

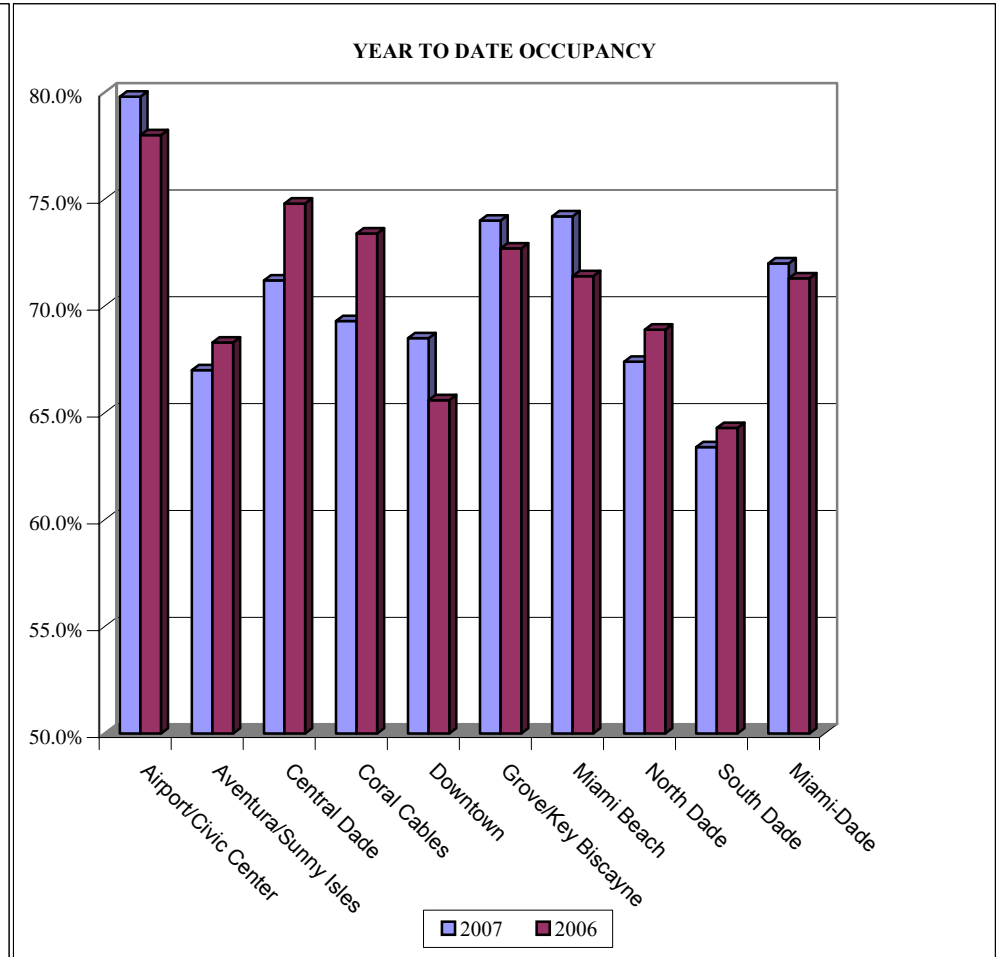
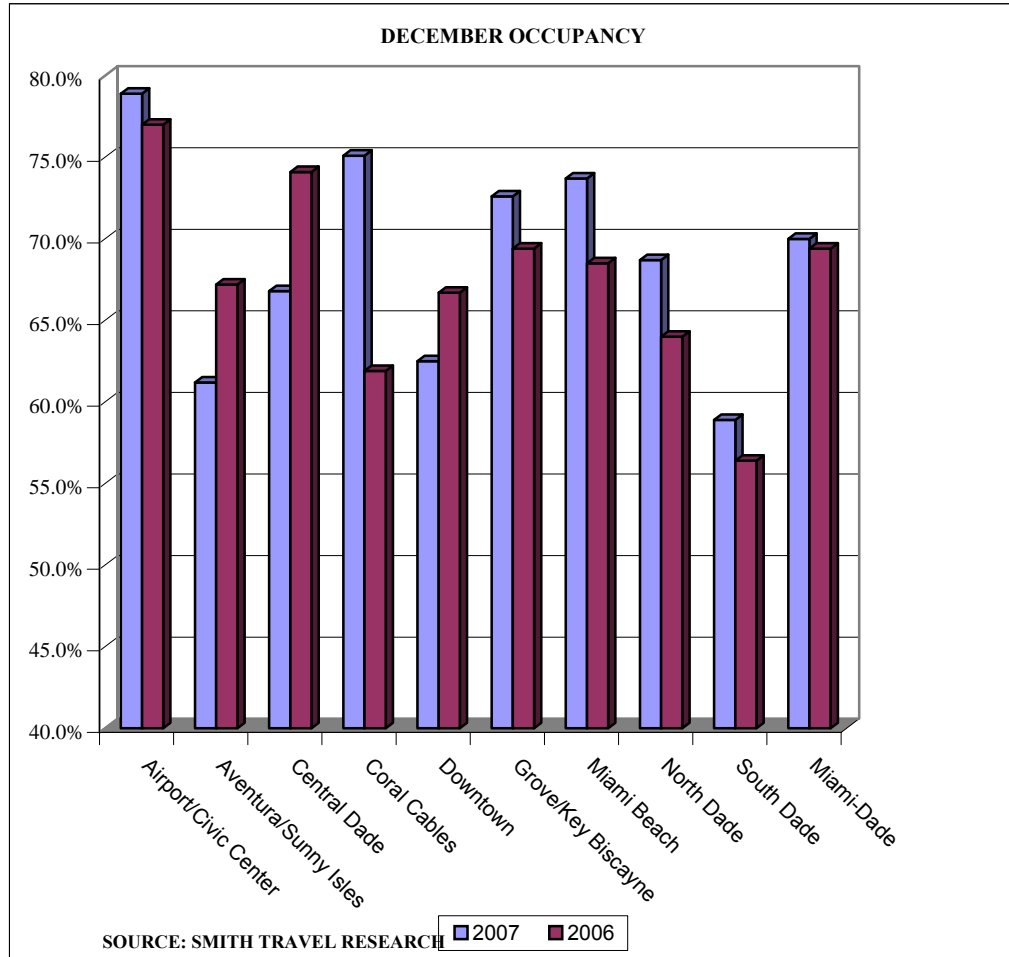
MIAMI - DADE OCCUPANCY BY REGION

