

Sum of Total Changes/ Econ Area Employmt			State Name	
Economic Area	Base Name	Candidate Number	Arkansas	Texas
Dallas-Fort Worth, TX Metropolitan Statistical Area	Dyess Air Force Base	USAF-0018 V3		0.8%
	Dyess Air Force Base Total			0.8%
Abilene, TX Metropolitan Statistical Area Total				0.8%
Beaumont-Port Arthur, TX Metropolitan Statistical Area	Navy Reserve Center Orange, TX	DoN-0052 V2		0.0%
	Navy Reserve Center Orange, TX Total			0.0%
Beaumont-Port Arthur, TX Metropolitan Statistical Area Total				0.0%
Corpus Christi, TX Metropolitan Statistical Area	Corpus Christi Army Depot	S&S-0051R		-0.1%
	Corpus Christi Army Depot Total			-0.1%
	Naval Air Station Corpus Christi	DoN-0032R		-0.9%
		DoN-0041 R		-0.1%
	Naval Air Station Corpus Christi Total			-1.0%
	Naval Station Ingleside	DoN-0032R		-2.2%
Naval Station Ingleside Total			-2.2%	
Corpus Christi, TX Metropolitan Statistical Area Total				-3.3%
Dallas-Plano-Irving, TX Metropolitan Division	Army National Guard Reserve Center #1	USA-0225v3		0.0%
	Army National Guard Reserve Center # 2 Dallas Total			0.0%
	Army National Guard Reserve Center California	USA-0225v3		0.0%
	Army National Guard Reserve Center California Crossing Total			0.0%
Dallas-Plano-Irving, TX Metropolitan Division Total				0.0%
Del Rio, TX Micropolitan Statistical Area	Laughlin Air Force Base	E&T-0046 R		1.5%
		USAF-0122 V3		0.0%
	Laughlin Air Force Base Total			1.5%
Del Rio, TX Micropolitan Statistical Area Total				1.5%
El Dorado, AR Micropolitan Statistical Area	El Dorado Armed Forces Reserve Center	USA-0228		-0.1%
	El Dorado Armed Forces Reserve Center Total			-0.1%
El Dorado, AR Micropolitan Statistical Area Total				-0.1%
El Paso, TX Metropolitan Statistical Area	Army National Guard Reserve Center (Hondo Pass)	USA-0225v3		-0.1%
	Army National Guard Reserve Center (Hondo Pass) El Paso Total			-0.1%
	Fort Bliss	E&T-0061 V3		-1.8%
		USA-0221		8.0%
Fort Bliss Total			6.2%	
El Paso, TX Metropolitan Statistical Area Total				6.1%
Fort Smith, AR-OK Metropolitan Statistical Area	Fort Smith Regional	USAF-0036 V3		-0.1%
	Fort Smith Regional Total			-0.1%
Fort Smith, AR-OK Metropolitan Statistical Area Total				-0.1%
Fort Worth-Arlington, TX Metropolitan Division	Carswell ARS, Naval Air Station Fort Worth	USAF-0063 V2		0.0%
	Carswell ARS, Naval Air Station Fort Worth Total			0.0%
	Carswell ARS, Naval Air Station Fort Worth	USAF-0113 V3		0.0%
	Carswell ARS, Naval Air Station Fort Worth Total			0.0%
	Naval Air Station Joint Reserve Base Ft. Worth	DoN-0068AR		0.0%
		DoN-0078		0.0%
		DoN-0158A R		0.0%
IND-0103R			0.0%	
Naval Air Station Joint Reserve Base Ft. Worth Total			0.1%	
Fort Worth-Arlington, TX Metropolitan Division Total				0.1%
Houston-Baytown-Sugar Land, TX Metropolitan Statistical Area	Army National Guard Reserve Center Ellington	USA-0225v3		0.0%
	Army National Guard Reserve Center Ellington Total			0.0%
	Ellington Field Air Guard Station	USAF-0050 V4		0.0%
	Ellington Field Air Guard Station Total			0.0%
	U.S. Army Reserve Center # 2 Houston	USA-0225v3		0.0%
U.S. Army Reserve Center # 2 Houston Total			0.0%	
Houston-Baytown-Sugar Land, TX Metropolitan Statistical Area Total				0.0%
Killeen-Temple-Fort Hood, TX Metropolitan Statistical Area	Fort Hood	USA-0221		-4.6%
		USA-0224R		4.4%
	Fort Hood Total			-0.2%
Killeen-Temple-Fort Hood, TX Metropolitan Statistical Area Total				-0.2%
Little Rock-North Little Rock, AR Metropolitan Statistical Area	Camp Pike (90th)	USA-0168 V3		-0.1%
	Camp Pike (90th) Total			-0.1%
	Little Rock Air Force Base	USAF-0018 V3		0.5%
		USAF-0066v2		0.1%
		USAF-0067v2		0.0%
		USAF-0068v2		0.1%
		USAF-0102v2		0.0%
USAF-0121 V3		0.2%		

Sum of Total Changes/ Econ Area Employmt			State Name	
Economic Area	Base Name	Candidate Number	Arkansas	Texas
Rock-North Little Rock, AR Metropolitan Statistical Area	Little Rock Air Force Base	USAF-0122 V3	0.8%	
		USAF-0130	0.1%	
	Little Rock Air Force Base Total		1.7%	
Little Rock-North Little Rock, AR Metropolitan Statistical Area Total			1.7%	
Lubbock, TX Metropolitan Statistical Area	Navy Reserve Center Lubbock, TX	DoN-0048 V2		0.0%
	Navy Reserve Center Lubbock, TX Total			0.0%
Lubbock, TX Metropolitan Statistical Area Total				0.0%
Lufkin, TX Micropolitan Statistical Area	U.S. Army Reserve Center Lufkin	USA-0225v3		0.0%
		U.S. Army Reserve Center Lufkin Total		0.0%
Lufkin, TX Micropolitan Statistical Area Total				0.0%
Marshall, TX Micropolitan Statistical Area	Army National Guard Reserve Center Marshall	USA-0225v3		-0.1%
		Army National Guard Reserve Center Marshall Total		-0.1%
Marshall, TX Micropolitan Statistical Area Total				-0.1%
Pine Bluff, AR Metropolitan Statistical Area	Stone U.S. Army Reserve Center, Pine Bluff	USA-0228		-0.1%
		Stone U.S. Army Reserve Center, Pine Bluff Total		-0.1%
Pine Bluff, AR Metropolitan Statistical Area Total				-0.1%
San Antonio, TX Metropolitan Statistical Area	Army National Guard Reserve Center New Braunfels	USA-0225v3		0.0%
		Army National Guard Reserve Center New Braunfels Total		0.0%
	Brooks City-Base	MED-0057R		-0.6%
	Brooks City-Base Total			-0.6%
	Defense Finance and Accounting Service, San Antonio	H&SA-0018 V5		-0.1%
	Defense Finance and Accounting Service, San Antonio Total			-0.1%
	Fort Sam Houston	DoN-0033 R		0.0%
		H&SA-0010 R		0.0%
		H&SA-0092Rv2		0.2%
		MED-0002R		0.0%
		MED-0016R		1.5%
		MED-0028R		0.0%
		MED-0057R		0.0%
	USA-0222R		0.0%	
	Fort Sam Houston Total			1.8%
	Lackland Air Force Base	E&T-0016 V2		0.0%
		E&T-0053 V2		0.0%
		H&SA-0122		0.0%
		H&SA-0135v3		0.0%
		IND-0086		0.0%
		MED-0016R		-0.6%
		MED-0057R		0.1%
		S&S-0035R		-0.1%
TECH-0042CR			0.0%	
USAF-0047v2			0.0%	
USAF-0099 V2			0.0%	
USAF-0111v2			0.0%	
USAF-0121 V3		0.0%		
Lackland Air Force Base Total			-0.6%	
Leased Space - TX	H&SA-0071v3		0.0%	
	H&SA-0109v2		0.0%	
Leased Space - TX Total			-0.1%	
Randolph Air Force Base	E&T-0046 R		-0.1%	
	H&SA-0010 R		0.0%	
	H&SA-0031v2		0.1%	
	H&SA-0145		0.1%	
	MED-0057R		0.0%	
	USAF-0063 V2		0.0%	
	USAF-0122 V3		0.0%	
Randolph Air Force Base Total			0.0%	
San Antonio, TX Metropolitan Statistical Area Total				0.5%
Texarkana, TX-Texarkana, AR Metropolitan Statistical Area	Lone Star Army Ammunition Plant	IND-0122		-0.3%
		Lone Star Army Ammunition Plant Total		-0.3%
	Red River Army Depot	USA-0036 R		-6.1%
		Red River Army Depot Total		-6.1%
Texarkana, TX-Texarkana, AR Metropolitan Statistical Area Total				-6.5%
Wichita Falls, TX Metropolitan Statistical Area	Sheppard Air Force Base	E&T-0046 R		0.1%
		E&T-0052 V2		-0.5%
		MED-0016R		-4.3%
		USAF-0122 V3		0.0%

Sum of Total Changes/ Econ Area Employmt			State Name	
Economic Area	Base Name	Candidate Number	Arkansas	Texas
Wata Falls, TX Metropolitan Statistical Area	Sheppard Air Force Base Total			-4.7%
Wata Falls, TX Metropolitan Statistical Area Total				-4.7%

Economic Impact Report

This report depicts the economic impact of the following Scenarios:

IND-0122: Close Lone Star AAP

The data in this report is rolled up by Action

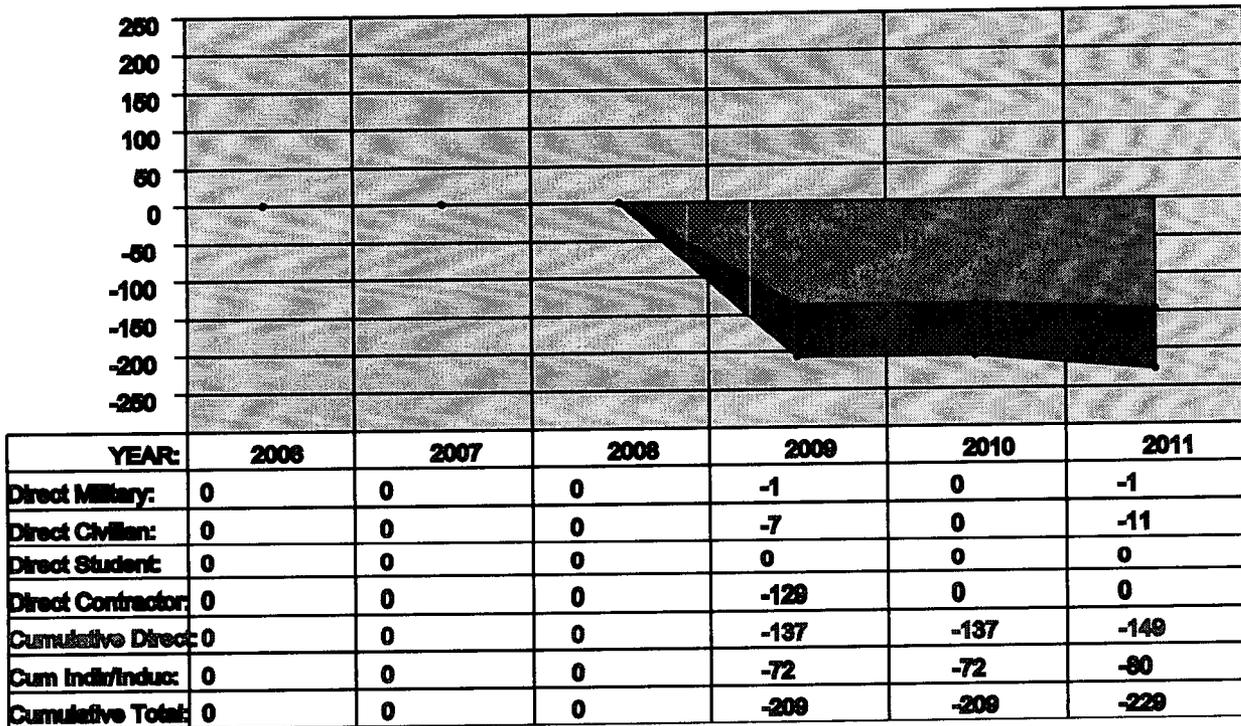
ECONOMIC IMPACT DATA

Scenario: Close Lone Star AAP
 Economic Region of Influence(ROI): Texarkana, TX-Texarkana, AR Metropolitan Statistical Area
 Base: LONE STAR AAP
 Action: Close Production

Overall Economic Impact of Proposed BRAC-05 Action:

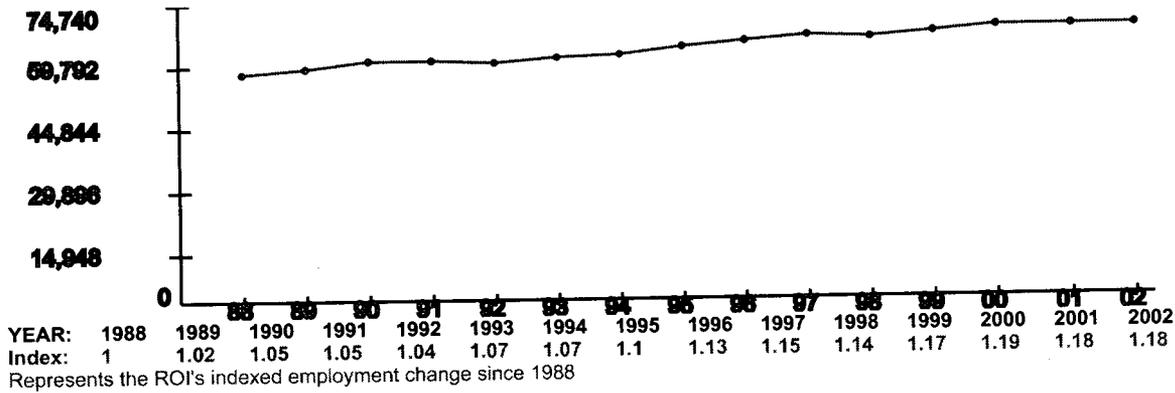
ROI Population (2002):	130,731
ROI Employment (2002):	67,895
Authorized Manpower (2005):	20
Authorized Manpower(2005) / ROI Employment(2002):	0.03%
Total Estimated Job Change:	-229
Total Estimated Job Change / ROI Employment(2002):	-0.34%

Cumulative Job Change (Gain/Loss) Over Time:

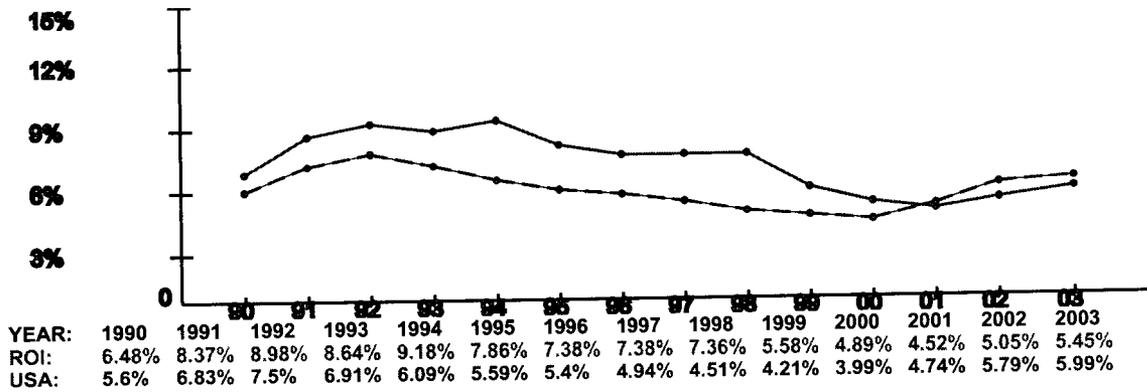


Texarkana, TX-Texarkana, AR Metropolitan Statistical Area Trend Data

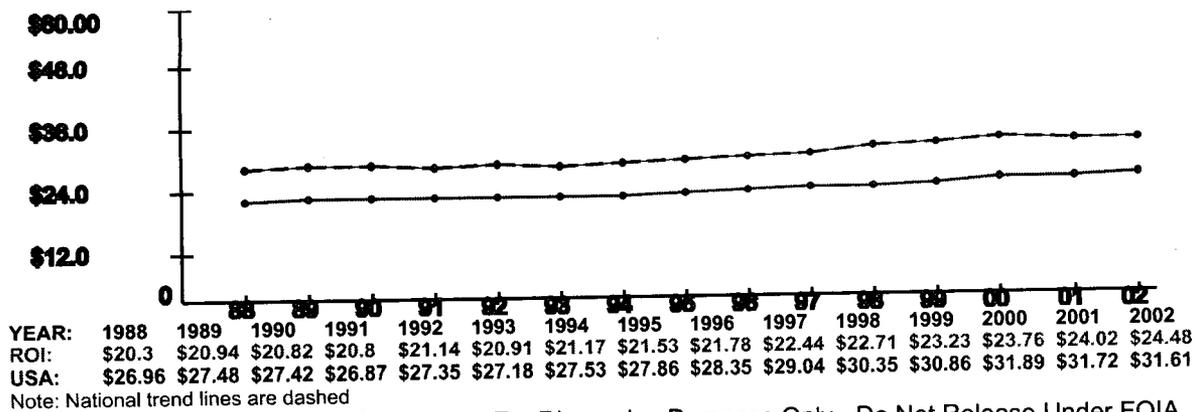
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



Economic Impact Report

This report depicts the economic impact of the following Scenarios:

USAF0122v3: AF Pope (316.3)

The data in this report is rolled up by Action

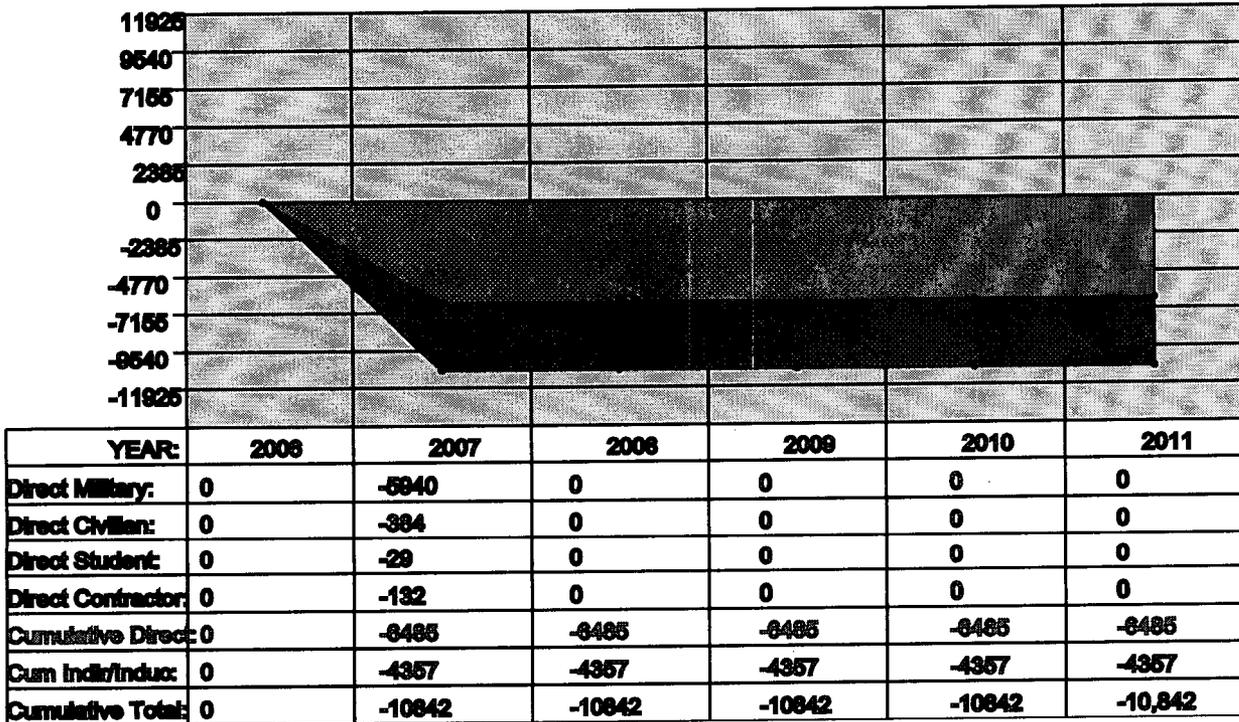
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
 Economic Region of Influence(ROI): Fayetteville, NC Metropolitan Statistical Area
 Base: Pope AFB
 Action: 25 C-130E to Little Rock, 36 A-10 to Moody

Overall Economic Impact of Proposed BRAC-05 Action:

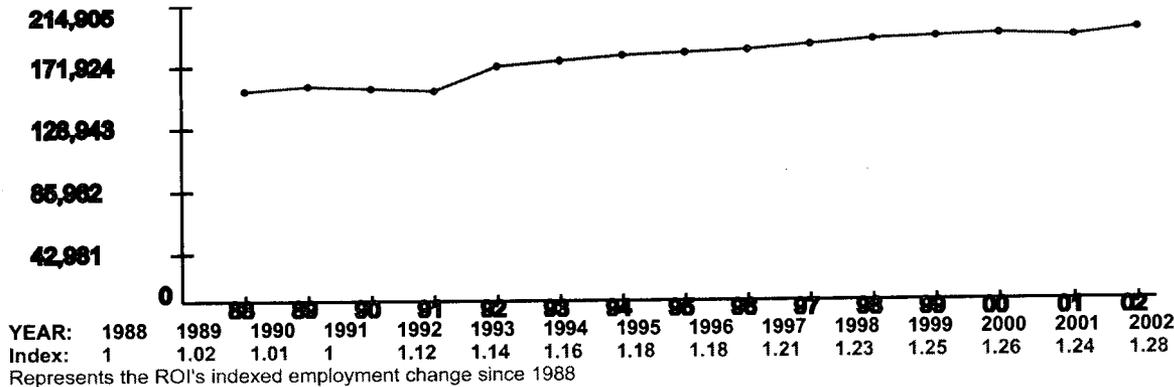
ROI Population (2002):	339,497
ROI Employment (2002):	195,370
Authorized Manpower (2005):	5,760
Authorized Manpower(2005) / ROI Employment(2002):	2.95%
Total Estimated Job Change:	-10,842
Total Estimated Job Change / ROI Employment(2002):	-5.55%

Cumulative Job Change (Gain/Loss) Over Time:

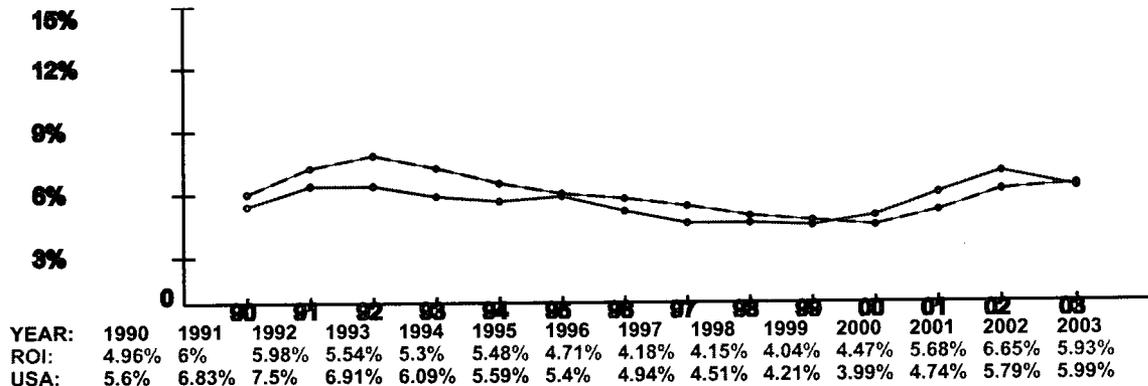


Fayetteville, NC Metropolitan Statistical Area Trend Data

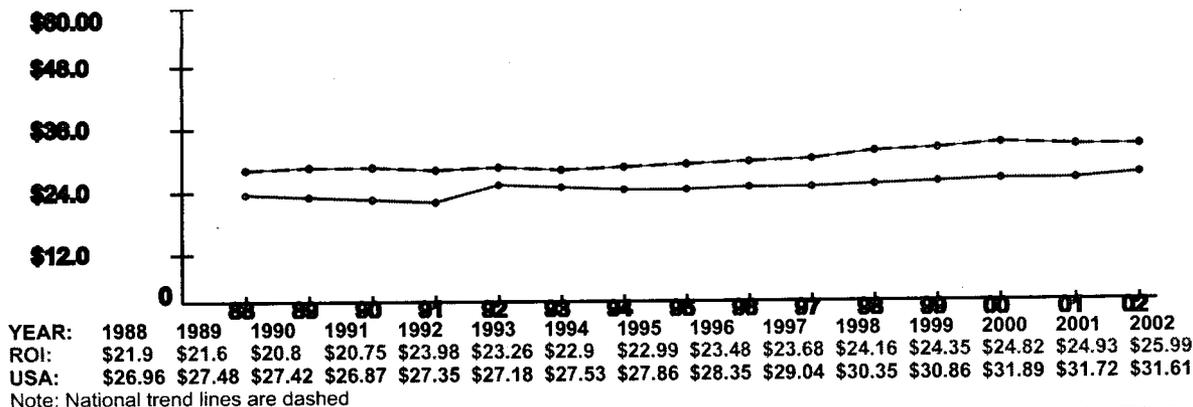
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



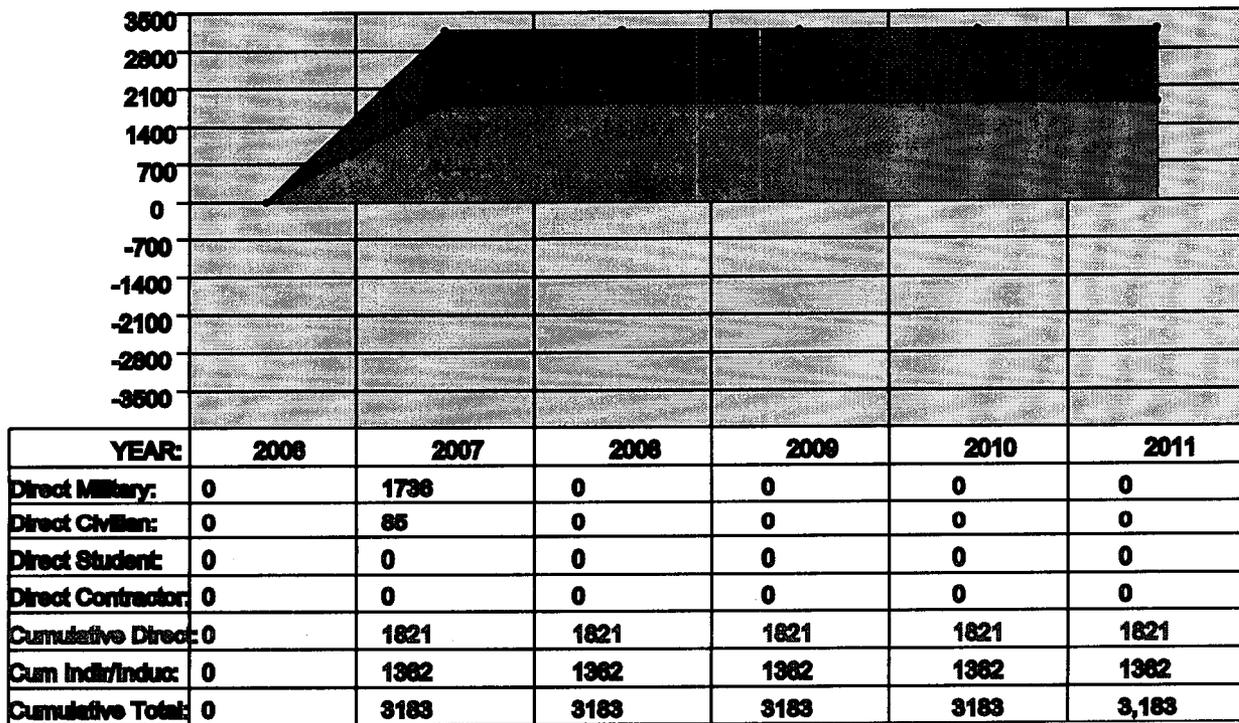
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
Economic Region of Influence(ROI): Little Rock-North Little Rock, AR Metropolitan Statistical Area
Base: Little Rock AFB
Action: 25 C-130E from Pope, 35 C-130E to BAI/FFS Retire, 3 C-130J to Quonset and Channel Is.

Overall Economic Impact of Proposed BRAC-05 Action:

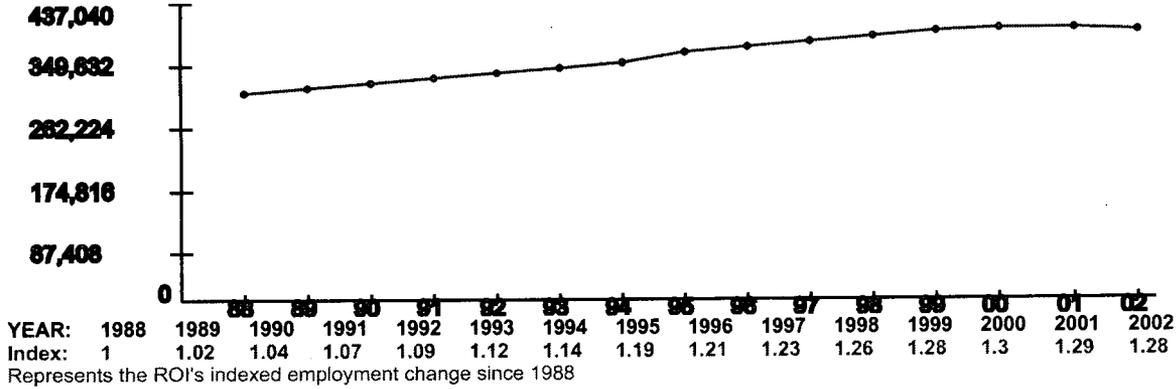
ROI Population (2002):	622,188
ROI Employment (2002):	394,114
Authorized Manpower (2005):	5,489
Authorized Manpower(2005) / ROI Employment(2002):	1.39%
Total Estimated Job Change:	3,183
Total Estimated Job Change / ROI Employment(2002):	0.81%

Cumulative Job Change (Gain/Loss) Over Time:

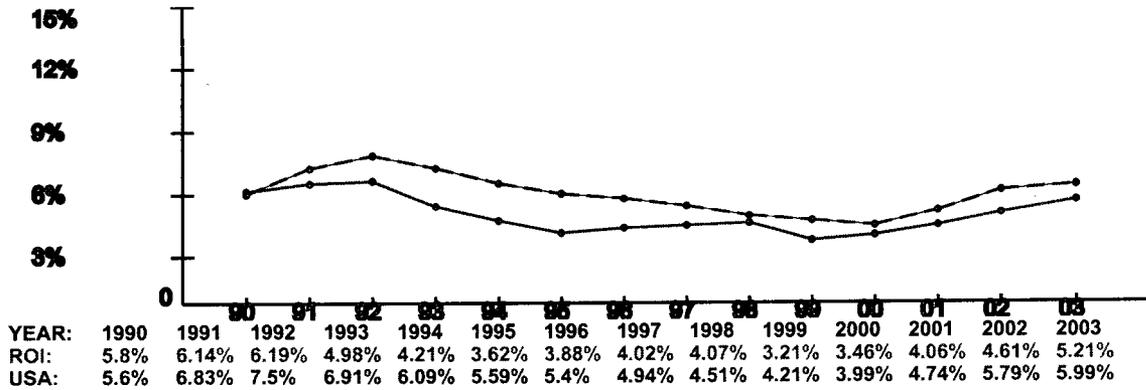


Little Rock-North Little Rock, AR Metropolitan Statistical Area Trend Data

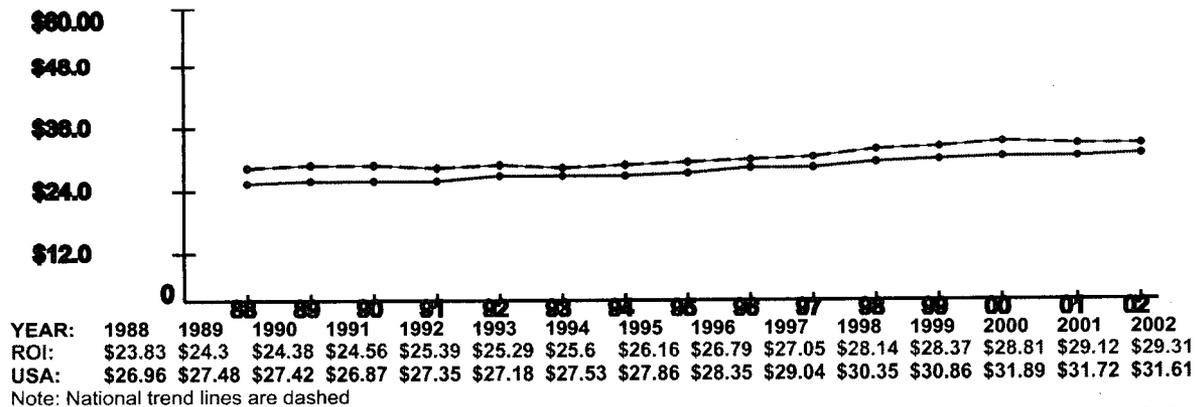
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



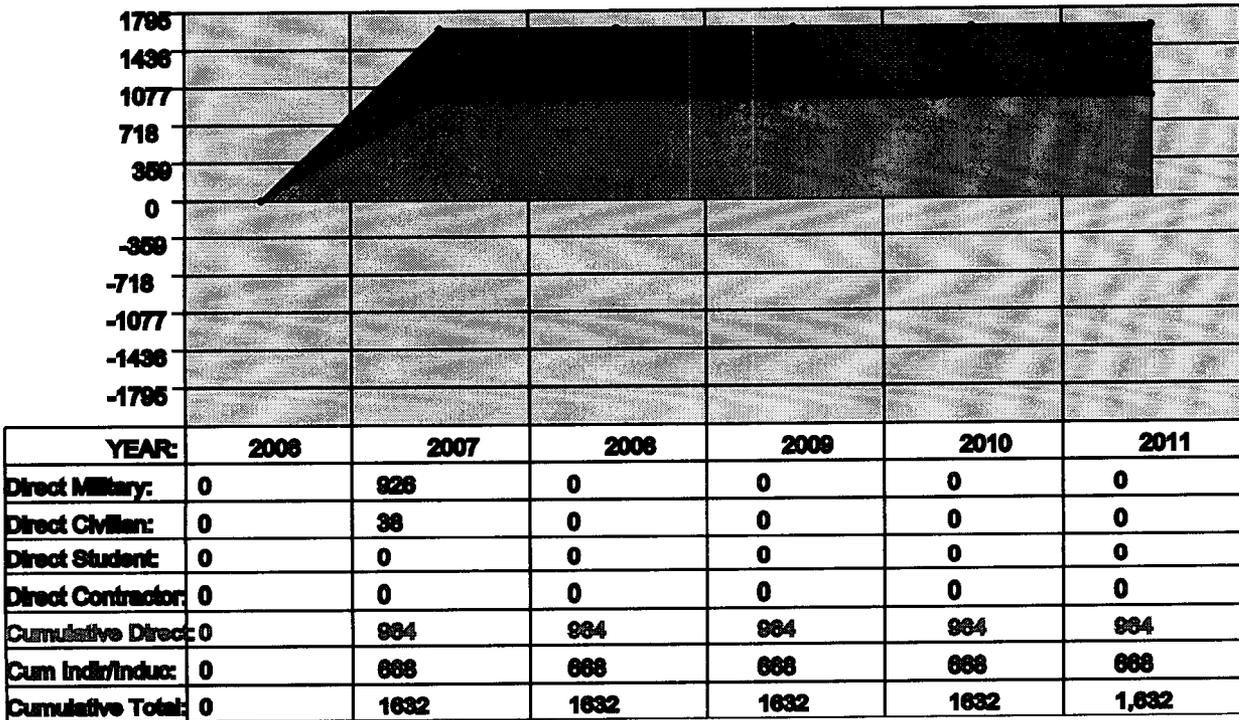
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
 Economic Region of Influence(ROI): Valdosta, GA Metropolitan Statistical Area
 Base: Moody AFB
 Action: 36 A-10 from Pope, 11 HC-130P and 14 HH-60 to Davis/Monthan

Overall Economic Impact of Proposed BRAC-05 Action:

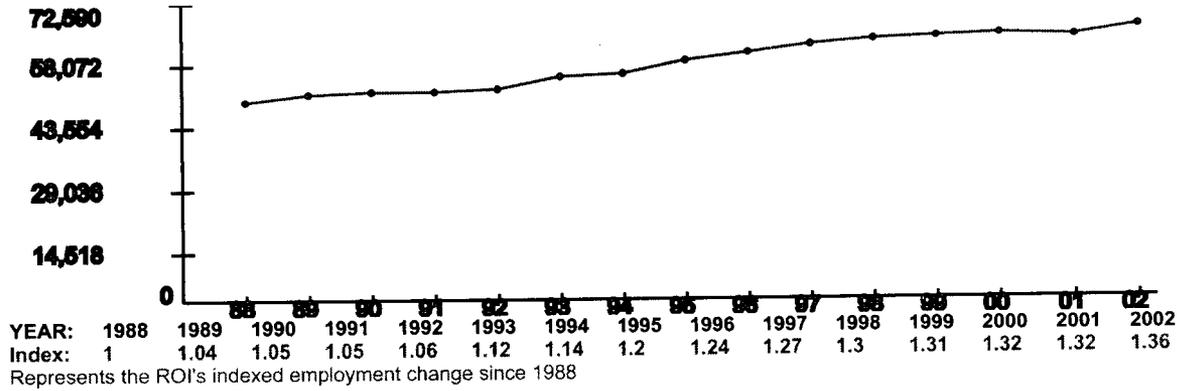
ROI Population (2002):	120,978
ROI Employment (2002):	65,992
Authorized Manpower (2005):	4,062
Authorized Manpower(2005) / ROI Employment(2002):	6.16%
Total Estimated Job Change:	1,632
Total Estimated Job Change / ROI Employment(2002):	2.47%

Cumulative Job Change (Gain/Loss) Over Time:

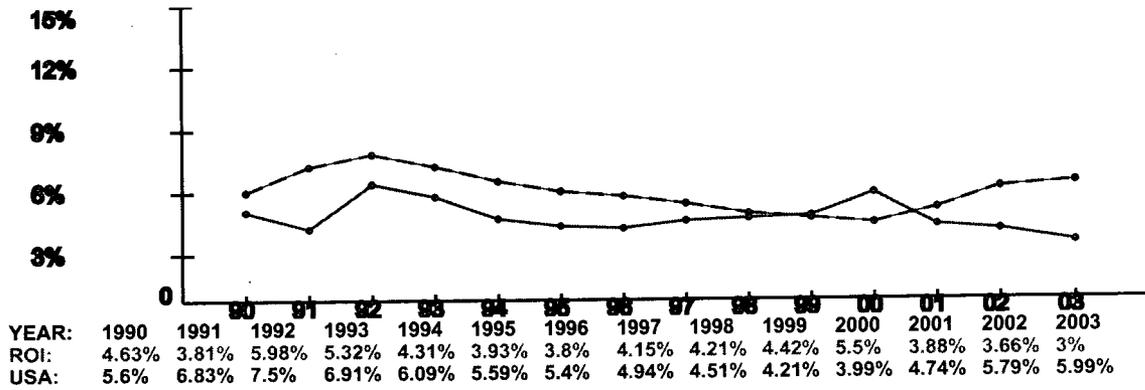


Valdosta, GA Metropolitan Statistical Area Trend Data

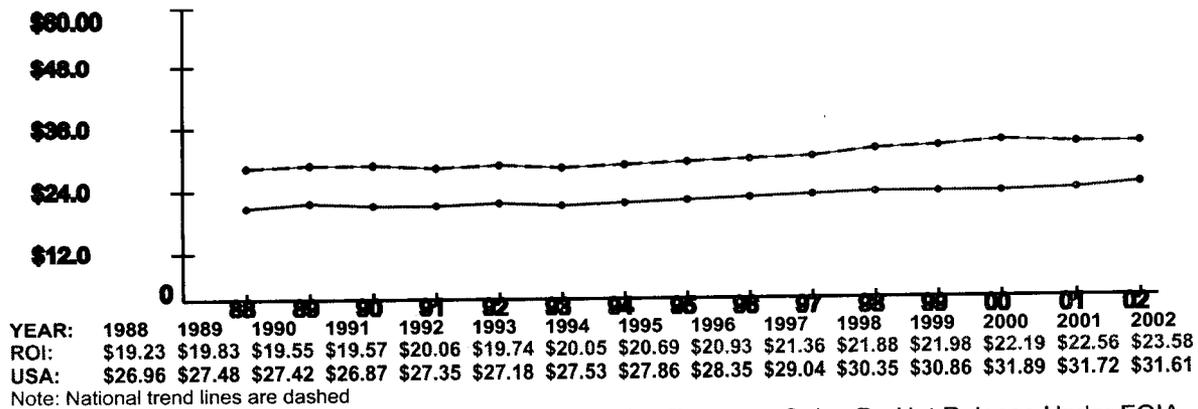
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



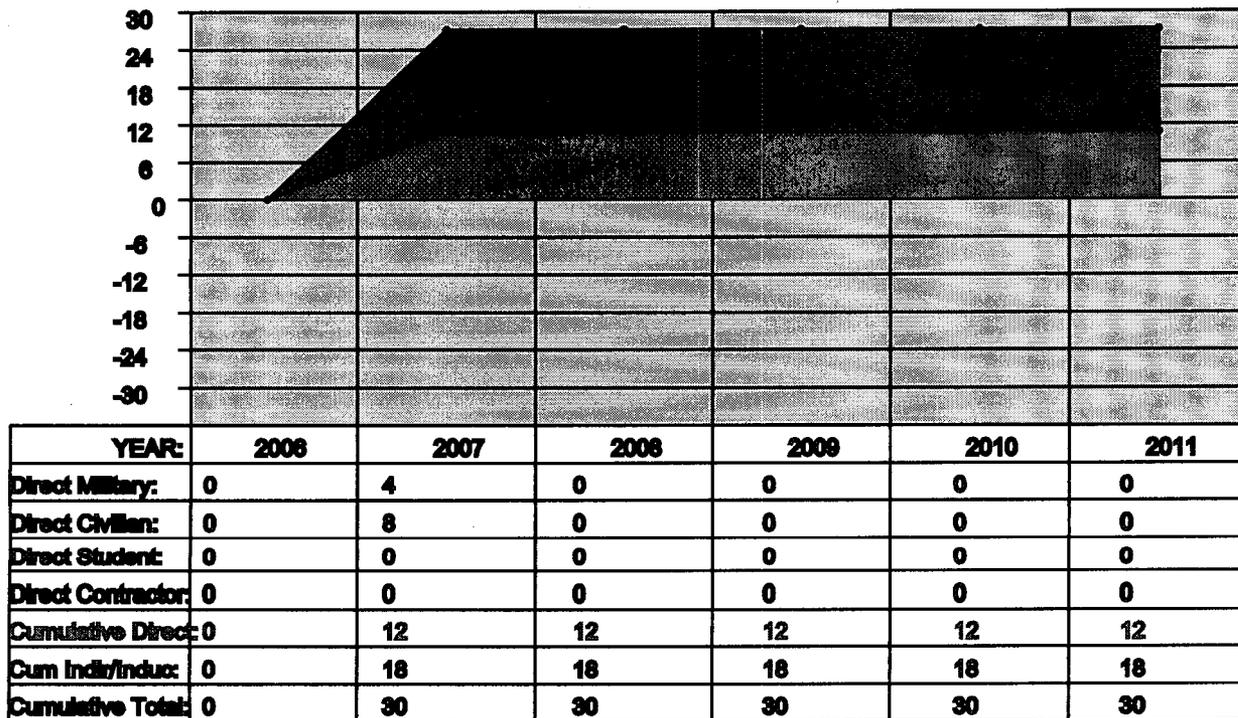
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
Economic Region of Influence(ROI): Providence-New Bedford-Fall River, RI-MA Metropolitan Statistical Area
Base: Quonset State APT AGS
Action: 1 C-130J from Little Rock

Overall Economic Impact of Proposed BRAC-05 Action:

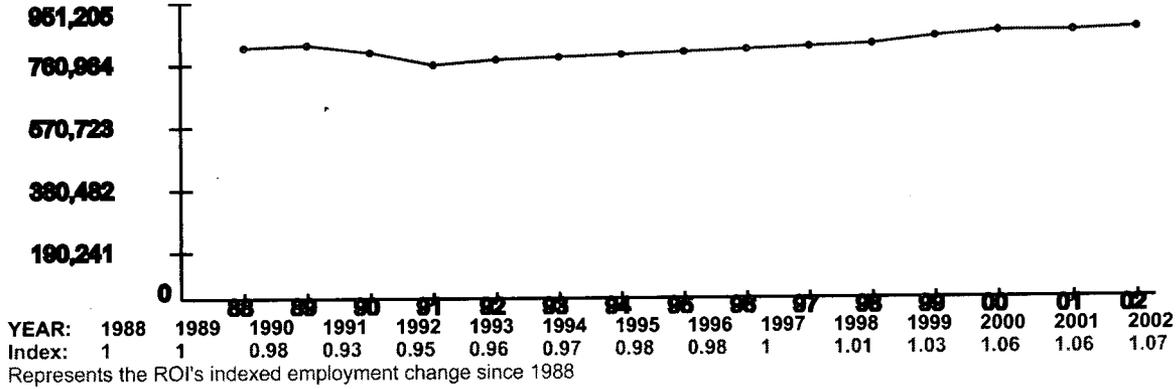
ROI Population (2002):	1,612,048
ROI Employment (2002):	864,734
Authorized Manpower (2005):	239
Authorized Manpower(2005) / ROI Employment(2002):	0.03%
Total Estimated Job Change:	30
Total Estimated Job Change / ROI Employment(2002):	0%

Cumulative Job Change (Gain/Loss) Over Time:

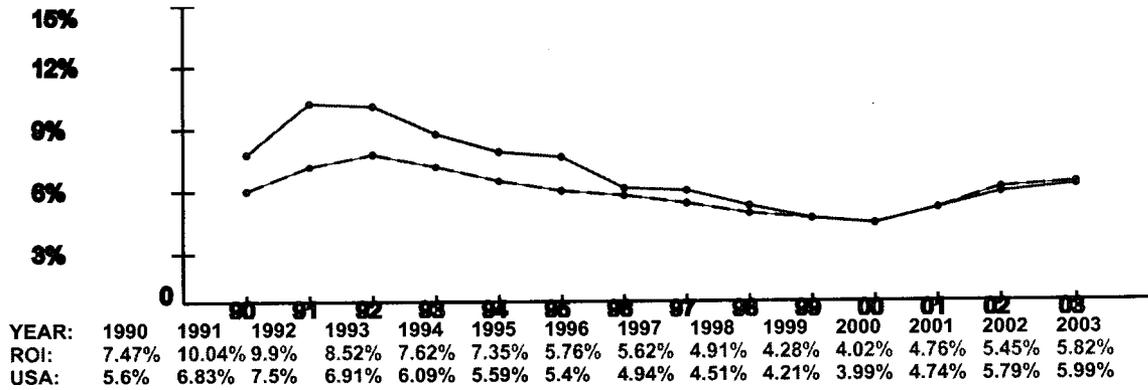


Providence-New Bedford-Fall River, RI-MA Metropolitan Statistical Area Trend Data

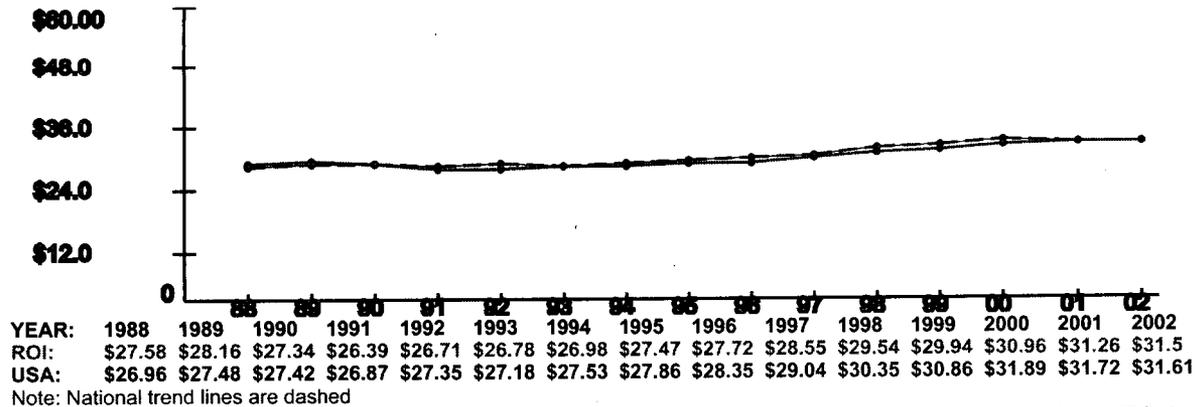
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



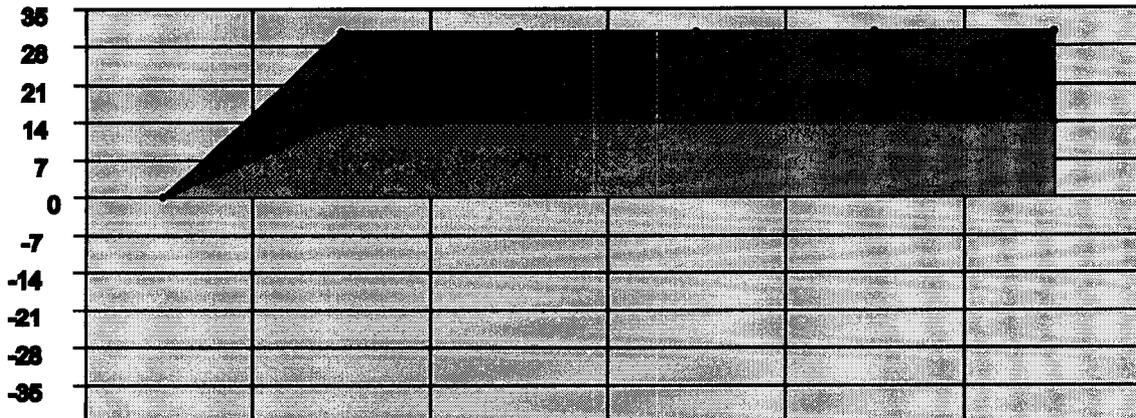
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
Economic Region of Influence(ROI): Oxnard-Thousand Oaks-Ventura, CA Metropolitan Statistical Area
Base: Channel Islands AGS
Action: Relocate 2 C-130J from Little Rock

Overall Economic Impact of Proposed BRAC-05 Action:

ROI Population (2002):	781,159
ROI Employment (2002):	420,712
Authorized Manpower (2005):	288
Authorized Manpower(2005) / ROI Employment(2002):	0.07%
Total Estimated Job Change:	31
Total Estimated Job Change / ROI Employment(2002):	0.01%

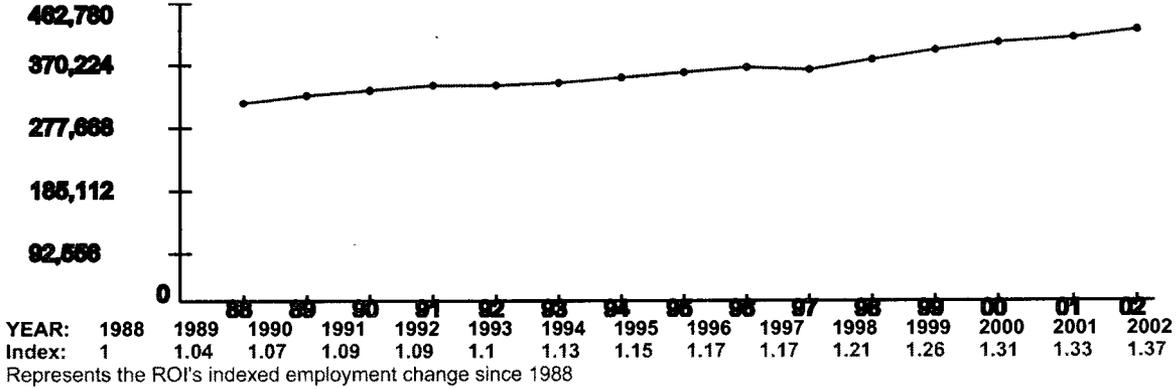
Cumulative Job Change (Gain/Loss) Over Time:



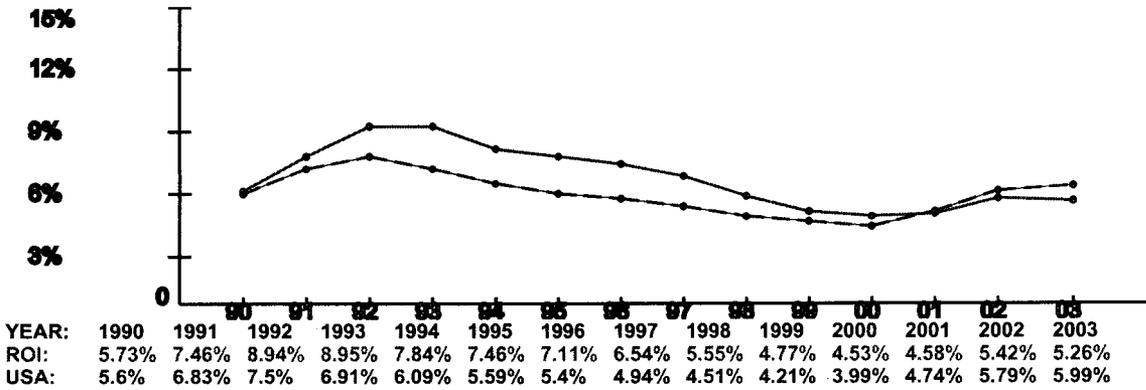
YEAR:	2006	2007	2008	2009	2010	2011
Direct Military:	0	4	0	0	0	0
Direct Civilian:	0	10	0	0	0	0
Direct Student:	0	0	0	0	0	0
Direct Contractor:	0	0	0	0	0	0
Cumulative Direct:	0	14	14	14	14	14
Cum Indir/Induc:	0	17	17	17	17	17
Cumulative Total:	0	31	31	31	31	31

Oxnard-Thousand Oaks-Ventura, CA Metropolitan Statistical Area Trend Data

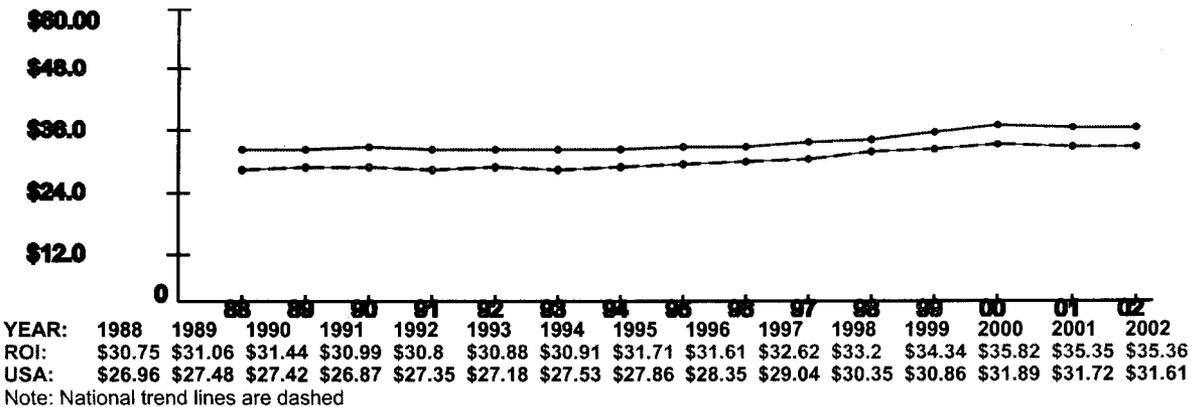
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



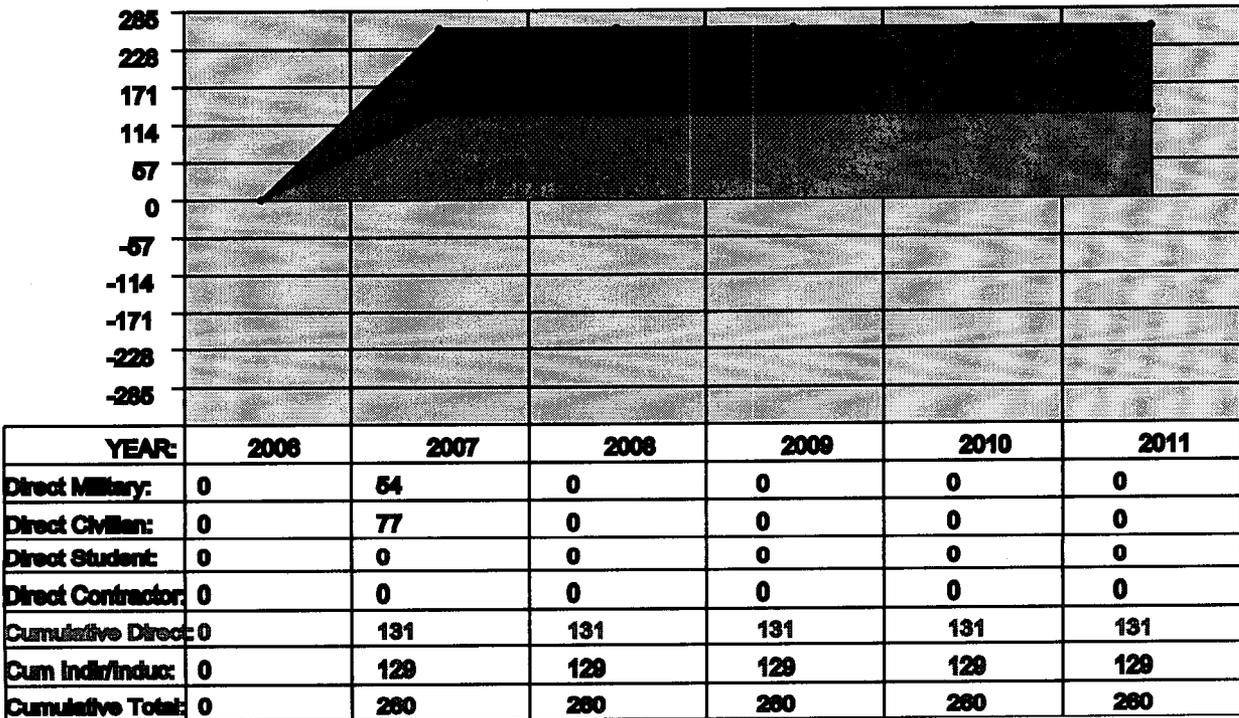
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
Economic Region of Influence(ROI): Omaha-Council Bluffs, NE-IA Metropolitan Statistical Area
Base: Offutt AFB
Action: Relocate ECS and Wing Hq Manpower from Pittsburgh

Overall Economic Impact of Proposed BRAC-05 Action:

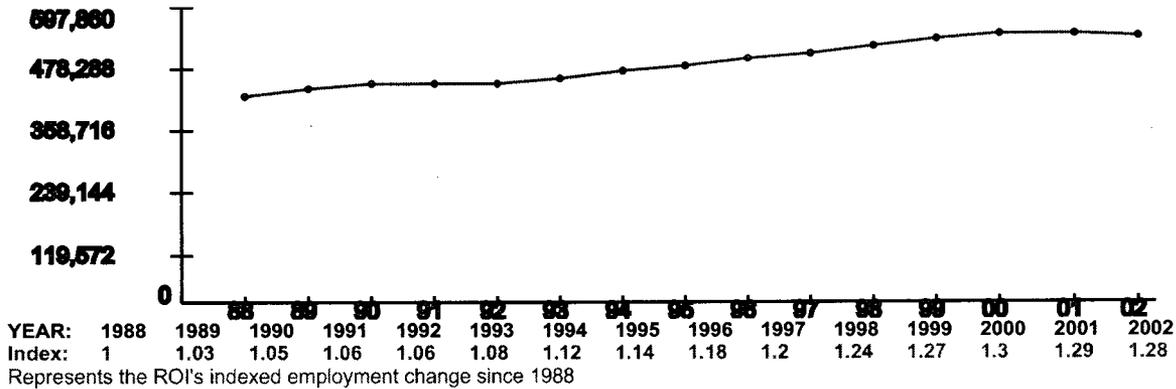
ROI Population (2002):	783,477
ROI Employment (2002):	538,121
Authorized Manpower (2005):	11,080
Authorized Manpower(2005) / ROI Employment(2002):	2.06%
Total Estimated Job Change:	260
Total Estimated Job Change / ROI Employment(2002):	0.05%

Cumulative Job Change (Gain/Loss) Over Time:

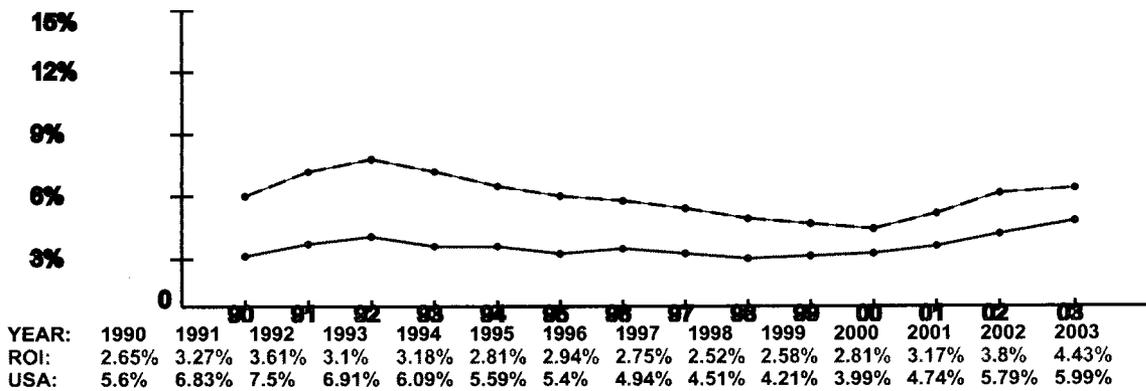


Omaha-Council Bluffs, NE-IA Metropolitan Statistical Area Trend Data

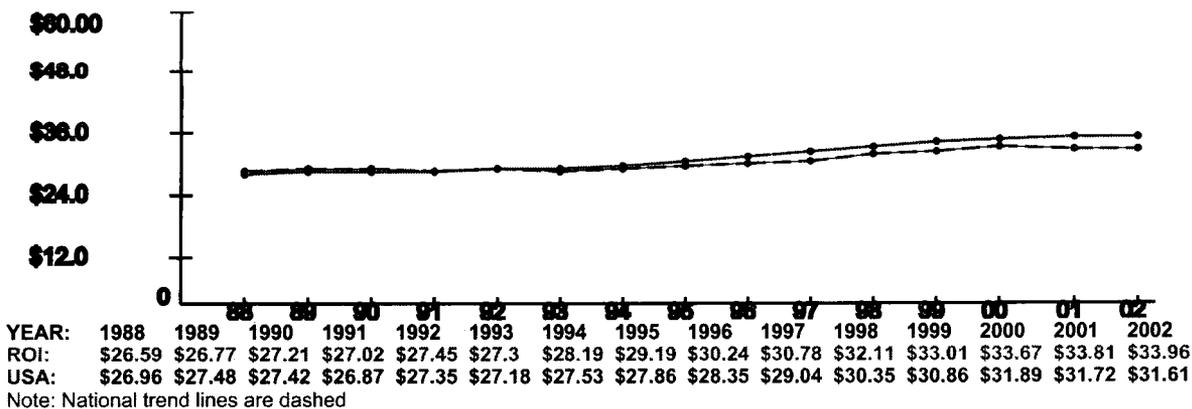
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



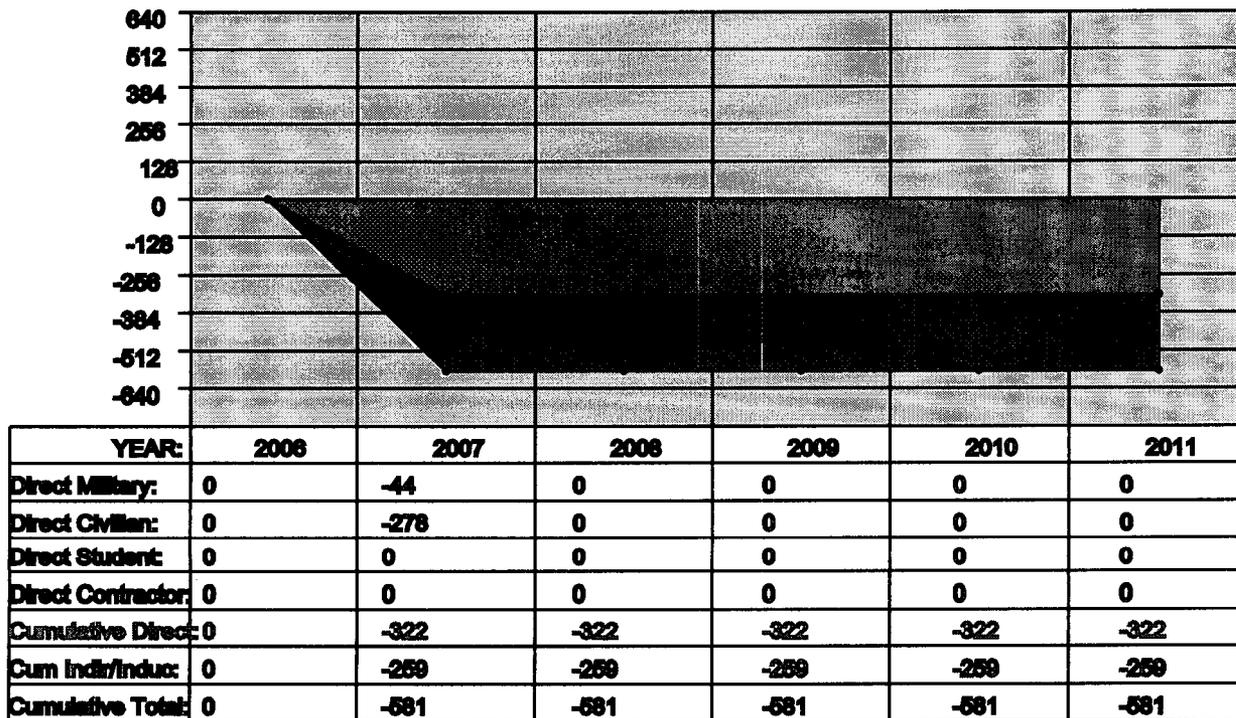
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
 Economic Region of Influence(ROI): Pittsburgh, PA Metropolitan Statistical Area
 Base: Pittsburgh IAP ARS
 Action: Close Pittsburgh ARS

Overall Economic Impact of Proposed BRAC-05 Action:

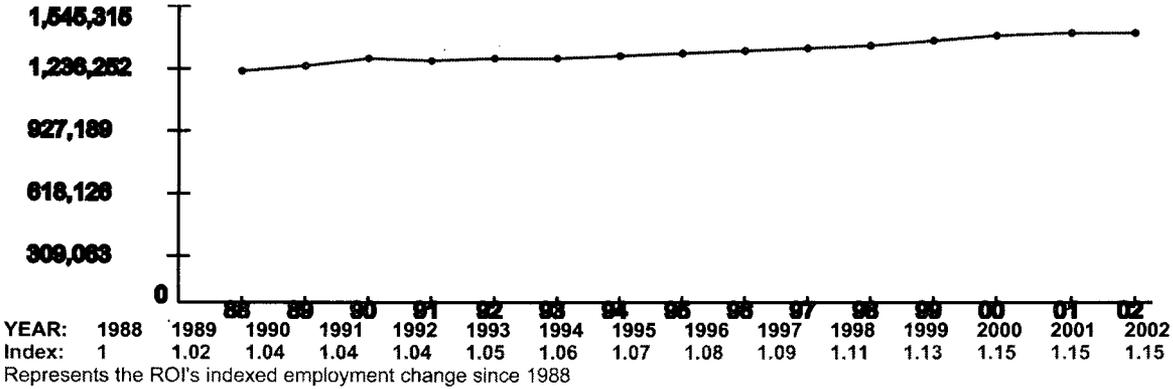
ROI Population (2002):	2,416,275
ROI Employment (2002):	1,403,312
Authorized Manpower (2005):	297
Authorized Manpower(2005) / ROI Employment(2002):	0.02%
Total Estimated Job Change:	-581
Total Estimated Job Change / ROI Employment(2002):	-0.04%

Cumulative Job Change (Gain/Loss) Over Time:

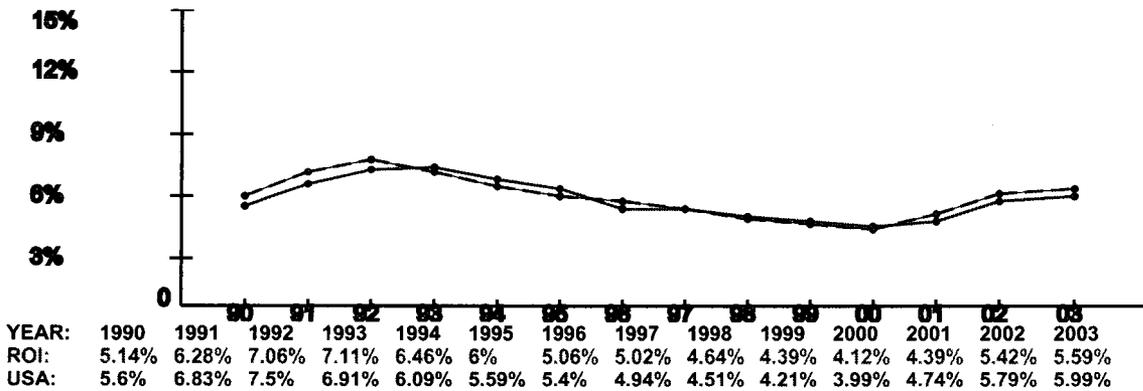


Pittsburgh, PA Metropolitan Statistical Area Trend Data

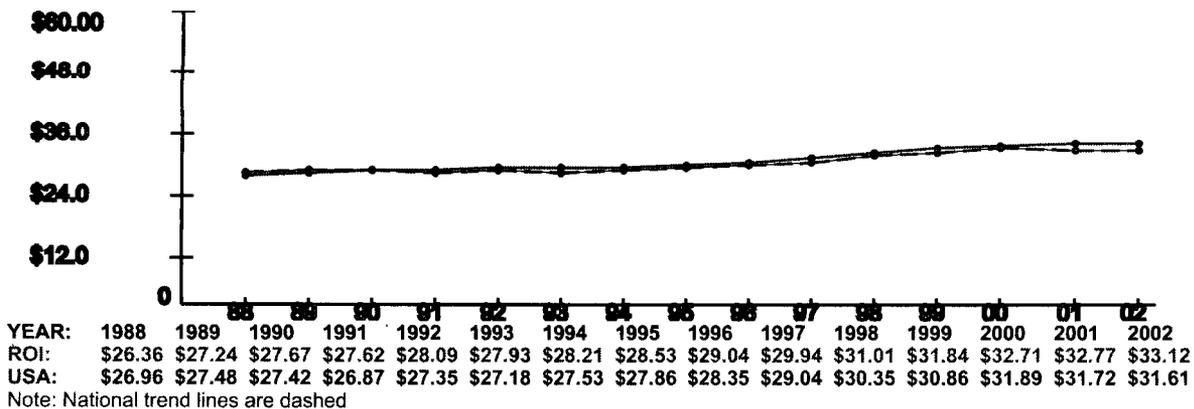
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



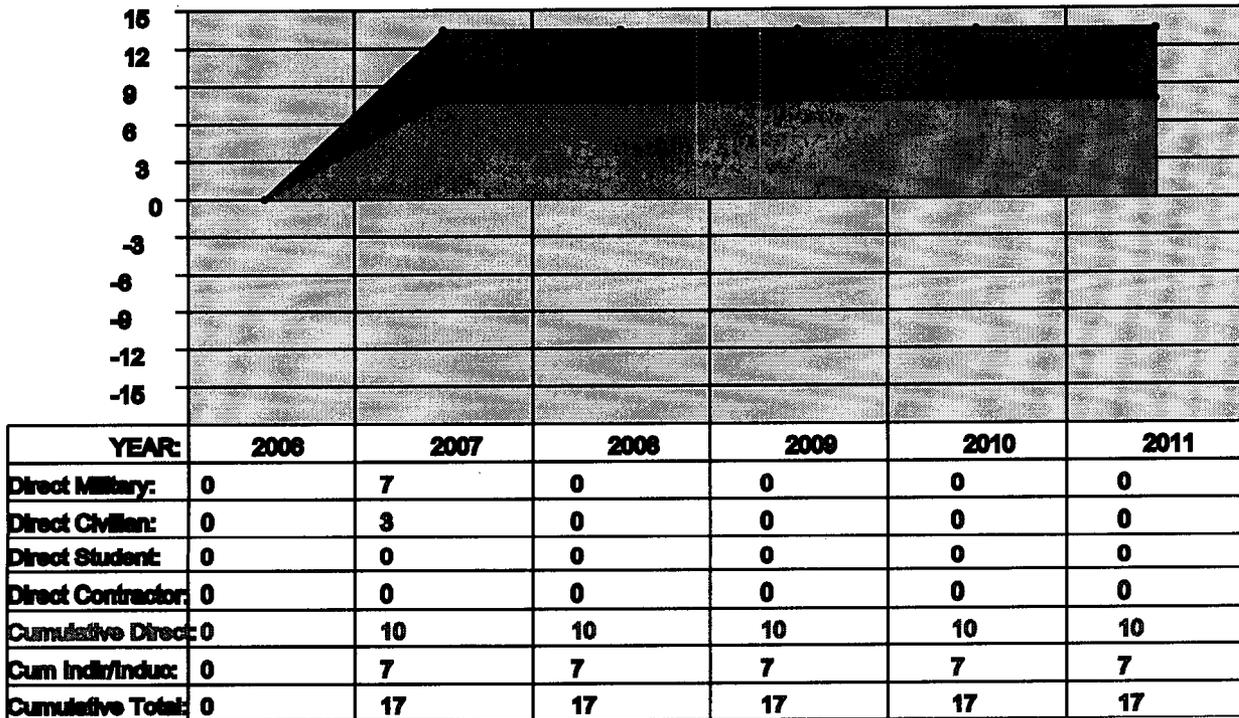
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
Economic Region of Influence(ROI): Hagerstown-Martinsburg, MD-WV Metropolitan Statistical Area
Base: Ewvra Sheppard AGS
Action: Relocate flying related ECS from Yeager

Overall Economic Impact of Proposed BRAC-05 Action:

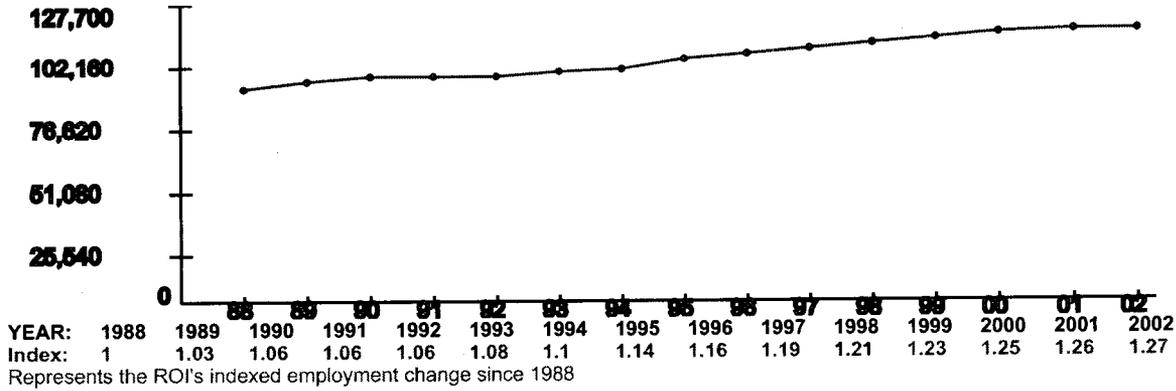
ROI Population (2002):	231,384
ROI Employment (2002):	116,091
Authorized Manpower (2005):	289
Authorized Manpower(2005) / ROI Employment(2002):	0.25%
Total Estimated Job Change:	17
Total Estimated Job Change / ROI Employment(2002):	0.01%

Cumulative Job Change (Gain/Loss) Over Time:

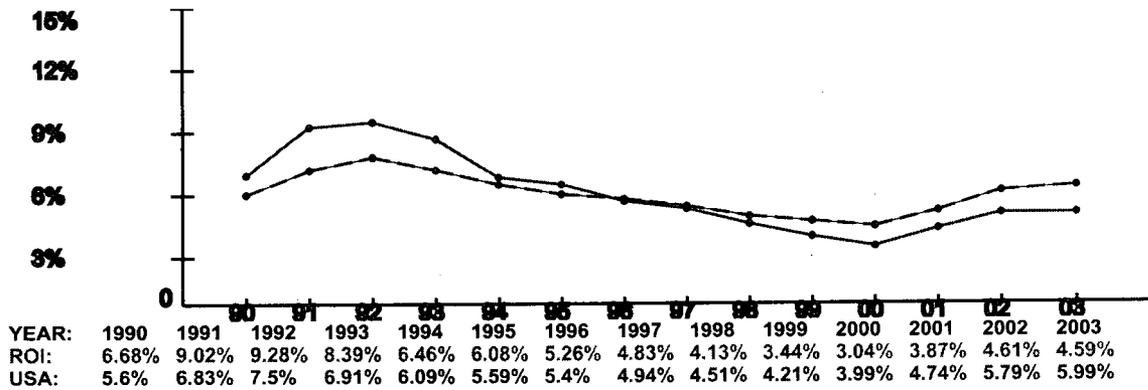


Hagerstown-Martinsburg, MD-WV Metropolitan Statistical Area Trend Data

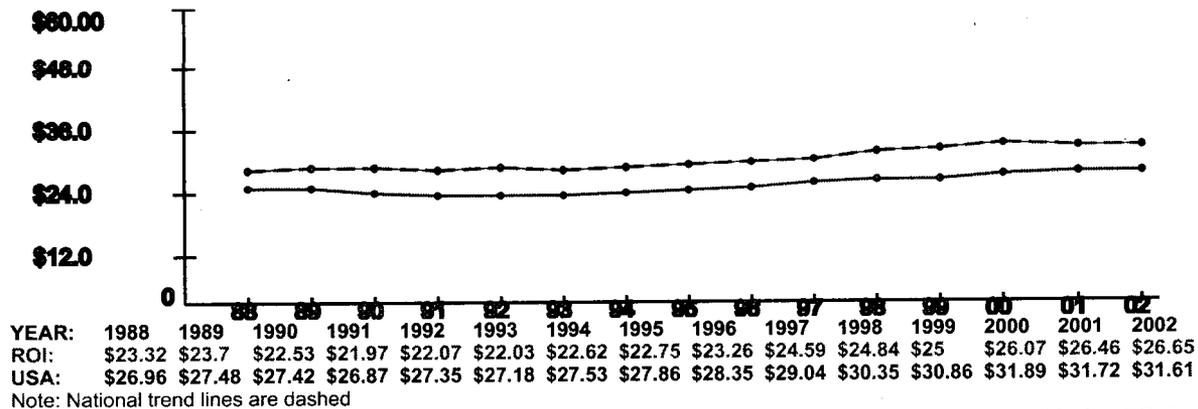
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



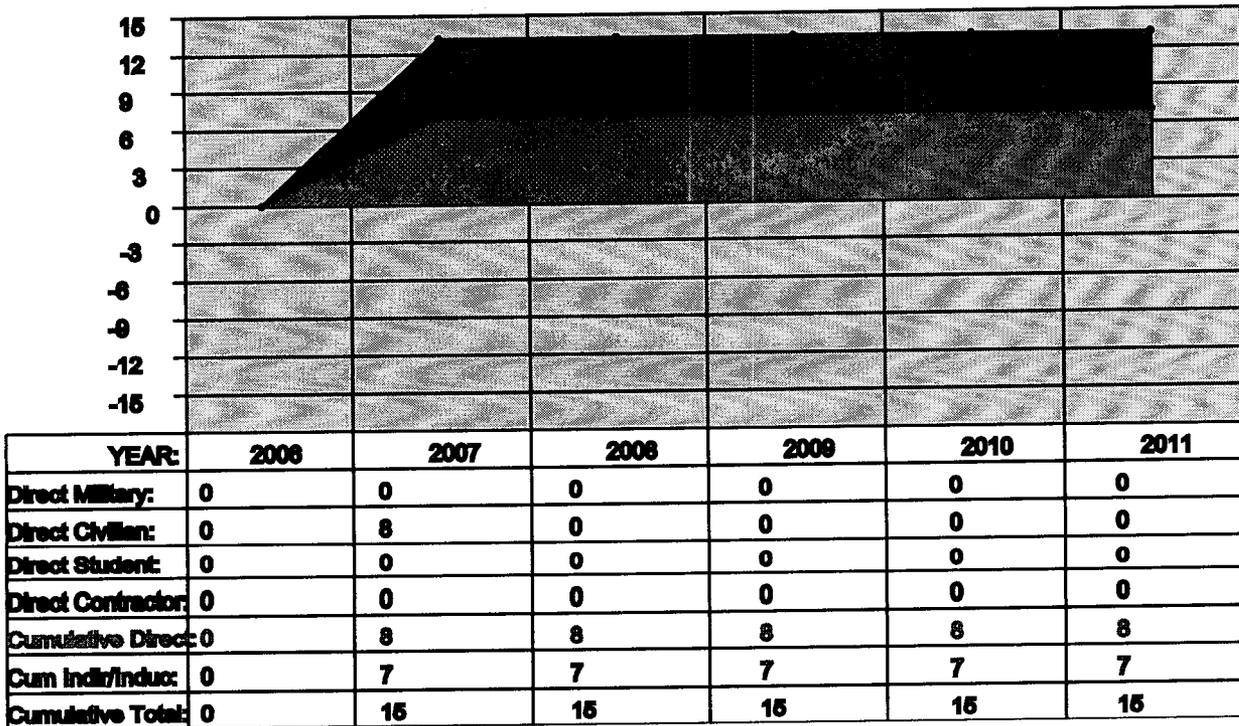
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
Economic Region of Influence(ROI): Youngstown-Warren-Boardman, OH-PA Metropolitan Statistical Area
Base: Youngstown-Warren Regional APT ARS
Action: Relocate flying related ECS from Pittsburgh

Overall Economic Impact of Proposed BRAC-05 Action:

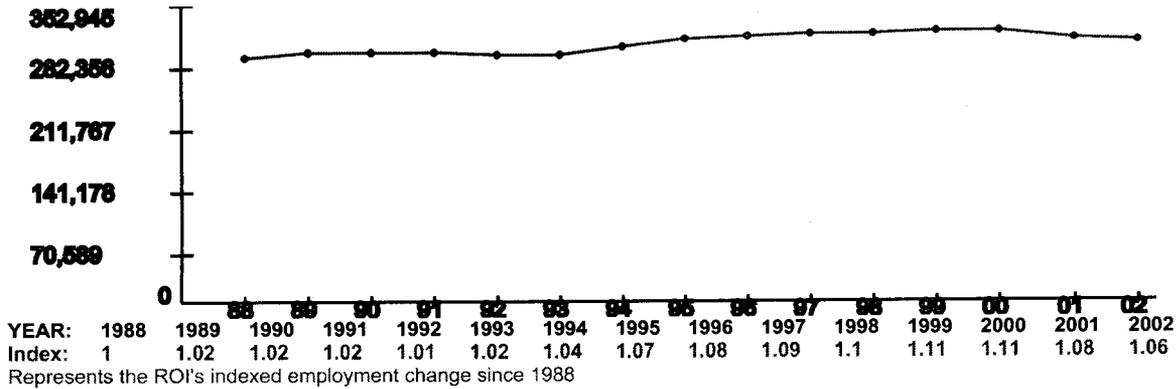
ROI Population (2002):	595,763
ROI Employment (2002):	307,480
Authorized Manpower (2005):	469
Authorized Manpower(2005) / ROI Employment(2002):	0.15%
Total Estimated Job Change:	15
Total Estimated Job Change / ROI Employment(2002):	0%

Cumulative Job Change (Gain/Loss) Over Time:

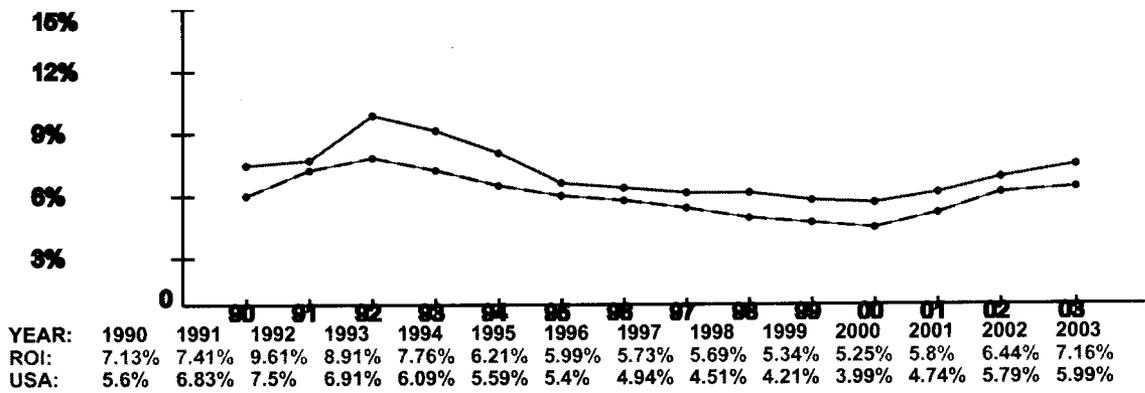


Youngstown-Warren-Boardman, OH-PA Metropolitan Statistical Area Trend Data

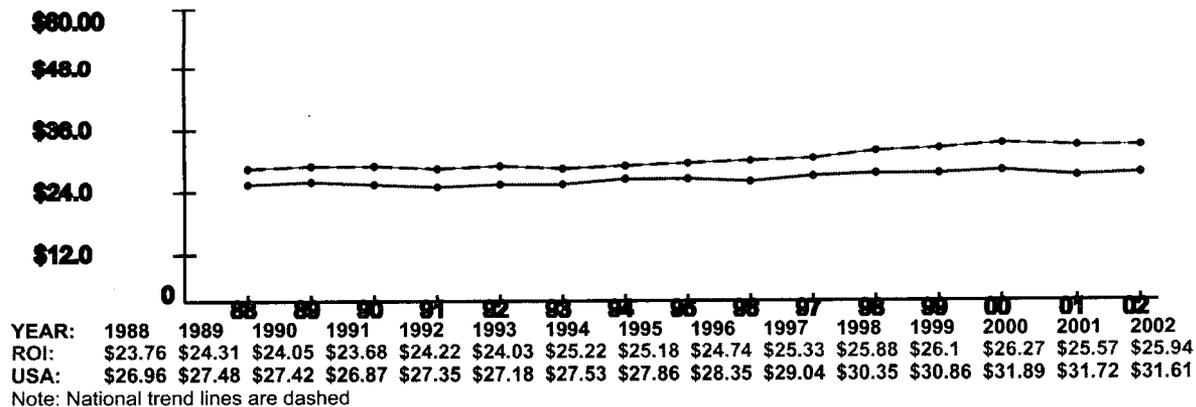
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



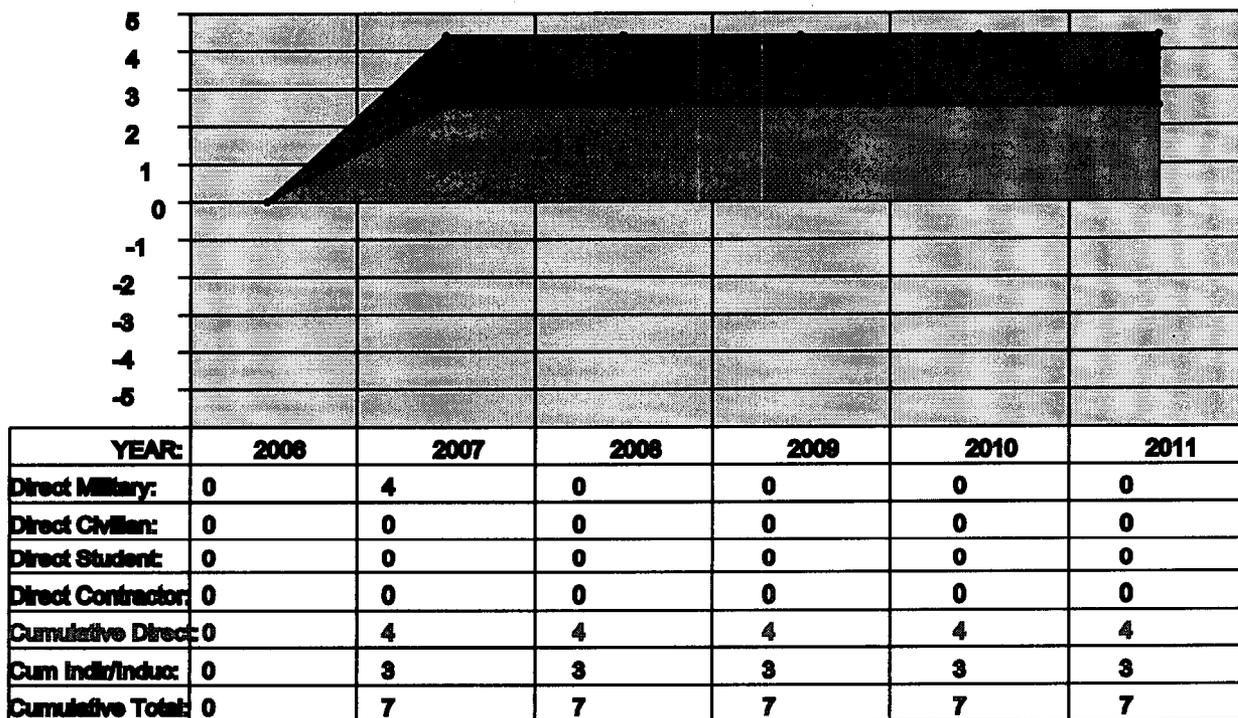
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
Economic Region of Influence(ROI): San Antonio, TX Metropolitan Statistical Area
Base: Randolph AFB
Action: Realign Associate flying training unit from Moody

Overall Economic Impact of Proposed BRAC-05 Action:

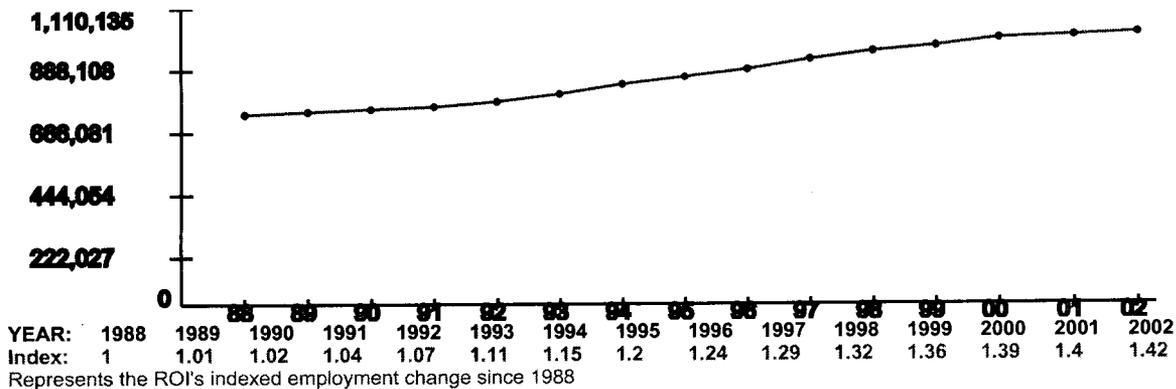
ROI Population (2002):	1,786,138
ROI Employment (2002):	1,009,217
Authorized Manpower (2005):	8,804
Authorized Manpower(2005) / ROI Employment(2002):	0.87%
Total Estimated Job Change:	7
Total Estimated Job Change / ROI Employment(2002):	0%

Cumulative Job Change (Gain/Loss) Over Time:

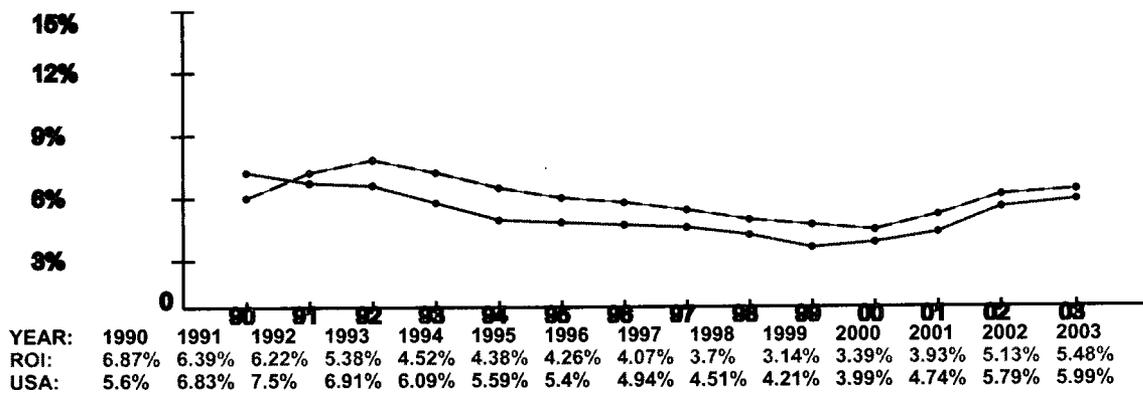


San Antonio, TX Metropolitan Statistical Area Trend Data

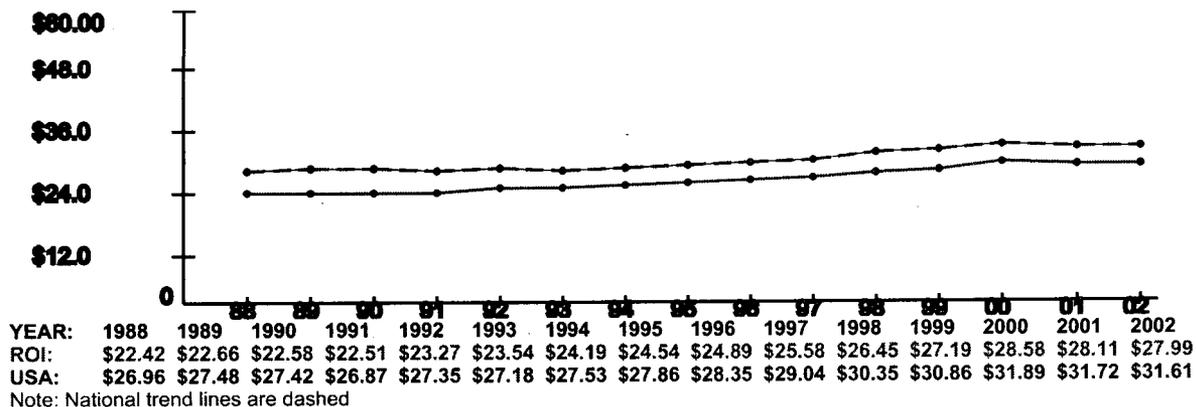
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



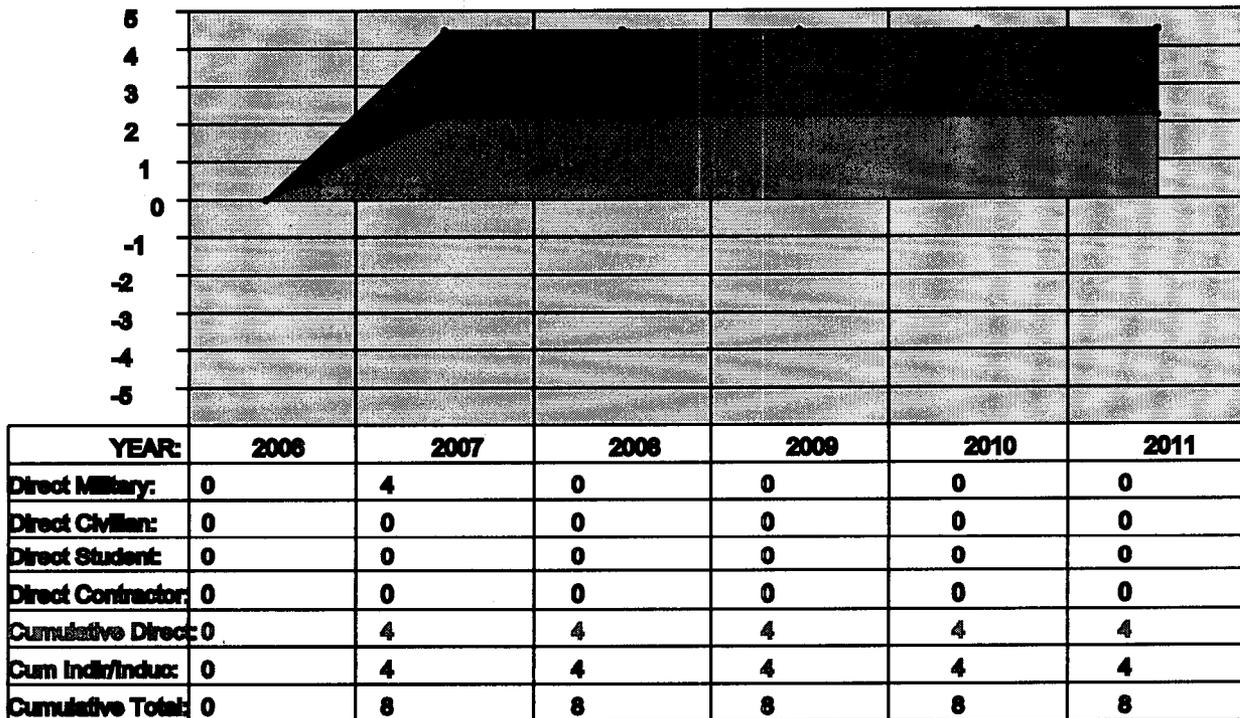
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
 Economic Region of Influence(ROI): Enid, OK Micropolitan Statistical Area
 Base: Vance AFB
 Action: Realign AFRC associate flying training unit from Moody

Overall Economic Impact of Proposed BRAC-05 Action:

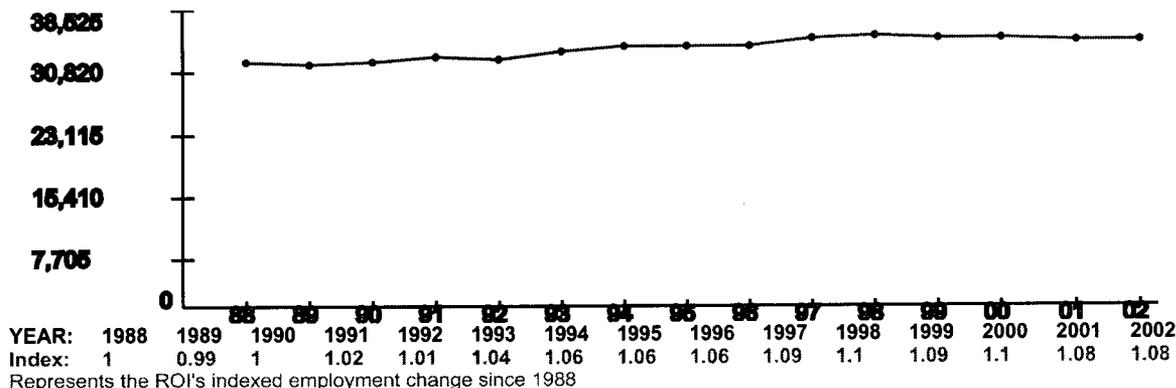
ROI Population (2002):	57,152
ROI Employment (2002):	34,406
Authorized Manpower (2005):	1,164
Authorized Manpower(2005) / ROI Employment(2002):	3.38%
Total Estimated Job Change:	8
Total Estimated Job Change / ROI Employment(2002):	0.02%

Cumulative Job Change (Gain/Loss) Over Time:

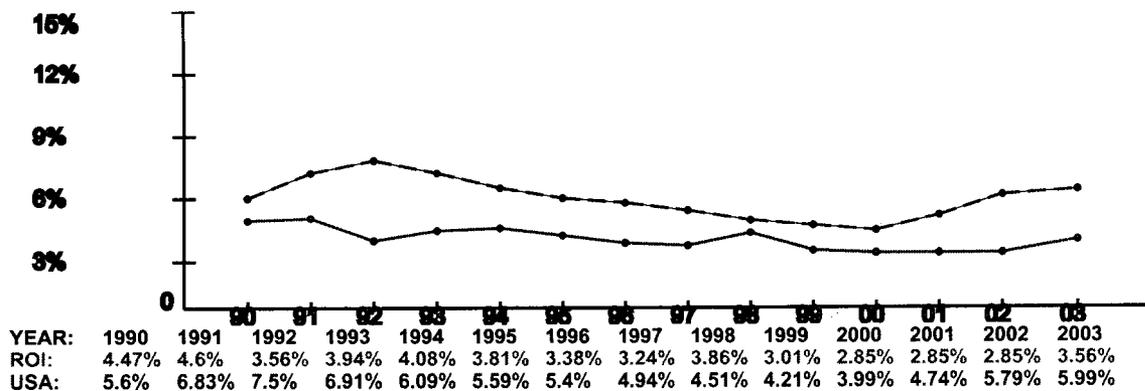


Enid, OK Micropolitan Statistical Area Trend Data

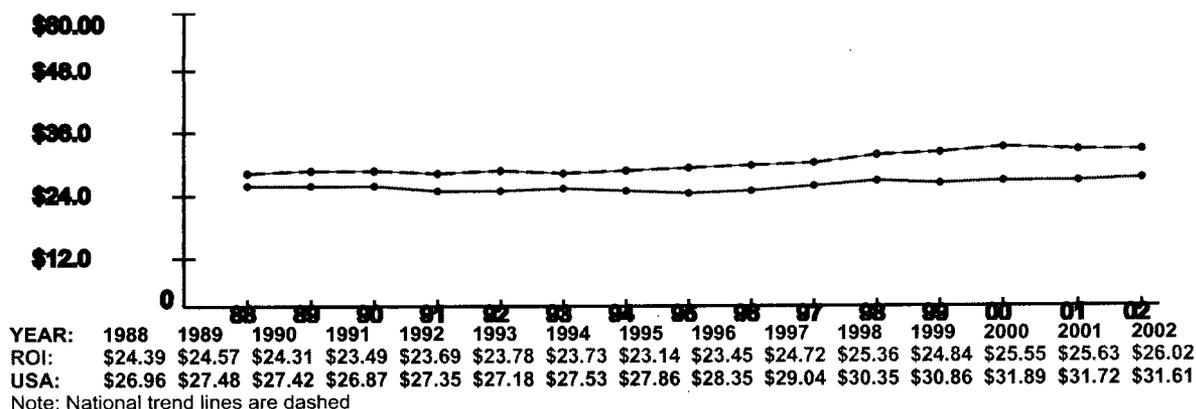
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



