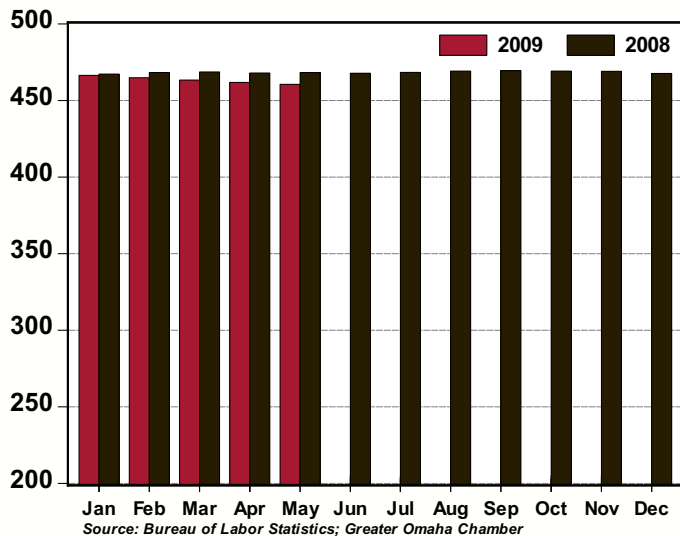


GREATER OMAHA INDICATORS

LOCAL ECONOMY

Published June 2009

**Total Non-Farm Employment,
Omaha MSA: 2009 v 2008**
(thousands, seasonally adjusted)



- Total employment in the Omaha MSA declined a modest 0.3 percent in May.
- The Government (+0.2 percent), Education and Health Care (+0.1 percent) and Other Services sectors posted moderate increases for the month.
- The unemployment rate for Omaha was unchanged at 4.9 percent in May.
- Home sales and single-family permits continue to show improvement, with the former increasing for the sixth consecutive month and the latter posting an 8.4 percent monthly gain in May.
- This month we take advantage of more robust non-residential permit data from some of the reporting jurisdictions, incorporating significant tenant improvements into our report. For May, non-residential permits posted a 3.6 percent decline.
- For the twelve months ending in March, Net Taxable Sales increased by 0.9 percent.

NATIONAL ECONOMY

- Incoming data continues to suggest that the end of the downturn likely occurred in 2Q09.
- The Conference Board's Leading Economic Index rose sharply for a second consecutive month. Over the past six months, the index has risen 1.2 percent, the first time the index has increased over a six-month period since July 2007.
- Consumer spending increased in May, the fourth gain in the last five months. Inflation-adjusted consumer spending also increased in May.
- New orders for durable goods increased for the second consecutive month in May and have posted three increases in the last four months. The report provides evidence that the rebound in consumer spending is being followed by a turnaround in business expenditures.
- The latest Federal Reserve statement was less bearish about the economy. The Fed sees better conditions in the financial markets, further signs of stabilization in consumer spending and progress by businesses in whittling down their inventories.

AREA HIGHLIGHTS

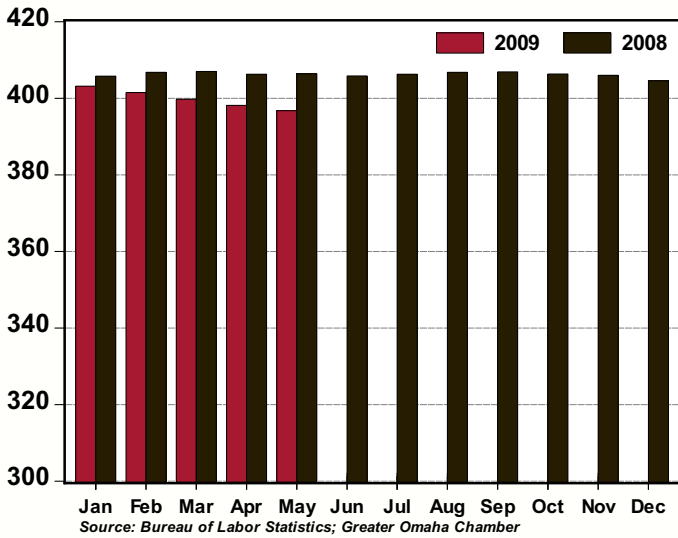
Nebraska Ranks in the Top 10 Pro-Business States

