

Real Estate Market Overview 2007

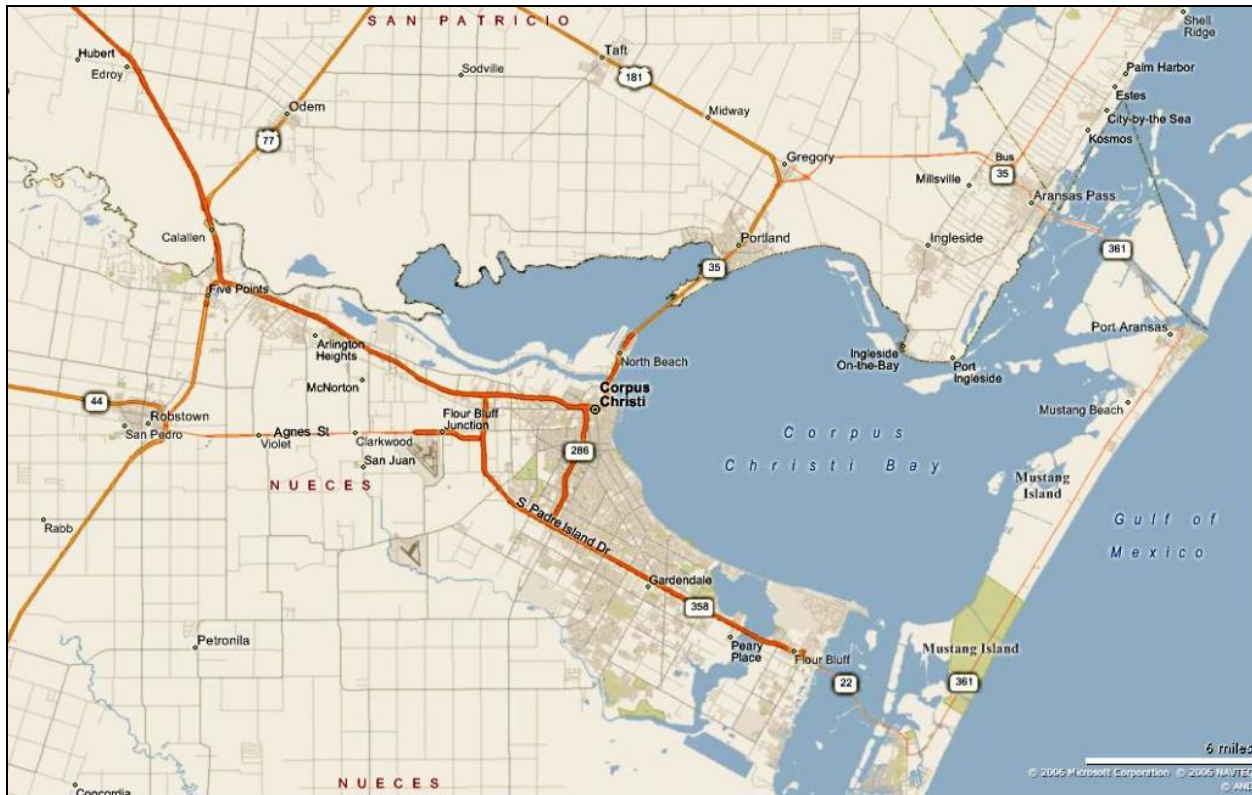
Corpus Christi

The Corpus Christi Metropolitan Statistical Area (MSA) has a strong industrial base as well as a tourism industry. Spanish explorer Alonso Alvarez De Pineda named the city's bay "Corpus Christi," Latin for "Body of Christ," because the bay was discovered on a Catholic holiday, the Feast Day of Corpus Christi. Founded in 1838, the city has evolved from a small trading post. Natural gas was discovered at White Point in 1913, and oil was found in the Saxet area in 1930. These two discoveries, along with the gradual deepening of the ship channel to its current depth of 45 feet, helped make Corpus Christi a major Gulf Coast petrochemical center. The Port of Corpus Christi is now the sixth busiest port in the United States in terms of annual tonnage.

Quick Facts	
Land Area	1,779.33 square miles
2006 Population Density	233.7 people per square mile
Counties	Aransas, Nueces, San Patricio
Area Cities and Towns	
Agua Dulce, Aransas Pass, Banquete, Bishop, Chapman Ranch, Corpus Christi, Driscoll, Edroy, Gregory, Ingleside, Mathis, Odem, Padre Island, Port Aransas, Portland, Robstown, Rockport, San Patricio, Sinton, Taft, Tradewinds	

*This report's MSA data reflects either 1999 or 2003 MSA definitions based on data availability. Use of 1999 definition is noted where applicable.

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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Corpus Christi Market Overview 2007 Demographics

Corpus Christi MSA Population

Year	Population	Percent Change
1996	398,529	-
1997	402,504	1.0
1998	403,818	0.3
1999	404,155	0.1
2000	403,280	-0.2
2001	402,105	-0.3
2002	404,400	0.6
2003	405,916	0.4
2004	409,645	0.9
2005	413,553	1.0
2006	415,810	0.5

* July 1 population estimates

Source: U.S. Census Bureau

County Population* Growth

County	1996	2006	Growth 1996-2006 (in percent)
Aransas	21,239	24,831	16.9
Nueces	312,762	321,457	2.8
San Patricio	64,528	69,522	7.7

* July 1 population estimates

Source: U.S. Census Bureau

Texas Metropolitan Area Population* Change

Metropolitan Area	1996	2006	Percent Change
Austin-Round Rock	1,073,037	1,513,565	41.1
McAllen-Edinburg-Mission	503,411	700,634	39.2
Laredo	171,583	231,470	34.9
Dallas-Fort Worth-Arlington	4,627,649	6,003,967	29.7
Houston-Sugar Land-Baytown	4,334,020	5,539,949	27.8
Brownsville-Harlingen	312,086	387,717	24.2
San Antonio	1,599,427	1,942,217	21.4
Texas	19,340,342	22,859,968	18.2
Tyler	166,087	194,635	17.2
Sherman-Denison	102,993	118,478	15.0
El Paso	656,482	736,310	12.2
College Station-Bryan	172,341	192,152	11.5
Amarillo	217,579	241,515	11.0
Killeen-Temple-Fort Hood	318,613	351,322	10.3
Waco	205,894	226,189	9.9
Midland	114,412	124,380	8.7
Longview	190,556	203,367	6.7
Lubbock	247,099	261,411	5.8
Texarkana	127,694	134,510	5.3
Victoria	108,636	114,088	5.0
Odessa	121,519	127,462	4.9
Corpus Christi	398,529	415,810	4.3
San Angelo	104,574	105,752	1.1
Abilene	156,351	158,063	1.1
Beaumont-Port Arthur	380,417	379,640	-0.2
Wichita Falls	151,170	145,528	-3.7

* July 1 population estimates

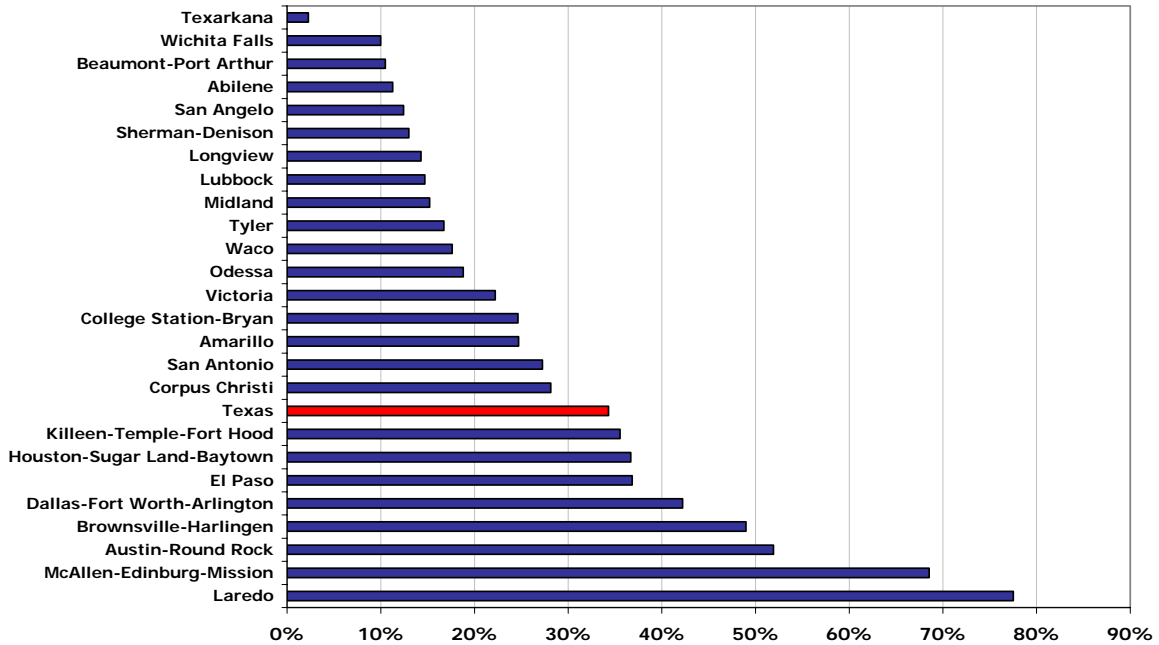
Source: U.S. Census Bureau

Corpus Christi MSA Projected Population

Year	Texas State Data Center (Scenario 0.5)	Texas Water Development Board
2000	403,280	403,280
2005	430,952	-
2010	460,846	465,842
2015	489,651	-
2020	516,695	531,477
2025	541,676	-
2030	564,933	589,092
2035	586,557	-
2040	606,132	638,440

