

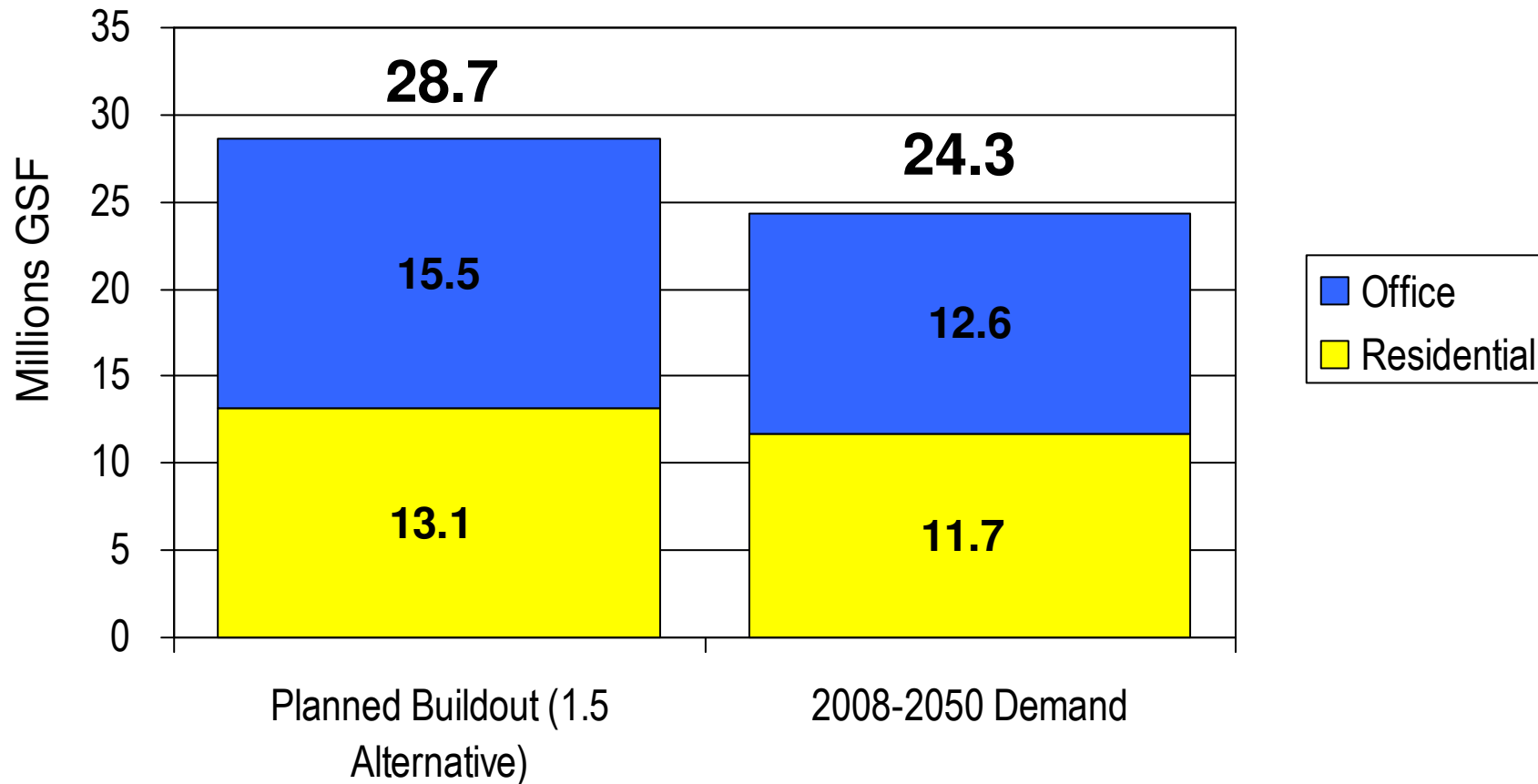
Preliminary
Market Demand Analysis
Crystal City

