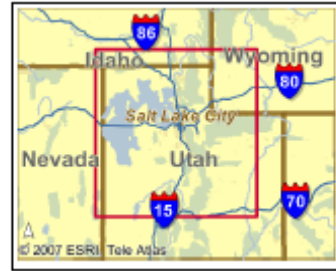


ECONOMIC/DEMOGRAPHIC SUMMARY – March 2008

Salt Lake City is the principal city serving the rapidly growing western market area of the United States. Located at the crossroads of the two major east west and north south interstates and served by an international airport with over 800 flights per day, Salt Lake City is the economic, financial, healthcare and distribution hub for Utah, Southeastern Idaho, Southwestern Wyoming, Eastern Nevada and Western Colorado.



Salt Lake City Quick Facts:

- Salt Lake City is the largest city in Utah and the multi-state region
- Salt Lake City is the financial, healthcare and economic center of the Mountain West.
- Salt Lake City International Airport is one of the West's major hubs, served by 16 airlines offering over 800 scheduled flights per day. It is only ten minutes from downtown.
- 55% of Jobs in the state of Utah are in Salt Lake County
- Salt Lake City is centrally located to serve the rapidly growing markets at the intersection of key North/South and East/West Interstate highways (I-15, I-80 & I-70)

Salt Lake City Metropolitan Area¹ Demographics:

Population – Growing

- Salt Lake Metro 2007 2,081,046
- Salt Lake Metro 2012 2,318,938

Workforce – Skilled and Hard Working

- Salt Lake Metro 2007 981,453
- Salt Lake Metro 2012 1,121,934
- Managers/Professional 33.1%
- Sales/Admin 28.4%
- Production/Transport 11.6%

Education – Highly Educated

- High School Degree or Higher 88.1%
- Bachelor Degree or Higher 27.4%
- Professional Degree or Higher 8.7%

Age - Young

- Median Age 28.2 yrs
- 18 and over 68.7%
- 65 and over 7.9%

Income

- Median Household Income 2007 \$61,973
- \$35,000 or less 23.1%
- \$75,000 or more 38.8%

¹ Note: Salt Lake Metro Area Includes the Salt Lake, Ogden & Provo CBSA's.

Healthcare – Salt Lake City is the multi-state regional healthcare center

- Intermountain Healthcare, an 18-hospital integrated system based in Salt Lake City, placed #2 nationally and #1 in the West again this year. The annual list, now in its tenth year, rates local and regional healthcare systems on factors such as clinical quality, operations, efficiency, and breadth of services.
- University of Utah - Has been recognized as one of "America's Best Hospitals" for the 13th year and counting and includes:
 - Huntsman Cancer Institute and Hospital
 - John A. Moran Eye Center
 - University Orthopedic Center

Recreation – Salt Lake City is a sports center for spectators and participants.

- Salt Lake City is home of the NBA's Utah Jazz professional basketball team. Hockey is represented by the American Hockey League's Utah Grizzlies, who play at the E Center. The Salt Lake Bees, a Triple A affiliate of the Anaheim Angels, play baseball at Franklin Covey Field from April through mid-September. The University of Utah fields competitive teams in most major collegiate sports. Real Salt Lake, a Major League professional soccer team, the Utah Blaze, an Arena Football League professional team, the Tour of Utah a professional cycling race, and a number of rodeo events on the national rodeo circuit. The nearby Miller Sports Park is the site of numerous auto and motorcycle races and the Bonneville Salt Flats are the site of frequent attempts to set land speed records.
- The Salt Lake City area offers an abundance of active outdoor activities. The nearby mountains provide year-round recreation: hiking, fishing, camping, and winter skiing. Some of the nation's most popular ski resorts such as Snowbird, Park City, Deer Valley, Sundance, Alta, and Solitude are within a 40-minute drive of the city. Non-traditional sports such as ski-jumping, skeleton and bobsled are offered at new facilities constructed for the 2002 Olympic Winter Games. The area's rivers offer white-water rafting, canoeing, and inertubing. Many area lakes are ideal spots for all forms of water activity—boating, sailing, water skiing, and swimming.
- Salt Lake City operates a number of parks that feature swimming pools, jogging trails, playing fields, tennis courts, and other recreational facilities. Forty seven (47) championship-grade golf courses are located in the metro area as well.

Peer City Comparisons - 2007

	Cost of Living	Median Home Sale Price	Unemployment Rate	Total Labor Force
Salt Lake	100.9	\$229,100	2.8%	604,200
Portland	121.7	\$290,500	4.9%	1,166,900
Boise	97.7	\$198,000	2.9%	301,700
Albuquerque	97.8	\$195,900	3.1%	407,900
Denver	105.0	\$230,100	4.4%	1,381,300
Sacramento	125.1	\$297,600	5.9%	1,062,800
San Jose	153.8	\$845,300	5.1%	883,900
Jacksonville	99.4	\$177,600	4.3%	669,500
Las Vegas	110.8	\$273,500	5.6%	977,500
Phoenix	100.9	\$241,700	3.9%	2,076,900
Reno	109.7	\$301,300	5.4%	232,300
Seattle/Tacoma	123.3	\$377,500	4.0%	1,858,400
San Diego	138.9	\$522,900	4.9%	1,549,300
U.S.	100.0	\$206,200	4.9%	

Source: U.S. Bureau of the Census, ESRI BIS 2008, US Bureau of Labor Statistics, 2008

	% High School Grad or Higher	% Bach. Degree or Higher
Salt Lake	87.0%	27.6%
Portland	87.2%	28.8%
Boise	85.9%	25.5%
Albuquerque	83.6%	28.0%
Denver	86.6%	34.2%
Sacramento	84.6%	26.6%
San Jose	83.2%	39.8%
Jacksonville	83.4%	22.6%
Las Vegas	74.6%	21.2%
Phoenix	81.9%	25.1%
Reno	84.0%	23.7%
Seattle/Tacoma	89.3%	32.7%
San Diego	82.7%	29.6%
U.S.	80.3%	24.4%

	Management	Sales &	Production
	Professional	Administrative	Transportation
	& Related		& Material Moving
Salt Lake	32.50%	29.40%	11.70%
Portland	36.20%	26.10%	11.90%
Boise	26.60%	26.00%	10.00%
Albuquerque	35.10%	27.30%	8.60%
Denver	39.20%	27.20%	8.60%
Sacramento	38.70%	26.70%	8.50%
San Jose	49.40%	21.80%	9.20%
Jacksonville	32.40%	29.30%	9.90%
Las Vegas	32.20%	21.10%	6.10%
Phoenix	34.50%	27.50%	9.20%
Reno	30.70%	27.30%	10.70%
Seattle/Tacoma	38.50%	25.60%	10.30%
San Diego	39.10%	25.60%	8.30%
U.S.	34.90%	25.30%	12.20%

Largest Employers

Major businesses seeking modern facilities, competitive costs, and strong logistics infrastructure in the Salt Lake City Metro area therefore include:

- Intermountain Health Care
- Brigham Young University
- Hill Air force Base
- University of Utah (Incl. Hospitals)
- Convergys
- Internal Revenue Service
- ATK Thiokol
- Autoliv ASP (Morton Int's)
- Delta Air Lines
- Zions first National Bank
- Wells Fargo Bank
- American Express
- Flying J
- Sinclair Oil
- AlSCO
- L3 Communications
- ARUP
- Rocky Mountain Power
- Kennecott Utah Copper

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