

Stat-Trak

WINTER-SPRING 2005



**STATISTICAL TRENDS
THAT HAVE AN IMPACT
ON YOUR BUSINESS**

REAL ESTATE

The chart below reflects commercial vacancy rates for Class A downtown properties in selected U.S. markets for the quarters ending December 1, 2003, July 1, 2004 and December 1, 2004.

Market	12/03	7/04	12/04
Atlanta	20.3	21.2	21.1
Austin	21.3	21.8	22.5
Baltimore	17.0	17.2	18.0
Boston	12.4	12.8	13.2
Charlotte	10.1	8.5	9.2
Chicago	13.5	14.6	14.7
Cincinnati	13.9	13.1	12.6
Cleveland	19.6	20.6	20.6
Columbus	24.1	21.2	21.7
Dallas/Ft. Worth	26.2	25.7	26.0
Denver	14.4	16.0	14.2
Detroit	24.7	24.2	24.0
Ft. Lauderdale	19.5	18.7	18.8
Houston	20.4	20.9	21.1
Indianapolis	17.5	15.6	15.3
Jacksonville	19.1	19.4	20.4
Kansas City	23.3	20.6	22.3
Las Vegas	18.4	12.0	13.6
Los Angeles	17.4	16.8	16.7
Miami	14.5	15.2	13.9
Minn./St. Paul	17.5	21.8	22.0
Nashville	14.7	12.8	12.8
Philadelphia	12.3	11.2	10.9
Phoenix	22.0	19.2	18.2
Sacramento	12.0	14.1	13.8
San Diego	10.7	9.2	9.5
San Francisco	18.5	17.4	15.2
Seattle	15.8	15.4	14.9
St. Louis	20.0	20.5	20.0
Tampa	16.8	17.4	17.2
Tucson	15.6	16.7	14.1
Washington, D.C.	7.8	8.3	8.0
Wilmington	17.1	17.4	12.4

Source: CB/Richard Ellis

CRIME

Selected cities instances of individual property crime rates for 2003 and 2004.

City	Aggravated Assault	Larceny-Theft	Motor Vehicle Theft
Atlanta	2,224	10,408	2,909
Austin	792	15,943	1,183
Boston	1,979	8,796	2,581
Buffalo	1,052	4,439	1,243
Chicago	9,310	42,346	11,223
Cincinnati	424	6,652	1,384
Cleveland	989	6,241	2,620
Columbus	883	15,514	4,289
Dallas	3,823	27,431	7,953
Denver	1,351	7,411	3,721
Detroit	4,770	10,575	12,249
Ft. Lauderdale	310	3,019	472
Fort Worth	1,018	12,869	1,802
Houston	6,018	36,641	11,005
Jacksonville	1,956	14,677	2,344
Las Vegas	2,631	15,349	7,906
Los Angeles	13,564	37,612	15,536
Miami	1,989	7,495	2,260
Minneapolis	866	4,559	1,697
Nashville	2,886	12,320	2,091
Newark	626	2,357	2,710
New York	14,425	58,172	10,325
Norfolk	218	4,826	576
Orlando	1,245	5,660	930
Philadelphia	4,838	17,666	5,923
Phoenix	2,605	27,327	12,477
Pittsburgh	1,080	4,747	1,171
Raleigh	539	4,155	498
Richmond	533	3,882	1,278
San Diego	2,496	12,855	5,927
San Francisco	1,272	11,428	3,949
Seattle	1,005	12,216	4,100
Tampa	1,794	7,611	1,904
Toledo	886	6,584	1,656

Source: Crime in the United States 2004, FBI Uniform Crime Reports. Total property crime includes aggravated assault, larceny-theft and motor vehicle theft rates. This table is provided by the National Rifle Association of America. 800-392-8683. <http://www.nra.org>

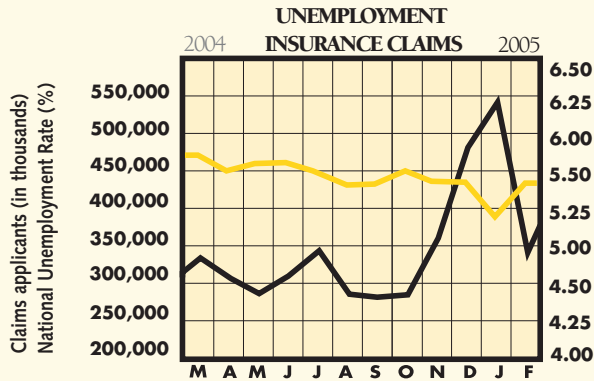


STATE UNEMPLOYMENT RATES

A one-year review of state unemployment percentage rates.*

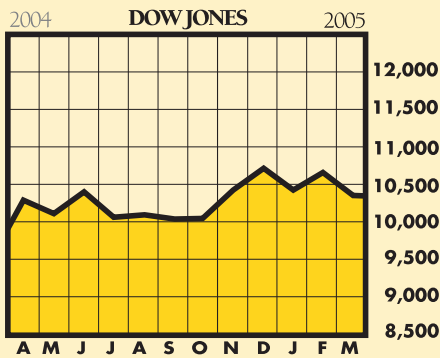
JOBLESS CLAIMS

The graph below reflects initial weekly claims for unemployment insurance and the national unemployment rate (adjusted) for the period March 2004 through February 2005.



