

LEADING INDICATORS

JOB GROWTH

Quarterly Job Growth Indicators						
	3 rd Quarter 2008			3 rd Quarter 2007 - 3 rd Quarter 2008		
	Spartanburg County / MSA	Greenville- Easley- Mauldin MSA	S.C.	Spartanburg County / MSA	Greenville- Easley- Mauldin MSA	S.C.
Total Employment	124,188	300,137	1,840,472	128,551	302,968	1,856,650
Net Job Flows	-6,527	-1,061	-31,617	-2,688	2,742	2,391
Job Creation	4,982	14,803	92,400	5,498	17,783	103,763
New Hires	19,717	54,194	324,393	19,905	54,460	320,493
Separations	28,680	65,158	411,123	25,937	63,413	382,766
Turnover	11.6%	10.1%	10.5%	10.3%	10.3%	10.3%
Average monthly earnings	\$3,223	\$3,261	\$3,056	\$3,336	\$3,328	\$3,132
Average New Hire earnings	\$2,046	\$2,058	\$1,935	\$2,057	\$2,065	\$1,959

Source: U.S. Census Bureau, Local Employment Dynamics

PERSONAL INCOME PER CAPITA: *how much each individual receives of the yearly income generated in the local MSA. The personal income of the residents of a given area divided by the resident population of the area.*

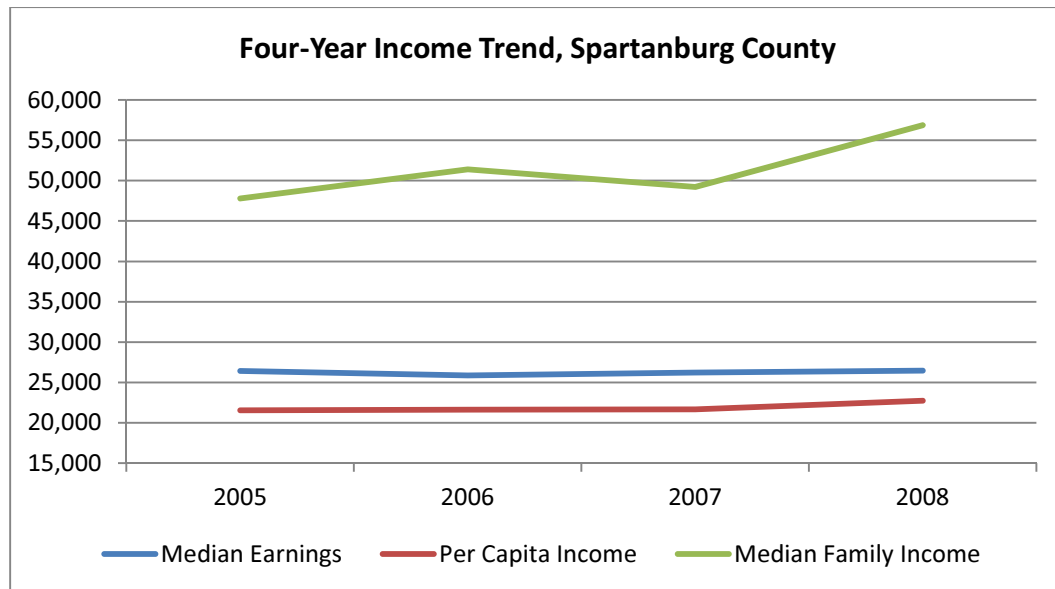
Per Capita Personal Income by MSA						
	Dollars			U.S. Rank, 2007	% Change From Preceding Period	
	2005	2006	2007			
Spartanburg	27,179	28,261	29,396	289	4.0	4.0
Greenville	29,715	30,998	32,317	208	4.3	4.3
Columbia	31,001	32,614	33,943	166	5.2	4.1
Charleston	31,026	32,246	34,133	161	3.9	5.9
S.C.	28,292	30,041	31,103			
U.S.	34,690	36,794	38,615			

Bureau of Economic Analysis

INCOME: Various Analyses

2008 One-Year Income Estimates				
	Spartanburg County	Greenville-Spartanburg-Anderson CSA	S.C.	National
Per Capita Income	22,751	23,374	23,701	27,589
Median Household Income	45,185	44,075	44,625	52,029
Mean Household	57,681	58,205	59,942	71,498
Median Family Income	56,888	55,619	55,664	63,366
Mean Family Income	69,149	68,892	70,746	83,351
2005-2007 three-year estimate				
Median worker earnings (age 16 and over)	26,451	26,486	26,347	29,868