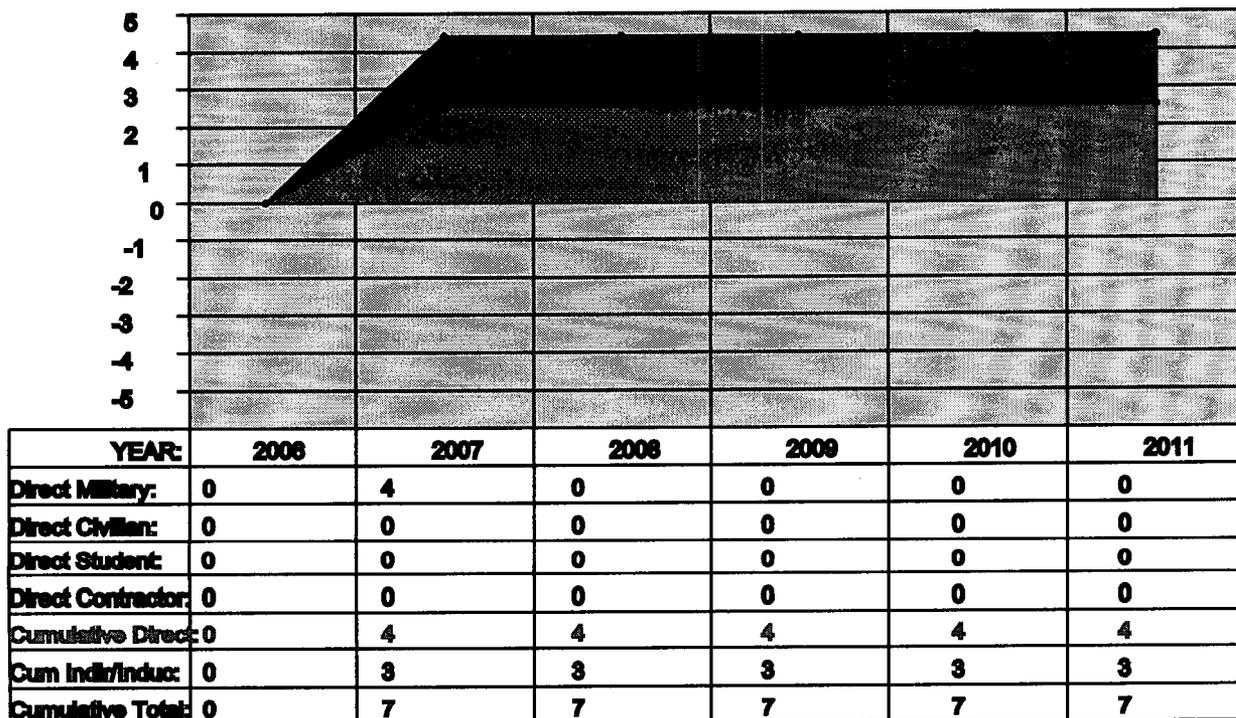
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
 Economic Region of Influence(ROI): Del Rio, TX Micropolitan Statistical Area
 Base: Laughlin AFB
 Action: Realign AFRC Associate flying unit from Moody

Overall Economic Impact of Proposed BRAC-05 Action:

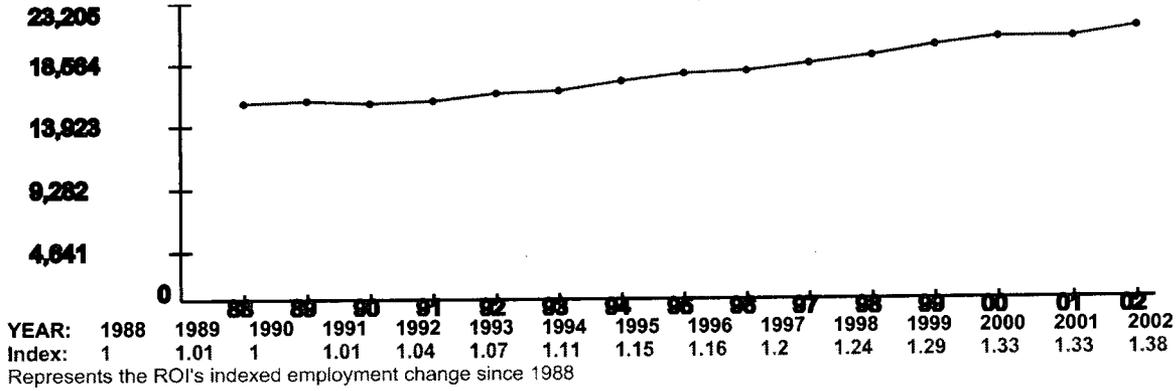
ROI Population (2002): 45,789
 ROI Employment (2002): 21,096
 Authorized Manpower (2005): 2,221
 Authorized Manpower(2005) / ROI Employment(2002): 10.53%
 Total Estimated Job Change: 7
 Total Estimated Job Change / ROI Employment(2002): 0.03%

Cumulative Job Change (Gain/Loss) Over Time:

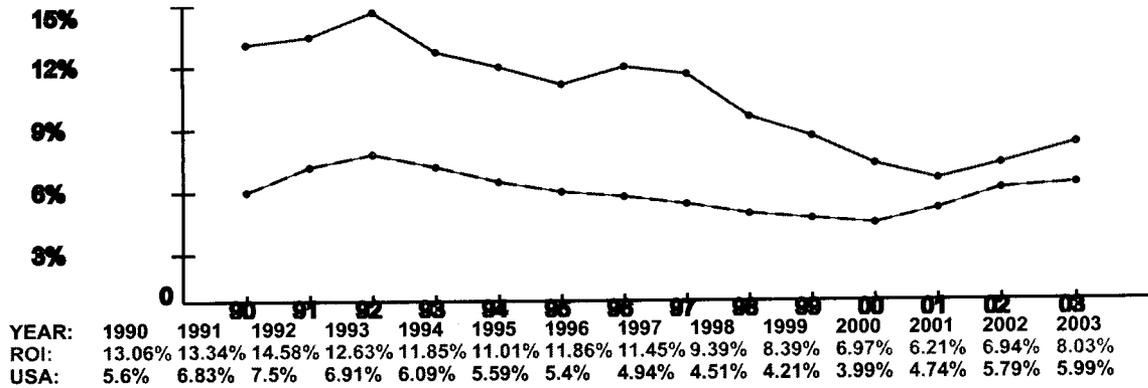


Del Rio, TX Micropolitan Statistical Area Trend Data

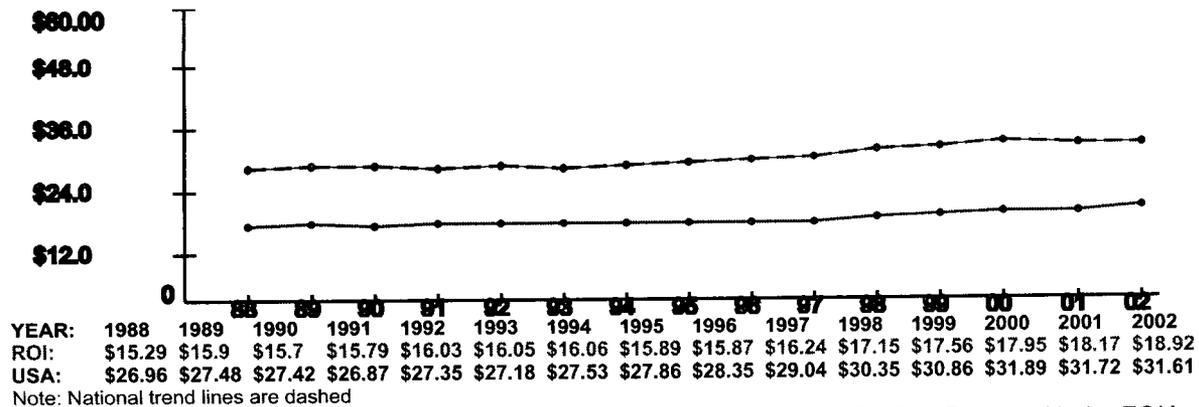
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



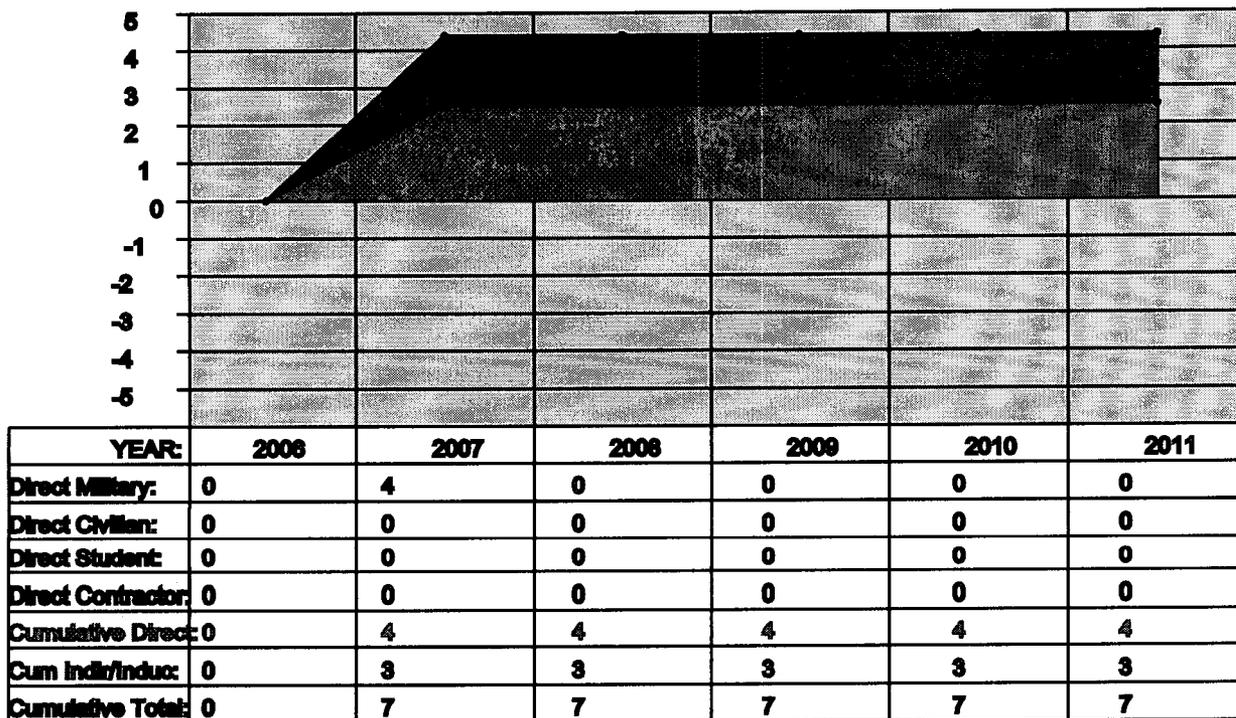
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
 Economic Region of Influence(ROI): Columbus, MS Micropolitan Statistical Area
 Base: Columbus AFB
 Action: Realign AFRC Associate unit from Moody

Overall Economic Impact of Proposed BRAC-05 Action:

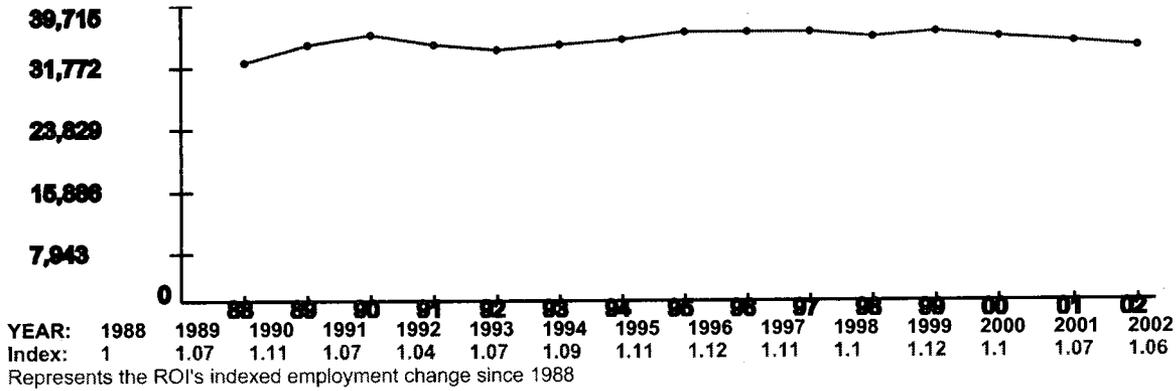
ROI Population (2002):	60,826
ROI Employment (2002):	34,053
Authorized Manpower (2005):	1,779
Authorized Manpower(2005) / ROI Employment(2002):	5.22%
Total Estimated Job Change:	7
Total Estimated Job Change / ROI Employment(2002):	0.02%

Cumulative Job Change (Gain/Loss) Over Time:

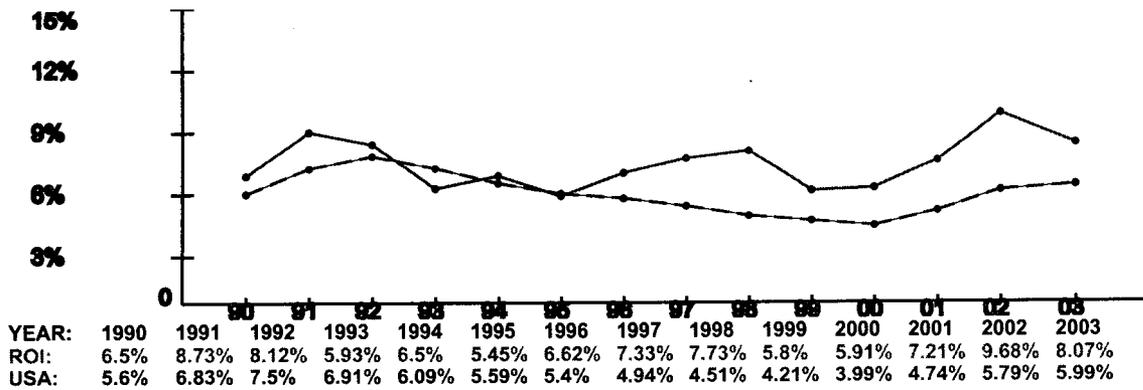


Columbus, MS Micropolitan Statistical Area Trend Data

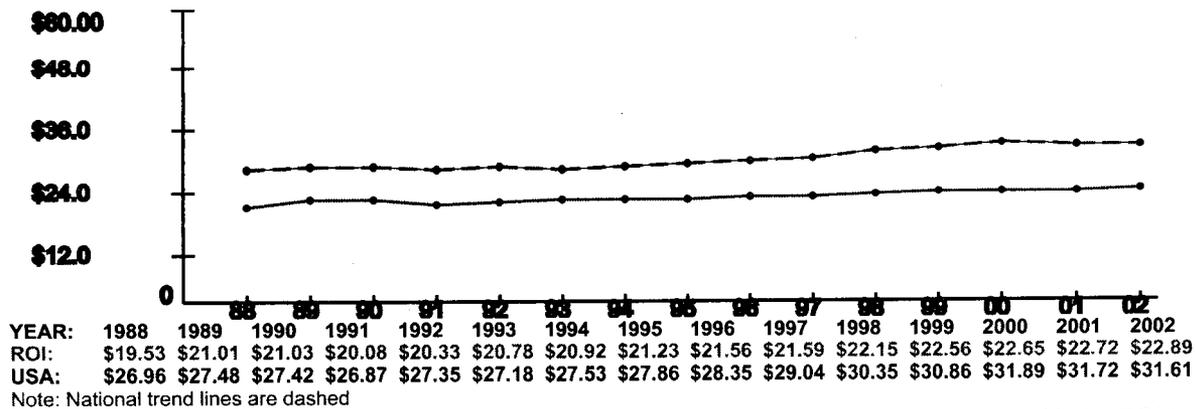
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



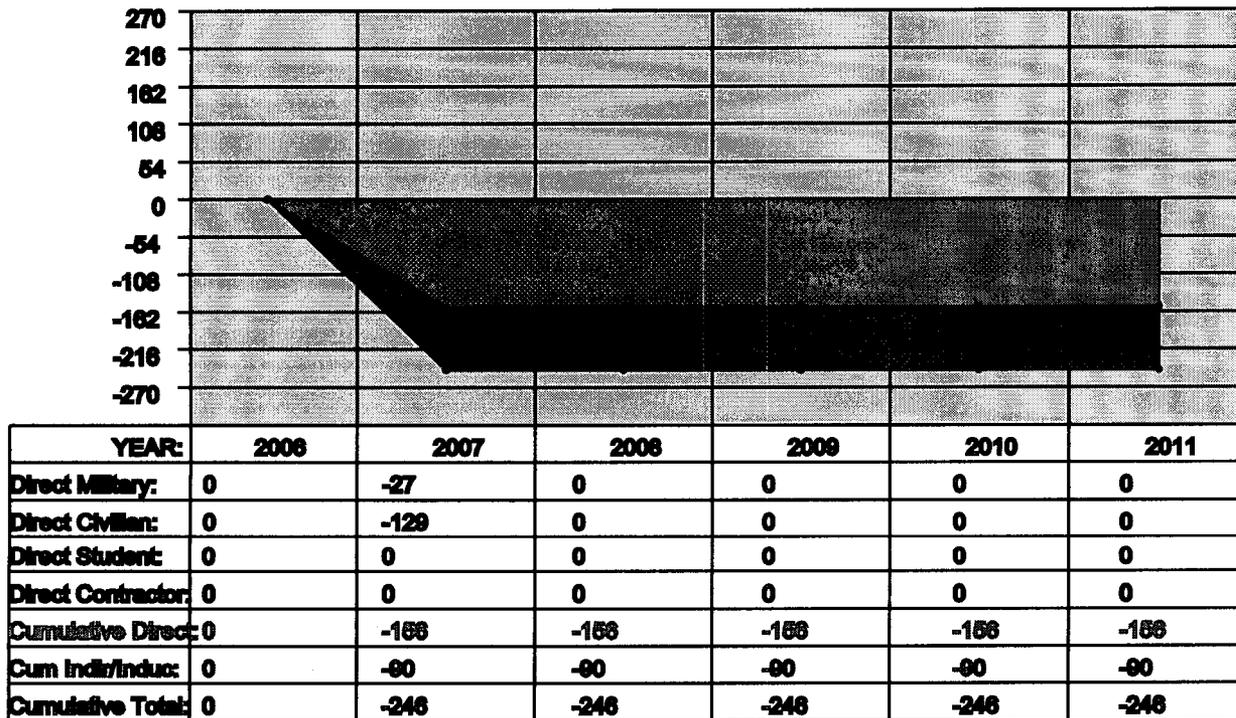
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
 Economic Region of Influence(ROI): Charleston, WV Metropolitan Statistical Area
 Base: Yeager APT AGS
 Action: Realign 8 PAA C-130 to Pope and combat related ECS to EWVRA Shepherd

Overall Economic Impact of Proposed BRAC-05 Action:

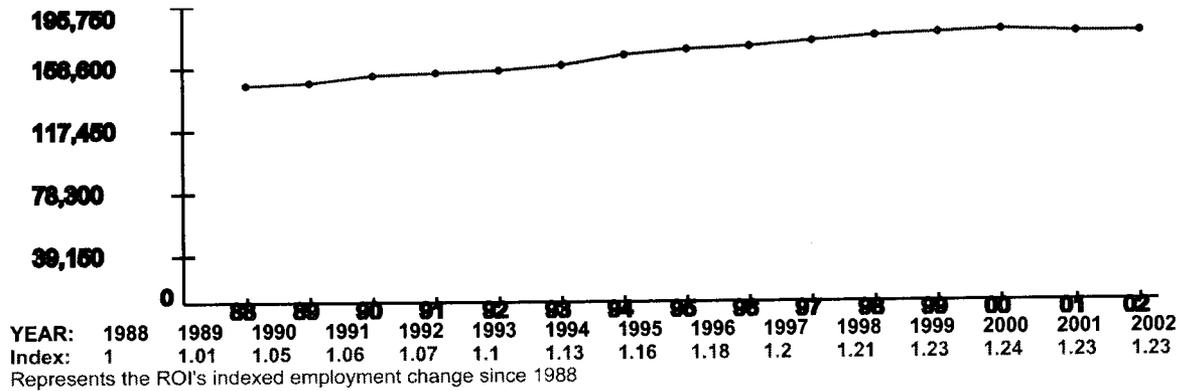
ROI Population (2002):	306,544
ROI Employment (2002):	176,245
Authorized Manpower (2005):	249
Authorized Manpower(2005) / ROI Employment(2002):	0.14%
Total Estimated Job Change:	-246
Total Estimated Job Change / ROI Employment(2002):	-0.14%

Cumulative Job Change (Gain/Loss) Over Time:

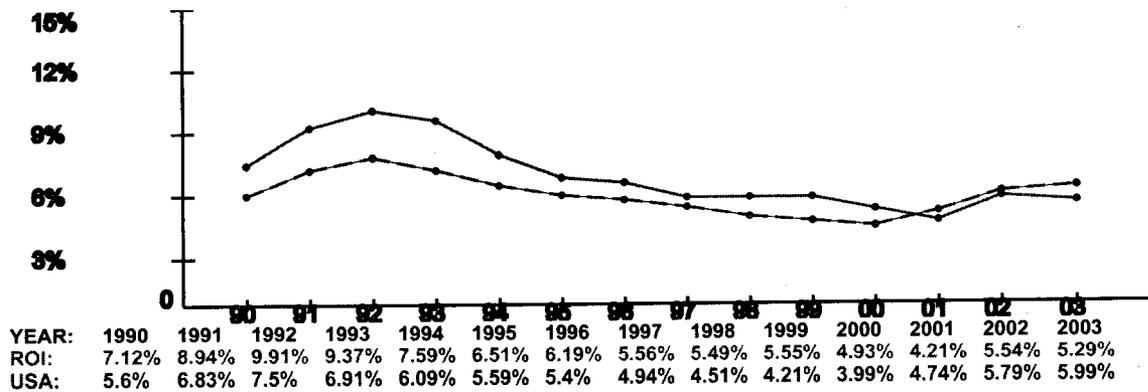


Charleston, WV Metropolitan Statistical Area Trend Data

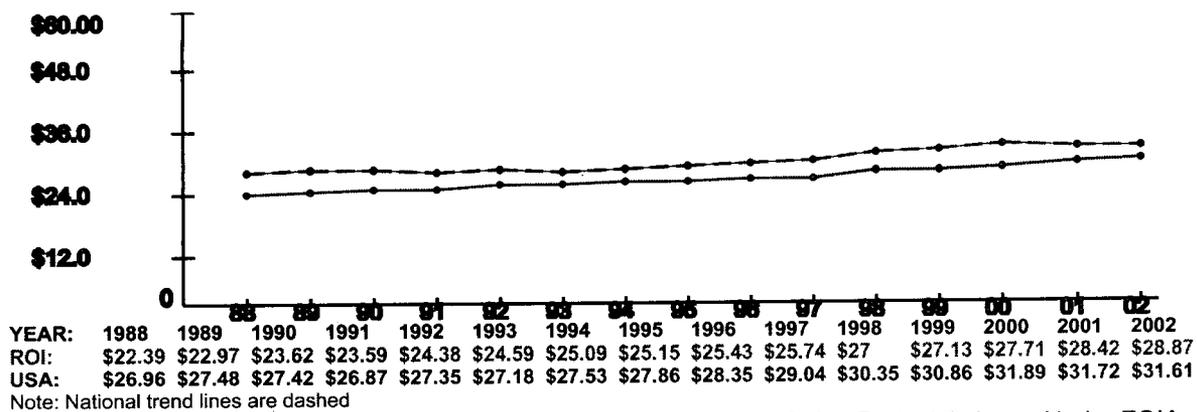
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



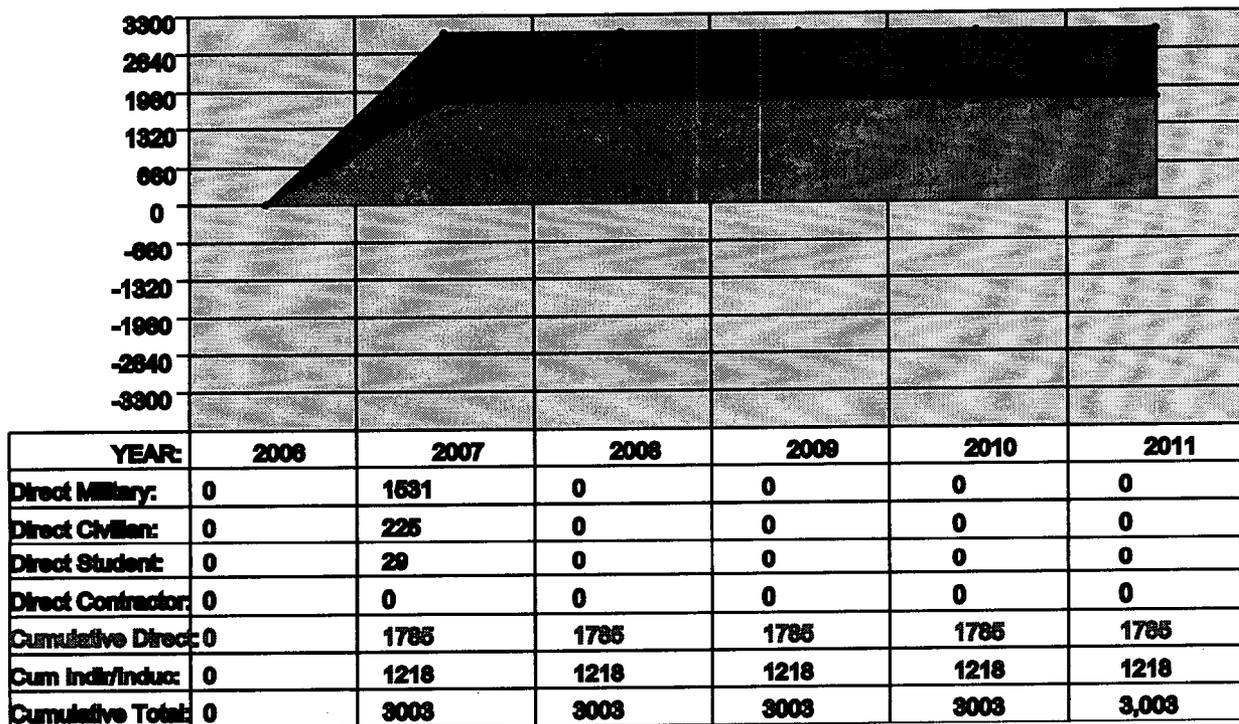
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
 Economic Region of Influence(ROI): Fayetteville, NC Metropolitan Statistical Area
 Base: BRAGG
 Action: Realign 16 PAA AFRC C-130 to, and retain other AF units at Ft Bragg

Overall Economic Impact of Proposed BRAC-05 Action:

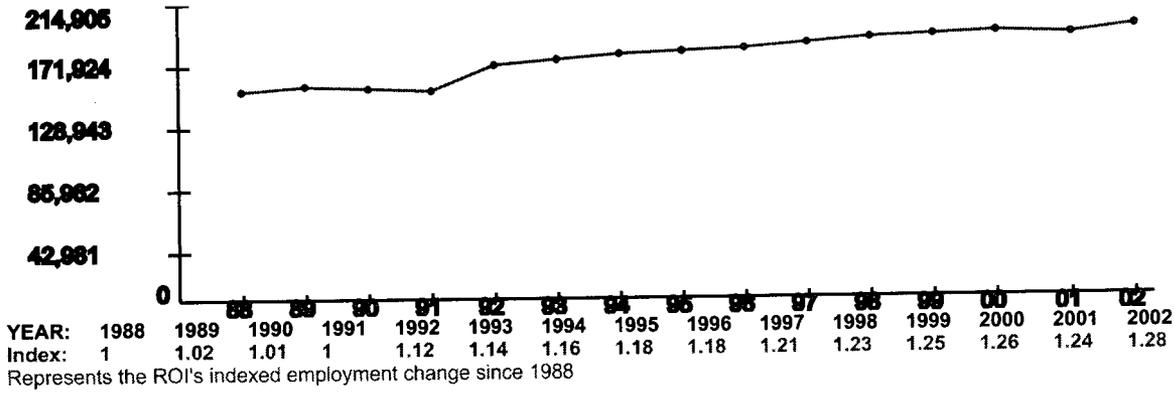
ROI Population (2002):	339,497
ROI Employment (2002):	195,370
Authorized Manpower (2005):	48,081
Authorized Manpower(2005) / ROI Employment(2002):	24.61%
Total Estimated Job Change:	3,003
Total Estimated Job Change / ROI Employment(2002):	1.54%

Cumulative Job Change (Gain/Loss) Over Time:

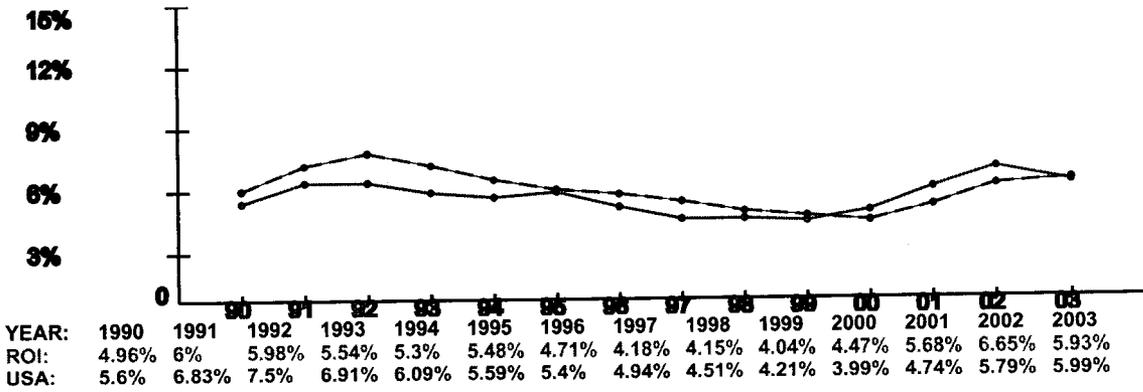


Fayetteville, NC Metropolitan Statistical Area Trend Data

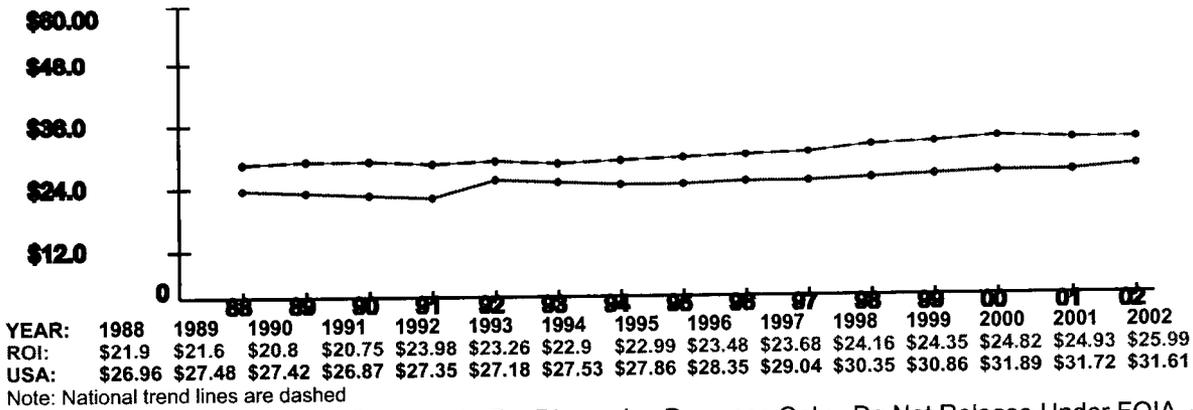
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



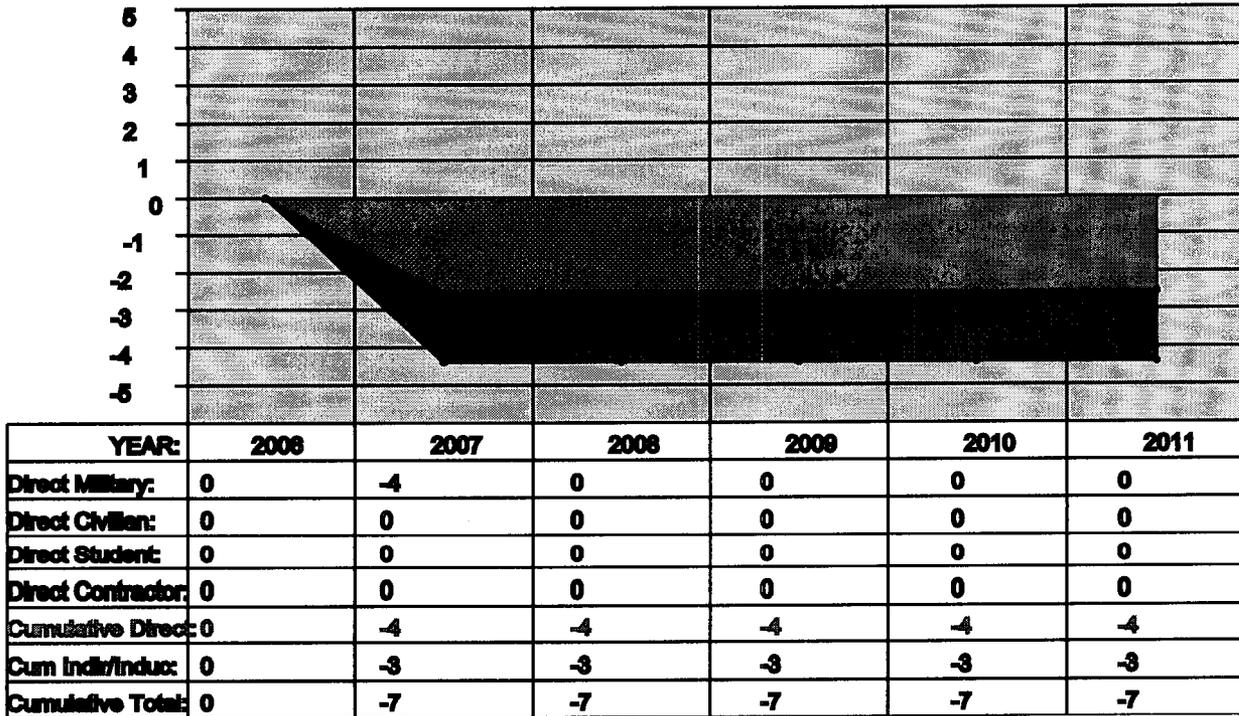
ECONOMIC IMPACT DATA

Scenario: AF Pope (316.3)
 Economic Region of Influence(ROI): Wichita Falls, TX Metropolitan Statistical Area
 Base: Sheppard AFB
 Action: AFRC Associate Unit from Moody

Overall Economic Impact of Proposed BRAC-05 Action:

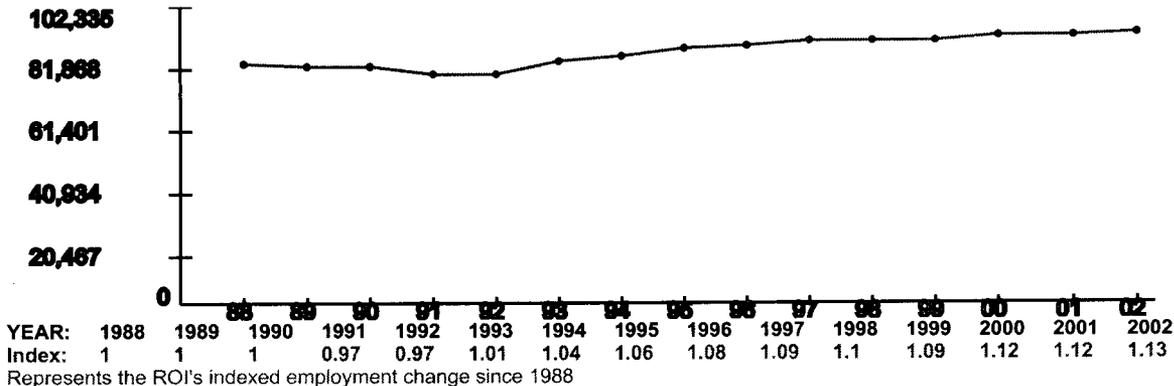
ROI Population (2002):	149,788
ROI Employment (2002):	93,033
Authorized Manpower (2005):	9,123
Authorized Manpower(2005) / ROI Employment(2002):	9.81%
Total Estimated Job Change:	-7
Total Estimated Job Change / ROI Employment(2002):	-0.01%

Cumulative Job Change (Gain/Loss) Over Time:

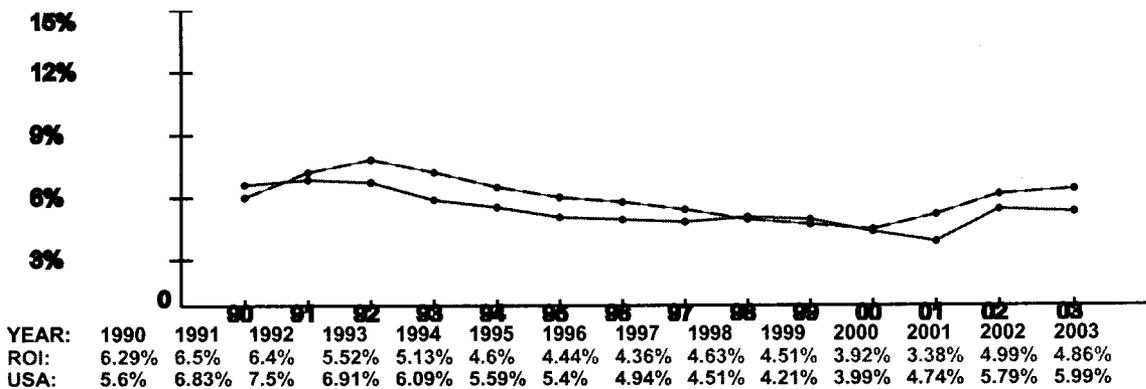


Wichita Falls, TX Metropolitan Statistical Area Trend Data

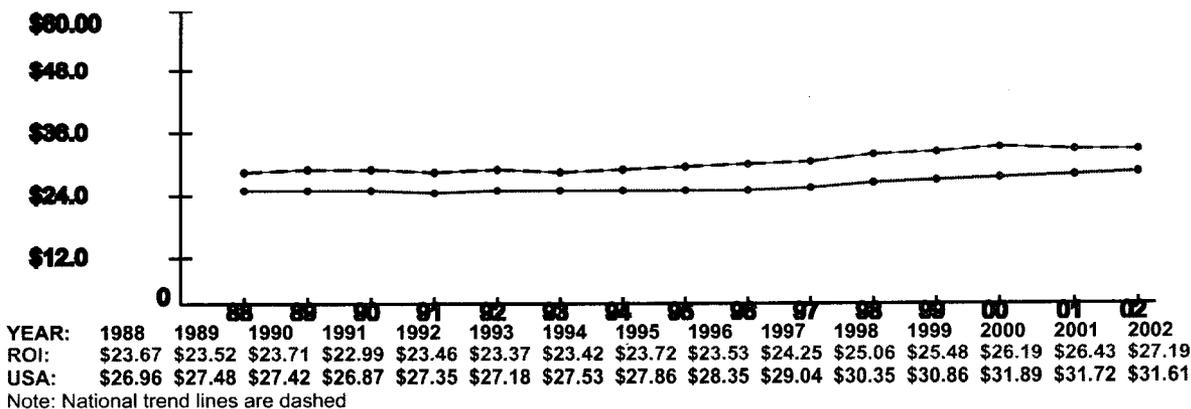
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



Economic Impact Report

This report depicts the economic impact of the following Scenarios:

USAF0130: AF General Mitchell (324)

The data in this report is rolled up by Action

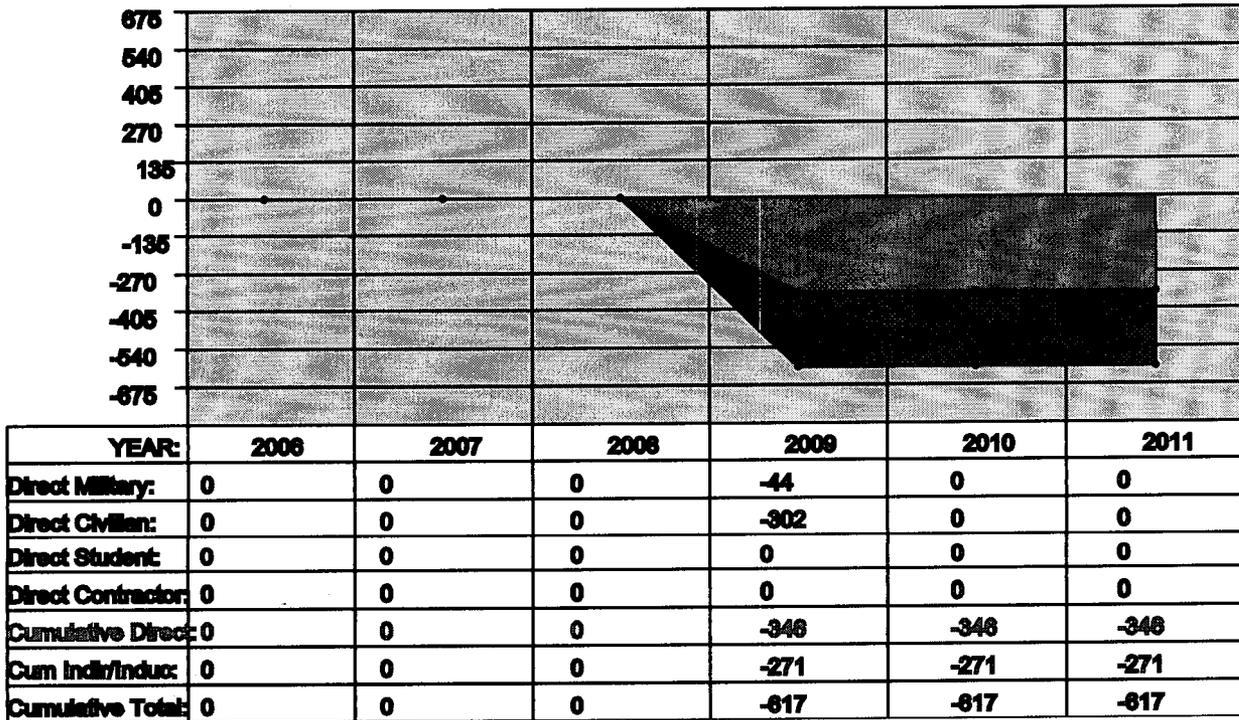
ECONOMIC IMPACT DATA

Scenario: AF General Mitchell (324)
 Economic Region of Influence(ROI): Milwaukee-Waukesha-West Allis, WI Metropolitan Statistical Area
 Base: Gen Mitchell IAP ARS
 Action: 8 C-130H moved from Gen Mitchell

Overall Economic Impact of Proposed BRAC-05 Action:

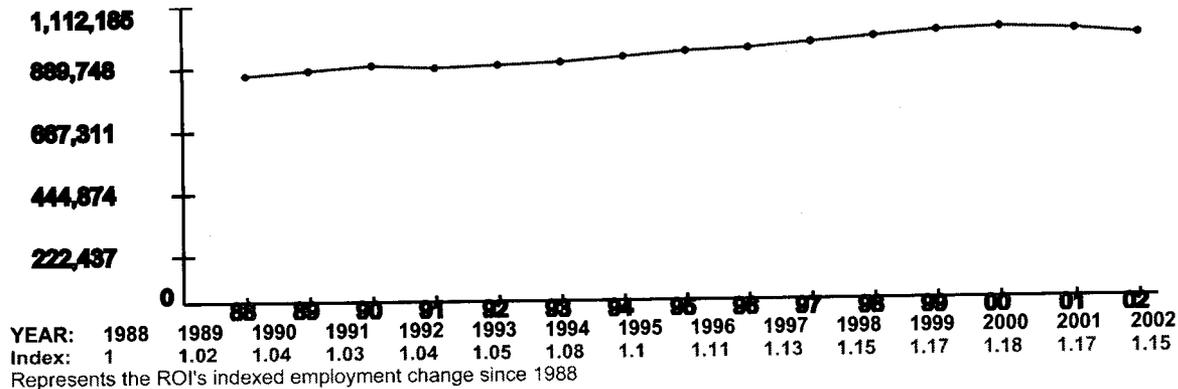
ROI Population (2002):	1,509,818
ROI Employment (2002):	986,431
Authorized Manpower (2005):	337
Authorized Manpower(2005) / ROI Employment(2002):	0.03%
Total Estimated Job Change:	-617
Total Estimated Job Change / ROI Employment(2002):	-0.06%

Cumulative Job Change (Gain/Loss) Over Time:

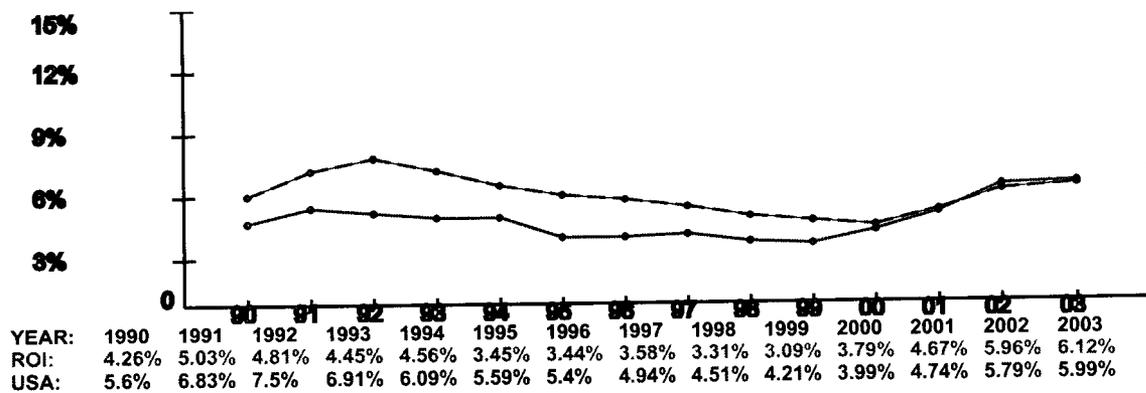


Milwaukee-Waukesha-West Allis, WI Metropolitan Statistical Area Trend Data

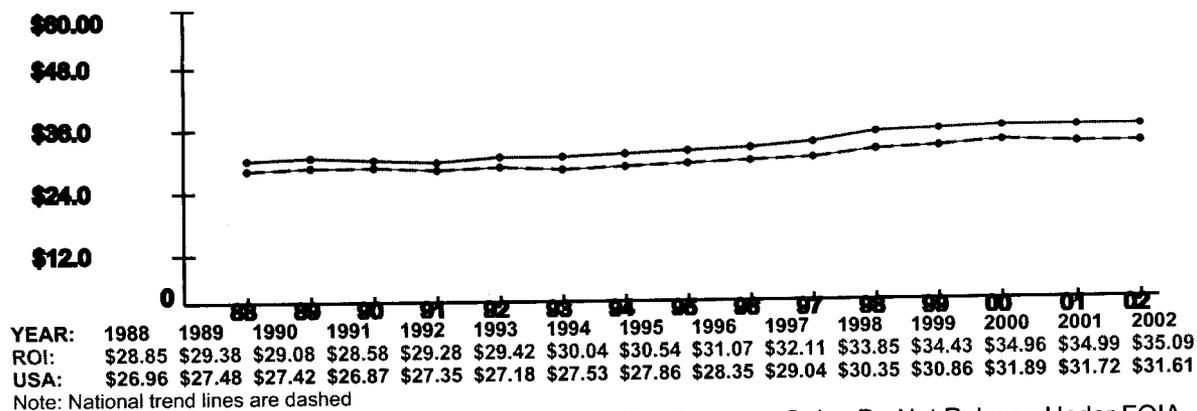
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



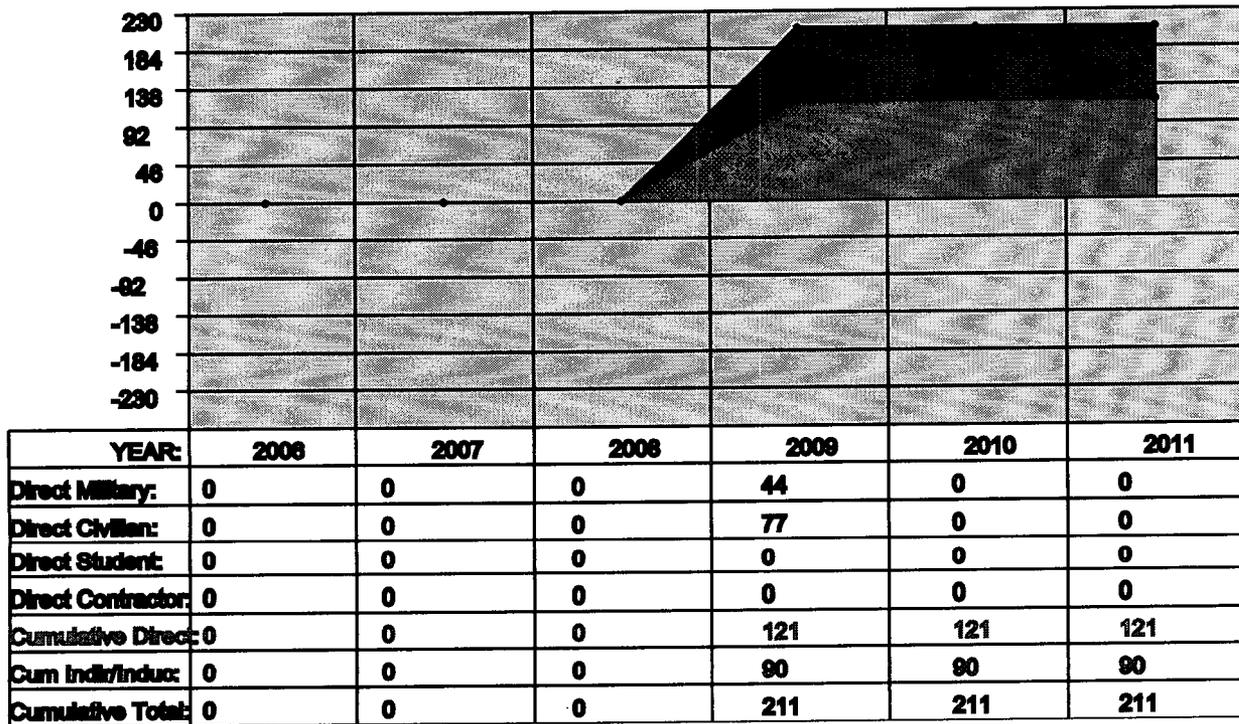
ECONOMIC IMPACT DATA

Scenario: AF General Mitchell (324)
 Economic Region of Influence(ROI): Fayetteville, NC Metropolitan Statistical Area
 Base: Pope AFB
 Action: AFRC Manpower moved to Pope

Overall Economic Impact of Proposed BRAC-05 Action:

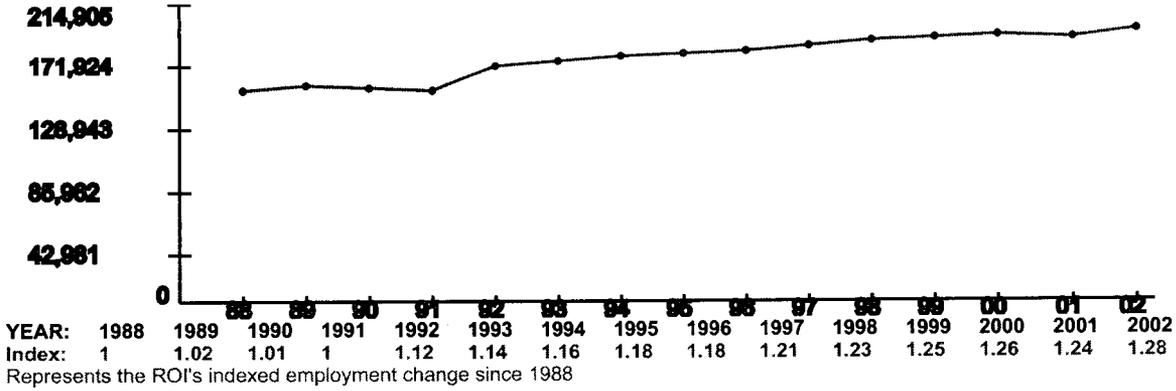
ROI Population (2002):	339,497
ROI Employment (2002):	195,370
Authorized Manpower (2005):	5,760
Authorized Manpower(2005) / ROI Employment(2002):	2.95%
Total Estimated Job Change:	211
Total Estimated Job Change / ROI Employment(2002):	0.11%

Cumulative Job Change (Gain/Loss) Over Time:

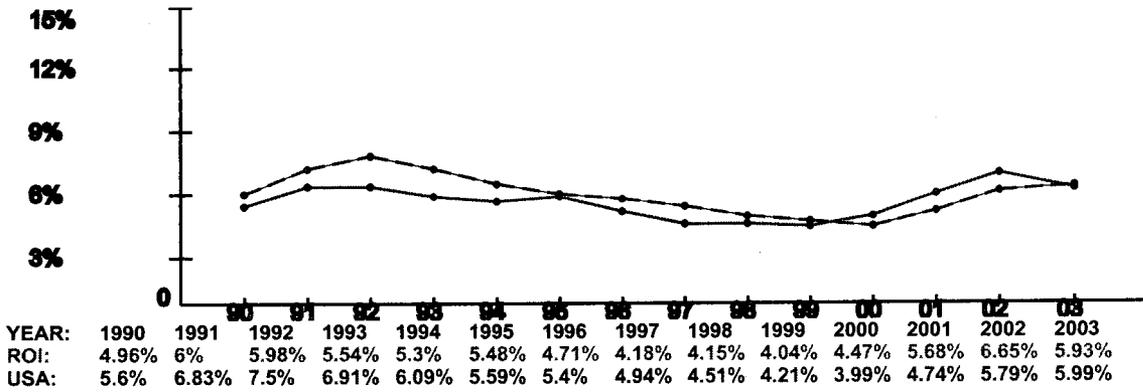


Fayetteville, NC Metropolitan Statistical Area Trend Data

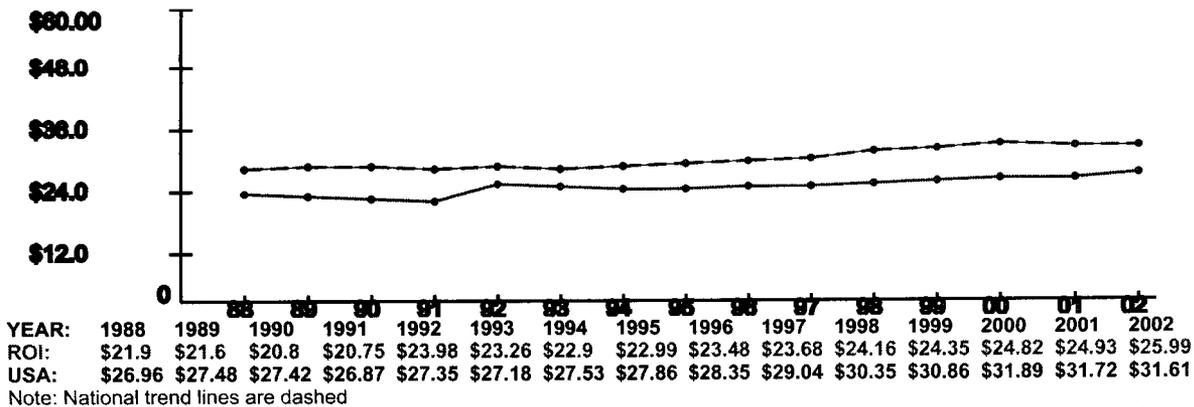
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



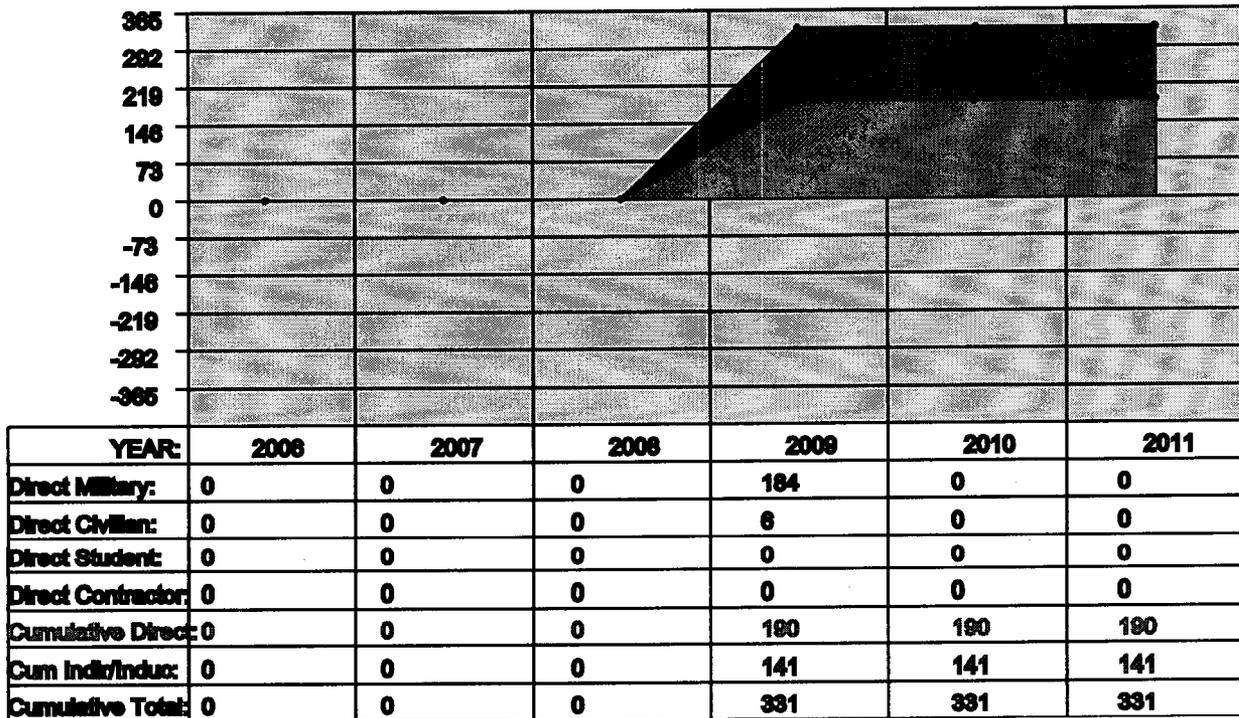
ECONOMIC IMPACT DATA

Scenario: AF General Mitchell (324)
Economic Region of Influence(ROI): Little Rock-North Little Rock, AR Metropolitan Statistical Area
Base: Little Rock AFB
Action: 4 C-130H from Gen Mitchell

Overall Economic Impact of Proposed BRAC-05 Action:

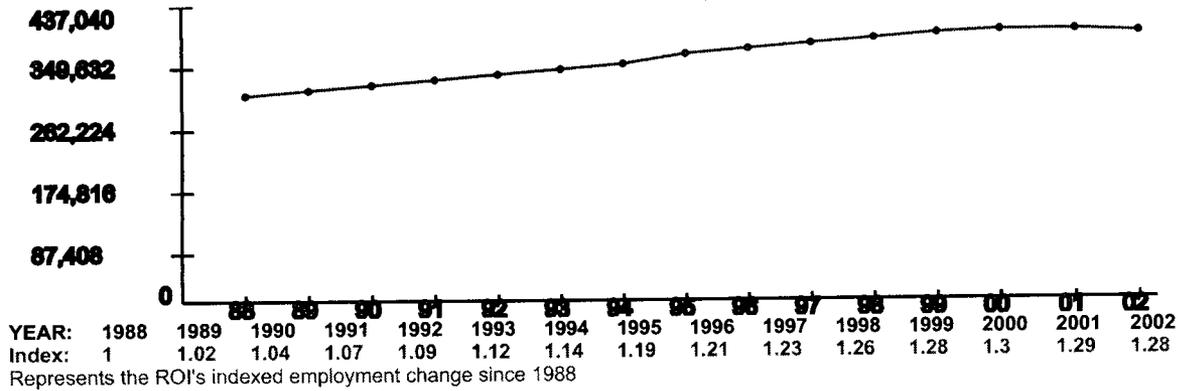
ROI Population (2002):	622,188
ROI Employment (2002):	394,114
Authorized Manpower (2005):	5,489
Authorized Manpower(2005) / ROI Employment(2002):	1.39%
Total Estimated Job Change:	331
Total Estimated Job Change / ROI Employment(2002):	0.08%

Cumulative Job Change (Gain/Loss) Over Time:

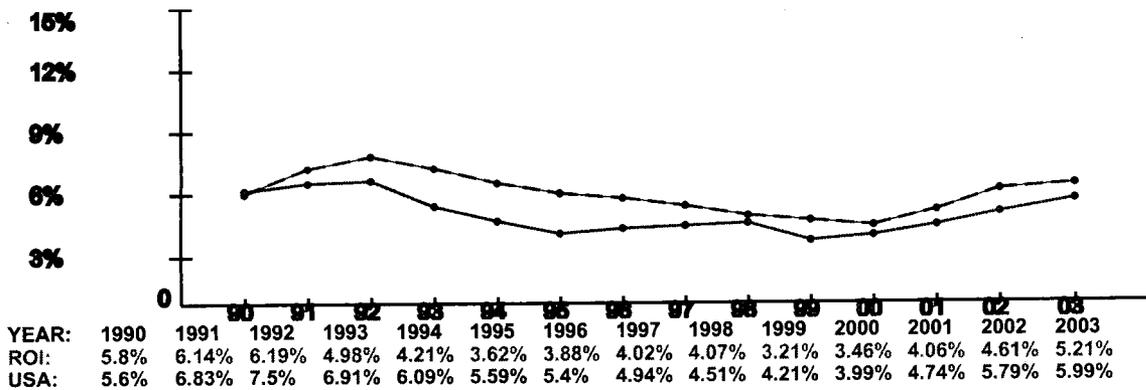


Little Rock-North Little Rock, AR Metropolitan Statistical Area Trend Data

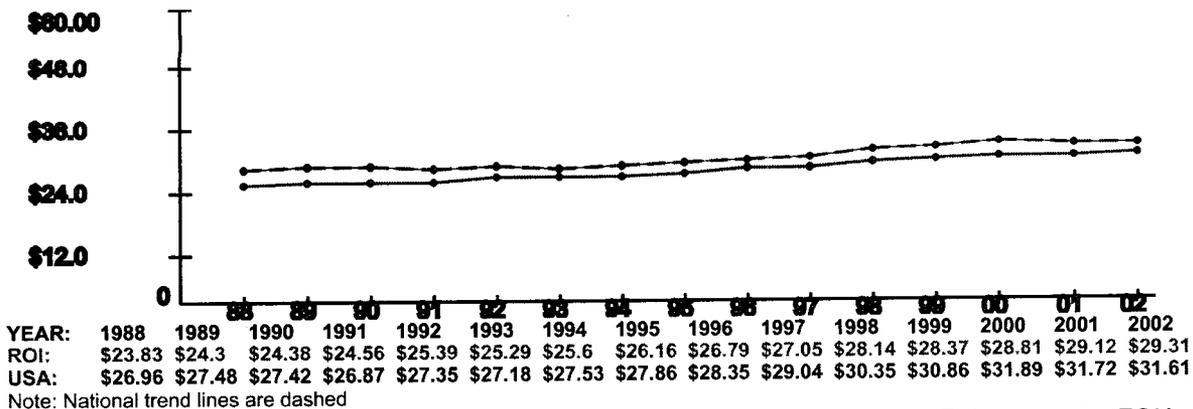
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



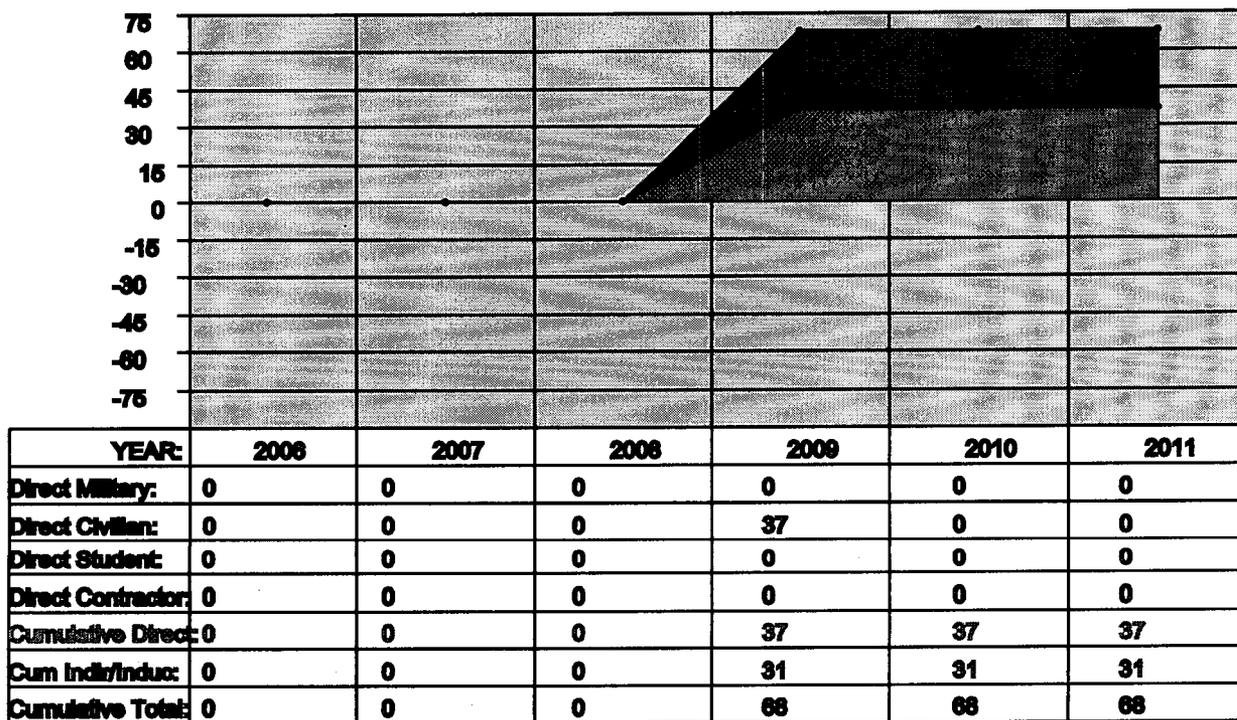
ECONOMIC IMPACT DATA

Scenario: AF General Mitchell (324)
 Economic Region of Influence(ROI): Atlanta-Sandy Springs-Marietta, GA Metropolitan Statistical Area
 Base: Dobbins ARB
 Action: 4 C-130H moved from Gen Mitchell

Overall Economic Impact of Proposed BRAC-05 Action:

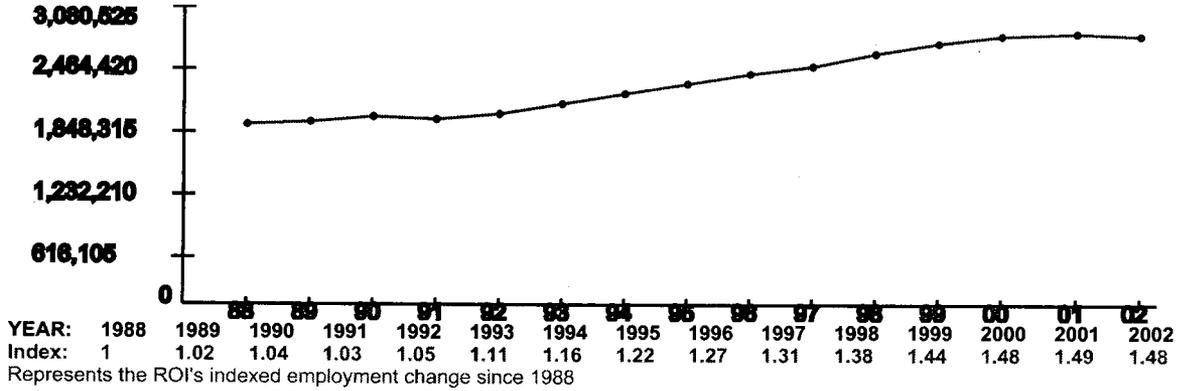
ROI Population (2002): 4,509,540
 ROI Employment (2002): 2,777,548
 Authorized Manpower (2005): 873
 Authorized Manpower(2005) / ROI Employment(2002): 0.03%
 Total Estimated Job Change: 68
 Total Estimated Job Change / ROI Employment(2002): 0%

Cumulative Job Change (Gain/Loss) Over Time:

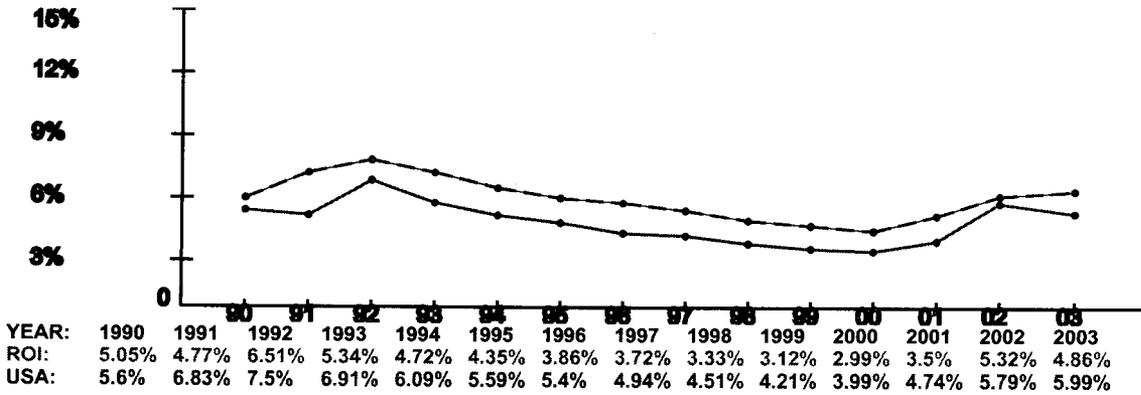


Atlanta-Sandy Springs-Marietta, GA Metropolitan Statistical Area Trend Data

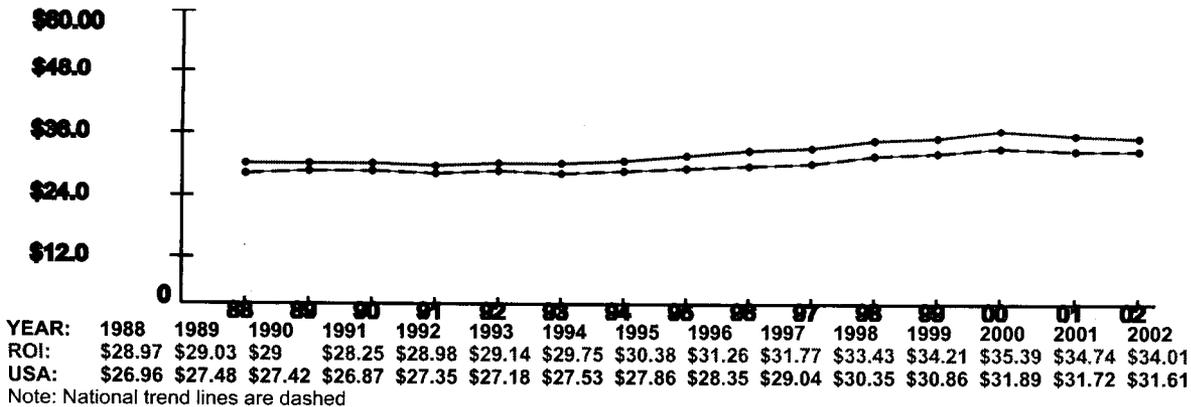
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



Economic Impact Report

This report depicts the economic impact of the following Scenarios:

USA-0225: AFRCs Dallas/Fort Worth area

The data in this report is rolled up by Action

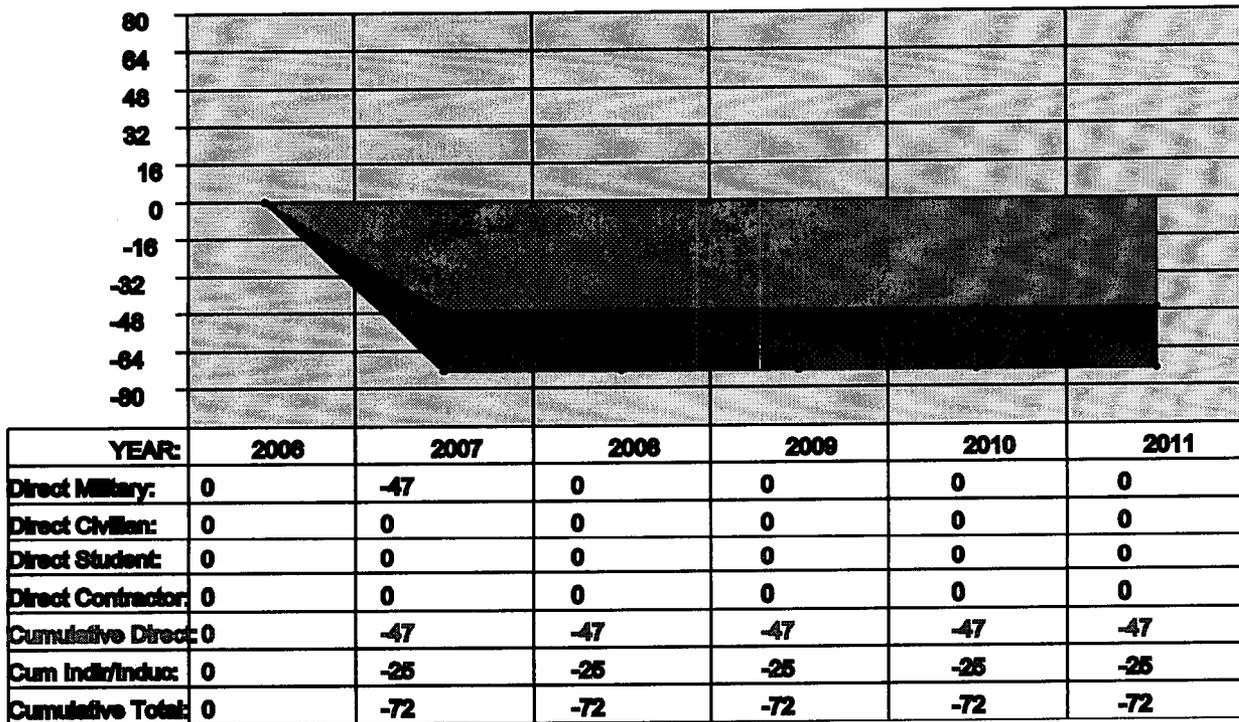
ECONOMIC IMPACT DATA

Scenario: AFRCs Dallas/Fort Worth area
 Economic Region of Influence(ROI): Dallas-Plano-Irving, TX Metropolitan Division
 Base: DALLAS READINESS CENTER 1
 Action: Grand Prairie - Calif Crossing

Overall Economic Impact of Proposed BRAC-05 Action:

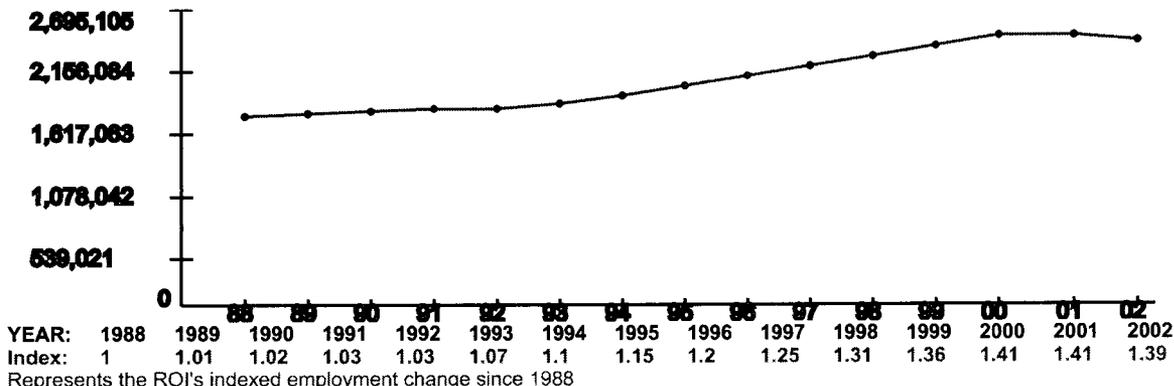
ROI Population (2002):	3,666,211
ROI Employment (2002):	2,410,769
Authorized Manpower (2005):	106
Authorized Manpower(2005) / ROI Employment(2002):	0%
Total Estimated Job Change:	-72
Total Estimated Job Change / ROI Employment(2002):	-0%

Cumulative Job Change (Gain/Loss) Over Time:

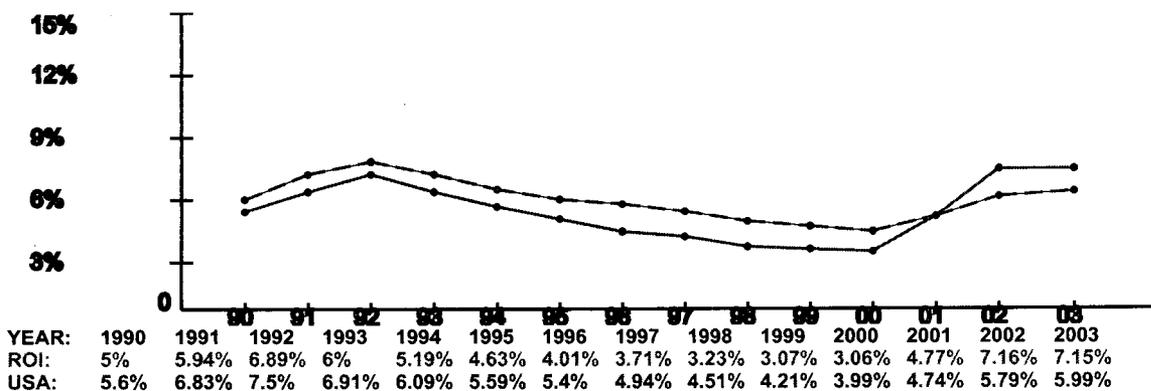


Dallas-Plano-Irving, TX Metropolitan Division Trend Data

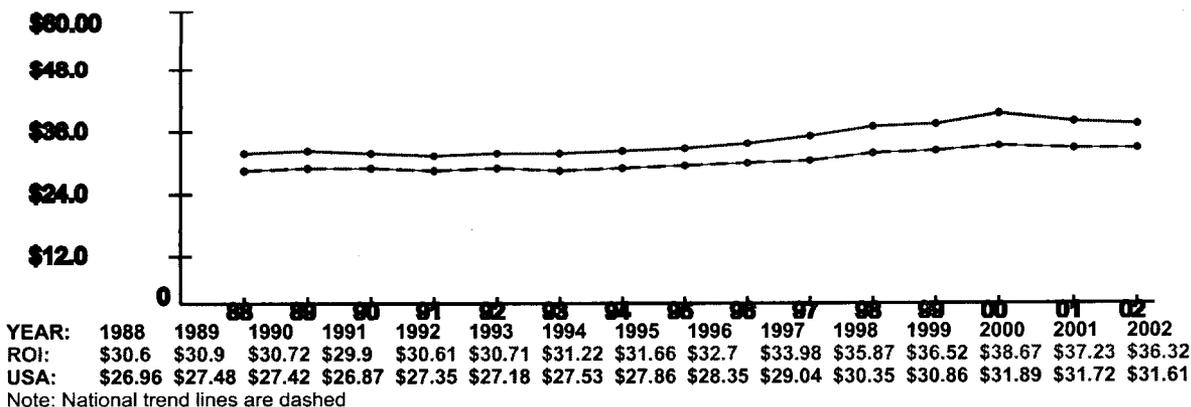
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



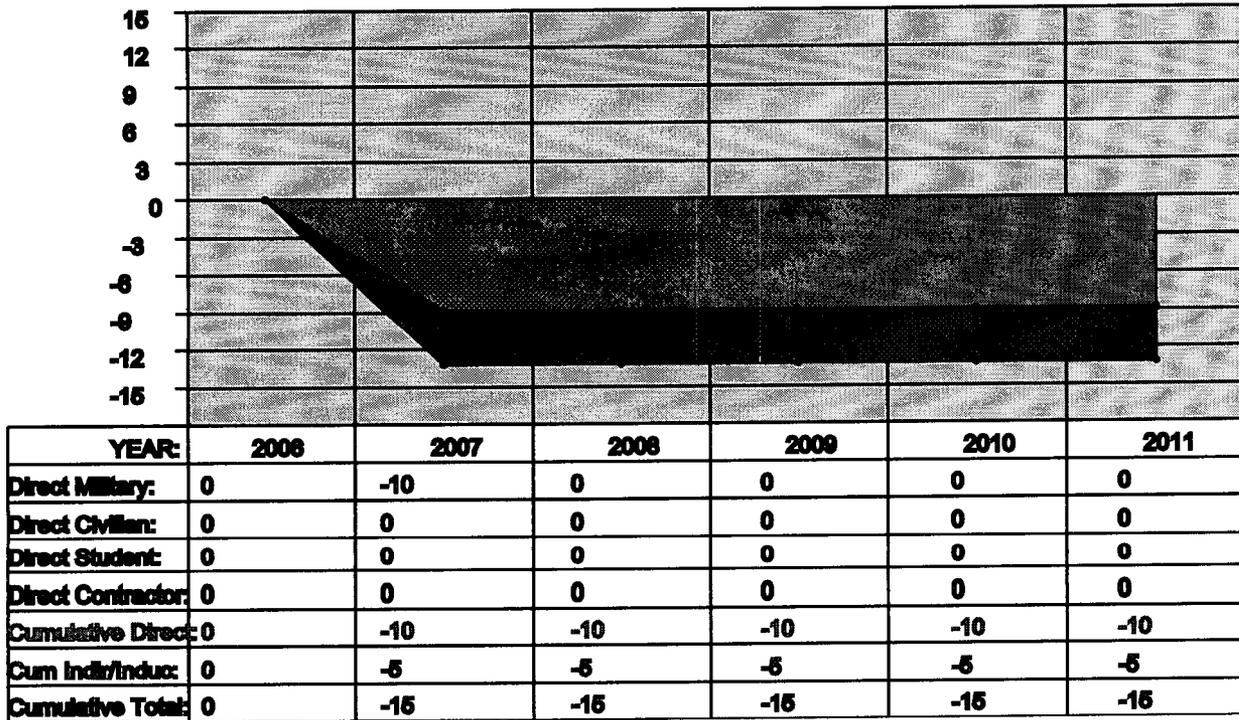
ECONOMIC IMPACT DATA

Scenario: AFRCs Dallas/Fort Worth area
 Economic Region of Influence(ROI): Lufkin, TX Micropolitan Statistical Area
 Base: LUFKIN USARC
 Action: Lufkin USARC

Overall Economic Impact of Proposed BRAC-05 Action:

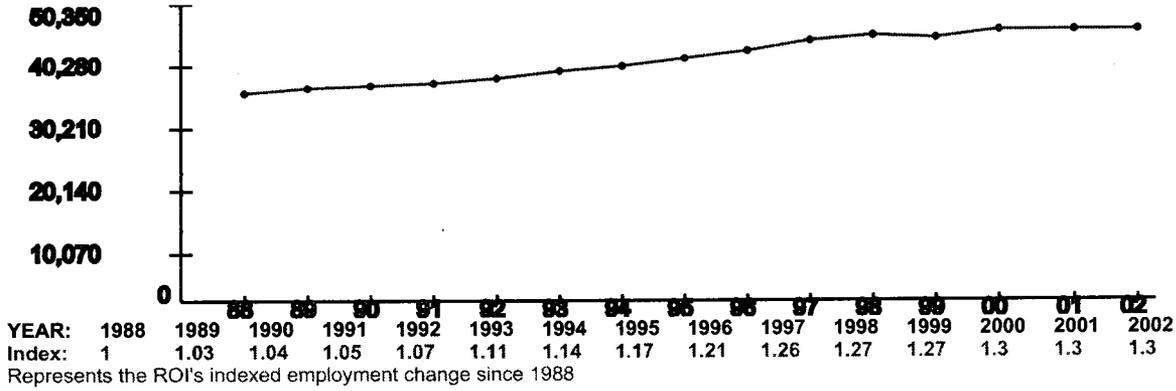
ROI Population (2002): 80,373
 ROI Employment (2002): 45,773
 Authorized Manpower (2005): 53
 Authorized Manpower(2005) / ROI Employment(2002): 0.12%
 Total Estimated Job Change: -15
 Total Estimated Job Change / ROI Employment(2002): -0.03%

Cumulative Job Change (Gain/Loss) Over Time:

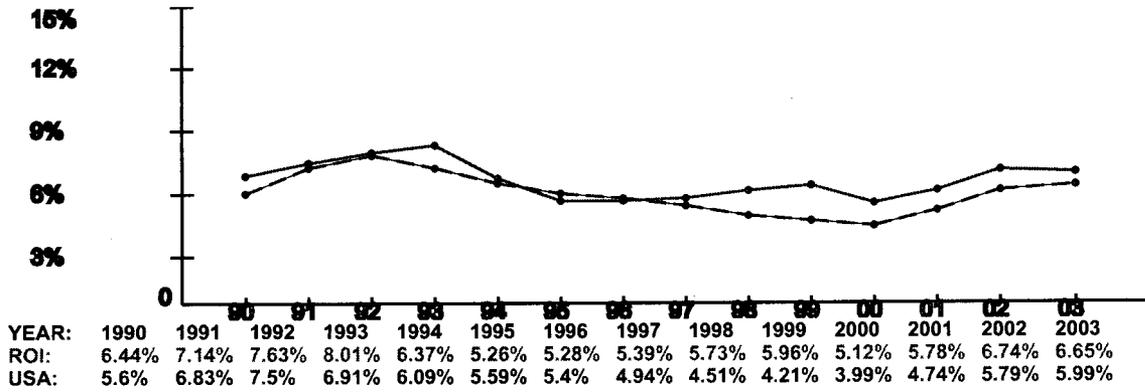


Lufkin, TX Micropolitan Statistical Area Trend Data

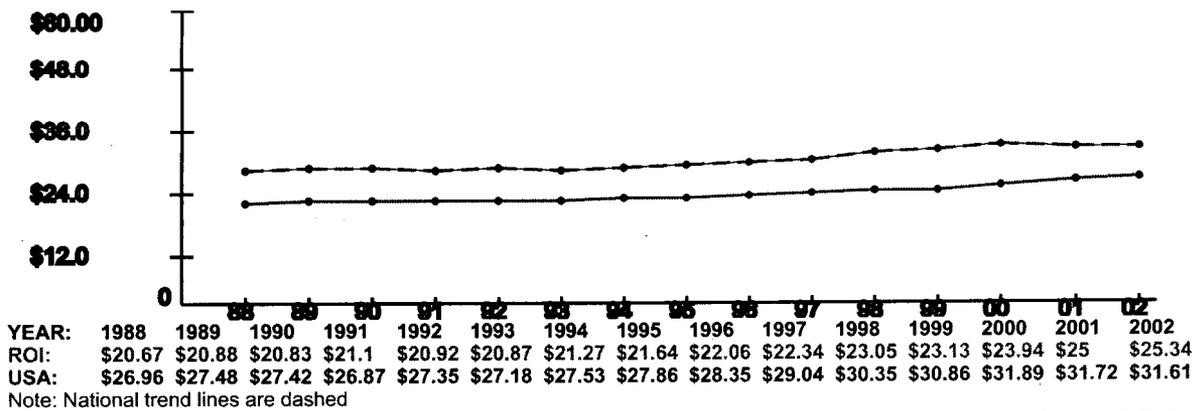
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



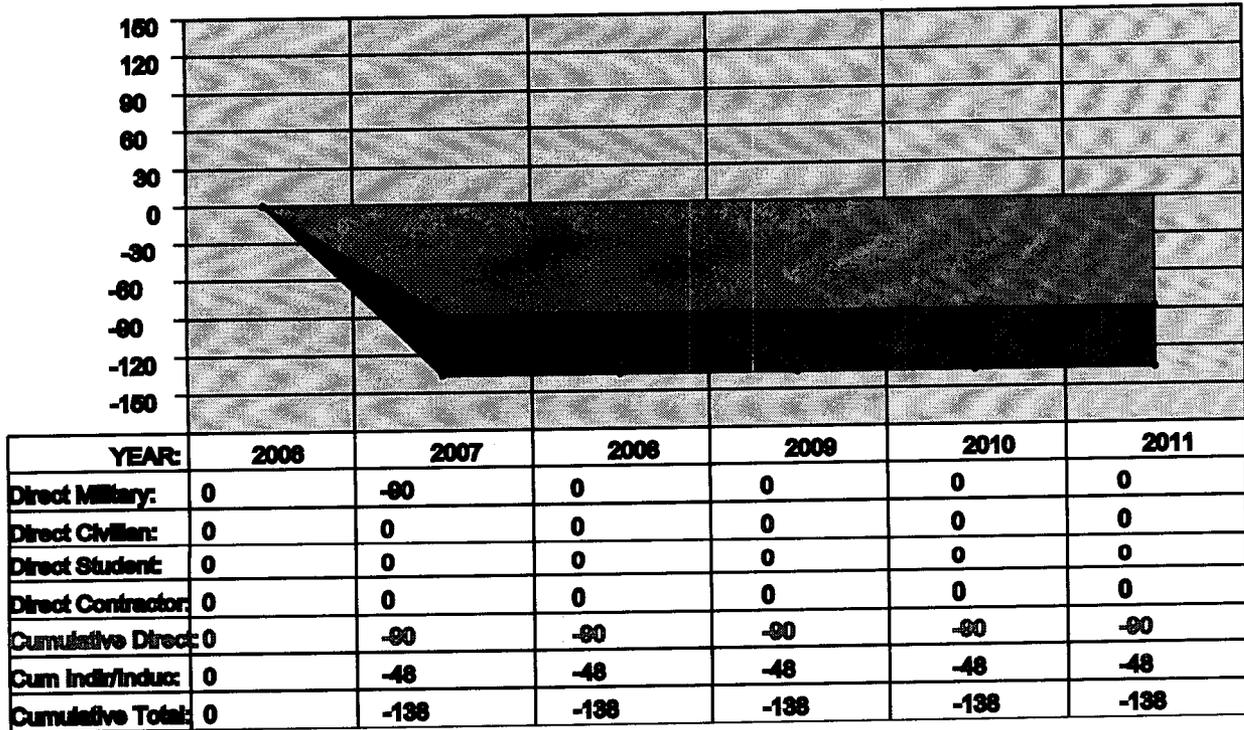
ECONOMIC IMPACT DATA

Scenario: AFRCs Dallas/Fort Worth area
Economic Region of Influence(ROI): Dallas-Plano-Irving, TX Metropolitan Division
Base: DALLAS READINESS CENTER 1
Action: Seagoville - Guard Drive

Overall Economic Impact of Proposed BRAC-05 Action:

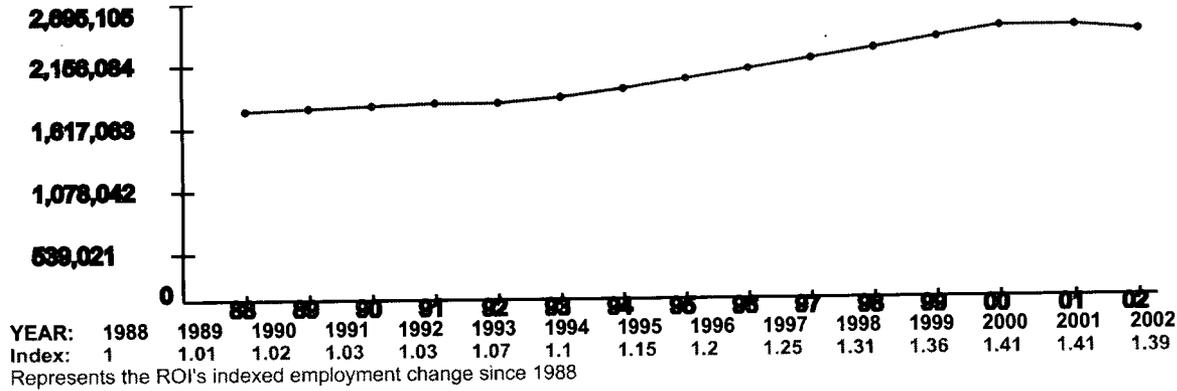
ROI Population (2002):	3,666,211
ROI Employment (2002):	2,410,769
Authorized Manpower (2005):	106
Authorized Manpower(2005) / ROI Employment(2002):	0%
Total Estimated Job Change:	-138
Total Estimated Job Change / ROI Employment(2002):	-0.01%

Cumulative Job Change (Gain/Loss) Over Time:

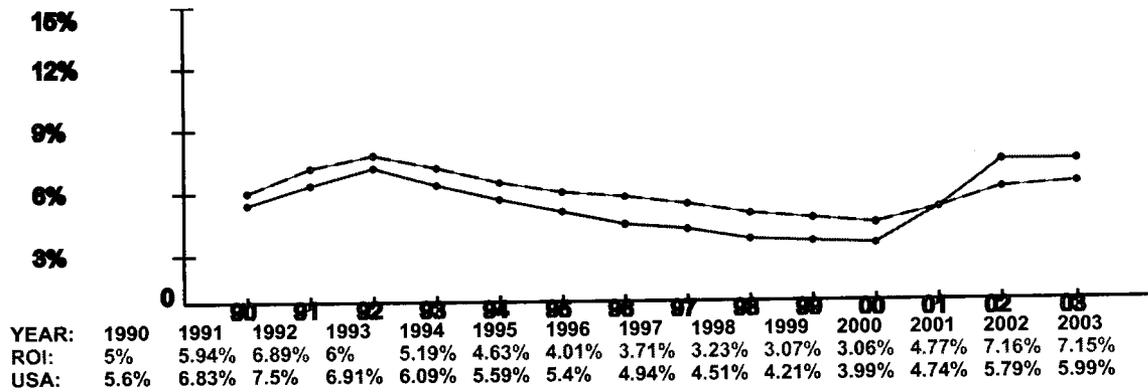


Dallas-Plano-Irving, TX Metropolitan Division Trend Data

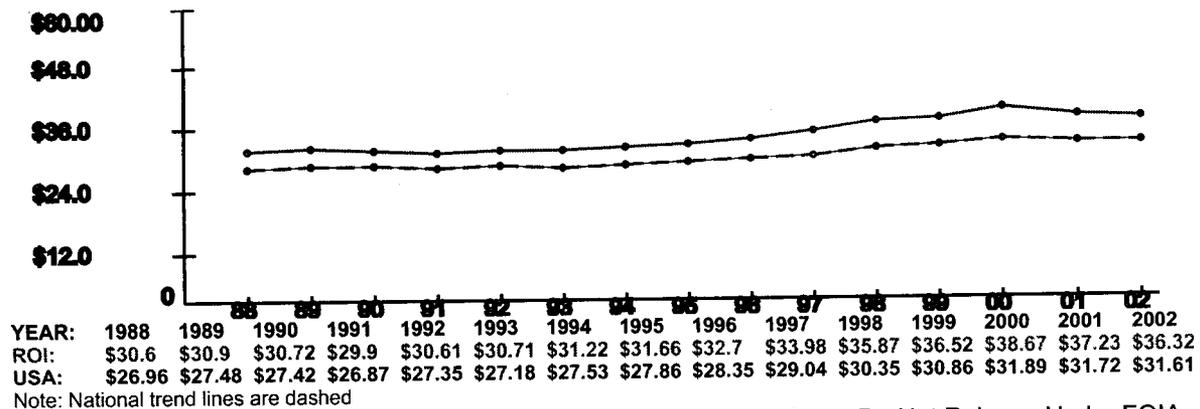
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



Economic Impact Report

This report depicts the economic impact of the following Scenarios:

DON-0048: NRC Lubbock, TX

The data in this report is rolled up by Action

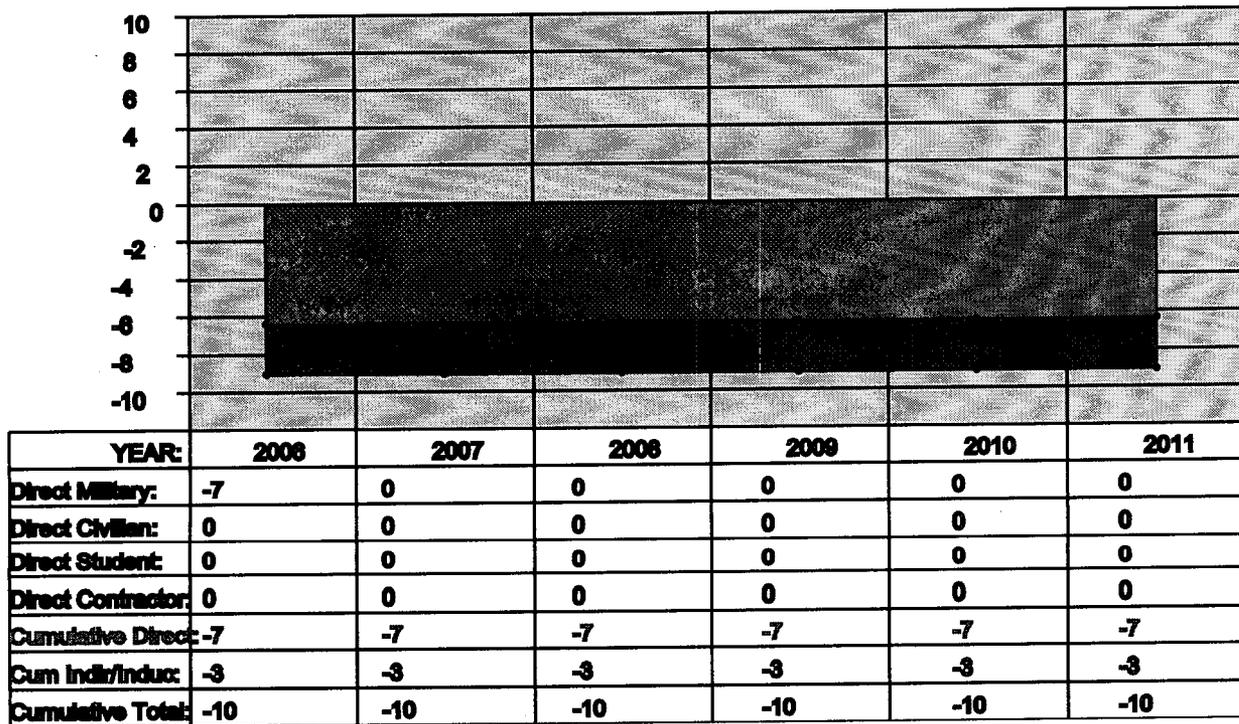
ECONOMIC IMPACT DATA

Scenario: NRC Lubbock, TX
 Economic Region of Influence(ROI): Lubbock, TX Metropolitan Statistical Area
 Base: NRC LUBBOCK TX
 Action: Close NRC Lubbock, TX

Overall Economic Impact of Proposed BRAC-05 Action:

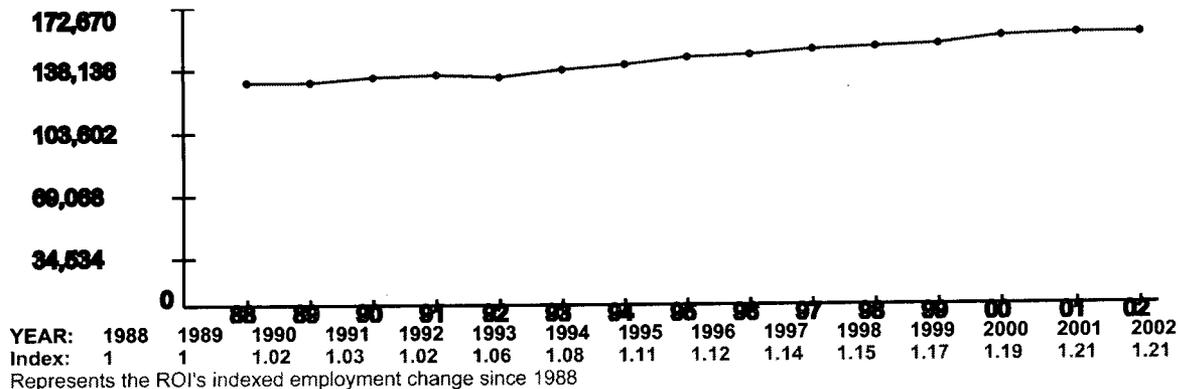
ROI Population (2002):	254,327
ROI Employment (2002):	156,975
Authorized Manpower (2005):	7
Authorized Manpower(2005) / ROI Employment(2002):	0%
Total Estimated Job Change:	-10
Total Estimated Job Change / ROI Employment(2002):	-0.01%

Cumulative Job Change (Gain/Loss) Over Time:

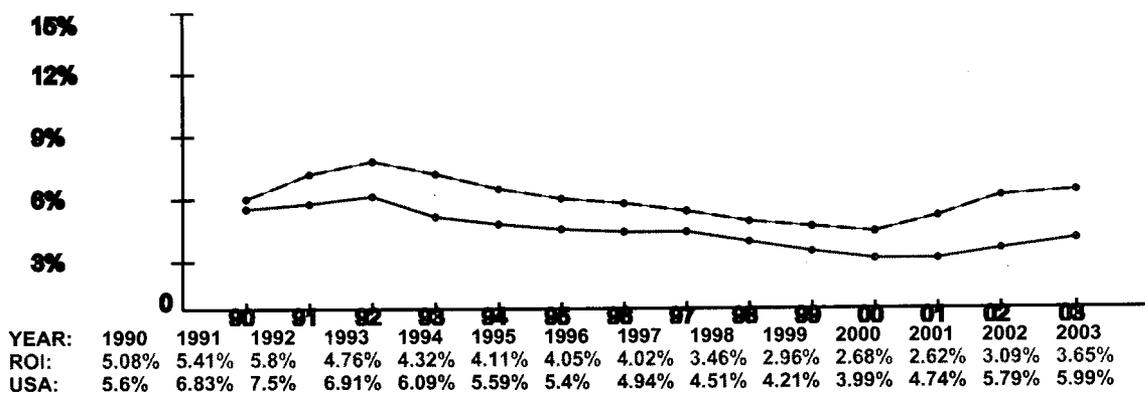


Lubbock, TX Metropolitan Statistical Area Trend Data

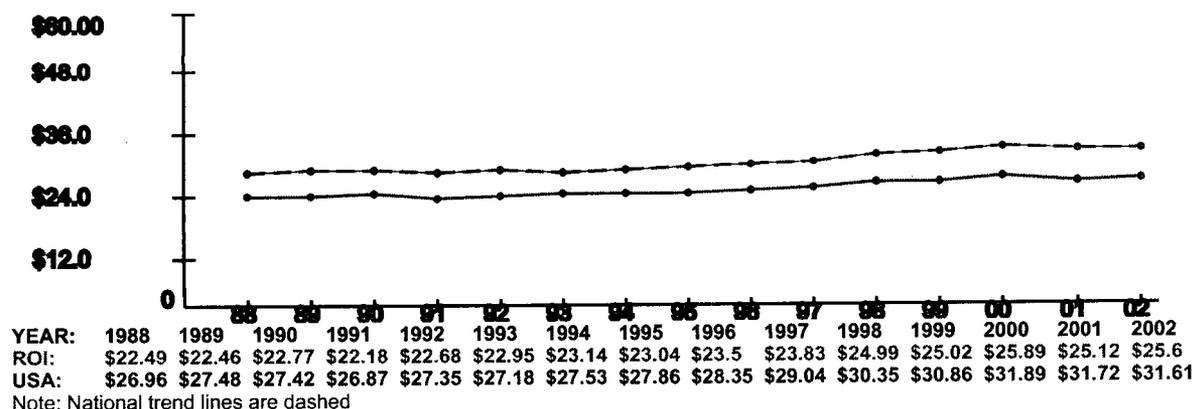
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



Economic Impact Report

This report depicts the economic impact of the following Scenarios:

HSA-0010R: Joint Bases

The data in this report is rolled up by Action

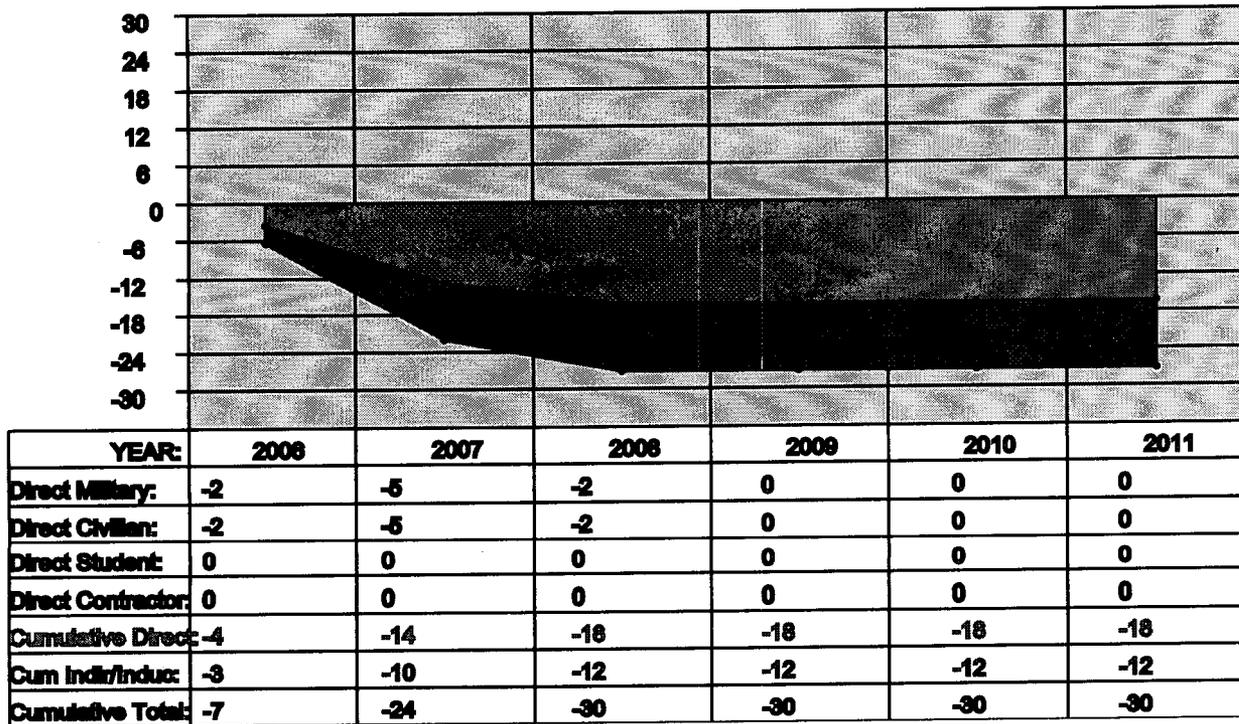
ECONOMIC IMPACT DATA

Scenario: Joint Bases
 Economic Region of Influence(ROI): Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division
 Base: CO HQBN HQMC
 Action: Consolidation