Executive Summary

May 22,2007

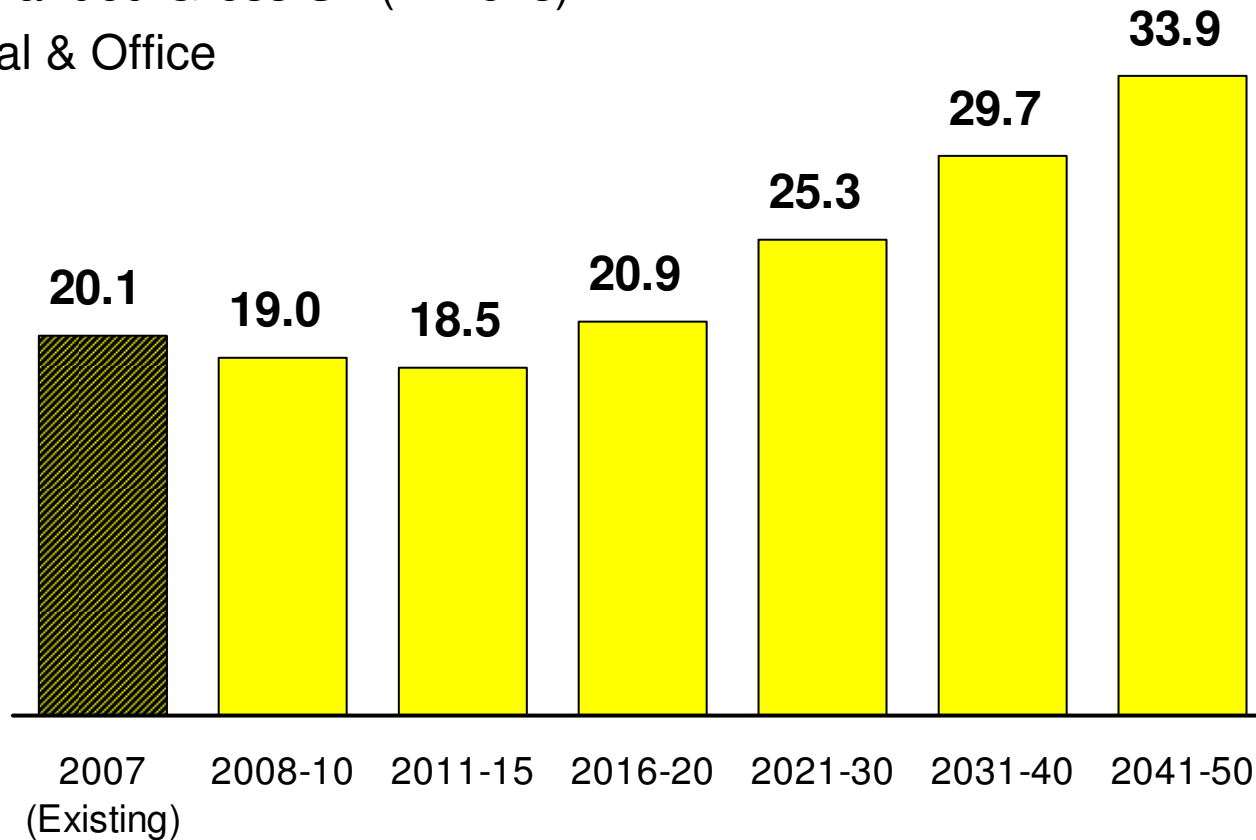
AED

Planned Buildout vs. Demand, 2008-2050 Crystal City Study Area, East of JD Hwy



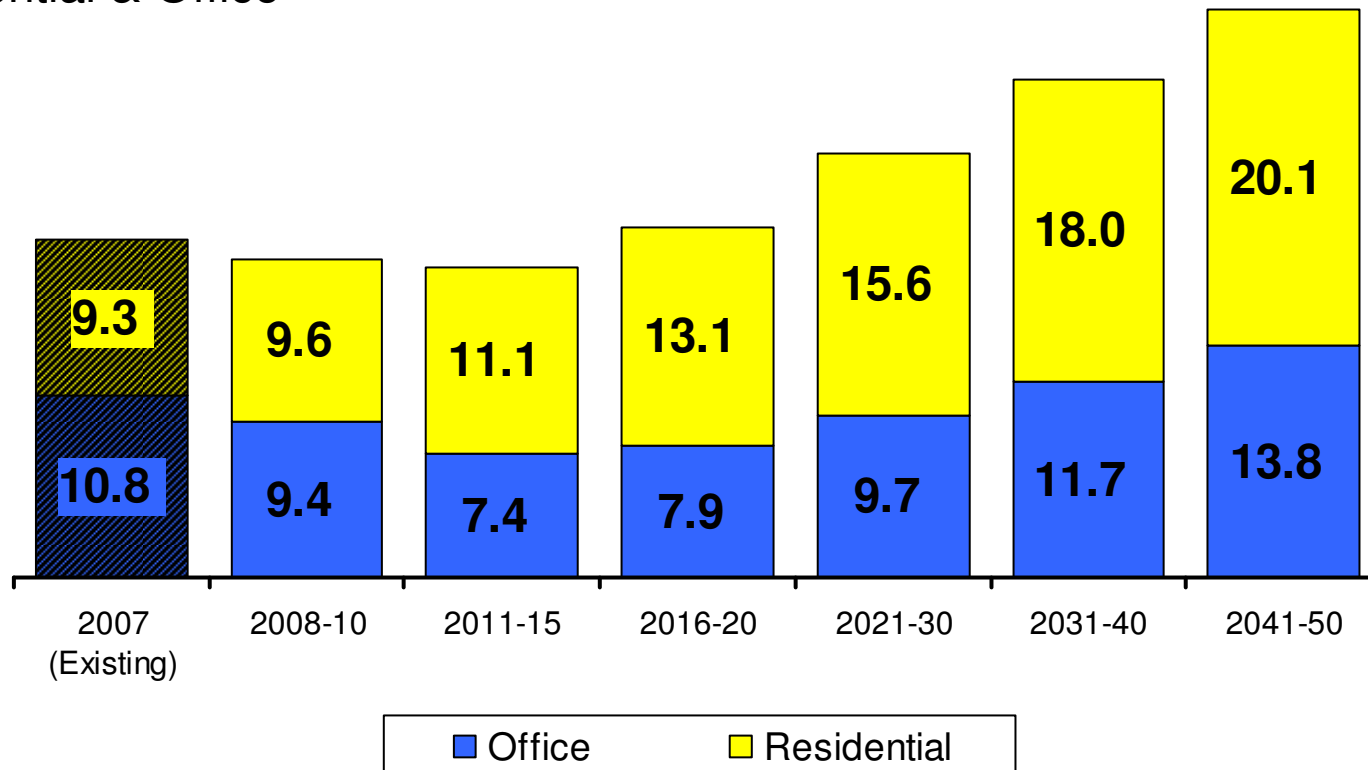
Crystal City Study Area Will Support Nearly 14 Million Square Feet Of Net New Office & Residential Development By 2050

