



THE LONDON GROUP
REALTY ADVISORS



SAN DIEGO



Demographics Overview
2009



San Diego County Snapshot

People, Homes and Jobs – Current Estimates & 2014 Projections



Housing Units

- 2009 – 1,077,820
- 2014 – 1,141,072



People

- 2009 – 3,064,619
- 2014 – 3,247,986



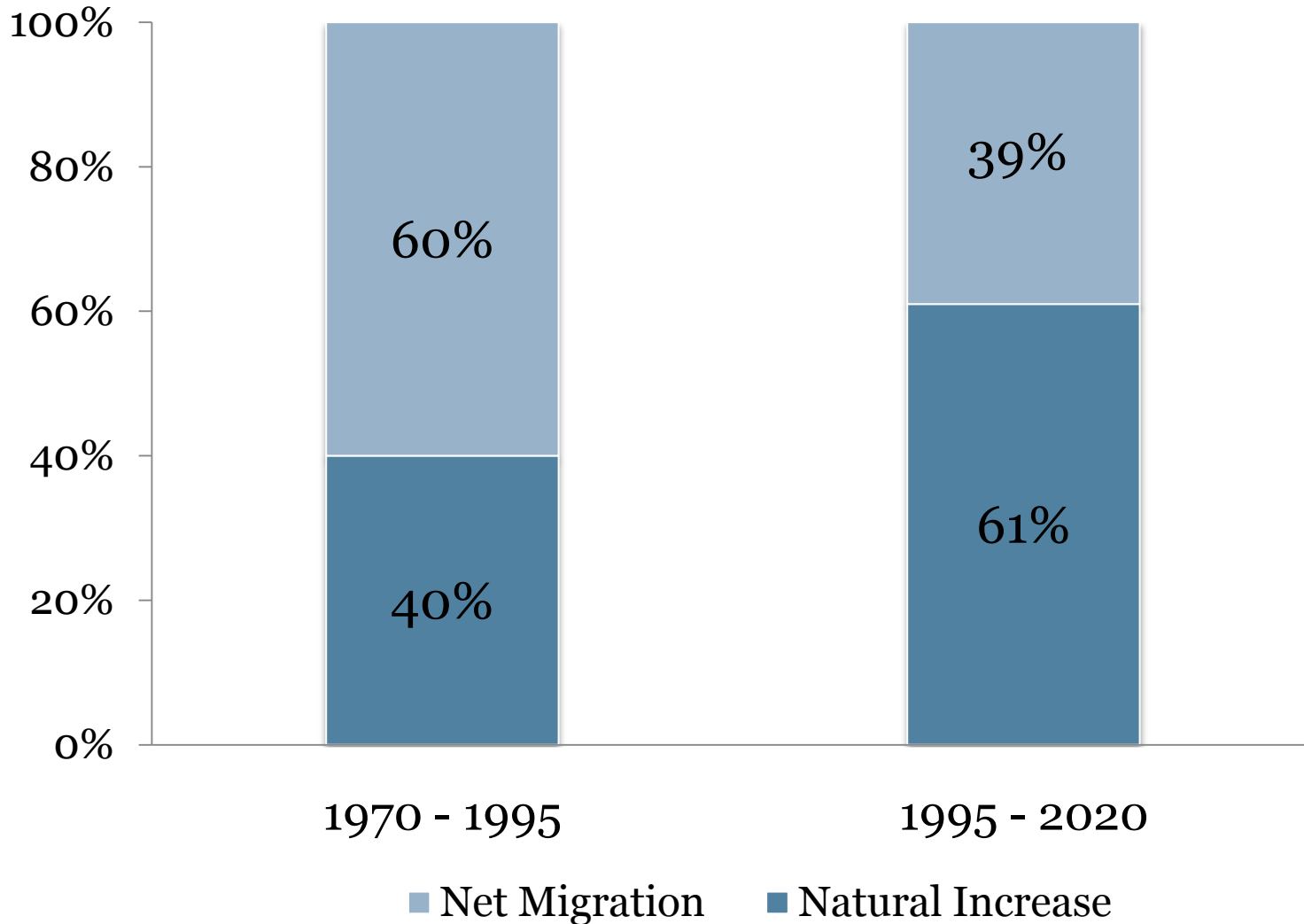
Jobs

- 2009 – 1,242,400
- 2014 – 1,330,048



San Diego County

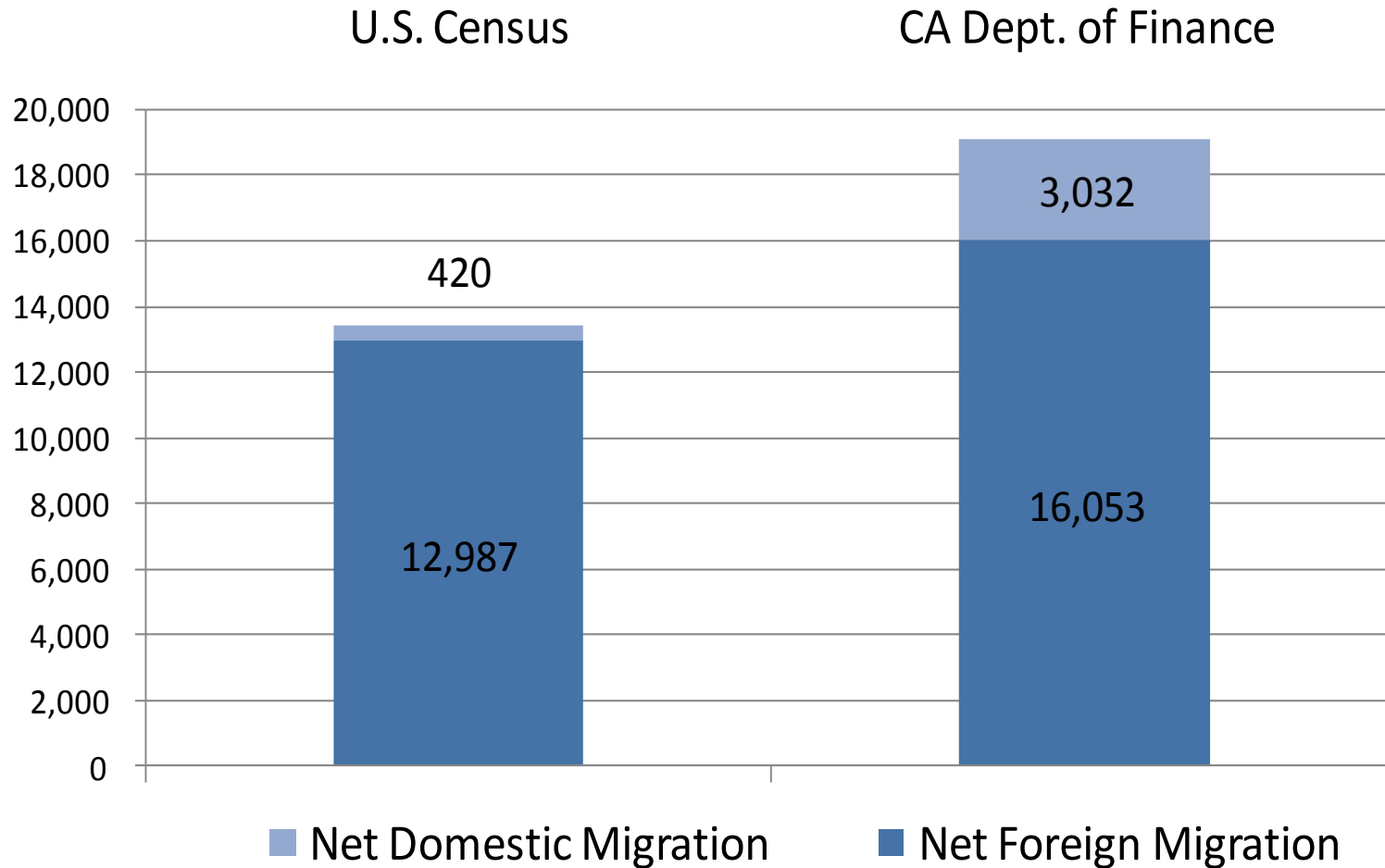
Why are we growing?





