

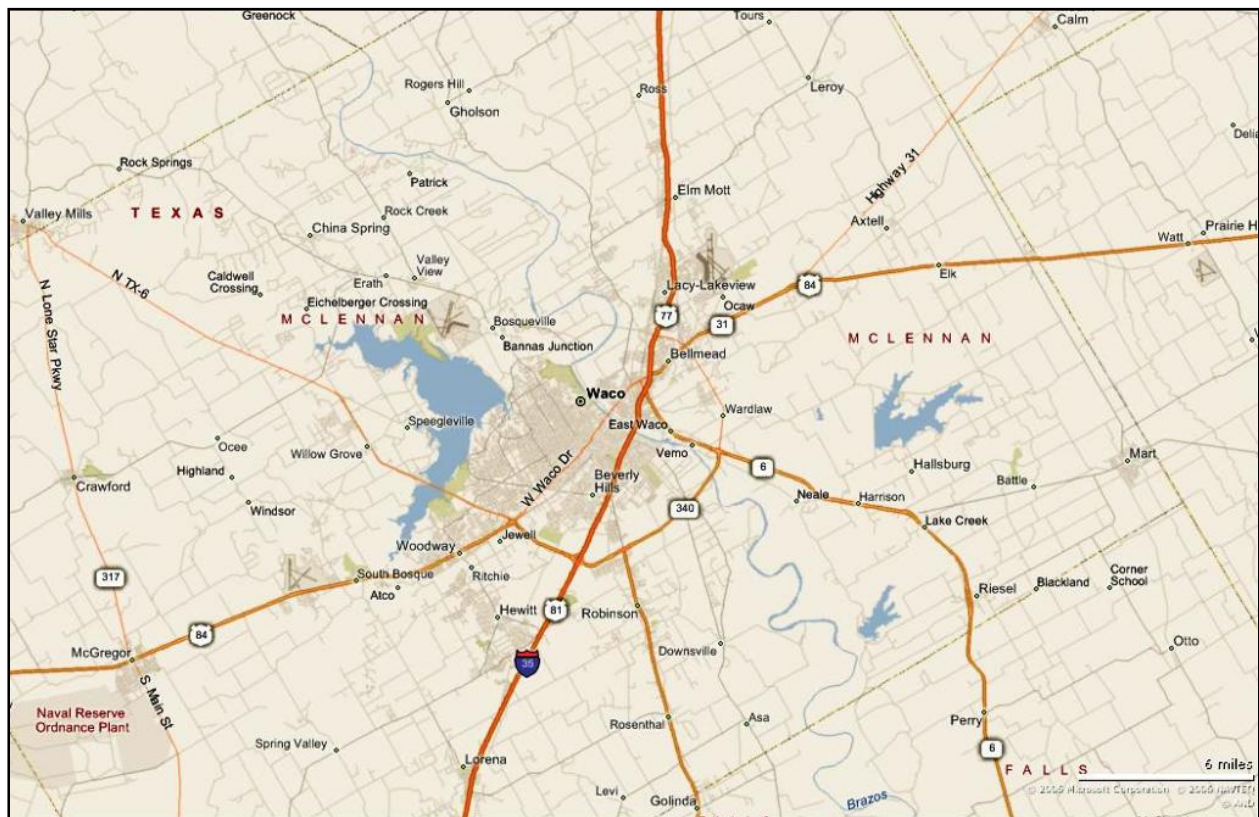
Real Estate Market Overview 2008

Waco

Waco is located on the I-35 corridor between Dallas and Austin. Settlers who wanted to locate along the Brazos River founded the city in 1849. In 1870, a 474-foot suspension bridge was built over the Brazos River. The toll bridge was open to cattle and foot traffic and was the longest single span bridge in the world at that time. Waco is also home to one of Texas' largest urban lakes, Lake Waco, which features 60 miles of shoreline. Today, the Waco Metropolitan Statistical Area (MSA) is a growing area with a population of more than 200,000.

| Quick Facts | |
|---|----------------------------|
| Land Area | 1,041.88 square miles |
| 2007 Population Density | 219 people per square mile |
| Counties | McLennan |
| Area Cities and Towns | |
| Bellmead, Bruceville, China Spring, Crawford, Eddy, Elm Mott, Gholson, Hewitt, Lacy-Lakeview, Lorena, Leroy, Mart, McGregor, Moody, Riesel, Robinson, Valley Mills, Waco, West, Woodway | |

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



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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-Fort Worth-Arlington | 21. Texarkana |
| 9. El Paso | 22. Tyler |
| 10. Houston-Sugar Land-Baytown | 23. Victoria |
| 11. Killeen-Temple-Fort Hood | 24. Waco |
| 12. Laredo | 25. Wichita Falls |
| 13. Longview | |

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Waco Market Overview 2008 Demographics

Waco MSA Population*

| Year | Population | Percent Change |
|------|------------|----------------|
| 1996 | 205,894 | - |
| 1997 | 207,991 | 1.0 |
| 1998 | 209,800 | 0.9 |
| 1999 | 211,548 | 0.8 |
| 2000 | 213,517 | 0.9 |
| 2001 | 215,496 | 0.9 |
| 2002 | 217,170 | 0.8 |
| 2003 | 219,652 | 1.1 |
| 2004 | 222,765 | 1.4 |
| 2005 | 224,668 | 0.9 |
| 2006 | 226,189 | 0.7 |
| 2007 | 228,123 | 0.9 |

* July 1 population estimates

Source: U.S. Census Bureau

Area Cities With 10,000 or More Residents

| City | 1990 Population | 2000 Population | Growth 1990 - 2000 (in percent) |
|--------|--------------------|--------------------|------------------------------------|
| Hewitt | 8,983 | 11,085 | 23.4 |
| Waco | 103,590 | 113,726 | 9.8 |

Source: U.S. Census Bureau

Texas Metropolitan Area Population* Change

| Metropolitan Area | 1997 | 2007 | Percent Change |
|-----------------------------|-------------------|-------------------|----------------|
| Austin-Round Rock | 1,111,264 | 1,598,161 | 43.8 |
| McAllen-Edinburg-Mission | 519,903 | 710,514 | 36.7 |
| Laredo | 177,140 | 233,152 | 31.6 |
| Dallas-Fort Worth-Arlington | 4,770,420 | 6,145,037 | 28.8 |
| Houston-Sugar Land-Baytown | 4,427,401 | 5,628,101 | 27.1 |
| Brownsville-Harlingen | 318,281 | 387,210 | 21.7 |
| San Antonio | 1,628,676 | 1,990,675 | 22.2 |
| Texas | 19,740,317 | 23,904,380 | 21.1 |
| Tyler | 168,531 | 198,705 | 17.9 |
| Sherman-Denison | 105,122 | 118,675 | 12.9 |
| El Paso | 665,066 | 734,669 | 10.5 |
| College Station-Bryan | 176,098 | 203,371 | 15.5 |
| Amarillo | 219,752 | 242,240 | 10.2 |
| Killeen-Temple-Fort Hood | 321,821 | 370,008 | 15.0 |
| Waco | 207,991 | 228,123 | 9.7 |
| Midland | 116,826 | 126,408 | 8.2 |
| Longview | 192,139 | 203,611 | 6.0 |
| Lubbock | 247,658 | 267,211 | 7.9 |
| Texarkana | 128,258 | 134,215 | 4.6 |
| Victoria | 109,417 | 113,797 | 4.0 |
| Odessa | 121,749 | 129,570 | 6.4 |
| Corpus Christi | 402,504 | 414,376 | 2.9 |
| San Angelo | 105,261 | 108,085 | 2.7 |
| Abilene | 157,405 | 159,343 | 1.2 |
| Beaumont-Port Arthur | 381,675 | 376,241 | -1.4 |
| Wichita Falls | 151,480 | 148,148 | -2.2 |