Overall Economic Impact of Proposed BRAC-05 Action:

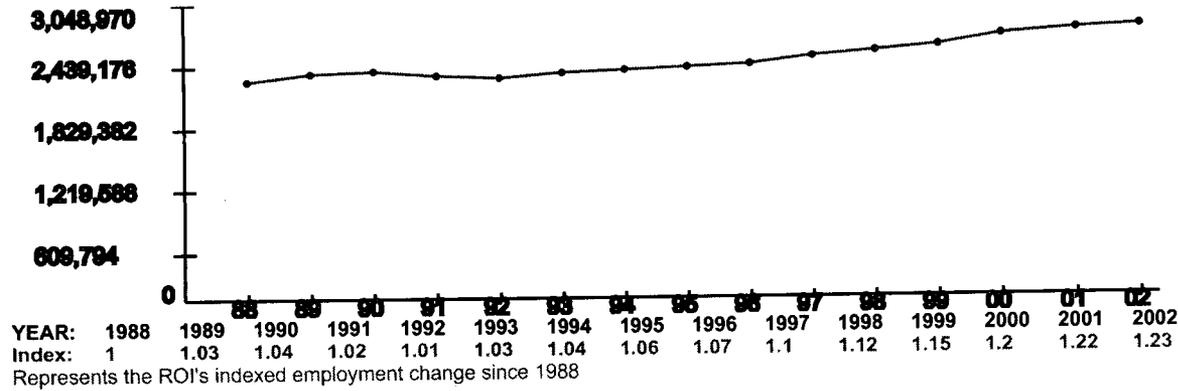
ROI Population (2002): 3,895,337
 ROI Employment (2002): 2,771,791
 Authorized Manpower (2005): 278
 Authorized Manpower(2005) / ROI Employment(2002): 0.01%
 Total Estimated Job Change: -30
 Total Estimated Job Change / ROI Employment(2002): -0%

Cumulative Job Change (Gain/Loss) Over Time:

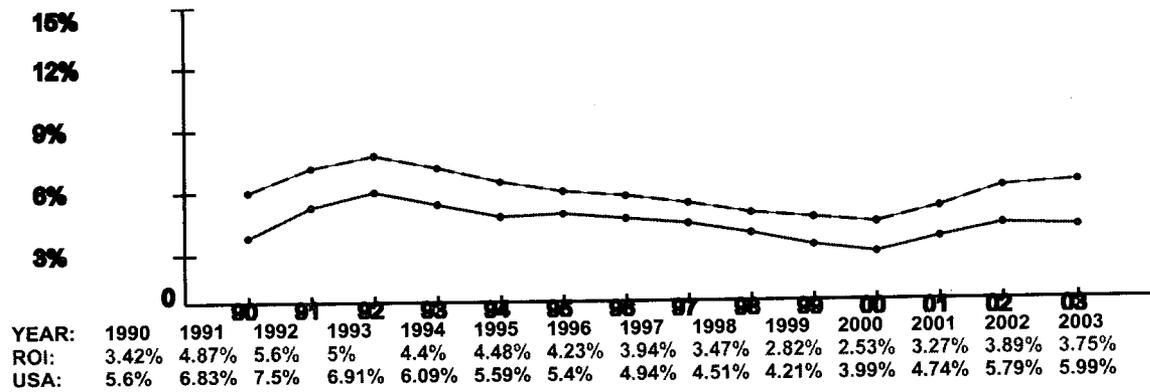


Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division Trend Data

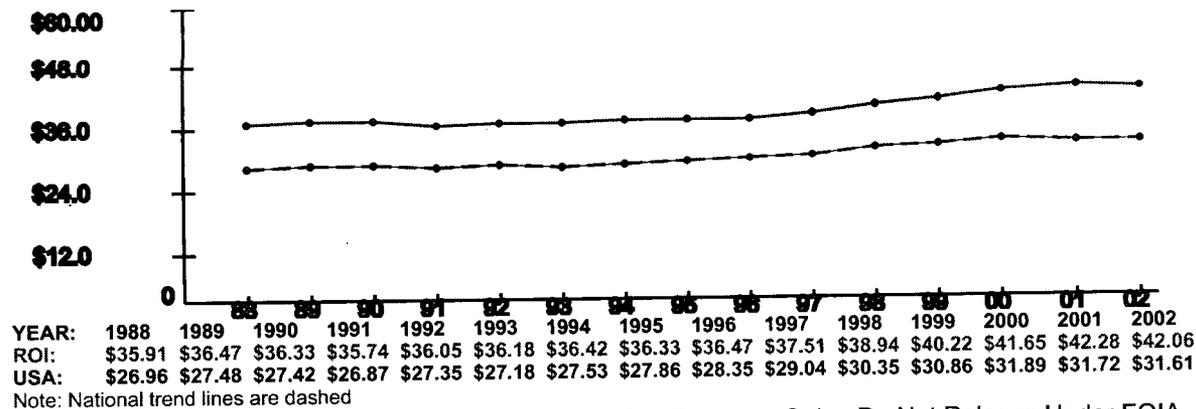
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



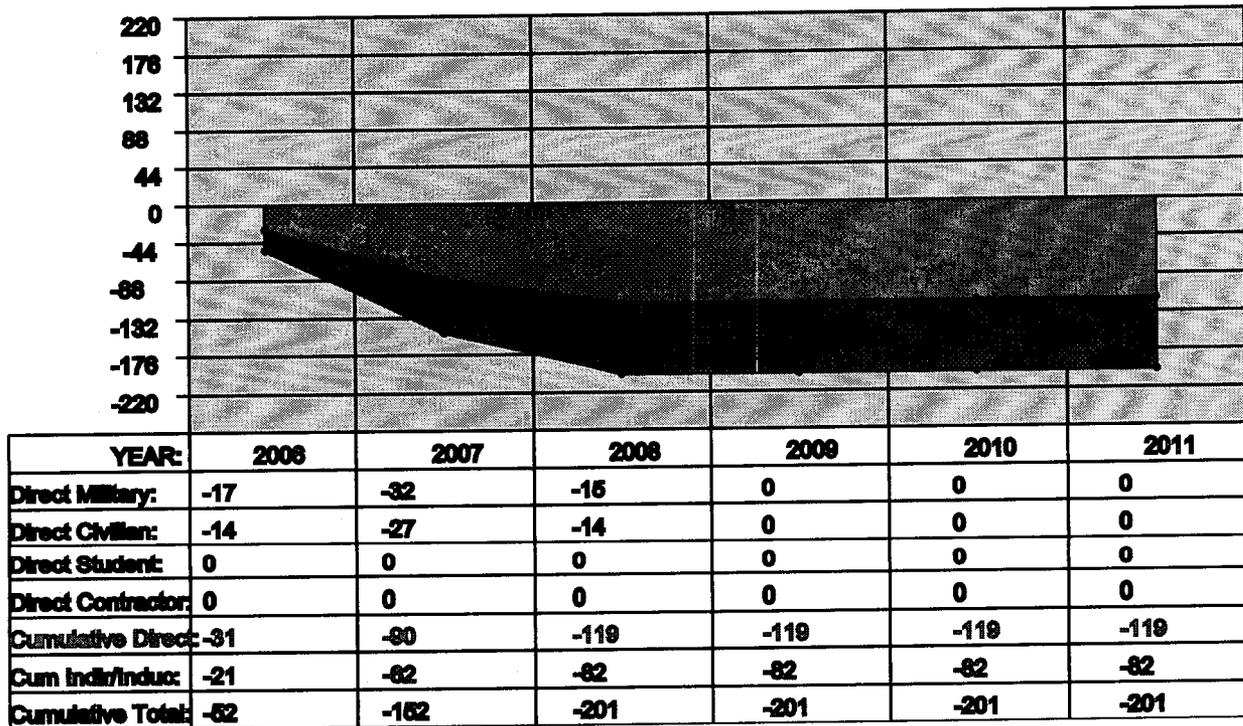
ECONOMIC IMPACT DATA

Scenario: Joint Bases
 Economic Region of Influence(ROI): Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division
 Base: Bolling AFB
 Action: Consolidation

Overall Economic Impact of Proposed BRAC-05 Action:

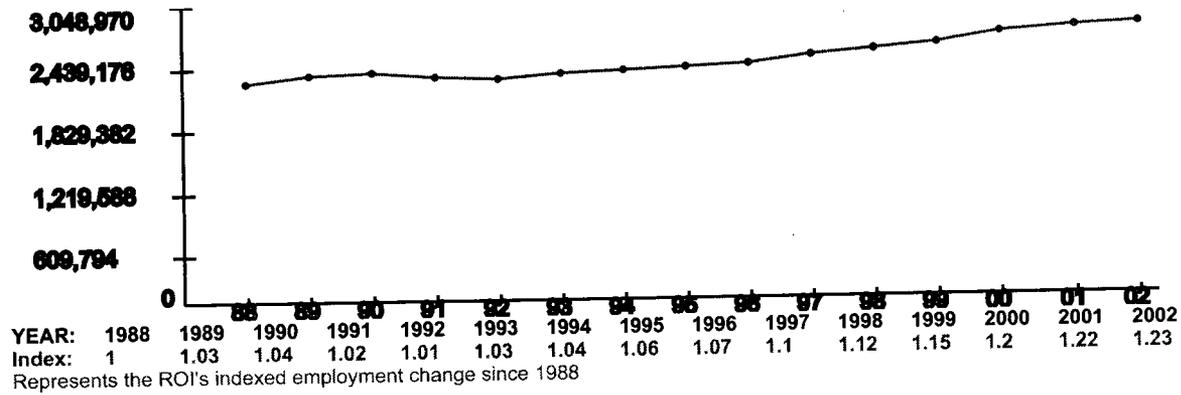
ROI Population (2002):	3,895,337
ROI Employment (2002):	2,771,791
Authorized Manpower (2005):	2,659
Authorized Manpower(2005) / ROI Employment(2002):	0.1%
Total Estimated Job Change:	-201
Total Estimated Job Change / ROI Employment(2002):	-0.01%

Cumulative Job Change (Gain/Loss) Over Time:

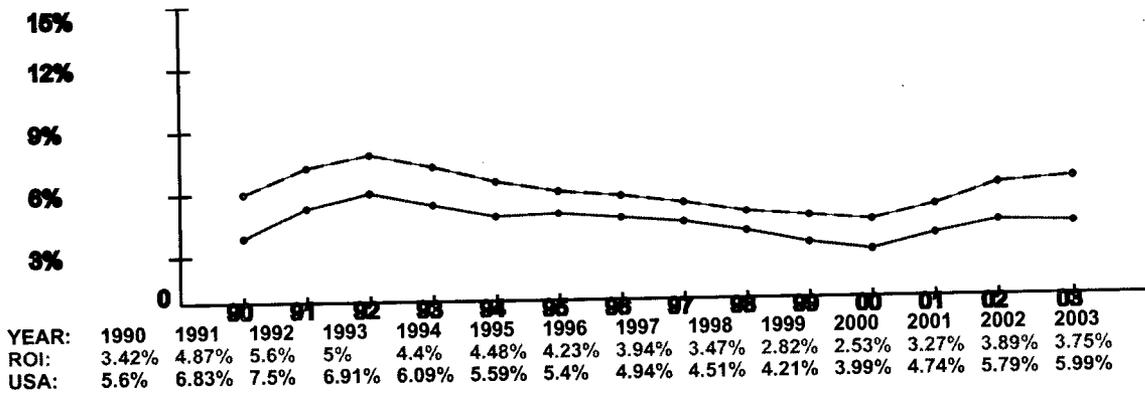


Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division Trend Data

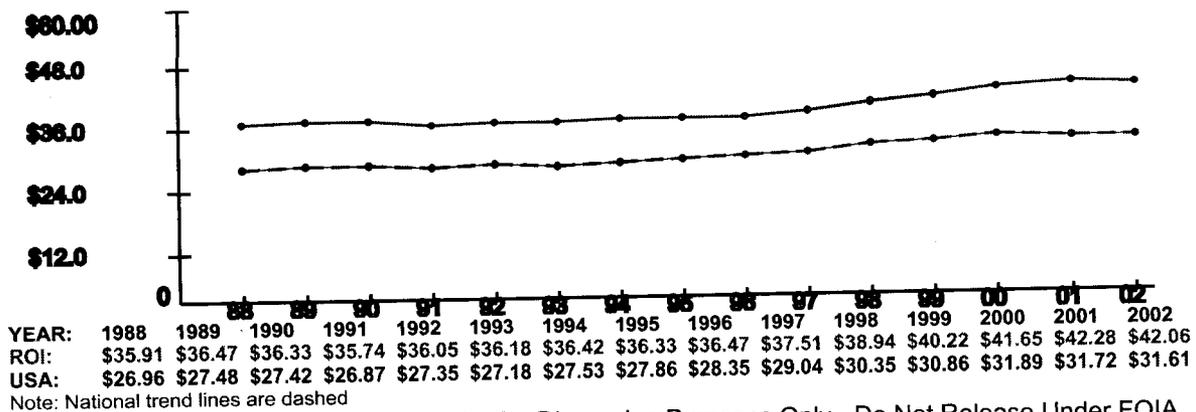
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



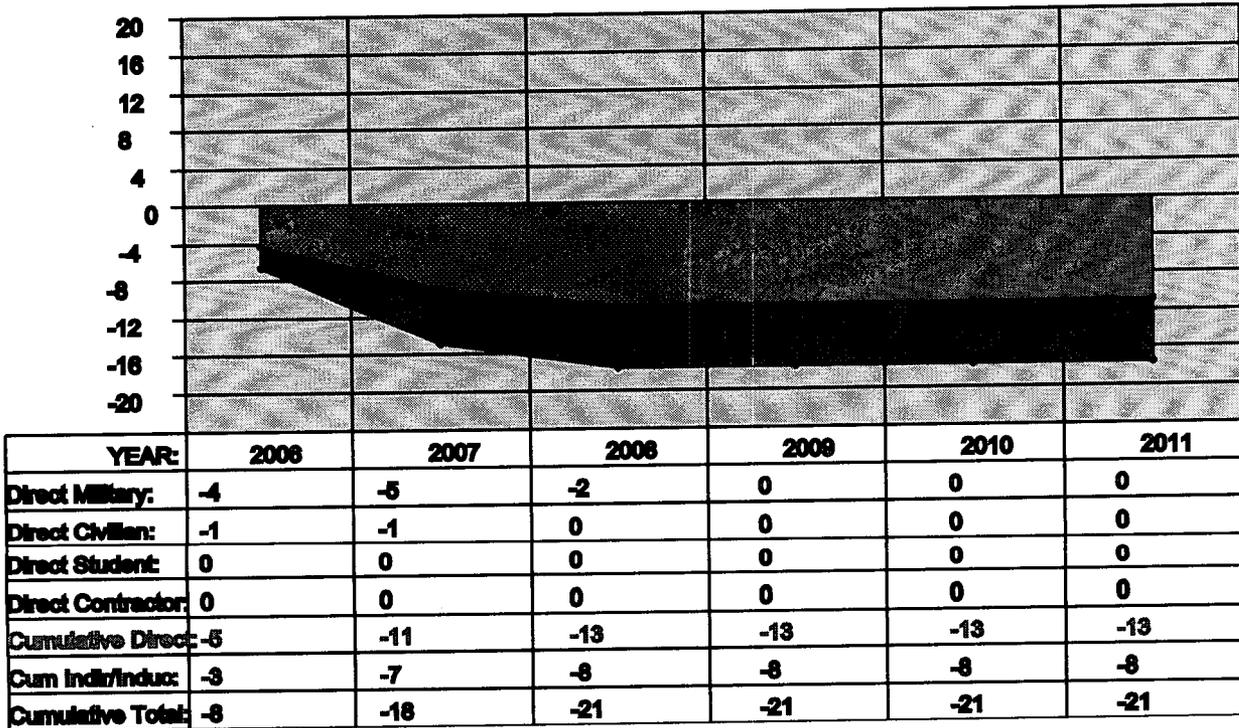
ECONOMIC IMPACT DATA

Scenario: Joint Bases
 Economic Region of Influence(ROI): Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division
 Base: NAF WASH DC
 Action: Consolidation

Overall Economic Impact of Proposed BRAC-05 Action:

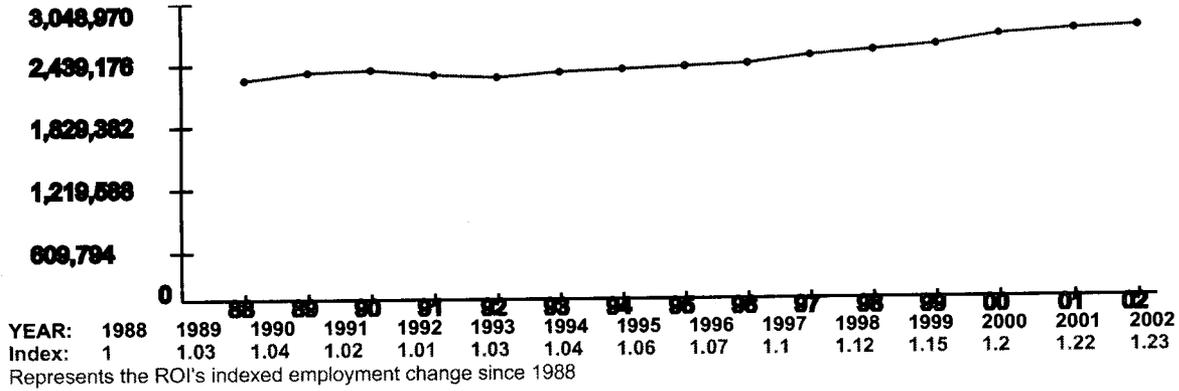
ROI Population (2002):	3,895,337
ROI Employment (2002):	2,771,791
Authorized Manpower (2005):	663
Authorized Manpower(2005) / ROI Employment(2002):	0.02%
Total Estimated Job Change:	-21
Total Estimated Job Change / ROI Employment(2002):	-0%

Cumulative Job Change (Gain/Loss) Over Time:

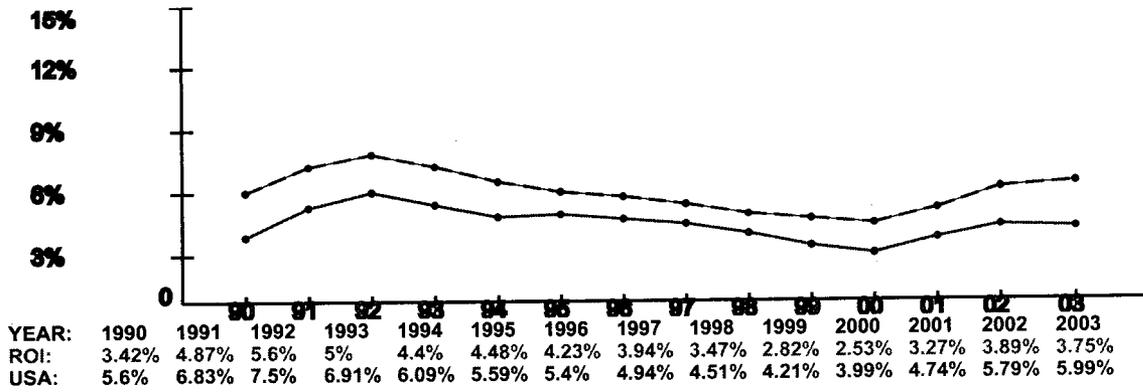


Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division Trend Data

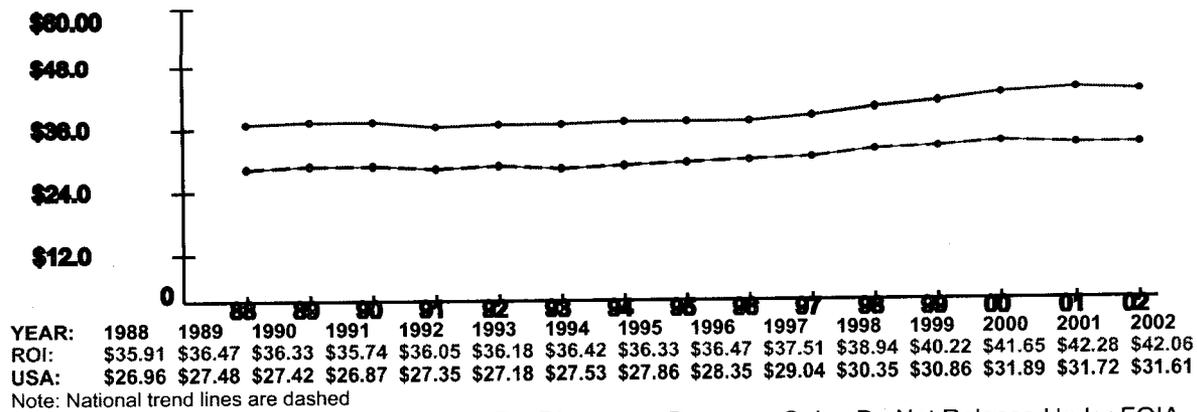
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



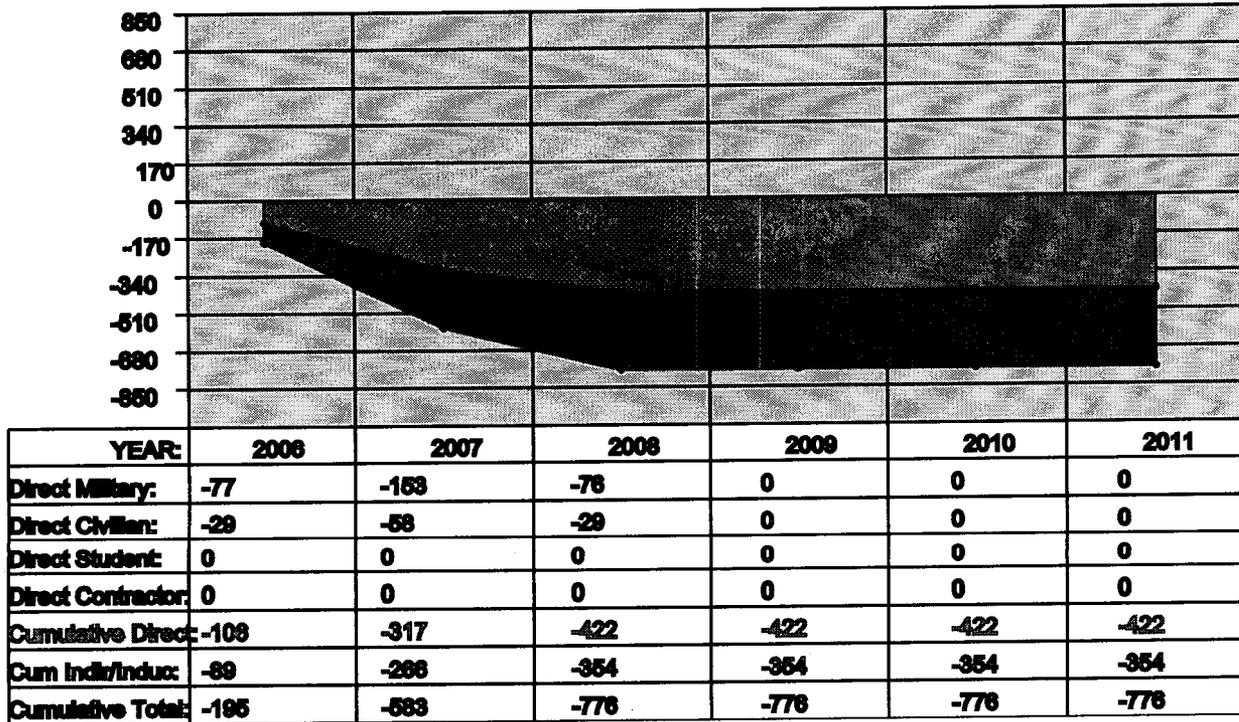
ECONOMIC IMPACT DATA

Scenario: Joint Bases
 Economic Region of Influence(ROI): Tacoma, WA Metropolitan Division
 Base: McChord AFB
 Action: consolidatiron

Overall Economic Impact of Proposed BRAC-05 Action:

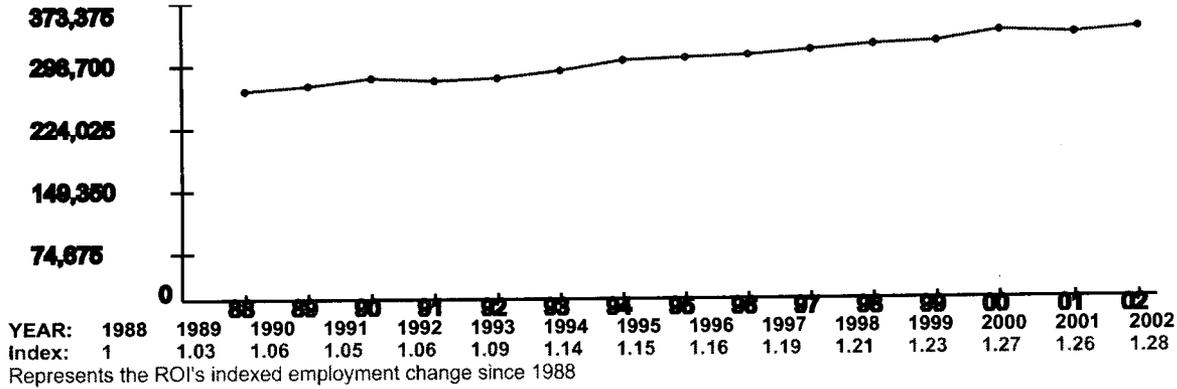
ROI Population (2002):	731,245
ROI Employment (2002):	339,431
Authorized Manpower (2005):	5,386
Authorized Manpower(2005) / ROI Employment(2002):	1.59%
Total Estimated Job Change:	-776
Total Estimated Job Change / ROI Employment(2002):	-0.23%

Cumulative Job Change (Gain/Loss) Over Time:

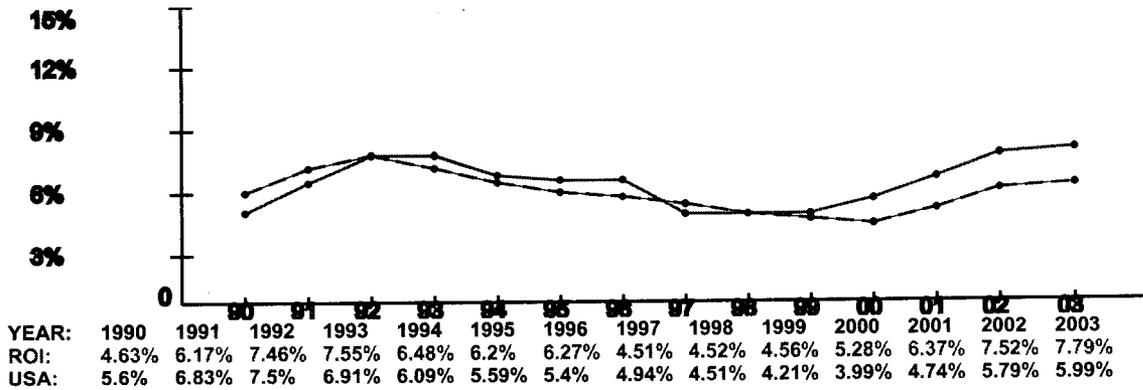


Tacoma, WA Metropolitan Division Trend Data

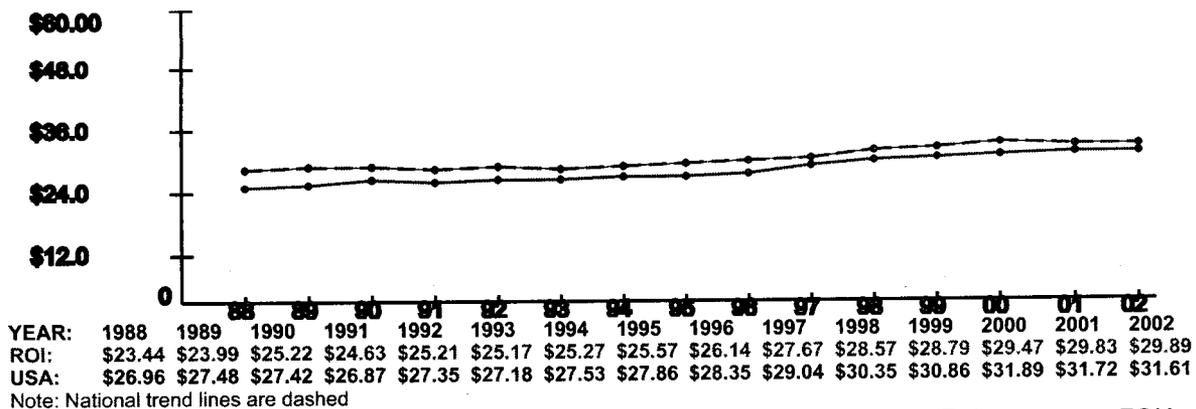
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



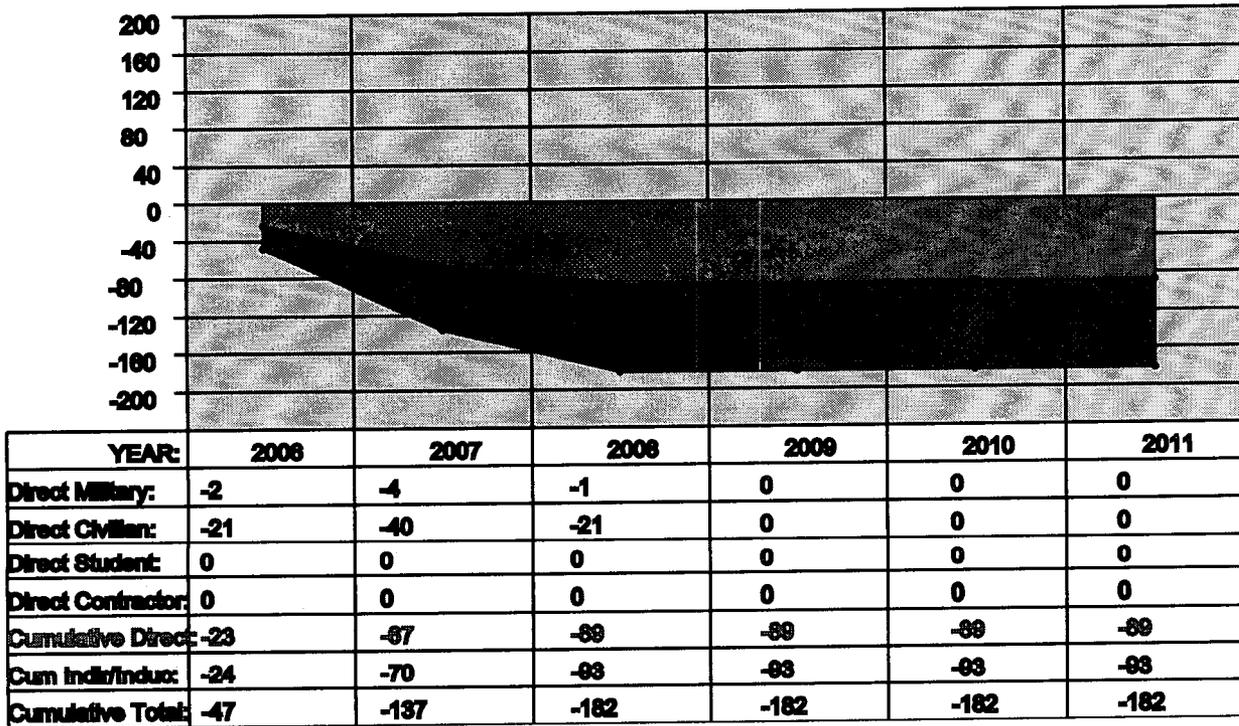
ECONOMIC IMPACT DATA

Scenario: Joint Bases
Economic Region of Influence(ROI): Camden, NJ Metropolitan Division
Base: DIX
Action: Consolidation

Overall Economic Impact of Proposed BRAC-05 Action:

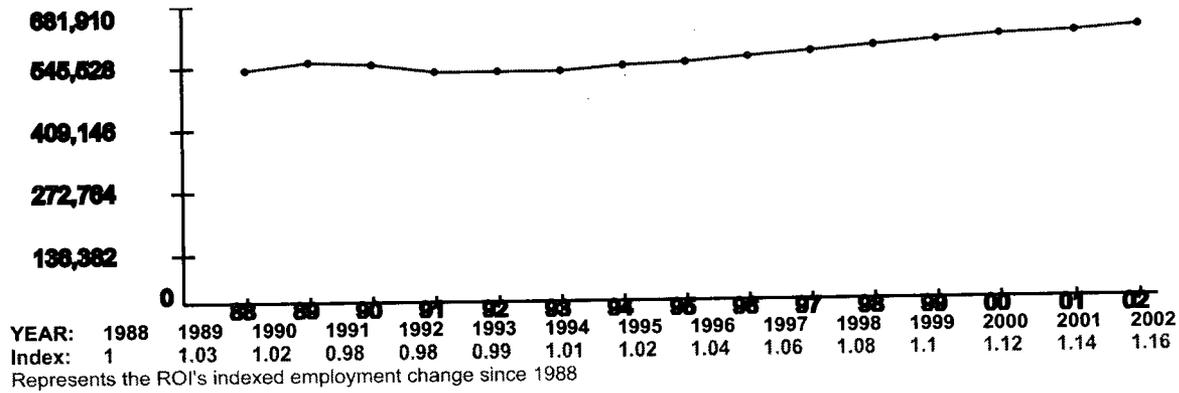
ROI Population (2002):	1,211,802
ROI Employment (2002):	619,919
Authorized Manpower (2005):	2,261
Authorized Manpower(2005) / ROI Employment(2002):	0.36%
Total Estimated Job Change:	-182
Total Estimated Job Change / ROI Employment(2002):	-0.03%

Cumulative Job Change (Gain/Loss) Over Time:

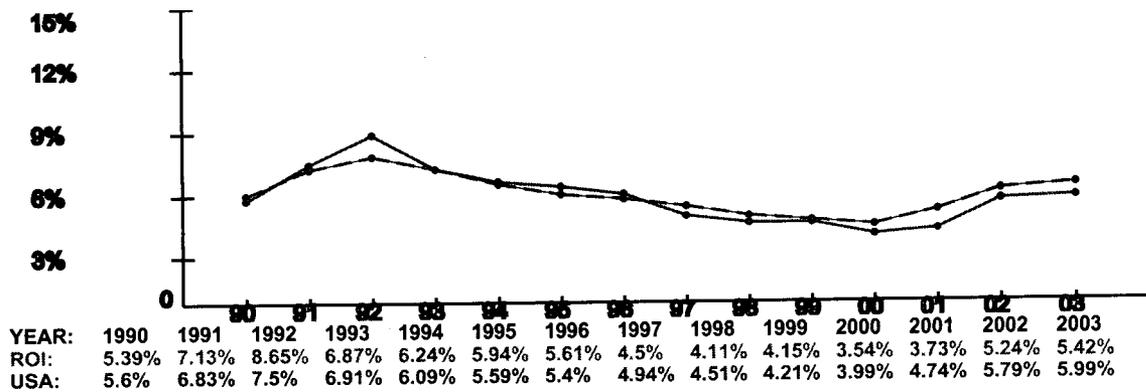


Camden, NJ Metropolitan Division Trend Data

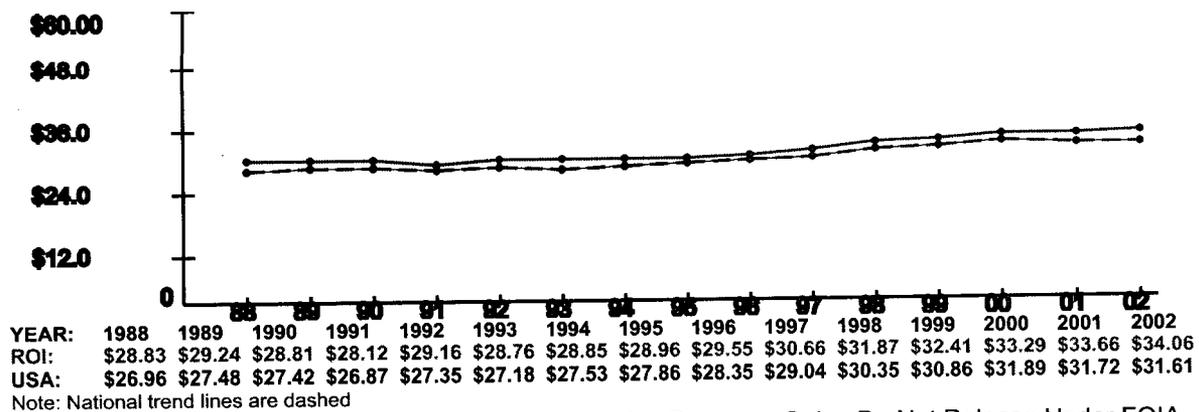
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



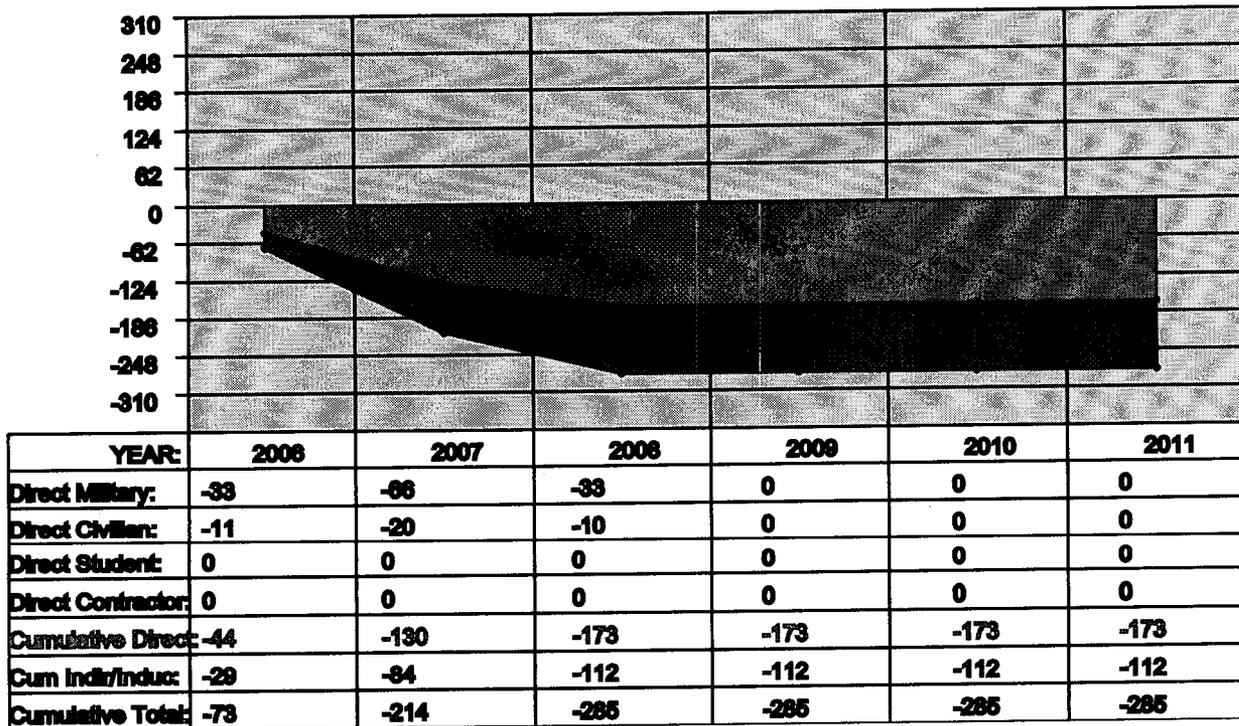
ECONOMIC IMPACT DATA

Scenario: Joint Bases
 Economic Region of Influence(ROI): Edison, NJ Metropolitan Division
 Base: NAVAIRENGSTA LKHRST
 Action: Consolidation

Overall Economic Impact of Proposed BRAC-05 Action:

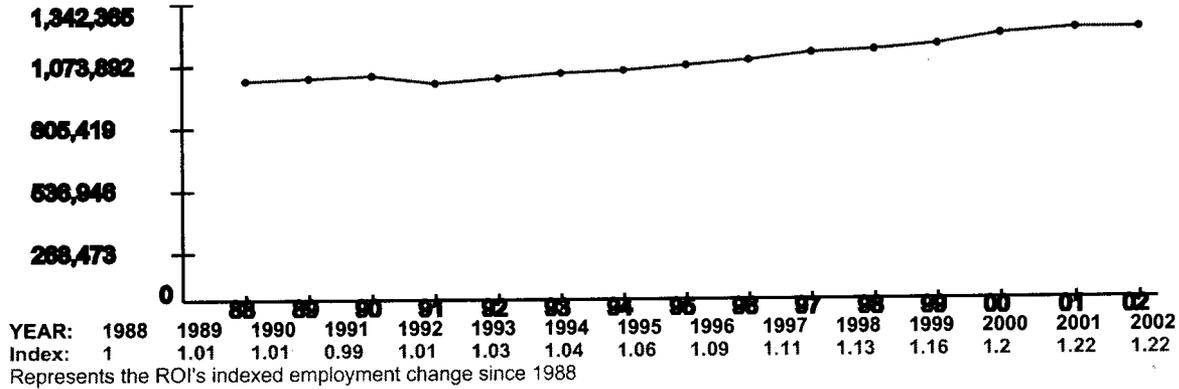
ROI Population (2002):	2,244,569
ROI Employment (2002):	1,220,335
Authorized Manpower (2005):	3,054
Authorized Manpower(2005) / ROI Employment(2002):	0.25%
Total Estimated Job Change:	-285
Total Estimated Job Change / ROI Employment(2002):	-0.02%

Cumulative Job Change (Gain/Loss) Over Time:

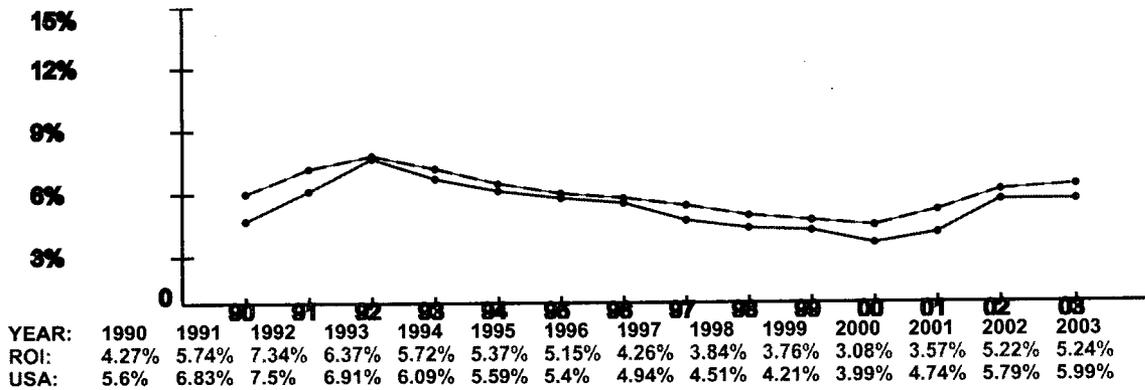


Edison, NJ Metropolitan Division Trend Data

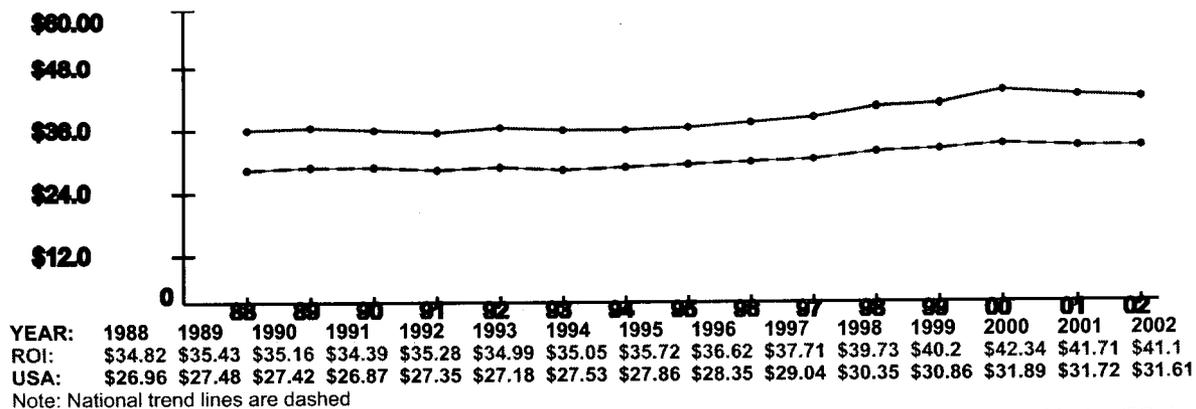
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)

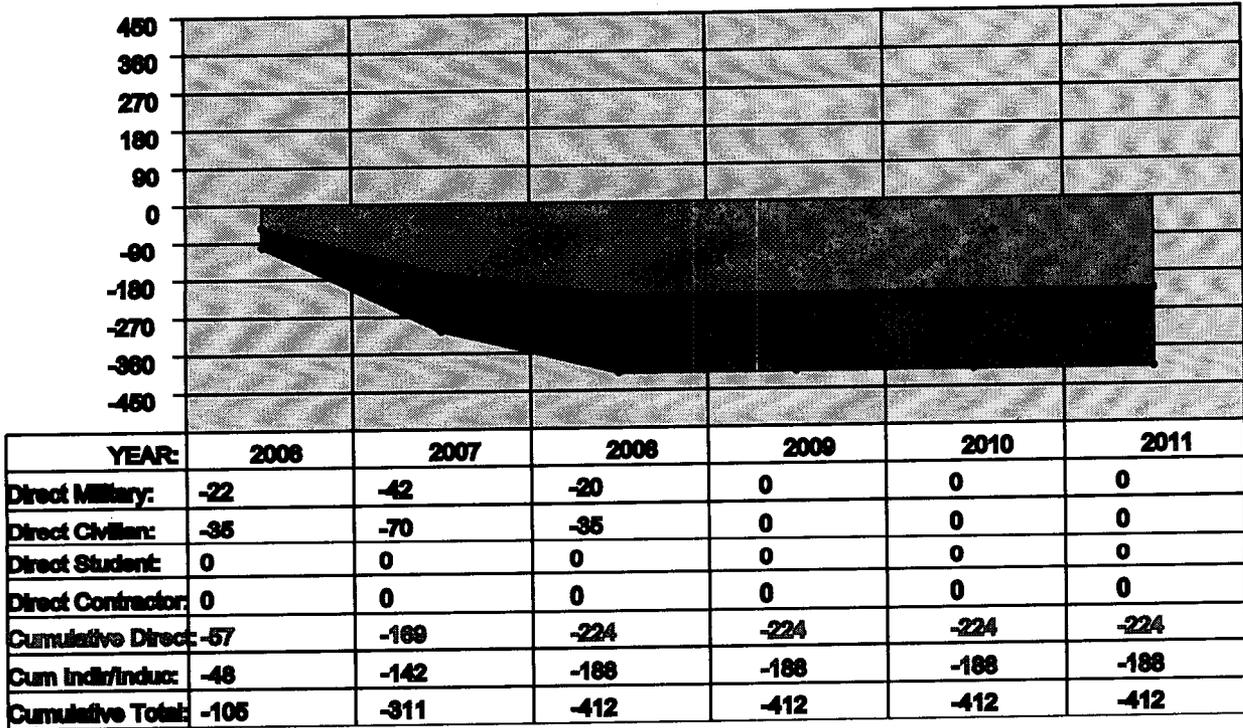


ECONOMIC IMPACT DATA

Scenario: Joint Bases
 Economic Region of Influence(ROI): Anchorage, AK Metropolitan Statistical Area
 Base: RICHARDSON
 Action: Consolidation

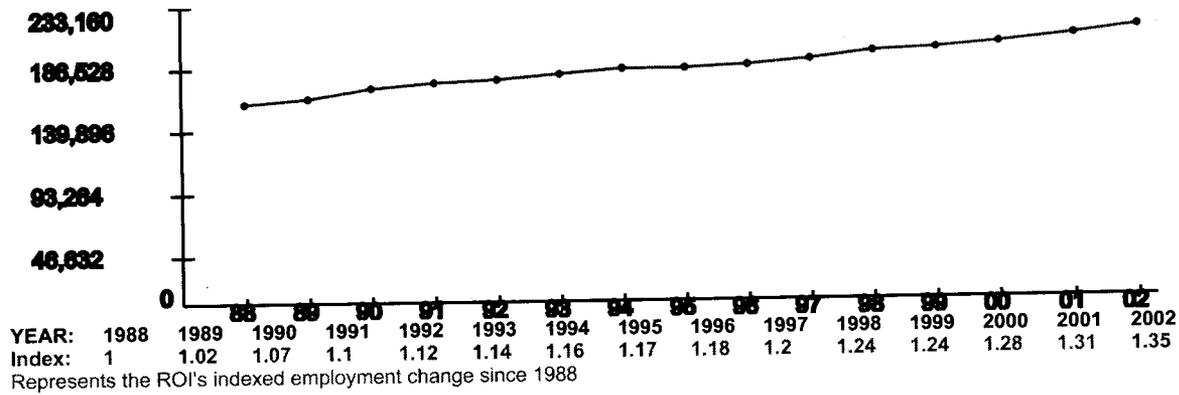
Overall Economic Impact of Proposed BRAC-05 Action:
 ROI Population (2002): 333,329
 ROI Employment (2002): 211,967
 Authorized Manpower (2005): 3,653
 Authorized Manpower(2005) / ROI Employment(2002): 1.72%
 Total Estimated Job Change: -412
 Total Estimated Job Change / ROI Employment(2002): -0.19%

Cumulative Job Change (Gain/Loss) Over Time:

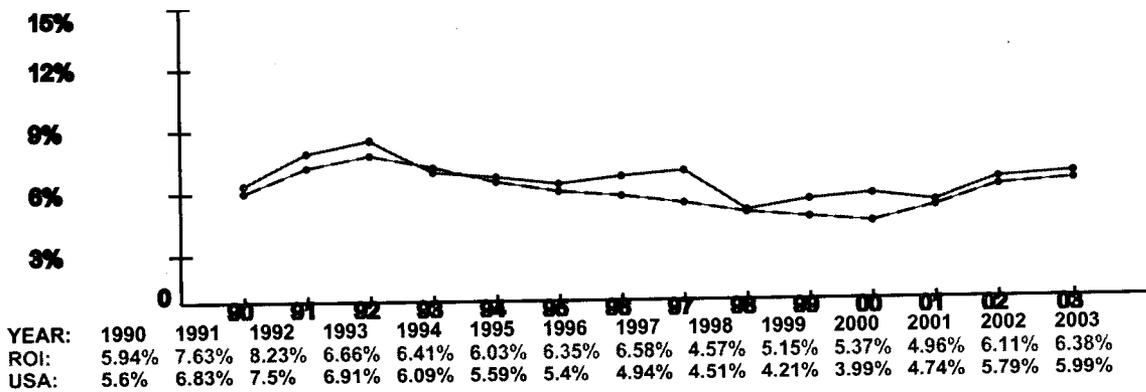


Anchorage, AK Metropolitan Statistical Area Trend Data

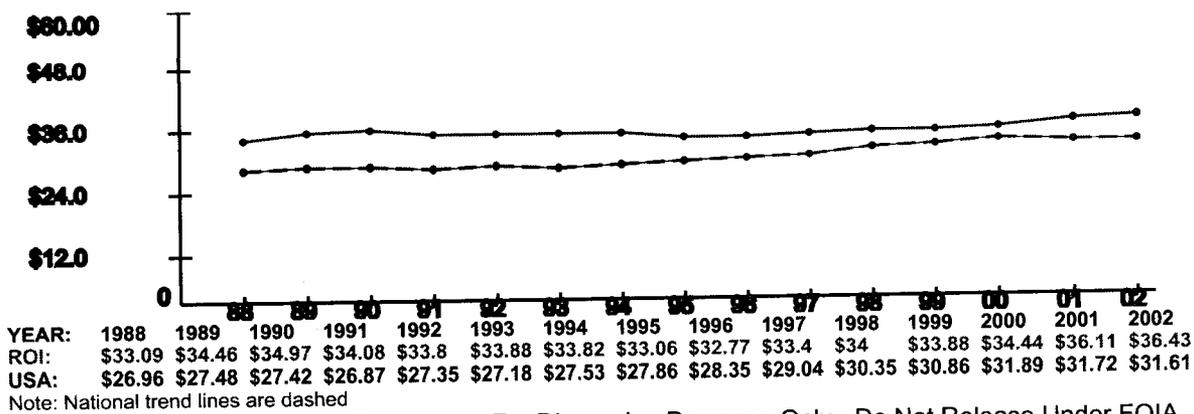
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



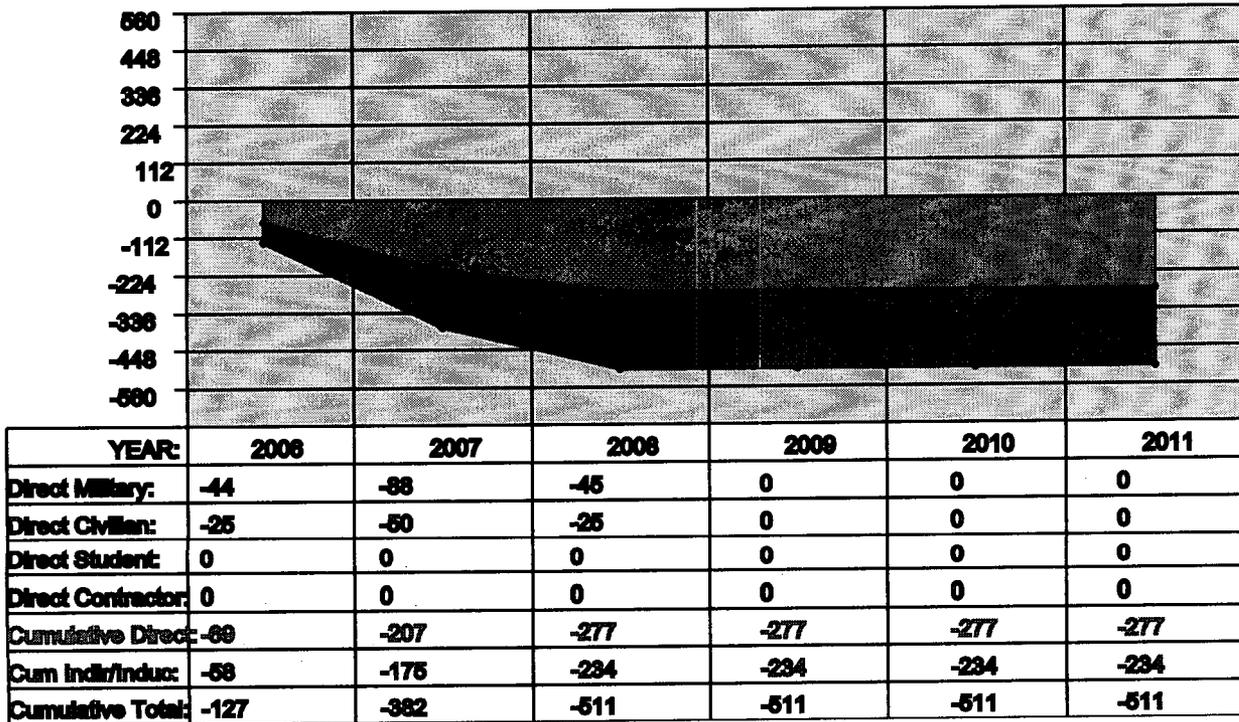
ECONOMIC IMPACT DATA

Scenario: Joint Bases
 Economic Region of Influence(ROI): Honolulu, HI Metropolitan Statistical Area
 Base: Hickam AFB
 Action: Consolidation

Overall Economic Impact of Proposed BRAC-05 Action:

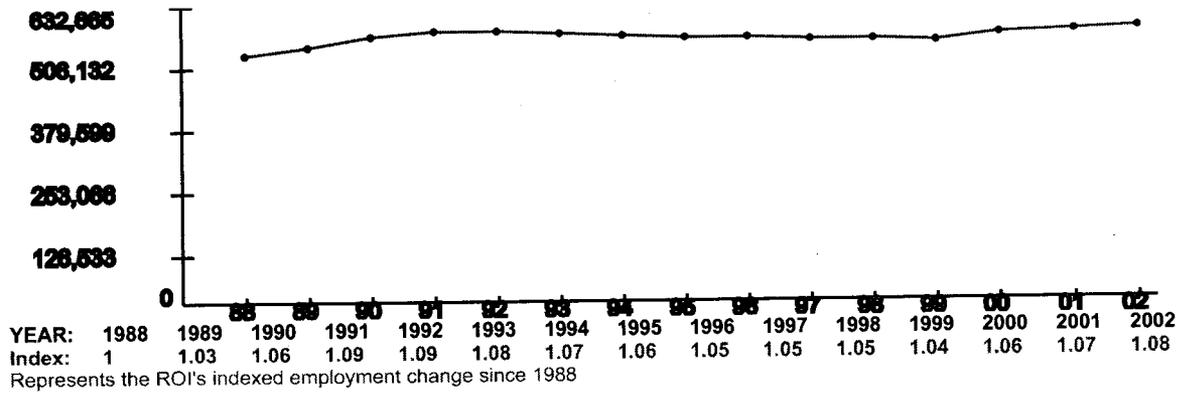
ROI Population (2002): 892,562
 ROI Employment (2002): 573,389
 Authorized Manpower (2005): 5,609
 Authorized Manpower(2005) / ROI Employment(2002): 0.98%
 Total Estimated Job Change: -511
 Total Estimated Job Change / ROI Employment(2002): -0.09%

Cumulative Job Change (Gain/Loss) Over Time:

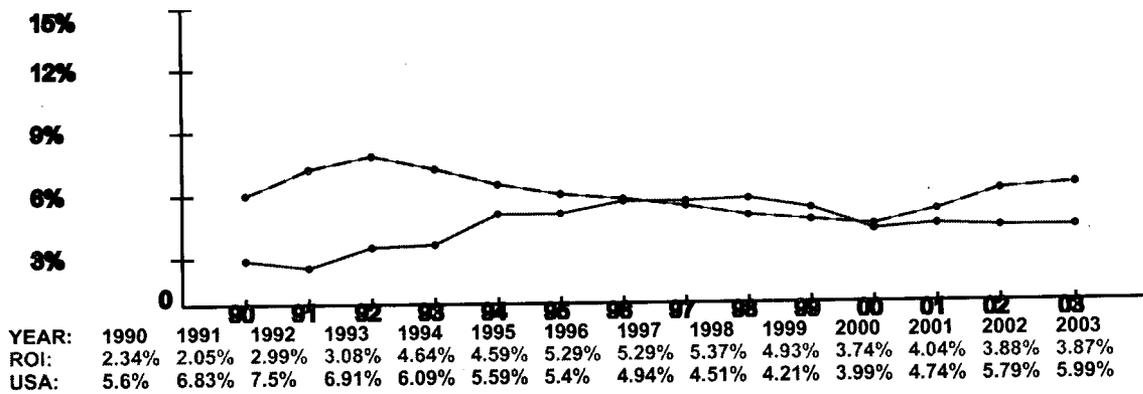


Honolulu, HI Metropolitan Statistical Area Trend Data

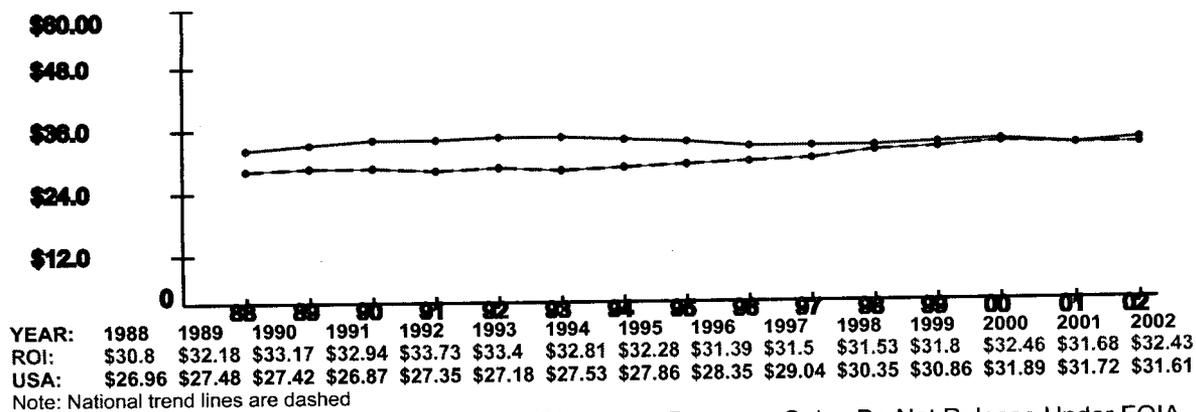
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)

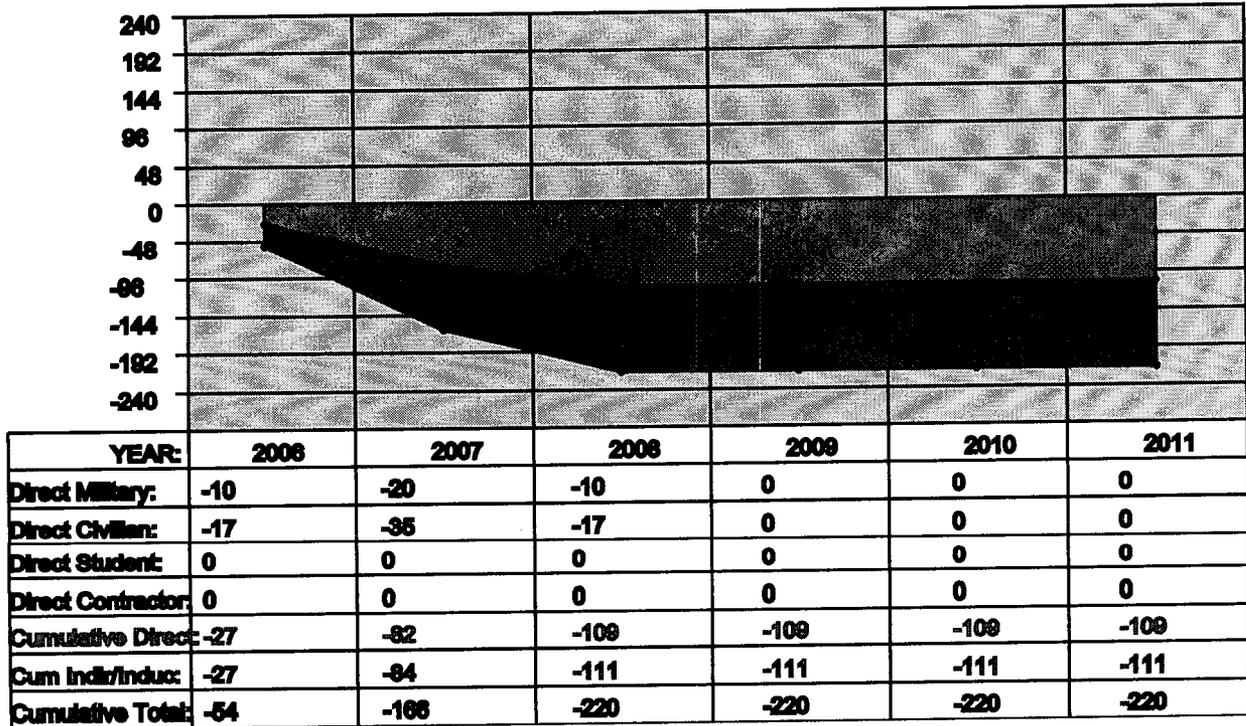


ECONOMIC IMPACT DATA

Scenario: Joint Bases
 Economic Region of Influence(ROI): San Antonio, TX Metropolitan Statistical Area
 Base: Randolph AFB
 Action: Consolidation

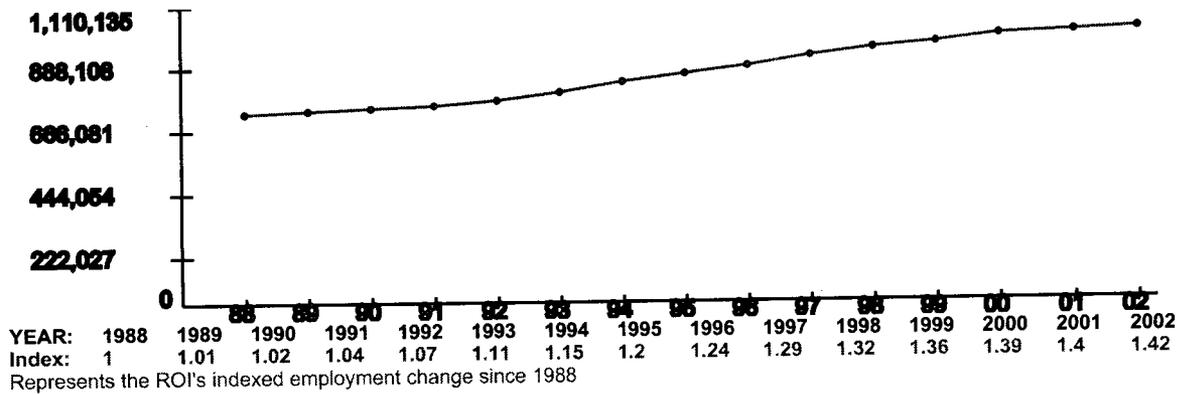
Overall Economic Impact of Proposed BRAC-05 Action:
 ROI Population (2002): 1,786,138
 ROI Employment (2002): 1,009,217
 Authorized Manpower (2005): 8,804
 Authorized Manpower(2005) / ROI Employment(2002): 0.87%
 Total Estimated Job Change: -220
 Total Estimated Job Change / ROI Employment(2002): -0.02%

Cumulative Job Change (Gain/Loss) Over Time:

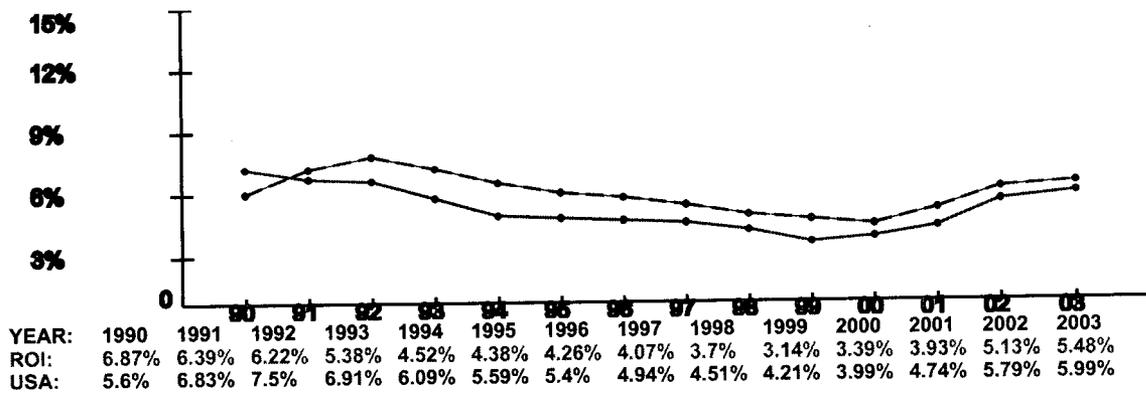


San Antonio, TX Metropolitan Statistical Area Trend Data

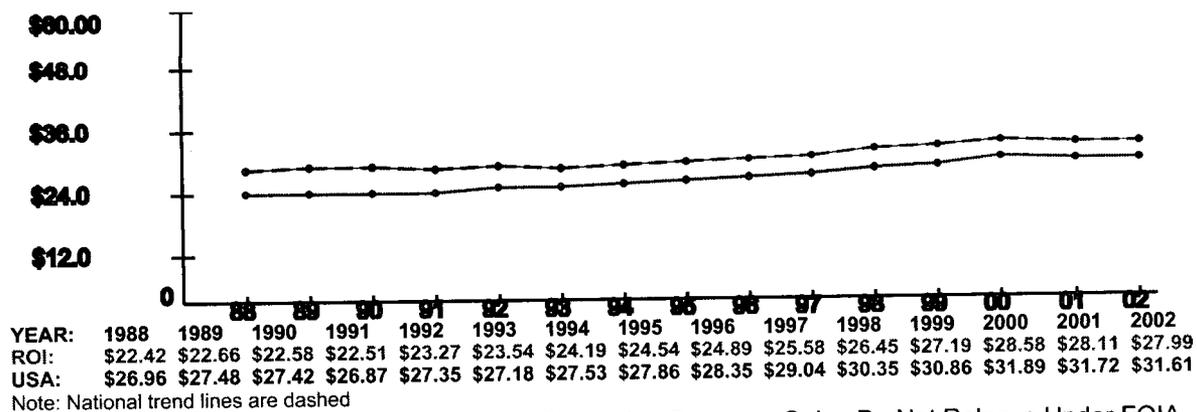
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



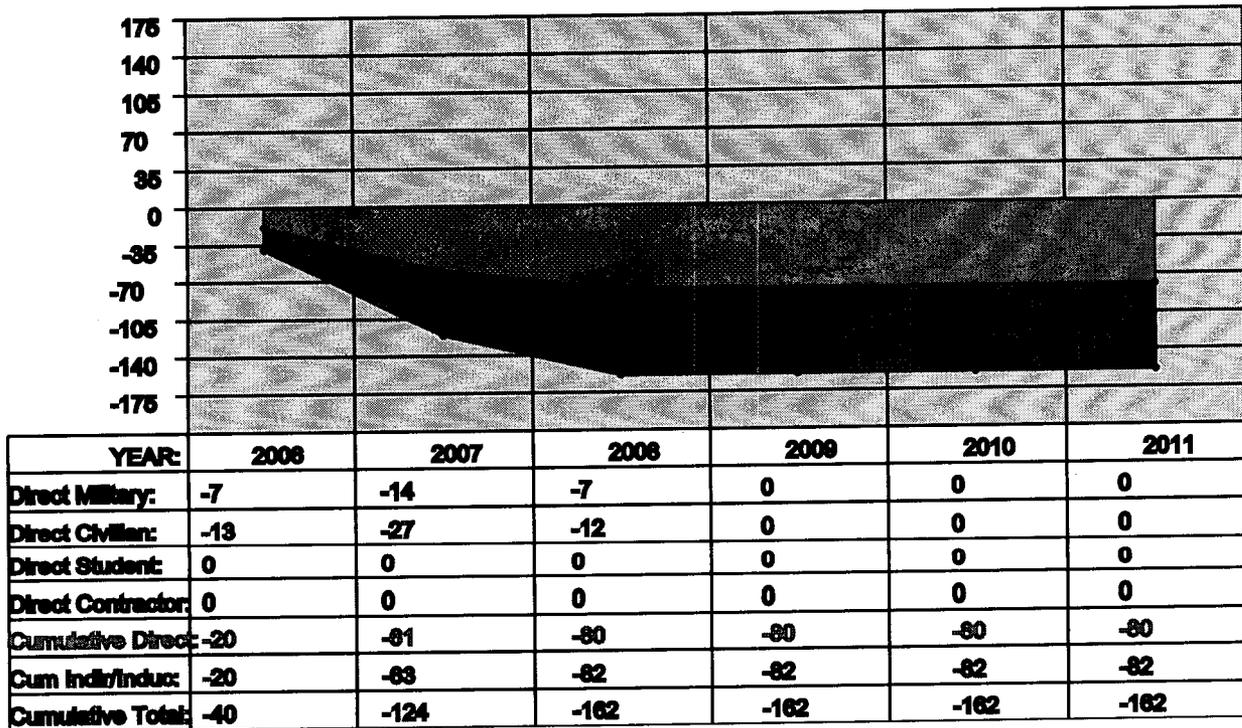
ECONOMIC IMPACT DATA

Scenario: Joint Bases
 Economic Region of Influence(ROI): San Antonio, TX Metropolitan Statistical Area
 Base: SAM HOUSTON
 Action: Consolidation

Overall Economic Impact of Proposed BRAC-05 Action:

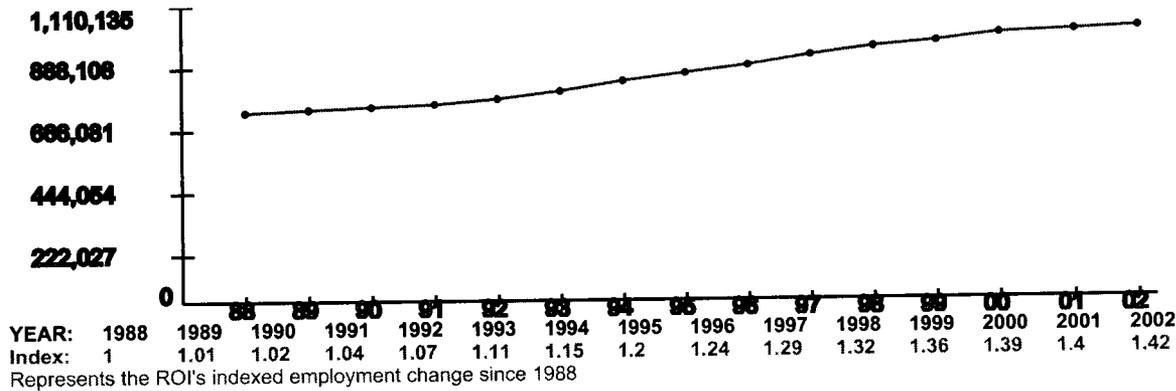
ROI Population (2002):	1,786,138
ROI Employment (2002):	1,009,217
Authorized Manpower (2005):	16,831
Authorized Manpower(2005) / ROI Employment(2002):	1.67%
Total Estimated Job Change:	-162
Total Estimated Job Change / ROI Employment(2002):	-0.02%

Cumulative Job Change (Gain/Loss) Over Time:

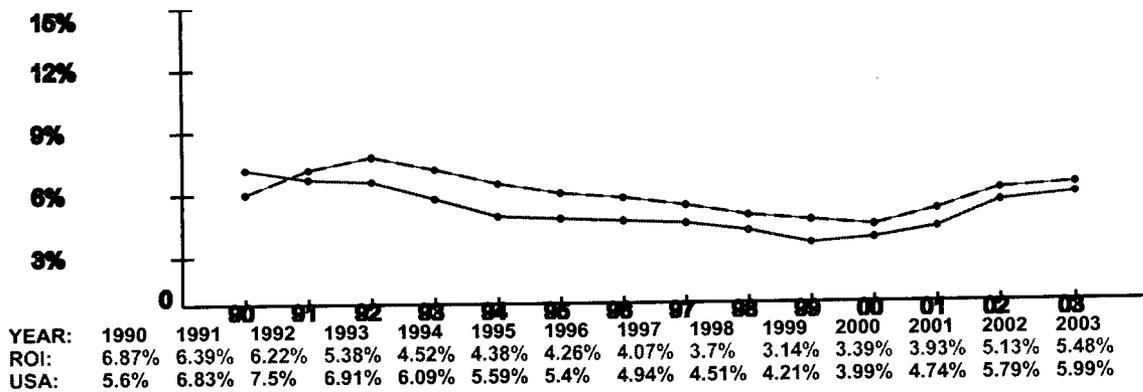


San Antonio, TX Metropolitan Statistical Area Trend Data

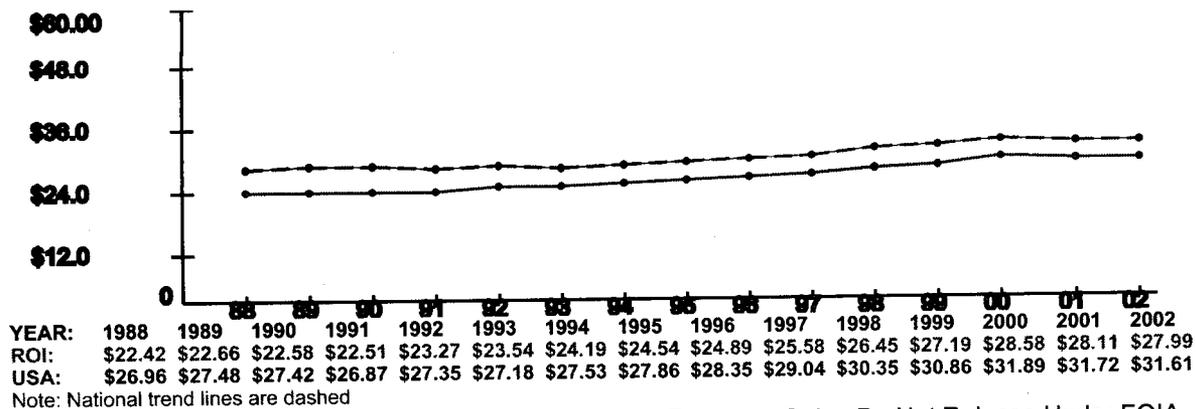
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



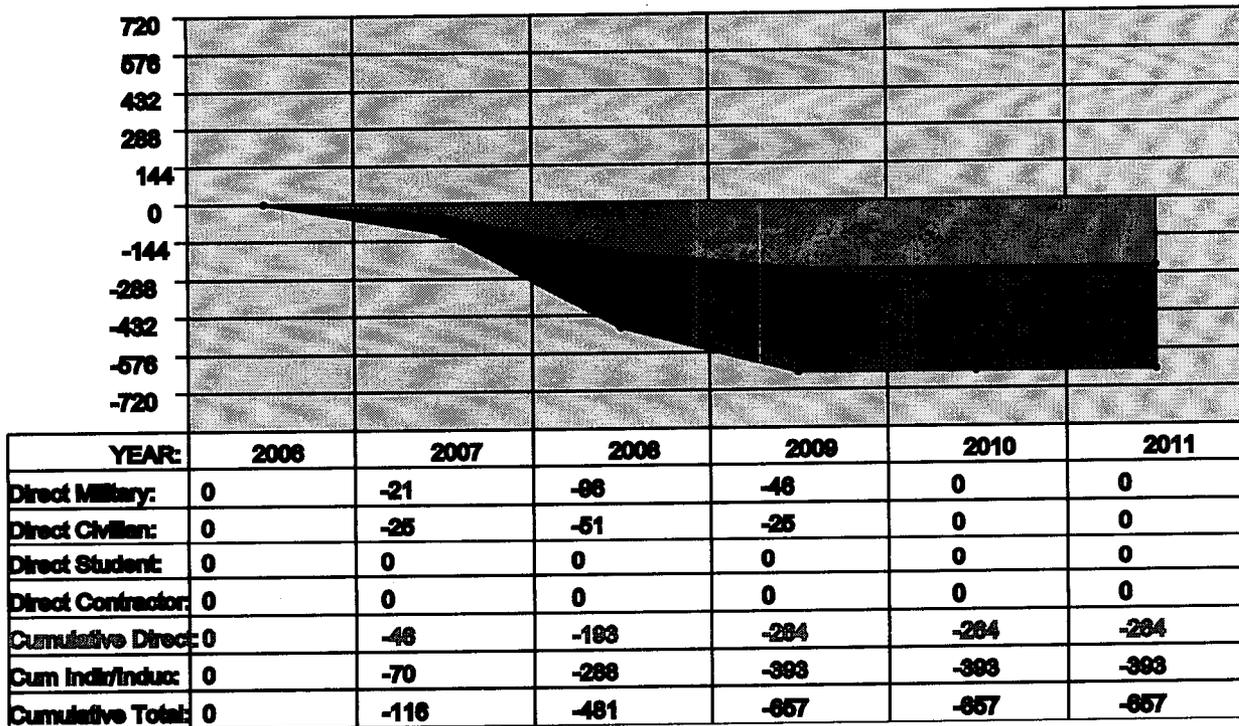
ECONOMIC IMPACT DATA

Scenario: Joint Bases
 Economic Region of Influence(ROI): Charleston-North Charleston, SC Metropolitan Statistical Area
 Base: WPNSTA CHARLESTON
 Action: Consolidation

Overall Economic Impact of Proposed BRAC-05 Action:

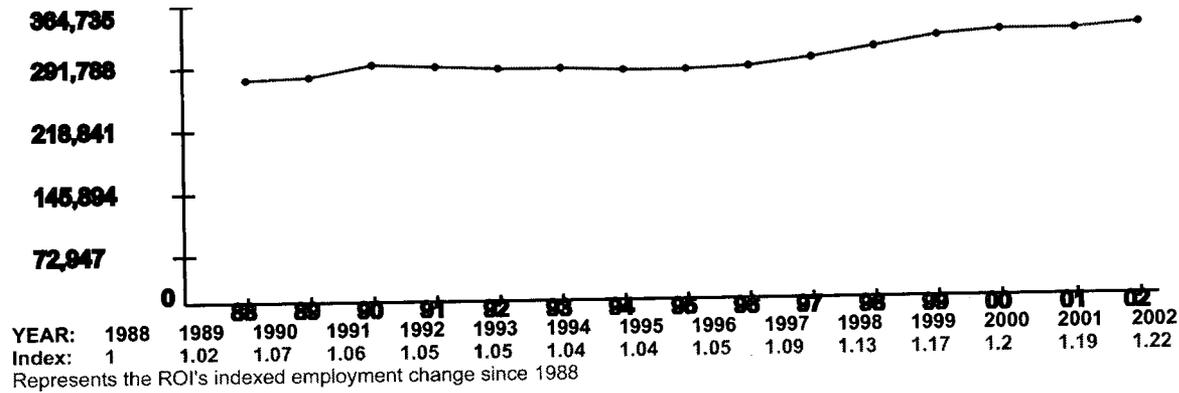
ROI Population (2002):	562,799
ROI Employment (2002):	331,580
Authorized Manpower (2005):	8,052
Authorized Manpower(2005) / ROI Employment(2002):	2.43%
Total Estimated Job Change:	-657
Total Estimated Job Change / ROI Employment(2002):	-0.2%

Cumulative Job Change (Gain/Loss) Over Time:

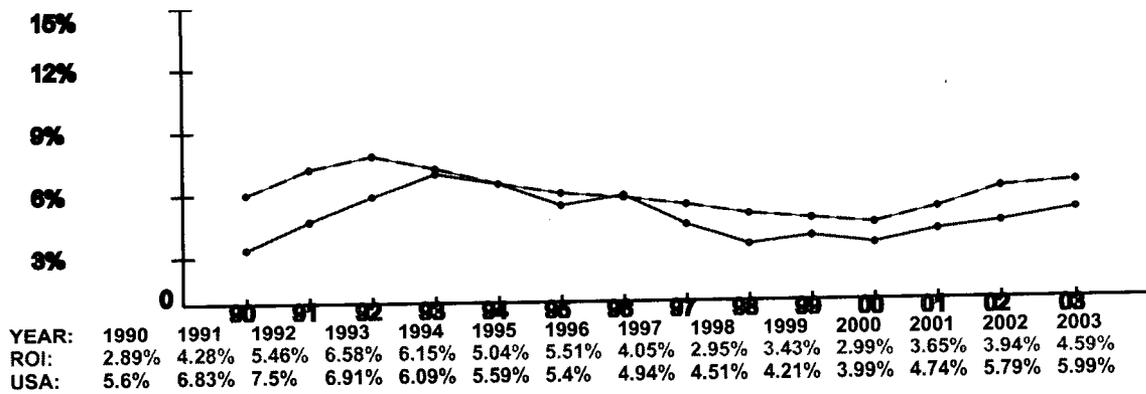


Charleston-North Charleston, SC Metropolitan Statistical Area Trend Data

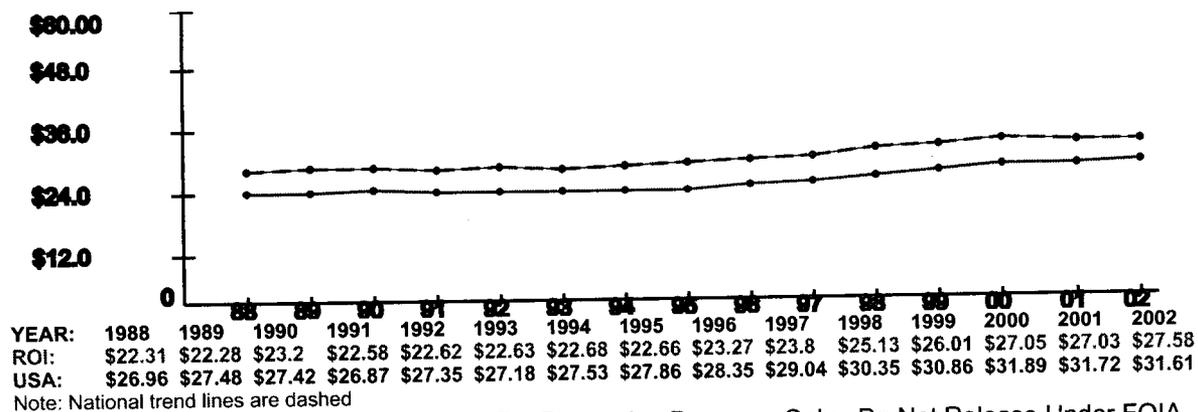
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)

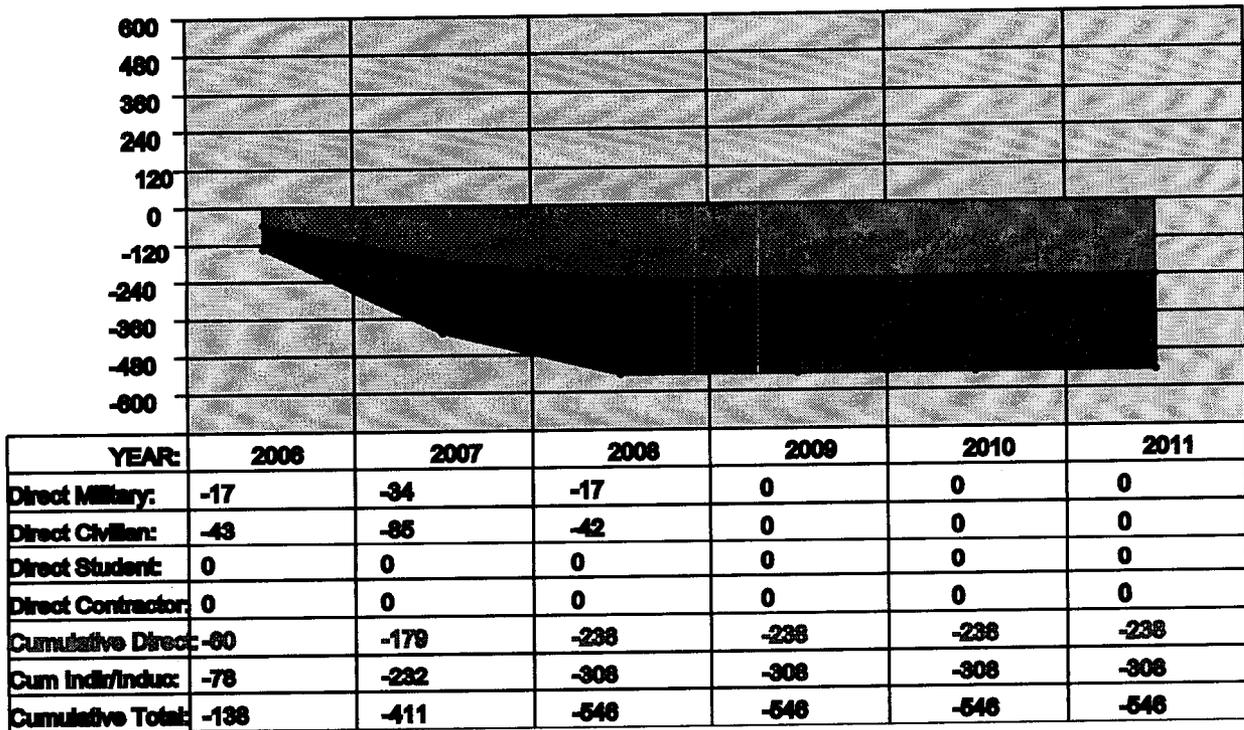


ECONOMIC IMPACT DATA

Scenario: Joint Bases
 Economic Region of Influence(ROI): Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area
 Base: EUSTIS
 Action: Consolidation

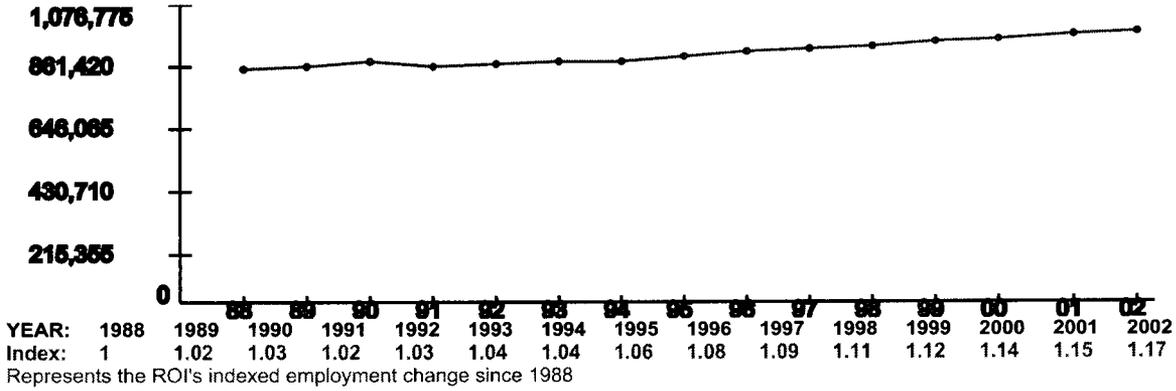
Overall Economic Impact of Proposed BRAC-05 Action:
 ROI Population (2002): 1,613,728
 ROI Employment (2002): 978,888
 Authorized Manpower (2005): 11,885
 Authorized Manpower(2005) / ROI Employment(2002): 1.21%
 Total Estimated Job Change: -546
 Total Estimated Job Change / ROI Employment(2002): -0.06%

Cumulative Job Change (Gain/Loss) Over Time:

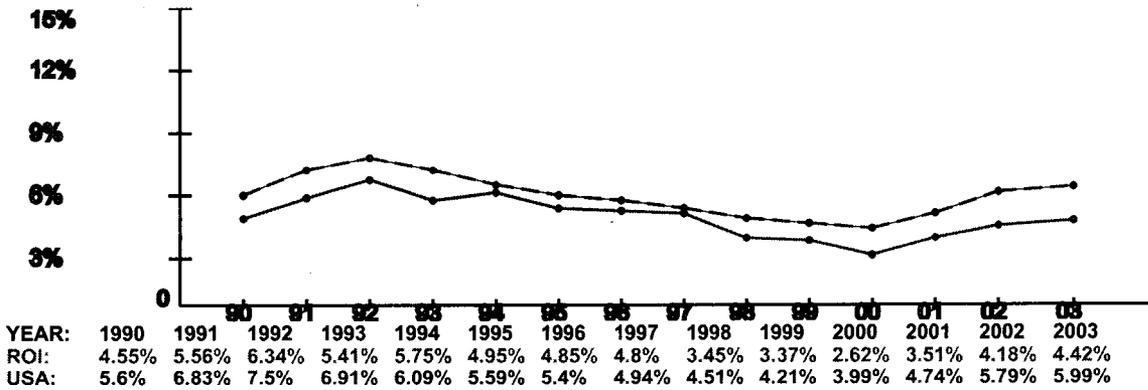


Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area Trend Data

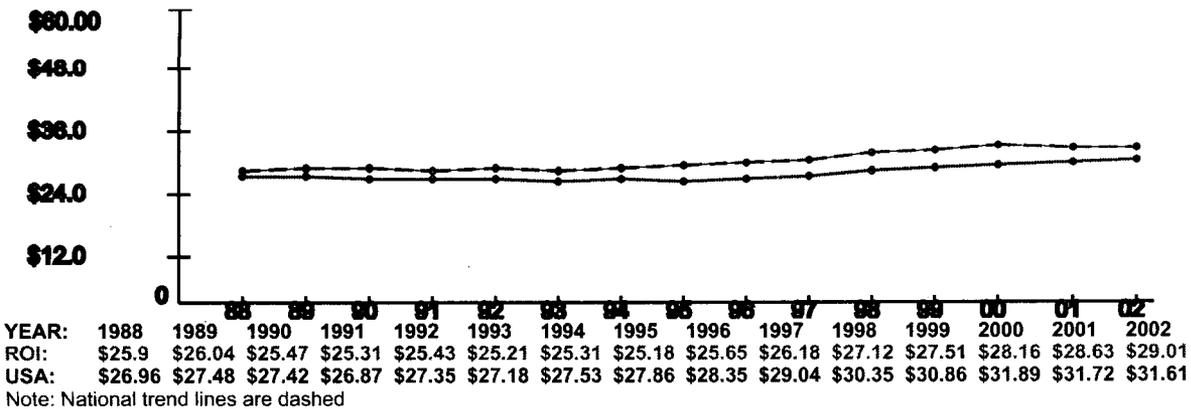
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)

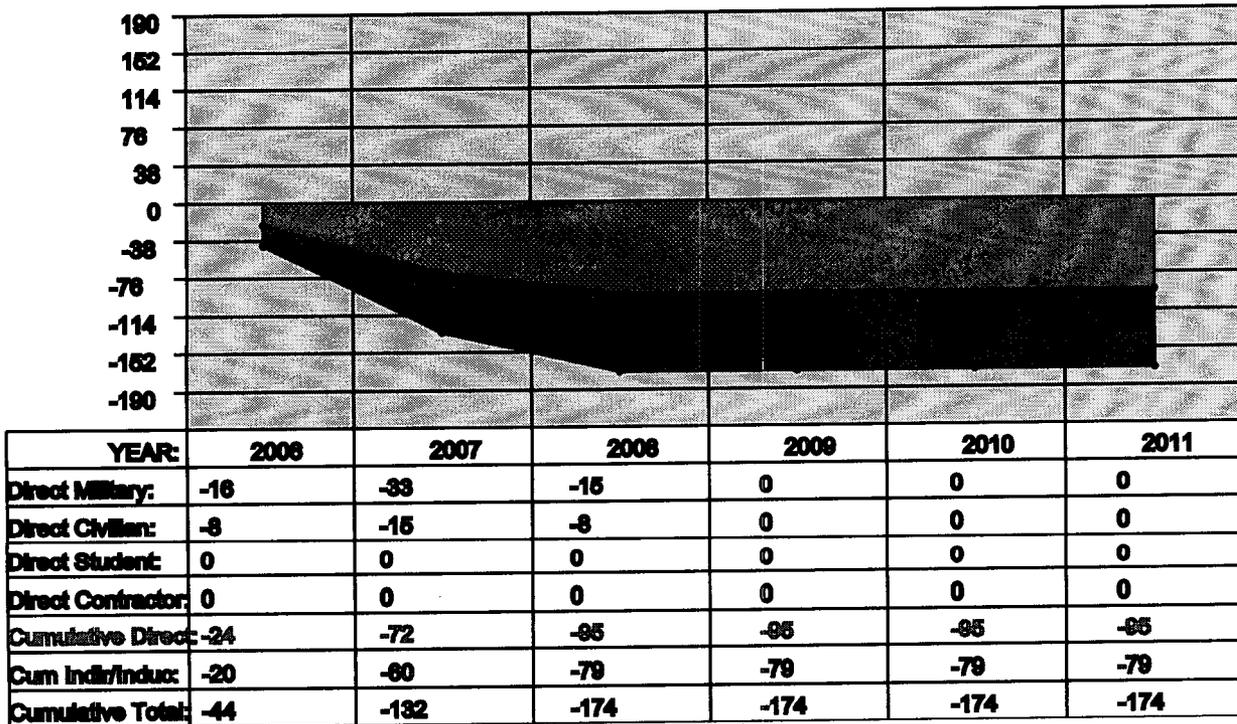


ECONOMIC IMPACT DATA

Scenario: Joint Bases
 Economic Region of Influence(ROI): Guam County, GU
 Base: Andersen AFB
 Action: Consolidation

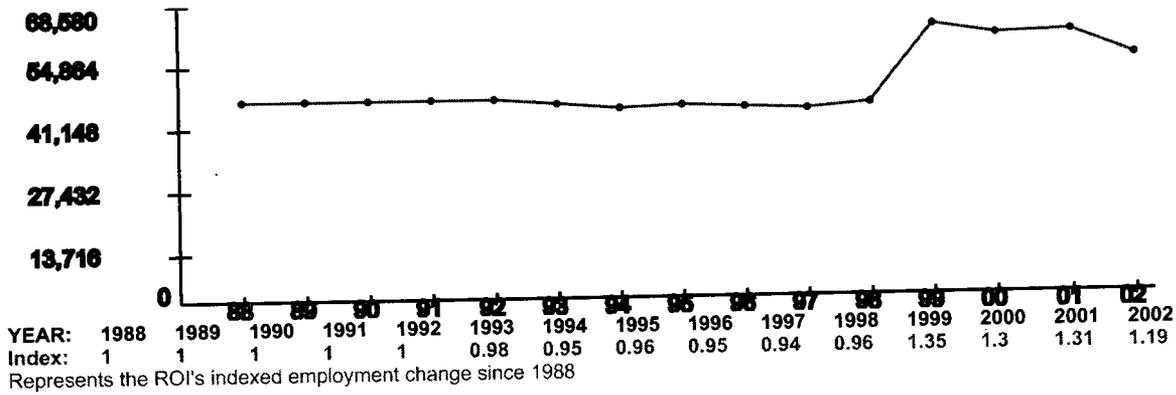
Overall Economic Impact of Proposed BRAC-05 Action:
 ROI Population (2002): 161,057
 ROI Employment (2002): 54,980
 Authorized Manpower (2005): 3,172
 Authorized Manpower(2005) / ROI Employment(2002): 5.77%
 Total Estimated Job Change: -174
 Total Estimated Job Change / ROI Employment(2002): -0.32%

Cumulative Job Change (Gain/Loss) Over Time:

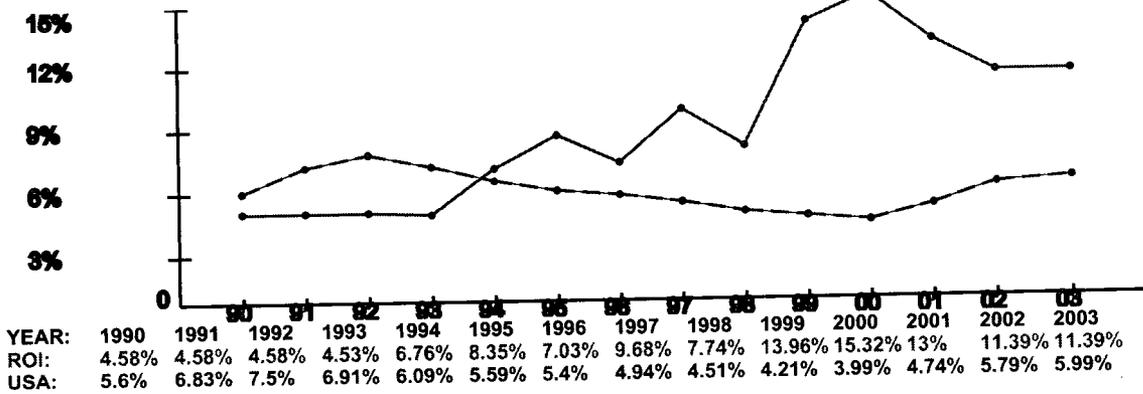


Guam County, GU Trend Data

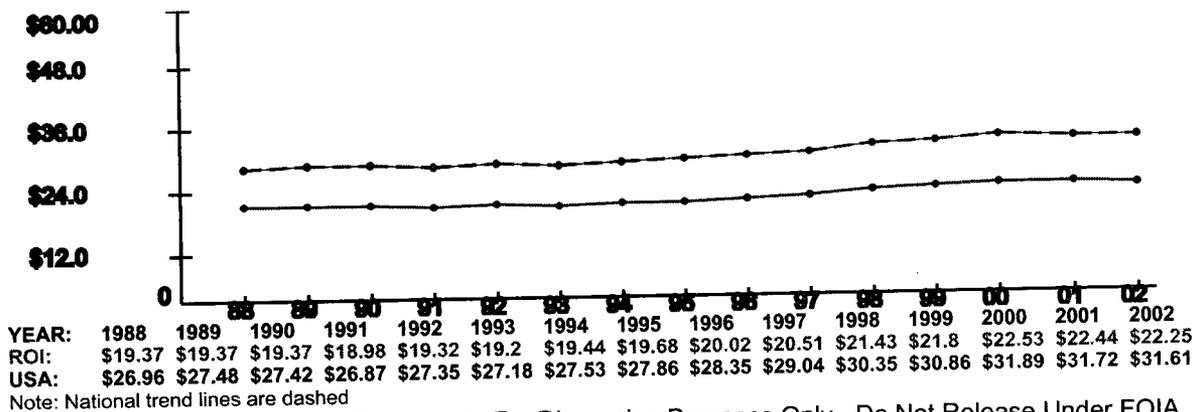
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



Economic Impact Report

This report depicts the economic impact of the following Scenarios:

HSA-0018: DFAS Consolidation

The data in this report is rolled up by Action

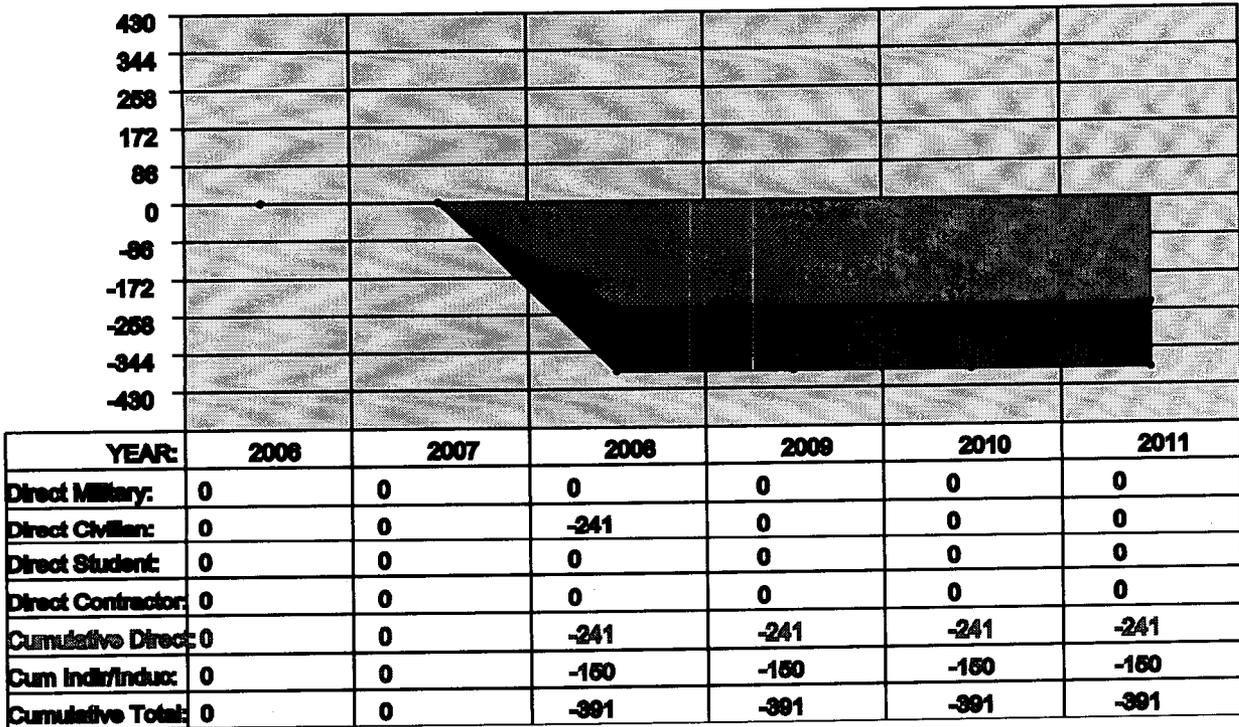
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Aroostook County, ME
Base: DFAS - Limestone ME
Action: DFAS Limestone

Overall Economic Impact of Proposed BRAC-05 Action:

