

# Real Estate Market Overview 2006

## El Paso

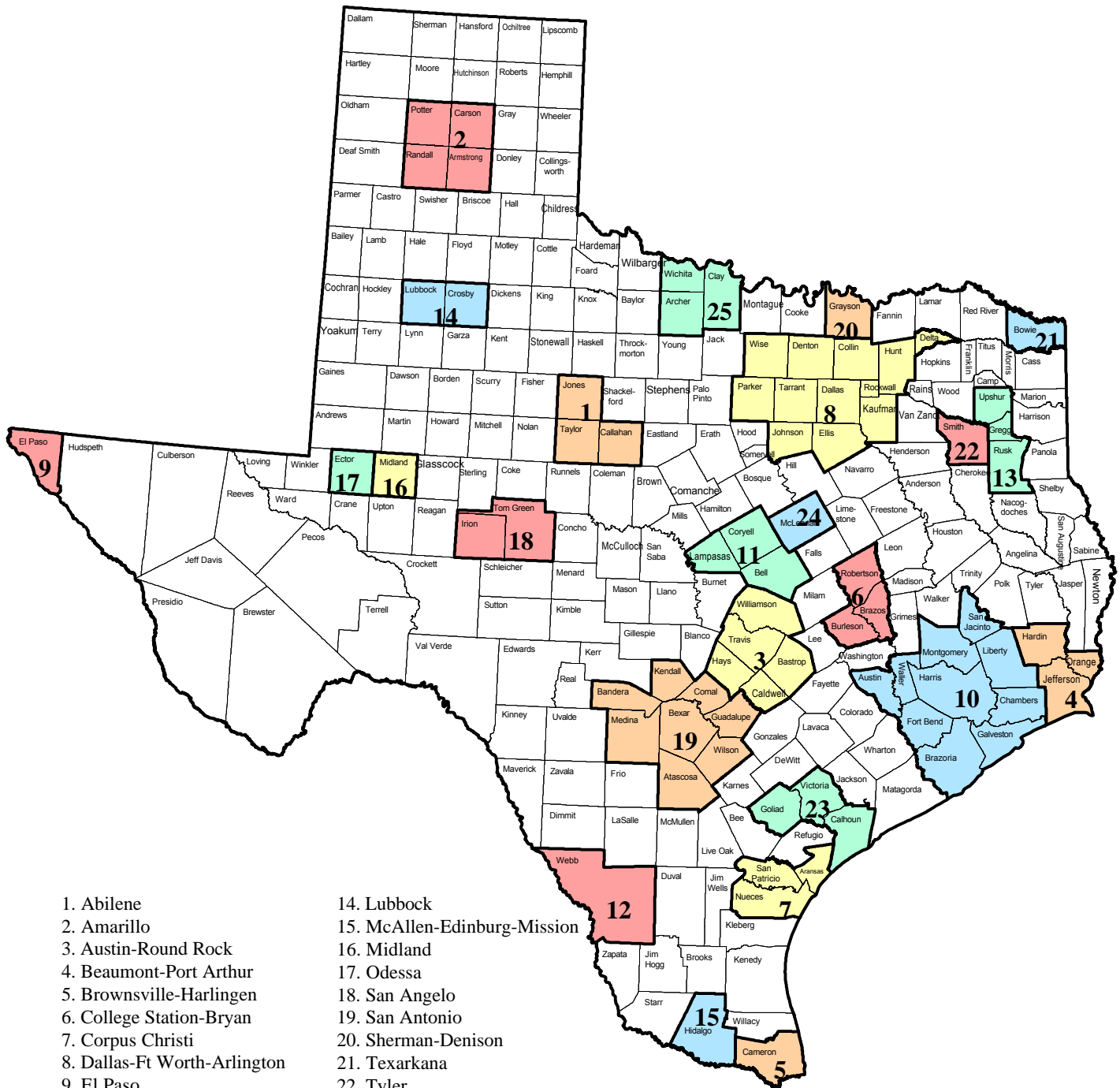
### Mid-Year Update

Nestled at the foot of the Franklin Mountains, the City of El Paso is bordered by Mexico on the south and New Mexico to the north. With a 2000 population of 563,622, El Paso is the fifth largest city in Texas. Across the Texas-Mexico border from El Paso is Juarez, with a population of 1.3 million. The El Paso-Juarez community comprises the largest metropolitan area on the border between the United States and Mexico. El Paso is also the home of Lee Trevino, a popular championship professional golfer.

Quick Facts	
<b>Land Area</b>	1,013 square miles
<b>Population Density (2000)</b>	670.8 people per square mile
<b>Counties</b>	El Paso
<b>Area Cities and Towns</b>	
Anthony, Canutillo, Clint, El Paso, Fabens, Horizon City, San Elizario, Socorro, Tornillo	



# Metropolitan Statistical Areas (MSAs)



- |                                |                              |
|--------------------------------|------------------------------|
| 1. Abilene                     | 14. Lubbock                  |
| 2. Amarillo                    | 15. McAllen-Edinburg-Mission |
| 3. Austin-Round Rock           | 16. Midland                  |
| 4. Beaumont-Port Arthur        | 17. Odessa                   |
| 5. Brownsville-Harlingen       | 18. San Angelo               |
| 6. College Station-Bryan       | 19. San Antonio              |
| 7. Corpus Christi              | 20. Sherman-Denison          |
| 8. Dallas-Ft Worth-Arlington   | 21. Texarkana                |
| 9. El Paso                     | 22. Tyler                    |
| 10. Houston-Sugar Land-Baytown | 23. Victoria                 |
| 11. Killeen-Temple-Ft Hood     | 24. Waco                     |
| 12. Laredo                     | 25. Wichita Falls            |
| 13. Longview                   |                              |

# Table of Contents

---

Demographics ..... 1

Education ..... 7

Employment ..... 8

Economy ..... 13

Infrastructure ..... 15

Public Facilities ..... 16

Multifamily ..... 17

Housing ..... 19

Retail ..... 23

Hotel ..... 24

Office ..... 25

Industrial ..... 28

## El Paso Market Overview 2006 Demographics

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**El Paso MSA Population**

Year	Population	Percent Change
1995	654,250	-
1996	656,482	0.3%
1997	665,066	1.3%
1998	671,250	0.9%
1999	675,397	0.6%
2000	679,622	0.6%
2001	687,543	1.2%
2002	693,570	0.9%
2003	702,609	1.3%
2004	713,126	1.5%
2005*	721,598	1.2%

\* July 1, 2005 population estimates

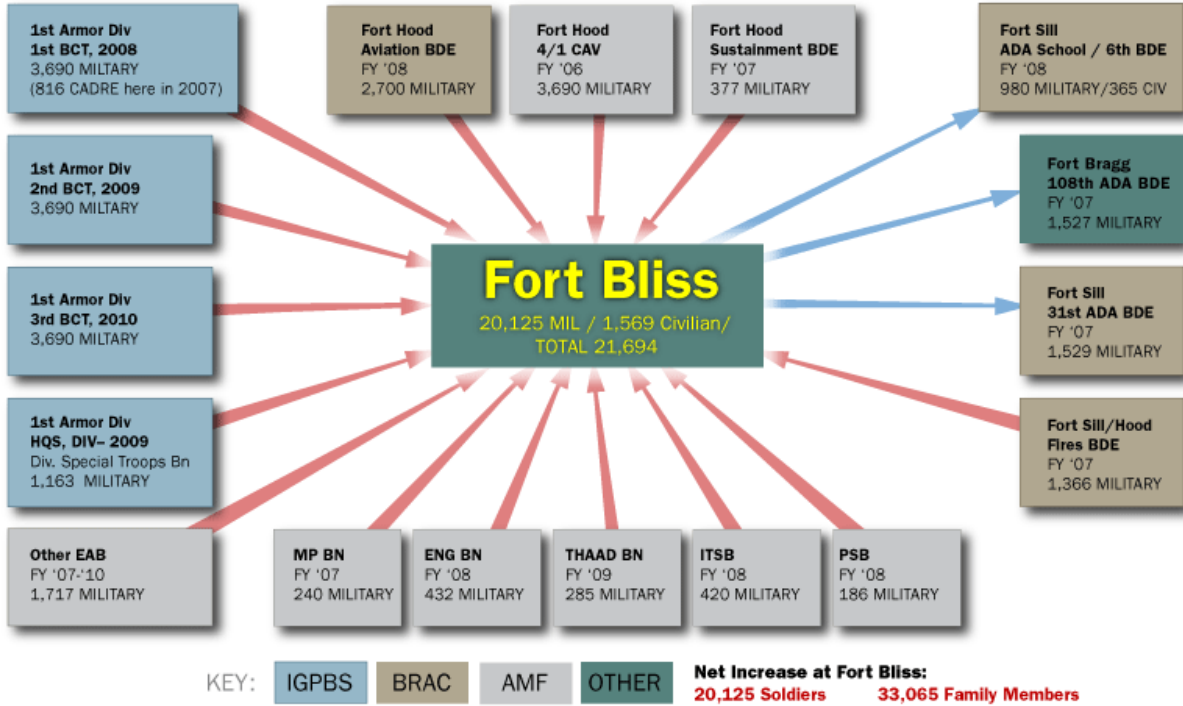
Source: U.S. Census Bureau

**Area Cities With 10,000 or More Residents**

City	2000 Population	Growth 1990 - 2000 (in percent)
El Paso	563,662	9.4
Socorro	27,152	18.5