Total Demanded Gross SF (millions):
Residential & Office



Residential Land Use Will Play A More Prominent Role In The Study Area Moving Forward

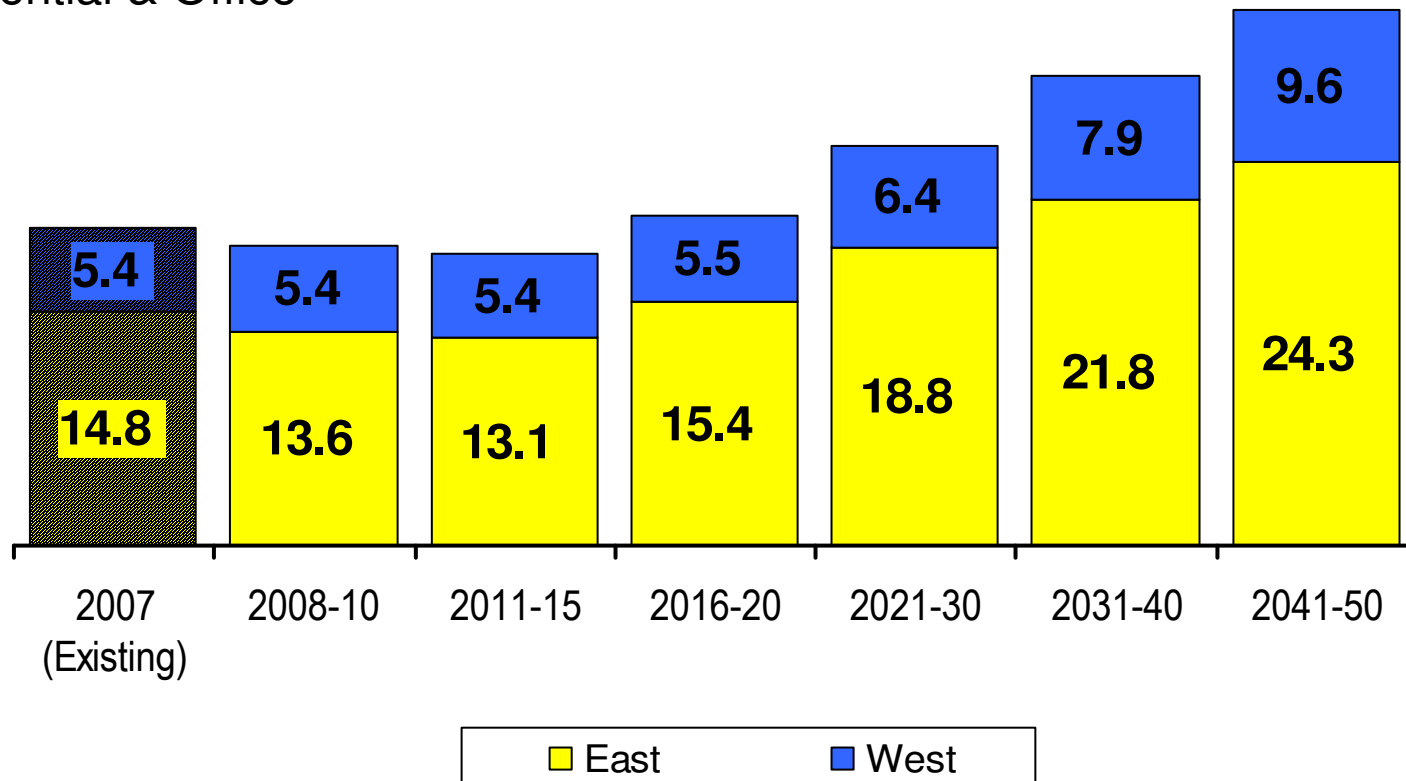
Total Demanded Gross SF (millions):
Residential & Office



