

Real Estate Market Overview 2007

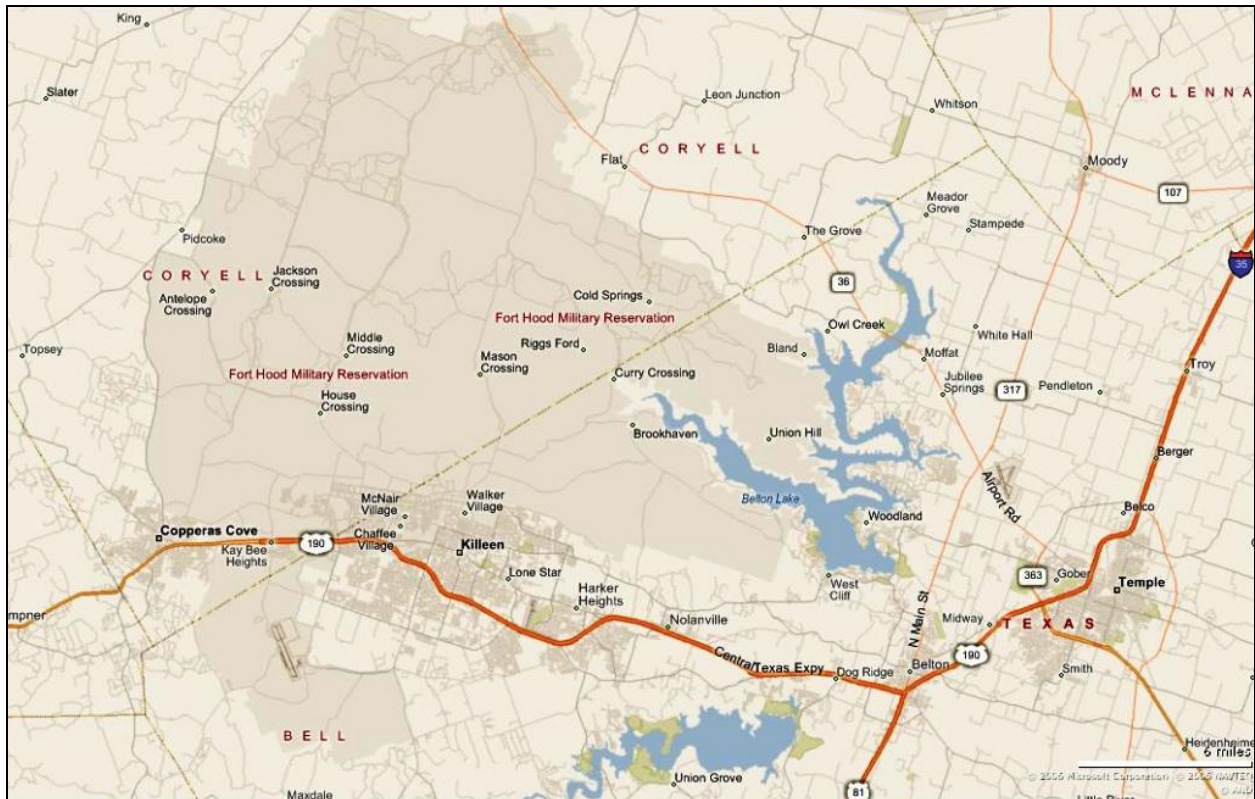
Killeen-Temple-Fort Hood

The Killeen-Temple-Fort Hood Metropolitan Statistical Area (MSA), located along I-35 between Austin and Dallas-Fort Worth, consists of three counties. Temple and Killeen are located in Bell County, while most of Ft. Hood is located in Coryell County. Ft. Hood, the largest active U.S. Army post in the United States, is adjacent to Killeen. The base boasts an on-post population of more than 70,000 and encompasses more than 200,000 acres. The military and medical services sectors are a major influence on the MSA's economy.

Quick Facts	
Land Area	3,600.33 square miles
2006 Population Density	97.6 people per square mile
Counties	Bell, Coryell, Lampasas
Area Cities and Towns	
Belton, Copperas Cove, Gatesville, Harker Heights, Killeen, Lampasas, Morgans Point, Salado, Temple, Troy	

*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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Killeen-Temple-Fort Hood Market Overview 2007 Demographics

Killeen-Temple-Fort Hood MSA Population

Year	Population	Percent Change
1996	318,613	-
1997	321,821	1.0
1998	325,335	1.1
1999	325,473	0.0
2000	330,714	1.6
2001	333,556	0.9
2002	338,212	1.4
2003	343,935	1.7
2004	345,949	0.6
2005	351,528	1.6
2006	351,322	-0.1

* July 1 population estimates

Source: U.S. Census Bureau

County Population Growth

County	1996	2006	Growth 1996-2006 (in percent)
Bell	228,422	257,897	12.9
Coryell	73,265	72,667	-0.8
Lampasas	16,926	20,758	22.6

* 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)
Belton	12,476	14,623	17.2
Copperas Cove	24,079	29,592	22.9
Gatesville	11,492	15,591	35.7
Harker Heights	12,841	17,308	34.8
Killeen	63,535	86,911	36.8
Temple	46,109	54,514	18.2

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

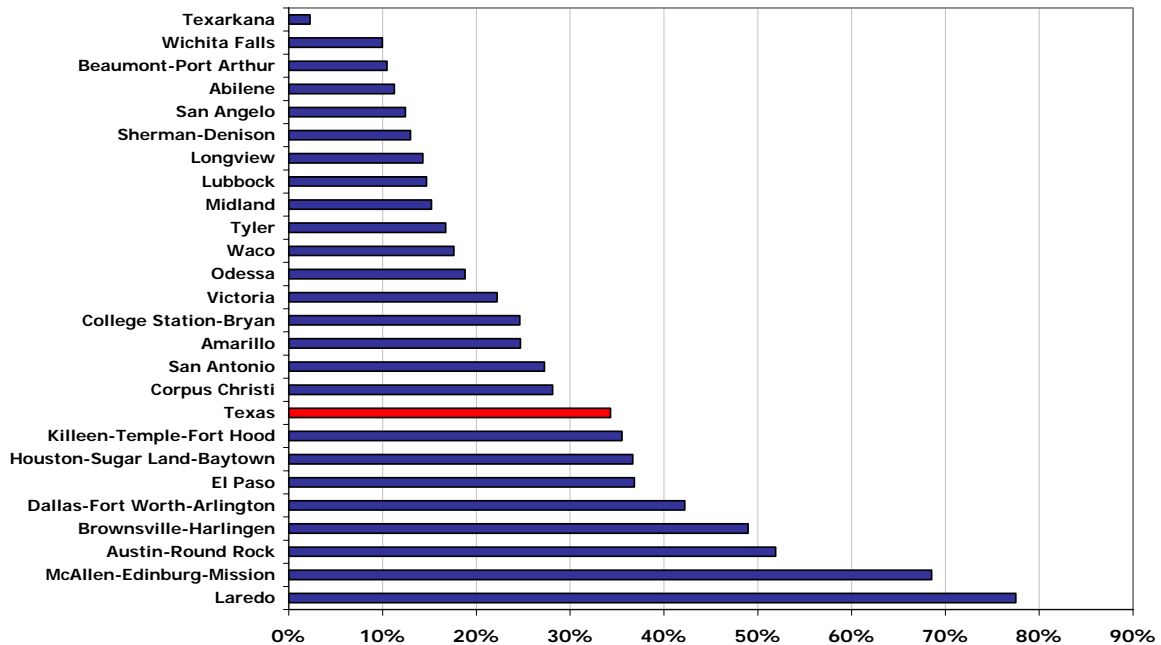
Source: U.S. Census Bureau

Killeen-Temple-Fort Hood MSA Projected Population

Year	Texas State Data Center (Scenario 0.5)	Texas Water Development Board
2000	330,714	330,714
2005	361,165	-
2010	391,194	387,134
2015	420,206	-
2020	448,203	440,776
2025	476,475	-
2030	504,378	492,473
2035	530,393	-
2040	553,668	534,448

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

	Killeen-Temple MSA	Texas
Average household size (2000)	2.72	2.74
Population younger than 18 (2000, in percent)	28.2	28.2
Population 65 and older (2000, in percent)	8.0	9.9

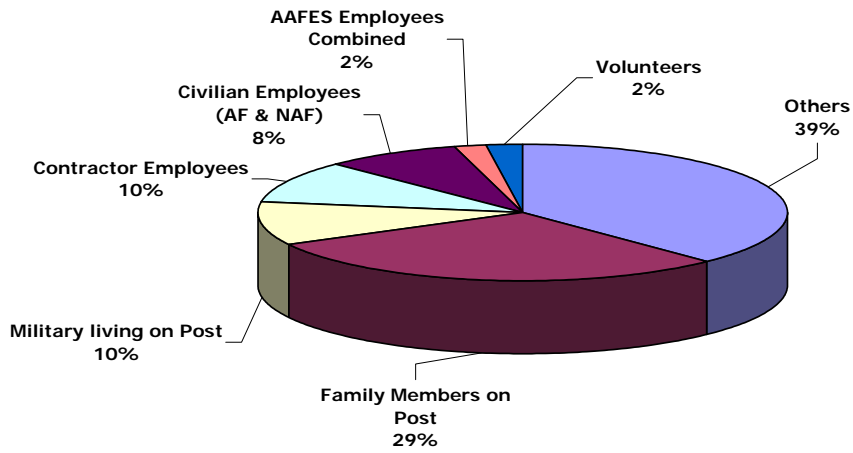
Source: U.S. Census Bureau (1999 definition)

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

	Bell County	Coryell Co.	Texas
White	63.4	65.3	71.0
Black	20.4	21.8	11.5
Asian	2.6	1.8	2.7
American Indian	0.7	0.9	0.6
Other	8.5	6.3	11.7
Two or more races	3.9	3.5	2.5
Hispanic (of any race)	16.7	12.6	32.0