American Community Survey



Source: U.S. Census Bureau

Estimated Average Wage, First Quarter 2009			
	Average Hourly Wage*	Average Weekly Wage	Average Annual Wage*
Spartanburg	\$18.73	\$749	\$38,948
Greenville	\$18.28	\$731	\$38,012
Richland	\$19.55	\$782	\$40,664
Charleston	\$18.48	\$739	\$38,428
SC	\$17.30	\$692	\$35,984
US	\$22.05	\$882	\$45,864

*Assumes a 40-hour workweek, year round

Bureau of Labor Statistics

Poverty Rate: a 1% increase in the poverty rate is associated with a decline in per capita income of \$78

Percent of Residents Below Poverty Level						
	Spartanburg County		S.C.		U.S.	
	Individuals	Families	Individuals	Families	Individuals	Families
2008	14.0	9.7	15.7	11.6	13.2	9.7
2007	13.7	11.1	15.0	11.2	13.0	9.5
2006	12.7	9.9	15.7	11.9	13.3	9.8
2005	16.0	13.4	15.6	12.5	13.3	10.2

American Community Survey

Percent Uninsured by Age Group, 2008					
	All Ages	Under 18 Years	18 to 64 Years	Under 65 Years	65 Years or Over*
Spartanburg	18.5	16.6	22.9	21.1	0.8
S.C.	17.4	12.6	22.7	19.9	1.0
U.S.	15.1	9.9	19.8	17.0	1.4

*Most Americans age 65 and older are insured by Medicare

S.C. Public Health Institute

GROSS DOMESTIC PRODUCT: *A measurement of the MSA's output; the sum of the product of all industries in the MSA*

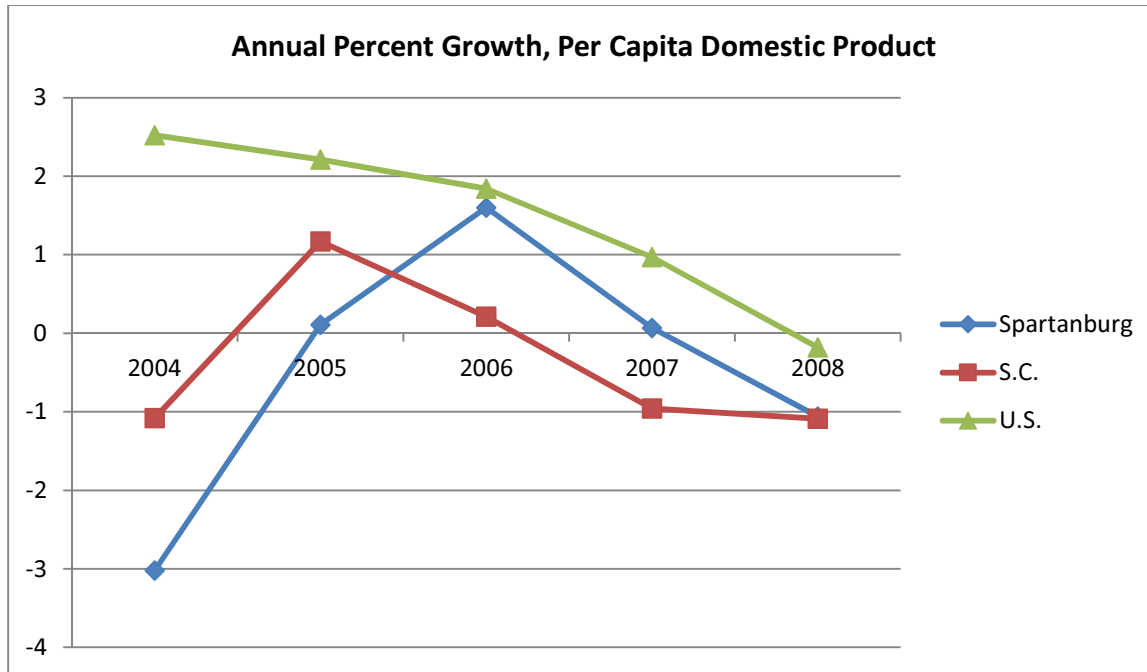
Gross Domestic Product (in millions of current dollars)				
	Spartanburg MSA	Greenville-Mauldin-Easley MSA	Charleston-North Charleston-Summerville MSA	Columbia MSA
2008	10,221	24,829	26,317	30,080
2007	9,880	23,796	25,353	29,038
2006	9,467	22,791	23,911	28,089
2005	8,932	21,955	22,464	26,170
2004	8,676	20,886	20,705	25,028

Source: Bureau of Economic Analysis

Gross Domestic Product per capita: *the sum of the product of all industries divided by the population estimate*

