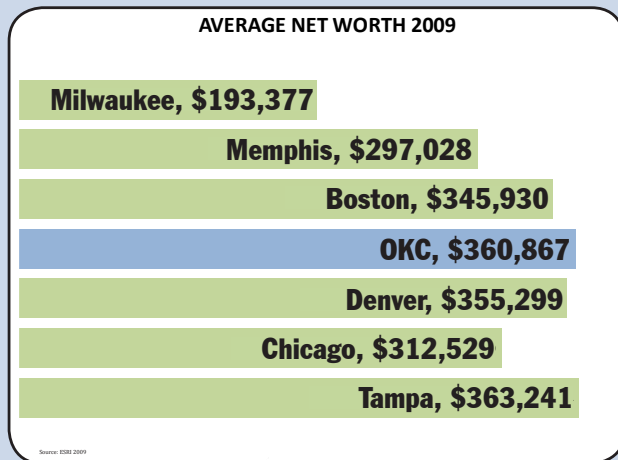


# INCREASED PERSONAL WEALTH

"Oklahoma City has the 2nd fastest personal income growth rate in the U.S. since 1983." — Bizjournals, September 2009

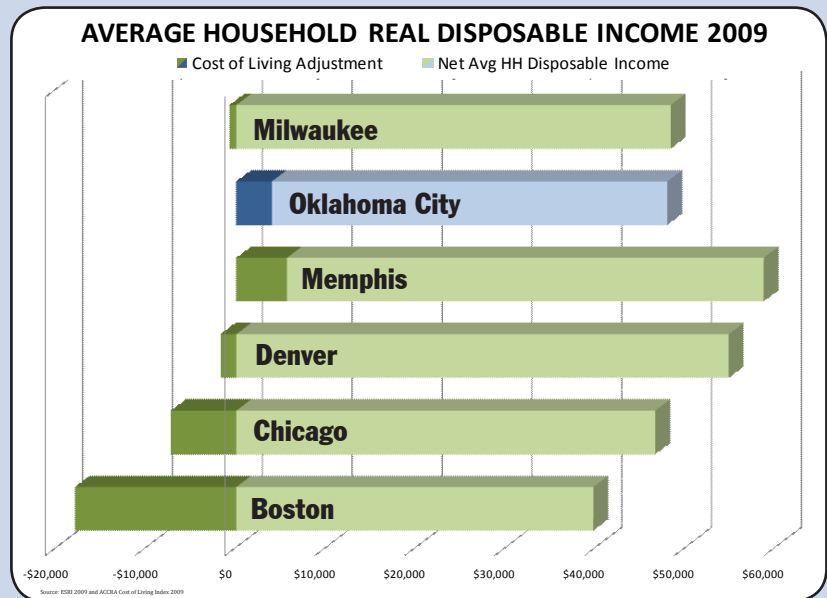
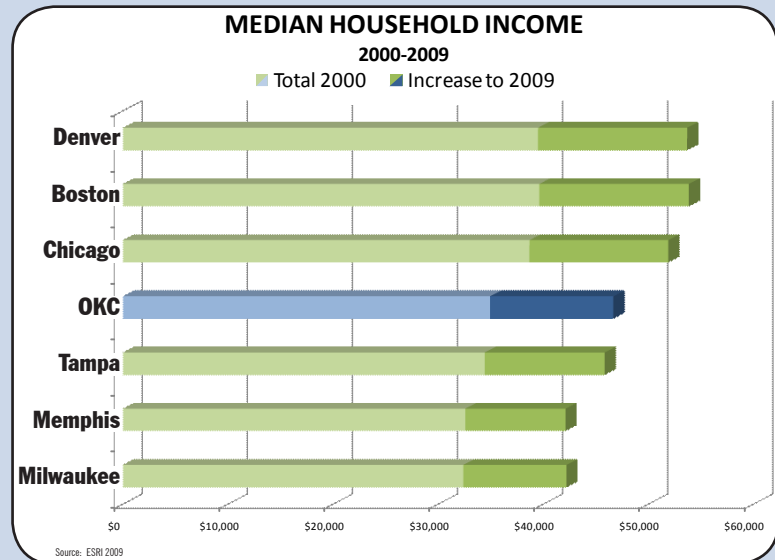


Oklahoma City is the fastest growing large MSA in terms of per capita income.