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

**Fort Hood Population Profile
2006 Year-End**



Source: Fort Hood Plans, Analysis, and Integration Office

Killeen-Temple-Fort Hood Market Overview 2007 Education

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

County	High school graduate	Some college, no degree	Associate's degree	Bachelor's degree	Master's degree	Doctorate degree
Bell	27.4	28.7	8.7	13.4	4.2	0.4
Coryell	32.1	28.5	8.1	8.6	3.0	0.1
Lampasas	30.5	25.8	6.3	10.9	4.3	0.4
Texas	24.8	22.4	5.2	15.6	5.2	0.8

Source: U.S. Census Bureau 2000 Census

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

Level of Education	Killeen-Temple MSA	Texas
High School Graduate or Higher	83.8	79.2
Bachelor's Degree or Higher	18.1	23.9

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

Local College and University Enrollment, Fall Semester

School	2002	2003	2004	2005	2006
Central Texas College District	7,935	7,651	8,038	8,704	7,365
Temple College	3,664	3,932	4,068	3,897	4,279
University of Mary Hardin-Baylor	2,655	2,627	2,705	2,725	2,714

Source: Texas Higher Education Coordinating Board

Killeen-Temple-Fort Hood Market Overview 2007 Employment

Killeen Top Ten Employers

Employer	Sector	Employees
III Corps & Fort Hood - Includes Air Force	Military	42,322
Fort Hood Contractor Employees	Defense	6,013
Killeen Independent School District	Public school district	5,145
Fort Hood Civilian Employees (AF & NAF)	Government	5,093
Fort Hood Exchange	Retail	1,218
Central Texas College District	Education system	1,100
Metroplex Hospital	Health care	935
City of Killeen	City government	891
Killeen Mall	Retail	800
Wal-Mart	Retail	700

Source: Killeen Chamber of Commerce Aug-06, and Fort Hood Plans, Analysis, and Integration Office Jan-2007

Temple Top Ten Employers

Employer	Sector	Employees
Scott & White Medical Center	Healthcare/medical services	7,608
Central Texas Veterans' Medical Center	Healthcare/medical services/research	2,753
Wilsonart International	Plastic laminates/adhesives mfg.	1,685
McLane Company	Headquarters & distribution center	1,549
Temple Independent School District	Education	1,368
PACTIV Packaging	Disposable plastic packaging	1,046
Nextel Communications	In-bound customer service call center	1,000
Texas Hydraulics, Inc.	Custom hydraulic cylinders mfg.	733
Wal-Mart Distribution Center	Warehouse/Distribution center	660
City of Temple	Government	637

Source: Temple Economic Development Council Jan-2007

Belton Top Ten Employers

Employer	Sector	Employees
Belton ISD	Education	1,200
Bell County	Government	1,021
University of Mary Hardin-Baylor	Education	615
Super Wal-Mart	Department store	373
Custom Printing	Advertising specialities	225
Fleetwood Homes of Texas	Mobile home manufacture	145
Cedar Crest Hospital & Clinic	Counseling and treatment center	145
Central TX Council of Government	Government	132
City of Belton	Government	127
United Parcel Service	Shipping service	127

Source: Development Corporation of Belton Oct-2006

Employment Growth by Industry

	Killeen - Temple - Fort Hood MSA	Texas
Employment Growth 2006 (Percent Change)	0.8	3.3
Unemployment Rate 2006 (Percent Change)	5.3	4.9
Net Job Change in 2006	900	318,300
2006 Employment Growth by Sector (Percent Change)		
Natural Resources and Mining and Construction	-1.7	7.5
Manufacturing	0.0	3.2
Trade, Transportation, and Utilities	2.3	2.5
Information	4.0	-0.4
Financial Activities	-1.6	2.6
Professional and Business Services	1.1	6.0
Educational and Health Services	0.0	2.8
Leisure and Hospitality	2.9	3.9
Government	1.2	1.7

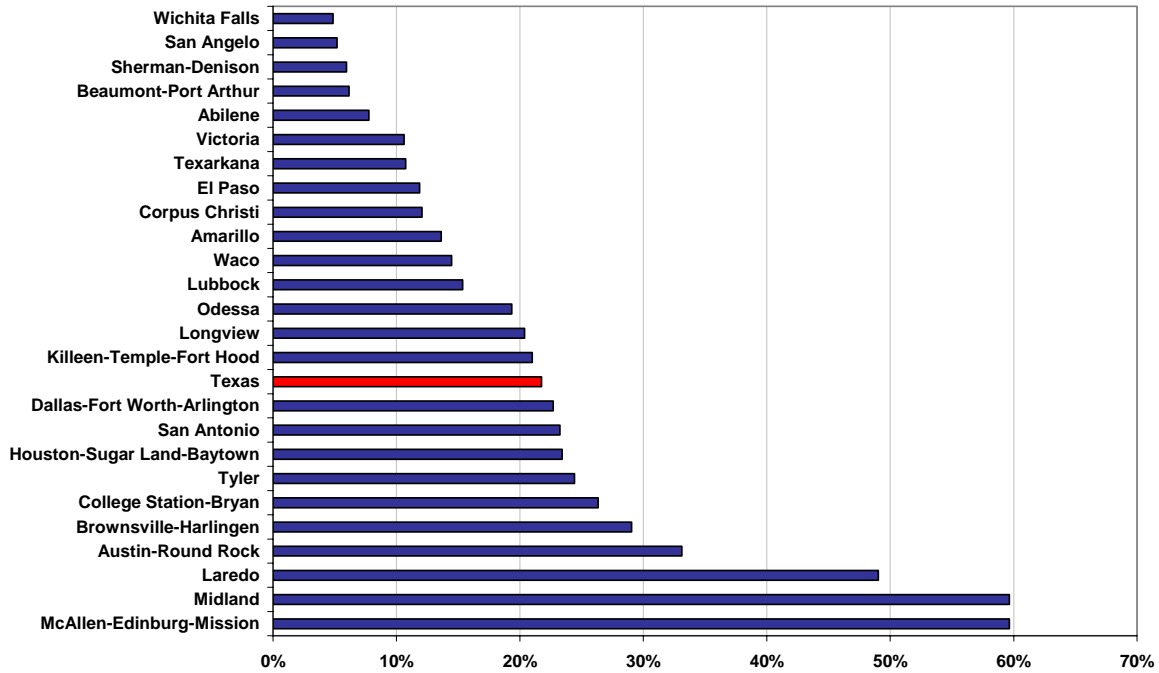
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

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

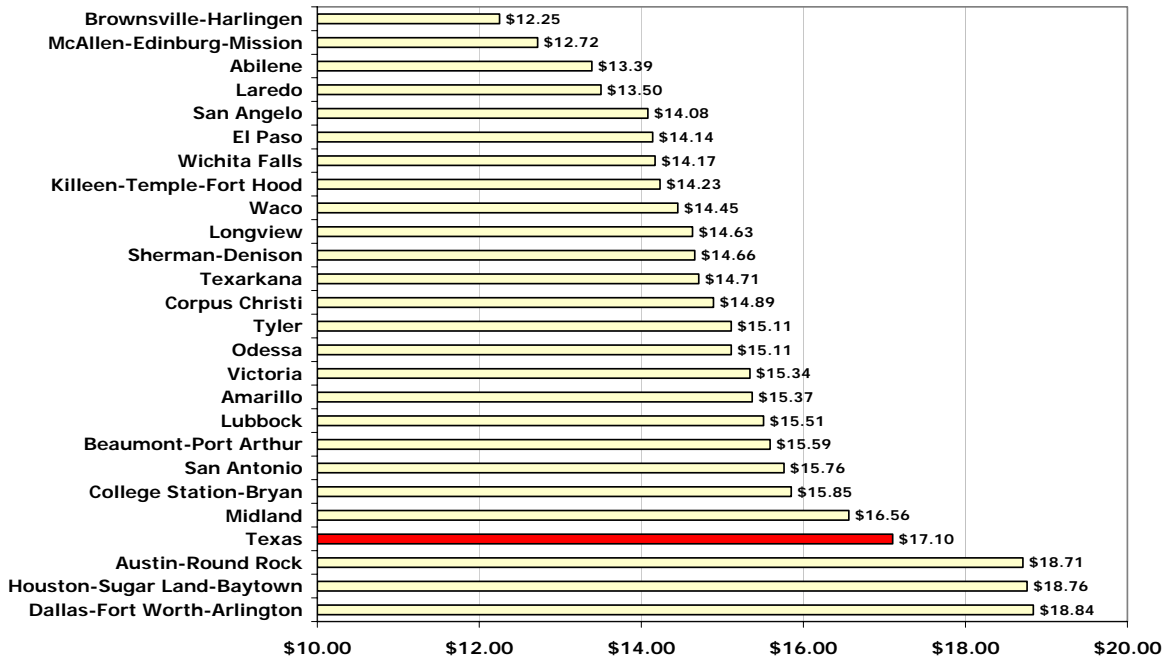
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

