



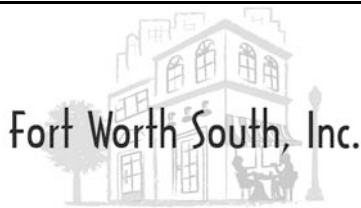
# Near Southside Dashboard

First Half 2010

<b>Economic Indicators</b>	Source	Period	Current period	Previous period	Same period last year	Change from same period last year
<b>Residential Market</b>						
Apartment occupancy rate (Market rate)	FWSI	2Q 10	95.8%	95.6%	87.0%	10.1%
Average residential market rent	FWSI	2Q 10	\$828	\$829	\$781	6.0%
Average residential market rent/SF	FWSI	2Q 10	\$0.99	\$1.00	\$1.00	-1.0%
Average residential sales price (pre-renovation units)	NTRIS	1H 10	\$87,180	\$103,729	\$107,977	-19.3%
Average residential sales price (\$/SF) (pre-renovation units)	NTRIS	1H 10	\$54	\$64	\$61	-11.5%
Average residential sales price (new and post-renovation units)	NTRIS	1H 10	\$250,091	\$255,759	\$267,758	-6.6%
Average residential sales price (\$/SF) (new and post-renovation units)	NTRIS	1H 10	\$116	\$129	\$127	-8.7%
Number of units sold	NTRIS	1H 10	16	24	27	-40.7%
Number of units under contract	NTRIS	1H 10	6	3	4	50.0%
Number of units listed for sale	NTRIS	1H 10	30	24	37	-18.9%
Average price of listed properties	NTRIS	1H 10	\$236,215	\$226,854	\$244,231	-3.3%
Average price of listed properties (\$/SF)	NTRIS	1H 10	\$122	\$115	\$119	2.5%
<b>Office and labor Market</b>						
Total rentable office space (SF)	CoStar	2Q 10	3,294,147	3,257,849	3,257,849	1.1%
Direct office occupancy rate	CoStar	2Q 10	90.1%	92.0%	93.0%	-3.1%
Average office rent (\$/SF/yr)	CoStar	2Q 10	\$23.19	\$21.88	\$20.14	15.1%
Office space leased (SF)	CoStar	1H 10	31,853	39,001	51,125	-37.7%
Net office absorption (SF)	CoStar	1H 10	(43,406)	26,942	25,215	NC
Total vacant available office space (SF)	CoStar	2Q 10	337,277	260,765	285,961	17.9%
Total businesses	ESRI	2009	1,199	1,175	1,175	2.0%
Number of employees	ESRI	2009	26,328	25,298	25,298	4.1%
Number of employees in health services	ESRI	2009	20,976	19,199	19,199	9.3%
<b>Retail Market</b>						
Retail Vacancy (Vacant available space)	Costar	2Q 10	4.0%	3.4%	4.0%	0.0%
Average retail rent (\$/SF/yr)	Costar	2Q 10	\$18.50	\$15.98	\$15.11	22.4%
Health Care and Social Assistance sales	TCPA	2H 09	\$25,512,332	\$19,404,277	\$23,227,043	9.8%
Professional and Scientific and Technical sales	TCPA	2H 09	\$17,149,963	\$10,887,478	\$25,084,831	-31.6%
Accommodation and Food Services sales	TCPA	2H 09	\$21,684,368	\$19,585,905	\$17,338,112	25.1%
Full Service Restaurants sales	TCPA	2H 09	\$9,351,503	\$8,447,887	\$5,782,234	61.7%
Limited Service Restaurants sales	TCPA	2H 09	\$6,875,802	\$6,926,105	\$7,329,630	-6.2%
<b>Medical Market</b>						
Baylor All Saints Hospital admissions	DBJ	2008	15,081	11,919	11,919	26.5%
Cook Children's admissions	DBJ	2008	11,999	9,483	9,483	26.5%
Harris Methodist admissions	DBJ	2008	31,925	36,982	36,982	-13.7%
JPS Health Network admissions	DBJ	2008	26,044	22,250	22,250	17.1%
Plaza Medical Center admissions	DBJ	2008	11,170	10,677	10,677	4.6%
<b>Other Indicators</b>						
Fort Worth Business Cycle Index	Federal Reserve	May-10	236.7	235.8	237.9	-0.5%
Building permit valuation, Near Southside	City of Fort Worth	1H 10	\$211,691,516	\$33,097,214	\$111,223,577	90.3%
T ridership, routes serving Near Southside	The T	1Q 10	448,593	465,204	440,178	1.9%

TCPA, Texas Comptroller of Public Accounts; NTRIS, North Texas Real Estate Information System; DBJ, Dallas Business Journal

FWSI, Fort Worth South Inc. All retail sales are reported for zip code 76104. Updated July 8, 2010.



# Near Southside Dashboard

*Coverage Area and Sources*

## Economic Indicators

Source

Coverage area

### Residential Market

Apartment occupancy (market rate)	Fort Worth South, Inc.	Near Southside
Average residential rent (market rate)	Fort Worth South, Inc.	Near Southside
Average residential rent/SF (market rate)	Fort Worth South, Inc.	Near Southside
Average residential sales price (pre-renovation units)	North Texas Real Estate Information System	Near Southside
Average residential sales price (\$/SF) (pre-renovation units)	North Texas Real Estate Information System	Near Southside
Average residential sales price (new and post-renovation units)	North Texas Real Estate Information System	Near Southside
Average residential sales price (\$/SF) (new and post-renovation units)	North Texas Real Estate Information System	Near Southside
Number of units sold	North Texas Real Estate Information System	Near Southside
Number of units under contract	North Texas Real Estate Information System	Near Southside
Number of units listed for sale	North Texas Real Estate Information System	Near Southside
Average price of properties listed for sale	North Texas Real Estate Information System	Near Southside
Average price of listed properties (\$/SF)	North Texas Real Estate Information System	Near Southside

### Office and labor Market

Direct office occupancy rate	CoStar Group	Near Southside
Sublet office occupancy rate	CoStar Group	Near Southside
Average office rent (\$/SF/yr)	CoStar Group	Near Southside
Office space leased (SF,YTD)	CoStar Group	Near Southside
Net office absorption (SF, YTD)	CoStar Group	Near Southside
Total vacant available office space (SF)	CoStar Group	Near Southside
Total businesses	ESRI	Near Southside
Number of employees	ESRI	Near Southside
Number of employees in health services	ESRI	Near Southside

### Retail Market

Retail Occupancy rate	Costar	Near Southside
Average retail rent (\$/SF/yr)	Costar	Near Southside
Health Care and Social Assistance sales	Texas Comptroller of public Accounts	76104
Professional and Scientific sales	Texas Comptroller of public Accounts	76104
Accommodation and Food Services sales	Texas Comptroller of public Accounts	76104
Full Service Restaurants sales	Texas Comptroller of public Accounts	76104
Limited Service Restaurants sales	Texas Comptroller of public Accounts	76104

### Medical Market

Baylor All Saints Hospital admissions	Dallas Business Journal	Near Southside
Cook Children's admissions	Dallas Business Journal	Near Southside
Harris Methodist admissions	Dallas Business Journal	Near Southside
JPS Health Network admissions	Dallas Business Journal	Near Southside
Plaza Medical Center admissions	Dallas Business Journal	Near Southside

### Other Indicators

Fort Worth Business Cycle Index	Federal Reserve	Fort Worth metro
Building permit valuation	City of Fort Worth	Near Southside
T ridership, routes serving Near Southside	The T	Near Southside