

ECONOMIC FORECAST

The Metroplex economy continues to be a key driver of business activity in the state. The area's business complex is diverse, including concentrations in corporate headquarters, logistics, technology and more.

The Perryman Group's most recent projections indicate expansion in the region at a rate exceeding most areas.

Dallas-Fort Worth and the surrounding area remains one of the best-performing economic regions, a pattern expected to continue through the next five years.

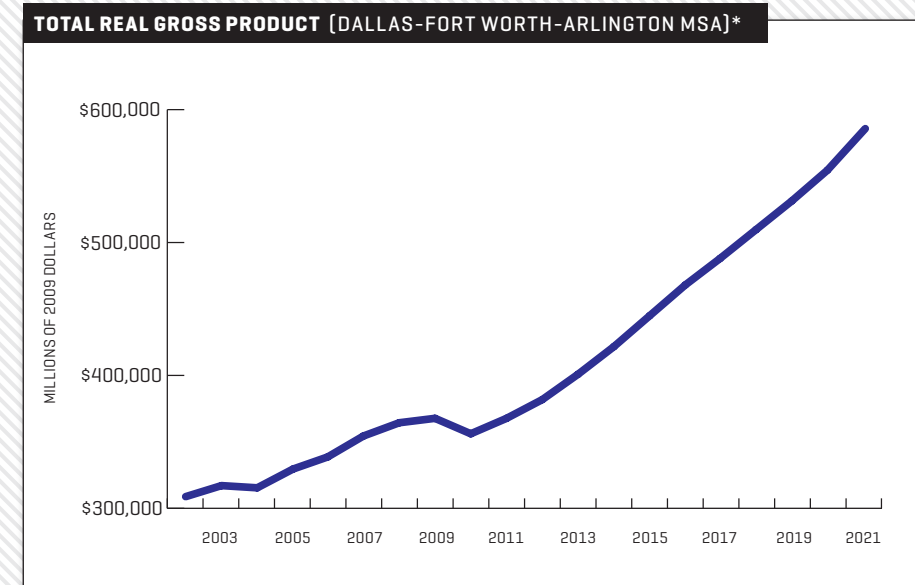
OUTLOOK FOR DALLAS-PLANO-IRVING MD *Economic Indicators 2016 - 2021*

KEY INDICATOR	2016 LEVEL	2021 LEVEL	GROWTH RATE*	INCREASE
REAL GROSS PRODUCT*	353.190 billion	434,036.101	4.2%	\$80.845 billion
POPULATION	4,736.043	5,158.643	1.7%	422.599
WAGE & SALARY EMPLOYMENT	2,585.490	2,898.438	2.3%	312.948
REAL PERSONAL INCOME*	231.117 billion	290,040.341	4.6%	\$58.922 billion
REAL RETAIL SALES*	74.407 billion	94,756.371	5.0%	\$20.348 billion
HOUSING PERMITS	42,183	43,425	0.6%	1,243

OUTLOOK FOR FORT WORTH-ARLINGTON MD *Economic Indicators 2016 - 2021*

KEY INDICATOR	2016 LEVEL	2021 LEVEL	GROWTH RATE*	INCREASE
REAL GROSS PRODUCT*	\$118.429 billion	\$144,914.58	4.12%	\$26.485 billion
POPULATION	2,410.397	2,606.000	1.57%	195.603
WAGE & SALARY EMPLOYMENT	1,041.824	1,154.697	2.08%	112.873
REAL PERSONAL INCOME*	72.687 billion	90,989.444	4.59%	\$18.30 billion
REAL RETAIL SALES*	41.159 billion	51,202.603	4.46%	\$10.043 billion
HOUSING PERMITS	11,189	11,857	1.17%	668

*Compound annual growth rate, meaning that it reflects changes in the base from which growth is calculated. Real Gross Product and Retail Sales are computed in 2009 dollars. Real Personal Income by place of residence in in 2009 dollars.



KEY INDICATORS

DALLAS-FORT WORTH- ARLINGTON MSA