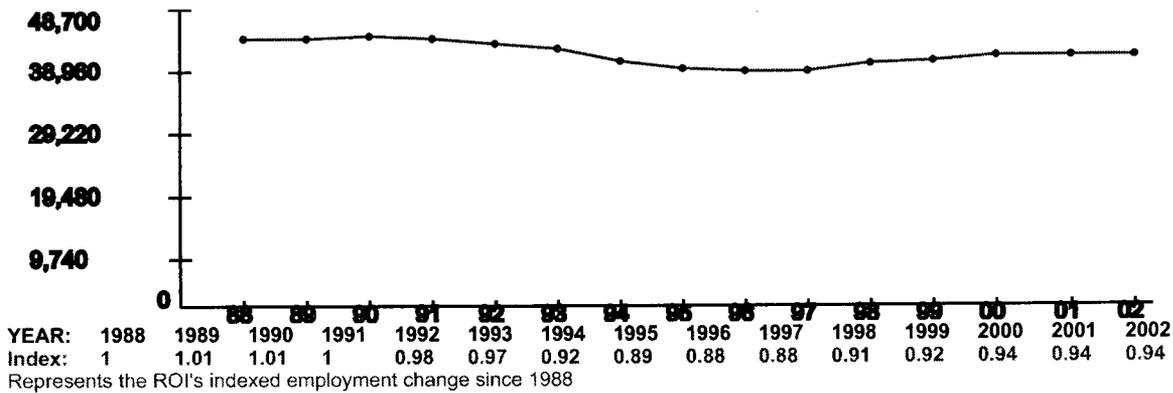
ROI Population (2002):	73,088
ROI Employment (2002):	41,134
Authorized Manpower (2005):	309
Authorized Manpower(2005) / ROI Employment(2002):	0.75%
Total Estimated Job Change:	-391
Total Estimated Job Change / ROI Employment(2002):	-0.95%

Cumulative Job Change (Gain/Loss) Over Time:

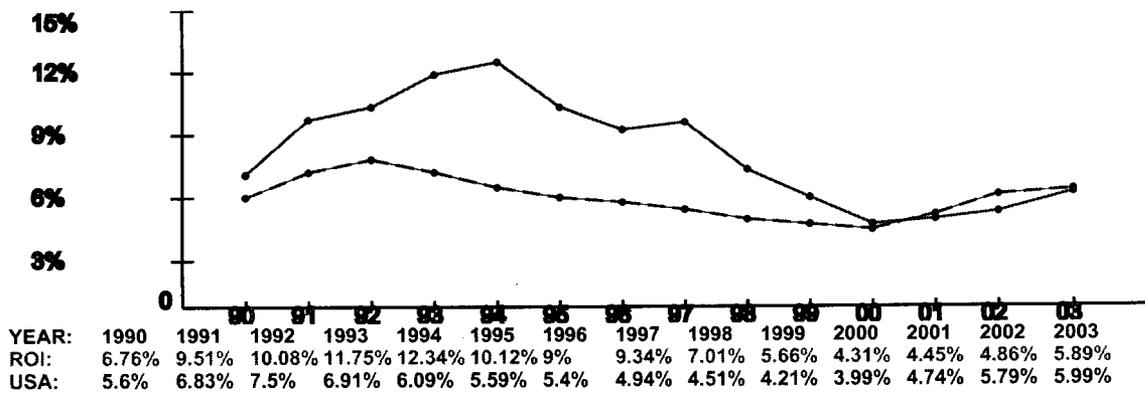


Aroostook County, ME Trend Data

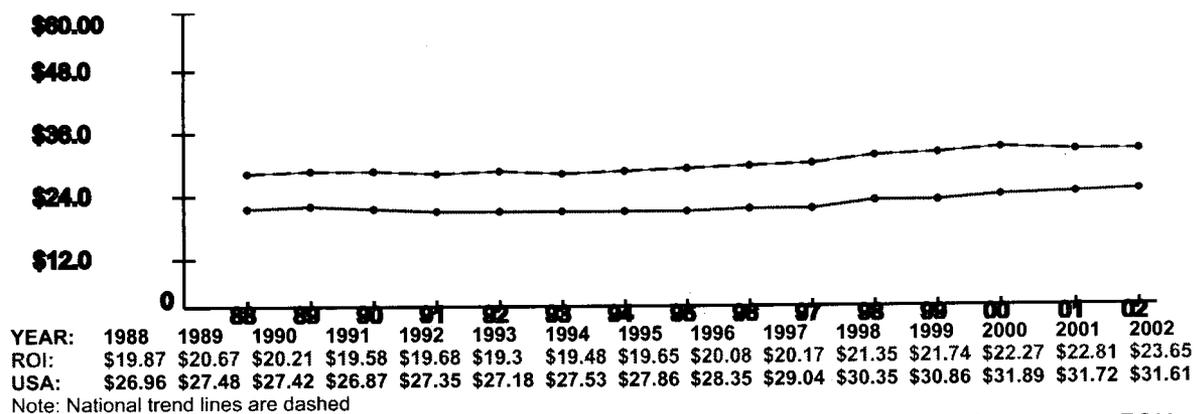
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



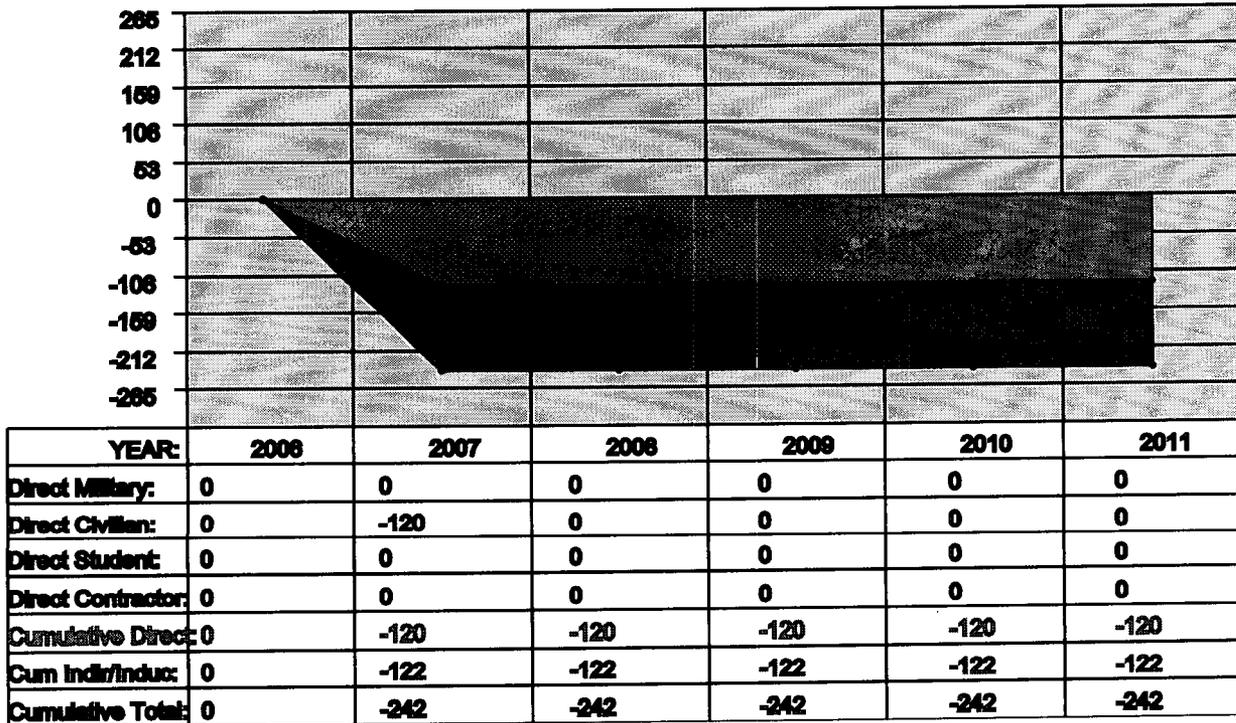
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Riverside-San Bernardino-Ontario, CA Metropolitan Statistical Area
Base: DFAS - San Bernardino CA
Action: DFAS San Bernardino

Overall Economic Impact of Proposed BRAC-05 Action:

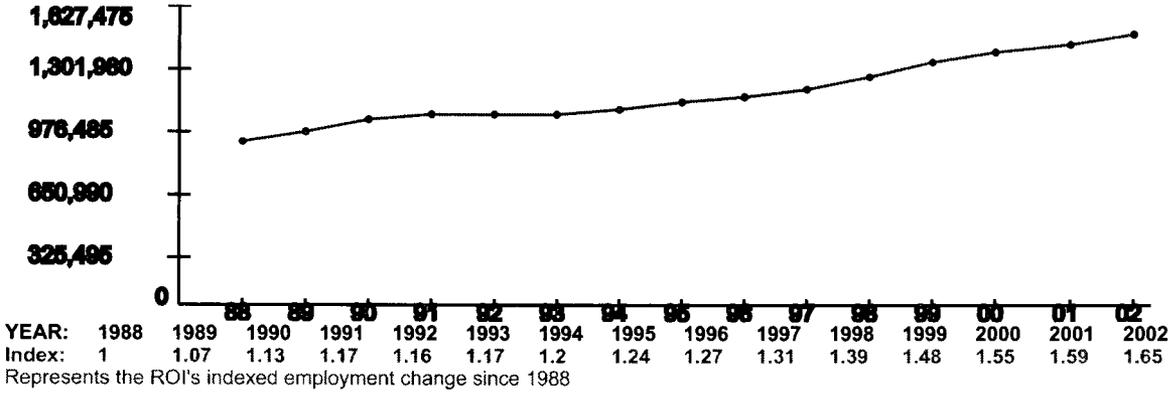
ROI Population (2002):	3,501,819
ROI Employment (2002):	1,479,524
Authorized Manpower (2005):	131
Authorized Manpower(2005) / ROI Employment(2002):	0.01%
Total Estimated Job Change:	-242
Total Estimated Job Change / ROI Employment(2002):	-0.02%

Cumulative Job Change (Gain/Loss) Over Time:

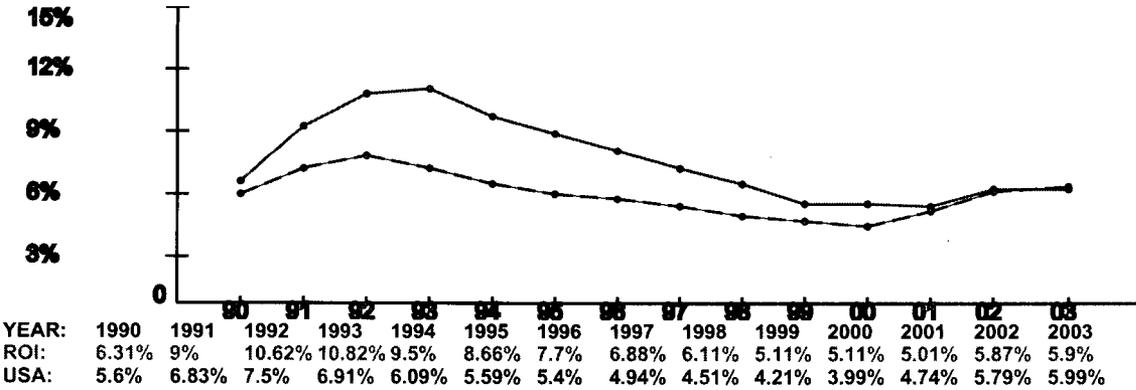


Riverside-San Bernardino-Ontario, CA Metropolitan Statistical Area Trend Data

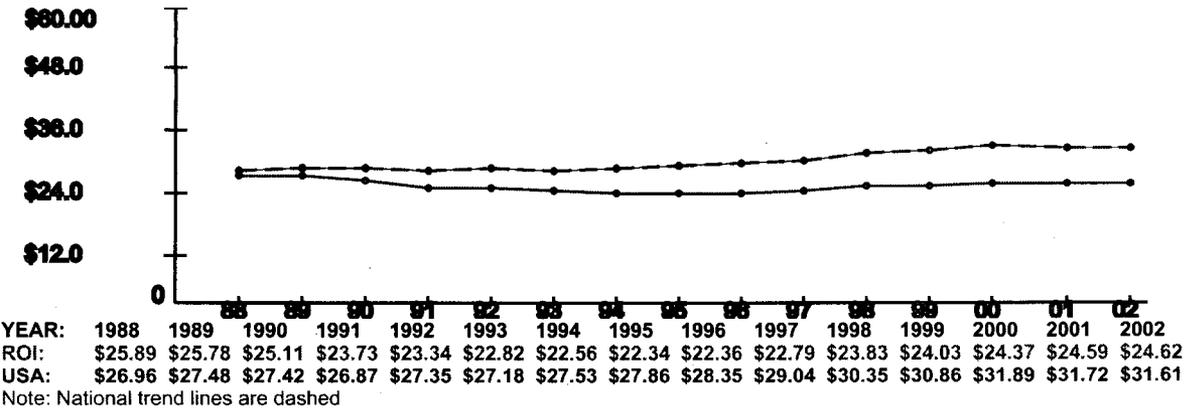
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



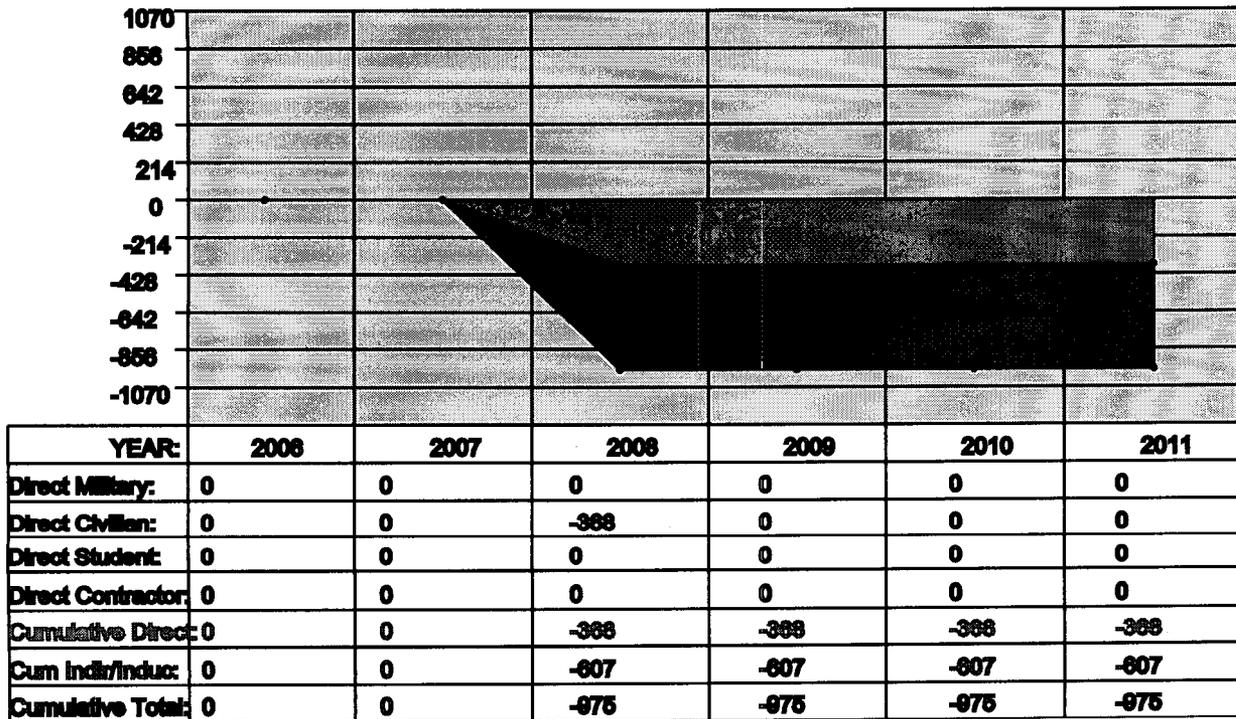
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): Charleston-North Charleston, SC Metropolitan Statistical Area
 Base: DFAS - Charleston SC
 Action: DFAS Charleston

Overall Economic Impact of Proposed BRAC-05 Action:

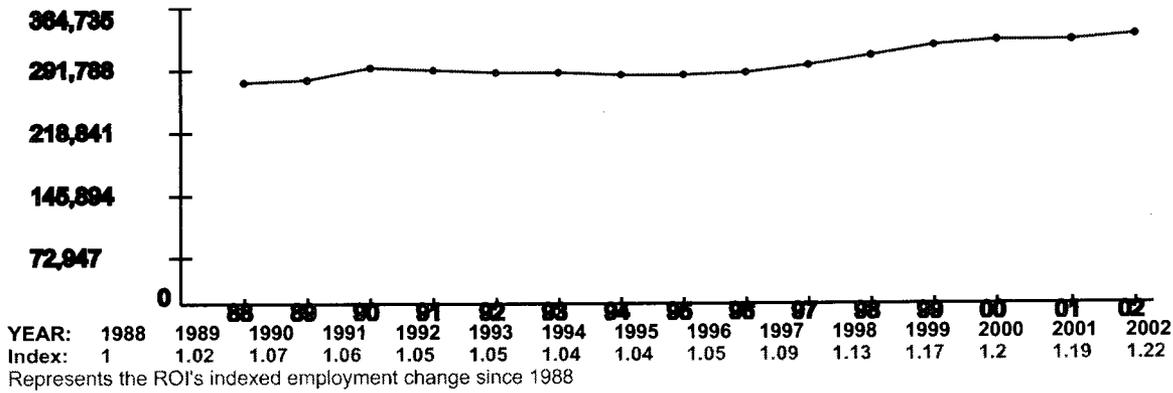
ROI Population (2002): 562,799
 ROI Employment (2002): 331,580
 Authorized Manpower (2005): 403
 Authorized Manpower(2005) / ROI Employment(2002): 0.12%
 Total Estimated Job Change: -975
 Total Estimated Job Change / ROI Employment(2002): -0.29%

Cumulative Job Change (Gain/Loss) Over Time:

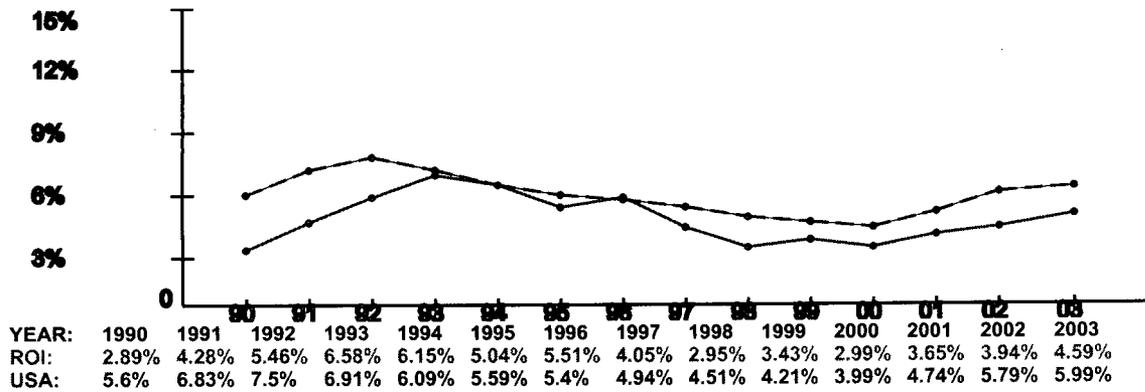


Charleston-North Charleston, SC Metropolitan Statistical Area Trend Data

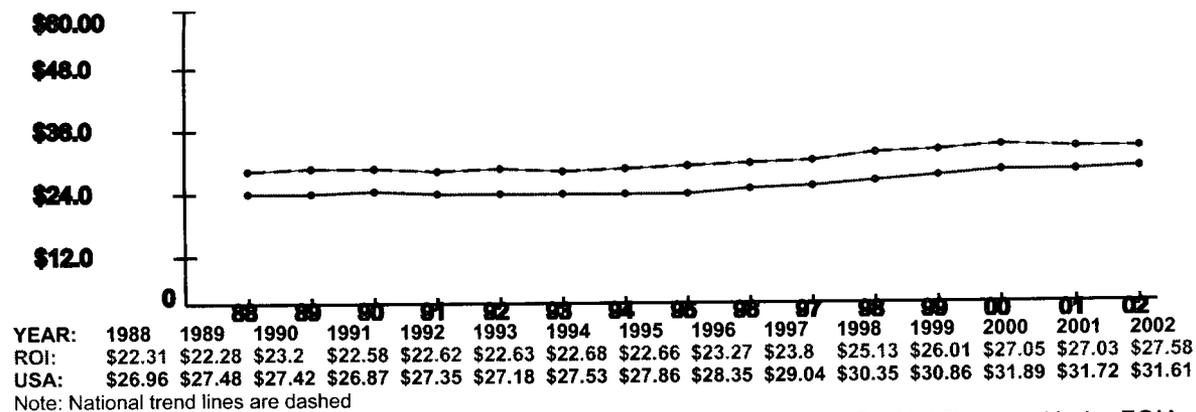
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



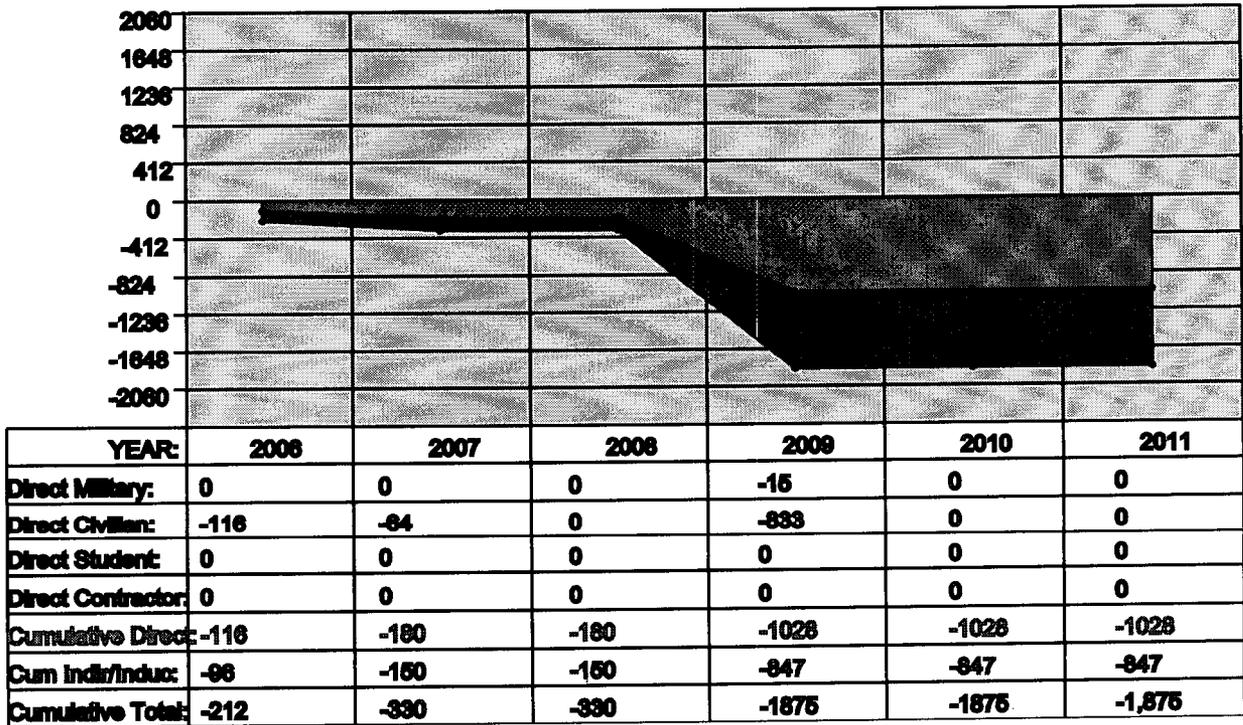
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Cleveland-Elyria-Mentor, OH Metropolitan Statistical Area
Base: DFAS - Cleveland OH
Action: DFAS Cleveland

Overall Economic Impact of Proposed BRAC-05 Action:

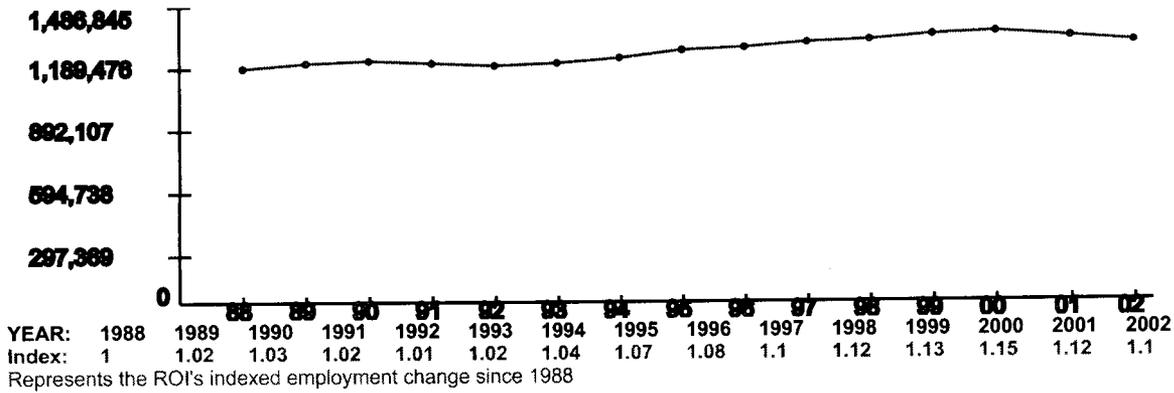
ROI Population (2002):	2,141,802
ROI Employment (2002):	1,301,423
Authorized Manpower (2005):	1,206
Authorized Manpower(2005) / ROI Employment(2002):	0.09%
Total Estimated Job Change:	-1,875
Total Estimated Job Change / ROI Employment(2002):	-0.14%

Cumulative Job Change (Gain/Loss) Over Time:

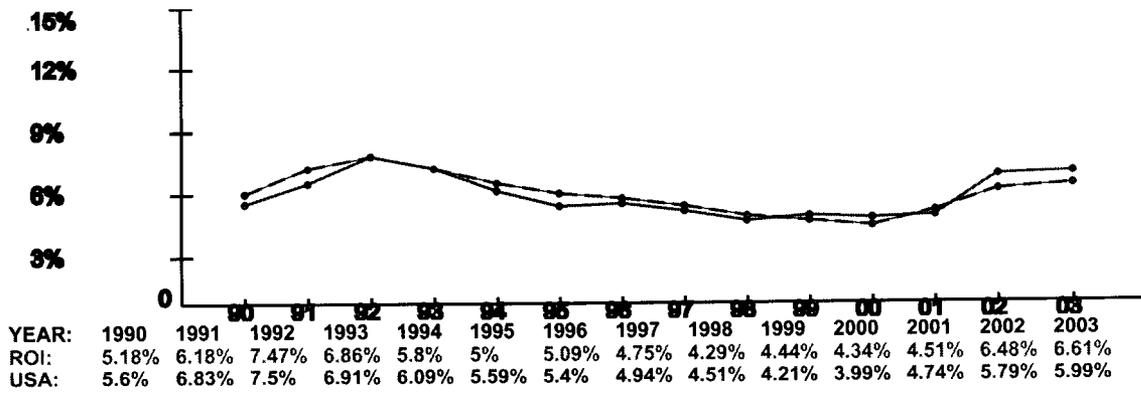


Cleveland-Elyria-Mentor, OH Metropolitan Statistical Area Trend Data

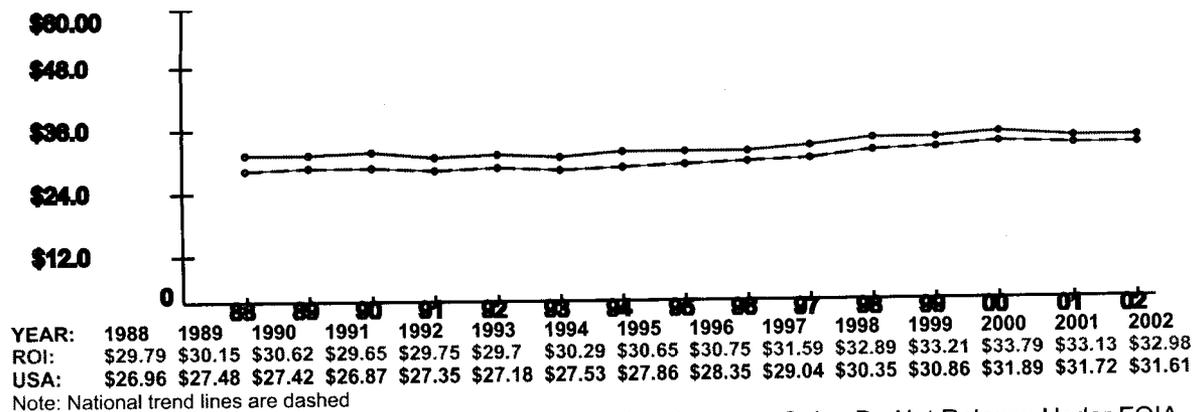
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



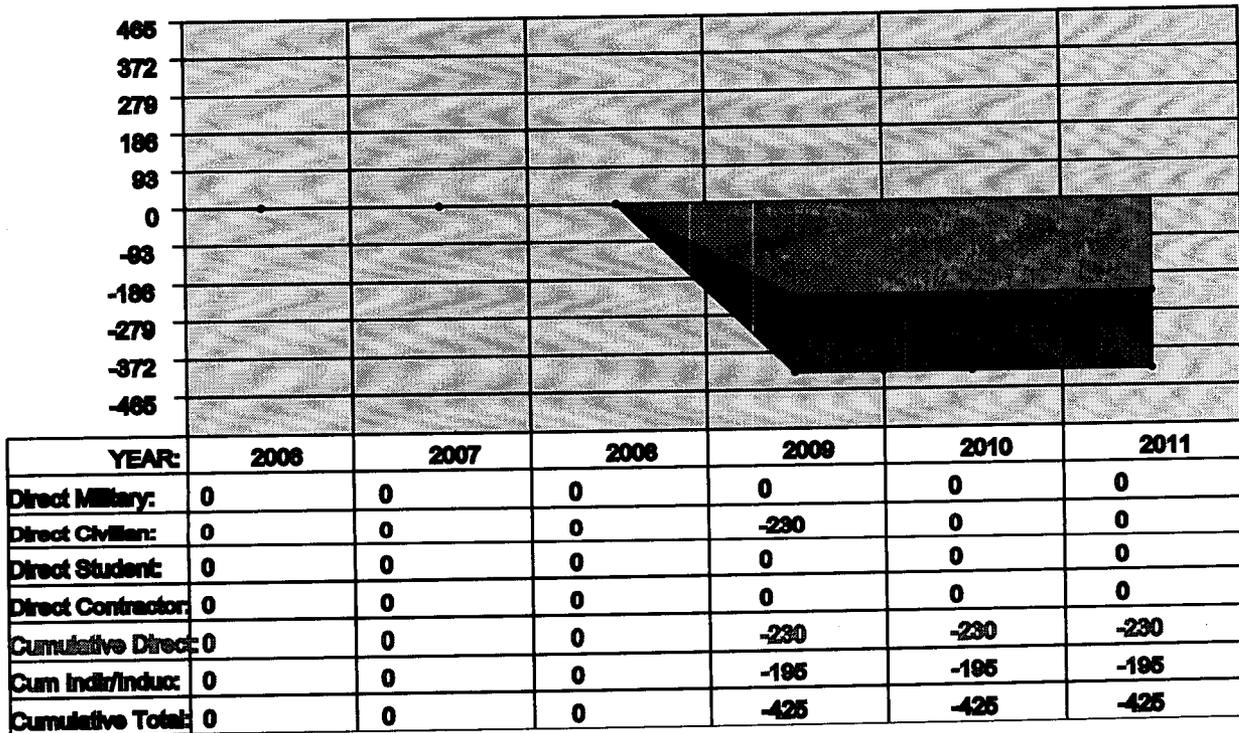
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Dayton, OH Metropolitan Statistical Area
Base: DFAS - Dayton OH
Action: DFAS Dayton

Overall Economic Impact of Proposed BRAC-05 Action:

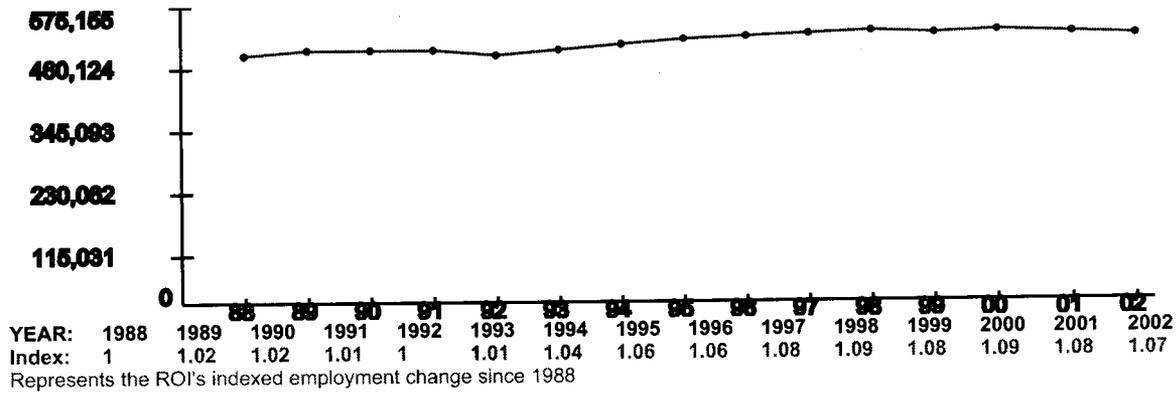
ROI Population (2002):	845,410
ROI Employment (2002):	512,393
Authorized Manpower (2005):	296
Authorized Manpower(2005) / ROI Employment(2002):	0.06%
Total Estimated Job Change:	-425
Total Estimated Job Change / ROI Employment(2002):	-0.08%

Cumulative Job Change (Gain/Loss) Over Time:

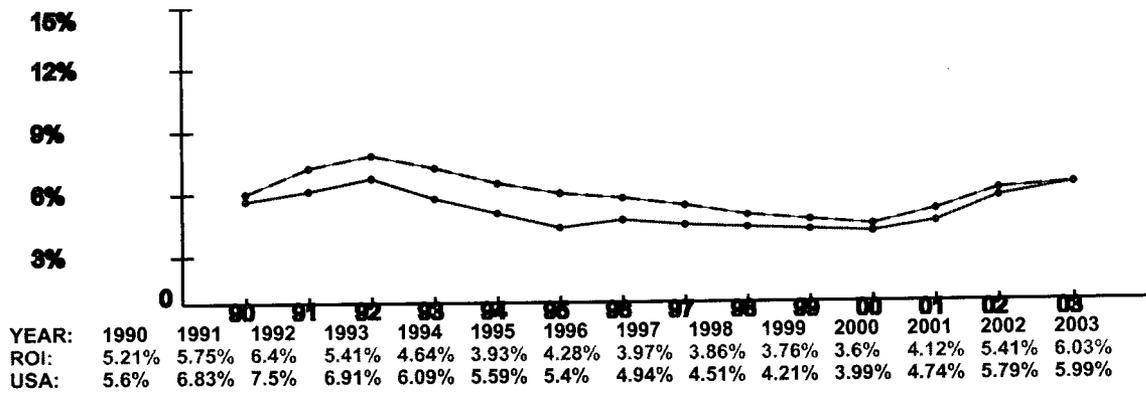


Dayton, OH Metropolitan Statistical Area Trend Data

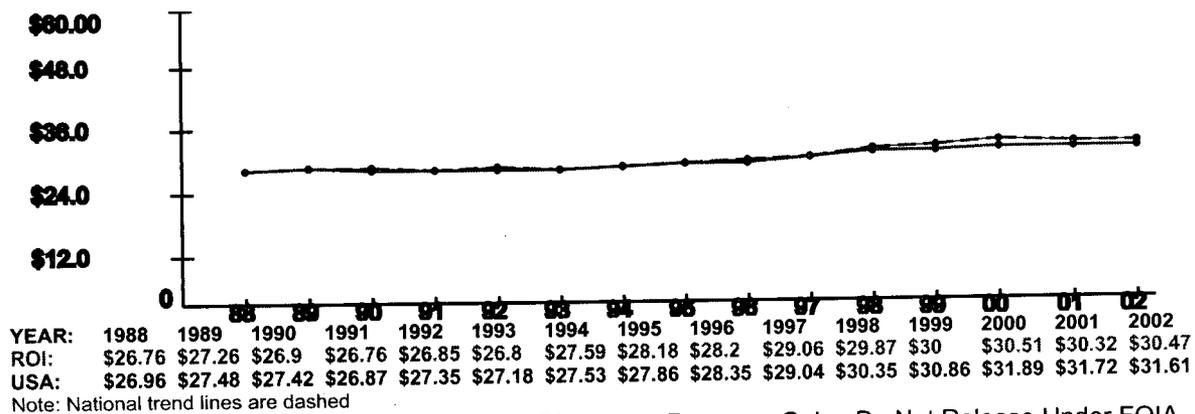
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



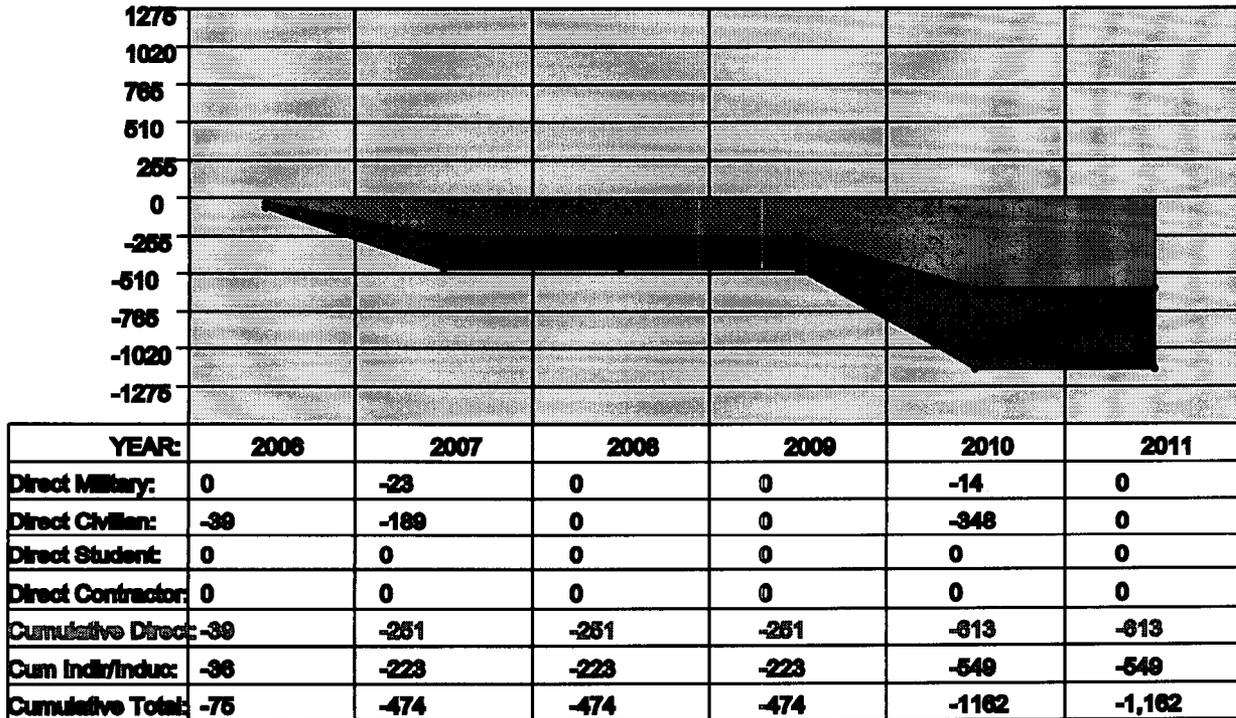
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): Kansas City, MO-KS Metropolitan Statistical Area
 Base: DFAS - Kansas City MO
 Action: DFAS Kansas City

Overall Economic Impact of Proposed BRAC-05 Action:

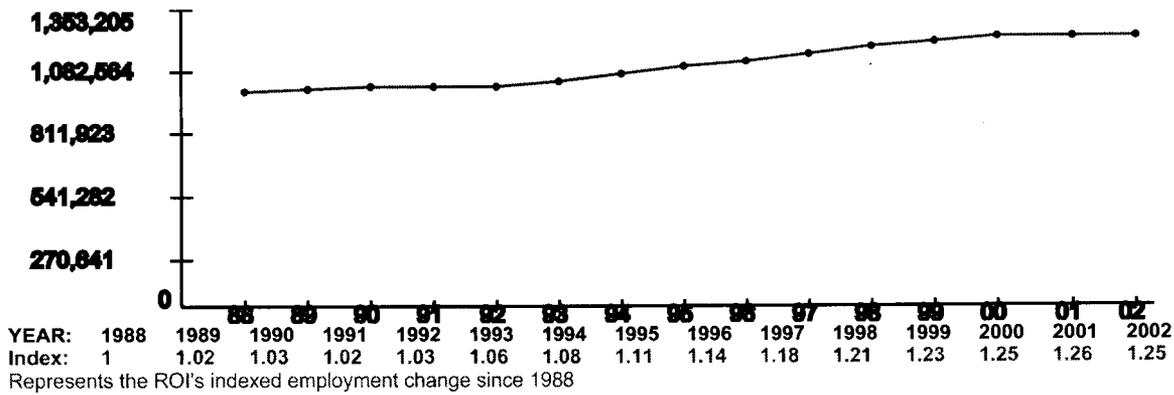
ROI Population (2002):	1,886,672
ROI Employment (2002):	1,225,451
Authorized Manpower (2005):	699
Authorized Manpower(2005) / ROI Employment(2002):	0.06%
Total Estimated Job Change:	-1,162
Total Estimated Job Change / ROI Employment(2002):	-0.09%

Cumulative Job Change (Gain/Loss) Over Time:

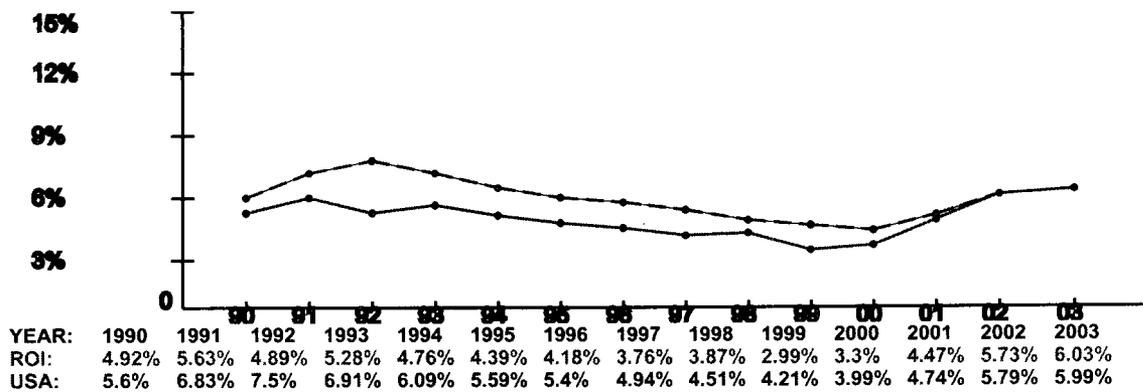


Kansas City, MO-KS Metropolitan Statistical Area Trend Data

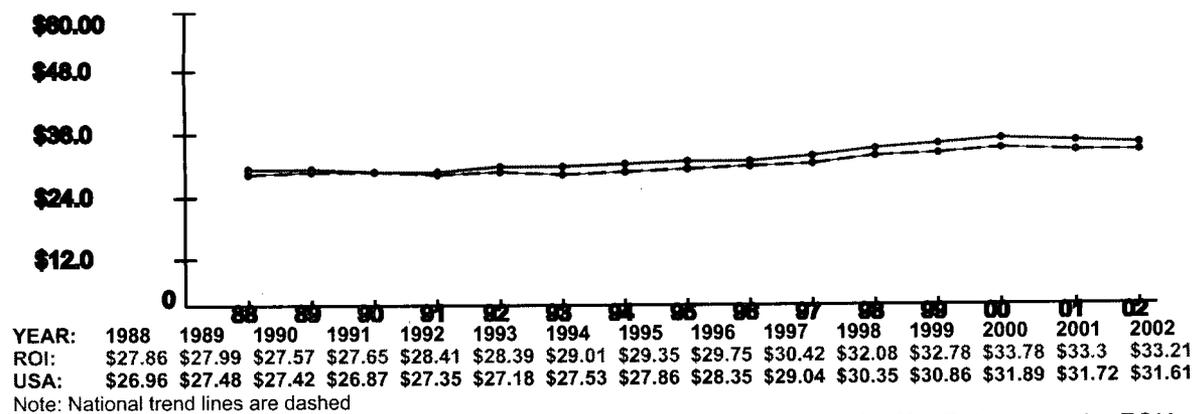
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



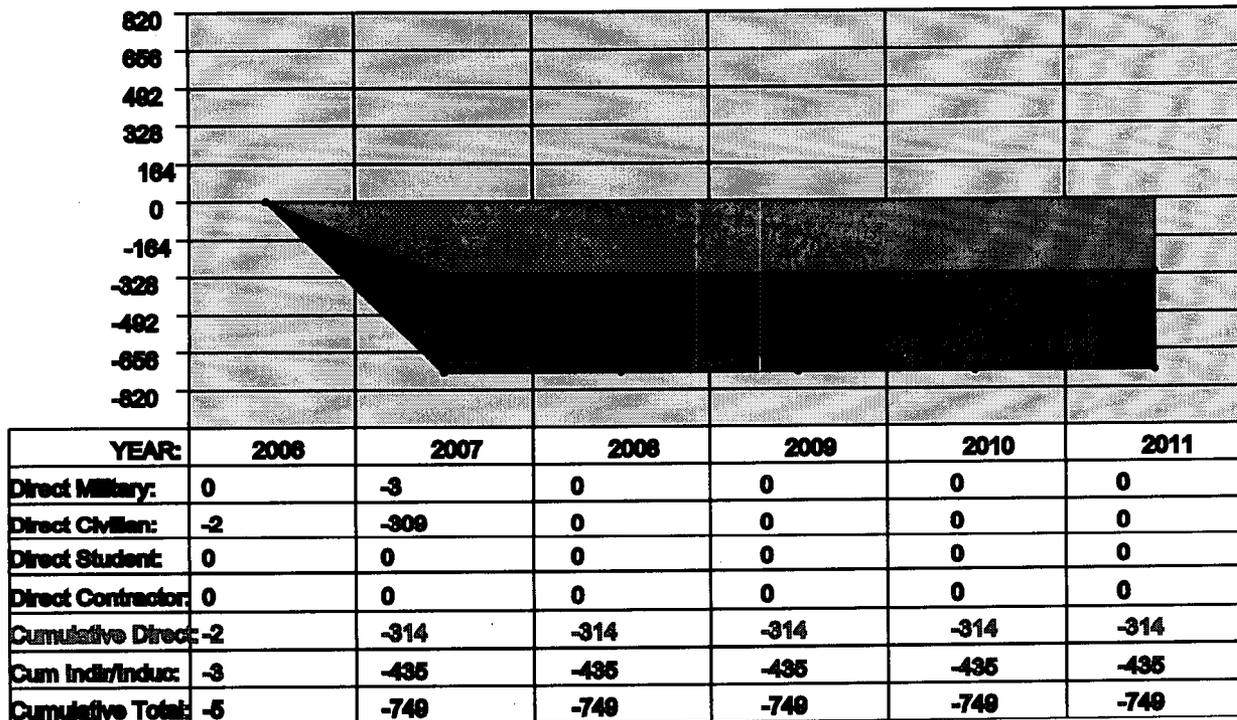
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area
 Base: NAVSTA NORFOLK
 Action: DFAS Norfolk NAS

Overall Economic Impact of Proposed BRAC-05 Action:

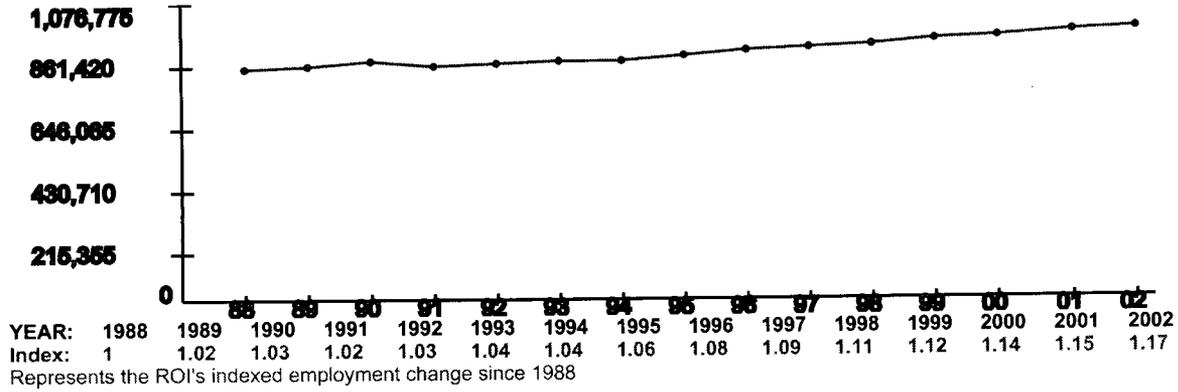
ROI Population (2002):	1,613,728
ROI Employment (2002):	978,888
Authorized Manpower (2005):	56,089
Authorized Manpower(2005) / ROI Employment(2002):	5.73%
Total Estimated Job Change:	-749
Total Estimated Job Change / ROI Employment(2002):	-0.08%

Cumulative Job Change (Gain/Loss) Over Time:

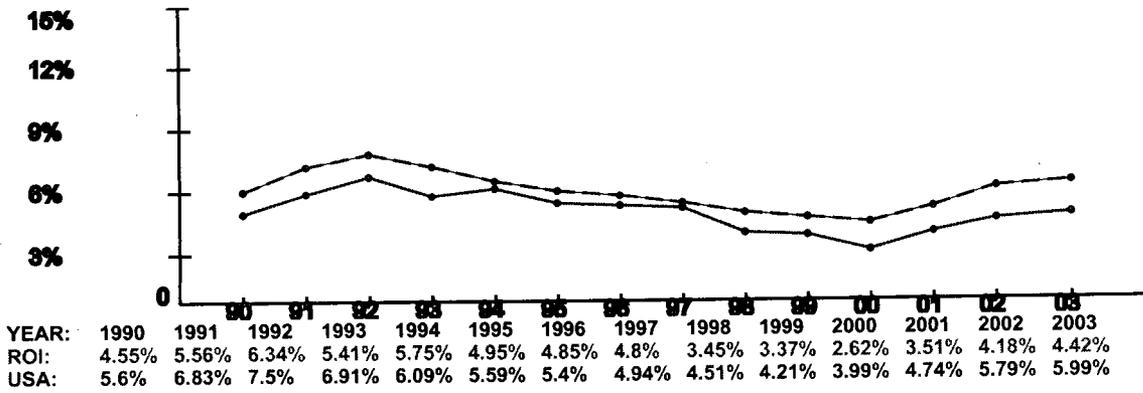


Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area Trend Data

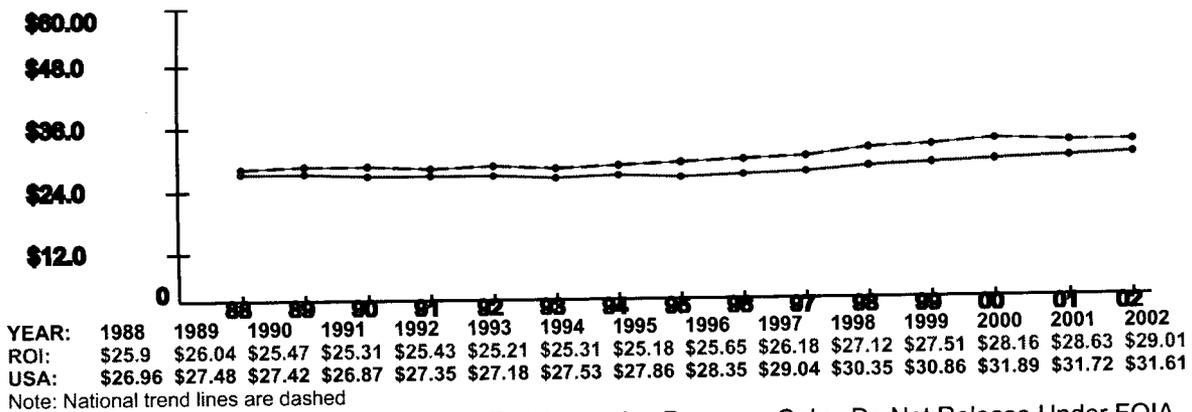
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



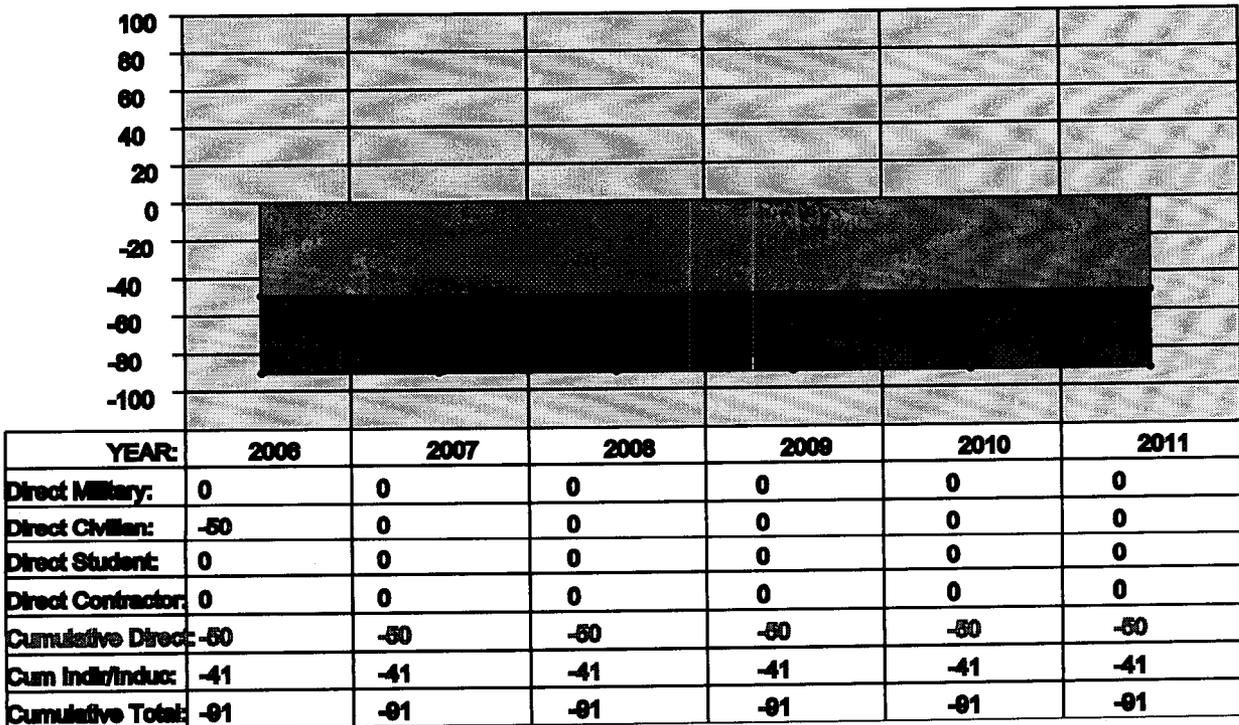
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Oakland-Fremont-Hayward, CA Metropolitan Division
Base: DFAS - Oakland CA
Action: DFAS Oakland

Overall Economic Impact of Proposed BRAC-05 Action:

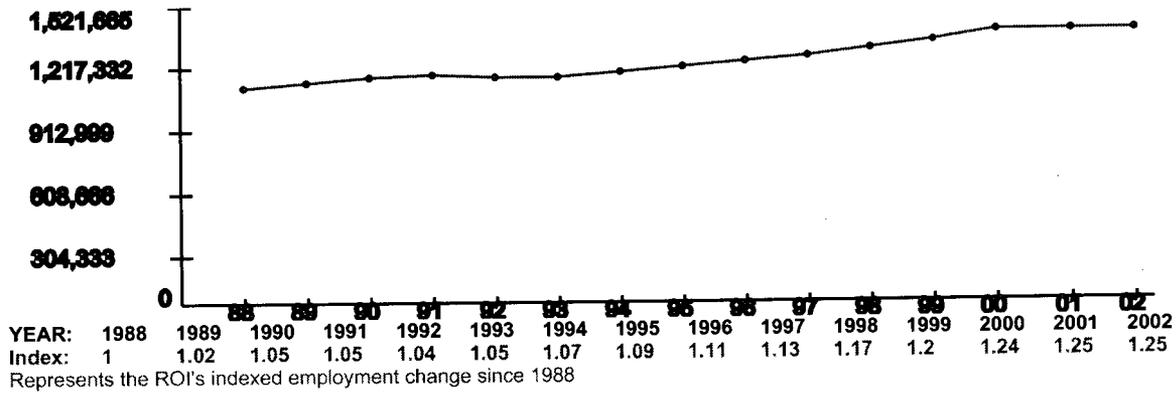
ROI Population (2002):	2,455,263
ROI Employment (2002):	1,383,332
Authorized Manpower (2005):	50
Authorized Manpower(2005) / ROI Employment(2002):	0%
Total Estimated Job Change:	-91
Total Estimated Job Change / ROI Employment(2002):	-0.01%

Cumulative Job Change (Gain/Loss) Over Time:

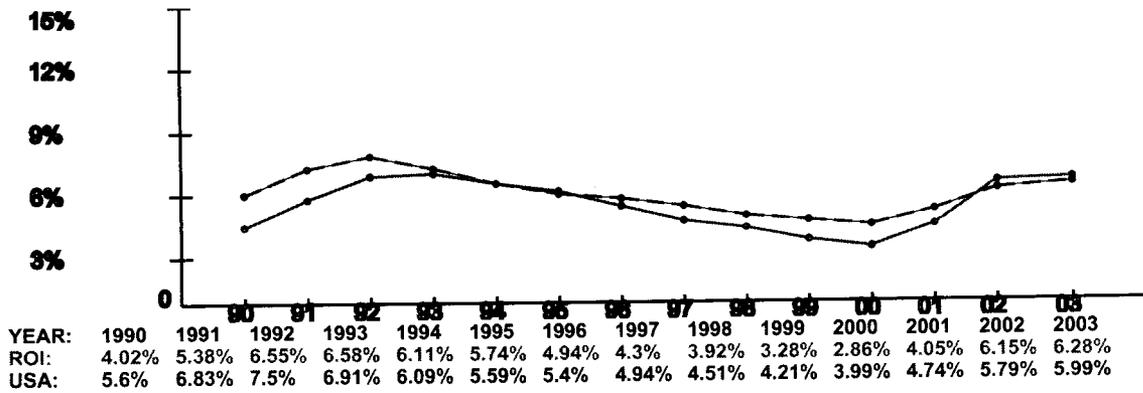


Oakland-Fremont-Hayward, CA Metropolitan Division Trend Data

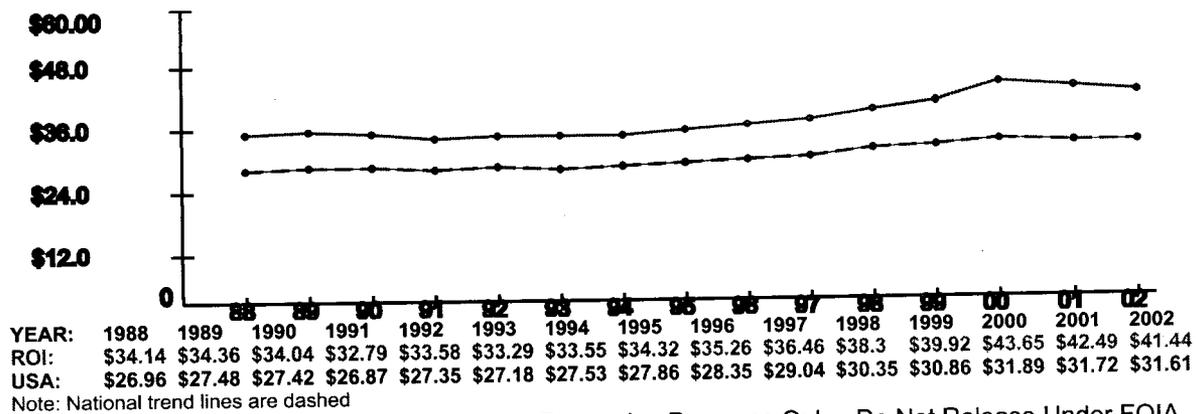
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



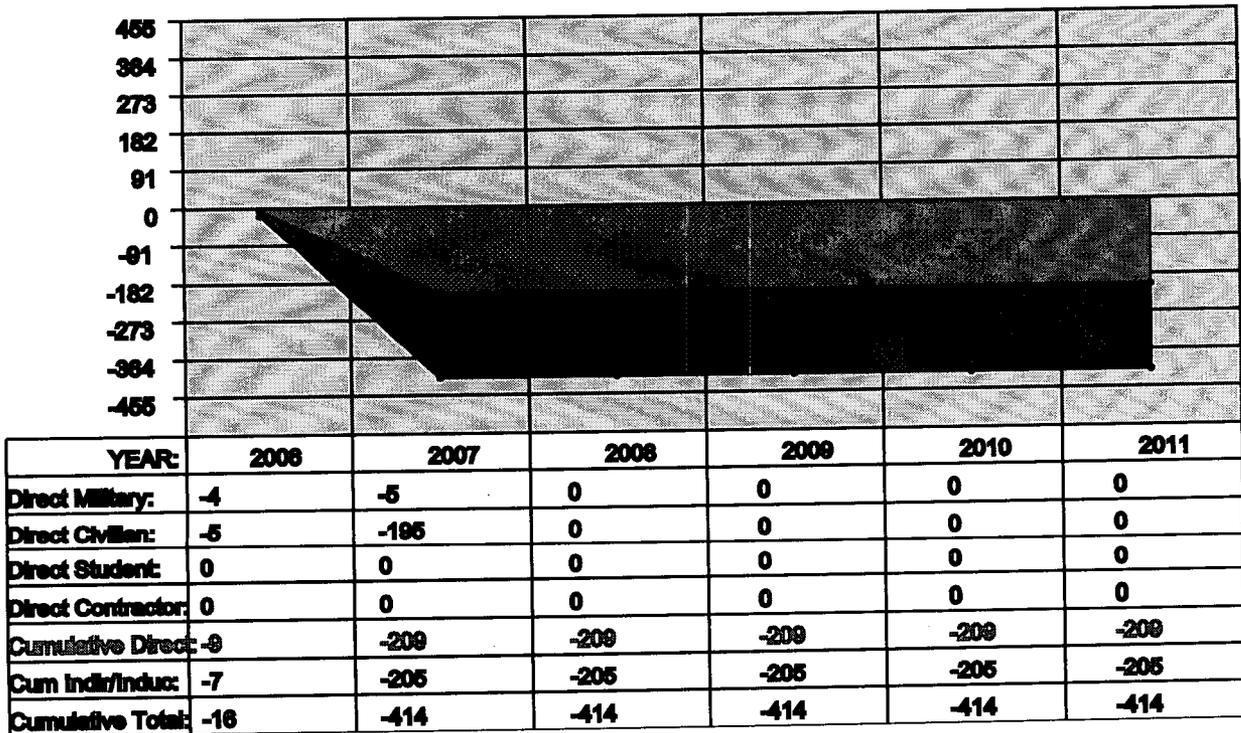
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Orlando, FL Metropolitan Statistical Area
Base: DFAS - Orlando FL
Action: DFAS Orlando

Overall Economic Impact of Proposed BRAC-05 Action:

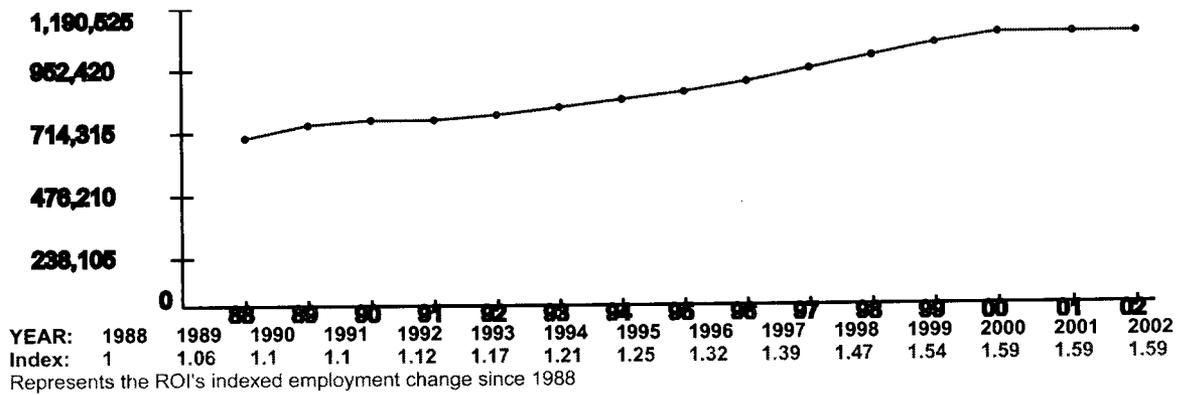
ROI Population (2002):	1,755,572
ROI Employment (2002):	1,082,297
Authorized Manpower (2005):	242
Authorized Manpower(2005) / ROI Employment(2002):	0.02%
Total Estimated Job Change:	-414
Total Estimated Job Change / ROI Employment(2002):	-0.04%

Cumulative Job Change (Gain/Loss) Over Time:

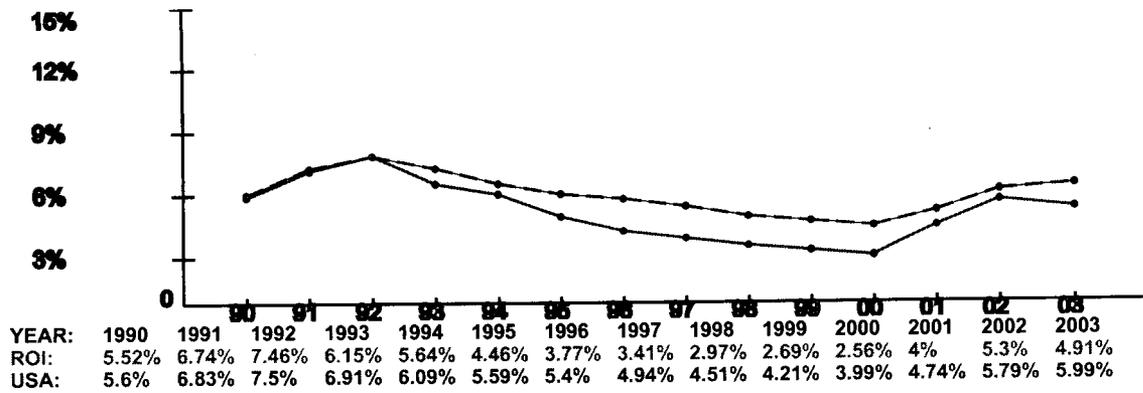


Orlando, FL Metropolitan Statistical Area Trend Data

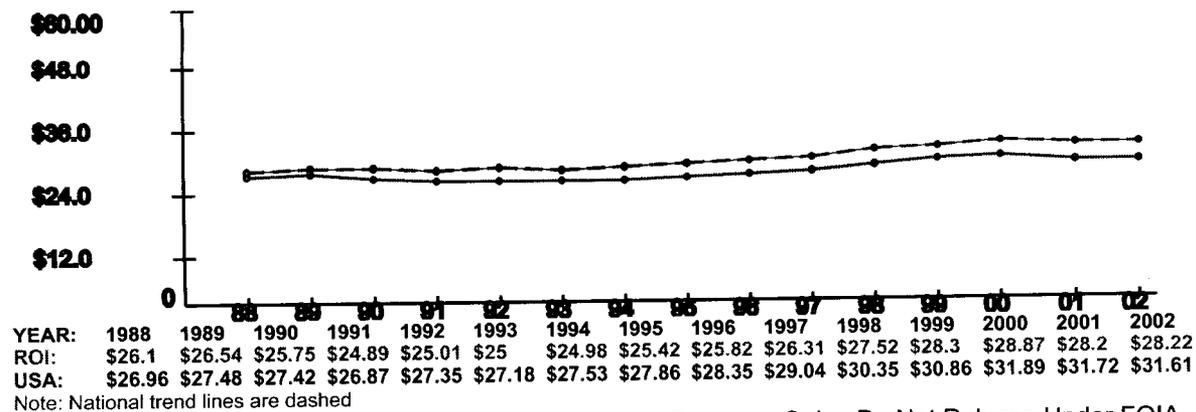
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



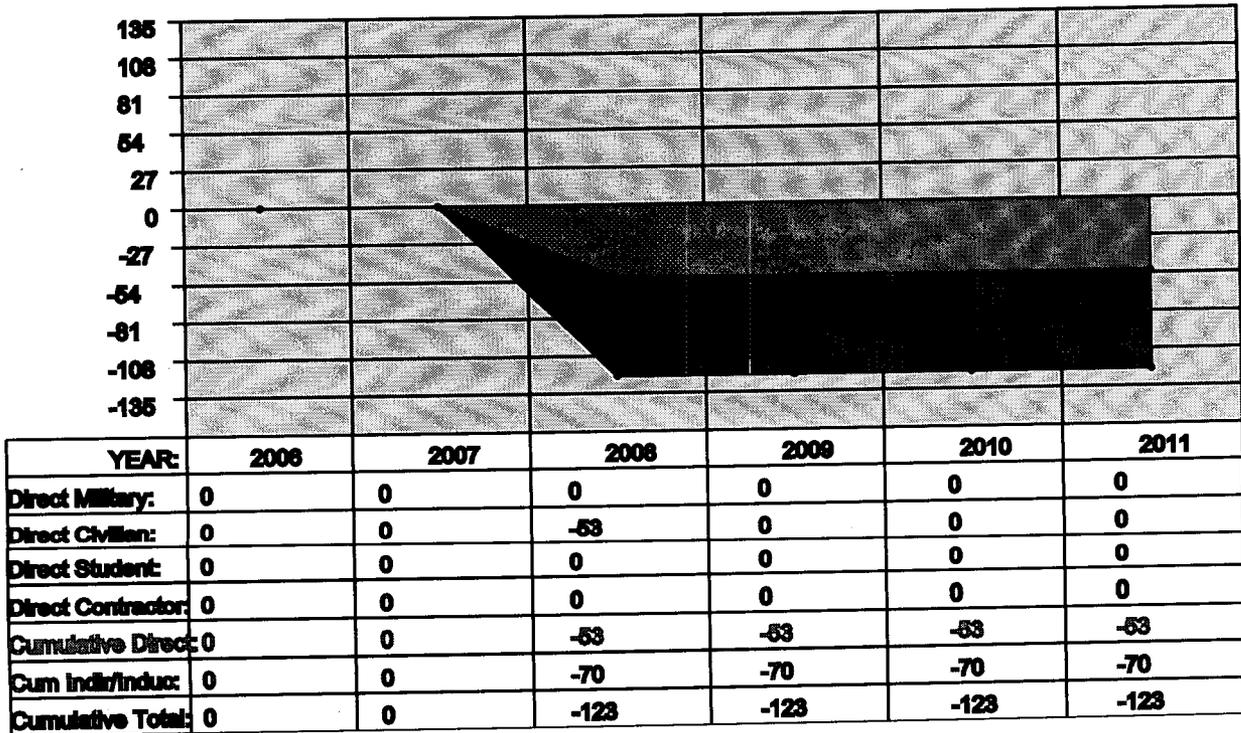
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Lexington Park, MD Micropolitan Statistical Area
Base: DFAS - Patuxent River MD
Action: DFAS Patuxent River

Overall Economic Impact of Proposed BRAC-05 Action:

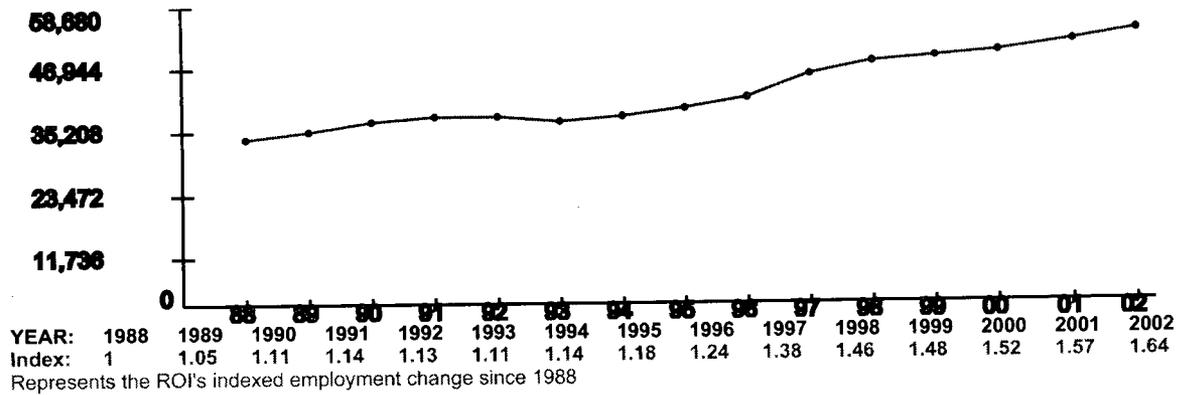
ROI Population (2002):	90,144
ROI Employment (2002):	53,347
Authorized Manpower (2005):	52
Authorized Manpower(2005) / ROI Employment(2002):	0.1%
Total Estimated Job Change:	-123
Total Estimated Job Change / ROI Employment(2002):	-0.23%

Cumulative Job Change (Gain/Loss) Over Time:

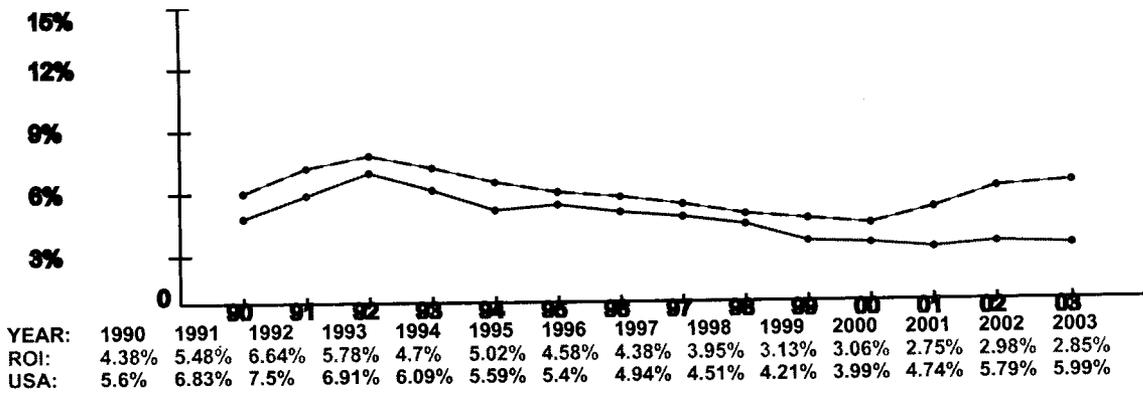


Lexington Park, MD Micropolitan Statistical Area Trend Data

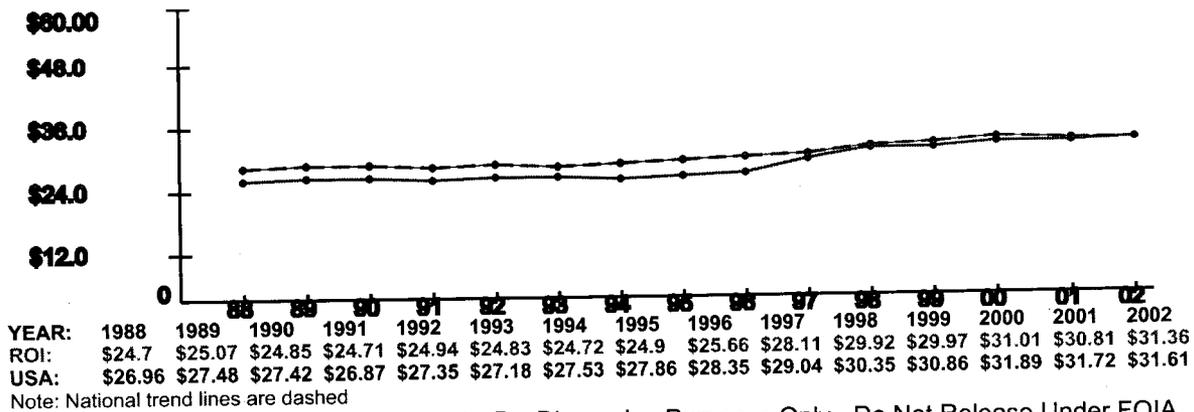
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



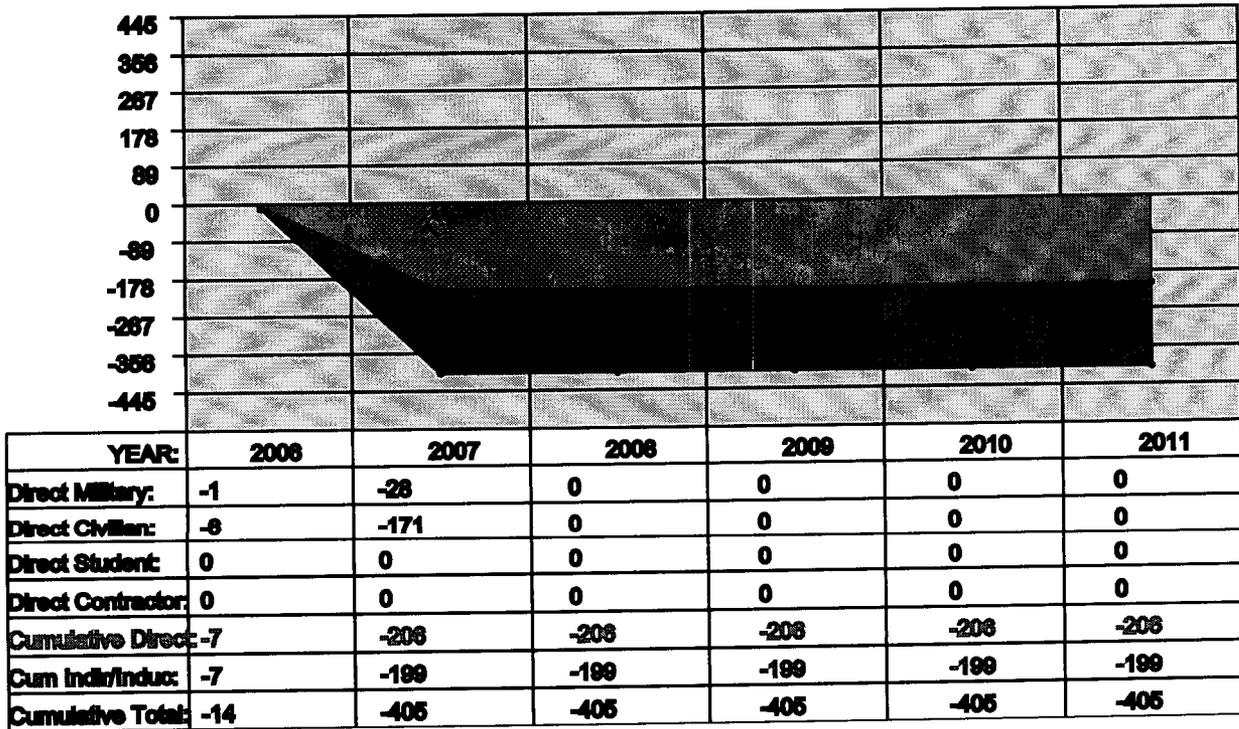
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Honolulu, HI Metropolitan Statistical Area
Base: NAVSTA PEARL HARBOR
Action: DFAS Pacific (Ford Island)

Overall Economic Impact of Proposed BRAC-05 Action:

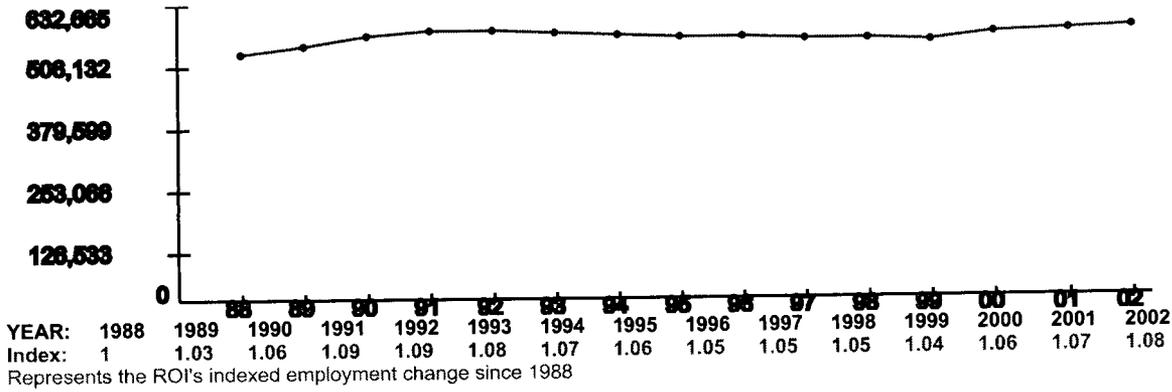
ROI Population (2002):	892,562
ROI Employment (2002):	573,389
Authorized Manpower (2005):	40,537
Authorized Manpower(2005) / ROI Employment(2002):	7.07%
Total Estimated Job Change:	-405
Total Estimated Job Change / ROI Employment(2002):	-0.07%

Cumulative Job Change (Gain/Loss) Over Time:

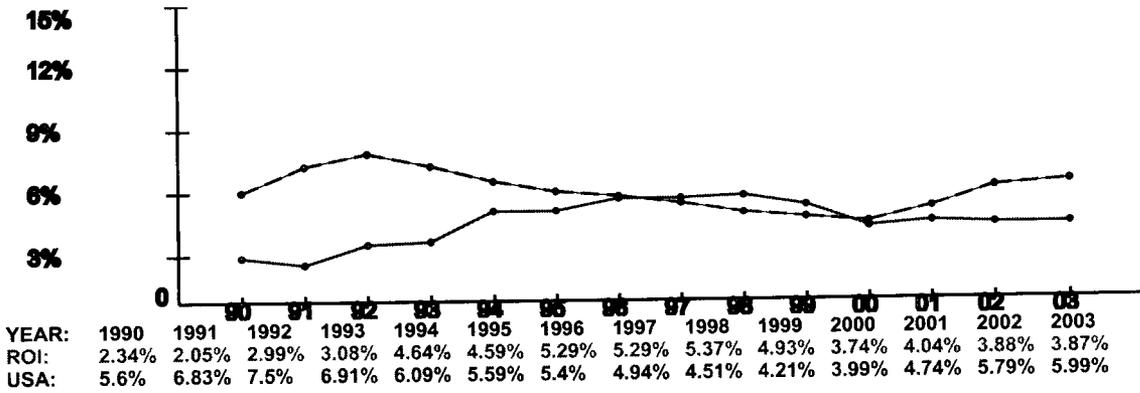


Honolulu, HI Metropolitan Statistical Area Trend Data

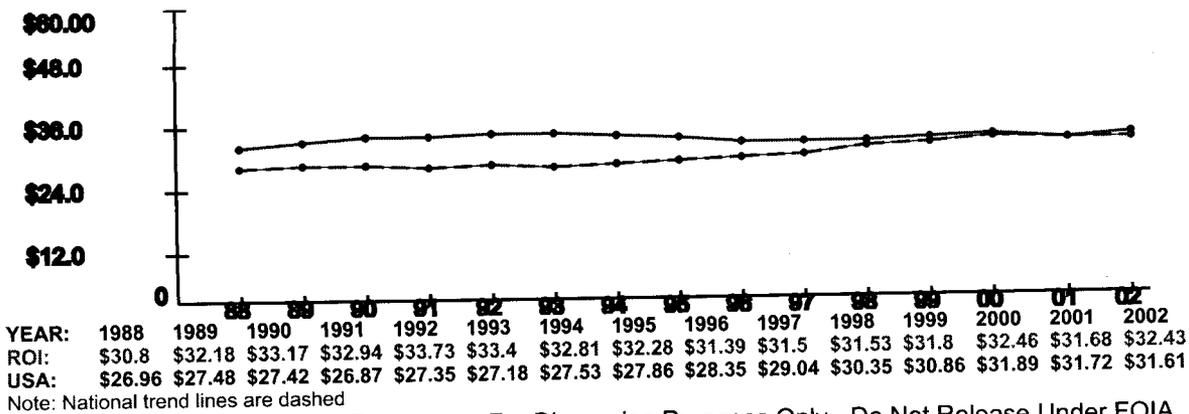
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



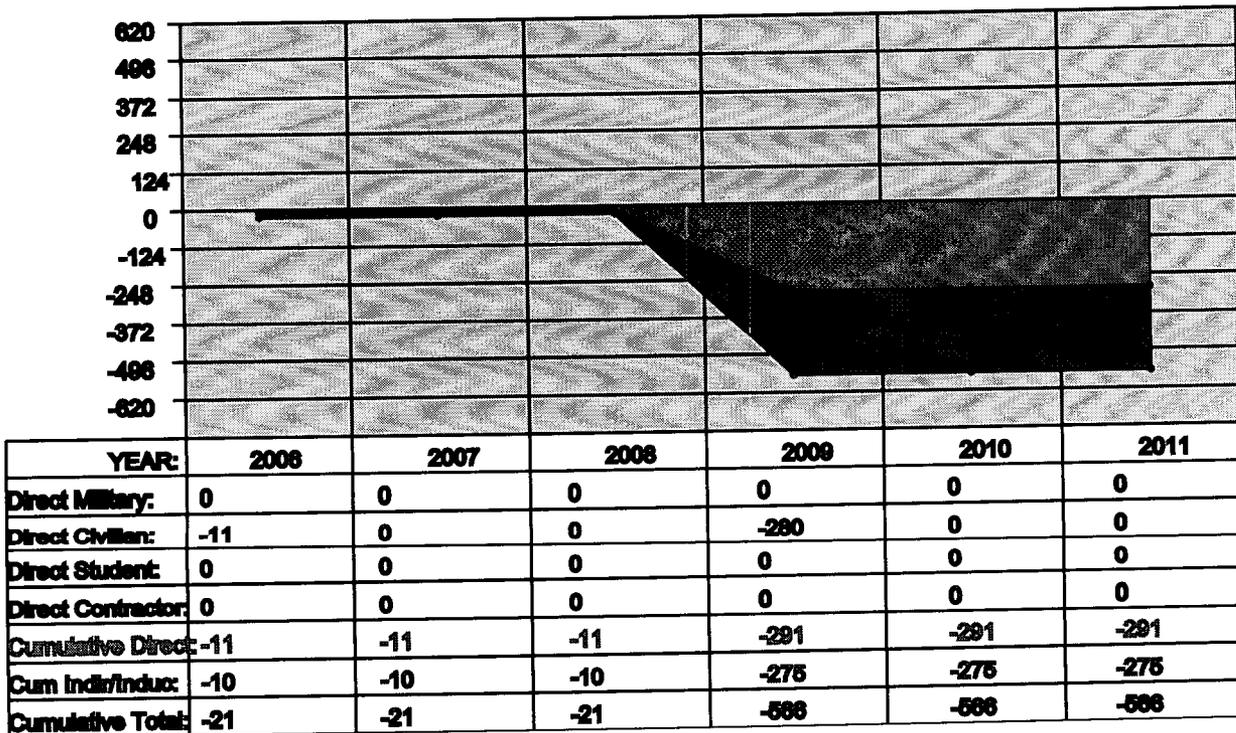
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): Utica-Rome, NY Metropolitan Statistical Area
 Base: DFAS - Rome NY
 Action: DFAS Rome

Overall Economic Impact of Proposed BRAC-05 Action:

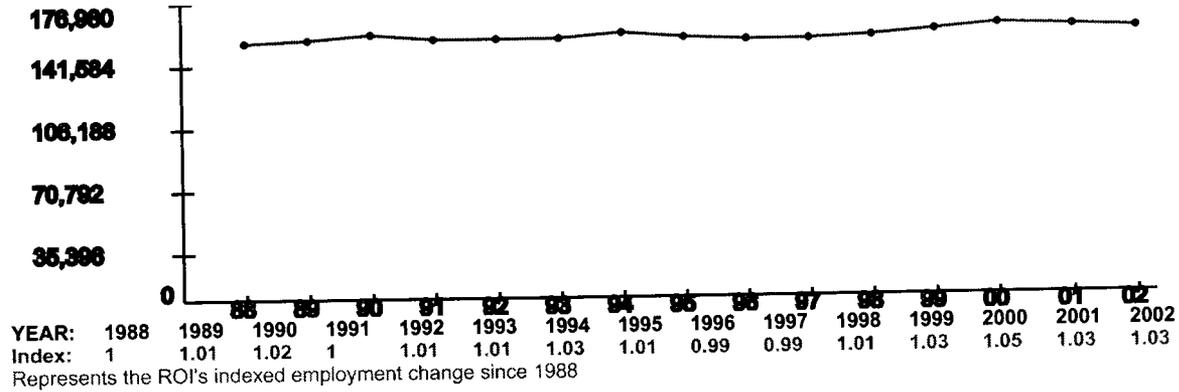
ROI Population (2002):	297,881
ROI Employment (2002):	158,421
Authorized Manpower (2005):	371
Authorized Manpower(2005) / ROI Employment(2002):	0.23%
Total Estimated Job Change:	-566
Total Estimated Job Change / ROI Employment(2002):	-0.36%

Cumulative Job Change (Gain/Loss) Over Time:

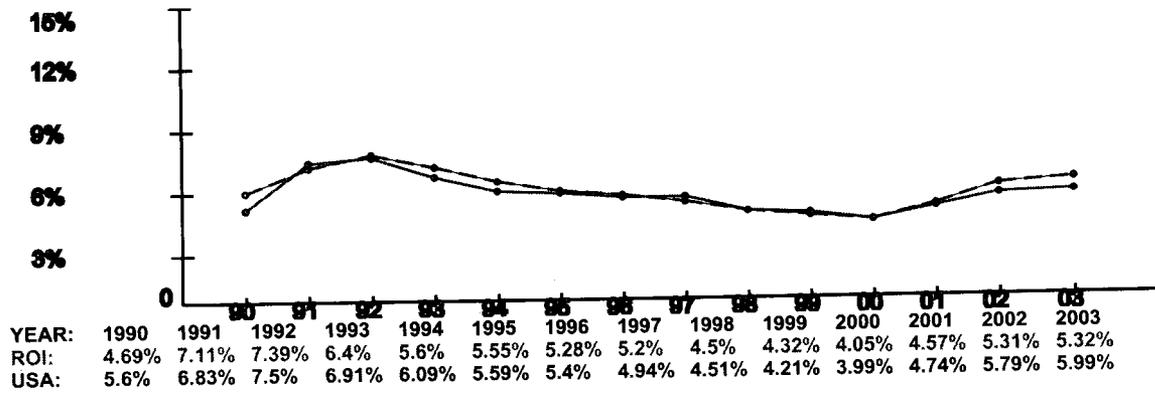


Utica-Rome, NY Metropolitan Statistical Area Trend Data

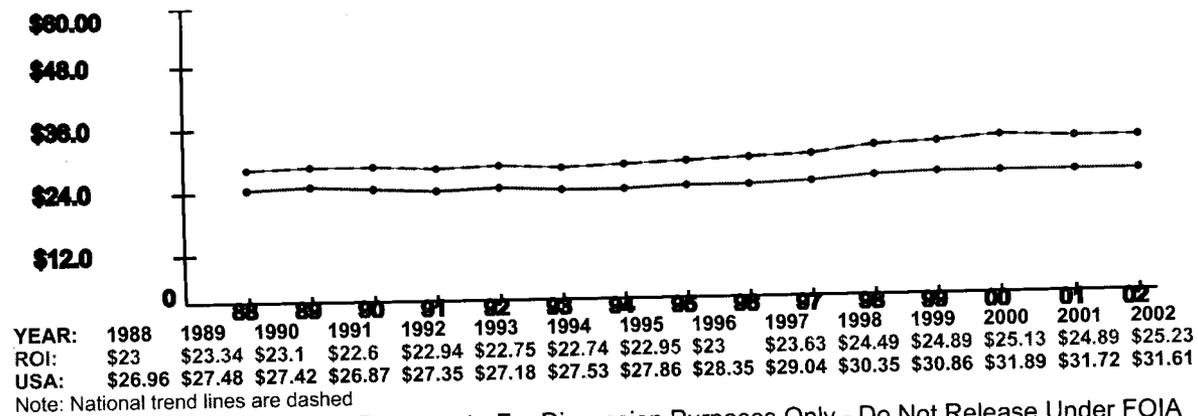
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): San Antonio, TX Metropolitan Statistical Area
 Base: DFAS - San Antonio TX
 Action: DFAS San Antonio

Overall Economic Impact of Proposed BRAC-05 Action:

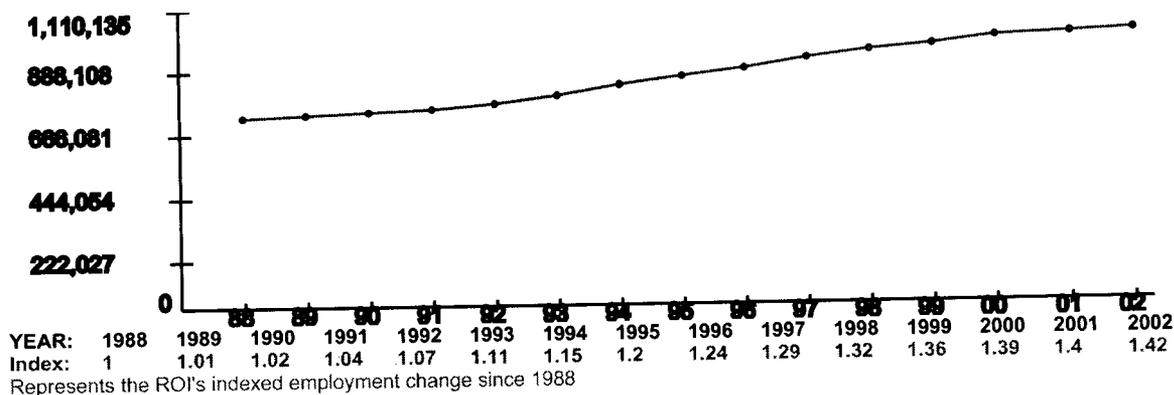
ROI Population (2002):	1,786,138
ROI Employment (2002):	1,009,217
Authorized Manpower (2005):	367
Authorized Manpower(2005) / ROI Employment(2002):	0.04%
Total Estimated Job Change:	-702
Total Estimated Job Change / ROI Employment(2002):	-0.07%

Cumulative Job Change (Gain/Loss) Over Time:

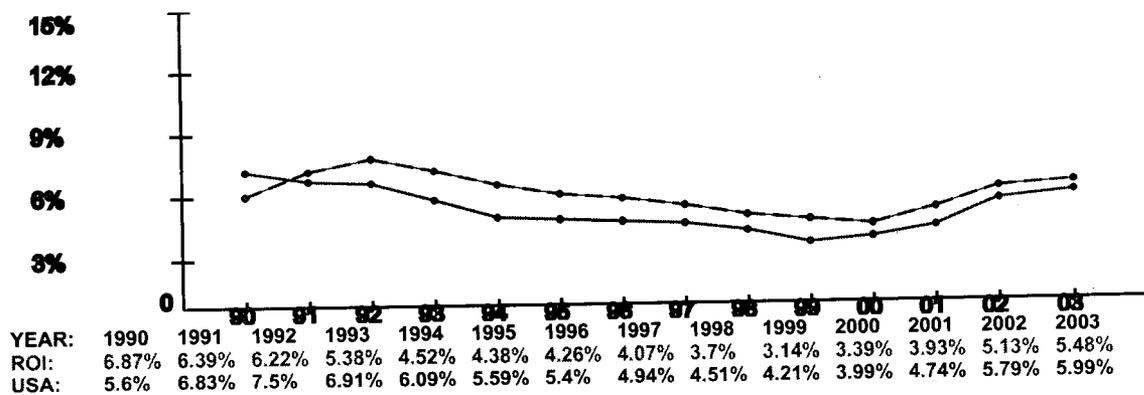
YEAR:	2006	2007	2008	2009	2010	2011
Direct Military:	-32	0	0	0	0	0
Direct Civilian:	-308	0	0	0	0	0
Direct Student:	0	0	0	0	0	0
Direct Contractor:	0	0	0	0	0	0
Cumulative Direc:	-335	-335	-335	-335	-335	-335
Cum Indir/Induc:	-367	-367	-367	-367	-367	-367
Cumulative Total:	-702	-702	-702	-702	-702	-702

San Antonio, TX Metropolitan Statistical Area Trend Data

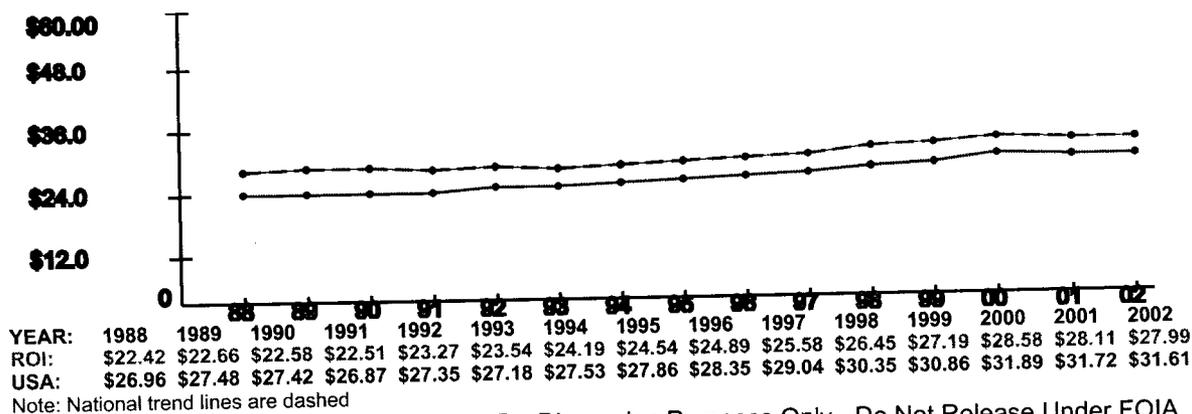
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



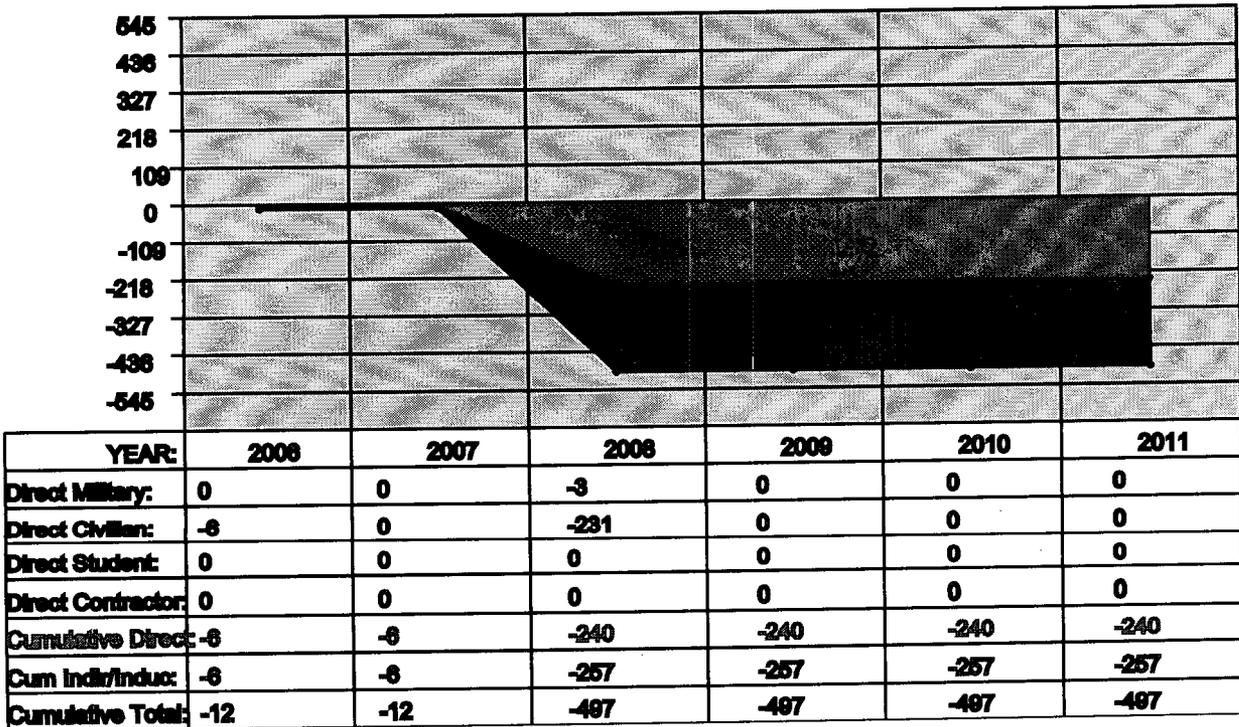
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): San Diego-Carlsbad-San Marcos, CA Metropolitan Statistical Area
Base: DFAS - San Diego CA
Action: DFAS San Diego

Overall Economic Impact of Proposed BRAC-05 Action:

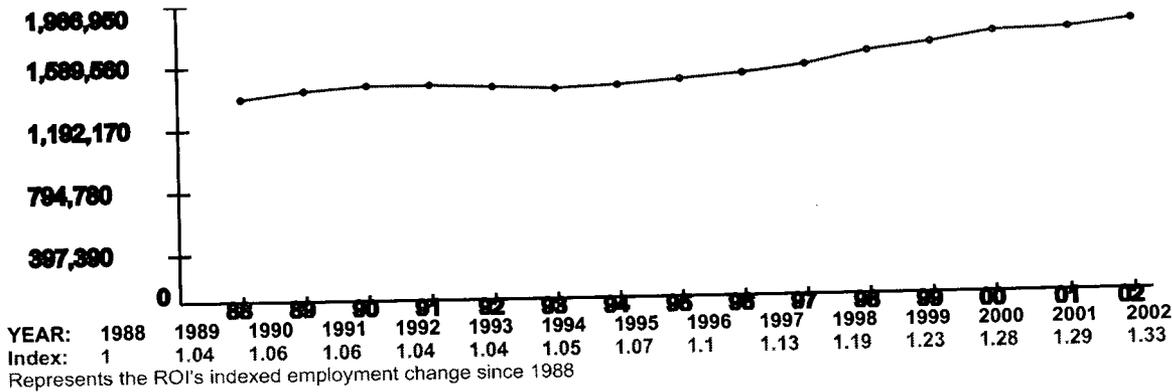
ROI Population (2002):	2,904,687
ROI Employment (2002):	1,806,321
Authorized Manpower (2005):	282
Authorized Manpower(2005) / ROI Employment(2002):	0.02%
Total Estimated Job Change:	-497
Total Estimated Job Change / ROI Employment(2002):	-0.03%

Cumulative Job Change (Gain/Loss) Over Time:

