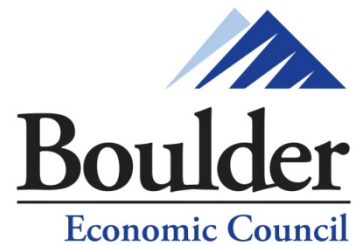


Economic Profile

Boulder, Colorado

December 2011



Economic Sustainability through Collaboration

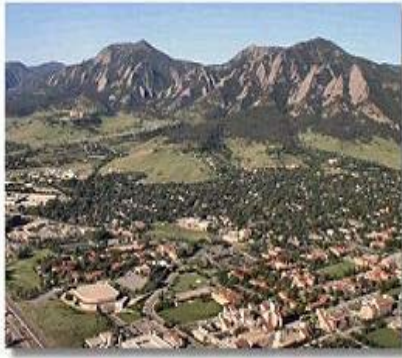
Boulder Economic Council
An affiliate of the Boulder Chamber
2440 Pearl Street
Boulder, CO 80302
303.442.1044
www.BoulderEconomicCouncil.org

This report summarizes recent data on the city of Boulder’s economy including population, employment and job growth, top industries and employers, retail sales, commercial and residential real estate trends, venture capital investment and tourism.

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The data in this report has been compiled from multiple sources and is intended for informational purposes only. The Boulder Economic Council and Boulder Chamber of Commerce assume no responsibility or legal liability for the accuracy, completeness or usefulness of any information in this report. For more information, contact the Boulder Economic Council at 303.938.2081 or www.bouldereconomiccouncil.org.



Home to a world-class research university, major government research facilities, visionary entrepreneurs and the nation's most highly educated population, Boulder is a center of innovation for Colorado. Nestled at the base of the Rocky Mountains, Boulder is surrounded by the scenic beauty and recreational opportunities afforded by over 45,000 acres of open space and 150 miles of biking and hiking trails. Boulder offers an impressive choice of art, cultural, dining, entertainment and shopping options, as well as excellent schools, high-quality healthcare, and sustainable environmental policies.

The city of Boulder is the largest municipality in Boulder County, part of the seven-county Denver metro area and the only county in the Boulder-Longmont MSA (metropolitan statistical area). Only 30 minutes from downtown Denver and 45 minutes from one of the nation's largest international airports, Boulder offers the advantages of a small city with big-city convenience and amenities. Its location in the Mountain Time Zone provides same-day telephone access to major markets throughout the world.

Boulder has a diverse economy that is supported by a prominence of entrepreneurship, global business, and research institutions. While the city is home to a number of start-ups and the majority of businesses have fewer than fifty employees, major corporations including Amgen, Ball, Cisco, GE, Google, IBM, Lockheed Martin, Merck, Microsoft, and Northrup Grumman have a presence in Boulder. Research institutions include the University of Colorado Boulder and more than a dozen federal labs including the University Corporation for Atmospheric Research (UCAR), National Oceanic and Atmospheric Administration (NOAA), and National Institute of Standards and Technology (NIST). This diversity has buffered the effects of the recession and contributed to the area's economic vitality.

Population & Growth

The city of Boulder has a total population of approximately 97,948. This figure includes University of Colorado (CU) students who live in Boulder. CU Boulder students represent over one-fifth of Boulder's population. The university's presence has a significant effect on the demographic characteristics of Boulder residents, evidenced by a higher than average percentage of residents in the 18 to 24 age group, high rate of renter-occupied housing, relatively high percentage of residents with annual household incomes under \$25,000, and significantly higher levels of educational attainment.

Total Population: City of Boulder <i>(includes University of Colorado students living in Boulder)</i>	
2010 Population	97,948
2010 Housing Units	43,479

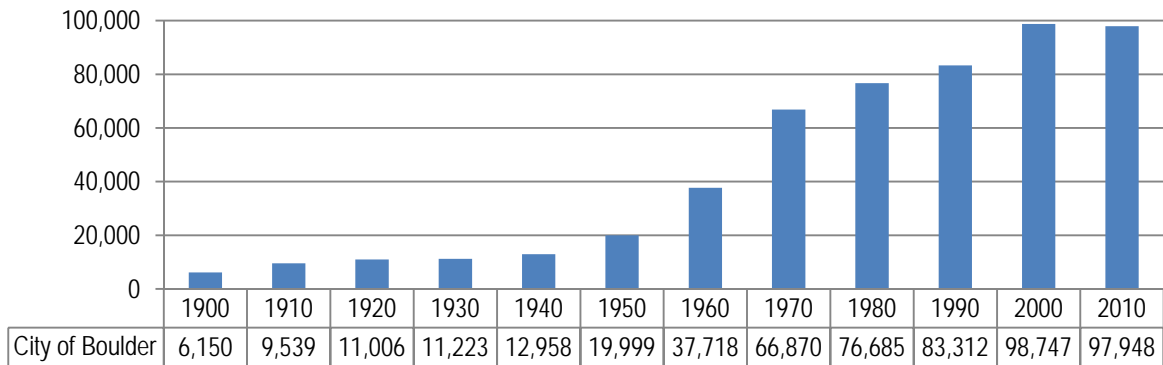
US Census, City of Boulder

University of Colorado Boulder Enrollment <i>(included in population numbers above)</i>	
Fall 2011 Enrollment	30,417
Students living in Boulder <i>(on- and off-campus)</i>	21,596

University of Colorado Boulder *(Approximately 71% of CU-Boulder students live in Boulder during the academic year. Estimate includes students living in residence halls.)*

Boulder’s population increased from 66,870 to 94,673 between 1970 and 2000 for an average annual growth rate of 1.2%. From 2000 to 2010, the city’s population declined slightly (-0.8%).

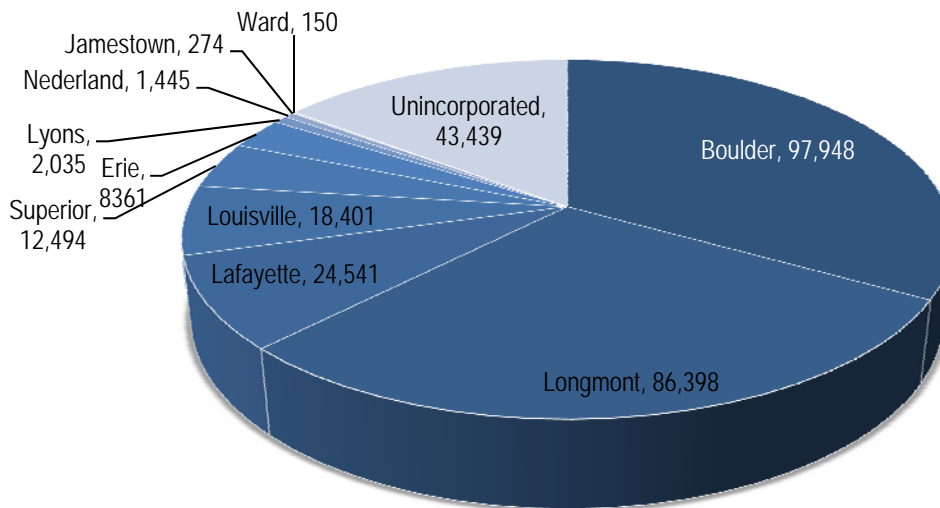
Total Population: Boulder, Colorado



US Census Bureau, Colorado State Demography Office

Boulder is the largest city in the Boulder MSA (Boulder County) with one-third of the county’s population of approximately 295,487 residents.

Boulder County Population by Municipality



Colorado State Demography Office

Boulder is the eleventh largest city in Colorado, with 1.9% of the state’s estimated 5,050,870 residents. Colorado’s population increased by an average of 3.2% a year between 1970 and 2000 (2,209,596 to 4,301,261). From 2000 to 2010, the state’s population grew an average of 1.6% a year and is expected to grow an average of 2% a year over the next 25 years to approximately 7,699,126.

Between 1970 and 2000, Boulder County's population increased from 131,889 to 291,288 for an average annual growth rate of 4.0%. Between 2000 and 2010, Boulder County's population grew by 0.7%, the city of Boulder's population declined by 0.8%, Longmont had the largest increase in population (14,026), and Superior experienced the highest rate of growth (85%).

Boulder County Population by Municipality

	July 2000		July 2010		Change 2000 – 2010	
	Population	%	Population	%	Change	%
Boulder	98,747	35.7%	97,948	33.2%	-799	-.8%
Longmont	72,372	26.2%	86,398	29.2%	14,026	19.4%
Lafayette	23,344	8.5%	24,541	8.3%	1,197	5.1%
Louisville	19,053	6.9%	18,401	6.2%	-652	-3.4%
Erie	4,512	1.6%	12,494	4.2%	3,198	34.4%
Superior	9,296	3.4%	8,361	2.8%	3,849	85.3%
Lyons	1,642	.6%	2,035	.7%	393	23.9%
Nederland	1,397	.5%	1,445	.5%	48	3.4%
Jamestown	291	.1%	274	.1%	-17	-11.2%
Ward	169	.1%	150	.1%	-19	-11.2%
Unincorporated	45,473	16.5%	43,439	14.7%	-2,034	-4.5%
Boulder County	276,296**	100.0%	295,486	100.0%	19,190	7.0%
Colorado	4,338,801		5,050,870		712,069	1.5%

Colorado State Demography Office; *Cities in more than one county (figures include Boulder County population only); **Includes Broomfield's 38,544 residents (the city became a separate county in 2001)

Demographic Snapshot

The table below includes select data from the US Census Bureau's 2010 American Community Survey for the city of Boulder, Boulder County (Boulder-Longmont MSA), Colorado and the US. More detailed information is available on the American Fact Finder website at <http://factfinder.census.gov>.