* July 1 population estimates

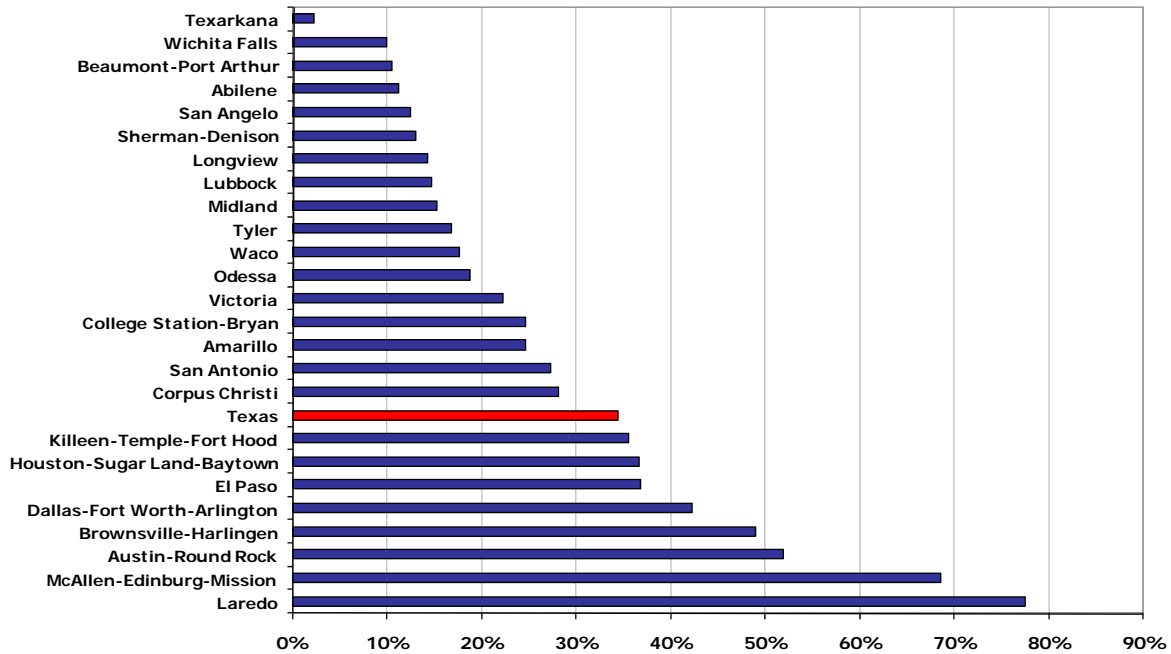
Source: U.S. Census Bureau

Waco MSA Projected Population

| Year | Texas State Data Center (Scenario 0.5) | Texas Water Development Board |
|------|---|----------------------------------|
| 2000 | 213,517 | 213,517 |
| 2005 | 221,368 | - |
| 2010 | 231,484 | 231,882 |
| 2015 | 241,622 | - |
| 2020 | 251,104 | 250,398 |
| 2025 | 259,857 | - |
| 2030 | 268,500 | 266,002 |
| 2035 | 276,987 | - |
| 2040 | 285,517 | 282,177 |

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

**Texas Metropolitan Area
Population Growth Forecast, 2000 - 2020**



Source: Texas State Data Center – Scenario 0.5 (2006 projection)

Household Composition

| | Waco MSA | Texas |
|---|----------|-------|
| Average household size (2000) | 2.59 | 2.74 |
| Population younger than 18 (2000, in percent) | 26.6 | 28.2 |
| Population 65 and older (2000, in percent) | 12.9 | 9.9 |

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

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

| | Waco MSA | Texas |
|------------------------|----------|-------|
| White | 72.2 | 71.0 |
| Black | 15.2 | 11.5 |
| Asian | 1.1 | 2.7 |
| American Indian | 0.5 | 0.6 |
| Other | 9.2 | 11.7 |
| Two or more races | 1.8 | 2.5 |
| Hispanic (of any race) | 17.9 | 32.0 |

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

Texas Migration Patterns 2007

Data is based on Atlas Van Lines Interstate and Cross-Border Household Goods Moves per calendar year. Atlas analyzes data in January on the origins and destinations of the company's interstate moves during the prior 12 months.

| | Year | Inbound / Outbound |
|---|------|--------------------|
| ■ | 2007 | 8,831 / 6,665 |
| ■ | 2006 | 9,714 / 6,812 |
| ■ | 2005 | 9,525 / 7,210 |
| ■ | 2004 | 8,644 / 7,442 |
| ■ | 2003 | 8,075 / 6,920 |
| ■ | 2002 | 7,723 / 6,778 |
| ■ | 2001 | 9,030 / 7,584 |
| ■ | 2000 | 10,063 / 8,659 |
| ■ | 1999 | 8,718 / 7,945 |
| ■ | 1998 | 10,075 / 7,965 |

Source: Atlas Van Lines Jan-2008

<http://www.atlasworldgroup.com/migration/>

Waco Market Overview 2008

Education

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

| County | High school graduate | Some college, no degree | Associate's degree | Bachelor's degree | Master's degree | Doctorate degree |
|----------|----------------------|-------------------------|--------------------|-------------------|-----------------|------------------|
| McLennan | 27.9 | 22.5 | 7.1 | 11.8 | 4.7 | 1.0 |
| Texas | 24.8 | 22.4 | 5.2 | 15.6 | 5.2 | 0.8 |

Source: U.S. Census Bureau

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

| Level of Education | Waco MSA | Texas |
|--------------------------------|----------|-------|
| High School Graduate or Higher | 76.6 | 79.2 |
| Bachelor's Degree or Higher | 19.1 | 23.9 |

Source: U.S. Census Bureau 2000 (1999 definition)

Local College and University Enrollment, Fall Semester

| School | 2003 | 2004 | 2005 | 2006 | 2007 |
|----------------------------|--------|--------|--------|--------|--------|
| Baylor University | 13,937 | 13,798 | 13,975 | 14,040 | 14,174 |
| McLennan Community College | 7,052 | 7,522 | 7,638 | 7,746 | 8,044 |

Sources: Texas Higher Education Coordinating Board

Waco Market Overview 2008 Employment

Top Ten Employers

| Employer | Sector | Employees |
|---|-----------------------|-----------|
| Waco ISD | Education | 2,625 |
| Baylor University | Education | 2,298 |
| Providence Health Center | Medical care | 2,182 |
| Hillcrest Health System | Medical care | 1,836 |
| City of Waco | Government | 1,718 |
| L-3 Communications Integrated Systems | Aircraft modification | 1,620 |
| Wal-Mart (all Waco area locations) | Retail/grocery | 1,435 |
| H.E.B. Stores (all Waco area locations) | Grocery | 1,271 |
| McLennan County | Government | 893 |
| Midway ISD | Education | 877 |

Source: Waco Chamber of Commerce Dec-2007

Top Ten Private Employers

| Employer | Sector | Employees |
|---|----------------------------|-----------|
| Baylor University | Education | 2,298 |
| Providence Health Center | Medical care | 2,182 |
| Hillcrest Health System | Medical care | 1,836 |
| L-3 Communications Integrated Systems | Aircraft modification | 1,620 |
| Wal-Mart (all Waco area locations) | Retail/grocery | 1,435 |
| H.E.B. Stores (all Waco area locations) | Grocery | 1,271 |
| Cargill Foods, Inc. | Food manufacturing | 775 |
| Pilgrim's Pride | Food manufacturing | 683 |
| Masterfoods USA, a Mars, Inc. Company | Food manufacturing | 625 |
| Examination Management Services, Inc. | Insurance inspection audit | 620 |

Source: Waco Chamber of Commerce Dec-2007

Waco MSA Nonfarm Employment

| Year | Employment | Percent Change |
|------|------------|----------------|
| 1997 | 94,800 | - |
| 1998 | 97,000 | 2.3 |
| 1999 | 100,400 | 3.5 |
| 2000 | 101,100 | 0.7 |
| 2001 | 100,600 | -0.5 |
| 2002 | 100,300 | -0.3 |
| 2003 | 100,600 | 0.3 |
| 2004 | 102,200 | 1.6 |
| 2005 | 104,900 | 2.6 |
| 2006 | 106,000 | 1.0 |
| 2007 | 108,800 | 2.6 |

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

Employment Growth by Industry

| | Waco MSA | Texas |
|--|----------|---------|
| Employment Growth 2007 (Percent Change) | 2.6 | 3.0 |
| Unemployment Rate 2007 (Percent Change) | 4.2 | 4.3 |
| Net Job Change in 2007 | 2,800 | 305,900 |
| 2007 Employment Growth by Sector (Percent Change) | | |
| Natural Resources and Mining and Construction | 1.8 | 7.5 |
| Manufacturing | -0.6 | 0.9 |
| Trade, Transportation, and Utilities | 0.5 | 2.9 |
| Information | -5.6 | -0.7 |
| Financial Activities | 6.3 | 3.0 |
| Professional and Business Services | 8.6 | 5.3 |
| Educational and Health Services | 2.1 | 3.1 |
| Leisure and Hospitality | 3.1 | 3.9 |
| Government | 4.7 | 0.9 |