Source: U.S. Census Bureau

### MIGRATION DATA: FORT BLISS 2010



Source: El Paso Regional Economic Development Corporation

**Texas Metropolitan Area Population Change, 1995 - 2005\***

<b>Metropolitan Area</b>	<b>1995 Population</b>	<b>2005* Population</b>	<b>Percent Change</b>
Austin-Round Rock	1,031,557	1,452,529	40.8
McAllen-Edinburg-Mission	487,593	678,275	39.1
Laredo	167,466	224,695	34.2
Dallas-Fort Worth-Arlington	4,501,154	5,819,475	29.3
Houston-Sugar Land-Baytown	4,246,398	5,280,077	24.3
Brownsville-Harlingen	304,928	378,311	24.1
San Antonio	1,570,083	1,889,797	20.4
<b>Texas</b>	<b>16,986,335</b>	<b>19,874,977</b>	<b>17.0</b>
Tyler	163,440	190,594	16.6
Sherman-Denison	100,342	116,834	16.4
Killeen-Temple-Fort Hood	313,222	351,528	12.2
College Station-Bryan	170,608	189,735	11.2
Amarillo	215,176	238,664	10.9
Waco	202,692	224,668	10.8
<b>El Paso</b>	<b>654,250</b>	<b>721,598</b>	<b>10.3</b>
Midland	113,627	121,371	6.8
Longview	188,646	201,501	6.8
Texarkana	126,220	133,805	6.0
Victoria	107,413	113,356	5.5
Lubbock	245,759	258,970	5.4
Corpus Christi	394,701	413,553	4.8
Odessa	121,017	125,339	3.6
San Angelo	103,639	105,367	1.7
Abilene	156,097	158,291	1.4
Beaumont-Port Arthur	380,888	383,530	0.7
Wichita Falls	147,740	146,276	-1.0

\* July 1, 2005 population estimates

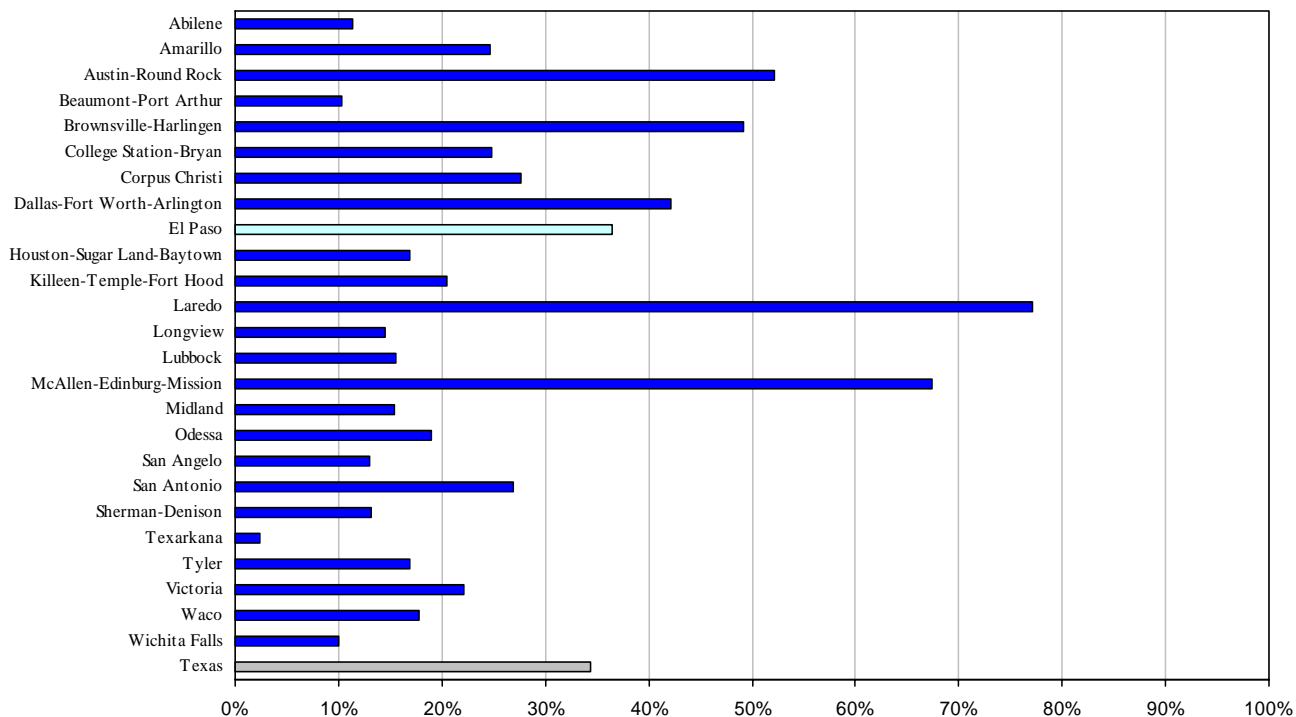
Source: U.S. Census Bureau

**El Paso MSA Projected Population**

<b>Year</b>	<b>Texas State Data Center (Scenario 0.5)</b>	<b>Texas Water Development Board</b>
2000	679,622	679,622
2005	740,525	-
2010	803,967	826,062
2015	867,435	-
2020	927,739	986,443
2025	985,847	-
2030	1,042,891	1,127,206
2035	1,098,365	-
2040	1,150,404	1,248,609

Sources: Texas State Data Center (2004 projection) and Texas Water Development Board (2006 projection)

### Texas Metropolitan Area Population Growth Forecast, 2000 – 2020 (in percent)



Source: Texas State Data Center – Scenario 0.5 (2004 projection)

#### Household Composition

	El Paso MSA	Texas
Average household size (2000)	3.18	2.74
Population younger than 18 (2000, in percent)	32.0	28.2
Population 65 and older (2000, in percent)	9.7	9.9

Source: U.S. Census Bureau (1999 definition)

#### Distribution by Race and Hispanic or Latino Origin, 2000 (in percent)

	El Paso MSA	Texas
White	73.9	71.0
Black	3.1	11.5
Asian	1.0	2.7
American Indian	0.8	0.6
Other	17.9	11.7
Two or more races	3.2	2.5
Hispanic (of any race)	78.2	32.0

Source: U.S. Census Bureau (1999 definition)

**In-Migration for El Paso MSA, 2003**

To	From			Non-Migrants
	US - Same State	US - Different State	Foreign Country	
El Paso County	4,489	15,918	2,167	567,175

Source: Internal Revenue Service and Real Estate Center at Texas A&M University, Feb 2006

**Out-Migration for El Paso MSA, 2003**

From	To			Non-Migrants
	US - Same State	US - Different State	Foreign Country	
El Paso County	6,330	17,770	1,203	567,175

Source: Internal Revenue Service and Real Estate Center at Texas A&M University, Feb 2006

**Top Five In-Migration Destinations, El Paso MSA, 2003**

From US - Same State		From US - Different State	
To El Paso County			
Bexar County	639	Dona Ana County, NM	2,235
Dallas County	424	Maricopa County, AZ	655
Tarrant County	363	Los Angeles County, CA	597
Harris County	306	San Diego County, CA	347
Bell County	265	Bernalillo County, NM	295

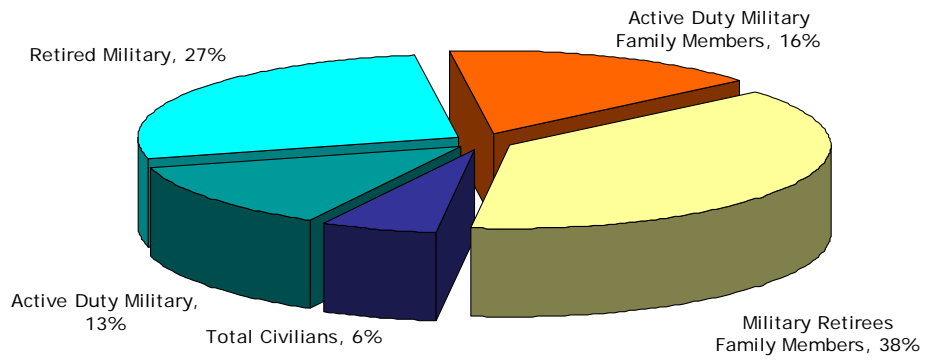
Source: Internal Revenue Service and Real Estate Center at Texas A&M University, Feb 2006