2010 Demographic Snapshot

Population Characteristics	City of Boulder	Boulder County	Colorado	US
Total Population ¹	97,948	295,487	4,302,086	281,424,600
Number of Households	39,893	119,774	196,585	114,567,419
Average Household Size	2.18	2.37	2.52	2.63
Average Family Size	2.79	2.95	3.12	3.23
% Family Households (families)	45.5%	59.1%	64.2%	66.4%
% Households with children under 18	21.0%	27.6%	30.0%	29.7%
Male	50.2%	50.0%	50.1%	49.2%
Female	49.8%	50.0%	49.9%	50.8%
Age				
Median age	28.8 years	35.9 years	36.0 years	37.2 years
Under 5 years old	4.4%	5.6%	6.8%	6.5%
18 years or older	85.1%	78.8%	75.7%	76.0%
65 years or older	9.6%	10.0%	10.9%	13.1%
Education (Population 25 or older)				
High school graduate or higher	94.1%	94.1%	89.7%	85.6%
Bachelor's degree or higher	67.2%	57.5%	36.4%	28.2%
Graduate or professional degree	34.8%	24.5%	13.0%	10.4%

Population Characteristics	City of Boulder	Boulder County	Colorado	US
% of population in workforce (16 or older)	66.1%	70.5%	69.4%	64.4%
Civilian labor force (16 or older)	55,855	168,798	2,714,224	155,917,013
Occupation				
Management, business, science, arts	60.9%	53.7%	39.7%	35.9%
Sales and office	18.5%	20.3%	24.8%	25.0%
Service	15.7%	15.6%	17.1%	18.0%
Natural resources, Construction, maintenance	2.2%	4.4%	9.4%	9.1%
Production, transportation, material moving	2.8%	6.1%	9.1%	11.9%
Mean travel time to work				
Mean travel time to work	18.8 minutes	22.0 minutes	24.1 minutes	25.3 minutes
Drive alone to work	51.5%	65.5%	75.5%	76.6%
Use alternative transportation	35.7%	23.6%	18.1%	19.1%
Work at home	12.8%	10.9%	6.4%	4.3%
Income				
Median household income	\$52,618	\$61,859	\$54,046	\$50,046
Median family income	\$92,540	\$86,145	\$67,800	\$60,609
Median non-family income	\$47,056	\$35,834	\$33,148	\$30,440
Per capita income	\$33,981	\$35,988	\$28,723	\$26,059
Housing				
1-unit detached housing (single family)	43.2%	61.0%	62.4%	61.4%
Built 2000 or later	10.3%	13.6%	18.6%	14.9%
Owner-occupied housing units	46.9%	62.3%	65.9%	65.4%
Renter-occupied housing units	53.1%	37.7%	34.1%	34.6%
Vacant housing units	6.1%	5.8%	11.5%	13.1%
Median value owner-occupied homes	\$529,300	\$352,800	\$236,600	\$179,900
Average Rent	\$1,082	\$996	\$863	\$855

Source: 2010 American Community Survey; ¹US Census

*Less than 0.5%

Key Industries

Boulder has a diverse and thriving economy, supported by the presence of the University of Colorado, major federally-funded research facilities, businesses in primary and secondary industries, and tourism.

Primary Industries

Professional, scientific, and technical services
Manufacturing
Information
Management of companies and enterprises
Arts, entertainment, and recreation
Accommodation and food services

Key Industry Clusters

Aerospace
Biotech
Clean Tech/Renewable energy and energy research
Information Technology – Data storage
Information Technology – Digital media
Information Technology – Software development
Nanotechnology
Natural and organic products
Outdoor products and recreation
Photonics
Tourism

Major Employers

Employers in the city of Boulder with 250 or more local employees are listed below.

1,000+ employees

Ball Aerospace
 Boulder Community Hospital
 Boulder County
 Boulder Valley School District
 City of Boulder

Covidien
 IBM Corporation
 UCAR/NCAR
 University of Colorado at Boulder

500-999 employees

Cooperative Institute for Research in Environmental Sciences (CIRES)
 Crispin Porter + Bogusky

InfoPrint Solutions
 Micro Motion/Emerson

250-499 employees

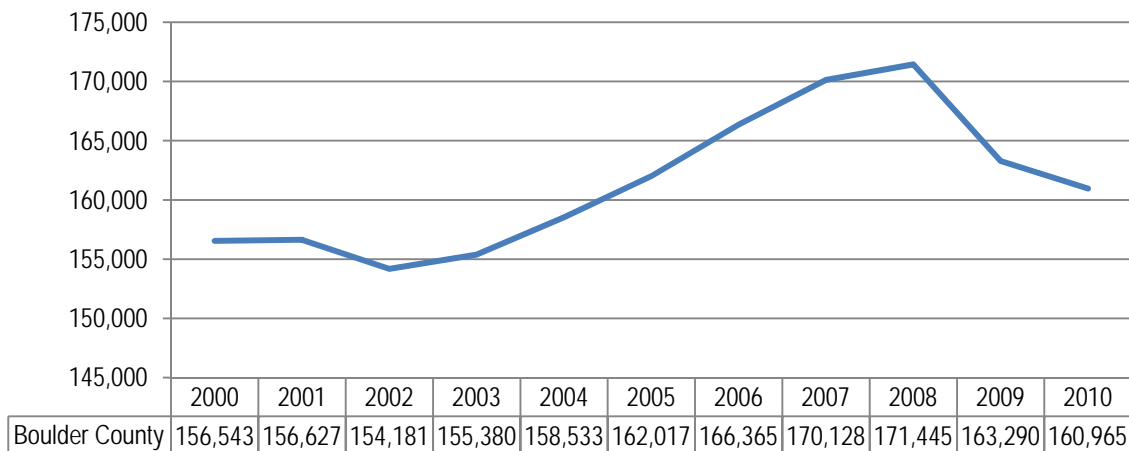
Amgen
 Array Bio Pharma
 Boulder Medical Center
 Celestial Seasonings
 Fraiser Meadows
 Lockheed Martin
 McGuckin Hardware
 Mental Health Center
 Naropa Institute

NIST
 NOAA
 Qualcomm
 Corden Pharma
 Spectra Logic
 Target
 Wall Street on Demand
 Whole Foods
 YMCA of Boulder Valley

Employment & Growth

The city of Boulder is an important employment center for Boulder County, representing approximately 55% of the individuals employed in the county. There are approximately 88,000 individuals employed in Boulder and employment in the city is expected to increase to 116,230 over the next 25 years. The latest Colorado Department of Labor estimates available (October 2011) indicate there are 164,700 employed in Boulder County. Over the next 25 years, county employment is expected to grow to more than 190,000 for an increase of 15%. Over the past decade, total employment in Boulder County increased 2.8% (+4,422 jobs) to 160,956. Employment steadily rose from 2002 to 2008 before dropping in 2009 and 2010.

Boulder County Employment: 2000 - 2010



Colorado Department of Labor and Employment

Employment by Industry

The largest percent of workers in the city of Boulder are employed by government entities. Boulder has a high concentration of workers in the Information (2.9 times the national average) and Professional, Scientific and Technical Services (2.1 times US average) industries.

Employers and Employment by Industry	Firms		Employees	
	Firms	%	Employees	%
Government (includes public universities and schools)	47	0.7%	18,722	21.3%
Professional, Scientific, and Tech Services	1,834	27.2%	13,116	14.9%
Accommodation and Food Services	404	6.0%	8,287	9.4%
Manufacturing	255	3.8%	8,266	9.4%
Health Care and Social Assistance	656	9.7%	7,720	8.8%
Retail Trade	590	8.8%	7,586	8.6%
Information	221	3.3%	6,461	7.3%
Finance and Insurance	383	5.7%	3,160	3.6%
Administrative and Waste Mgmt Services	284	4.2%	2,825	3.2%
Other Services	501	7.4%	2,736	3.1%
Wholesale Trade	435	6.5%	2,499	2.8%
Arts, Entertainment, and Recreation	135	2.0%	1,768	2.0%
Construction	331	4.9%	1,448	1.6%
Educational Services	149	2.2%	1,305	1.5%
Real Estate and Rental and Leasing	372	5.5%	1,298	1.5%
Transportation and Warehousing	43	0.6%	751	0.9%
Management of Companies and Enterprises	55	0.8%	371	0.4%
Total	6,734	100.0%	87,986	100.0%

