

Douglas County Demographic Profile

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Douglas County
a good place for your
Worldwide
Headquarters





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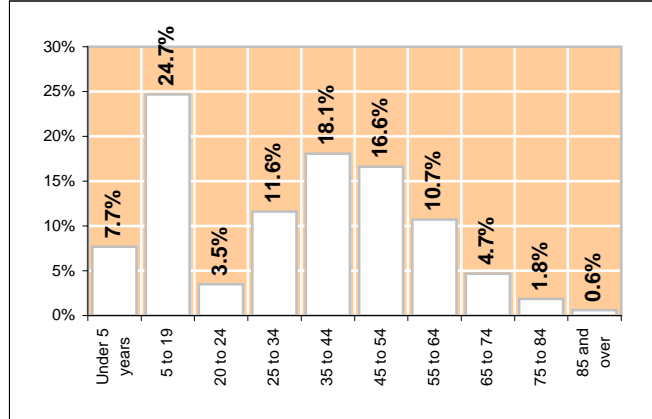
Location

Douglas County is located near the geographic center of Colorado. With 843 square miles it ranks #47 in size among the 64 counties in the State.

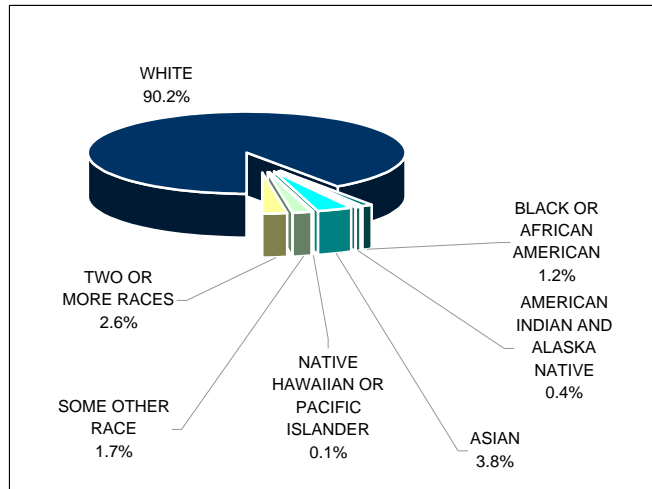
DOUGLAS COUNTY LOCATION WITHIN COLORADO



POPULATION SHARES BY AGE GROUP IN 2010



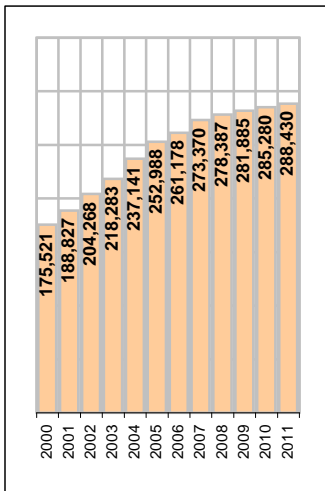
POPULATION SHARES BY RACE IN 2010



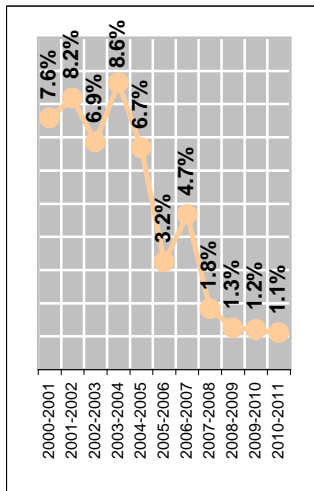
Population

January 1, 2011 population **288,430**

ANNUAL POPULATION



ANNUAL GROWTH RATES



NEXT DATA RELEASE: 1/1/2012 ESTIMATES AVAILABLE FEBRUARY 2012

Veteran share of population aged 18+ **10.0%**

Veterans represent 10% of the population aged 18 years and over. That share is almost the same as the Nation.

