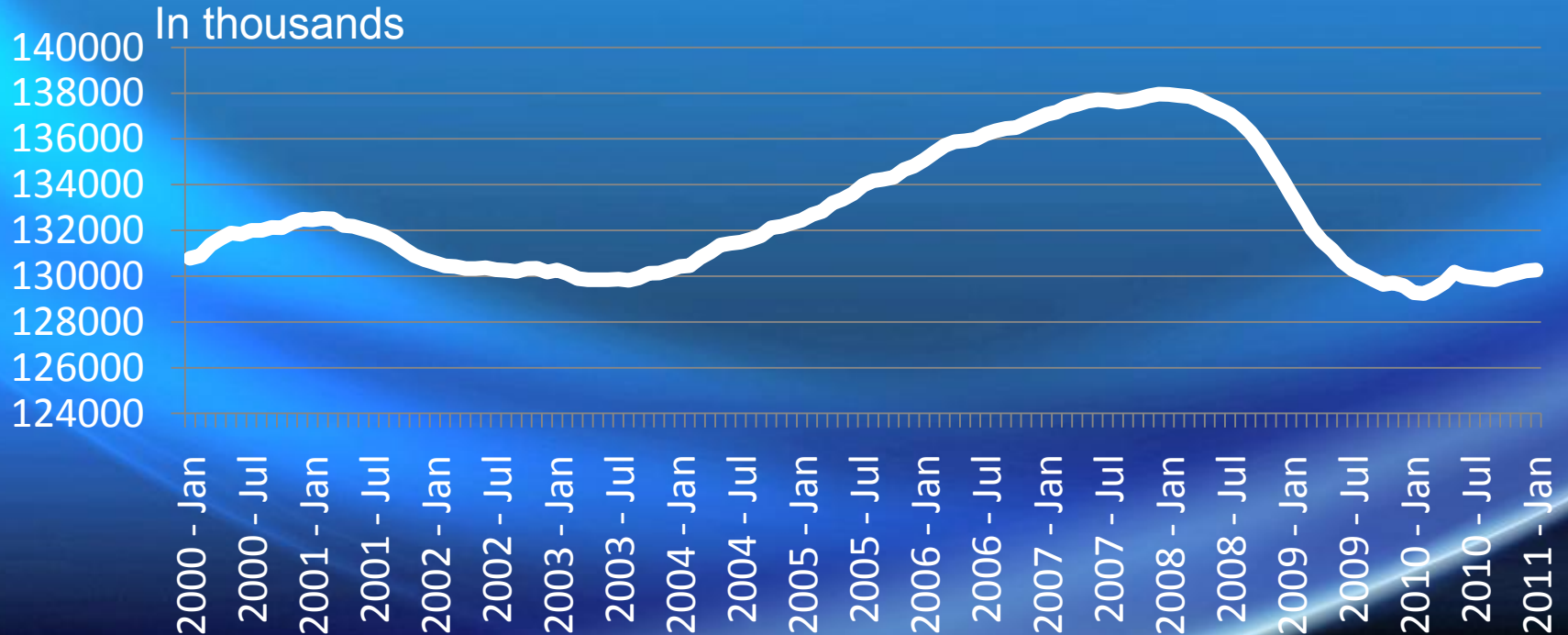


Total Payroll Jobs

(1 million in the past 12 months)



Employment is heading up nationwide!

Long-Term Job Growth Comparison

State	30-year Job Growth
Utah	116%
Florida	101%
Colorado	76%
Virginia	68%
<u>U.S. average</u>	<u>43%</u>
California	41%
Massachusetts	24%
Michigan	12%