In the annual Pollina Corporate Top 10 Pro-Business States, Nebraska ranks 10th. The annual report studies job retention and creation in the 50 states, including federal government jobs. Nebraska was ranked seventh in a category that evaluated incentives and economic development agencies. Tax incentives under the Nebraska Advantage Act have attracted new business interests to the state. Since 2006, 188 companies have applied for incentives, bringing \$5.2 billion of new capital investment and more than 1,500 new jobs.

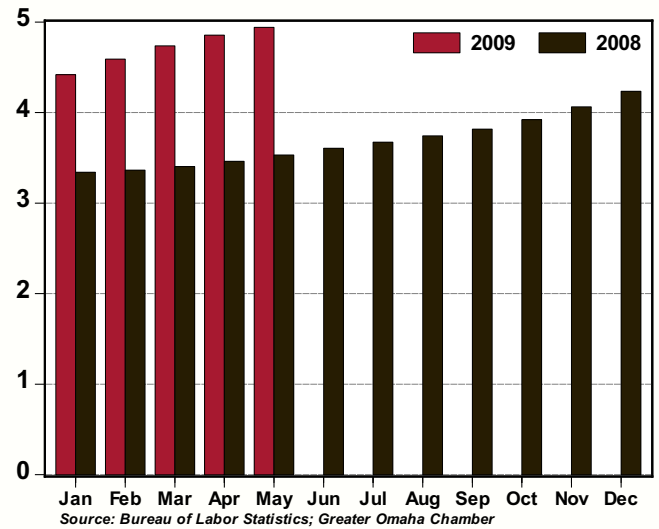
"We have a good team working on business recruitment and business assistance at the state and local level," Governor Dave Heineman said. "They have been proactive in working with businesses to make sure they have the tools they need to succeed, even in this more challenging economic climate."

Source: Omaha World-Herald

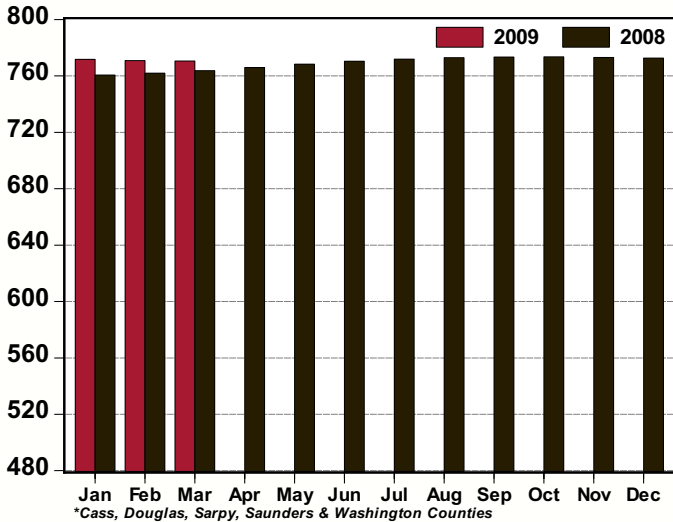
Total Private Employment, Omaha MSA: 2009 v 2008
(thousands, seasonally adjusted)