San Diego County Migration

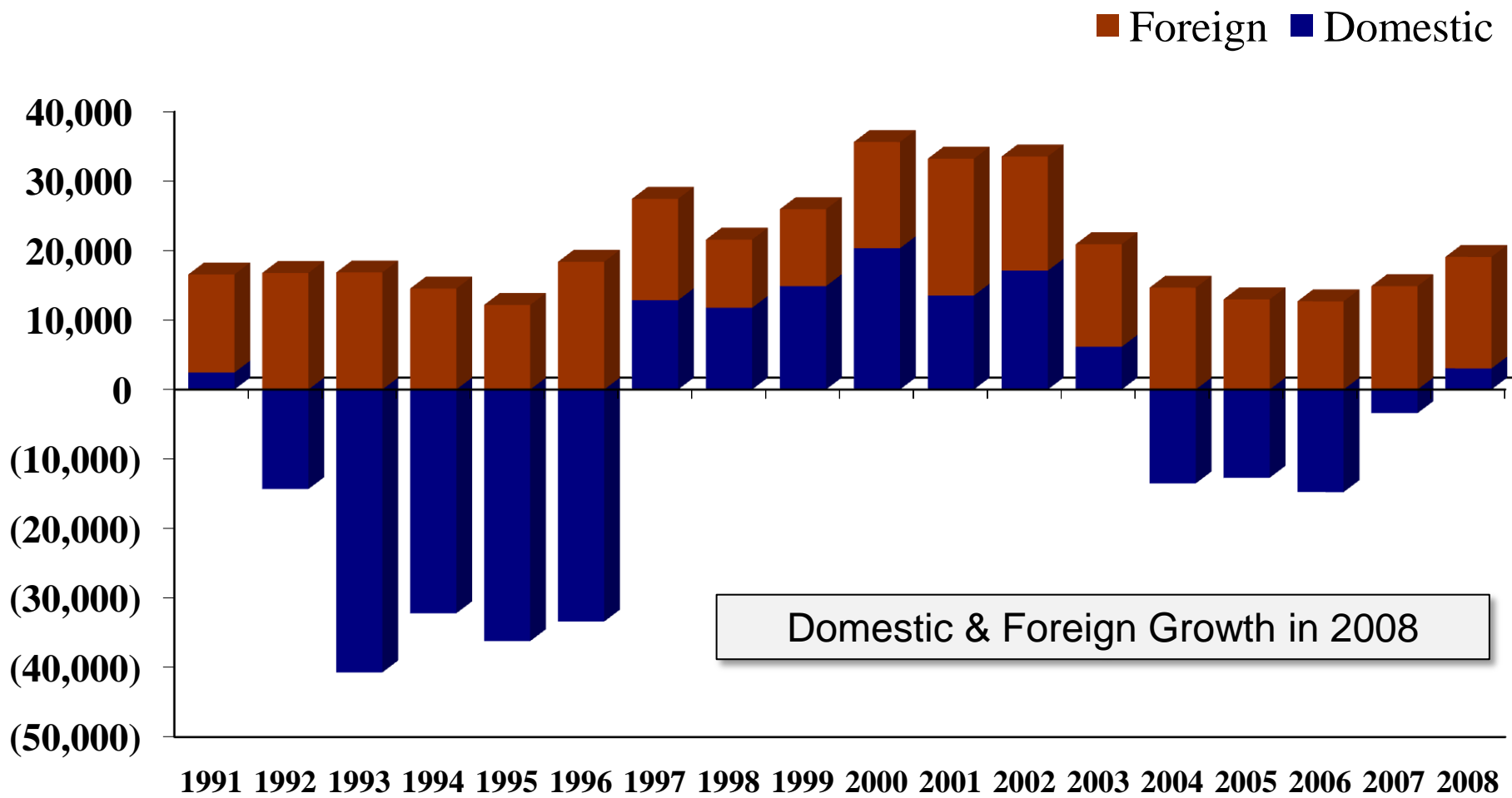
Estimates: July 1, 2007 to July 1, 2008