**Top Five Out-Migration Destinations, El Paso MSA, 2003**

To US - Same State		To US - Different State	
From El Paso County			
Bexar County	1,008	Dona Ana County, NM	2,313
Tarrant County	611	Maricopa County, AZ	1,147
Dallas County	516	Bernalillo County, NM	619
Harris County	453	Los Angeles County, CA	509
Travis County	425	Clark County, NV	491

Source: Internal Revenue Service and Real Estate Center at Texas A&M University, Feb 2006

**Fort Bliss Population Profile**  
**March 2004**



2005 data not available

Source: City of El Paso

## El Paso Market Overview 2006 Education

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### Educational Attainment, Persons Age 25 and Older (in percent)

Level of Education	El Paso County	Texas
High school graduate	22.5	24.8
Some college, no degree	21.6	22.4
Associate's degree	5.0	5.2
Bachelor's degree	11.0	15.6
Graduate or professional degree	5.6	7.6

Source: U.S. Census Bureau, 2000

### Educational Level, Persons Age 25 and Older 2000 (in percent)

Level of Education	El Paso	
	MSA	Texas
High School Graduate or Higher	65.8	75.7
Bachelor's Degree or Higher	16.6	23.2

Source: U.S. Census Bureau (1999 definition)

### Local College and University Enrollment, Fall Semester

School	2000	2001	2002	2003	2004	2005*
El Paso Community College	17,747	18,356	19,644	22,704	23,828	24,251
University of Texas at El Paso	15,224	16,220	17,232	18,542	18,918	19,257

\* Preliminary

Source: Texas Higher Education Coordinating Board

## El Paso Market Overview 2006 Employment

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### Top Ten Employers

Employer	Sector	Employees
El Paso Independent School District	Education	8,663
Fort Bliss Civilian	Government	6,620
Ysleta Independent School District	Education	6,500
City of El Paso	Government	6,264
University of Texas at El Paso	Education	4,836
Socorro Independent School District	Education	3,995
Sierra Providence Health Network	Health care	3,761
El Paso Community College	Education	3,728
Wal-Mart	Retail	3,677
Echostar Satellite Corp.	Call center	3,000

Source: El Paso Office of Economic Development April-2005

### Top Ten Private Employers

Employer	Sector	Employees
Sierra Providence Health Network	Health care	3,761
Wal-Mart	Retail	3,677
Echostar Satellite Corp.	Call center	3,000
Las Palmas and Del Sol Regional Hospital	Hospital	2,244
MCI/GC Services	Telemarketing	1,790
Sahara, Inc. (Nat. Cent. for Emp. of Disabled)	Sheltered workshop	1,369
West Teleservices Corp.	Telemarketing	1,300
Big 8 Food Stores	Grocery	1,220
Del Sol Medical Center	Hospital	1,203
El Paso Healthcare Systems	Medical services	1,203

Source: El Paso Office of Economic Development April-2005

### Top Maquiladoras in Juarez, Mexico\*

Employer	Origin	Sector
Delphi Automotive Systems	USA	Automotive
Lear Corporation	USA	Automotive
Yazaki North America	Japan	Automotive
Philips Electronics	Netherlands	Electronics
Thomson Consumer Electronics (RCA)	USA	Electronics
Sumitomo Wiring Electric Systems	Japan	Electrical
A.O. Smith Corporation	USA	Electrical
Cardinal Health	USA	Medical
Honeywell, Inc.	USA	Medical
Bosch Group	USA	Electronics

\*The Juarez, Mexico list is based on all Maquiladoras in Mexico

Source: Regional Economic Development Corporation Nov-2004

**Employment Growth by Industry**

	<b>El Paso MSA</b>	<b>Texas</b>
Employment growth 2005 (in percent)	1.4	2.5
Unemployment rate 2005 (in percent)	7.1	5.3
Net job change in 2005	3,600	237,900
<b>Employment growth by sector 2005 (in percent)</b>		
Natural Resources, Mining, and Construction	7.0	4.9
Manufacturing	-5.4	0.9
Trade, Transportation, and Utilities	0.7	2.4
Information	-2.0	-0.7
Financial Activities	0.9	2.3
Professional and Business Services	-2.2	5.3
Educational and Health Services	8.9	2.9
Leisure and Hospitality	4.1	2.5
Government	0.7	1.7

Source: Bureau of Labor Statistics and Real Estate Center at Texas A&M University

**Texas Metropolitan Area Employment Change, 1995-2005**

<b>Metropolitan Area</b>	<b>1995 Employment</b>	<b>2005 Employment</b>	<b>Percent Change</b>
McAllen-Edinburg-Mission	150,234	242,422	61.4
Laredo	59,598	80,665	35.3
Austin-Round Rock	591,102	764,194	29.3
Killeen-Temple-Fort Hood	111,747	142,121	27.2
Brownsville-Harlingen	106,945	134,952	26.2
College Station-Bryan	80,047	99,326	24.1
Sherman-Denison	45,577	55,413	21.6
Dallas-Fort Worth-Arlington	2,384,710	2,860,998	20.0
<b>Texas</b>	<b>8,985,635</b>	<b>10,617,319</b>	<b>18.2</b>
Houston-Sugar Land-Baytown	2,106,968	2,470,473	17.3
San Antonio	732,775	855,644	16.8
Lubbock	118,211	136,968	15.9
Tyler	80,110	91,675	14.4
Texarkana	52,507	59,811	13.9
Waco	94,605	106,979	13.1
Amarillo	111,610	125,811	12.7
Longview	86,975	97,417	12.0
Corpus Christi	167,087	186,305	11.5
Midland	56,680	62,686	10.6
Abilene	72,440	79,420	9.6
Wichita Falls	66,582	72,221	8.5
<b>El Paso</b>	<b>256,259</b>	<b>275,889</b>	<b>7.7</b>
Victoria	50,417	54,216	7.5
San Angelo	48,906	52,282	6.9
Odessa	55,517	58,969	6.2
Beaumont-Port Arthur	164,661	166,236	1.0

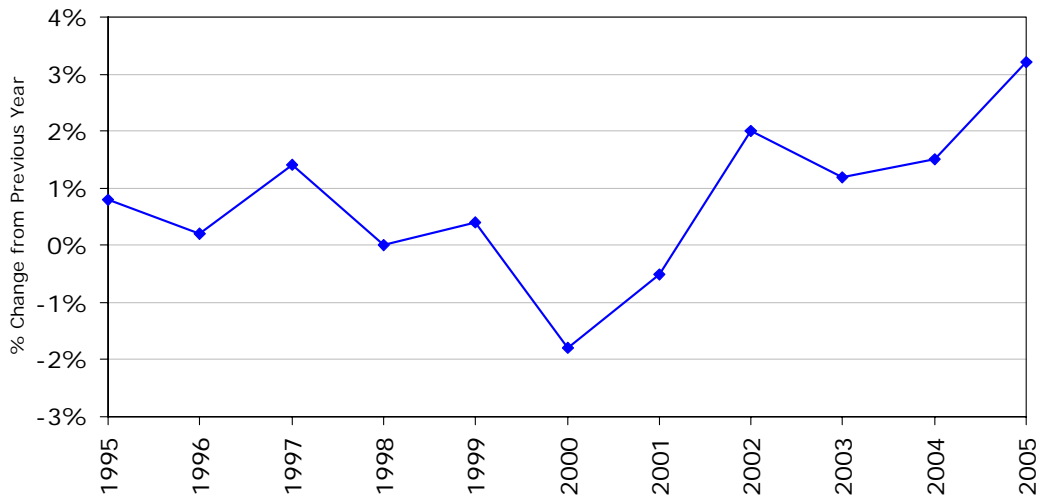
Source: Bureau of Labor Statistics and Real Estate Center at Texas A&M University

**El Paso MSA Employment**

Year	Employment	Percent Change
1995	256,259	0.8
1996	256,720	0.2
1997	260,286	1.4
1998	260,272	0.0
1999	261,213	0.4
2000	256,553	-1.8
2001	255,247	-0.5
2002	260,275	2.0
2003	263,514	1.2
2004	267,419	1.5
2005	275,889	3.2