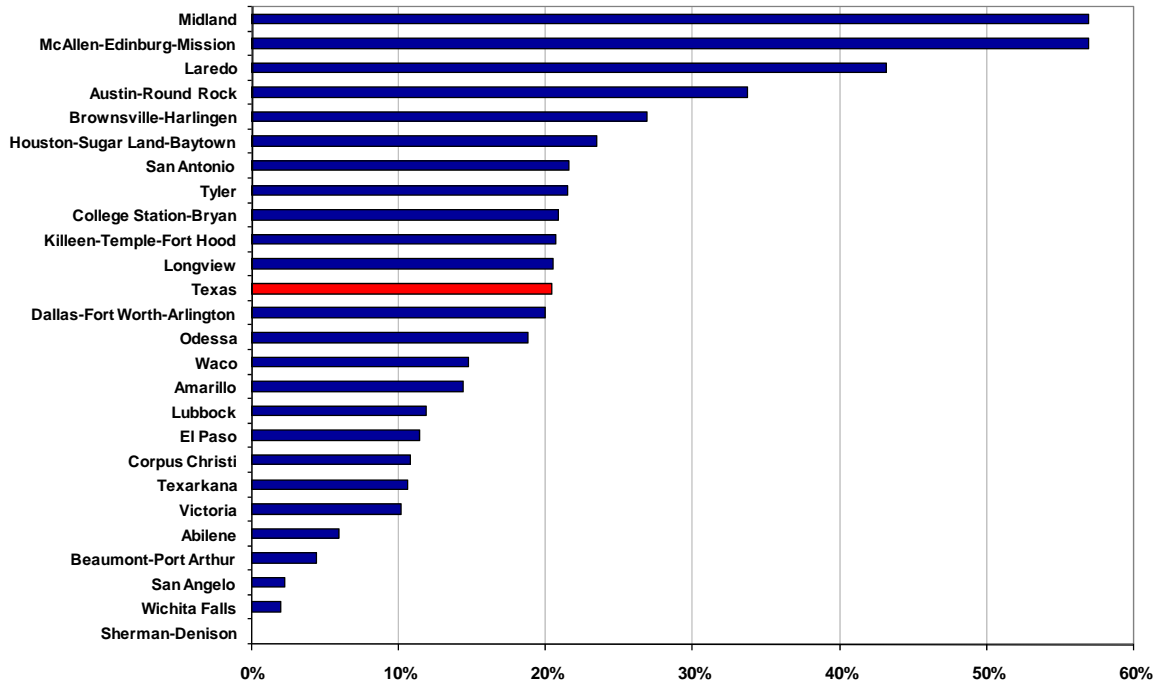
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

Texas Metropolitan Area Nonfarm Employment Change

| Metropolitan Area | 1997 | 2007 | Percent Change |
|-----------------------------|------------------|-------------------|----------------|
| Sherman-Denison | 43,900 | 43,800 | -0.2 |
| Wichita Falls | 61,300 | 62,500 | 2.0 |
| San Angelo | 43,900 | 44,900 | 2.3 |
| Beaumont-Port Arthur | 157,400 | 164,300 | 4.4 |
| Abilene | 62,000 | 65,700 | 6.0 |
| Victoria | 46,200 | 50,900 | 10.2 |
| Texarkana | 50,800 | 56,200 | 10.6 |
| Corpus Christi | 158,800 | 176,000 | 10.8 |
| El Paso | 243,100 | 270,900 | 11.4 |
| Lubbock | 114,900 | 128,500 | 11.8 |
| Amarillo | 97,800 | 111,900 | 14.4 |
| Waco | 94,800 | 108,800 | 14.8 |
| Odessa | 50,000 | 59,400 | 18.8 |
| Dallas-Fort Worth-Arlington | 2,452,900 | 2,941,700 | 19.9 |
| Texas | 8,608,500 | 10,359,200 | 20.3 |
| Longview | 79,500 | 95,800 | 20.5 |
| Killeen-Temple-Fort Hood | 100,600 | 121,400 | 20.7 |
| College Station-Bryan | 74,600 | 90,200 | 20.9 |
| Tyler | 76,900 | 93,400 | 21.5 |
| San Antonio | 684,400 | 832,400 | 21.6 |
| Houston-Sugar Land-Baytown | 2,064,400 | 2,549,600 | 23.5 |
| Brownsville-Harlingen | 97,400 | 123,600 | 26.9 |
| Austin-Round Rock | 566,300 | 757,300 | 33.7 |
| Laredo | 60,200 | 86,200 | 43.2 |
| McAllen-Edinburg-Mission | 133,900 | 210,200 | 57.0 |
| Midland | 133,900 | 210,200 | 57.0 |

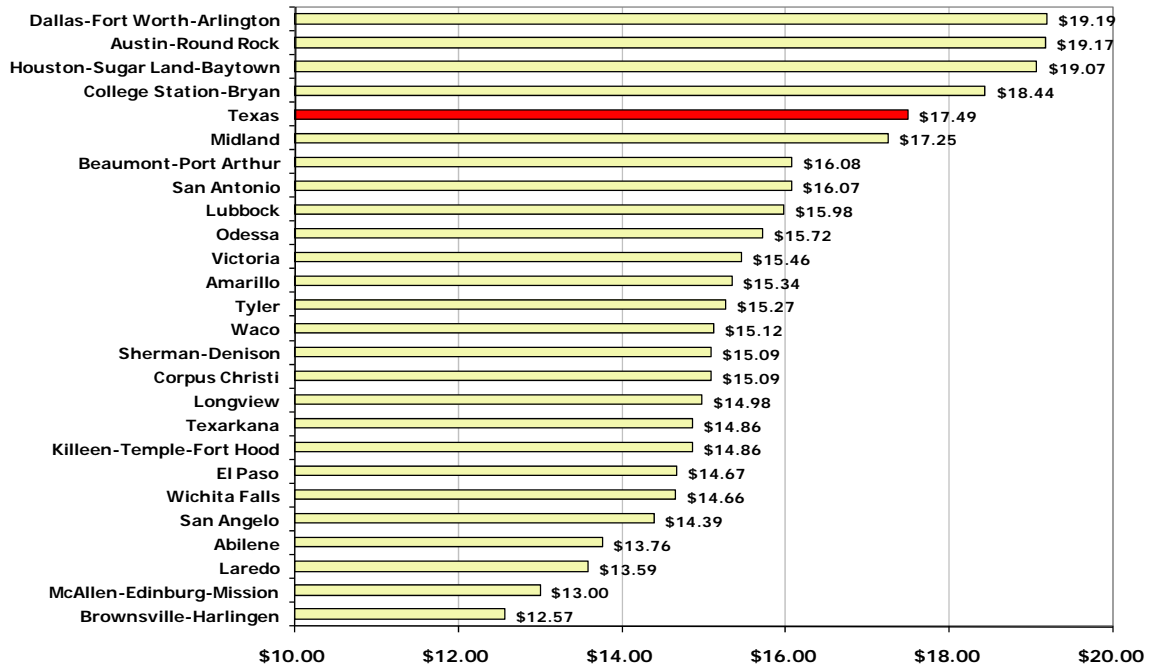
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

