

MIAMI - DADE OCCUPANCY BY REGION

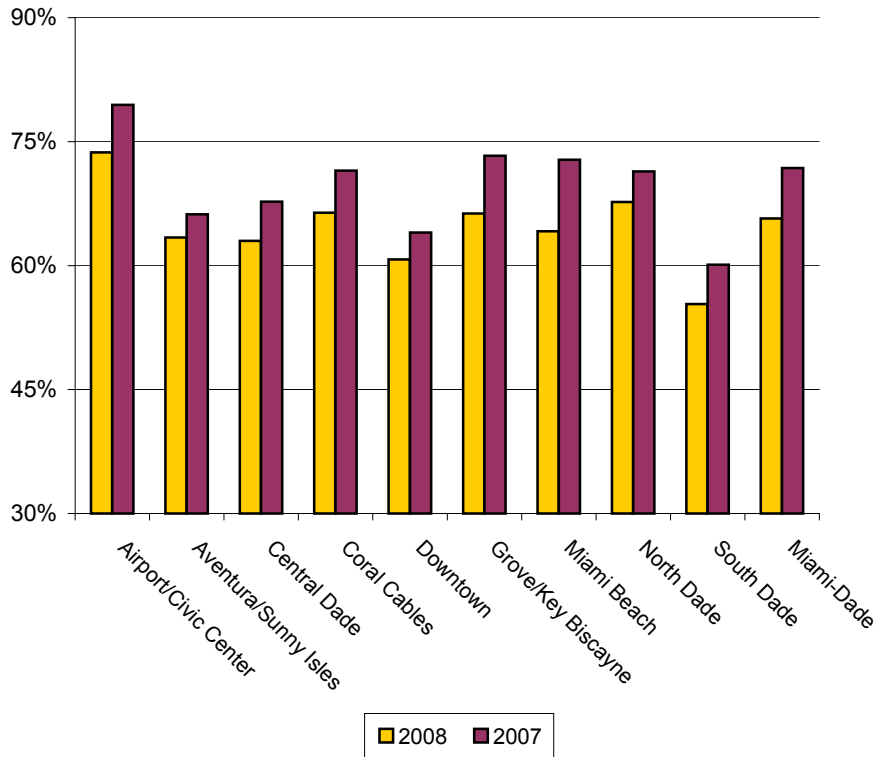
DECEMBER 2008 vs DECEMBER 2007

	2008	2007	% Change
Airport/Civic Center	73.7%	79.5%	-7.2%
Aventura/Sunny Isles	63.4%	66.2%	-4.2%
Central Dade	63.0%	67.7%	-7.0%
Coral Cables	66.4%	71.5%	-7.1%
Downtown	60.8%	64.0%	-5.1%
Grove/Key Biscayne	66.3%	73.3%	-9.5%
Miami Beach	64.2%	72.8%	-11.9%
North Dade	67.7%	71.4%	-5.2%
South Dade	55.3%	60.1%	-7.9%
Miami-Dade	65.7%	71.8%	-8.5%

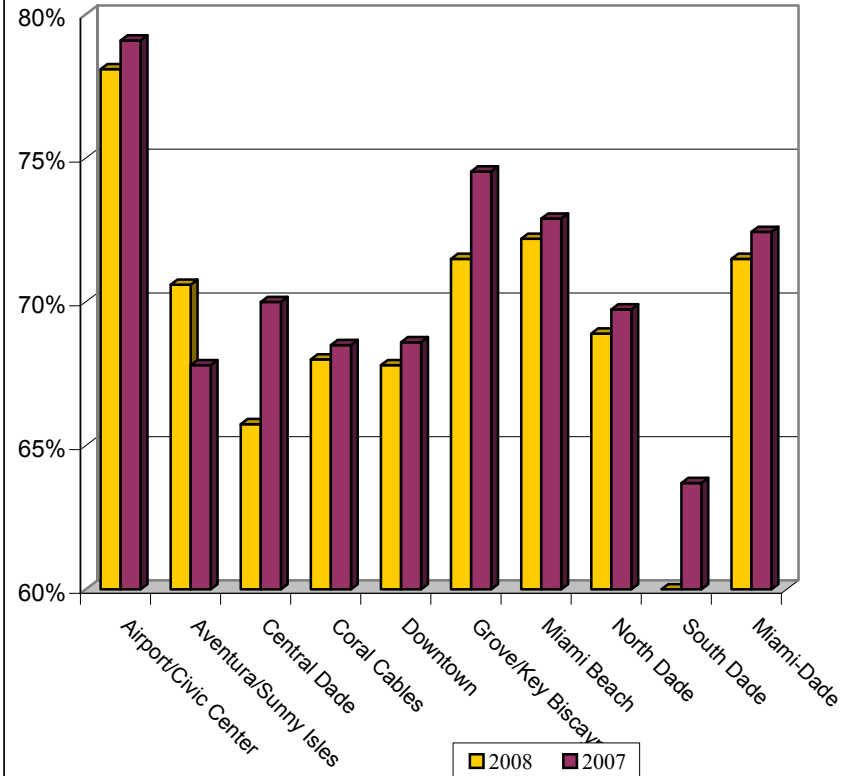
YEAR TO DATE 2008 VS 2007

	2008	2007	% Change
Airport/Civic Center	78.1%	79.1%	-1.3%
Aventura/Sunny Isles	70.6%	67.8%	4.1%
Central Dade	65.8%	70.0%	-6.1%
Coral Cables	68.0%	68.5%	-0.7%
Downtown	67.8%	68.6%	-1.2%
Grove/Key Biscayne	71.5%	74.5%	-4.1%
Miami Beach	72.2%	72.9%	-1.0%
North Dade	68.9%	69.7%	-1.2%
South Dade	59.6%	63.7%	-6.4%
Miami-Dade	71.5%	72.4%	-1.3%

DECEMBER



YEAR TO DATE OCCUPANCY



MIAMI - DADE ROOM RATE BY REGION

DECEMBER 2008 vs DECEMBER 2007

	2008	2007	% Change
Airport/Civic Center	\$105.74	\$109.63	-3.6%
Aventura/Sunny Isles	\$203.82	\$220.43	-7.5%
Central Dade	\$104.04	\$117.55	-11.5%
Coral Cables	\$141.31	\$167.74	-15.8%
Downtown	\$168.32	\$189.92	-11.4%
Grove/Key Biscayne	\$229.20	\$262.74	-12.8%
Miami Beach	\$239.81	\$255.09	-6.0%
North Dade	\$83.32	\$92.47	-9.9%
South Dade	\$80.96	\$87.58	-7.6%
Miami-Dade	\$169.98	\$181.90	-6.6%

YEAR TO DATE 2008 VS 2007

	2008	2007	% Change
Airport/Civic Center	\$ 113.75	\$ 113.90	-0.1%
Aventura/Sunny Isles	\$ 181.46	\$ 184.85	-1.8%
Central Dade	\$ 119.17	\$ 119.84	-0.6%
Coral Cables	\$ 159.43	\$ 155.53	2.5%
Downtown	\$ 174.53	\$ 175.72	-0.7%
Grove/Key Biscayne	\$ 221.80	\$ 221.27	0.2%
Miami Beach	\$ 201.30	\$ 199.53	0.9%
North Dade	\$ 91.42	\$ 92.59	-1.3%
South Dade	\$ 89.43	\$ 89.28	0.2%
Miami-Dade	\$ 159.71	\$ 158.41	0.8%