DEC 2007 vs DEC 2006

	2007	2006	% Change
Airport/Civic Center	78.9%	77.0%	2.5%
Aventura/Sunny Isles	61.2%	67.2%	-8.9%
Central Dade	66.8%	74.1%	-9.9%
Coral Cables	75.1%	61.9%	21.3%
Downtown	62.5%	66.7%	-6.3%
Grove/Key Biscayne	72.6%	69.4%	4.6%
Miami Beach	73.7%	68.5%	7.6%
North Dade	68.7%	64.0%	7.3%
South Dade	58.9%	56.4%	4.4%
Miami-Dade	70.0%	69.4%	0.9%

YEAR TO DATE 2007 VS 2006

	2007	2006	% Change
Airport/Civic Center	79.8%	78.0%	2.3%
Aventura/Sunny Isles	67.0%	68.3%	-1.9%
Central Dade	71.2%	74.8%	-4.8%
Coral Cables	69.3%	73.4%	-5.6%
Downtown	68.5%	65.6%	4.4%
Grove/Key Biscayne	74.0%	72.7%	1.8%
Miami Beach	74.2%	71.4%	3.9%
North Dade	67.4%	68.9%	-2.2%
South Dade	63.4%	64.3%	-1.4%
Miami-Dade	72.0%	71.3%	1.0%