SOURCE: RCLCO

The Majority of Development Activity is Projected to Occur on the East Side of the Crystal City Study Area

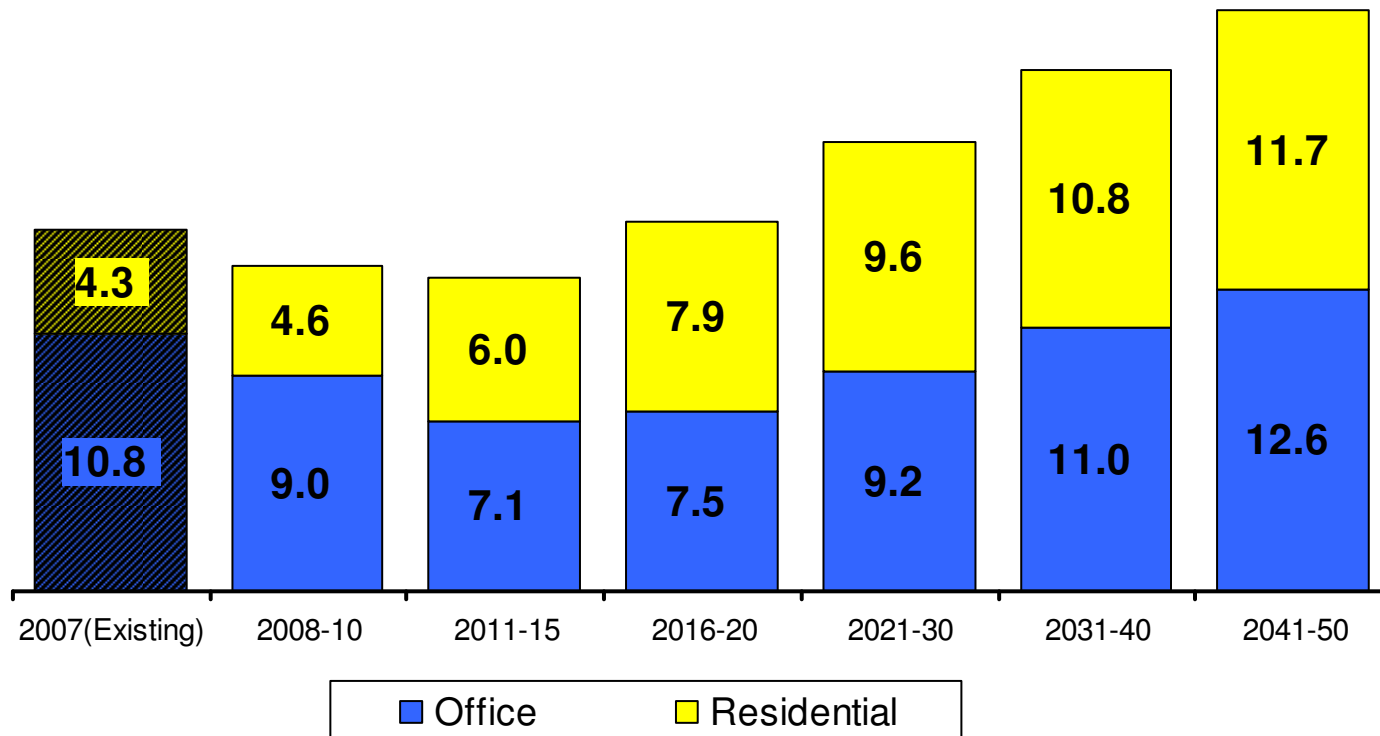
Total Demanded Gross SF (millions):
Residential & Office



