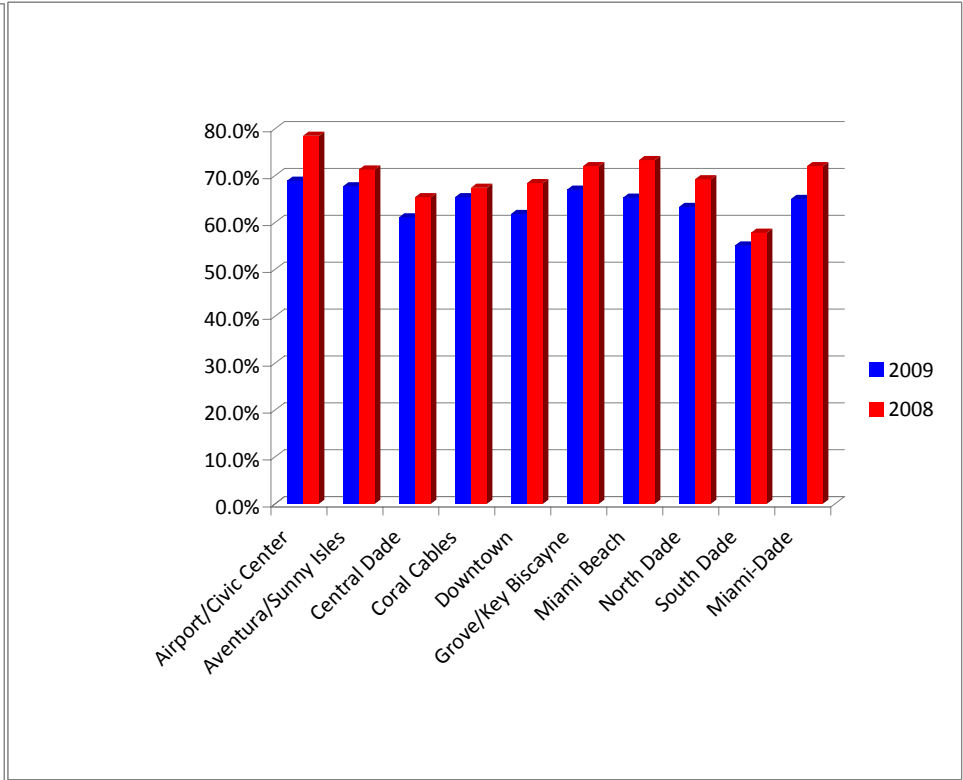
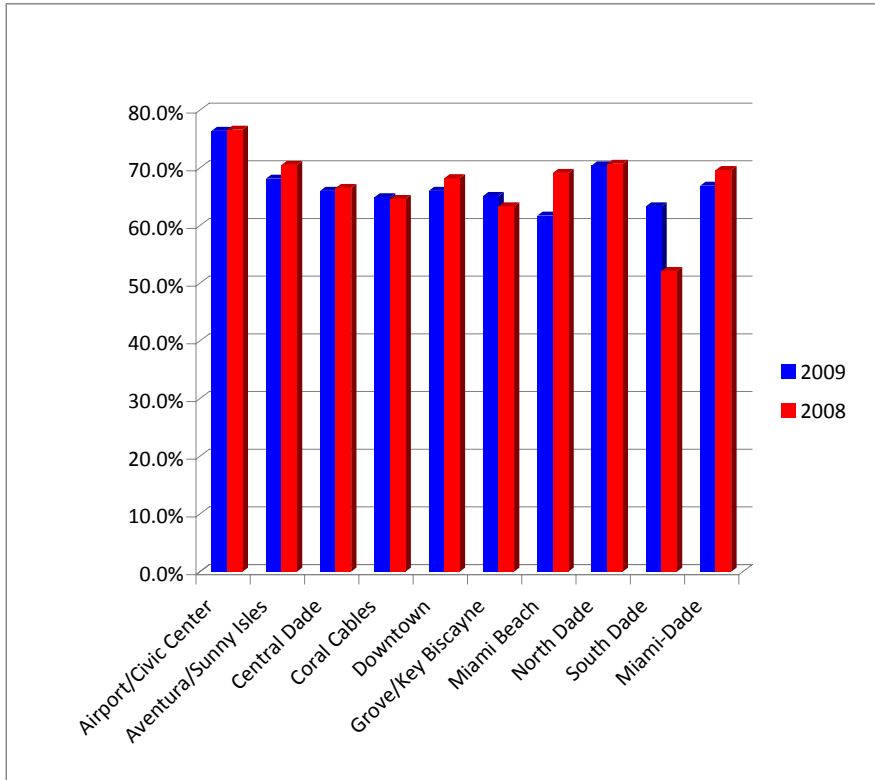