Metropolitan Area Nonfarm Employment Change
1997-2007



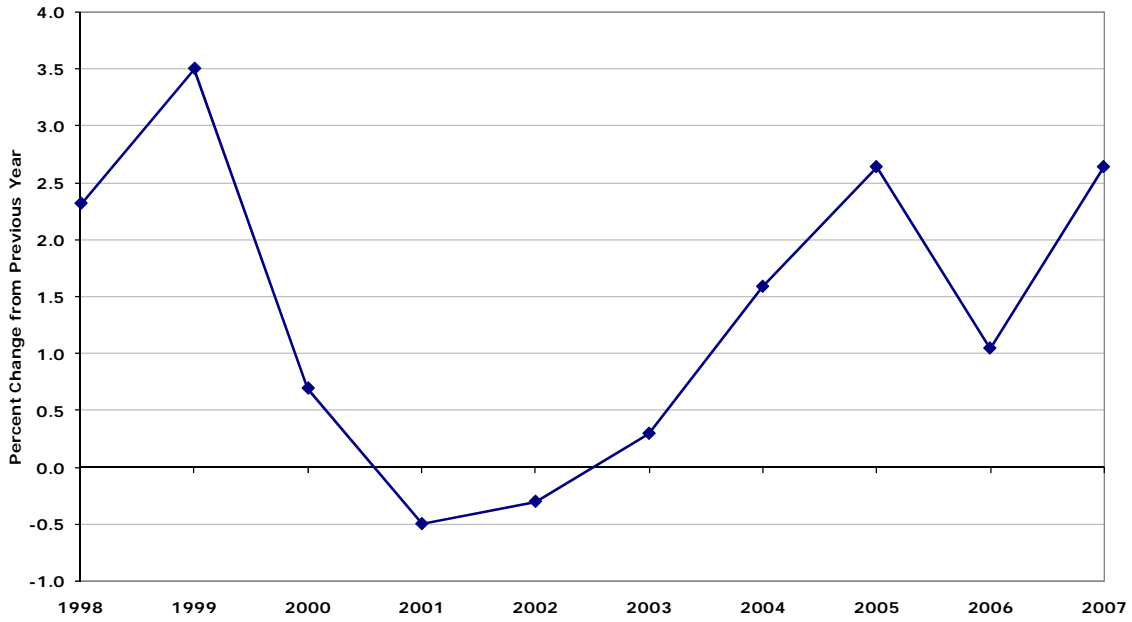
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

Average Hourly Wage
2006



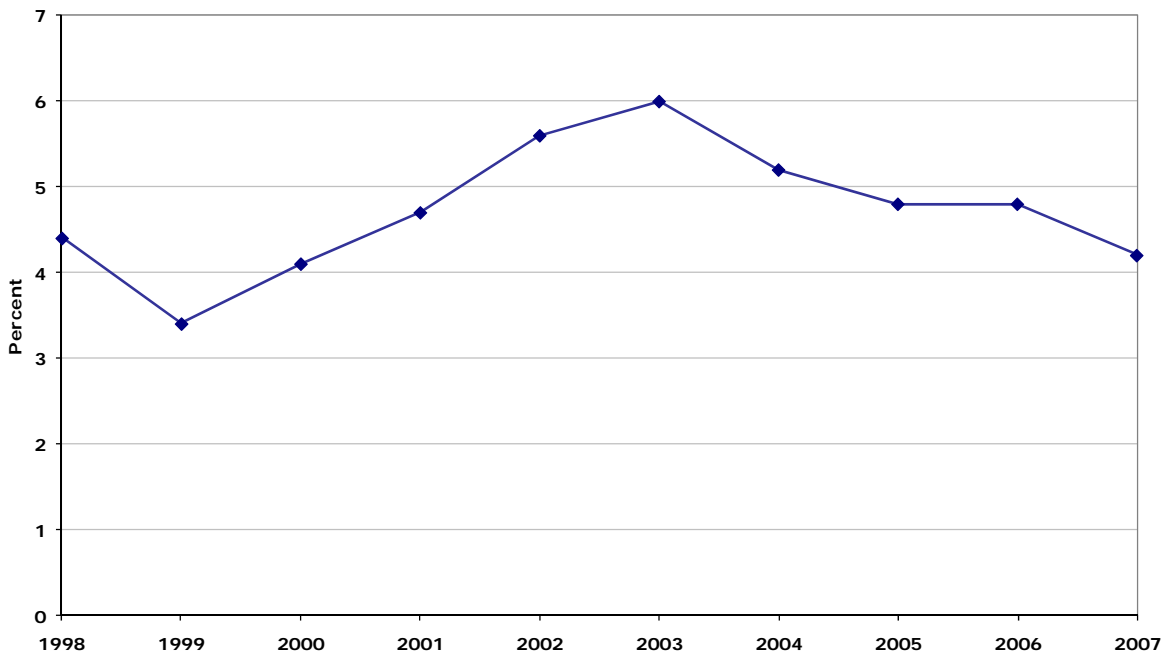
Source: Texas Workforce Commission

Nonfarm Employment Growth
Waco MSA



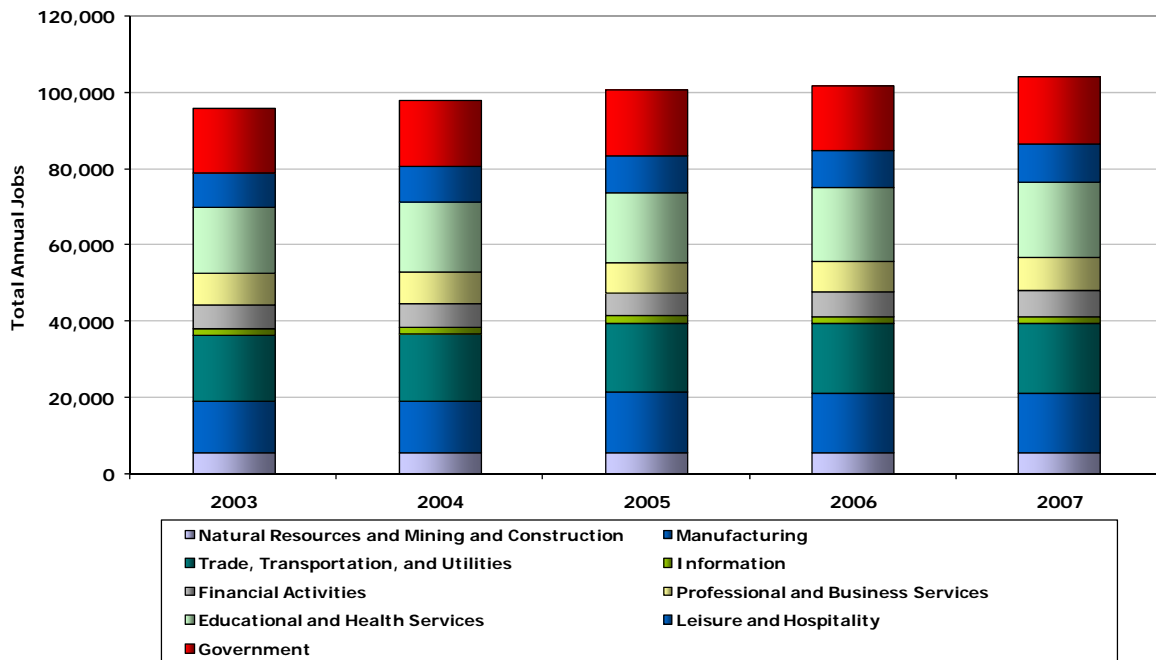
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

