Miami-Fort Lauderdale-West Palm Beach METROPOLITAN STATISTICAL AREA

Broward County is part of the 8th largest metropolitan statistical area (MSA)(Metro Area) in the country with a population just over 6M in 2016. Our metro area is growing faster than most others in the US, adding 500,000 residents since 2010. Our metro area's growth rate is slower than the Orlando, Jacksonville and Sarasota metro areas.

MIAMI METRO AREA

A metropolitan statistical area (MSA)(metro area) is a county or group of counties delineated by the US Census Bureau that include a core of one or more cities with a population greater than 50,000, together with adjacent, economically and socially integrated communities. At least 50 percent of the population must reside within the core. MSA names include the three largest cities. Micropolitan Statistical Areas have a core of less than 50,000 population.

The Miami-Fort Lauderdale-West Palm Beach, FL Metro Area ("Miami Metro Area") is an MSA of the three constituent counties. The Combined South Florida Statistical Area (CSA) also includes Indian River, Martin, Okeechobee, and Saint Lucie counties, which share commuting patterns with the Miami Metro Area.

NATIONAL POPULATION RANK

The Miami Metro Area is the 8th most populous in the country. Comparable to New York City, the Miami Metro Area has added over 500,000 residents since 2010. Our current growth rate is higher than the national average of 3.9%. Metro areas with room for outward expansion (Dallas, Houston, Atlanta) experienced higher growth rates than the "built-out" metros (New York City, Los Angeles, Chicago). Following these trends, the Miami Metro Area can expect the growth rate to slow as its capacity to expand becomes more constrained.

Metro Area	Population Estimate July 1, 2016[1]	Population Growth April 1, 2010 - July 1, 2016	Growth Rate (%) April 1, 2010- July 1, 2016[1]	Population Weighted Density 2010 (people per square mile)[2]
New York-Newark-Jersey City, NY-NJ-PA	20,153,634	586,224	3.0	31251.4
Los Angeles-Long Beach-Anaheim, CA	13,310,447	481,610	3.8	12113.9
Chicago-Naperville-Elgin, IL-IN-WI	9,512,999	51,894	0.6	8613.4
Dallas-Fort Worth-Arlington, TX	7,233,323	807,109	12.6	3909.3
Houston-The Woodlands-Sugar Land, TX	6,772,470	852,054	14.4	4109.6
Washington-Arlington-Alexandria, DC-VA-MD-WV	6,131,977	495,745	8.8	6388.1
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	6,070,500	105,157	1.8	7773.2
Miami-Fort Lauderdale-West Palm Beach, FL	6,066,387	501,752	9.0	7395.3
Atlanta-Sandy Springs-Roswell, GA	5,789,700	502,972	9.5	2173.0
Boston-Cambridge-Newton, MA-NH	4,794,447	242,045	5.3	7980.1
All MSAs in U.S.			3.9*	6320.8

*Calculated as an average for the 389 metropolitan statistical areas in 2016. Total overall growth for these MSAs was 5.4% (both figures include MSAs that experienced population decline).
[1]Census Bureau - Table: PEPANNRES - 2016 Population Estimates; April 1, 2010 (Census Count) to July 1, 2016 (ACS 1-year estimate for 2016)
[2]Census Bureau Core Based Statistical Area Report - Patterns of Metropolitan and Micropolitan Population Change: 2000-2010