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

	Corpus Christi MSA	Texas
Average household size (2000)	2.82	2.74
Population younger than 18 (2000, in percent)	28.9	28.2
Population 65 and older (2000, in percent)	11.0	9.9

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

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

	Corpus Christi MSA	Texas
White	72.9	71.0
Black	4.0	11.5
Asian	1.1	2.7
American Indian	0.6	0.6
Other	18.2	11.7
Two or more races	3.1	2.5
Hispanic (of any race)	54.7	32.0

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

Corpus Christi Market Overview 2007 Education

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

Level of Education	Aransas County	Nueces County	San Patricio County	Texas
High school graduate	29.1	25.0	29.8	24.8
Some college, no degree	24.4	24.8	23.8	22.4
Associate's degree	4.4	5.7	4.8	5.2
Bachelor's degree	11.0	12.0	9.2	15.6
Master's degree	3.6	4.4	2.7	5.2
Doctorate degree	0.5	0.7	0.2	0.8

Source: U.S. Census Bureau, 2000 Census

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

Level of Education	Corpus Christi MSA	Texas
High School Graduate or Higher	73.9	75.7
Bachelor's Degree or Higher	17.8	23.2

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

Local College and University Enrollment, Fall Semester

School	2002	2003	2004	2005	2006
Del Mar College	11,159	11,289	11,245	11,889	11,301
Texas A&M University at Corpus Christi	7,607	7,861	8,227	8,355	8,585

Source: Texas Higher Education Coordinating Board

Corpus Christi Market Overview 2007 Employment

Top Ten Employers

Employer	Sector	Employees
Naval Air Station Corpus Christi	Flight training	5,525
Christus Spohn Health System	Hospital	5,400
Corpus Christi ISD	Education	5,178
H.E.B. Grocery Co.	Grocery company	5,000
Corpus Christi Army Depot	Helicopter repair	3,541
City of Corpus Christi	Government	3,171
Bay, Ltd.	Industrial construction	2,100
Del Mar College	Education	1,542
Corpus Christi Medical Center	Hospital	1,300
First Data Corporation	Teleservices	1,200

Source: Corpus Christi Regional Economic Development Corporation Feb-2007

Corpus Christi MSA Nonfarm Employment

Year	Employment	Percent Change
1996	155,100	-
1997	158,800	2.4
1998	161,700	1.8
1999	163,200	0.9
2000	164,900	1.0
2001	166,200	0.8
2002	165,700	-0.3
2003	166,700	0.6
2004	167,300	0.4
2005	170,500	1.9
2006	173,800	1.9

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

Employment Growth by Industry

	Corpus Christi MSA	Texas
Employment Growth 2006 (Percent Change)	1.9	3.3
Unemployment Rate 2006 (Percent Change)	5.0	4.9
Net Job Change in 2006	3,300	318,300
<u>2006 Employment Growth by Sector (Percent Change)</u>		
Natural Resources and Mining and Construction	6.2	7.5
Manufacturing	6.6	3.2
Trade, Transportation, and Utilities	1.3	2.5
Information	4.0	-0.4
Financial Activities	1.3	2.6
Professional and Business Services	4.3	6.0
Educational and Health Services	-2.3	2.8
Leisure and Hospitality	3.5	3.9
Government	0.9	1.7

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

Texas Metropolitan Area Nonfarm Employment Change

Metropolitan Area	1996	2006	Percent Change
McAllen-Edinburg-Mission	126,900	202,600	59.7
Midland	126,900	202,600	59.7
Laredo	56,500	84,200	49.0
Austin-Round Rock	540,900	720,000	33.1
Brownsville-Harlingen	94,000	121,300	29.0
College Station-Bryan	71,400	90,200	26.3
Tyler	73,700	91,700	24.4
Killeen-Temple-Fort Hood	97,600	118,100	21.0
Dallas-Fort Worth-Arlington	2,331,600	2,860,800	22.7
San Antonio	658,300	811,300	23.2
Longview	76,100	91,600	20.4
Houston-Sugar Land-Baytown	1,981,700	2,446,000	23.4
Texas	8,257,900	10,053,300	21.7
Lubbock	111,300	128,400	15.4
Waco	92,600	106,000	14.5
Corpus Christi	155,100	173,800	12.1
Odessa	48,100	57,400	19.3
Amarillo	96,900	110,100	13.6
Victoria	45,200	50,000	10.6
El Paso	236,700	264,800	11.9
Texarkana	50,300	55,700	10.7
Sherman-Denison	42,000	44,500	6.0
Abilene	60,600	65,300	7.8
San Angelo	42,500	44,700	5.2
Wichita Falls	59,600	62,500	4.9
Beaumont-Port Arthur	151,200	160,500	6.2

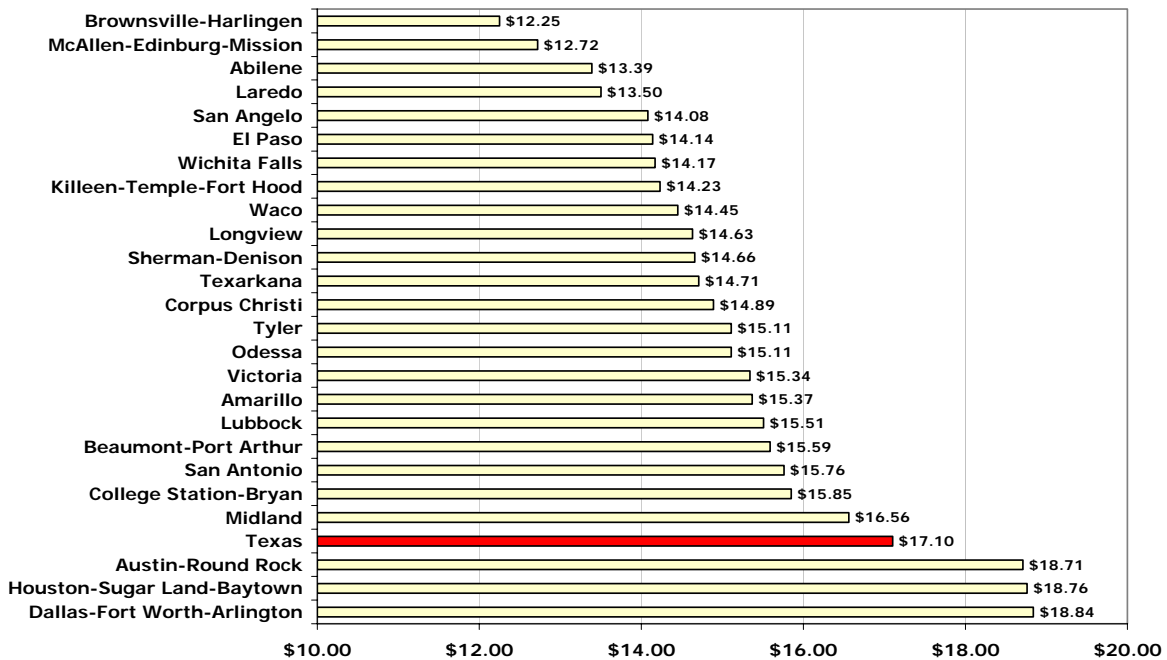
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