Waco MSA
Unemployment Rate



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

Distribution of Employment in Major Categories
Waco MSA



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

Waco Market Overview 2008

Economy

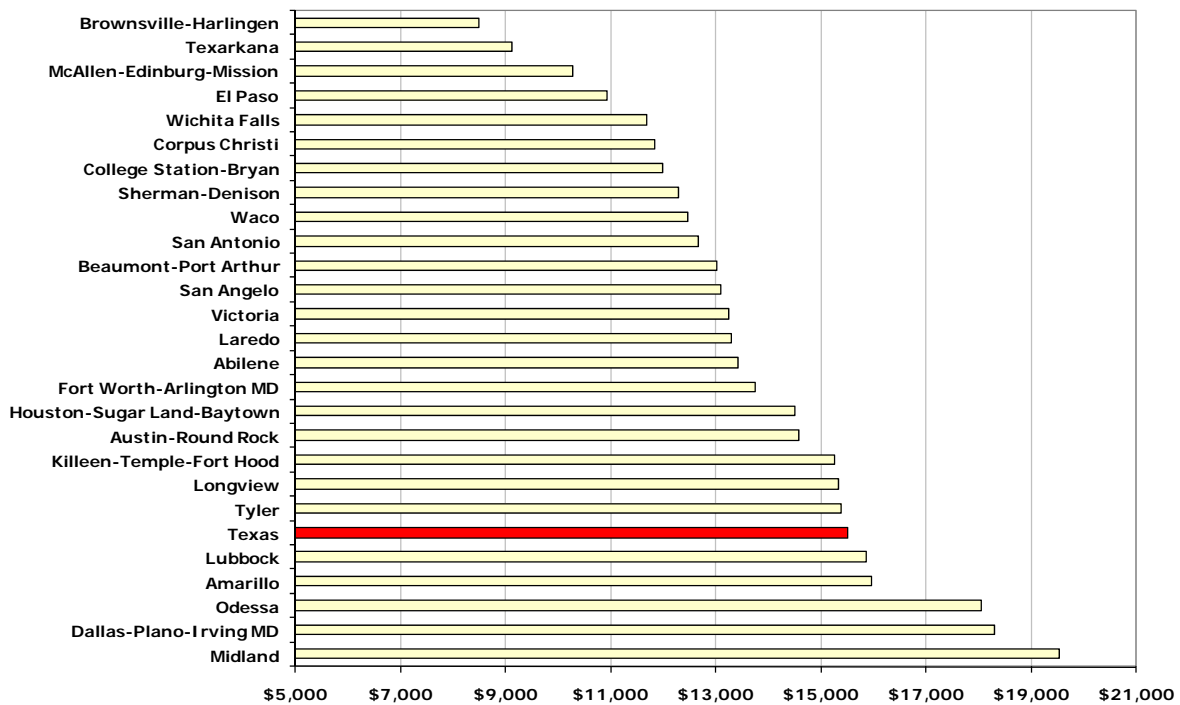
Waco MSA Gross Retail Sales

| Year | Total Sales | Sales per Capita |
|---------------------|-----------------|------------------|
| 1996 | \$2,080,949,139 | \$10,107 |
| 1997 | \$2,150,987,297 | \$10,342 |
| 1998 | \$2,214,286,560 | \$10,554 |
| 1999 | \$2,310,075,586 | \$10,920 |
| 2000 | \$2,467,140,564 | \$11,555 |
| 2001 | \$2,516,139,442 | \$11,676 |
| 2002 | \$2,262,551,182 | \$10,418 |
| 2003 | \$2,328,194,072 | \$10,599 |
| 2004 | \$2,466,875,414 | \$11,074 |
| 2005 | \$2,604,749,856 | \$11,594 |
| 2006 | \$2,820,500,018 | \$12,470 |
| State Average 2006: | | \$15,527 |

* 2007 data not available as of January 2008.

Source: Texas Comptroller's Office

**Gross Retail Sales per Capita
2006**



Source: Texas Comptroller's Office

Waco Market Overview 2008 Infrastructure

Waco Airline Boardings*

| Waco Regional Airport | 2003 | 2004 | 2005 | 2006 | 2007 |
|-----------------------|----------------|----------------|----------------|----------------|----------------|
| Enplaned | 56,482 | 64,035 | 71,474 | 75,314 | 76,791 |
| Deplaned | 54,536 | 62,497 | 70,159 | 73,104 | 74,298 |
| Total | 111,018 | 126,532 | 141,633 | 148,418 | 151,089 |

*Counted based upon fiscal year

Source: Waco Regional Airport

Waco Market Overview 2008

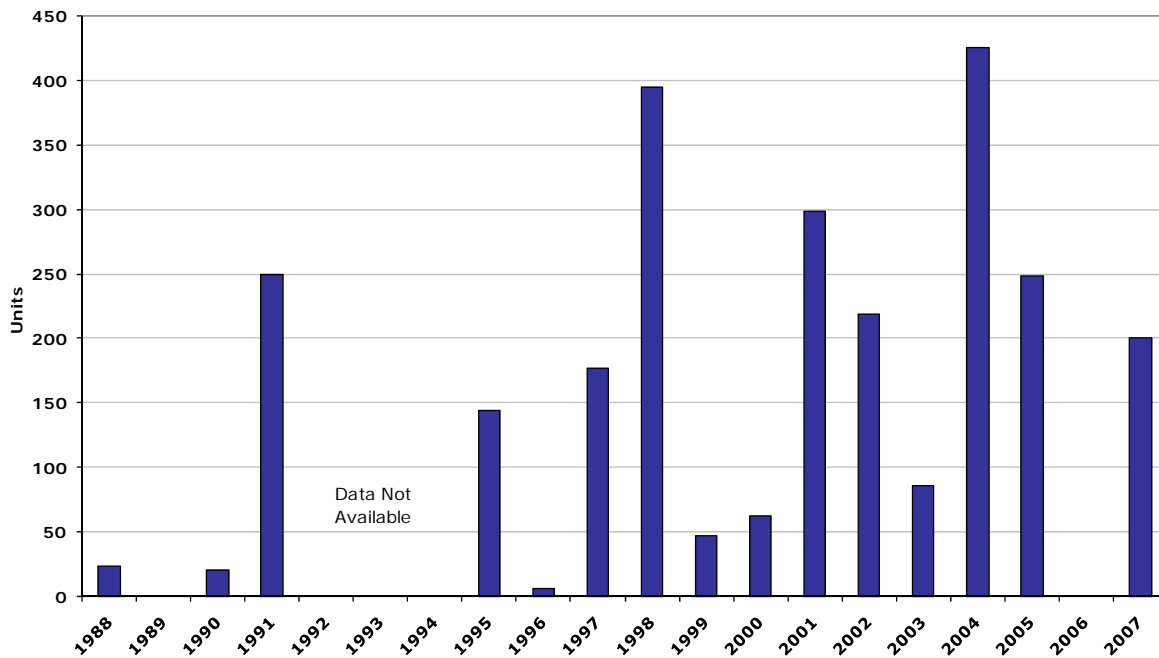
Multifamily

Waco Apartment Statistics 2007

| | Waco | Texas Metro Average |
|--|--------|---------------------|
| Average rent per square foot | \$0.70 | \$0.80 |
| Average rent for units built since 2000 | \$0.74 | \$0.89 |
| Average occupancy | 93.9% | 92.8% |
| Average occupancy for units built since 2000 | 94.0% | 93.8% |

Source: Apartment MarketData Research

**Waco MSA
Multifamily Building Permits
5+ Multifamily Building Permits**



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

2007 figure is a preliminary number

Waco Market Overview 2008 Housing

2007 Housing Affordability Index

| MLS | 2007 Median- Priced Home | Required Income to Qualify | Median Family Income | HAI* | HAI for First-Time Homebuyers** |
|---------------|-----------------------------|----------------------------------|----------------------------|------|------------------------------------|
| Waco | \$115,500 | \$28,414 | \$50,400 | 1.77 | 1.36 |
| TEXAS | \$147,500 | \$36,286 | \$52,600 | 1.45 | 1.03 |
| United States | \$217,800 | \$53,138 | \$59,000 | 1.11 | 0.63 |

* 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, Waco Area (in percent)

| Price Range | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 |
|-------------------|------|------|------|------|------|------|------|
| \$29,999 or less | - | - | 5.7 | 4.9 | 4.7 | 4.8 | 3.7 |
| 30,000 - 39,999 | - | - | 3.9 | 4.0 | 4.2 | 3.7 | 4.0 |
| 40,000 - 49,999 | - | - | 4.4 | 4.2 | 3.8 | 4.0 | 3.3 |
| 50,000 - 59,999 | - | - | 5.9 | 5.6 | 5.0 | 5.1 | 4.1 |
| 60,000 - 69,999 | - | - | 8.2 | 7.3 | 5.8 | 5.6 | 5.7 |
| 70,000 - 79,999 | - | - | 6.8 | 7.4 | 6.5 | 7.2 | 6.7 |
| 80,000 - 89,999 | - | - | 8.2 | 9.0 | 6.4 | 7.1 | 7.3 |
| 90,000 - 99,999 | - | - | 7.9 | 7.7 | 7.7 | 6.7 | 5.8 |
| 100,000 - 119,999 | - | - | 12.6 | 12.5 | 13.2 | 12.4 | 12.0 |
| 120,000 - 139,999 | - | - | 11.3 | 11.4 | 13.1 | 11.6 | 12.5 |
| 140,000 - 159,999 | - | - | 7.8 | 7.5 | 8.6 | 9.7 | 8.7 |
| 160,000 - 179,999 | - | - | 5.7 | 6.0 | 6.1 | 6.4 | 6.7 |
| 180,000 - 199,999 | - | - | 3.6 | 3.2 | 4.3 | 4.2 | 4.9 |
| 200,000 - 249,999 | - | - | 3.6 | 4.8 | 5.0 | 5.0 | 5.9 |
| 250,000 - 299,999 | - | - | 1.4 | 2.0 | 2.8 | 3.2 | 3.9 |
| 300,000 - 399,999 | - | - | 2.0 | 1.9 | 1.7 | 2.3 | 2.9 |
| 400,000 - 499,999 | - | - | 0.7 | 0.2 | 1.0 | 0.7 | 0.9 |
| 500,000 and more | - | - | 0.4 | 0.3 | 0.3 | 0.4 | 0.9 |

"-" represents unreported data or nonparticipation in Real Estate Center's survey.