— Bureau of Economic Analysis, August 6, 2009

Oklahoma City enjoys the nation's third best pace for annual income growth, a rapid 7.2 percent.

— Bizjournals, March 15, 2010



When it comes to the cost of living, the Sooner State beats out the rest of the nation. — CNBC.com, August 1, 2009

# HIGH QUALITY OF LIFE

"Oklahoma City is the 10th Best City to Live in for 2009"

— RelocateAmerican.com, May 2009

[Oklahoma City] has everything someone just starting out in his or her career needs: a large number of oil, gas and agricultural jobs, a low cost of living and short commute times.

— MSN Real Estate, November 2009



6th Most Appealing City for Workers Age 20-30

— Bizjournals, March 2010

3rd Most Livable Bargain Market

— MSN Real Estate, November 2009

7th Cleanest City

— Forbes Magazine, March 2008

3rd Best Travel Time for Commuters

— Forbes, February 2010

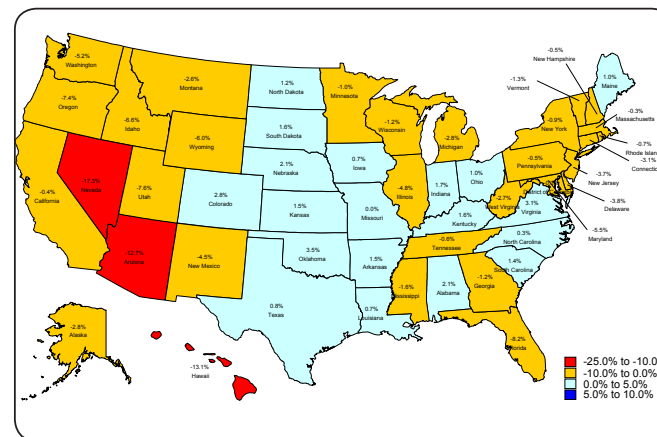
Among the nation's best sporting cities (Top 10%).

— Sporting News, October 7, 2009

# HOME VALUE APPRECIATION

Oklahoma City is listed among Forbes' 25 Strongest Housing Markets.

— Forbes, January 7, 2009



Oklahoma was No. 1 in home price appreciation among the states in the fourth quarter 2009.

— Federal Housing Finance Agency House Price Index, February 2010

**GREATER OKLAHOMA CITY CHAMBER**  
 123 Park Avenue | Oklahoma City, OK 73102  
 Alison Oshel | (405) 297-8958 | aoshel@okcchamber.com  
 www.okcchamber.com/retail

# OKLAHOMA CITY

## BE A PART OF A SOUTHERN SUCCESS STORY

Oklahoma City is ranked second among the nation's 100 largest metro areas for economic performance since the recession was declared.

— Brookings Institute, June 2009



Signs of progress can be seen everywhere in Oklahoma City.

— Texas Real Estate Monthly, June 2009

# HEALTHY COMMERCIAL REAL ESTATE MARKET

"America's heartland is heating up its development and leasing activities. At the center of the action is Oklahoma City."

— Chain Store Age, September 25, 2009

## MARKET RANKING (940 AREAS\*)

POPULATION	1.22 MILLION	TOP 5%
EFFECTIVE BUYING INCOME	\$23.38 BILLION	TOP 5%
TOTAL HOUSEHOLDS	479,972	TOP 5%
HH WITH EBI OF \$75,000>	75,463	TOP 6%
TOTAL RETAIL SALES	\$20.96 BILLION	TOP 5%

\*Metropolitan Statistical Areas

Source: Neilson-Claritas

"The current recession has put much of the U.S. on an economic losing streak. But a few places have missed most of the pain. Oklahoma City is perhaps the most surprising. Construction cranes are busy here."

