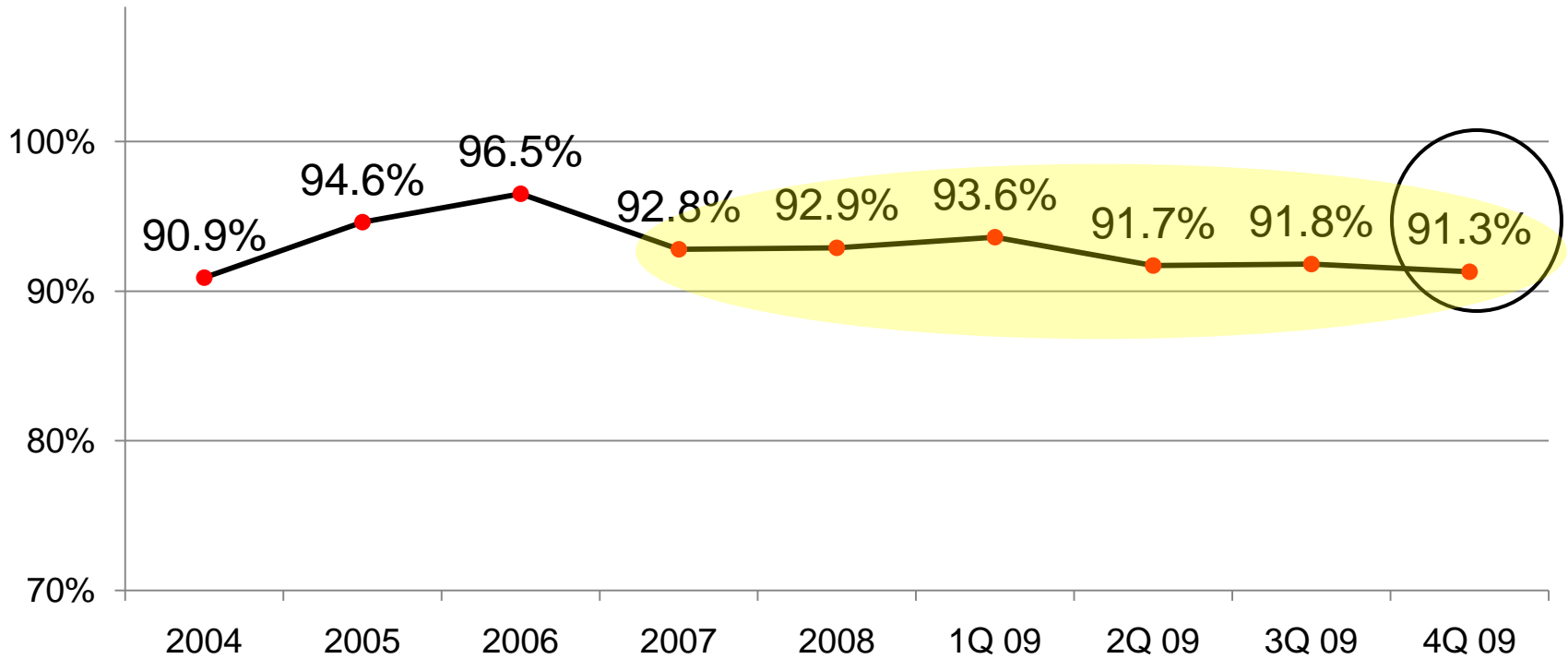




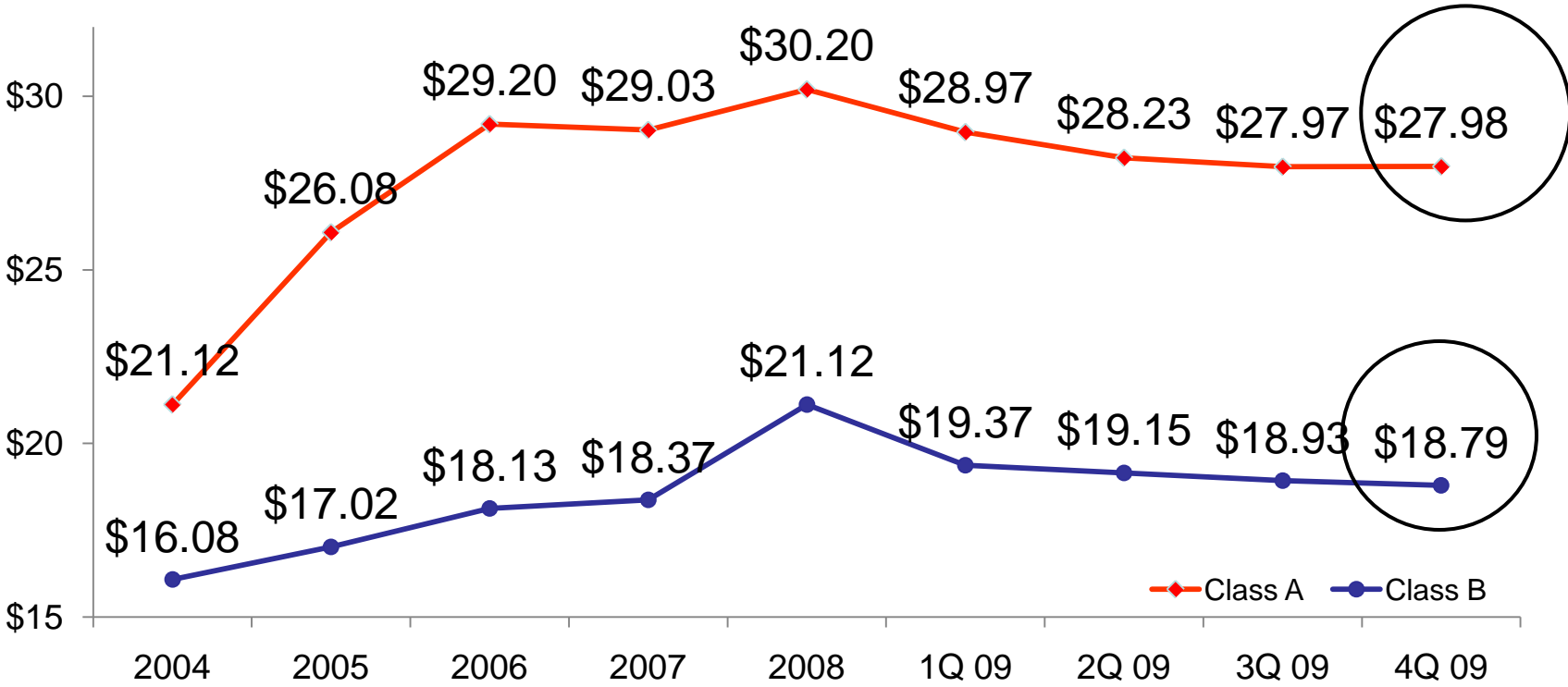
# Downtown Fort Worth Market Report Fourth Quarter 2009

