

2009: Ramping Up



Robert Bach

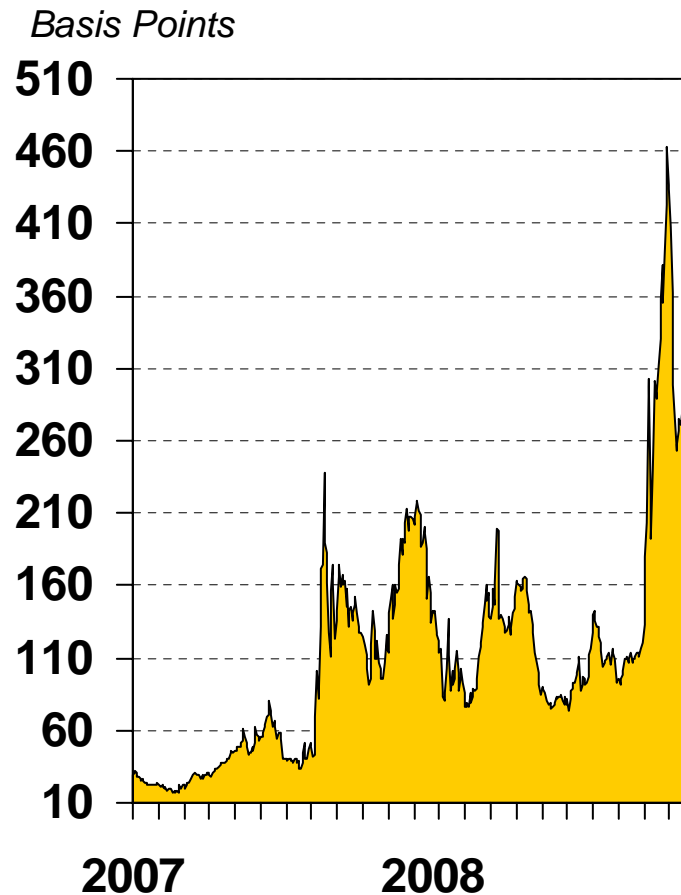
SVP, Chief Economist

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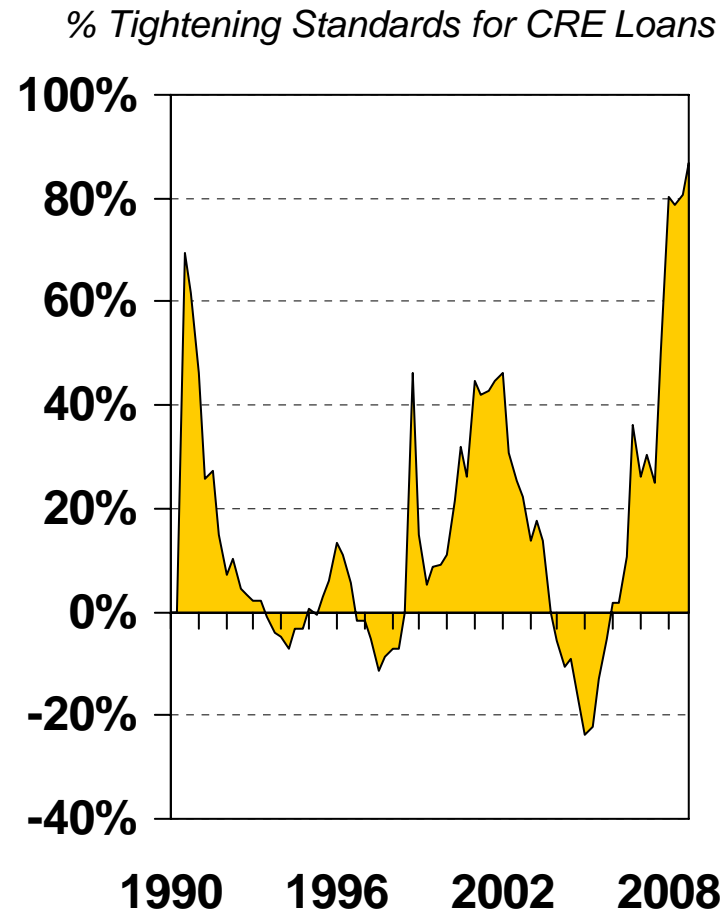
Credit Markets Improving? Yes & No



TED Spread



Loan Officer Survey



Financial System Losses

\$ in billions

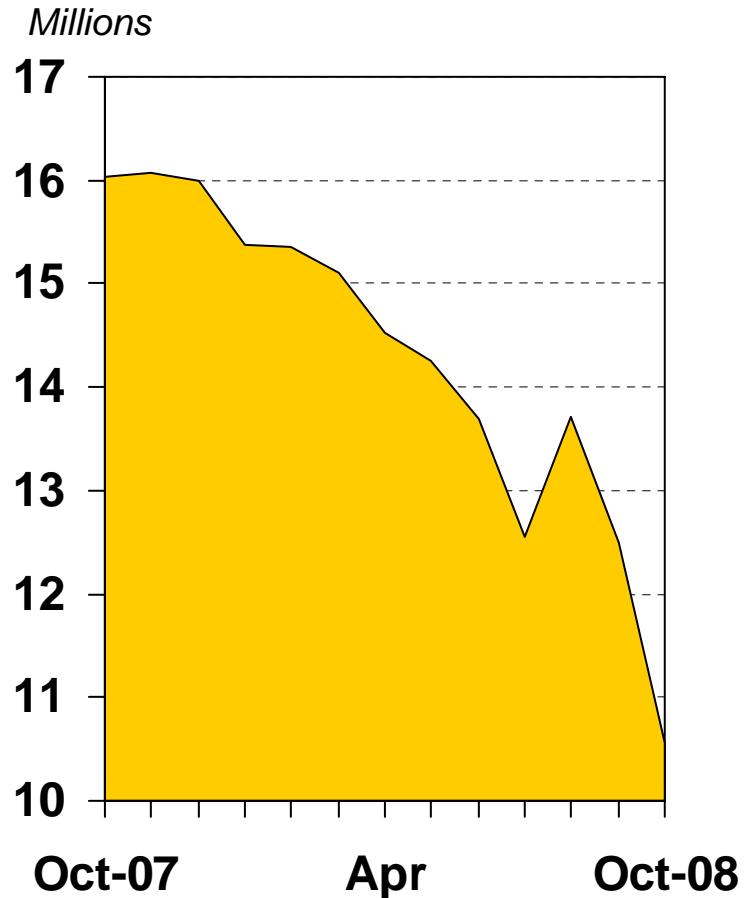


Loan Type	Total (\$ bil)	Losses (\$ bil)	Loss Rate
Residential Mortgages	10,085	623	6.2%
Consumer Credit	2,025	102	5.0%
Commercial RE	3,425	232	6.8%
Corporate	7,835	125	1.6%
<i>Total</i>	<i>23,370</i>	<i>1,082</i>	<i>4.6%</i>