Components of Population

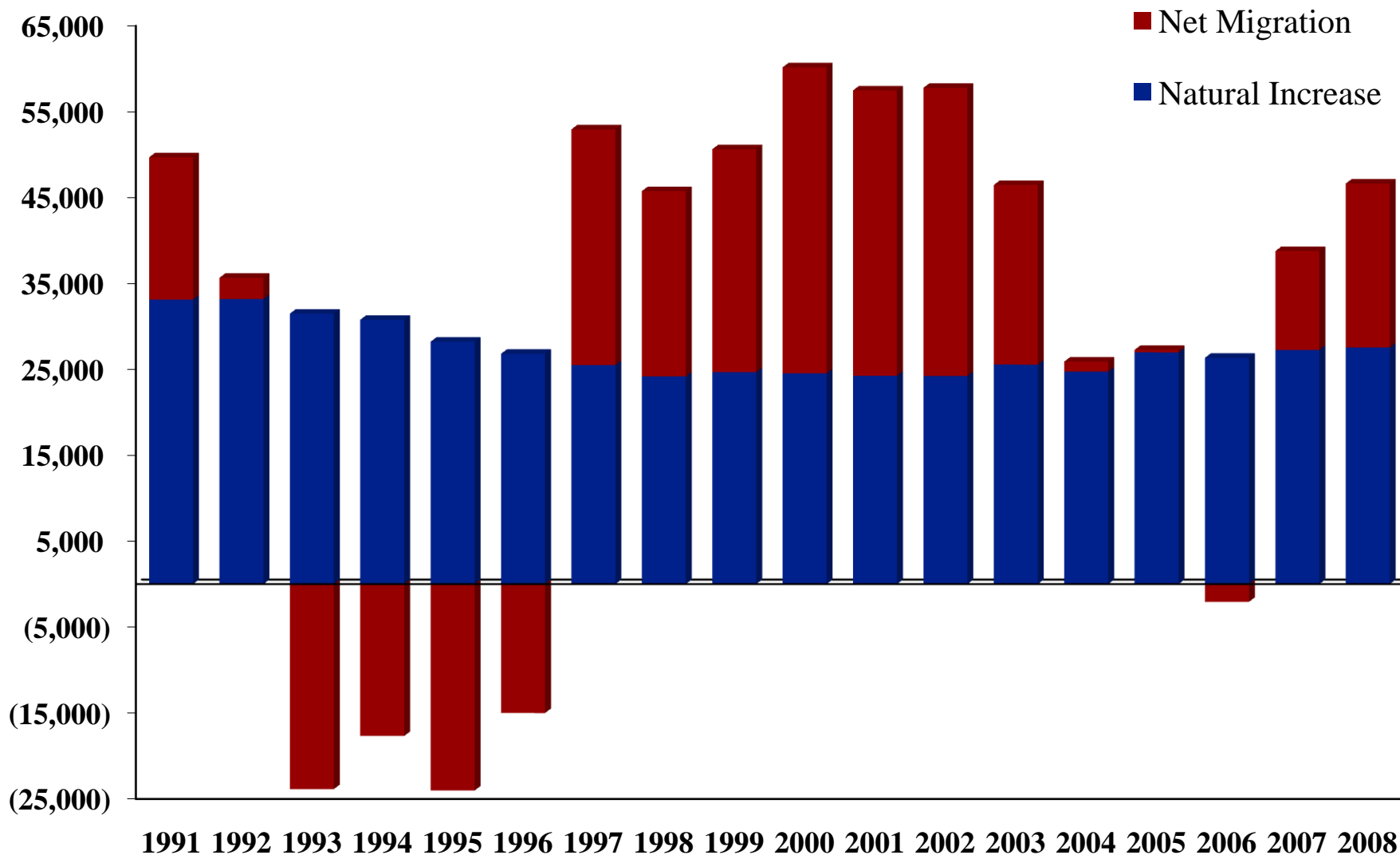
San Diego County Migration/Immigration