## 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)

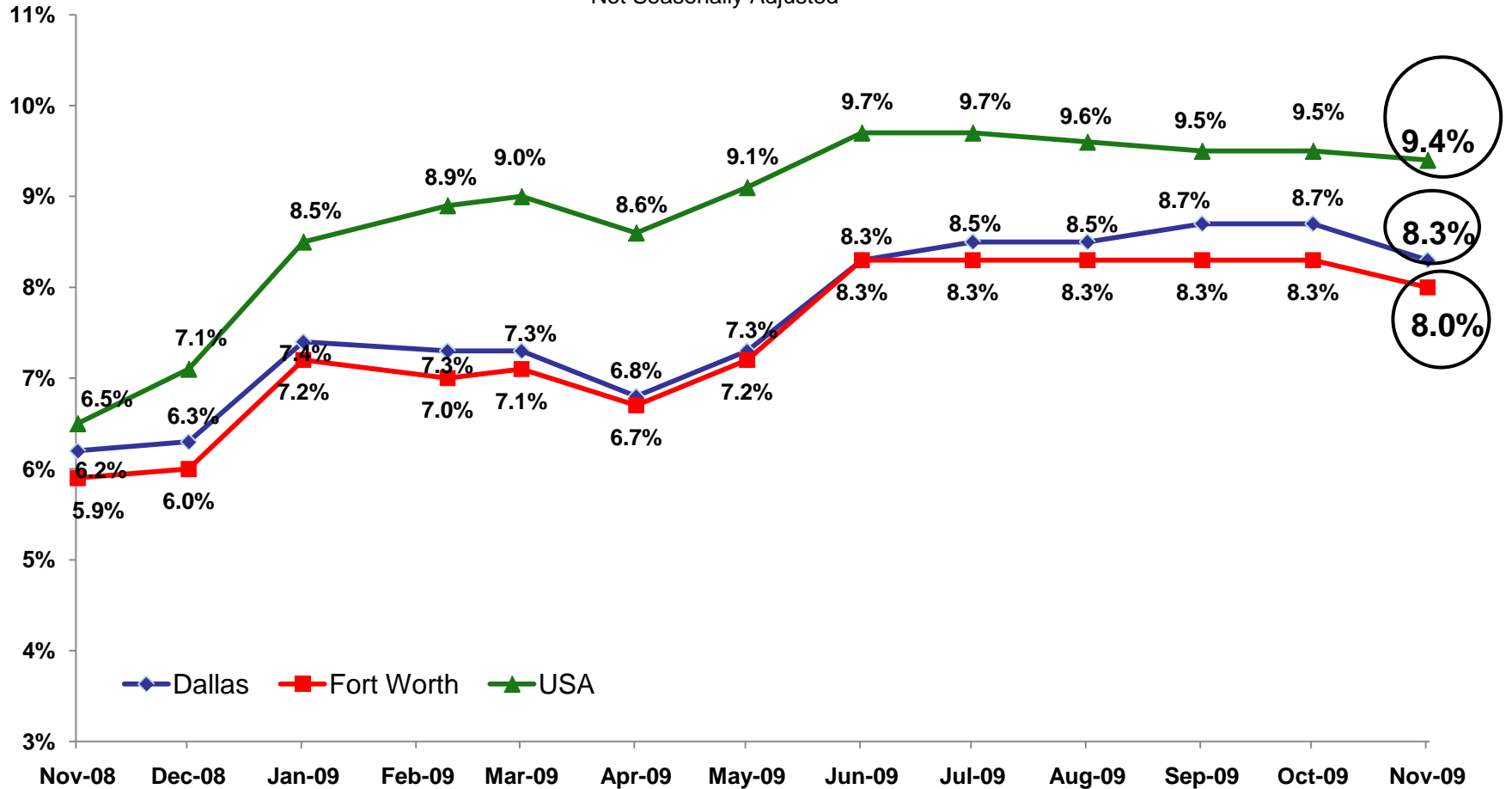


Data reported for multitenant office space over 20,000 Sq Ft  
Source: Grubb and Ellis