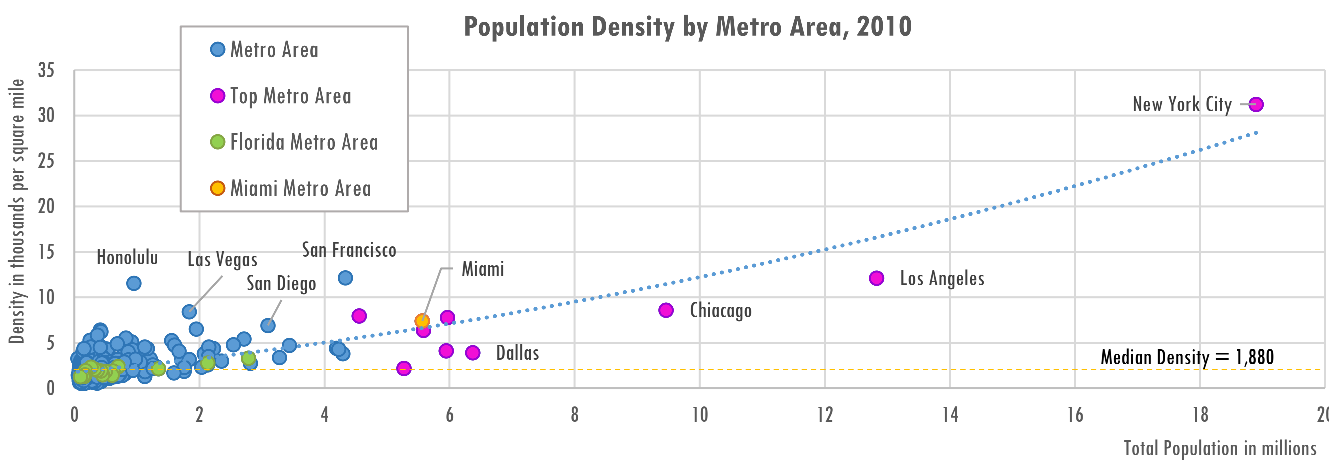
FLORIDA RANKINGS

Metro Area	Population Estimate July 1, 2016[1]	Projected Population 2045[2]	Growth Rate (%) 2010-2016	Projected Growth Rate (%) 2010-2045	Population Weighted Density 2010 (people per square mile)[3]
Miami-Fort Lauderdale-West Palm Beach, FL Metro Area; Florida	6,066,387	7,700,152	9.0	38.4	7,395
Tampa-St. Petersburg-Clearwater, FL Metro Area; Florida	3,032,171	4,004,176	8.9	43.9	3,323
Orlando-Kissimmee-Sanford, FL Metro Area; Florida	2,441,257	3,755,647	14.4	76.0	2,775
Jacksonville, FL Metro Area; Florida	1,477,587	2,078,869	9.8	54.5	2,159
North Port-Sarasota-Bradenton, FL Metro Area; Florida	788,457	1,073,381	12.3	52.8	2,390

[1]2016 American Community Survey 1-Year Estimates, Table B01003
[2]BEBR Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and its Counties, 2020-2045, With Estimates for 2017
[3]Census Bureau CBSA Report - Patterns of Metropolitan and Micropolitan Population Change: 2000-2010

The Miami Metro Area has twice the population of Tampa, the 2nd largest metro area in Florida. In contrast, our current and projected growth rate is slower than the other metro areas in Florida, which have more vacant land for expansion.

POPULATION DENSITY



Census Bureau CBSA Report - Patterns of Metropolitan and Micropolitan Population Change: 2000-2010

In general, population density increases with the size of a metro area, in terms of both total population and land area[1]. The density graph (above) depicts metro areas around the country based on population size and density. The Florida metro areas (shown in green) tend to fall just under the trend line, with the exception of the Miami Metro Area, shown in orange.

Miami-Dade County is the densest of the three Metro Area counties, with Palm Beach County being the sparsest. Urban development policies in all three counties have guided development towards the east and near primary transportation corridors. Density tends to concentrate near major commuter transit and highway corridors, particularly US1, I-95, FL Turnpike, and US441. High population density can also be found in suburban areas with large household size. The weighted density for the Miami Metro Area overall is 7,395 persons per square mile.