NEXT DATA RELEASE: 2010 ACS DATA AVAILABLE IN SEPTEMBER 2011

2030 Projections

Douglas County 2030 population **444,784**

Median age **36.6**

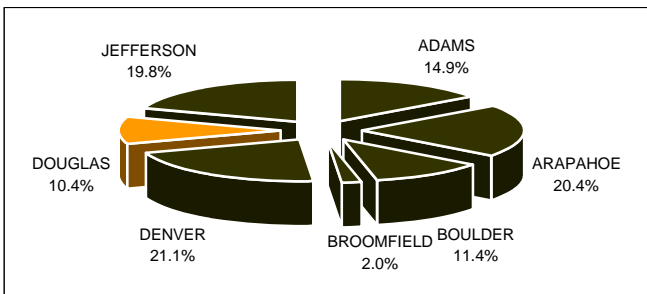
Douglas County Profile

Labor Force

June, 2011 labor force 158,985

The average annual labor force in Douglas County was estimated at 158,979 people in 2010 by the Colorado Department of Labor and Employment. That shows a growth of 53,137 persons, or a 50% increase, since the year 2000. The labor force reduced at a 1.5% rate from 2009 to 2010. The Douglas County labor force now comprises 10.4% of the 7-County Denver Metro Area labor force.

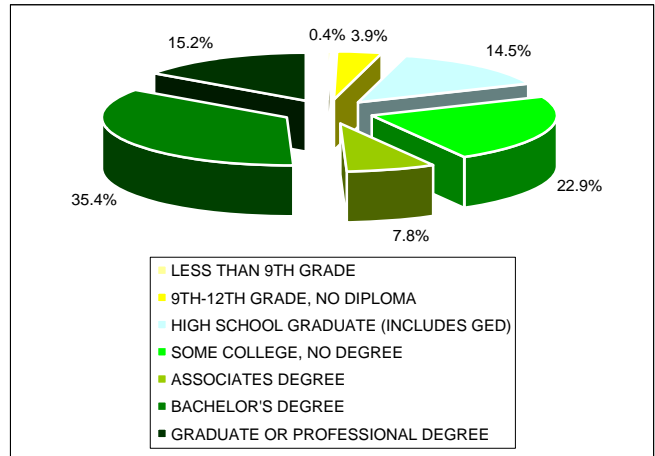
LABOR FORCE SHARES IN THE 7 COUNTY METRO AREA



NEXT DATA RELEASE: AUGUST 2011

In 2009 Douglas County ranked #7 in the Nation, among 805 counties covered by the American Community Survey, for their high share of people with college degrees. Similarly, in 2009 Douglas County ranked #7 in the Nation for its 95.7% share of people, age 18 years and over, who have attained a high school diploma or GED.

DOUGLAS COUNTY EDUCATIONAL ATTAINMENT SHARES

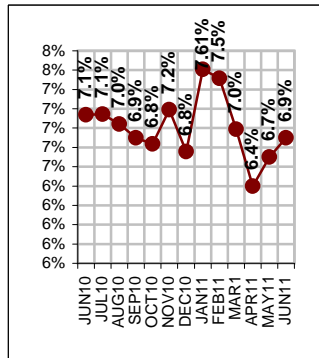


NEXT DATA RELEASE: 2010 ACS DATA AVAILABLE IN OCTOBER 2011

Unemployment

Unemployment rates were at 6.9% in June 2011. Rates are traditionally lower in Douglas County than all other Metro Area counties. The average annual unemployment rate in 2010 was 7.1%.

MONTHLY UNEMPLOYMENT



NEXT DATA RELEASE: AUGUST 2011

The 2009 ACS showed that 29% of the people aged 25 and over with a Bachelor's degree received their degree in a Business major. That share placed Douglas County at a #16 rank among all counties in the Nation.

Major	Share	Rank
Business	29%	#16
Engineering	12%	#49
Computers, Mathematics, & Statistics	6%	#49
Science & Engineering Related Fields	7%	#697
Subtotal	53%	#10

Douglas County ranks #10 in the Nation for its high share of graduates in the four majors listed.

