



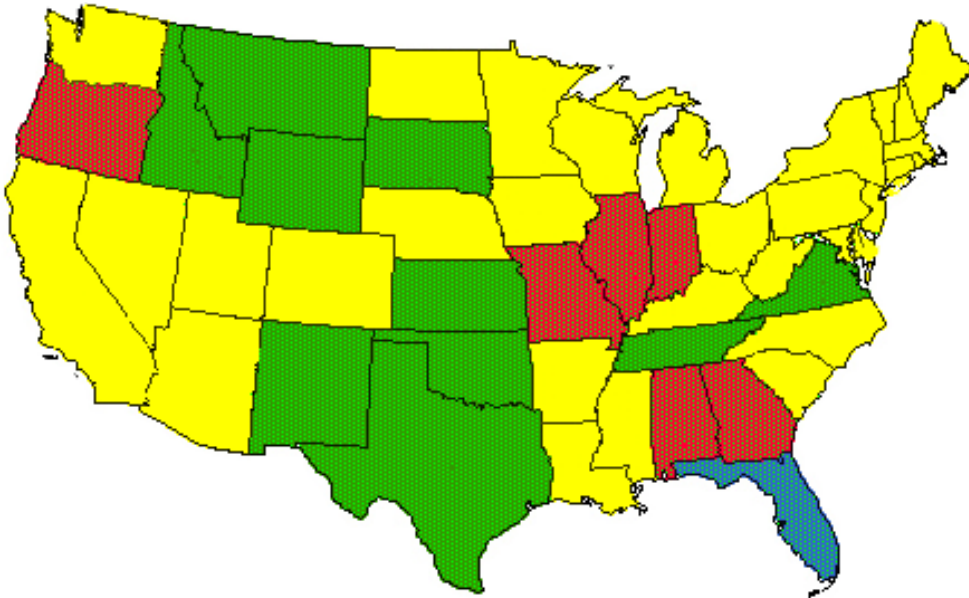
Pederson's Polemical Property Predictions