[1] Patterns of Metropolitan and Micropolitan Population Change: 2000 to 2010, Census Bureau

GROSS DOMESTIC PRODUCT

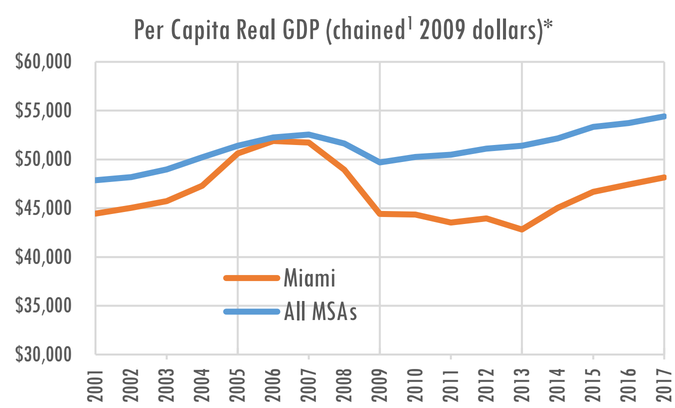
Gross domestic product (GDP) is a good way to compare economic activity since it is calculated as the total value of goods and services produced by geographic area in one year. The Miami Metro Area has the 12th largest GDP in the US at over $344 billion of goods and services produced in 2017. However, the Miami Metro Area is a notable underperformer in GDP per person, ranking 104th nationally. South Florida's large share of retirement-age residents and dominant service-based economy contribute to drive this number down.

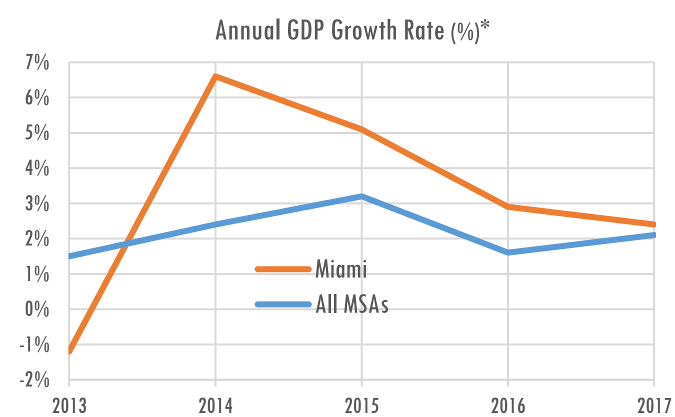
Metro Area	2017 GDP (current dollars, in billions)[2]	2017 GDP Rank	2017 real GDP Per Capita (chained 2009 dollars*)	2017 per capita Rank	July 1, 2017 ACS 1-Year Population Estimate[1]
New York-Newark-Jersey City, NY-NJ-PA	1,717,712	1	71,084	10	20,320,876
Los Angeles-Long Beach-Anaheim, CA	1,043,735	2	67,763	15	13,353,907
Chicago-Naperville-Elgin, IL-IN-WI	679,699	3	61,170	34	9,533,040
Dallas-Fort Worth-Arlington, TX	535,499	4	64,824	21	7,399,662
Washington-Arlington-Alexandria, DC-VA-MD-WV	529,990	5	74,000	9	6,216,589
San Francisco-Oakland-Hayward, CA	500,710	6	89,978	9	4,727,357
Houston-The Woodlands-Sugar Land, TX	490,074	7	63,311	28	6,892,427
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	444,975	8	63,519	27	6,096,120
Boston-Cambridge-Newton, MA-NH	438,684	9	78,465	6	4,836,531
Atlanta-Sandy Springs-Roswell, GA	385,542	10	56,840	48	5,884,736
Miami-Fort Lauderdale-West Palm Beach, FL	344,882	12	48,140	104	6,158,824

[1]Census Bureau – Table: PEPANNRES 2017; [2]U.S. Bureau of Economic Analysis 2017 GDP by Metropolitan Area; *Real dollar value adjusted for inflation over time, base year 2009.