Components of Population

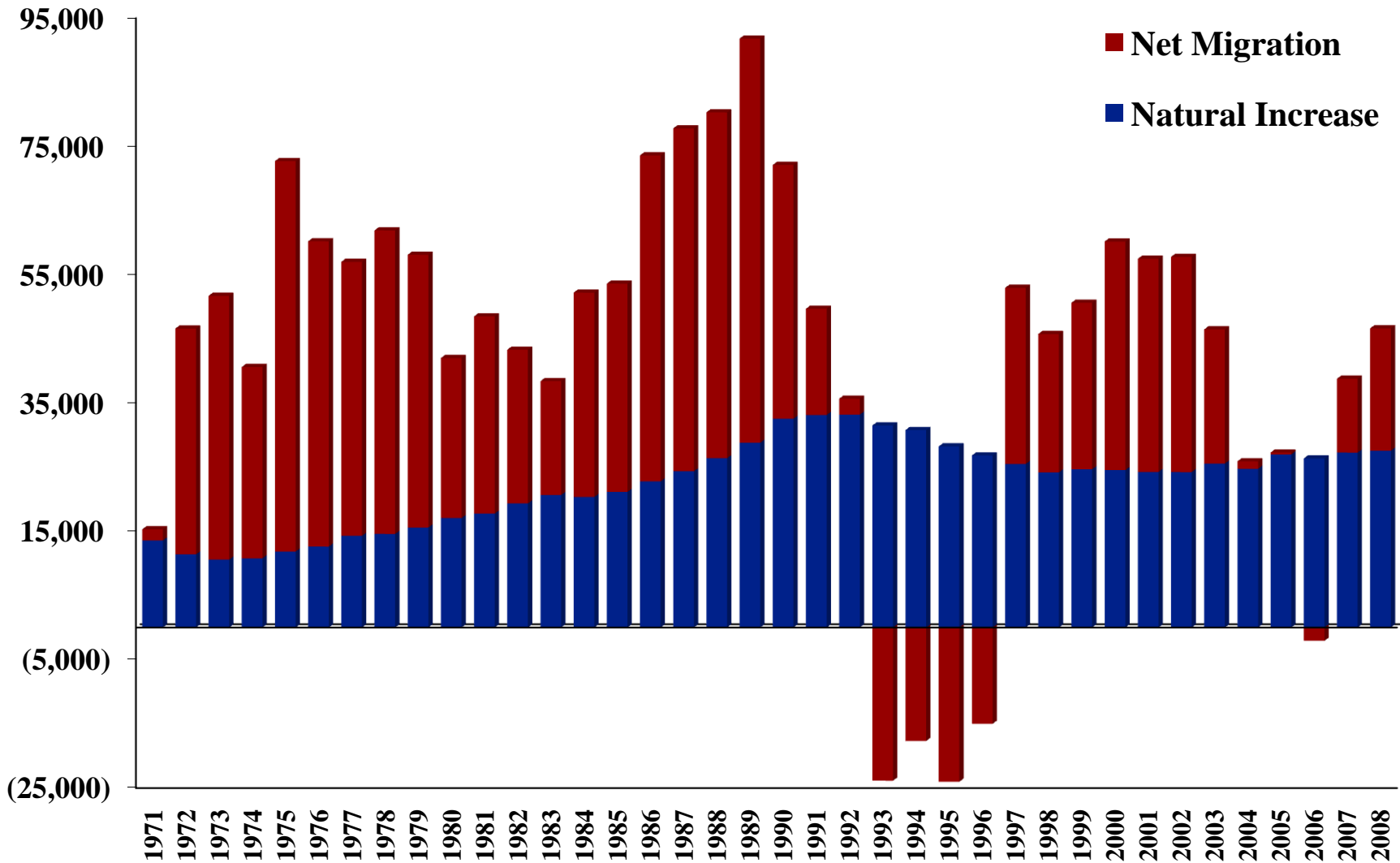
San Diego County Net Migration/Natural Increase