**Metropolitan Area Nonfarm Employment Change
1996-2006**



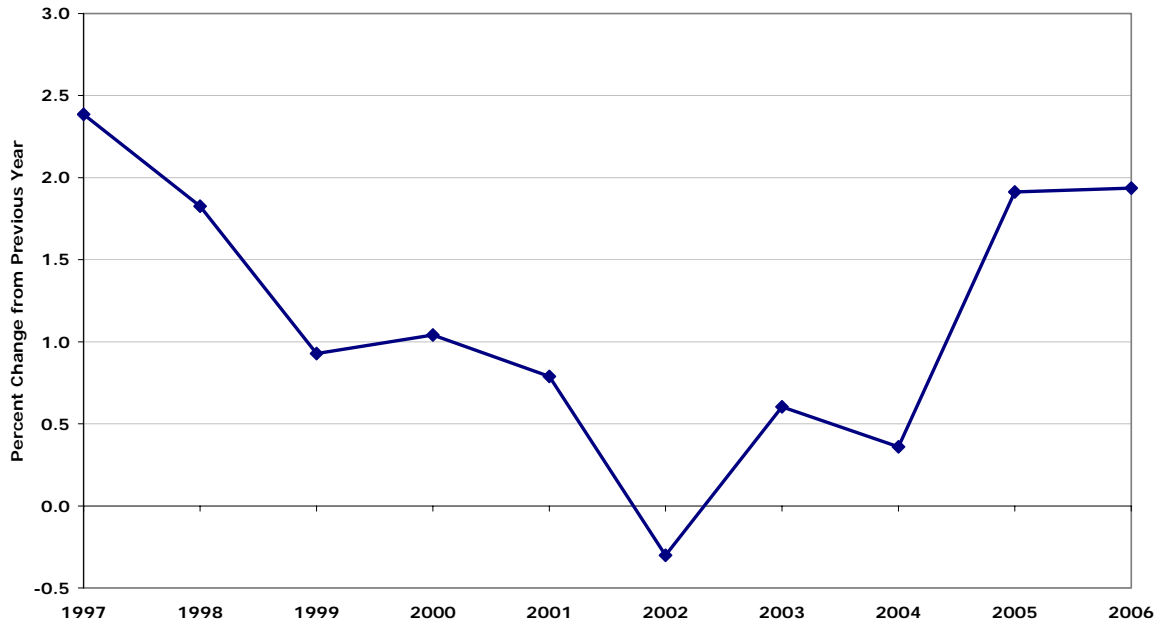
Source: Texas Workforce Commission and Real Estate Center

**Average Hourly Wage
2005**



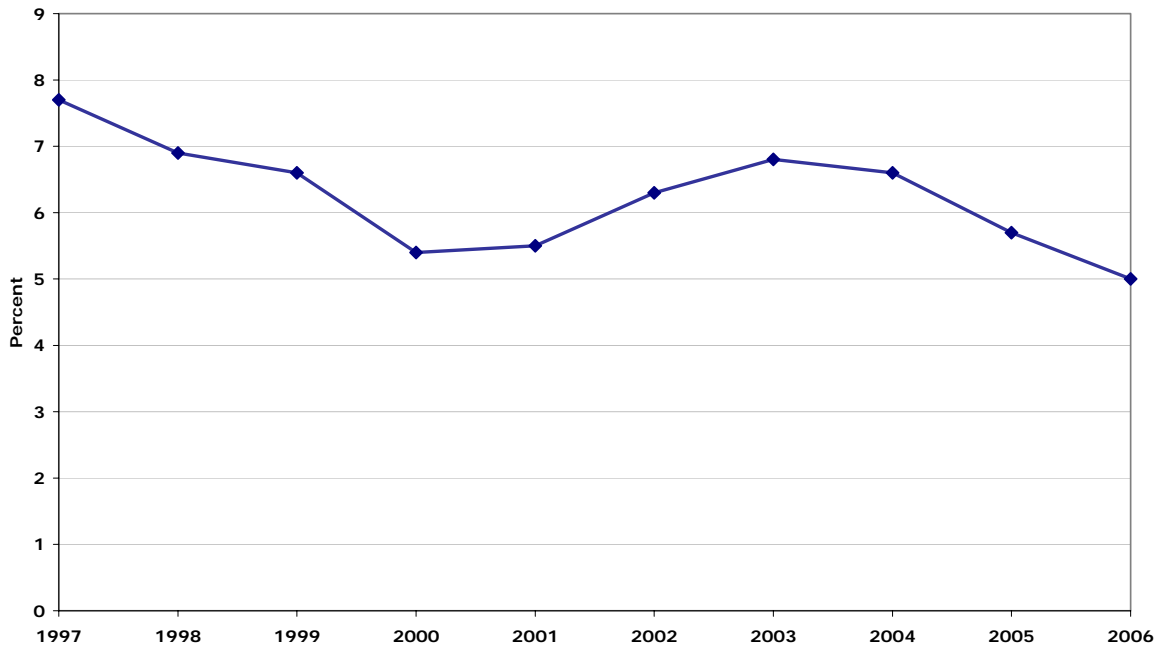
Source: Texas Workforce Commission

**Nonfarm Employment Growth
Corpus Christi MSA**



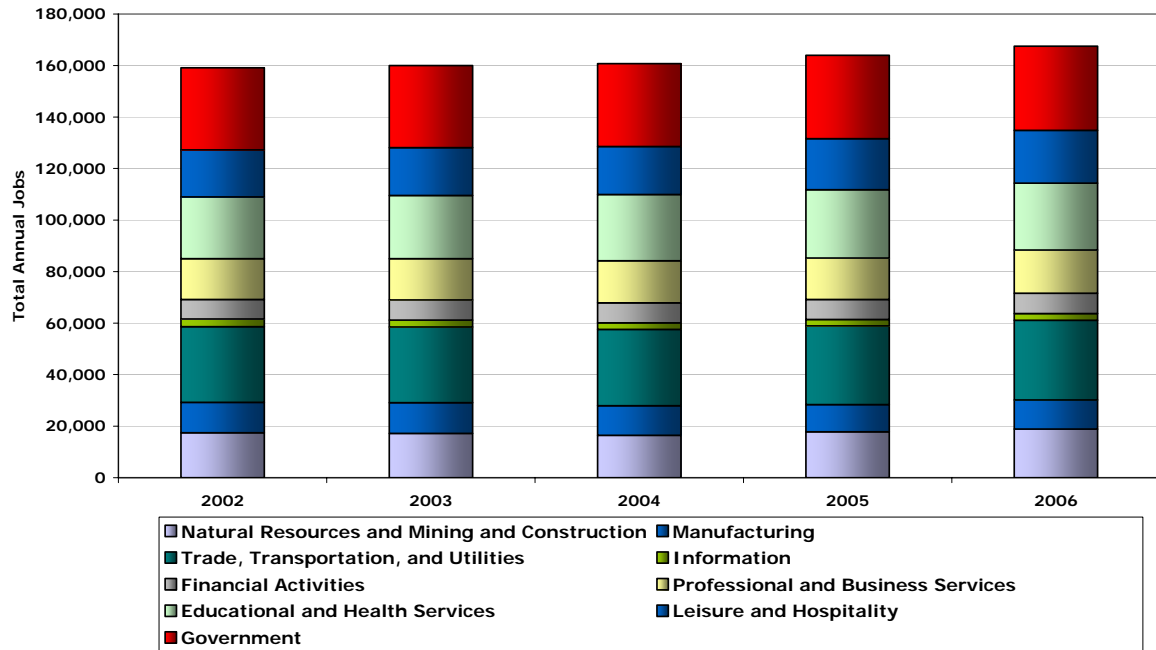
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

