

Employment

- Private sector jobs in New York City rose by 2,600 in June 2007 after an increase of 11,000 in May 2007.
- Government jobs in the City fell by 2,100 for a net gain of 400 (private and public sector) jobs.
- Since June 2006, the private sector has grown by 2 percent, adding 49,400 total jobs.
- The City's unemployment rate rose to 5.3 percent in June from 4.9 percent in May.
- In June 2007, Accommodation and Food Services sector added 1,100 jobs to reach its highest employment level since January 1990.

Industry	Employment (000s)			
	June-07	May-07	Change From Prev. Month	Change From June-06
FIRE	470	470	0	11
Finance & Insurance	350	349	1	10
Real Estate	120	120	(0)	1
SERVICES	1,906	1,903	3	36
Information	165	165	(1)	(1)
Professional & Business	587	584	2	14
Educational	153	152	1	3
Health & Social Assistance	554	554	(0)	10
Arts & Entertainment	65	65	0	2
Accommodation & Food	227	226	1	7
Other	155	156	(0)	2
TRADE	438	439	(1)	2
Retail	291	292	(0)	5
Wholesale	147	147	(1)	(2)
MANUFACTURING	99	100	(1)	(9)
TRANSPORTATION & UTILITY	126	125	1	3
CONSTRUCTION	125	124	0	6
TOTAL PRIVATE	3,163	3,160	3	49
GOVERNMENT	551	554	(2)	(2)
TOTAL (Private + Government)	3,714	3,714	0	47

Source: New York State Department of Labor (NYSDOL)

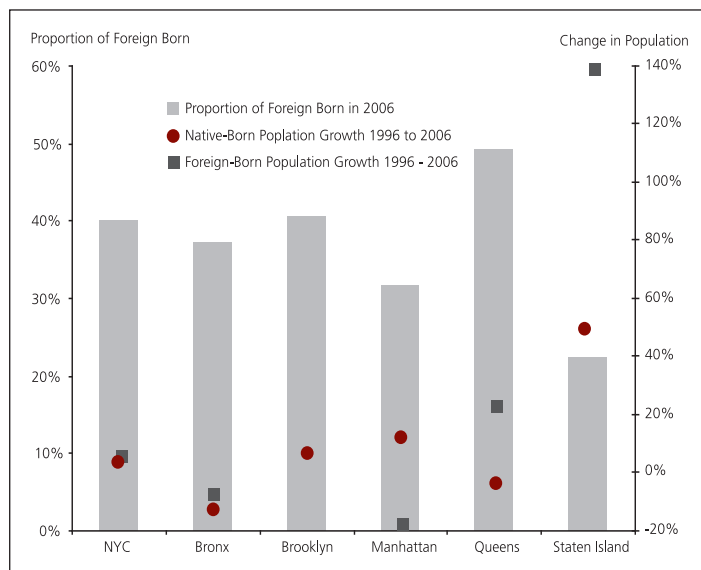
HIGHLIGHTS

- Private employment rose by 2,600 jobs in June, after an increase of 11,000 jobs in May.
- The unemployment rate was 5.3 percent in June, up from 4.9 percent in May.
- The NYC hotel occupancy rate in June 2007 was 90 percent, up from 89 percent in June 2006.
- The Direct Class A office vacancy rate was 4.4 percent in July 2007, while the average asking rent was \$77 PSF.
- Passengers in NYC's airports totaled 9.6 million in May 2007, up 9 percent from May 2006.

Foreign- and Native-Born Population in NYC

- During the last decade the growth of NYC residents born outside the U.S. has outpaced the growth of those born within the country. In 2006, 40.1 percent of New York City residents were foreign-born, up from 39.5 percent in 1996.
- Queens has the highest proportion of foreign-born residents among the boroughs in the City. In 2006 nearly half of the borough residents were born outside the U.S. The foreign born population of Queens grew 24 percent from 1996 to 2006, while the number of Queens residents born in the U.S. declined 3 percent.
- Staten Island has the lowest proportion of population born outside the U.S., but experienced the highest percentage growth of foreign born residents during the same period.
- Of NYC residents aged 15 and over, 47 percent were foreign-born in 2006. These residents had lower average education levels than the native-born. However, the trends seem to have been shifting in the last decade.
- Among those residents whose education levels were High School or less, a disproportionate number were foreign-born, although by a lower margin in 2006 than in 1996.
- Among categories of people with a post-high school education, professional degree holders were disproportionately foreign-born in 2006 (56 percent of the category).
- A higher proportion of native-born New Yorkers had at least a bachelors degree in 2006 (33 percent) than in the foreign-born population (28 percent).