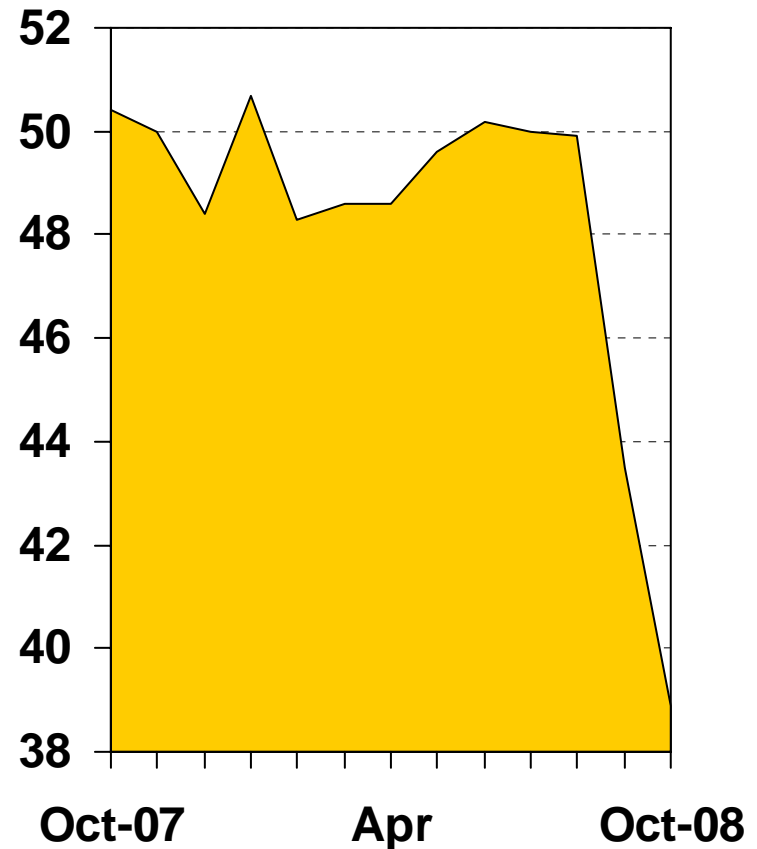
Problems Spilling into Main Street



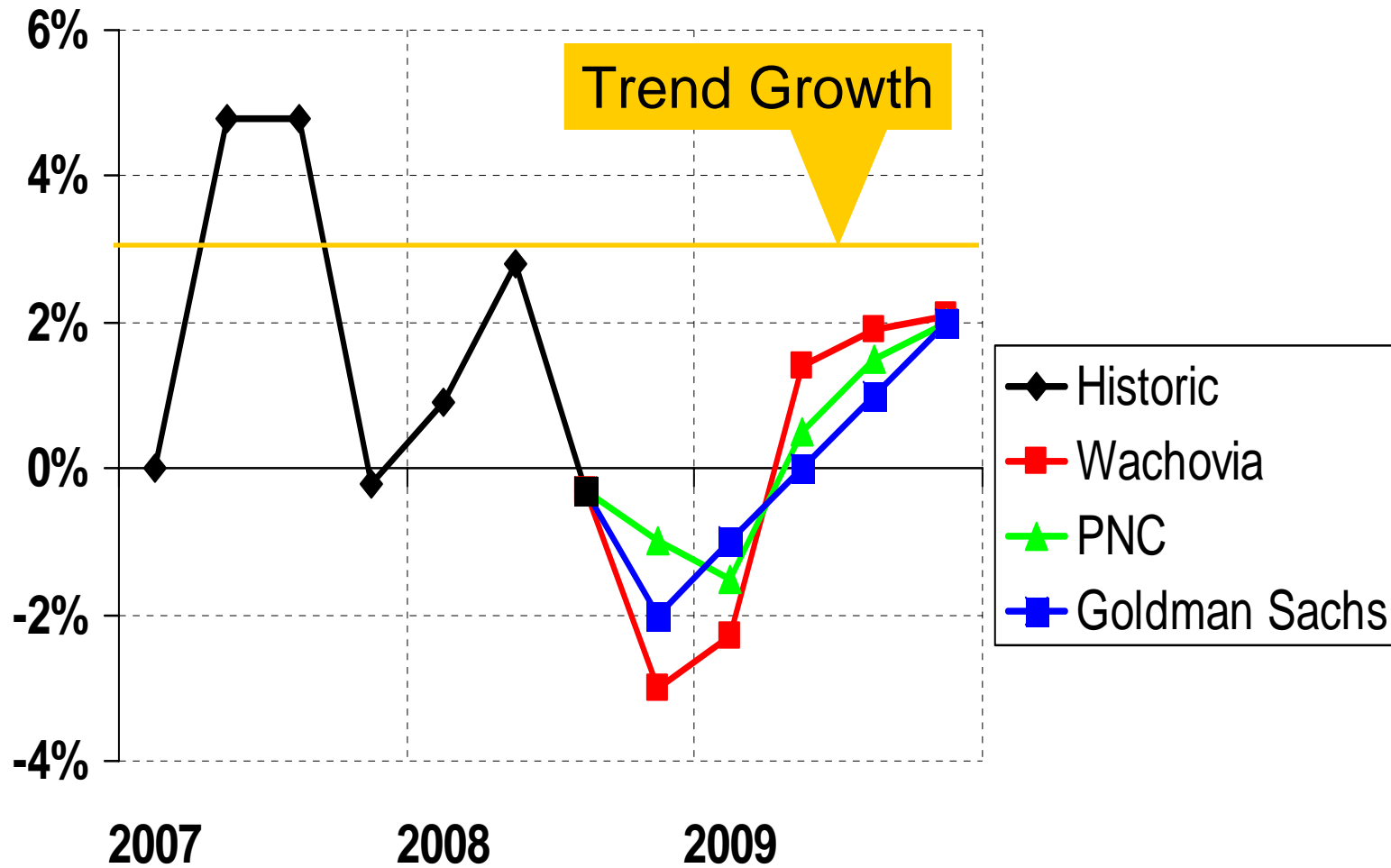
Auto Sales



ISM Index



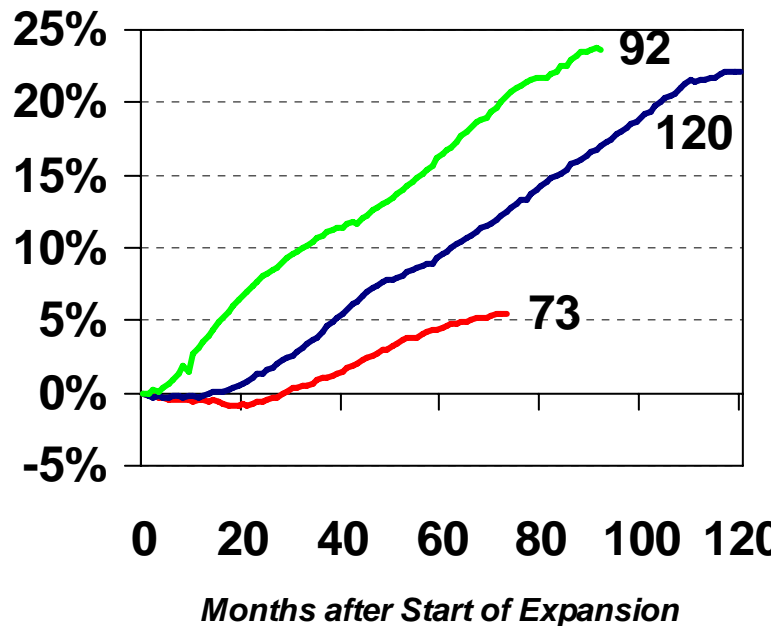
Gross Domestic Product



Payroll Job Changes in Economic Cycles

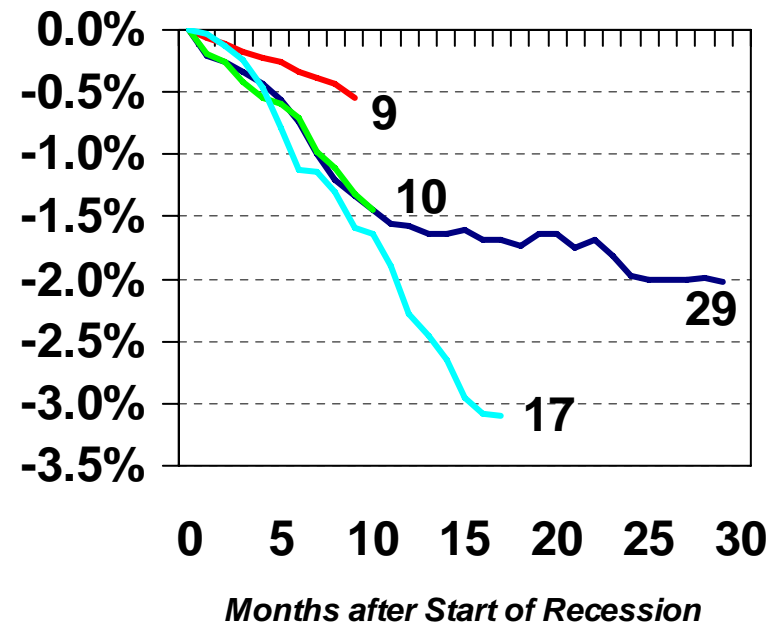