Educational Attainment

Age 18+ with some college degree 58.4%

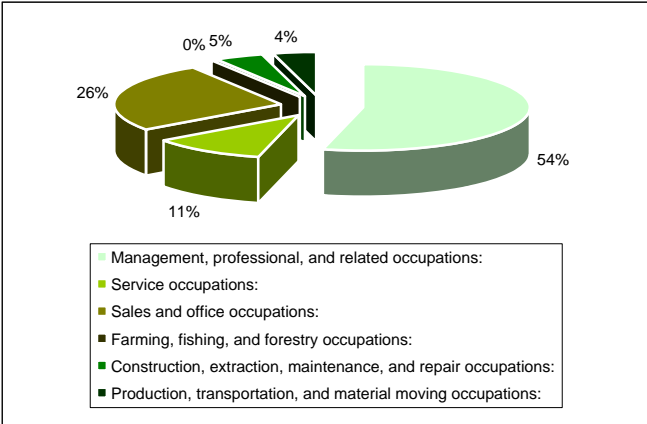
Douglas County is one of the most highly educated counties in the Nation. In 2008, a total of 58% of all people in Douglas County, age 18 years and over, held a college degree.

Occupations

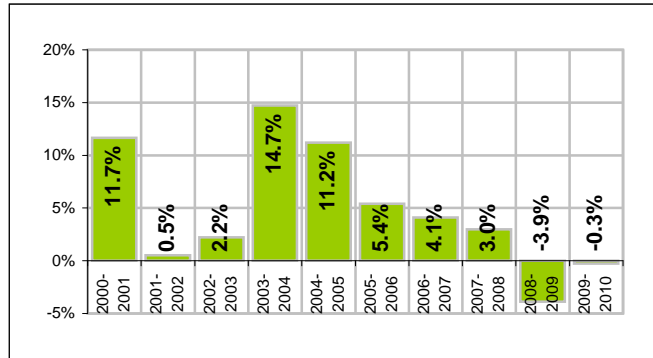
In 2009, a total of 54% of the labor force of Douglas County worked in the Management, Professional, and Related Occupations category. The second largest category was the Sales and Office Occupations at 26%, and Service Occupations ranked third with 11%.

Douglas County Profile

OCCUPATIONAL SHARES IN 2009

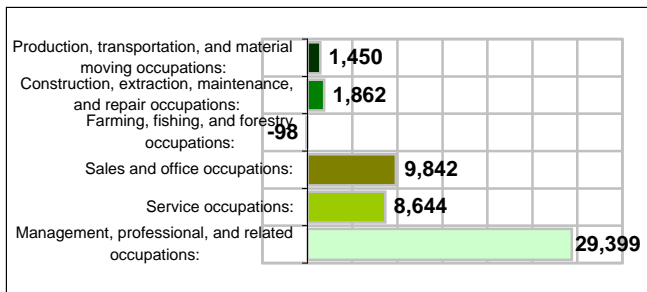


JOB GROWTH RATE

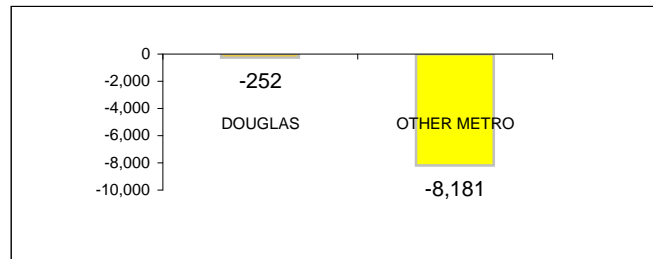


From 2009 to 2010, Douglas County lost 252 jobs. In that same time frame the other six Denver Metro Area counties had a combined loss of 8,181 jobs.