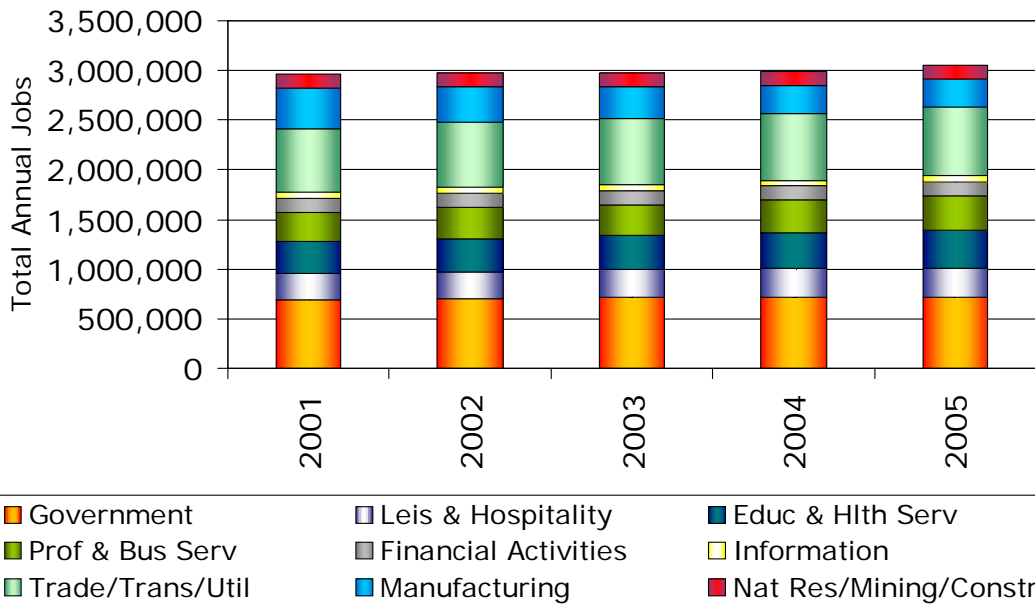
Source: U.S. Bureau of Labor Statistics

**El Paso MSA  
 Employment Growth**



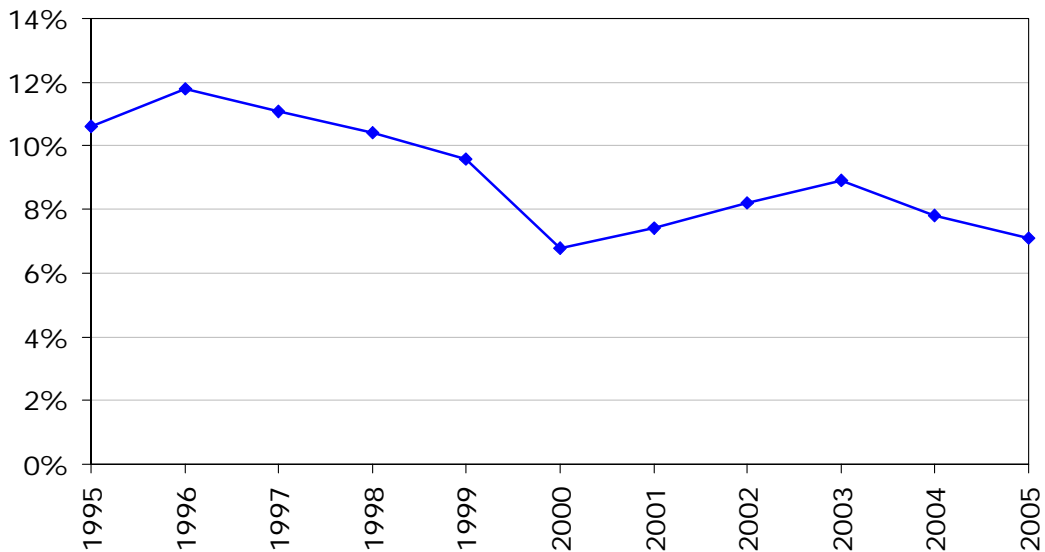
Source: U.S. Bureau of Labor Statistics and Real Estate Center at Texas A&M University

**El Paso MSA  
 Distribution of Employment in Major Categories**



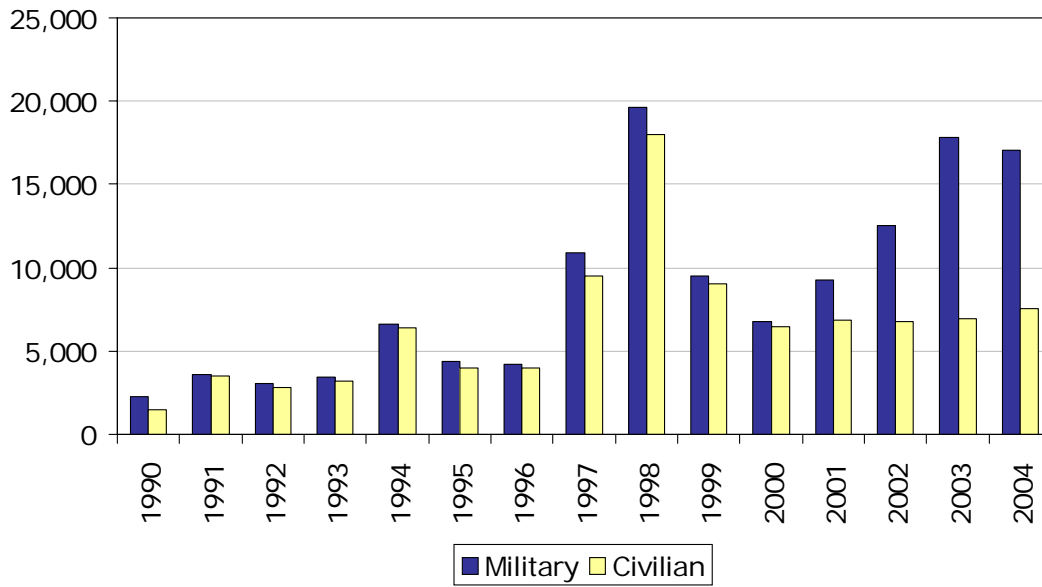
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University Jan-2006

**El Paso MSA  
 Unemployment Rate**



Source: U.S. Bureau of Labor Statistics and Real Estate Center at Texas A&M University

### Fort Bliss Employment



Source: City of El Paso

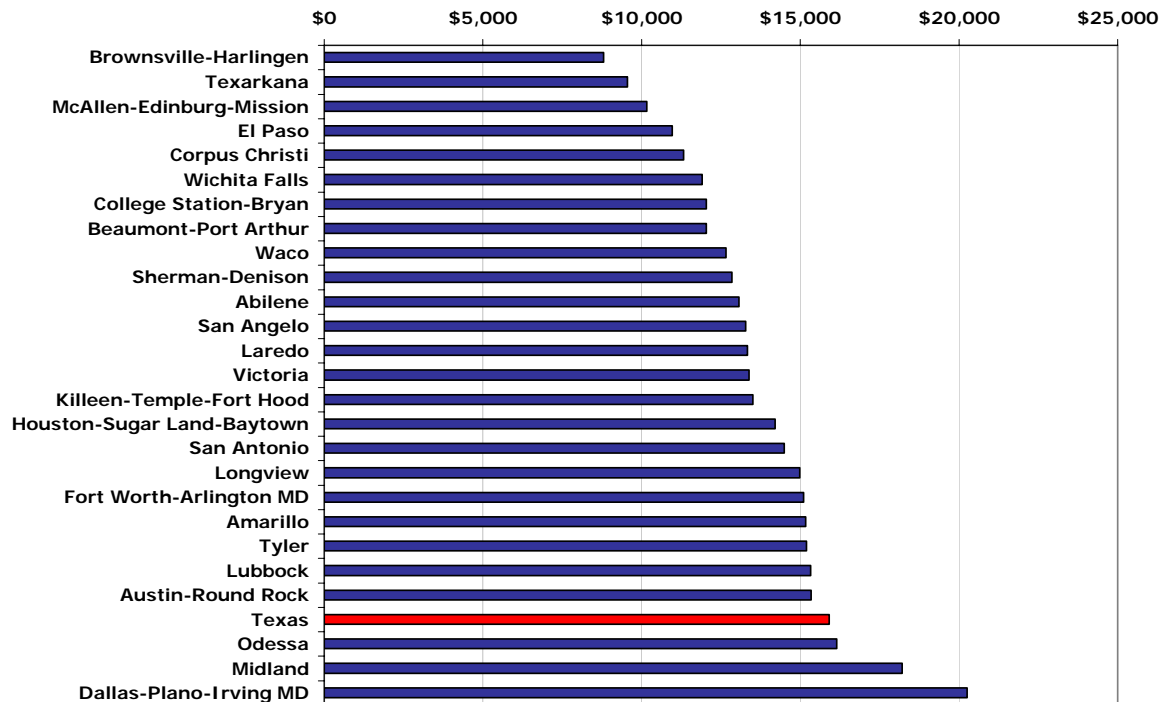
## El Paso Market Overview 2006 Economy

**El Paso MSA Gross Retail Sales**

Year	Total Sales	Sales per Capita
1995	\$4,871,535,643	\$7,446
1996	\$5,258,414,674	\$8,010
1997	\$5,050,367,254	\$7,594
1998	\$5,309,167,256	\$7,909
1999	\$5,884,997,029	\$8,713
2000	\$6,343,535,589	\$9,334
2001	\$6,354,119,088	\$9,242
2002	\$6,655,119,764	\$9,595
2003	\$6,904,361,795	\$9,827
2004	\$7,325,317,837	\$10,272
2005	\$7,914,991,812	\$10,969
State Average 2005:		\$15,903