MIAMI - DADE ROOM RATE BY REGION

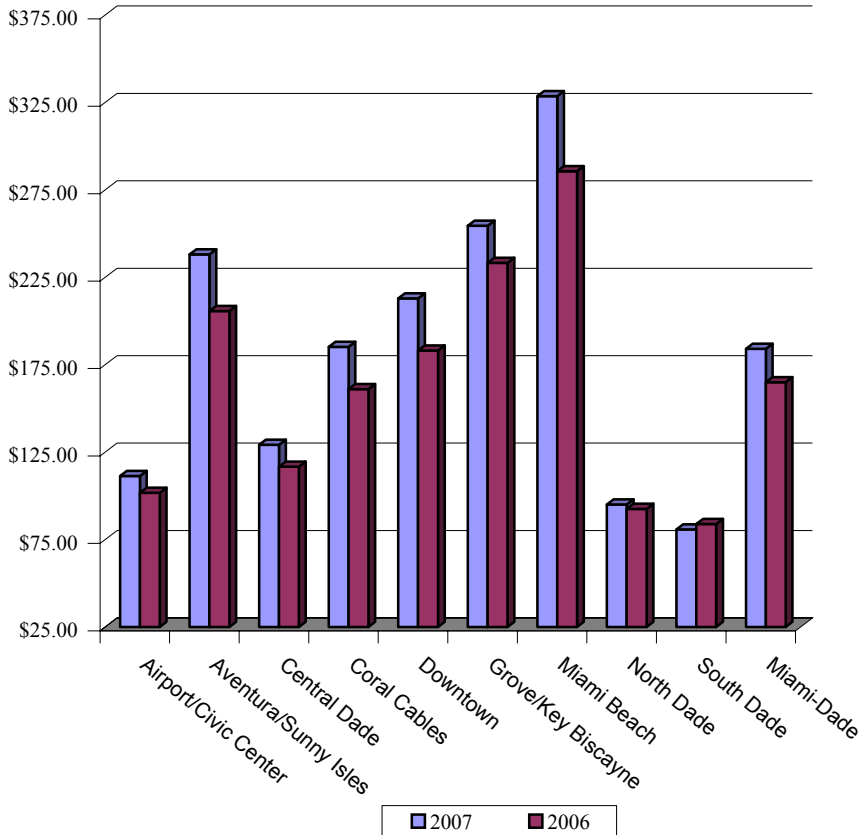
DEC 2007 vs DEC 2006

	2007	2006	% Change
Airport/Civic Center	\$ 111.36	\$ 101.75	9.4%
Aventura/Sunny Isles	\$ 238.08	\$ 205.63	15.8%
Central Dade	\$ 129.20	\$ 116.63	10.8%
Coral Cables	\$ 185.18	\$ 161.00	15.0%
Downtown	\$ 212.87	\$ 183.04	16.3%
Grove/Key Biscayne	\$ 254.41	\$ 233.24	9.1%
Miami Beach	\$ 328.52	\$ 285.65	15.0%
North Dade	\$ 95.02	\$ 92.53	2.7%
South Dade	\$ 80.74	\$ 83.90	-3.8%
Miami-Dade	\$ 184.04	\$ 164.93	11.6%

YEAR TO DATE 2007 VS 2006

	2007	2006	% Change
	\$ 115.25	\$ 104.99	9.8%
	\$ 193.17	\$ 172.95	11.7%
	\$ 130.88	\$ 118.68	10.3%
	\$ 170.01	\$ 151.74	12.0%
	\$ 190.25	\$ 169.79	12.1%
	\$ 215.72	\$ 198.38	8.7%
	\$ 246.84	\$ 220.87	11.8%
	\$ 97.03	\$ 91.92	5.6%
	\$ 84.85	\$ 82.01	3.5%
	\$ 157.63	\$ 144.29	9.2%

DECEMBER ROOM RATE



YEAR TO DATE ROOM RATE