January, 2002

Employment Change

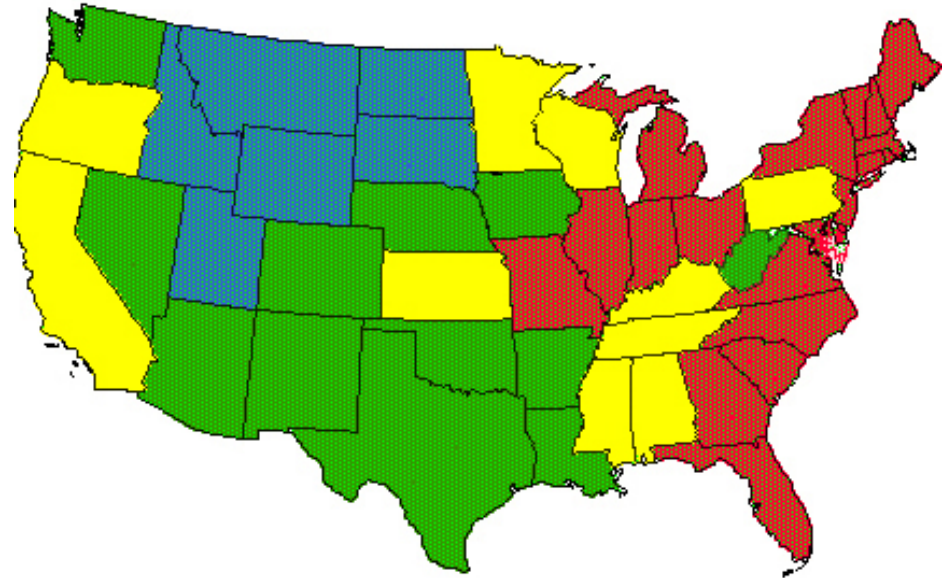
Current Recession

March – November 2001



Last Recession

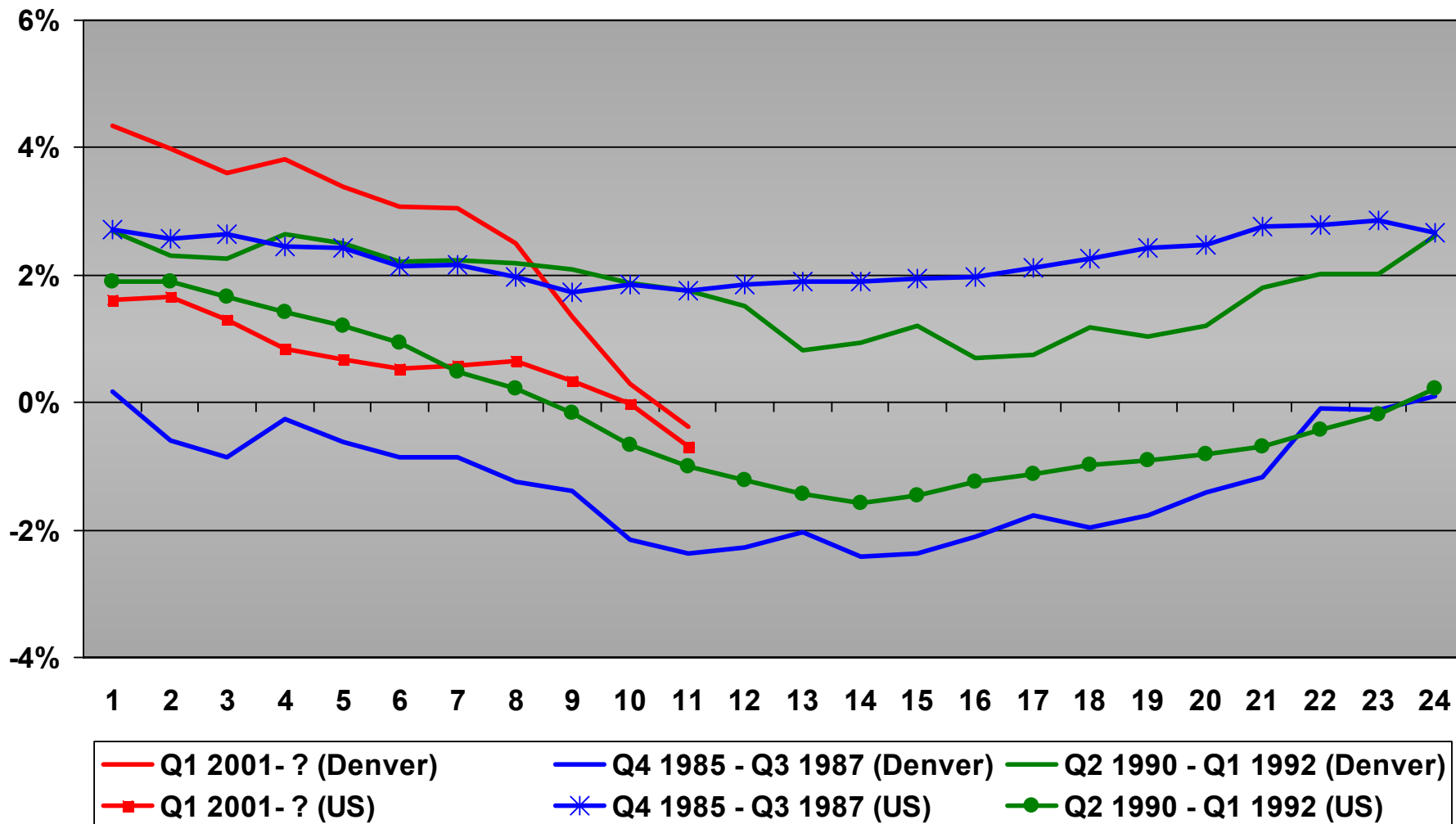
July 1990 – February 1991