OCCUPATIONAL GROWTH FROM 2000 TO 2009



DOUGLAS SHARE OF METRO JOB GROWTH 2009-2010



NEXT DATA RELEASE: 2010 ACS DATA AVAILABLE IN OCTOBER 2011

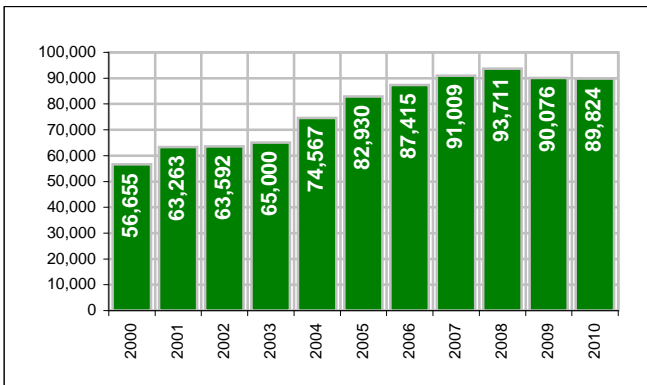
Jobs in Douglas County

2010 Average annual jobs in the County 89,824

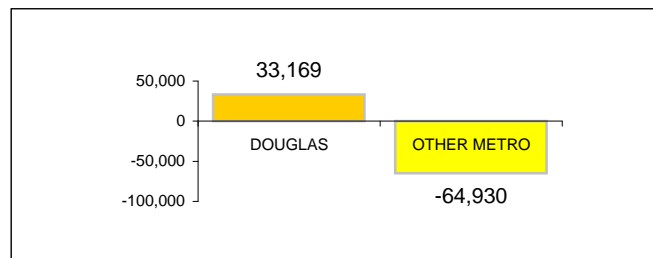
The Colorado Department of Labor and Employment reported an annual average of 89,824 jobs in Douglas County in 2010. Since the year 2000, the average annual job growth rate in Douglas County has been 4.9% per year.

From 2000 to 2010, Douglas County had a net gain of 33,169 jobs while the other six counties in the Denver Metro Area had a net loss of 64,930 jobs.

JOBS IN DOUGLAS COUNTY



DOUGLAS SHARE OF METRO JOB GROWTH 2000-2009



In 2010, the largest industry in Douglas County was the Retail Trade industry with 14,865 jobs. Second highest was the Government industry at 11,144 jobs, followed by the Accommodation and Food Services industry with 9,872 jobs. Douglas County held a 9% or greater share of the 7-County Denver Metro Area jobs in five industries in 2010. The largest shares were in the Arts, Entertainment, and Recreation industry and the Retail Trade industry.

Douglas County Profile

INDUSTRY	DOUGLAS COUNTY 7-CNTY METRO	
	JOBS 2010	SHARE 2010
TOTAL	89,824	6.8%
RETAIL TRADE	14,865	11.0%
GOVERNMENT	11,144	5.6%
ACCOMMODATION AND FOOD SERVICES	9,872	8.4%
PROFESSIONAL AND TECHNICAL SERVICES	8,487	7.1%
HEALTHCARE AND SOCIAL ASSISTANCE	7,568	5.5%
CONSTRUCTION	6,213	9.7%
FINANCE AND INSURANCE	5,433	7.8%
INFORMATION	4,917	9.2%
ADMINISTRATIVE AND WASTE SERVICES	3,690	4.3%
ARTS, ENTERTAINMENT, AND RECREATION	3,111	15.4%
WHOLESALE TRADE	3,007	4.5%
OTHER SERVICES EXCEPT PUBLIC ADMINIS'	2,865	7.2%
MANAGEMENT OF COMPANIES AND ENTERF	2,385	9.7%
MANUFACTURING	2,216	2.9%
EDUCATIONAL SERVICES	1,572	7.5%
REAL ESTATE, RENTAL, AND LEASING	1,216	4.9%
TRANSPORTATION AND WAREHOUSING	720	1.8%
MINING	270	3.0%
UTILITIES	173	4.4%
AGRICULTURE, FORESTRY, FISHING, HUNTII	81	4.2%