# Unemployment Rate

Not Seasonally Adjusted

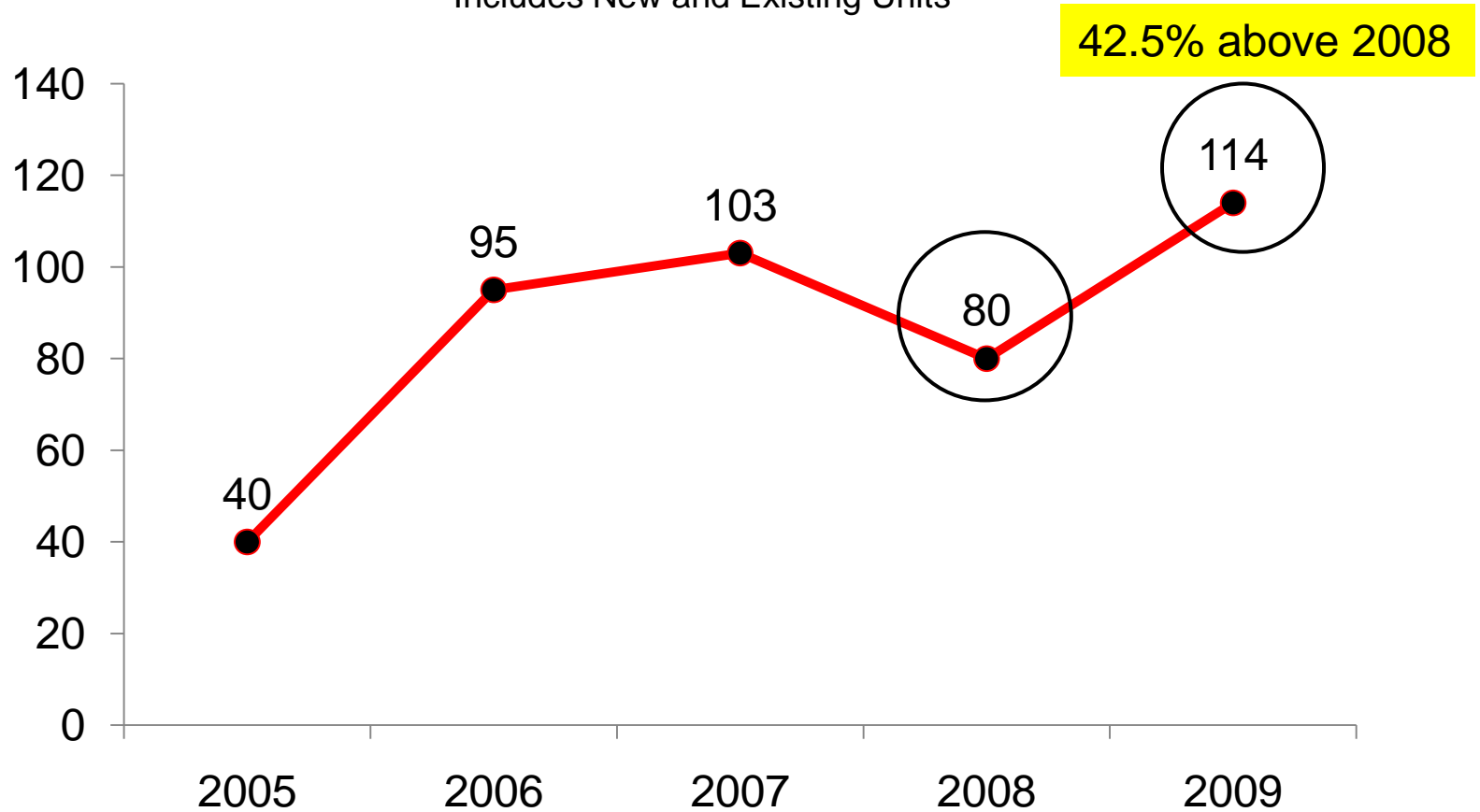


Source: US Bureau of Labor Statistics



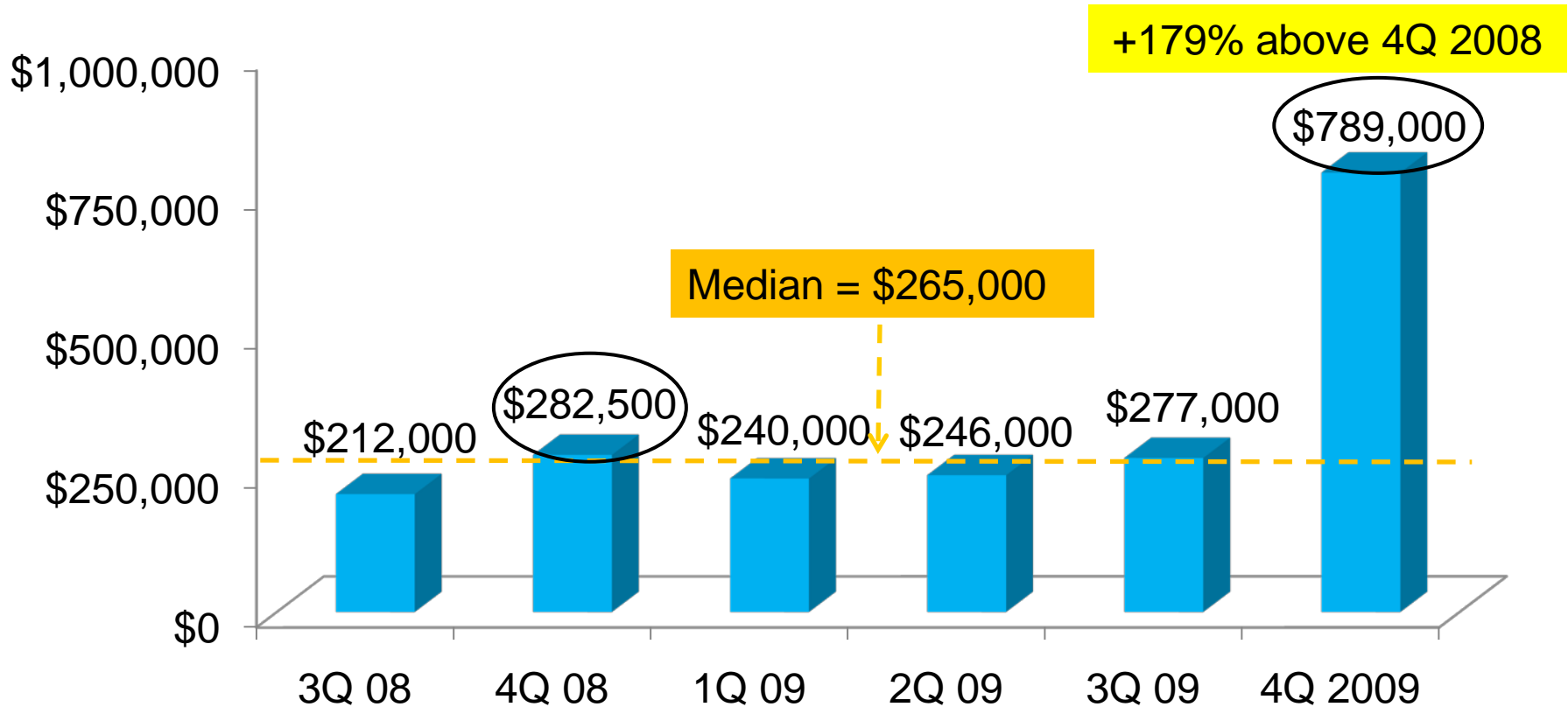
## Number of Residential Units Sold

Includes New and Existing Units



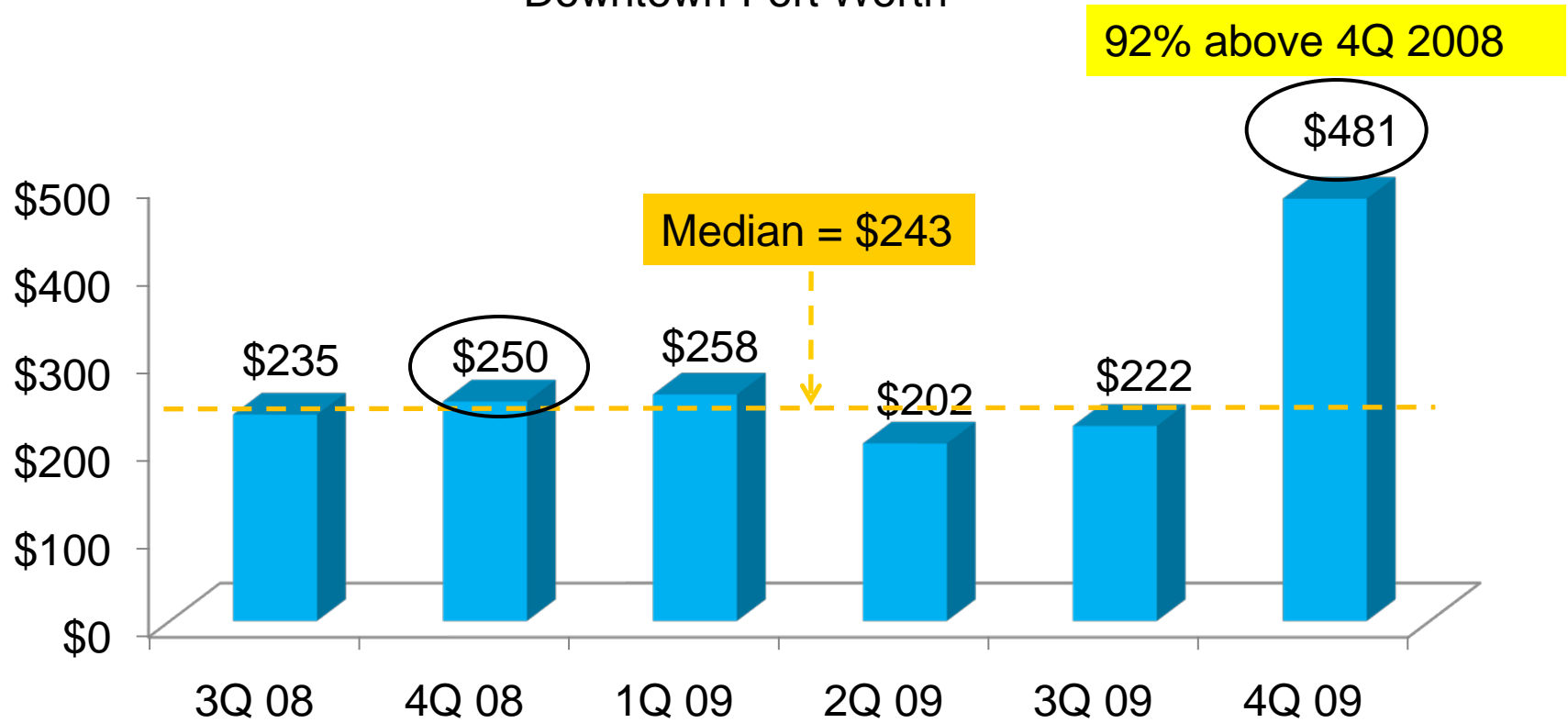
Source: North Texas Real Estate Information Systems  
and Tarrant County Appraisal District

## Median Residential Sales Price Downtown Fort Worth



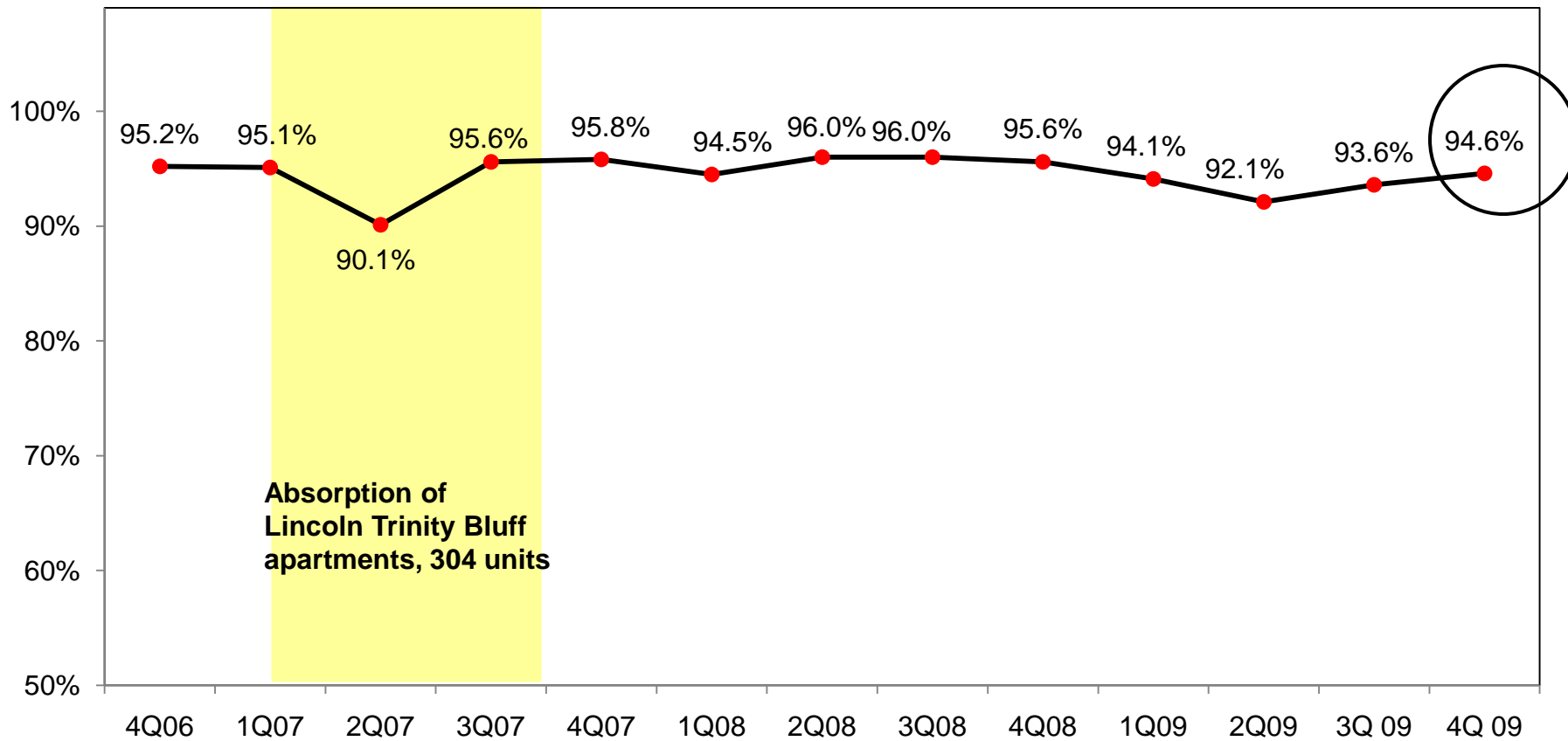
Source: North Texas Real Estate Information Systems