— USA Today, August 12, 2009

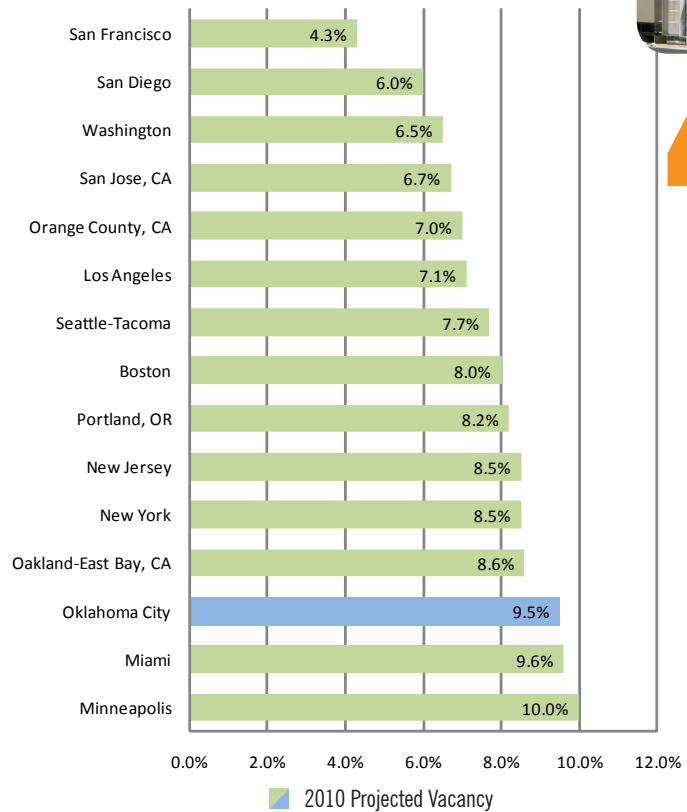
The 50-story \$750M Devon Energy Tower will be completed in 2012.



"Oklahoma City shoppers annually spend 21% more per person on apparel, shoes and accessories than the national average and have a propensity to drive further than the average consumer."

— August Partners Presentation of Oklahoma City Consumer study, April 8, 2010

## TOP 15 RETAIL MARKETS



Sources: Marcus & Millichap Research Services, Reis, Inc.

# VIBRANT & GROWING DOWNTOWN

"Retailers and developers would do well to heed what Downtown Oklahoma City has to offer." — Chain Store Age, October 1, 2009

## Downtown Oklahoma City Means Business

- 21% population increase in only nine years
- Traffic counts exceed 210,000 daily at I-35 and I-40
- Property values increased 118% since 2000
- \$5 billion in new developments from 1995-2014
- 8 million people visit each year
- More than 2,300 new housing units built or planned
- 1,600 hotel rooms
- Booming student population

"Oklahoma City residents approved a \$777 million tax package for a 70-acre central park, convention center, streetcar system, aquatic centers, boating facilities and trails that will be built over the next nine years." — New York Times, January 26, 2010

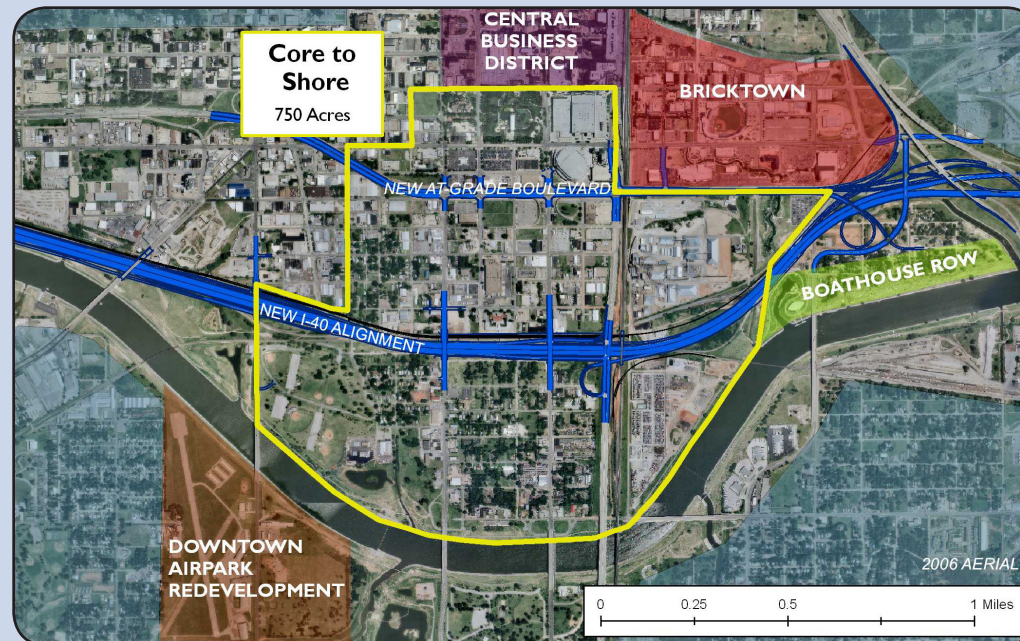
## Downtown Oklahoma City Population

Area	Pop. 2000	Pop. 2009	Increase	Employment
City Center	7,069	8,548	21%	49,930
Downtown Trade Area (15-min drive)	490,549	514,887	5%	
Oklahoma City	506,132	566,927	12%	258,292
OKC MSA	1,095,421	1,227,278	12%	572,819