Annualized percentage change

■ -2 to -8% ■ -0.1 to -2% ■ 0 to 2% ■ over +2%

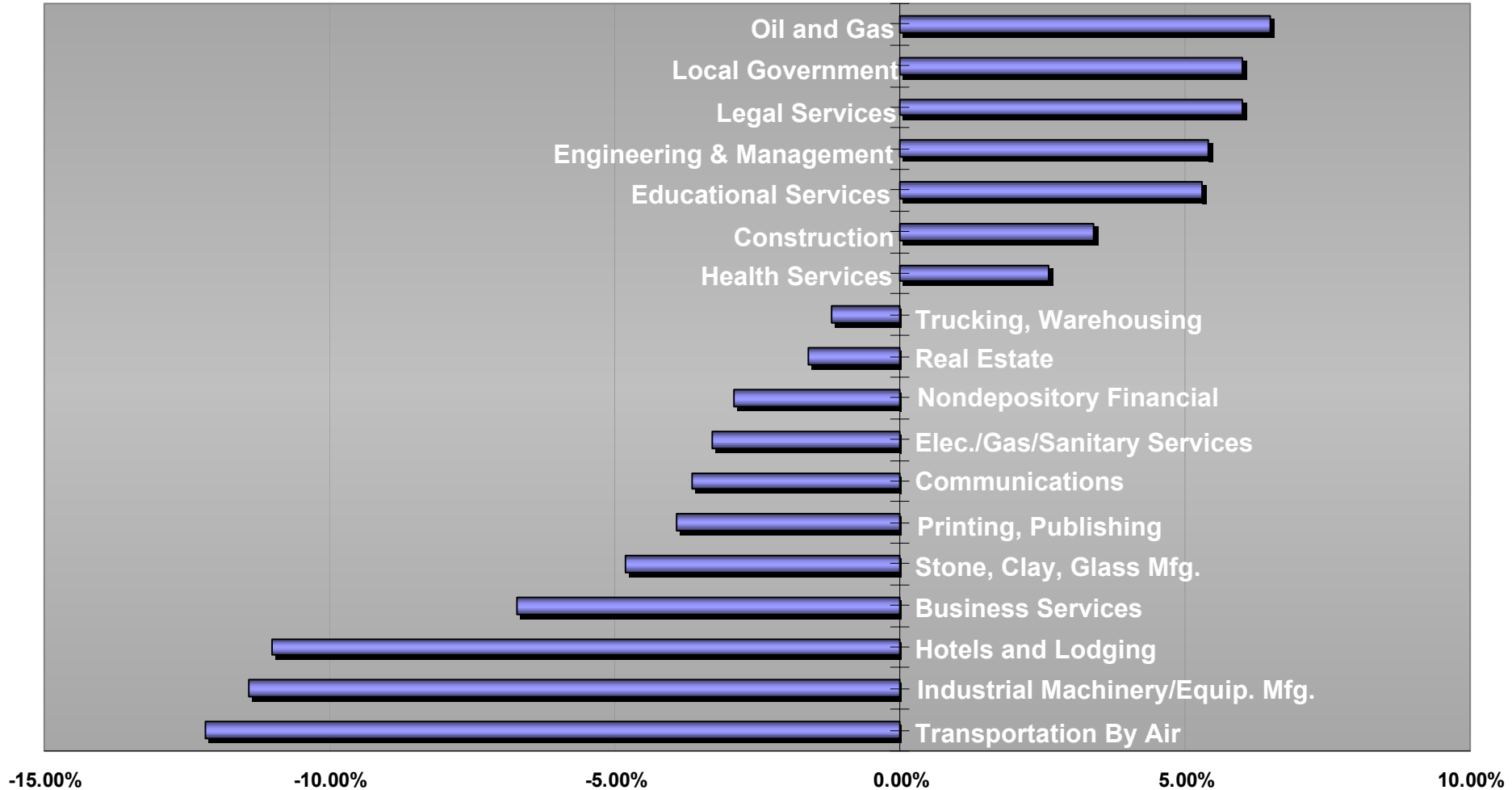
Denver Employment: Annual % Growth (by month) in Recent Slowdowns