Per Capita Real Gross Domestic Product, All Industry Total					
	2004	2005	2006	2007	2008
Spartanburg	\$ 31,804	\$ 31,839	\$ 32,350	\$ 32,373	\$ 32,031
% growth from previous year	-3.02	.11	1.60	.07	-1.06
SC	\$ 28,561	\$ 28,895	\$ 28,955	\$ 28,676	\$ 28,364
% growth from previous year	-1.08	1.17	.21	-.96	-1.09
US	\$ 36,123	\$ 36,920	\$ 37,601	\$ 37,967	\$ 37,899
% growth from previous year	2.52	2.21	1.84	.97	-0.18

Bureau of Economic Analysis



SECONDARY INDICATORS

COST OF LIVING: *the Cost of Living Index is a gauge of the amount of money required to maintain a set standard of living. The standard reference is the U.S. value of 1.0. Thus, in SC only 86% of the average national cost is required to maintain the same standard of living.*

Annual Cost of Living Index, 2007			
	Cost of Living Index Value	Per Capital Income	Adjusted Per Capita Income
Spartanburg	0.84	\$28,971	\$34,613
Greenville	0.91	\$35,076	\$38,630
Richland	0.87	\$34,434	\$39,579
Charleston	0.98	\$38,702	\$39,654
S.C.	0.86	\$31,103	\$36,124
U.S.	1.0	\$38,615	\$38,615

S.C. Department of Commerce

PROJECTED JOB GROWTH

Projected Occupational Growth Rate, All Occupations by Workforce Area			
	2004 Estimate	2014 Projected	Growth Rate
Upstate*	139,936	164,586	1.6357
Greenville	233,262	265,285	1.2947
Upper Savannah	84,265	90,051	0.6663
Midlands	316,815	376,357	1.7371
Catawba	96,325	111,553	1.4785
Santee-Lynches	68,174	75,982	1.0902
Pee Dee	124,279	138,032	1.0551
WorkLink	119,201	131,905	1.0179
Waccamaw	148,783	180,680	1.9614
Trident	276,525	323,881	1.5933
Low Country	86,817	101,430	1.568
Lower Savannah	109,457	118,499	0.7969

* Spartanburg Cherokee, Union Counties
 SC Employment Security Commission, LMI Division

Announced Job Creation

Announced Job Creation (Manufacturing, Distribution & Headquarters), 2003-2008						
	2003	2004	2005	2006	2007	2008
Anderson	250	1,660	361	242	150	400
Cherokee	160	491	105	1,263	342	15
Greenville	620	1,206	1,073	1,926	683	1,556
Spartanburg	77	229	480	1,755	1,909	1,619
Union	0	915	220	0	115	206
ACOG Region*	1,439	4,601	2,361	6,436	3,949	4,527
Upstate Region**	2,039	6,440	3,211	7,204	4,629	6,248
South Carolina	8,795	13,491	12,370	14,420	15,666	NA

*ACOG Region = Anderson, Cherokee, Greenville, Oconee, Pickens and Spartanburg Counties

**Upstate Region = ACOG Counties, plus Abbeville, Greenwood, Laurens and Union Counties

Source: Appalachian Council of Governments

Announced Capital Investments

Announced Capital Investments x \$1,000 (Manufacturing, Distribution, & Headquarters), 2003 - 2008						
	2003	2004	2005	2006	2007	2008
Anderson	28,000	379,000	112,100	35,000	46,000	36,500
Cherokee	31,900	121,800	10,000	4,062,700	48,000	7,000
Greenville	250,100	305,500	158,200	298,580	183,250	181,390
Spartanburg	80,000	188,650	129,500	100,710	364,200	831,930
Union	0	77500	99500	0	0	239500
ACOG Region*	428,807	1,117,340	456,800	4,552,690	720,650	1,196,020
Upstate Region**	598,807	1,272,740	821,900	4,685,890	836,650	2,079,320
South Carolina	1,142,492	2,760,000	2,660,000	2,990,000	4,045,047	Not Available

*ACOG Region = Anderson, Cherokee, Greenville, Oconee, Pickens and Spartanburg Counties

**Upstate Region = ACOG Counties, plus Abbeville, Greenwood, Laurens and Union Counties

Source: Appalachian Council of Governments

Totals Business Establishments, by MSA				
	2004	2005	2006	2007
Spartanburg	6,552	6,596	6,759	6,650 1.47%
Columbia	16,654	17,010	17,341	17,713 5.97
Greenville	14,862	15,145	15,324	15,791 5.88
Charleston	15,442	16,092	16,530	17,234 10.39
SC				