**Corpus Christi MSA
Unemployment Rate**



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

Distribution of Employment in Major Categories
 Corpus Christi MSA



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

Corpus Christi Market Overview 2007 Economy

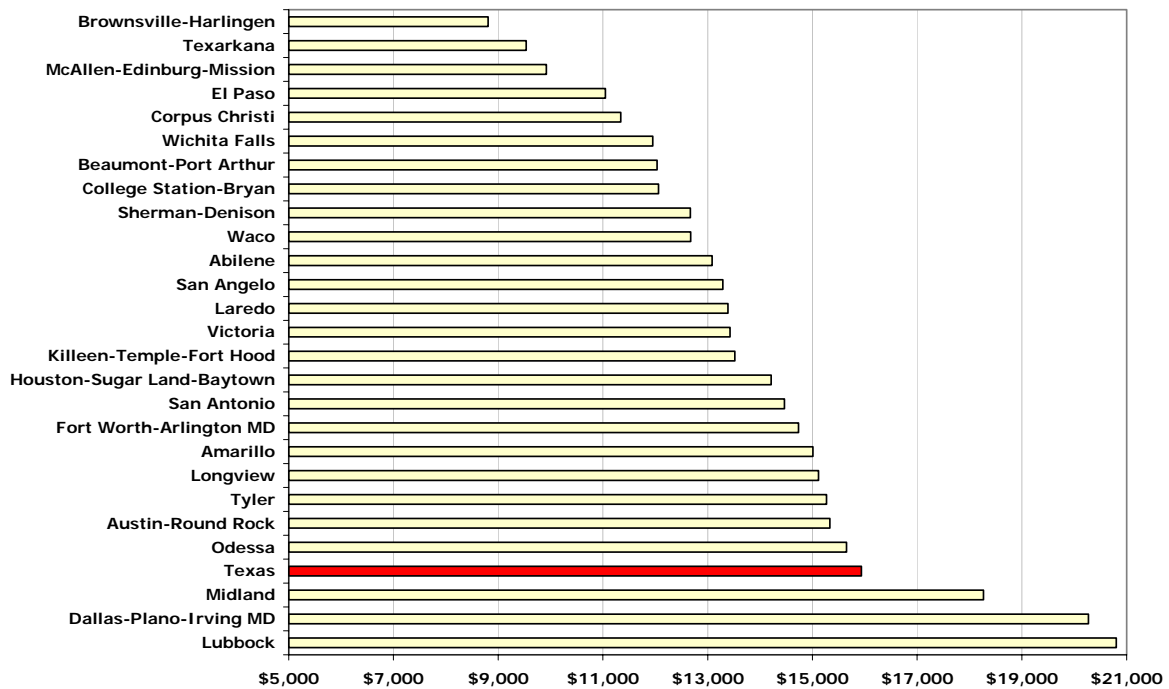
Corpus Christi MSA Gross Retail Sales

Year	Total Sales	Sales per Capita
1995	\$3,380,234,427	#N/A
1996	\$3,566,953,823	\$8,950
1997	\$3,698,087,607	\$9,188
1998	\$3,710,137,474	\$9,188
1999	\$3,708,947,438	\$9,177
2000	\$3,918,914,676	\$9,718
2001	\$4,080,056,376	\$10,147
2002	\$4,090,695,790	\$10,115
2003	\$4,260,206,975	\$10,495
2004	\$4,414,454,521	\$10,776
2005	\$4,690,484,526	\$11,342
State Average 2005:		\$15,935

* 2006 data not available as of April 15, 2007.

Source: Texas Comptroller's Office

**Gross Retail Sales per Capita
 2005**



Source: Texas Comptroller's Office

Corpus Christi Market Overview 2007 Infrastructure

Corpus Christi Airline Activity

Corpus Christi International Airport	2002	2003	2004	2005	2006
Enplaned (int'l & national)	394,139	380,180	410,036	434,567	443,444
Deplaned (int'l & national)	393,435	386,310	407,949	433,617	443,084
Total (int'l & national)	787,574	766,490	817,985	868,184	886,528

Source: Corpus Christi International Airport

Airport Cargo Statistics (in pounds)

Airport	2002	2003	2004	2005	2006
Corpus Christi International Airport	2,766,144	3,257,634	3,187,756	3,087,069	3,008,386

Source: Corpus Christi International Airport

Port Statistics

Port of Corpus Christi	2002	2003	2004	2005	2006
Cargo Activity					
Total calls (ships and barges)	5,713	6,766	7,237	7,378	6,633
Total short tons (in millions)	81.0	85.1	86.4	86.8	87.0
Passenger Count					
Day Cruise	189,277	150,599	159,282	168,210	178,470

Source: Port of Corpus Christi

Corpus Christi Market Overview 2007 Public Facilities

Corpus Christi City Public Facilities Building Permits 2005*



Corpus Christi City Building Permit Office
* 2006 data not available as of April 15, 2007.

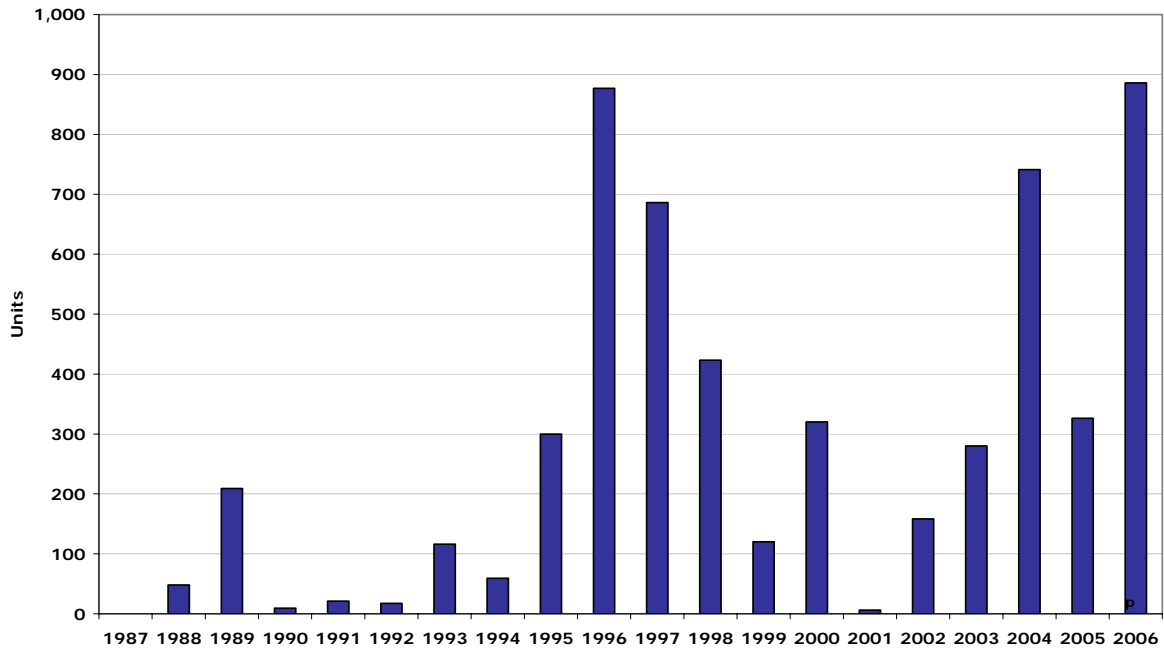
Corpus Christi Market Overview 2007 Multifamily

Corpus Christi 2006

	Corpus Christi	Texas Metro Average
Average rent per square foot	\$0.72	\$0.77
Average rent for units built since 2000	\$0.69	\$0.86
Average occupancy	95.2%	92.8%
Average occupancy for units built since 2000	94.7%	94.1%

Source: Apartment MarketData Research

**Corpus Christi MSA
 Multifamily Building Permits
 5+ Multifamily Building Permits**



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

2006 figure is a preliminary number.

Corpus Christi City Multifamily Building Permits 2005*



Corpus Christi City Building Permit Office
* 2006 data not available as of April 15, 2007.

Corpus Christi Market Overview 2007 Housing

2006 Housing Affordability Index

MLS	2006 Median-Priced Home	Required Income to Qualify	Median Family Income	HAI*	HAI for First-Time Homebuyers**
Corpus Christi	\$130,600	\$32,128	\$48,200	1.50	1.06
State	\$143,000	\$35,179	\$54,300	1.54	1.05
US	\$221,900	\$54,139	\$59,600	1.10	0.62

* 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.

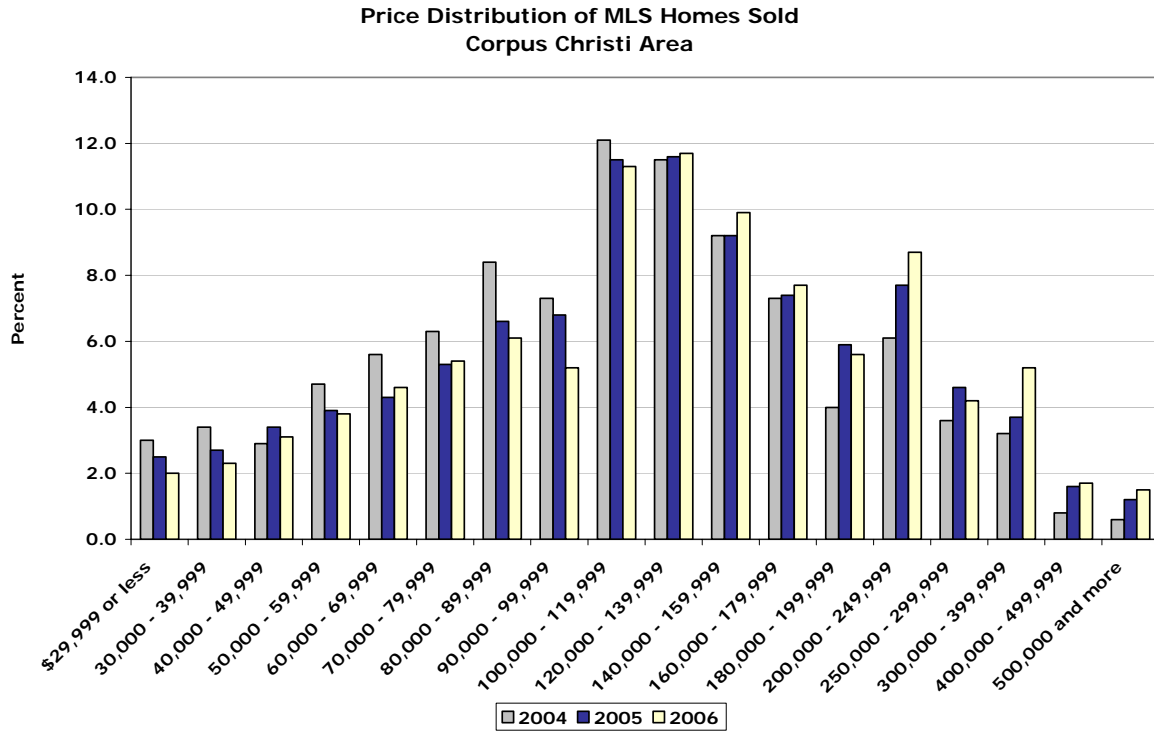
** First-time home buyer is assumed to purchase a home equal to the first quartile home price using a 90% home loan at an interest rate 0.5 percent greater than the standard current rate.

