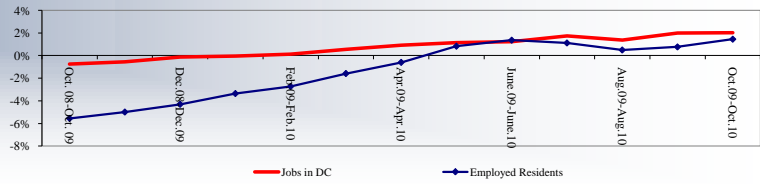


Labor & Industry

- Jobs in D.C. for October 2010, up 20,600 (2.9%) from October 2009
- District resident employment for October 2010, up 6,400 (2.2%) from October 2009

Change in Total Wage and Salary Employment and Employed Residents
(percent change from prior year in 3-month moving average)



Labor Market ('000s): Oct. 2010^a

	District of Columbia			Metropolitan area		
	Level	1 yr. ch. (amt.)	1 yr. ch. (%)	Level	1 yr ch. (amt.)	1 yr. ch. (%)
Employed residents	299.9	6.4	2.2	2,882.2	34.6	1.2
Labor force	331.7	-0.7	-0.2	3,059.9	21.5	0.7
Total wage and salary employment	726.0	20.6	2.9	2,994.9	43.7	1.5
Federal government	212.4	8.9	4.4	379.8	13.2	3.6
Local government	37.6	-1.6	-4.1	312.2	0.7	0.2
Leisure & hospitality	60.0	0.7	1.2	266.9	8.1	3.1
Trade	22.4	0.3	1.4	326.4	10.2	3.2
Education and health	109.5	3.9	3.7	361.7	8.6	2.4
Prof., bus., and other services	221.5	7.9	3.7	869.7	14.4	1.7
Other private	62.6	0.5	0.8	478.2	-11.5	-2.3
Unemployed	31.8	-7.0	-18.1	177.7	-13.1	-6.8
New unempl. Claims [†]	1.6	-0.2	-12.3			

Detailed Employment ('000s): Oct. 2010

	Level	1 yr. ch. (amt.)	1 yr. ch. (%)	% of total
Manufacturing	1.3	-0.1	-7.1	0.2
Construction	11.6	0.5	4.5	1.6
Wholesale trade	4.6	0.2	4.5	0.6
Retail trade	17.8	0.1	0.6	2.5
Utilities & transport.	5.0	0.2	4.2	0.7
Publishing & other info.	18.6	0.0	0.0	2.6
Finance & insurance	15.3	0.0	0.0	2.1
Real estate	11.0	0.1	0.9	1.5
Legal services	32.0	-1.3	-3.9	4.4
Other profess. serv.	67.8	-0.2	-0.3	9.3
Empl. serv. (incl. temp)	10.7	0.0	0.0	1.5
Mgmt. & oth. bus serv.	46.9	10.4	28.5	6.6
Education	51.7	4.0	8.4	6.8
Health care	57.7	-0.2	-0.3	7.9
Organizations	58.2	0.0	0.0	8.0
Accommodations	15.0	-0.4	-2.6	2.1
Food service	37.9	1.1	3.0	5.2
Amuse. & recreation	7.1	0.0	0.0	1.0
Other services	5.9	-1.0	-14.5	0.7
Subtotal, private	476.0	13.3	2.9	65.2
Federal government	212.4	8.9	4.4	29.5
Local government	37.6	-1.6	-4.1	5.2
Total	726.0	20.6	2.9	100.0

Sources: U.S. Bureau of Labor Statistics (BLS) & D.C. Dept. of Employment Services (DOES)

^a Preliminary, not seasonally adjusted

[†] Claims are for September, October claims not available at time of publication

D.C. Hotel Industry^d

	Amt.	1 yr. ch.
Oct. 2010		
Occupancy Rate	84.7%	3.0%
Avg. Daily Room Rate	\$237.76	\$22.95
# Available Rooms	27,431	63
Room Sales (\$M)	\$171.3	\$22.3

Airport Passengers^{e,f}

	Amt.('000)	1 yr. ch. (%)
Oct 2010		
DCA	1,675.7	5.9
IAD	2,112.0	6.4
BWI	2,000.3	7.2
Total	5,788.0	6.5 ^g

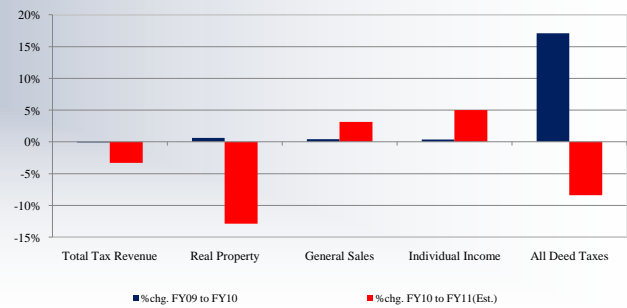
^d Source: Smith Travel Research ^e Source: Metropolitan Washington Airports Authority & Maryland Aviation Administration Authority ^f Includes arrivals and departures ^g Weighted average

Source: BLS. Details may not add to total due to rounding.