Job Gains in Recent Expansions



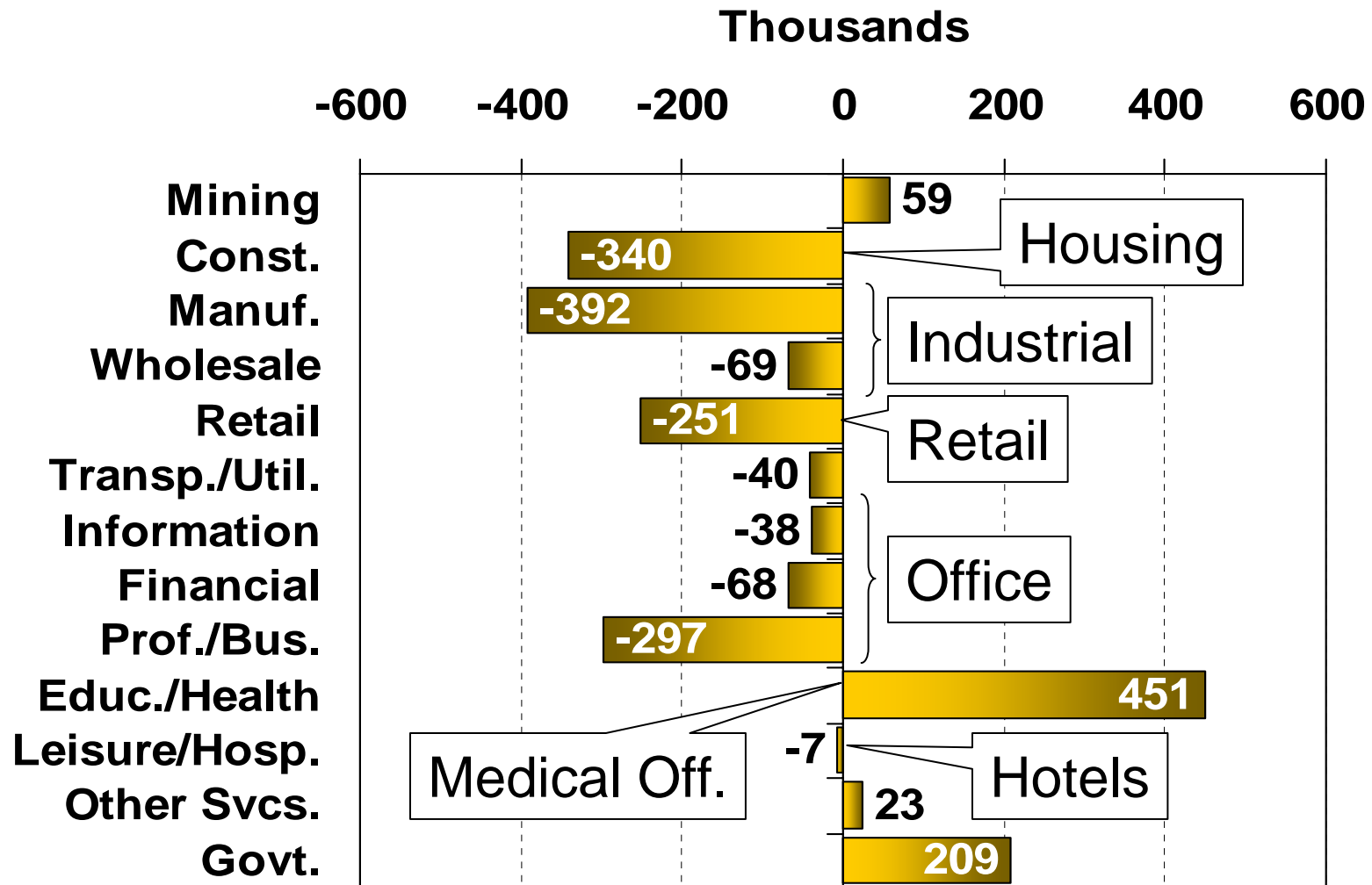
Expansion
 Starting in: — Nov-01 — Mar-91
— Nov-82

Job Losses in Recent Recessions



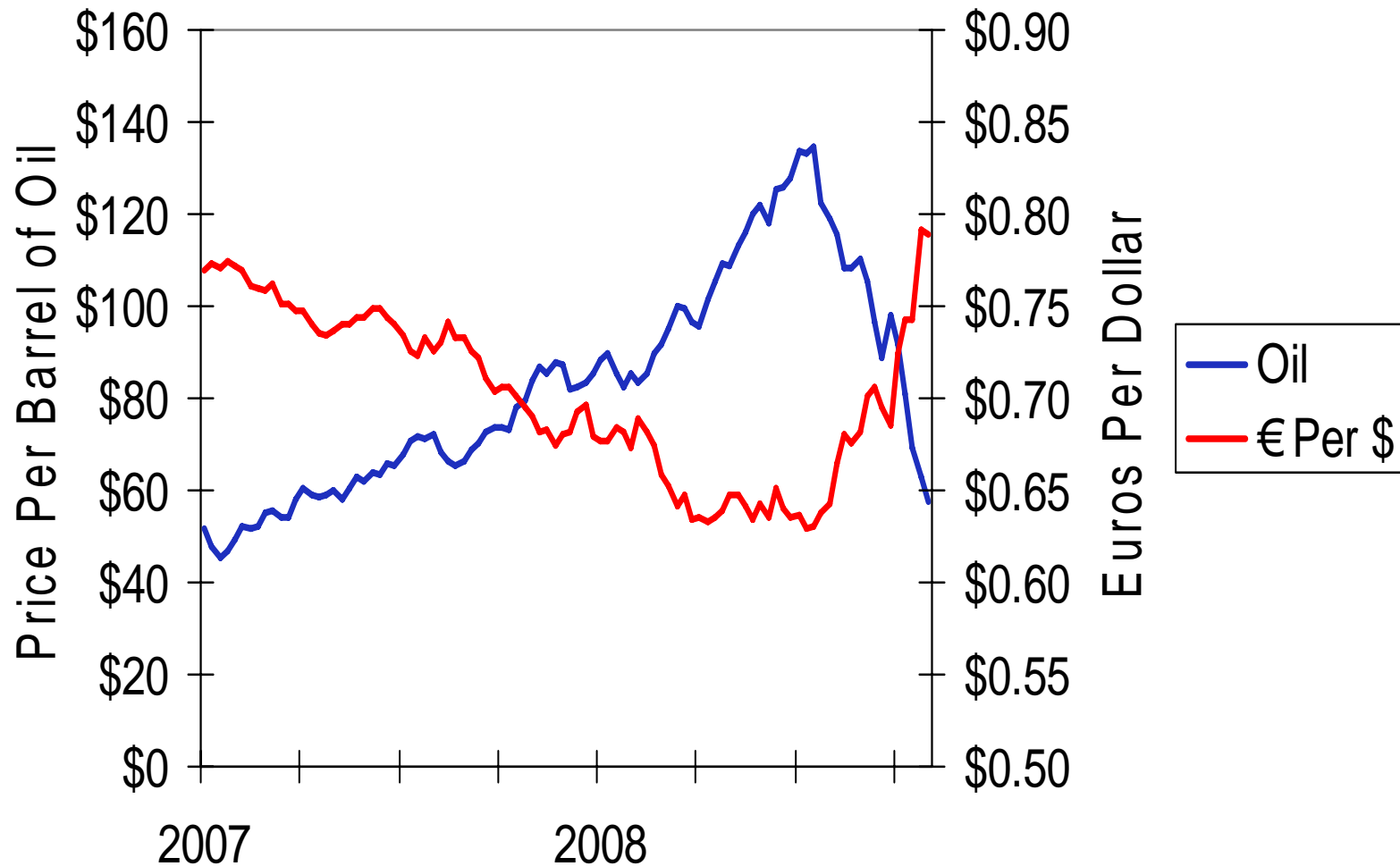
Recession
 Starting in: — Dec-07* — Mar-01
— Jul-90 — Jul-81

Job Change* YTD Through Sept. (-760k)