INDUSTRY	AVERAGE NUMBER OF ESTABLISHMENTS IN 2010
TOTAL	9,424
PROFESSIONAL AND TECHNICAL SVCS	2,049
WHOLESALE TRADE	1,133
CONSTRUCTION	980
RETAIL TRADE	787
OTHER SVCS EXCEPT PUBLIC ADMIN	691
FINANCE AND INSURANCE	675
HEALTHCARE AND SOCIAL ASSISTANCE	654
ADMINISTRATIVE AND WASTE SERVICES	560
ACCOMMODATION AND FOOD SERVICES	471
REAL ESTATE, RENTAL AND LEASING	470
INFORMATION	186
EDUCATIONAL SERVICES	157
MANUFACTURING	131
MGMT OF COMPANIES AND ENTERPRISES	125
ARTS, ENTERTAINMENT AND REC	119
TRANSPORTATION AND WAREHOUSING	86
GOVERNMENT	57
MINING	43
AGRIC, FORESTRY, FISHING, HUNTING	32
UTILITIES	6

NEXT DATA RELEASE: 2011 DATA AVAILABLE JUNE 2012

Businesses

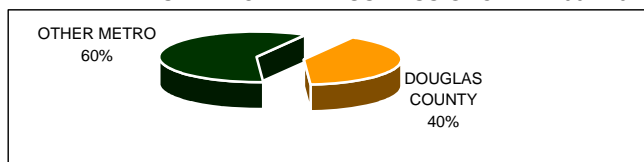
2010 Average annual establishments 9,424

An establishment is generally at a single location, where business is conducted or where services or industrial operations are performed.

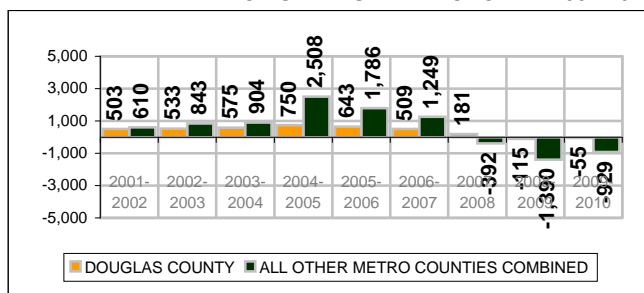
Annual 2010 data on establishments, from the Colorado Department of Labor and Employment, shows the Professional and Technical Services industry having the largest number of establishments in Douglas County, averaging 2,049 during the 2010 calendar year. That represented 22% of total 9,424 establishments in the County. The establishments in the top five industries comprised 60% of all the establishments in the County in 2010.

Since 2001, Douglas County has shown a net gain of 3,524 new businesses. That represents 40% of the net increase in new businesses in the 7-county Denver Metro Area.

SHARE OF NEW BUSINESS GROWTH 2001-2010



METRO ESTABLISHMENT GROWTH 2001-2010



NEXT DATA RELEASE: 2011 DATA AVAILABLE JUNE 2012

Douglas County Profile

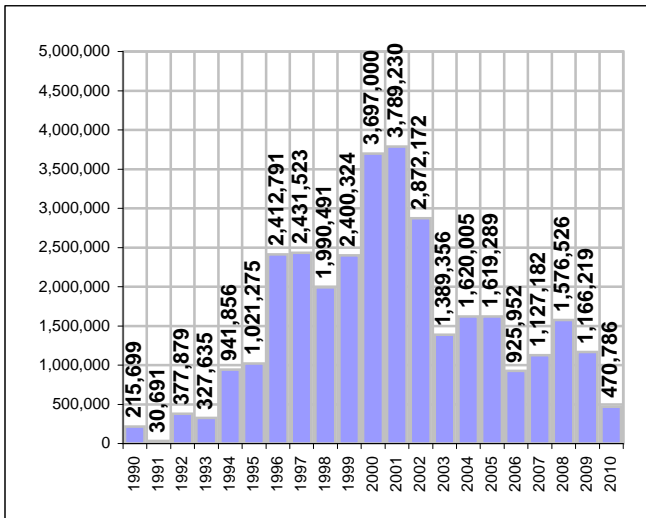
TEN LARGEST PRIVATE EMPLOYERS

DISH Network	1,900
Satellite TV & Equipment	
CH2M HILL	1,720
Engineering & Architectural Services	
Avaya	1,500
Telecommunications Software	
Time Warner Telecom	1,100
Telecommunications	
Western Union	1,080
Financial Services	
HealthONE: Sky Ridge Medical Center	930
Healthcare	
Sprint Nextel Corporation	930
Cellular and Wireless phones	
Liberty Media	800
Telecommunications Holding Company	
TeleTech	700
Call Center Management	
Information Handling Services Group Inc.	630
Indexed Technical Data	