Employment by Industry	City of Boulder		Boulder County		Colorado	
	Employees	LQ	Employees	LQ	Employees	LQ
Government (includes public universities and schools)	18,722	1.0	26,156	0.8	374,911	0.8
Professional, Scientific, and Tech Services	13,116	2.1	21,059	2.0	167,505	1.1
Accommodation and Food Services	8,287	0.9	14,259	0.9	217,976	1.0
Manufacturing	8,266	0.9	15,202	0.9	125,501	0.5
Health Care and Social Assistance	7,720	0.6	17,605	0.8	232,262	0.7
Retail Trade	7,586	0.6	15,181	0.7	236,726	0.8
Information	6,461	2.9	8,692	2.2	71,694	1.3
Finance and Insurance	3,160	0.7	4,864	0.6	98,229	0.9
Administrative and Waste Mgmt Services	2,825	0.5	5,830	0.6	133,522	0.9
Other Services	2,736	0.8	4,429	0.7	65,278	0.7
Wholesale Trade	2,499	0.6	4,884	0.6	90,851	0.8
Arts, Entertainment, and Recreation	1,768	1.1	2,737	1.0	44,621	1.1
Construction	1,448	0.3	4,044	0.5	115,111	1.0
Educational Services	1,305	0.6	1,867	0.5	28,979	0.6
Real Estate and Rental and Leasing	1,298	0.8	2,056	0.7	41,348	1.1
Transportation and Warehousing	751	0.2	1,130	0.2	57,134	0.7
Management of Companies and Enterprises	371	0.2	923	0.3	28,818	0.8
Agriculture, Forestry, Fishing and Hunting	n/a	n/a	382	0.2	13,670	0.6
Mining (includes oil and gas extraction)	n/a	n/a	545	0.6	24,232	1.8
Utilities	n/a	n/a	261	0.3	8,266	0.7
Total	87,986	1.0	152,116	1.0	2,177,069	1.0

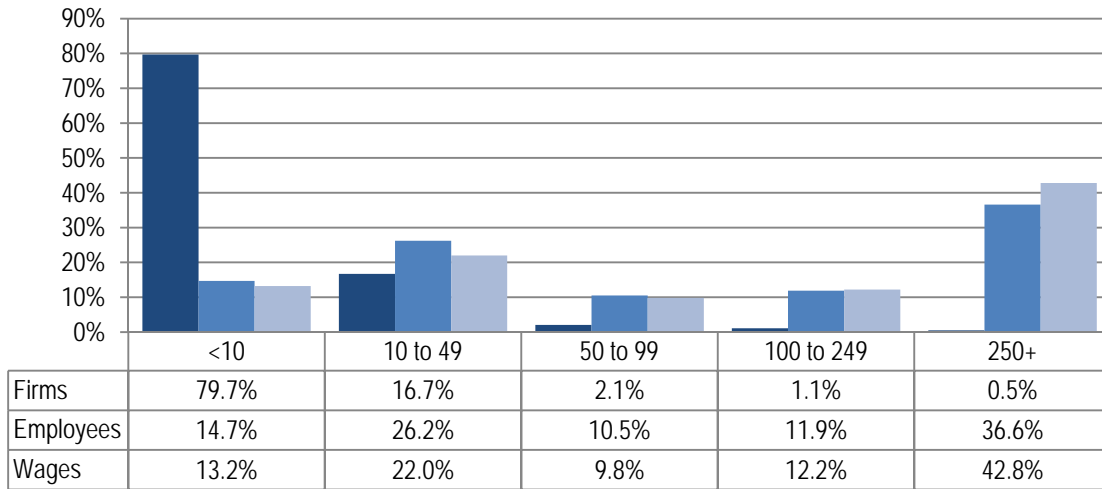
Source: Colorado Department of Labor and Employment (OCEW 2010), Business Research Division, University of Colorado. Notes: Location Quotient is an indicator of concentration of employment in select industries based on comparison of local and national percentages. Agricultural, Forestry, Fishing & Hunting, Mining, and Utilities industries data not reported for the city of Boulder due to small population size. Self-employed and contract labor excluded.

Employer Size

Most employers in the city of Boulder are small businesses; 80% have fewer than 10 employees. Only 3.7% of the city's employers have 50 or more employees.

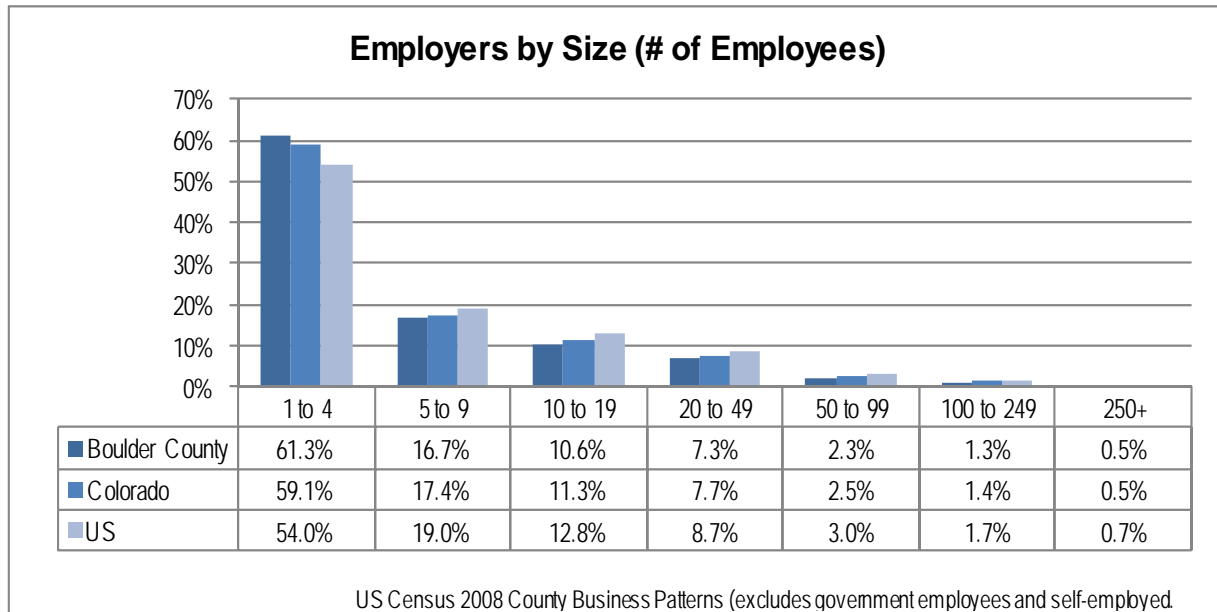
It is important to note, however, that employers with 100 or more employees (1.6% of total) employ 48.5% of the workers and pay 55% of the wages in the city.

Employment Statistics by Employer Size: City of Boulder



Business Research Division, University of Colorado (2009 QCEW data)

Data from the Census Bureau's latest County Business Patterns report shows a similar distribution of employers by size for Boulder County, Colorado and the US.



Average Wages

The average annual wages for employees in the city of Boulder (excluding self-employed and contract labor) is \$57,533 and varies widely by industry. Average wages range from a low of \$17,820 for the Accommodation and Food Services industry to a high of \$98,347 for the Management industry. Other industries that pay higher than average wages include Information; Finance and Insurance; Professional, Scientific, and Technical Services; Manufacturing, and Wholesale Trade.

Average Annual Wages by Industry: City of Boulder, Boulder County and Colorado			
Note: includes both full- and part-time workers	City of Boulder Average Wage	Boulder County Average Wage	Colorado Average Wage
Management of Companies and Enterprises	\$98,347	\$89,206	\$124,460
Information	\$94,865	\$94,567	\$82,084
Finance and Insurance	\$91,980	\$79,920	\$71,413
Professional, Scientific, and Tech Services	\$87,709	\$90,300	\$79,624
Manufacturing	\$78,142	\$73,005	\$60,035
Wholesale Trade	\$74,981	\$78,810	\$68,127
Government (includes public universities and schools)	\$52,707	\$50,377	\$47,615
Construction	\$46,669	\$42,979	\$47,828
Health Care and Social Assistance	\$43,590	\$45,344	\$44,310
Real Estate and Rental and Leasing	\$41,706	\$38,371	\$41,859
Transportation and Warehousing	\$40,248	\$40,191	\$42,741
Other Services	\$37,333	\$33,887	\$33,219
Administrative and Waste Mgmt Services	\$36,206	\$32,568	\$33,865
Retail Trade	\$28,760	\$27,415	\$26,823
Educational Services	\$28,198	\$28,754	\$37,884
Arts, Entertainment, and Recreation	\$18,935	\$18,548	\$30,097
Accommodation and Food Services	\$17,820	\$16,572	\$17,579
Agriculture, Forestry, Fishing and Hunting	n/a	\$28,180	\$29,096
Mining (includes oil and gas extraction)	n/a	\$55,582	\$99,133
Utilities	n/a	\$80,537	\$84,154
Total	\$57,533	\$54,324	\$47,864

Source: Colorado Department of Labor and Employment (OCEW 2010), Business Research Division, University of Colorado. Notes: Location Quotient is an indicator of concentration in select industries based on comparison of local and national percentages. Agricultural, Forestry, Fishing & Hunting, Mining, and Utilities industries data not reported for the city of Boulder due to small population size. Self-employed and contract labor excluded.