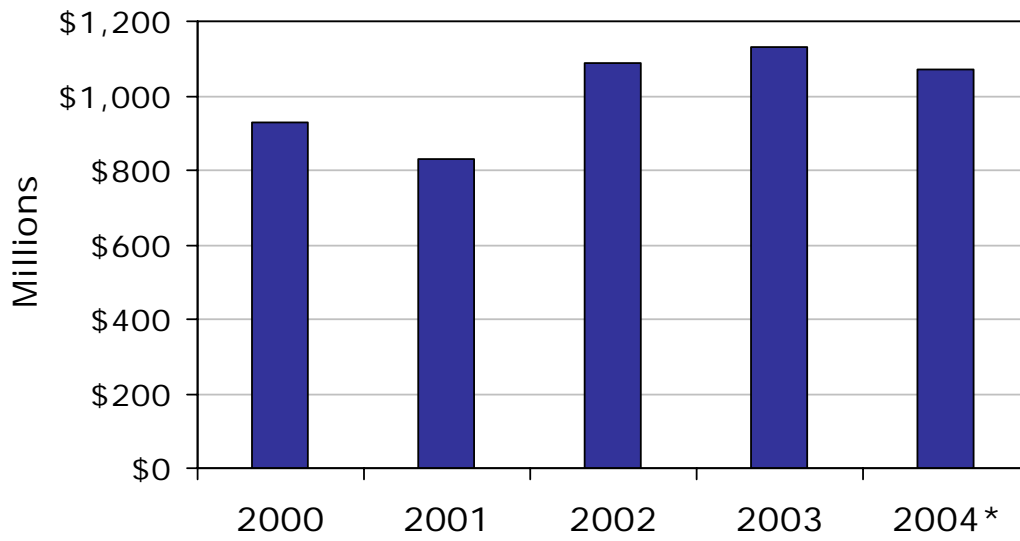
Source: Texas Comptroller's Office

**Gross Retail Sales per Capita 2005**



Source: Texas Comptroller's Office

### Fort Bliss Economic Impact



Source: City of El Paso

\*2004 Jan. – Sept.  
2005 data not available

## El Paso Market Overview 2006 Infrastructure

### El Paso International Airport Activity

Airport	2000	2001	2002	2003	2004	2005
<b>El Paso International Airport</b>						
Enplaned	1,688,134	1,564,380	1,449,965	1,463,976	1,612,606	1,697,683
Deplaned	1,624,585	1,527,328	1,425,751	1,446,687	1,591,800	1,673,763
<b>Total</b>	<b>3,312,719</b>	<b>3,091,708</b>	<b>2,875,716</b>	<b>2,910,663</b>	<b>3,204,406</b>	<b>3,371,446</b>

Source: El Paso International Airport

### El Paso International Cargo (units in tons)

Airport	1999	2000	2001	2002	2003	2004	2005
<b>El Paso International Airport</b>							
Enplaned	39,073	41,697	33,594	35,075	36,556	35,912	38,140
Deplaned	56,131	55,204	46,016	51,668	45,366	46,747	48,095
<b>Total</b>	<b>95,204</b>	<b>96,901</b>	<b>79,610</b>	<b>86,743</b>	<b>81,922</b>	<b>82,659</b>	<b>86,235</b>

Source: El Paso International Airport

### Border Crossings

	2000	2001	2002	2003	2004	2005*
<b>Pedestrian Crossings</b>						
Northbound	7,002,240	7,307,850	8,268,991	7,715,504	7,500,916	6,765,909
Southbound	5,503,418	5,504,661	6,039,402	5,411,956	5,930,117	5,015,876
<b>Total</b>	<b>12,505,658</b>	<b>12,812,511</b>	<b>14,308,393</b>	<b>13,127,460</b>	<b>13,431,033</b>	<b>11,781,785</b>
<b>Vehicle Crossings</b>						
Northbound	8,981,678	8,370,987	7,572,650	7,565,603	7,621,214	7,343,614
Southbound	5,678,775	4,842,525	4,316,436	4,512,110	4,439,944	4,306,731
<b>Total</b>	<b>14,660,453</b>	<b>13,213,512</b>	<b>11,889,086</b>	<b>12,077,713</b>	<b>12,061,158</b>	<b>11,650,345</b>
<b>Rail Crossings</b>						
Northbound	-	17,310	30,437	21,045	58,565	57,770
Southbound	-	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>17,310</b>	<b>30,437</b>	<b>21,045</b>	<b>58,565</b>	<b>57,770</b>
<b>Truck Crossings**</b>						
Northbound	-	666,910	704,199	659,614	607,578	683,134
Southbound	-	344,023	307,203	281,589	292,288	283,421
<b>Total</b>	<b>-</b>	<b>1,010,933</b>	<b>1,011,402</b>	<b>941,203</b>	<b>899,866</b>	<b>966,555</b>

\* Due to the different data gathering procedures that each bridge system follows, 2005 year-to-end data may not reflect all twelve months and may be subject to change till the following year.

\*\* Includes only 2 to 6 axle loaded and unloaded commercial vehicles.

Source: Texas A&M International University, Texas Center for Border Economic and Enterprise Development Feb-2006

## El Paso Market Overview 2006 Public Facilities

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El Paso City Public Facilities Building Permits 2005



El Paso City Building Permit Office

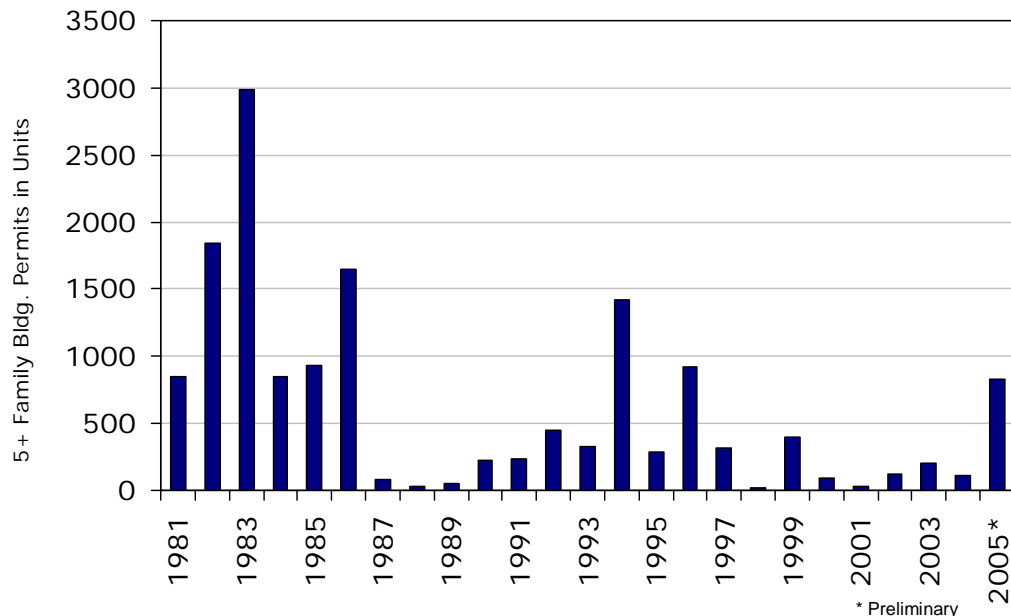
## El Paso Market Overview 2006 Multifamily

**El Paso Apartment Statistics 2005**

	El Paso	Texas Metro Average
Average rent per square foot	\$0.67	\$0.78
Average rent for units built since 2000	\$0.69	\$0.89
Average occupancy (in percent)	94.0	91.4
Average occupancy for units built since 2000 (in percent)	95.5	93.1

Source: Apartment MarketData Research Jan-2006

**El Paso MSA Multifamily Building Permits**



Source: U.S. Census Bureau and Real Estate Center at Texas A&M University (1999 definition)

**El Paso City Multifamily Building Permits 2005**



El Paso City Building Permit Office

## El Paso Market Overview 2006 Housing

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**2005 Housing Affordability Index**

MLS	2005 Median- Priced Home	Required Income to Qualify	Median Family Income	HAI*	HAI for First- Time Homebuyers**
El Paso	\$110,300	\$25,503	\$38,250	1.50	0.93
Texas Total	\$136,500	\$31,561	\$53,000	1.68	1.14
U.S. Total	\$206,600	\$47,132	\$58,000	1.23	0.68

\* The HAI is the ratio of the median family income to the income required to buy the median-priced house using standard mortgage financing at the current interest rate. Standard financing is a fixed-rate, 30-year loan covering 80 percent of the cost of the home. A HAI of 1.00 indicates that the median family income is exactly equal to the required income to qualify for the standard loan to purchase the median-priced house.