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



Source: Texas Workforce Commission and Real Estate Center

**Average Hourly Wage
 2005**



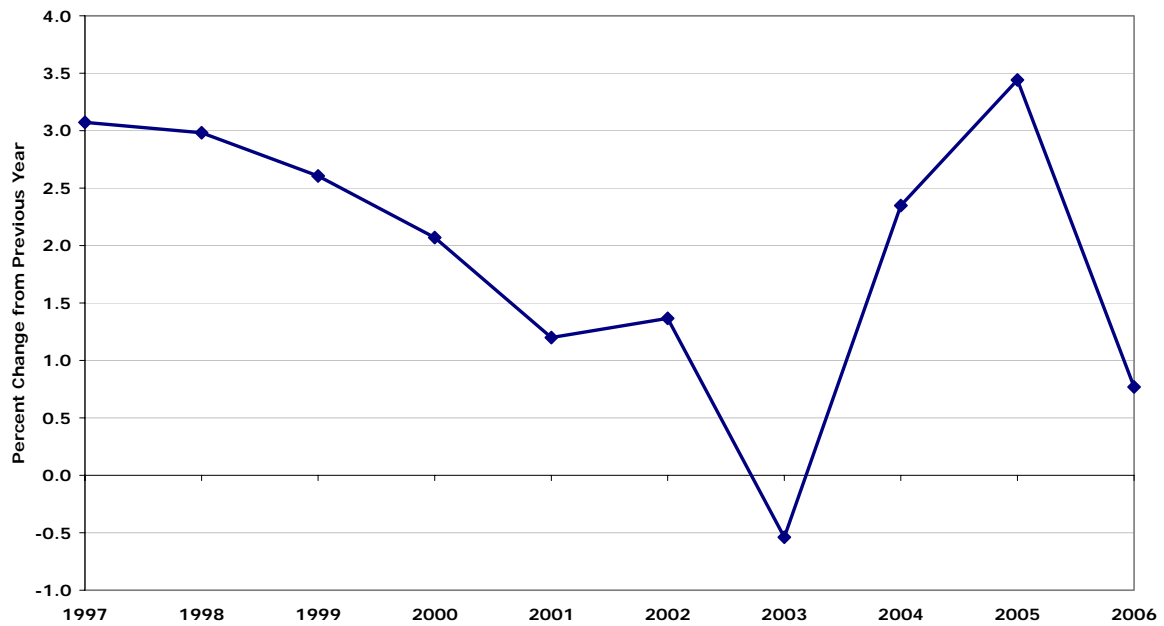
Source: Texas Workforce Commission

**Killeen-Temple-Fort Hood MSA
 Nonfarm Employment**

Year	Employment	Perent Change
1996	97,600	-
1997	100,600	3.1
1998	103,600	3.0
1999	106,300	2.6
2000	108,500	2.1
2001	109,800	1.2
2002	111,300	1.4
2003	110,700	-0.5
2004	113,300	2.3
2005	117,200	3.4
2006	118,100	0.8

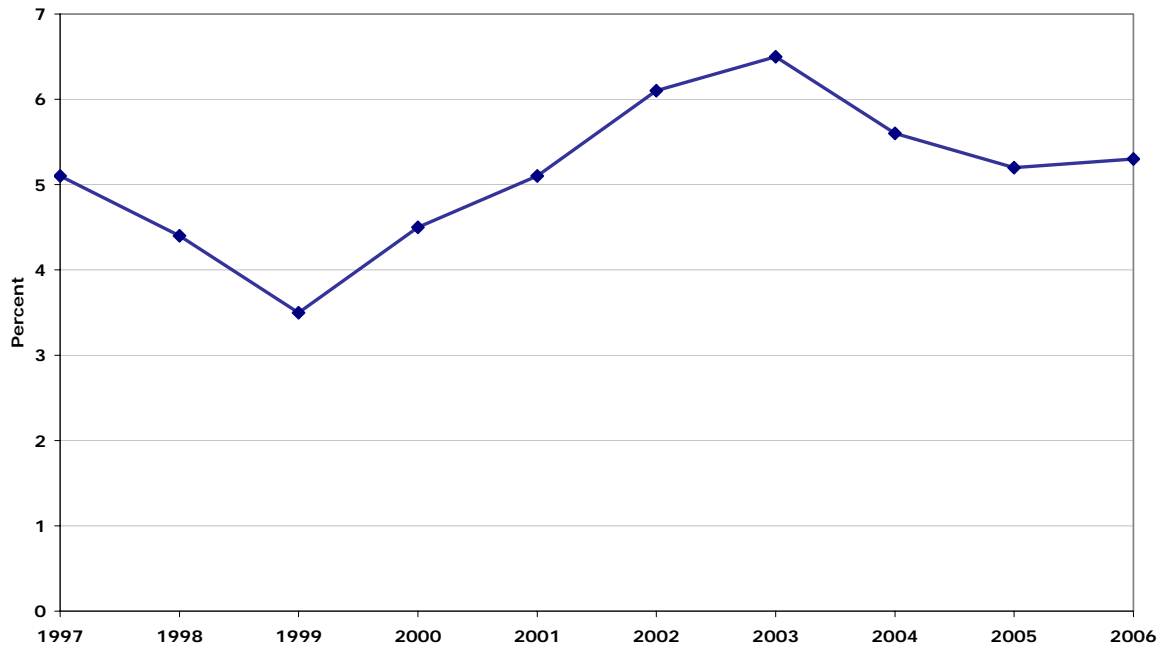
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

**Nonfarm Employment Growth
 Killeen-Temple-Fort Hood MSA**



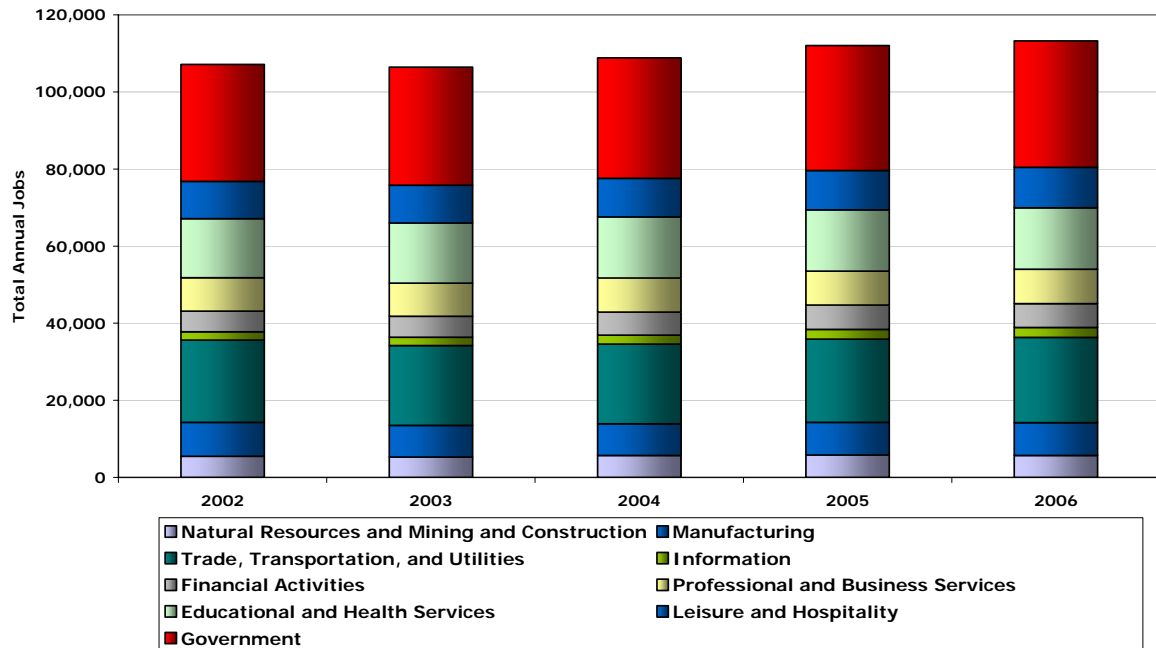
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

**Killeen-Temple-Fort Hood MSA
 Unemployment Rate**



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

**Distribution of Employment in Major Categories
 Killeen-Temple-Fort Hood MSA**



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

Killeen-Temple-Fort Hood Market Overview 2007 Economy

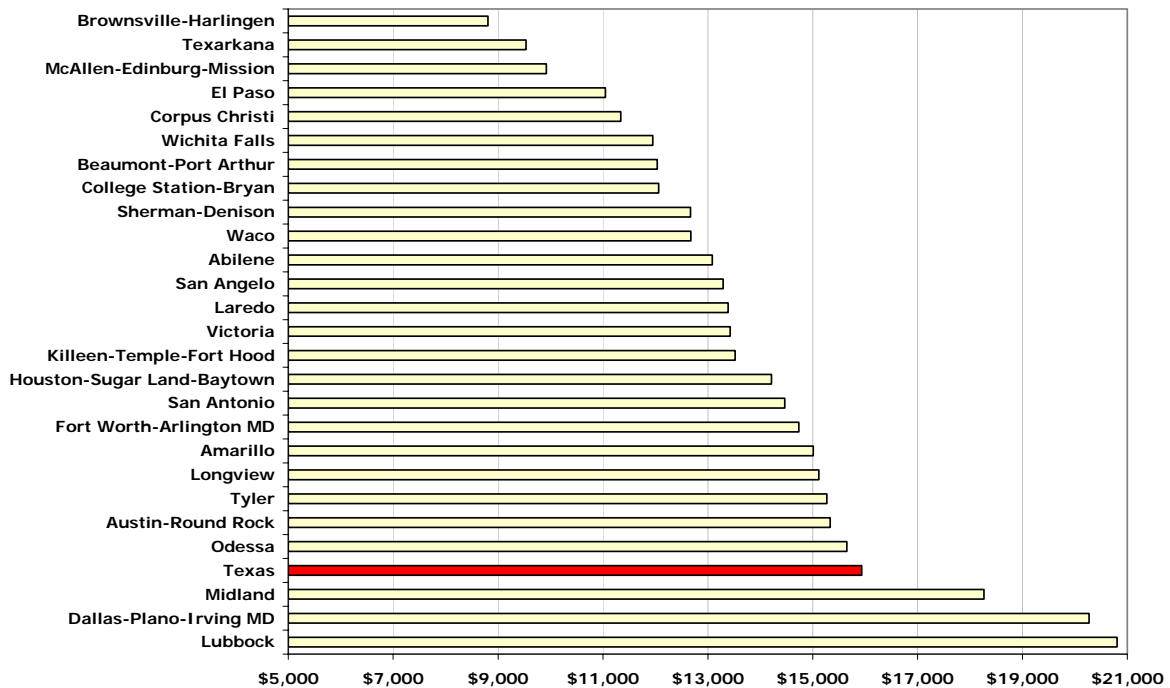
**Killeen-Temple-Fort Hood MSA
 Gross Retail Sales**

Year	Total Sales	Sales per Capita
1995	\$2,680,585,835	#N/A
1996	\$3,109,941,662	\$9,761
1997	\$2,310,343,379	\$7,179
1998	\$2,317,419,011	\$7,123
1999	\$3,682,455,927	\$11,314
2000	\$4,306,224,940	\$13,021
2001	\$4,021,809,215	\$12,057
2002	\$3,120,930,664	\$9,228
2003	\$4,108,013,772	\$11,944
2004	\$4,334,643,373	\$12,530
2005	\$4,752,809,838	\$13,520
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