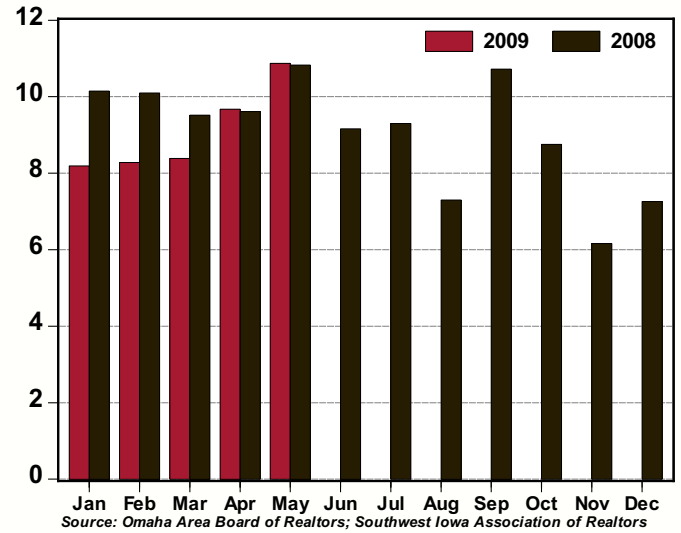
Unemployment Rate, Omaha MSA: 2009 v 2008
(%, seasonally adjusted)



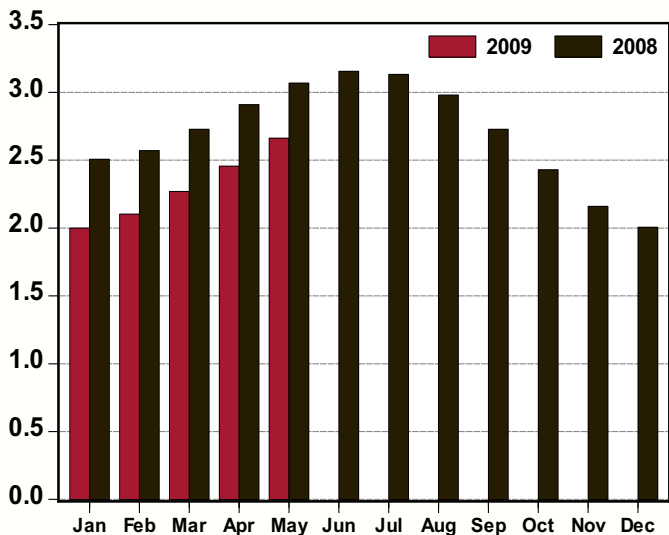
Net Taxable Sales, Nebraska Counties in the Omaha MSA*: 2009 v 2008
(\$ millions, seasonally adjusted)



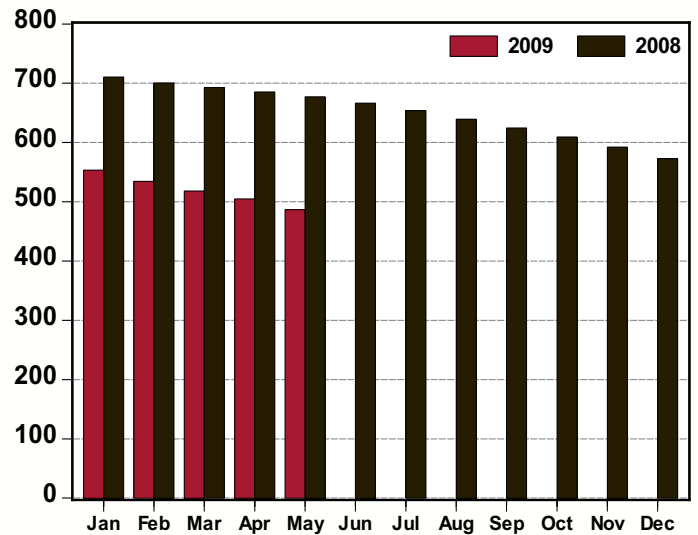
Home Sales, Omaha MSA: 2009 v 2008
(thousands, seasonally adjusted annual rate)



Single-Family Residential Permits, Omaha MSA: 2009 v 2008
(thousands, seasonally adjusted annual rate)