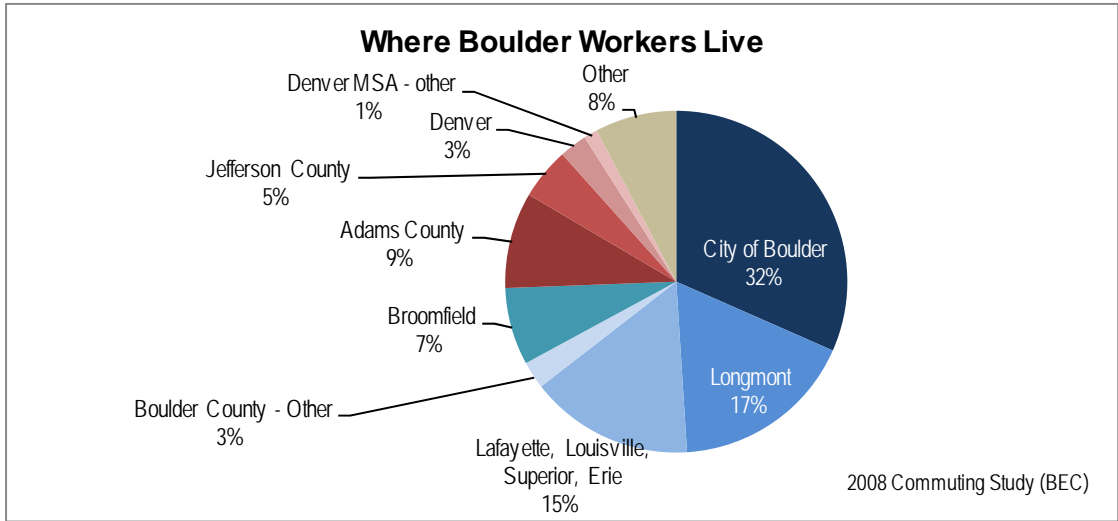
In the Boulder area, the average annual wage for all occupations is \$53,350. Management occupations earn the highest annual average wages. Legal; Architecture and Engineering; Computer and Mathematical science; Life, Physical and Social Science; Healthcare Practitioner; and Business and Financial Operations occupations also earn higher than average wages.

Average Annual Wages by Occupation			
Occupation (SOC code) May 2010	Boulder	Colorado	US
All Occupations(000000)	\$53,350	\$46,770	\$44,410
Management Occupations(110000)	\$119,890	\$107,470	\$105,440
Business and Financial Operations Occupations(130000)	\$72,950	\$68,410	\$67,690
Computer and Mathematical Occupations(150000)	\$86,390	\$81,510	\$77,230
Architecture and Engineering Occupations(170000)	\$87,490	\$80,100	\$75,550
Life Physical and Social Science Occupations(190000)	\$81,240	\$70,170	\$66,390
Community and Social Service Occupations(210000)	\$42,600	\$43,050	\$43,180
Legal Occupations(230000)	\$91,410	\$92,020	\$96,940
Education Training and Library Occupations(250000)	\$50,950	\$49,110	\$50,440
Arts Design Entertainment Sports and Media Occupations(270000)	\$50,350	\$49,440	\$52,290
Healthcare Practitioners and Technical Occupations(290000)	\$76,410	\$73,100	\$71,280
Healthcare Support Occupations(310000)	\$32,380	\$29,200	\$26,920
Protective Service Occupations(330000)	\$45,150	\$43,440	\$42,490
Food Preparation and Serving Related Occupations(350000)	\$22,840	\$22,100	\$21,240
Building and Grounds Cleaning and Maintenance Occupations(370000)	\$26,810	\$25,200	\$25,300
Personal Care and Service Occupations(390000)	\$29,270	\$26,230	\$24,590
Sales and Related Occupations(410000)	\$44,980	\$39,780	\$36,790
Office and Administrative Support Occupations(430000)	\$36,030	\$35,140	\$33,470
Farming Fishing and Forestry Occupations(450000)	\$29,460	\$27,460	\$24,330
Construction and Extraction Occupations(470000)	\$41,840	\$42,630	\$43,870
Installation Maintenance and Repair Occupations(490000)	\$43,810	\$44,010	\$42,810
Production Occupations(510000)	\$36,520	\$34,670	\$33,770
Transportation and Material Moving Occupations(530000)	\$37,050	\$34,160	\$32,660

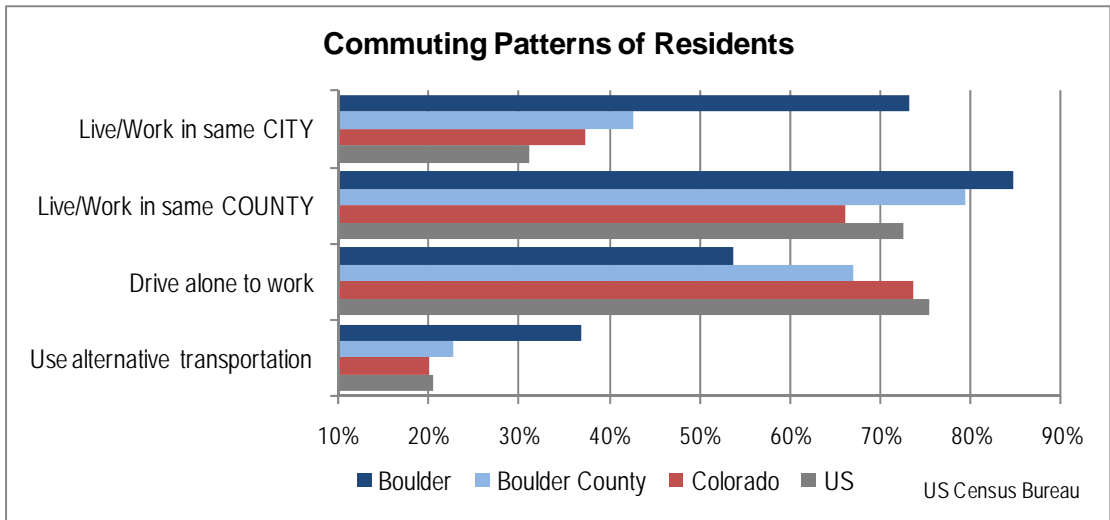
Source: Bureau of Labor Statistics, Occupational Employment Statistics.

Commuting Patterns

Boulder Employees – Nearly three-fourths of the individuals who are employed in the city of Boulder live in Boulder County (67%) or Broomfield County (7%). One in three (32%) live in the city of Boulder.



Boulder Residents – Boulder residents are more likely to work near home, have shorter commuting distances and commute times, and are much more likely to use alternative transportation to travel to work than the national average. According to US Census data, 85% of employed city of Boulder residents work within Boulder County including 73% who work in the city of Boulder. Almost half (46%) use alternative modes of transportation to get to work, nearly twice the national average (24%).



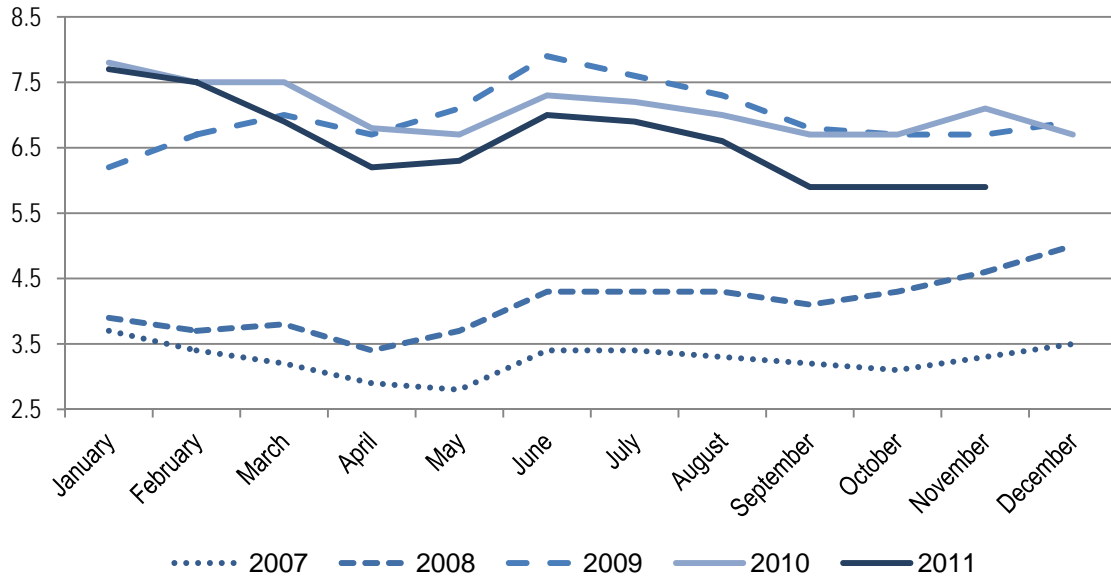
Commuting to Work	City of Boulder Residents	Boulder County Residents	Colorado Residents	National Average
Work in county of residence	84.7%	79.4%	66.1%	72.6%
Work in place (city/town) of residence	73.1%	42.7%	37.3%	31.1%
Mean travel time to work	18.9 minutes	21.3 minutes	24.6 minutes	25.5 minutes
Drive alone to work (car, truck, van)	53.6%	67.1%	73.7%	75.5%
Public transportation (excluding taxicab)	10.6%	5.5%	2.7%	5.0%
Carpooled	6.9%	8.5%	3.4%	10.7%
Walked	8.3%	3.8%	2.7%	2.8%
Other (bicycle, etc.)	11.0%	5.0%	2.6%	1.8%
Worked at home	9.6%	10.1%	6.3%	4.1%

Source: 2008 American Community Survey, US Census Bureau

Unemployment Rate

In 2011, the unemployment rate in the Boulder area was lower than the previous two years, showing signs of recovery from the recession. The local jobless rate peaked at 7.9% in June 2009. The current rate (October 2011) is 5.9%, down from 6.7% in October 2010.