Facts about Fort Hood

Economic Impact	\$6.09 BILLION
TOTAL LAND	214,778 ACRES/336 SQ. MILES
Post Population	
Others	22,844
Family Members on Post	17,852
Military living on Post	6,257
Contractor Employees	6,013
Civilian Employees (Appropriated Fund)	4,267
Volunteers	1,381
AAFES Employees	885
Civilian Employees (NAF Employees)	826
AAFES Concession Employees	247
Fort Worth District Engineers	47
Defense Reutilization & Marketing Office	18
Army Audit Agency	12
TOTAL POST POPULATION	60,649
Supported population	
Number of survivors and family members	128,888
Number of retirees	81,252
Off post population	65,911
Unaccounted supported population	54,392
Military	43,983
TOTAL SUPPORTED POPULATION	374,426

Source: Fort Hood Plans, Analysis, and Integration Office and Texas State Comptroller Jan-2007

Killeen-Temple-Fort Hood Market Overview 2007 Infrastructure

Killeen Airline Activity

Killeen-Fort Hood					
Regional Airport	2002	2003	2004	2005	2006
Enplaned	103,116	94,026	112,807	159,301	180,088
Deplaned	103,953	95,302	112,704	160,777	180,664
Total	207,069	189,328	225,511	320,078	360,752

Source: Killeen-Fort Hood Regional Airport

Airport Cargo Statistics (in pounds)

Killeen-Fort Hood					
Regional Airport	2002	2003	2004	2005	2006
	30,037	43,309	44,485	19,726	27,549

Source: Killeen-Fort Hood Regional Airport

Killeen-Temple-Fort Hood Market Overview 2007

Public Facilities

Killeen City Public Facilities Building Permits 2005*



Killeen City Building Permit Office

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

Killeen-Temple-Fort Hood Market Overview 2007

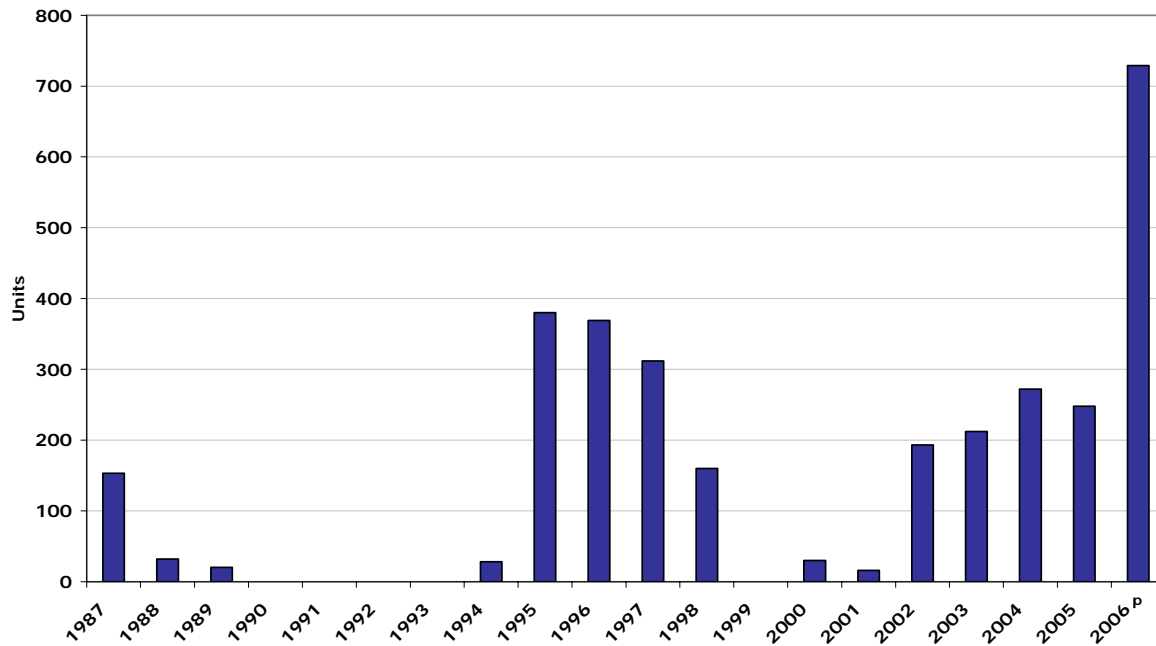
Multifamily

Belton/Central Texas Apartment Statistics 2006

	Belton/Central Texas	Texas Metro Average
Average rent per square foot	\$0.68	\$0.77
Average rent for units built since 2000	\$0.75	\$0.86
Average occupancy	93.4%	92.8%
Average occupancy for units built since 2000	97.3%	94.1%

Source: Apartment MarketData Research

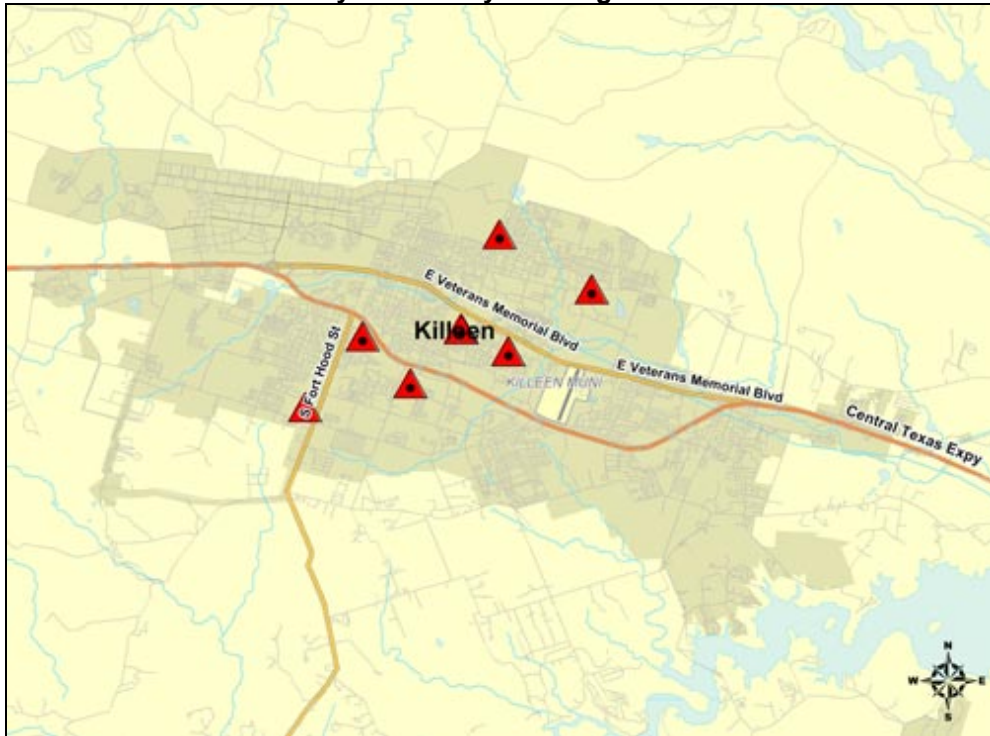
**Killeen-Temple
 Multifamily Building Permits
 5+ Multifamily Building Permits**



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

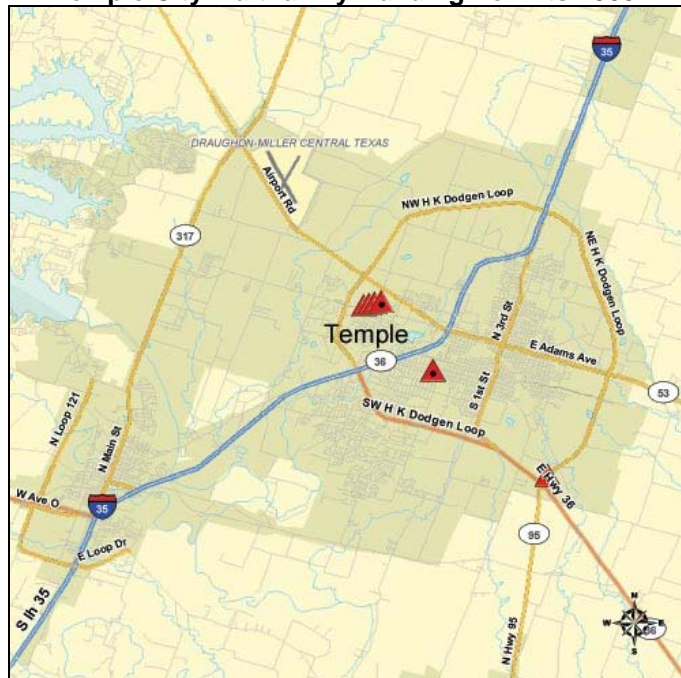
2006 figure is a preliminary number.