INDUSTRY GROWTH

The Miami Metro Area's currently robust GDP experiences a higher than average annual growth rate than the national average. While real GDP per person is returning to pre-recession levels, overall growth has slowed in recent years. The heavy presence of retail and service industries, which typically pay less than others, contribute to low GDP per person. Top industry contributors for 2017 include the finance, insurance, real estate, rental, and leasing industries (see Technical Appendix).





*U.S. Bureau of Economic Analysis 2017 Gross Domestic Product by Metropolitan Area. Metro area boundaries changed after 2001. Left chart was normalized to include 2001 data.
[1]Dollar figures using 2009 as the base year, weight-adjusted for inflation to reflect purchasing power relative to the base year.

PURCHASING POWER

The table below expresses the real purchasing power of $100 across various purchase items based on the Regional Price Parity Index and compares the ten most populous metropolitan areas within the US (metro and non-metro areas).

Compared to other regions, the Miami Metro Area has a moderate cost of living that sits just above the national average for goods and other services. $100 purchases $92.9 of basic items locally, including rents paid for real estate space. Overall purchasing power is heavily reduced by the cost of rent, which is notably expensive as high demand (national and international) and intense competition for space elevates prices to a premium. To an extent, expensive rents can serve as an indicator of economic growth as increases in demand outpace supply. Large metro areas across the country typically experienced more economic growth than the less expensive, smaller metros and rural areas. Nationally, economic growth is shifting towards middle-sized metro areas. On the other hand, at $99.4, the capacity to purchase goods in the Miami Metro Area comes close to the national average ($101). This may be attributed to the area's international "gateway" status which provides ease of access to goods through several large international air and seaports. However, compared to other MSAs in Florida, which are smaller but similarly specialized in service and retail industries, the Miami Metro Area has a higher cost of living.

Purchasing Power of $100 *(expressed in real dollars)*

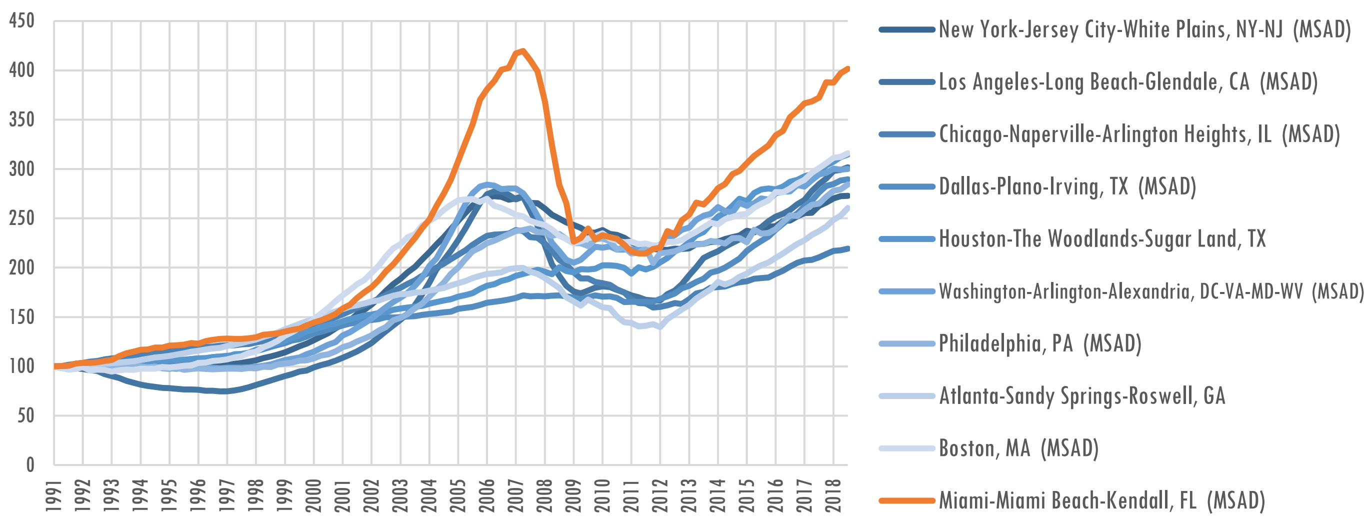
U.S. Metro Area	All items ($)	Goods ($)	Rent ($)	Other Services ($)
United States (metro and non-metro)	**100.0**	**101.0**	**98.3**	**99.9**
New York-Newark-Jersey City, NY-NJ-PA	82.0	91.0	64.6	86.3
Washington-Arlington-Alexandria, DC-VA-MD-WV	84.0	94.9	60.1	90.3
Los Angeles-Long Beach-Anaheim, CA	85.0	95.4	60.5	93.1
Boston-Cambridge-Newton, MA-NH	90.0	98.6	70.9	93.3
Miami-Fort Lauderdale-West Palm Beach, FL	92.9	99.4	77.3	99.1
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	94.4	98.8	89.8	92.7
Chicago-Naperville-Elgin, IL-IN-WI	96.3	99.9	87.1	97.8
Houston-The Woodlands-Sugar Land, TX	98.4	104.0	96.9	93.2
Dallas-Fort Worth-Arlington, TX	99.8	101.0	96.9	100.1
Atlanta-Sandy Springs-Roswell, GA	103.8	101.7	107.0	104.3
Florida Metro Area				
Tampa-St. Petersburg-Clearwater, FL	100.2	103.6	96.6	98.2
Orlando-Kissimmee-Sanford, FL	102.0	102.1	95.4	107.1
Jacksonville, FL	104.4	102.2	104.4	107.1
North Port-Sarasota-Bradenton, FL	101.0	102.1	90.7	107.1