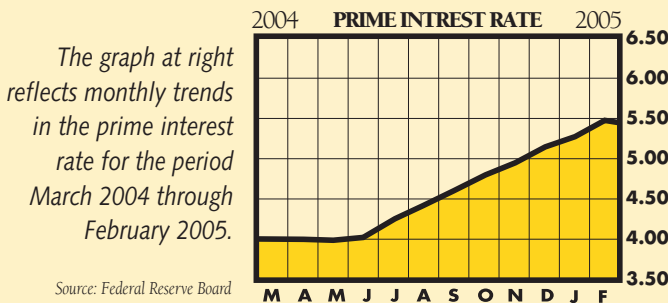
Source: United States Department of Labor

FINANCE



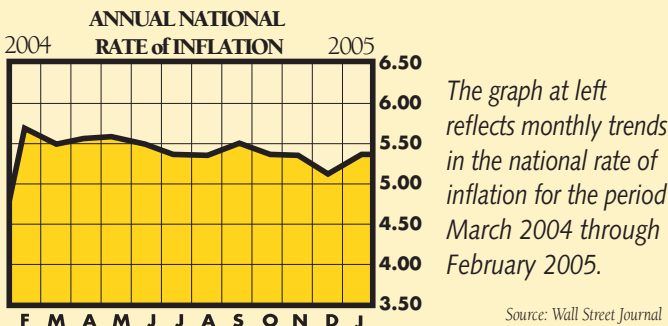
The graph at left reflects monthly trends for the Dow Jones Industrial Average for the period April 2004 through March 2005.

Source: Dow Jones Online



The graph at right reflects monthly trends in the prime interest rate for the period March 2004 through February 2005.

Source: Federal Reserve Board



The graph at left reflects monthly trends in the national rate of inflation for the period March 2004 through February 2005.

Source: Wall Street Journal

State	Jan. 2004	July 2004	Jan. 2005
Alabama	5.7	5.5	5.3
Alaska	7.7	7.4	7.4
Arizona	5.3	5.0	4.1
Arkansas	5.7	5.7	5.4
California	6.5	6.2	5.8
Colorado	5.8	5.5	4.9
Connecticut	5.2	4.8	4.7
Delaware	4.0	4.1	4.3
Washington, D.C.	7.5	8.3	8.2
Florida	4.9	4.7	4.3
Georgia	4.4	4.6	4.8
Hawaii	3.6	3.1	3.0
Idaho	5.1	4.7	4.3
Illinois	6.4	6.2	5.6
Indiana	5.3	5.4	5.4
Iowa	4.6	4.8	5.1
Kansas	5.6	5.4	5.2
Kentucky	5.7	5.3	4.9
Louisiana	5.8	5.7	5.6
Maine	4.7	4.5	4.1
Maryland	4.3	4.3	4.1
Massachusetts	5.6	5.1	4.8
Michigan	6.9	7.1	7.1
Minnesota	5.0	4.6	4.4
Mississippi	5.6	6.3	7.1
Missouri	5.4	5.9	6.0
Montana	4.5	4.4	4.3
Nebraska	3.9	3.7	4.0
Nevada	4.7	4.3	3.9
New Hampshire	4.2	3.8	3.5
New Jersey	5.4	4.8	3.9
New Mexico	5.9	5.7	5.2
New York	6.3	5.7	5.0
North Carolina	5.9	5.4	5.0
North Dakota	3.5	3.4	3.3
Ohio	6.1	6.2	5.9
Oklahoma	5.2	4.7	4.5
Oregon	7.9	7.4	6.4
Pennsylvania	5.6	5.5	5.1
Rhode Island	5.4	5.1	4.4
South Carolina	6.6	6.8	7.0
South Dakota	3.6	3.5	3.6
Tennessee	5.5	5.3	5.9
Texas	6.4	6.1	5.9
Utah	5.5	5.3	4.9
Vermont	4.3	3.5	3.5
Virginia	3.8	3.7	3.3
Washington	6.9	6.1	5.5
West Virginia	5.4	5.4	4.7
Wisconsin	5.4	4.9	4.8
Wyoming	3.9	4.0	3.4

Source: United States Department of Labor, Bureau of Labor Statistics
* Includes District of Columbia.