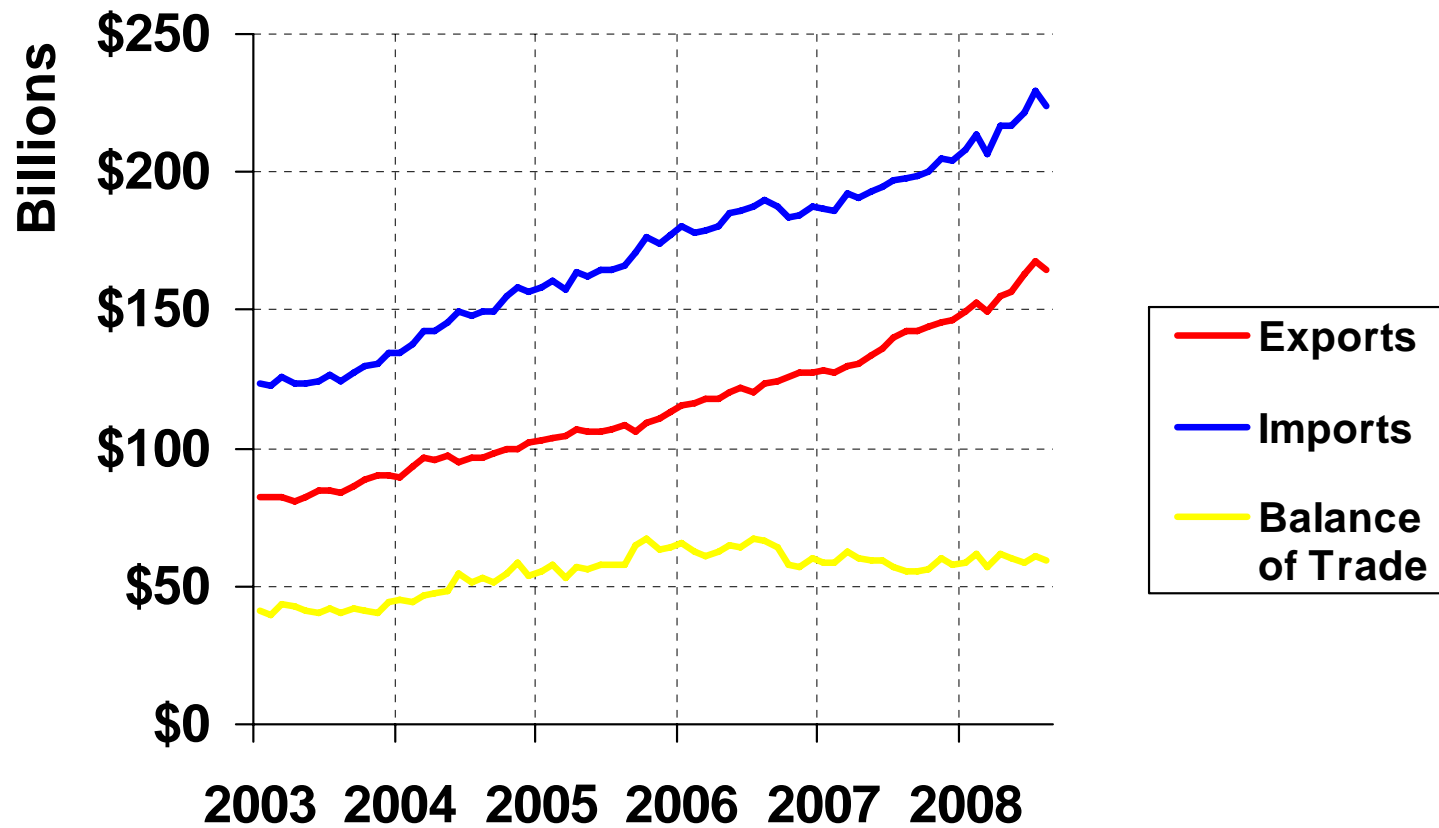
* Seasonally Adjusted

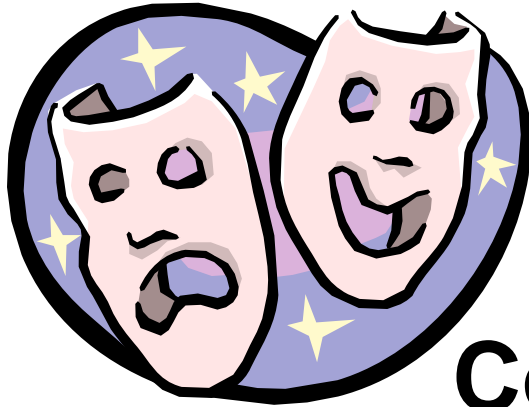
Energy Prices and Value of Dollar



Value of Goods Traded Per Month

Seasonally Adjusted

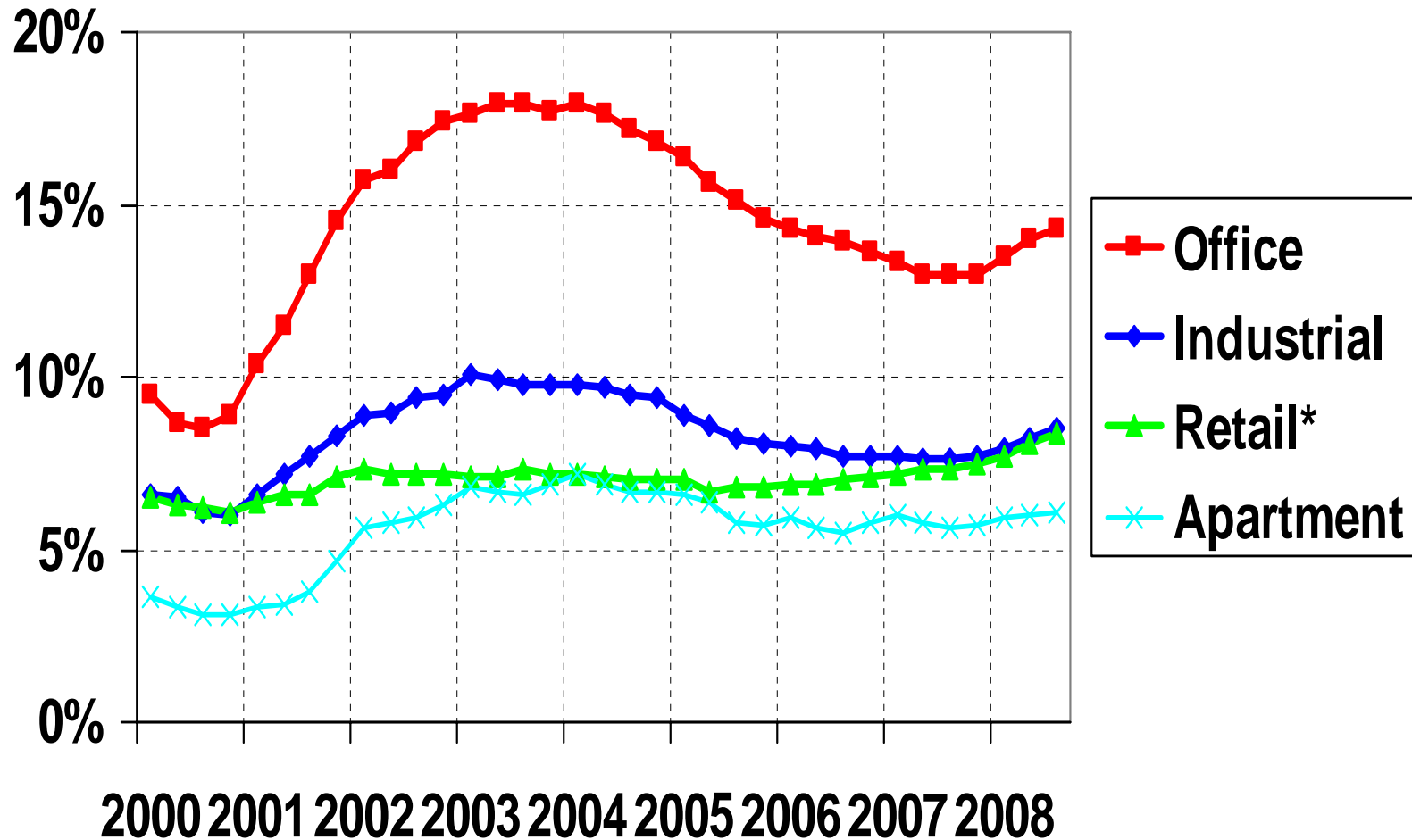




Commercial Real Estate Market

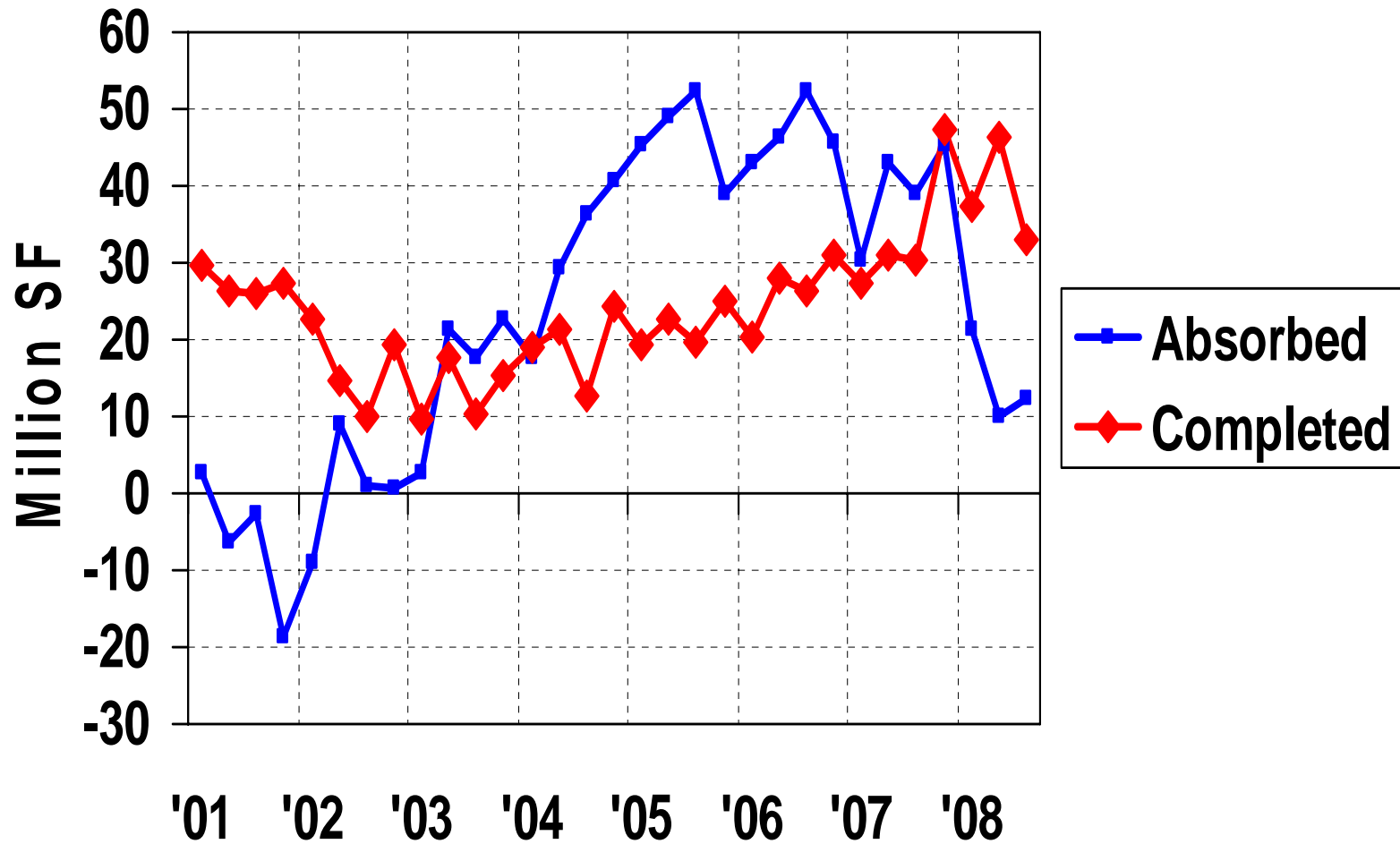
Commercial RE Vacancy Rates

Rising slowly