U.S. Bureau of Economic Analysis, Real Personal Income for States and Metropolitan Areas, 2016

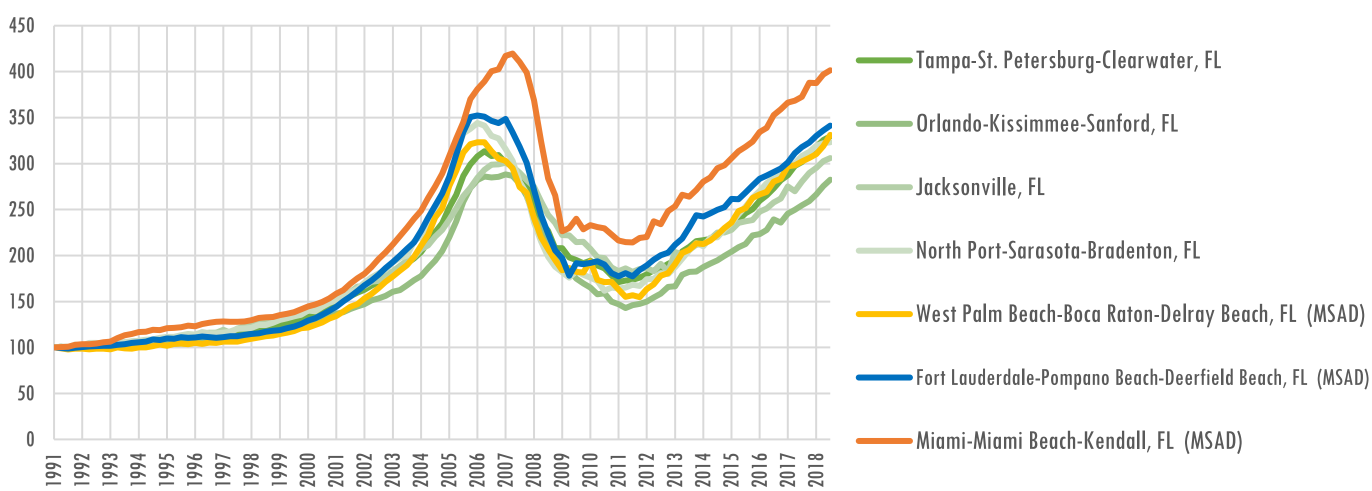
HOUSING PRICE INDEX

Access to affordable housing in the Miami Metro MSA has become increasingly difficult. Florida as a whole is attractive to foreign investment as a place to shelter capital from volatile markets. Furthermore, active markets attract investment in real estate development, since it is easier to buy and then resell. "South Florida is prone to boom and bust cycles that stem more from investment hopes than housing needs" (Ingo Winzer, Forbes, 2016). Assets in Florida markets are seen by foreigners as providing high yields at relatively lower costs (CBRE, 2015).

Housing Price Index[1] - U.S. Metro Areas *(Transactions on Single Family Homes, Seasonally Adjusted[2])*



Housing Price Index[1] - Florida Metro Areas *(Transactions on Single Family Homes, Seasonally Adjusted[2])*



[1]U.S. Federal Housing Finance Agency, 2018 Quarterly Housing Price Index, 100 Largest Metropolitan Statistical Areas (Seasonally Adjusted and Unadjusted)
[2]Removes cyclical deviations from the underlying trend

TECHNICAL APPENDIX

Metro Area	Estimated Urban Population 2010*	Urban Area (Acres)[1]	2010 Urban Housing Units[2]	2010 Average Units Per Acre (Urban)*	2010 Average Persons per Housing Unit*,**	2010 Weighted Population Density (in approx. Dwelling Units per acre**)
New York-Newark-Jersey City, NY-NJ-PA	19,096,768	2,652,521	7,346,692	2.8	2.8	20.2
Los Angeles-Long Beach-Anaheim, CA	12,754,981	1,260,126	4,468,111	3.5	3.1	7.1