Source: Real Estate Center at Texas A&M University

Property Tax Rates, 2007
County, Major City, Major School District

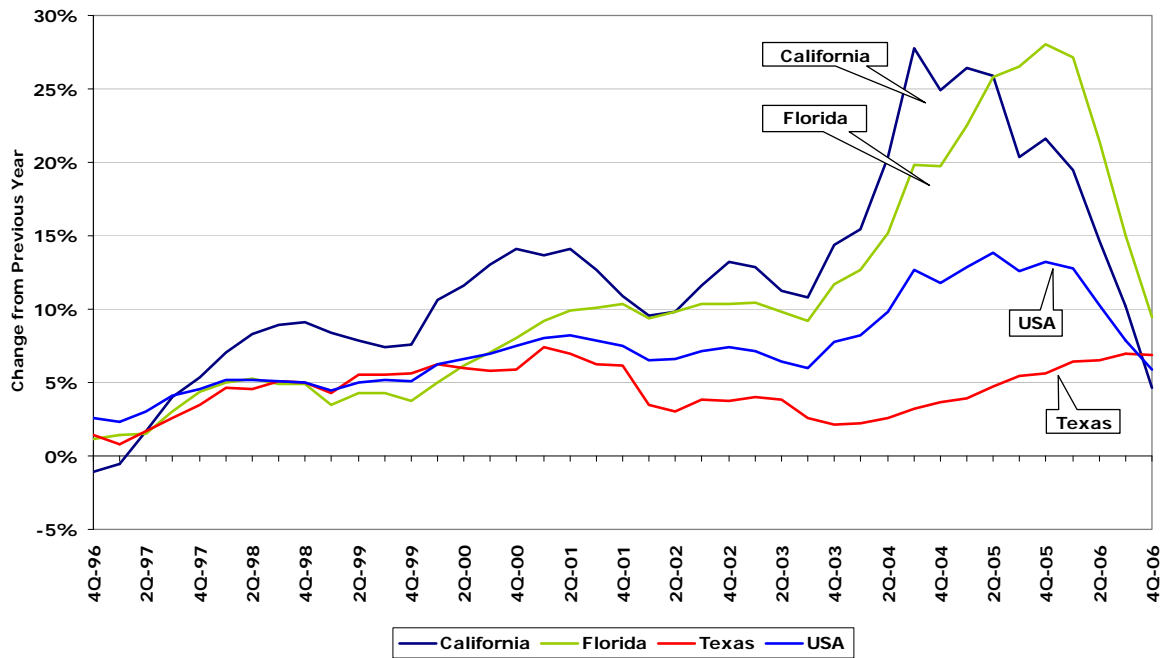
| Taxing Entity* | Tax Rate per \$100 Valuation |
|-----------------------|---|
| City of Waco | 0.7862 |
| Waco ISD | 1.1621 |
| McLennan County | 0.4529 |
| Total | \$2.40 |

* 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://www.co.mclennan.tx.us/tax/rates.html>

Source: McLennan County Appraisal District

National Home Price Appreciation

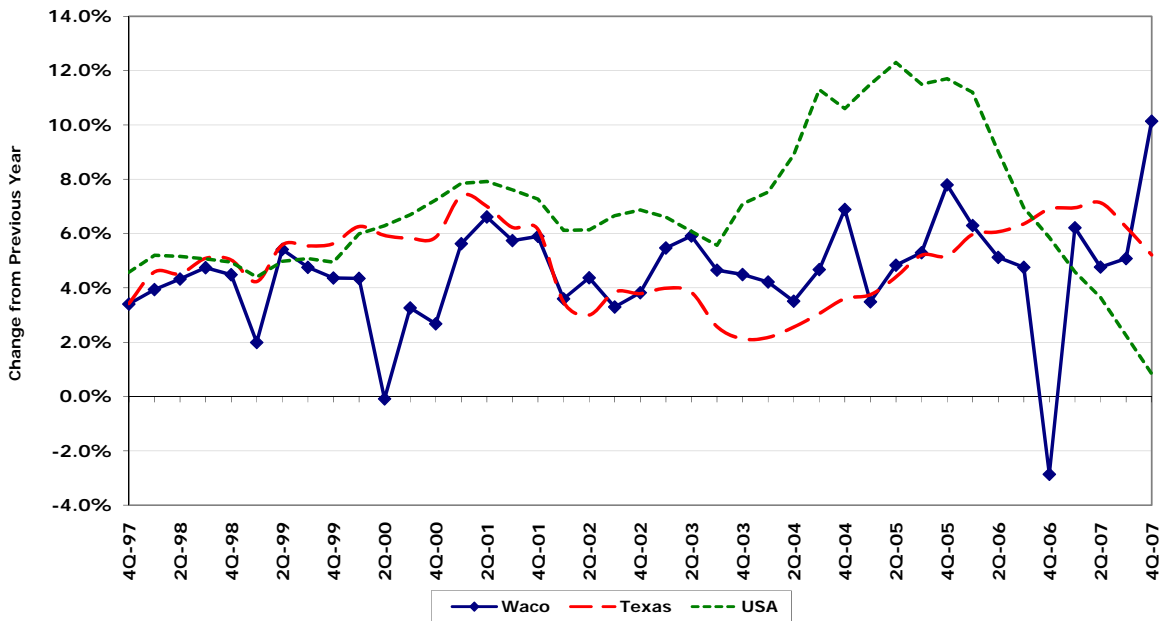
The HPI for each geographic area is estimated using repeated observations of housing values for individual single-family residential properties on which at least two mortgages were originated and subsequently purchased by either Freddie Mac or Fannie Mae.



Source: Office of Federal Housing Enterprise Oversight

Home Price Appreciation Waco 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.



Source: Office of Federal Housing Enterprise Oversight

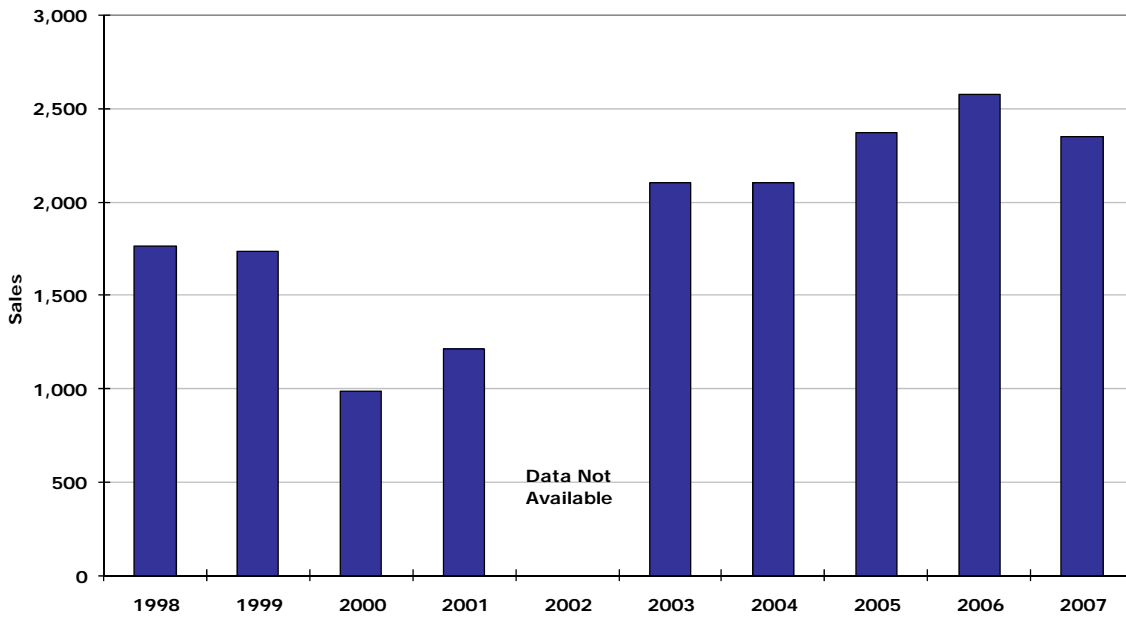
2005 Occupied Housing Unit Characteristics

