

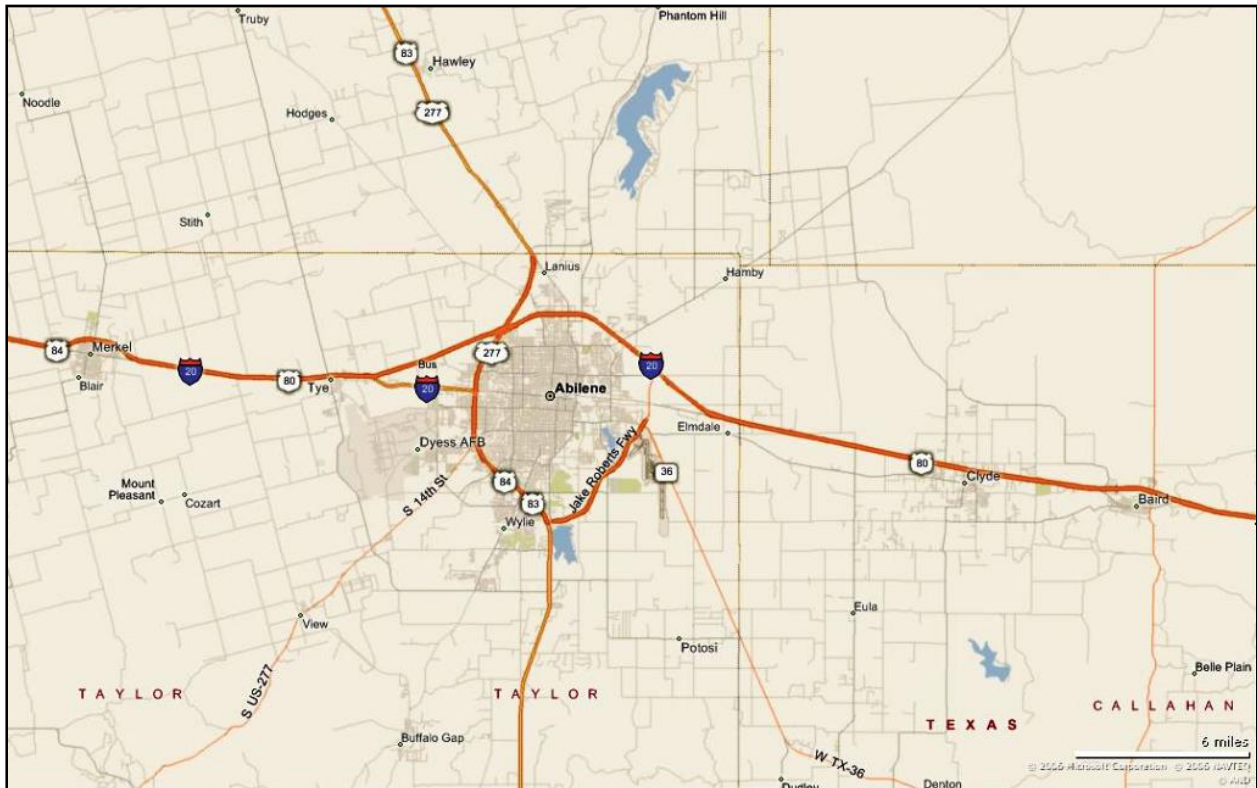
Abilene

Abilene, the Friendly Frontier, is located along Interstate 20 in Taylor County in central West Texas approximately 180 miles due west of the Dallas-Fort Worth Metroplex. The town was founded when Col. C.W. Merchant, his twin brother John and other ranchers met with Texas & Pacific Railway officials to persuade them to choose a new route through the site of what is now Abilene. They named the town after the famous Kansas cattle shipping point. Abilene is now a major medical and agricultural center for the area and is home to Dyess Air Force Base, the area's single largest employer and economic influence.

| Quick Facts | |
|--|---------------------------|
| Land Area | 2,745.24 square miles |
| 2007 Population Density | 58 people per square mile |
| Counties | Callahan, Jones, Taylor |
| Area Cities and Towns | |
| Abilene, Baird, Buffalo Gap, Clyde, Cross Plains, Merkel, Ovalo, Stamford, Trent, Tuxedo, Tuscola, Tye | |

* 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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Abilene Market Overview 2008 Demographics

Abilene MSA Population*

| Year | Population | Percent Change |
|------|------------|----------------|
| 1996 | 156,351 | - |
| 1997 | 157,405 | 0.7 |
| 1998 | 158,264 | 0.5 |
| 1999 | 159,755 | 0.9 |
| 2000 | 160,245 | 0.3 |
| 2001 | 158,300 | -1.2 |
| 2002 | 158,068 | -0.1 |
| 2003 | 158,106 | 0.0 |
| 2004 | 158,449 | 0.2 |
| 2005 | 158,291 | -0.1 |
| 2006 | 158,063 | -0.1 |
| 2007 | 159,343 | 0.8 |

* July 1 population estimates

Source: U.S. Census Bureau

County Population* Growth

| County | 1997 | 2007 | Growth 1997-2007 (in percent) |
|----------|---------|---------|----------------------------------|
| Callahan | 12,632 | 13,508 | 6.9 |
| Jones | 20,288 | 19,295 | -4.9 |
| Taylor | 124,485 | 126,540 | 1.7 |

* 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) |
|---------|--------------------|--------------------|------------------------------------|
| Abilene | 106,654 | 115,930 | 8.7 |

Source: U.S. Census Bureau

Texas Metropolitan Area Population* Change

| Metropolitan Area | 1997 | 2007 | Percent Change |
|-----------------------------|-------------------|-------------------|-----------------------|
| Austin-Round Rock | 1,111,264 | 1,598,161 | 43.8 |
| McAllen-Edinburg-Mission | 519,903 | 710,514 | 36.7 |
| Laredo | 177,140 | 233,152 | 31.6 |
| Dallas-Fort Worth-Arlington | 4,770,420 | 6,145,037 | 28.8 |
| Houston-Sugar Land-Baytown | 4,427,401 | 5,628,101 | 27.1 |
| Brownsville-Harlingen | 318,281 | 387,210 | 21.7 |
| San Antonio | 1,628,676 | 1,990,675 | 22.2 |
| Texas | 19,740,317 | 23,904,380 | 21.1 |
| Tyler | 168,531 | 198,705 | 17.9 |
| Sherman-Denison | 105,122 | 118,675 | 12.9 |
| El Paso | 665,066 | 734,669 | 10.5 |
| College Station-Bryan | 176,098 | 203,371 | 15.5 |
| Amarillo | 219,752 | 242,240 | 10.2 |
| Killeen-Temple-Fort Hood | 321,821 | 370,008 | 15.0 |
| Waco | 207,991 | 228,123 | 9.7 |
| Midland | 116,826 | 126,408 | 8.2 |
| Longview | 192,139 | 203,611 | 6.0 |
| Lubbock | 247,658 | 267,211 | 7.9 |
| Texarkana | 128,258 | 134,215 | 4.6 |
| Victoria | 109,417 | 113,797 | 4.0 |
| Odessa | 121,749 | 129,570 | 6.4 |
| Corpus Christi | 402,504 | 414,376 | 2.9 |
| San Angelo | 105,261 | 108,085 | 2.7 |
| Abilene | 157,405 | 159,343 | 1.2 |
| Beaumont-Port Arthur | 381,675 | 376,241 | -1.4 |
| Wichita Falls | 151,480 | 148,148 | -2.2 |