\*\* First-time home buyer is assumed to purchase a home equal to the first quartile home price using a 90% home loan at an interest rate 0.5 percent greater than the standard current rate.

Source: Real Estate Center at Texas A&M University

**Price Distribution of MLS Homes Sold, El Paso Area**

(in percent)

Price Range	1999	2000	2001	2002	2003	2004	2005
\$29,999 or less	1.4	0.9	0.9	1.0	0.8	0.7	0.8
30,000 - 39,999	1.8	1.7	1.6	1.8	1.4	1.1	1.1
40,000 - 49,999	5.4	4.6	4.4	3.2	3.1	3.0	2.0
50,000 - 59,999	14.0	12.5	8.5	7.5	6.1	5.1	3.4
60,000 - 69,999	16.6	16.4	15.3	13.6	12.1	10.1	6.2
70,000 - 79,999	13.8	13.1	11.5	13.4	12.5	14.4	9.2
80,000 - 89,999	11.2	12.4	11.1	11.2	12.1	11.6	10.1
90,000 - 99,999	8.3	7.1	7.8	8.2	8.4	8.8	10.1
100,000 - 119,999	8.8	9.2	11.6	11.3	12.2	11.7	14.0
120,000 - 139,999	4.7	6.5	9.4	9.0	10.3	10.3	13.4
140,000 - 159,999	4.2	4.3	5.2	6.0	6.3	6.6	8.9
160,000 - 179,999	3.2	3.3	3.7	4.1	3.8	4.0	5.6
180,000 - 199,999	1.7	2.2	2.6	2.6	2.9	3.4	4.8
200,000 - 249,999	2.6	3.2	3.0	3.4	4.0	4.1	5.0
250,000 - 299,999	1.1	1.3	1.5	1.7	1.7	2.0	2.4
300,000 - 399,999	0.9	0.9	1.4	1.3	1.6	2.1	2.1
400,000 - 499,999	0.2	0.2	0.3	0.4	0.6	0.5	0.6
500,000 and more	0.1	0.2	0.2	0.3	0.2	0.4	0.4

Source: Real Estate Center at Texas A&M University

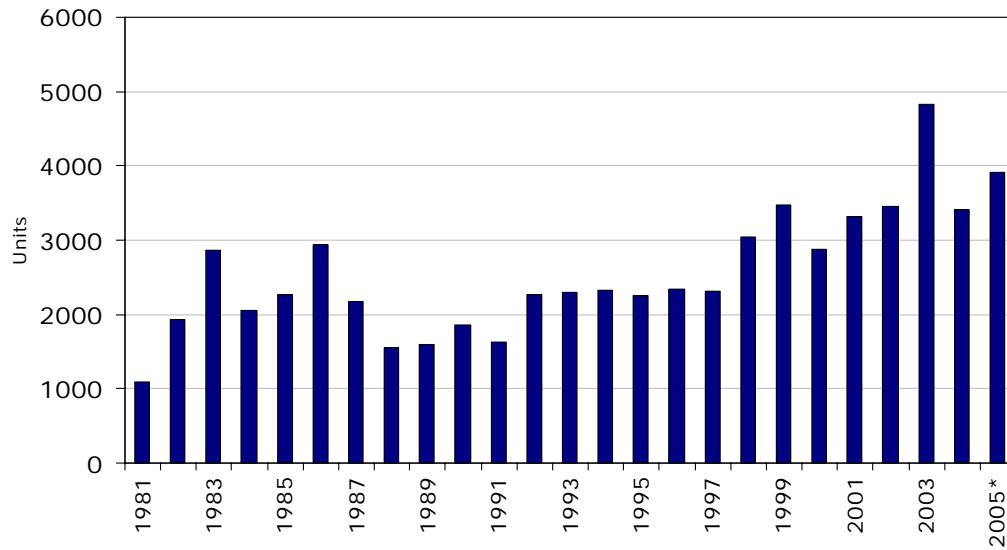
**Property Tax Rates, 2005:  
 County, Major City, Major School District**

<b>Taxing Entity*</b>	<b>Tax Rate per \$100 Valuation</b>
City of El Paso	\$0.70
El Paso ISD	1.67
El Paso County	0.43
<b>Total</b>	<b>\$2.80</b>

\* Only the typical taxing entities are listed. However, there are numerous numbers of taxing entities that need to be taken into account for an actual tax rate calculation. See following link for a more complete list: <http://elpaso.acttax.com/EIPasoTaxTwo.htm>

**Source: City of El Paso Tax Office**

**El Paso MSA Single-Family Building Permits**

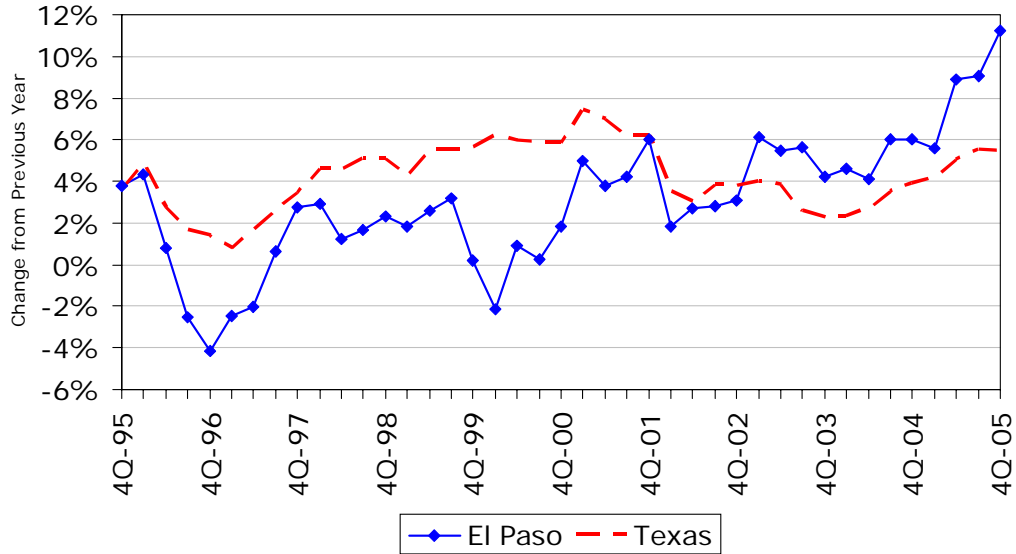


\* Preliminary

**Source: U.S. Census Bureau and Real Estate Center at Texas A&M University (1999 definition)**

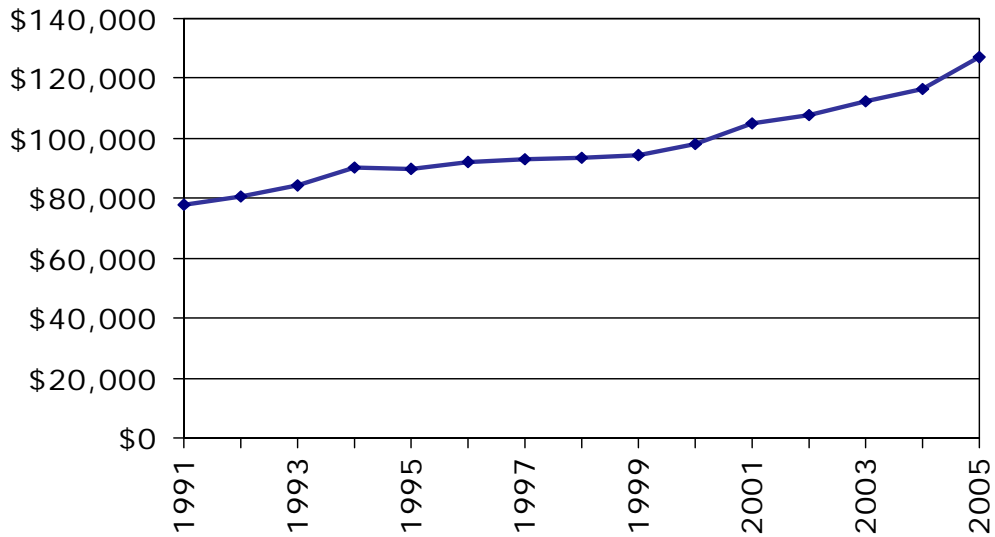
### Home Price Appreciation El Paso MSA

The HPI for each geographic area is estimated using repeated observations of housing values for individual single-family residential properties on which at least two mortgages were originated and subsequently purchased by either Freddie Mac or Fannie Mae since January 1975.