Revenue

- Total revenue before earmarks is expected to decline by a negligible amount in FY2010 and by 3.3% in FY2011
- Individual income tax revenue is expected to increase by 0.4% in FY2010 and by 5.0% in FY2011
- General sales tax revenue is expected to increase by 0.4% and 3.1% in FY2010 and FY2011 respectively
- All deed tax revenue is expected to grow by 17.1% in FY2010; however it is expected to decline by 8.4% in FY2011
- Real property tax revenue is expected to increase by 0.6% in FY2010; however in FY2011 it is estimated to decline by 12.9%

Percent Change in Revenue for Selected Taxes for FYs 2009 - 2011 (Est.)



Revenue for Fiscal Years 2009-2010 and Estimated Revenue for Fiscal Year 2011 (\$000)^a

NOTE: REPORTING OF CASH COLLECTIONS WILL RESUME IN JAN. 2011

	FY09	FY10 ^d	FY11 ^e	% Chg. FY09-FY10	% Chg. FY10-FY11 (Est.)
Real Property	1,822,693	1,833,818	1,597,454	0.6%	-12.9%
General Sales	973,410	977,500	1,008,119	0.4%	3.1%
Individual Income	1,135,938	1,140,000	1,197,038	0.4%	5.0%
Business Income	342,129	348,500	364,391	1.9%	4.6%
All Deed Taxes ^c	187,401	219,443	201,009	17.1%	-8.4%
Total Other Tax Revenue	554,725	492,080	477,540	-11.3%	-3.0%
Total Tax Revenue (before earmarking)	5,016,296	5,011,341	4,845,552	-0.1%	-3.3%
Earmarked Tax Revenue	387,608	282,425	307,327	-27.1%	8.8%
Total Tax Revenue (after earmarking)	4,628,688	4,728,915	4,538,225	2.2%	-4.0%

Addenda:
Convention Ctr. Transfer^b 3.1% 3.0%
Ind. Inc. Tax Withholding for D.C. residents 2.8% 5.9%

^aRevenue amounts shown are before earmarks (TIF, Convention Ctr., Ballpark Fund, DDOT (parking tax and public space rental), School Modernization, Neighborhood Investment Fund, the Highway Trust Fund, the Nursing Facility Quality of Care Fund, Healthy DC Fund, the Housing Production Trust Fund.). Variations in processing activities may affect year-to-date comparisons.

^bPortion of sales tax on hotels and restaurants

^cIncludes deed recordation, deed transfer and economic interest taxes

^dFY2010 revenue numbers are preliminary as of the September 2010 revenue estimates

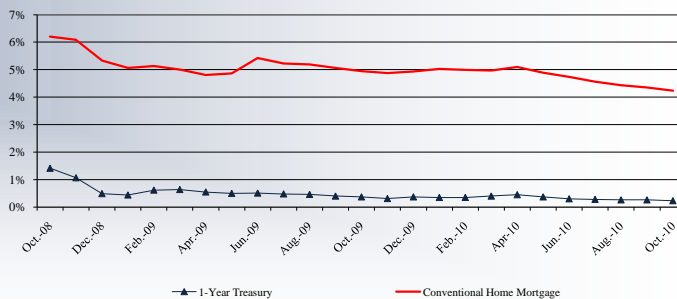
^eEstimated revenue for FY2011 is as of the September 2010 revenue estimates

People & Economy

➔ D.C. unemployment rate for October: 9.7%, down 0.1% from last month & 1.7% lower than 1 year ago

➔ The share of filers with incomes less than \$50,000 declined 1.8% between 2007 and 2008, while the share of filers with income \$100,000 and over increased by 3% over the same period.