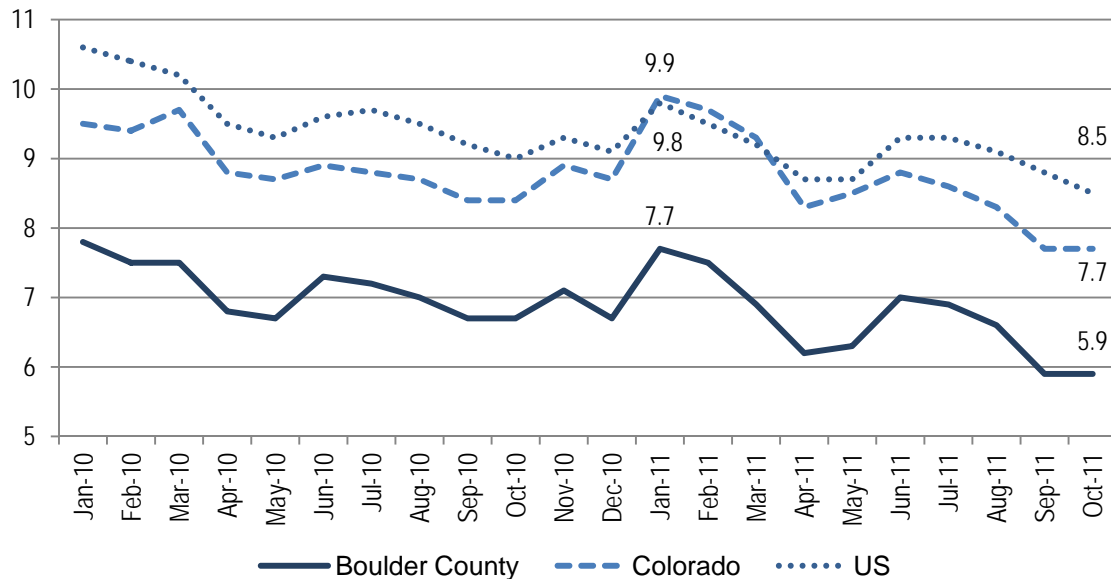
Unemployment Rate: Boulder County



Bureau of Labor Statistics (not seasonally adjusted)

Boulder's unemployment rate has remained consistently below state and national rates.

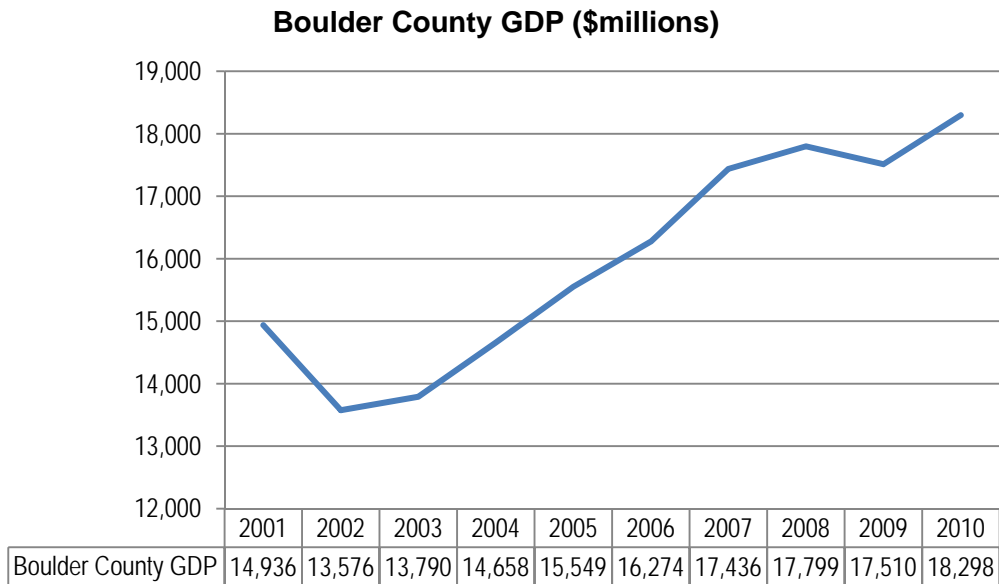
Unemployment Rate



Bureau of Labor Statistics (not seasonally adjusted)

GDP

The nominal gross domestic product for Boulder County is an estimated \$18.2 billion. After decreasing by \$289 million between 2008 and 2009, Boulder County GDP increased \$788 million between 2009 and 2010.



Bureau of Economic Analysis

Cost of Living

For the past several years, the cost of living in the Boulder area has been lower than the national average. From 2009 to 2010, the Denver-Boulder-Greeley area Consumer Price Index increased at rate of 1.9%, slightly more than the national rate of increase, which was 1.6%.

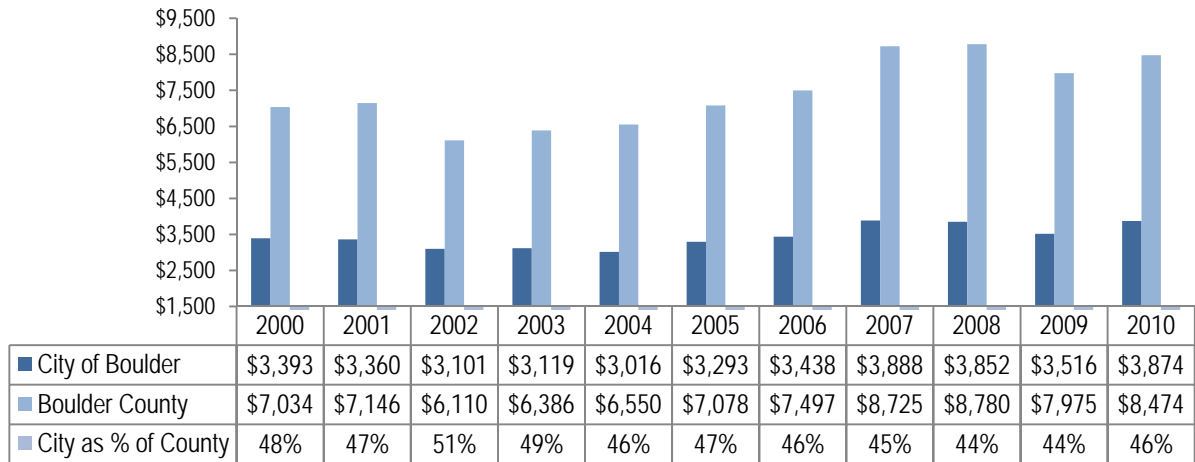
Consumer Price Index				
	Denver-Boulder-Greeley		US	
Year	Index	% Change	Index	% Change
1999	166.6		166.6	
2000	173.2	4.0%	172.2	3.4%
2001	181.3	4.7%	177.1	2.8%
2002	184.8	1.9%	179.9	1.6%
2003	186.8	1.1%	184.0	2.3%
2004	187.0	0.1%	188.9	2.7%
2005	190.9	2.1%	195.3	3.4%
2006	197.7	3.6%	201.6	3.2%
2007	202.0	2.2%	207.3	2.8%
2008	209.9	3.9%	215.3	3.8%
2009	208.5	-0.6%	214.5	-0.4%
2010	212.4	1.9%	218.1	1.6%

Bureau of Labor Statistics. All items, not seasonally adjusted, 100=1982-1984

Retail Sales

Retail sales in the city of Boulder represent 46% of sales in Boulder County. Between 2009 and 2010, the city's retail sales reflected the economic recovery with an increase of 10.2%.