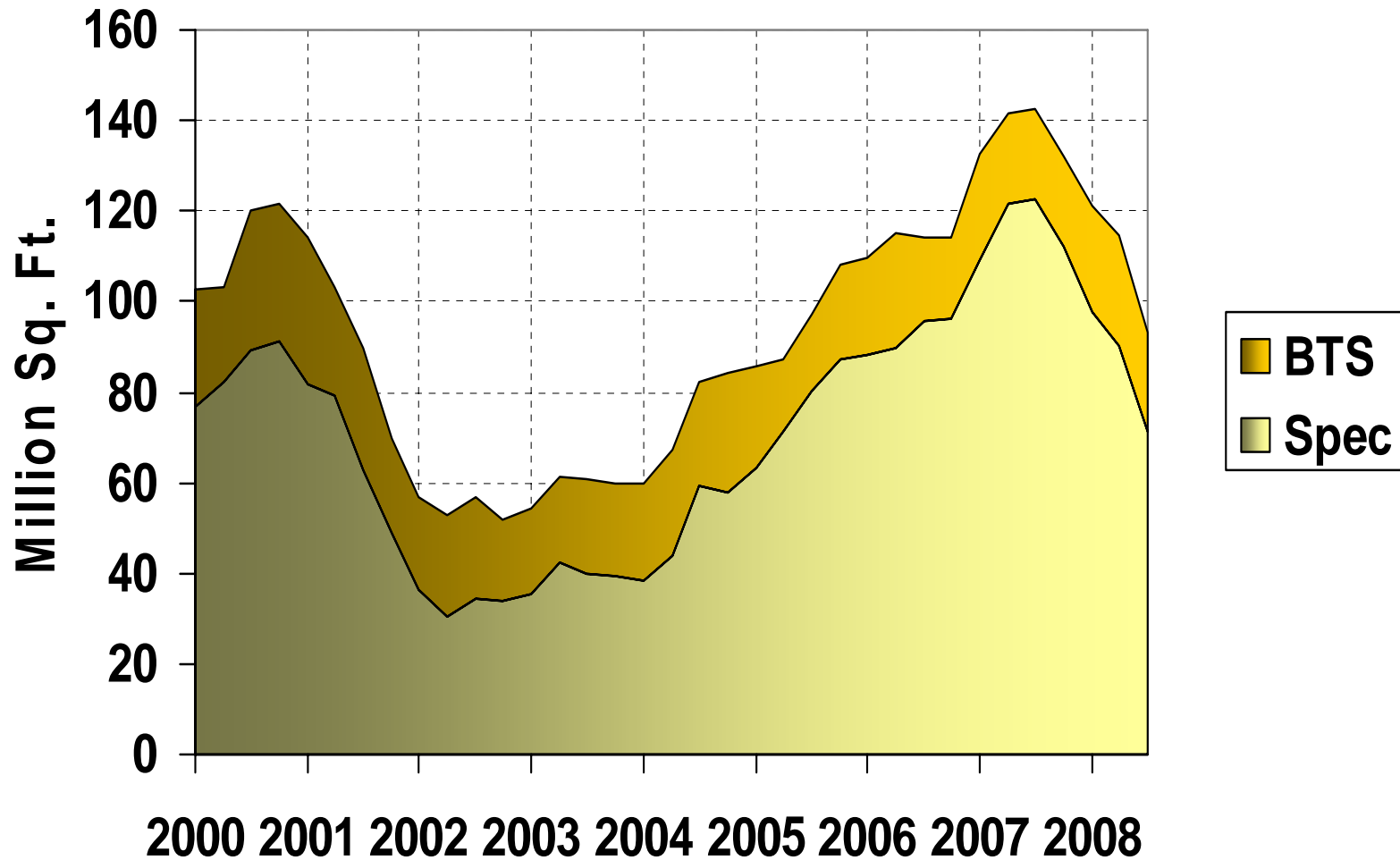


** Neighborhood and community centers*

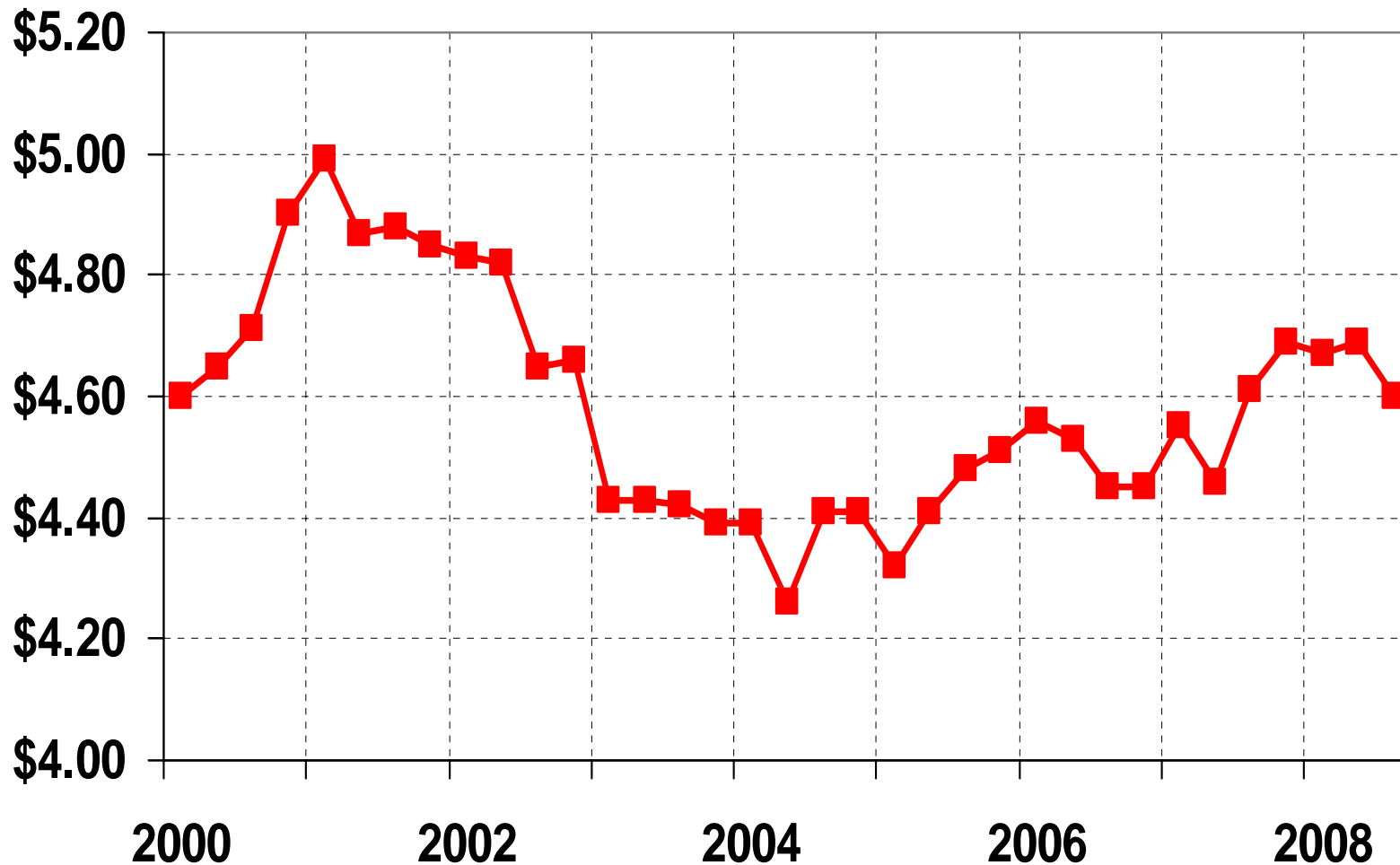
Industrial SF Absorbed & Completed



Industrial Under Construction



Warehouse/Distribution Asking Rent*

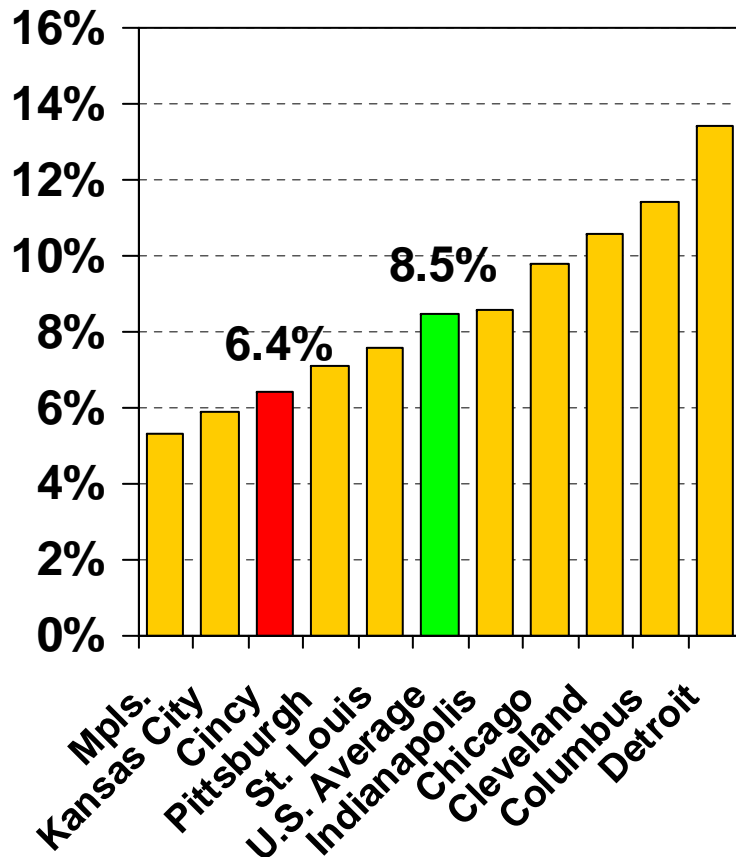


* Weighted average \$/SF/year triple net

Midwest Industrial Market Stats, 2008-Q3