Source: Real Estate Center at Texas A&M University

Price Distribution of MLS Homes Sold, Corpus Christi Area (in percent)

Price Range	2000	2001	2002	2003	2004	2005	2006
\$29,999 or less	4.1	4.0	4.2	4.0	3.0	2.5	2.0
30,000 - 39,999	4.3	3.9	3.4	3.5	3.4	2.7	2.3
40,000 - 49,999	6.5	5.6	5.1	4.5	2.9	3.4	3.1
50,000 - 59,999	8.2	7.4	7.0	5.8	4.7	3.9	3.8
60,000 - 69,999	10.3	8.6	7.6	6.7	5.6	4.3	4.6
70,000 - 79,999	11.0	10.2	9.2	7.7	6.3	5.3	5.4
80,000 - 89,999	9.7	11.2	10.8	9.1	8.4	6.6	6.1
90,000 - 99,999	8.6	8.1	8.6	8.1	7.3	6.8	5.2
100,000 - 119,999	9.6	11.0	10.7	10.5	12.1	11.5	11.3
120,000 - 139,999	8.5	9.1	9.3	10.9	11.5	11.6	11.7
140,000 - 159,999	5.1	5.4	7.5	8.3	9.2	9.2	9.9
160,000 - 179,999	4.1	4.1	5.0	5.8	7.3	7.4	7.7
180,000 - 199,999	2.5	2.6	2.6	3.8	4.0	5.9	5.6
200,000 - 249,999	3.9	4.8	4.9	5.0	6.1	7.7	8.7
250,000 - 299,999	1.8	2.2	2.1	3.2	3.6	4.6	4.2
300,000 - 399,999	1.3	1.4	1.3	2.3	3.2	3.7	5.2
400,000 - 499,999	0.4	0.2	0.3	0.6	0.8	1.6	1.7
500,000 and more	0.3	0.2	0.4	0.4	0.6	1.2	1.5

Source: Real Estate Center at Texas A&M University



Source: Real Estate Center at Texas A&M University

**Property Tax Rates, 2006
County, Major City, Major School District**

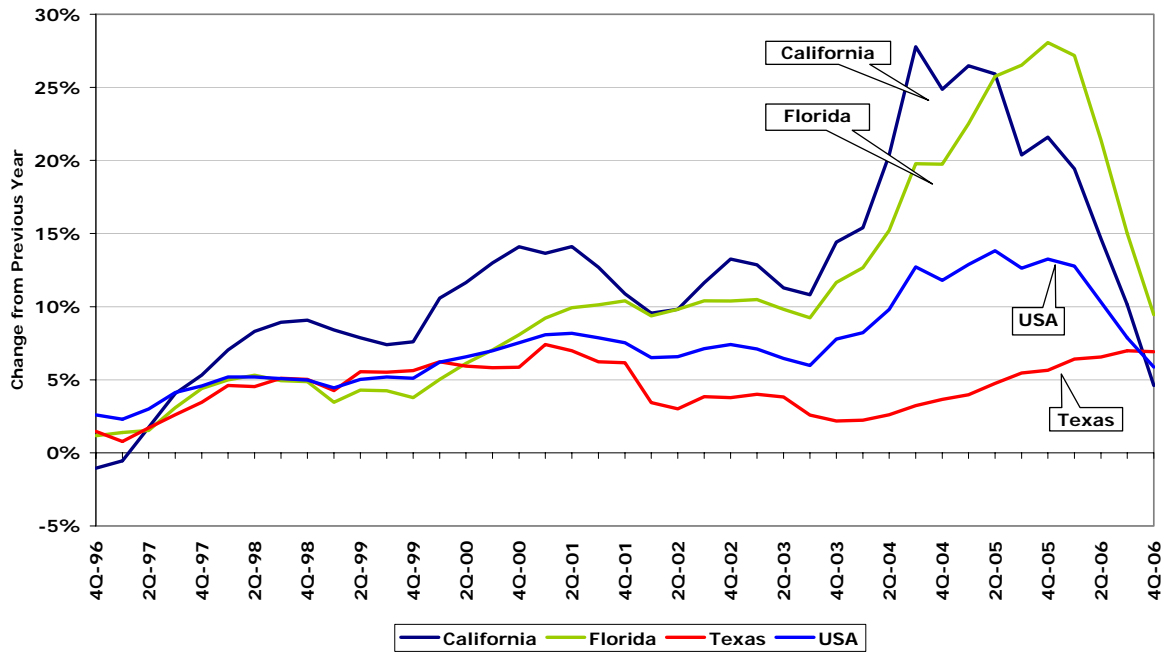
Taxing Entity*	Tax Rate per \$100 Valuation
Corpus Christi	
Nueces County	0.3659
City of Corpus Christi	0.6024
Corpus Christi ISD	1.4860
Total	\$2.45
Rockport	
Aransas County	0.2348
City of Rockport	0.2443
Aransas County ISD	1.3963
Total	\$1.88
Portland	
San Patricio County	0.4755
City of Portland	0.5023
Portland ISD	1.6100
Total	\$2.59

* 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.nueces.tx.us/taxoffice/pdf/taxjurisdictions.pdf>

Source: Aransas, Nueces & San Patricio County Tax Offices

National Home Price Appreciation

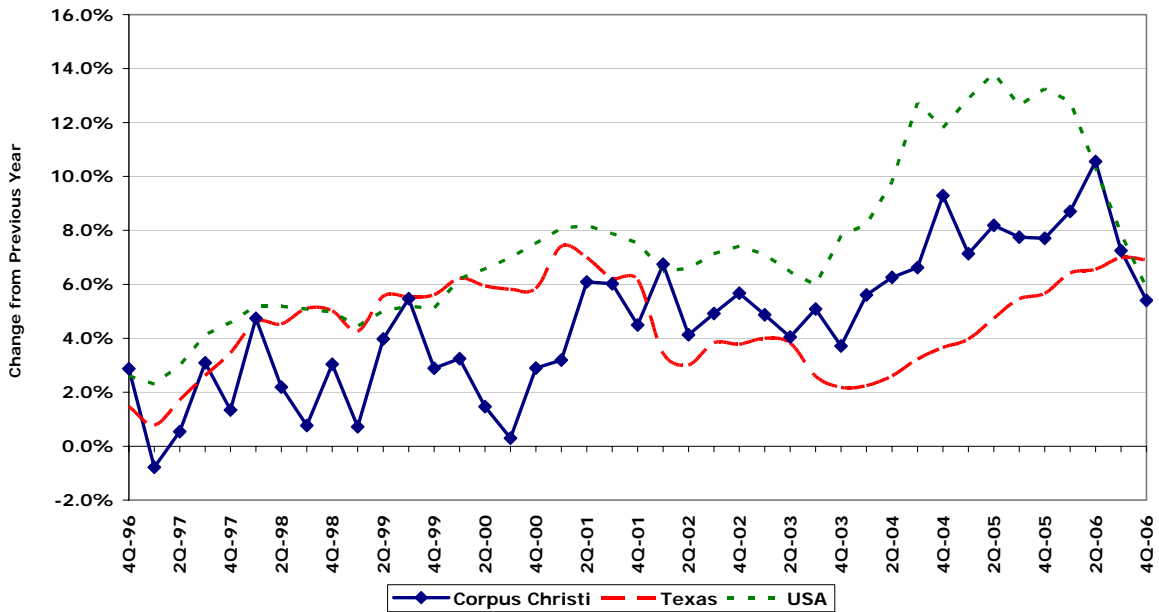
The HPI for each geographic area is estimated using repeated observations of housing values for individual single-family residential properties on which at least two mortgages were originated and subsequently purchased by either Freddie Mac or Fannie Mae.