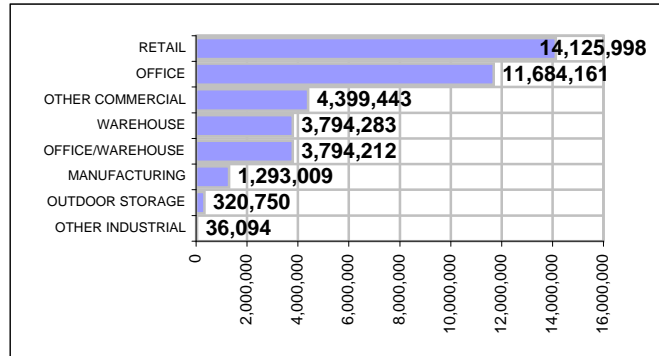
Nonresidential Development

There are 39.0 million square feet of marketable nonresidential space in Douglas County. The peak year the County has seen for production of new space was 2001, when 3.8 million square feet were completed. The average annual production from 2000 through 2010 has been 1.8 million square feet. A total of .5 million square feet of new space was finished in 2010.

ANNUAL MARKETABLE NONRESIDENTIAL SQ FT COMPLETED



MARKETABLE NONRESIDENTIAL SPACE BY CATEGORY



NEXT DATA RELEASE: ANNUAL 2011 DATA AVAILABLE FEBRUARY 2012

Retail Sales

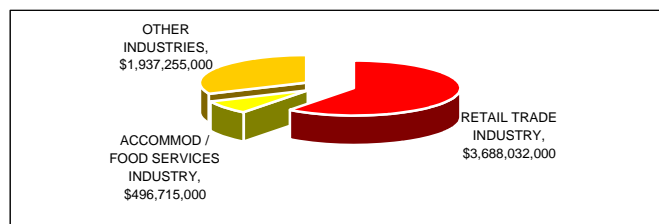
Annual total retail sales for all industries climbed over the \$6 billion dollar mark in 2006. Douglas County posted retail sales in excess of \$6 billion for the fifth year in a row in 2010.

ANNUAL TOTAL RETAIL SALES FOR ALL INDUSTRIES

Year	Total Retail Sales
2010	\$6,566,343,000
2009	\$6,140,712,813
2008	\$6,514,752,000
2007	\$6,517,182,000
2006	\$6,019,553,000
2005	\$5,742,563,000
2004	\$5,047,112,000
2003	\$4,298,013,000
2002	\$4,445,042,444
2001	\$4,289,353,453
2000	\$3,680,980,187

Retail sales in the Retail Trade Industry is a portion of the total retail sales, but highlights the sales in areas like shopping centers, grocery stores, drug stores, and discount stores. In 2010, those sales amounted to 56% of all retail sales in the County at \$3.7 billion. Restaurants and lodging added another half billion dollars in 2010, with a 7.6% share of all retail sales in the County.