Non-Residential Permits, Omaha MSA: 2009 v 2008
(number of permits, seasonally adjusted annual rate)



| Greater Omaha Indicators | May 09 | Apr 09 | Mar 09 | Feb 09 | Jan 09 | Dec 08 | Nov 08 | Oct 08 | Sep 08 | Aug 08 | Jul 08 | Jun 08 | May 08 |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Labor Market: Household Survey | | | | | | | | | | | | | |
| Labor Force (#,sa) | 452,284 | 453,196 | 454,119 | 454,942 | 455,623 | 456,082 | 456,254 | 456,260 | 456,261 | 456,341 | 456,691 | 457,115 | 457,310 |
| Employment (#,sa) | 429,935 | 431,199 | 432,608 | 434,058 | 435,490 | 436,763 | 437,720 | 438,370 | 438,842 | 439,266 | 439,915 | 440,638 | 441,163 |
| Unemployment (#,sa) | 22,349 | 21,997 | 21,511 | 20,885 | 20,133 | 19,319 | 18,534 | 17,890 | 17,419 | 17,074 | 16,775 | 16,477 | 16,147 |
| Unemployment Rate - Omaha (% ,sa) | 4.9 | 4.9 | 4.7 | 4.6 | 4.4 | 4.2 | 4.1 | 3.9 | 3.8 | 3.7 | 3.7 | 3.6 | 3.5 |
| Unemployment Rate - Nebraska (% ,sa) | 4.4 | 4.5 | 4.7 | 4.3 | 4.3 | 3.9 | 3.6 | 3.6 | 3.4 | 3.3 | 3.3 | 3.3 | 3.2 |
| Unemployment Rate - US (% ,sa) | 9.4 | 8.9 | 8.5 | 8.1 | 7.6 | 7.2 | 6.7 | 6.5 | 6.1 | 6.1 | 5.7 | 5.5 | 5.5 |
| Labor Market: Establishment Survey | | | | | | | | | | | | | |
| Total Employment (000s, sa) | 460.5 | 461.8 | 463.3 | 464.9 | 466.4 | 467.7 | 468.5 | 468.9 | 469.0 | 469.0 | 468.8 | 468.6 | 468.5 |
| Private Employment (000s, sa) | 396.8 | 398.2 | 399.8 | 401.5 | 403.2 | 404.6 | 405.6 | 406.2 | 406.5 | 406.6 | 406.7 | 406.7 | 406.7 |
| Construction/Mining (000s, sa) | 25.5 | 25.6 | 25.7 | 25.8 | 25.8 | 25.8 | 25.8 | 25.7 | 25.7 | 25.8 | 25.8 | 25.9 | 25.9 |
| Manufacturing (000s, sa) | 32.4 | 32.5 | 32.7 | 32.9 | 33.1 | 33.3 | 33.4 | 33.5 | 33.6 | 33.7 | 33.7 | 33.8 | 33.9 |
| Trade, Trans., & Utilities (000s, sa) | 97.2 | 97.5 | 97.9 | 98.3 | 98.6 | 98.9 | 99.2 | 99.4 | 99.5 | 99.7 | 99.9 | 100.0 | 100.2 |
| Information (000s, sa) | 11.5 | 11.6 | 11.7 | 11.7 | 11.8 | 11.9 | 11.9 | 12.0 | 12.0 | 12.1 | 12.1 | 12.2 | 12.3 |
| Financial Activities (000s, sa) | 39.6 | 39.6 | 39.7 | 39.7 | 39.7 | 39.8 | 39.8 | 39.7 | 39.7 | 39.8 | 39.8 | 39.8 | 39.8 |
| Prof. and Business Services (000s, sa) | 61.6 | 62.2 | 62.8 | 63.5 | 64.2 | 64.8 | 65.2 | 65.4 | 65.6 | 65.7 | 65.7 | 65.8 | 65.8 |
| Educ. and Health Services (000s, sa) | 68.1 | 68.0 | 68.0 | 67.9 | 67.9 | 67.8 | 67.8 | 67.7 | 67.6 | 67.4 | 67.2 | 67.0 | 66.7 |
| Leisure and Hospitality (000s, sa) | 44.1 | 44.3 | 44.6 | 44.9 | 45.2 | 45.5 | 45.8 | 45.9 | 45.9 | 45.7 | 45.7 | 45.6 | 45.5 |
| Other Services (000s, sa) | 16.8 | 16.8 | 16.8 | 16.8 | 16.8 | 16.8 | 16.8 | 16.8 | 16.8 | 16.7 | 16.7 | 16.7 | 16.7 |
| Government (000s, sa) | 63.8 | 63.6 | 63.5 | 63.4 | 63.2 | 63.1 | 62.9 | 62.8 | 62.6 | 62.3 | 62.1 | 61.9 | 61.8 |
| Construction Permits | | | | | | | | | | | | | |