* July 1 population estimates

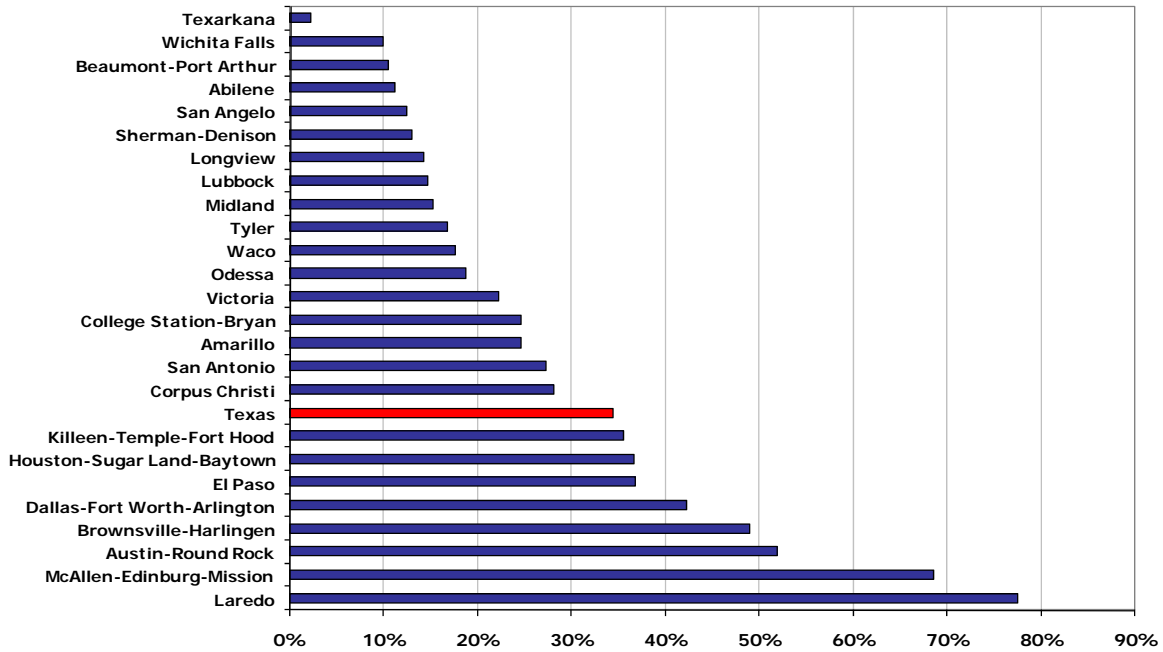
Source: U.S. Census Bureau

Abilene MSA Projected Population

| Year | Texas State Data Center (Scenario 0.5) | Texas Water Development Board |
|-------------|---|--|
| 2000 | 160,245 | 160,241 |
| 2005 | 165,563 | - |
| 2010 | 170,985 | 170,410 |
| 2015 | 175,403 | - |
| 2020 | 178,291 | 177,354 |
| 2025 | 180,001 | - |
| 2030 | 181,238 | 180,079 |
| 2035 | 181,819 | - |
| 2040 | 181,550 | 180,387 |

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

| | Abilene MSA | Texas |
|---|-------------|-------|
| Average household size (2000) | 2.54 | 2.74 |
| Population younger than 18 (2000, in percent) | 26.60 | 28.20 |
| Population 65 and older (2000, in percent) | 12.40 | 9.90 |

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

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

| | Abilene MSA | Texas |
|-------------------------------|-------------|-------|
| White | 80.6 | 71.0 |
| Black | 6.7 | 11.5 |
| Asian | 1.2 | 2.7 |
| American Indian | 0.6 | 0.6 |
| Other | 8.3 | 11.7 |
| Two or more races | 2.4 | 2.5 |
| Hispanic origin (of any race) | 17.6 | 32.0 |

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

Texas Migration Patterns 2007

Data is based on Atlas Van Lines Interstate and Cross-Border Household Goods Moves per calendar year. Atlas analyzes data in January on the origins and destinations of the company's interstate moves during the prior 12 months.

| Year | Inbound / Outbound | |
|--------|--------------------|-------|
| ■ 2007 | 8,831 | 6,665 |
| ■ 2006 | 9,714 | 6,812 |
| ■ 2005 | 9,525 | 7,210 |
| ■ 2004 | 8,644 | 7,442 |
| ■ 2003 | 8,075 | 6,920 |
| ■ 2002 | 7,723 | 6,778 |
| ■ 2001 | 9,030 | 7,584 |
| ■ 2000 | 10,063 | 8,659 |
| ■ 1999 | 8,718 | 7,945 |
| ■ 1998 | 10,075 | 7,965 |

Source: Atlas Van Lines Jan-2008

<http://www.atlasworldgroup.com/migration/>

Abilene Market Overview 2008 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 |
|--------------|----------------------|-------------------------|--------------------|-------------------|-----------------|------------------|
| Callahan | 38.1 | 24.2 | 4.7 | 8.9 | 2.5 | 0.2 |
| Jones | 34.6 | 17.5 | 4.0 | 5.8 | 1.6 | 0.0 |
| Taylor | 28.4 | 24.8 | 5.5 | 14.9 | 5.3 | 0.9 |
| 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, 2000
(in percent)

| Level of Education | Abilene MSA | Texas |
|--------------------------------|-------------|-------|
| High School Graduate or Higher | 81.2 | 75.7 |
| Bachelor's Degree or Higher | 22.5 | 23.2 |

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

Local College and University Enrollment, Fall Semester

| School | 2003 | 2004 | 2005 | 2006 | 2007 |
|---|-------|-------|-------|-------|-------|
| Abilene Christian University | 4,648 | 4,761 | 4,683 | 4,777 | 4,675 |
| Cisco Junior College-Abilene | 3,208 | 3,574 | 3,494 | 3,554 | 3,340 |
| Hardin-Simmons University | 2,328 | 2,387 | 2,431 | 2,367 | 2,429 |
| McMurry University | 1,374 | 1,384 | 1,422 | 1,387 | 1,462 |
| Texas State Technical College (West Texas)* | 1,605 | 1,739 | 1,660 | 1,487 | 1,640 |

* TSTC has campuses in Abilene, Sweetwater, Breckenridge and Brownwood.

Source: Texas Higher Education Coordinating Board

Abilene Market Overview 2008 Employment

Top Ten Employers

| Employer | Sector | Employees |
|--------------------------------------|-----------------------|-----------|
| Dyess Air Force Base | Military/Civilian | 5,460 |
| Hendrick Health System | Health care | 2,656 |
| Abilene Independent School District | Education | 2,610 |
| Abilene State School | Education | 1,230 |
| City of Abilene | Government | 1,179 |
| Texas Department of Criminal Justice | Correctional facility | 1,171 |
| BlueCross BlueShield of Texas | Claims center | 1,067 |
| Abilene Christian University | Education | 815 |
| Abilene Regional Medical Center | Health care | 741 |
| Sears Methodist Retirement System | Retirement system | 536 |

Source: Abilene Industrial Foundation Jan-2008

Top Ten Private Employers

| Employer | Sector | Employees |
|-----------------------------------|----------------------|-----------|
| Hendrick Health System | Health care | 2,656 |
| BlueCross BlueShield of Texas | Claims center | 1,067 |
| Abilene Christian University | Education | 815 |
| Abilene Regional Medical Center | Health care | 741 |
| Sears Methodist Retirement System | Retirement system | 536 |
| Teleperformance USA | Customer service | 387 |
| Eagle Aviation Services Inc. | Aviation maintenance | 350 |
| Abilene Diagnostic Clinic | Health care | 325 |
| Hardin-Simmons University | Education | 310 |
| Fehr Foods | Cookie manufacturer | 300 |
| First Financial Bankshares | Financial | 300 |

Source: Abilene Industrial Foundation Jan-2008

Employment Growth by Industry

| | Abilene MSA | Texas |
|--|--------------------|--------------|
| Employment Growth 2007 (Percent Change) | 0.6 | 3.0 |
| Unemployment Rate 2007 (Percent Change) | 3.6 | 4.3 |
| Net Job Change in 2007 | 400 | 305,900 |
| 2007 Employment Growth by Sector (Percent Change) | | |
| Natural Resources and Mining and Construction | 4.2 | 7.5 |
| Manufacturing | 0.0 | 0.9 |
| Trade, Transportation, and Utilities | 0.8 | 2.9 |
| Information | 0.0 | -0.7 |
| Financial Activities | 5.6 | 3.0 |
| Professional and Business Services | 2.2 | 5.3 |
| Educational and Health Services | -1.5 | 3.1 |
| Leisure and Hospitality | -2.9 | 3.9 |
| Government | -0.8 | 0.9 |