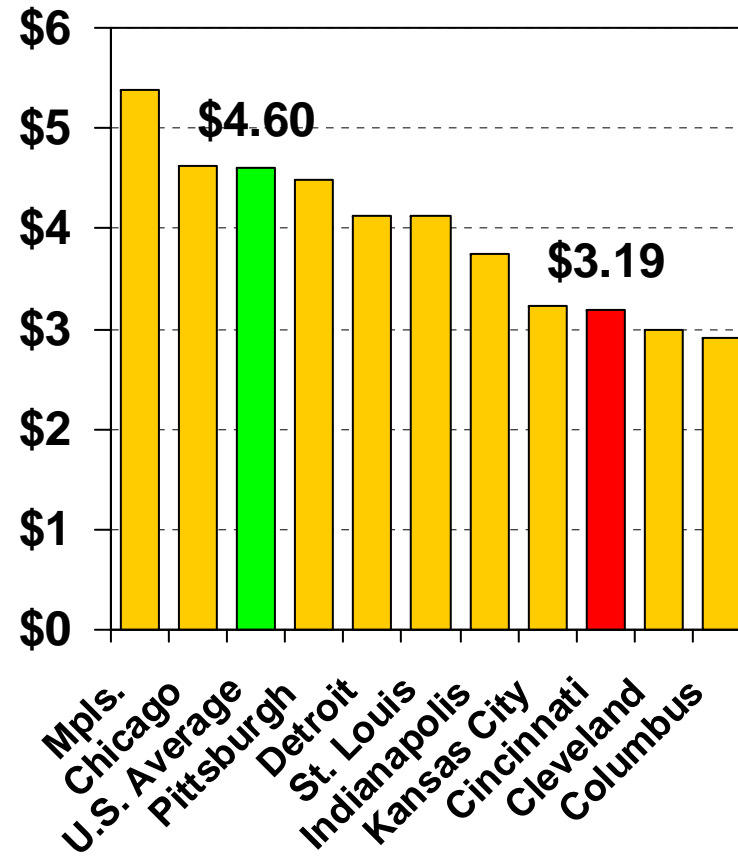


Vacancy Rates



Asking Rent

Warehouse Space, \$/SF/Yr. NNN



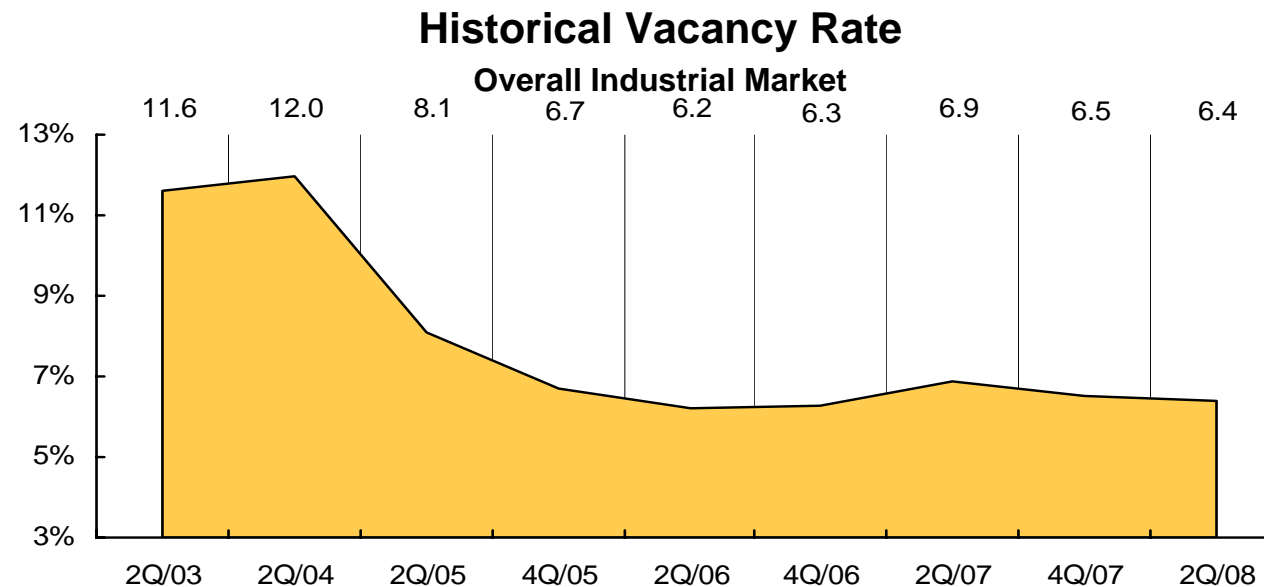
Cincinnati Industrial Market Q2 2008



Total Inventory: 256,000,000 Square Feet

Vacancy: 6.4%

Net Absorption: 699,522 Square Feet



Total Bulk/Distribution: 63,874,808 Square Feet

Bulk/Distribution Vacancy: 16.6%