Source: BLS; RCG Projections

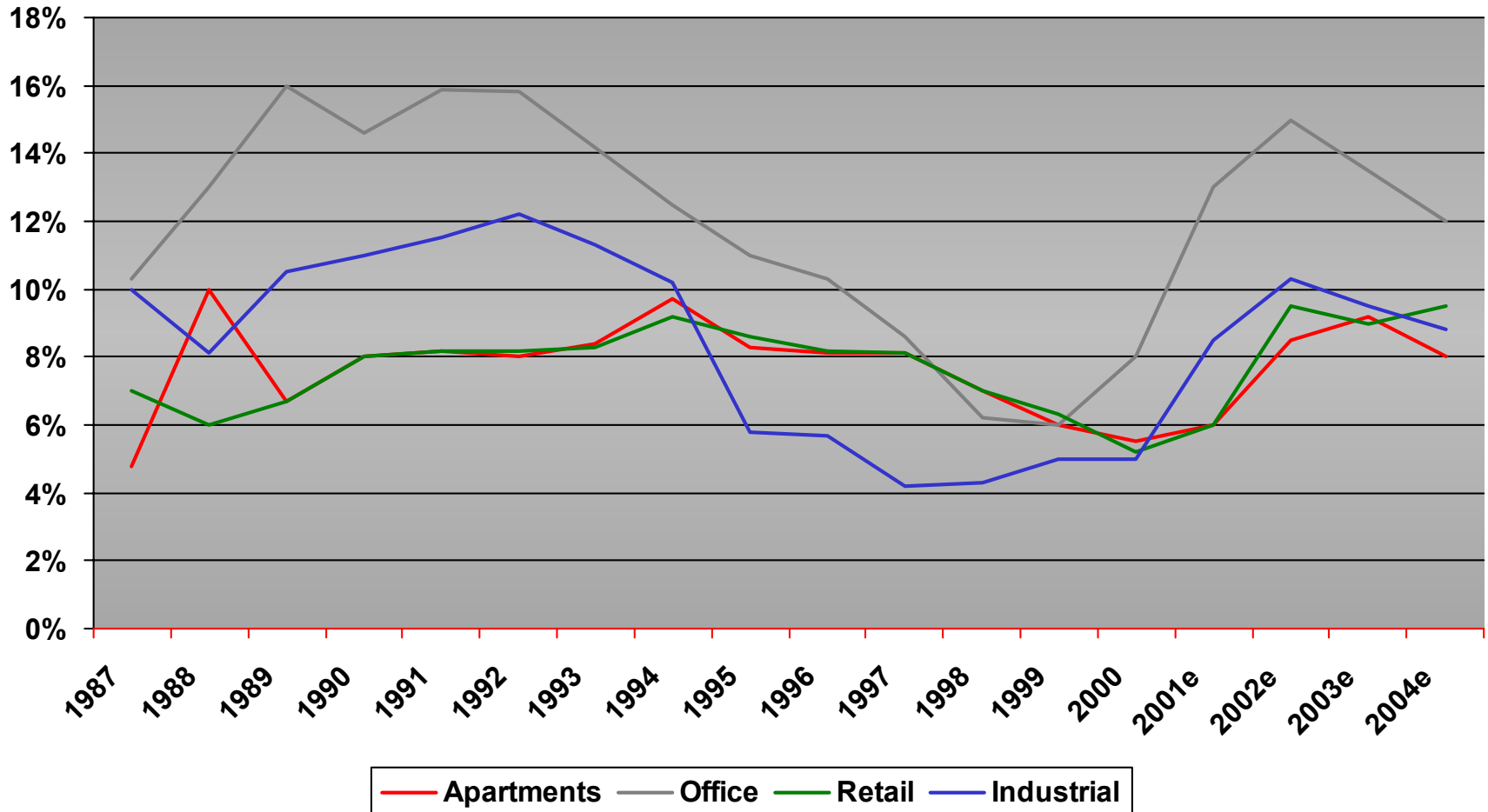
Denver Industry Growth/Contraction 2001

November Year over Year Percentage Change



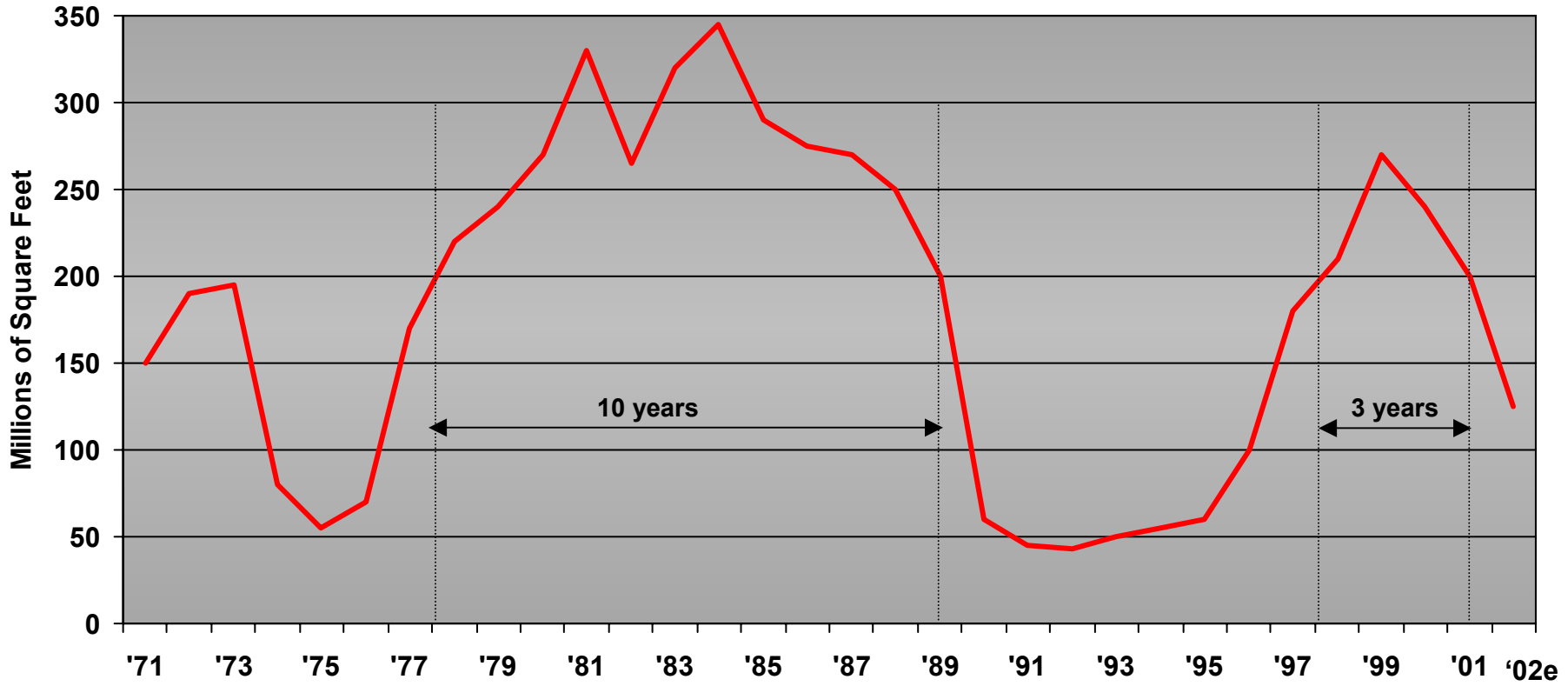