| Housing Unit Characteristics | Waco MSA | | | Texas | | |
|--|------------------------------|-------------------------------|------------------------------|------------------------------|-------------------------------|------------------------------|
| | Owner-occupied housing units | Renter-occupied housing units | Total occupied housing units | Owner-occupied housing units | Renter-occupied housing units | Total occupied housing units |
| Occupied housing units | 49,048 | 31,498 | 80,546 | 5,162,604 | 2,815,491 | 7,978,095 |
| Household Size | | | | | | |
| 1-person household | 21.6% | 39.5% | 28.6% | 19.1% | 35.0% | 24.7% |
| 2-person household | 33.5% | 29.1% | 31.8% | 34.2% | 25.8% | 31.2% |
| 3-person household | 17.6% | 11.6% | 15.2% | 17.2% | 16.0% | 16.8% |
| 4-or-more-person household | 27.4% | 19.8% | 24.4% | 29.5% | 23.2% | 27.3% |
| Race and Hispanic or Latino Origin of Householder | | | | | | |
| One Race | | | | | | |
| White | 84.1% | 72.0% | 79.4% | 79.0% | 66.2% | 74.5% |
| Black or African American | 9.2% | 21.9% | 14.2% | 8.2% | 17.9% | 11.6% |
| American Indian and Alaska Native | - | - | 0.5% | 0.5% | 0.6% | 0.6% |
| Asian | 0.4% | 3.2% | 1.5% | 2.9% | 3.1% | 3.0% |
| Native Hawaiian and Other Pacific Islander | - | - | 0.0% | 0.0% | 0.1% | 0.0% |
| Some other race | 4.8% | 1.9% | 3.7% | 8.3% | 10.8% | 9.2% |
| Two or more races | 0.7% | 0.7% | 0.7% | 1.0% | 1.4% | 1.2% |
| Age of Householder | | | | | | |
| Under 35 years | 14.3% | 53.2% | 29.5% | 14.4% | 46.3% | 25.6% |
| 35 to 44 years | 19.5% | 13.3% | 17.0% | 21.9% | 21.4% | 21.7% |
| 45 to 54 years | 23.6% | 13.9% | 19.8% | 24.1% | 15.4% | 21.0% |
| 55 to 64 years | 16.7% | 11.0% | 14.5% | 18.1% | 8.3% | 14.7% |
| 65 to 74 years | 12.4% | 3.2% | 8.8% | 11.9% | 4.2% | 9.2% |
| 75 to 84 years | 10.7% | 3.0% | 7.7% | 7.6% | 3.1% | 6.1% |
| 85 years and over | 2.8% | 2.5% | 2.7% | 2.0% | 1.3% | 1.8% |
| Units in Structure | | | | | | |
| 1, detached | 89.8% | 31.8% | 67.2% | 87.5% | 28.3% | 66.6% |
| 1, attached | 1.8% | 9.8% | 4.9% | 2.3% | 3.6% | 2.8% |
| 2 apartments | 0.1% | 6.3% | 2.5% | 0.3% | 4.9% | 1.9% |
| 3 or 4 apartments | 0.0% | 6.9% | 2.7% | 0.4% | 8.8% | 3.3% |
| 5 to 9 apartments | 0.2% | 14.4% | 5.7% | 0.3% | 13.8% | 5.1% |
| 10 or more apartments | 0.1% | 25.8% | 10.2% | 0.7% | 35.1% | 12.9% |
| Mobile home or other type of housing | 8.0% | 5.0% | 6.8% | 8.5% | 5.6% | 7.5% |
| Year Structure Built | | | | | | |
| 2000 or later | 8.3% | 4.7% | 6.9% | 13.7% | 10.9% | 12.7% |
| 1990 to 1999 | 15.5% | 14.3% | 15.0% | 18.6% | 14.8% | 17.2% |
| 1980 to 1989 | 18.4% | 22.0% | 19.8% | 18.7% | 22.5% | 20.1% |
| 1960 to 1979 | 29.0% | 34.6% | 31.2% | 28.7% | 35.0% | 30.9% |
| 1940 to 1959 | 21.5% | 14.8% | 18.9% | 15.4% | 12.4% | 14.3% |
| 1939 or earlier | 7.3% | 9.5% | 8.2% | 4.9% | 4.5% | 4.8% |
| Bedrooms | | | | | | |
| No bedroom | 0.2% | 2.0% | 0.9% | 0.2% | 1.5% | 0.6% |
| 1 bedroom | 1.8% | 28.1% | 12.1% | 2.1% | 32.6% | 12.9% |
| 2 or 3 bedrooms | 75.7% | 66.5% | 72.1% | 70.8% | 61.7% | 67.6% |
| 4 or more bedrooms | 22.3% | 3.4% | 14.9% | 26.8% | 4.2% | 18.9% |
| Annual Household Income and Housing Costs* | | | | | | |
| Median household income (dollars) | \$49,949 | \$20,315 | \$36,135 | \$54,610 | \$26,782 | \$42,139 |
| Annual Median Housing Costs (dollars) | \$8,544 | \$7,404 | \$7,968 | \$10,536 | \$8,052 | \$9,108 |
| Housing Costs as a percentage of household income | 17.1% | 36.4% | 22.1% | 19.3% | 30.1% | 21.6% |

* in 2005 inflation-adjusted dollars

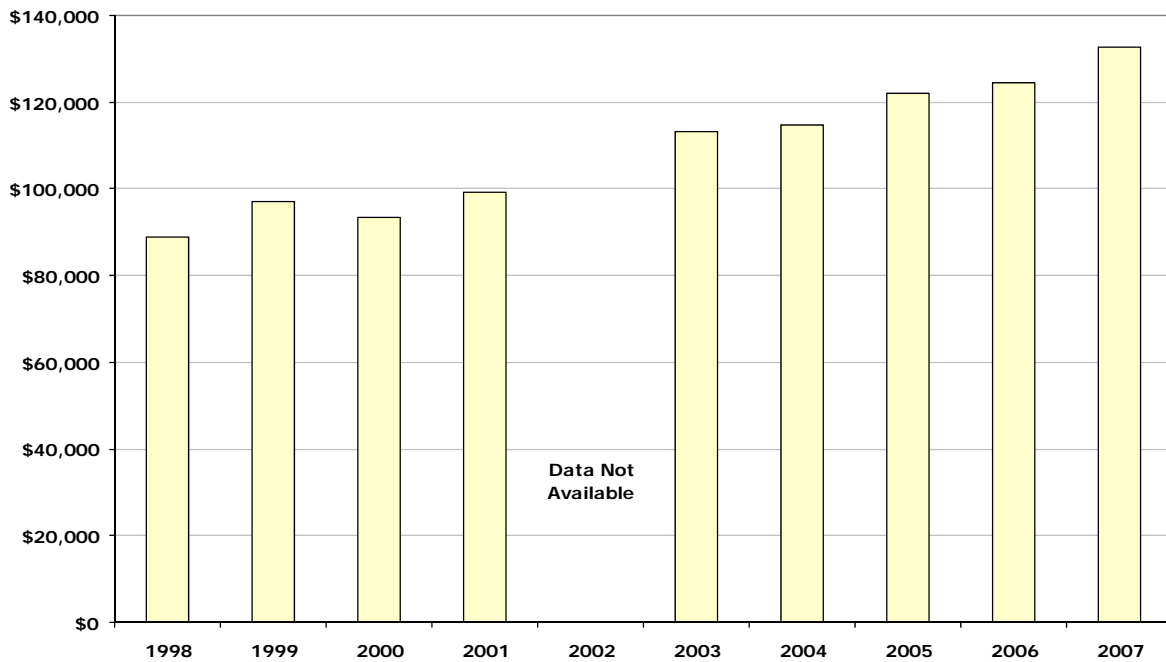
Source: U.S. Census Bureau 2005 and Real Estate Center at Texas A&M University