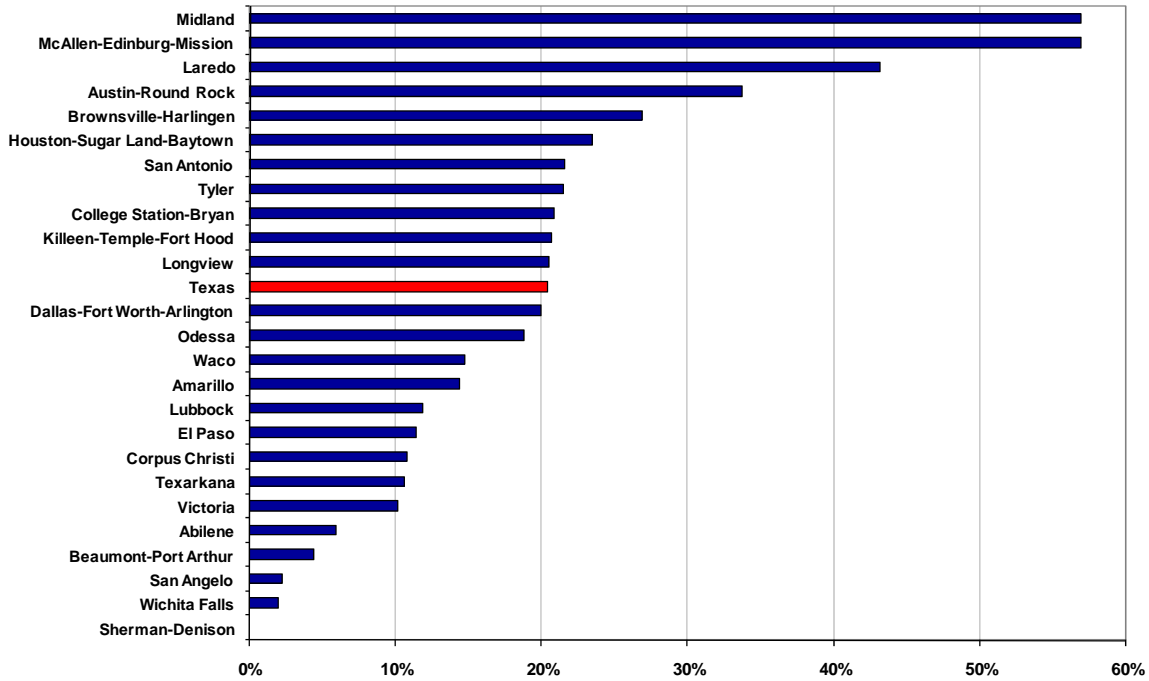
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

Texas Metropolitan Area Nonfarm Employment Change

| Metropolitan Area | 1997 | 2007 | Percent Change |
|-----------------------------|------------------|-------------------|-----------------------|
| McAllen-Edinburg-Mission | 133,900 | 210,200 | 57.0 |
| Midland | 133,900 | 210,200 | 57.0 |
| Laredo | 60,200 | 86,200 | 43.2 |
| Austin-Round Rock | 566,300 | 757,300 | 33.7 |
| Brownsville-Harlingen | 97,400 | 123,600 | 26.9 |
| Houston-Sugar Land-Baytown | 2,064,400 | 2,549,600 | 23.5 |
| San Antonio | 684,400 | 832,400 | 21.6 |
| Tyler | 76,900 | 93,400 | 21.5 |
| College Station-Bryan | 74,600 | 90,200 | 20.9 |
| Killeen-Temple-Fort Hood | 100,600 | 121,400 | 20.7 |
| Longview | 79,500 | 95,800 | 20.5 |
| Texas | 8,608,500 | 10,359,200 | 20.3 |
| Dallas-Fort Worth-Arlington | 2,452,900 | 2,941,700 | 19.9 |
| Odessa | 50,000 | 59,400 | 18.8 |
| Waco | 94,800 | 108,800 | 14.8 |
| Amarillo | 97,800 | 111,900 | 14.4 |
| Lubbock | 114,900 | 128,500 | 11.8 |
| El Paso | 243,100 | 270,900 | 11.4 |
| Corpus Christi | 158,800 | 176,000 | 10.8 |
| Texarkana | 50,800 | 56,200 | 10.6 |
| Victoria | 46,200 | 50,900 | 10.2 |
| Abilene | 62,000 | 65,700 | 6.0 |
| Beaumont-Port Arthur | 157,400 | 164,300 | 4.4 |
| San Angelo | 43,900 | 44,900 | 2.3 |
| Wichita Falls | 61,300 | 62,500 | 2.0 |
| Sherman-Denison | 43,900 | 43,800 | -0.2 |

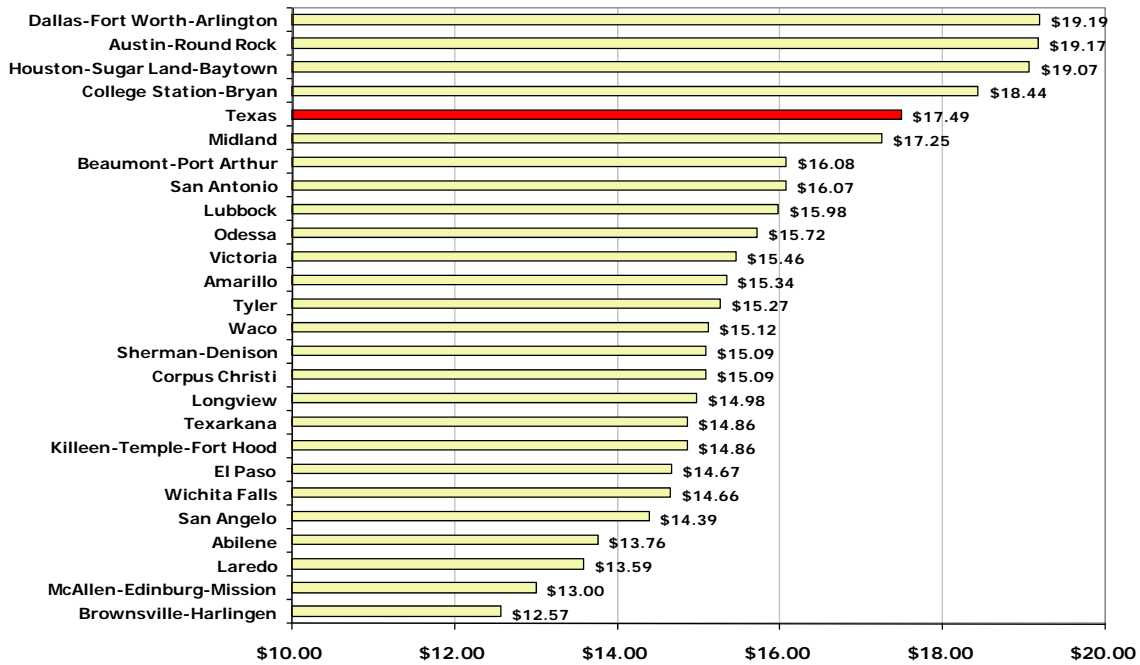
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