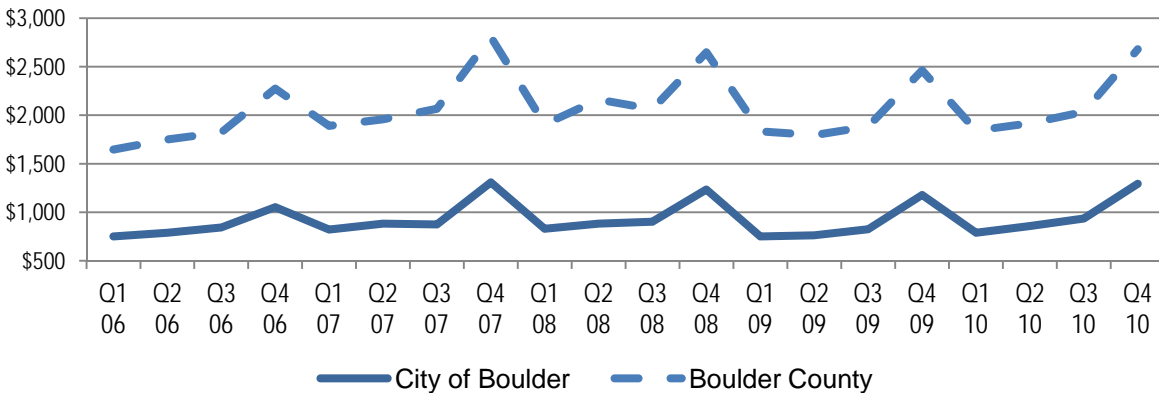
Retail Sales: City of Boulder (\$millions)



Colorado Department of Revenue

Retail sales in the Boulder area follow a typical seasonal pattern, peaking in the fourth quarter. The volume of retail sales was higher in each quarter of 2010 than the same periods in 2009.

Retail Sales by Quarter: 2006 - 2009 (\$millions)



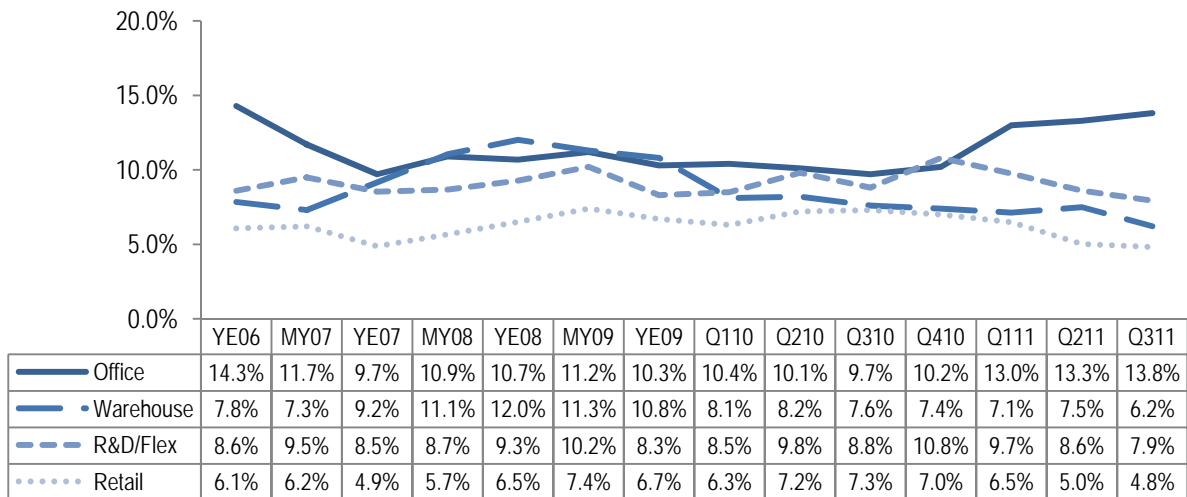
Colorado Department of Revenue

Commercial Real Estate

According to the Newmark Knight Frank Frederick Ross Boulder Market Report, there is approximately 6.7 million square feet of rentable office space, 6.3 million square feet of industrial/warehouse space, 4.5 million square feet of R&D/flex space, and 4.6 million square feet of retail space within the city of Boulder (excluding buildings smaller than 10,000 sq ft and owner-occupied, government and medical buildings). Vacancy and lease rates vary by space location and type.

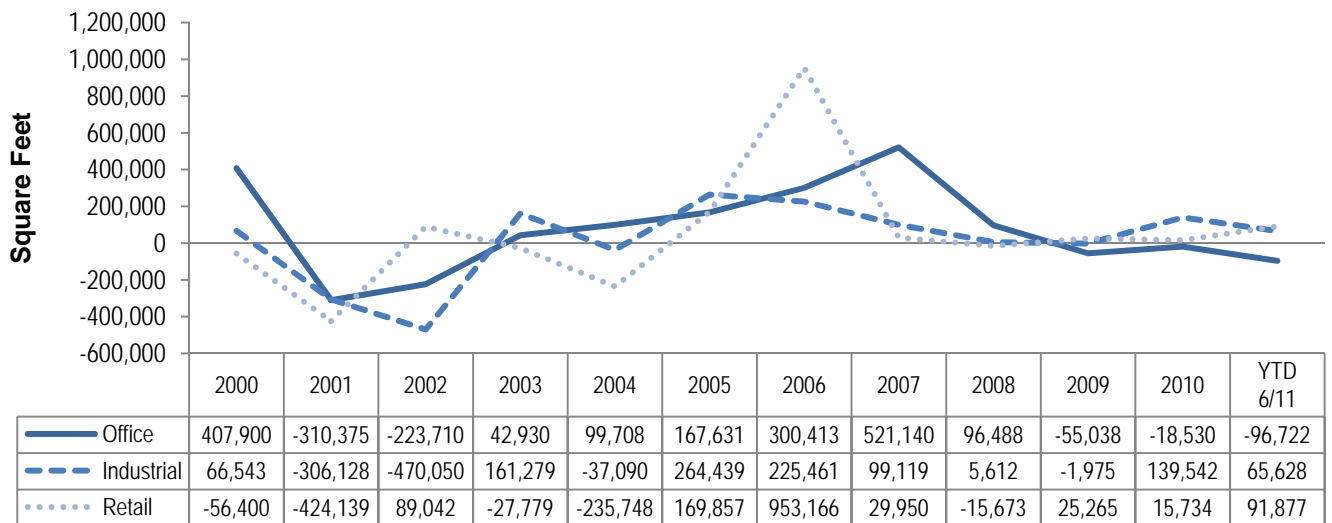
Vacancy rates for commercial space in the city of Boulder during the third quarter of 2011 ranged from 4.8% for retail space to 13.8% for office space. Net absorption for the first half of 2011 was negative for office and positive for industrial and retail space.

Vacancy Rates: City of Boulder



Newmark Knight Frank Frederick Ross Boulder Market Report (excludes Longmont)

Absorption: City of Boulder

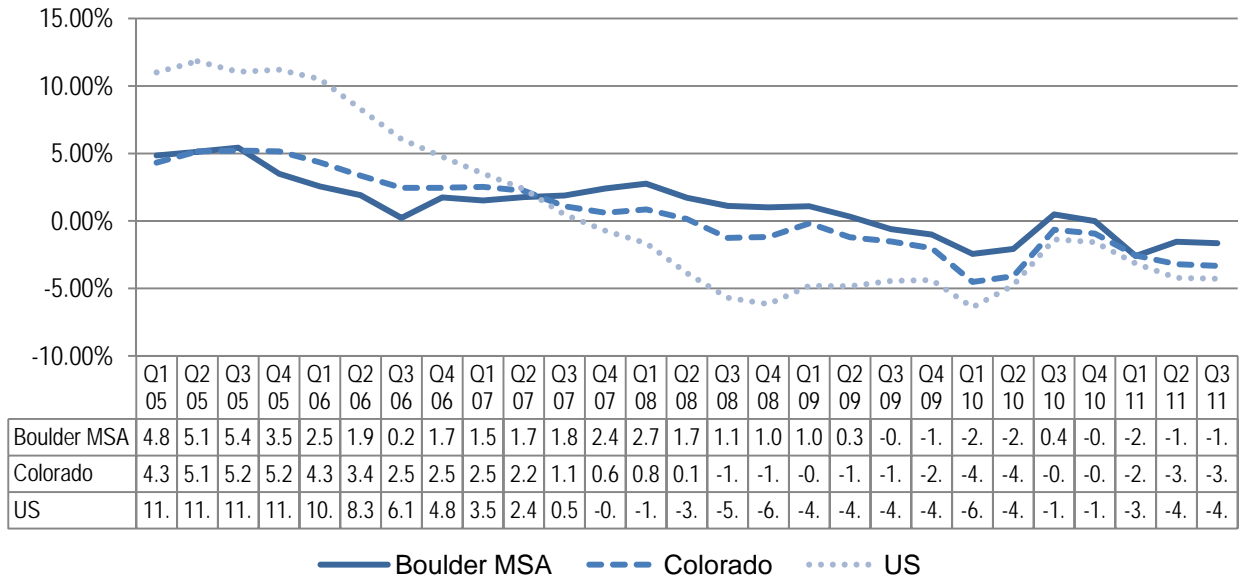


Note: Absorption (defined as net increase or decrease in physically occupied space between two points in time) does not include space that is leased, but not occupied. Newmark Knight Frank Frederick Ross Boulder Market Report (excludes Longmont)

Residential Real Estate

According to the Federal Housing Finance Agency's House Price Index based on repeat sales or refinancing of same single family properties, after a two year period of relatively high rates of appreciation from 1999 to 2001, housing values have remained relatively stable in the Boulder area. Over the past four years, homes in the Boulder area have held their value better than the national average.