Components of Population

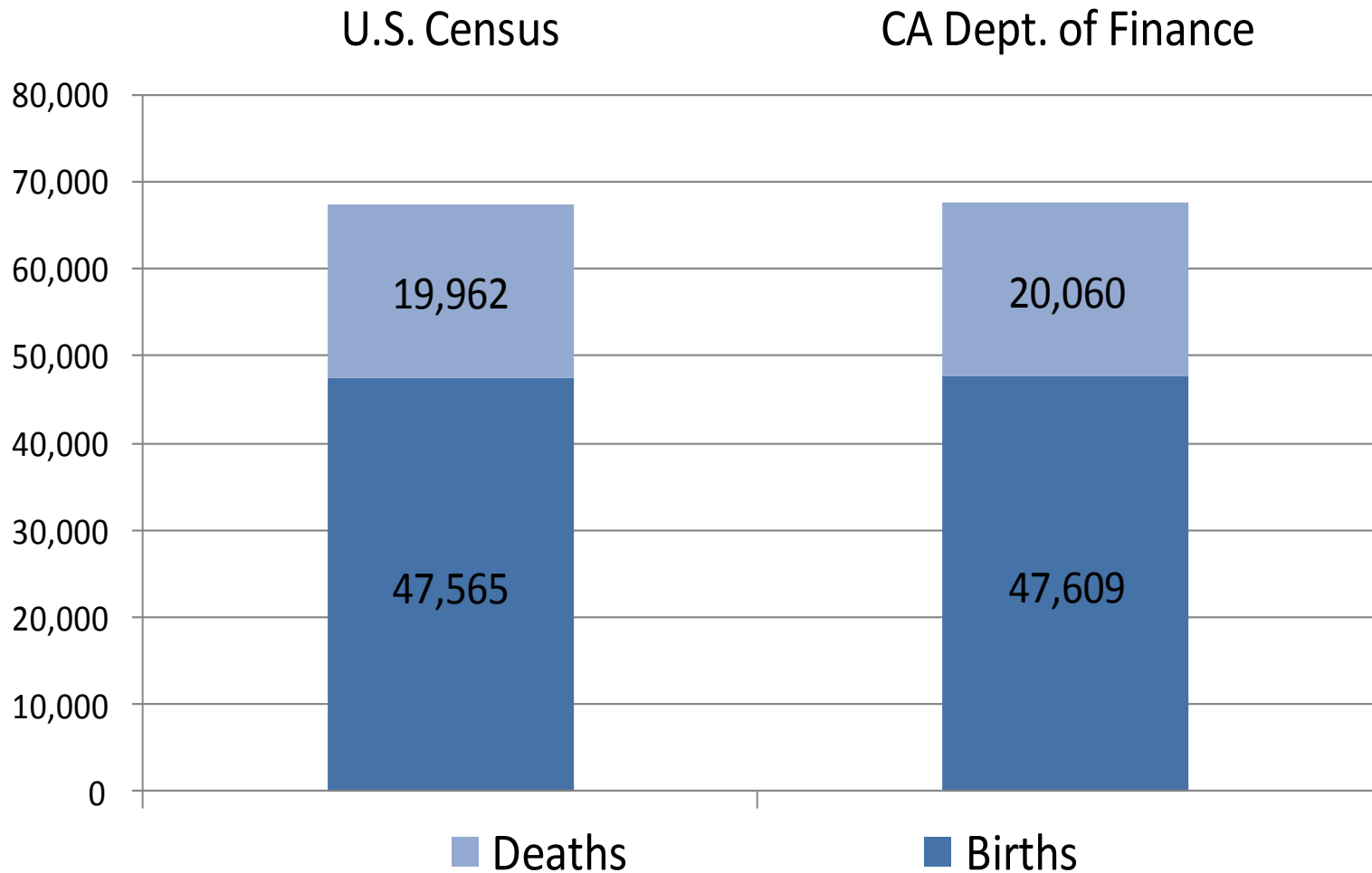
San Diego County Net Migration/Natural Increase