Killeen City Multifamily Building Permits 2005*



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

Temple City Multifamily Building Permits 2005*



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

Killeen-Temple-Fort Hood 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**
Killeen	\$110,500	\$27,184	\$48,800	1.80	#DIV/0!
Temple	\$115,300	\$28,365	\$48,800	1.72	1.30
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, Temple - Belton Area (in percent)

Price Range	2000	2001	2002	2003	2004	2005	2006
\$29,999 or less	4.1	3.5	-	3.0	3.6	3.4	3.3
30,000 - 39,999	3.3	2.9	-	3.6	2.6	3.1	2.5
40,000 - 49,999	6.5	4.8	-	4.1	3.0	3.0	2.9
50,000 - 59,999	8.1	7.0	-	5.9	6.0	3.5	3.0
60,000 - 69,999	9.0	10.8	-	8.0	6.7	4.9	5.0
70,000 - 79,999	9.5	10.3	-	10.0	9.9	7.6	5.5
80,000 - 89,999	11.5	12.3	-	9.9	9.7	8.0	7.9
90,000 - 99,999	8.8	6.3	-	9.2	9.1	11.5	8.9
100,000 - 119,999	9.0	9.6	-	12.3	13.2	12.8	14.4
120,000 - 139,999	9.5	9.5	-	10.5	10.5	12.1	10.7
140,000 - 159,999	4.5	6.8	-	7.9	6.9	7.4	9.8
160,000 - 179,999	5.2	4.2	-	3.2	4.1	5.0	6.5
180,000 - 199,999	2.1	2.3	-	3.1	3.4	3.5	3.7
200,000 - 249,999	3.9	5.4	-	5.1	5.3	7.5	7.1
250,000 - 299,999	2.2	2.2	-	2.4	2.6	3.2	4.5
300,000 - 399,999	2.4	1.5	-	1.1	2.3	2.7	3.0
400,000 - 499,999	0.3	0.5	-	0.5	0.6	0.7	0.7
500,000 and more	0.2	0.4	-	0.2	0.4	0.1	0.5

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

Source: Real Estate Center at Texas A&M University

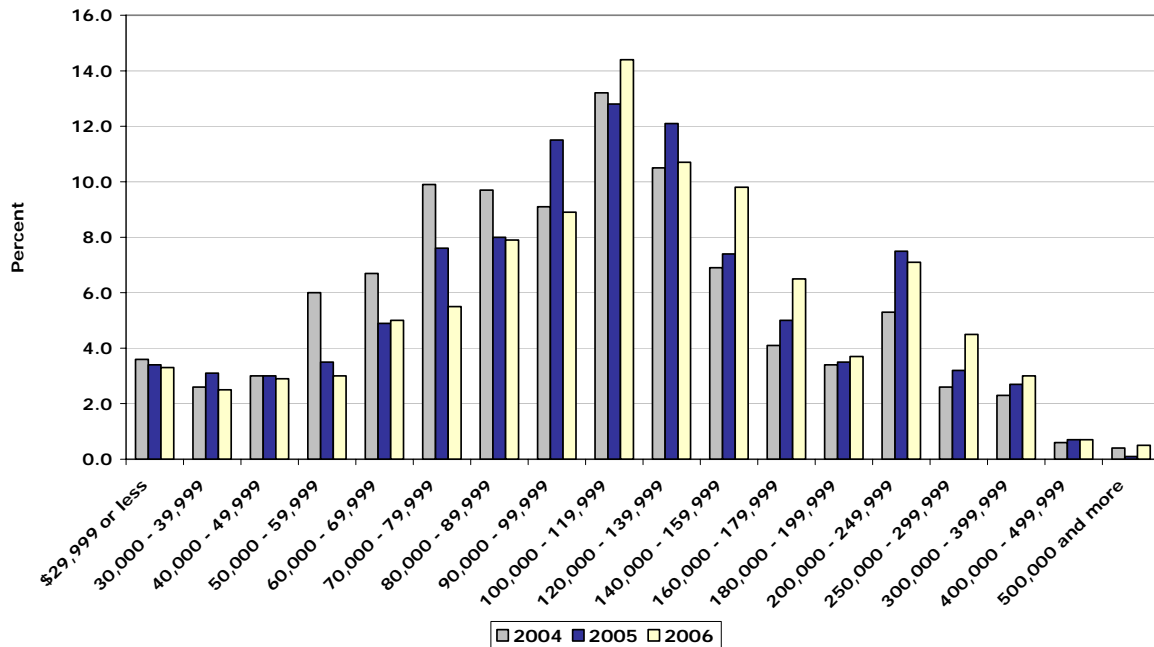
Price Distribution of MLS Homes Sold, Killeen - Fort Hood Area (in percent)

Price Range	2000	2001	2002	2003	2004	2005	2006
\$29,999 or less	4.7	3.4	3.6	3.5	2.5	1.7	1.5
30,000 - 39,999	4.6	3.5	3.1	2.8	2.7	1.9	1.2
40,000 - 49,999	8.2	7.1	4.3	4.4	3.7	2.5	1.7
50,000 - 59,999	12.9	9.5	8.6	6.6	5.0	4.4	3.3
60,000 - 69,999	16.0	14.8	11.8	10.5	9.3	6.3	5.3
70,000 - 79,999	16.1	18.0	15.2	12.7	11.4	8.4	6.7
80,000 - 89,999	11.0	11.6	15.4	14.0	11.2	9.8	10.0
90,000 - 99,999	6.7	6.8	7.6	10.0	11.3	11.4	11.5
100,000 - 119,999	8.2	8.7	10.8	13.3	12.1	15.6	16.8
120,000 - 139,999	5.0	6.7	8.2	8.3	11.4	13.3	14.8
140,000 - 159,999	3.1	4.2	5.3	6.0	8.2	9.6	10.7
160,000 - 179,999	1.7	2.0	2.4	3.4	4.4	5.8	6.0
180,000 - 199,999	0.7	1.4	1.4	1.5	2.9	3.3	3.4
200,000 - 249,999	0.8	1.5	1.8	2.0	2.5	3.7	3.9
250,000 - 299,999	0.2	0.6	0.5	0.7	0.7	1.3	1.9
300,000 - 399,999	0.0	0.1	0.0	0.4	0.5	0.8	1.3
400,000 - 499,999	0.0	0.0	0.0	0.0	0.1	0.1	0.1
500,000 and more	0.0	0.0	0.0	0.0	0.0	0.0	0.0

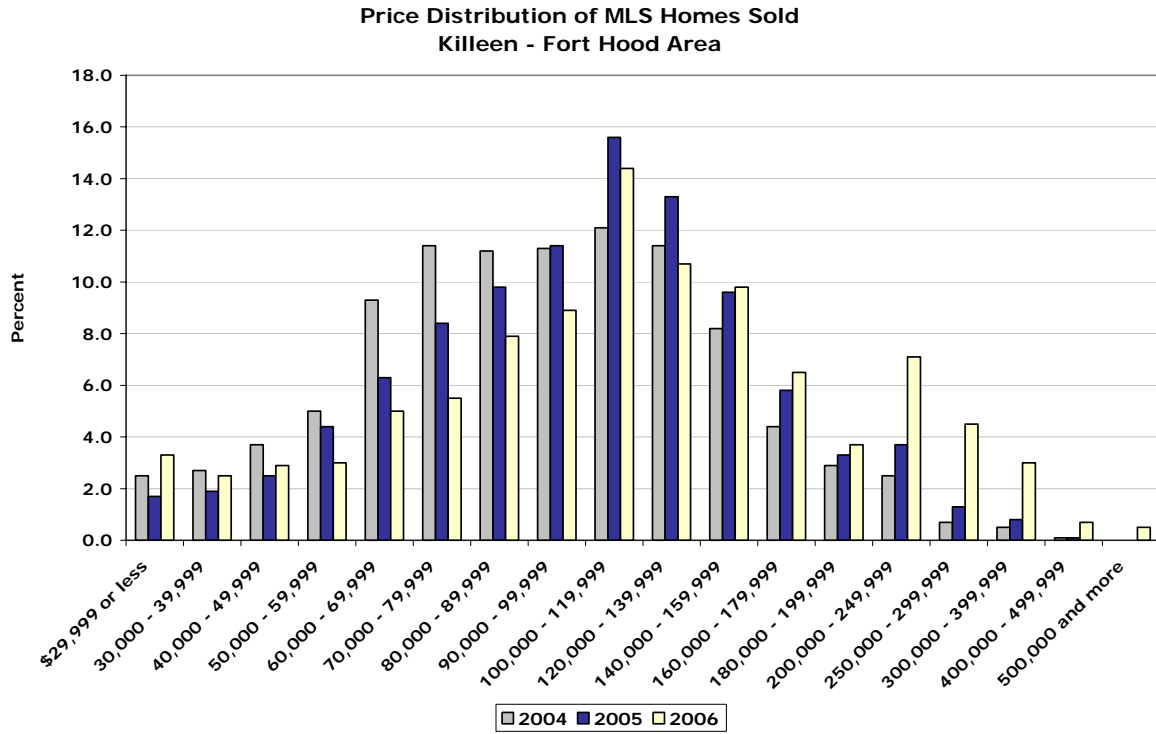
"-" represents unreported data or nonparticipation in Real Estate Center's survey.

Source: Real Estate Center at Texas A&M University

**Price Distribution of MLS Homes Sold
 Temple - Belton Area**



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
Bell County	0.3815
City of Killeen	0.6950
Killeen ISD	1.4191
Total	\$2.50
Bell County	0.3815
City of Temple	0.5734
Temple ISD	1.4900
Total	\$2.44
Lampasas County	0.5577
City of Lampasas	0.3737
Lampasas ISD	1.3718
Total	\$2.30

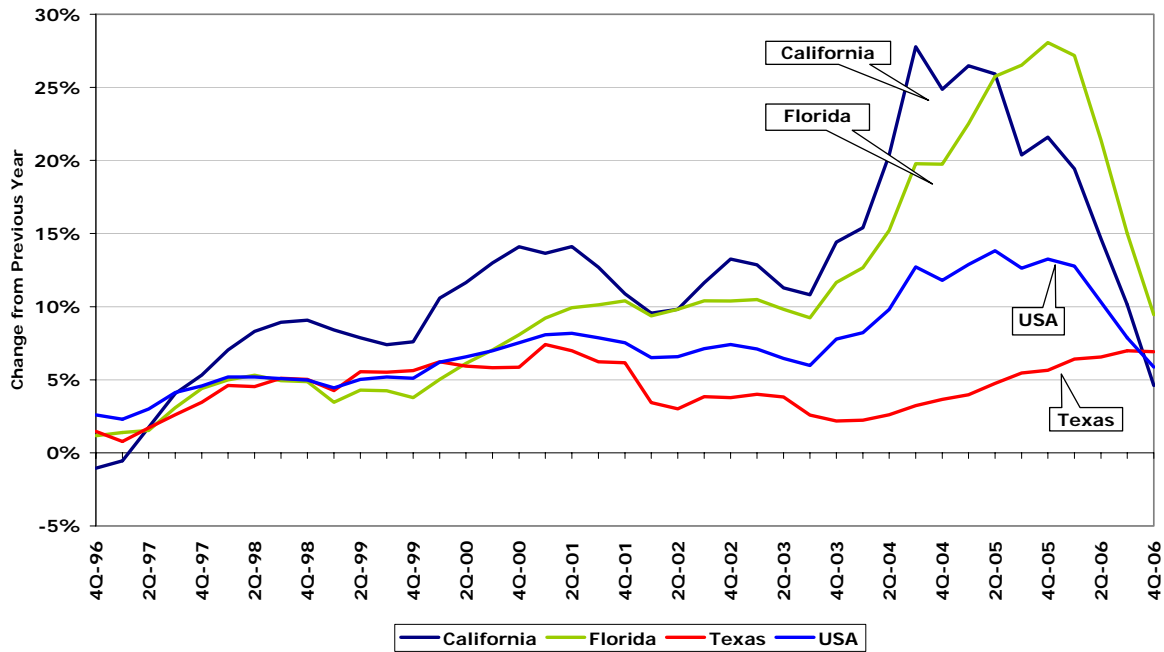
* Only the typical taxing entities are listed. However, there are numerous numbers of taxing entities that need to be taken into account for an actual tax rate calculation.