SOURCE: RCLCO

The Majority Of Office Activity Will Continue To Occur In The East Sub Area

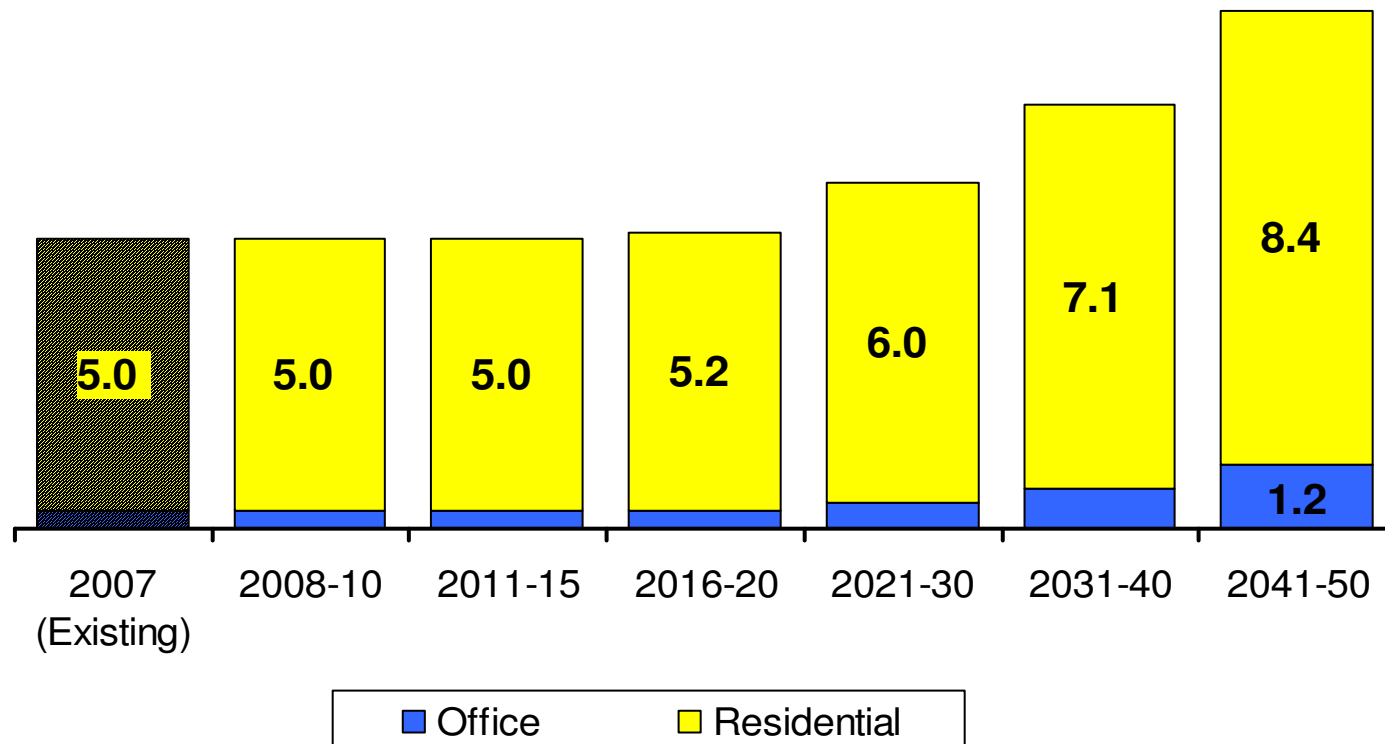
Total Demanded Gross SF (millions):
Residential & Office



SOURCE: RCLCO

The West Sub Area will be Predominantly Characterized by Residential Development

Total Demanded Gross SF (millions):
Residential & Office



SOURCE: RCLCO