Source: Office of Federal Housing Enterprise Oversight

Home Price Appreciation Corpus Christi 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

Real Estate Center Market Overview 2007
Corpus Christi, TX

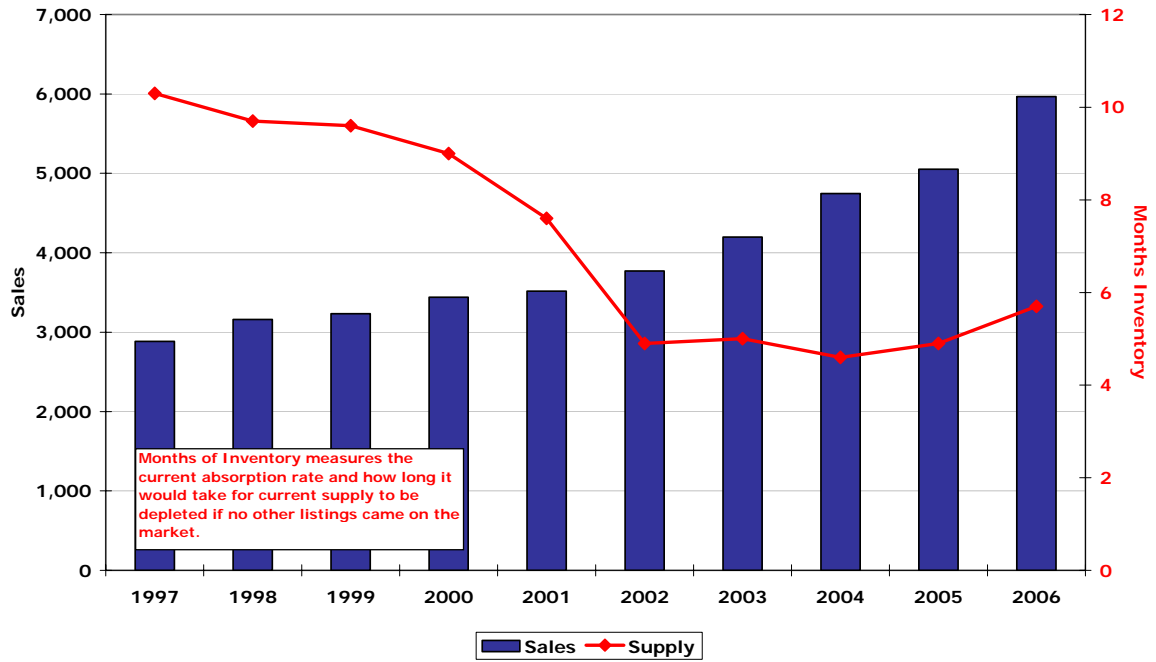
2005 Occupied Housing Unit Characteristics

Housing Unit Characteristics	Corpus Christi 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	95,742	52,362	148,104	5,162,604	2,815,491	7,978,095
Household Size						
1-person household	17.8%	34.5%	23.7%	19.1%	35.0%	24.7%
2-person household	34.4%	25.1%	31.1%	34.2%	25.8%	31.2%
3-person household	16.6%	18.0%	17.1%	17.2%	16.0%	16.8%
4-or-more-person household	31.2%	22.4%	28.1%	29.5%	23.2%	27.3%
Race and Hispanic or Latino Origin of Householder						
One Race						
White	84.2%	75.4%	81.1%	79.0%	66.2%	74.5%
Black or African American	1.5%	8.0%	3.8%	8.2%	17.9%	11.6%
American Indian and Alaska Native	0.9%	0.9%	0.9%	0.5%	0.6%	0.6%
Asian	1.4%	1.2%	1.3%	2.9%	3.1%	3.0%
Native Hawaiian and Other Pacific Islander	-	-	0.0%	0.0%	0.1%	0.0%
Some other race	11.0%	13.0%	11.7%	8.3%	10.8%	9.2%
Two or more races	1.0%	1.5%	1.2%	1.0%	1.4%	1.2%
Age of Householder						
Under 35 years	10.1%	41.3%	21.2%	14.4%	46.3%	25.6%
35 to 44 years	18.5%	21.4%	19.5%	21.9%	21.4%	21.7%
45 to 54 years	25.9%	17.1%	22.7%	24.1%	15.4%	21.0%
55 to 64 years	19.4%	11.2%	16.5%	18.1%	8.3%	14.7%
65 to 74 years	14.2%	4.1%	10.6%	11.9%	4.2%	9.2%
75 to 84 years	9.8%	4.1%	7.8%	7.6%	3.1%	6.1%
85 years and over	2.1%	0.7%	1.6%	2.0%	1.3%	1.8%
Units in Structure						
1, detached	87.7%	34.1%	68.7%	87.5%	28.3%	66.6%
1, attached	2.6%	1.8%	2.3%	2.3%	3.6%	2.8%
2 apartments	0.3%	4.1%	1.7%	0.3%	4.9%	1.9%
3 or 4 apartments	0.5%	13.6%	5.1%	0.4%	8.8%	3.3%
5 to 9 apartments	0.2%	20.0%	7.2%	0.3%	13.8%	5.1%
10 or more apartments	0.6%	20.7%	7.7%	0.7%	35.1%	12.9%
Mobile home or other type of housing	8.1%	5.7%	7.2%	8.5%	5.6%	7.5%
Year Structure Built						
2000 or later	7.4%	6.5%	7.1%	13.7%	10.9%	12.7%
1990 to 1999	14.7%	11.9%	13.7%	18.6%	14.8%	17.2%
1980 to 1989	16.5%	25.5%	19.7%	18.7%	22.5%	20.1%
1960 to 1979	31.2%	32.4%	31.6%	28.7%	35.0%	30.9%
1940 to 1959	25.4%	18.6%	23.0%	15.4%	12.4%	14.3%
1939 or earlier	4.8%	5.1%	4.9%	4.9%	4.5%	4.8%
Bedrooms						
No bedroom	0.2%	1.5%	0.6%	0.2%	1.5%	0.6%
1 bedroom	3.3%	29.1%	12.4%	2.1%	32.6%	12.9%
2 or 3 bedrooms	75.9%	64.9%	72.0%	70.8%	61.7%	67.6%
4 or more bedrooms	20.6%	4.6%	14.9%	26.8%	4.2%	18.9%
Annual Household Income and Housing Costs*						
Median household income (dollars)	\$47,795	\$25,548	\$38,158	\$54,610	\$26,782	\$42,139
Annual Median Housing Costs (dollars)	\$9,480	\$7,848	\$8,748	\$10,536	\$8,052	\$9,108
Housing Costs as a percentage of household income	19.8%	30.7%	22.9%	19.3%	30.1%	21.6%

* in 2005 inflation-adjusted dollars

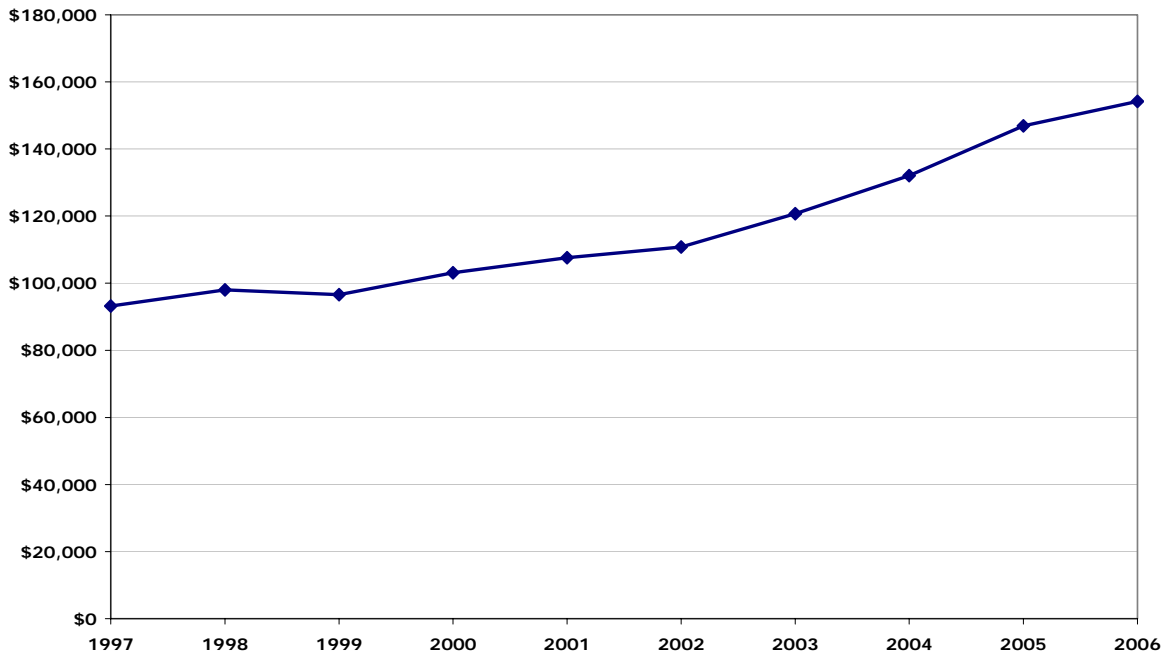
Source: U.S. Census Bureau 2005 and Real Estate Center at Texas A&M University