Source: Bell and Lampasas County Appraisal District

Real Estate Center Market Overview 2007
 Killeen – Temple – Fort Hood, TX

National Home Price Appreciation

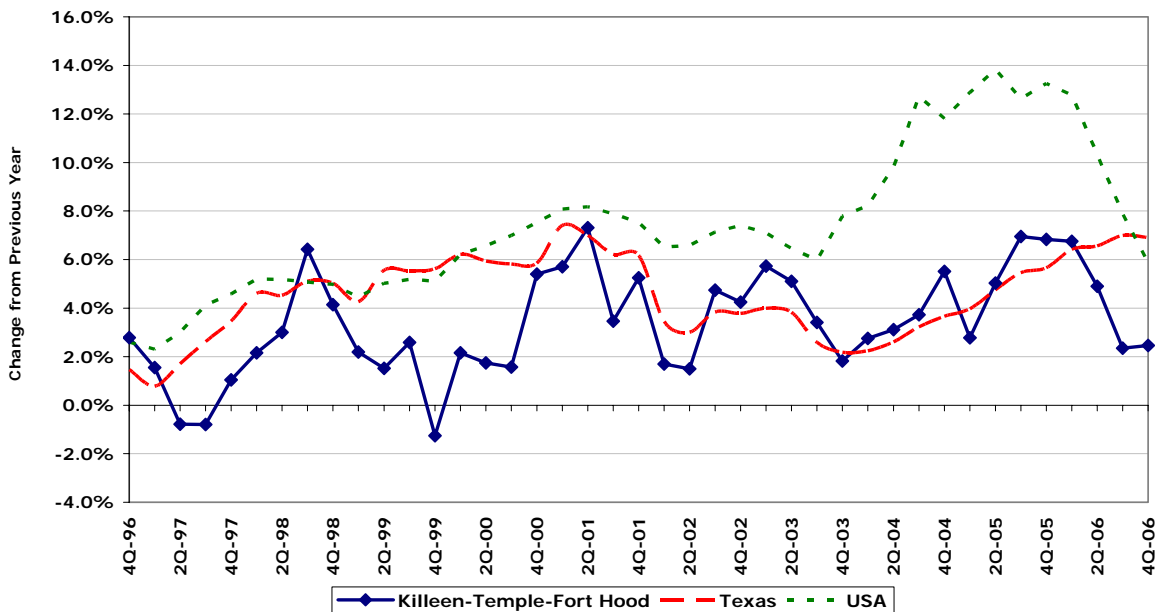
The HPI for each geographic area is estimated using repeated observations of housing values for individual single-family residential properties on which at least two mortgages were originated and subsequently purchased by either Freddie Mac or Fannie Mae.



Source: Office of Federal Housing Enterprise Oversight

**Home Price Appreciation
 Killeen Temple-Fort Hood 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
 Killeen – Temple – Fort Hood, TX

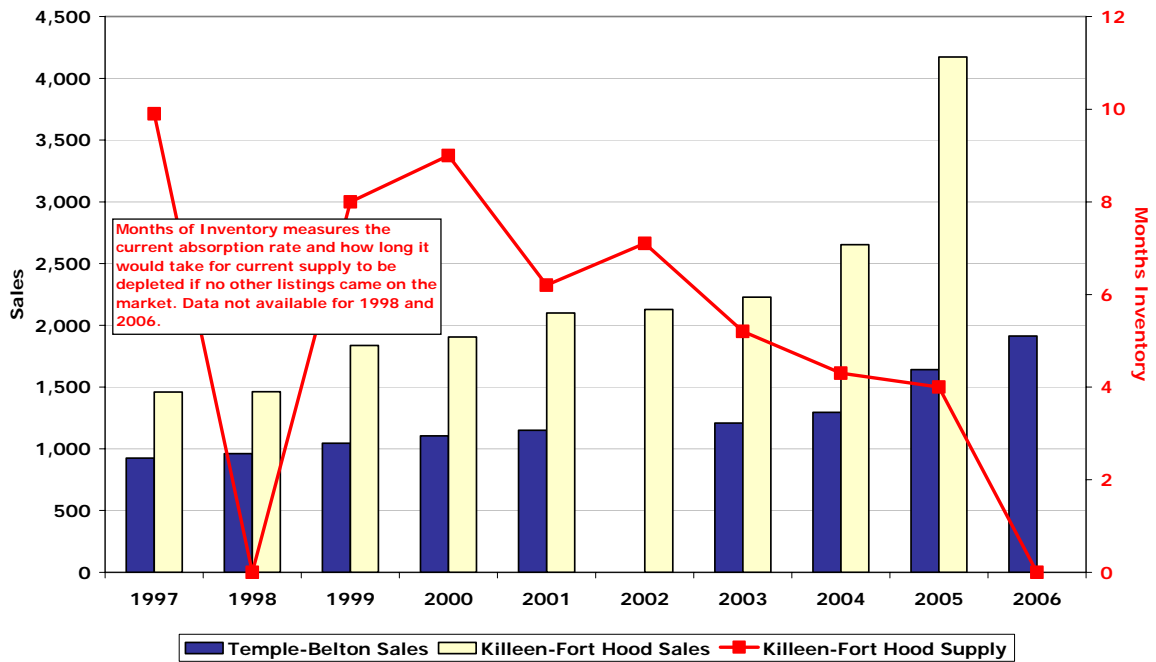
2005 Occupied Housing Unit Characteristics

Housing Unit Characteristics	Killeen - Temple - Fort Hood 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	69,531	52,030	121,561	5,162,604	2,815,491	7,978,095
Household Size						
1-person household	20.2%	31.9%	25.2%	19.1%	35.0%	24.7%
2-person household	36.1%	20.9%	29.6%	34.2%	25.8%	31.2%
3-person household	19.2%	19.5%	19.3%	17.2%	16.0%	16.8%
4-or-more-person household	24.5%	27.6%	25.8%	29.5%	23.2%	27.3%
Race and Hispanic or Latino Origin of Householder						
One Race						
White	78.1%	62.7%	71.5%	79.0%	66.2%	74.5%
Black or African American	13.6%	25.7%	18.8%	8.2%	17.9%	11.6%
American Indian and Alaska Native	0.3%	0.6%	0.4%	0.5%	0.6%	0.6%
Asian	2.5%	2.6%	2.6%	2.9%	3.1%	3.0%
Native Hawaiian and Other Pacific Islander	-	-	0.1%	0.0%	0.1%	0.0%
Some other race	3.9%	5.6%	4.6%	8.3%	10.8%	9.2%
Two or more races	1.5%	2.6%	2.0%	1.0%	1.4%	1.2%
Age of Householder						
Under 35 years	14.6%	53.8%	31.4%	14.4%	46.3%	25.6%
35 to 44 years	22.1%	22.3%	22.2%	21.9%	21.4%	21.7%
45 to 54 years	23.6%	11.7%	18.5%	24.1%	15.4%	21.0%
55 to 64 years	16.6%	6.7%	12.3%	18.1%	8.3%	14.7%
65 to 74 years	12.3%	2.1%	7.9%	11.9%	4.2%	9.2%
75 to 84 years	9.3%	3.0%	6.6%	7.6%	3.1%	6.1%
85 years and over	1.6%	0.4%	1.1%	2.0%	1.3%	1.8%
Units in Structure						
1, detached	87.8%	37.1%	66.1%	87.5%	28.3%	66.6%
1, attached	1.0%	7.7%	3.9%	2.3%	3.6%	2.8%
2 apartments	0.3%	12.7%	5.6%	0.3%	4.9%	1.9%
3 or 4 apartments	0.0%	10.7%	4.6%	0.4%	8.8%	3.3%
5 to 9 apartments	0.1%	8.3%	3.6%	0.3%	13.8%	5.1%
10 or more apartments	0.1%	16.8%	7.2%	0.7%	35.1%	12.9%
Mobile home or other type of housing	10.8%	6.7%	9.1%	8.5%	5.6%	7.5%
Year Structure Built						
2000 or later	18.3%	15.5%	17.1%	13.7%	10.9%	12.7%
1990 to 1999	21.3%	16.4%	19.2%	18.6%	14.8%	17.2%
1980 to 1989	19.4%	21.3%	20.2%	18.7%	22.5%	20.1%
1960 to 1979	26.9%	30.2%	28.4%	28.7%	35.0%	30.9%
1940 to 1959	10.1%	13.9%	11.7%	15.4%	12.4%	14.3%
1939 or earlier	4.0%	2.7%	3.4%	4.9%	4.5%	4.8%
Bedrooms						
No bedroom	0.0%	0.4%	0.2%	0.2%	1.5%	0.6%
1 bedroom	0.9%	17.9%	8.2%	2.1%	32.6%	12.9%
2 or 3 bedrooms	72.5%	69.5%	71.2%	70.8%	61.7%	67.6%
4 or more bedrooms	26.6%	12.2%	20.4%	26.8%	4.2%	18.9%
Annual Household Income and Housing Costs*						
Median household income (dollars)	\$54,573	\$30,426	\$41,529	\$54,610	\$26,782	\$42,139
Annual Median Housing Costs (dollars)	\$9,732	\$8,352	\$8,916	\$10,536	\$8,052	\$9,108
Housing Costs as a percentage of household income	17.8%	27.5%	21.5%	19.3%	30.1%	21.6%