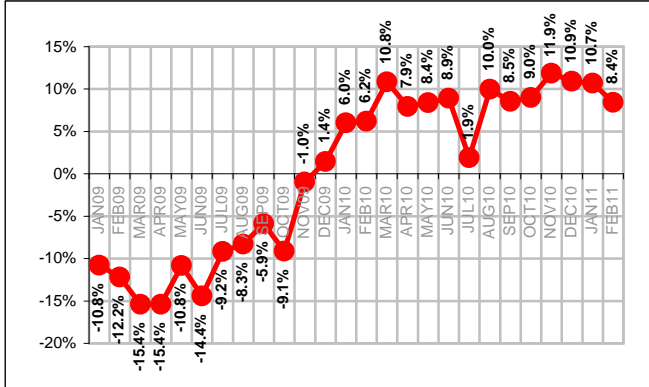
2010 RETAIL SALES BY INDUSTRY



Douglas County Profile

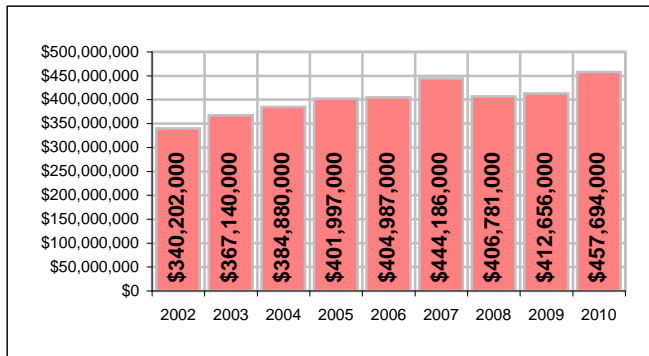
Retail sales in the Retail Trade Industry gained strength throughout late 2009 and all of 2010.

YOY RETAIL SALES (RETAIL TRADE INDUSTRY)



December is always the strongest retail sales month of the year in the Retail Trade Industry. Generally, about 11% of the year's total retail sales are made in the month of December. Retail sales volumes pulled back up 10.8% in December 2010 from the 2008 dip.

DECEMBER RETAIL SALES IN THE RETAIL TRADE INDUSTRY

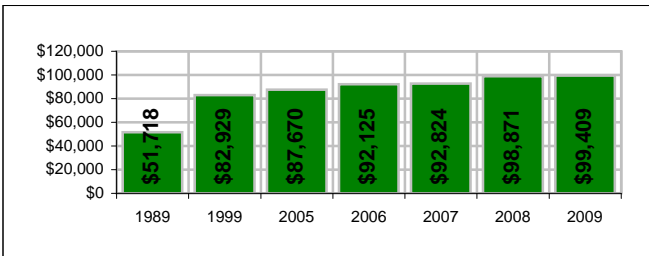


NEXT DATA RELEASE: JUNE 2012

Median Household Income

2009 median household income \$99,409

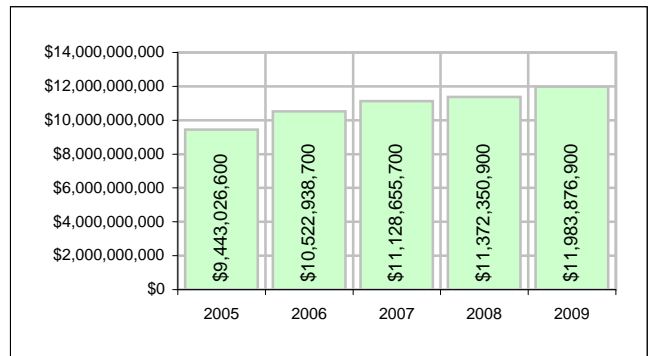
MEDIAN HOUSEHOLD INCOME TRENDS IN DOUGLAS COUNTY



Annual Aggregate Income

Annual aggregate income in Douglas County grew 5.4% from 2008 to 2009 while population increased only 2.7%. Aggregate income has grown 27% in the four years from 2005 to 2009.

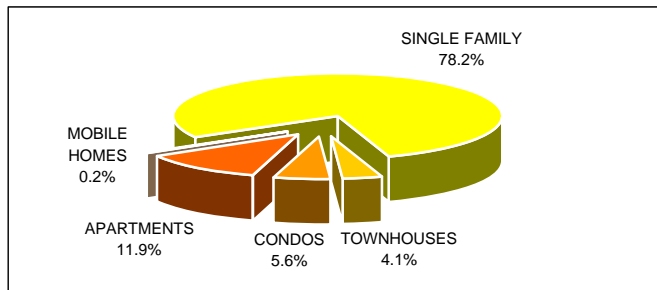
ANNUAL AGGREGATE INCOME



Housing Stock

As of 1/1/2011, there were 107,200 housing units in Douglas County, excluding group quarters housing. The primary housing type in Douglas County is single family dwellings which comprise 78% of all housing in the County. Various types of multifamily housing make up 22% of the residences in Douglas County.

