

Situated in Caddo and Bossier Parishes on either side of the Red River, Shreveport and Bossier City are the largest cities in Northwest Louisiana. The area is served by Interstate 20 (east/west), Interstate 220 (loop) and Interstate 49, which is being extended north to the Arkansas state line with 85% of the 36-mile project funded and under construction.

The Haynesville Shale, a large natural gas deposit, has had a major economic impact, and the Port of Shreveport-Bossier's 105-acre expansion has several prospective tenants tied to it. Barksdale Air Force Base is now the headquarters of Global Strike Command, adding over 1,000 jobs. The Cyber Innovation Center anchors the 3,000-acre National Cyber Research Park that serves to diversify the economy and foster a knowledge-based workforce. The area is also a growing tourist destination with five riverboat casinos, a horseracing track & casino, and plenty of shopping & dining.

As part of "Hollywood South," Shreveport-Bossier is a prime location for film productions taking advantage of Louisiana's film tax credits program and ranked 4th in motion picture industry growth by *Business Facilities* magazine in July 2010. Northwest Louisiana was the location of 15 movie/TV productions in 2010 with total budgets of \$182 million, over 30,000 hotel/motel room nights, 473 production days, and 1,280 crew positions created.

Shreveport-Bossier is served by numerous colleges and universities that support workforce demands and the area boasts several of the state's top performing schools with 8 Blue Ribbon Schools of Excellence. The area is a regional center for medical care with general hospitals, specialized treatment centers, the Louisiana State University of School of Medicine in Shreveport and the Bio-Medical Research Foundation of Northwest Louisiana.

With an abundance of economic opportunity, diversified industries, and a skilled labor force, Shreveport-Bossier is well positioned to realize continued growth.

ECONOMY

Unemployment Rate (Not Seasonally Adjusted)

March 2011 - Preliminary:

- United States: 9.2%
- Louisiana: 8.0%
- Bossier Parish: 6.2%
- Caddo Parish: 7.6%

Projected 5-Year Avg. Household Income Growth (2010 - 2015):

- United States: 9.0%
- Louisiana: 10.8%
- Bossier Parish: 10.3%
- Caddo Parish: 5.8%

Top 10 for Business Investment: Shreveport-Bossier City* ranked 4th Tier 2 Metro with 71 qualifying projects in 2010
Site Selection's 2010 Governor's Cup, March 2011

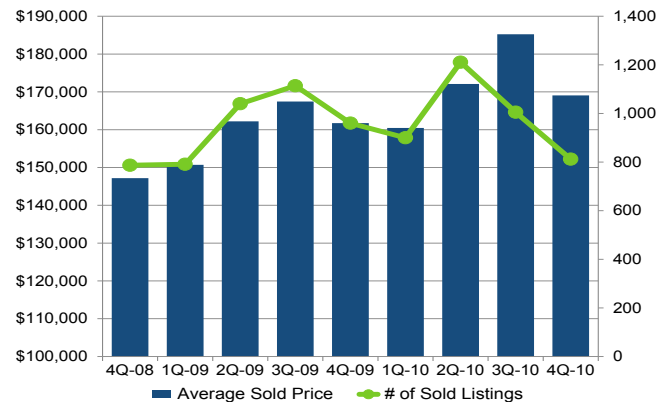
Fewest Small Business Bankruptcies: Shreveport-Bossier City* among Top 15 metros for fewest filings with 6 in 4th Quarter 2010
Equifax, March 2011

Shreveport-Bossier City* ranked 4th of 366 metros for 2009 **real GDP growth** of 13.6%
U.S. Bureau of Economic Analysis, February 2011

Shreveport-Bossier City* awarded "**Mid-Market of the Year**" honorable mention for its 2009 economic development performance
Southern Business & Development, July 2010

RESIDENTIAL REAL ESTATE MARKET

Northwest Louisiana Sold Statistics **:

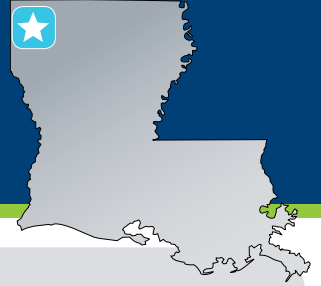


Foreclosure Rate (1st Quarter 2011): Louisiana has the 22nd lowest rate in the nation with only 1 in every 372 households receiving a foreclosure filing during the month. National rate was 1 in 191.