US Census Bureau, County Business Patterns

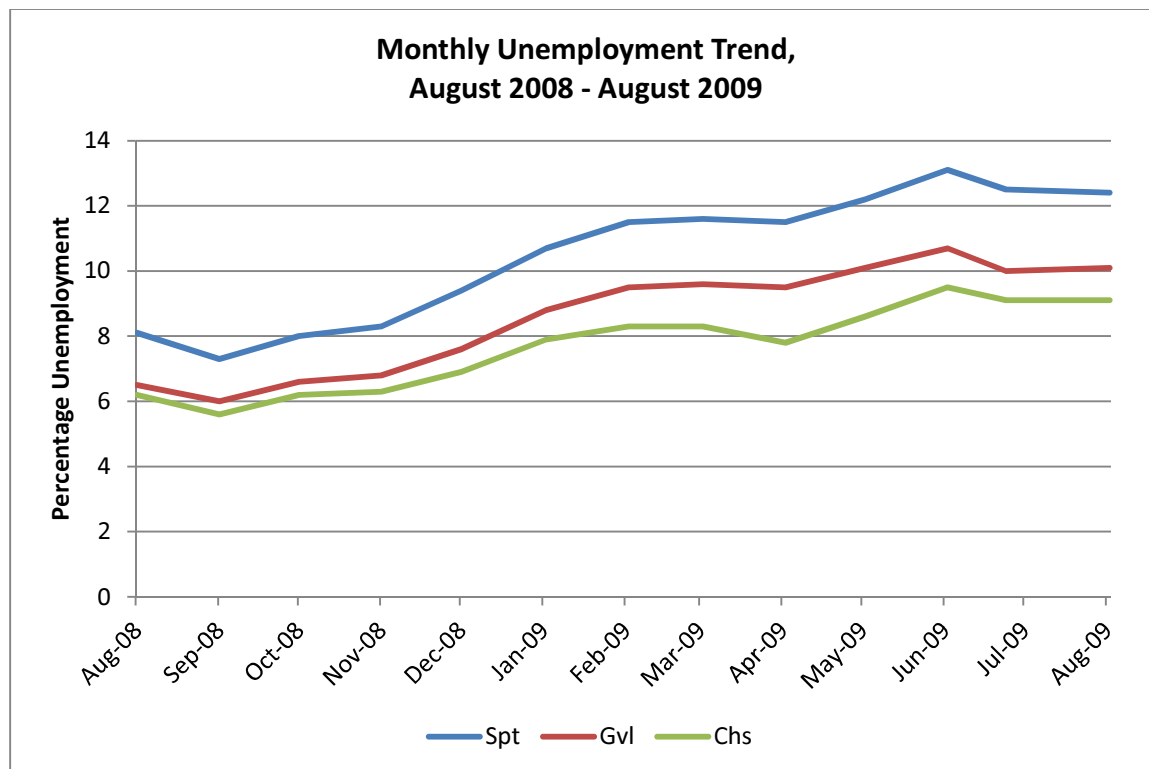
UNEMPLOYMENT

Average Annual Unemployment Rate, 2000 – 2008, Upstate by County and Region									
	2000	2001	2002	2003	2004	2005	2006	2007	2008
Abbeville	3.6	6.8	7.9	8.8	8.2	7.8	8.8	8.5	8.5
Anderson	3.0	5.5	6.4	7.1	7.1	7.5	6.8	6.0	7.0
Cherokee	4.0	7.2	8.3	8.7	8.9	8.1	7.8	7.1	9.5
Greenville	2.5	3.9	4.9	5.4	5.9	5.6	5.4	4.9	5.6
Greenwood	4.1	7.0	9.0	9.3	8.9	9.1	8.1	7.2	7.9
Laurens	3.2	6.7	7.7	7.5	7.1	6.9	6.9	7.3	7.3
Oconee	3.4	5.6	6.7	7.5	7.4	8.6	9.0	7.2	7.7
Pickens	2.9	5.2	6.0	6.7	6.8	6.7	6.2	5.3	6.1
Spartanburg	3.4	5.6	6.8	7.2	7.6	7.7	6.7	6.0	7.0
Union	4.9	9.2	10.6	11.3	12.4	11.2	10.9	9.5	11.4
GSA MSA	3.0	4.9	5.9	6.5	---	---	---	---	---
ACOG Region*	3.0	4.9	6.0	6.5	6.9	6.8	6.3	5.6	6.5
G-S-A CSA	---	---	---	---	6.3	6.9	6.5	5.8	6.7
Upstate Region**	3.1	5.3	6.4	6.9	7.1	7.0	6.6	5.9	6.7
South Carolina	3.5	5.4	6.0	6.7	6.8	6.8	6.5	5.9	6.9
United States	4.0	4.8	5.8	6.0	5.5	5.1	4.6	4.6	5.8