Yearly Homes Sales
Waco MLS



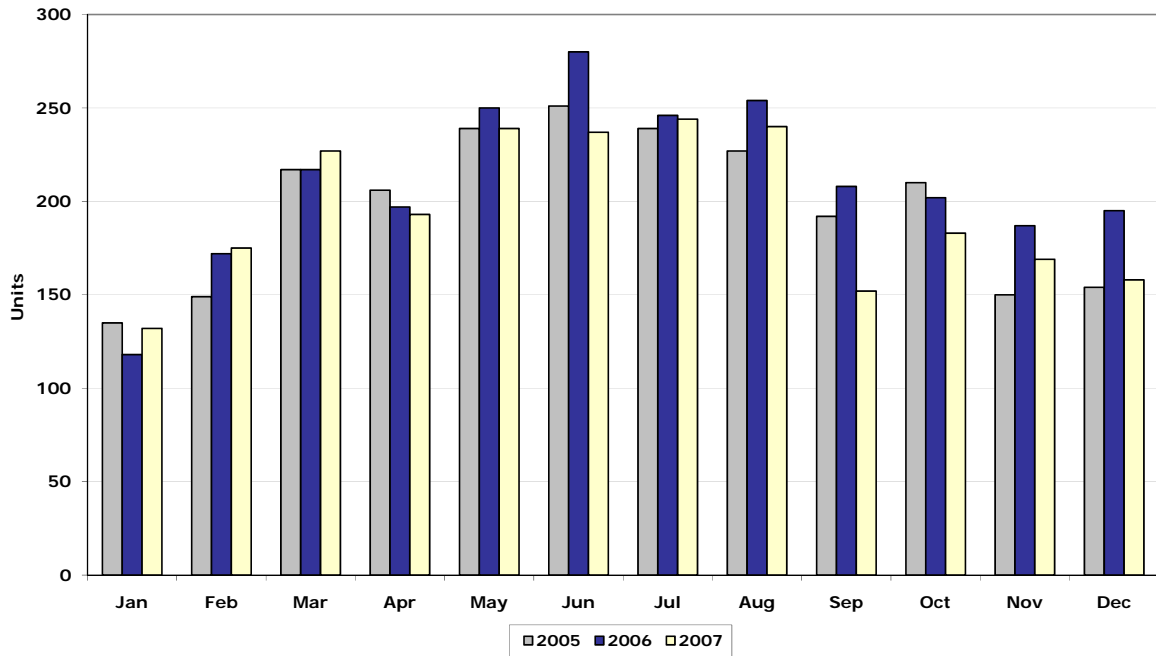
Source: Real Estate Center at Texas A&M University

Average Sales Price
Waco MLS



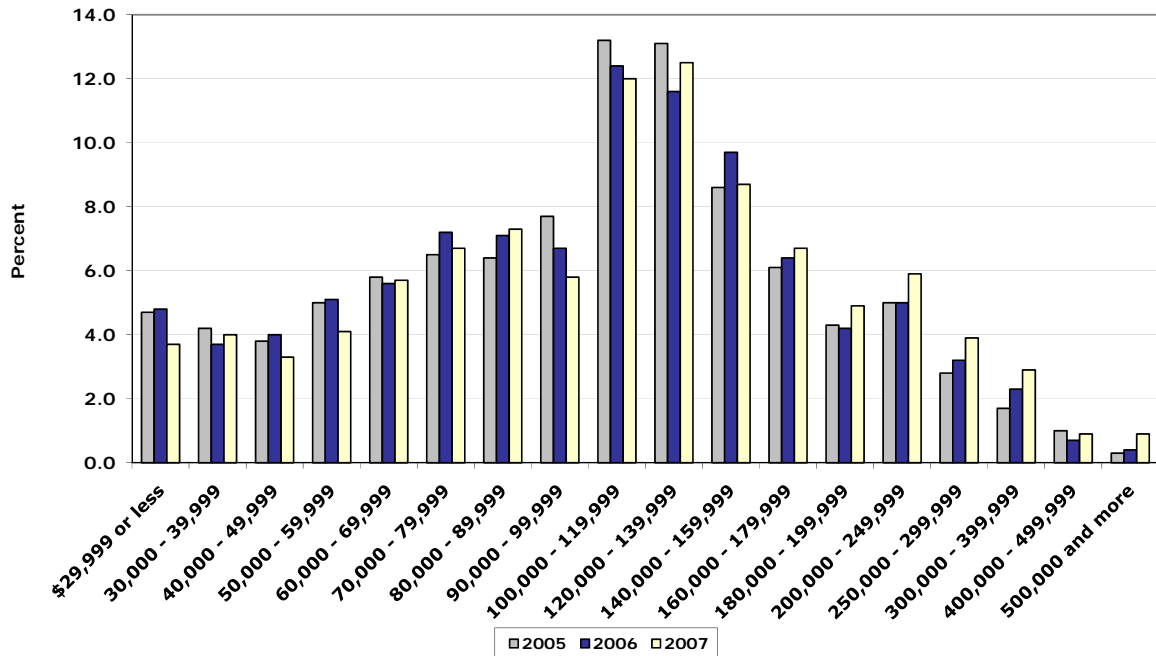
Source: Real Estate Center at Texas A&M University

Single-Family Homes Sales Volume
Waco MLS



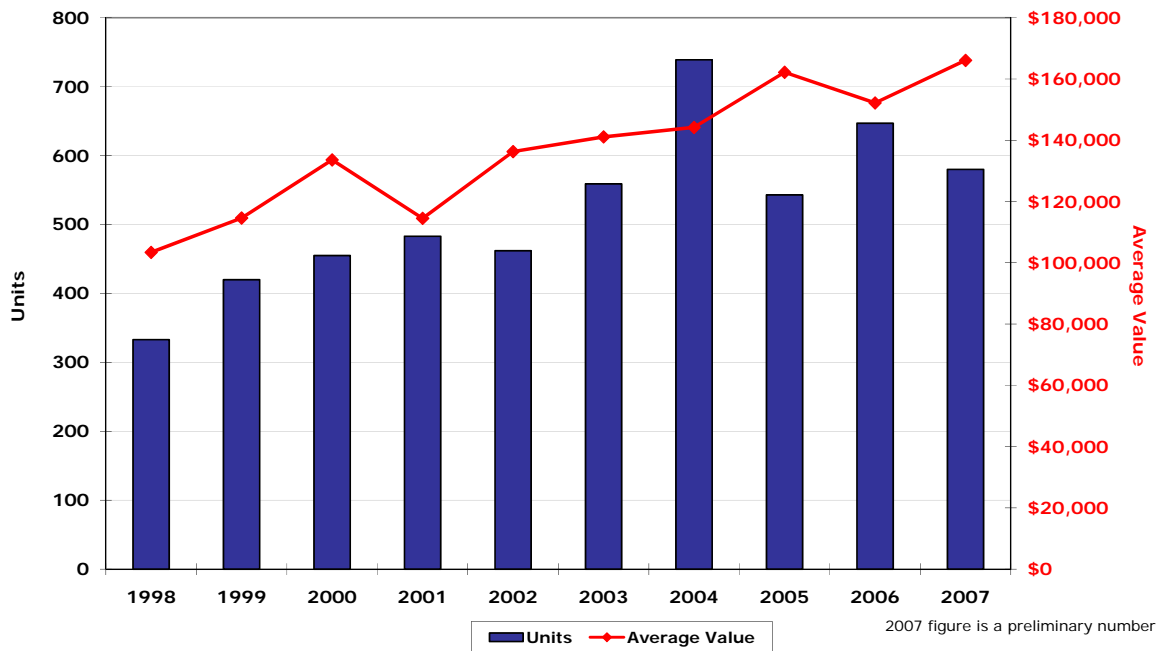
Source: Real Estate Center at Texas A&M University

Price Distribution of Homes Sold
Waco MLS



Source: Real Estate Center at Texas A&M University

Single-Family Building Permits and Average Value
Waco MSA



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

Waco Market Overview 2008 Hotel

Hotel* Occupancy and Rental Rates

| | 2006 | | 2007 | |
|-----------------------------|---------|---------|---------|---------|
| | Waco | Texas | Waco | Texas |
| # Rooms 000's | 3.2 | 339.9 | 3.3 | 349.7 |
| Average daily rate | \$61.20 | \$80.74 | \$64.26 | \$85.28 |
| Occupancy rate (in percent) | 60.6 | 61.3 | 60.1 | 61.4 |

*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

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Report compiled by:

Administrative Coordinator
Edith Craig

Market Research Analyst
Beth Thomas, MRE

Technical Consultant
Blake Lacy, LERE

Coordinator Assistant
Kory Merten

Real Estate Center, 2115 TAMU, College Station, TX 77843-2115
Phone: 979.845.2031 | Fax: 979.845.0460