**Yearly Homes Sales and Months Inventory
 Corpus Christi MLS**



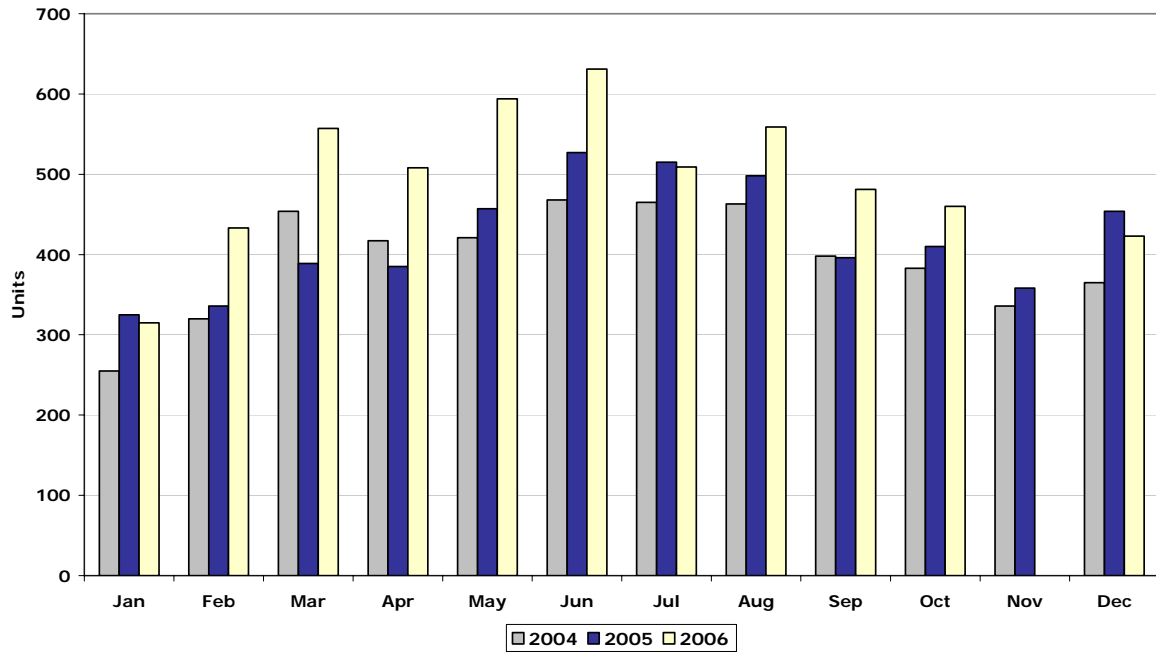
Source: Real Estate Center at Texas A&M University

**Average Sales Price
 Corpus Christi MLS**



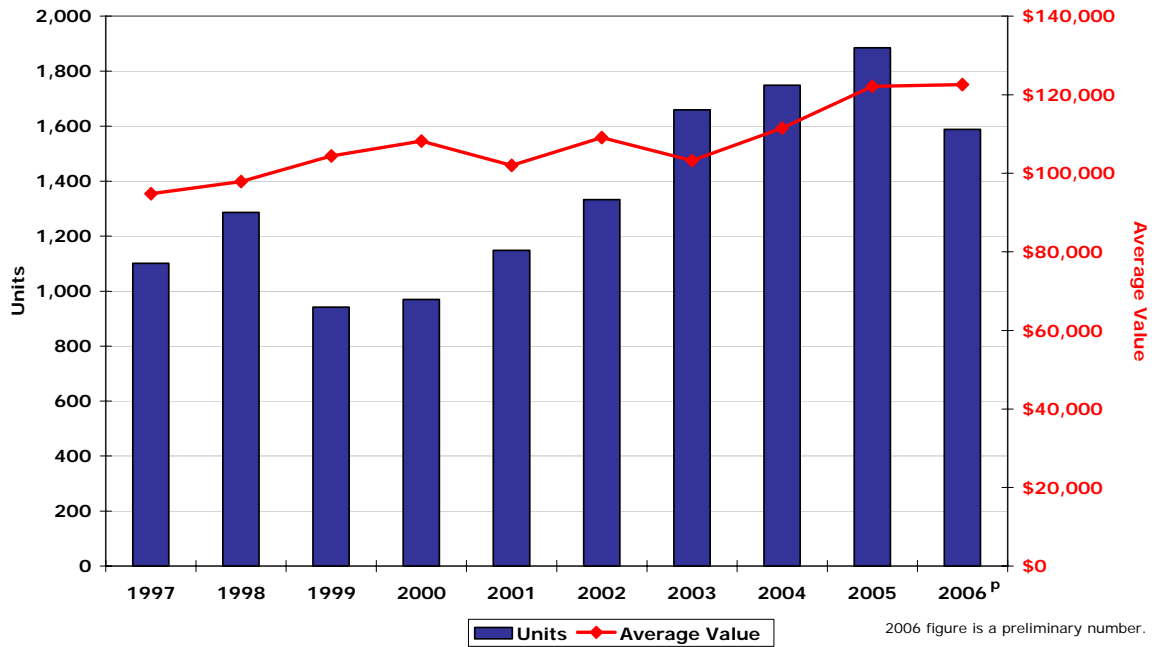
Source: Real Estate Center at Texas A&M University

Single-Family Homes Sales Volume
 Corpus Christi MSA



Source: Real Estate Center at Texas A&M University

Single-Family Building Permits and Average Value
 Corpus Christi MSA



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

Corpus Christi Market Overview 2007

Retail



Corpus Christi Market Overview 2007 Hotel

Hotel* Occupancy and Rental Rates

	2005		2006	
	Corpus Christi	Texas	Corpus Christi	Texas
# Rooms 000's	10.5	333.6	11	341
Average daily rate	\$79.61	\$74.38	\$84.69	\$80.82
Occupancy rate (in percent)	50.9	59.9	51.5	61.1

*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

Corpus Christi City Hotel Building Permits 2005*



Corpus Christi City Building Permit Office
 * 2006 data not available as of April 15, 2007.

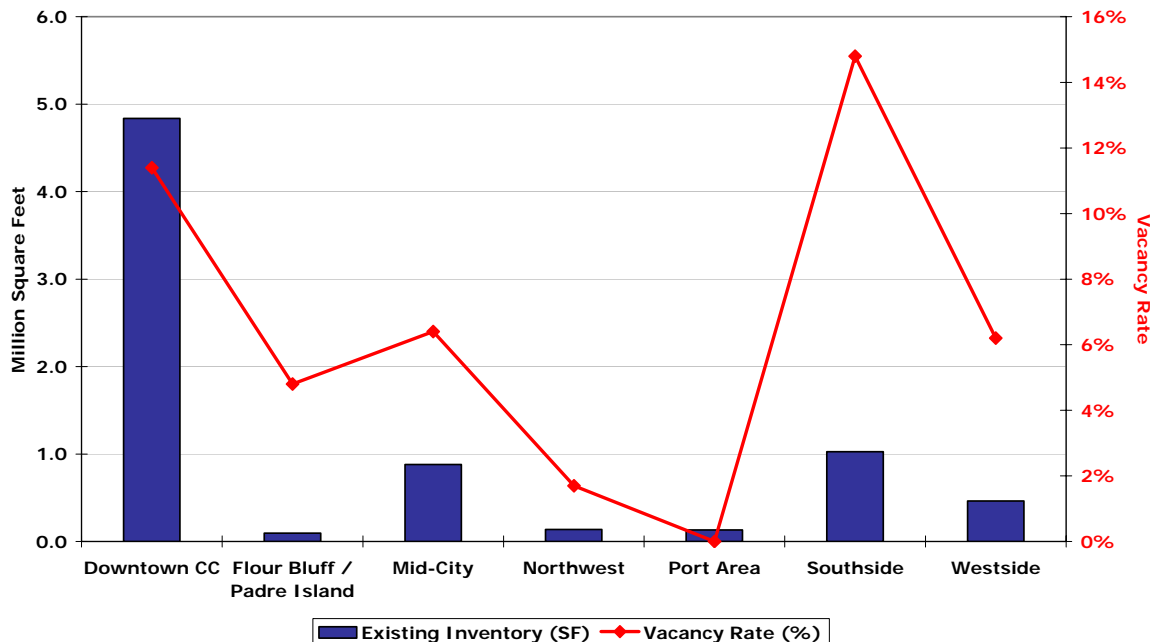
Corpus Christi Market Overview 2007 Office