San Diego County Births/Deaths

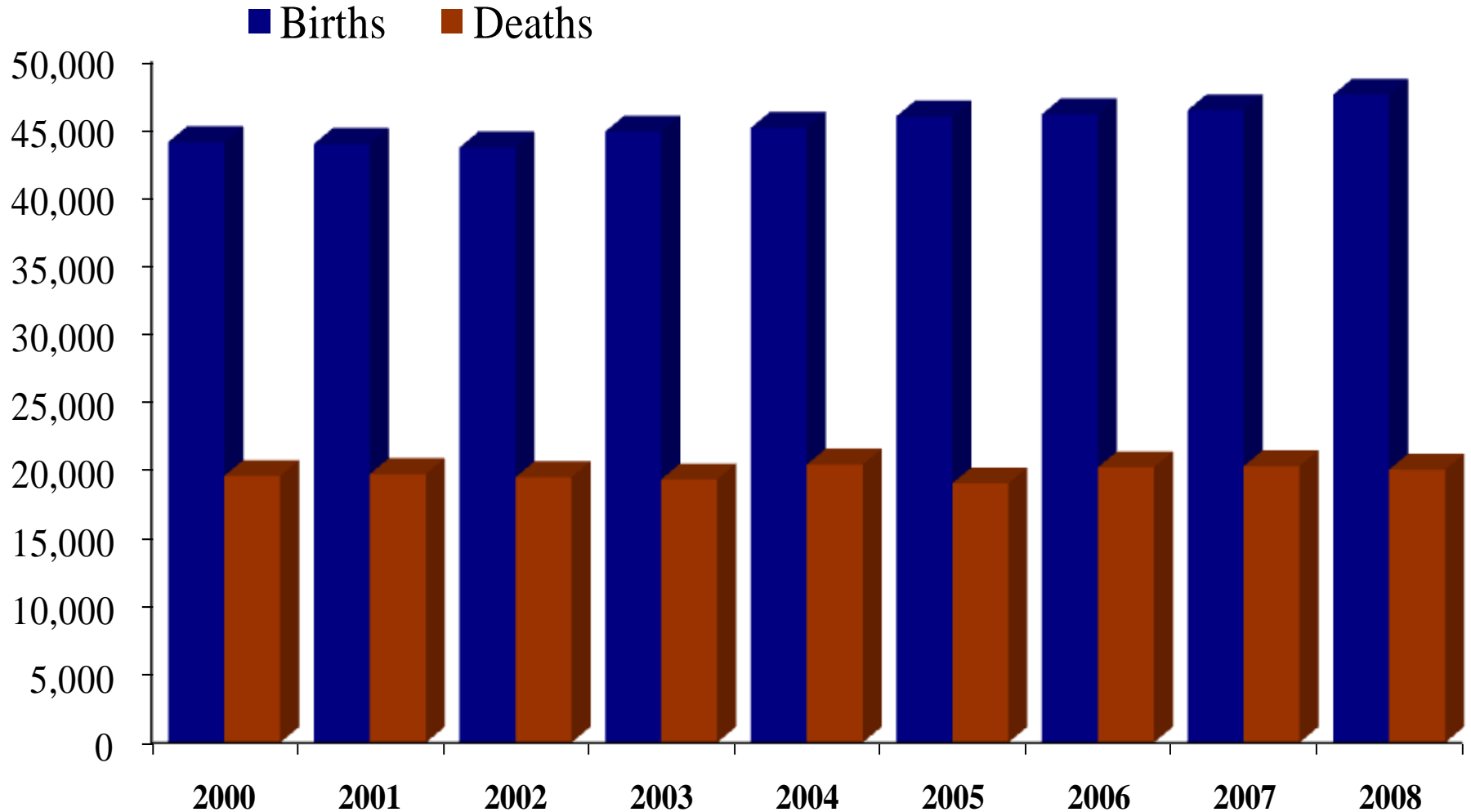
Estimates: July 1, 2007 to July 1, 2008





Components of Population

San Diego County Births/Deaths



The logo for The London Group Realty Advisors, featuring the company name in a serif font with 'REALTY ADVISORS' in a smaller font below it, all enclosed in a rounded rectangular border.

THE LONDON GROUP
REALTY ADVISORS

Providing strategic vision, analysis, capital and deal access to developers, investors, lenders, attorneys and public agencies for over 25 years

**We are analysts...and deal packagers.
We study projects...then we find the capital.
We provide strategies, in new opportunities and in distress.**

We answer these questions:

- What is the salvageable value of your real property assets?
- What is a defensible strategy to take your property out of distress?
- What type of project should we invest in at the market bottom?
- Where should we concentrate our financial resources and development efforts?
- Where are the opportunities?
- How do we access capital?



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