Source: Bureau of Labor Statistics

US Property Vacancy By Property Type



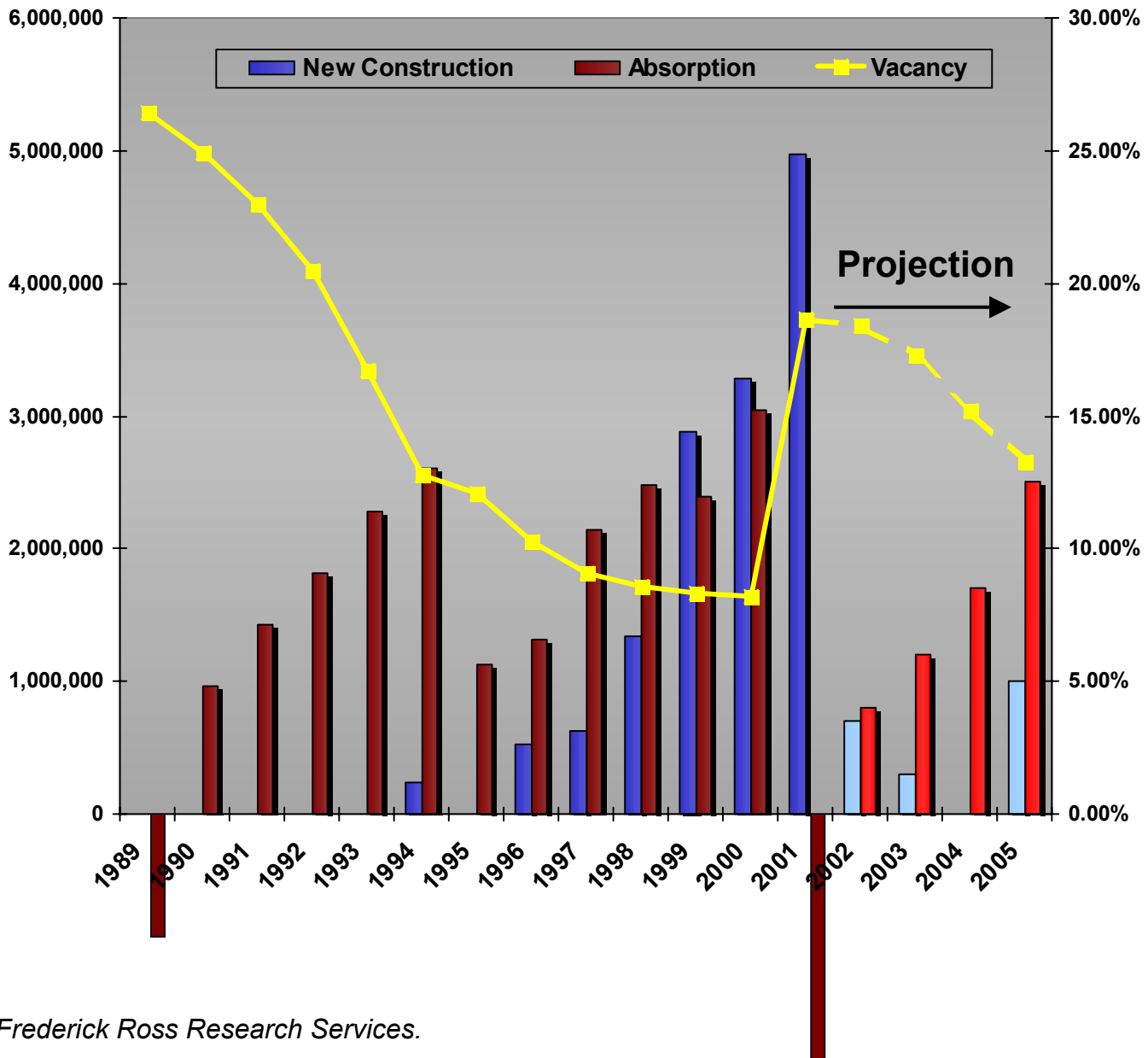
Source: NCREIF; Foundation Properties, Inc. projections