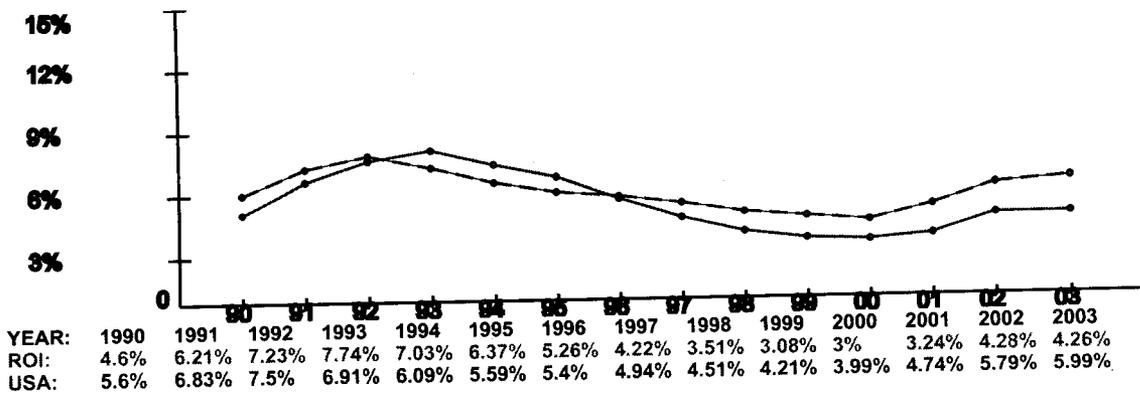


San Diego-Carlsbad-San Marcos, CA Metropolitan Statistical Area Trend Data

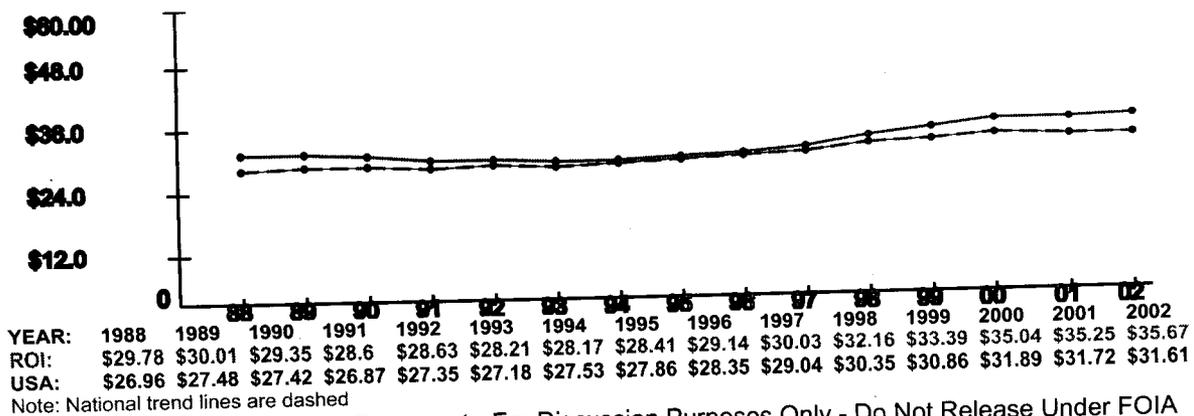
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): Salinas, CA Metropolitan Statistical Area
 Base: DFAS - Seaside CA
 Action: DFAS Seaside

Overall Economic Impact of Proposed BRAC-05 Action:

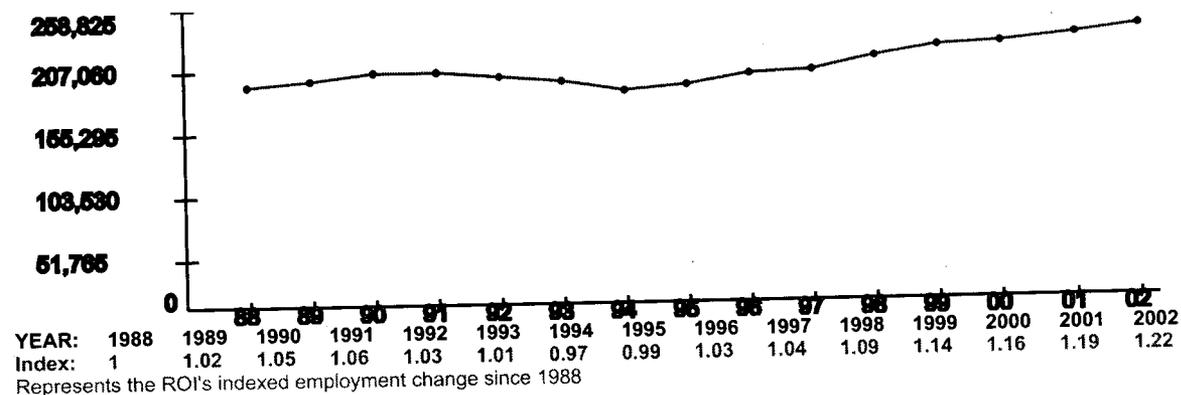
ROI Population (2002):	411,140
ROI Employment (2002):	235,299
Authorized Manpower (2005):	63
Authorized Manpower(2005) / ROI Employment(2002):	0.03%
Total Estimated Job Change:	-123
Total Estimated Job Change / ROI Employment(2002):	-0.05%

Cumulative Job Change (Gain/Loss) Over Time:

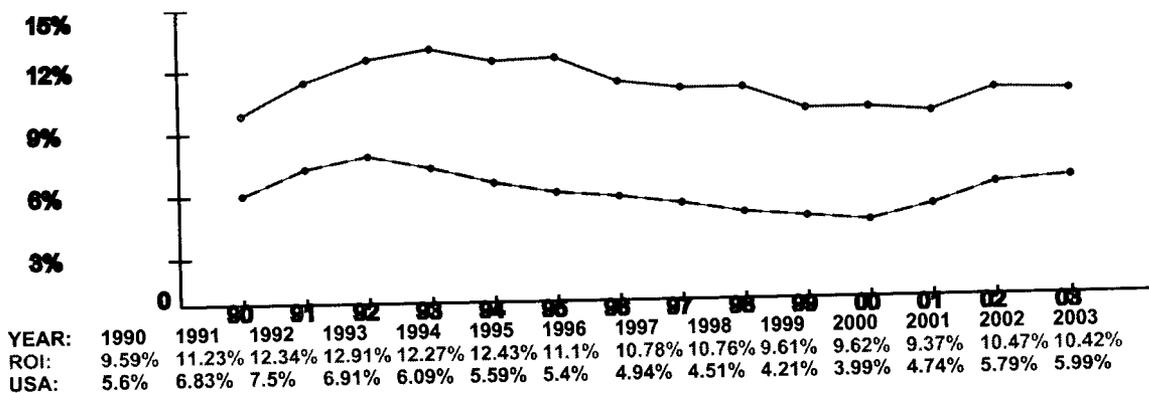
YEAR:	2006	2007	2008	2009	2010	2011
Direct Military:	-10	0	0	0	0	0
Direct Civilian:	-51	0	0	0	0	0
Direct Student:	0	0	0	0	0	0
Direct Contractor:	0	0	0	0	0	0
Cumulative Direct:	-61	-61	-61	-61	-61	-61
Cum Indir/Induc:	-62	-62	-62	-62	-62	-62
Cumulative Total:	-123	-123	-123	-123	-123	-123

Salinas, CA Metropolitan Statistical Area Trend Data

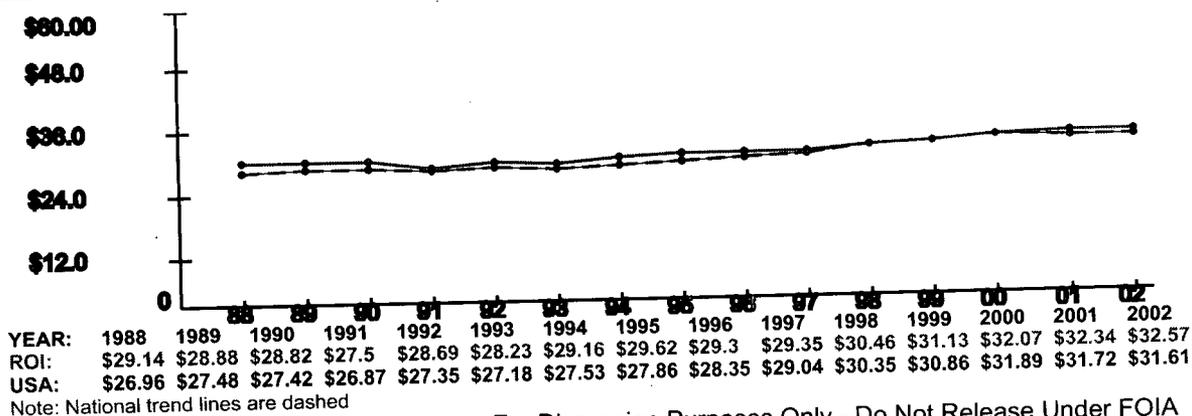
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)

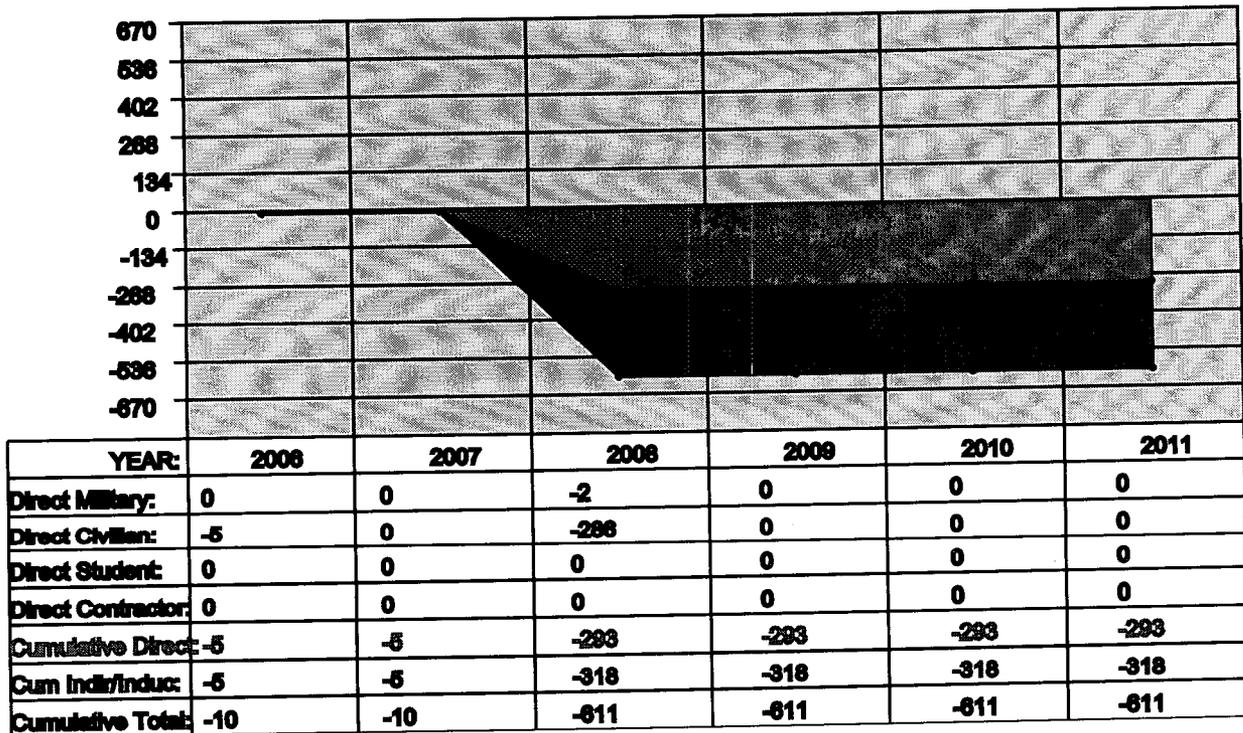


ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): St. Louis, MO-IL Metropolitan Statistical Area
 Base: DFAS - St Louis MO
 Action: DFAS St Louis

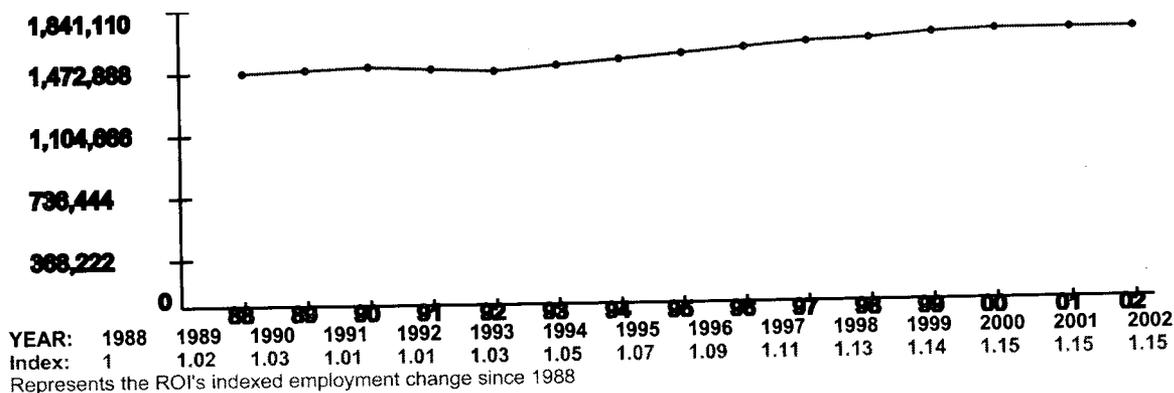
Overall Economic Impact of Proposed BRAC-05 Action:
 ROI Population (2002): 2,746,765
 ROI Employment (2002): 1,668,793
 Authorized Manpower (2005): 328
 Authorized Manpower(2005) / ROI Employment(2002): 0.02%
 Total Estimated Job Change: -611
 Total Estimated Job Change / ROI Employment(2002): -0.04%

Cumulative Job Change (Gain/Loss) Over Time:

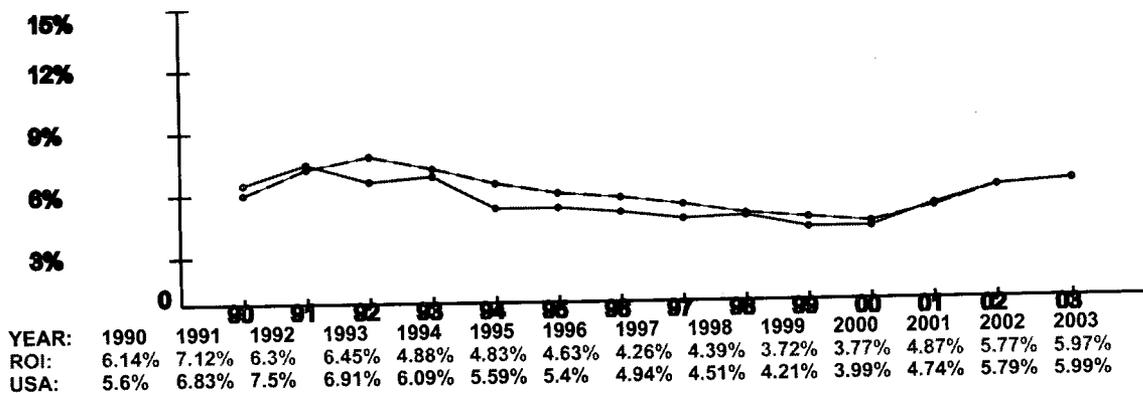


St. Louis, MO-IL Metropolitan Statistical Area Trend Data

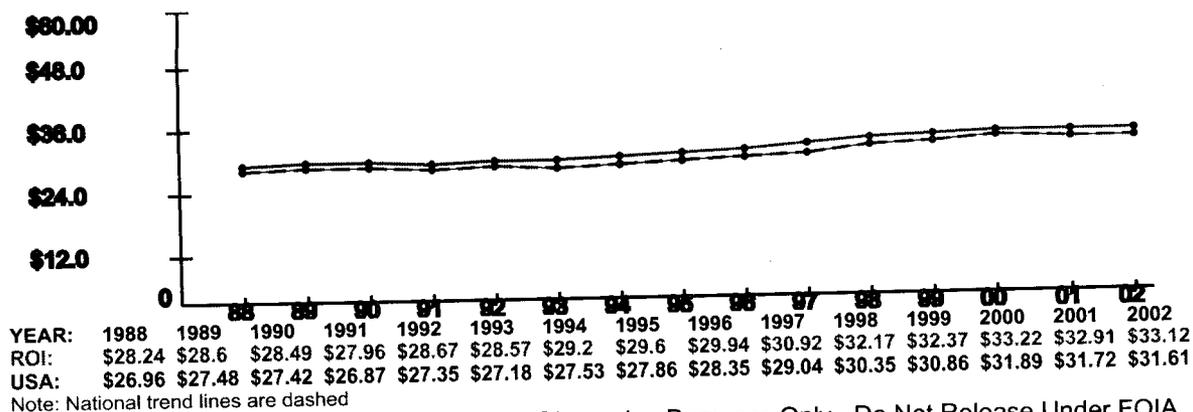
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



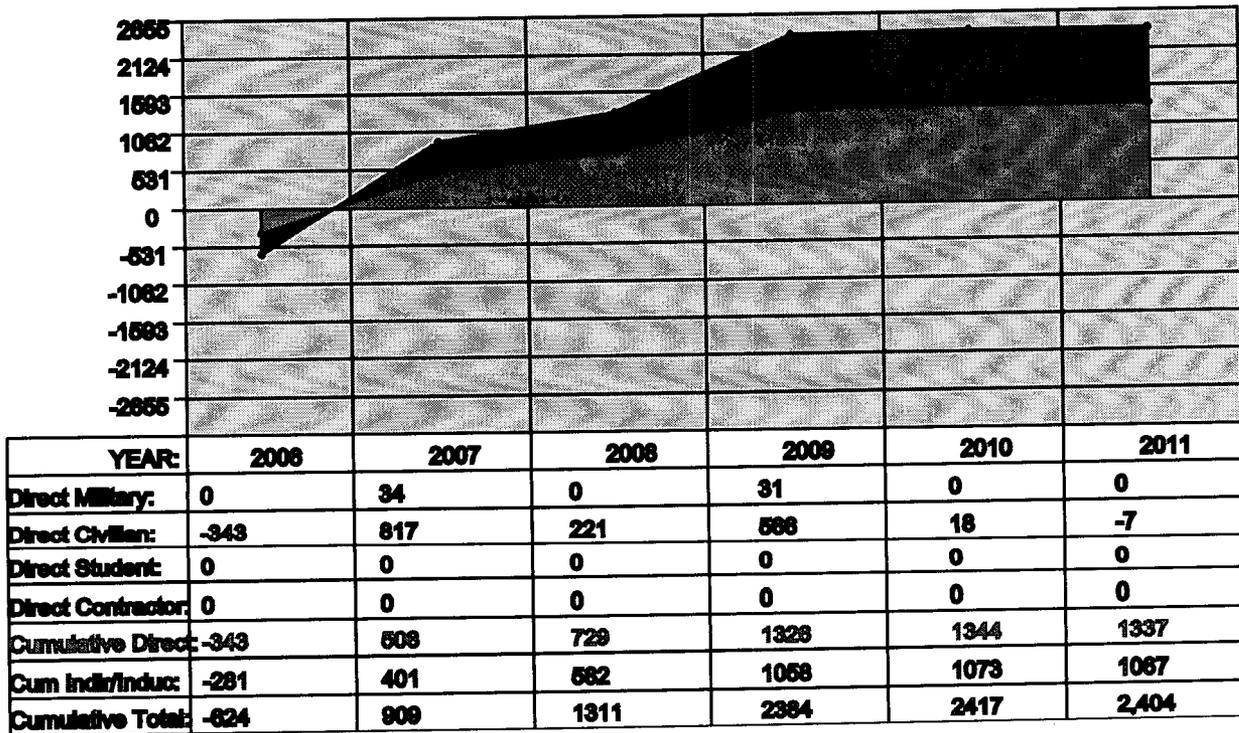
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Columbus, OH Metropolitan Statistical Area
Base: DSS - Columbus
Action: DFAS Columbus

Overall Economic Impact of Proposed BRAC-05 Action:

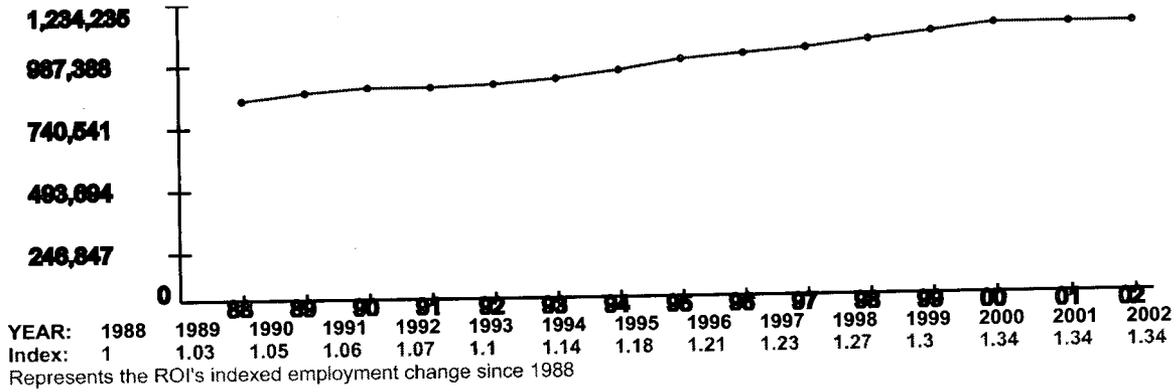
ROI Population (2002):	1,655,942
ROI Employment (2002):	1,122,033
Authorized Manpower (2005):	118
Authorized Manpower(2005) / ROI Employment(2002):	0.01%
Total Estimated Job Change:	2,404
Total Estimated Job Change / ROI Employment(2002):	0.21%

Cumulative Job Change (Gain/Loss) Over Time:

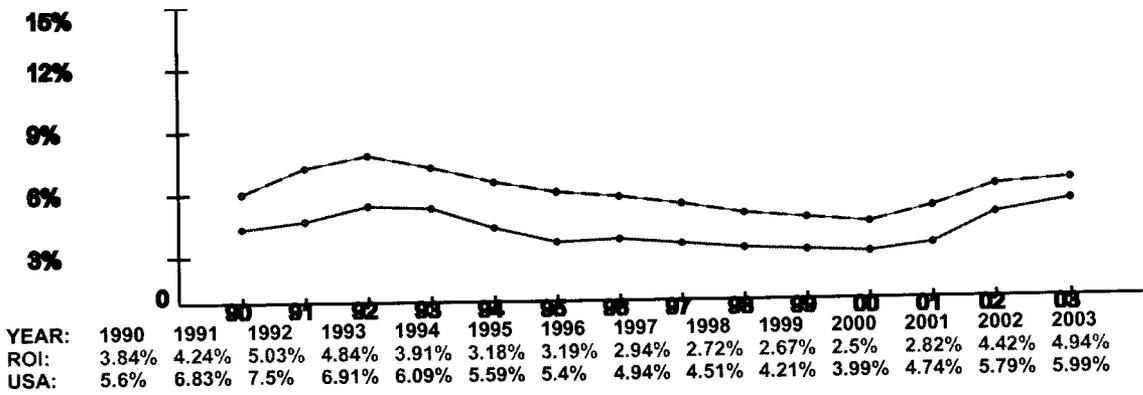


Columbus, OH Metropolitan Statistical Area Trend Data

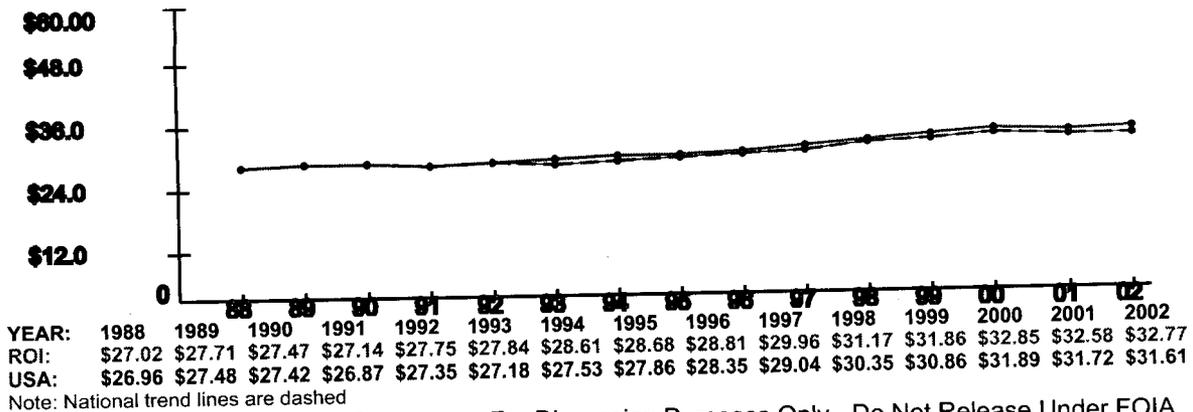
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



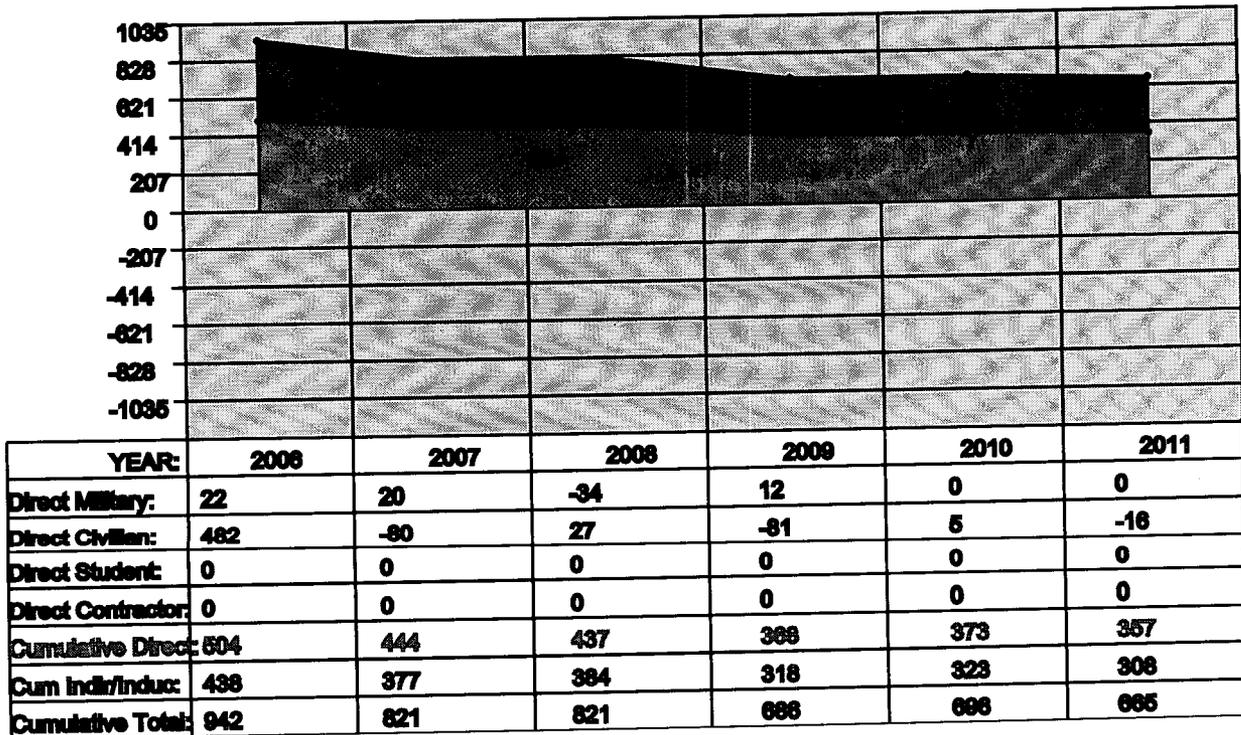
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Denver-Aurora, CO Metropolitan Statistical Area
Base: Air Reserve Personnel Center (ARPC)
Action: DFAS Denver

Overall Economic Impact of Proposed BRAC-05 Action:

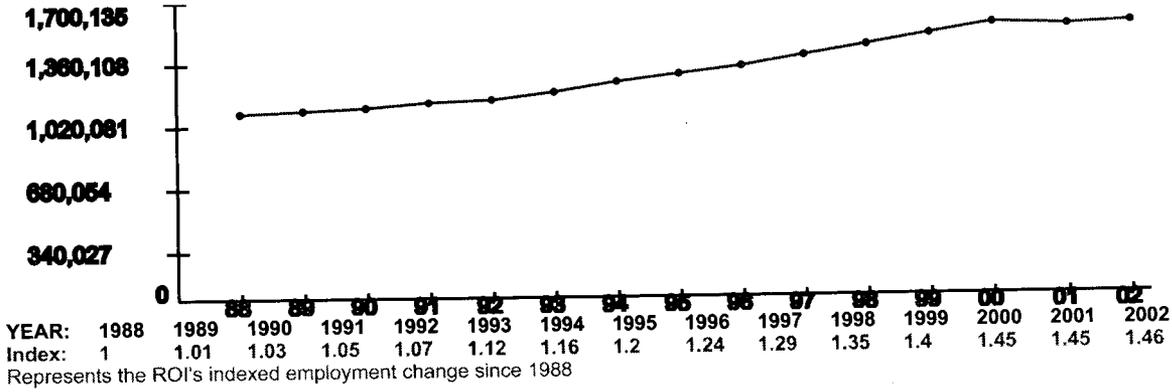
ROI Population (2002):	2,276,533
ROI Employment (2002):	1,545,580
Authorized Manpower (2005):	434
Authorized Manpower(2005) / ROI Employment(2002):	0.03%
Total Estimated Job Change:	665
Total Estimated Job Change / ROI Employment(2002):	0.04%

Cumulative Job Change (Gain/Loss) Over Time:

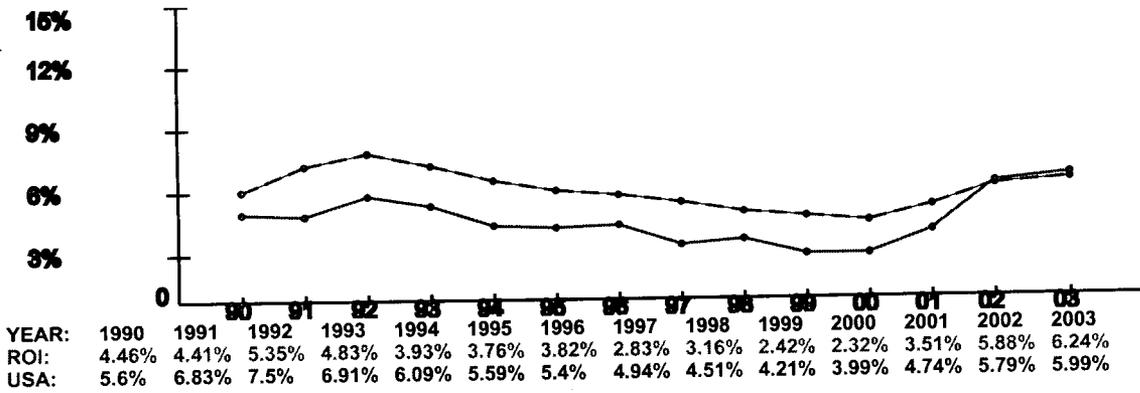


Denver-Aurora, CO Metropolitan Statistical Area Trend Data

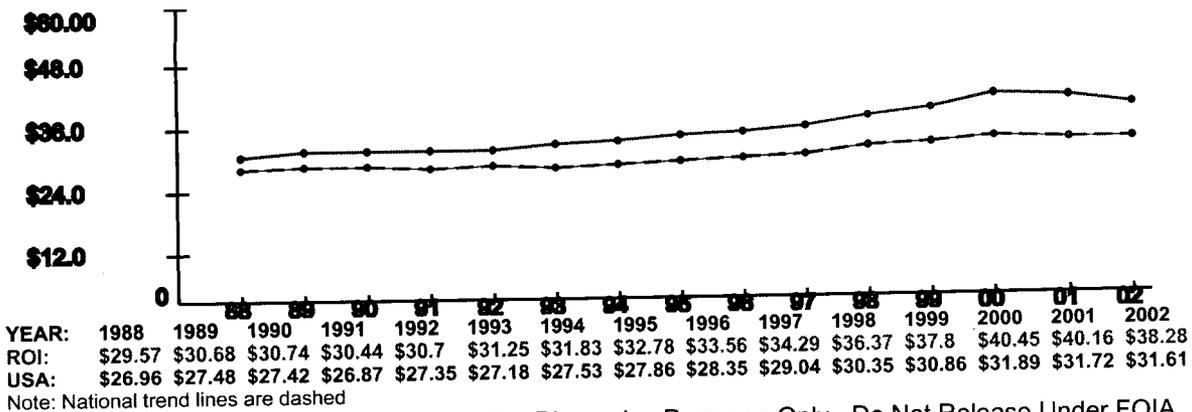
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)

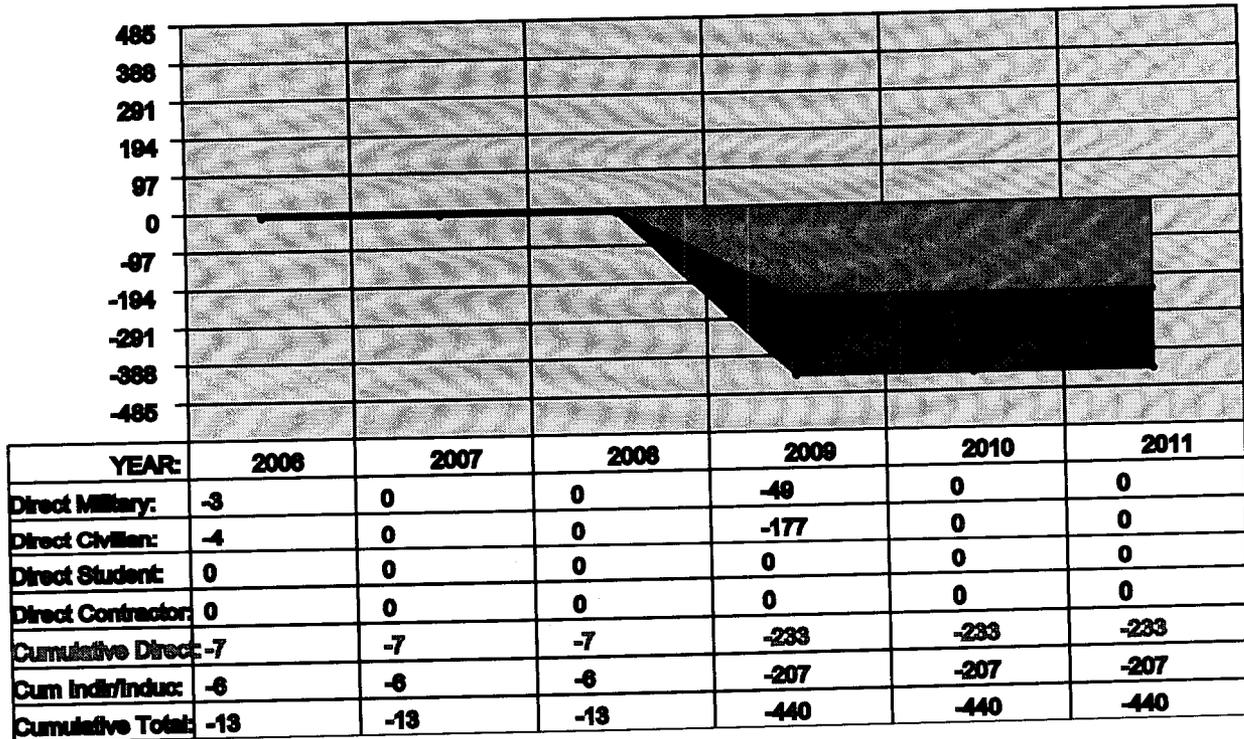


ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): Lawton, OK Metropolitan Statistical Area
 Base: SILL
 Action: DFAS Lawton

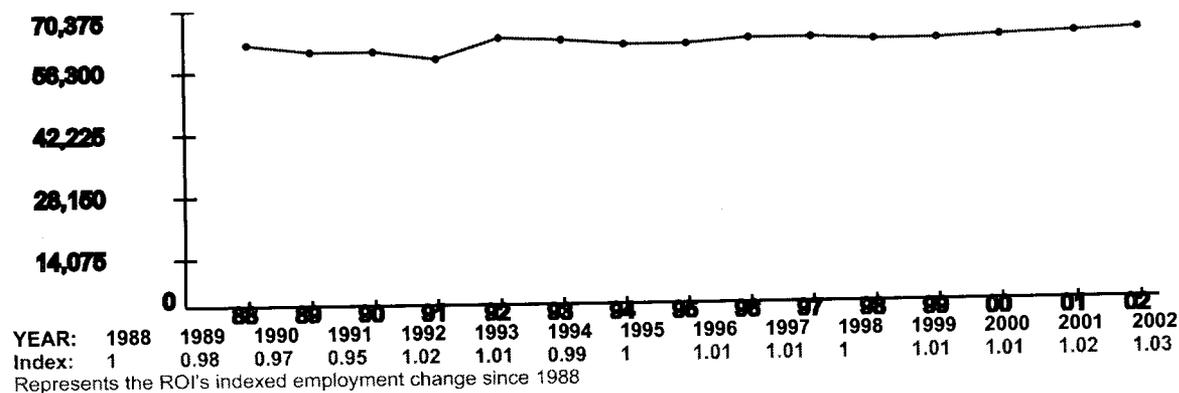
Overall Economic Impact of Proposed BRAC-05 Action:
 ROI Population (2002): 113,195
 ROI Employment (2002): 63,978
 Authorized Manpower (2005): 21,042
 Authorized Manpower(2005) / ROI Employment(2002): 32.89%
 Total Estimated Job Change: -440
 Total Estimated Job Change / ROI Employment(2002): -0.69%

Cumulative Job Change (Gain/Loss) Over Time:

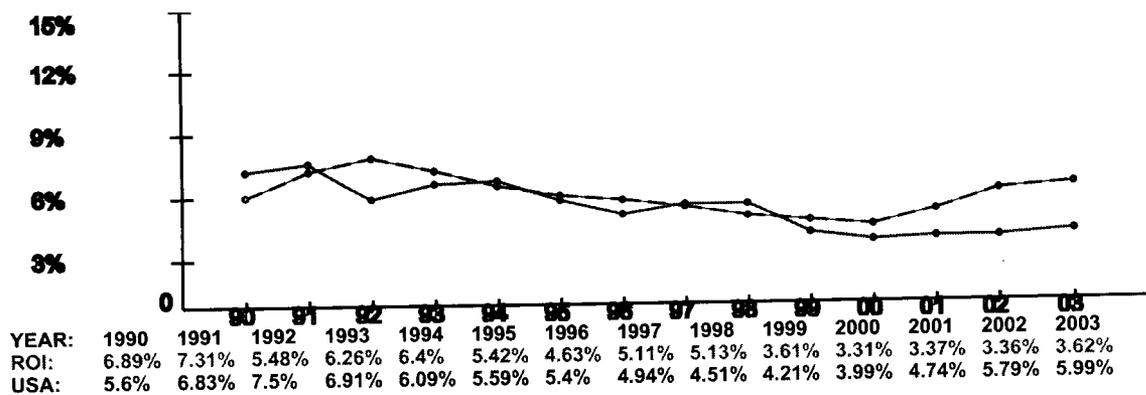


Lawton, OK Metropolitan Statistical Area Trend Data

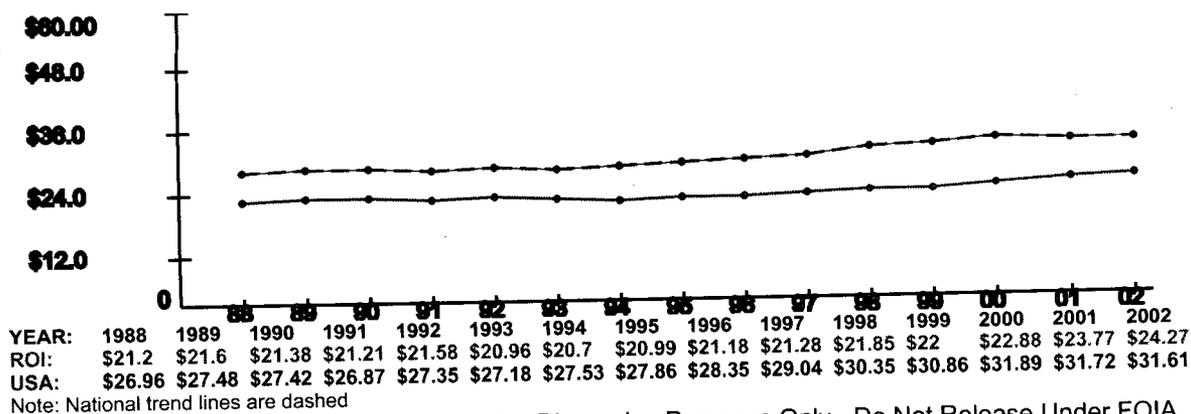
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



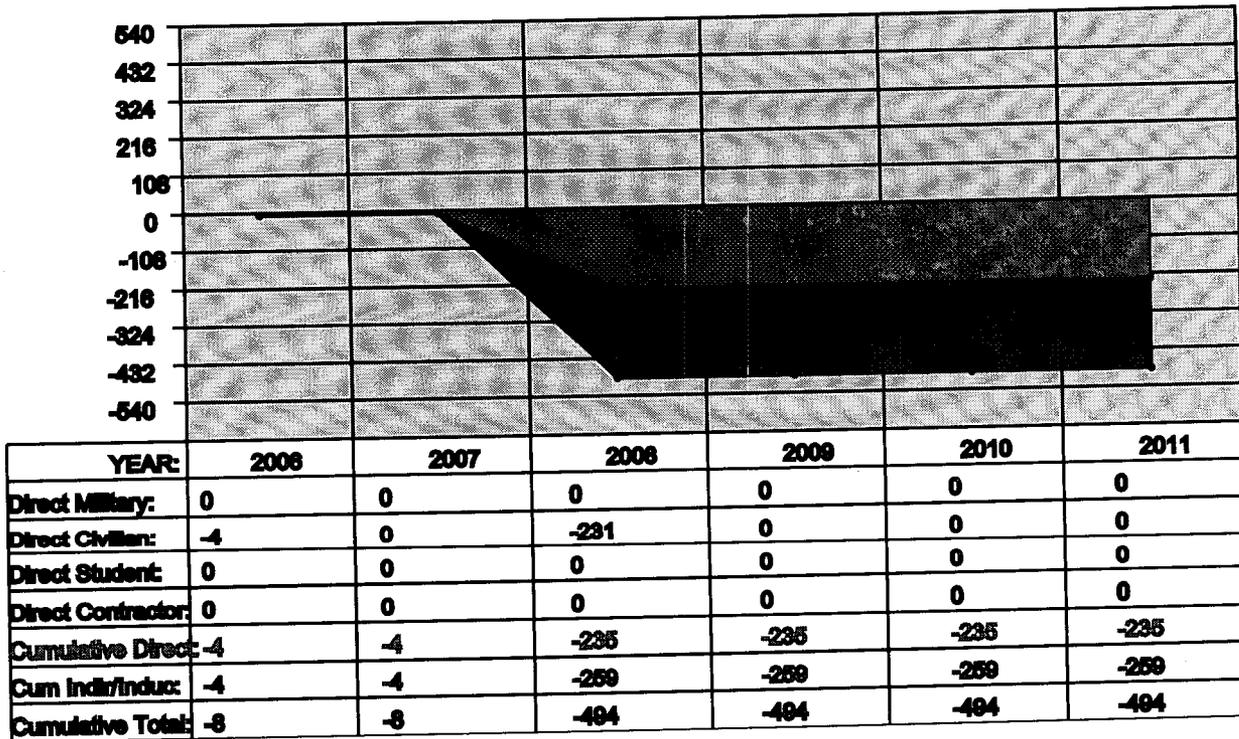
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Omaha-Council Bluffs, NE-IA Metropolitan Statistical Area
Base: Offutt AFB
Action: DFAS Omaha

Overall Economic Impact of Proposed BRAC-05 Action:

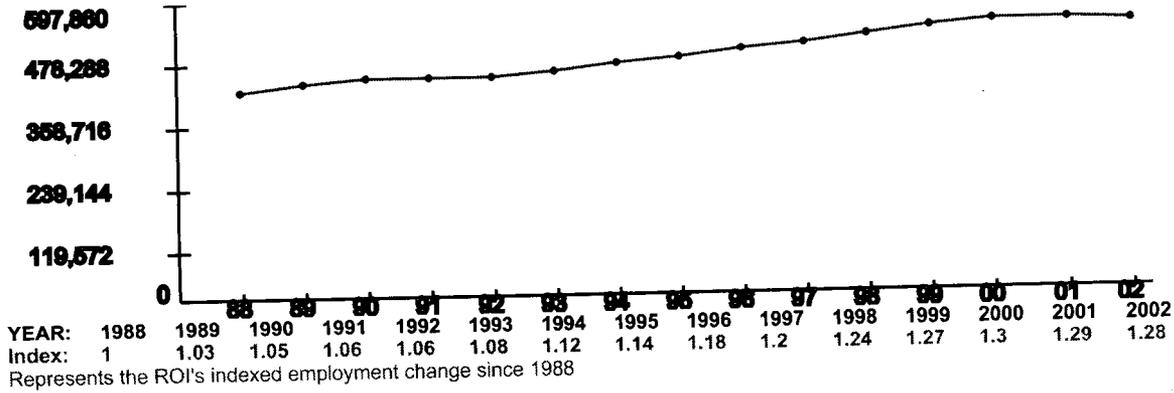
ROI Population (2002):	783,477
ROI Employment (2002):	538,121
Authorized Manpower (2005):	11,080
Authorized Manpower(2005) / ROI Employment(2002):	2.06%
Total Estimated Job Change:	-494
Total Estimated Job Change / ROI Employment(2002):	-0.09%

Cumulative Job Change (Gain/Loss) Over Time:

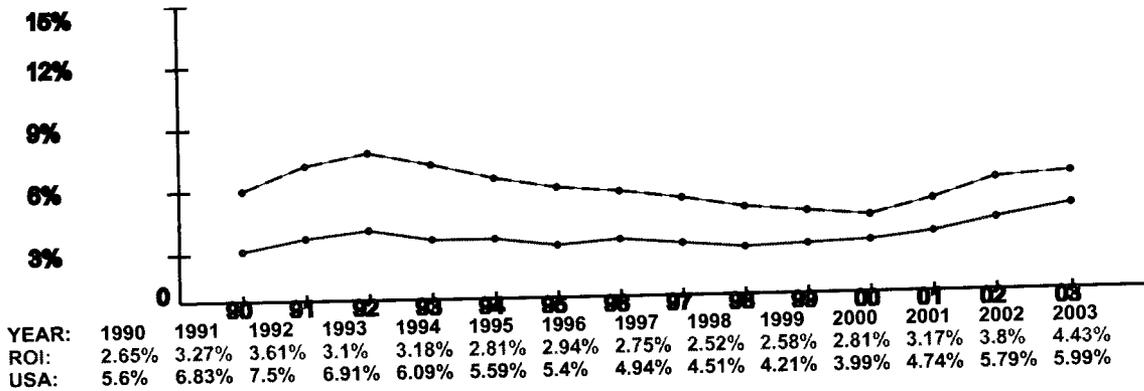


Omaha-Council Bluffs, NE-IA Metropolitan Statistical Area Trend Data

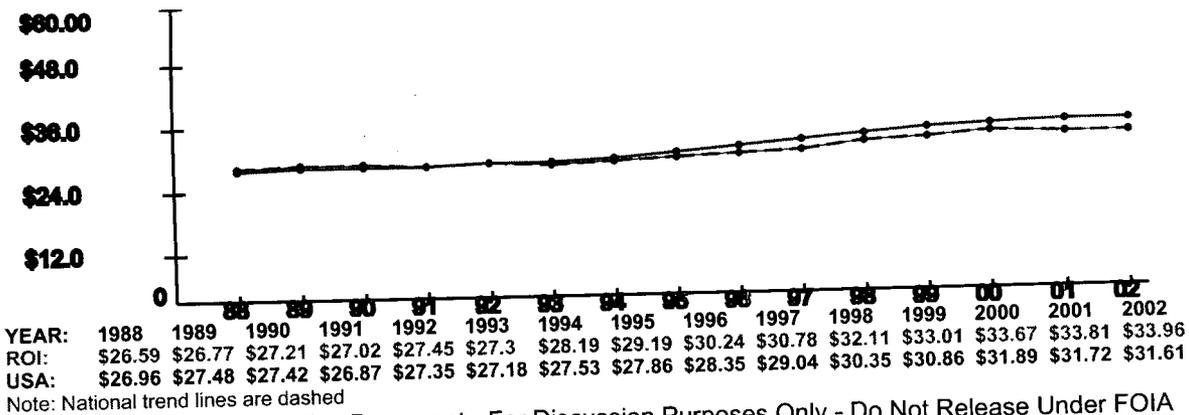
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)

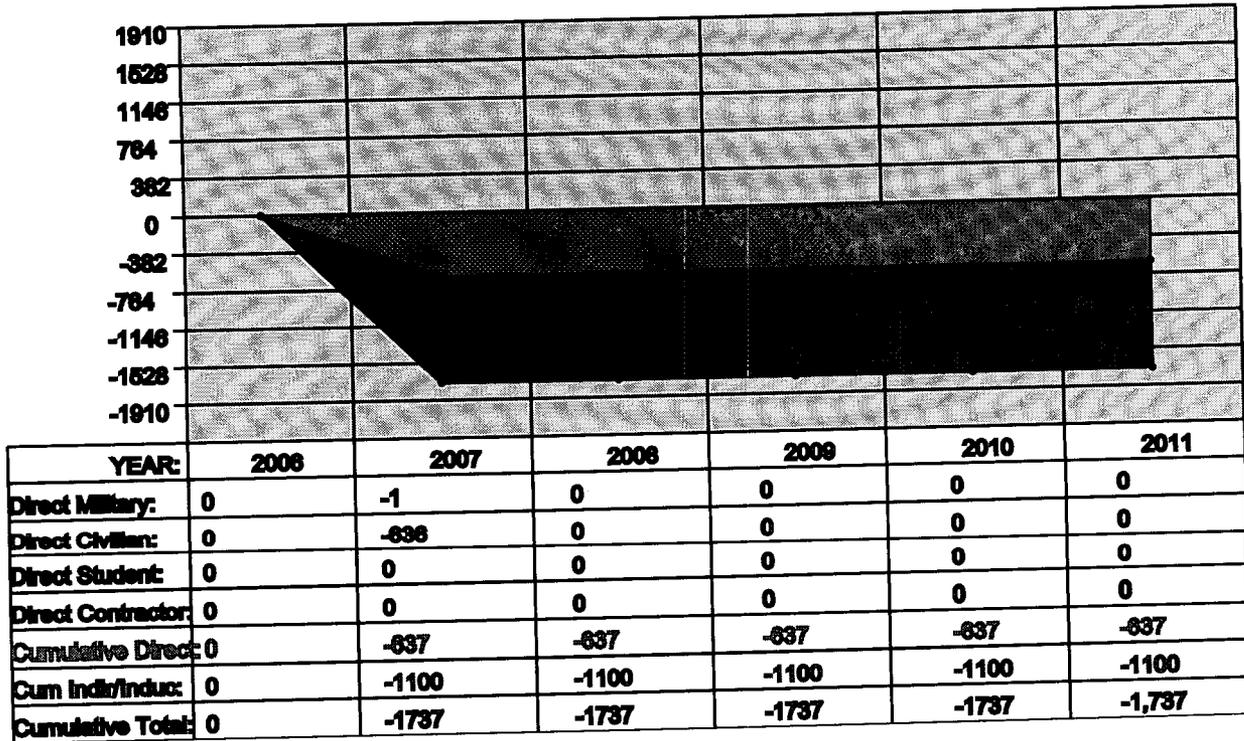


ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): Pensacola-Ferry Pass-Brent, FL Metropolitan Statistical Area
 Base: NAS PENSACOLA
 Action: DFAS Pensacola NAS

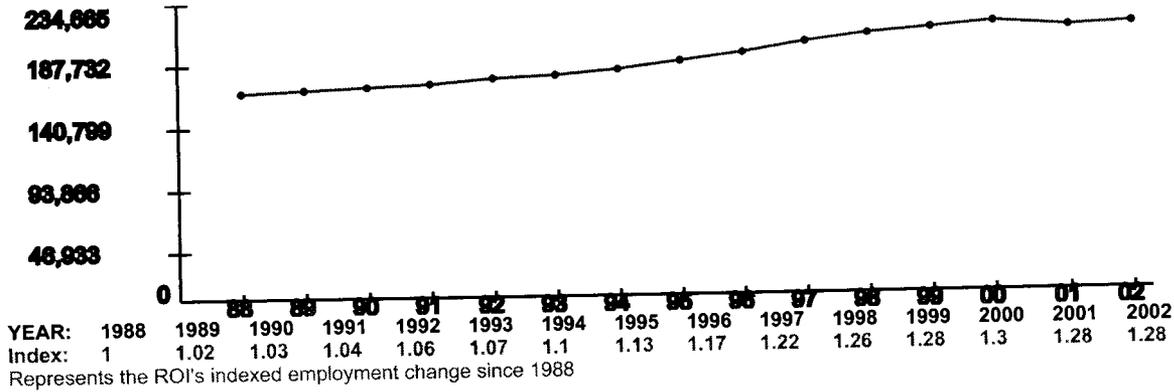
Overall Economic Impact of Proposed BRAC-05 Action:
 ROI Population (2002): 423,727
 ROI Employment (2002): 210,512
 Authorized Manpower (2005): 14,614
 Authorized Manpower(2005) / ROI Employment(2002): 6.94%
 Total Estimated Job Change: -1,737
 Total Estimated Job Change / ROI Employment(2002): -0.83%

Cumulative Job Change (Gain/Loss) Over Time:

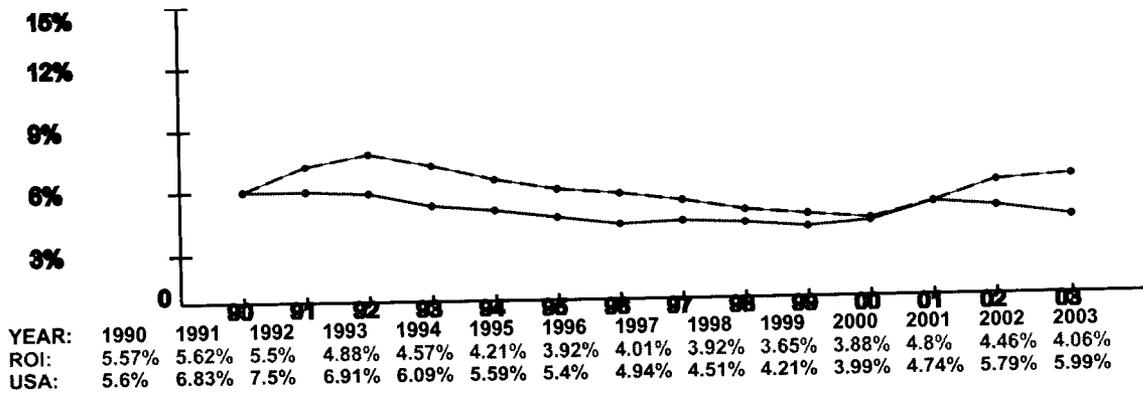


Pensacola-Ferry Pass-Brent, FL Metropolitan Statistical Area Trend Data

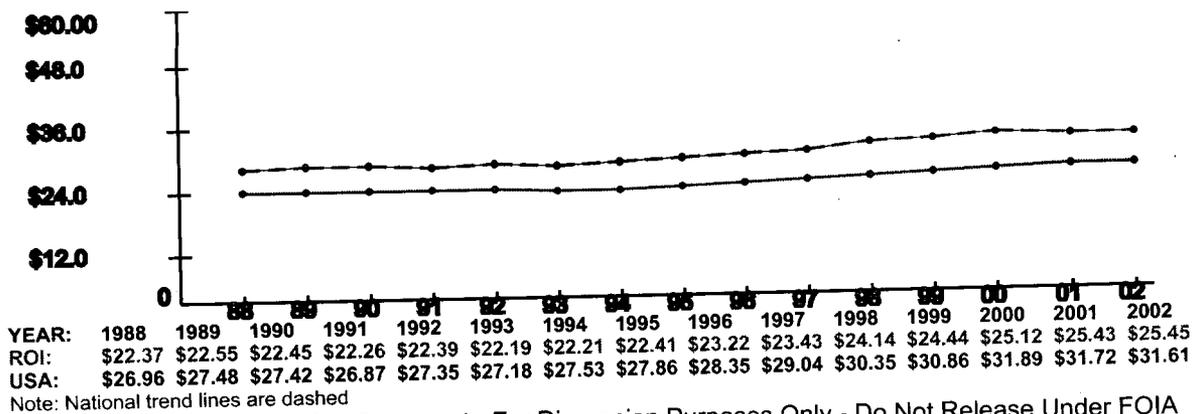
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)

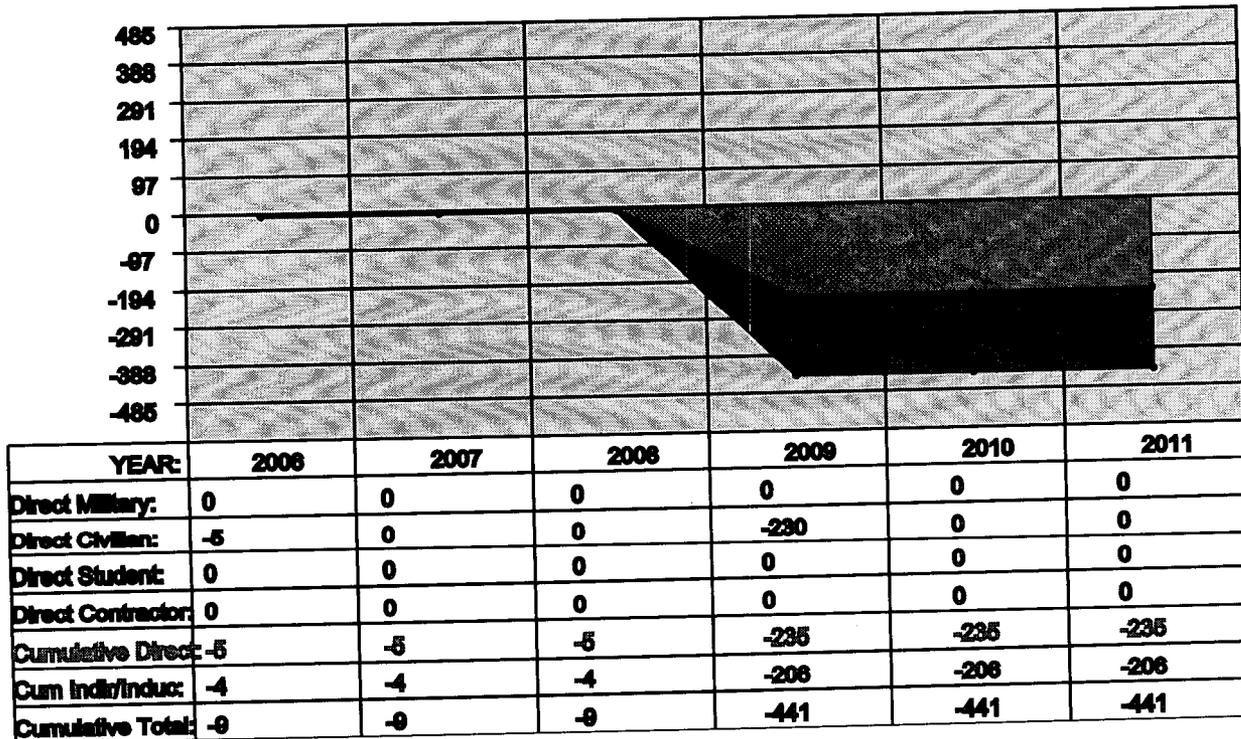


ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Davenport-Moline-Rock Island, IA-IL Metropolitan Statistical Area
Base: ROCK ISLAND
Action: DFAS Rock Island

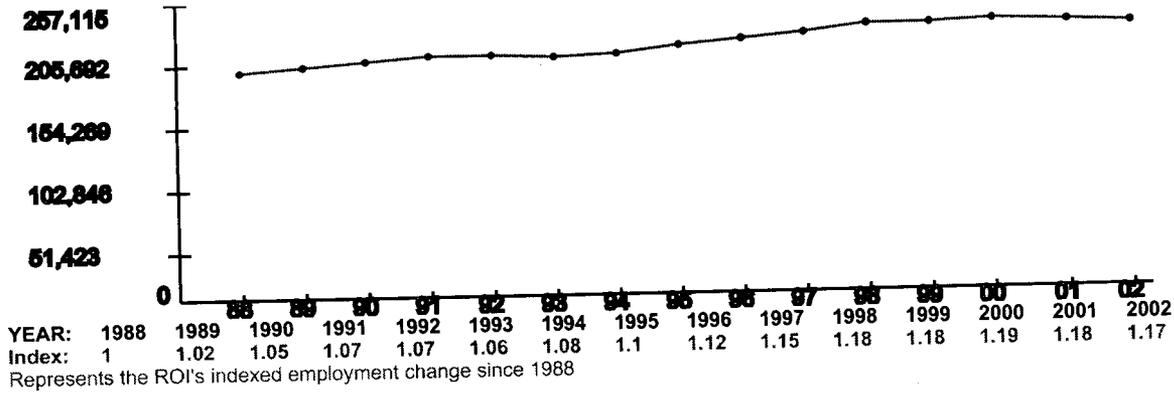
Overall Economic Impact of Proposed BRAC-05 Action:
 ROI Population (2002): 375,009
 ROI Employment (2002): 229,053
 Authorized Manpower (2005): 5,553
 Authorized Manpower(2005) / ROI Employment(2002): 2.42%
 Total Estimated Job Change: -441
 Total Estimated Job Change / ROI Employment(2002): -0.19%

Cumulative Job Change (Gain/Loss) Over Time:

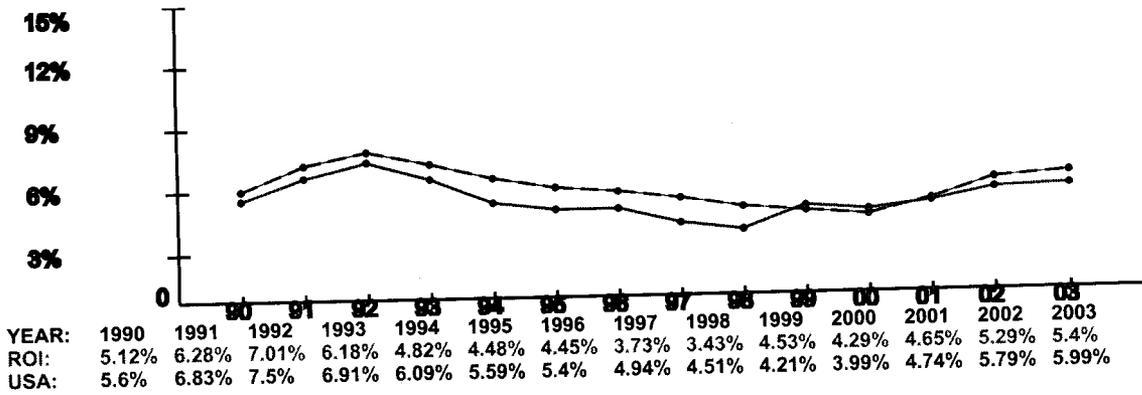


Davenport-Moline-Rock Island, IA-IL Metropolitan Statistical Area Trend Data

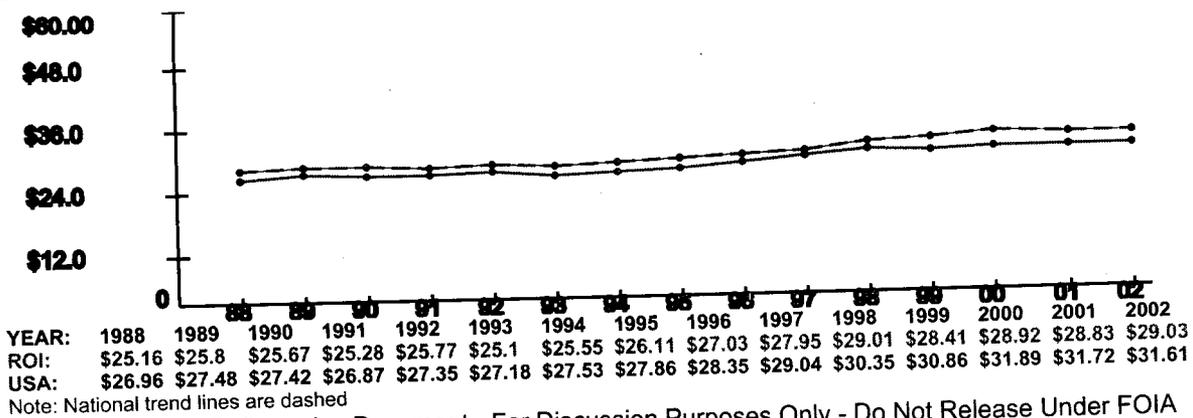
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



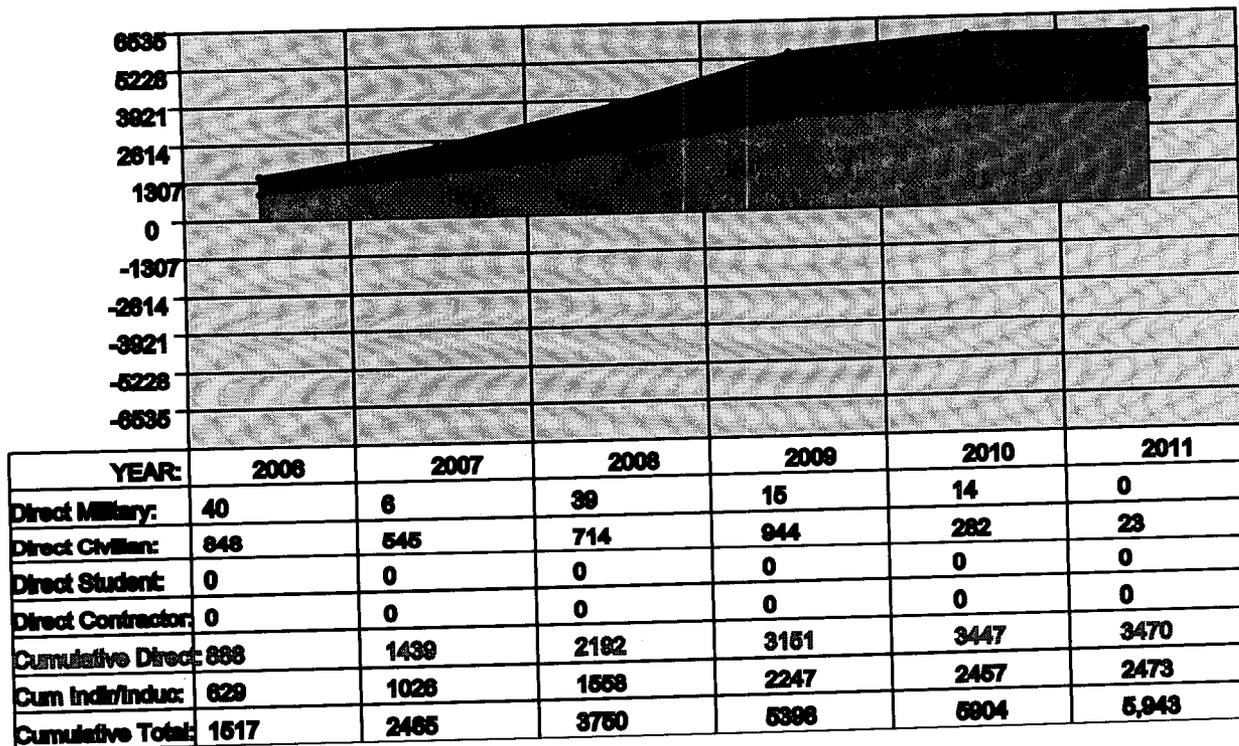
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): Indianapolis, IN Metropolitan Statistical Area
 Base: DFAS - Indianapolis IN
 Action: DFAS Indianapolis

Overall Economic Impact of Proposed BRAC-05 Action:

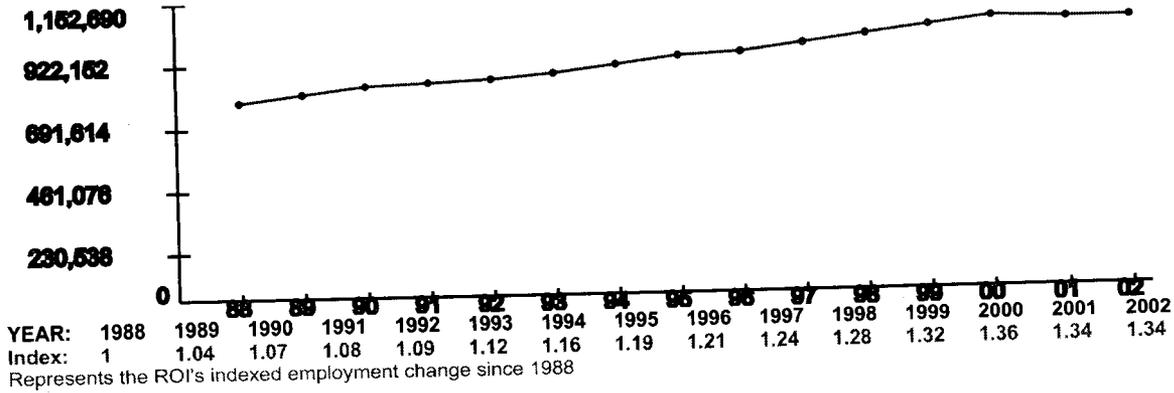
ROI Population (2002):	1,574,963
ROI Employment (2002):	1,037,290
Authorized Manpower (2005):	2,392
Authorized Manpower(2005) / ROI Employment(2002):	0.23%
Total Estimated Job Change:	5,943
Total Estimated Job Change / ROI Employment(2002):	0.57%

Cumulative Job Change (Gain/Loss) Over Time:

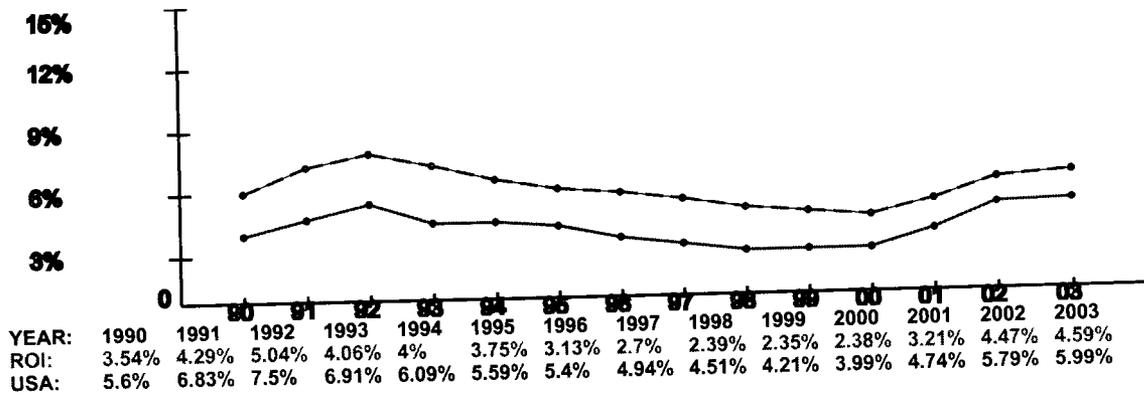


Indianapolis, IN Metropolitan Statistical Area Trend Data

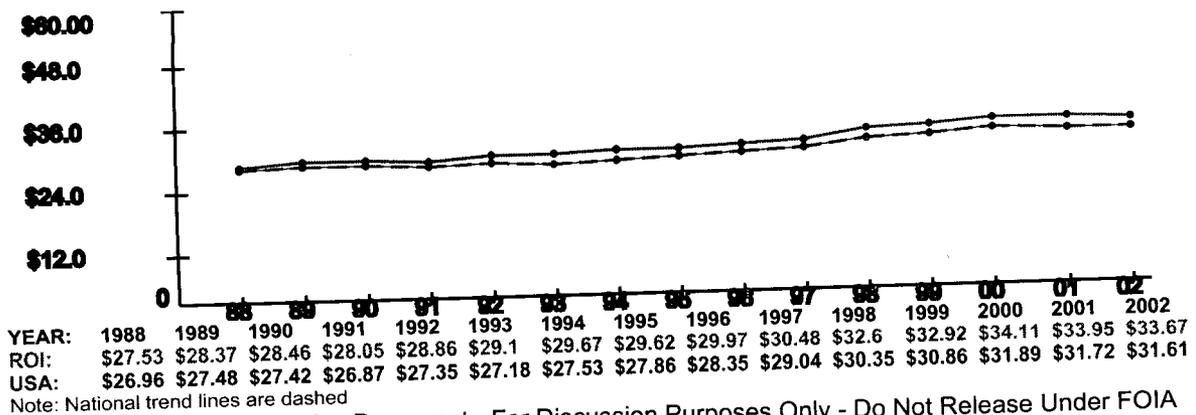
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



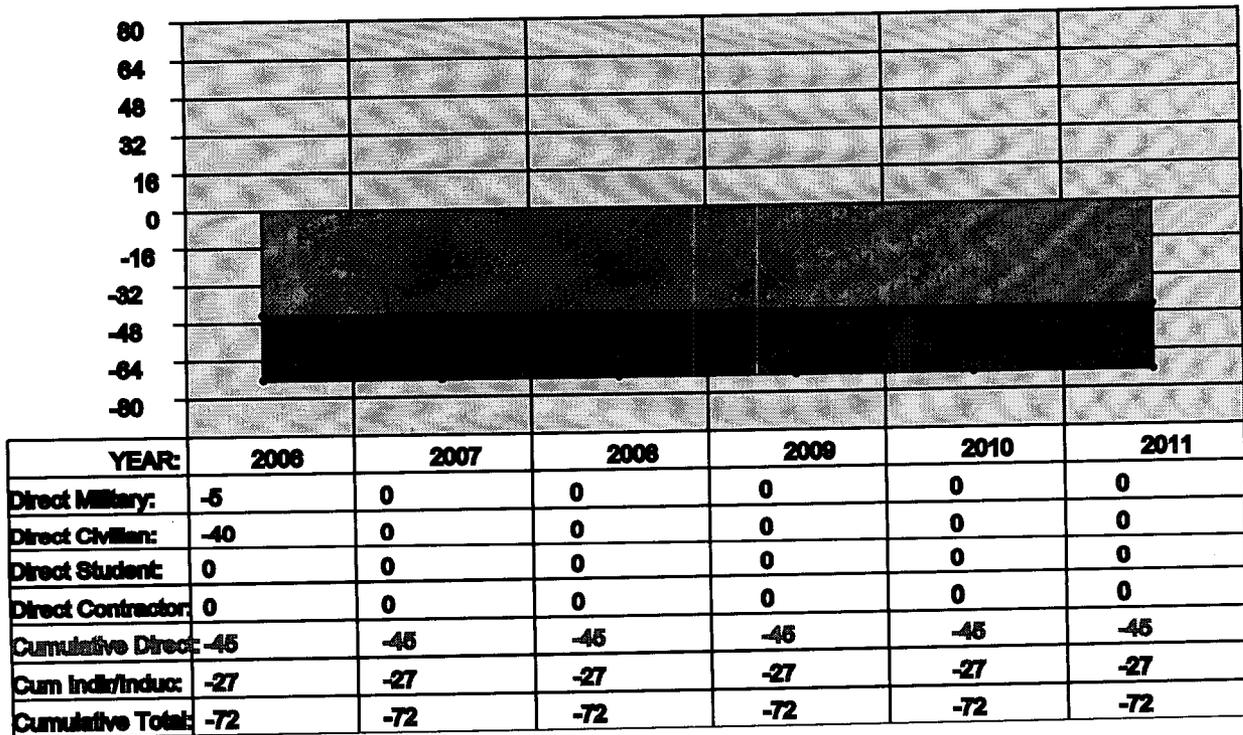
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Lexington-Fayette, KY Metropolitan Statistical Area
Base: DFAS - Lexington KY
Action: DFAS Lexington

Overall Economic Impact of Proposed BRAC-05 Action:

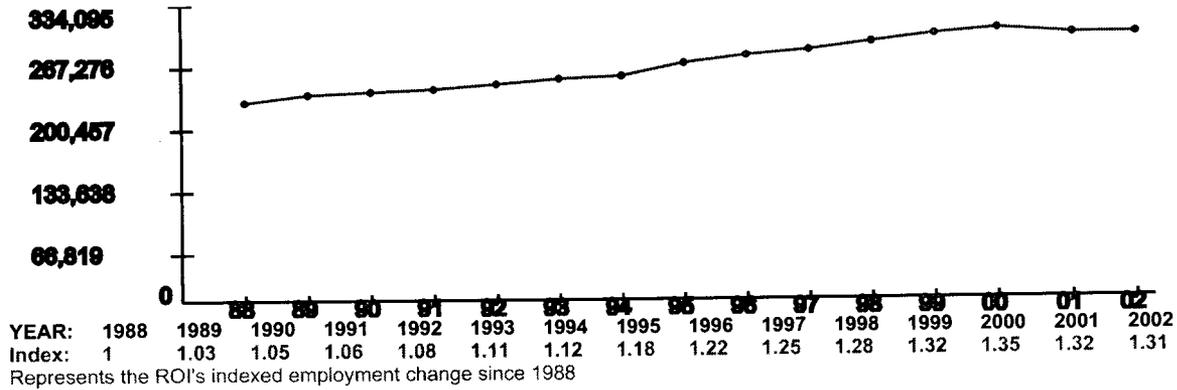
ROI Population (2002):	416,480
ROI Employment (2002):	296,523
Authorized Manpower (2005):	45
Authorized Manpower(2005) / ROI Employment(2002):	0.02%
Total Estimated Job Change:	-72
Total Estimated Job Change / ROI Employment(2002):	-0.02%

Cumulative Job Change (Gain/Loss) Over Time:

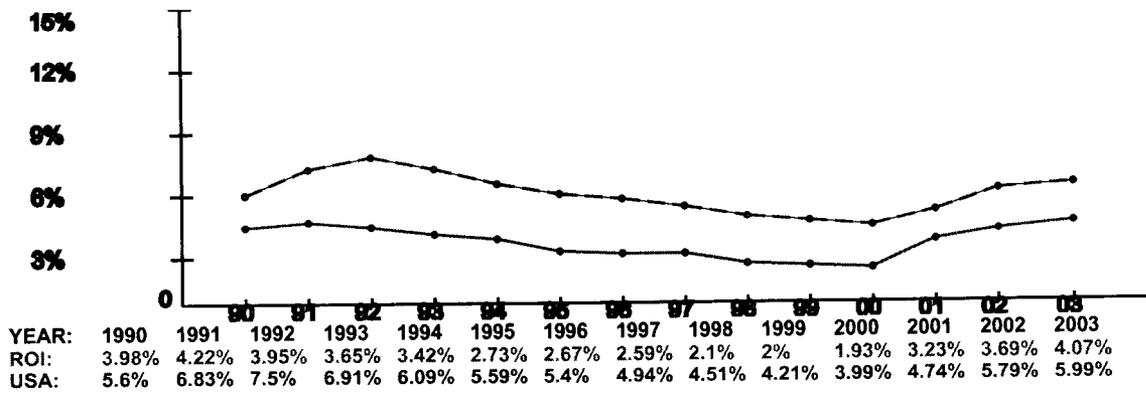


Lexington-Fayette, KY Metropolitan Statistical Area Trend Data

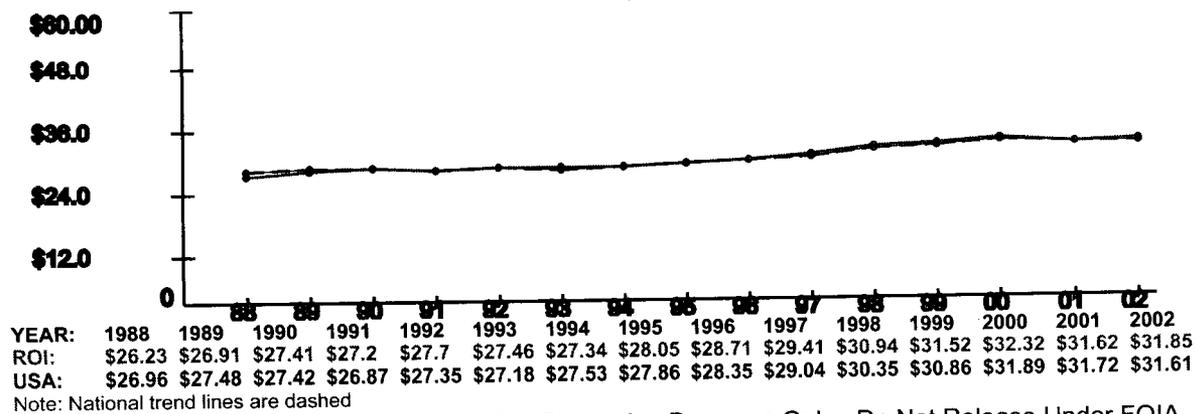
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division
Base: DFAS - Arlington VA
Action: DFAS Arlington

Overall Economic Impact of Proposed BRAC-05 Action:

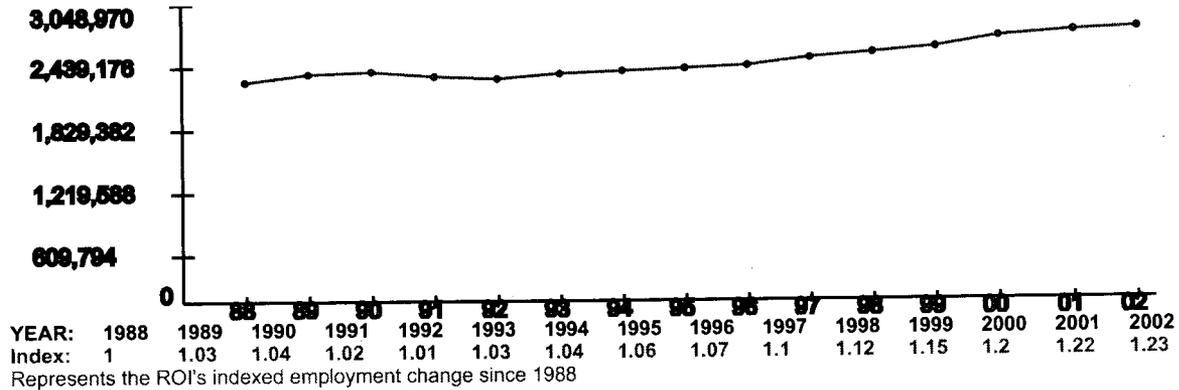
ROI Population (2002):	3,895,337
ROI Employment (2002):	2,771,791
Authorized Manpower (2005):	320
Authorized Manpower(2005) / ROI Employment(2002):	0.01%
Total Estimated Job Change:	-716
Total Estimated Job Change / ROI Employment(2002):	-0.03%

Cumulative Job Change (Gain/Loss) Over Time:

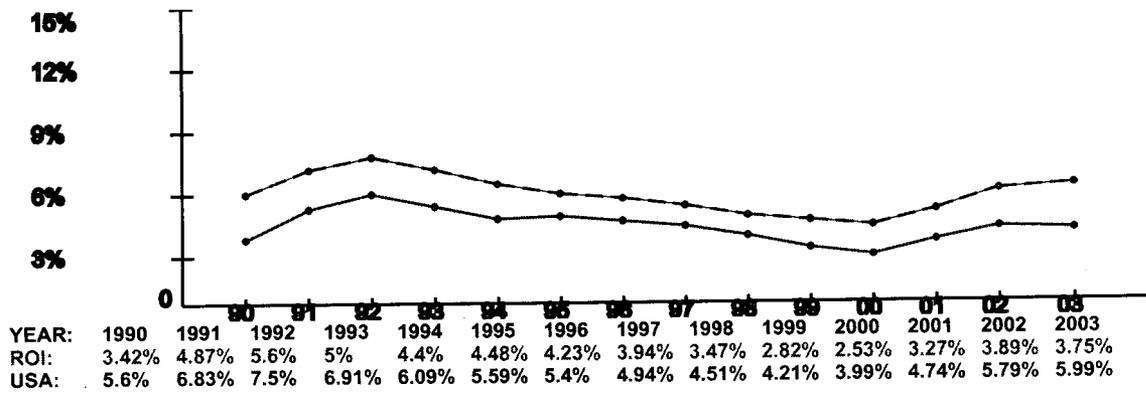
YEAR:	2006	2007	2008	2009	2010	2011
Direct Military:	-7	0	0	0	0	0
Direct Civilian:	-401	0	0	0	0	0
Direct Student:	0	0	0	0	0	0
Direct Contractor:	0	0	0	0	0	0
Cumulative Direct:	-408	-408	-408	-408	-408	-408
Cum Indir/Induc:	-308	-308	-308	-308	-308	-308
Cumulative Total:	-716	-716	-716	-716	-716	-716

Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division Trend Data

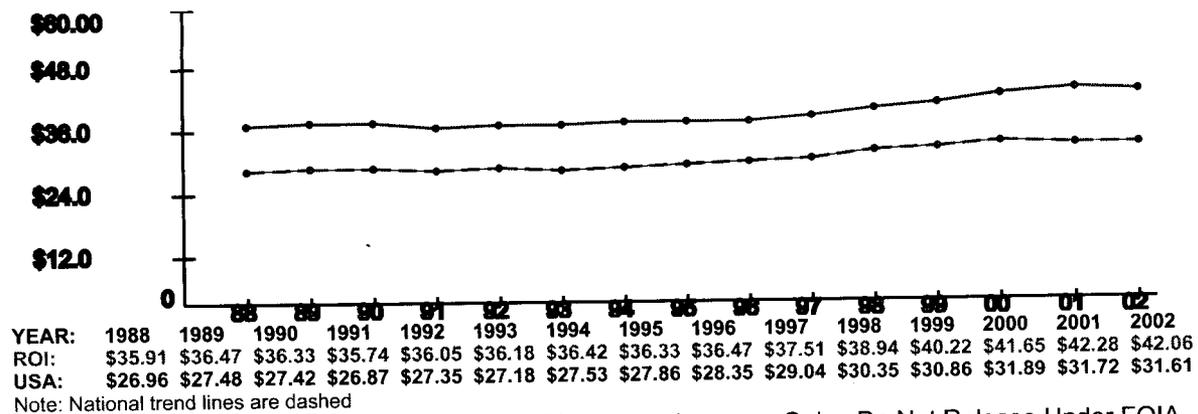
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



Economic Impact Report

This report depicts the economic impact of the following Scenarios:

USAF0121v4: AF Niagara Falls (318.3c2)

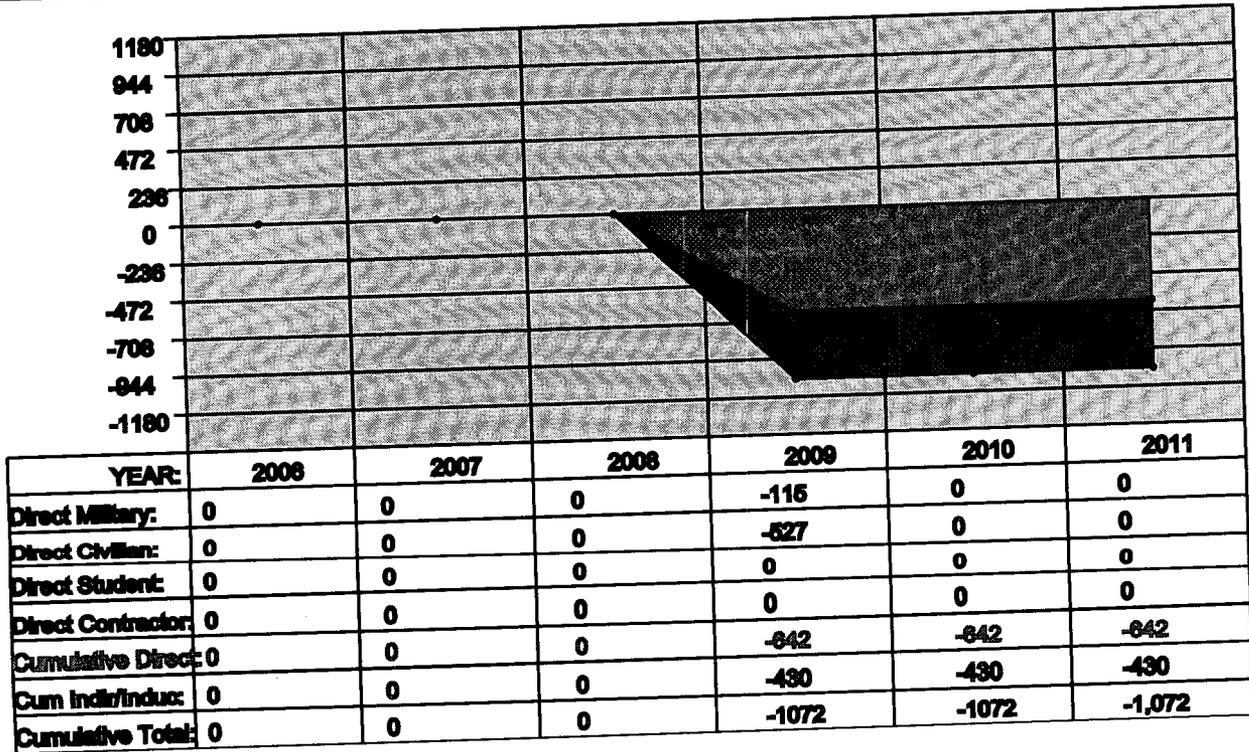
The data in this report is rolled up by Action

ECONOMIC IMPACT DATA

Scenario: AF Niagara Falls (318.3c2)
Economic Region of Influence(ROI): Buffalo-Niagara Falls, NY Metropolitan Statistical Area
Base: Niagara Falls IAP ARS
Action: Close Niagara Falls ARS

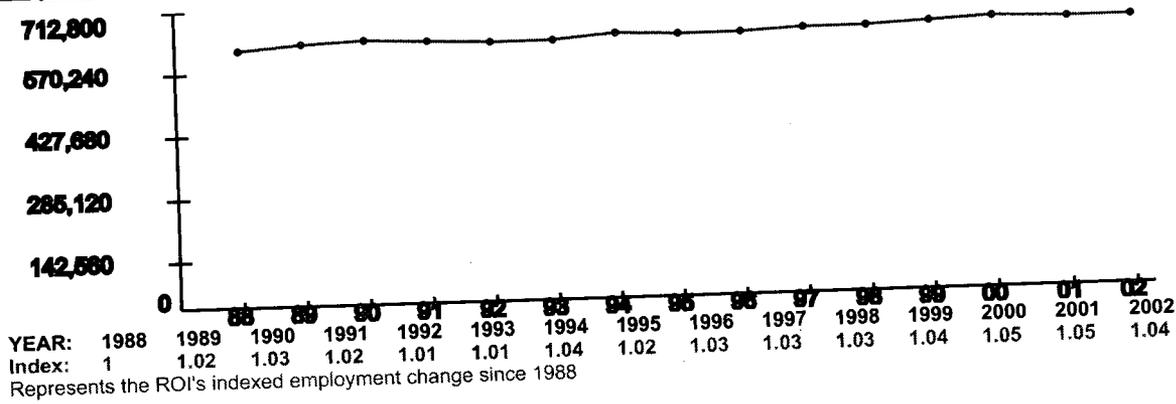
Overall Economic Impact of Proposed BRAC-05 Action:
 ROI Population (2002): 1,161,024
 ROI Employment (2002): 643,318
 Authorized Manpower (2005): 604
 Authorized Manpower(2005) / ROI Employment(2002): 0.09%
 Total Estimated Job Change: -1,072
 Total Estimated Job Change / ROI Employment(2002): -0.17%

Cumulative Job Change (Gain/Loss) Over Time:

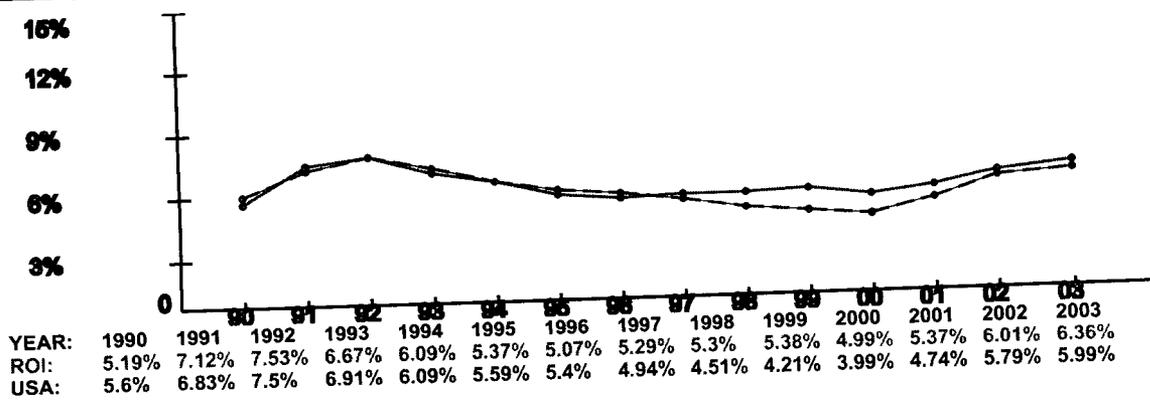


Buffalo-Niagara Falls, NY Metropolitan Statistical Area Trend Data

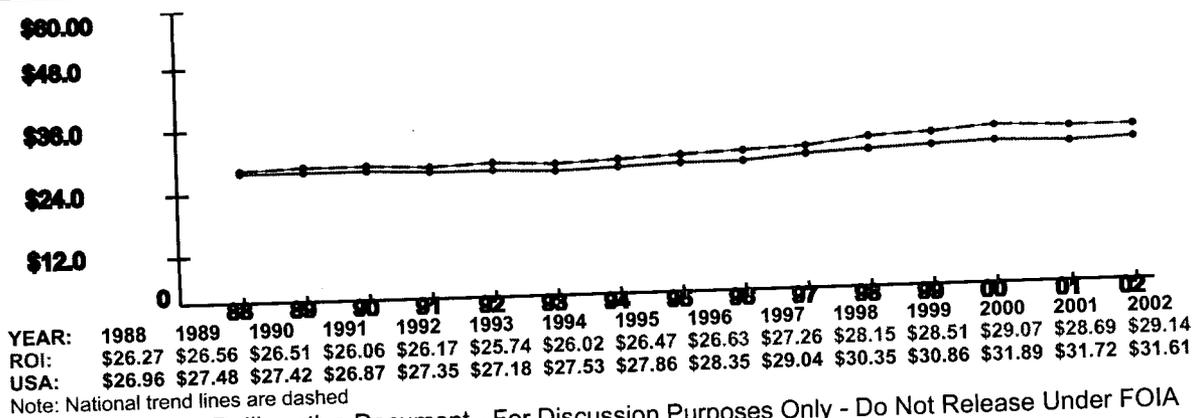
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)

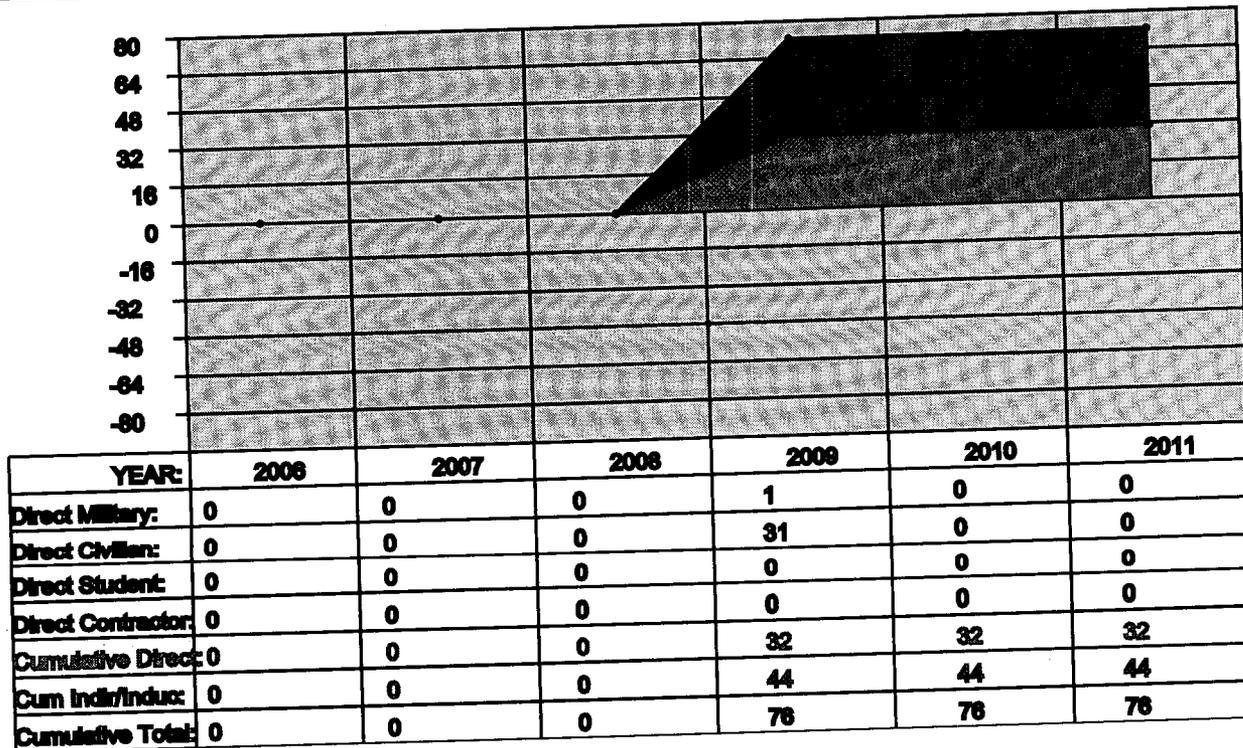


ECONOMIC IMPACT DATA

Scenario: AF Niagara Falls (318.3c2)
Economic Region of Influence(ROI): Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area
Base: Langley AFB
Action: 914th AW Headquarters to Langley

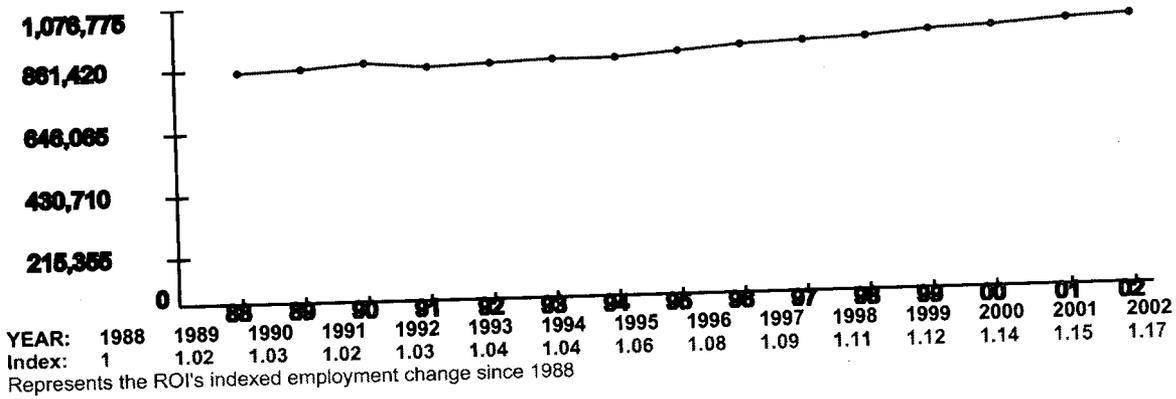
Overall Economic Impact of Proposed BRAC-05 Action:
 ROI Population (2002): 1,613,728
 ROI Employment (2002): 978,888
 Authorized Manpower (2005): 10,432
 Authorized Manpower(2005) / ROI Employment(2002): 1.07%
 Total Estimated Job Change: 76
 Total Estimated Job Change / ROI Employment(2002): 0.01%

Cumulative Job Change (Gain/Loss) Over Time:

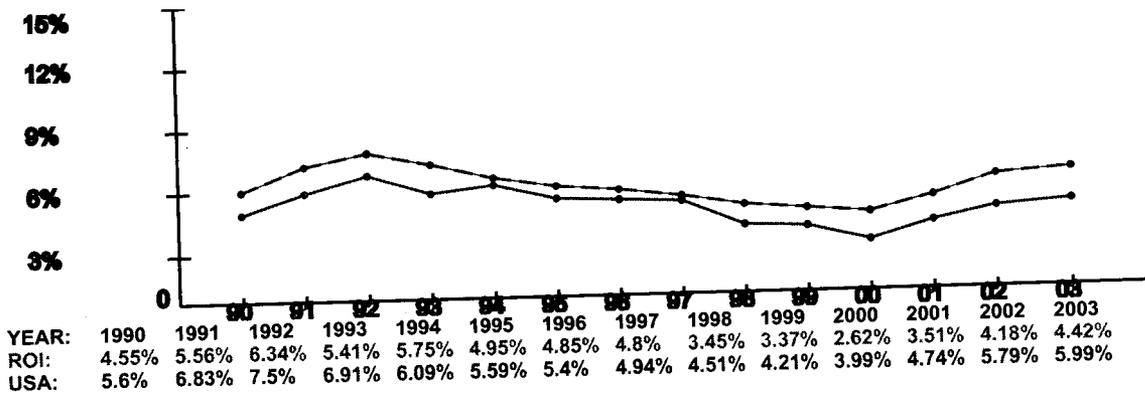


Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area Trend Data

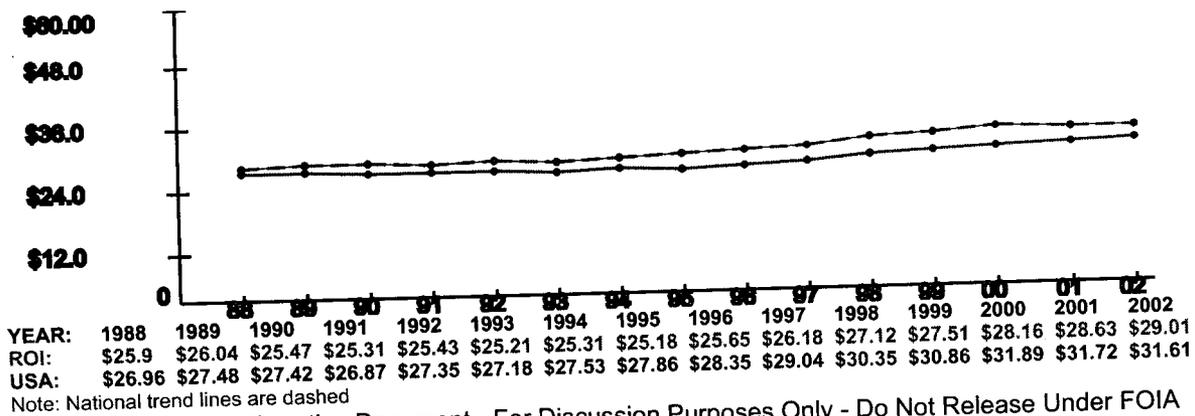
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



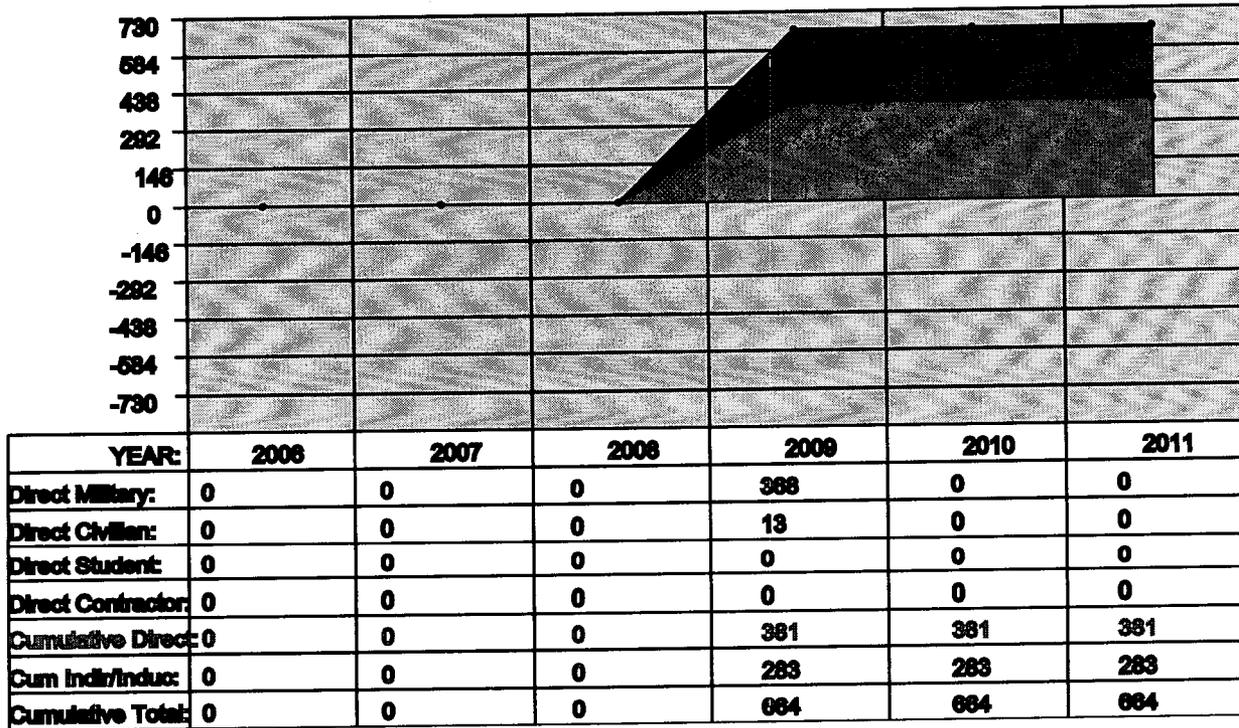
ECONOMIC IMPACT DATA

Scenario: AF Niagara Falls (318.3c2)
Economic Region of Influence(ROI): Little Rock-North Little Rock, AR Metropolitan Statistical Area
Base: Little Rock AFB
Action: C-130H (8 PAA) to Little Rock AFB