Chicago-Naperville-Elgin, IL-IN-WI	9,223,596	1,791,254	3,701,922	2.1	2.7	5.8
Dallas-Fort Worth-Arlington, TX	5,964,724	1,445,077	2,322,392	1.6	2.8	2.6
Houston-The Woodlands-Sugar Land, TX	5,488,774	1,317,176	2,139,920	1.6	2.8	2.7
Washington-Arlington-Alexandria, DC-VA-MD-WV	5,240,157	1,093,493	2,058,185	1.9	2.7	4.2
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	5,671,136	1,389,077	2,313,587	1.7	2.6	5.3
Miami-Fort Lauderdale-West Palm Beach, FL	5,542,674	851,951	2,454,691	2.9	2.4	5.5
Atlanta-Sandy Springs-Roswell, GA	4,724,732	1,837,160	1,935,296	1.1	2.6	1.5
Boston-Cambridge-Newton, MA-NH	4,313,177	1,330,988	1,784,245	1.3	2.6	5.5

*Calculation based on 2010 Decennial Census Estimates - Table: PEPANNRES
**Calculation based on average household size; Assumes a 7% vacancy rate for all housing
[1]2010 Urban Area Geographic Boundaries
[2]2010 Decennial Census - Table H2

Contributions to Percent Change in Real Gross Domestic Product (GDP) by Metropolitan Area, 2017*

Miami-Fort Lauderdale-West Palm Beach, FL Metro Area	Percentage points
Natural resources and mining	-0.03
Construction	0.08
Durable-goods manufacturing	0.03
Nondurable-goods manufacturing	0.00
Trade	0.42
Transportation and utilities	0.25
Information	0.28
Finance, insurance, real estate, rental, and leasing	0.64
Professional and business services	0.37
Educational services, health care, and social assistance	0.22
Arts, entertainment, recreation, accommodation, and food services	0.07
Other services, except government	-0.02
Government	0.05
Total (%) Change in Real GDP:	**2.40**

*U.S. Bureau of Economic Analysis 2017 Gross Domestic Product by Metropolitan Area