US Office Construction



Source: FW Dodge; RCG Projections

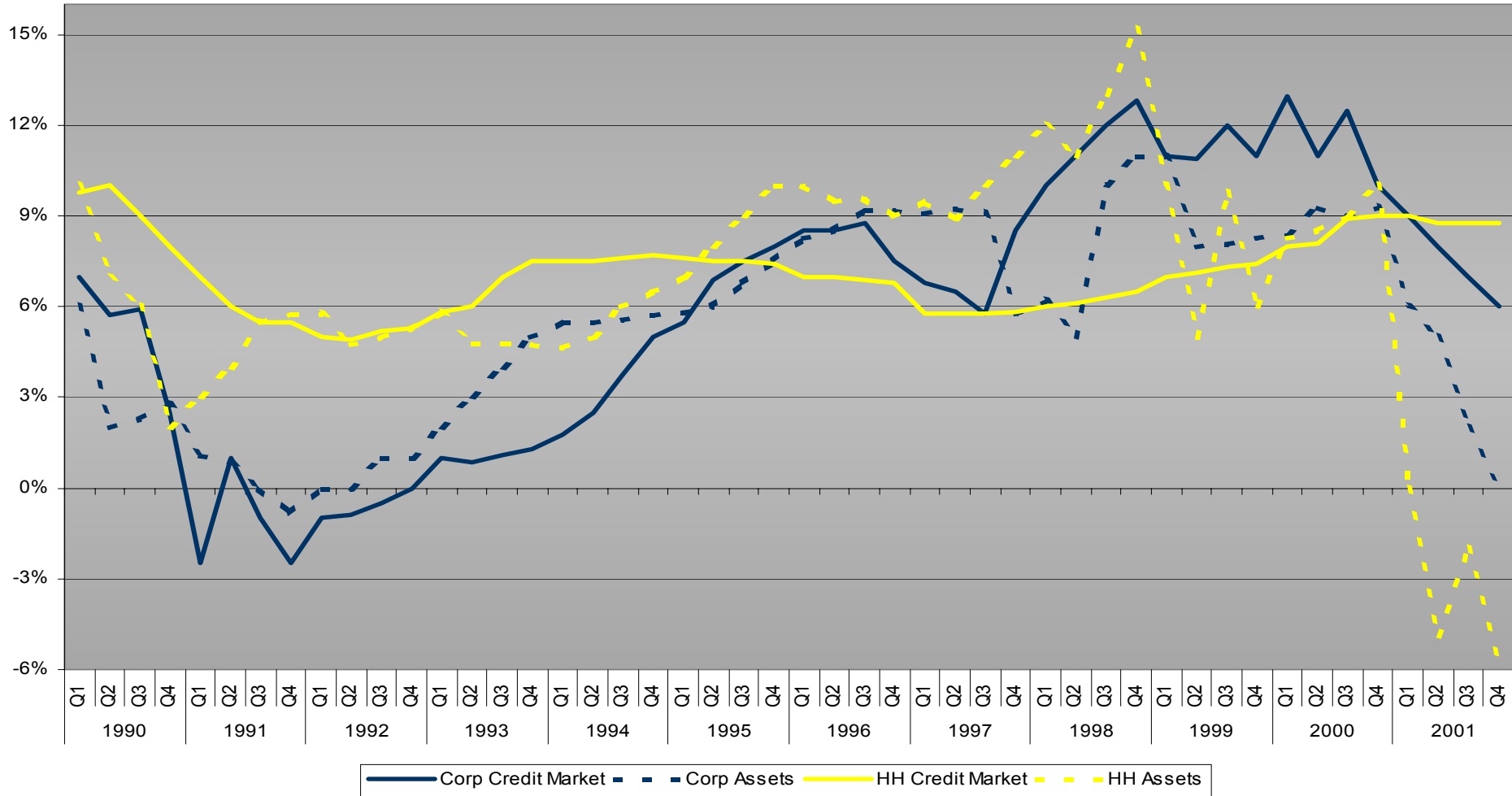
Denver Market Balance: Office



Source: Frederick Ross Research Services.