## Median Residential Sales Price Per Square Foot Downtown Fort Worth



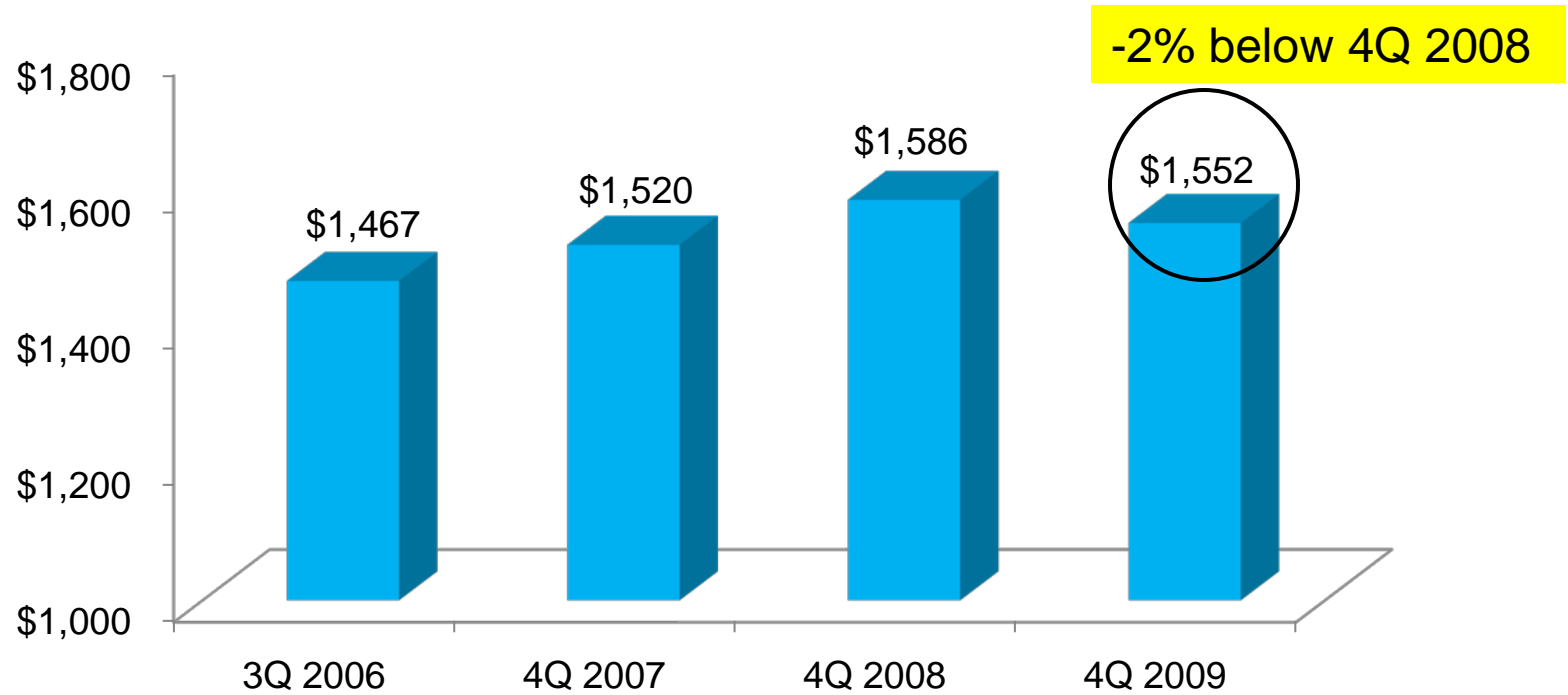
Source: North Texas Real Estate Information Systems