| Total Permits (#, sa) | 263 | 251 | 233 | 220 | 217 | 222 | 231 | 256 | 294 | 306 | 319 | 320 | 314 |
| Valuation (\$000, nsa) | 96,380 | 74,618 | 40,987 | 53,063 | 75,937 | 61,023 | 39,607 | 83,126 | 78,809 | 65,758 | 88,180 | 81,040 | 66,137 |
| Single-Family Residential Permits (#, sa) | 222 | 205 | 189 | 175 | 167 | 167 | 180 | 203 | 227 | 248 | 261 | 263 | 256 |
| Valuation (\$000, nsa) | 52,517 | 40,608 | 21,994 | 25,494 | 12,049 | 11,725 | 18,308 | 36,896 | 47,104 | 44,804 | 54,588 | 48,699 | 48,162 |
| Non-Residential Permits (#, sa) | 41 | 42 | 43 | 45 | 46 | 48 | 49 | 51 | 52 | 53 | 54 | 56 | 56 |
| Valuation (\$000, nsa) | 43,716 | 29,238 | 18,836 | 27,569 | 59,449 | 44,043 | 21,080 | 27,240 | 6,359 | 17,542 | 26,472 | 27,436 | 11,207 |
| Multi-Family Residential Units (#, nsa) | 2 | 80 | 2 | 0 | 80 | 133 | 4 | 107 | 482 | 36 | 112 | 100 | 42 |
| Valuation (\$000, nsa) | 147 | 4,772 | 158 | 0 | 4,440 | 5,255 | 219 | 18,990 | 25,345 | 3,412 | 7,120 | 4,905 | 6,767 |
| New and Existing Home Sales | | | | | | | | | | | | | |
| Total Sales (#, sa) | 906 | 806 | 699 | 690 | 683 | 605 | 514 | 730 | 894 | 608 | 775 | 764 | 902 |
| Total Value (\$mm, nsa) | 156.5 | 127.4 | 100.2 | 72.6 | 56.8 | 87.4 | 69.5 | 130.9 | 123.5 | 142.3 | 146.3 | 139.7 | 168.4 |
| Utilities | | | | | | | | | | | | | |
| Electricity Customers (#, nsa) | 341,906 | 341,900 | 341,900 | 341,967 | 341,725 | 341,534 | 341,105 | 340,265 | 340,015 | 339,990 | 339,311 | 339,187 | 338,995 |
| Total Electricity Sold (mwh, 000s, sa) | 955.6 | 938.4 | 919.5 | 898.4 | 877.7 | 863.7 | 864.9 | 863.7 | 874.8 | 890.8 | 904.6 | 913.5 | 922.6 |
| Transportation | | | | | | | | | | | | | |
| Airline Passengers (000s, sa) | 357.9 | 356.3 | 354.9 | 353.4 | 352.4 | 352.3 | 353.2 | 355.0 | 357.6 | 360.2 | 362.8 | 365.5 | 368.1 |
| Airline Cargo (mm lbs., sa) | 8.8 | 8.9 | 9.0 | 9.1 | 9.3 | 9.4 | 9.5 | 9.7 | 9.8 | 10.0 | 10.1 | 10.3 | 10.4 |
| Commerce | | | | | | | | | | | | | |
| Net Taxable Sales (\$mm, sa) | 768.3 | 770.3 | 771.9 | 772.9 | 773.4 | 773.4 | 773.4 | 773.4 | 773.1 | 772.6 | 771.8 | 770.8 | 770.5 |
| Motor Vehicles (\$mm, sa) | 92.3 | 91.9 | 91.5 | 91.2 | 90.9 | 90.6 | 90.3 | 90.0 | 89.7 | 89.7 | 89.7 | 89.5 | 89.1 |
| Prices | | | | | | | | | | | | | |
| Consumer Price Index - U.S. (yr/yr %, nsa) | -1.3 | -0.7 | -0.4 | 0.2 | 0.0 | 0.1 | 1.1 | 3.7 | 4.9 | 5.4 | 5.6 | 5.0 | 4.2 |
| CPI - Midwest (yr/yr %, nsa) | -1.9 | -1.5 | -0.8 | -0.2 | -0.3 | -0.3 | 0.5 | 3.3 | 4.8 | 5.4 | 5.6 | 4.9 | 4.0 |
| Personal Consumption Expenditure Index (yr/yr %, sa) | 0.4 | 0.6 | 0.9 | 0.7 | 0.8 | 0.8 | 1.6 | 3.3 | 4.1 | 4.4 | 4.5 | 4.1 | 3.5 |
| PCE Index, ex Food & Energy (yr/yr %, sa) | 1.9 | 1.8 | 1.8 | 1.8 | 1.7 | 1.8 | 2.0 | 2.1 | 2.3 | 2.4 | 2.4 | 2.4 | 2.2 |