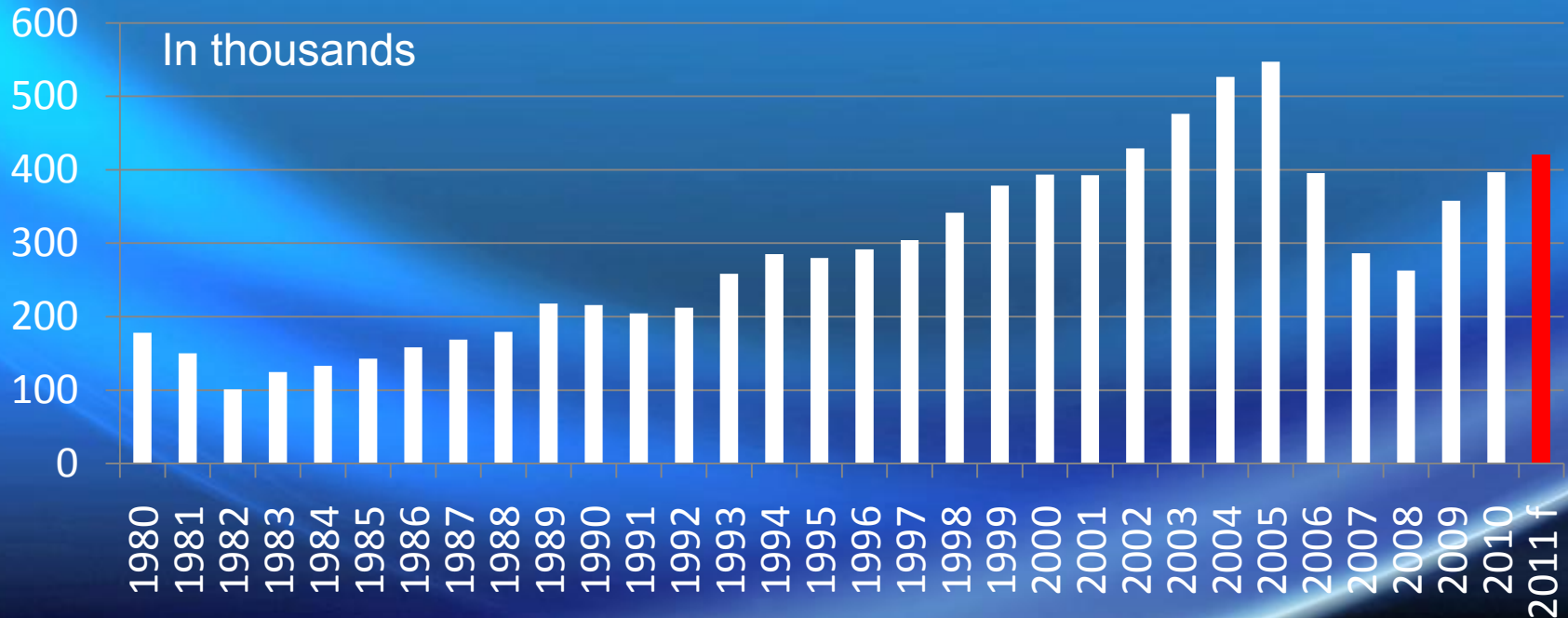
Florida is the second highest state in the country for long term growth, which means more jobs and more people buying homes.

National Existing Home Sales (Closings)



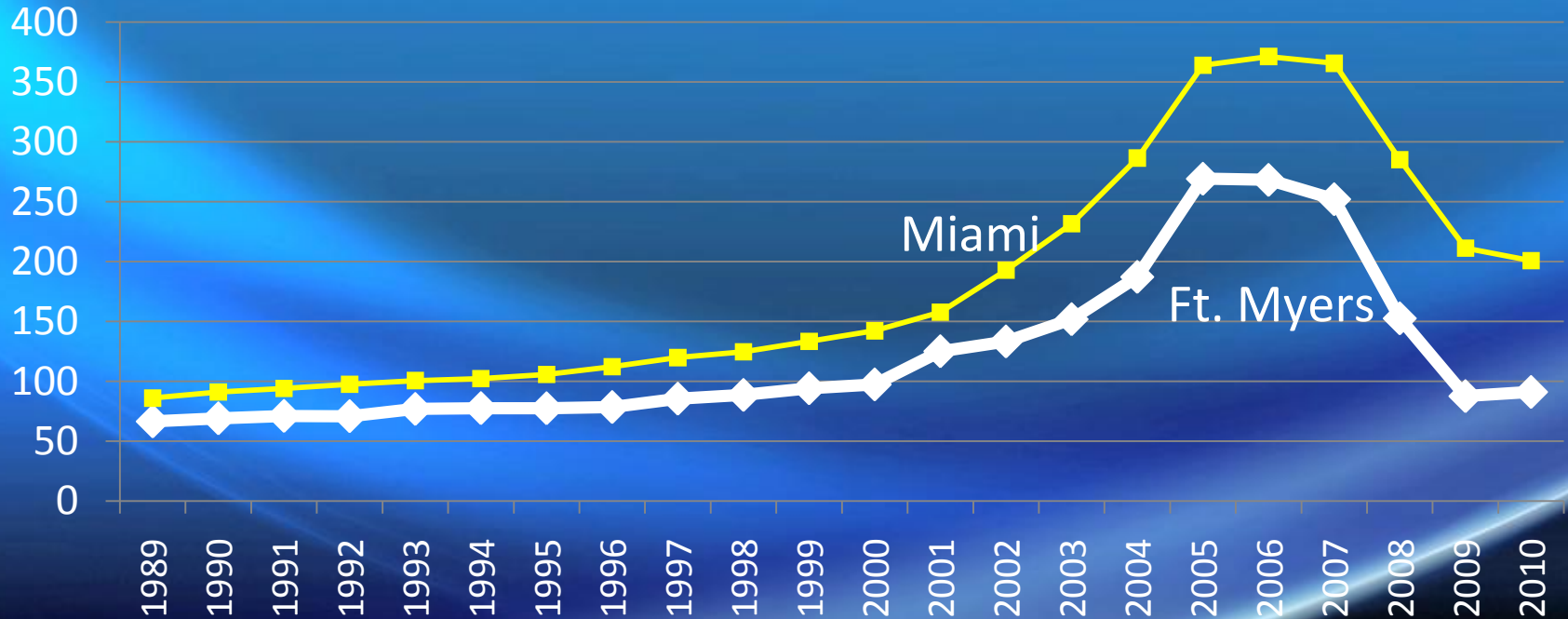
Existing home sales have been increasing for 5 consecutive months and are expected to continue.