# Apartment Occupancy Rates Downtown Fort Worth



Source: DFWI survey

## Average Apartment Rent Downtown Fort Worth

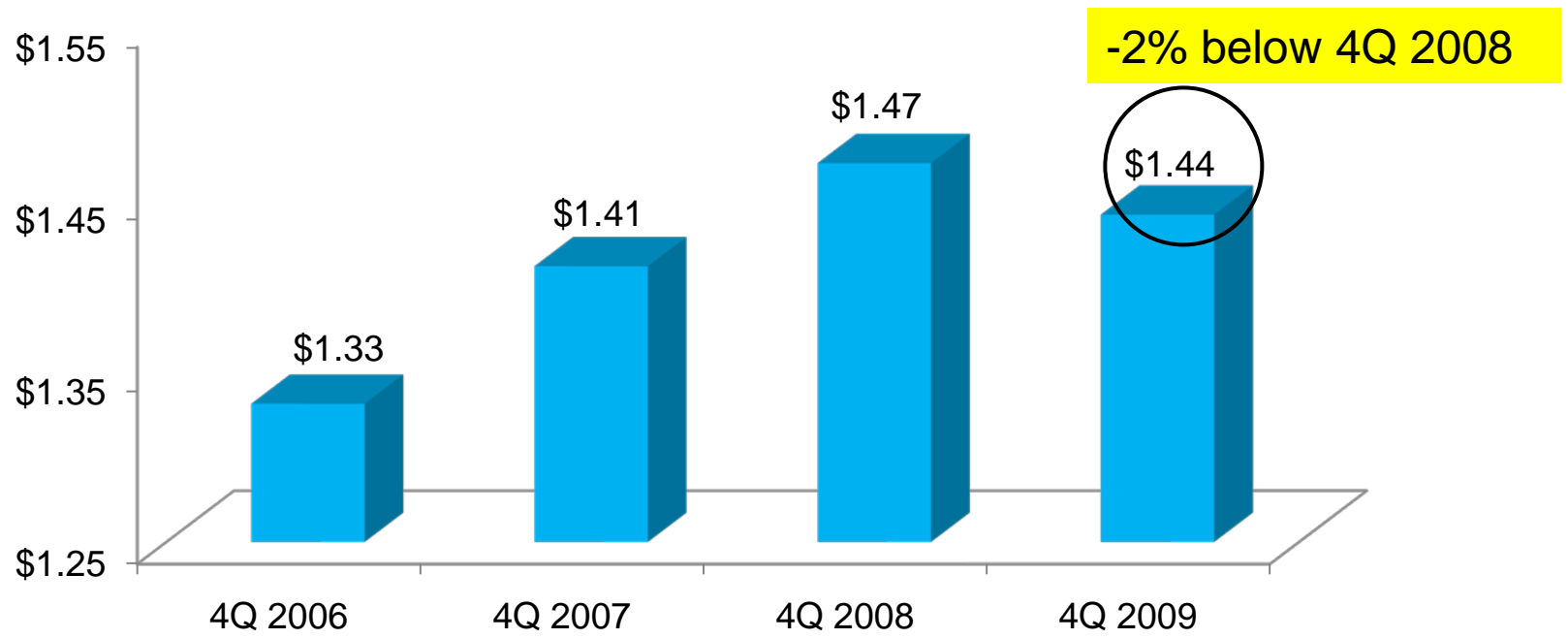


-2% below 4Q 2008

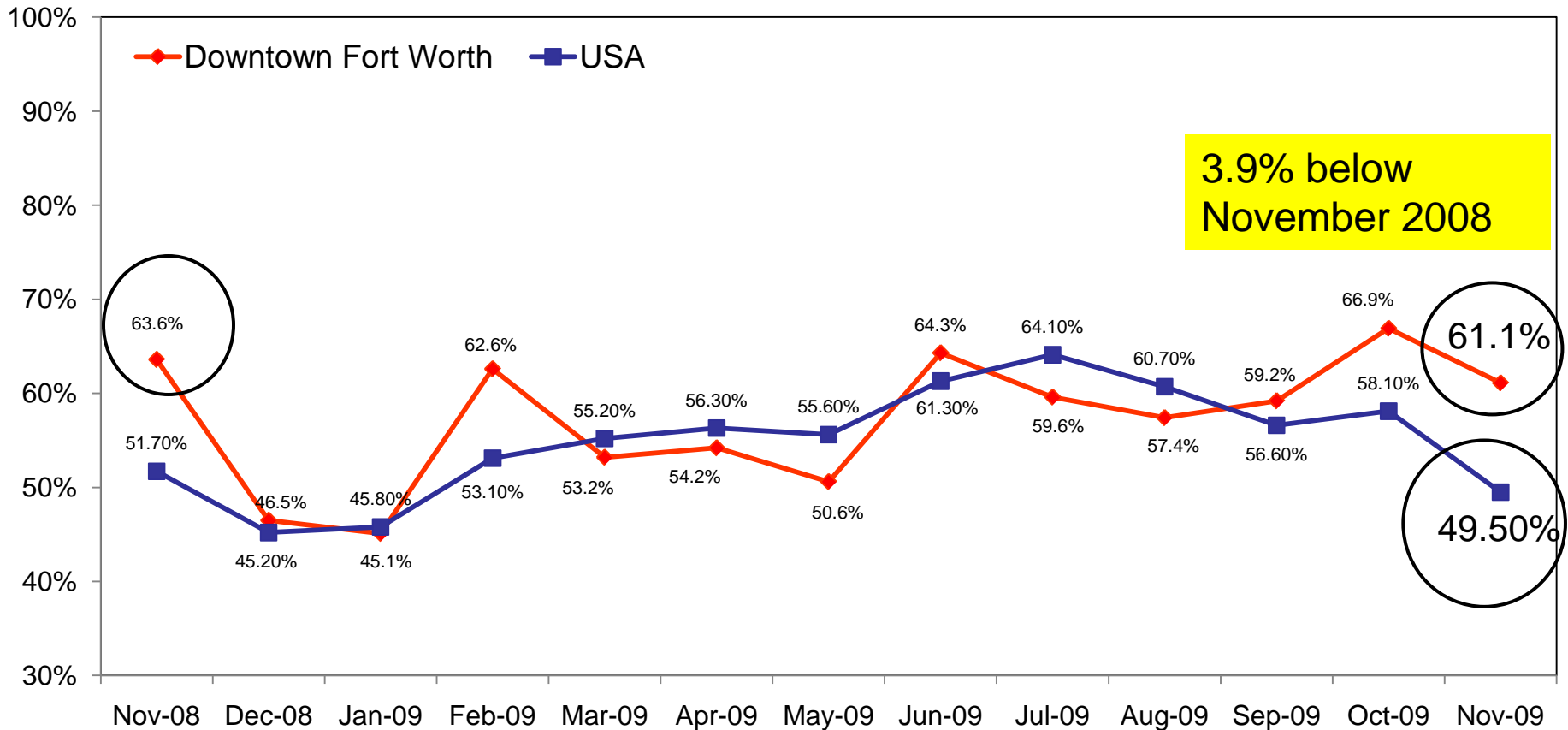
\$1,552



## Average Apartment Rent Per Square Foot Downtown Fort Worth

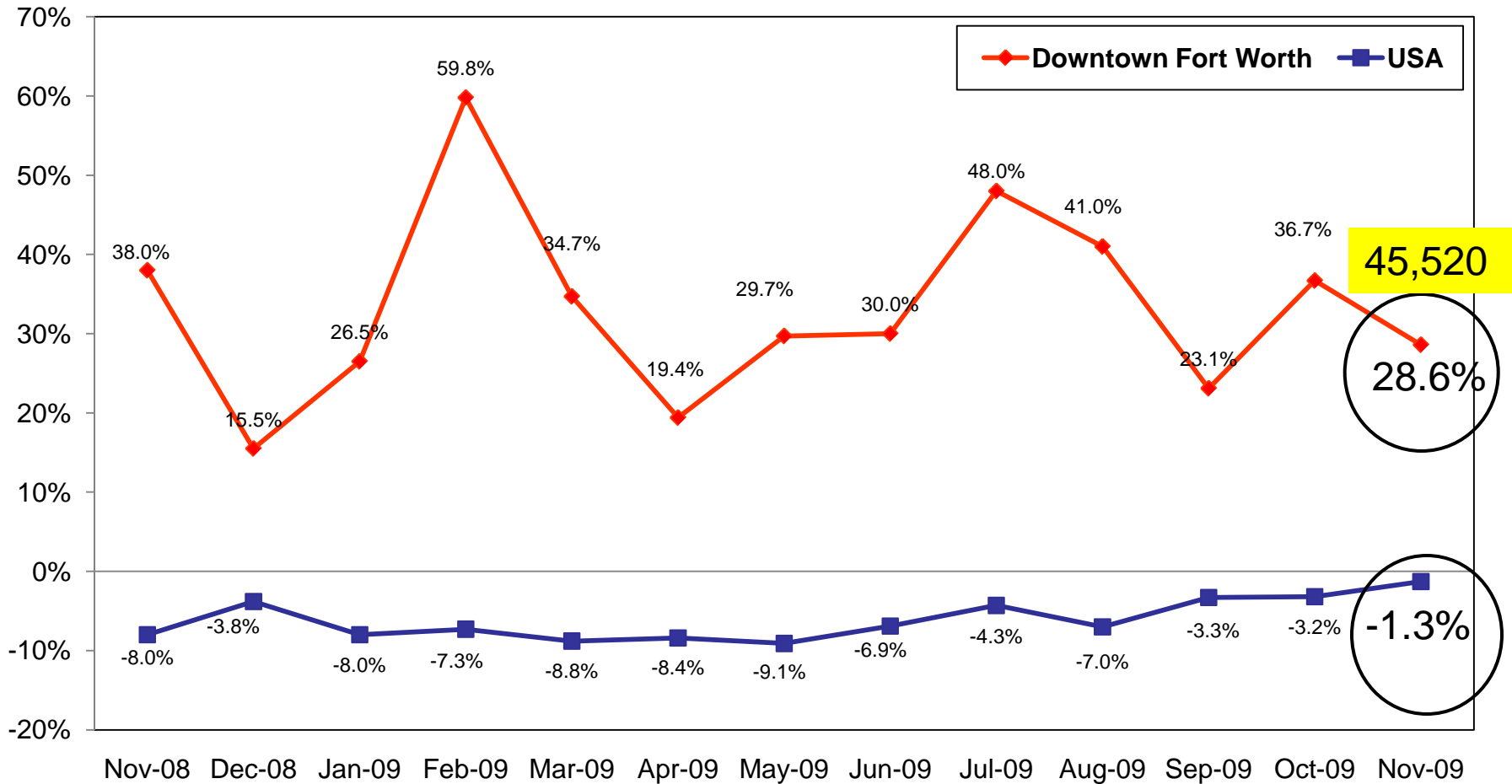


# Hotel Occupancy Rate Downtown Fort Worth



Source: Smith Travel Research