Bulk Industrial – NKY Market, Q3 2008

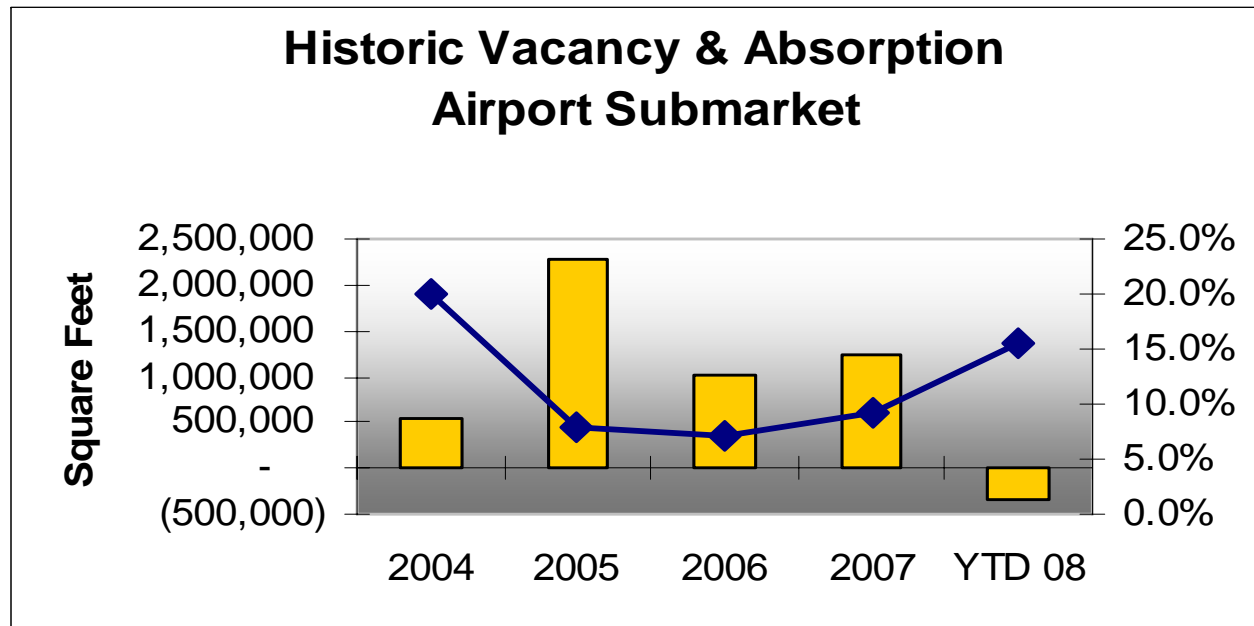


Airport Submarket

Total Inventory: 14,634,330 SF
Vacancy Rate: 15.6%
Availability Rate: 21.5%
Net Absorption: **-342,966 SF (YTD)**

Florence/Walton Submarket

Total Inventory: 5,029,883 SF
Vacancy Rate: 20.3%
Availability Rate: 20.3%
Net Absorption: **192,050 SF (YTD)**