Overall Economic Impact of Proposed BRAC-05 Action:

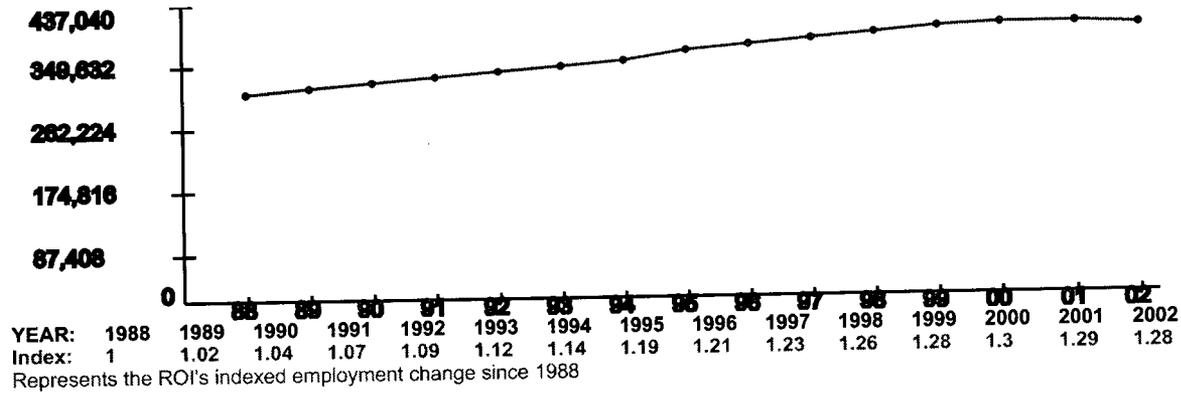
ROI Population (2002):	622,188
ROI Employment (2002):	394,114
Authorized Manpower (2005):	5,489
Authorized Manpower(2005) / ROI Employment(2002):	1.39%
Total Estimated Job Change:	664
Total Estimated Job Change / ROI Employment(2002):	0.17%

Cumulative Job Change (Gain/Loss) Over Time:

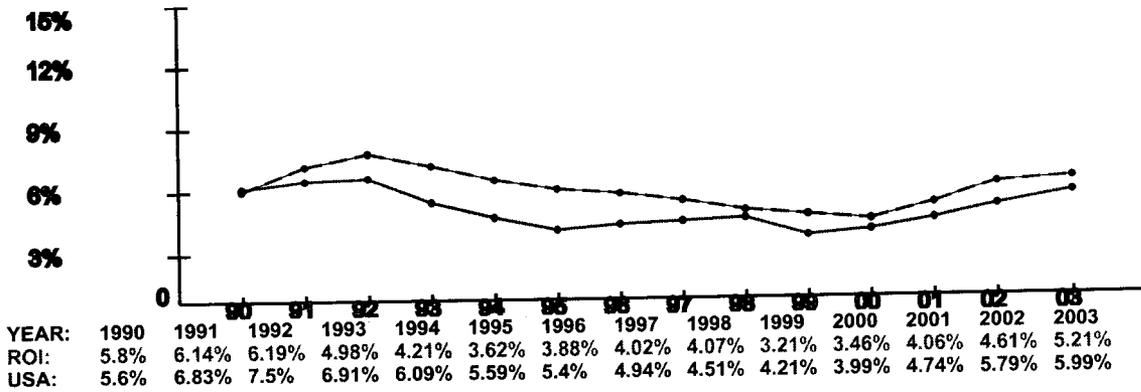


Little Rock-North Little Rock, AR Metropolitan Statistical Area Trend Data

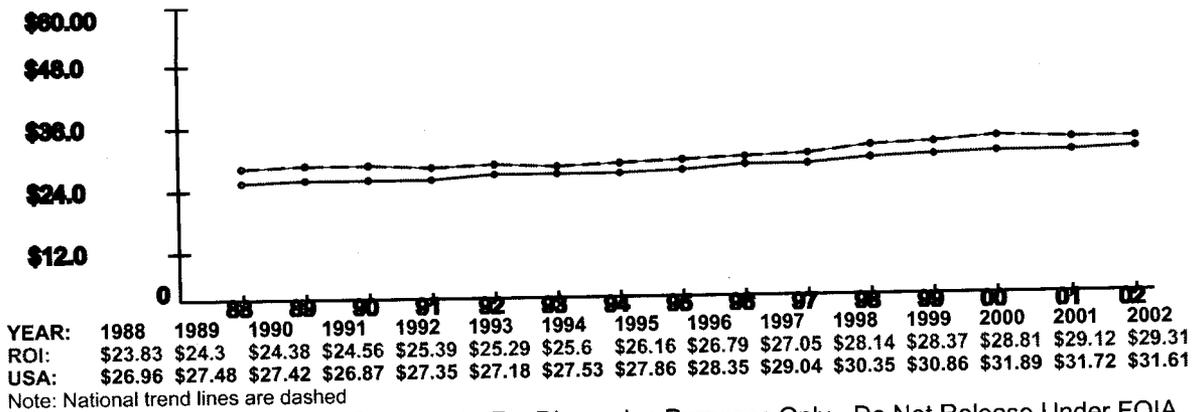
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



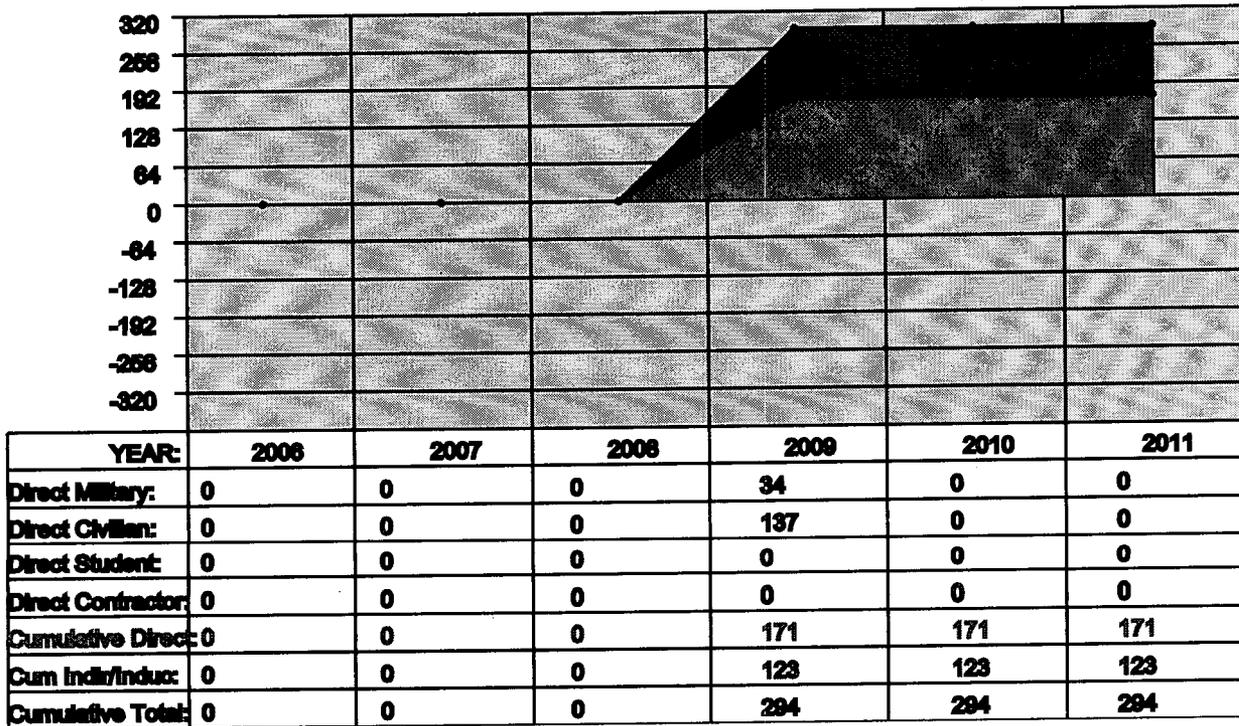
ECONOMIC IMPACT DATA

Scenario: AF Niagara Falls (318.3c2)
Economic Region of Influence(ROI): Bangor, ME Metropolitan Statistical Area
Base: Bangor IAP AGS
Action: 8 KC-135R to Bangor

Overall Economic Impact of Proposed BRAC-05 Action:

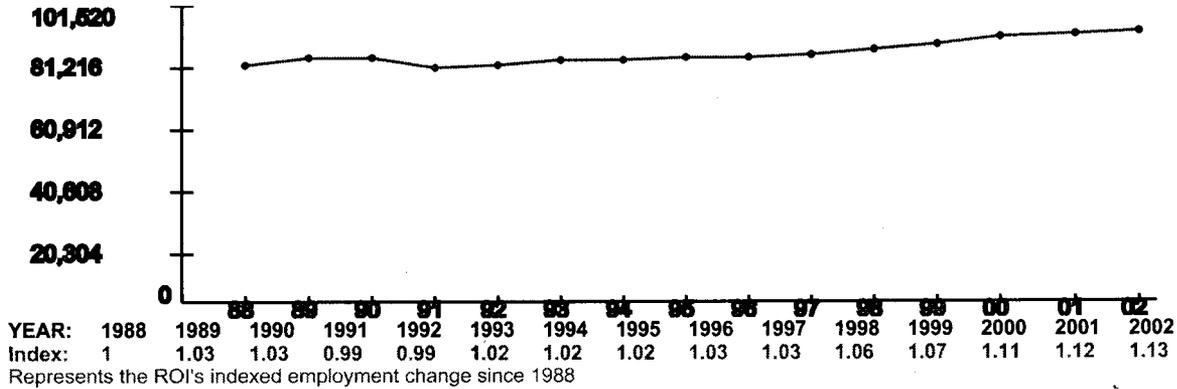
ROI Population (2002):	146,098
ROI Employment (2002):	92,291
Authorized Manpower (2005):	329
Authorized Manpower(2005) / ROI Employment(2002):	0.36%
Total Estimated Job Change:	294
Total Estimated Job Change / ROI Employment(2002):	0.32%

Cumulative Job Change (Gain/Loss) Over Time:

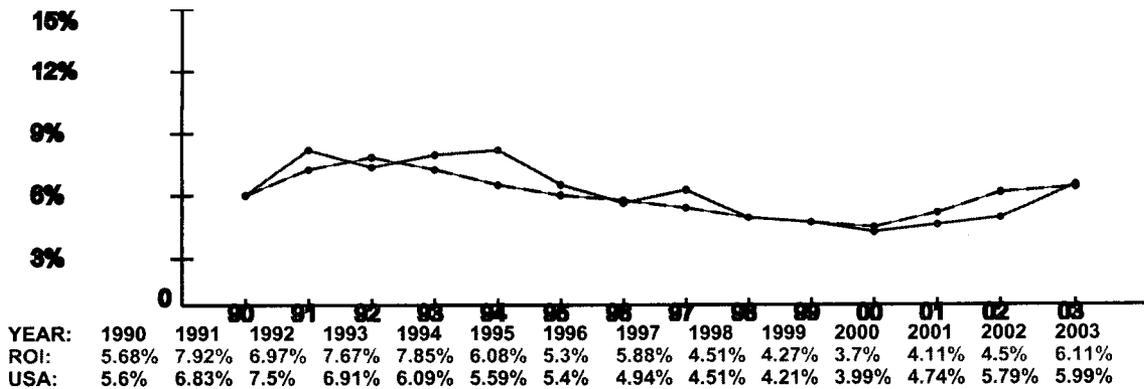


Bangor, ME Metropolitan Statistical Area Trend Data

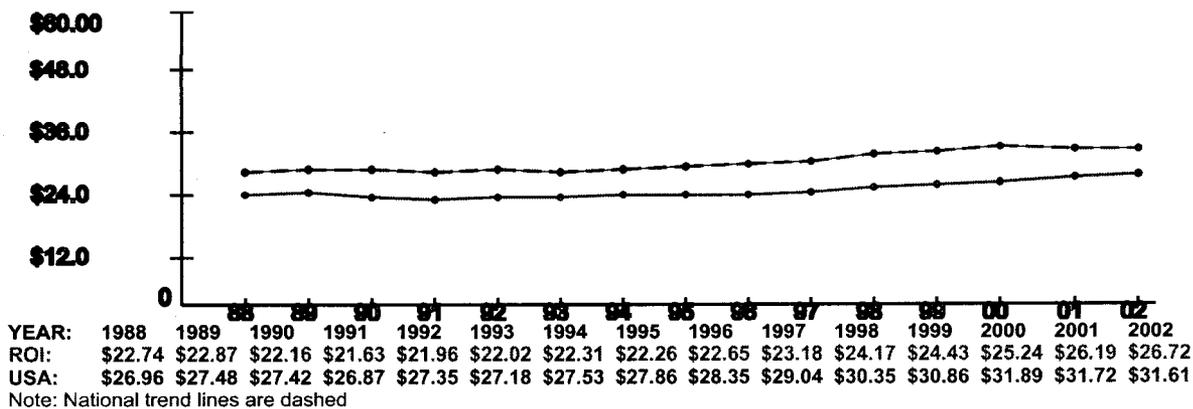
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



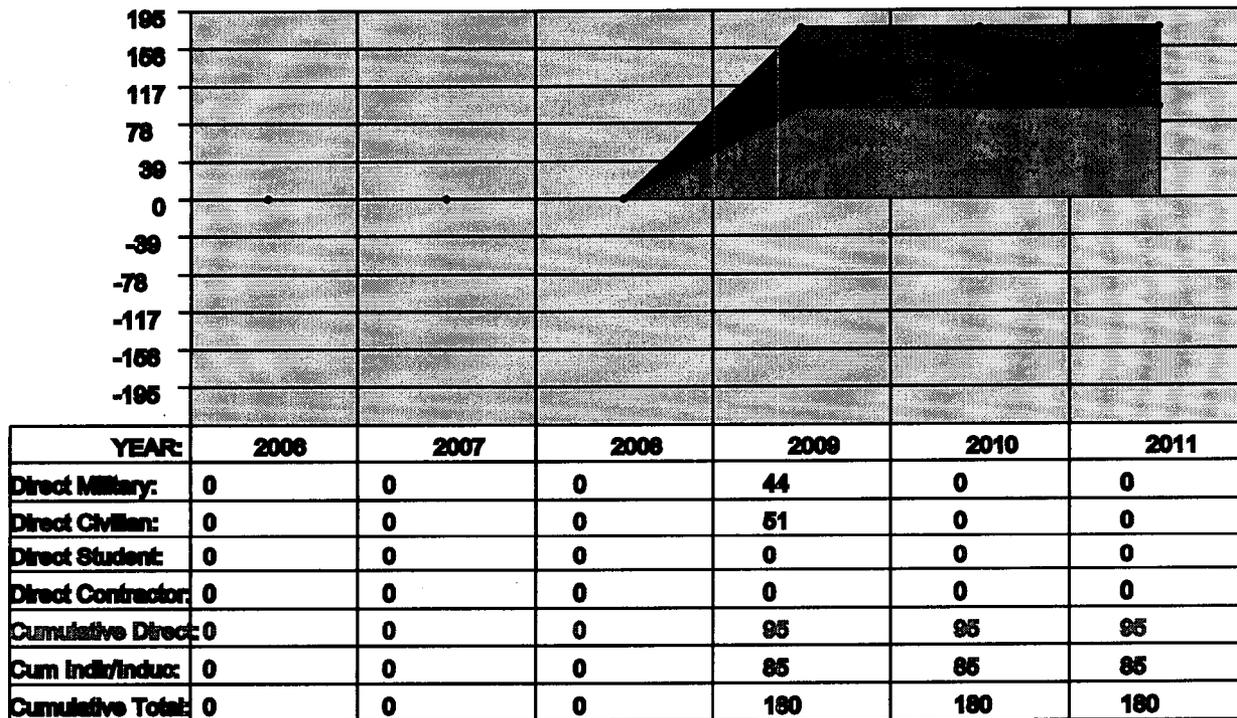
ECONOMIC IMPACT DATA

Scenario: AF Niagara Falls (318.3c2)
Economic Region of Influence(ROI): Colorado Springs, CO Metropolitan Statistical Area
Base: Schriever AFB
Action: Realign part of 914 ECS to Schriever

Overall Economic Impact of Proposed BRAC-05 Action:

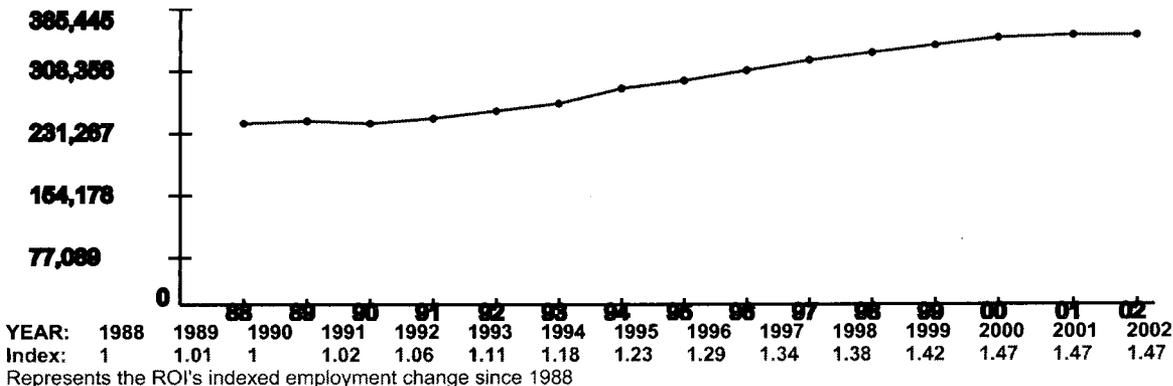
ROI Population (2002):	565,206
ROI Employment (2002):	349,783
Authorized Manpower (2005):	2,564
Authorized Manpower(2005) / ROI Employment(2002):	0.73%
Total Estimated Job Change:	180
Total Estimated Job Change / ROI Employment(2002):	0.05%

Cumulative Job Change (Gain/Loss) Over Time:

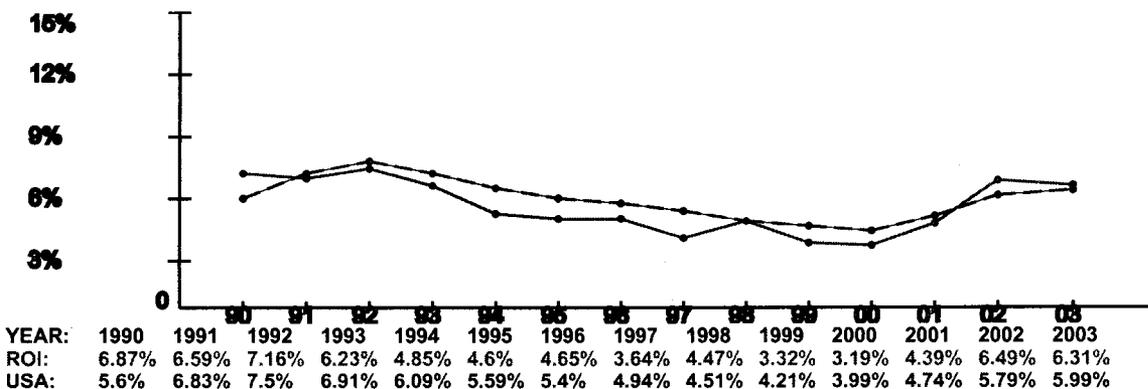


Colorado Springs, CO Metropolitan Statistical Area Trend Data

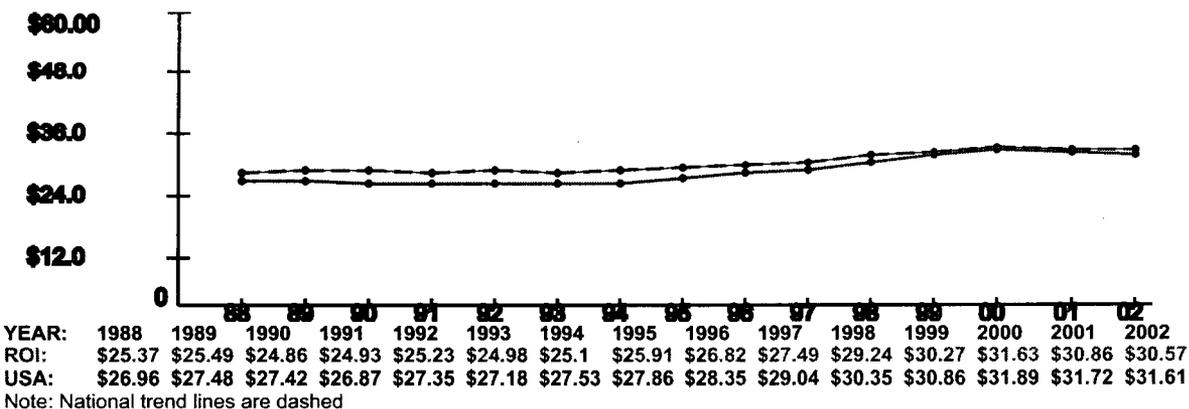
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



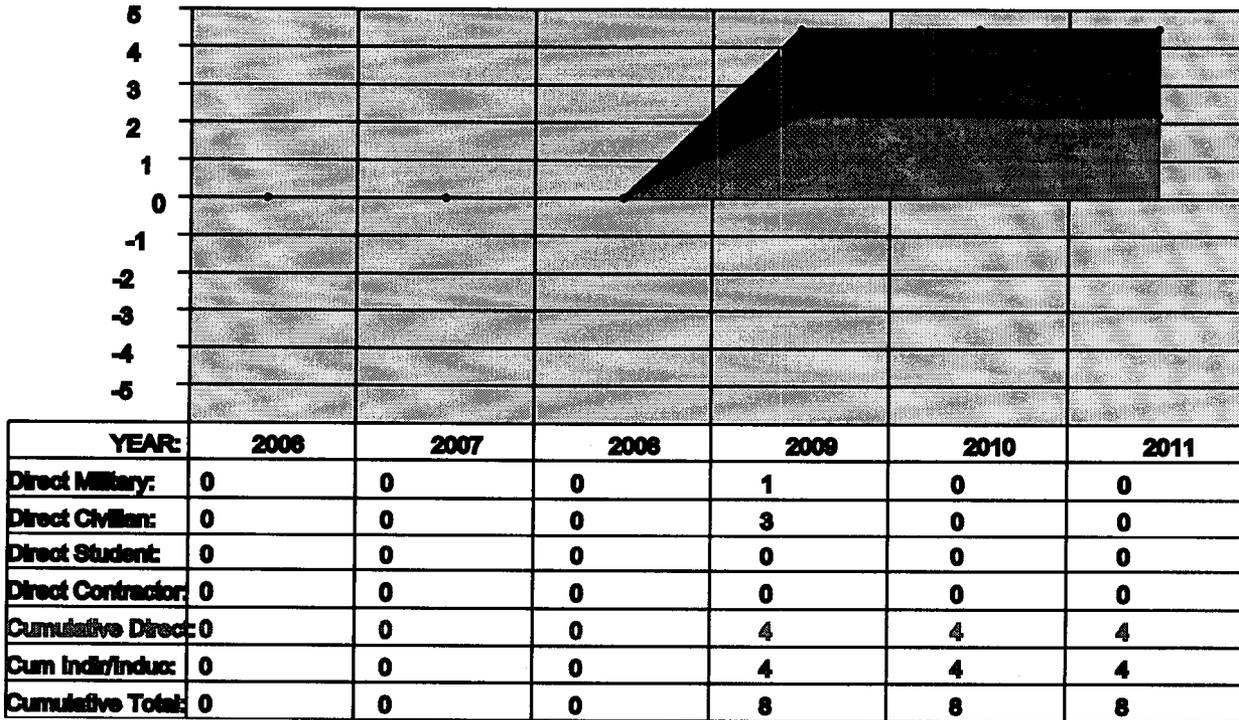
ECONOMIC IMPACT DATA

Scenario: AF Niagara Falls (318.3c2)
Economic Region of Influence(ROI): San Antonio, TX Metropolitan Statistical Area
Base: Lackland AFB
Action: Realign 914 CES (AFRC)

Overall Economic Impact of Proposed BRAC-05 Action:

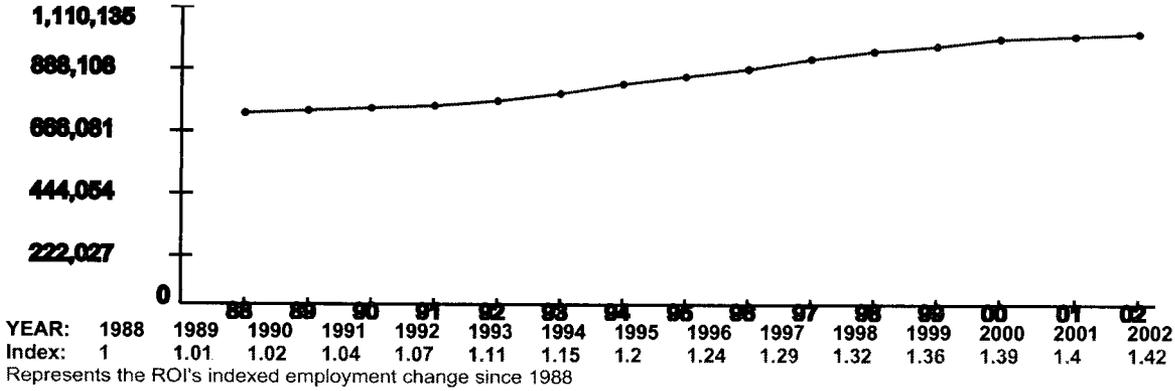
ROI Population (2002): 1,786,138
ROI Employment (2002): 1,009,217
Authorized Manpower (2005): 20,719
Authorized Manpower(2005) / ROI Employment(2002): 2.05%
Total Estimated Job Change: 8
Total Estimated Job Change / ROI Employment(2002): 0%

Cumulative Job Change (Gain/Loss) Over Time:

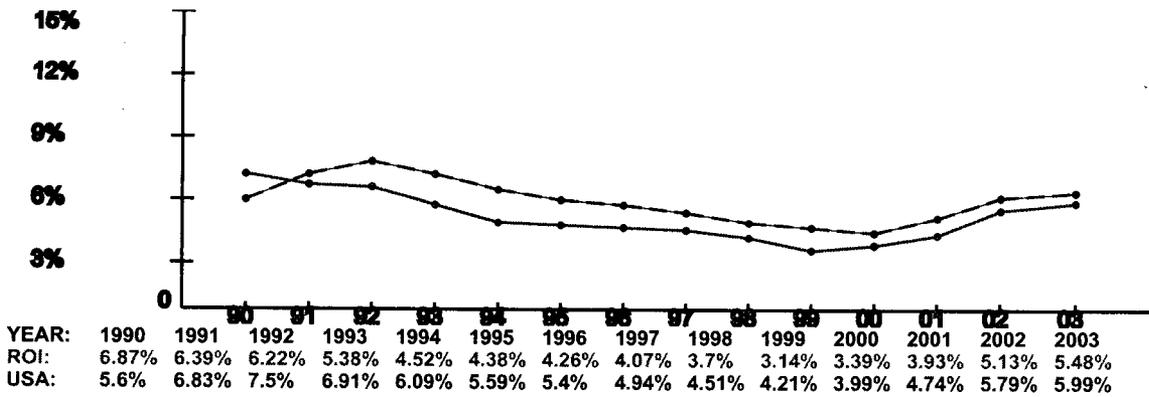


San Antonio, TX Metropolitan Statistical Area Trend Data

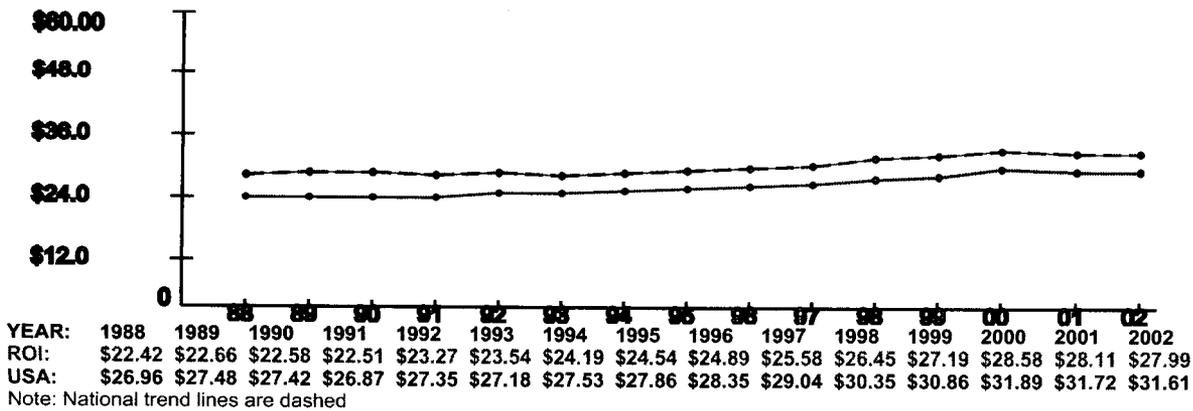
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



Economic Impact Report

This report depicts the economic impact of the following Scenarios:

HSA-0018: DFAS Consolidation

The data in this report is rolled up by Action

Scenario Title: DFAS Consolidation

Scenario Tracking Number: HSA-0018

<u>Action Name</u>	<u>Base Name</u>	<u>Action Type</u>	
DFAS Denver ✓	Air Reserve Personnel Center (ARPC)	Realignment	
DFAS Arlington	DFAS - Arlington VA	Realignment	
DFAS Charleston	DFAS - Charleston SC	Closure	- .29%
DFAS Cleveland	DFAS - Cleveland OH	Realignment	- .14%
DFAS Dayton	DFAS - Dayton OH	Closure	- .08
DFAS Indianapolis ✓	DFAS - Indianapolis IN	Realignment	
DFAS Kansas City	DFAS - Kansas City MO	Closure	- .09%
DFAS Lexington	DFAS - Lexington KY	Closure	
DFAS Limestone	DFAS - Limestone ME	Closure	.95%
DFAS Oakland	DFAS - Oakland CA	Closure	- .01%
DFAS Orlando	DFAS - Orlando FL	Closure	- .04%
DFAS Patuxent River	DFAS - Patuxent River MD	Closure	- .23%
DFAS Rome	DFAS - Rome NY	Closure	- .36%
DFAS San Antonio	DFAS - San Antonio TX	Closure	- .07
DFAS San Bernardino	DFAS - San Bernardino CA	Closure	- .02%
DFAS San Diego	DFAS - San Diego CA	Closure	- .03%
DFAS Seaside	DFAS - Seaside CA	Closure	- .65%
		Closure	- .01%

DFAS Arlington, VA

- Headquarter Functions Must Remain in DC Area. Recommendation only leaves 6 staff.

LOSING LOCATION	GAINING LOCATION	MILITARY	CIVILIAN	TOTAL OUT
DFAS Arlington VA	DFAS Columbus OH	0	49	49
DFAS Arlington VA	DFAS Denver CO	0	5	5
DFAS Arlington VA	DFAS Indianapolis IN	7	347	354

LW

As of: Thu Jun 16 13:57:44 EDT 2005

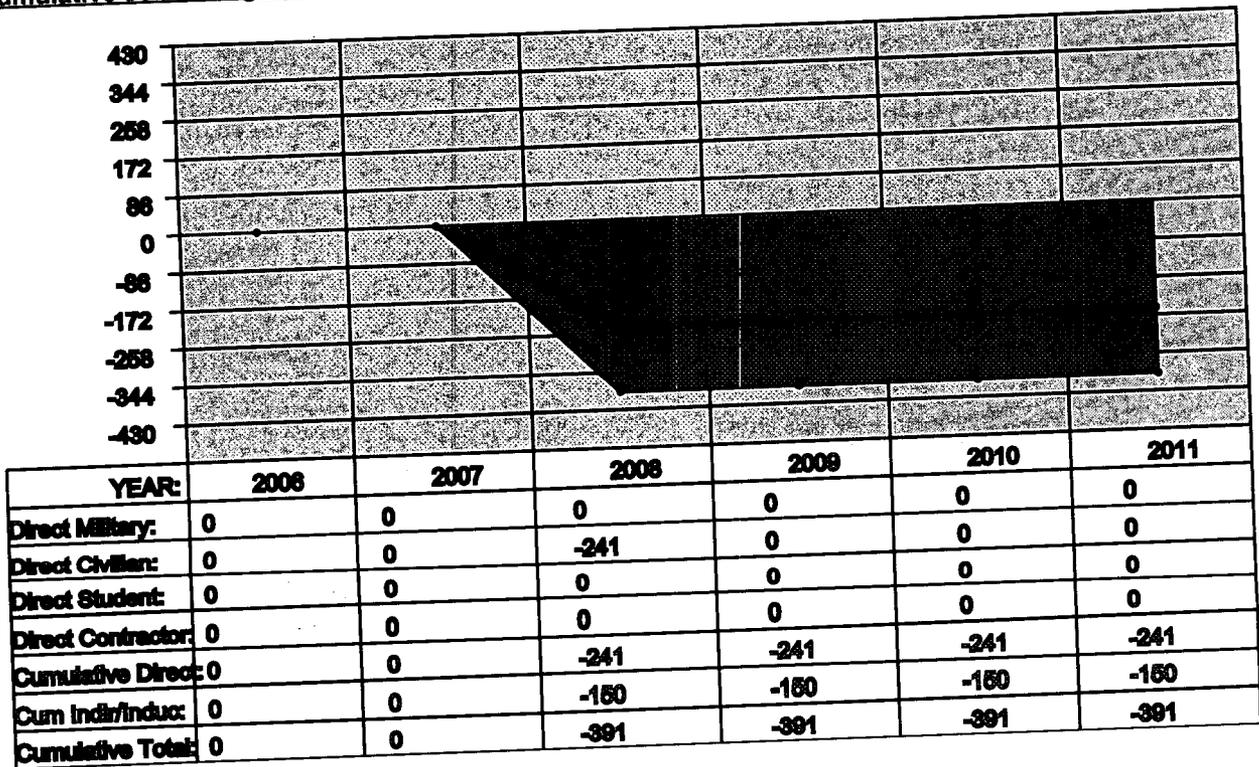
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Aroostook County, ME
Base: DFAS - Limestone ME
Action: DFAS Limestone

Overall Economic Impact of Proposed BRAC-05 Action:

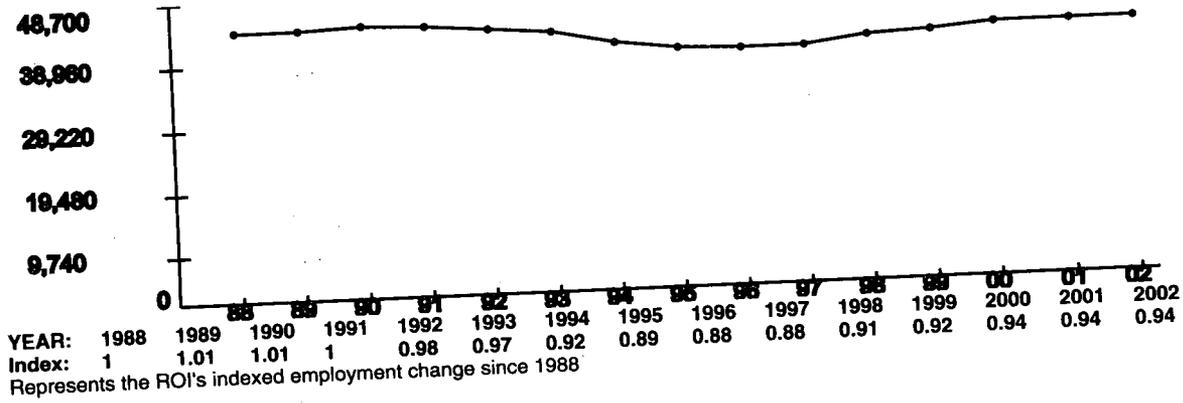
ROI Population (2002): 73,088
 ROI Employment (2002): 41,134
 Authorized Manpower (2005): 309
 Authorized Manpower(2005) / ROI Employment(2002): 0.75%
 Total Estimated Job Change: -391
 Total Estimated Job Change / ROI Employment(2002): -0.95%

Cumulative Job Change (Gain/Loss) Over Time:

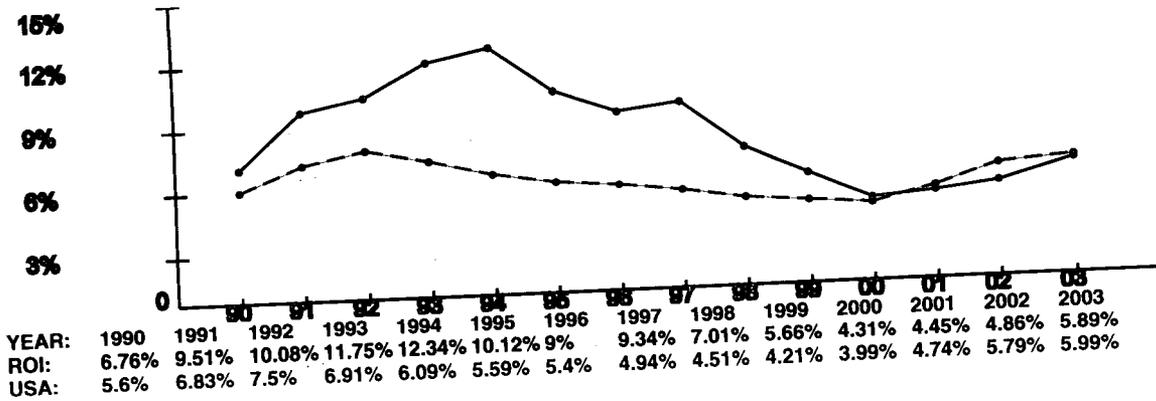


Aroostook County, ME Trend Data

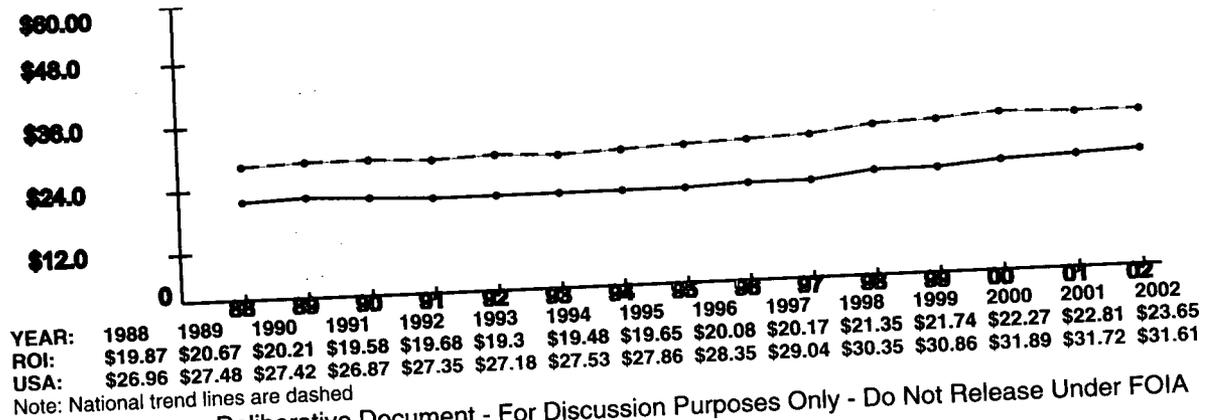
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)

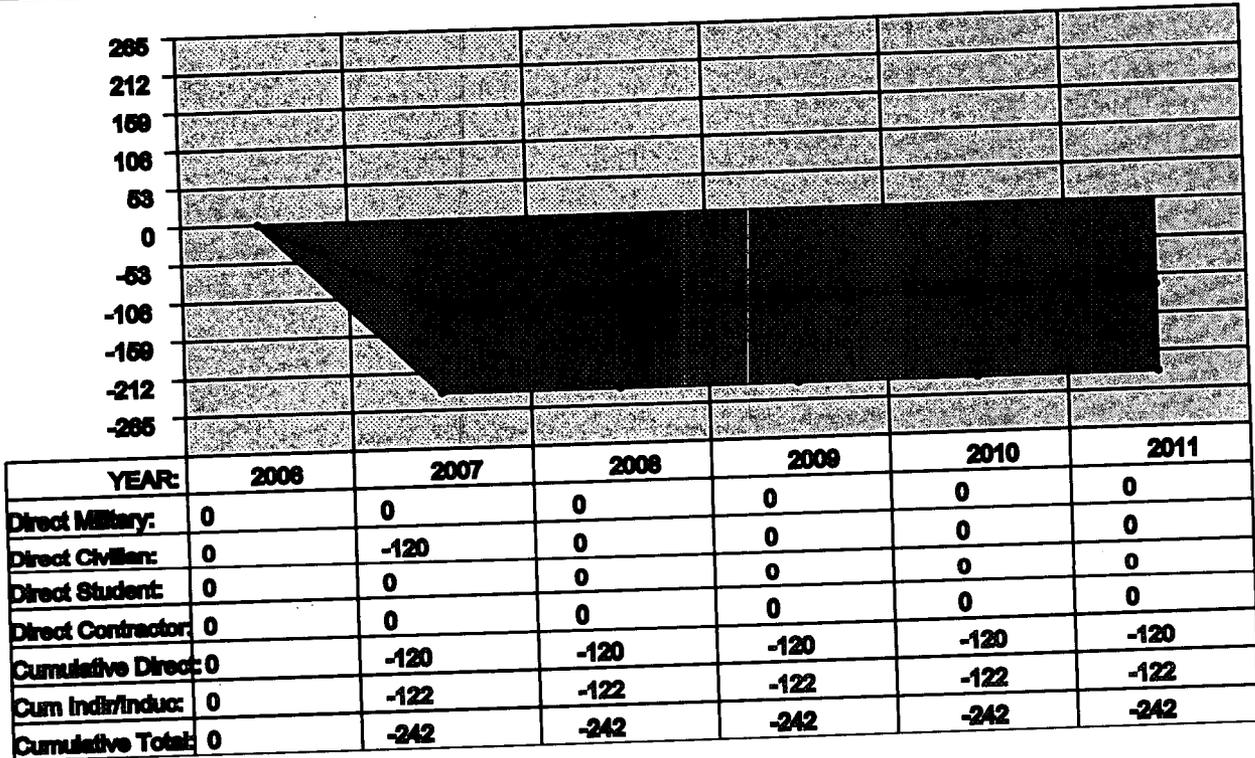


ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Riverside-San Bernardino-Ontario, CA Metropolitan Statistical Area
Base: DFAS - San Bernardino CA
Action: DFAS San Bernardino

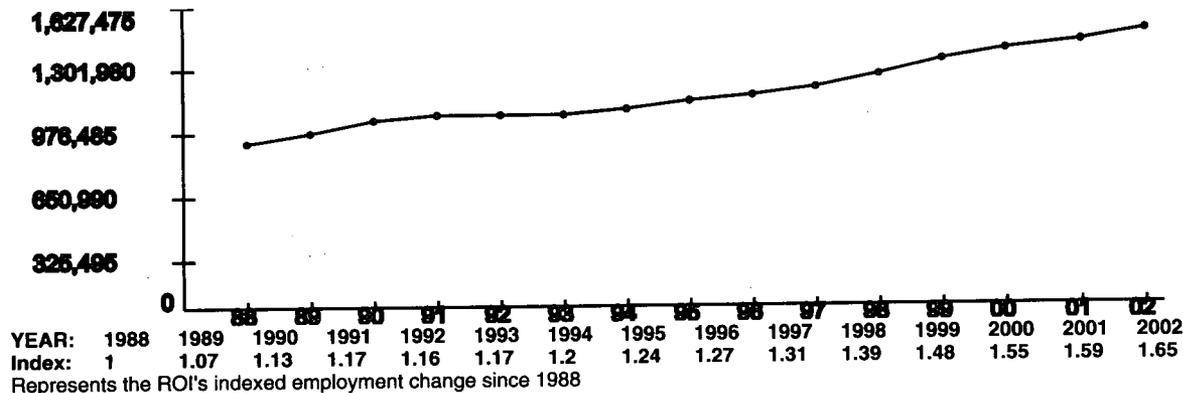
Overall Economic Impact of Proposed BRAC-05 Action: 3,501,819
ROI Population (2002): 1,479,524
ROI Employment (2002): 131
Authorized Manpower (2005): 0.01%
Authorized Manpower(2005) / ROI Employment(2002): -242
Total Estimated Job Change: -0.02%
Total Estimated Job Change / ROI Employment(2002):

Cumulative Job Change (Gain/Loss) Over Time:

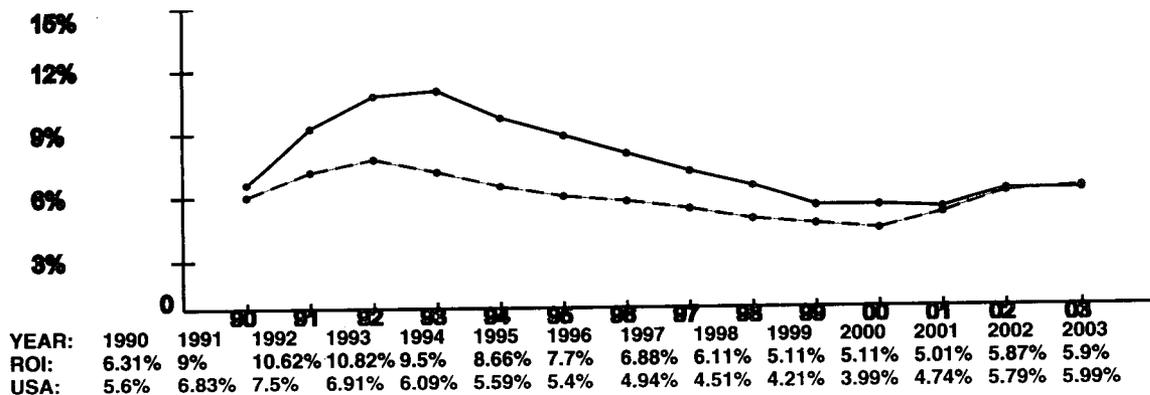


Riverside-San Bernardino-Ontario, CA Metropolitan Statistical Area Trend Data

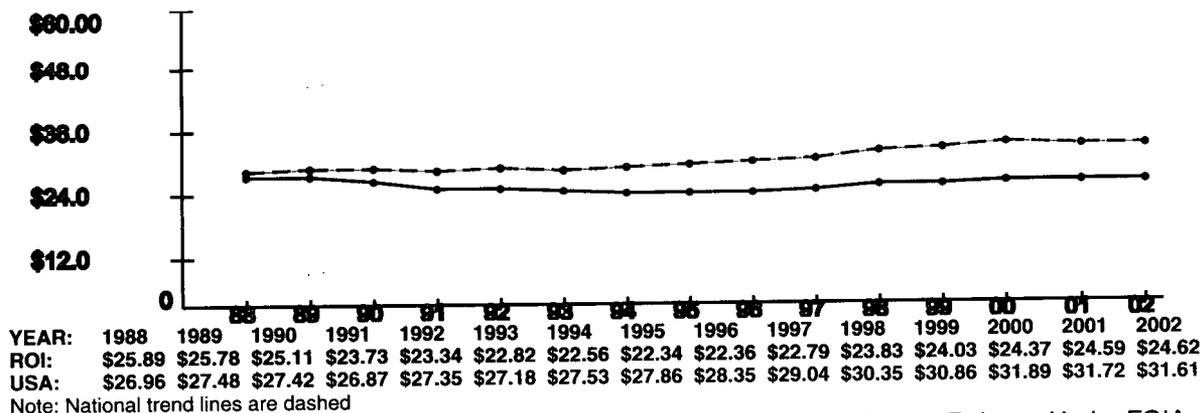
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Charleston-North Charleston, SC Metropolitan Statistical Area
Base: DFAS - Charleston SC
Action: DFAS Charleston

Overall Economic Impact of Proposed BRAC-05 Action:

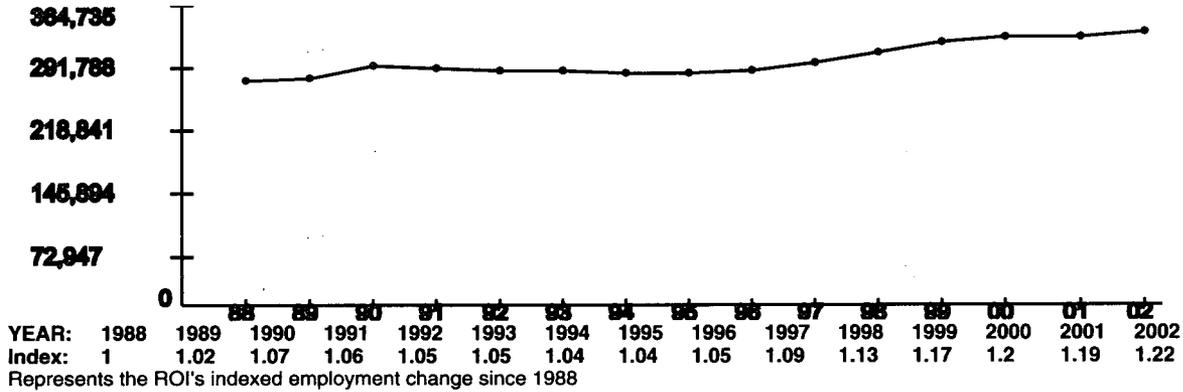
ROI Population (2002):	562,799
ROI Employment (2002):	331,580
Authorized Manpower (2005):	403
Authorized Manpower(2005) / ROI Employment(2002):	0.12%
Total Estimated Job Change:	-975
Total Estimated Job Change / ROI Employment(2002):	-0.29%

Cumulative Job Change (Gain/Loss) Over Time:

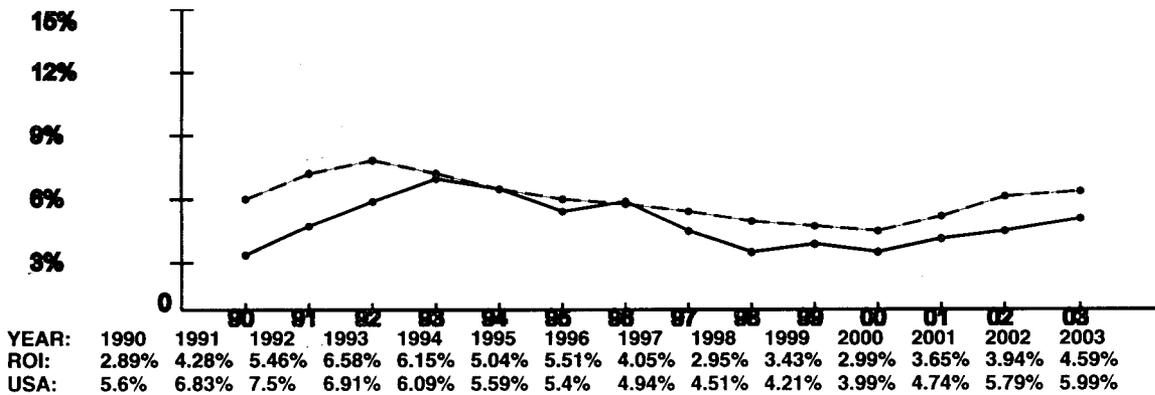
1070						
858						
642						
428						
214						
0						
-214						
-428						
-642						
-858						
-1070						
YEAR:	2006	2007	2008	2009	2010	2011
Direct Military:	0	0	0	0	0	0
Direct Civilian:	0	0	-368	0	0	0
Direct Student:	0	0	0	0	0	0
Direct Contractor:	0	0	0	0	0	0
Cumulative Direct:	0	0	-368	-368	-368	-368
Cum Indir/Induc:	0	0	-607	-607	-607	-607
Cumulative Total:	0	0	-975	-975	-975	-975

Charleston-North Charleston, SC Metropolitan Statistical Area Trend Data

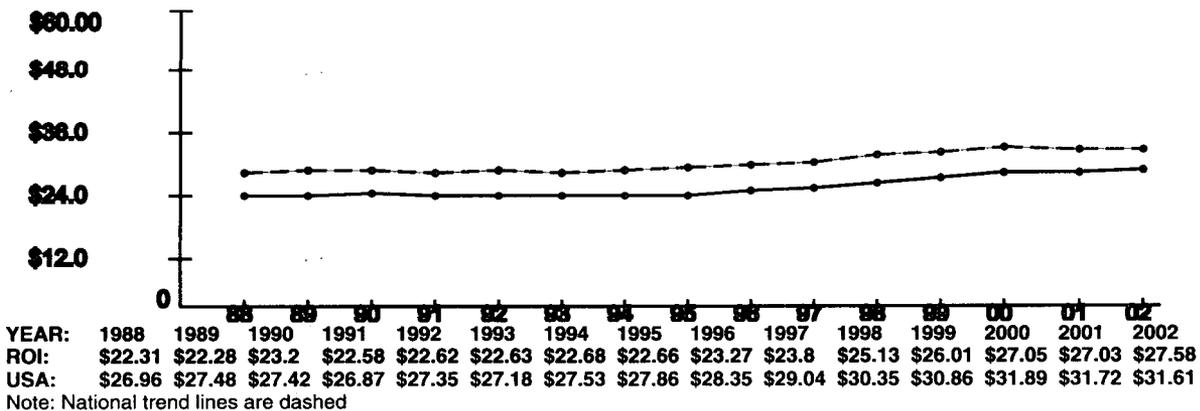
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



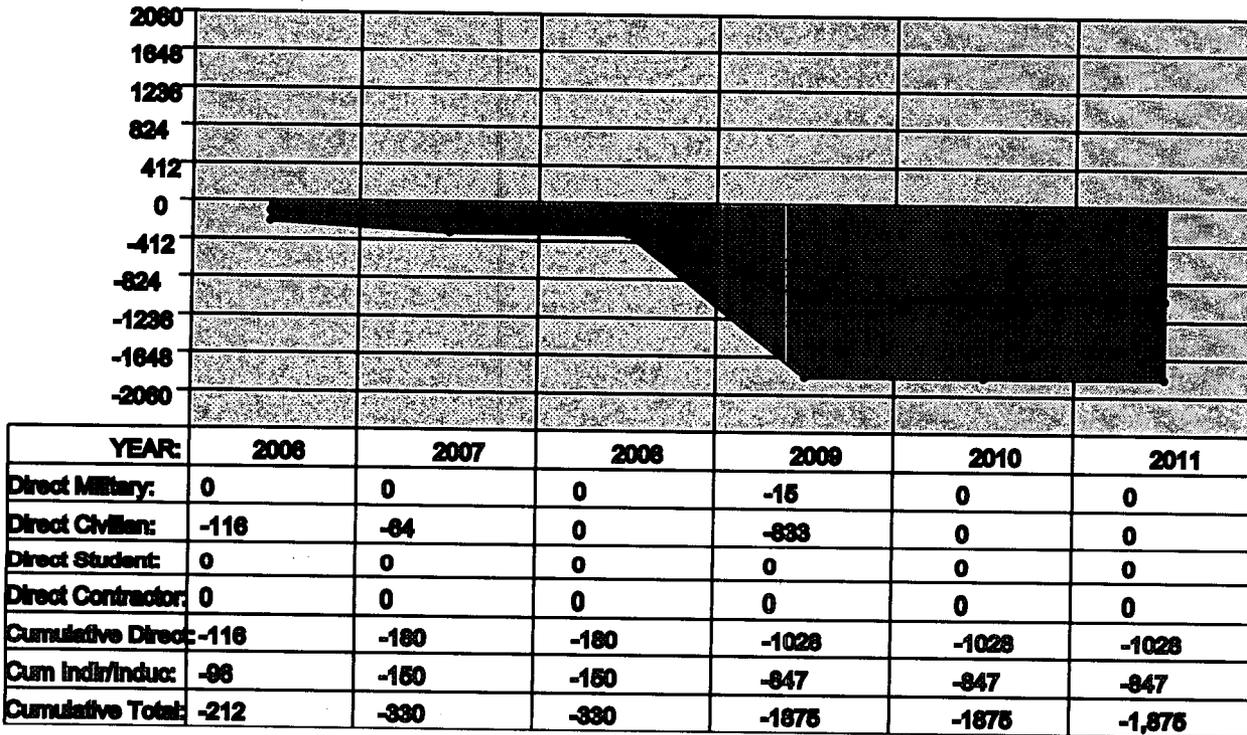
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Cleveland-Elyria-Mentor, OH Metropolitan Statistical Area
Base: DFAS - Cleveland OH
Action: DFAS Cleveland

Overall Economic Impact of Proposed BRAC-05 Action:

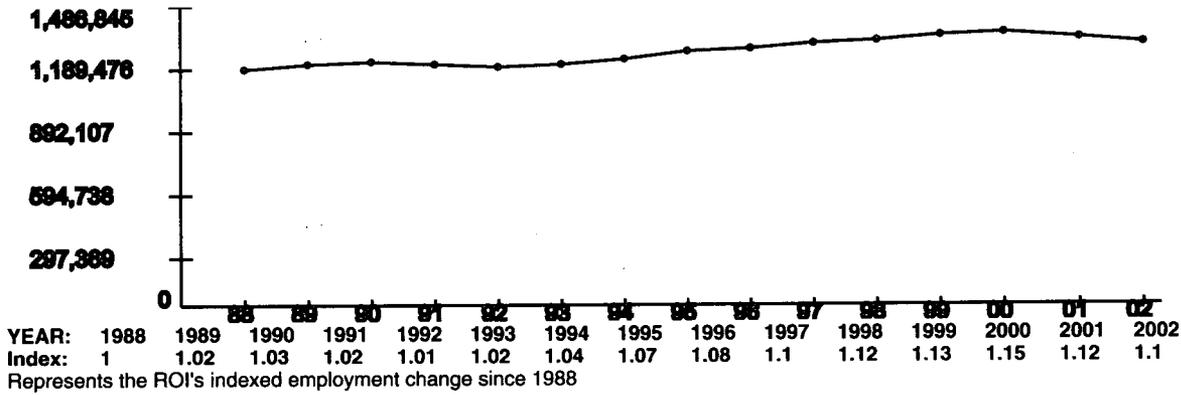
ROI Population (2002):	2,141,802
ROI Employment (2002):	1,301,423
Authorized Manpower (2005):	1,206
Authorized Manpower(2005) / ROI Employment(2002):	0.09%
Total Estimated Job Change:	-1,875
Total Estimated Job Change / ROI Employment(2002):	-0.14%

Cumulative Job Change (Gain/Loss) Over Time:

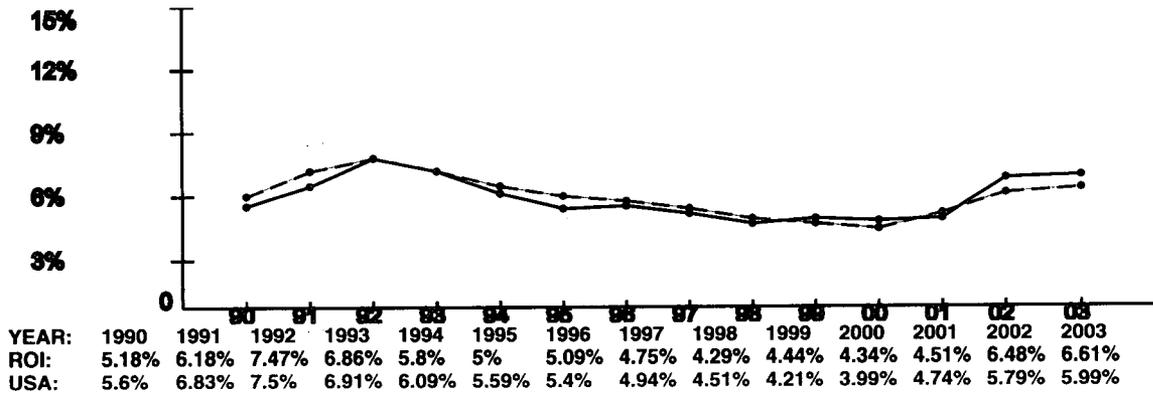


Cleveland-Elyria-Mentor, OH Metropolitan Statistical Area Trend Data

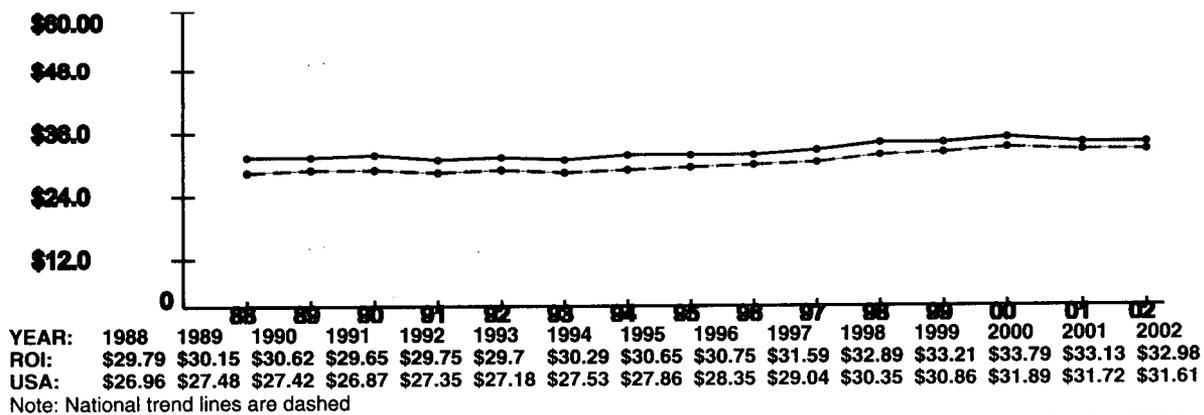
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



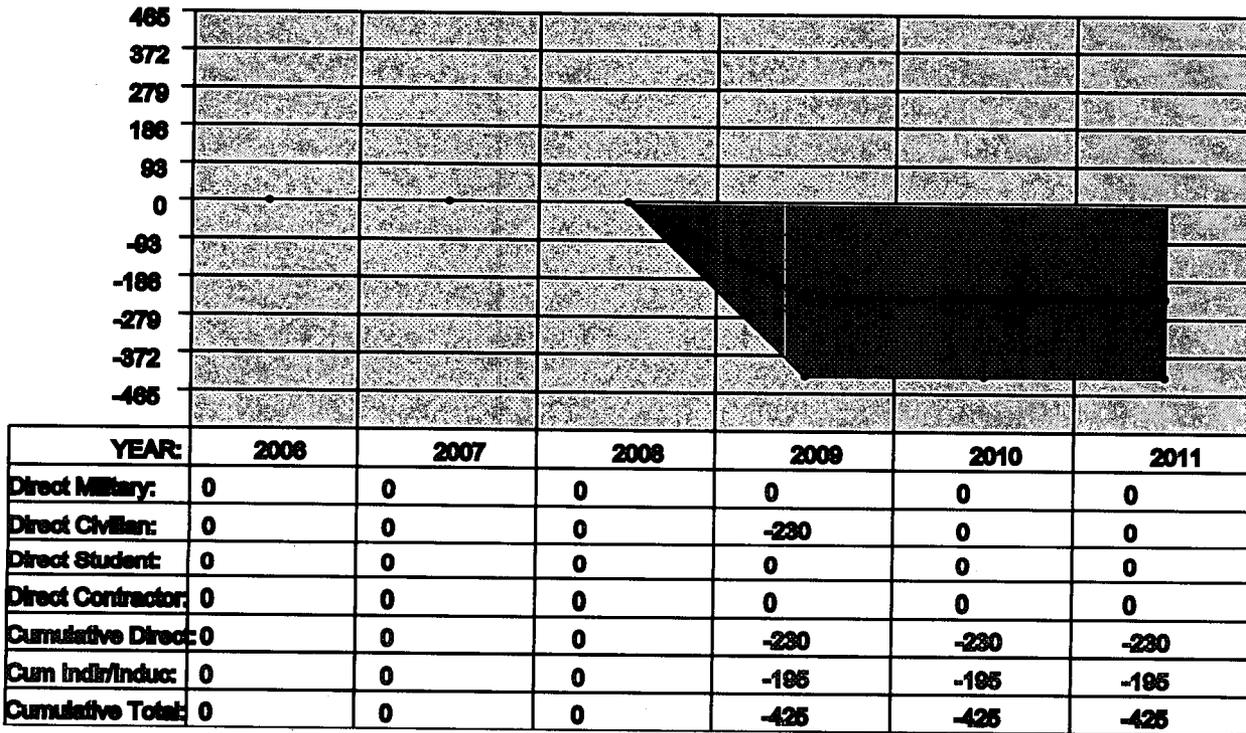
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Dayton, OH Metropolitan Statistical Area
Base: DFAS - Dayton OH
Action: DFAS Dayton

Overall Economic Impact of Proposed BRAC-05 Action:

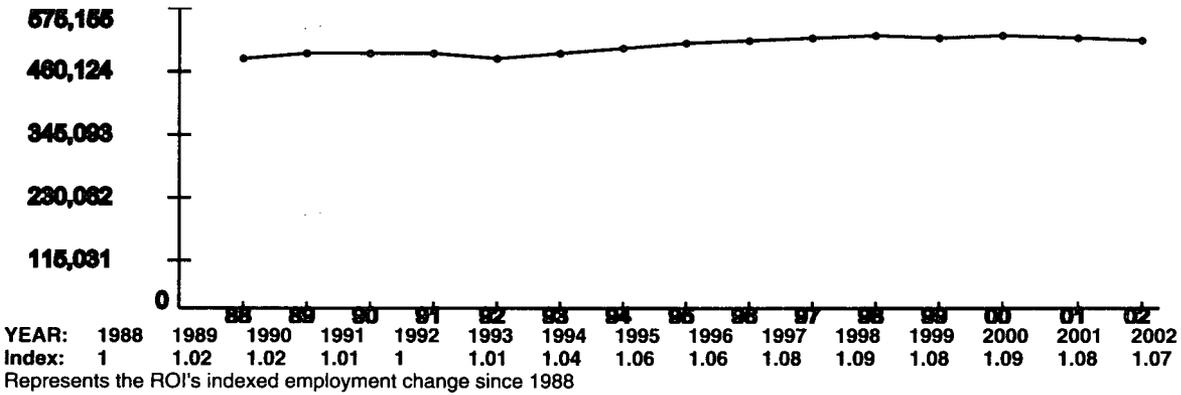
ROI Population (2002): 845,410
ROI Employment (2002): 512,393
Authorized Manpower (2005): 296
Authorized Manpower(2005) / ROI Employment(2002): 0.06%
Total Estimated Job Change: -425
Total Estimated Job Change / ROI Employment(2002): -0.08%

Cumulative Job Change (Gain/Loss) Over Time:

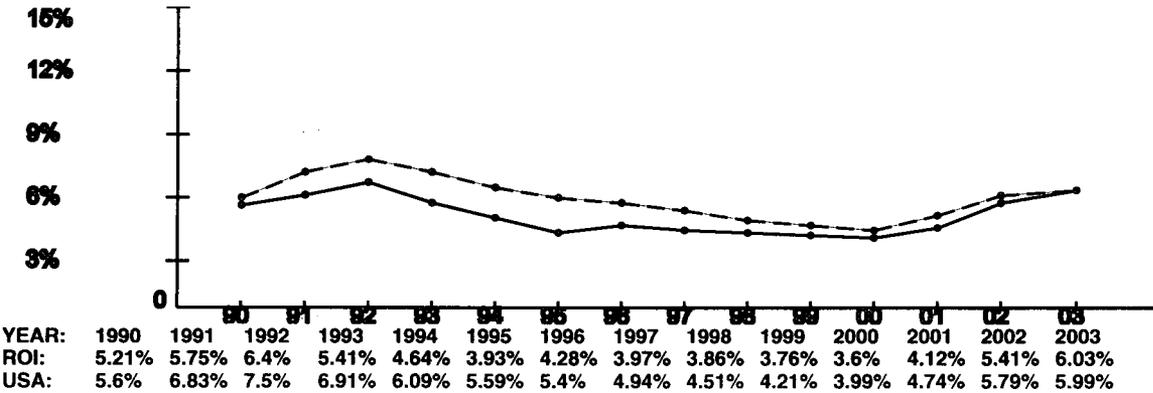


Dayton, OH Metropolitan Statistical Area Trend Data

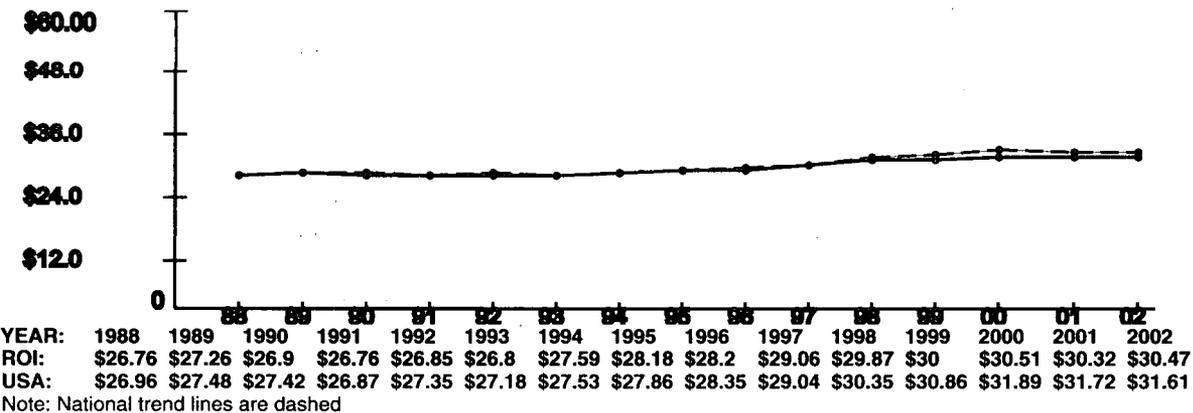
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



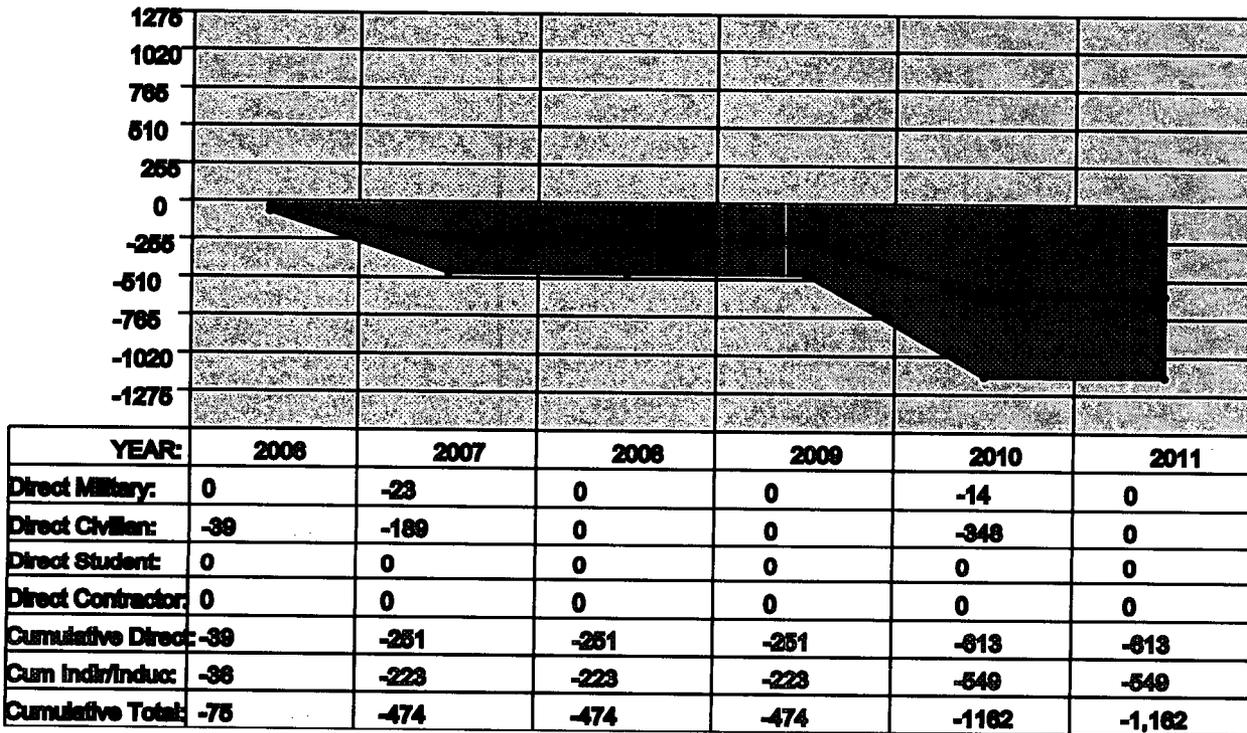
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): Kansas City, MO-KS Metropolitan Statistical Area
 Base: DFAS - Kansas City MO
 Action: DFAS Kansas City

Overall Economic Impact of Proposed BRAC-05 Action:

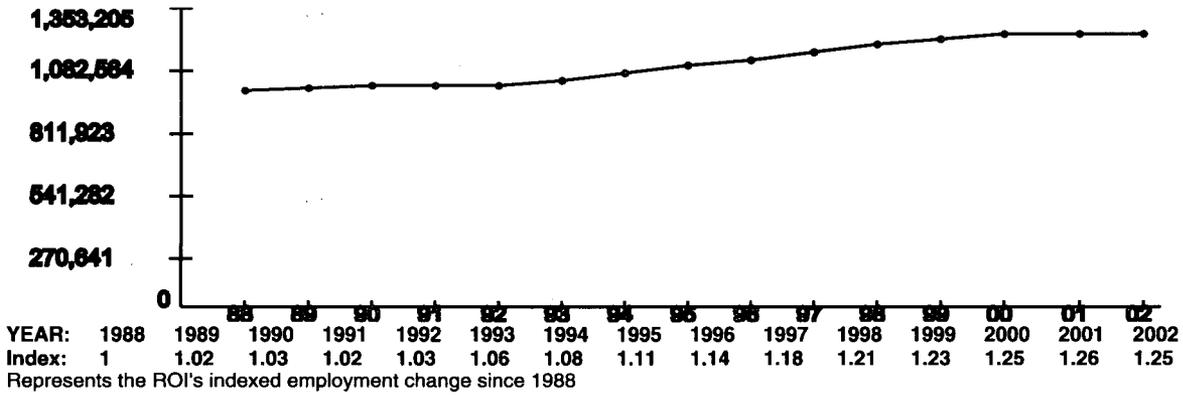
ROI Population (2002):	1,886,672
ROI Employment (2002):	1,225,451
Authorized Manpower (2005):	699
Authorized Manpower(2005) / ROI Employment(2002):	0.06%
Total Estimated Job Change:	-1,162
Total Estimated Job Change / ROI Employment(2002):	-0.09%

Cumulative Job Change (Gain/Loss) Over Time:

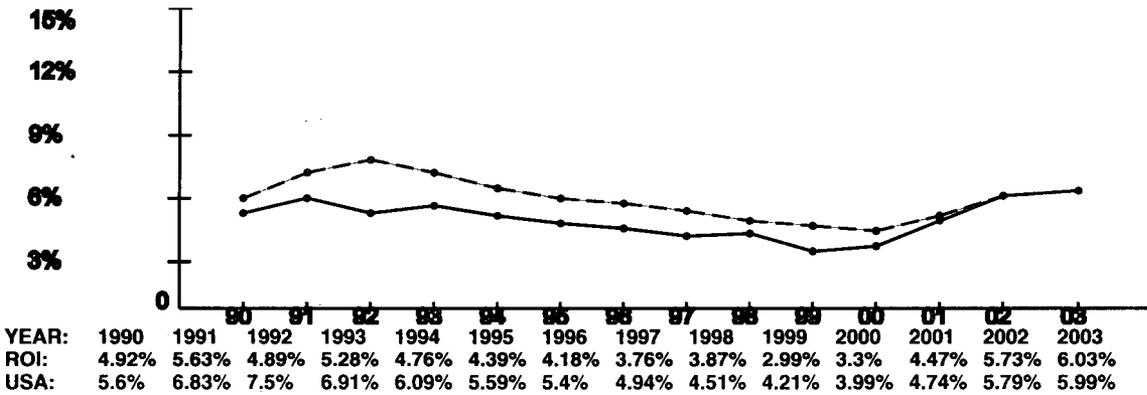


Kansas City, MO-KS Metropolitan Statistical Area Trend Data

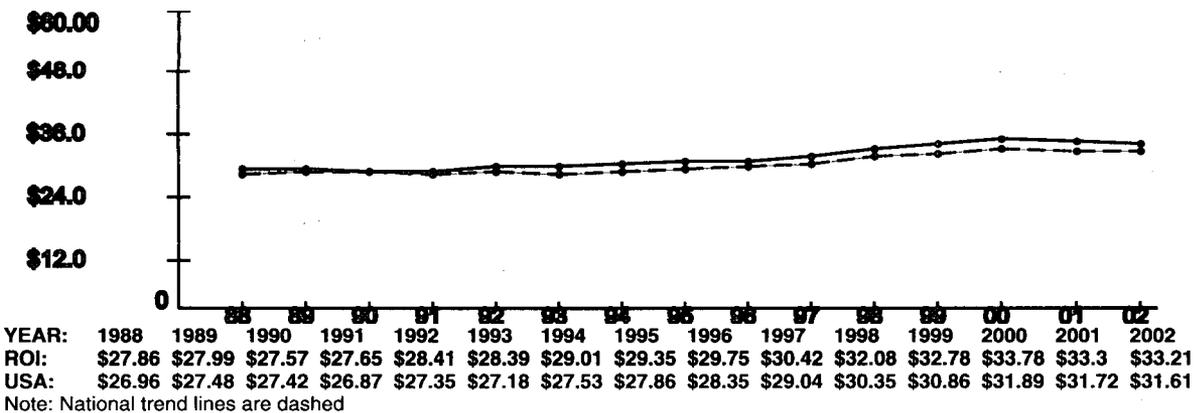
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



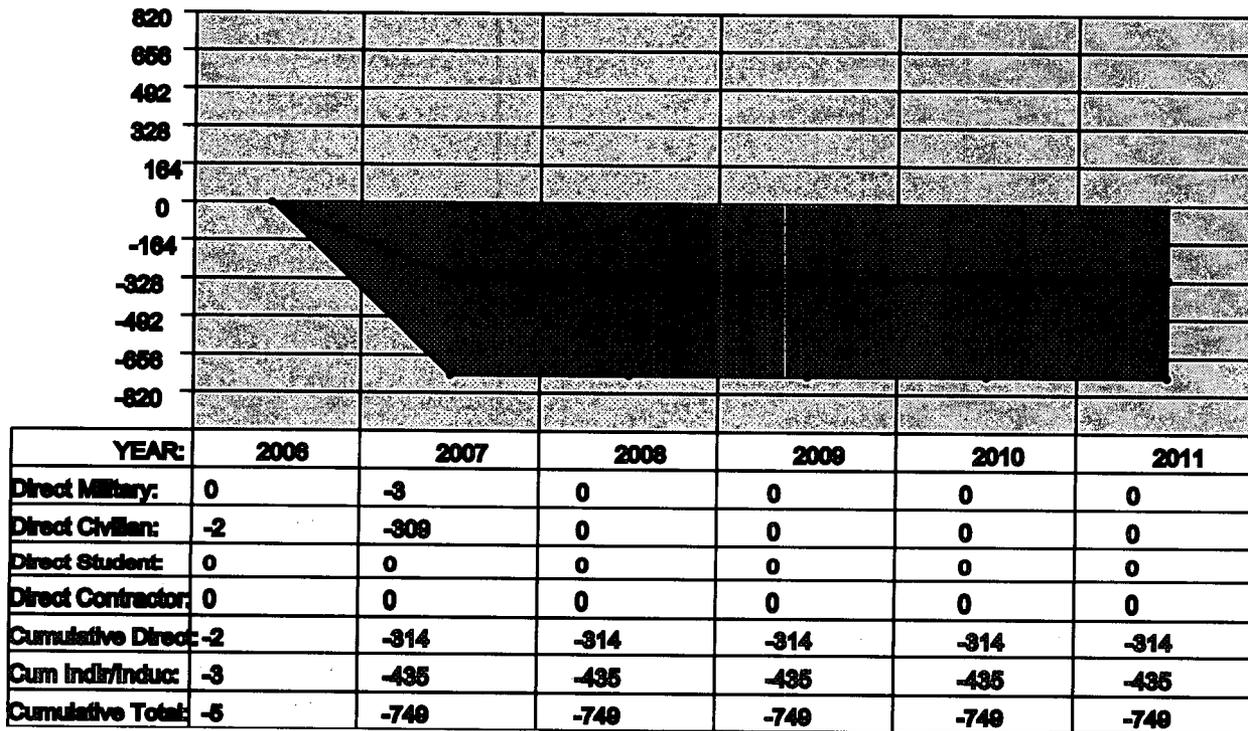
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area
 Base: NAVSTA NORFOLK
 Action: DFAS Norfolk NAS

Overall Economic Impact of Proposed BRAC-05 Action:

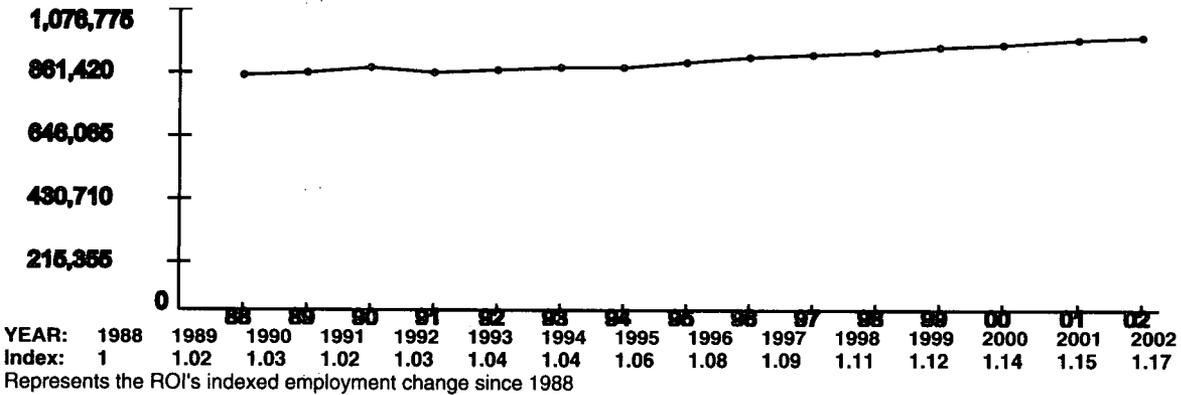
ROI Population (2002):	1,613,728
ROI Employment (2002):	978,888
Authorized Manpower (2005):	56,089
Authorized Manpower(2005) / ROI Employment(2002):	5.73%
Total Estimated Job Change:	-749
Total Estimated Job Change / ROI Employment(2002):	-0.08%

Cumulative Job Change (Gain/Loss) Over Time:

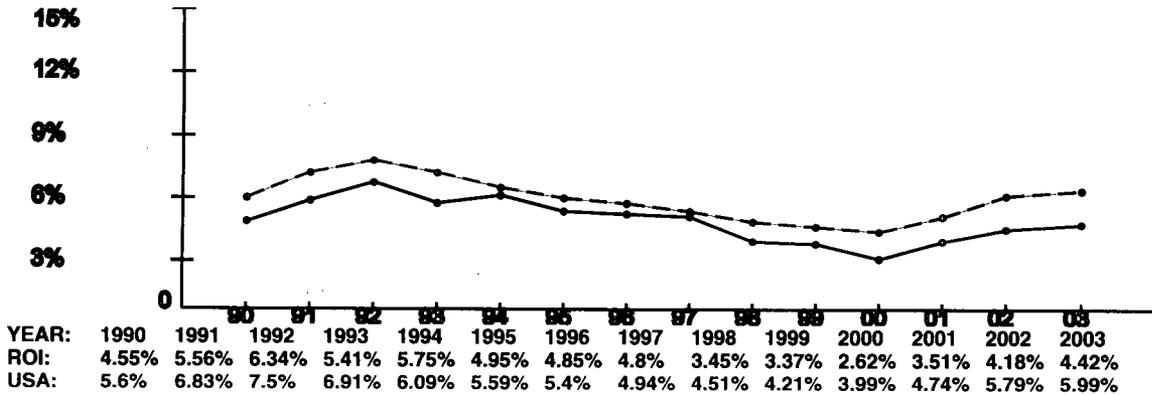


Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area Trend Data

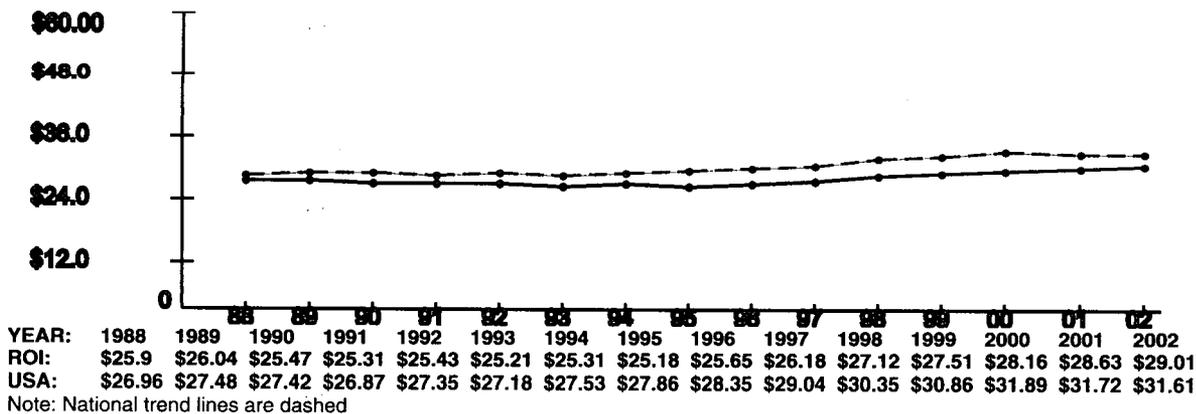
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



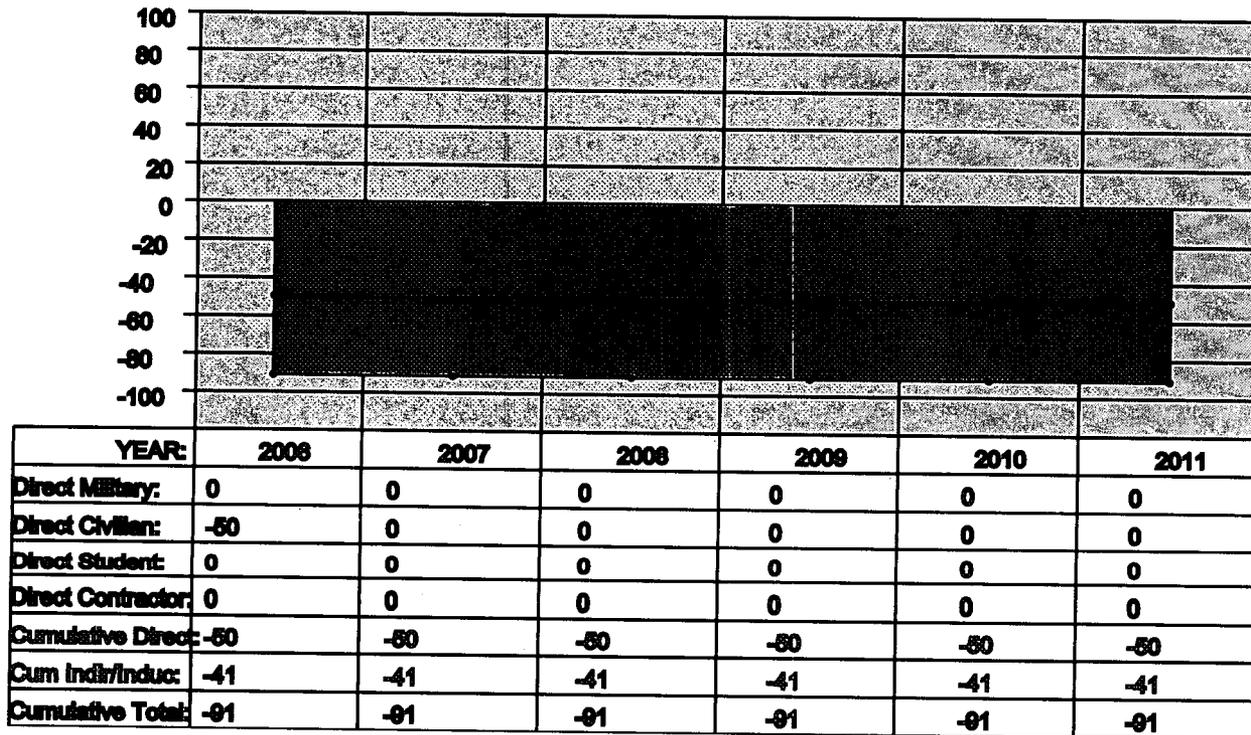
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Oakland-Fremont-Hayward, CA Metropolitan Division
Base: DFAS - Oakland CA
Action: DFAS Oakland

Overall Economic Impact of Proposed BRAC-05 Action:

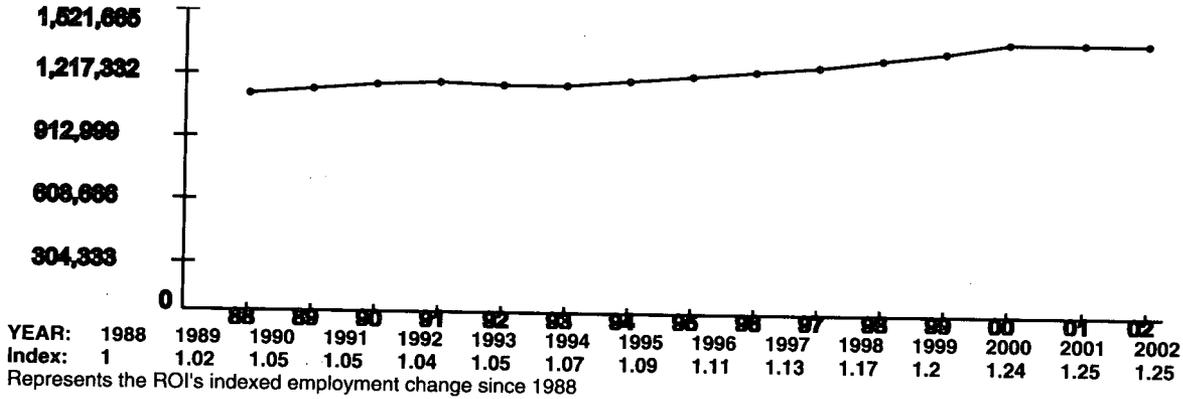
ROI Population (2002):	2,455,263
ROI Employment (2002):	1,383,332
Authorized Manpower (2005):	50
Authorized Manpower(2005) / ROI Employment(2002):	0%
Total Estimated Job Change:	-91
Total Estimated Job Change / ROI Employment(2002):	-0.01%

Cumulative Job Change (Gain/Loss) Over Time:

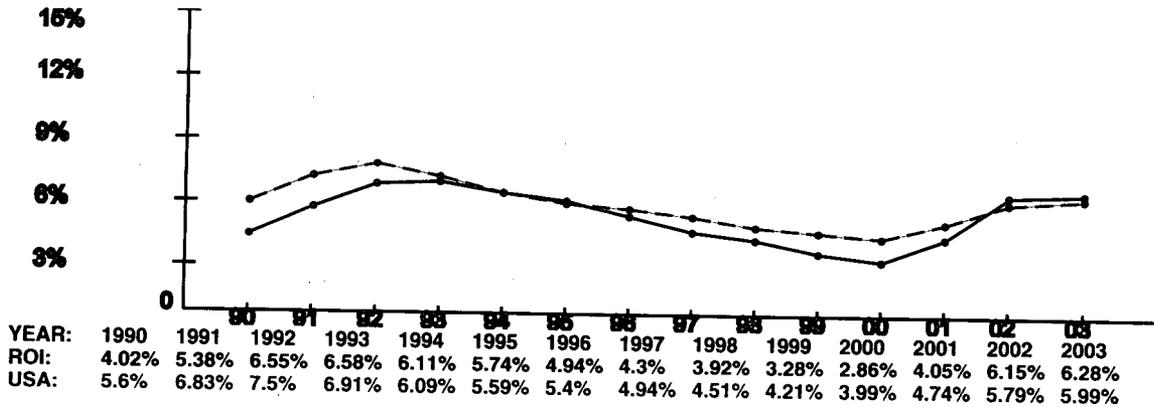


Oakland-Fremont-Hayward, CA Metropolitan Division Trend Data

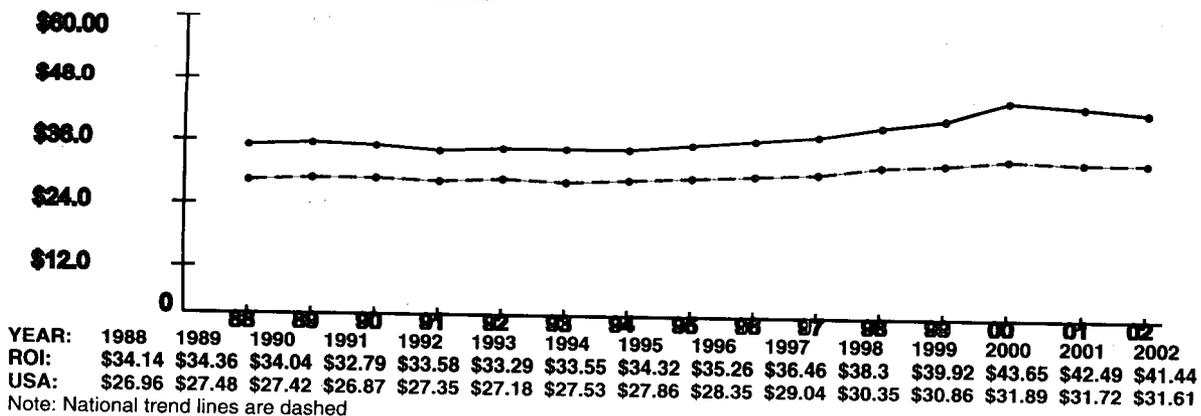
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Orlando, FL Metropolitan Statistical Area
Base: DFAS - Orlando FL
Action: DFAS Orlando

Overall Economic Impact of Proposed BRAC-05 Action:

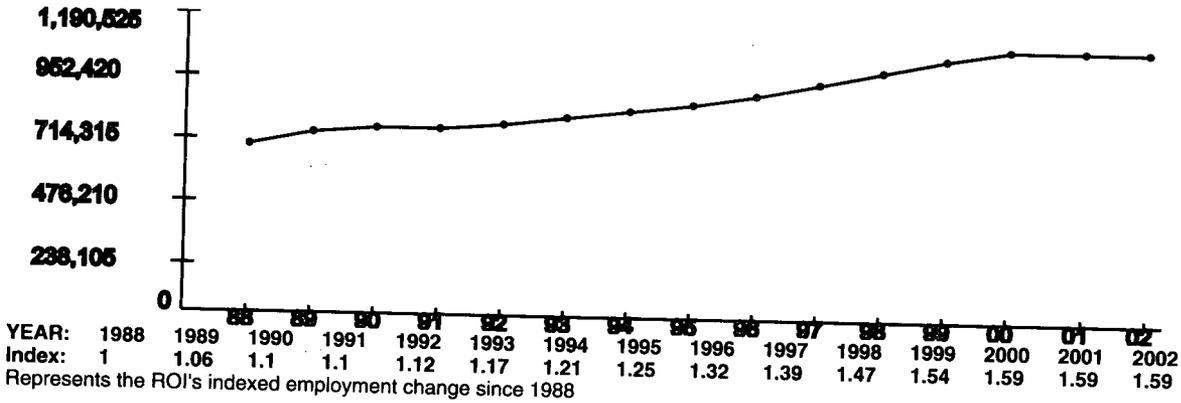
ROI Population (2002):	1,755,572
ROI Employment (2002):	1,082,297
Authorized Manpower (2005):	242
Authorized Manpower(2005) / ROI Employment(2002):	0.02%
Total Estimated Job Change:	-414
Total Estimated Job Change / ROI Employment(2002):	-0.04%

Cumulative Job Change (Gain/Loss) Over Time:

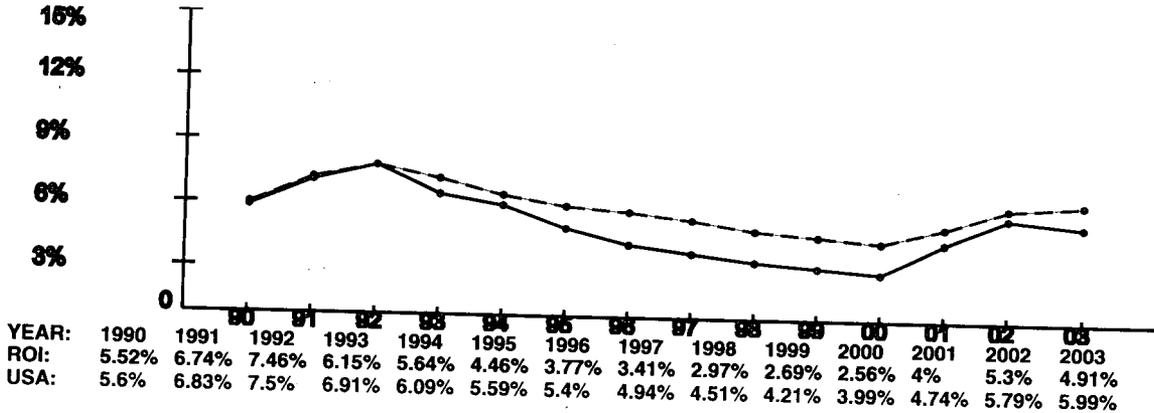
455						
384						
273						
182						
91						
0						
-91						
-182						
-273						
-384						
-455						
YEAR:	2008	2007	2006	2009	2010	2011
Direct Military:	-4	-5	0	0	0	0
Direct Civilian:	-5	-195	0	0	0	0
Direct Student:	0	0	0	0	0	0
Direct Contractor:	0	0	0	0	0	0
Cumulative Direct:	-9	-209	-209	-209	-209	-209
Cum Indir/Induc:	-7	-205	-205	-205	-205	-205
Cumulative Total:	-16	-414	-414	-414	-414	-414

Orlando, FL Metropolitan Statistical Area Trend Data

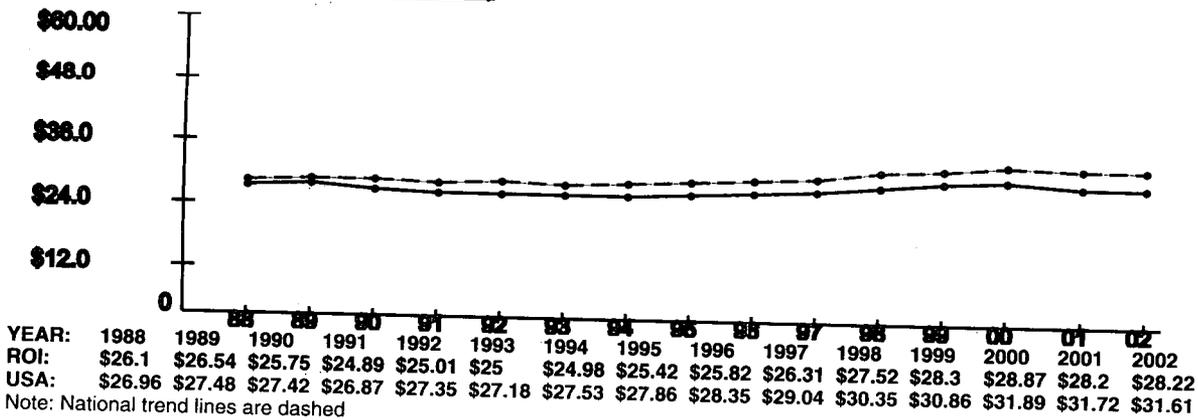
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



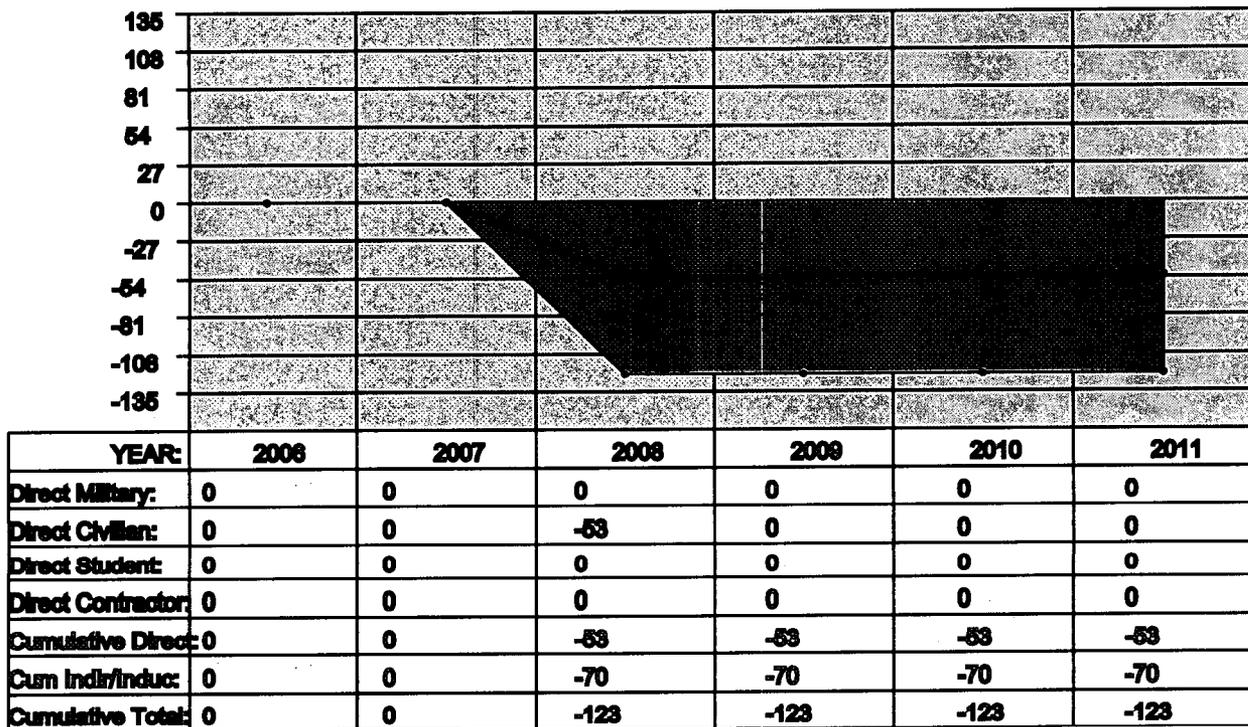
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): Lexington Park, MD Micropolitan Statistical Area
 Base: DFAS - Patuxent River MD
 Action: DFAS Patuxent River

Overall Economic Impact of Proposed BRAC-05 Action:

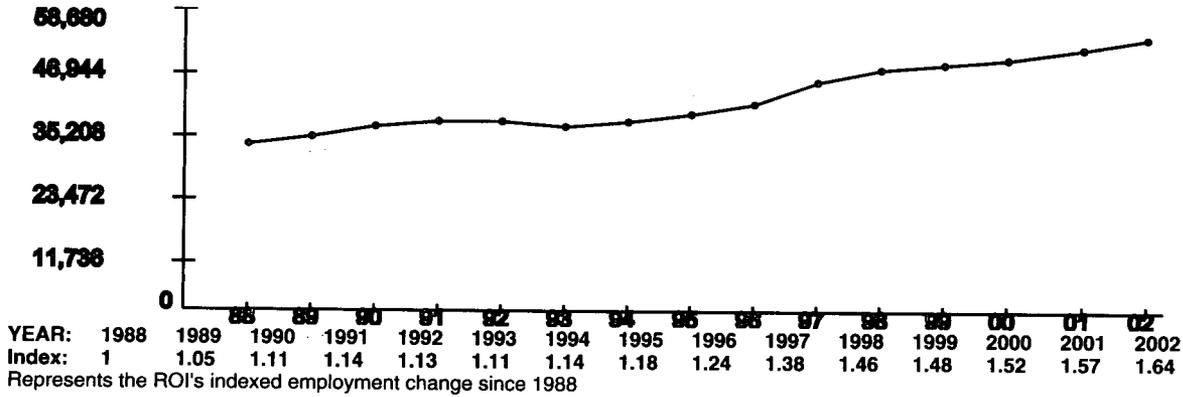
ROI Population (2002):	90,144
ROI Employment (2002):	53,347
Authorized Manpower (2005):	52
Authorized Manpower(2005) / ROI Employment(2002):	0.1%
Total Estimated Job Change:	-123
Total Estimated Job Change / ROI Employment(2002):	-0.23%