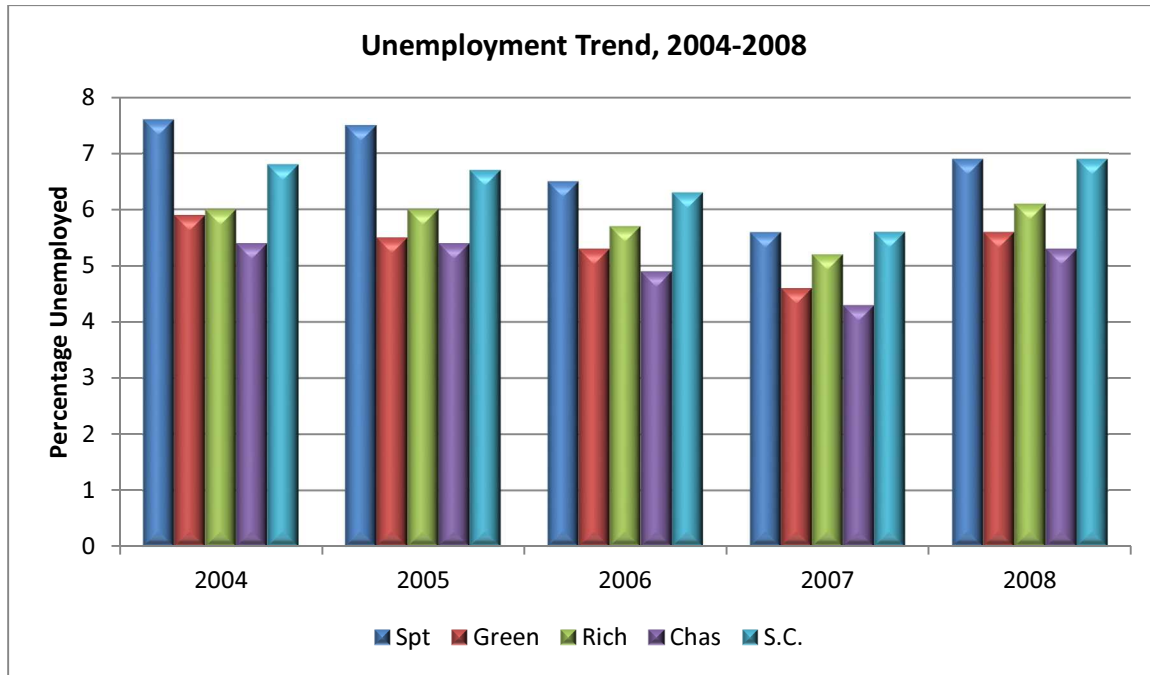
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**Upstate Region = ACOG Counties, plus Abbeville, Greenwood, Laurens and Union Counties

Source: Appalachian Council of Governments



Source: S.C. Employment Security Commission



Source: S.C. Employment Security Commission

Number of Advertised Jobs and Number of Registered Job Candidates by Top Six County Distribution, November 2009			
Available Jobs		Available Candidates	
Richland	5,417	Spartanburg	3,484
Charleston	4,661	Greenville	2,202
Greenville	3,801	Cherokee	1,768
Horry	1,804	Union	1,255
Spartanburg	1,679	Richland	1,192
Beaufort	1,386	Lexington	856

SC Department of Commerce

LABOR FORCE PARTICIPATION

Labor force Participation, For Population age 25 to 64									
	% In Labor Force			% Employed			Unemployment Rate		
	Sptbg	SC	US	Sptbg	SC	US	Sptbg	SC	US
2008	73.7	75.9	79.1	68.7	70.4	74.7	6.6	6.2	5.0
2007	72.8	75.1	77.5	68.8	70.3	73.4	5.2	5.4	4.9
2006	77.0	75.4	77.5	72.4	70.8	73.3	5.9	5.5	5.0

2005	74.8	75.7	77.8	69.4	70.5	73.2	7.2	6.2	5.4
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HOME SALES PRICE