Note: sa = seasonally adjusted; nsa = not seasonally adjusted; na = not available.

BUSINESS BAROMETER

The following companies are new or have recently expanded operations in the Greater Omaha metro area. Announcements in this list have been gathered from public releases and the local media. Investment estimates are based on public announcements, while employment is based on public announcements and industry averages.

May 2009 2009 New and Expanding Companies

| <u>Company</u> | <u>Location (approximate)</u> | <u>Industry</u> | <u>Investment</u> | <u>Added Employment</u> |
|-------------------------------------|-------------------------------|-----------------------|----------------------|-------------------------|
| Wake'N'Bake | 49th Street and Dodge | Coffee shop | | 5 |
| Interpublic Group | 144th and West Dodge Road | IT & data center | \$1,000,000 | 30 |
| Midwest Laboratories | TBA - Southwest Omaha | Testing services | | 14 |
| PetSmart | 168th and Maple Streets | Pet store | | 15 |
| Game Stop | Metro Crossing | Video game store | | 5 |
| RadioShack | Metro Crossing | Electronics store | | 5 |
| Buffalo Wild Wings | Metro Crossing | Restaurant | | 25 |
| L Street Marketplace | 120th and L Streets | Shopping center | | |
| Jimmy John's | NoDo - 14th and Cuming | Sandwich shop | | 10 |
| First National Bank | 8311 S. 167th | Bank | | 5 |
| No Frills | 132nd and Center | Grocery store | | 50 |
| Runner's Granola | TBA | Energy bar producer | | 1 |
| Latino Restaurant | 10841 Q Street | Restaurant | | 5 |
| Panda Express | 175th & W. Center Rd. | Restaurant | | 15 |
| CVS Pharmacy | 144th & Maple | Pharmacy | | 15 |
| Panda Express | 168th and Maple Streets | Restaurant | | 10 |
| Omaha Keno King | 6553 Ames Street | Restaurant & bar | | 5 |
| Trinity Ralston Community Center | 8009 Q Street | Community Center | | |
| | | Total YTD 2009 | \$269,620,000 | 1,489 |