Cumulative Job Change (Gain/Loss) Over Time:

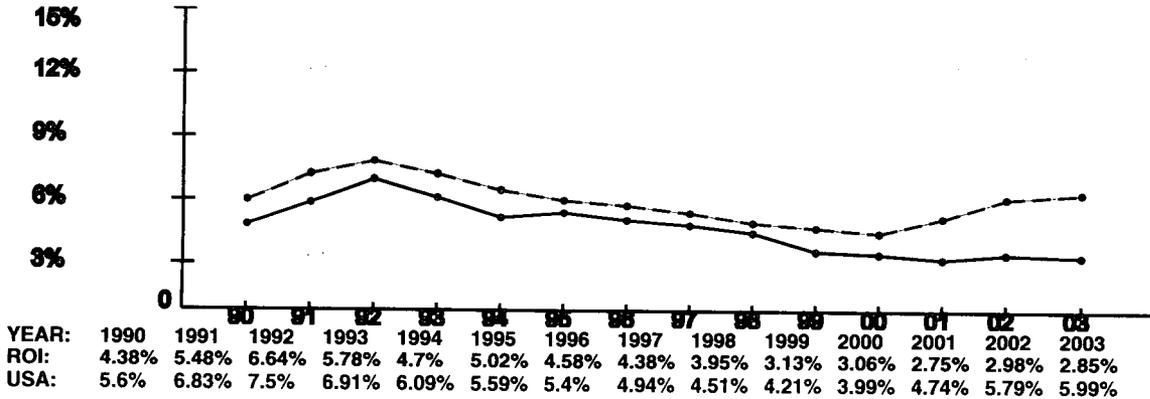


Lexington Park, MD Micropolitan Statistical Area Trend Data

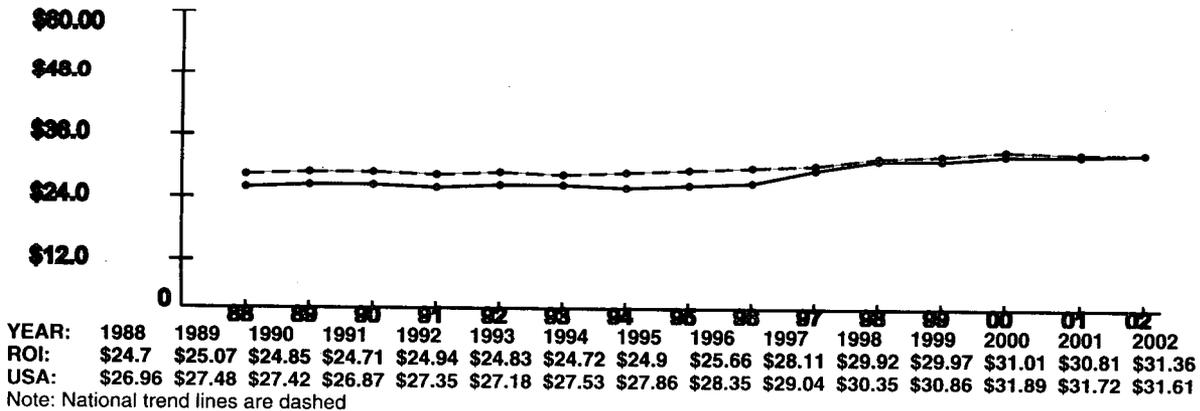
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



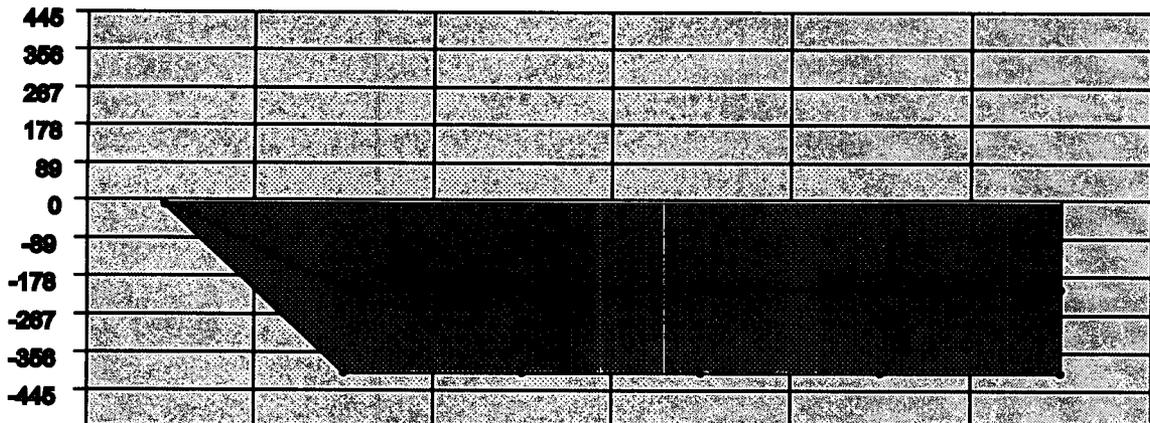
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Honolulu, HI Metropolitan Statistical Area
Base: NAVSTA PEARL HARBOR
Action: DFAS Pacific (Ford Island)

Overall Economic Impact of Proposed BRAC-05 Action:

ROI Population (2002):	892,562
ROI Employment (2002):	573,389
Authorized Manpower (2005):	40,537
Authorized Manpower(2005) / ROI Employment(2002):	7.07%
Total Estimated Job Change:	-405
Total Estimated Job Change / ROI Employment(2002):	-0.07%

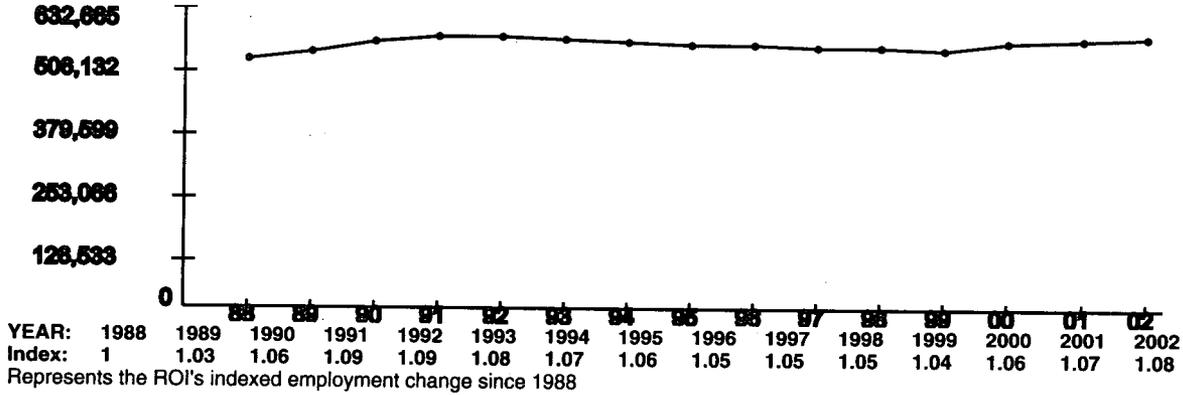
Cumulative Job Change (Gain/Loss) Over Time:



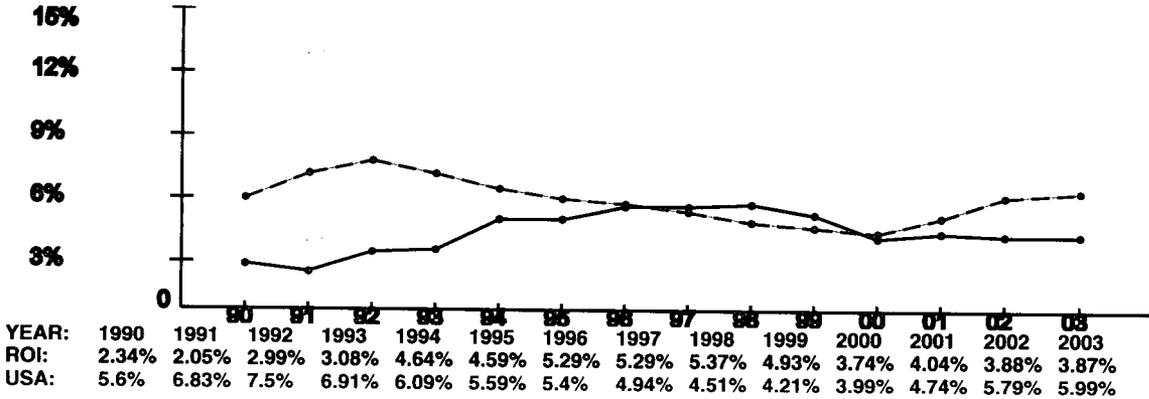
YEAR:	2006	2007	2008	2009	2010	2011
Direct Military:	-1	-28	0	0	0	0
Direct Civilian:	-6	-171	0	0	0	0
Direct Student:	0	0	0	0	0	0
Direct Contractor:	0	0	0	0	0	0
Cumulative Direct:	-7	-206	-206	-206	-206	-206
Cum Indir/Induc:	-7	-199	-199	-199	-199	-199
Cumulative Total:	-14	-405	-405	-405	-405	-405

Honolulu, HI Metropolitan Statistical Area Trend Data

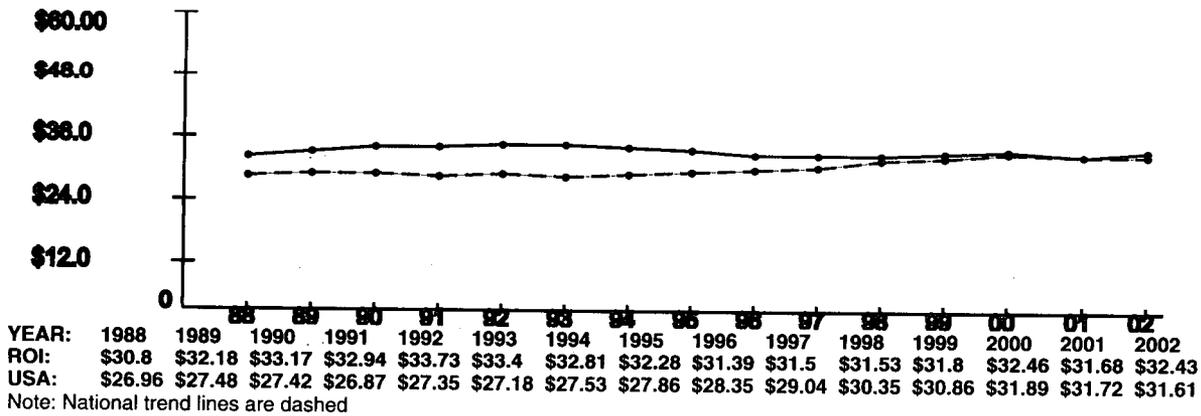
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



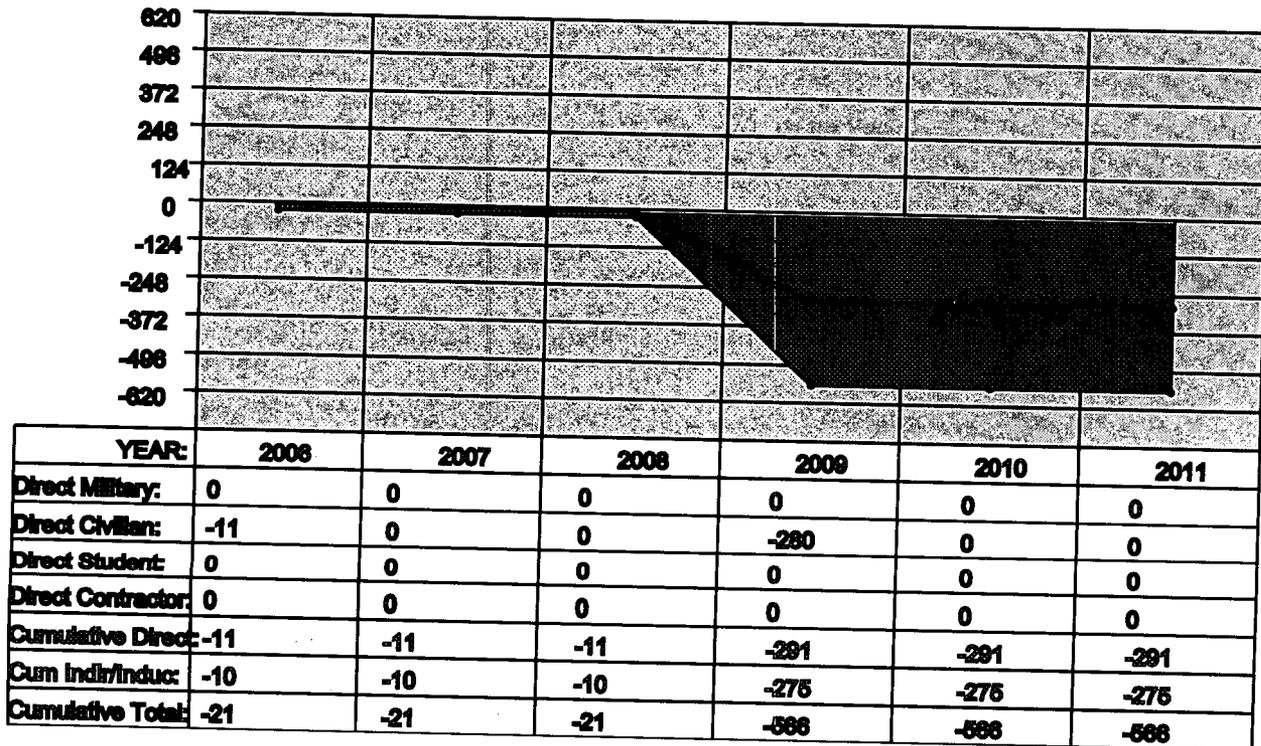
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Utica-Rome, NY Metropolitan Statistical Area
Base: DFAS - Rome NY
Action: DFAS Rome

Overall Economic Impact of Proposed BRAC-05 Action:

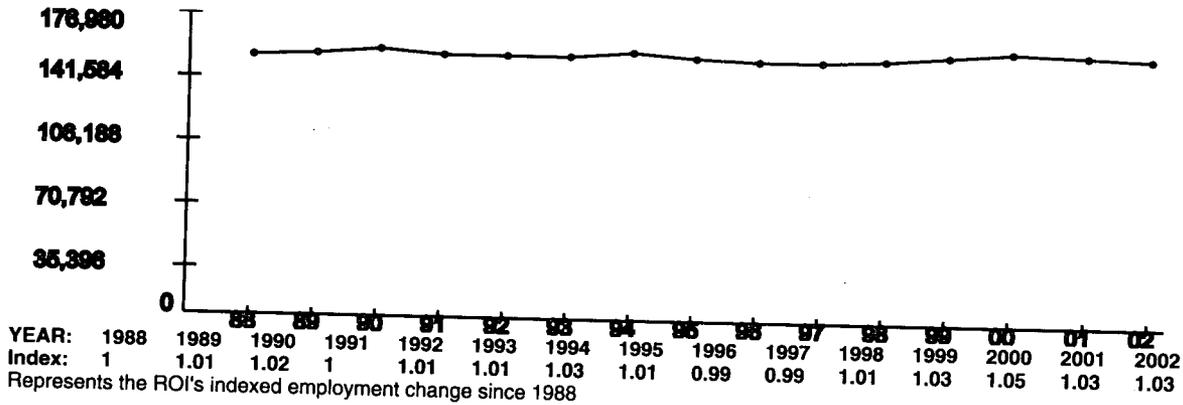
ROI Population (2002):	297,881
ROI Employment (2002):	158,421
Authorized Manpower (2005):	371
Authorized Manpower(2005) / ROI Employment(2002):	0.23%
Total Estimated Job Change:	-566
Total Estimated Job Change / ROI Employment(2002):	-0.36%

Cumulative Job Change (Gain/Loss) Over Time:

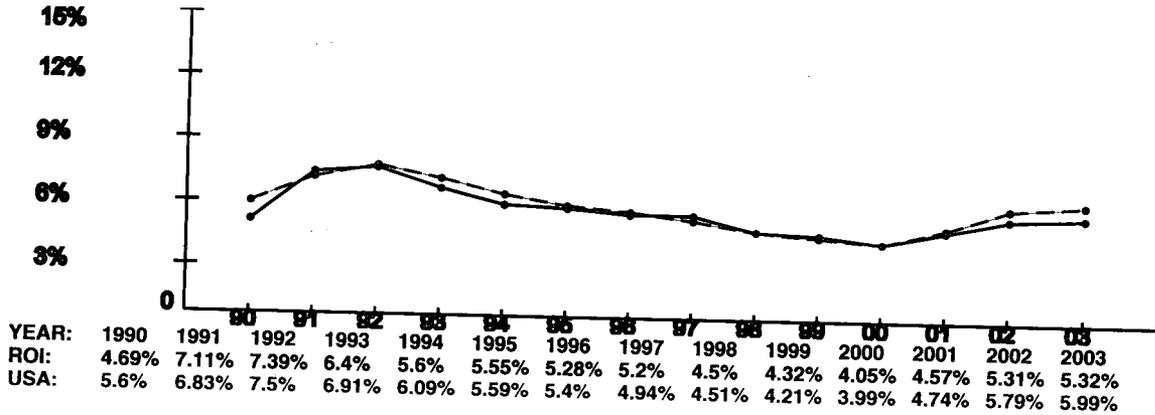


Utica-Rome, NY Metropolitan Statistical Area Trend Data

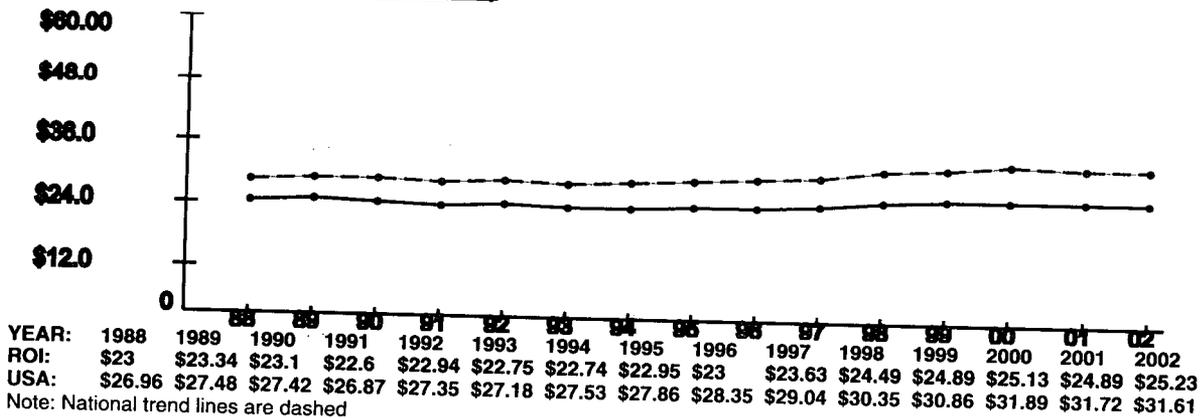
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): San Antonio, TX Metropolitan Statistical Area
Base: DFAS - San Antonio TX
Action: DFAS San Antonio

Overall Economic Impact of Proposed BRAC-05 Action:

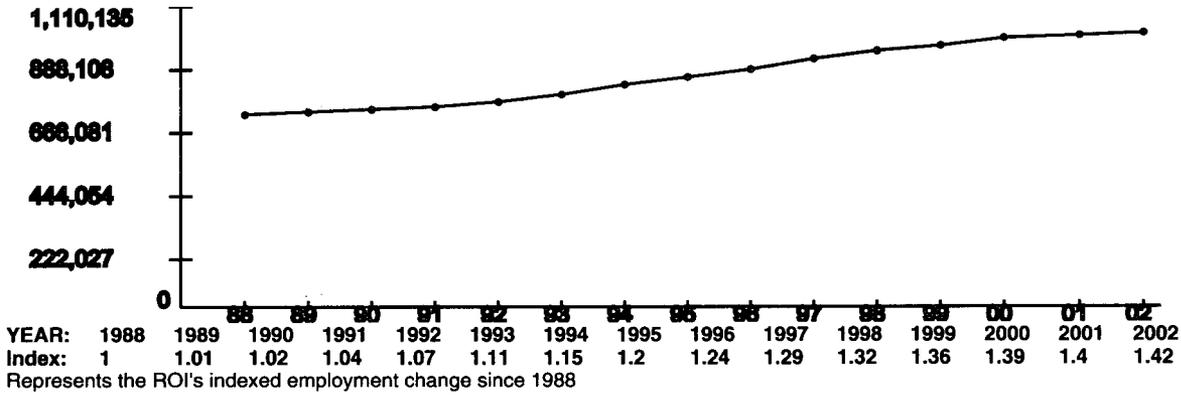
ROI Population (2002):	1,786,138
ROI Employment (2002):	1,009,217
Authorized Manpower (2005):	367
Authorized Manpower(2005) / ROI Employment(2002):	0.04%
Total Estimated Job Change:	-702
Total Estimated Job Change / ROI Employment(2002):	-0.07%

Cumulative Job Change (Gain/Loss) Over Time:

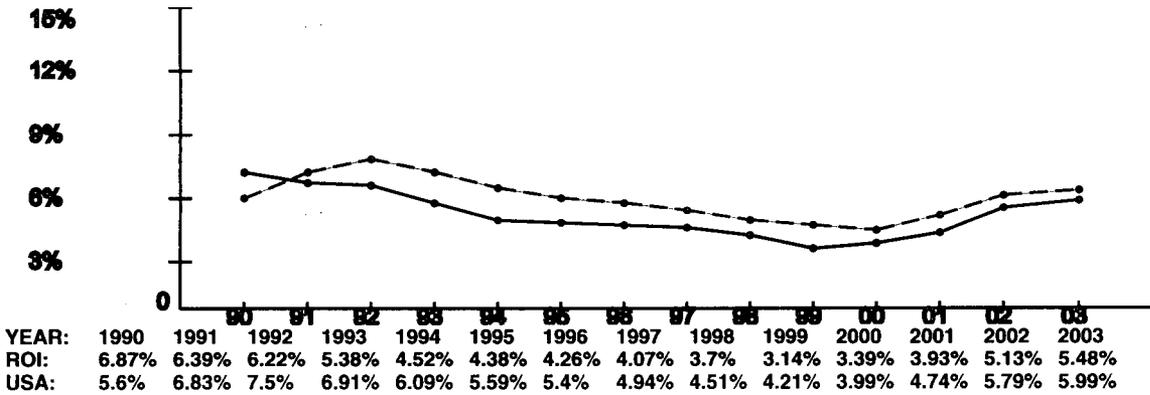
770						
616						
462						
308						
154						
0						
-154						
-308						
-462						
-616						
-770						
YEAR:	2006	2007	2008	2009	2010	2011
Direct Military:	-32	0	0	0	0	0
Direct Civilian:	-303	0	0	0	0	0
Direct Student:	0	0	0	0	0	0
Direct Contractor:	0	0	0	0	0	0
Cumulative Direct:	-335	-335	-335	-335	-335	-335
Cum Indir/Induc:	-367	-367	-367	-367	-367	-367
Cumulative Total:	-702	-702	-702	-702	-702	-702

San Antonio, TX Metropolitan Statistical Area Trend Data

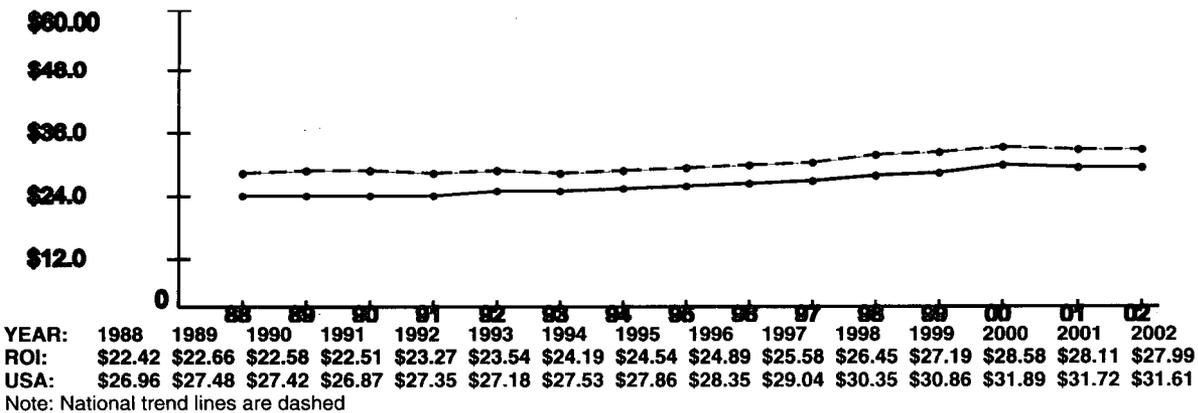
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



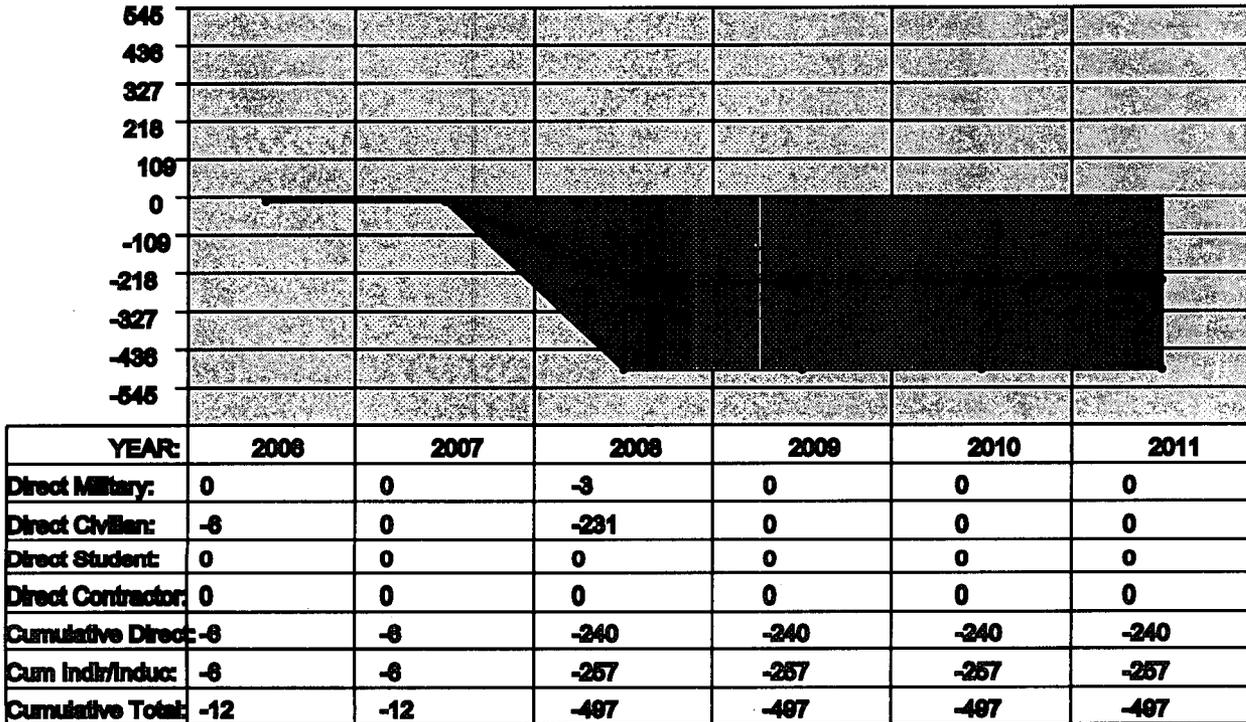
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): San Diego-Carlsbad-San Marcos, CA Metropolitan Statistical Area
 Base: DFAS - San Diego CA
 Action: DFAS San Diego

Overall Economic Impact of Proposed BRAC-05 Action:

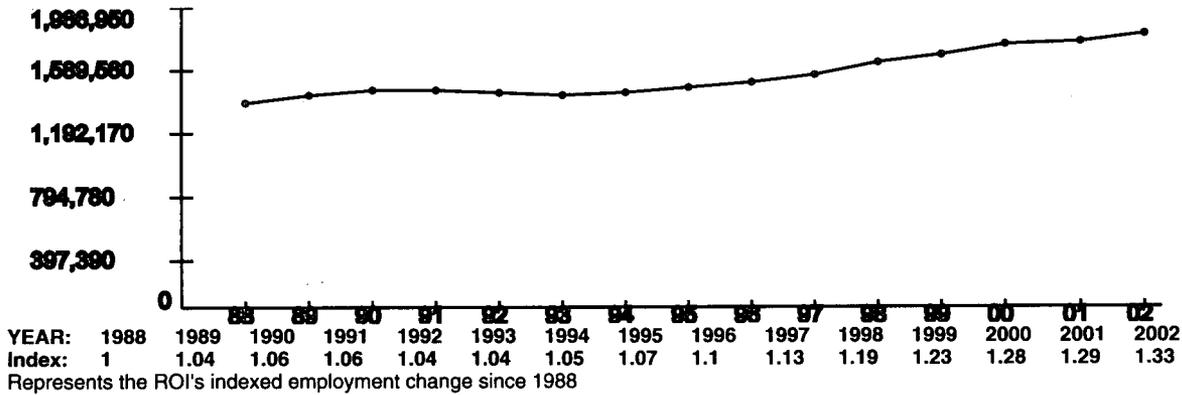
ROI Population (2002): 2,904,687
 ROI Employment (2002): 1,806,321
 Authorized Manpower (2005): 282
 Authorized Manpower(2005) / ROI Employment(2002): 0.02%
 Total Estimated Job Change: -497
 Total Estimated Job Change / ROI Employment(2002): -0.03%

Cumulative Job Change (Gain/Loss) Over Time:

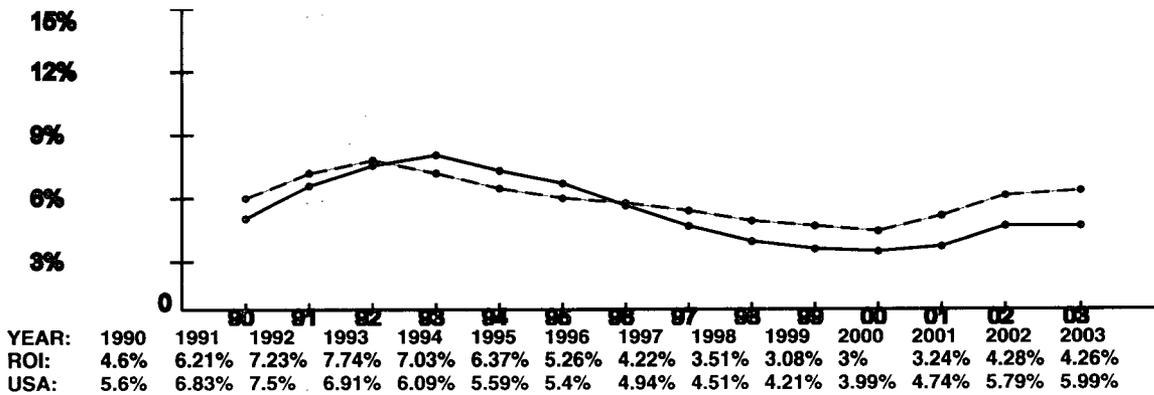


San Diego-Carlsbad-San Marcos, CA Metropolitan Statistical Area Trend Data

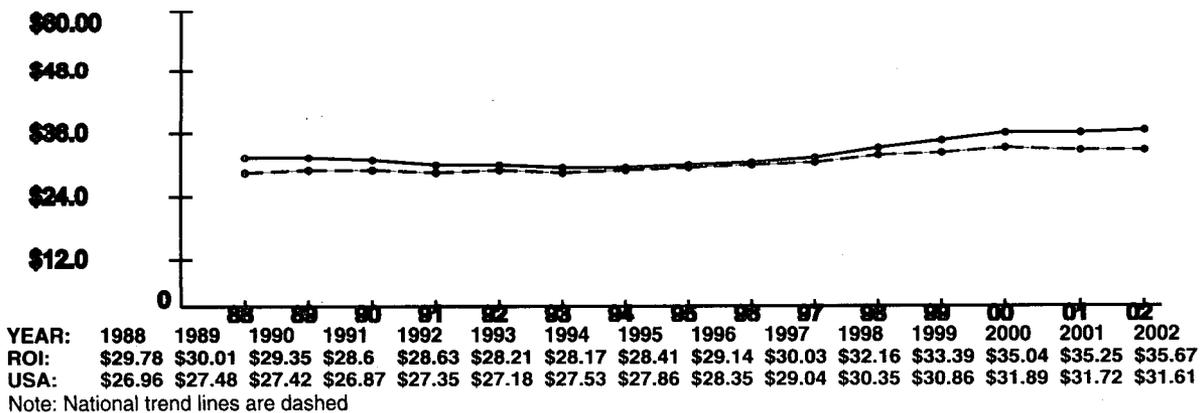
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



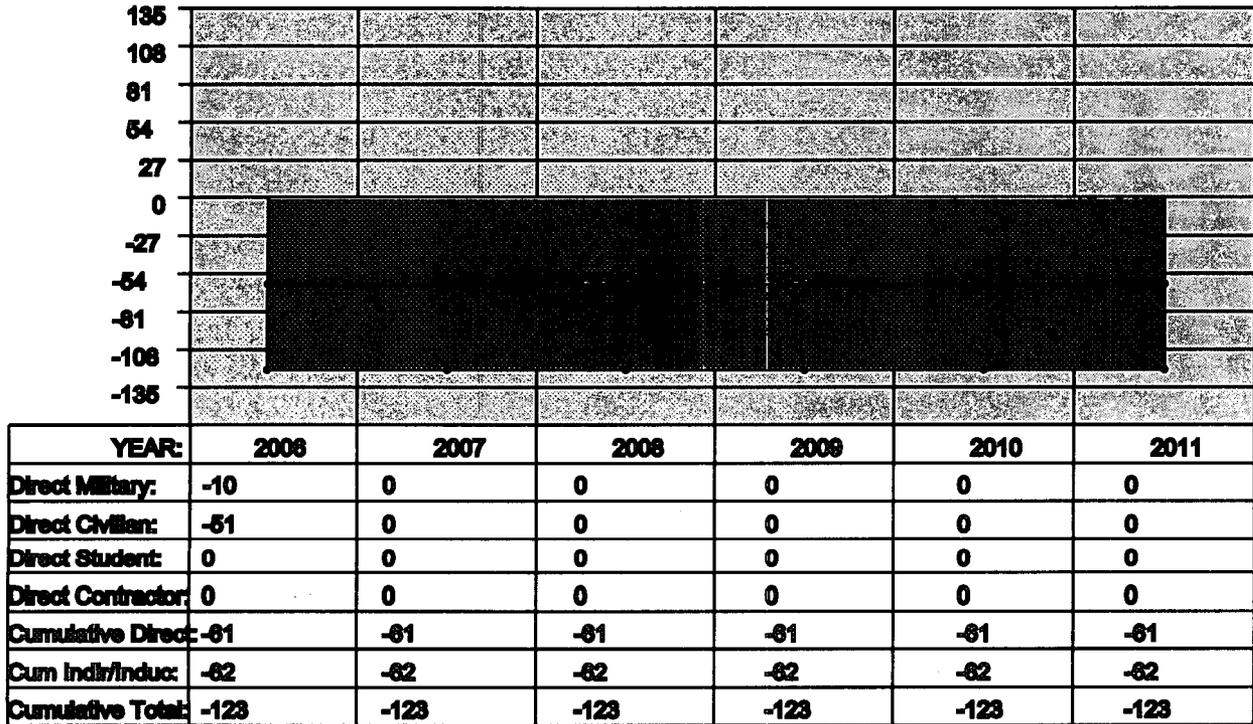
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): Salinas, CA Metropolitan Statistical Area
 Base: DFAS - Seaside CA
 Action: DFAS Seaside

Overall Economic Impact of Proposed BRAC-05 Action:

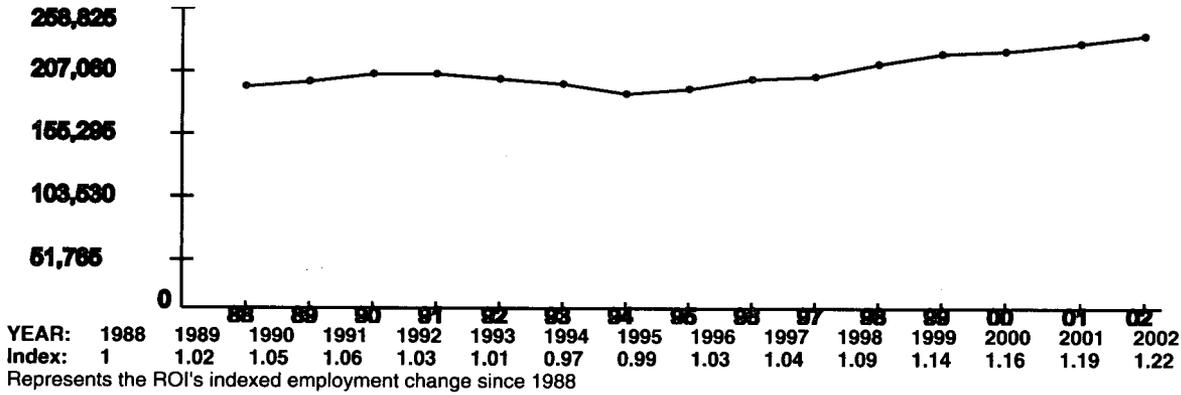
ROI Population (2002):	411,140
ROI Employment (2002):	235,299
Authorized Manpower (2005):	63
Authorized Manpower(2005) / ROI Employment(2002):	0.03%
Total Estimated Job Change:	-123
Total Estimated Job Change / ROI Employment(2002):	-0.05%

Cumulative Job Change (Gain/Loss) Over Time:

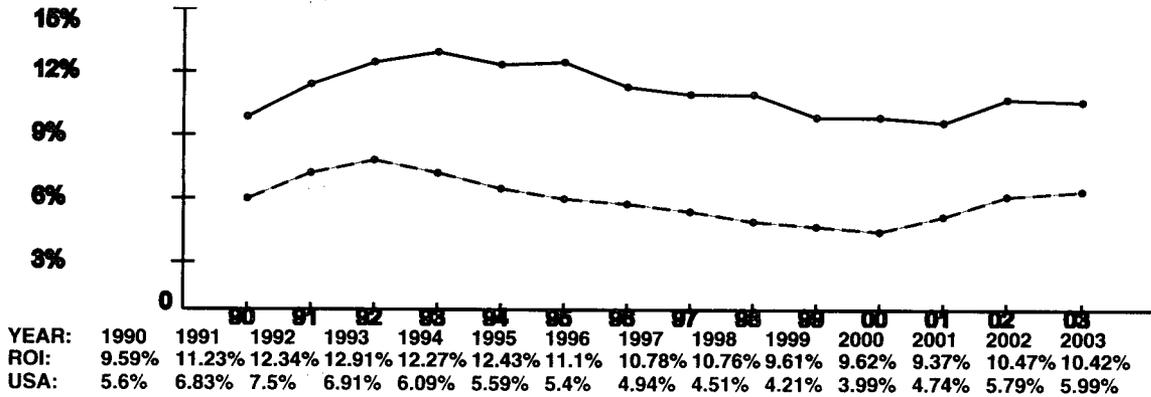


Salinas, CA Metropolitan Statistical Area Trend Data

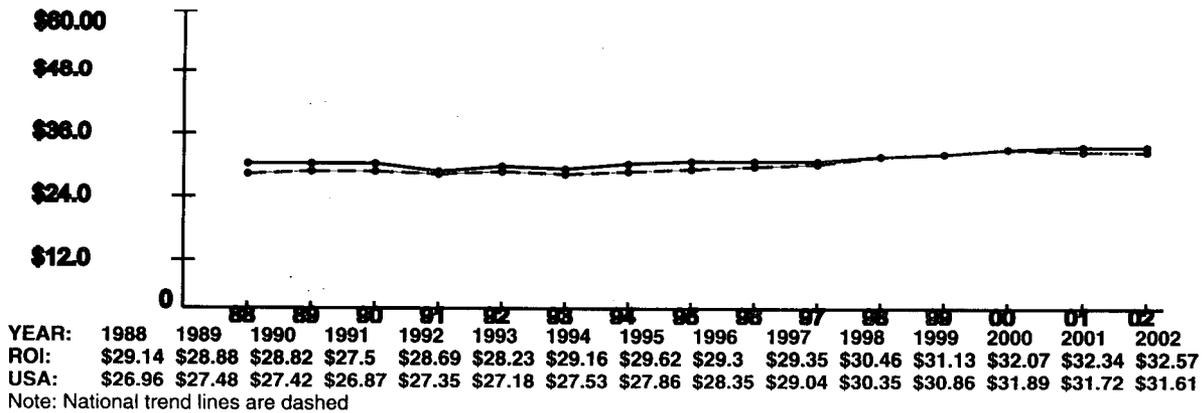
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



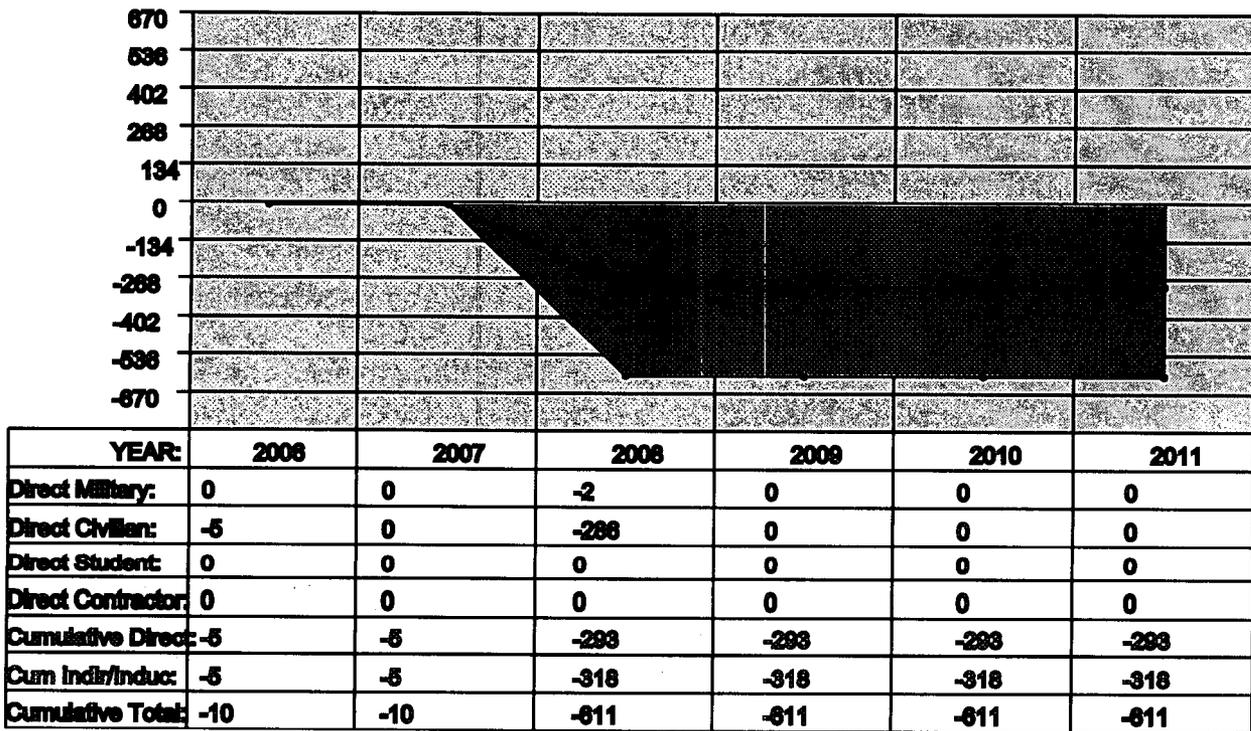
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): St. Louis, MO-IL Metropolitan Statistical Area
 Base: DFAS - St Louis MO
 Action: DFAS St Louis

Overall Economic Impact of Proposed BRAC-05 Action:

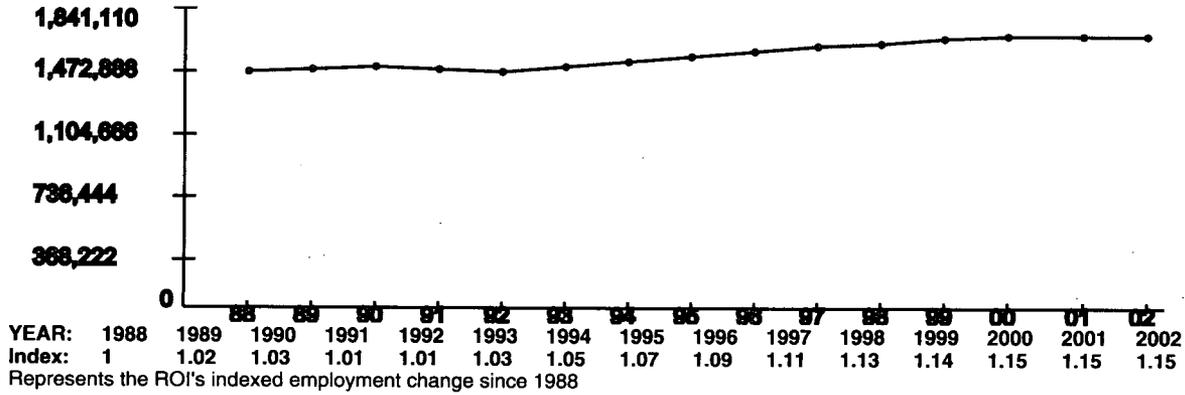
ROI Population (2002): 2,746,765
 ROI Employment (2002): 1,668,793
 Authorized Manpower (2005): 328
 Authorized Manpower(2005) / ROI Employment(2002): 0.02%
 Total Estimated Job Change: -611
 Total Estimated Job Change / ROI Employment(2002): -0.04%

Cumulative Job Change (Gain/Loss) Over Time:

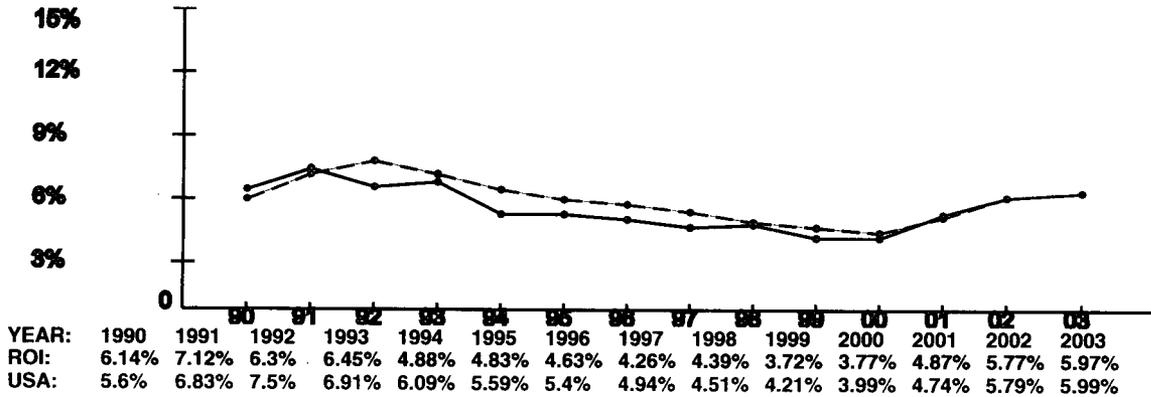


St. Louis, MO-IL Metropolitan Statistical Area Trend Data

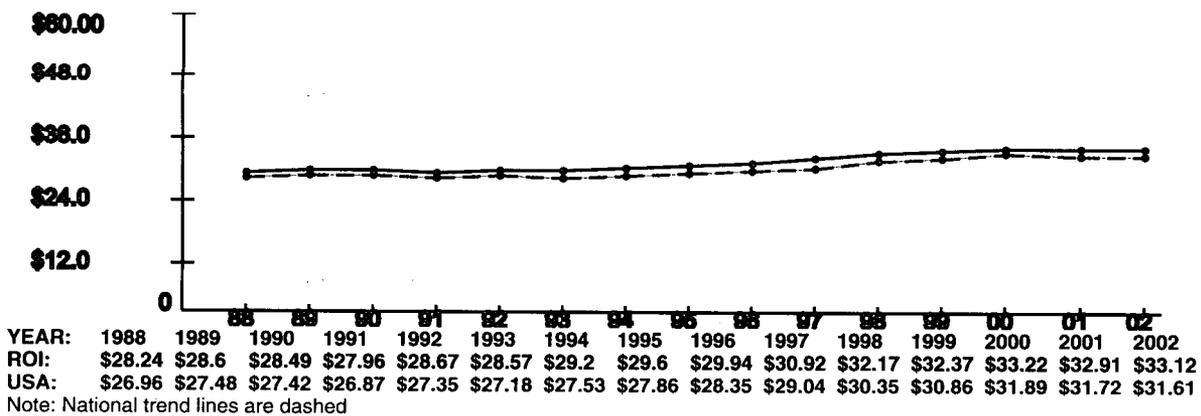
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



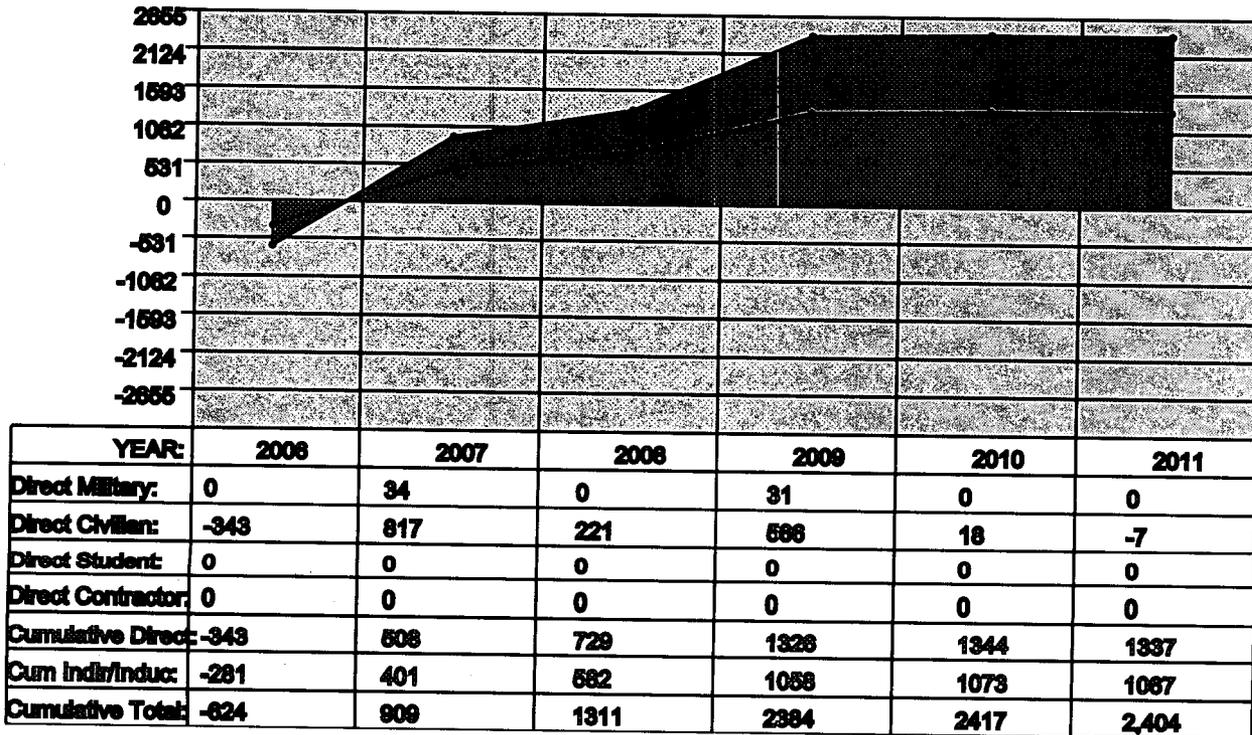
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
 Economic Region of Influence(ROI): Columbus, OH Metropolitan Statistical Area
 Base: DSS - Columbus
 Action: DFAS Columbus

Overall Economic Impact of Proposed BRAC-05 Action:

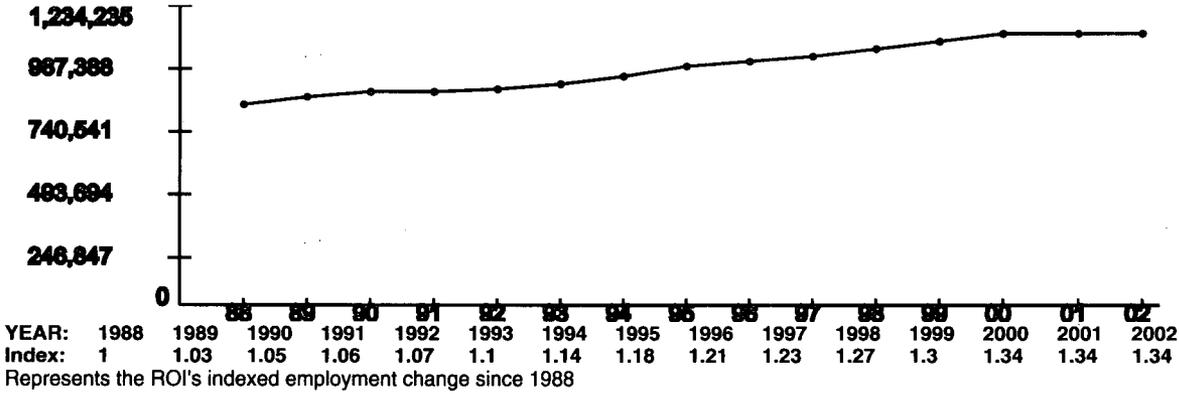
ROI Population (2002): 1,655,942
 ROI Employment (2002): 1,122,033
 Authorized Manpower (2005): 118
 Authorized Manpower(2005) / ROI Employment(2002): 0.01%
 Total Estimated Job Change: 2,404
 Total Estimated Job Change / ROI Employment(2002): 0.21%

Cumulative Job Change (Gain/Loss) Over Time:

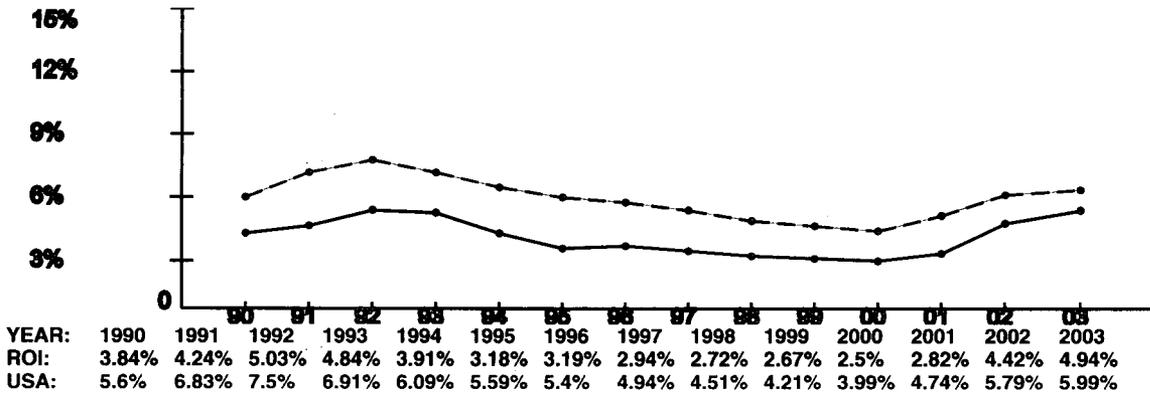


Columbus, OH Metropolitan Statistical Area Trend Data

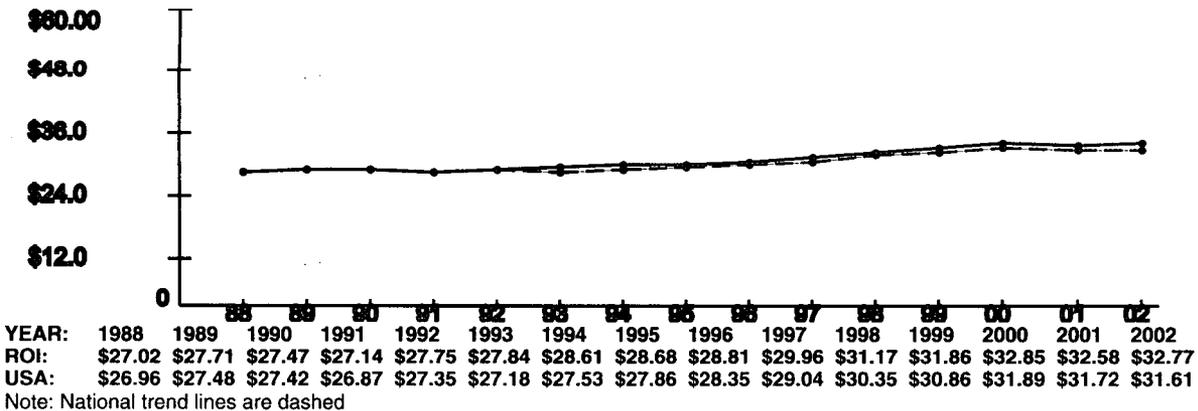
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



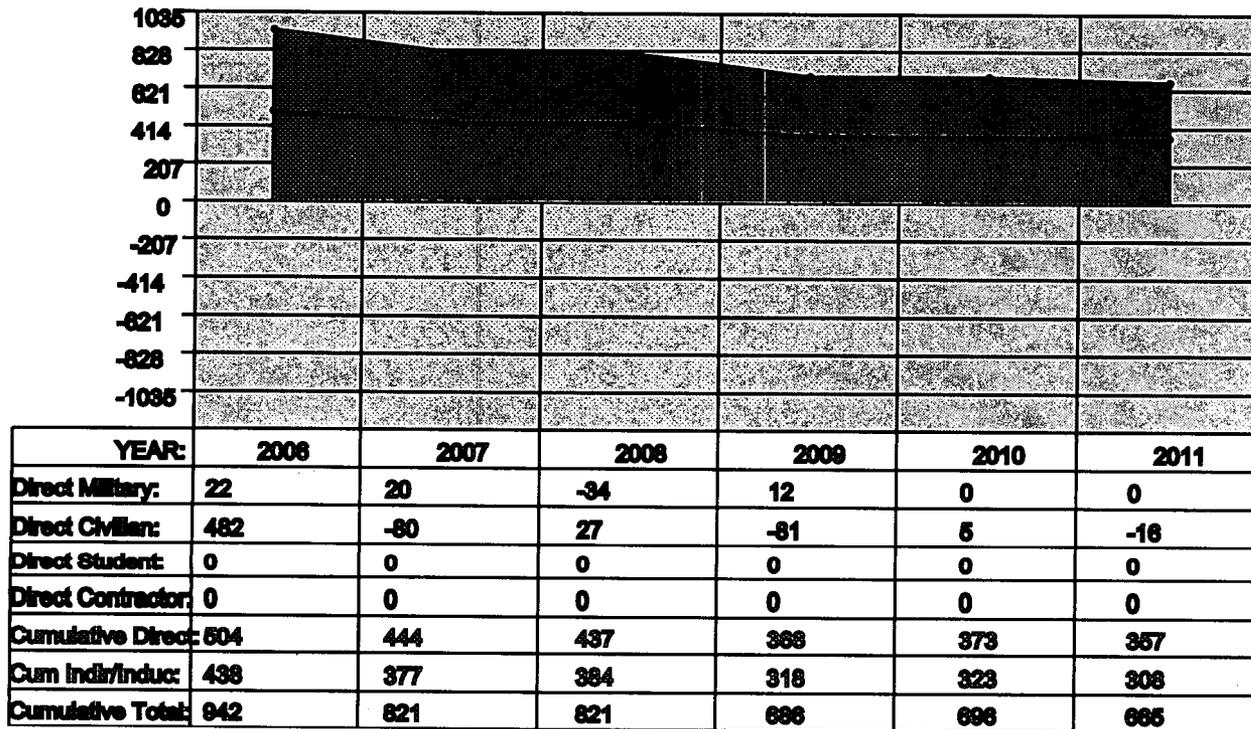
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Denver-Aurora, CO Metropolitan Statistical Area
Base: Air Reserve Personnel Center (ARPC)
Action: DFAS Denver

Overall Economic Impact of Proposed BRAC-05 Action:

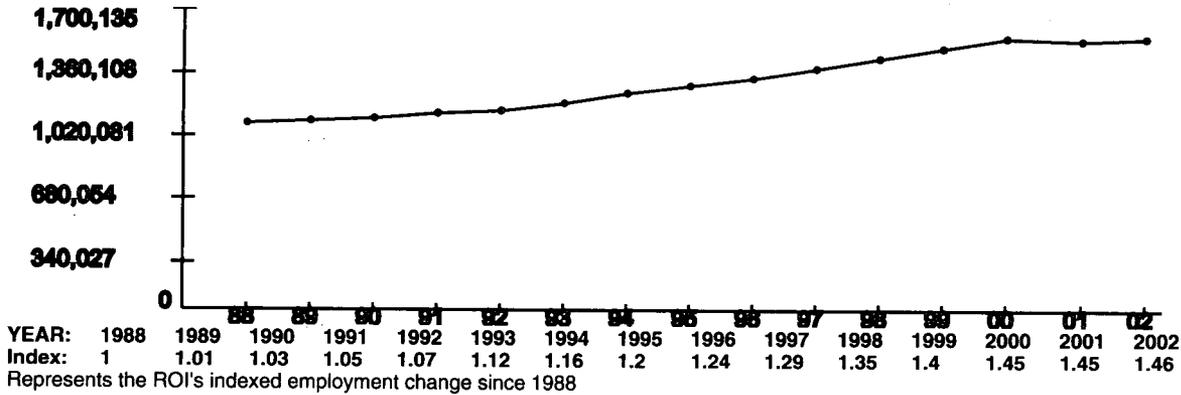
ROI Population (2002): 2,276,533
 ROI Employment (2002): 1,545,580
 Authorized Manpower (2005): 434
 Authorized Manpower(2005) / ROI Employment(2002): 0.03%
 Total Estimated Job Change: 665
 Total Estimated Job Change / ROI Employment(2002): 0.04%

Cumulative Job Change (Gain/Loss) Over Time:

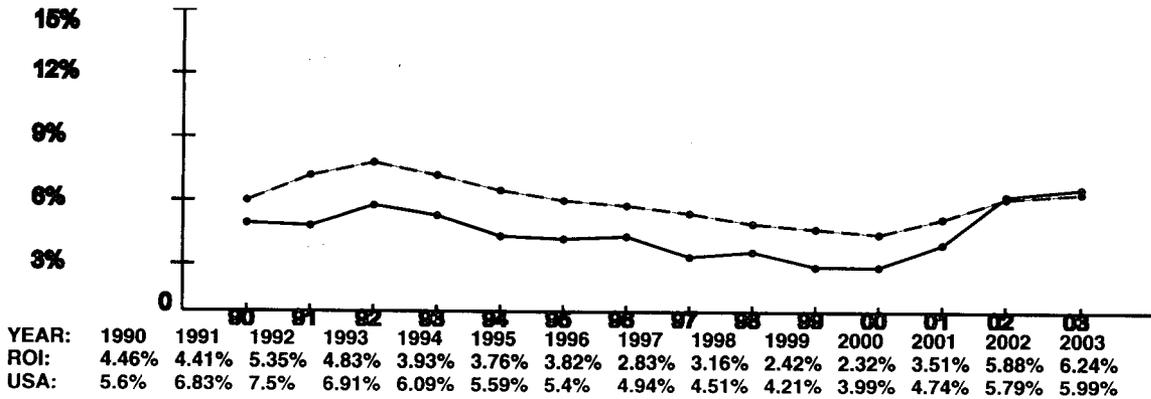


Denver-Aurora, CO Metropolitan Statistical Area Trend Data

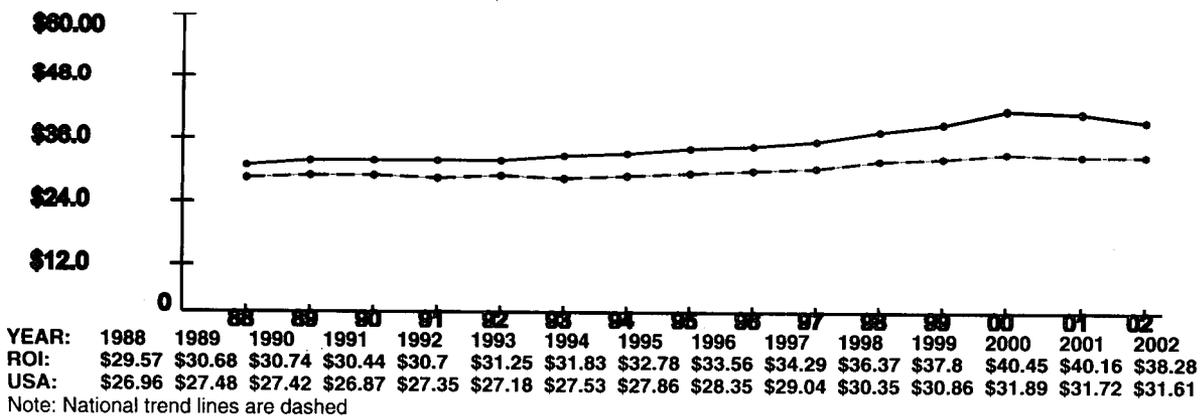
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



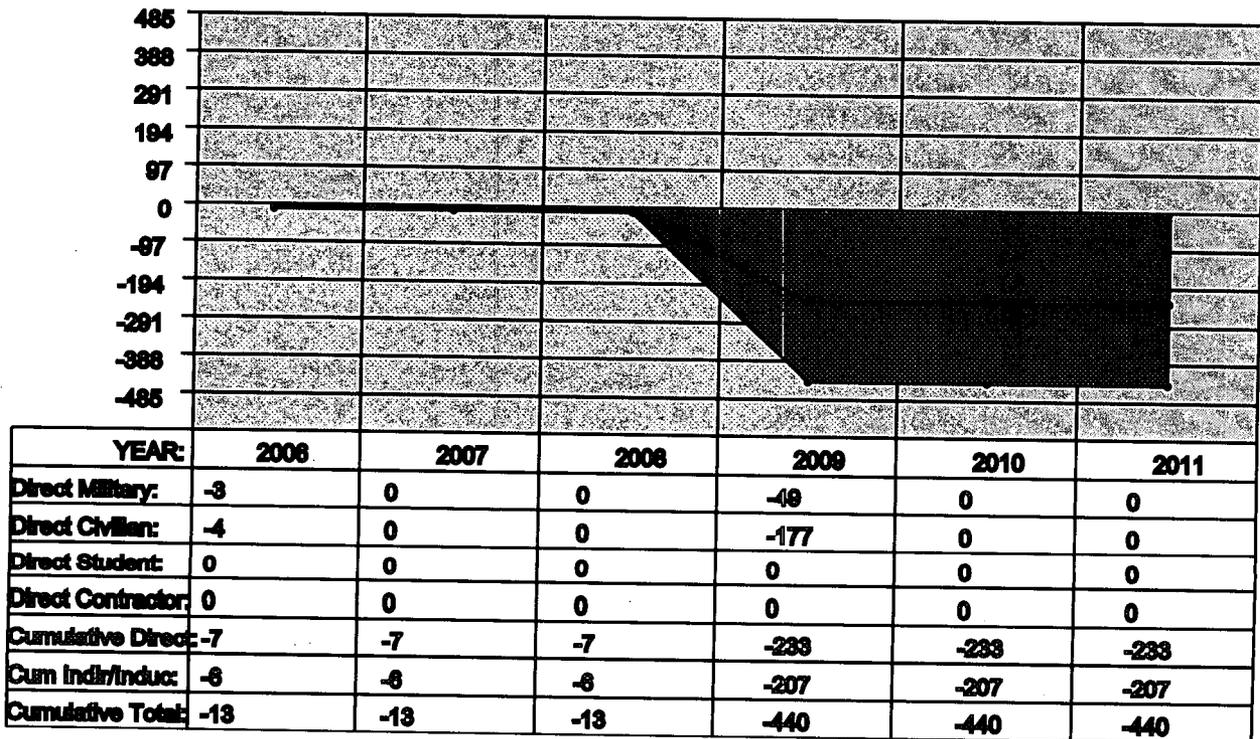
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Lawton, OK Metropolitan Statistical Area
Base: SILL
Action: DFAS Lawton

Overall Economic Impact of Proposed BRAC-05 Action:

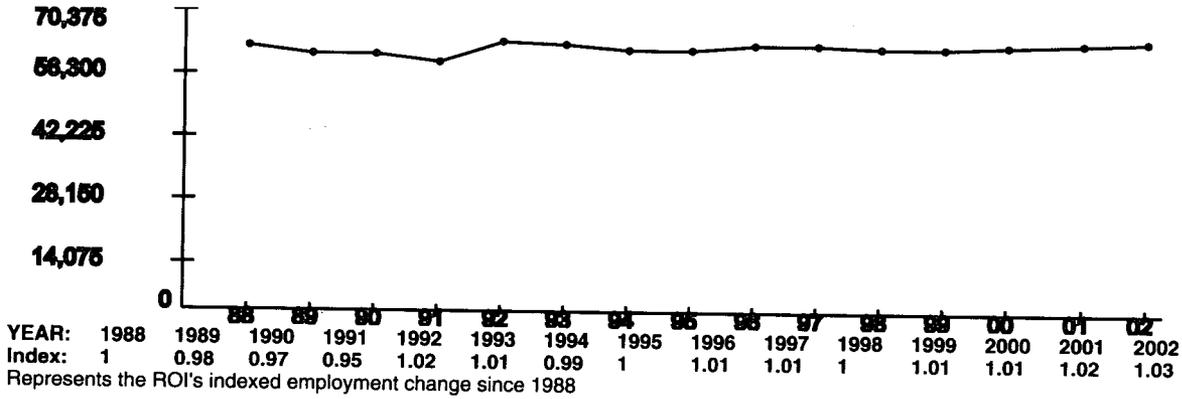
ROI Population (2002):	113,195
ROI Employment (2002):	63,978
Authorized Manpower (2005):	21,042
Authorized Manpower(2005) / ROI Employment(2002):	32.89%
Total Estimated Job Change:	-440
Total Estimated Job Change / ROI Employment(2002):	-0.69%

Cumulative Job Change (Gain/Loss) Over Time:

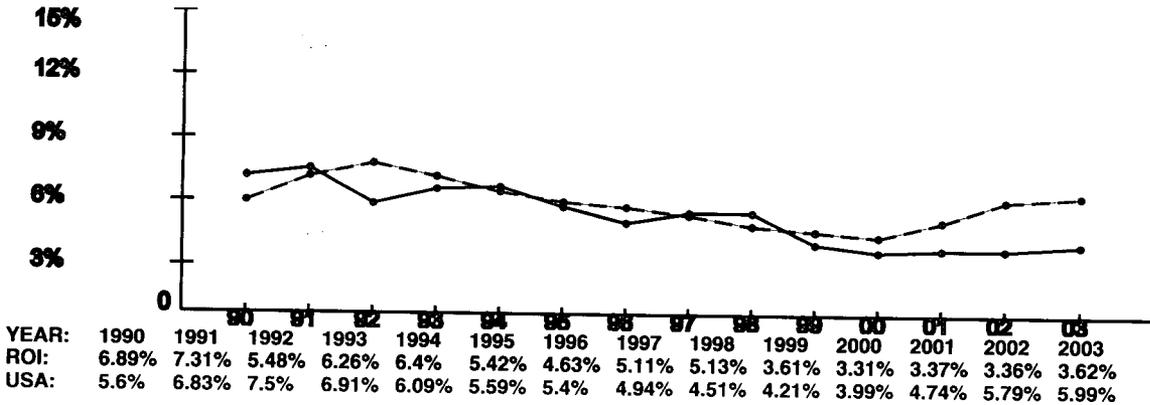


Lawton, OK Metropolitan Statistical Area Trend Data

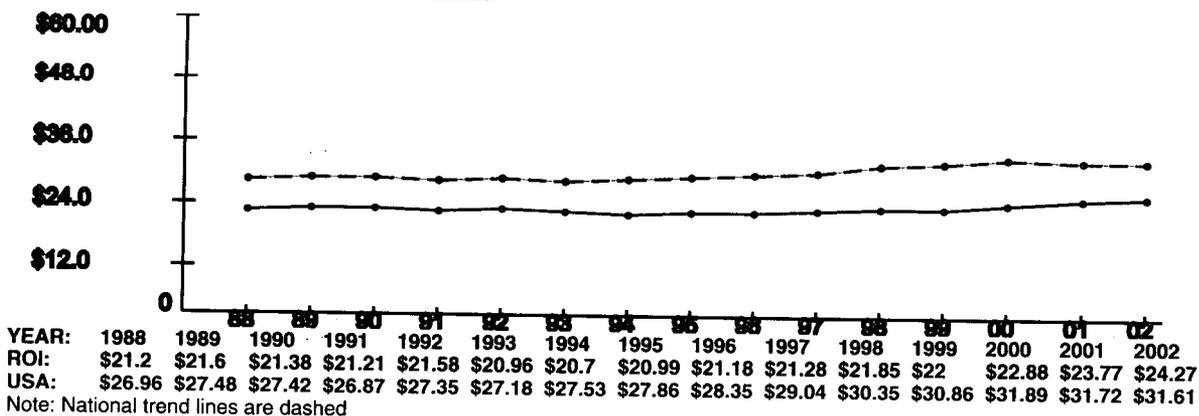
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



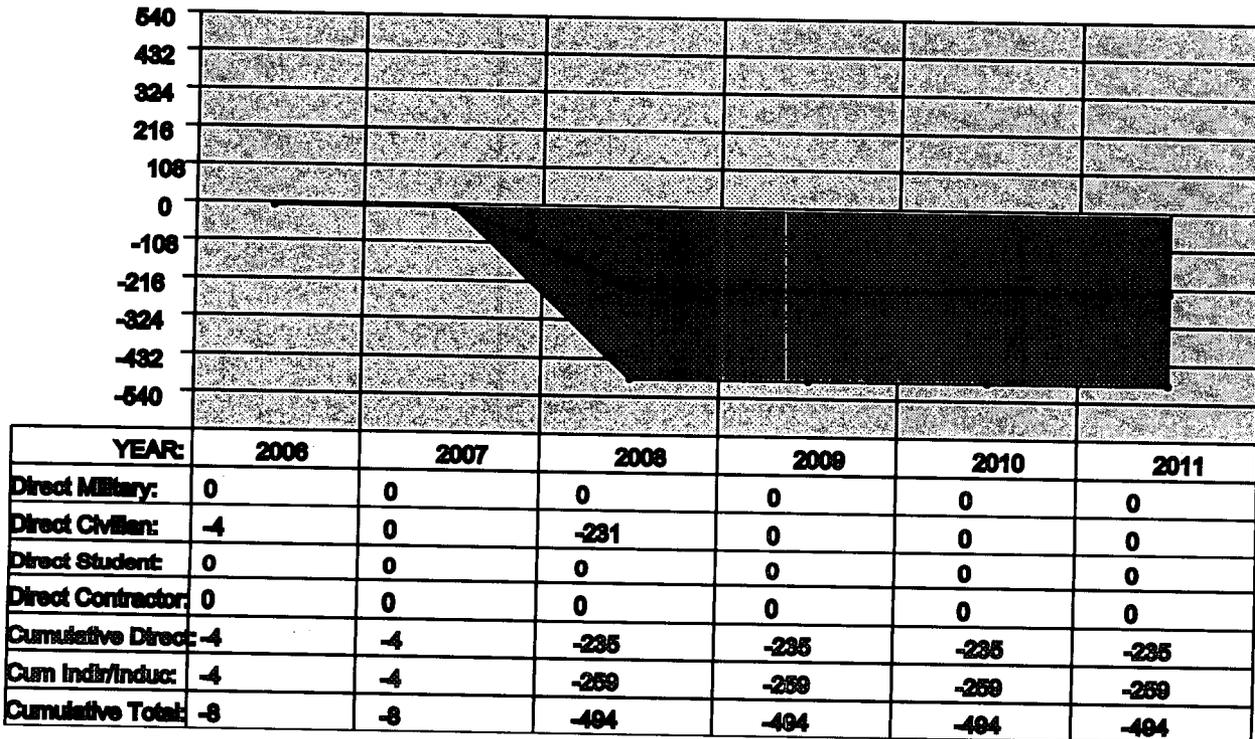
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Omaha-Council Bluffs, NE-IA Metropolitan Statistical Area
Base: Offutt AFB
Action: DFAS Omaha

Overall Economic Impact of Proposed BRAC-05 Action:

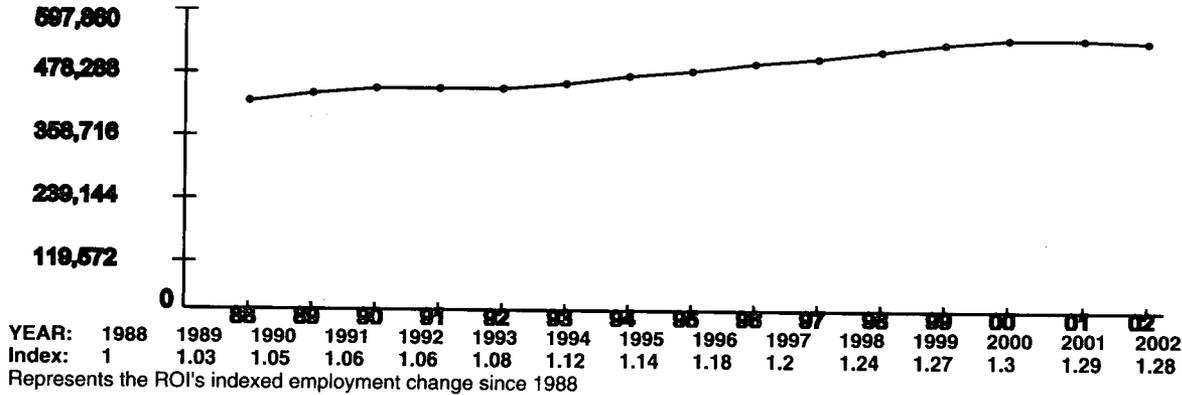
ROI Population (2002):	783,477
ROI Employment (2002):	538,121
Authorized Manpower (2005):	11,080
Authorized Manpower(2005) / ROI Employment(2002):	2.06%
Total Estimated Job Change:	-494
Total Estimated Job Change / ROI Employment(2002):	-0.09%

Cumulative Job Change (Gain/Loss) Over Time:

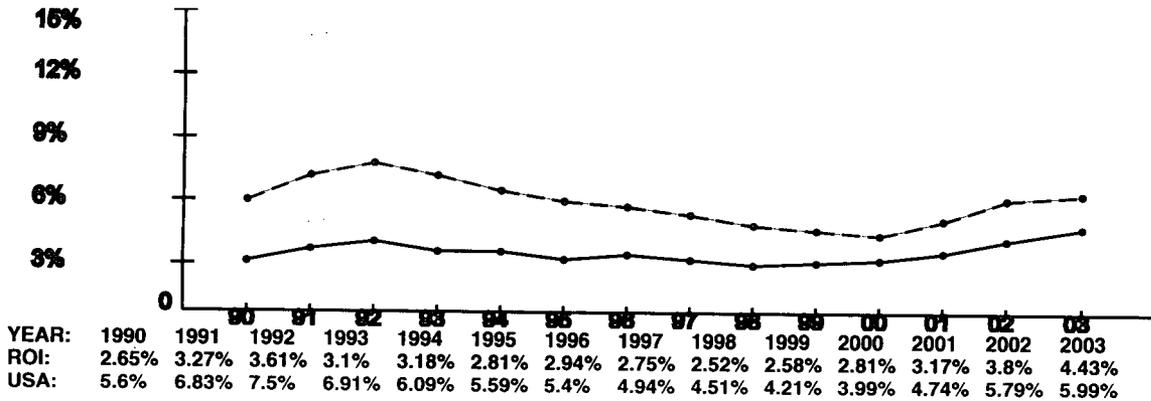


Omaha-Council Bluffs, NE-IA Metropolitan Statistical Area Trend Data

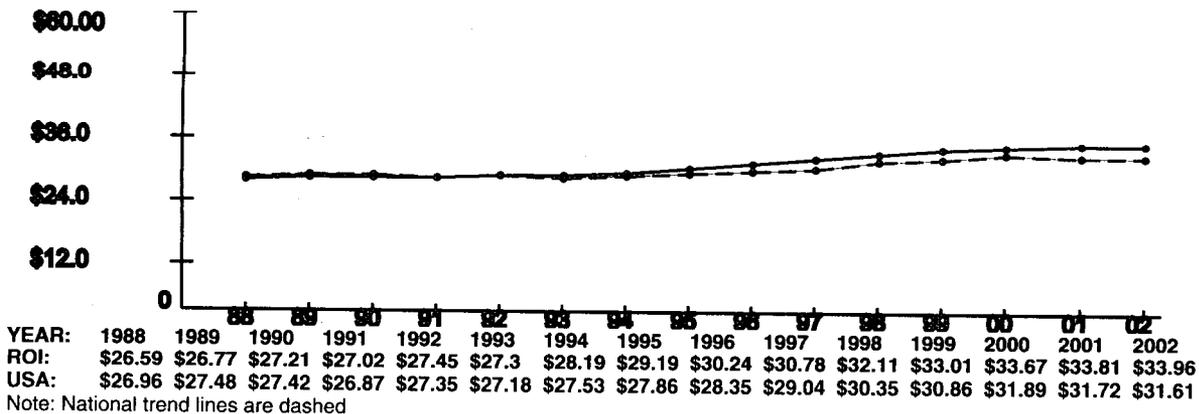
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Pensacola-Ferry Pass-Brent, FL Metropolitan Statistical Area
Base: NAS PENSACOLA
Action: DFAS Pensacola NAS

Overall Economic Impact of Proposed BRAC-05 Action:

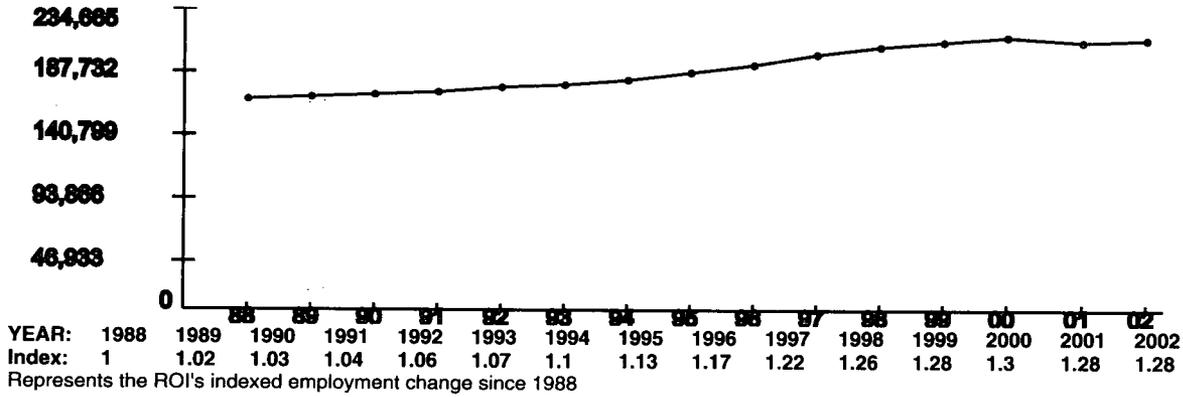
ROI Population (2002):	423,727
ROI Employment (2002):	210,512
Authorized Manpower (2005):	14,614
Authorized Manpower(2005) / ROI Employment(2002):	6.94%
Total Estimated Job Change:	-1,737
Total Estimated Job Change / ROI Employment(2002):	-0.83%

Cumulative Job Change (Gain/Loss) Over Time:

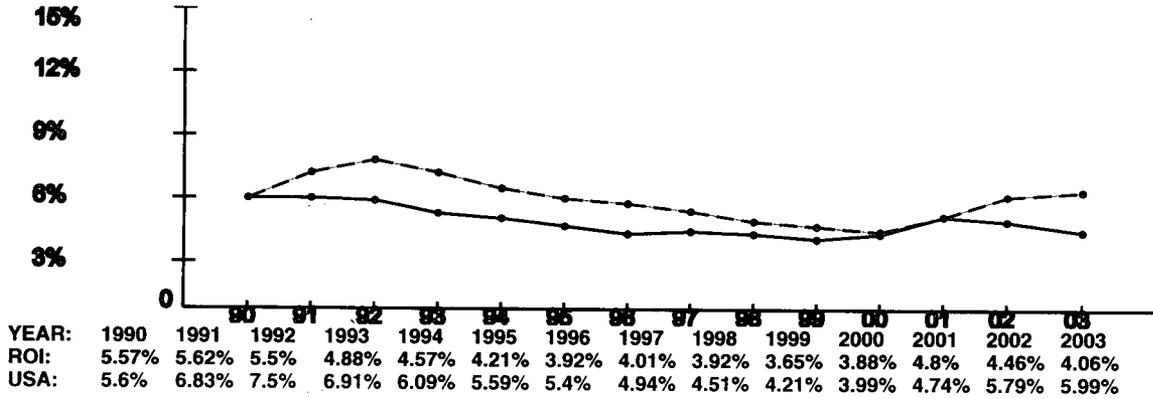
1910						
1528						
1146						
764						
382						
0						
-382						
-764						
-1146						
-1528						
-1910						
YEAR:	2006	2007	2008	2009	2010	2011
Direct Military:	0	-1	0	0	0	0
Direct Civilian:	0	-636	0	0	0	0
Direct Student:	0	0	0	0	0	0
Direct Contractor:	0	0	0	0	0	0
Cumulative Direct:	0	-637	-637	-637	-637	-637
Cum Indir/Induc:	0	-1100	-1100	-1100	-1100	-1100
Cumulative Total:	0	-1737	-1737	-1737	-1737	-1,737

Pensacola-Ferry Pass-Brent, FL Metropolitan Statistical Area Trend Data

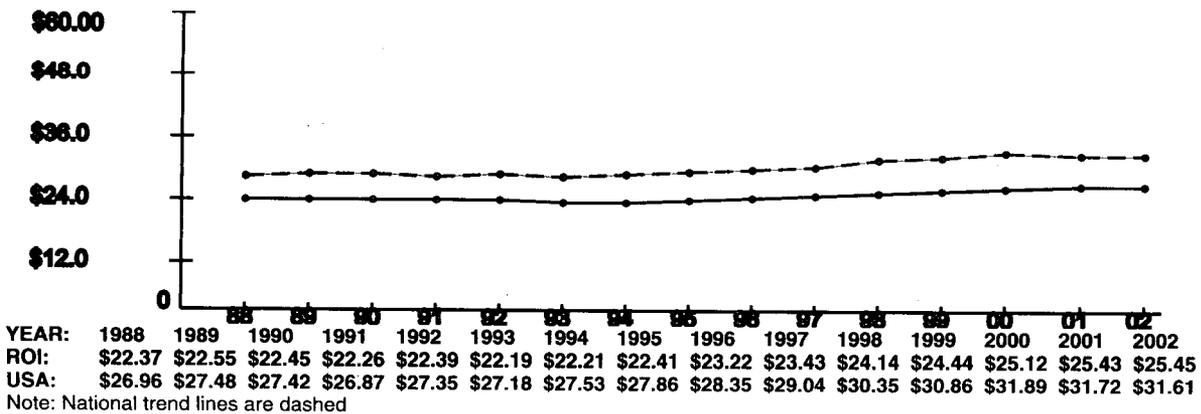
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



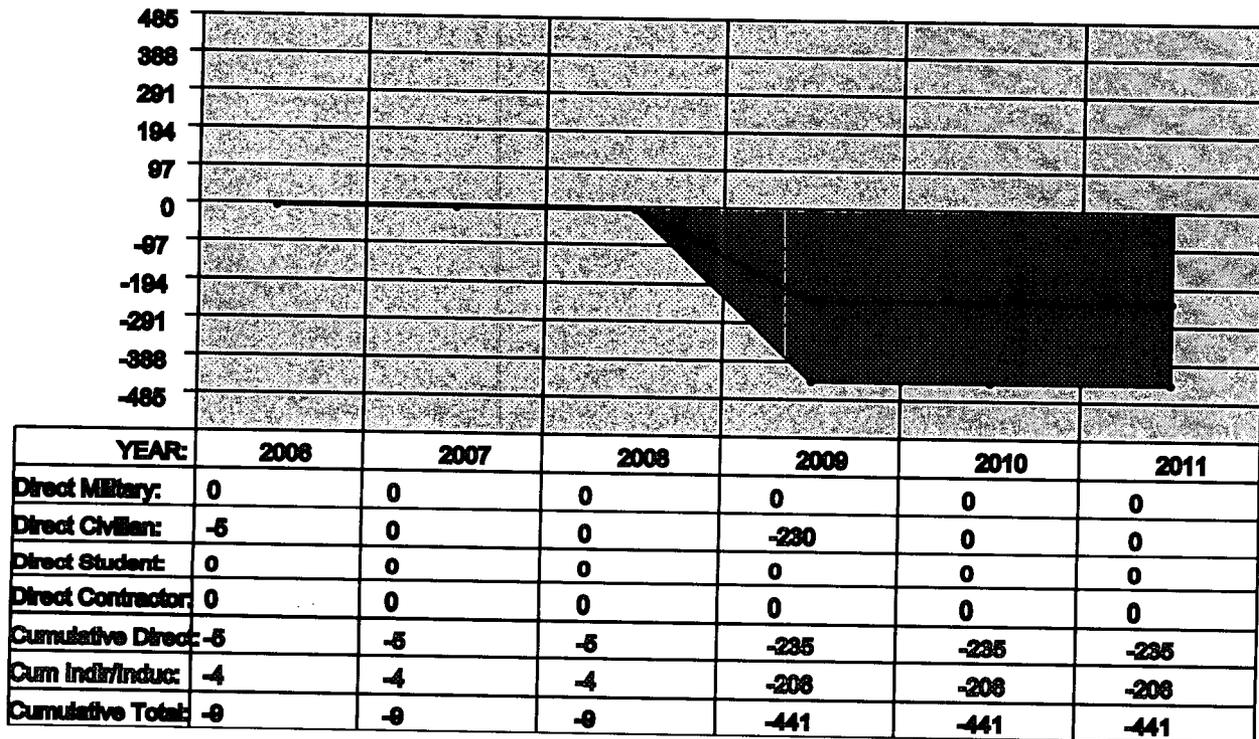
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Davenport-Moline-Rock Island, IA-IL Metropolitan Statistical Area
Base: ROCK ISLAND
Action: DFAS Rock Island

Overall Economic Impact of Proposed BRAC-05 Action:

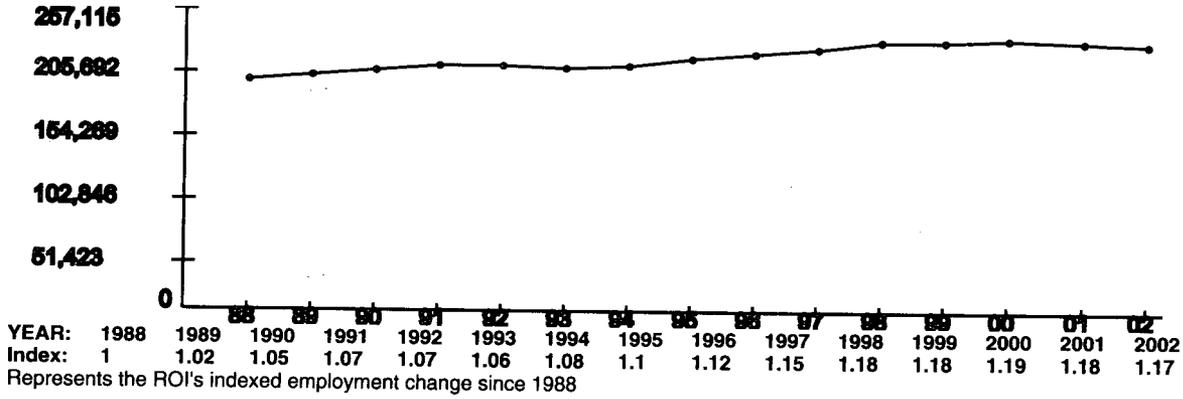
ROI Population (2002):	375,009
ROI Employment (2002):	229,053
Authorized Manpower (2005):	5,553
Authorized Manpower(2005) / ROI Employment(2002):	2.42%
Total Estimated Job Change:	-441
Total Estimated Job Change / ROI Employment(2002):	-0.19%

Cumulative Job Change (Gain/Loss) Over Time:

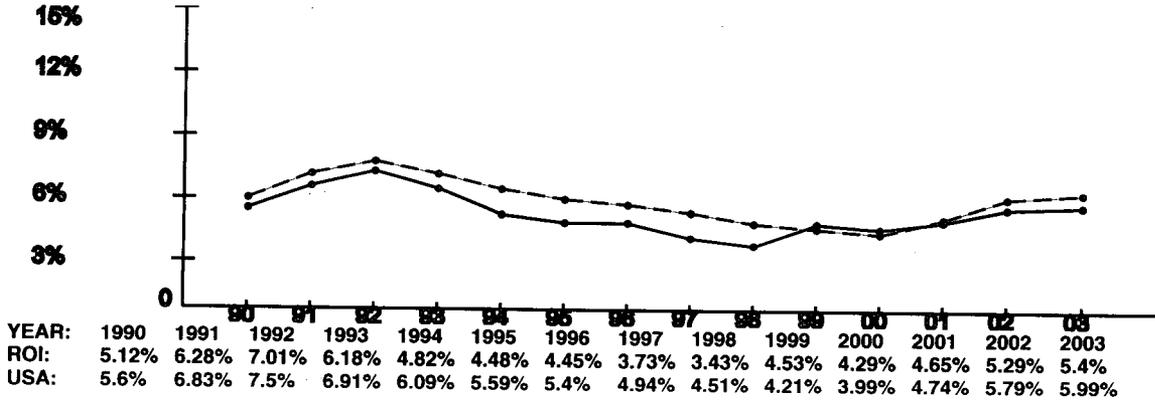


Davenport-Moline-Rock Island, IA-IL Metropolitan Statistical Area Trend Data

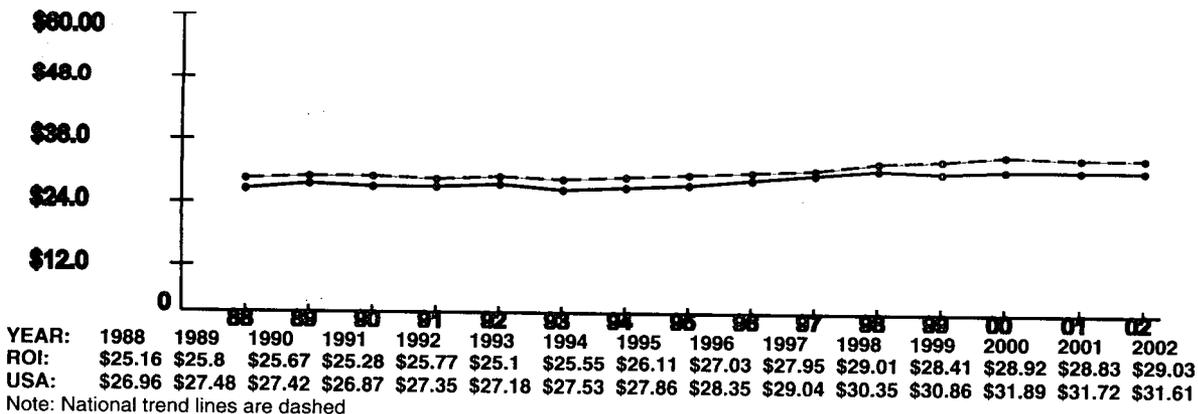
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



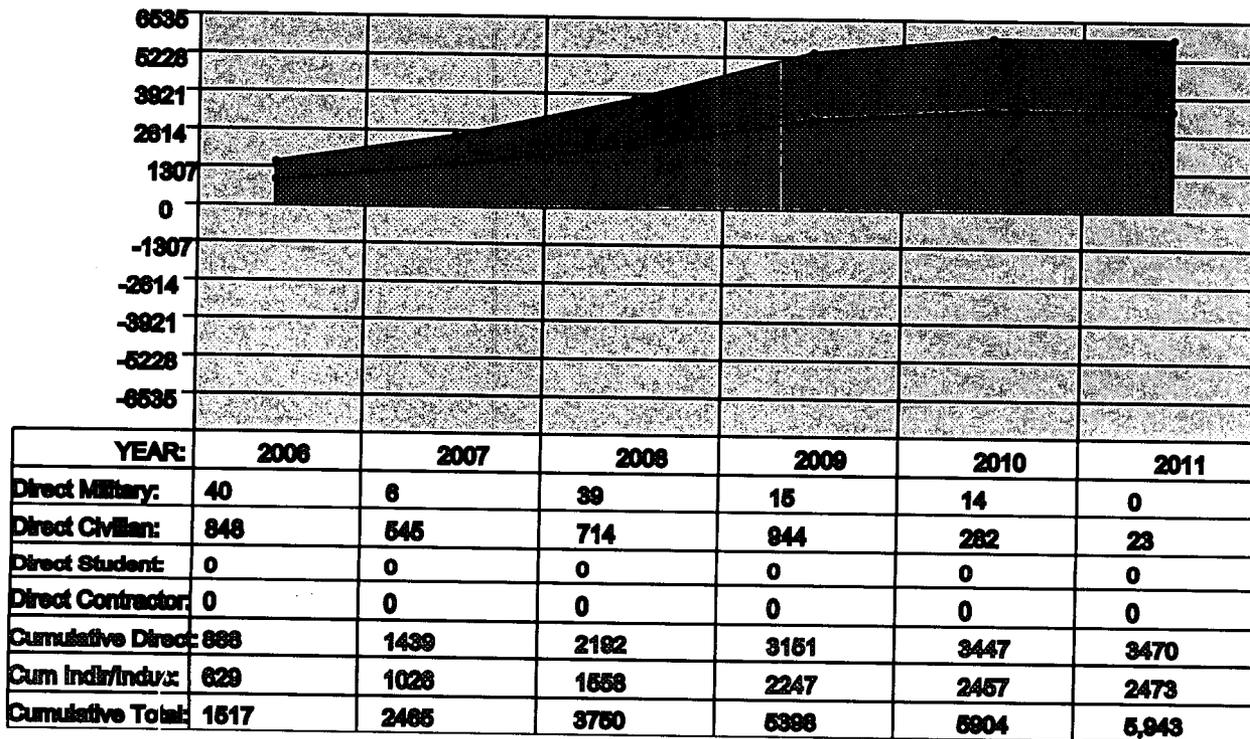
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Indianapolis, IN Metropolitan Statistical Area
Base: DFAS - Indianapolis IN
Action: DFAS Indianapolis

Overall Economic Impact of Proposed BRAC-05 Action:

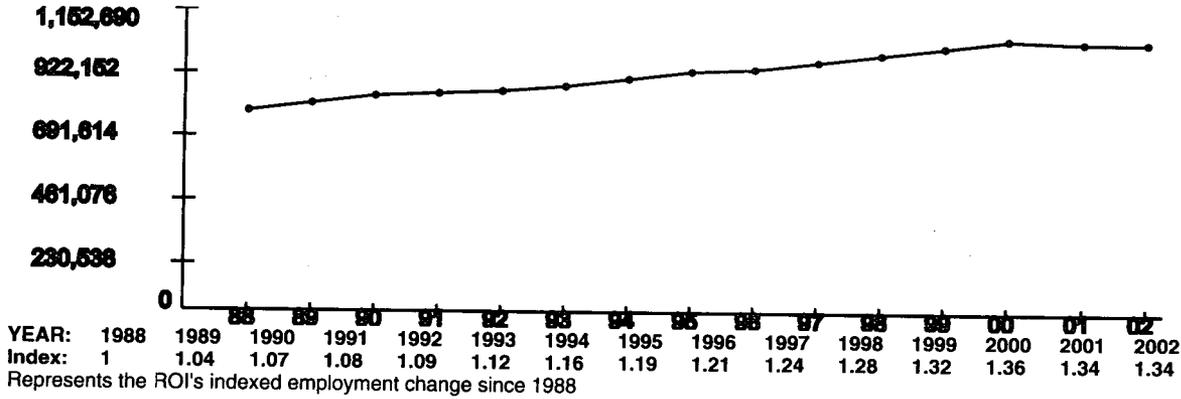
ROI Population (2002):	1,574,963
ROI Employment (2002):	1,037,290
Authorized Manpower (2005):	2,392
Authorized Manpower(2005) / ROI Employment(2002):	0.23%
Total Estimated Job Change:	5,943
Total Estimated Job Change / ROI Employment(2002):	0.57%

Cumulative Job Change (Gain/Loss) Over Time:

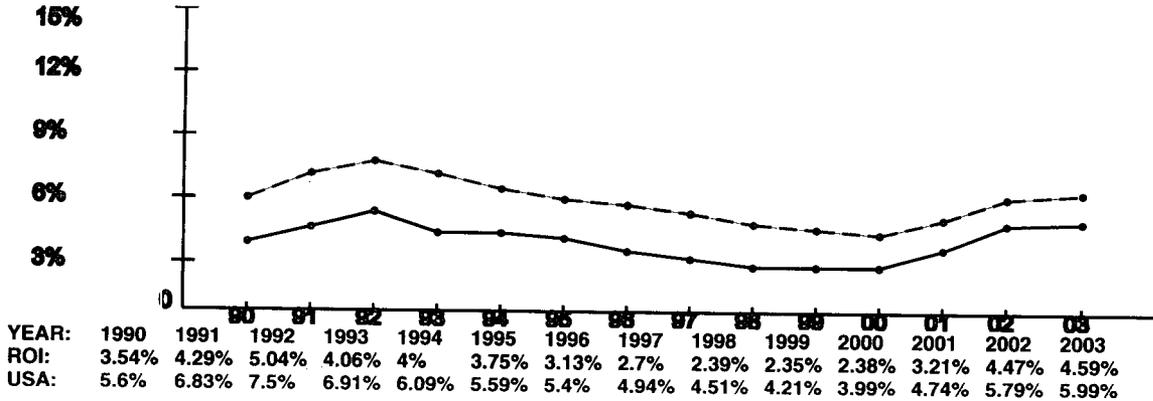


Indianapolis, IN Metropolitan Statistical Area Trend Data

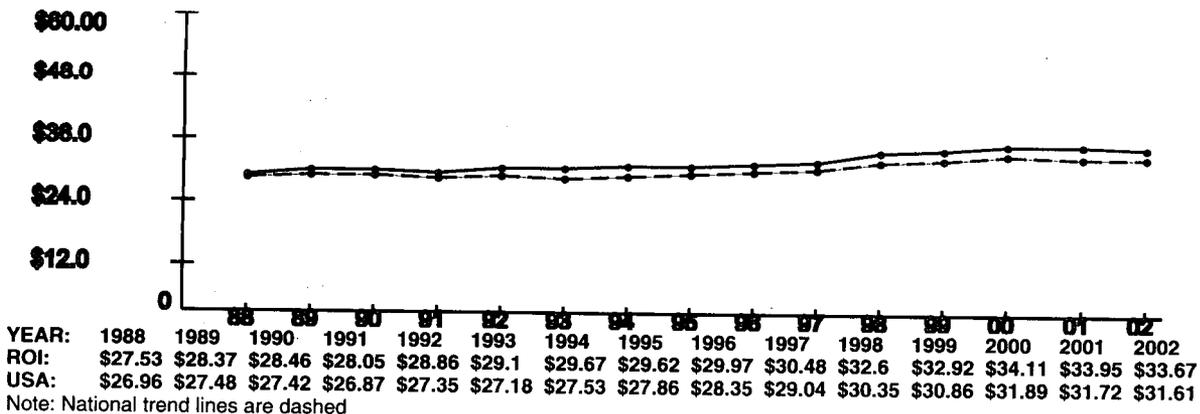
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