* in 2005 inflation-adjusted dollars

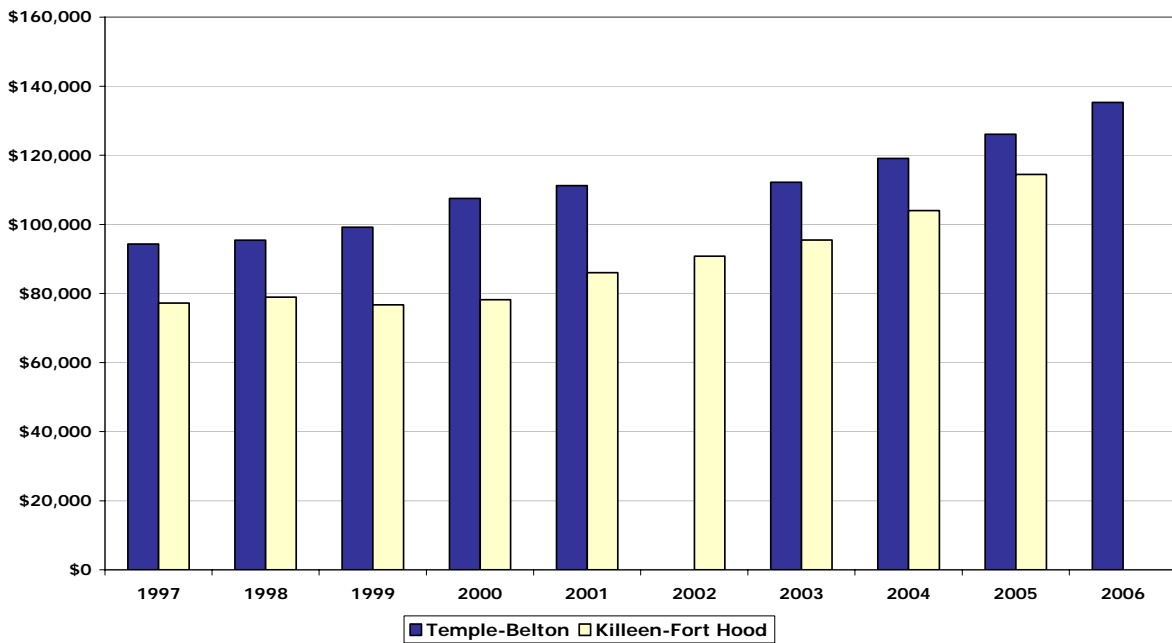
Source: U.S. Census Bureau 2005 and Real Estate Center at Texas A&M University

Yearly Homes Sales and Months Inventory
 Temple-Belton; Killeen-Fort Hood MLS



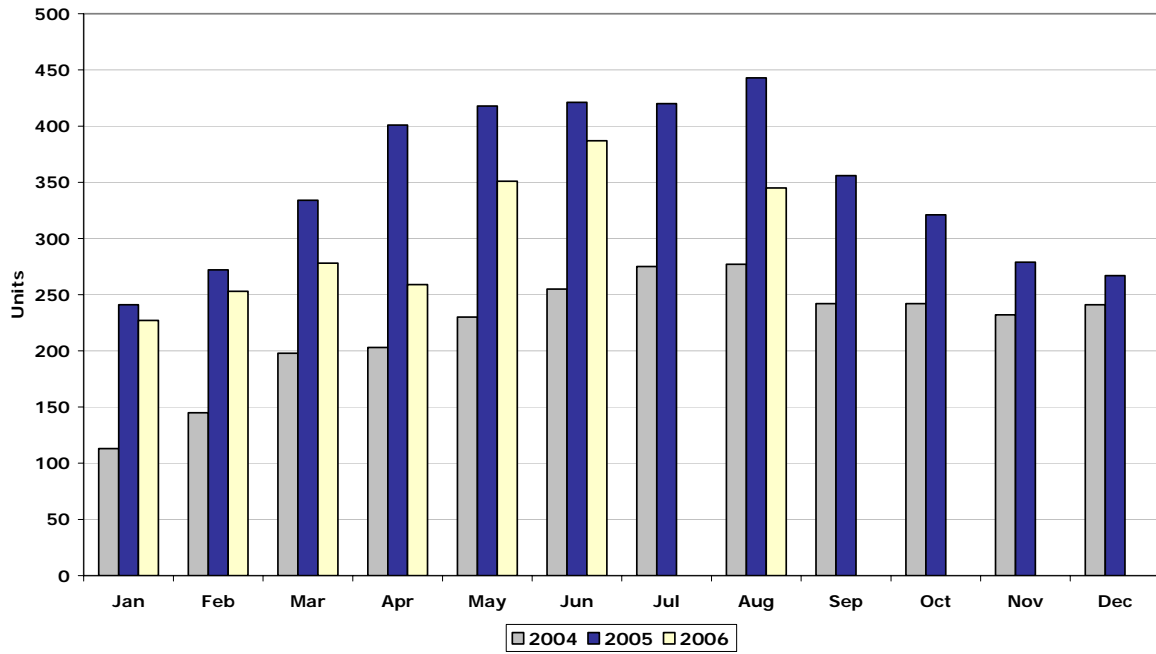
Source: Real Estate Center at Texas A&M University

Average Sales Price
 Temple-Belton; Killeen-Fort Hood MLS



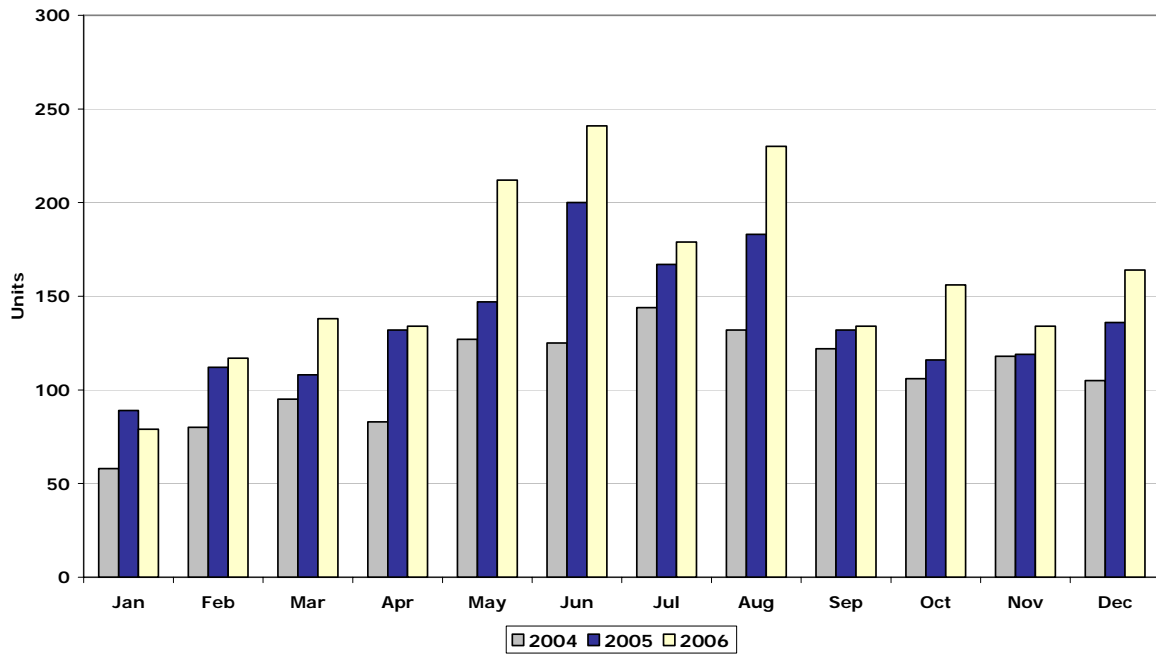
Source: Real Estate Center at Texas A&M University

**Single-Family Homes Sales Volume
 Killeen-Fort Hood MLS**



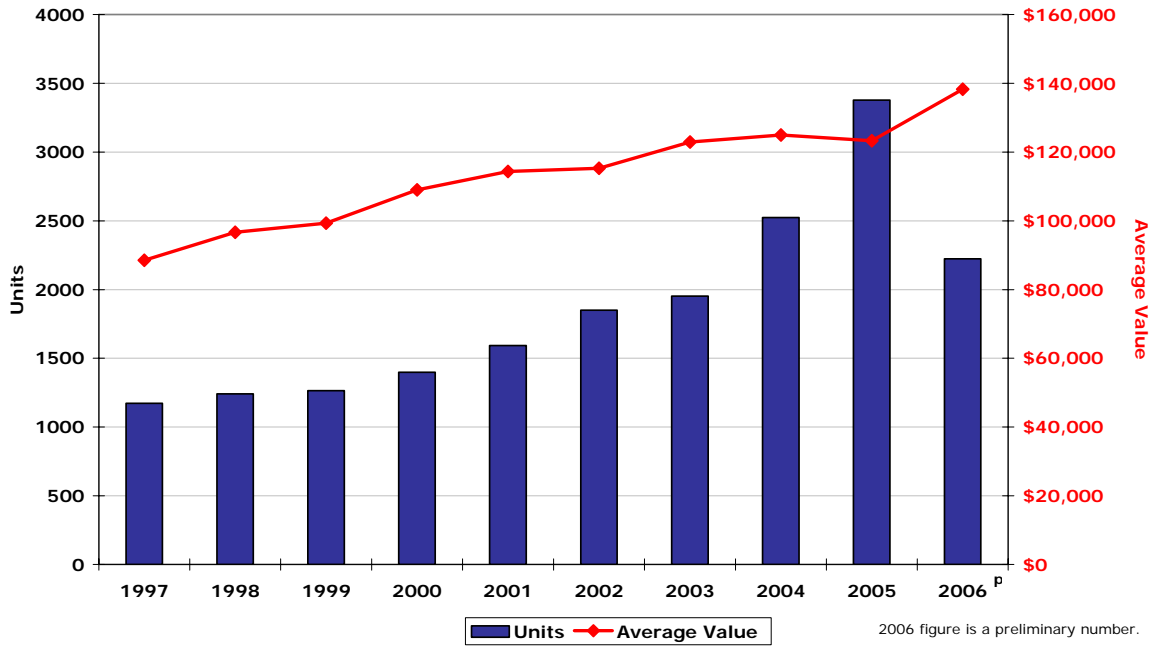
Source: Real Estate Center at Texas A&M University