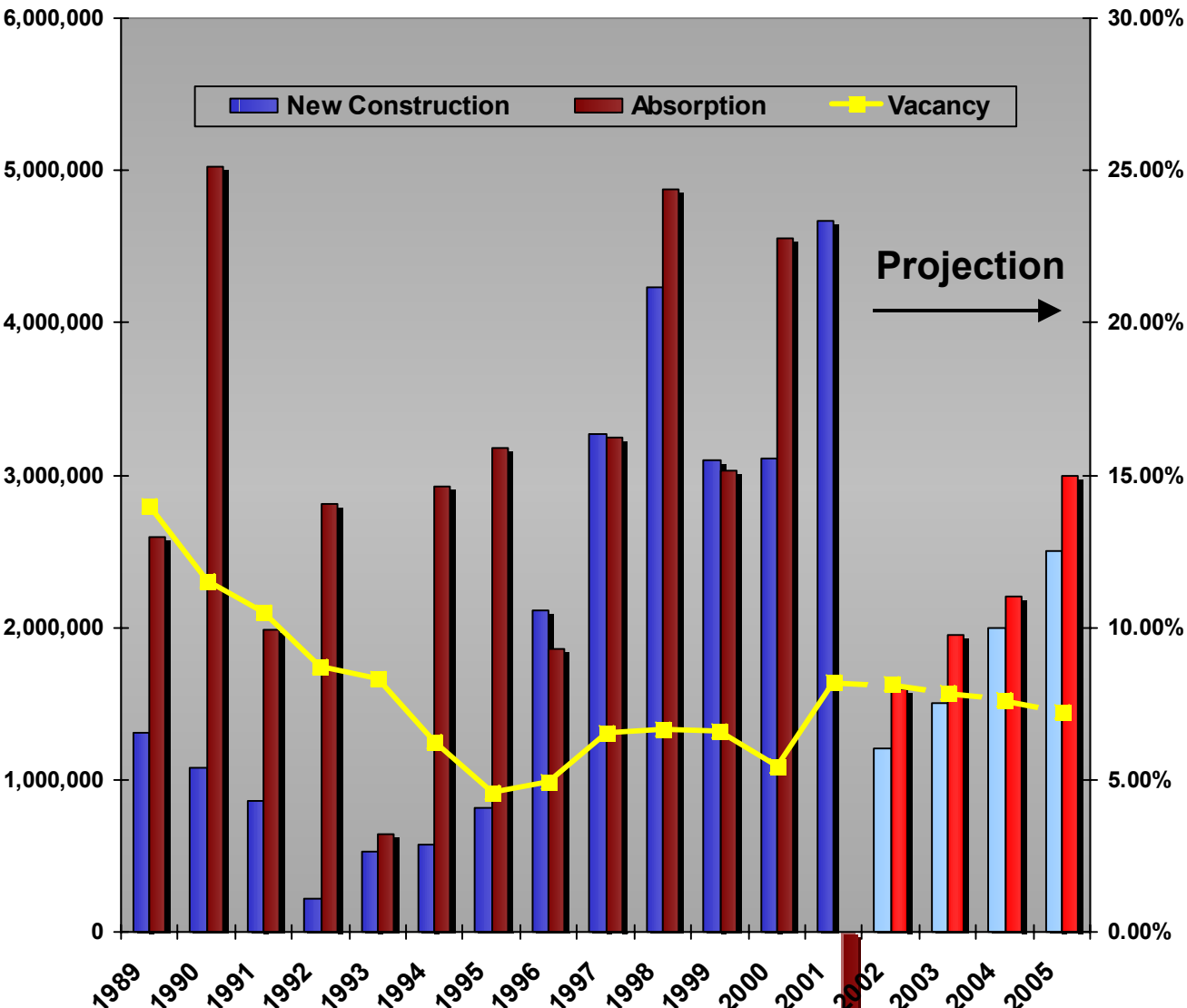
Business vs. Household Balance Sheets

1990-2001



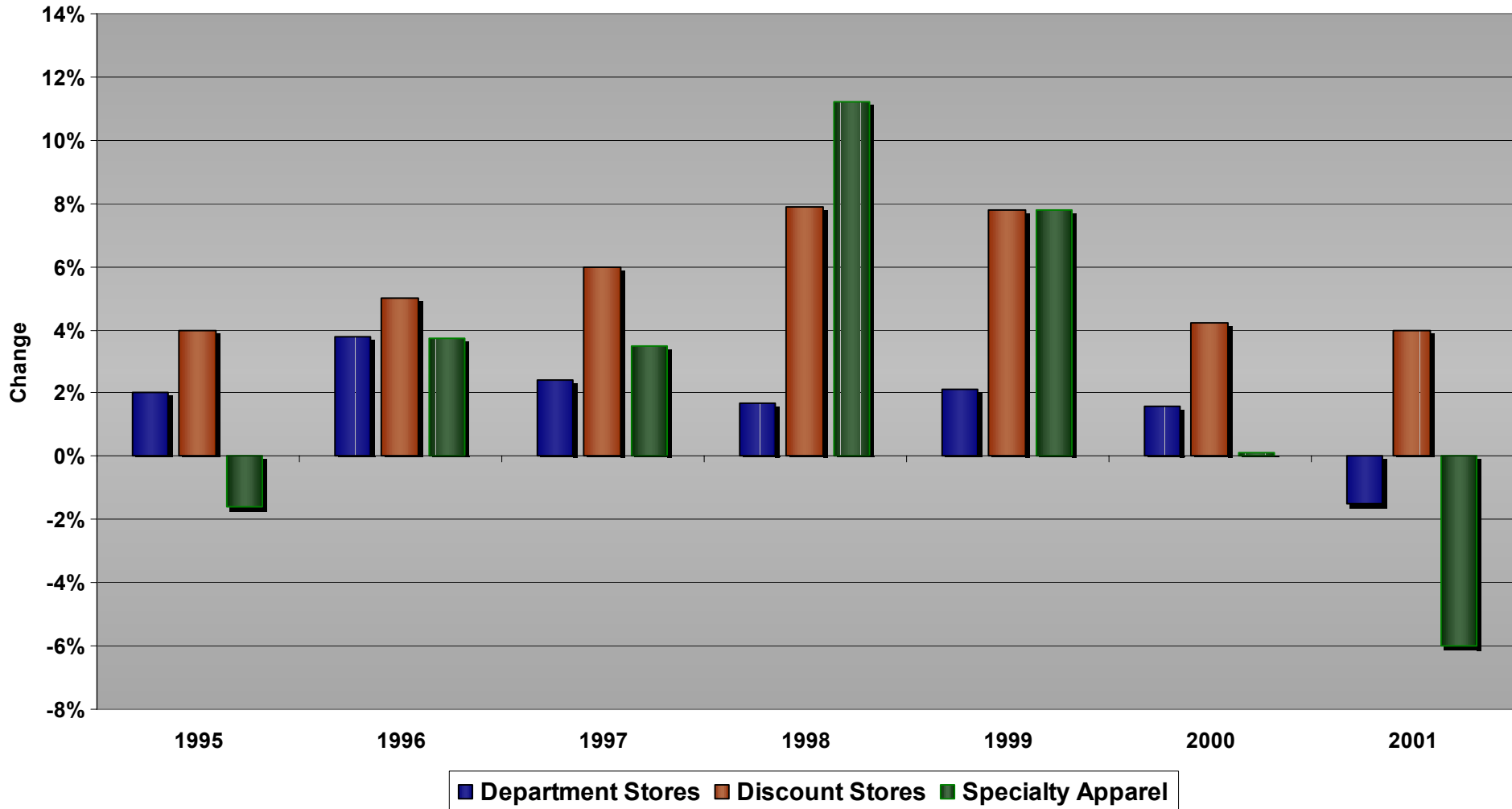
Source: Federal Reserve

Denver Market Balance: Industrial