Sources: ESRI 2009, OKC Planning Department 2010, Bureau of Labor Statistics LAUS

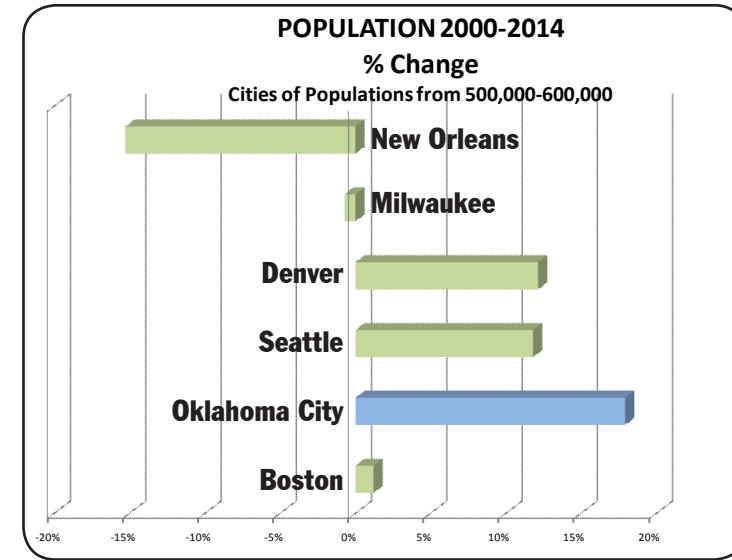
## Core to Shore

Just on the horizon, 750 acres of developable land will become part of downtown Oklahoma City. Visit [www.okcchamber.com/retail](http://www.okcchamber.com/retail) or [www.okc.gov](http://www.okc.gov) and search for CORE TO SHORE for more information on this opportunity.



# ECONOMIC VITALITY

"OKC has the lowest unemployment rate in the nation" — U.S. Bureau of Labor Statistics, February 2009

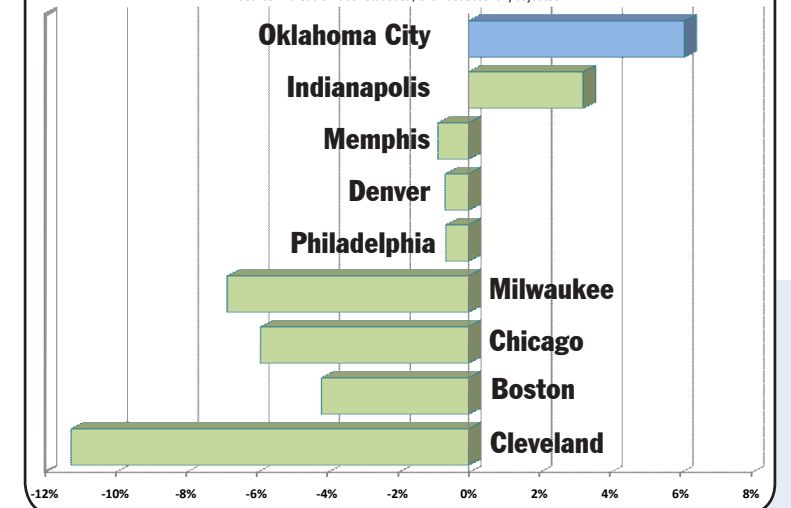


Oklahoma City rebuilt its economy on the basis of careful lending practices, diversified industries and debt-free public projects. It offers a road map for building a stronger economy. — Bloomberg, April 15, 2009

"Fewer job losses, lower foreclosure rates and benefits gained from the energy sector are some of the factors that helped Oklahoma City metro area's rise to number 29 on the Best-Performing Cities index."

— Milken Institute, November 12, 2009

## METRO AREA JOB GROWTH 2000 - 2009



"Oklahoma City is among the 10 best cities in America to find a job." — US News, August 25, 2009