Metropolitan Area Nonfarm Employment Change
1997-2007



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

Average Hourly Wage
2006



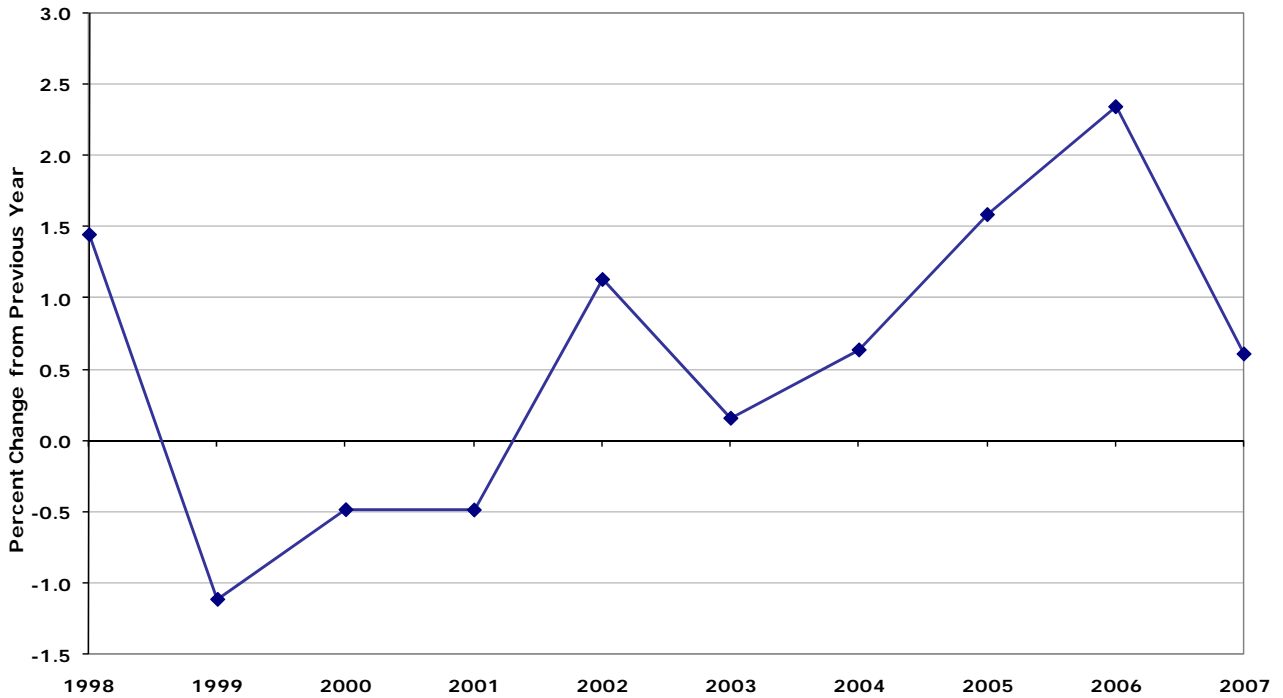
Source: Texas Workforce Commission

**Abilene MSA
Nonfarm Employment**

| Year | Employment | Percent Change |
|------|------------|----------------|
| 1997 | 62,000 | - |
| 1998 | 62,900 | 1.5 |
| 1999 | 62,200 | -1.1 |
| 2000 | 61,900 | -0.5 |
| 2001 | 61,600 | -0.5 |
| 2002 | 62,300 | 1.1 |
| 2003 | 62,400 | 0.2 |
| 2004 | 62,800 | 0.6 |
| 2005 | 63,800 | 1.6 |
| 2006 | 65,300 | 2.4 |
| 2007 | 65,700 | 0.6 |

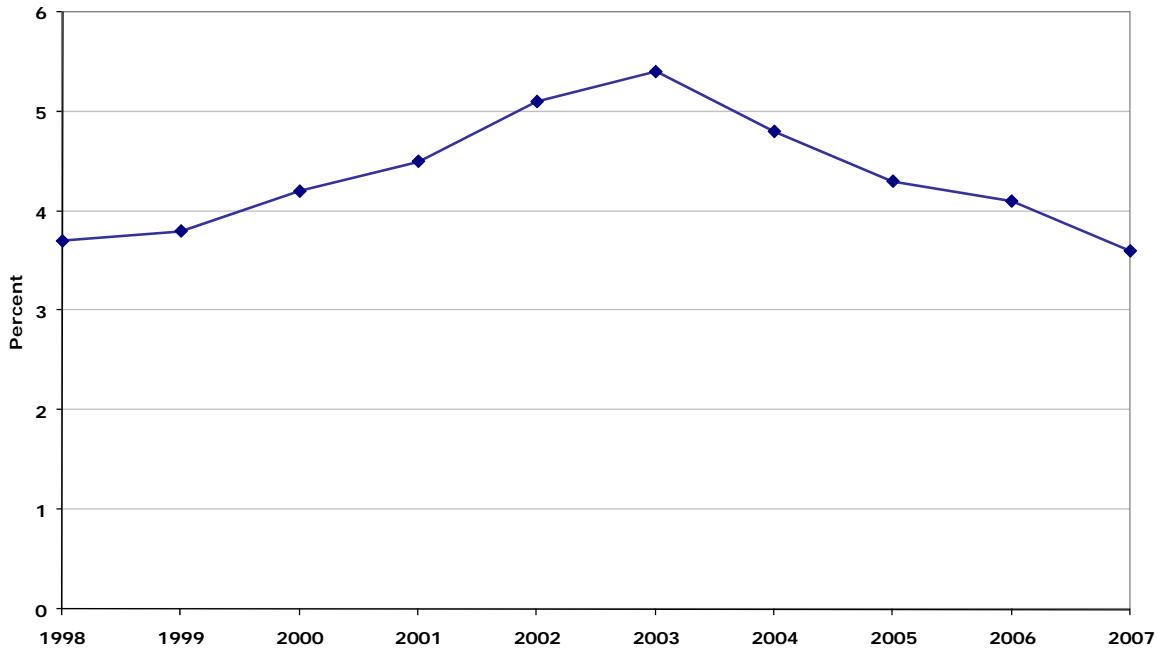
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

**Nonfarm Employment Growth
Abilene MSA**



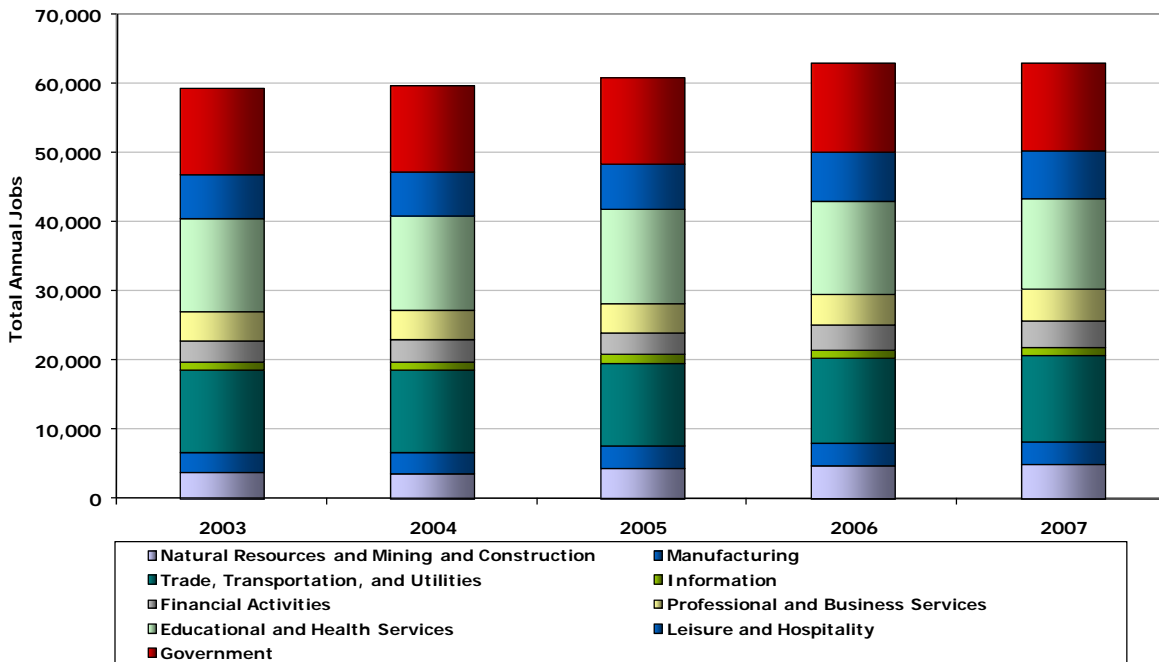
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

Abilene MSA
Unemployment Rate



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

Distribution of Employment in Major Categories
Abilene MSA



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

Abilene Market Overview 2008 Economy

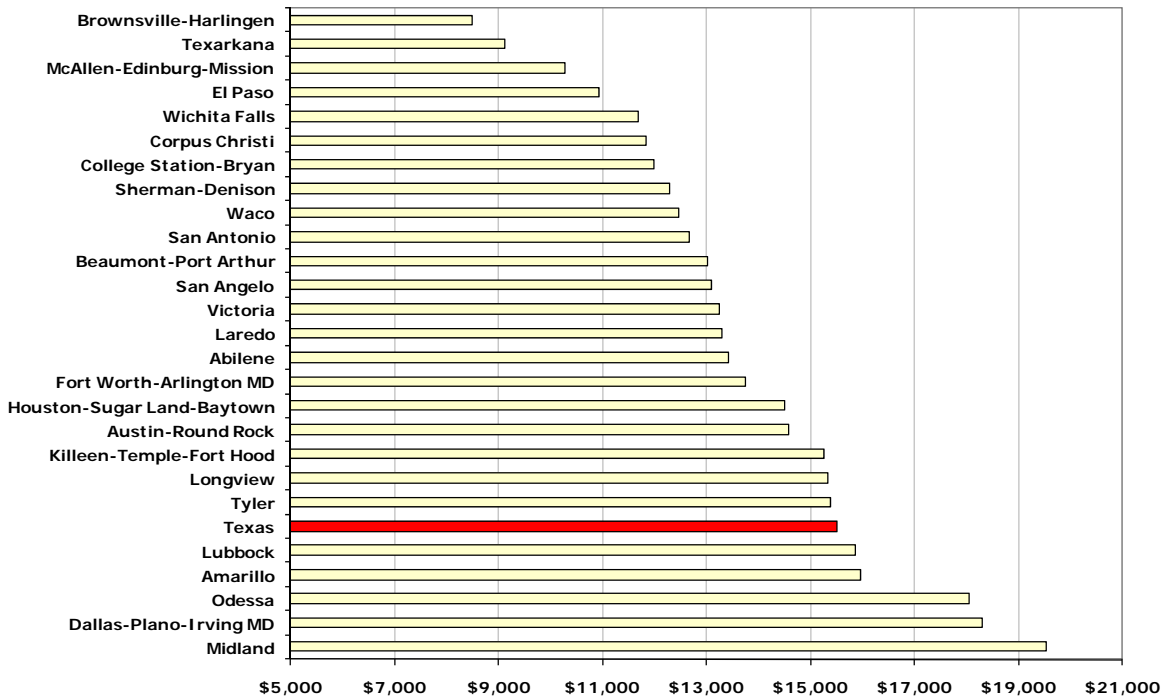
Abilene MSA Gross Retail Sales

| Year | Total Sales | Sales per Capita |
|---------------------|-----------------|------------------|
| 2002 | \$1,787,477,329 | \$11,308 |
| 2003 | \$1,813,589,934 | \$11,471 |
| 2004 | \$1,892,950,266 | \$11,947 |
| 2005 | \$1,993,889,330 | \$12,596 |
| 2006 | \$2,124,354,216 | \$13,440 |
| State Average 2006: | | \$15,527 |

* 2007 data not available as of January 2008.