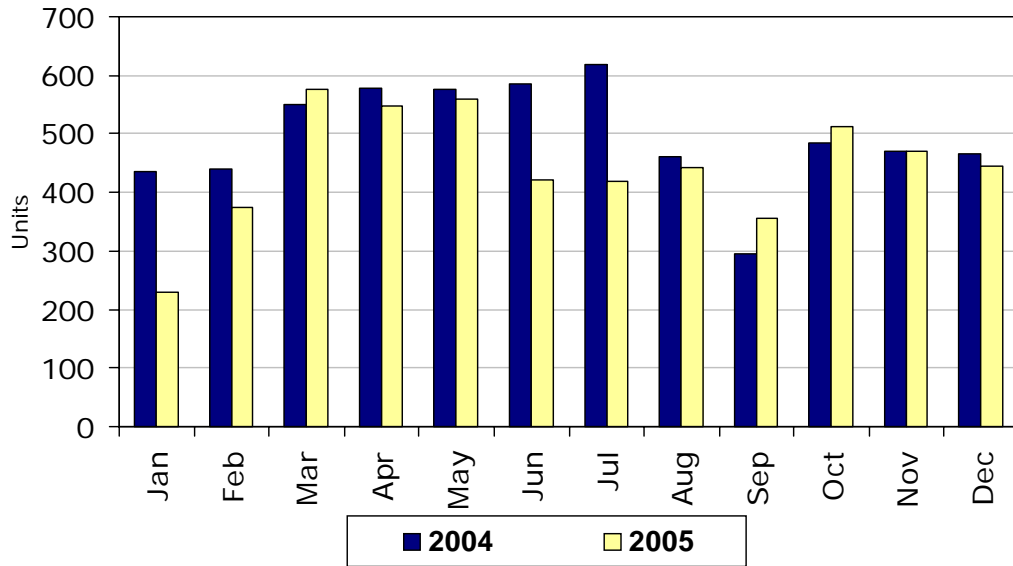
Source: Office of Federal Housing Enterprise Oversight

### Average Sales Price of Single-Family Home El Paso Area



Source: Real Estate Center at Texas A&M University

### Single-Family Home Sales Volume El Paso Area



Source: Real Estate Center at Texas A&M University

# El Paso Market Overview 2006

## Retail

El Paso City Retail Building Permits 2005



El Paso City Building Permit Office

## El Paso Market Overview 2006 Hotel

**Hotel Occupancy and Rental Rates**

	2004		2005	
	El Paso	Texas	El Paso	Texas
# Rooms 000's	7.7	328.1	7.7	334.7
Average daily rate	\$57.73	\$70.39	\$60.98	\$74.26
Occupancy rate (in percent)	67.5	55.9	66.7	59.7

\*Only properties exceeding \$18,000 in the current quarter are included; those units below \$18,000 only result in 1.5% of the total state revenues, and have been excluded from this database.

**Source: Office of the Governor Economic Development and Tourism and Source Strategies, Inc. of San Antonio**

**El Paso City Hotel Building Permits 2005**



El Paso City Building Permit Office

## El Paso Market Overview 2006 Office

### Office Property Statistics\*

	1999	2000	2001	2002	2003	2004
<b>Central Business District</b>						
Inventory	0	0	2,774,097	2,632,414	2,632,414	2,632,414
Occupancy (in percent)	0.0	0.0	65.8	62.2	57.7	58.4
Net Absorption	0	0	-312,099	-187,936	-118,519	18,003
<b>Outside CBD</b>						
Inventory	0	0	5,140,913	5,314,913	5,457,913	5,572,913
Occupancy (in percent)	0.0	0.0	83.9	86.4	83.8	82.5
Net Absorption	0	0	-22,178	-3,290,143	-21,637	24,917
<b>Total</b>						
Inventory	0	0	7,915,010	7,947,327	8,090,327	8,205,327
Occupancy (in percent)	0.0	0.0	77.6	78.4	75.3	74.8
Net Absorption	0	0	-334,277	-3,478,079	-140,156	42,920
Rental Range (per square foot)	\$9 - \$15	\$8 - \$18	\$8 - \$15	\$8 - \$18	\$8 - \$18	\$8 - \$18

\* 2005 data not available

Source: Keller-Koch Realtors

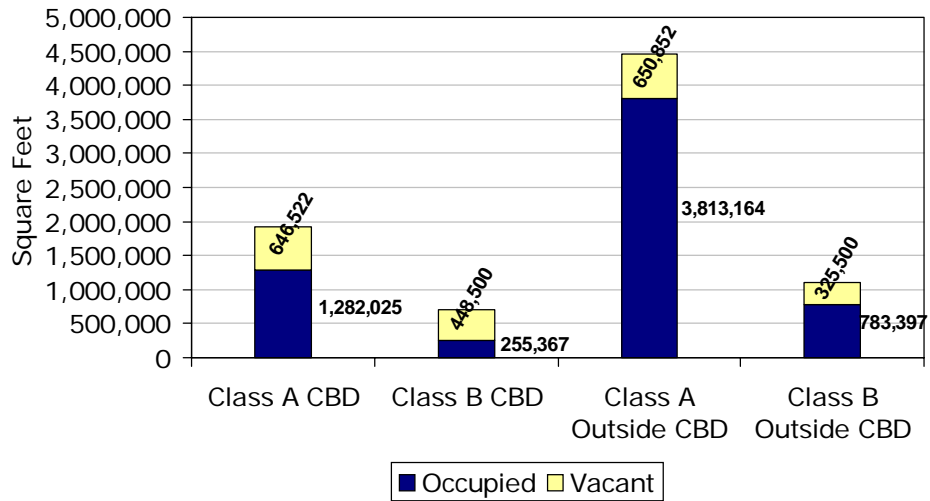
### Office Market Survey Year-End 2004\*

Inventory (sf)	CBD		Outside CBD	
	Class A	Class B	Class A	Class B
Total	1,928,547	703,867	4,464,016	1,108,897
Occupied	1,282,025	255,367	3,813,164	783,397
Vacant	646,522	448,500	650,852	325,500
Under Construction	0	0	0	0
Net Absorption	27,478	-9,484	29,520	-4,603
Vacancy Rate (in percent)	33.50	63.72	14.58	29.35
<b>Rental Rates (\$/sf)</b>				
Lowest	\$11.00	\$8.00	\$12.00	\$9.00
Highest	\$16.00	\$11.00	\$18.00	\$11.00
Weighted Average	\$13.00	\$9.00	\$13.50	\$10.00
<b>Sales Prices (\$/sf)</b>				
Lowest	\$40.00	\$25.00	\$50.00	\$30.00
Highest	\$75.00	\$40.00	\$110.00	\$50.00
Weighted Average	\$50.00	\$35.00	\$90.00	\$35.00

\* 2005 data not available

Source: Keller-Koch Realtors

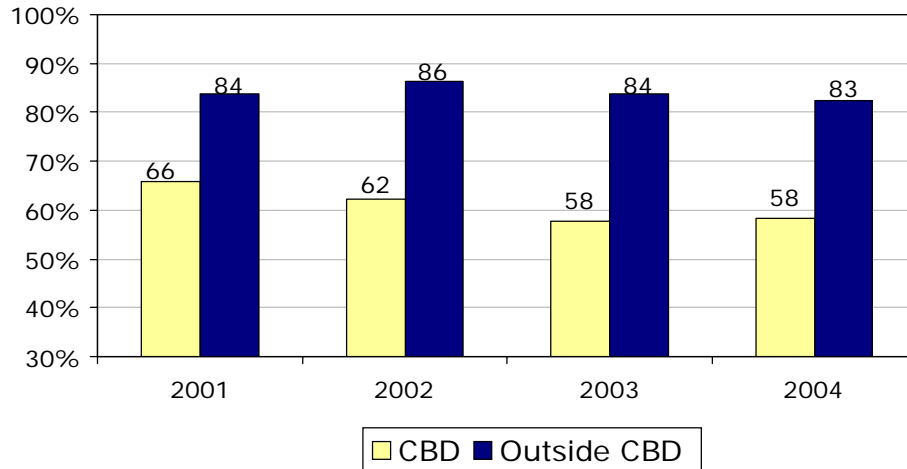
**Office Property Statistics, El Paso Area  
 Occupied & Vacant Inventory, Year-End 2004\***



Source: Keller-Koch Realtors

\* 2005 data not available

**Office Occupancy Rate\*, El Paso Area**



Source: Keller-Koch Realtors

\* 2005 data not available

**El Paso City Office Building Permits 2005**



El Paso City Building Permit Office

## El Paso Market Overview 2006 Industrial

**Industrial Property Statistics\*, El Paso**

	2000	2001	2002	2003	2004
Inventory (square feet)	51,110,287	52,307,449	53,377,449	54,306,550	54,790,800
Occupancy (in percent)	91.9	89.6	85.6	84.6	87.5
Net Absorption	1,904,577	-99,974	-1,177,447	254,916	2,039,584
Rental Range (per square foot)	\$3.20 - \$5	\$3.30 - \$6	\$2.75 - \$6	\$2.75 - \$6	\$2.75 - \$6