Florida Annual Existing Home Sales



Florida existing home sales have a steady upward trend line, bottoming out in 2008 and increasing every year thereafter. Florida home sales are rising faster than the rest of the nation, partially because Florida was one of the first to experience the recession.

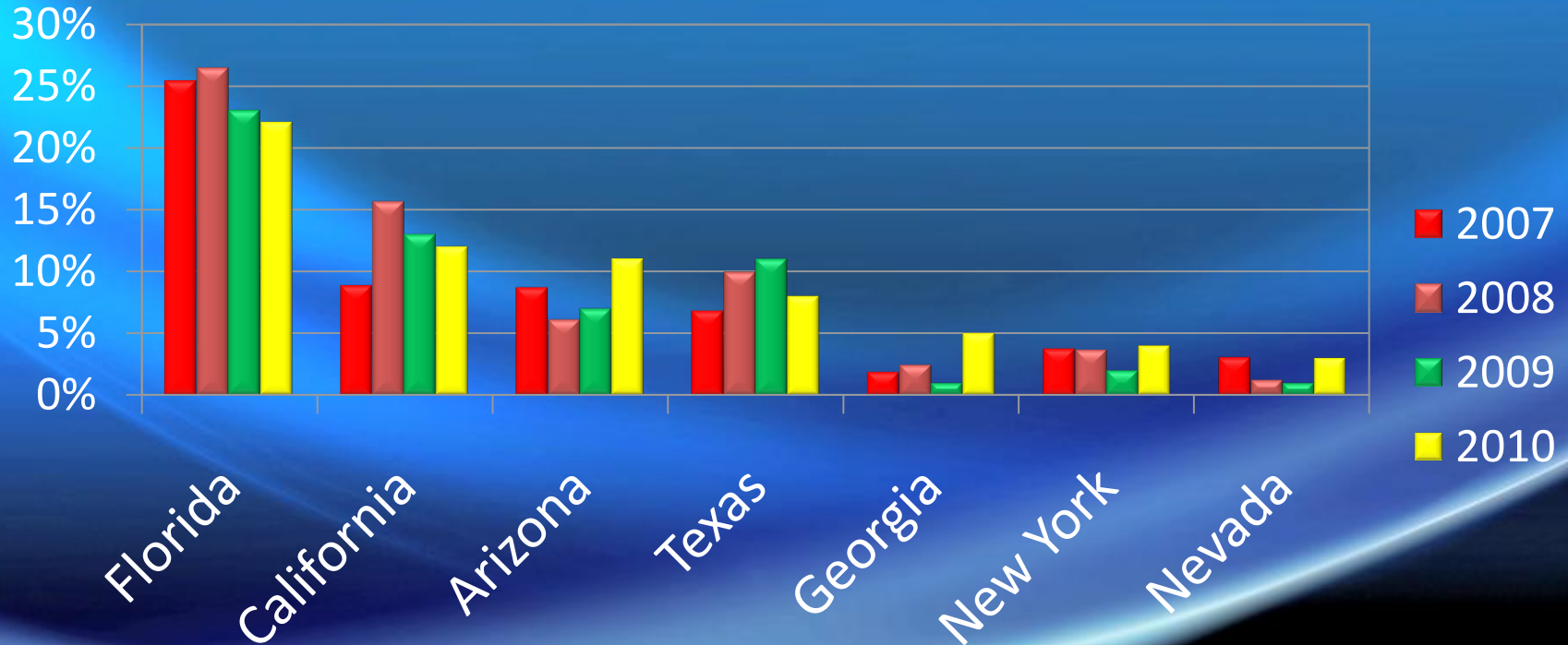
Single-family Price in South Florida



Prices for homes in the SWFL metro area have begun to gradually increase. Inventory shortages are already beginning to appear in a few neighborhoods.

Preferred Destination

Percent of Transactions by State



Florida is the #1 state for international buyers, by far!

Baseline Outlook

- Moderate GDP Expansion 2.5% to 3% in the next 2 years
- 2 million annual job additions in the next 2 years
- Unemployment rate of 9% in 2011 ... and normal 6% in 2015

Encouraging employment growth projections during the next few years.

Housing Outlook

- Mortgage Rates rising to 5.5% by year-end 2011 and 6% in 2012
- Home values – no meaningful change in the national price in the next 2 years ... South Florida is a wild card with more potential
- Home sales to be choppy but overall improving in line with job growth ... 5.2 million in 2011 (up from 4.9 m in 2010, but same as in 2000)
 - Affordability conditions are too compelling
 - There maybe a pent-up demand. 27 million additional people from 2000 but same home sales as in 2000.
 - Upside surprise if underwriting moves to 'normal' away from over-stringency
 - Faster economic growth in emerging countries – more international buyers

Mortgage rates will continue rising. National housing prices will not substantially change in the near future but Florida is expected to be one of the exceptions.