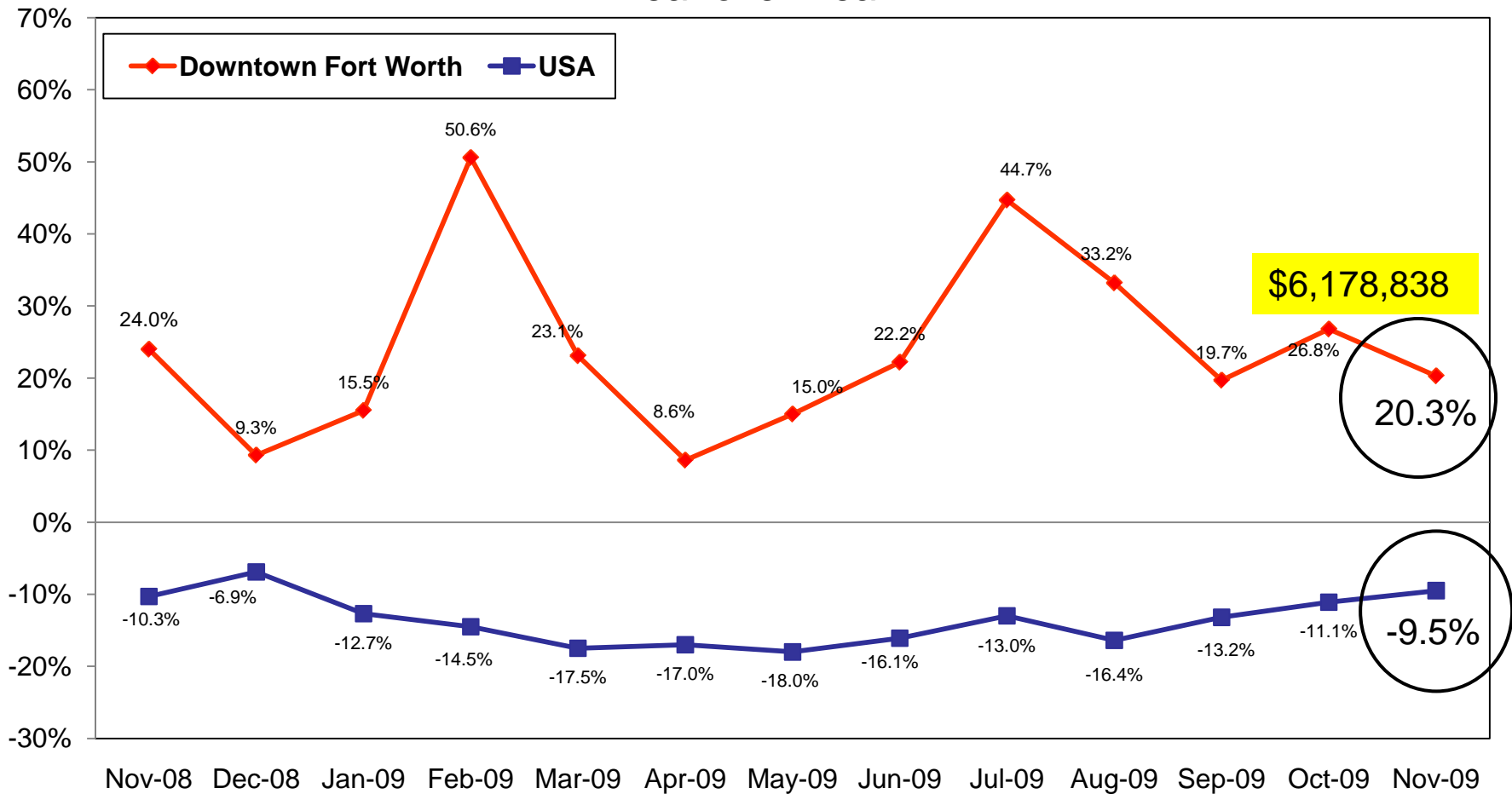
# Change in Hotel Room Demand Year over Year



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

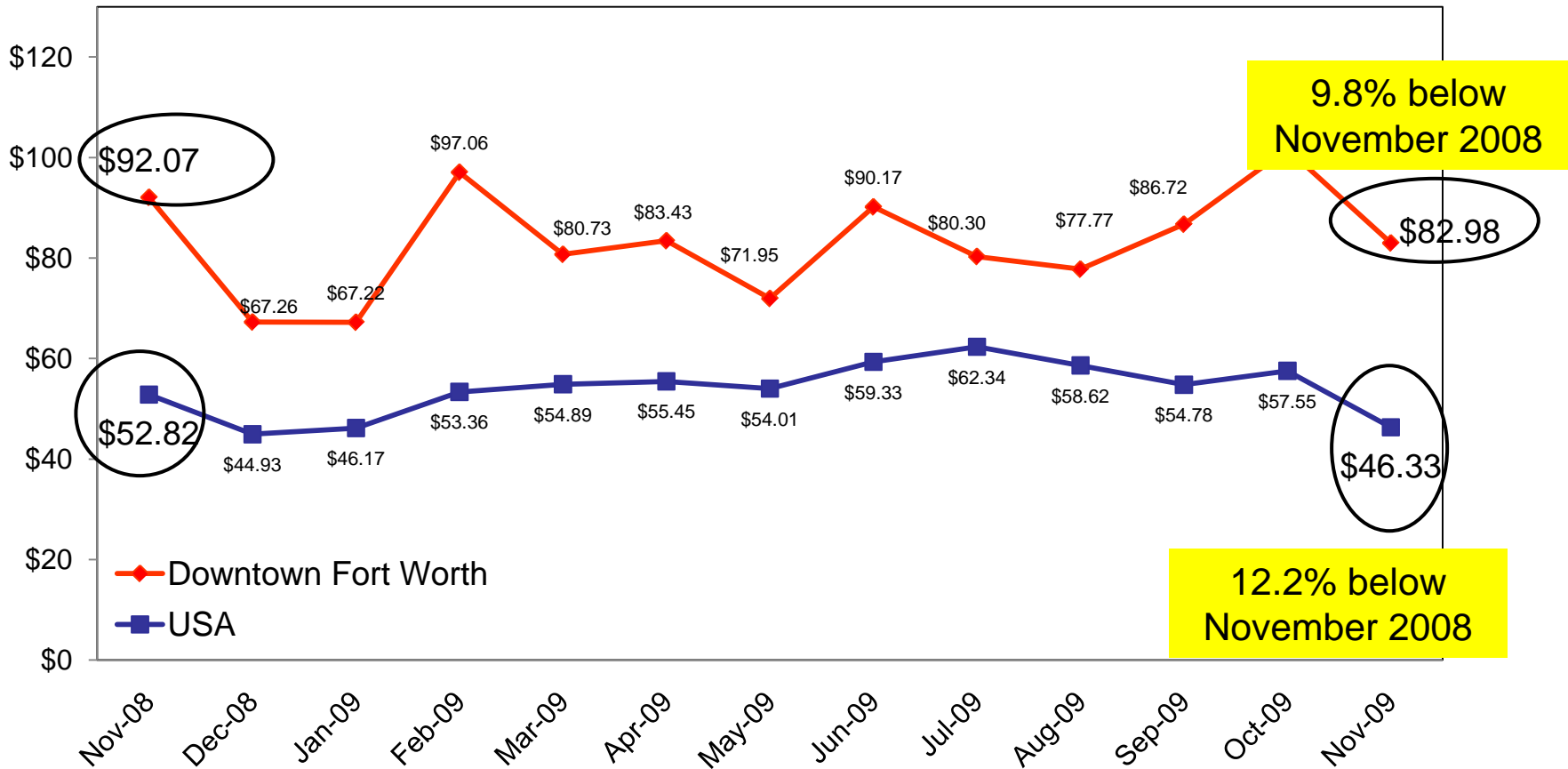


**\$6,178,838**

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



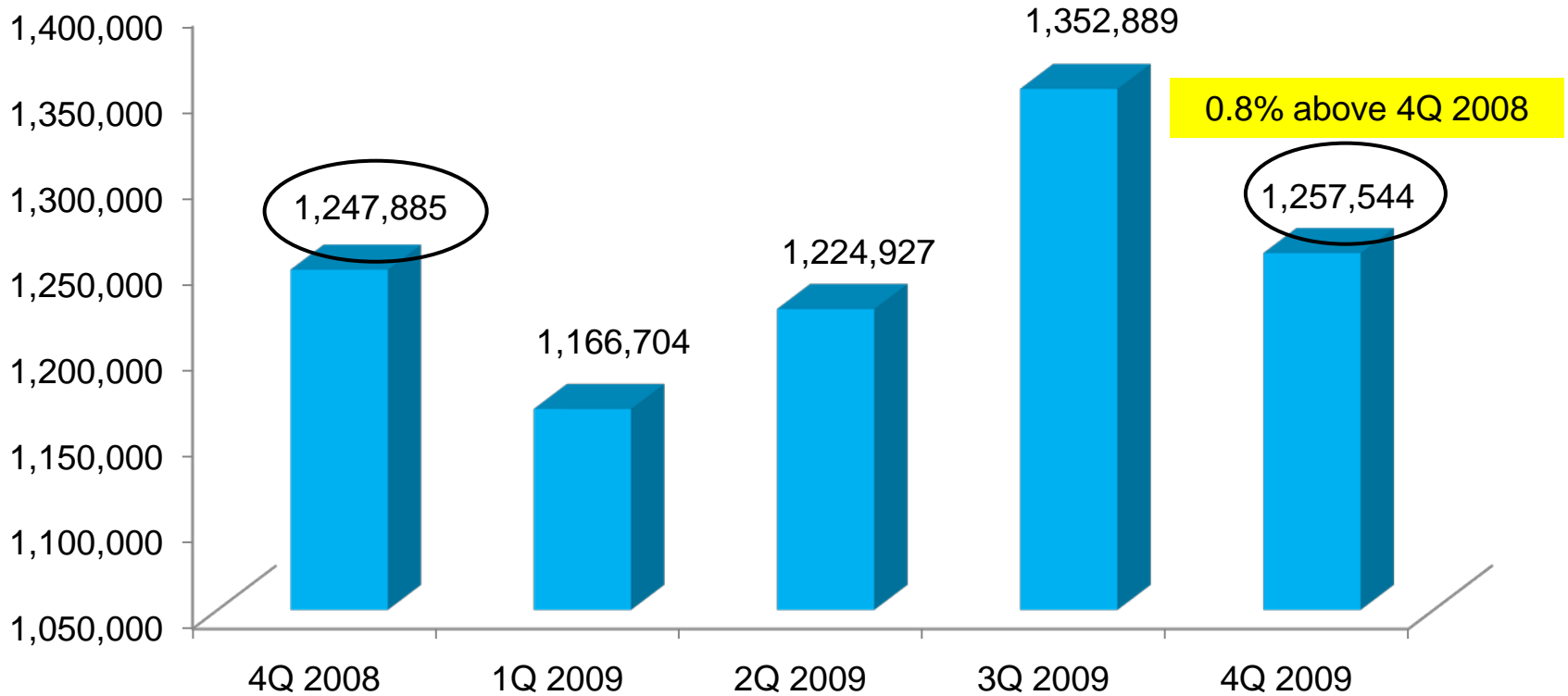
## Hotel Revenue Per Available Room Downtown Fort Worth



