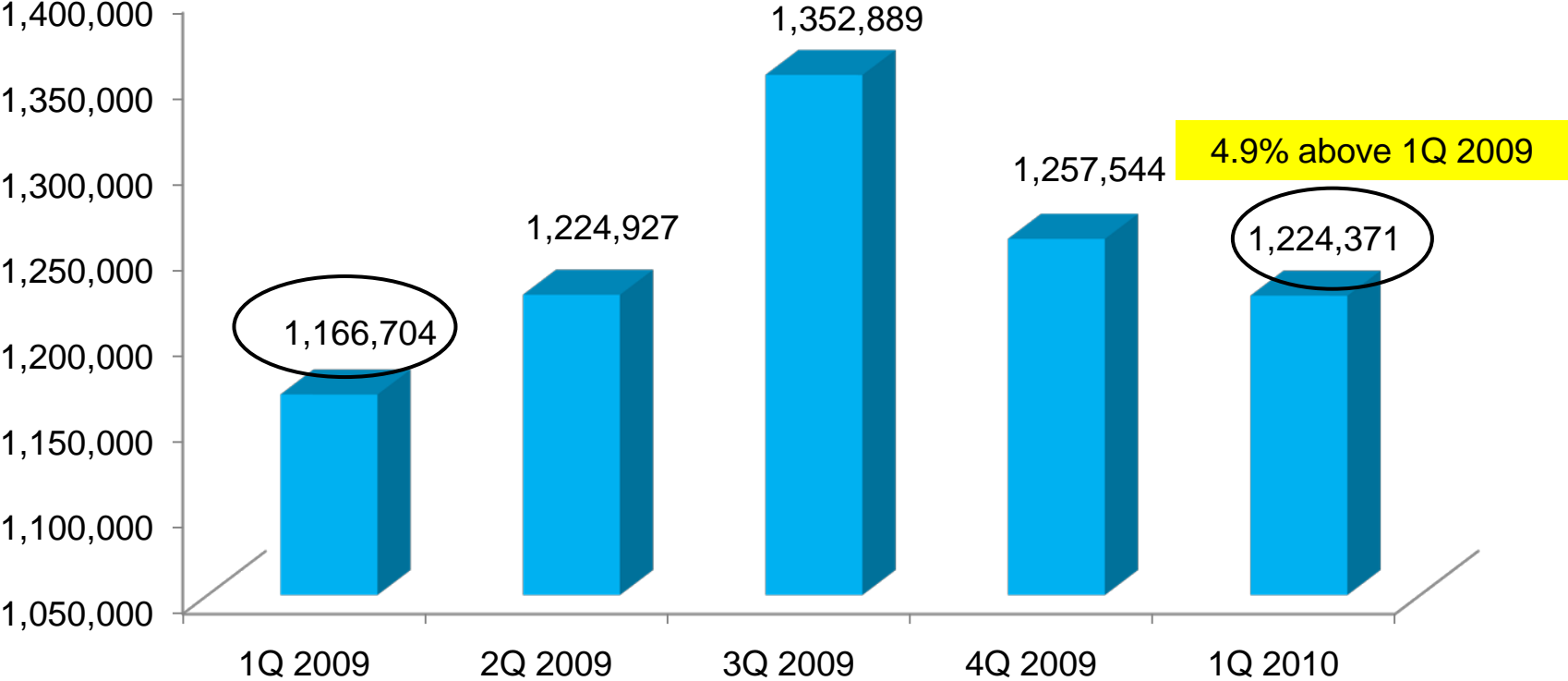


Source: Texas Comptroller of Public Accounts

Hotel Occupancy Taxes Downtown's Share As Percentage of City



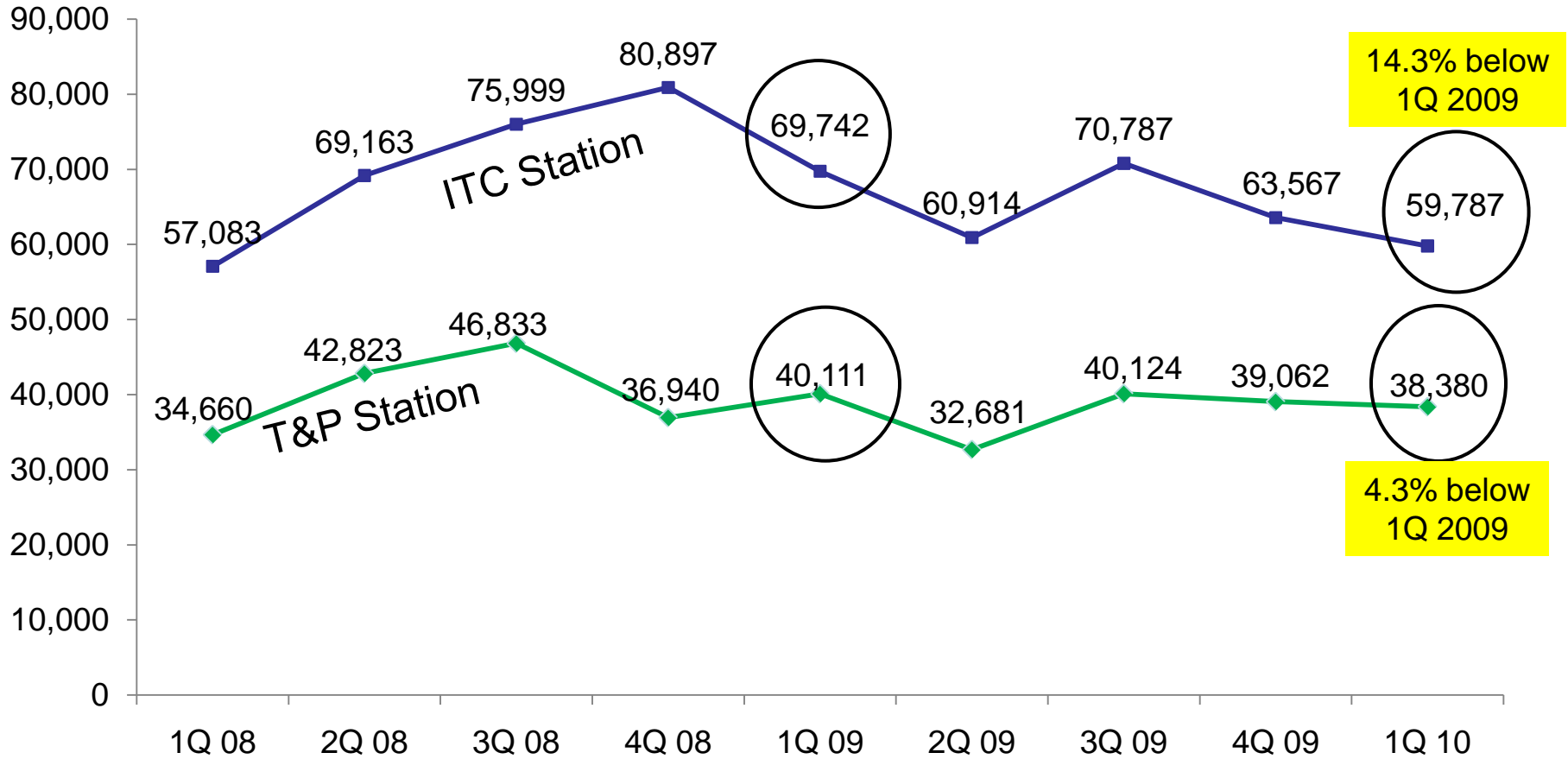
Downtown Bus Ridership



Source: Fort Worth Transportation Authority



Trinity Railway Express Ridership



Source: Fort Worth Transportation Authority



Downtown
Fort Worth, Inc.