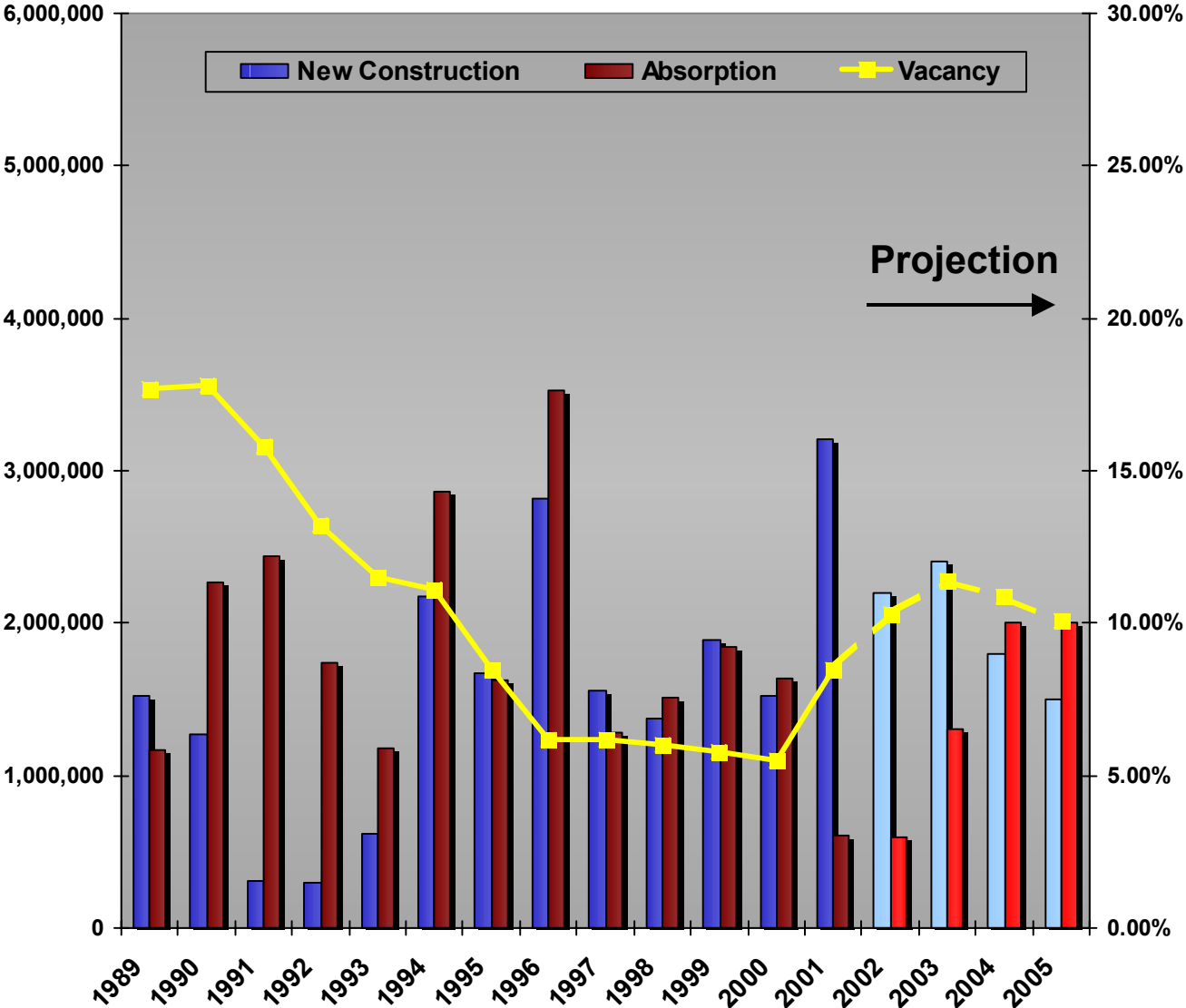


Source: Frederick Ross Research Services.

US Retail Sales: Year-over-year change



Denver Market Balance: Retail



Source: Frederick Ross Research Services.