**Single-Family Homes Sales Volume
 Temple-Belton MLS**



Source: Real Estate Center at Texas A&M University

**Single-Family Building Permits and Average Value
Killeen-Temple Area**

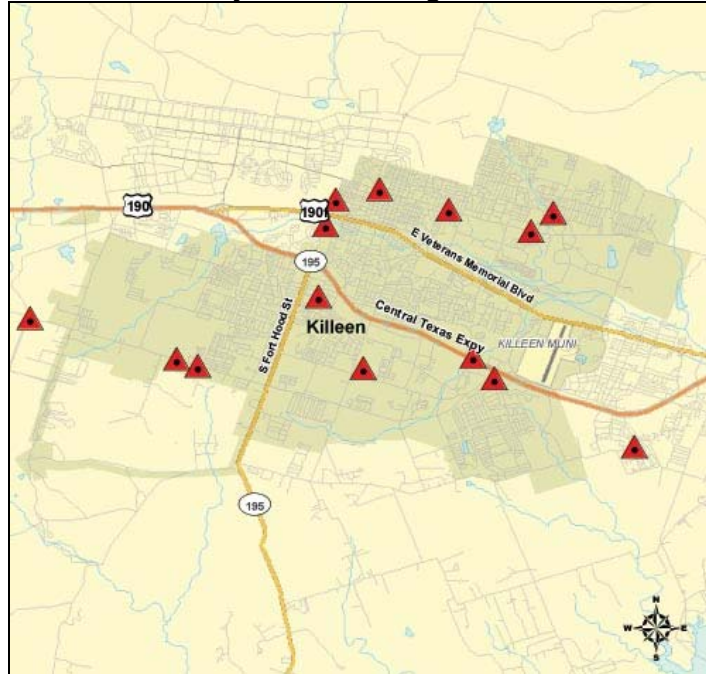


Source: U.S. Bureau of Census and Real Estate Center at Texas A&M University

Killeen-Temple-Fort Hood Market Overview 2007

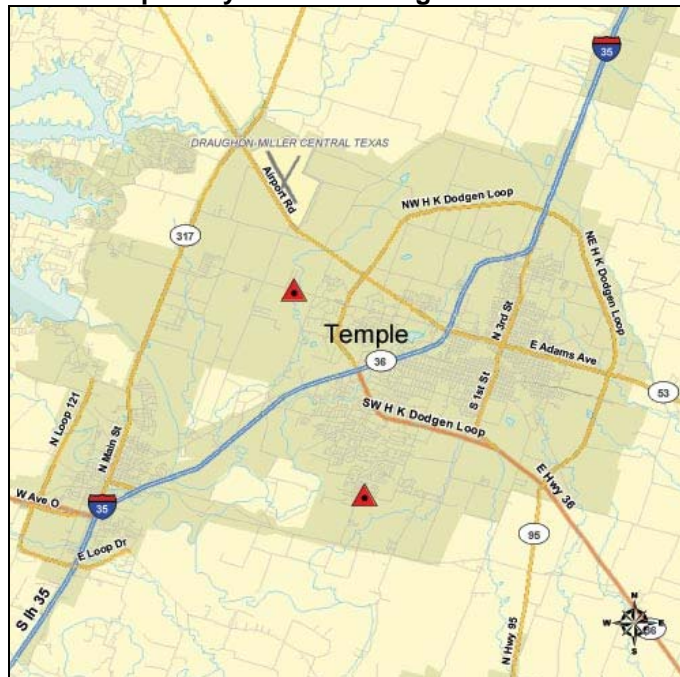
Retail

Killeen City Retail Building Permits 2005*



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

Temple City Retail Building Permits 2005*



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

Killeen-Temple-Fort Hood Market Overview 2007 Hotel

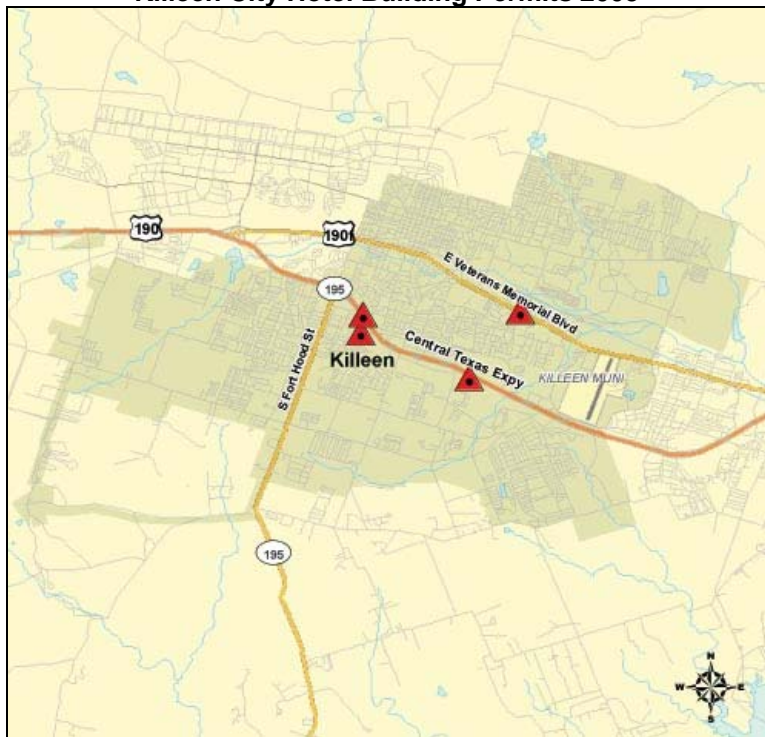
Hotel* Occupancy and Rental Rates

	2005		2006	
	Killeen - Temple - Fort Hood	Texas	Killeen - Temple - Fort Hood	Texas
# Rooms 000's	3.9	333.6	4.3	341
Average daily rate	\$58.96	\$74.38	\$60.77	\$80.82
Occupancy rate (in percent)	65.8	59.9	57.7	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

Killeen City Hotel Building Permits 2005*



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

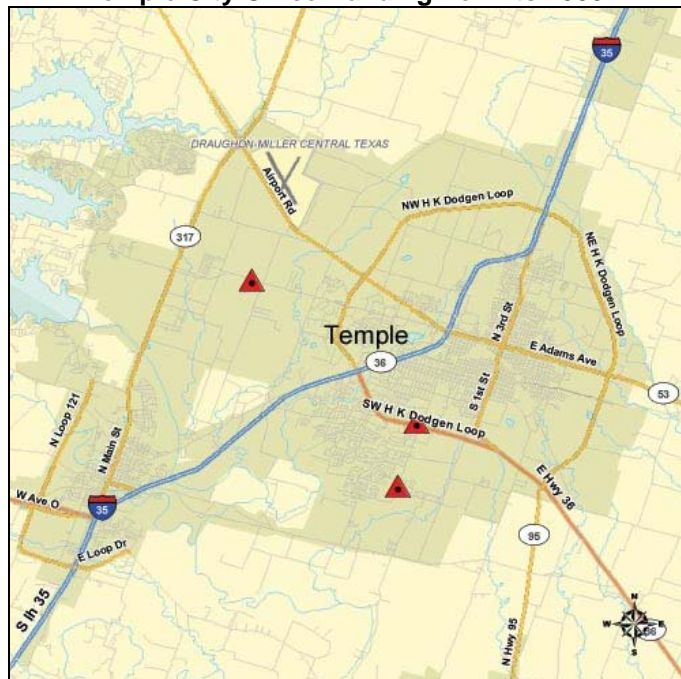
Killeen-Temple-Fort Hood Market Overview 2007 Office

Killeen Office Building Permits 2005*



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

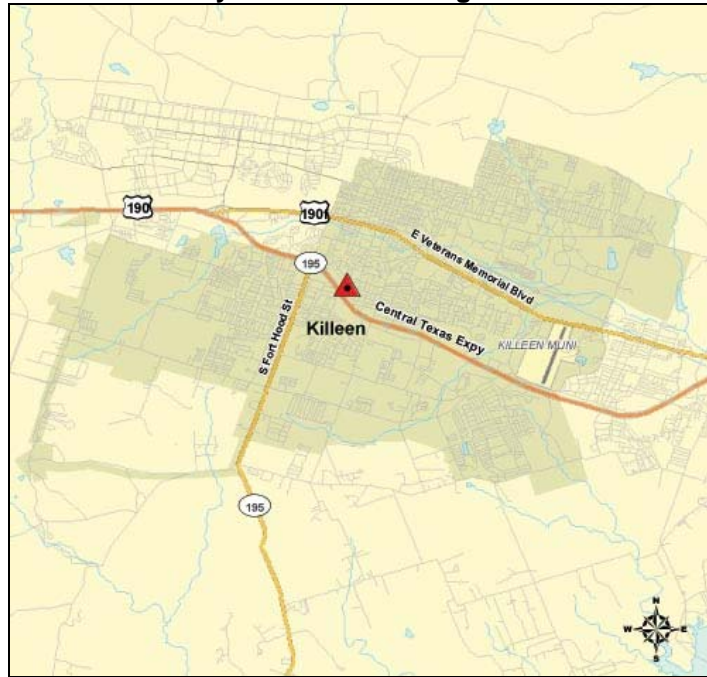
Temple City Office Building Permits 2005*



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

Killeen-Temple-Fort Hood Market Overview 2007 Industrial

Killeen City Industrial Building Permits 2005*



Killeen City Building Permit Office

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



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