Source: Texas Comptroller's Office

**Gross Retail Sales per Capita
2006**



Source: Texas Comptroller's Office

Abilene Market Overview 2008 Infrastructure

Abilene Airline Activity

| Airport | 2003 | 2004 | 2005 | 2006 | 2007 |
|-------------------------------------|--------|--------|--------|--------|--------|
| Abilene Regional Airport - enplaned | 56,227 | 73,309 | 83,374 | 96,959 | 95,813 |

Source: Abilene Regional Airport

Airport Cargo Statistics (in pounds)

| Airport | 2004 | 2005 | 2006 | 2007 |
|--------------------------|-----------|-----------|-----------|-----------|
| Abilene Regional Airport | 1,872,941 | 1,630,235 | 1,906,237 | 2,370,682 |

Source: Abilene Regional Airport

Abilene Market Overview 2008

Multifamily

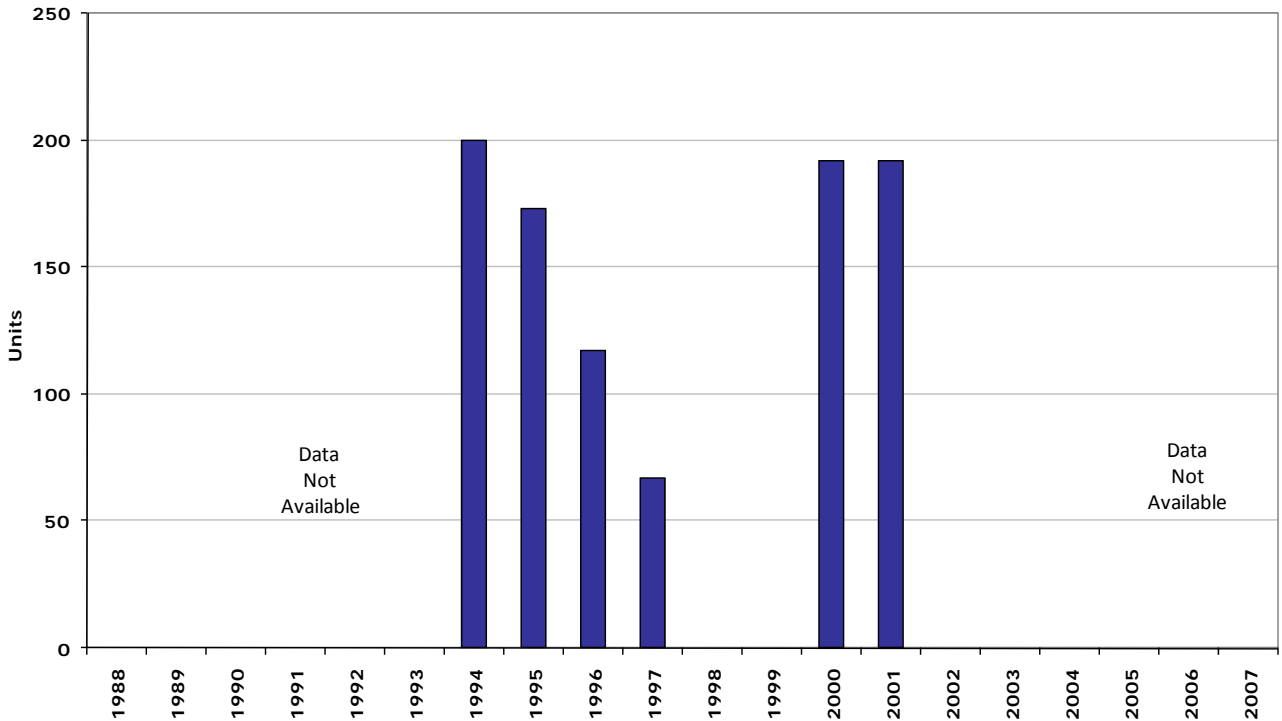
Abilene Apartment Statistics 2007

| | Abilene | Texas Metro Average |
|--|---------|---------------------|
| Average rent per square foot | \$0.60 | \$0.80 |
| Average rent for units built since 2000 | \$0.49 | \$0.89 |
| Average occupancy | 95.2% | 92.8% |
| Average occupancy for units built since 2000 | 92.6% | 93.8% |

Source: Apartment MarketData Research

Abilene MSA
Multifamily Building Permits
5+ Multifamily Building Permits

1999 MSA definition



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

Abilene Market Overview 2008 Housing

2007 Housing Affordability Index

| MLS | 2007 Median- Priced Home | Required Income to Qualify | Median Family Income | HAI* | HAI for First-Time Homebuyers** |
|---------------|-----------------------------|----------------------------------|----------------------------|------|------------------------------------|
| Abilene | \$103,300 | \$25,412 | \$45,100 | 1.77 | 1.31 |
| TEXAS | \$147,500 | \$36,286 | \$52,600 | 1.45 | 1.03 |
| United States | \$217,800 | \$53,138 | \$59,000 | 1.11 | 0.63 |

* 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.

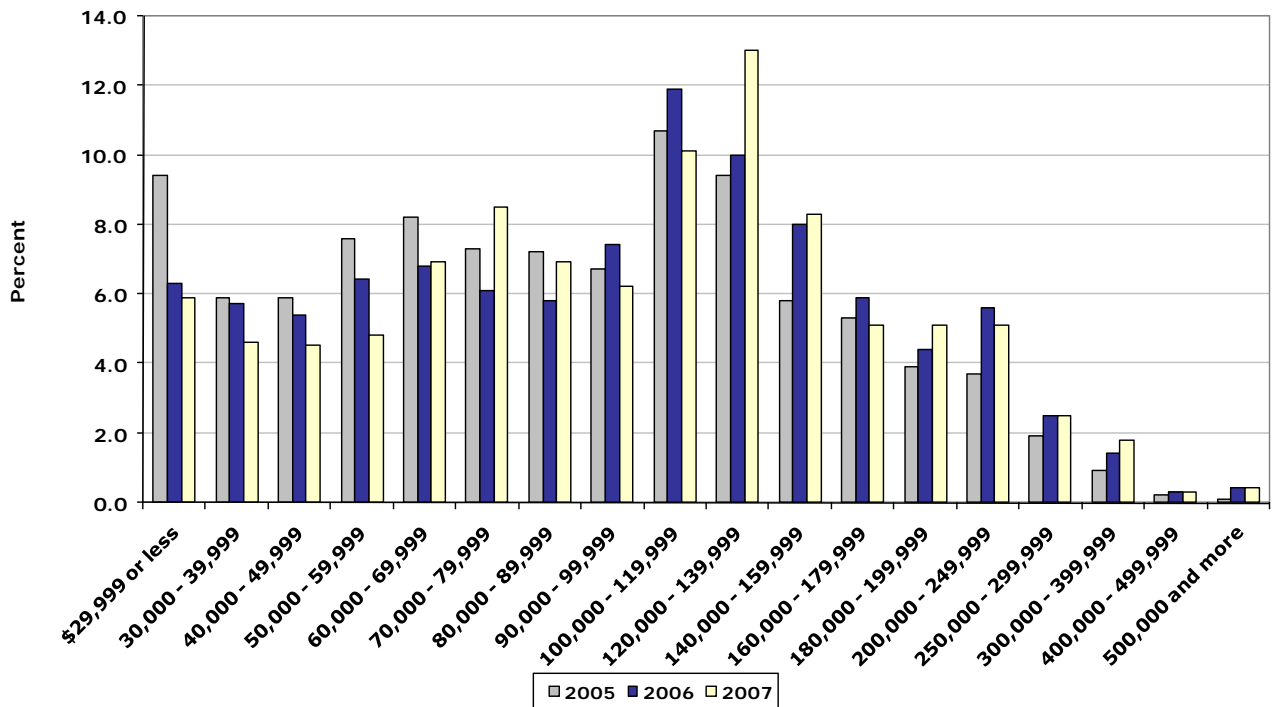
Source: Real Estate Center at Texas A&M University