Foreign Born Population Proportion, 2006, and Population Growth by Place of Birth, 1996 – 2006, NYC



Source: U.S. Census Bureau, Current Population Survey

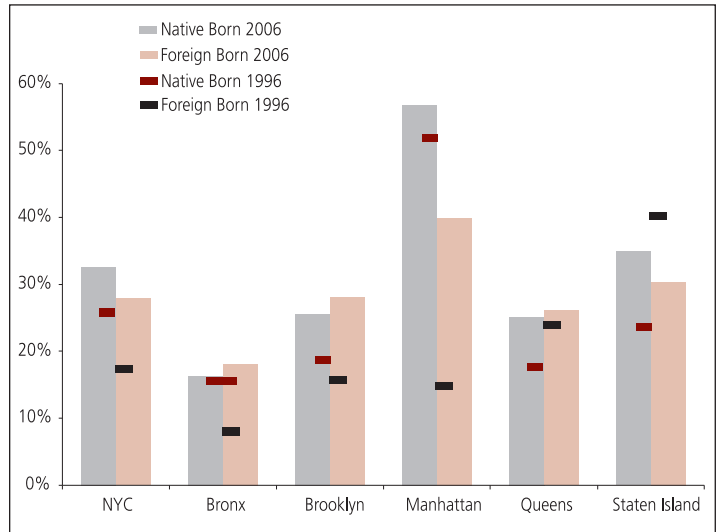
Education Categories of Population: Foreign Born Share and Growth by Place of Birth, 1996 – 2006, NYC

Place of Birth Status	1996	2006	Percent Growth	
	Proportion	Proportion	Native	Foreign
Less Than 1st Grade	93%	69%	534%	5%
11th and 12th Grade/No Diploma	59%	55%	-20%	-31%
High School Graduate	46%	51%	-1%	20%
Some College, no degree	41%	37%	20%	2%
Associate Degree	39%	43%	29%	55%
Bachelor's Degree	42%	43%	46%	58%
Master's Degree	35%	42%	64%	119%
Professional School Degree	24%	56%	-60%	60%
Doctorate Degree	32%	43%	3%	71%
TOTAL	48%	47%	9%	7%

Source: U.S. Census Bureau, Current Population Survey
 Note: Includes only those persons age 15 and over.

- In 2006, the proportion of residents with at least a bachelor's degree was higher in Manhattan than in other boroughs, regardless of the place of birth. The proportion of native-born population with such education levels (57 percent) far exceeded the proportion among the foreign born (40 percent).

Foreign- and Native-Born Residents With at least a Bachelor's Degree, 1996 and 2006, NYC



Source: U.S. Census Bureau, Current Population Survey
 Note: Includes only those persons age 15 and over.

- In all the other boroughs, except Staten Island, the proportion of residents with at least a bachelor's degree was higher among the foreign born compared with those born in the U.S.
- From 1996 to 2006, the proportion of residents with at least bachelor's degrees increased in all boroughs regardless of the place of birth, with the exception of foreign-born in Staten Island.

Real Estate

- In July 2007, Downtown Class A direct office vacancy rates decreased from 5.0 percent to 4.4 percent; the lowest rate for this area since February 2002.
- From June to July 2007, Midtown Class A average rents increased \$4 PSF to \$83 PSF while average vacancy rates also increased from 4.3 percent to 4.6 percent.
- Over the same period, total Manhattan sublease average rents increased \$6 PSF to \$66 PSF, due primarily to a \$5 PSF increase in Midtown areas.

Class A Office Vacancy Rates and Average Rents

	Vacancy Rate			Average Rents/SF		
	Direct		Sublease	Direct		Sublease
	Jul-07	Jun-07	Jul-07	Jul-07	Jun-07	Jul-07
Midtown	4.6%	4.3%	1.3%	\$83	\$79	\$72
Midtown South	1.0%	0.8%	0.2%	\$51	\$48	\$41
Downtown	4.4%	5.0%	1.3%	\$52	\$53	\$45
Manhattan Totals	4.4%	4.2%	1.3%	\$77	\$72	\$66

Source: Cushman and Wakefield

Other Indicators

Tourism and Travel

Air Traffic

- In May 2007, 9.6 million passengers flew into and out of the region's airports, a 9 percent increase from May 2006 passenger levels.

Source: Port Authority of New York and New Jersey

Hotel Occupancy

- In June 2007, the average daily hotel room rate was \$306, a 15 percent increase from June 2006.
- Hotel occupancy was 90 percent in June 2007, up from 89 percent in June 2006.

Source: PKF Consulting

Broadway Ticket Sales

- Total Broadway attendance was approximately 971 thousand during the four weeks ending July 29, 2007, a 12 percent increase from the same period last year.
- Broadway revenue during this period was roughly \$75 million, a 14 percent increase from last year.

Source: The League of American Theatres and Producers

Subway Ridership

- Total ridership on MTA subways, trains and buses, and bridge and tunnel use in May 2007 was roughly 249 million, an increase of 3 percent from May 2006.
- In May 2007, subway ridership was roughly 138 million, an increase of 5 percent from May 2006.

Source: Metropolitan Transportation Authority

New Construction

For the four months ending June 2007:

- There were 2,534 building projects (including new, additions and alterations) that started construction in NYC, a 25 percent decrease from the four months ending June 2006. There were 137 infrastructure (non-building) project starts, an increase of 18 percent from last year.
- Planned space for building project starts is approximately 9 million square feet, a 60 percent decrease from the same period in 2006.

Source: Dodge Analytics