HOUSING SHARES BY TYPE OF HOUSING



TOTAL HOUSING UNITS (1/1/2011)	107,200
OCCUPIED HOUSING UNITS (EST) (1/1/2011)	102,204
VACANT HOUSING UNITS (EST) (1/1/2011)	4,996
OCCUPANCY RATE (EST) (1/1/2011)	95.3%

From 2000 through 2010, Douglas County has added 45,635 new housing units, accounting for 43% of all the housing stock currently in place.

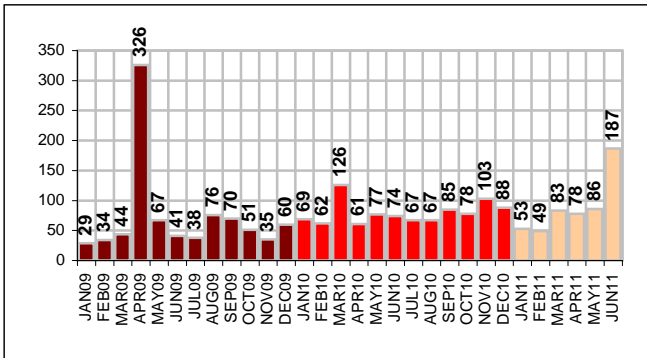
NEXT DATA RELEASE: JANUARY 2012

Douglas County Profile

Residential permits

Residential permits in 2010 total 957 units. January 2009 showed the lowest monthly total for the decade with only 29 new units.

RECENT MONTHLY RESIDENTIAL PERMIT TOTALS



NEXT DATA RELEASE: JANUARY 2012

Apartment Rents and Vacancy Rates

Data on apartment rents and vacancy rates comes from the Denver Metro Apartment Vacancy and Rent Survey, a quarterly publication sponsored by the Apartment Association of Metro Denver.

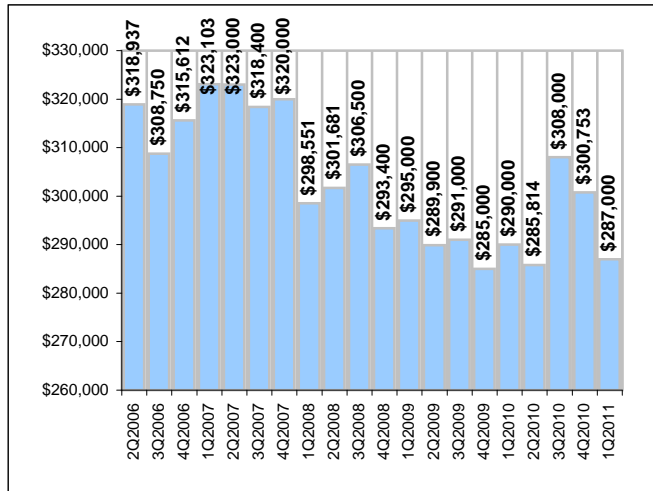
Median apartment rent in Douglas County was \$1,015 in the second quarter of 2011.

Apartment vacancy rates in Douglas County were marked at 3.8% in the second quarter of 2011.

Housing Sales Prices and Volume

DataQuick Information Systems reported a median home sales price of \$287,000 for Douglas County for the first quarter of 2011, a 1.0% decrease from the first quarter of 2010.

MEDIAN HOME SALES PRICE



CHANGES FROM PEAK MEDIAN HOME SALES PRICE

	1Q2011 MEDIAN PRICE	PEAK MED \$ QTR	DECLINE SINCE PEAK	% DECLINE SINCE PEAK
ADAMS COUNTY	\$159,950	4Q2005	(\$52,050)	-24.6%
ARAPAHOE COUNTY	\$172,000	2Q2006	(\$51,800)	-23.1%
BOULDER COUNTY	\$291,250	2Q2006	(\$27,250)	-8.6%
DENVER (CITY)	\$199,900	2Q2007	(\$44,100)	-18.1%
DOUGLAS COUNTY	\$287,000	1Q2007	(\$36,103)	-11.2%
JEFFERSON COUNTY	\$215,000	3Q2005	(\$28,400)	-11.7%

NEXT DATA RELEASE: 2Q2011 DATA AVAILABLE IN AUGUST 2011