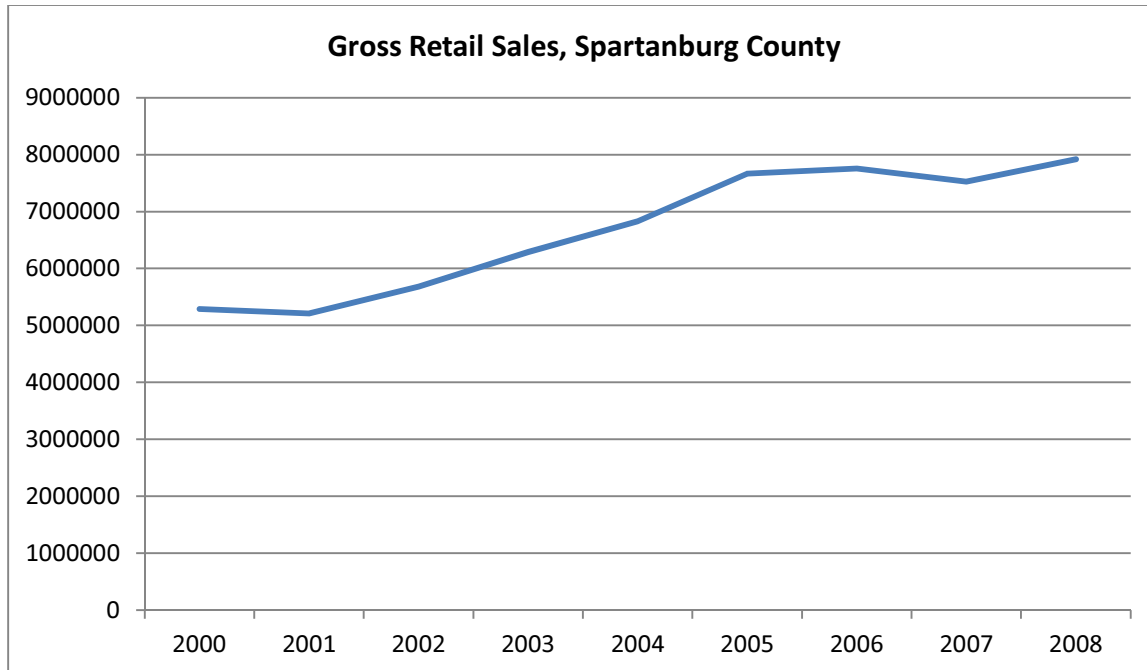
Existing Single Family Median Home Sales prices By Metropolitan Area				
	2006	2007	2008	% Change Third Quarter 2008 and Third Quarter 2009
Spartanburg	126.7	128.6	127.3	-0.4
Greenville	152.0	153.6	155.7	-6.9
Columbia	141.6	146.6	145.0	-2.4
Charleston	212.4	215.4	206.2	-7.5
South	183.7	178.8	169.4	-7.9%
U.S.	221.9	217.9	196.6	-11.2%

National Association of Realtors

Single Family Home Value, 2009			
	Current Median Estimated Home Value	12-month Change	# county foreclosures
Spartanburg	\$95,832	-17.20%	562
Greenville	\$131,401	-10.68%	2,345
Richland	\$123,156	-12.64%	1,963
Charleston	\$216,746	-16.30%	1,896

Realty Trac

RETAIL SALES



Appalachian Council of Governments

Gross Retail Sales by County (x \$1,000)						
	2004	2005	2006	2007	2008	% CHANGE 2000-08
Abbeville	176,848	176,710	174,283	171,375	156,833	-18.3
Anderson	3,668,168	3,873,782	4,121,016	4,466,162	4,325,253	31.0
Cherokee	860,082	888,126	1,113,824	1,035,949	1,108,843	58.5
Greenville	11,305,278	12,995,180	14,382,272	14,485,167	13,358,693	29.4
Greenwood	1,368,790	1,387,229	1,484,284	1,445,194	1,261,589	1.8
Laurens	716,491	720,543	769,952	825,223	760,298	16.6
Oconee	1,066,301	1,142,110	1,138,976	1,194,228	1,000,476	2.5
Pickens	1,551,812	1,656,315	1,844,101	1,928,505	1,770,425	23.5
Spartanburg	6,829,258	7,665,092	7,757,365	7,524,675	7,211,008	36.3
Union	253,297	277,420	292,892	277,986	259,730	-5.1
ACOG Region	25,280,898	28,220,605	30,357,554	30,634,686	28,774,697	30.6
Upstate Region	27,796,324	30,782,507	33,078,965	33,354,464	31,213,146	28.0
SC	113,558,774	124,328,990	135,636,103	141,096,664	129,949,582	35.0

*ACOG Region = Anderson, Cherokee, Greenville, Oconee, Pickens and Spartanburg Counties