**Price Distribution of MLS Homes Sold, Abilene
(in percent)**

| Price Range | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 |
|-------------------|------|------|------|------|------|------|------|
| \$29,999 or less | 12.5 | 16.6 | 13.5 | 14.6 | 9.4 | 6.3 | 5.9 |
| 30,000 - 39,999 | 8.0 | 7.5 | 9.4 | 8.4 | 5.9 | 5.7 | 4.6 |
| 40,000 - 49,999 | 9.1 | 9.6 | 7.6 | 8.5 | 5.9 | 5.4 | 4.5 |
| 50,000 - 59,999 | 9.4 | 8.1 | 8.8 | 7.8 | 7.6 | 6.4 | 4.8 |
| 60,000 - 69,999 | 9.7 | 8.3 | 8.2 | 6.5 | 8.2 | 6.8 | 6.9 |
| 70,000 - 79,999 | 9.9 | 9.2 | 8.4 | 7.5 | 7.3 | 6.1 | 8.5 |
| 80,000 - 89,999 | 10.7 | 9.6 | 9.7 | 7.9 | 7.2 | 5.8 | 6.9 |
| 90,000 - 99,999 | 6.5 | 5.5 | 6.4 | 7.0 | 6.7 | 7.4 | 6.2 |
| 100,000 - 119,999 | 7.8 | 8.9 | 8.8 | 8.4 | 10.7 | 11.9 | 10.1 |
| 120,000 - 139,999 | 5.7 | 5.9 | 6.0 | 7.2 | 9.4 | 10.0 | 13.0 |
| 140,000 - 159,999 | 3.6 | 4.2 | 4.8 | 5.7 | 5.8 | 8.0 | 8.3 |
| 160,000 - 179,999 | 2.4 | 2.4 | 3.2 | 3.7 | 5.3 | 5.9 | 5.1 |
| 180,000 - 199,999 | 1.4 | 1.2 | 0.7 | 1.6 | 3.9 | 4.4 | 5.1 |
| 200,000 - 249,999 | 1.6 | 1.6 | 1.9 | 2.6 | 3.7 | 5.6 | 5.1 |
| 250,000 - 299,999 | 0.7 | 0.8 | 1.3 | 1.6 | 1.9 | 2.5 | 2.5 |
| 300,000 - 399,999 | 0.5 | 0.3 | 1.0 | 0.4 | 0.9 | 1.4 | 1.8 |
| 400,000 - 499,999 | 0.2 | 0.2 | 0.2 | 0.3 | 0.2 | 0.3 | 0.3 |
| 500,000 and more | 0.1 | 0.1 | 0.0 | 0.2 | 0.1 | 0.4 | 0.4 |

Source: Real Estate Center at Texas A&M University

Price Distribution of MLS Homes Sold
Abilene Area



Source: Real Estate Center at Texas A&M University

Property Tax Rates 2007

County, Major City, Major School District

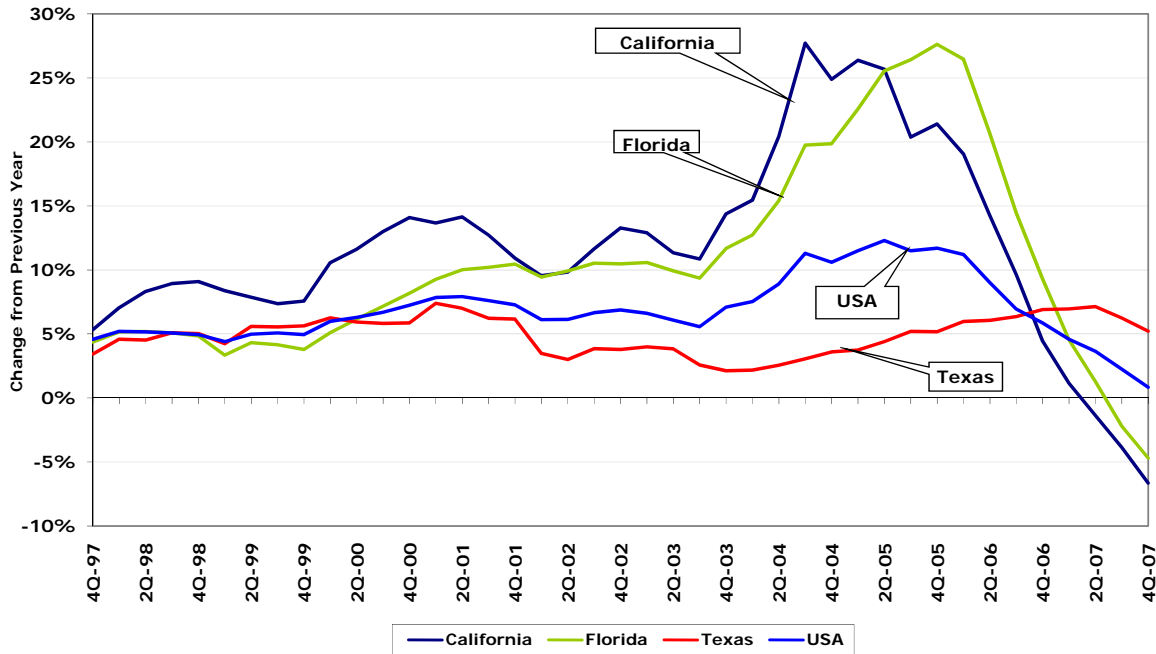
| Taxing Entity* | Tax Rate per \$100 Valuation |
|-----------------|------------------------------|
| Taylor County | 0.4707 |
| City of Abilene | 0.6678 |
| Abilene ISD | 1.1691 |
| Total | \$2.31 |

* 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: Taylor County Central Appraisal District

National Home Price Appreciation

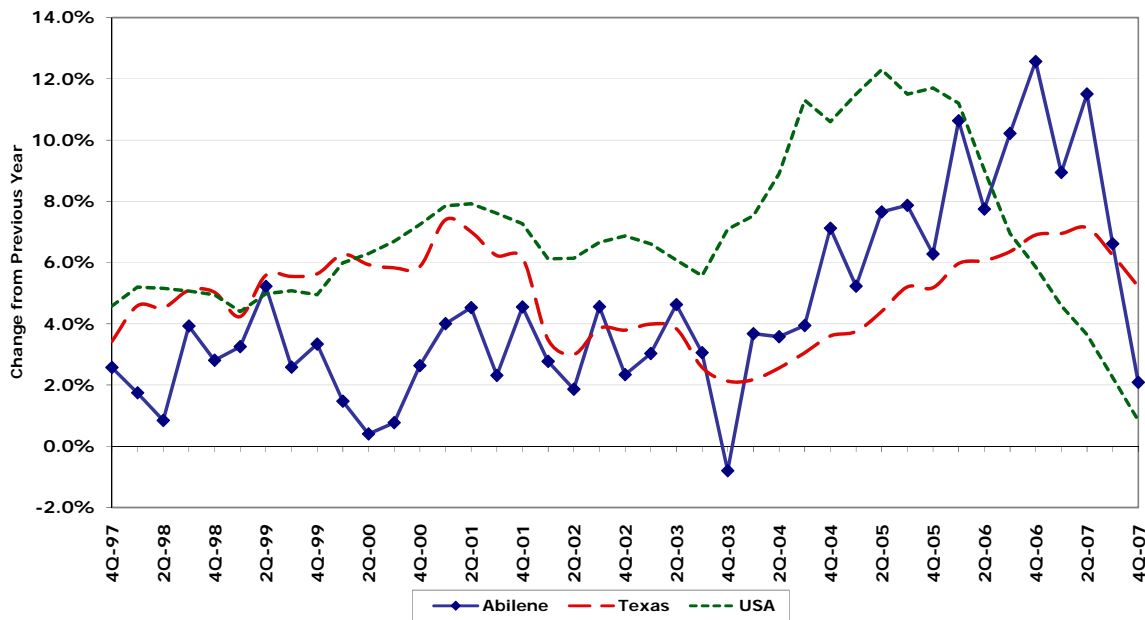
The HPI for each geographic area is estimated using repeated observations of housing values for individual single-family residential properties on which at least two mortgages were originated and subsequently purchased by either Freddie Mac or Fannie Mae.