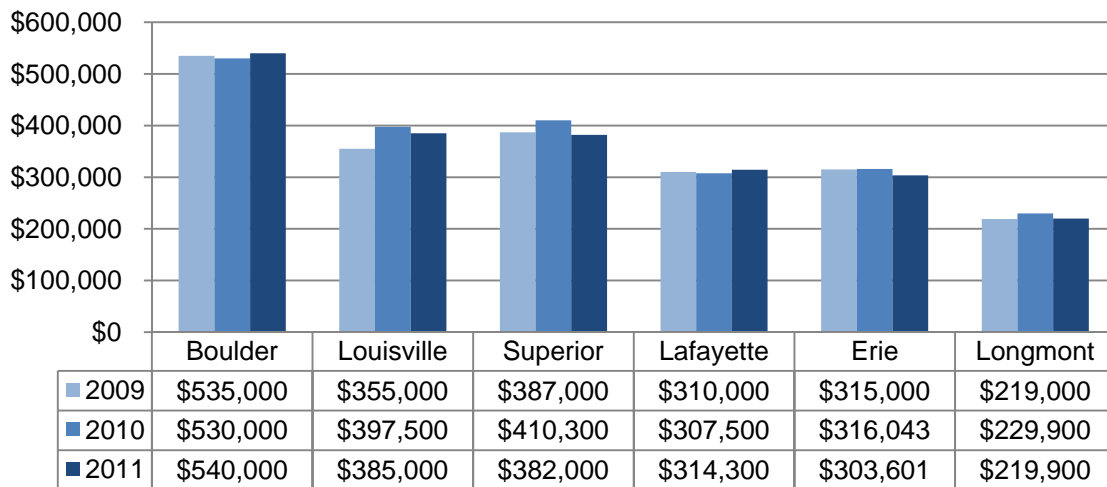
Single Family Home Rate of Appreciation



Office of Federal Housing Enterprise Oversight, Federal Housing Finance Agency's House Price Index

Homes can be found in all price ranges throughout the county, with the highest average sales prices for homes located in the city of Boulder.

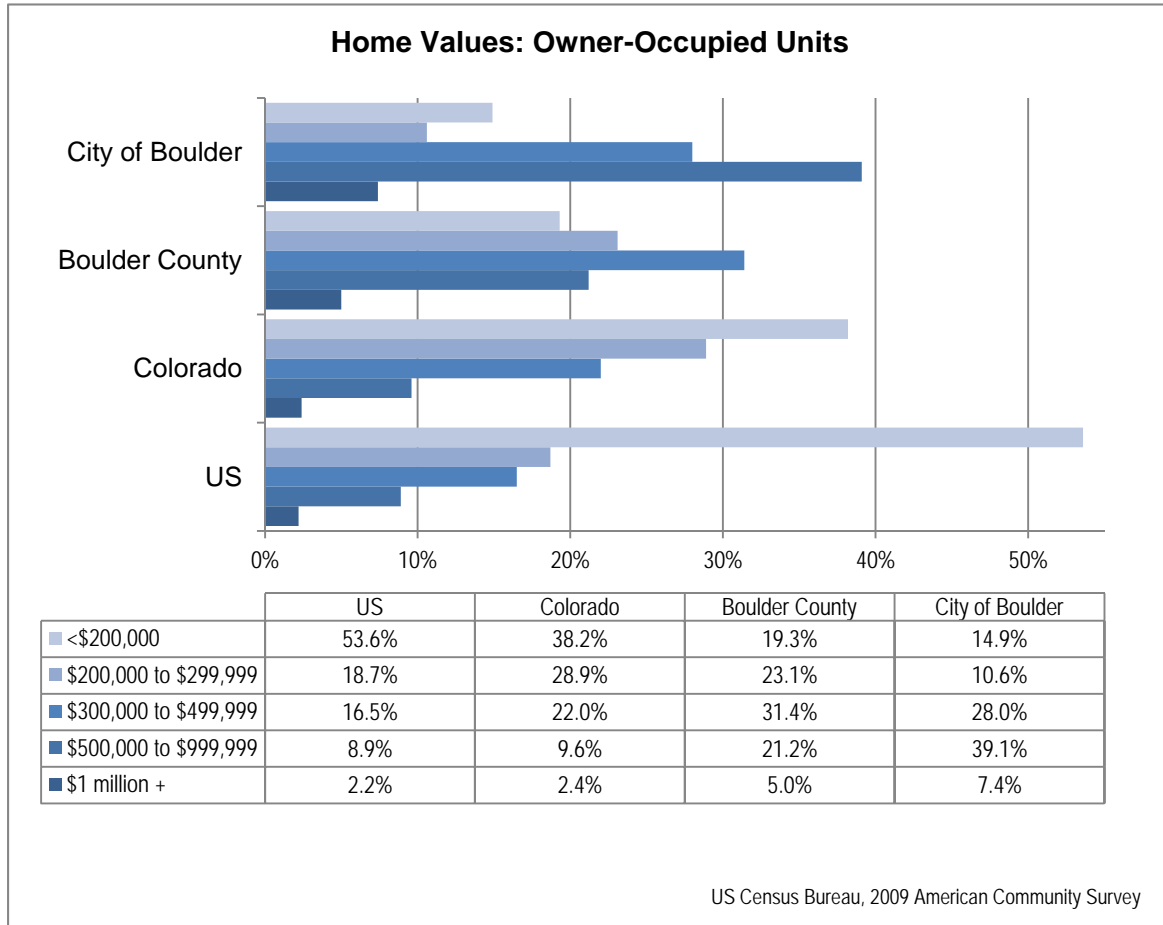
Median Sales Price: Single Family Homes



Boulder Area Realtor Association

The city of Boulder has a lower percentage of owner-occupied units than average, reflecting the demand for rental housing among university students. Less than half (46.9%) of the housing units in the city are owner-occupied, compared to 62.3% of housing units in Boulder County, 65.9% of housing units in Colorado and the national rate of 65.4%.

While Boulder has homes in all price ranges, the city has a higher than average percent of homes valued at \$500,000 or more.

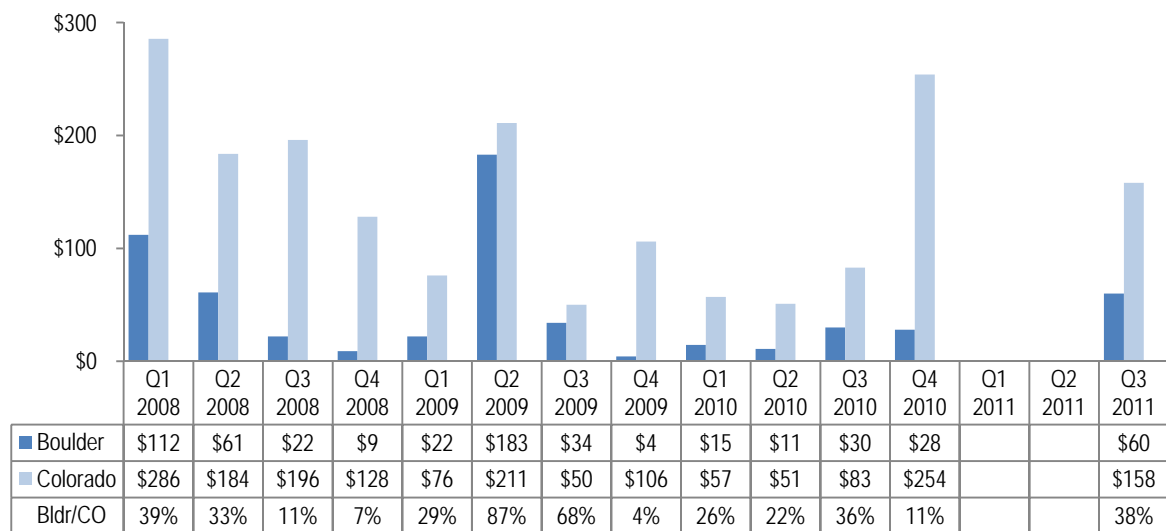


Venture Capital Investment

A high concentration of advanced technology industries has helped fuel venture capital investment in Boulder firms. According to the Pricewaterhouse-Cooper/Venture Economics /NVCA MoneyTree™ Report, in third quarter 2011 a total of \$96 million was invested in firms in Boulder County including \$60 million in companies located in the city of Boulder. This represented 38% of the total VC investment in Colorado companies.

In 2010, firms in the city of Boulder received \$84 million in VC funding or 18.9% of the total invested in Colorado companies compared to \$243 million (54.8% of state total) in 2009.