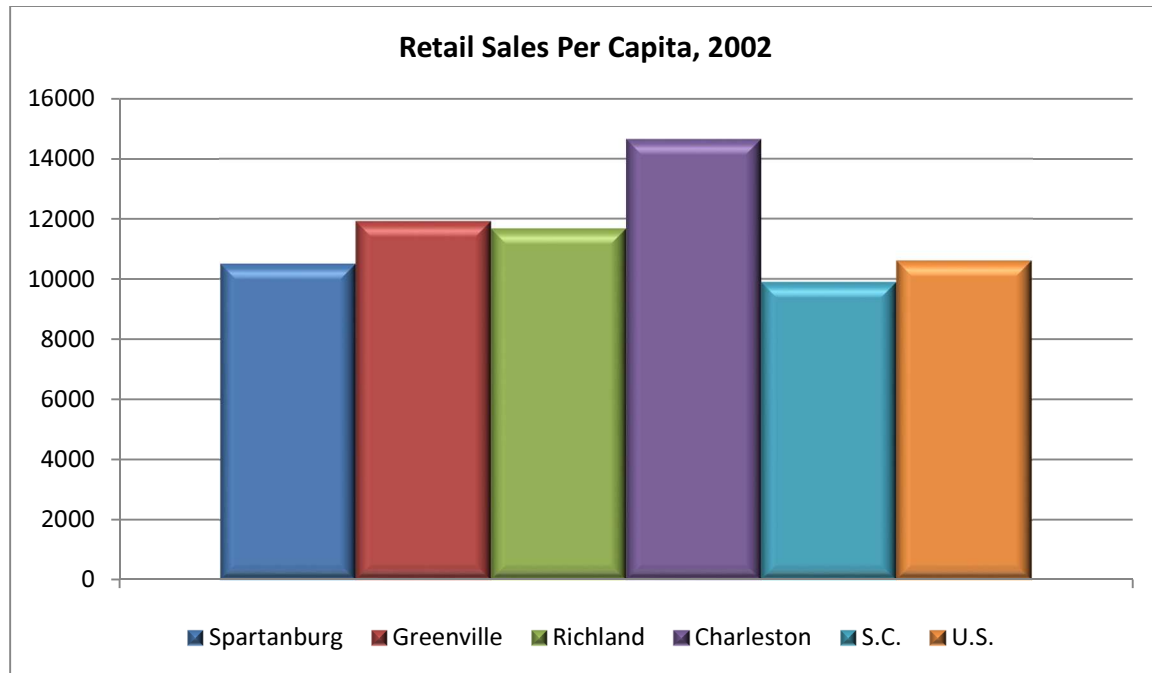
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Source: Appalachian Council of Governments

Retail Sales Per Capita

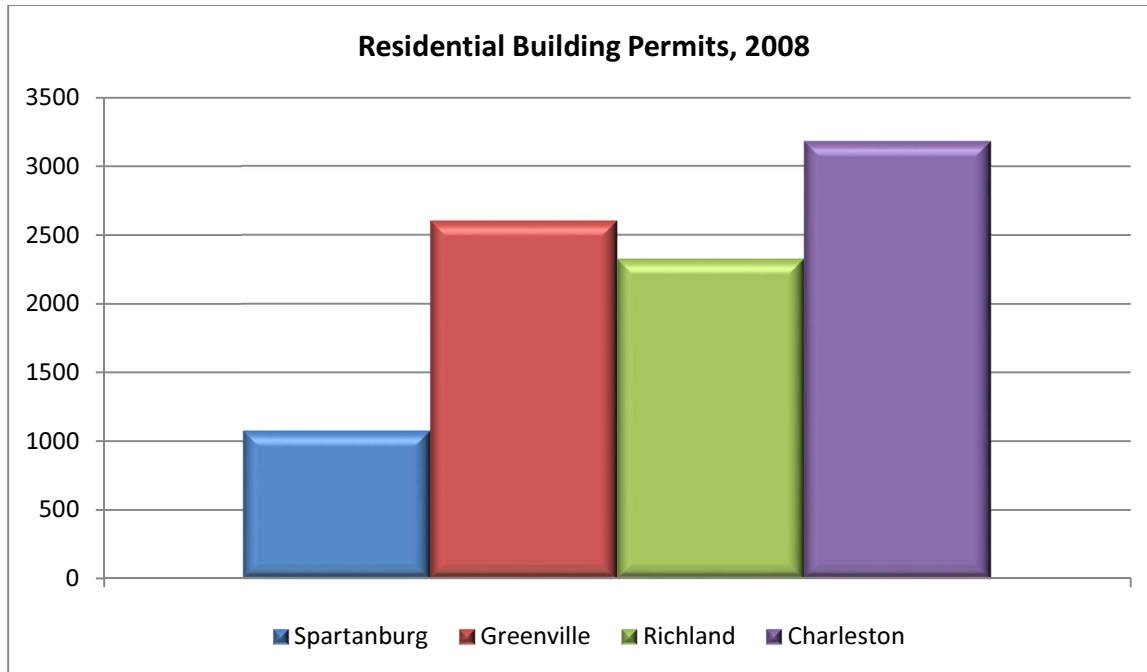
	Retail Sales Per Capita 2008	% change in retail sales 2000-2008
Spartanburg	\$25,685	36.3
Greenville	\$30,491	30.6
Upstate	\$23,023	28.0
S.C.	\$29,007	35.0

