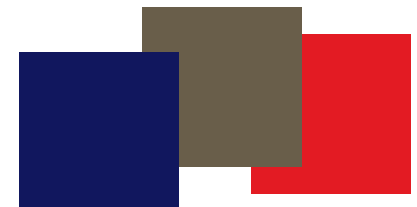


Demographics & Economics				
Population		Unemployment Rate		
Austin MSA	1.6 million	Austin ²	7.1%	
Austin Growth ¹	3.09%	Texas ²	8.0%	
National Growth ¹	0.91%	National ³	9.7%	
Household Income & Value				
Per Capita Income	\$31,873	2009 Households	629,206	
1-year Job Growth	0.40%	Household Growth	3.03%	
1-year Job Additions	3,400	Median Home Price	\$181,362	
Major Employers				
Austin School District				
City of Austin				
Dell				
U.S. Government				
IBM Corp.				
Sources: Bureau of Labor Statistics, NAR, STDB Online, Austin Chamber. "2009 Local Market Report" - Austin Region ©2009 NATIONAL ASSOCIATION OF REALTORS®. Used with permission. Reproduction, reprinting, or retransmission of this document in any form (electronic media included) is prohibited without written permission. ¹ Projected annual growth over 5 years (2009-2014). ² Rates are non-seasonally adjusted as of June 2009. ³ Rates are non-seasonally adjusted as of June 2009.				
Noteworthy Transactions				
	Sale Date	Sale Price	Sq. Ft./Units	PPSF/PPU
Office				
4200 Lamar	5-09	\$5,000,000	31,016	\$161
Apartment				
2207 S 5th St.	4-09	\$3,200,000	64	\$50,000
2709 Manor Road	4-09	\$2,500,000	28	\$89,286
Hotel				
Homewood Suites	4-09	\$17,700,000	97	\$182,474
Hampton Inn Austin-Round Rock	4-09	\$11,500,000	93	\$123,656
Compiled by RERC for the RERC/CCIM Investment Trends Quarterly report.				
Market Construction/Redevelopment Activity				
	Property Type	New(N)/Refurbished(R)	Total Sq. Ft./Units	Estimated Delivery
Andaz	Hotel	N	210	2010
Courtyard by Marriott	Hotel	N	145	2009
Sources: CBRE, RE Business.				

Metro Trend Analysis	Previous Quarter	Previous Year
Office		
Size-Weighted Average PPSF	↑	↑
Industrial		
Size-Weighted Average PPSF	↓	↓
Retail		
Size-Weighted Average PPSF	↓	↑
Apartment		
Size-Weighted Average PPU	↓	↑
Hotel		
Size-Weighted Average PPU	=	↓
Source: RERC, 2Q 2009.		



Austin Transaction Breakdown 12-Month Trailing Averages (07/01/08 - 06/30/09)					
	Office	Industrial	Retail	Apartment	Hotel
< \$5 Million					
Volume (Mil)	\$11	\$5	\$29	\$21	-
Size Weighted Avg. (\$ per sf/unit)	\$118	\$102	\$166	\$44,534	-
Price Weighted Avg. (\$ per sf/unit)	\$131	\$108	\$196	\$52,671	-
Median (\$ per sf/unit)	\$106	\$88	\$168	\$52,654	-
> \$5 Million					
Volume (Mil)	\$272	-	-	\$384	-
Size Weighted Avg. (\$ per sf/unit)	\$243	-	-	\$85,464	-
Price Weighted Avg. (\$ per sf/unit)	\$260	-	-	\$87,652	-
Median (\$ per sf/unit)	\$284	-	-	\$90,452	-
All Transactions					
Volume (Mil)	\$282	\$69	\$38	\$405	\$51
Size Weighted Avg. (\$ per sf/unit)	\$234	\$92	\$181	\$81,587	\$133,333
Price Weighted Avg. (\$ per sf/unit)	\$255	\$208	\$210	\$85,843	\$146,354
Median (\$ per sf/unit)	\$168	\$88	\$174	\$72,511	\$134,409
Capitalization Rates (All Transactions)					
Weighted Average (%)	-	-	-	-	-
Median (%)	-	-	-	-	-
Source: RERC.					



Austin Transaction Trends 12-Month Trailing (07/01/08 - 06/30/09)					
	Office	Industrial	Retail	Apartment	Hotel
Median Price					
% Change Quarter Ago	9%	11%	-8%	-1%	0%
% Change Year Ago	9%	11%	14%	11%	0%
Volume					
% Change Quarter Ago	-11%	31%	-42%	-12%	0%
% Change Year Ago	71%	66%	-83%	-25%	-70%
Source: RERC.					