Venture Capital Investment: City of Boulder and Colorado (\$millions)



PwC/NVCA MoneyTree™ Report, Boulder County Business Report

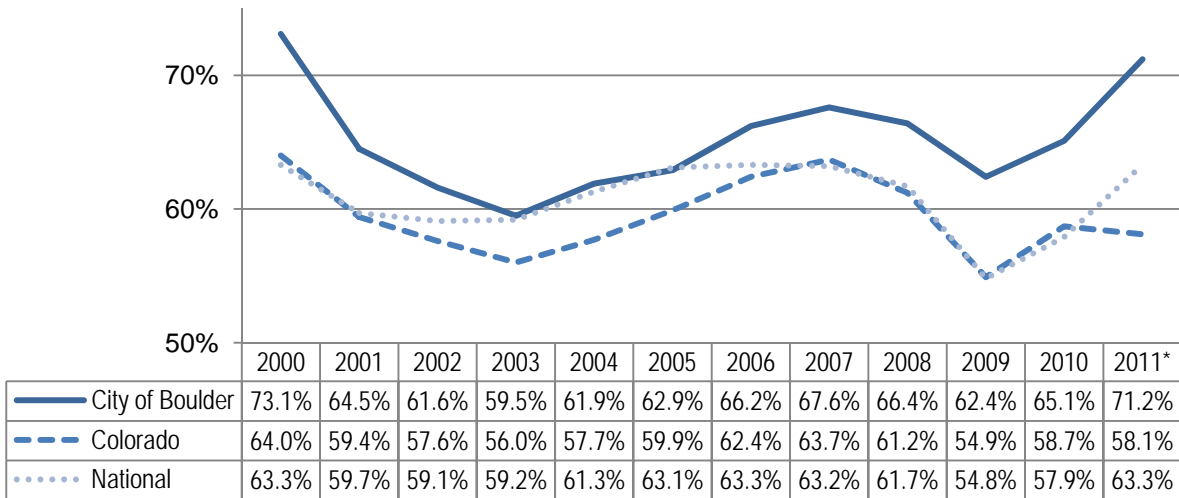
Third Quarter 2011	Location	Amount Invested	Industry
Aztek Networks, Inc.	Boulder	\$3,000,000	Networking and Equipment
Boulder Wind Power, Inc.	Boulder	\$35,000,000	Industrial/Energy
Connection Engine, Inc.	Boulder	\$1,050,000	Software
DCS Surgical, Inc.	Boulder	\$300,000	Medical Devices and Equipment
Everlater, Inc.	Boulder	\$401,000	Telecommunications
Minute Key, Inc.	Boulder	\$10,607,000	Consumer Products and Services
Mosaic Biosciences, Inc.	Boulder	\$1,030,000	Biotechnology
Occipital, Inc.	Boulder	\$7,000,000	Software
SolidFire, Inc.	Boulder	2000000	IT Services
Sundrop Fuels, Inc.	Louisville	35999000	Industrial/Energy
Total		\$96,387,000	

PwC/NVCA MoneyTree™; Bo

Tourism

Tourism is the second biggest industry in Colorado and a significant contributor to the Boulder economy. Average hotel occupancy rates in the city have been improving and remain consistently higher than state and national averages.

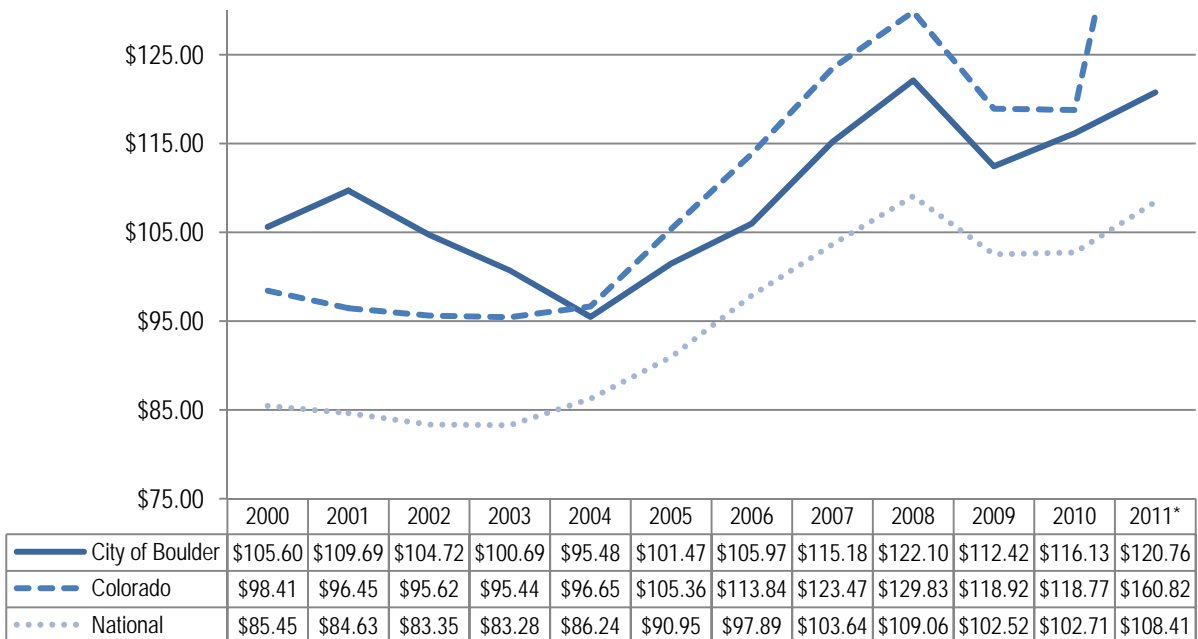
Average Occupancy Rate



*YTD October 2011; Boulder Convention and Visitors Bureau

Average daily rates in the city are lower than the Colorado average (includes ski resorts) and higher than the national average for cities with similar characteristics to Boulder.

Average Daily Rate



Boulder Convention and Visitors Bureau

Accommodations taxes for the city increased by 6.3% in 2010, while admissions taxes decreased by 2.4%.

Net Sales Tax Receipts: City of Boulder (December YTD)					
Category	2006	2007	2008	2009	2010
Accommodations Tax	\$3,046,738	\$3,447,335	\$3,553,443	\$3,075,024	\$3,269,618
Admissions Tax	\$406,030	\$430,397	\$548,958	\$578,043	\$564,432

City of Boulder Sales & Use Tax Revenue Report

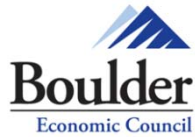
For nearly all areas of the city frequented by tourists (with the exception of the University of Colorado) sales tax receipts showed improvement in 2010 after decreasing in 2009.

Net Sales Tax Receipts by Shopping Area: City of Boulder (December YTD)					
Location	2006	2007	2008	2009	2010
Downtown	\$5,353,439	\$5,704,393	\$5,457,828	\$5,412,555	\$5,612,824
29 th Street	\$2,648,977	\$5,241,661	\$5,990,650	\$5,833,516	\$6,403,527
Pearl Street Mall	\$2,396,087	\$2,475,085	\$2,442,153	\$2,210,722	\$2,341,672
University of Colorado	\$799,404	\$943,484	\$975,999	\$1,029,257	\$971,076
UHGID ("the Hill")	\$1,031,777	\$1,102,088	\$1,052,643	\$1,045,162	\$1,073,843
TOTAL	\$12,229,684	\$15,466,711	\$15,919,273	\$15,531,212	\$16,402,942

City of Boulder Sales & Use Tax Revenue Report

About the Boulder Economic Council

This report is an example of the information and support the Boulder Economic Council provides to local businesses and companies interested in relocating to Boulder.



The Boulder Economic Council, an affiliate of the Boulder Chamber, is a group of prominent business and community leaders committed to Boulder and its economic well-being. The council supports the healthy business sector necessary to sustain the cultural amenities, education, transit, open space and other facets of Boulder's outstanding quality of life.

The group helps lead the community in creating an economic vision and strategy that fosters business retention and growth. Boulder Economic Council members are uniquely positioned to help formulate major economic initiatives that shape Boulder's future by virtue of their individual standings in the community, knowledge of the market, familiarity with available resources and the collaborative relationships they have established. Council members and staff work to promote Boulder's economic vitality through work with both emerging and established enterprises.

Boulder Economic Council activities include working to retain Boulder's home-grown businesses that have helped to create the character of our community; supporting organizations that provide entrepreneurs with training, networking, mentoring and access to funding sources; creating a unified voice for a strong local economy through private/public partnerships; providing information and support for local businesses and companies interested in Boulder; and participating in regional and statewide economic initiatives.

2011 Boulder Economic Council Members

*Amgen · Ball Corporation · Berg Hill Greenleaf & Ruscitti · Bernardi Real Estate Group
Boulder Area Realtor Association · Boulder Chamber · Boulder Community Hospital Foundation
Boulder County Business Report · CBIZ & Mayer Hoffman McCann PC
Celestial Seasonings · City of Boulder · Clifton Gunderson · Colorado Business Bank
Colorado Lending Source · Corden Pharma · Covidien · Crispin Porter + Bogusky
Daily Camera · eSpace: The Center for Space Entrepreneurship · EKS&H · Eide Bailly
Elevations Credit Union · Faegre Benson · Fraiser Meadows · Freeman Myre
Gibbons-White, Inc. · Google · Guaranty Bank and Trust Company · Holme Roberts & Owen LLP
IBM Corporation · JP Morgan Chase · KPMG LLC · Micro Motion/Emerson
Millennium Harvest House Hotel · Palmos Development Corporation · Tebo Development Company
The WW Reynolds Companies · Twenty Ninth Street – a Macerich Company · US Bank
University of Colorado · Wells Fargo Bank · Western Disposal · Wyatt Construction · Xcel Energy*

Boulder Economic Council Staff

*Clif Harald, Executive Director
Jennifer Pinsonneault, Director of Research and Marketing*