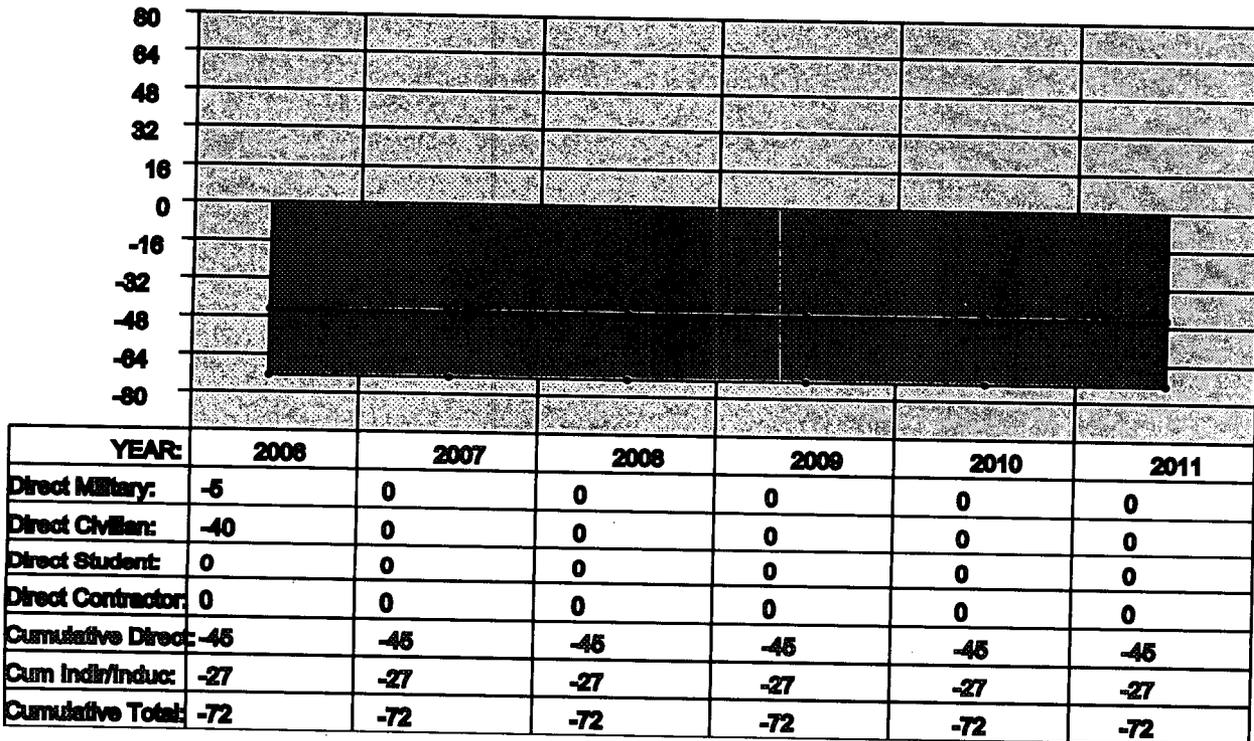
ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Lexington-Fayette, KY Metropolitan Statistical Area
Base: DFAS - Lexington KY
Action: DFAS Lexington

Overall Economic Impact of Proposed BRAC-05 Action:

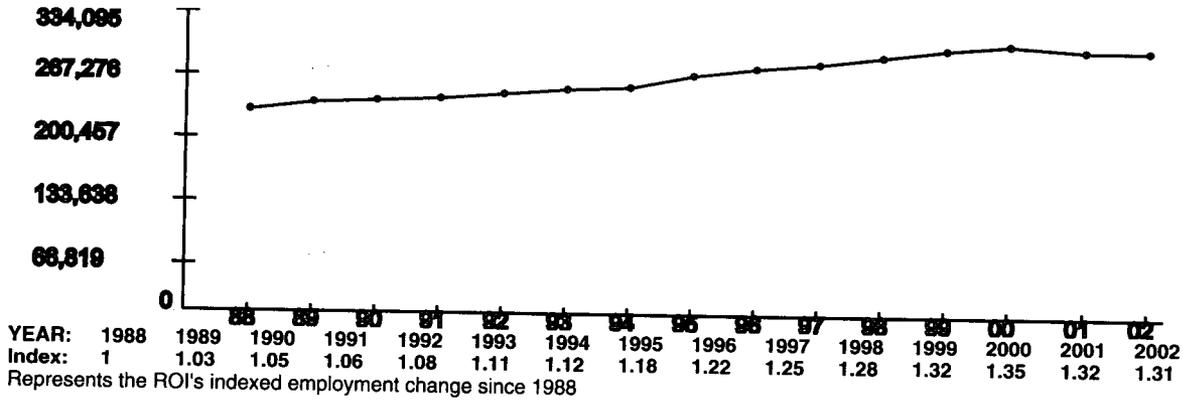
ROI Population (2002): 416,480
 ROI Employment (2002): 296,523
 Authorized Manpower (2005): 45
 Authorized Manpower(2005) / ROI Employment(2002): 0.02%
 Total Estimated Job Change: -72
 Total Estimated Job Change / ROI Employment(2002): -0.02%

Cumulative Job Change (Gain/Loss) Over Time:

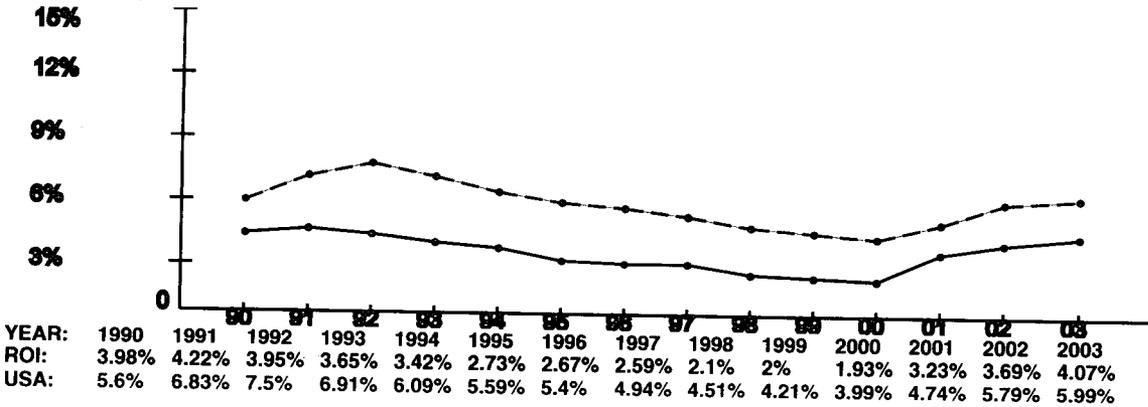


Lexington-Fayette, KY Metropolitan Statistical Area Trend Data

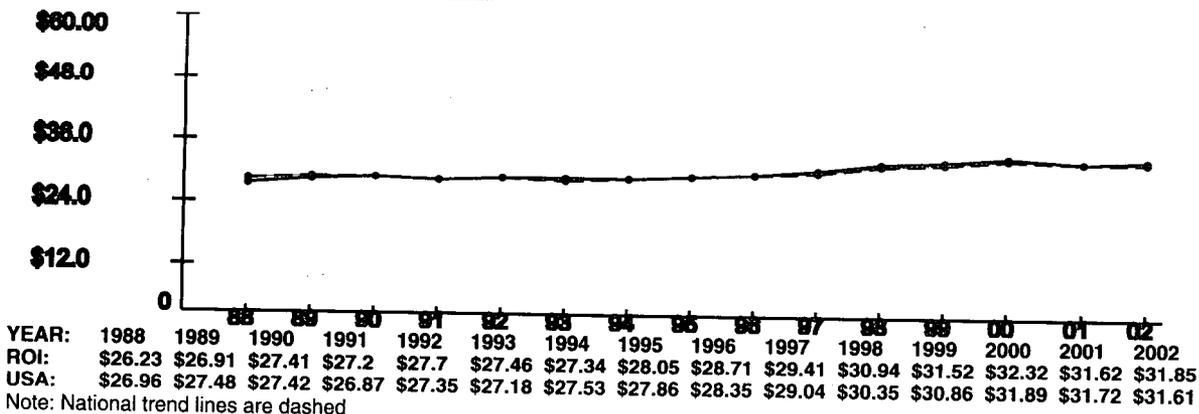
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



ECONOMIC IMPACT DATA

Scenario: DFAS Consolidation
Economic Region of Influence(ROI): Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division
Base: DFAS - Arlington VA
Action: DFAS Arlington

Overall Economic Impact of Proposed BRAC-05 Action:

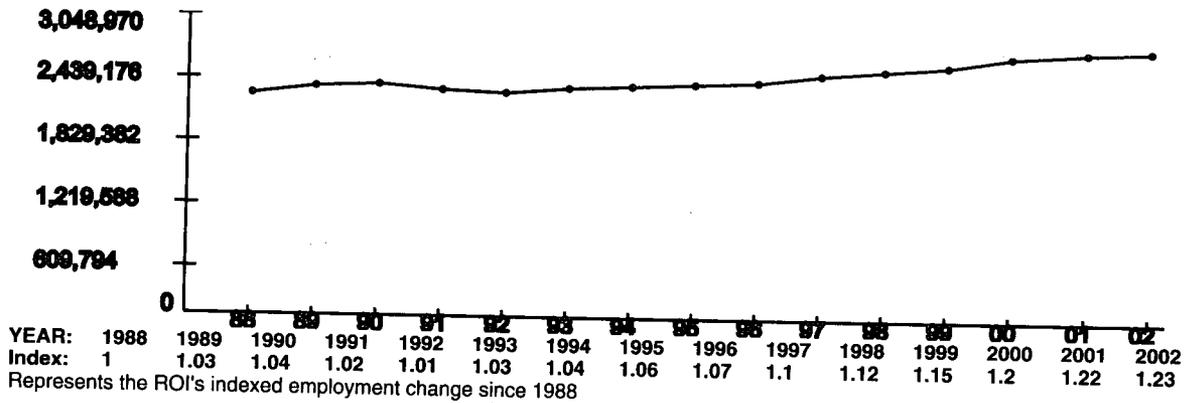
ROI Population (2002): 3,895,337
ROI Employment (2002): 2,771,791
Authorized Manpower (2005): 320
Authorized Manpower(2005) / ROI Employment(2002): 0.01%
Total Estimated Job Change: -716
Total Estimated Job Change / ROI Employment(2002): -0.03%

Cumulative Job Change (Gain/Loss) Over Time:

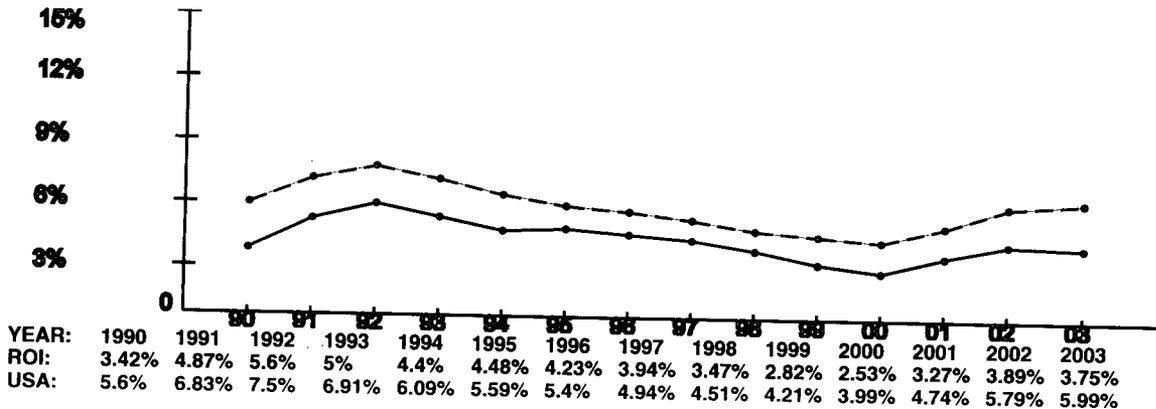
785						
628						
471						
314						
157						
0						
-157						
-314						
-471						
-628						
-785						
YEAR:	2006	2007	2008	2009	2010	2011
Direct Military:	-7	0	0	0	0	0
Direct Civilian:	-401	0	0	0	0	0
Direct Student:	0	0	0	0	0	0
Direct Contractor:	0	0	0	0	0	0
Cumulative Direct:	-408	-408	-408	-408	-408	-408
Cum Indir/Induc:	-308	-308	-308	-308	-308	-308
Cumulative Total:	-716	-716	-716	-716	-716	-716

Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division Trend Data

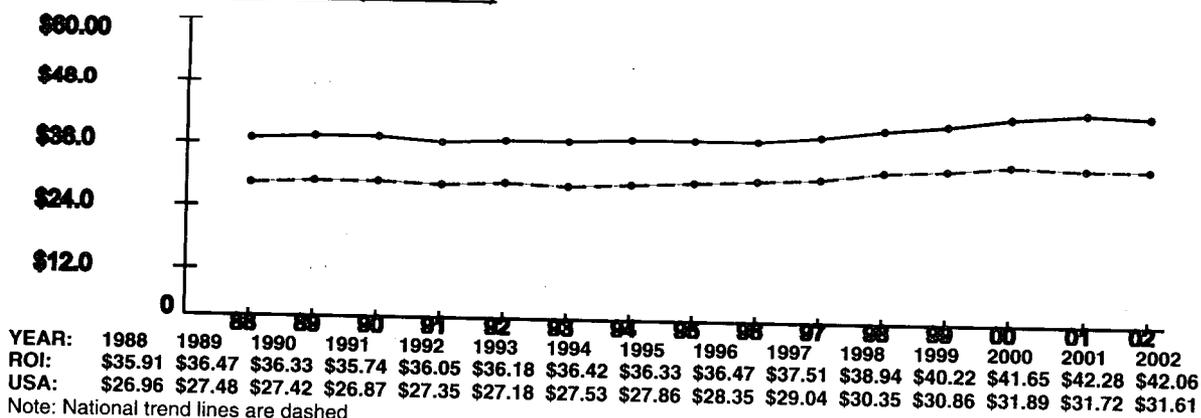
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



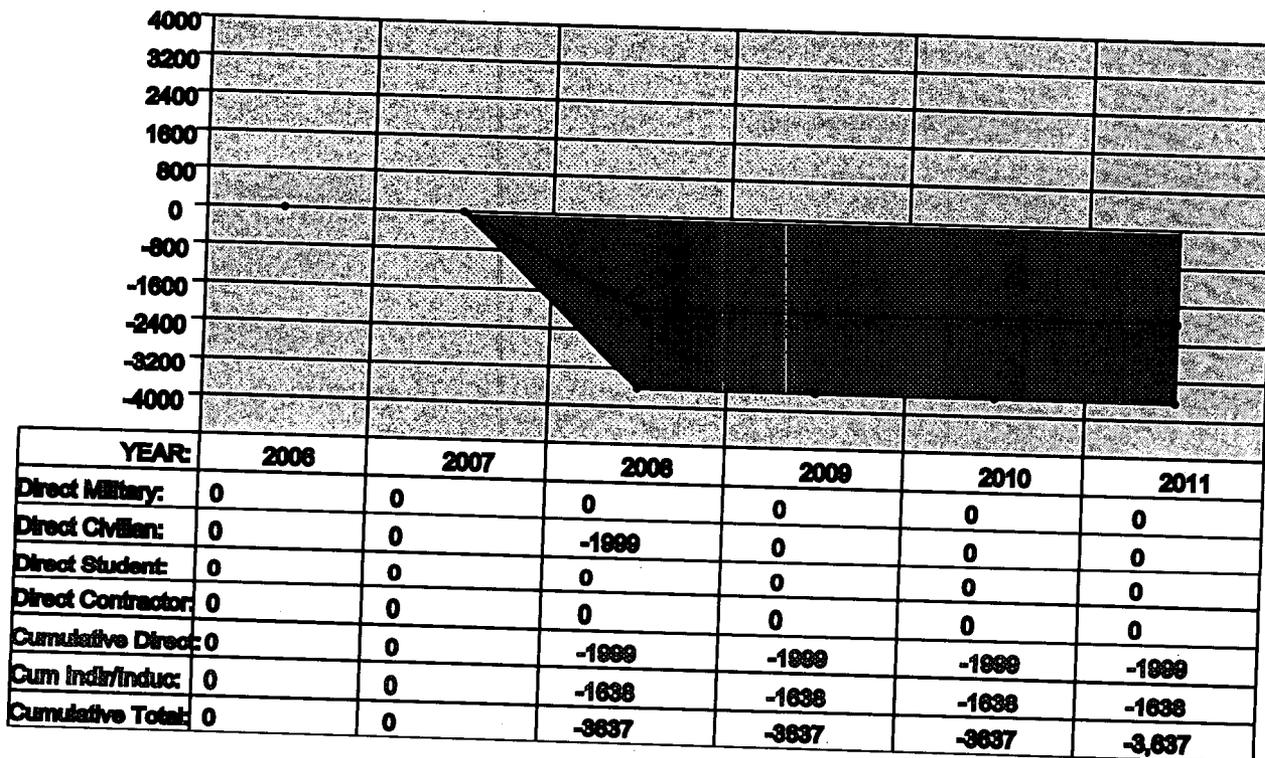
ECONOMIC IMPACT DATA

Scenario: ADD10 - New Scenario for DFAS Consolidation
Economic Region of Influence(ROI): Columbus, OH Metropolitan Statistical Area
Base: DFAS - Columbus OH
Action: Closing DFAS Columbus, OH

Overall Economic Impact of Proposed BRAC-05 Action:

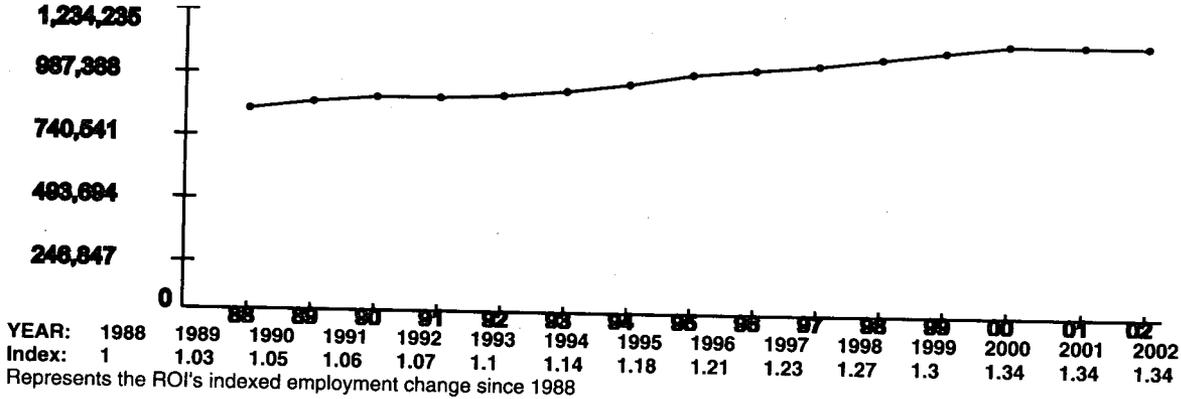
ROI Population (2002):	1,655,942
ROI Employment (2002):	1,122,033
Authorized Manpower (2005):	1,954
Authorized Manpower(2005) / ROI Employment(2002):	0.17%
Total Estimated Job Change:	-3,637
Total Estimated Job Change / ROI Employment(2002):	-0.32%

Cumulative Job Change (Gain/Loss) Over Time:

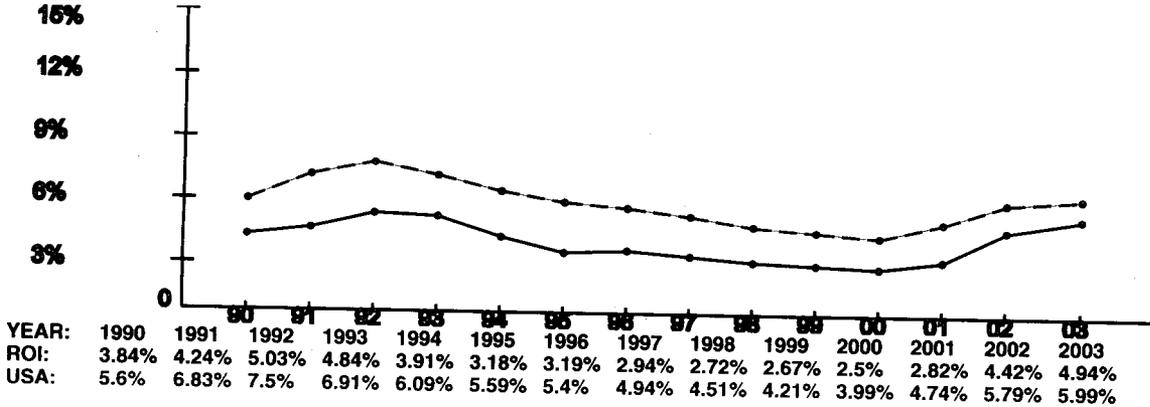


Columbus, OH Metropolitan Statistical Area Trend Data

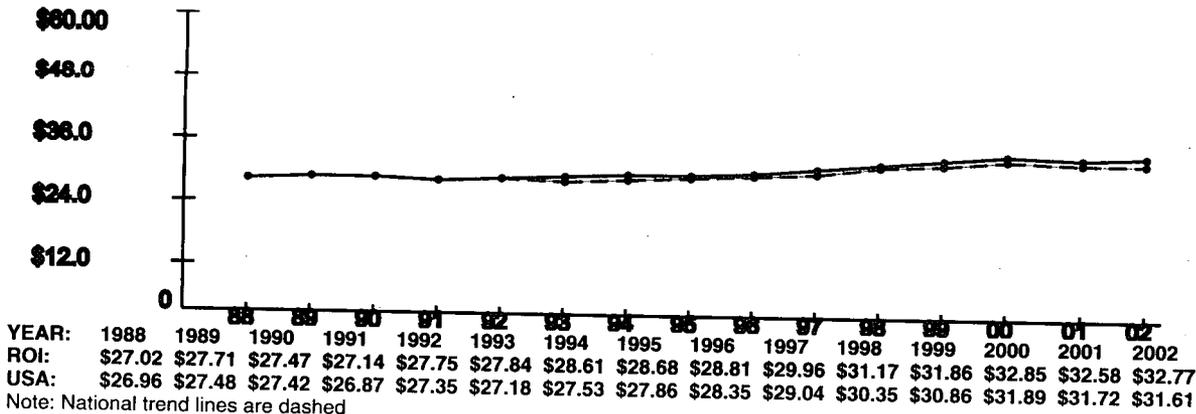
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



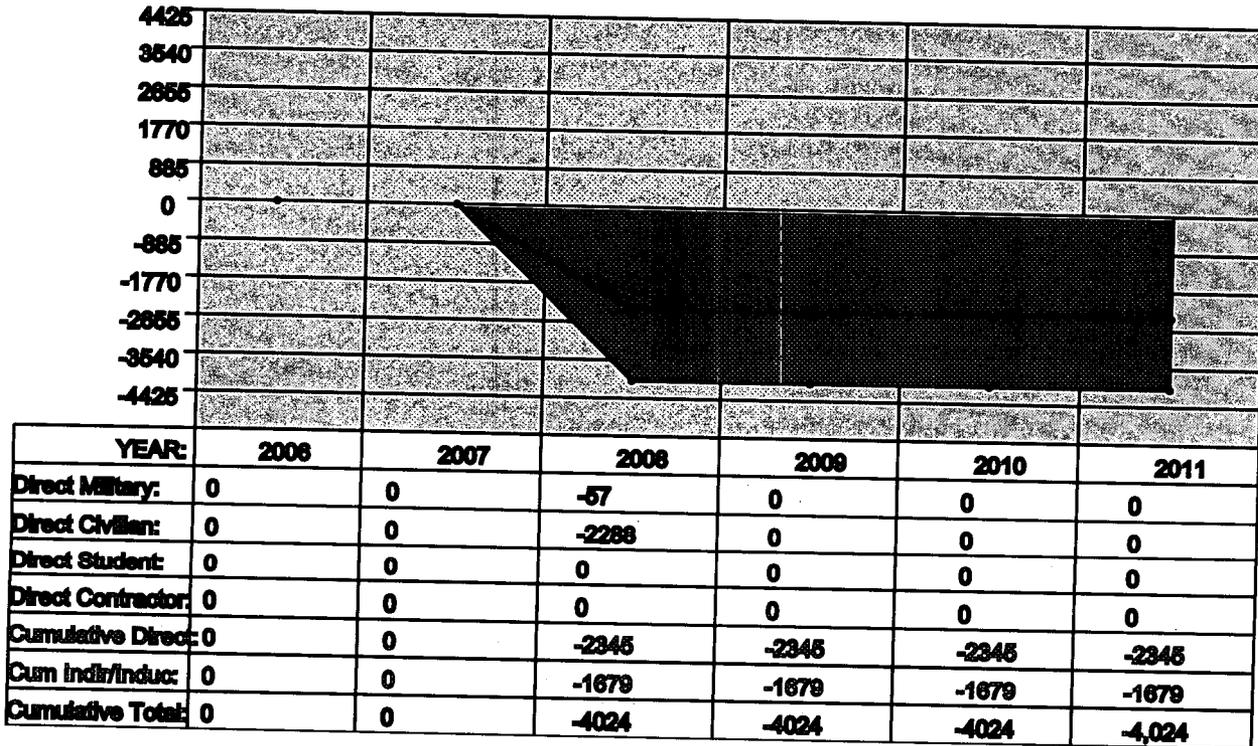
ECONOMIC IMPACT DATA

Scenario: ADD10 - New Scenario for DFAS Consolidation
Economic Region of Influence(ROI): Indianapolis, IN Metropolitan Statistical Area
Base: DFAS - Indianapolis IN
Action: Closing DFAS Indianapolis, IN

Overall Economic Impact of Proposed BRAC-05 Action:

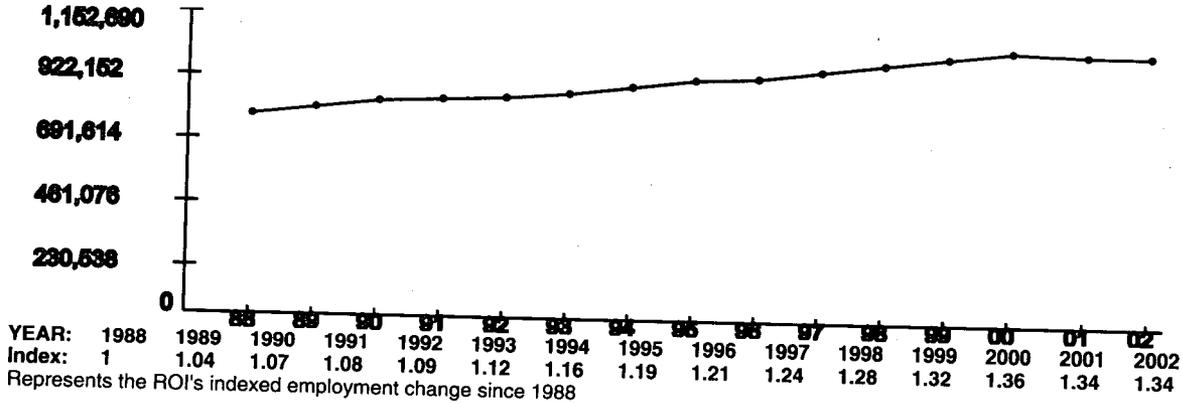
ROI Population (2002):	1,574,963
ROI Employment (2002):	1,037,290
Authorized Manpower (2005):	2,392
Authorized Manpower(2005) / ROI Employment(2002):	0.23%
Total Estimated Job Change:	-4,024
Total Estimated Job Change / ROI Employment(2002):	-0.39%

Cumulative Job Change (Gain/Loss) Over Time:

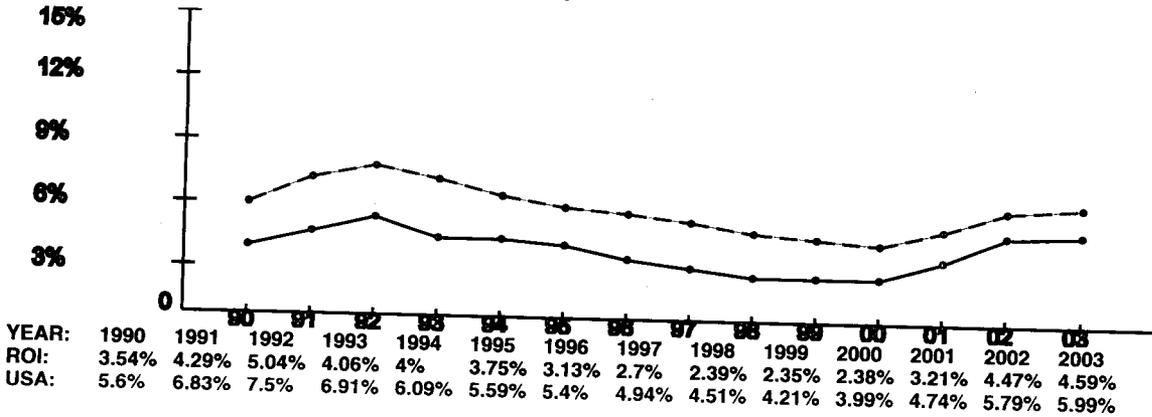


Indianapolis, IN Metropolitan Statistical Area Trend Data

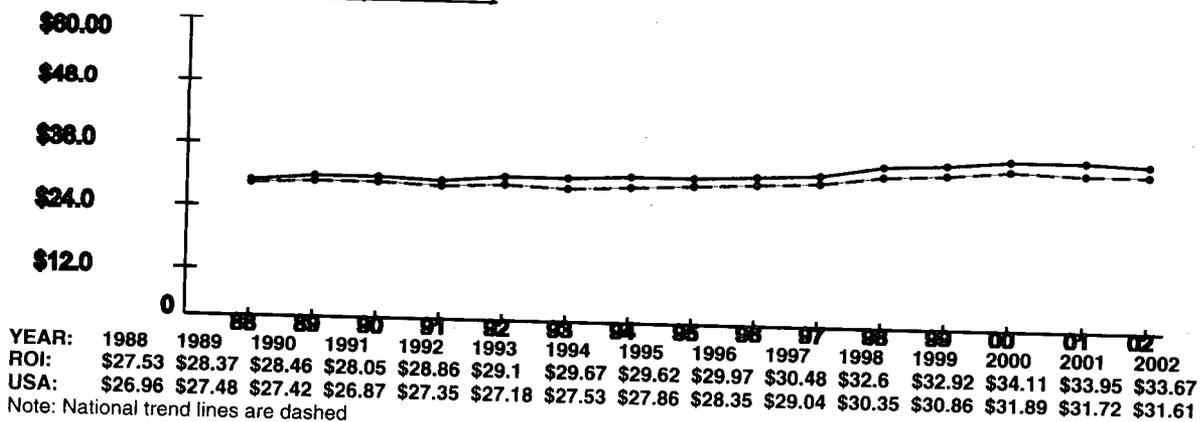
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



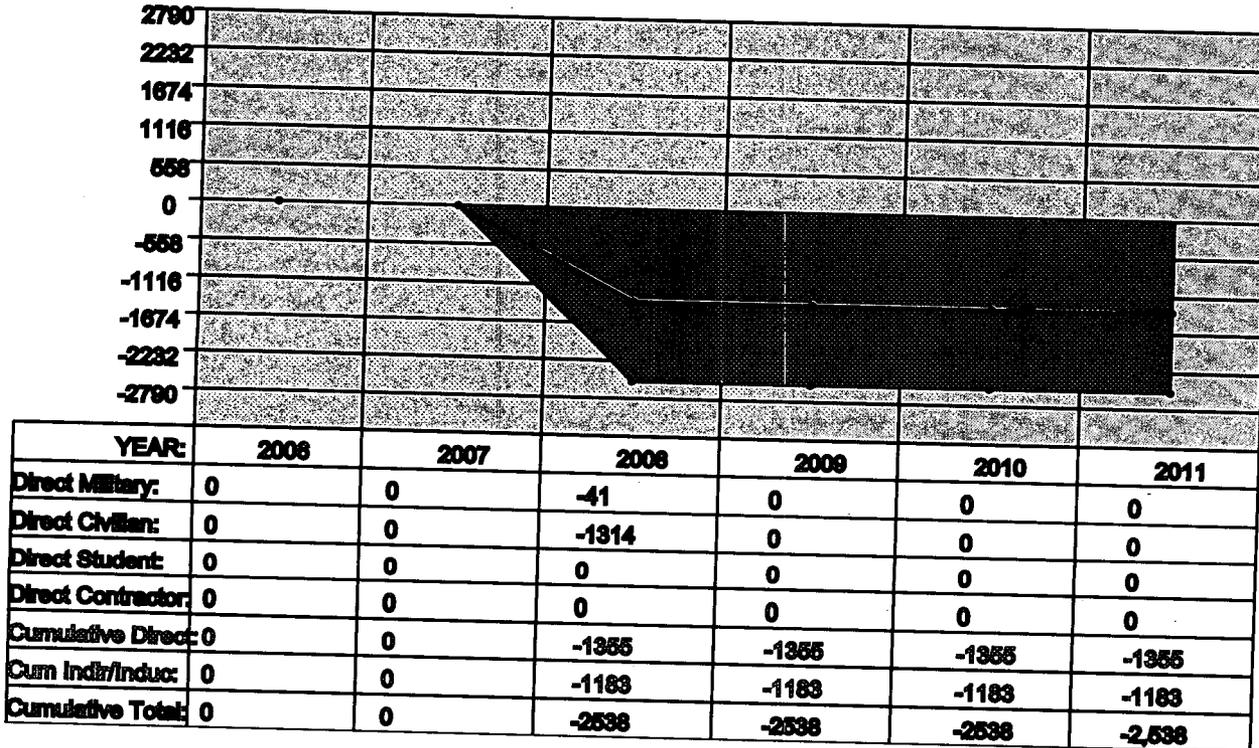
ECONOMIC IMPACT DATA

Scenario: ADD10 - New Scenario for DFAS Consolidation
Economic Region of Influence(ROI): Denver-Aurora, CO Metropolitan Statistical Area
Base: DFAS - Denver CO
Action: Closing DFAS Denver, CO

Overall Economic Impact of Proposed BRAC-05 Action:

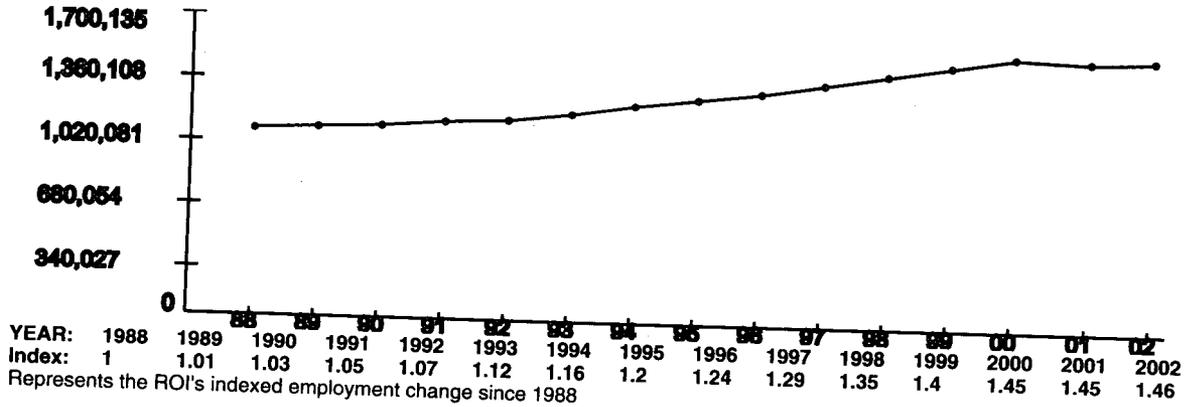
ROI Population (2002):	2,276,533
ROI Employment (2002):	1,545,580
Authorized Manpower (2005):	1,357
Authorized Manpower(2005) / ROI Employment(2002):	0.09%
Total Estimated Job Change:	-2,538
Total Estimated Job Change / ROI Employment(2002):	-0.16%

Cumulative Job Change (Gain/Loss) Over Time:

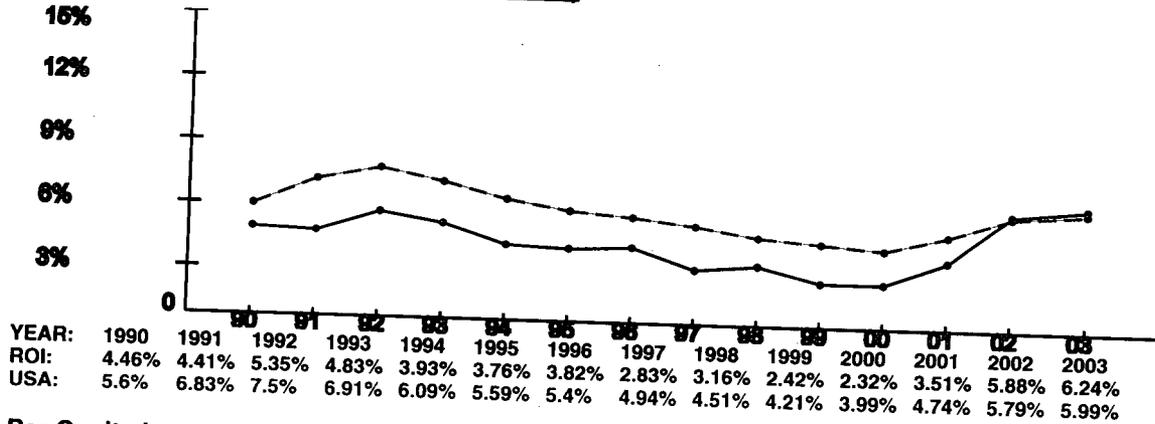


Denver-Aurora, CO Metropolitan Statistical Area Trend Data

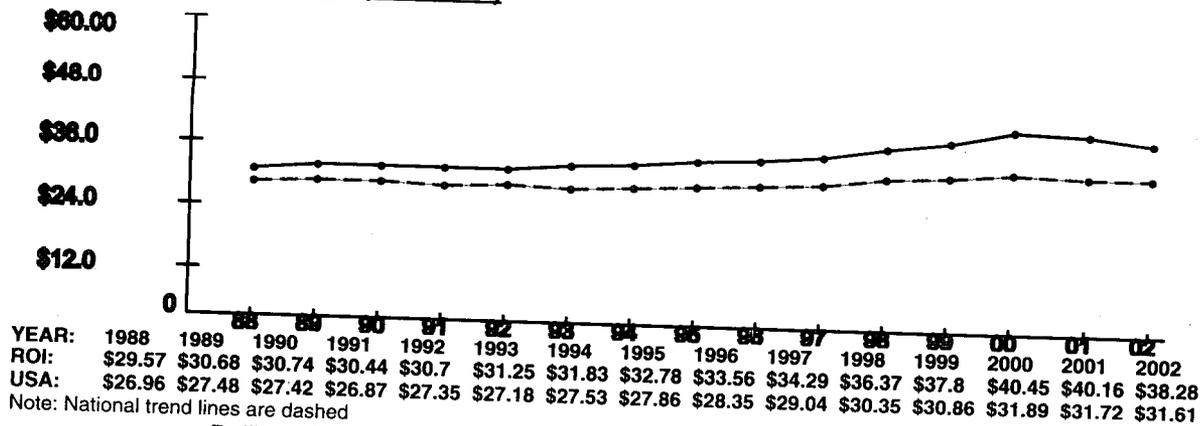
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



DFAS Analytical Me

DFAS Information											
Location	DFAS Jobs (2005)	Ratio of DFAS Jobs to Area's Employment	Total Indirect Jobs Losses	Total Job Change	Impact Ratios (New Personnel Data)		Population (2003)	Population Growth (1989-2003)		m	m
					Percent of impact to area's employment	Percent share to area's total jobs		Percent change	Year		
Arlington VA	455	6	-336	-791	-0.03%	22	3,942,004	1.5%	8		
Charleston, SC	366	9	-635	-1,021		8	572,411		16		
Cleveland, OH	1,793	3	-1,274	-3,067	-0.24%	10	2,140,376		20		
Columbus, OH	2,187	2	-1,743	3,930		7	1,677,102	1.3%	10		
Dayton, OH	365	10	-308	-673	-0.13%	12	845,596		22		
Denver, CO	1,332	4	-1,152	-2,484	-0.16%	11	2,301,861	2.5%	3		
Indianapolis, IN	2,930	1	-1,994	-4,924		3	1,600,779	1.6%	7		
Kansas City, MO	882	5	-757	-1,639	-0.13%	12	1,906,092		14		
Lawton (Ft Sill), OK	288	17	-260	-548	0.02%	23	420,861	1.4%	9		
Lexington, KY	42	25	-26	-68		1	73,260		25		
Limestone, ME	364	11	-222	-586		1	1,625,044		17		
Norfolk, VA	334	14	-464	-798	-0.05%	15	2,458,679	1.3%	11		
Oakland, CA	50	24	-41	-91	-0.01%	25	792,514		15		
Omaha, NE	287	18	-300	-587	-0.11%	14	1,802,305	3.1%	1		
Orlando, FL	227	19	-221	-448	-0.04%	19	893,358		18		
Pacific, HI	221	20	-211	-432	-0.08%	15	92,697	1.6%	5		
Patuxent River, MD	112	22	-127	-239		6	429,301	1.6%	5		
Pensacola, FL	364	11	-607	-971		5	298,093		21		
Rock Island, IO-IL	306	16	-268	-574	-0.25%	9	374,940		24		
Rome, NY	381	7	-380	-741		3	1,816,323	1.9%	4		
San Antonio, TX	368	8	-398	-766	-0.08%	15	3,645,017	2.9%	2		
San Bernardino, CA	116	21	-117	-233	-0.02%	23	2,918,829	1.3%	12		
San Diego CA	322	15	-344	-666	-0.04%	19	414,423	1.2%	13		
Seaside, CA	53	23	-54	-107	-0.05%	18	2,753,772		19		
St Louis, MO	344	13	-370	-714	-0.04%	19	290,788,976	1.2%	19		
UNITED STATES	590		-504	-770	0.13%						167.1

QUICK STATS

	Current	Change from last	
		Yr.	Qtr.
Vacancy	22.04%	▲	▲
Lease Rates	\$17.01	▼	▼
Net Absorption*	-204K	▼	▲
Construction	0	↔	↔

* The arrows are trend indicators over the specified time period and do not represent a positive or negative value. (e.g., absorption could be negative, but still represent a positive trend over a specified period.)

HOT TOPICS

- Second time around – BP Tower the market after being off the for sale block in 2004
- ICI makes long anticipated move to the suburbs, leaving 170,000 square foot hole in class "B" downtown market
- National City plans to occupy roughly 50,000 square feet in the BP Tower in 2Q05
- Realty One will move from their current Rockside location to 31,000 square feet at 800 St. Clair in 2Q05
- Downtown owners, developers, and business leaders looking to create Downtown Improvement District to support private security, maintenance, and general improvement projects in the area
- Cleveland Museum of Art announces plans to occupy roughly 29,000 square feet in Penton Media Building during the renovation of the University Circle museum
- [] could make final decision 2005 on new home in the CBD

Cleveland's Central Business District (CBD) experienced the highs and lows of market conditions during the first quarter of 2005. With negative net absorption and an increase in vacancy, the market seemed to sink to a new low during the quarter; however, a number of signings and rumored deals, combined with a renewed interest in the improvement of the downtown area may have set up the CBD for what should be a strong 2005.

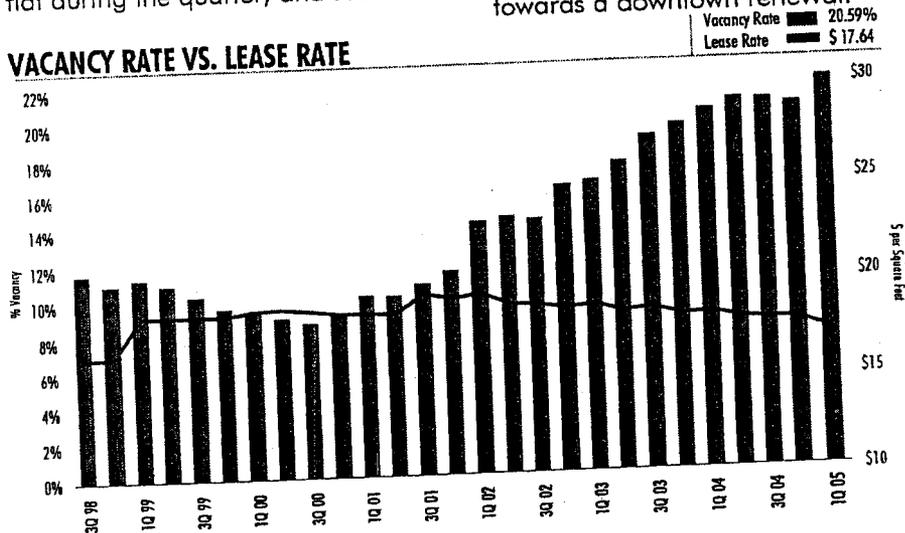
Overall during the quarter, the CBD had an increase in vacancy of roughly 1.4%, going from 20.6% at year end to 22%. This change was primarily due to ICI Paint's long anticipated move to a single tenant facility in the suburbs, vacating roughly 170,000 square feet in the class "B" Huntington Building. This change led to a significant increase in class "B" vacancy, going from 23.8% in the previous quarter to 26.8% currently. Class "A" vacancy remained relatively flat with an increase of only .1% to 18.0%. Overall net absorption for the CBD was negative 204,658 square feet for the quarter, with ICI accounting for the majority. Class "A" had negative 13,472 square feet of net absorption, while class "B" experienced negative 191,186 square feet.

Outside of the ICI move, the market remained relatively flat during the quarter, and seems

poised for a strong 2005. A number of tenants have already made commitments to downtown for significant space during the next year. These include: Ulmer & Berne's 100,000 square foot signed deal at Skylight Office Tower, National City's expansion to roughly 50,000 square feet in the BP Tower, Case Western Reserve University taking 80,000 square feet in the Halle Building in early 2006, the Cleveland Museum of Art occupying 29,000 square feet in the Penton Media building during renovation of their museum space, and Realty One occupying roughly 31,000 square feet at 800 St. Clair. With these tenants adding what amounts to 190,000 square feet of positive absorption, it would be hard not to be optimistic looking forward, although the downsizing of Charter One Bank may affect things later in the year.

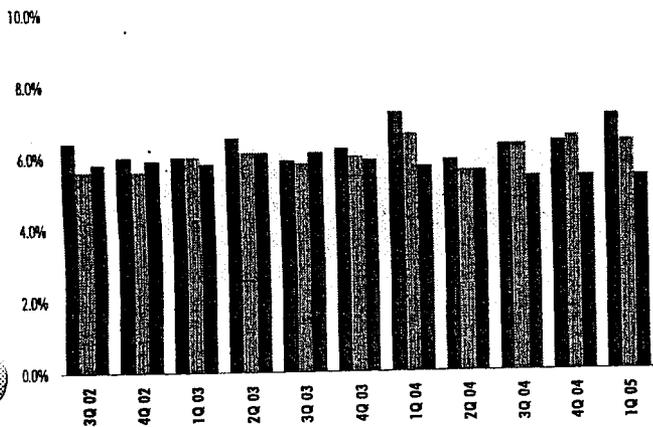
Additionally, a number of building owners, developers, and business leaders have started an effort to create a "Business Improvement District" covering downtown. Essentially, the program will use most of its \$3 million budget for maintenance crews to clean sidewalks and public spaces, private safety patrols, and to cover general improvement projects that benefit the downtown area. If successful, the program would be yet another positive step towards a downtown renewal.

VACANCY RATE VS. LEASE RATE



Market	Rentable Area	Vacancy Rate %	Net Absorption SF (YTD)	Under Construction SF	Average Asking Lease Rate \$ SF/YR	Availability Rate %
Class A	9,732,085	17.9%	(13,472)	—	\$20.79	19.0%
Class B	8,298,754	26.8%	(191,186)	—	\$14.70	28.2%
Total	18,030,839	22.0%	(204,658)	—	\$17.01	23.3%
Financial District	9,268,129	23.8%	(194,926)	—	\$17.11	25.3%
Playhouse Square	1,890,748	22.9%	(17,980)	—	\$14.93	20.2%
Public Square	6,131,062	18.9%	(1,213)	—	\$17.81	23.0%
Warehouse District	740,900	22.2%	9,461	—	\$15.47	23.8%
Total	18,030,839	22.04%	(204,658)	—	\$17.01	23.3%

UNEMPLOYMENT RATE

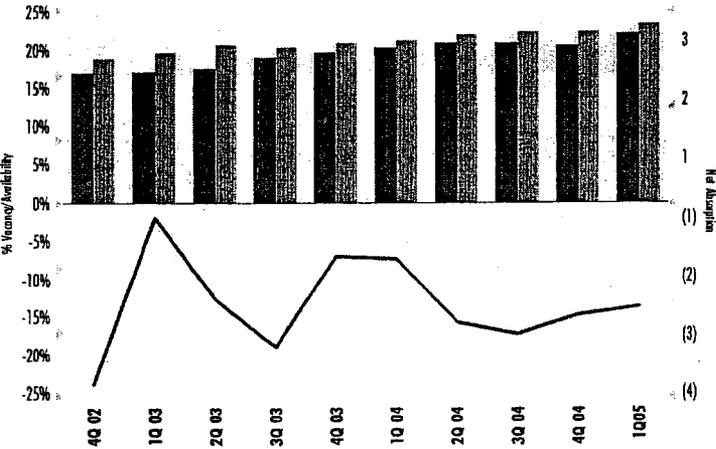


Cleveland MSA 7.1%
 Ohio 6.4%
 US 5.4%

Local unemployment rates rose sharply during the quarter to 7.1 % from 6.4% at year end. Ohio had a slight drop from 6.5% to 6.4%, while the national rate remained the same at 5.4%. Locally, decline in jobs was seen in all sectors. Heaviest hit were Trade, Transportation and Utilities; Manufacturing; and Professional and Business Services. Educational and Health Services, and Public sector jobs experienced only slight decreases in employment. The Manufacturing sector and Professional Services sector had been steadily improving until this current quarter, and it is questionable how a downturn in employment in those areas could affect the real estate markets.

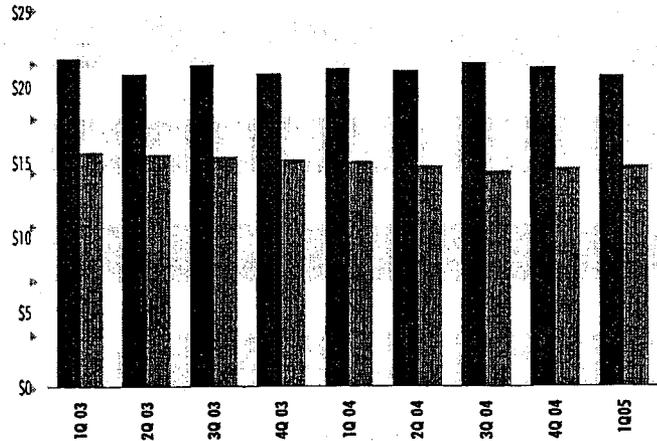
VACANCY/AVAILABILITY/NET ABSORPTION

Vacancy 22.04%
 Availability 23.26%
 Absorption -218,080



AVERAGE ASKING LEASE RATES

Average Asking Class A Rate \$20.79
 Average Asking Class B Rate \$14.70



Overall average asking lease rates dropped to \$17.01 from the previous quarter average of \$17.64 psf. Class A average asking rates had a significant decrease of \$.54 to \$20.79 from \$21.33 psf in the fourth quarter, while class B average asking rates climbed \$.09 to \$14.70 psf. The market continues to see average asking lease rates consistent with those of the mid to late 1990s. They are strongly favorable towards the tenant. In an effort to retain existing tenants and attract new tenants, owners/landlords continued to get aggressive with pricing.

MARKET OUTLOOK

Cleveland's Central Business District (CBD) has reason to be cautiously optimistic when looking to the next 12 to 18 months. ICI Paints departure is hopefully the last of the large exits from downtown, which should hopefully lead to improving market conditions as a number of large tenants begin to occupy space over the next year. Case Western Reserve's commitment to 80,000 square feet in the Halle building is an important step for downtown recovery. Additionally, the creation of a Downtown Improvement District to help with security, maintenance, and general upkeep of the downtown areas should aid in luring tenants from the suburbs.

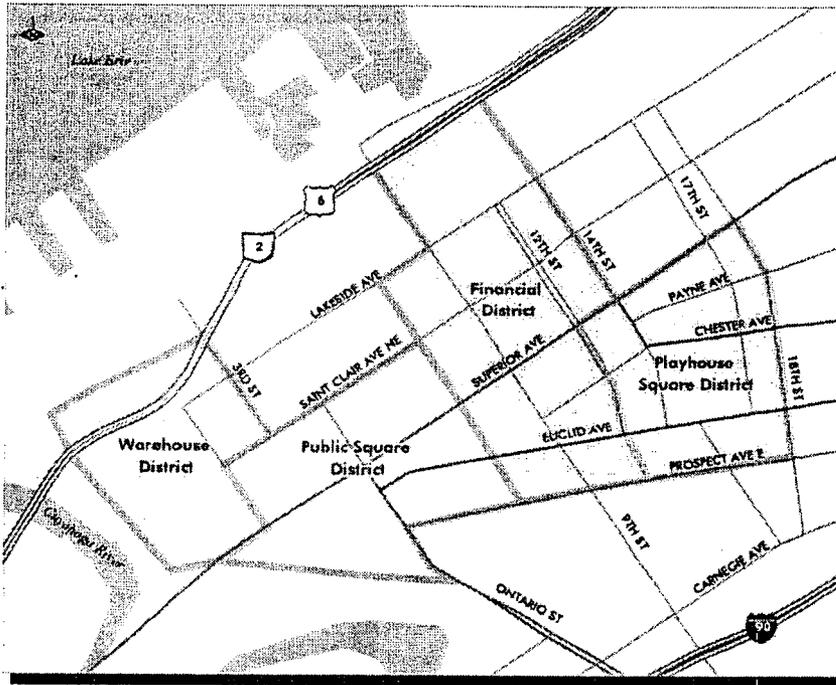
Unfortunately a number of questions marks still surround the future of CBD market conditions. The downtown market will inevitably be affected by the acquisition of Charter One Bank and the inevitable restructuring of personnel and downtown office space. While it is too early to tell how significant the impact will be, the outcome is certain to have negative ramifications on future market conditions.

Further, the suburbs continue to be an attractive alternative to downtown. If owners in those markets continue to be aggressive with rates and incentives, the CBD could be in for a prolonged fight to tenants in the market.

CONSTRUCTION ACTIVITY

The most recent addition to the CBD's skyline was the 800,000 square foot Federal Courthouse, which was completed in 2002. Since that time, no significant developments have taken place in the downtown market. Until current market conditions show signs of improvement, it is not expected that any new developments will take place anytime soon.

DOWNTOWN CLEVELAND OFFICE DISTRICTS



MARKET AREA DESCRIPTIONS

FINANCIAL DISTRICT

The largest of the four main districts in the downtown market, the Financial District consists of 9,268,129 square feet, which accounts for 51.40% of the downtown office market.

PLAYHOUSE SQUARE

The heart of Cleveland's theater district, Playhouse Square consists of 1,890,748 square feet, which accounts for 10.49% of the downtown office market.

PUBLIC SQUARE

As the historical heart of downtown Cleveland, Public Square consists of 6,131,062 square feet, which accounts for 34.0% of the downtown office market.

WAREHOUSE DISTRICT

A combination of renovated warehouse (to office) space, fine dining, night life and residential dwellings make up this unique area. With a total of 740,900 square feet of office space, the district accounts for 4.11% of the downtown office market.

NORTHEAST OHIO OFFICE LOCATIONS

CLEVELAND
 200 Public Square, Suite 2560
 Cleveland, OH 44114
 1 216.687.1800
www.cbre.com/cleveland

AKRON
 75 E. Market Street, Suite 230
 Akron, OH 44308
 1 330.253.1702
www.cbre.com/akron

WESTLAKE
 30400 Detroit Road, Suite 100
 Westlake, OH 44145
 1 440.250.3260



AVERAGE ASKING LEASE RATE

Rate determined by multiplying the asking gross lease rate for each building by its available space, summing the products, then dividing by the sum of the available space with gross leases for all buildings in the summary. Direct leases only; excludes sublease space.

GROSS LEASES

Includes all lease types whereby the Landlord assumes responsibility for most, or all, of the operating expenses and taxes for the property.

MARKET COVERAGE

Includes all competitive office buildings 10,000 square feet and greater in size.

NET ABSORPTION

The change in occupied square feet from one period to the next.

NET RENTABLE AREA

The gross building square footage minus the elevator core, flues, pipe shafts, vertical ducts, balconies, and stairwell area.

OCCUPIED SQUARE FEET

Building area not considered vacant.

UNDER CONSTRUCTION

Buildings which have begun construction as evidenced by site excavation or foundation work.

AVAILABLE SQUARE FEET

Available Building Area which is either physically vacant or occupied.

AVAILABILITY RATE

Available Square Feet divided by the Net Rentable Area.

VACANT SQUARE FEET

Existing Building Area which is physically vacant or immediately available.

VACANCY RATE

Vacant Building Feet divided by the Net Rentable Area.

NORMALIZATION

Due to a reclassification of the market, the base, number and square footage of buildings of previous quarters have been adjusted to match the current base. Availability and Vacancy figures for those buildings have been adjusted in previous quarters.

For more information regarding the MarketView, please contact:

David M. Browning, Managing Director
 CB Richard Ellis
 200 Public Square, Suite 2560, Cleveland, OH 44114

T. 216.687.1800 • F. 216.363.6466
david.browning@cbre.com

As many analysts predicted, the Colorado job market is on a clear improvement trend. This trend was further confirmed by a recent study issued by the FDIC, ranking Colorado as one of the top ten states in job growth. This is

a significant improvement after ranking 45th in job growth just one year ago.

Although this improving job market has sparked a recovery in the Denver office market, the improvements continued to be moderate during the first quarter of 2005. As lease rates lag other market indicators, this may present one of the last opportunities for tenants and users to take advantage of more favorable

"The recent job growth fueling increased optimism among local businesses and economists clearly points towards a long-term improvement trend."

terms. The recent job growth fueling increased optimism among local businesses and economists clearly points towards a long-term improvement trend. As of the first quarter, vacancy ticked down slightly

while absorption was positive for the fifth consecutive quarter. A notable improvement occurred in the Downtown submarket, recording a strong positive absorption during the first quarter.

Oil and gas tenants especially were active. The disciplined approach to development continues with little new construction occurring during the first quarter. However, for the first time in several years, developer interest is increasing with several major office projects currently proposed.

QUICK STATS

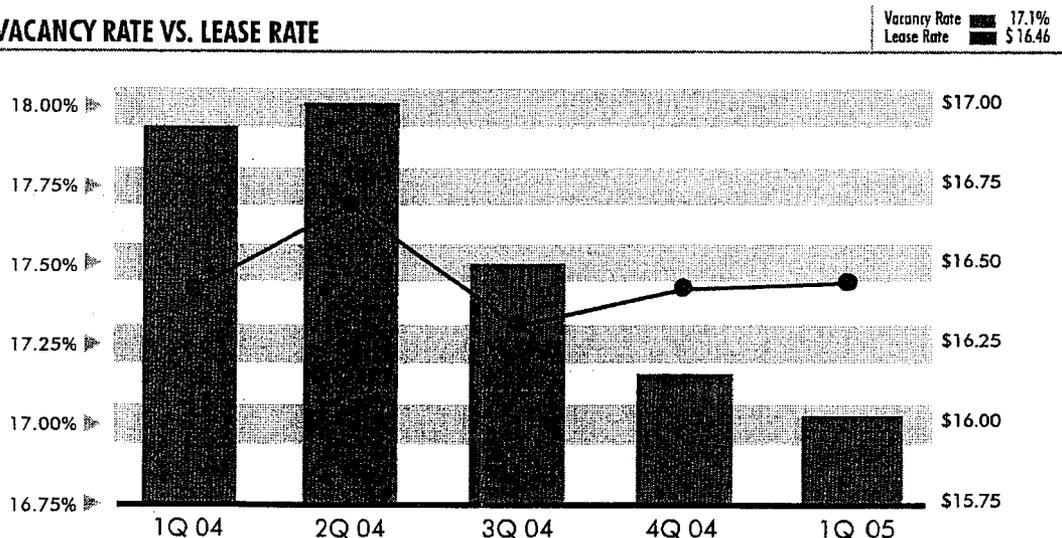
	Current	Yr.	Qtr.
Vacancy	17.1%	↓	↔
Lease Rates	\$16.46	↔	↔
Absorption*	112k	↓	↓
Construction	55k	↓	↑

* The arrows are trend indicators over the specified time period and do not represent a positive or negative value (e.g. absorption could be negative, but still represent a positive trend over a specified period.)

HOT TOPICS

- * Fourth consecutive quarter of positive absorption
- * Sublease space continues to decline
- * Vacancy and availability continue decline
- * Lease rates continue to stabilize
- * Positive job growth sparks optimism

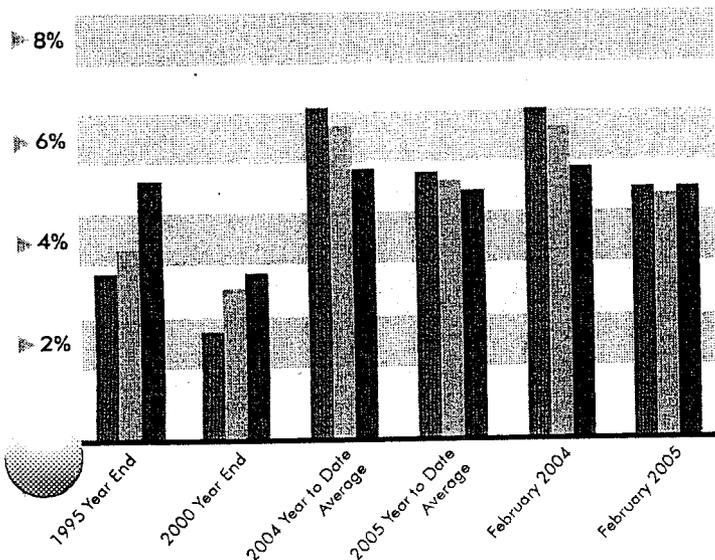
VACANCY RATE VS. LEASE RATE



Market	Net Rentable Area	Vacancy Rate %	Net Absorption SF	Under Construction SF	Avg Asking Lease Rate \$/SF/YR	Availability Rate %
Downtown	22,740,378	13.6%	135,240	0	\$18.85	18.6%
Capitol Hill	1,098,429	17.1%	(962)	0	\$14.50	19.4%
Cherry Creek	3,600,239	14.1%	16,849	0	\$17.43	14.8%
Colorado Blvd	5,793,115	22.9%	(87,499)	0	\$15.15	25.2%
Southeast	32,130,138	14.9%	39,283	0	\$16.07	20.3%
Aurora	5,881,267	20.7%	(50,483)	0	\$14.42	29.5%
Southwest	5,605,031	9.6%	(9,833)	0	\$16.52	14.3%
W. Hampden-Alameda	1,180,214	23.4%	14,087	0	\$10.06	24.1%
West	6,488,649	19.0%	(38,015)	25,200	\$15.93	22.5%
Northwest	7,416,210	28.4%	83,504	0	\$17.49	36.7%
North	2,552,485	19.2%	20,868	0	\$15.64	21.9%
Northeast	780,790	19.2%	28,622	0	\$13.01	19.2%
Denver Office Market	95,266,945	16.7%	151,661	25,200	\$16.46	21.7%
	5,616,204	24.6%	1,289	0	\$16.51	28.0%
Longmont	1,025,048	10.8%	(41,125)	30,000	\$16.33	12.3%
Market Total	101,908,197	17.1%	111,825	55,200	\$16.46	22.0%

Denver 5.4%
 Colorado 5.3%
 US 5.4%

UNEMPLOYMENT RATE

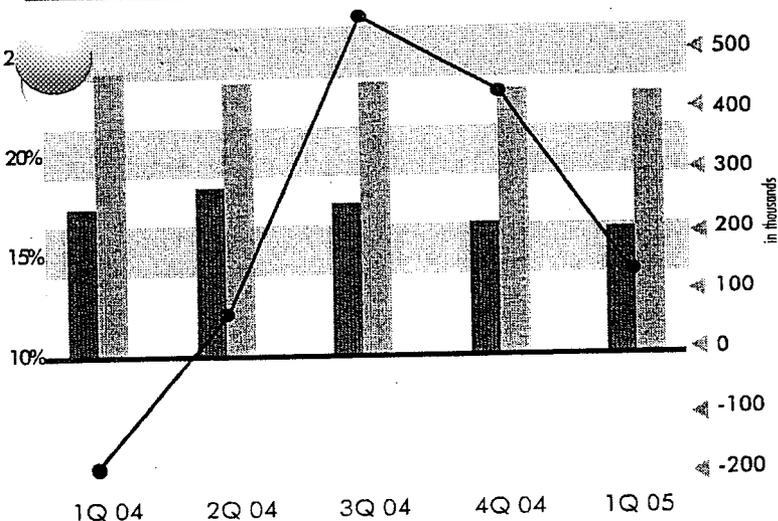


Following a seasonal increase during January, the Denver-Boulder metropolitan area unemployment rates continue to improve, decreasing to 5.4% in February, down from 6.5% in February 2004. Although the improvement is at a much slower pace than previously seen, this continued job growth is the first consistent positive trend since 2001. As analysts predicted, many businesses are reporting increases in hiring and spending which should continue through 2005. National unemployment declined from 5.6% in February 2004 to 5.4% in February 2005. Colorado unemployment declined from 6.2% in February 2004 to 5.3% in February 2005.

Source: US Bureau of Labor Statistics

VACANCY/AVAILABILITY/NET ABSORPTION

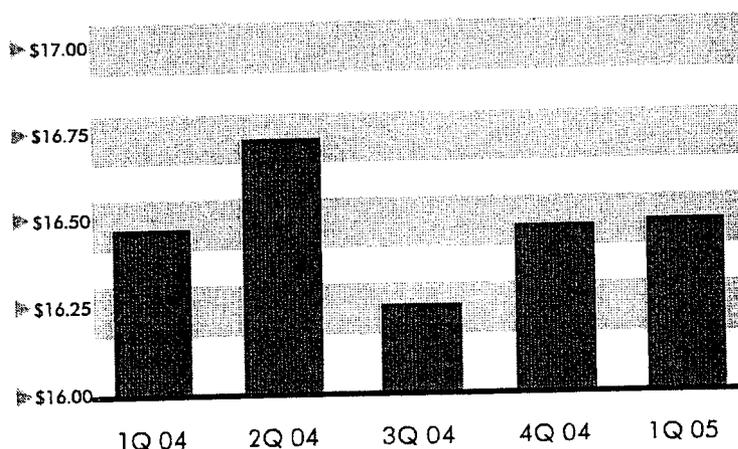
Vacancy 17.1%
 Availability 22.0%
 Absorption 112k



Vacancy remained relatively flat from the previous quarter, ticking down to 17.1% in the first quarter, from 17.2% in the fourth quarter. Year over year vacancy is down from the first quarter 2004 rate of 17.9%. Availability experienced a quarterly decline from 22.5% during the fourth quarter to 22.0% in the first quarter. Much of this decrease was experienced in sublease space. The largest decline in vacancy was experienced in the Northeast submarket which fell over 2.5 percentage points. For the fifth straight quarter, absorption was positive, recording almost 112,000 SF in the first quarter.

AVERAGE ASKING LEASE RATES

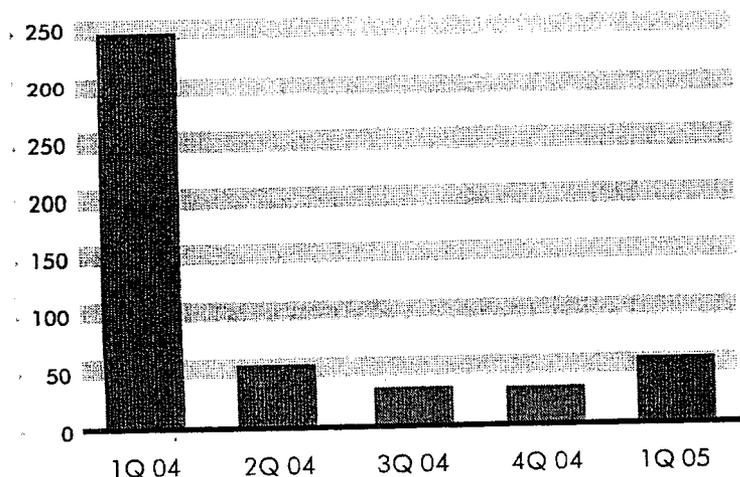
Average Asking Lease Rate \$16.46



Following a positive trend through 2004, average asking lease rates were relatively flat during the first quarter of 2005, at \$16.46 per SF. The most competitive lease rates are found within the West Hampden-Alameda submarket at \$10.06 per SF, and the highest average asking lease rates are reported in the Downtown submarket at \$18.85 per SF. Although average lease rates are expected to continue to rise, growth through 2005 should be minimal.

CONSTRUCTION ACTIVITY

IN THOUSANDS



Developers maintained their disciplined approach during the first quarter. Construction activity was once again minimal with only two projects totaling 55,000 SF under construction. No speculative multi-story buildings were added during the first quarter. As market conditions improve along with the local economic recovery, developers are becoming increasingly optimistic resulting in several major projects proposed for the near future.

MARKET OUTLOOK

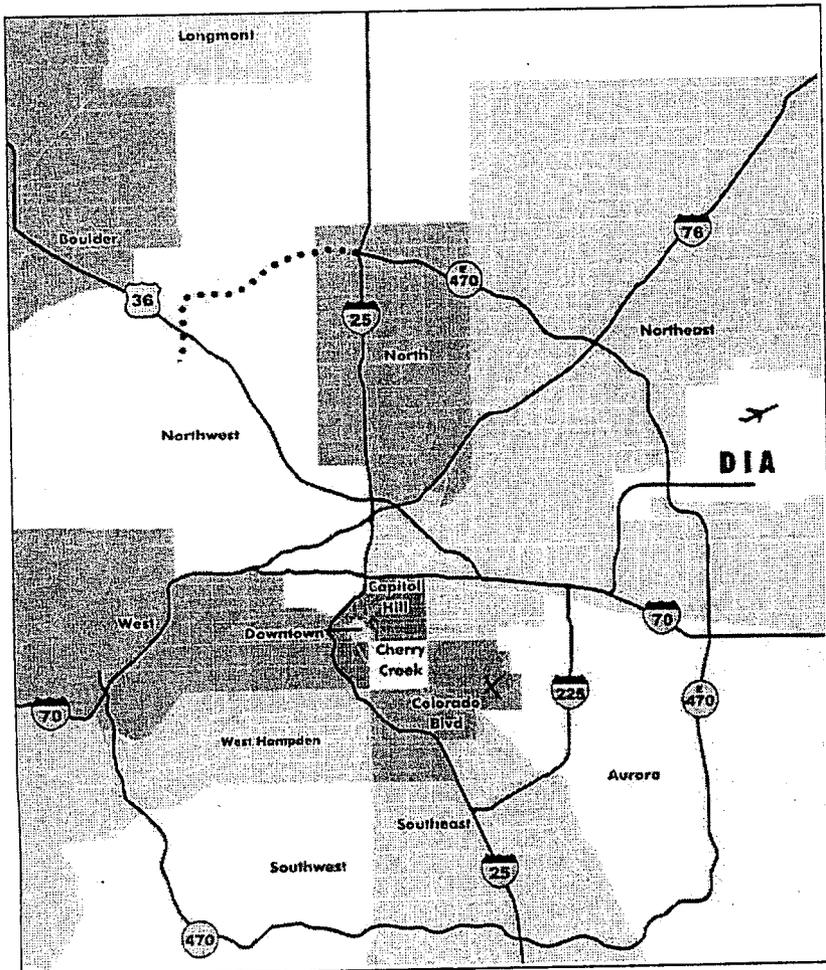
The overall outlook for the Denver office market continues to be measured growth through 2005. Activity should remain relatively high contributing to further tightening of vacancy and availability rates.

The market will continue to see moderate absorption through 2005. Landlords, while still aggressive, will begin reducing concessions. Despite the strong first quarter performance in the Downtown submarket, several large tenants in transition are expected to leave significant vacancy in the second quarter. Nevertheless, as the current job growth trend continues, new demand will be added to the market.

DENVER SUBMARKET COMPARISON

Submarket	Existing NRA	% of Market
Downtown	22,740,378	22%
Capitol Hill	1,098,429	1%
Cherry Creek	3,600,239	4%
Colorado Blvd	5,793,115	6%
Southeast	32,130,138	32%
Aurora	5,881,267	6%
Southwest	5,605,031	6%
W. Hampden-Alameda	1,180,214	1%
West	6,488,649	6%
Northwest	7,416,210	7%
North	2,552,485	3%
Northeast	780,790	1%
Boulder	5,616,204	6%
Longmont	1,025,048	1%

DENVER SUBMARKET MAP



AVERAGE ASKING LEASE RATE

A calculated average that only includes annual full service gross lease rates, weighted by their corresponding available square footage. Excludes sub-lease space.

GROSS LEASES

Includes all lease types whereby the landlord assumes responsibility for most, or all, of the operating expenses and taxes for the property.

MARKET COVERAGE

Includes all competitive class A, B & C office projects 20,000 square feet and larger in Downtown and 10,000 square feet and larger in all other submarkets, excluding government, medical, and single-tenant owner-user buildings.

NET ABSORPTION

The change in occupied square feet from one period to the next.

NET RENTABLE AREA

The gross building square footage minus the elevator core, flues, pipe shafts, vertical ducts, balconies, and stairwell areas.

OCCUPIED SQUARE FEET

Net Rentable Area not considered vacant.

UNDER CONSTRUCTION

Buildings that have begun construction as evidenced by site excavation or foundation work.

AVAILABLE SQUARE FEET

Available Rentable Area which is either physically vacant or ready for immediate occupancy.

AVAILABILITY RATE

Available Square Feet divided by the Net Rentable Area.

VACANT SQUARE FEET

Existing Rentable Area which is physically vacant or ready for immediate occupancy.

VACANCY RATE

Vacant Square Feet divided by the Net Rentable Area.

NORMALIZATION

Adjustments to the market, base, number and/or square footage of buildings in previous quarters to match adjustments made to the current base. Availability and vacancy in previous quarters reflect the adjustments.

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The first quarter of 2005 continued showing positive signs of a market recovery for the Suburban Office Market. The first quarter suburban absorption of 141,244 square feet was a good sign that the demand for office space is still carrying over from 2004. Class A buildings lead the market in vacancy rates and absorption, but continued job growth will fuel additional recovery.

Vacancy rates continued to decline as Parkwood Crossing continued its leasing success by attracting Smith Barney as a tenant for Eight Parkwood triggering the construction of Nine Parkwood. Class A vacancy rates fell to 15.64%, down from 16.5% last quarter. Class B and C office buildings are still lagging behind in occupancy levels, as competition for new tenants remains very competitive.

As most companies complete their restructuring from the latest economic downturn, subleasing activity is slowing dramatically.

Several large subleases have been absorbed which is also leading to the recovery of the Suburban Office Market. Class A and B office buildings continue to sell at record cap rates and several more large Class A projects are being taken to market in the second quarter.

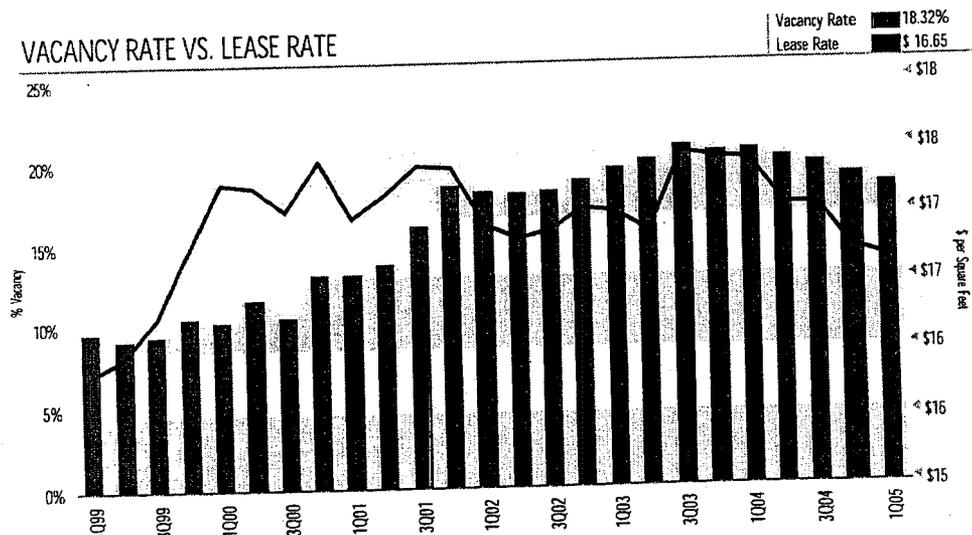
A few other positive signs include good market activity with over 1,000,000 square feet of tenants currently in the market evaluating sites and facilities. Companies are making decisions more confidently today than they were three years ago. In addition two large master planned office/industrial communities, Saxony in Fishers and Anson in Whitestown, continue making positive strides towards creating new office communities serving the always-growing Hamilton County. Expect more of the same absorption activity moving forward as we should see the market continue to improve.

QUICK STATS

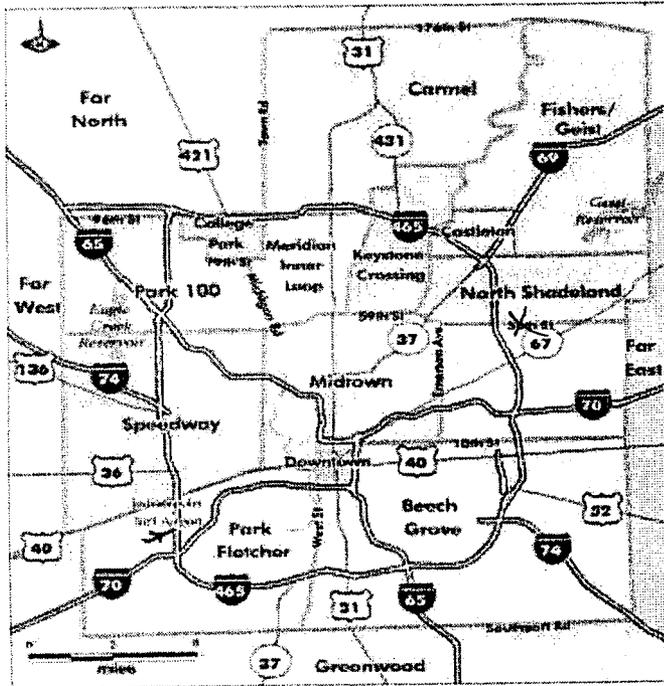
	Current	Change from last	
		Yr.	Qtr.
Vacancy	18.32%	↓	↓
Lease Rates	\$16.65	↓	↑
Net Absorption*	141,244 SF	↑	↓
Construction	31,500 SF	↓	↓

* The arrows are trend indicators over the specified time period and do not represent a positive or negative value. (e.g., absorption could be negative, but still represent a positive trend over a specified period.)

VACANCY RATE VS. LEASE RATE



INDIANAPOLIS SUBMARKET MAP



INDIANAPOLIS OFFICE BROKERS

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AVERAGE ASKING LEASE RATE

Rate determined by multiplying the asking net lease rate for each building by its available space, summing the products, then dividing by the sum of the available space with net lease for all buildings in the summary.

NET LEASES

Includes all lease types whereby the tenant pays an agreed rent plus most, or all, of the operating expenses and taxes for the property, including utilities, insurance and/or maintenance expenses.

MARKET COVERAGE

Includes all competitive office buildings 10,000 square feet and greater in size.

NET ABSORPTION

The change in occupied square feet from one period to the next.

NET RENTABLE AREA

The gross building square footage minus the elevator core, flues, pipe shafts, vertical ducts, balconies, and stairwell areas.

OCCUPIED SQUARE FEET

Building area not considered vacant.

UNDER CONSTRUCTION

Buildings which have begun construction as evidenced by site excavation or foundation work.

AVAILABLE SQUARE FEET

Available Building Area which is either physically vacant or occupied.

AVAILABILITY RATE

Available Square Feet divided by the Net Rentable Area.

VACANT SQUARE FEET

Existing Building Area which is physically vacant or immediately available.

VACANCY RATE

Vacant Building Feet divided by the Net Rentable Area.

NORMALIZATION

Due to a reclassification of the market, the base, number and square footage of buildings of previous quarters have been adjusted to match the current base. Availability and Vacant figures for those buildings have been adjusted in previous quarters.

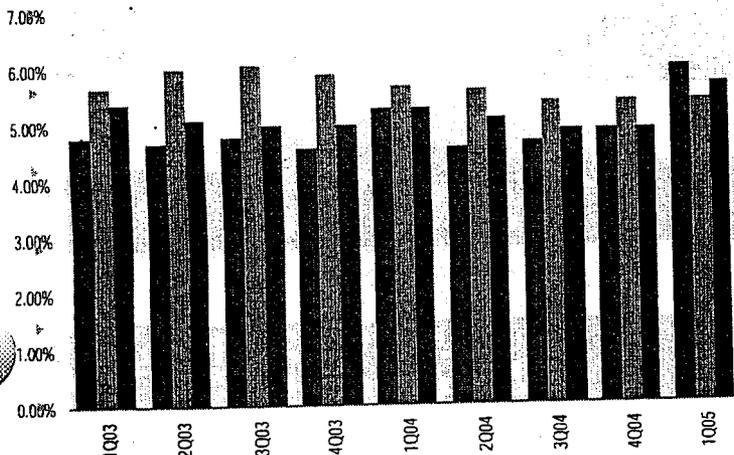


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Market	Rentable Area	Vacancy Rate %	Net Absorption SF	Under Construction SF	Average Asking Lease Rate \$ SF/YR	Availability Rate %
Beech Grove	39,600	8.8%	(3,500)	0	\$9.57	8.8%
Carmel	4,038,827	17.8%	41,865	31,500	\$17.81	17.9%
Castleton	1,812,791	18.7%	17,894	0	\$16.57	19.3%
College Park	1,488,265	25.8%	34,809	0	\$16.79	25.8%
Fishers/Geist	823,330	30.4%	22,532	0	\$15.02	30.4%
Greenwood	587,407	20.2%	(3,657)	0	\$15.64	20.2%
Keystone Crossing	3,581,785	16.1%	61,864	0	\$18.55	16.2%
Lawrence	297,875	6.6%	1,845	0	\$13.08	6.6%
Meridian Inner Lo	1,124,690	12.3%	(358)	0	\$15.87	12.5%
Midtown	1,089,651	2.6%	16,543	0	\$14.39	3.4%
North Shadeland	950,686	17.0%	(9,551)	0	\$15.61	17.0%
Park 100	1,583,943	21.0%	9,175	0	\$17.80	21.0%
Park Fletcher	655,458	36.6%	(59,244)	0	\$9.50	36.6%
Speedway	574,833	18.6%	11,027	0	\$14.59	18.6%
Market Total	18,649,141 SF	18.3%	141,244 SF	31,500 SF	\$16.65	18.5%

UNEMPLOYMENT RATE

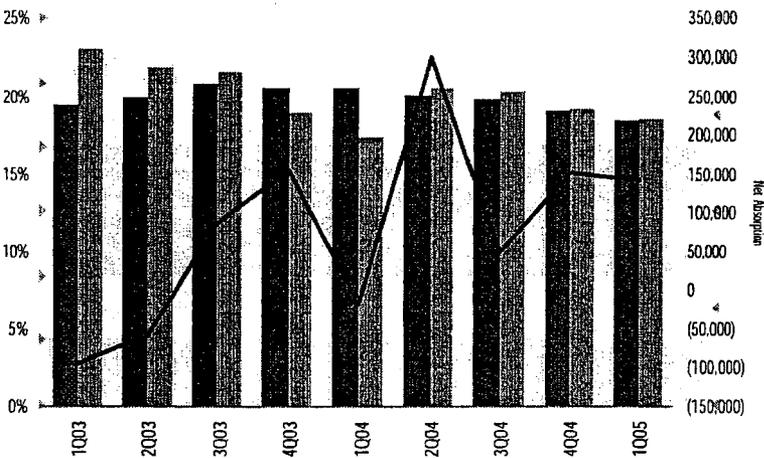
Indianapolis 6.0%
 US 5.4%
 IN State 5.7%



Throughout 2003 and 2004 the Indianapolis unemployment rate was consistently below the national average, this trend was reversed in this quarter. As of February 2005, the unemployment rate for Indianapolis was 6.0%, compared to the national rate of 5.4%.

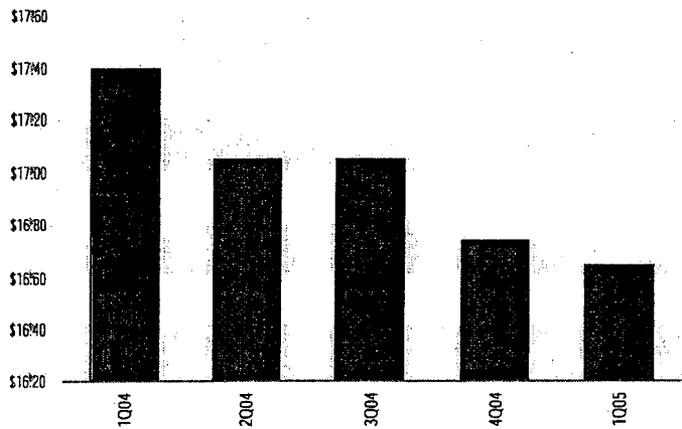
QY/AVAILABILITY/NET ABSORPTION

Vacancy 18.32%
 Availability 18.50%
 Absorption 141,244



AVERAGE ASKING LEASE RATES

Average Asking Lease Rate \$16.65

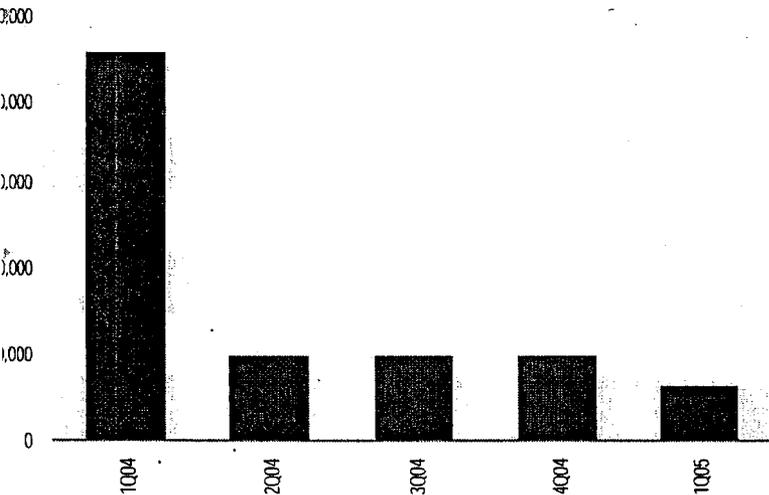


The first quarter of 2005 continued the decrease in vacancy rates from the end of 2004. Last year's vacancy rate of 19.03% fell to 18.32% during the first quarter of 2005. The availability rate for the first quarter of 2005, 18.50%, also experienced a decline from its fourth quarter 2004 rate of 19.20%.

The first quarter of 2005 remained relatively flat although it experienced a slight decrease of \$0.09. As the market continues to recover expect to see a more substantial increase in rental rates.

Continuing the trend of 2004, the first quarter 2005 Suburban Office Market also had positive absorption results with 141,244 square feet being absorbed.

CONSTRUCTION ACTIVITY



Construction in the Suburban Office Market during the first quarter of 2005 fell to 31,500 square feet with the completion of the 18,000 square foot Crosspoint Corner 8 in Fishers.

MARKET OUTLOOK

The average asking price for suburban office was \$16.65 per square foot with class A product in the \$18-\$20 range. 2005 will see lease rates for new construction push above \$20 per square foot. This is due primarily to increases in land prices with the expansion of healthcare related activity and the fact that only one major spec building is planned for delivery in 2005. Some developers plan to initiate new construction only with a pre-lease of 30% or more.

Columbus Suburban Office

FIRST QUARTER 2005

“Overall, activity in the Suburban Office Market continues to be sluggish. While there are signs that activity is increasing, the direction of the market remains elusive.”

First quarter 2005 got off to a slow start for the Columbus Suburban Office Market. While vacancy rose slightly and a marginal absorption rate was experienced, little activity occurred throughout the thirteen submarkets that make up our Suburban Office Market.

Eighteen properties were added to the Columbus Suburban Office base first quarter as the result of an internal market audit conducted on properties currently existing in the suburban market. As a result of this reassessment, 2005 data will represent a truer account of the activity in the Columbus Suburban Market.

Vacancy first quarter increased an insignificant 0.12% over fourth quarter 2004's vacancy.

Absorption in the Suburban Office Market reported (44,270) square feet this quarter, rising from fourth quarter's absorption rate of (185,499).

The suburban construction base, which is tracked at the start of groundbreaking,

dropped 112,500 square feet first quarter due to the completion of 2 office buildings in the Westerville submarket.

Unemployment increased slightly at the beginning of 2005, however, the cause of this rise was due in large part to an increase in the number of job seekers in the Columbus market during first quarter.

Average rental rates in the suburban market, which have remained low for much of 2004, experienced a slight increase first quarter. As noted previously, the market saw little movement this quarter. This change in lease rates is likely the result of the aforementioned market audit which added existing properties to the suburban base.

Overall, activity in the Suburban Office Market continues to be sluggish. While there are signs that activity is increasing, the direction of the market remains elusive.

QUICK STATS

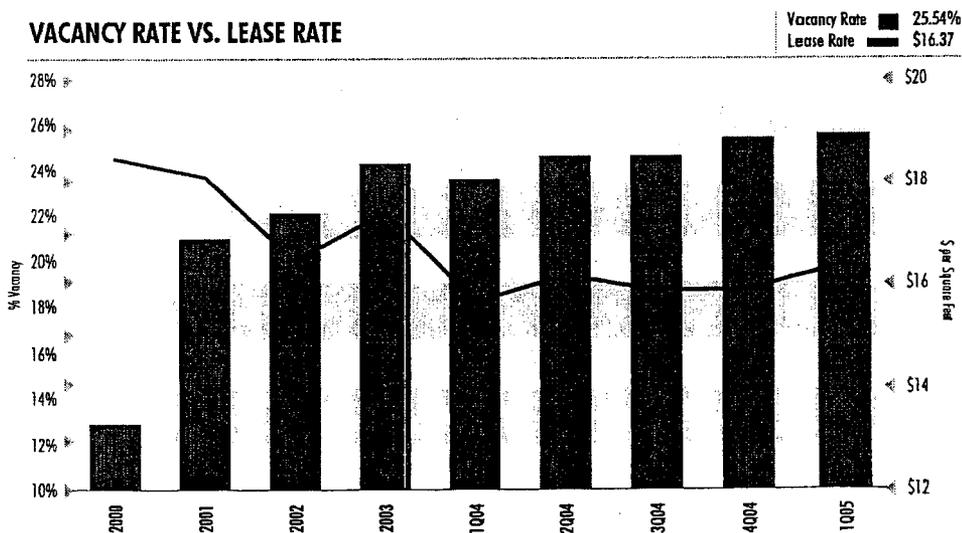
	Current	Change from last	
		Yr.	Qtr.
Vacancy	25.54%	▲	▲
Lease Rate	\$16.37	▲	▲
Net Absorption*	(44,270)	▼	▲
Construction	346,640	▲	▼

* The arrows are trend indicators over the specified time period and do not represent a positive or negative value. (e.g., absorption could be negative, but still represent a positive trend over a specified period.)

HOT TOPICS

- Two buildings totaling 112,500 square feet came out of construction in the Westerville submarket first quarter.
- Average rental rates in the suburban market, which have remained low for much of 2004, experienced a slight increase first quarter.
- An increase in job seekers during first quarter caused a rise in the Columbus unemployment rate.

VACANCY RATE VS. LEASE RATE

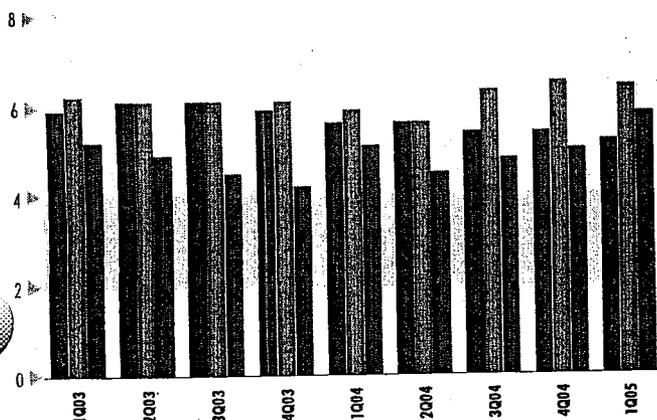


Market	Rentable Area	Vacancy Rate %	Net Absorption SF	Under Construction SF	Average Asking Lease Rate FSG/SF/YR*
Grandview	690,109	13.3%	15,147	0	\$17.88
Upper Arlington	735,589	9.5%	8,552	106,640	\$18.69
Bethel Road	1,047,671	14.7%	(9,127)	0	\$15.42
Dublin/NW	5,175,448	24.5%	1,445	0	\$16.61
Hilliard	830,478	44.3%	30,985	220,000	\$15.77
East	590,276	37.5%	(24,588)	0	\$11.37
Reynoldsburg	183,085	38.6%	2,465	0	\$11.13
Airport	258,353	23.2%	11,091	0	\$17.44
Easton	1,127,807	7.9%	38,085	0	\$19.10
Gahanna	810,575	23.9%	(49,603)	0	\$14.92
Westerville	2,472,191	35.7%	31,565	20,000	\$16.21
Worthington	4,033,120	32.1%	(122,055)	0	\$15.60
Polaris	2,018,001	19.7%	21,768	0	\$17.96
Market Total	19,972,703	25.54%	(44,270)	346,640	\$16.37* (Class A & B only.)

*FSG/SF/YR. Average asking lease rate total does not include Class C or Class D buildings.

National 5.2%
Ohio State 6.4%
Columbus 5.8%

UNEMPLOYMENT RATE

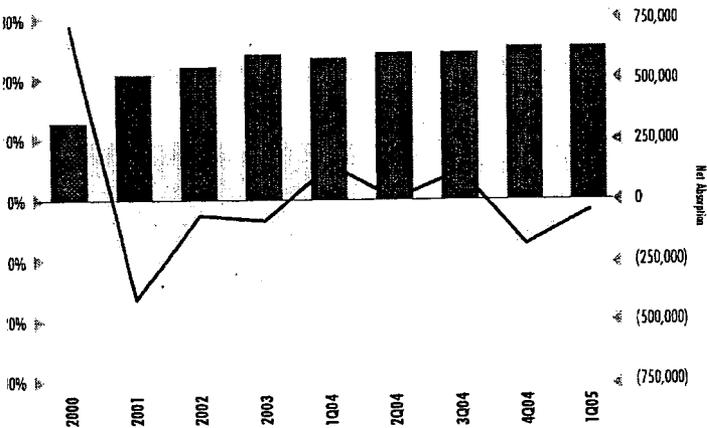


Unemployment rates in the Metropolitan Columbus area rose slightly first quarter 2005, increasing from 5.0% at the end of 2004 to a rate of 5.8% currently. While this rise in unemployment gives the indication of job loss, the increase can actually be attributed to an increase in people looking for work. Unemployment rates reflect the number of those who are out of work but are looking for positions. People who are not interested in being part of the workforce are not included in the unemployment rate. If those who were not searching for work choose to rejoin the workforce they become part of the unemployment calculation. An increase in job seekers during first quarter caused a rise in the Columbus unemployment rate.

The State of Ohio's unemployment rate decreased this quarter, albeit only slightly, from 6.5% fourth quarter 2004 to 6.4% first quarter 2005. The National unemployment rate experienced a small decline as well, with a 0.2% change from last quarter's rate of 5.4% to 5.2% presently.

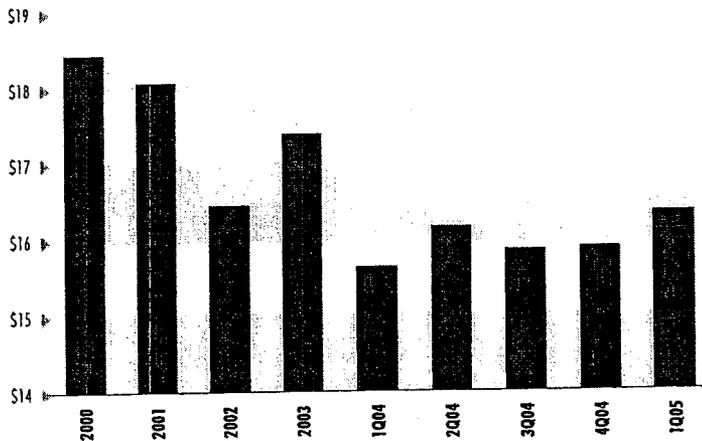
Y/NET ABSORPTION

Vacancy ■ 25.54%
Absorption — (44,270)



AVERAGE ASKING GROSS LEASE RATES

Average Asking Lease Rate ■ \$16.37



The Columbus Suburban Office Market experienced a slight increase in vacancy during first quarter with a rate of 25.54%. This is only a 0.12% rise from fourth quarter's vacancy rate of 25.42%.

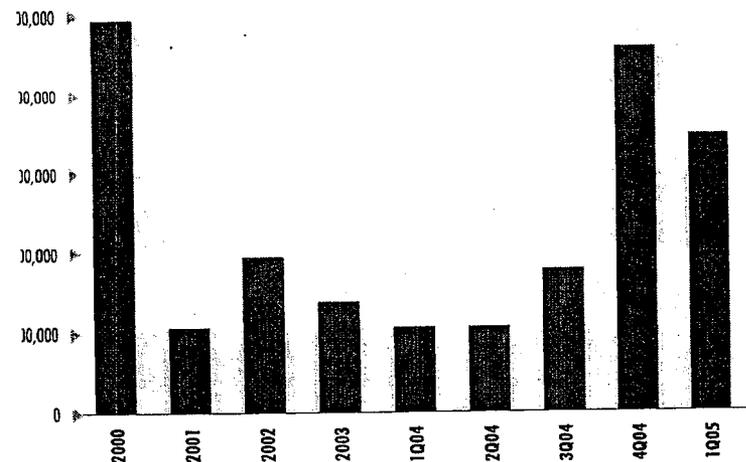
Coming from fourth quarter's rate of (185,499) square feet, first quarter's absorption reported a (44,270) square feet. This change, as well as first quarter's vacancy rate, is due to typical tenant movement in the market.

Average asking lease rates were adjusted first quarter from \$15.89 at the end of 2004 to \$16.37 currently. Due to the lack of significant activity in the market, this increase in lease rates can be credited to the market audit conducted at the beginning of 2005 which added more properties to the suburban base, thus, adding more lease rates to the calculation.

Lease rates in Class A space averaged \$17.55, while Class B buildings had an average asking lease rate of \$15.57. The Clinton Township/Easton area had the highest asking lease rate of \$19.10, while the Upper Arlington submarket followed a close second with an average asking lease rate of \$18.69. Reynoldsburg was the lowest of the thirteen suburban submarkets with an average asking rate of \$11.13.

CONSTRUCTION ACTIVITY

Construction ■ 346,640 sf



Five buildings remained under construction in the Suburban Office Market while 2 properties in the Westerville submarket reached completion. A total of 112,500 square feet was added to the suburban market in the first quarter as a result of this completed construction. The construction remaining online will add a total of 346,640 square feet to the market once finished.

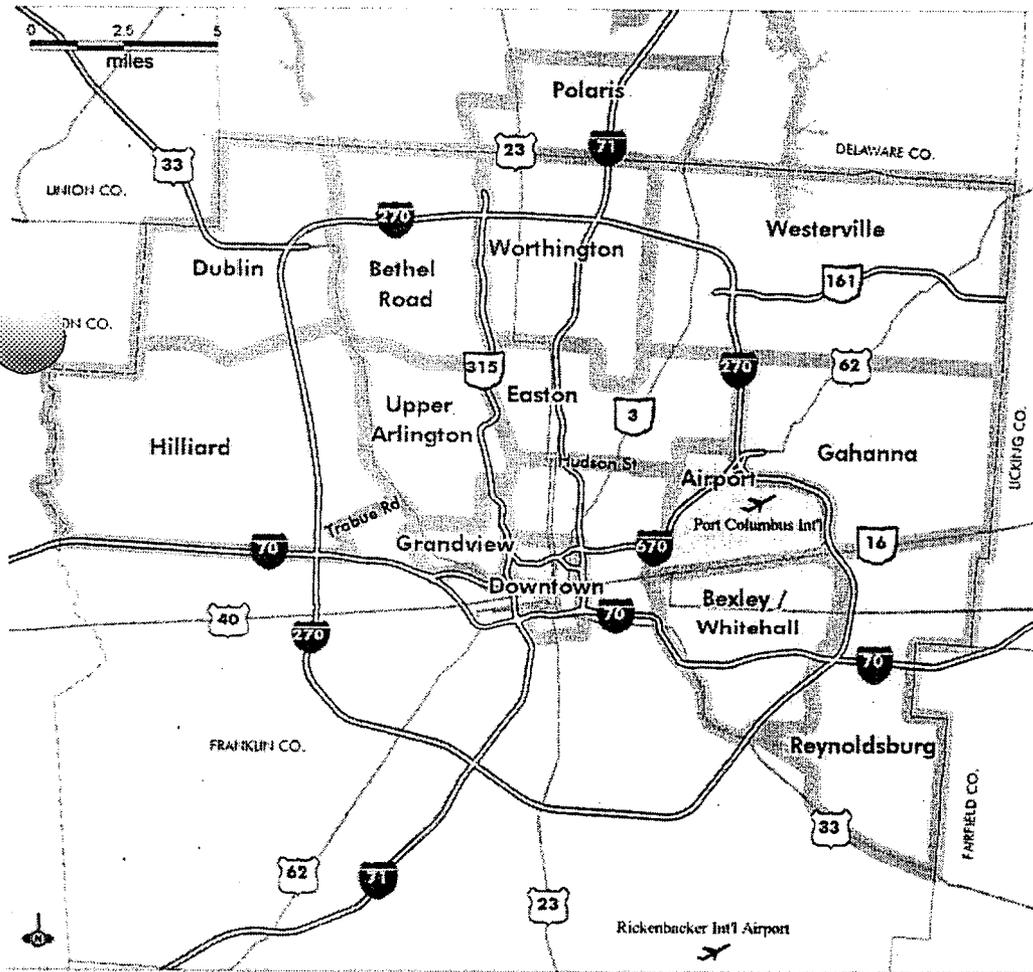
MARKET OUTLOOK

When job growth begins to move upward, office space will begin to be absorbed in positive numbers. Small office buildings and owner-occupied condo units will be in higher demand as users take advantage of lower interest rates in favor of purchasing rather than leasing. As interest rates move upward, the smaller owner/occupied building will become less attractive and may help fuel the leasing market. Any increase in activity may lead to a slight improvement for the Suburban Office Market in the coming quarters of 2005.

NOTABLE CBRE COLUMBUS SALE/LEASE TRANSACTIONS

Size (Sq Ft)	Sale/Lease	Client Represented	Address
1,65,000	Lease	Farmers New World Life Ins.	2500 Farmers Drive
25,000	Lease	BIJO, LLC	5992 Westerville Road
23,315	Lease	Live Oak Properties	825 Tech Center Drive

COLUMBUS SUBMARKET MAP



AVERAGE ASKING LEASE RATE

Rate determined by multiplying the asking gross lease rate for each building by its available space, summing the products, then dividing by the sum of the available space with gross leases for all buildings in the summary. Direct leases only; excludes sublease space.

GROSS LEASES

Includes all lease types whereby the Landlord assumes responsibility for most, or all, of the operating expenses and taxes for the property.

MARKET COVERAGE

Includes all competitive office buildings 10,000 square feet and greater in size.

NET ABSORPTION

The change in occupied square feet from one period to the next.

NET RENTABLE AREA

The gross building square footage minus the elevator core, flues, pipe shafts, vertical ducts, balconies, and stairwell area.

OCCUPIED SQUARE FEET

Building area not considered vacant.

UNDER CONSTRUCTION

Buildings which have begun construction as evidenced by site excavation or foundation work.

AVAILABLE SQUARE FEET

Available Building Area which is either physically vacant or occupied.

AVAILABILITY RATE

Available Square Feet divided by the Net Rentable Area.

VACANT SQUARE FEET

Existing Building Area which is physically vacant or immediately available.

VACANCY RATE

Vacant Building Feet divided by the Net Rentable Area.

NORMALIZATION

Due to a reclassification of the market, the base, number and square footage of buildings of previous quarters have been adjusted to match the current base. Availability and Vacancy figures for those buildings have been adjusted in previous quarters.

For more information regarding the Columbus Suburban Office MarketView, please contact:

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