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

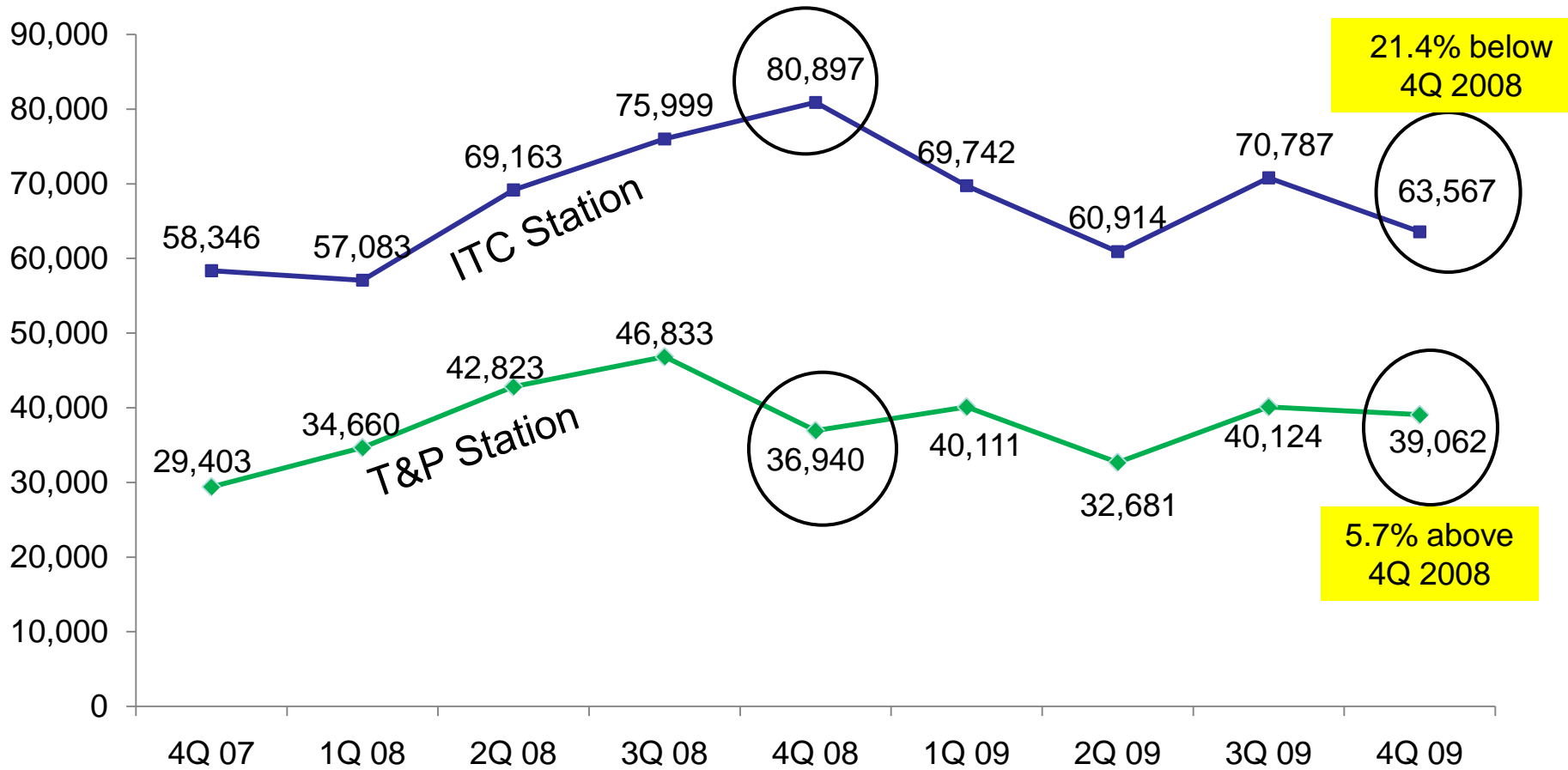


## Downtown Bus Ridership



Source: Fort Worth Transportation Authority

# Trinity Railway Express Ridership

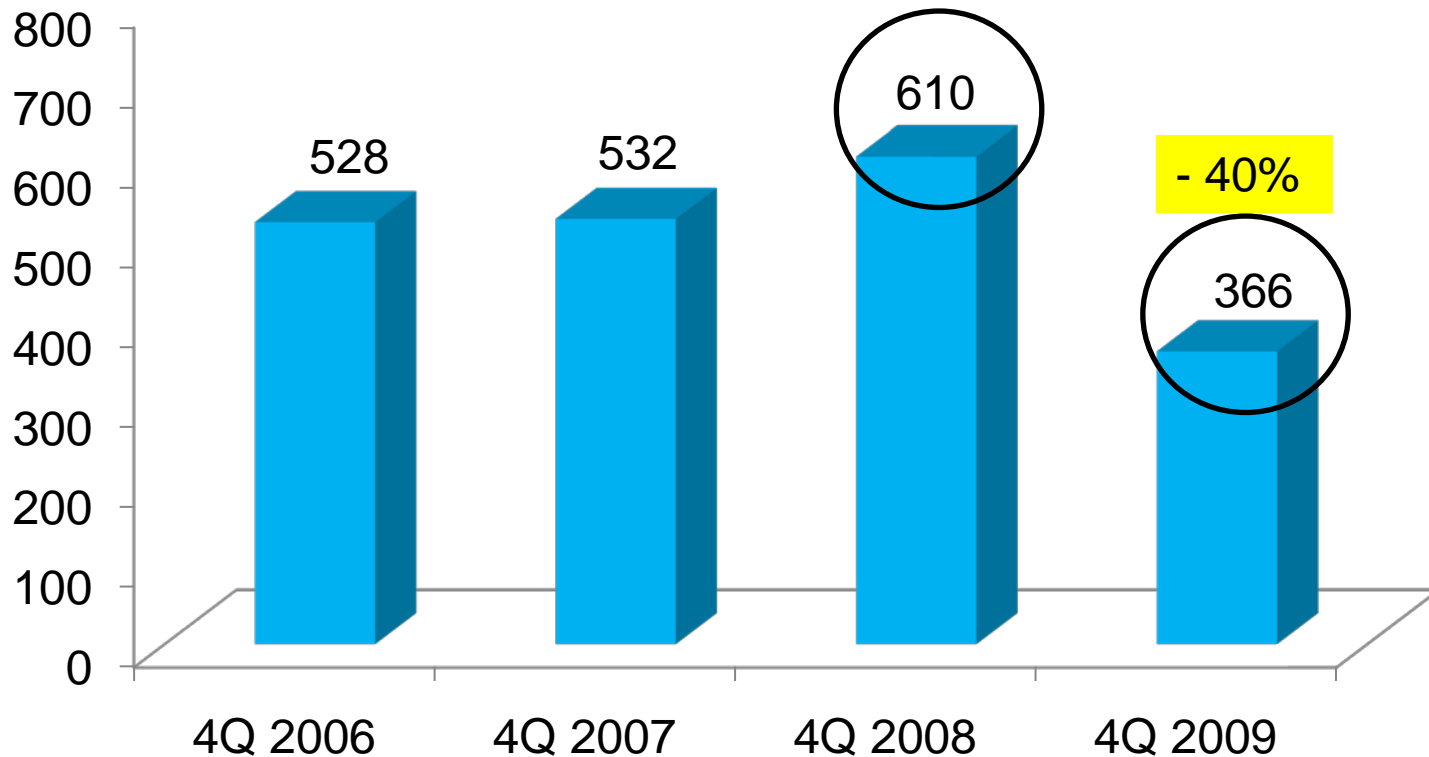


Source: Fort Worth Transportation Authority