MIAMI - DADE OCCUPANCY BY REGION

	NOV 2009 vs NOV 2008		
	2009	2008	% Change
Airport/Civic Center	76.4%	76.6%	-0.3%
Aventura/Sunny Isles	68.1%	70.5%	-3.4%
Central Dade	66.0%	66.5%	-0.8%
Coral Cables	64.9%	64.6%	0.5%
Downtown	66.0%	68.2%	-3.2%
Grove/Key Biscayne	65.1%	63.3%	2.8%
Miami Beach	61.7%	69.1%	-10.7%
North Dade	70.4%	70.7%	-0.4%
South Dade	63.3%	52.1%	21.5%
Miami-Dade	66.9%	69.6%	-3.9%

	YEAR TO DATE 2009 VS 2008		
	2009	2008	% Change
Airport/Civic Center	68.9%	78.5%	-12.2%
Aventura/Sunny Isles	67.7%	71.3%	-5.0%
Central Dade	61.1%	65.4%	-6.6%
Coral Cables	65.4%	67.4%	-3.0%
Downtown	61.8%	68.4%	-9.6%
Grove/Key Biscayne	67.0%	72.0%	-6.9%
Miami Beach	65.3%	73.3%	-10.9%
North Dade	63.3%	69.2%	-8.5%
South Dade	55.1%	57.8%	-4.7%
Miami-Dade	65.0%	72.0%	-9.7%



MIAMI - DADE ROOM RATE BY REGION

	NOV 2009 vs NOV 2008		
	2009	2008	% Change
Airport/Civic Center	\$ 85.86	\$106.59	-19.4%
Aventura/Sunny Isles	\$ 145.46	\$148.79	-2.2%
Central Dade	\$ 104.90	\$123.14	-14.8%
Coral Cables	\$ 121.98	\$152.82	-20.2%
Downtown	\$ 134.46	\$155.94	-13.8%
Grove/Key Biscayne	\$ 165.87	\$196.21	-15.5%
Miami Beach	\$ 169.22	\$173.50	-2.5%
North Dade	\$ 68.58	\$81.09	-15.4%
South Dade	\$ 83.37	\$97.61	-14.6%
Miami-Dade	\$ 127.23	\$142.16	-10.5%

	YEAR TO DATE 2009 VS 2008		
	2009	2008	% Change
Airport/Civic Center	\$ 96.42	\$ 114.75	-16.0%
Aventura/Sunny Isles	\$ 160.94	\$ 179.68	-10.4%
Central Dade	\$ 102.16	\$ 120.92	-15.5%
Coral Cables	\$ 130.27	\$ 161.85	-19.5%
Downtown	\$ 143.20	\$ 175.26	-18.3%
Grove/Key Biscayne	\$ 182.97	\$ 221.50	-17.4%
Miami Beach	\$ 179.01	\$ 200.00	-10.5%
North Dade	\$ 76.90	\$ 93.01	-17.3%
South Dade	\$ 78.80	\$ 88.75	-11.2%
Miami-Dade	\$ 138.92	\$ 159.49	-12.9%