One-Year Treasury and Conventional Home Mortgage Interest Rates October 2008 to October 2010



U.S. GDP		% change for yr. ending		CPI		% change for yr. ending		D.C. Population			
Source: BEA		3 rd Q 2010	2 nd Q 2010	Source: BLS		Nov. 2010	Sept. 2010	Source: Census			
Nominal		4.5 [†]	3.9	U.S.		1.1	1.1	Estimate for:	Level	% chg.	
Real		3.2 [†]	3.0	D.C./Balt. metro area		1.6	1.3	2000 [†]	572,059		
Personal Income^a				Unemployment Rate^c				2001	578,042	1.0	
Source: BEA		% change for yr. ending		Source: BLS		Oct. 2010	Sept. 2010	2002	579,585	0.3	
Total Personal Income		2 nd Q 2010	1 st Q 2010	U.S.		9.6	9.6	2003	577,777	-0.3	
U.S.		2.2	2.1	D.C.		9.7	9.8	2004	579,796	0.3	
D.C.		2.2	3.3	Interest Rates				2005	582,049	0.4	
Wage & Salary Portion of Personal Income				Source: Federal Reserve				2006	583,978	0.3	
U.S.		0.8	0.5	National Average				2007	586,409	0.4	
Earned in D.C.		2.4	4.7	Oct. 2010				2008	590,074	0.6	
Earned by D.C. residents ^b		1.4	3.9	1-yr. Treasury				2009	599,657	1.6	
				Conv. Home Mortgage				2010 [†]	601,723	0.3	
								Distribution of Individual Income Tax			
								by Income Category			
								Source: D.C. Office of Tax and Revenue			
								2006	2007	2008	
								Less than \$30,000	46.2%	44.6%	43.5%
								\$30,000-\$50,000	20.7%	20.5%	20.4%
								\$50,000-\$75,000	12.8%	13.1%	13.6%
								\$75,000-\$100,000	6.6%	7.1%	7.3%
								\$100,000-\$200,000	8.9%	9.3%	10.0%
								\$200,000-\$500,000	3.6%	4.0%	4.1%
								\$500,000 and Over	1.2%	1.3%	1.1%

^a Nominal ^b Estimated ^c Seasonally adjusted
[†] Indicates data revised by stated source since previous D.C. Economic Indicators.

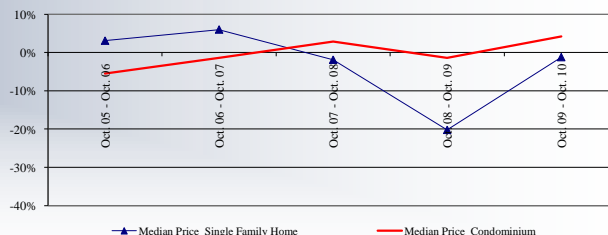
Housing & Office Space

➔ There were 212 condos sold in October 2010, down 40.3% from 1 year ago

➔ The year to date median price decreased 1.2% from 1 year ago for single family homes, while condos experienced an increase of 4.2% in the year to date median price

➔ In the 3rd quarter of 2010 vacant commercial office space decreased by 1.1 million square feet from that of the 2nd quarter of 2010

Year Over Year Percent Change in the Median Price for a Single Family Home and Condominium in Washington, D.C.



Housing Sales			D.C. Housing Permits Issued			D.C. Commercial Office Space		
Source: MRIS [†]			Source: U.S. Census Bureau			Source: Delta Associates		
			4 Qs ending					
Completed contracts	Oct. 2010	1 yr. % ch.		3 rd Q 2010	1 yr. ch.	Vacancy Rate (%)		
Single family	358	-21.7	Total housing units	986	727	3 rd Q 2010 1 qtr. ch.		
Condo/Co-op	212	-40.3	Single family	104	-1	Excl. sublet space		
			Multifamily (units)	882	728	Incl. sublet space		
Prices (\$000)			Class A Apt.^d and Condominium Units					
Source: Delta Associates			Source: Delta Associates			Inventory Status (in million square feet)		
Single family	Oct. 2010	1 yr. % ch.	Units under construction and/or marketing			3 rd Q 2010 1 qtr. ch.		
Average ^b	\$622.9	20.1	Rental apartments	3,871	258	Total inventory		
Median ^c	\$410.0	-1.2	Condominiums ^e	569	-251	Leased space ^f		
			Other units likely to deliver over the next 36 months ^b			Occupied space ^f		
Condo/Co-op			Rental apartments	5,921	-357	Vacant		
Average ^b	\$445.7	6.8	Condominiums	1,150	421	Under construction or renovation		
Median ^c	\$370.0	4.2				2.1 -1.1		

^a Metropolitan Regional Information System as reported by the Greater Capital Area Association of Realtors
^b Average prices are calculated for the month from year-to-date information ^c Median prices are year- to-date ^d Investment grade units, as defined by Delta
^e Calculated from vac. rate excl. sublet ^f Calculated from vac. rate incl. sublet [†] Includes sold units [‡] Only a portion will materialize