Office Market Survey - All Space - Fourth Quarter 2006

Submarket	Existing Inventory (SF)	Vacant (SF)	Vacancy Rate (%)	Available (SF)	Under Const. (SF)	New Const. (SF)	Min Rate	Max Rate
Downtown CC	4,838,160	553,805	11.4%	545,964	0	0	\$15.25	\$16.21
Flour Bluff / Padre Island	96,748	4,680	4.8%	2,508	1,100	0	\$10.28	\$11.36
Mid-City	879,873	56,512	6.4%	39,073	0	0	\$16.53	\$17.46
Northwest	137,303	2,400	1.7%	2,400	18,478	0	\$22.21	\$22.21
Port Area	131,019	0	0.0%	0	0	0	\$0.00	\$0.00
Southside	1,026,227	152,039	14.8%	141,829	15,858	0	\$16.58	\$17.38
Westside	462,646	28,558	6.2%	28,558	0	0	\$10.76	\$11.24
Totals / Averages	7,571,976	797,994	10.5%	760,332	35,436	0	\$15.43	\$16.34

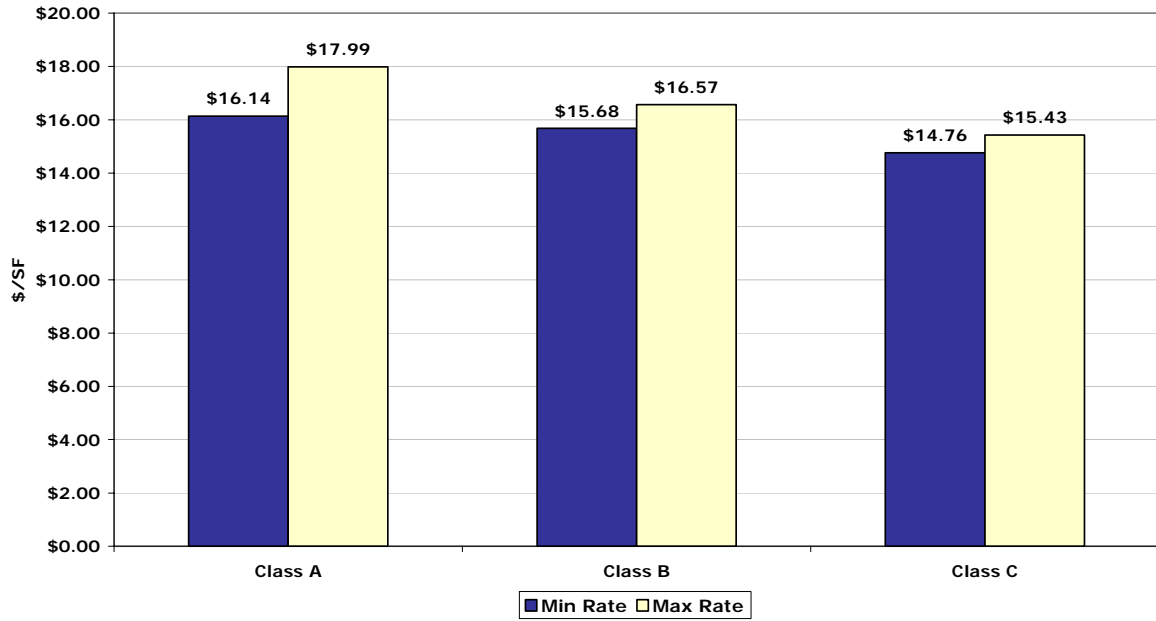
Source: Adame Realty Advisors, Inc.

Corpus Christi Office Market
4Q06



Source: Adame Realty Advisors, Inc.

**Rent Rate Analysis of Office Buildings
 Corpus Christi MSA
 4Q06**



Source: Adame Realty Advisors, Inc.

Corpus Christi City Office Building Permits 2005*



Corpus Christi City Building Permit Office
 * 2006 data not available as of April 15, 2007.

Corpus Christi Market Overview 2007 Industrial

Industrial Market Survey - All Space - Fourth Quarter 2006

Submarket	Existing Inventory (SF)	Vacant (SF)	Vacancy Rate (%)	Available (SF)	Under Const. (SF)	New Const. (SF)	Min Rate	Max Rate
Downtown CC	1,013,698	188,182	18.6%	86,403	0	0	\$3.36	\$3.36
Flour Bluff / Padre Island	136,042	31,024	22.8%	1,500	19,425	0	\$9.72	\$9.72
Mid-City	634,982	81,042	12.8%	7,112	8,000	0	\$4.86	\$5.47
Northwest	7,349,352	337,018	4.6%	73,931	39,436	70,570	\$6.00	\$6.00
Port Area	6,552,639	1,271	0.0%	1,271	19,500	0	\$6.58	\$6.58
Southside	3,468,416	284,059	8.2%	132,074	55,700	0	\$6.34	\$8.91
Westside	10,886,808	342,338	3.1%	283,717	54,091	19,000	\$4.30	\$4.77
Totals / Averages	30,041,937	1,264,934	4.2%	586,008	196,152	89,570	\$4.96	\$5.78

Source: Adame Realty Advisors, Inc.

Industrial Market Survey - Distribution Sector - Fourth Quarter 2006

Submarket	Existing Inventory (SF)	Vacant (SF)	Vacancy Rate (%)	Available (SF)	Under Const. (SF)	New Const. (SF)	Min Rate	Max Rate
Downtown CC	49,388	37,750	76.4%	37,750	0	0	\$3.65	\$3.65
Flour Bluff / Padre Island	0	0	0.0%	0	0	0	\$0.00	\$0.00
Mid-City	0	0	0.0%	0	0	0	\$0.00	\$0.00
Northwest	245,034	0	0.0%	0	0	0	\$0.00	\$0.00
Port Area	0	0	0.0%	0	0	0	\$0.00	\$0.00
Southside	32,700	12,800	39.1%	12,800	0	0	\$5.21	\$5.21
Westside	618,598	37,158	6.0%	37,158	0	0	\$4.46	\$6.79
Totals / Averages	945,720	87,708	9.3%	87,708	0	0	\$4.22	\$5.17

Source: Adame Realty Advisors, Inc.

Industrial Market Survey - Tech / Flex Sector - Fourth Quarter 2006

Submarket	Existing Inventory (SF)	Vacant (SF)	Vacancy Rate (%)	Available (SF)	Under Const. (SF)	New Const. (SF)	Min Rate	Max Rate
Downtown CC	45,654	27,759	60.8%	27,759	0	0	\$2.39	\$2.39
Flour Bluff / Padre Island	17,081	1,500	8.8%	1,500	0	0	\$18.25	\$18.25
Mid-City	146,563	0	0.0%	0	0	0	\$0.00	\$0.00
Northwest	486,551	300,927	61.8%	48,892	0	52,320	\$4.56	\$4.56
Port Area	10,701	0	0.0%	0	0	0	\$0.00	\$0.00
Southside	465,202	51,353	11.0%	47,753	14,700	0	\$8.41	\$13.24
Westside	632,805	51,918	8.2%	51,918	0	0	\$5.27	\$6.22
Totals / Averages	1,804,557	433,457	24.0%	177,822	14,700	52,320	\$5.59	\$7.17

Source: Adame Realty Advisors, Inc.

Industrial Market Survey - Warehouse Sector - Fourth Quarter 2006

Submarket	Existing Inventory (SF)	Vacant (SF)	Vacancy Rate (%)	Available (SF)	Under Const. (SF)	New Const. (SF)	Min Rate	Max Rate
Downtown CC	918,656	122,673	13.4%	20,895	0	0	\$4.07	\$4.07
Flour Bluff / Padre Island	118,961	29,524	24.8%	0	19,425	0	\$0.00	\$0.00
Mid-City	488,419	81,042	16.6%	7,112	8,000	0	\$4.91	\$5.53
Northwest	6,617,767	36,091	50.0%	25,039	39,436	18,250	\$8.68	\$8.68
Port Area	6,541,938	1,271	0.0%	1,271	19,500	0	\$6.84	\$6.84
Southside	2,970,514	219,906	7.4%	71,521	41,000	0	\$5.18	\$6.72
Westside	9,635,405	253,262	2.6%	194,641	54,091	19,000	\$4.02	\$4.02
Totals / Averages	27,291,660	743,769	2.7%	320,479	181,452	37,250	\$4.80	\$5.17

Source: Adame Realty Advisors, Inc.

Corpus Christi City Industrial Building Permits 2005*



Corpus Christi City Building Permit Office
 * 2006 data not available as of April 15, 2007.



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