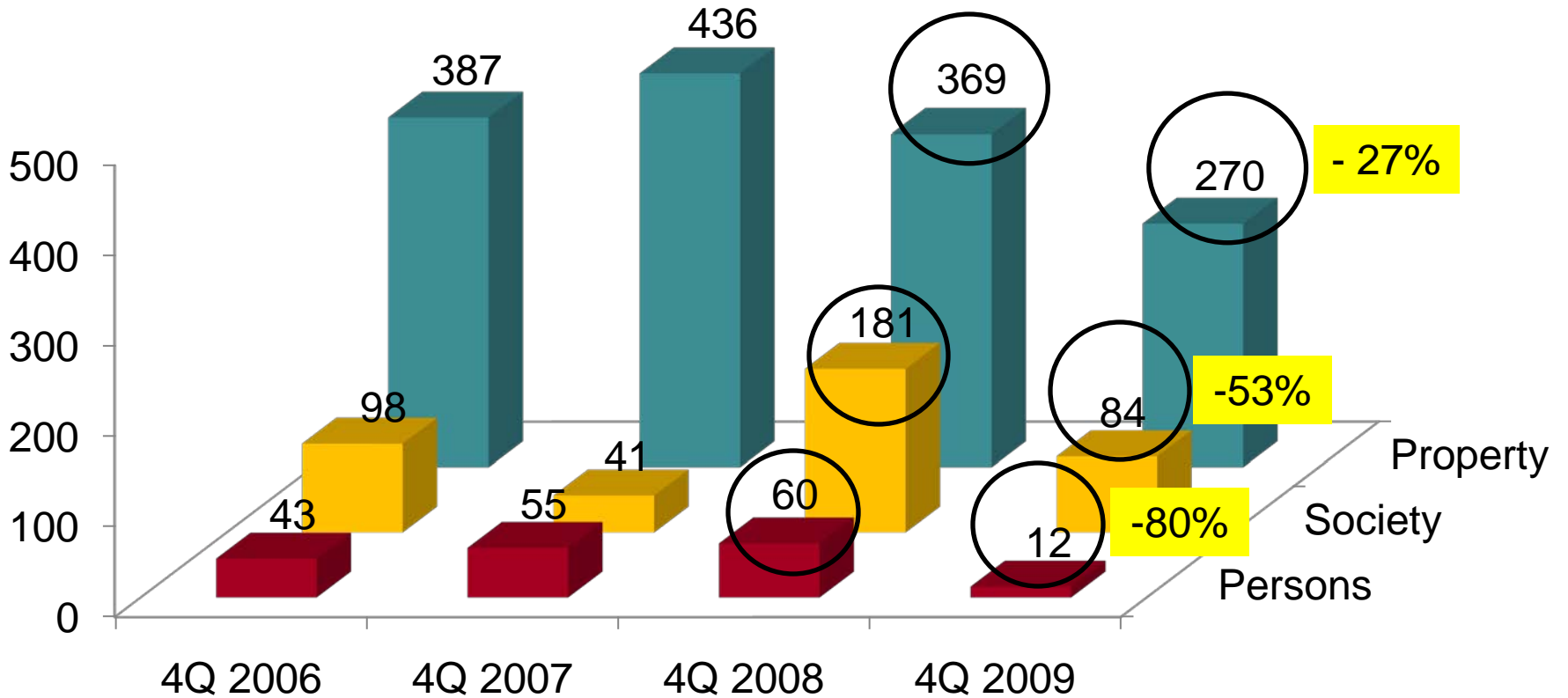


Downtown  
Fort Worth, Inc.

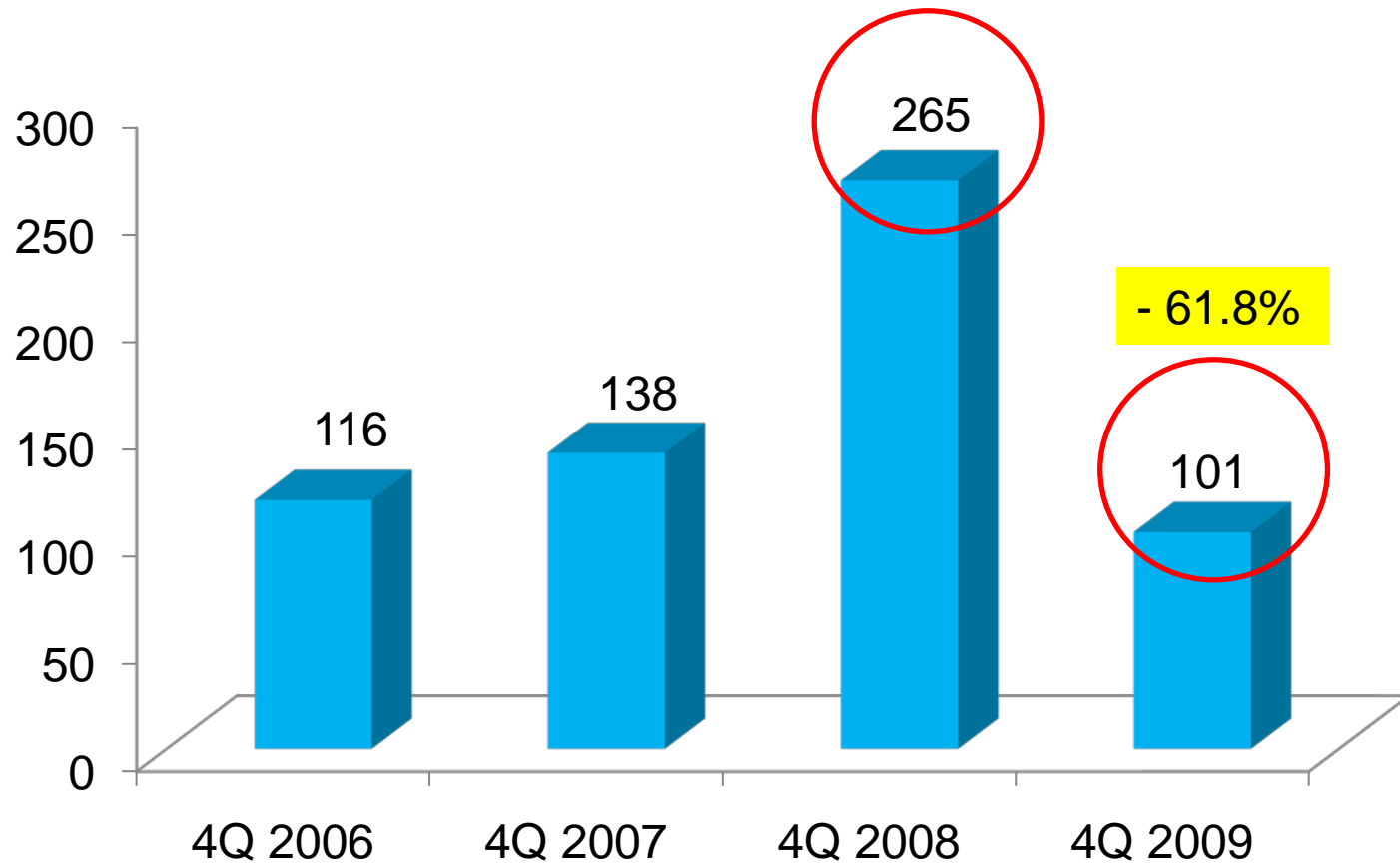
## Frequency of Crimes in PID #1 Excludes Public Intoxication



## Frequency of Crimes in PID #1 Excludes Public Intoxication



## Public Intoxication in PID#1



- 61.8%