\* 2005 data not available

Source: Keller-Koch Realtors

**Industrial Property Statistics\*, Juarez, Mexico**

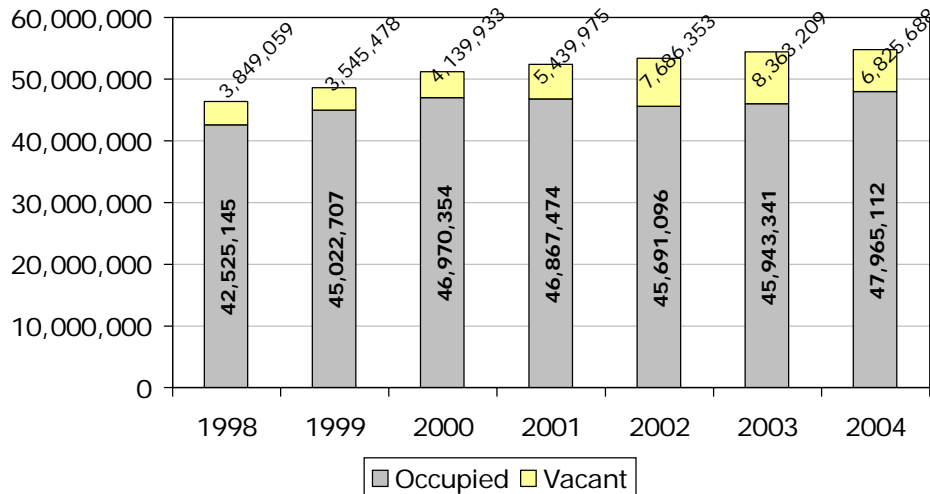
	2002	2003	2004
Inventory (square feet)	31,999,169	48,000,000	50,014,000
Occupancy (in percent)	87.1	91.6	95.5
Net Absorption	-	571,842	4,044,317
Rental Range (per square foot)	-	\$4.25 - \$6	\$4.25 - \$6

\* 2005 data not available

Source: Keller-Koch Realtors

**Industrial Property Statistics\*, El Paso Area**

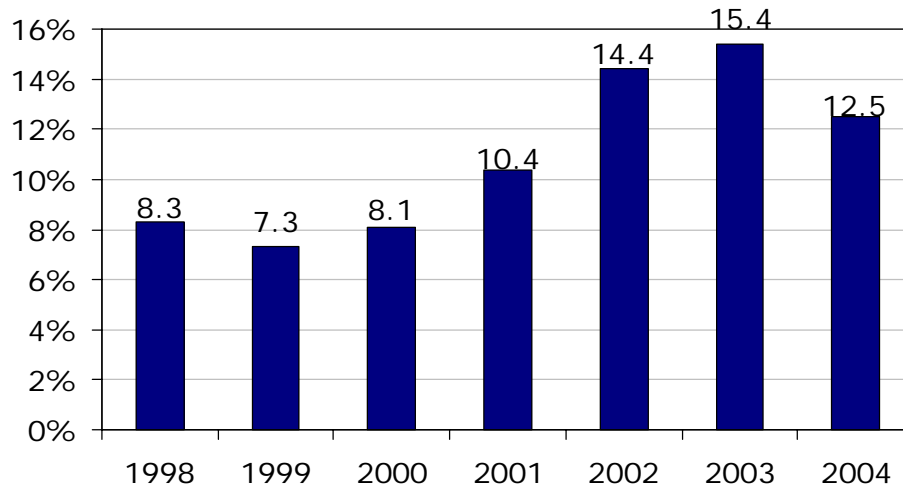
**Occupied & Vacant Inventory**



Source: Keller-Koch Realtors

\* 2005 data not available

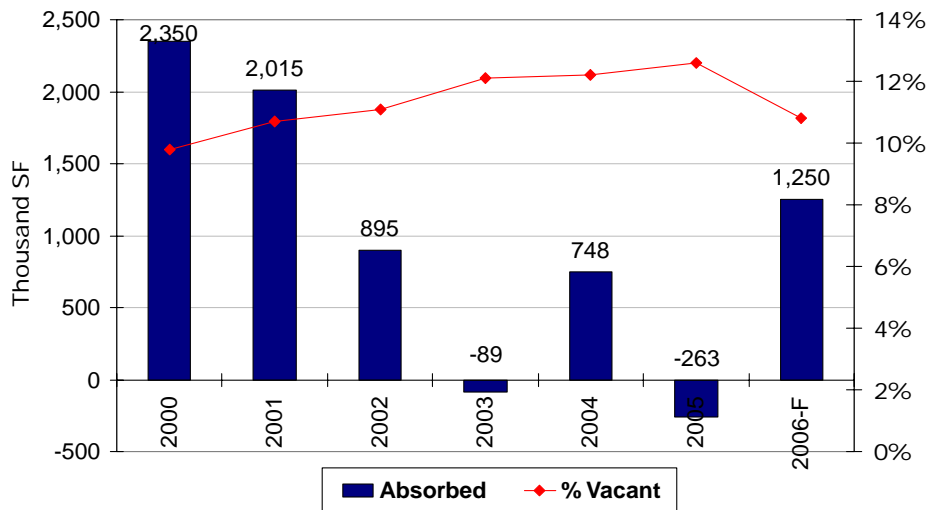
**Industrial Vacancy Rate\*, El Paso Area**



Source: Keller-Koch Realtors

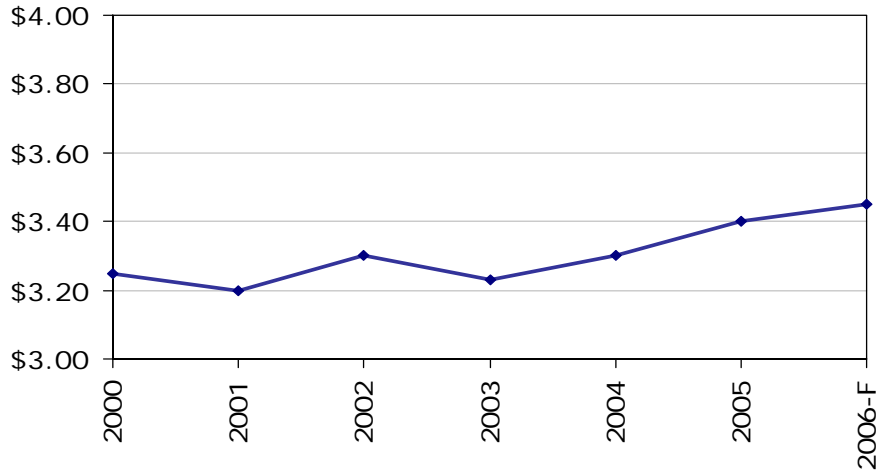
\* 2005 data not available

**Industrial Vacancy Rate, El Paso Area**



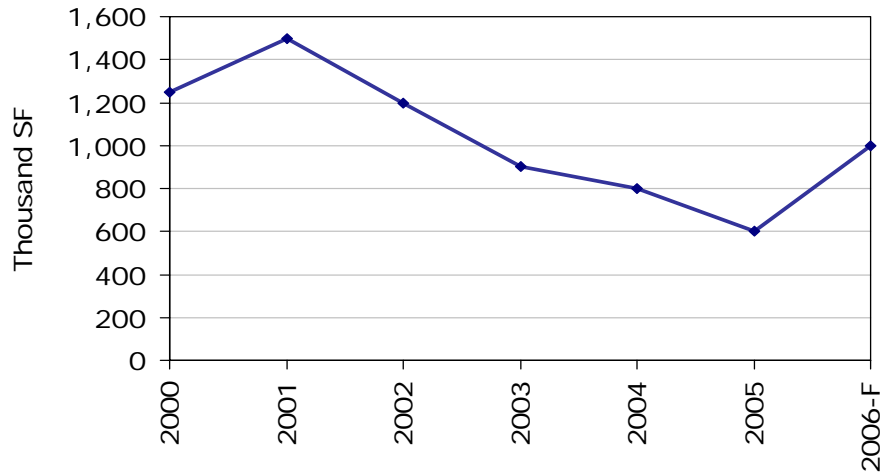
Source: Grubb & Ellis | Best/White, LLC

**Industrial Property Statistics, El Paso Area**  
**Asking Rental Rates**  
(\$/SF/Yr. NNN, Year-End)



Source: Grubb & Ellis | Best/White, LLC

**Industrial Property Statistics, El Paso Area**  
**SF Under Construction, Year-End**



Source: Grubb & Ellis | Best/White, LLC

**El Paso City Industrial Building Permits 2005**



El Paso City Building Permit Office



This annual report is created free of charge by the Real Estate Center at Texas A&M University. We strive to provide the most accurate, up-to-date, and insightful data to paint a detailed picture of Texas' Metropolitan Statistical Areas. The Center also provides numerous publications, resources, and data on building permits, employment, population, and home sales at <http://recenter.tamu.edu>.

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