Source: Office of Federal Housing Enterprise Oversight

Home Price Appreciation Abilene 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

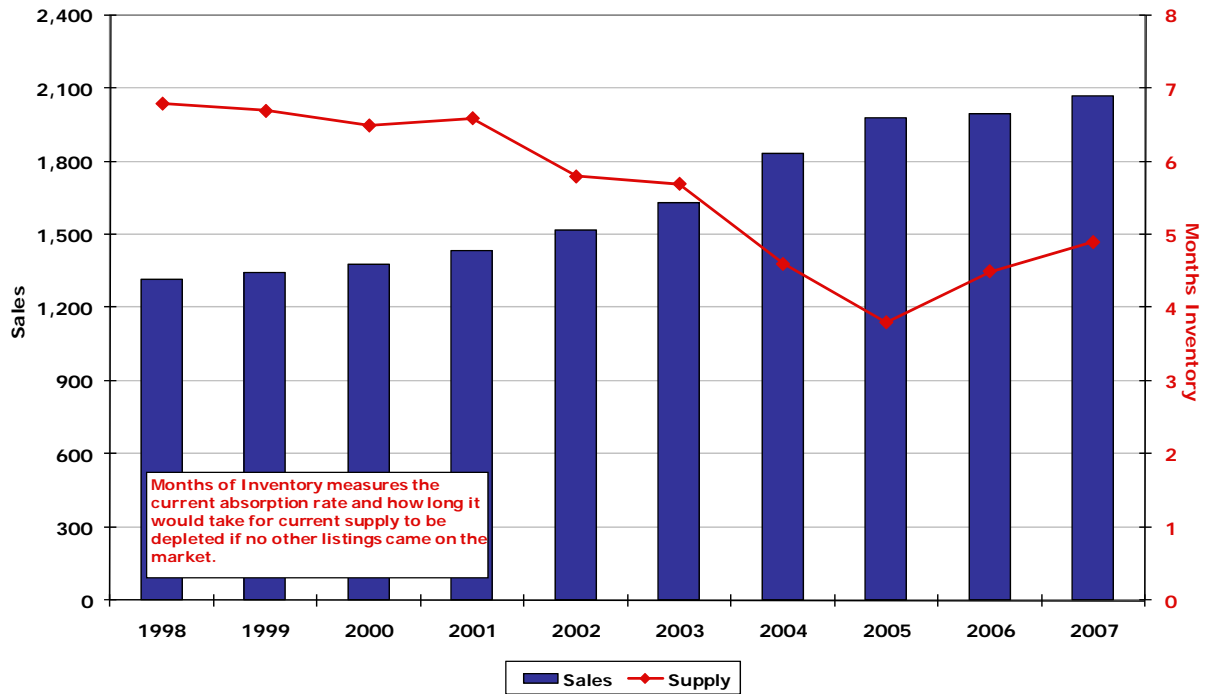
2005 Occupied Housing Unit Characteristics

| Housing Unit Characteristics | Abilene 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 | 39,134 | 21,398 | 60,532 | 5,162,604 | 2,815,491 | 7,978,095 |
| Household Size | | | | | | |
| 1-person household | 21.9% | 33.6% | 26.0% | 19.1% | 35.0% | 24.7% |
| 2-person household | 40.3% | 27.8% | 35.9% | 34.2% | 25.8% | 31.2% |
| 3-person household | 18.9% | 15.3% | 17.7% | 17.2% | 16.0% | 16.8% |
| 4-or-more-person household | 18.8% | 23.3% | 20.4% | 29.5% | 23.2% | 27.3% |
| Race and Hispanic or Latino Origin of Householder | | | | | | |
| One Race | | | | | | |
| White | 88.1% | 73.6% | 83.0% | 79.0% | 66.2% | 74.5% |
| Black or African American | 2.5% | 7.8% | 4.4% | 8.2% | 17.9% | 11.6% |
| American Indian and Alaska Native | - | - | 0.6% | 0.5% | 0.6% | 0.6% |
| Asian | 0.8% | 3.4% | 1.7% | 2.9% | 3.1% | 3.0% |
| Native Hawaiian and Other Pacific Islander | - | - | 0.0% | 0.0% | 0.1% | 0.0% |
| Some other race | 6.7% | 12.5% | 8.7% | 8.3% | 10.8% | 9.2% |
| Two or more races | 1.8% | 1.3% | 1.6% | 1.0% | 1.4% | 1.2% |
| Age of Householder | | | | | | |
| Under 35 years | 14.0% | 44.4% | 24.7% | 14.4% | 46.3% | 25.6% |
| 35 to 44 years | 17.4% | 24.6% | 19.9% | 21.9% | 21.4% | 21.7% |
| 45 to 54 years | 22.1% | 13.5% | 19.0% | 24.1% | 15.4% | 21.0% |
| 55 to 64 years | 17.5% | 8.1% | 14.2% | 18.1% | 8.3% | 14.7% |
| 65 to 74 years | 16.0% | 3.5% | 11.6% | 11.9% | 4.2% | 9.2% |
| 75 to 84 years | 10.5% | 4.8% | 8.5% | 7.6% | 3.1% | 6.1% |
| 85 years and over | 2.4% | 1.3% | 2.0% | 2.0% | 1.3% | 1.8% |
| Units in Structure | | | | | | |
| 1, detached | 89.6% | 48.6% | 75.1% | 87.5% | 28.3% | 66.6% |
| 1, attached | 1.1% | 8.8% | 3.8% | 2.3% | 3.6% | 2.8% |
| 2 apartments | 0.2% | 5.6% | 2.1% | 0.3% | 4.9% | 1.9% |
| 3 or 4 apartments | 0.0% | 8.4% | 3.0% | 0.4% | 8.8% | 3.3% |
| 5 to 9 apartments | 0.0% | 6.7% | 2.4% | 0.3% | 13.8% | 5.1% |
| 10 or more apartments | 0.1% | 15.6% | 5.6% | 0.7% | 35.1% | 12.9% |
| Mobile home or other type of housing | 9.0% | 6.2% | 8.0% | 8.5% | 5.6% | 7.5% |
| Year Structure Built | | | | | | |
| 2000 or later | 4.8% | 8.5% | 6.1% | 13.7% | 10.9% | 12.7% |
| 1990 to 1999 | 11.4% | 7.8% | 10.1% | 18.6% | 14.8% | 17.2% |
| 1980 to 1989 | 16.4% | 15.8% | 16.2% | 18.7% | 22.5% | 20.1% |
| 1960 to 1979 | 27.9% | 31.6% | 29.2% | 28.7% | 35.0% | 30.9% |
| 1940 to 1959 | 27.4% | 27.4% | 27.4% | 15.4% | 12.4% | 14.3% |
| 1939 or earlier | 12.1% | 8.8% | 10.9% | 4.9% | 4.5% | 4.8% |
| Bedrooms | | | | | | |
| No bedroom | 0.9% | 0.4% | 0.7% | 0.2% | 1.5% | 0.6% |
| 1 bedroom | 2.0% | 20.1% | 8.4% | 2.1% | 32.6% | 12.9% |
| 2 or 3 bedrooms | 82.3% | 75.3% | 79.8% | 70.8% | 61.7% | 67.6% |
| 4 or more bedrooms | 14.8% | 4.2% | 11.1% | 26.8% | 4.2% | 18.9% |
| Annual Household Income and Housing Costs* | | | | | | |
| Median household income (dollars) | \$43,376 | \$24,584 | \$35,535 | \$54,610 | \$26,782 | \$42,139 |
| Annual Median Housing Costs (dollars) | \$7,152 | \$7,332 | \$7,248 | \$10,536 | \$8,052 | \$9,108 |
| Housing Costs as a percentage of household income | 16.5% | 29.8% | 20.4% | 19.3% | 30.1% | 21.6% |