Bulk Industrial – I-75 North Market, Q3 2008

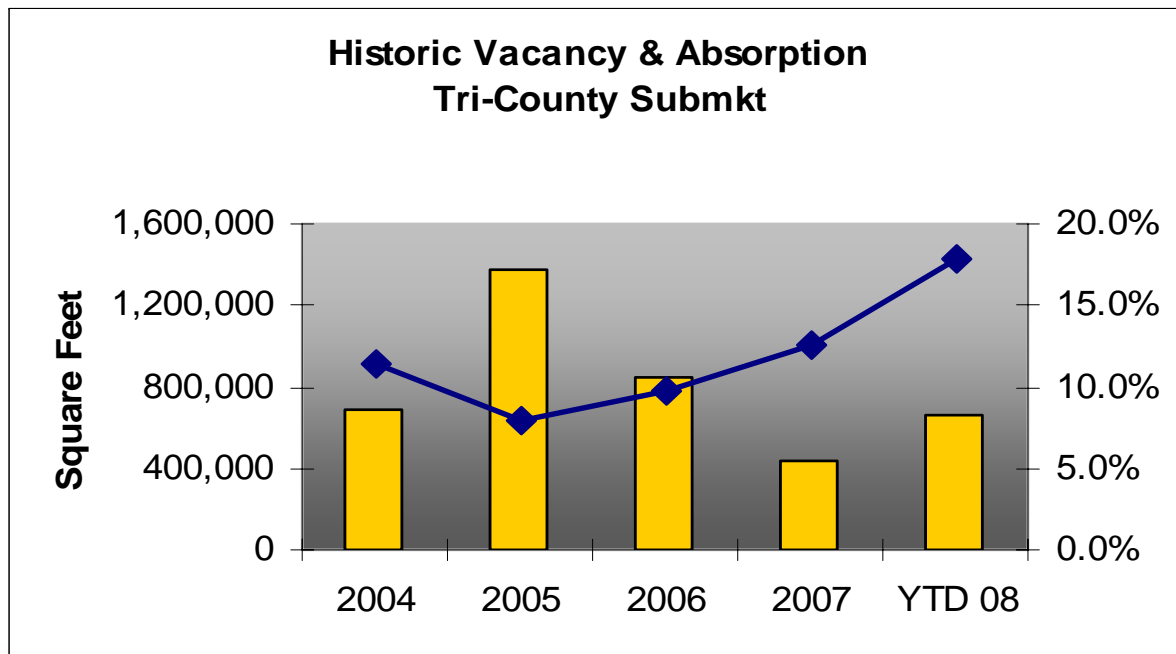


Tri-County/Union Center

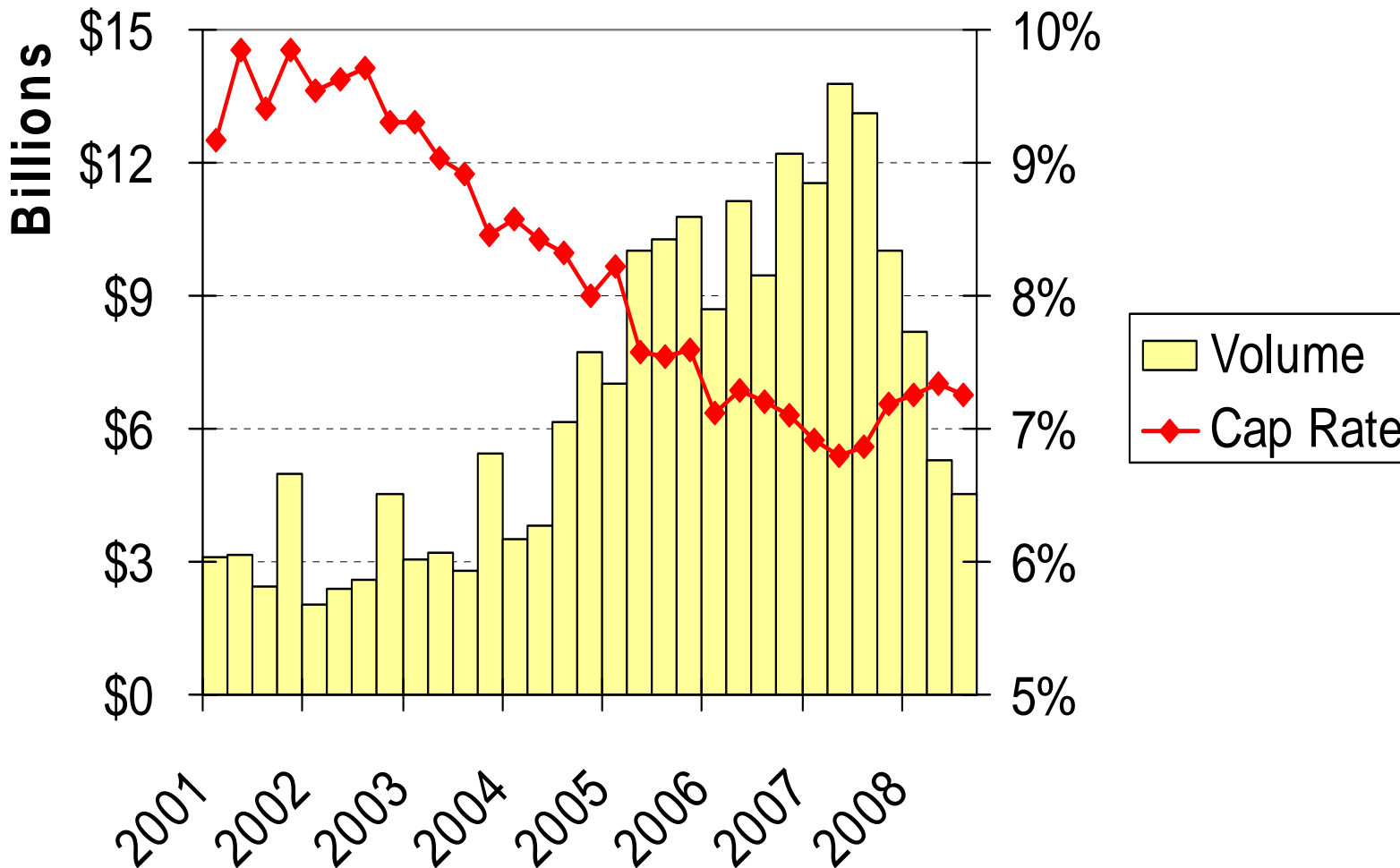
Total Inventory: 17,518,241 SF
 Vacancy Rate: 17.9%
 Availability Rate: 18.5%
 Net Absorption: **524,659 SF (YTD)**
 Completions Q408: 840,000 SF

Monroe/Northern Butler Co.

Total Inventory: 1,997,600 SF
 Vacancy Rate: 2.7%
 Availability Rate: 6.7%
 Net Absorption: **657,000 SF (YTD)**
 Completions Q408: 650,000 SF
 Completions Q109: 720,135 SF

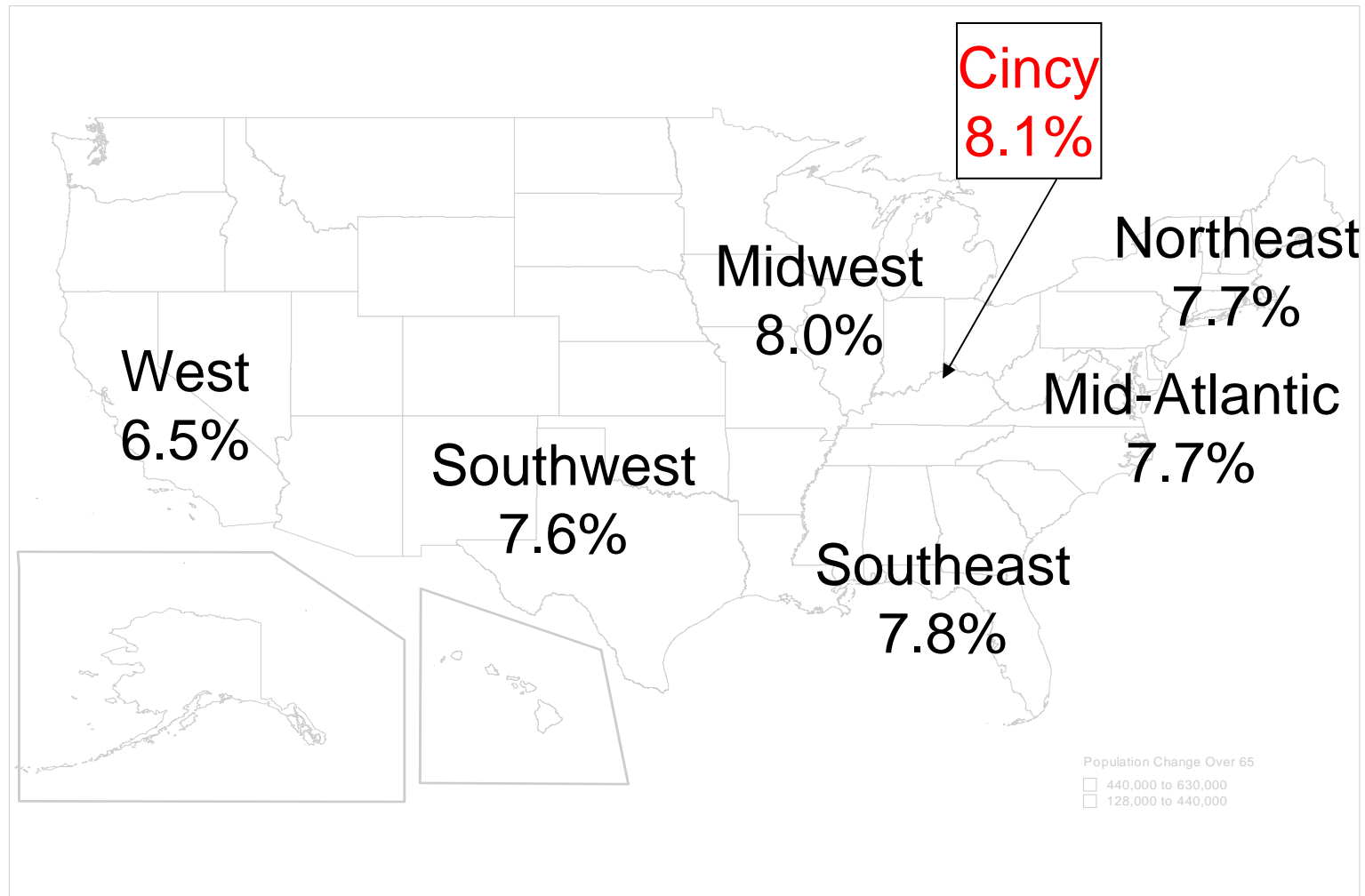


Industrial Sales Volume vs. Cap Rates



Industrial Cap Rates by Region

Year to Date



Long Term Economic Drivers



- “ET”
 - Green technology
- Infrastructure
- Financial services
- Healthcare & biotech
- Global trade & advanced manufacturing

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