*Shreveport-Bossier City MSA includes Bossier, Caddo & DeSoto Parishes

**Northwest Louisiana Association of Realtors Statistics include Bienville, Bossier, Caddo, Claiborne, DeSoto, Red River, and Webster Parishes

Sources: Louisiana Department of Labor, Claritas, Northwest Louisiana Association of Realtors, and RealtyTrac



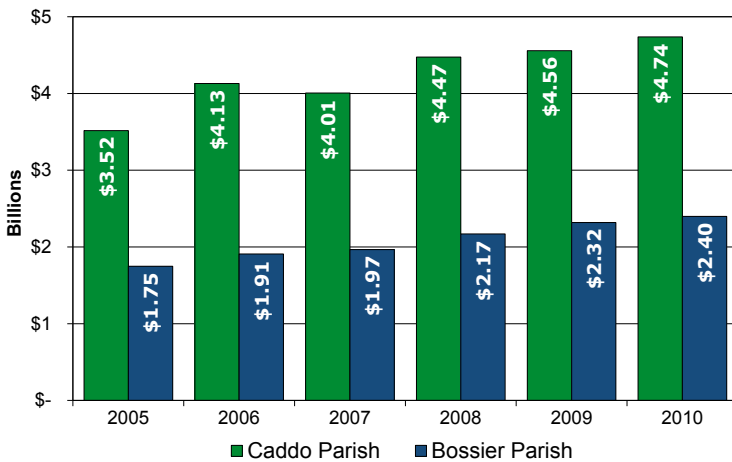
➔ PARISH DEMOGRAPHICS

Population	Caddo Parish	Shreveport	Bossier Parish	Bossier City
2016 Projection	251,880	194,945	118,118	64,578
2011 Estimate	253,420	197,018	113,028	62,024
2010 Census	254,969	199,311	116,979	61,315
Growth 2011-2016	-0.6%	-1.1%	4.5%	4.1%
Growth 2000-2010 Census	1.1%	-0.4%	19.0%	8.6%
Income				
2011 Average Household	\$51,790	\$49,665	\$59,658	\$53,689
2011 Households above \$75K	19.6%	18.1%	26.6%	21.7%

Source: Claritas, US Census Bureau

➔ RETAIL SALES

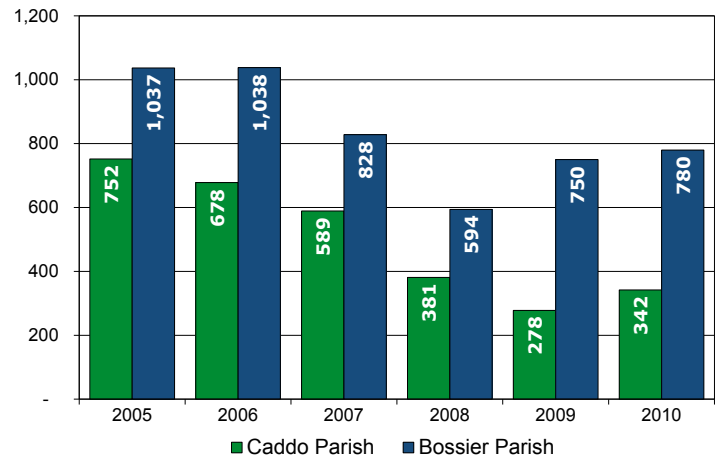
Retail Sales less Motor Vehicle Sales (Parishwide)



Source: Louisiana State University in Shreveport, Center for Business and Economic Research

➔ RESIDENTIAL BUILDING PERMITS

Single-Family New Construction



Source: Residential Construction Branch - US Census Bureau

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