* in 2005 inflation-adjusted dollars

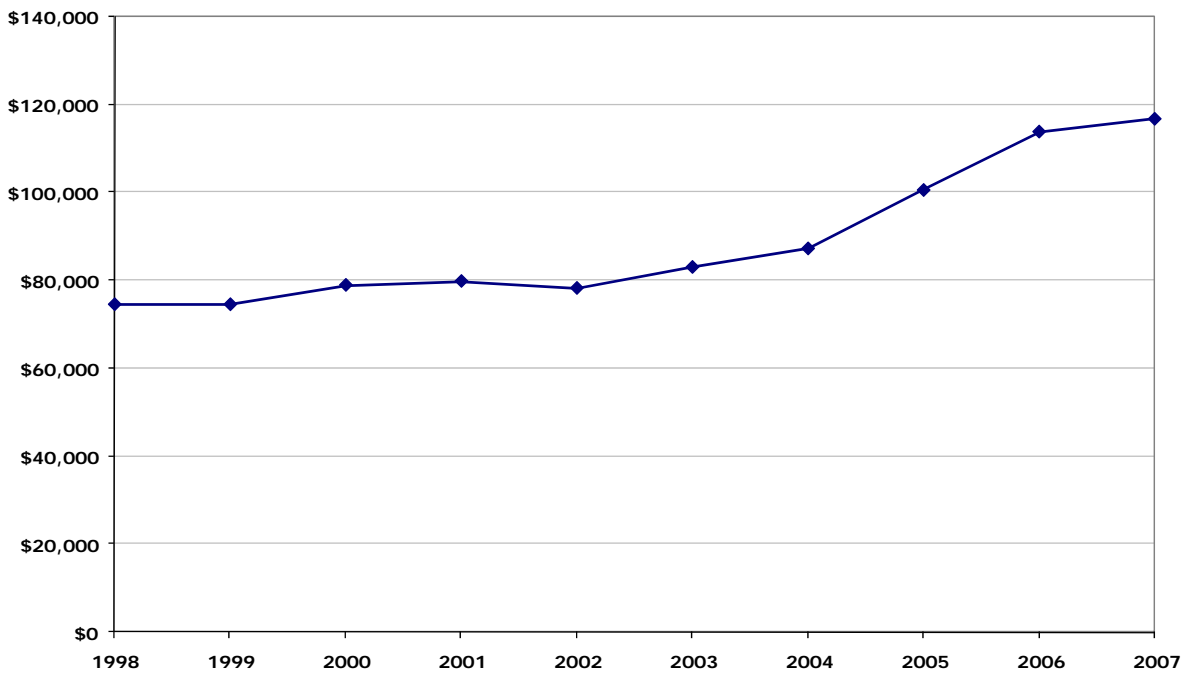
Source: U.S. Census Bureau 2005 and Real Estate Center at Texas A&M University

Yearly Homes Sales and Supply
Abilene MLS



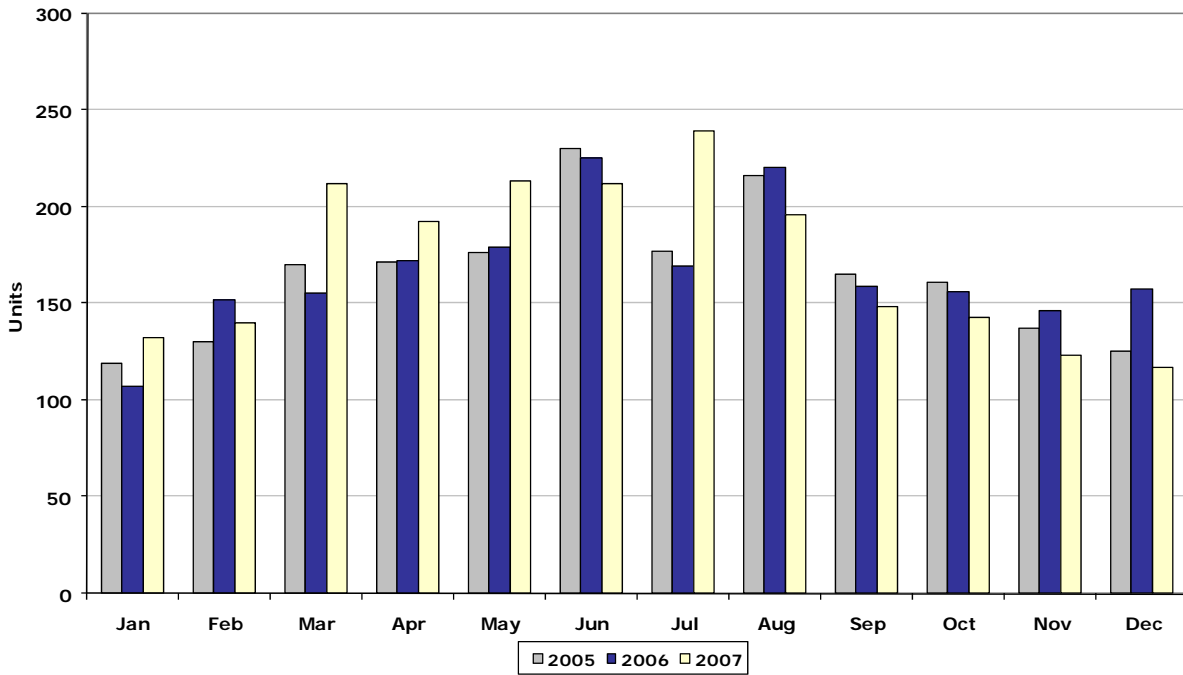
Source: Real Estate Center at Texas A&M University

Average Sales Price
Abilene MLS



Source: Real Estate Center at Texas A&M University

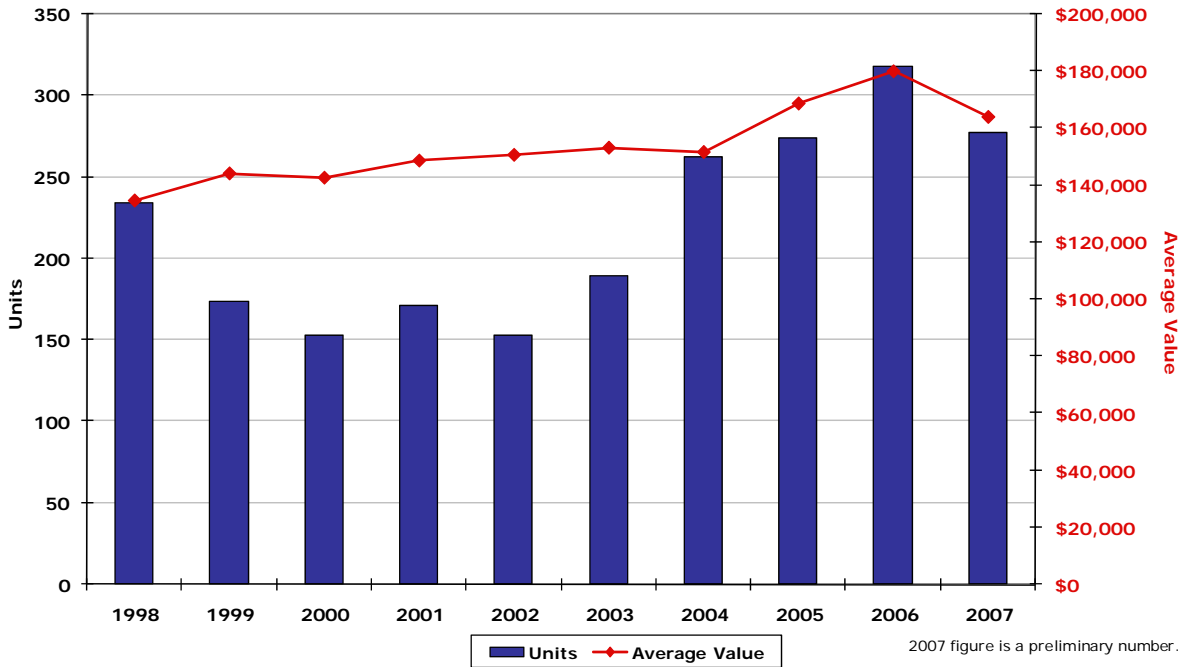
Single-Family Homes Sales Volume
Abilene MSA



Source: Real Estate Center at Texas A&M University

Single-Family Building Permits and Average Value
Abilene MSA

1999 MSA definition



2007 figure is a preliminary number.

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

Abilene Market Overview 2008 Hotel

Hotel* Occupancy and Rates

| | 2006 | | 2007 | |
|-----------------------------|----------------|---------|----------------|---------|
| | Abilene MSA | Texas | Abilene MSA | Texas |
| # Rooms 000's | 2.3 | 339.9 | 2.5 | 349.7 |
| Average daily rate | \$63.70 | \$80.74 | \$67.28 | \$85.28 |
| Occupancy rate (in percent) | 60.1 | 61.3 | 58.7 | 61.4 |

*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

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