Appalachian Council of Governments



American Community Survey

BUILDING PERMITS: *These numbers provide a general indication of the amount of new housing stock that may have been added to the housing inventory. Since not all permits become actual housing starts and starts lag the permit stage of construction, these numbers do not represent total new construction, but should provide a general indicator of construction activity and the local real estate market.*



American Community Survey

Building Permits, Spartanburg County, Single-Family or Multi-Family Residence			
2005	2006	2007	2008
2,126	2,156	1,646	1,077

U.S. Census

FOREIGN DIRECT INVESTMENT PER CAPITA: *FDI creates new jobs in the area while also investing in the local facilities, enabling an area to widen its economic base by integrating businesses into the world economy. Global investment also ensures better and quicker access to markets, talent, and technology. As a state, SC has done well attracting foreign investment with per capita state level FDI significantly above that of the U.S. annually since 2000. (No local data)*

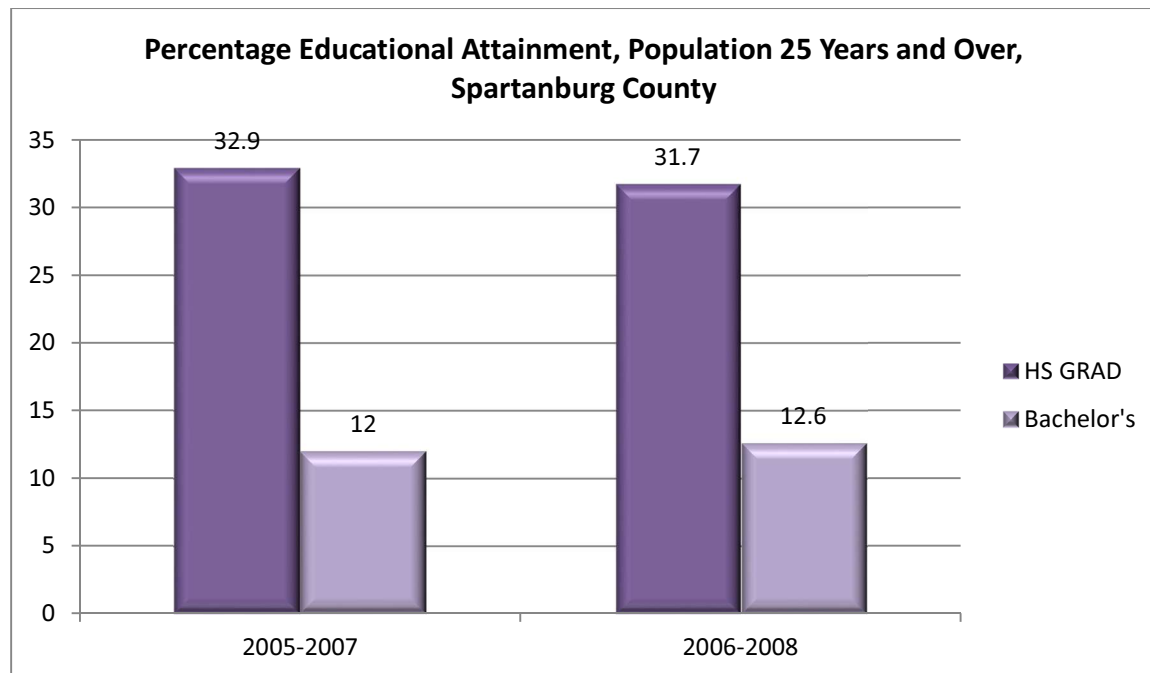
- 26% of jobs and 44% of capital investment recruited to SC in 2008 came from foreign-affiliated companies.
- FDI comprised 5,334 jobs and over \$1.8 billion in capital investment in 2008.
- According to the Bureau of economic analysis, SC leads the nation in its percentage of workforce employed by companies headquartered abroad.
- Statewide:
 - 2008 \$4.1 billion capital investment/ 18,993 jobs
 - 2007 \$4.0 billion / 15,666 jobs
 - 2006: \$3 billion / 14,420 jobs
- 143 foreign affiliated companies are located in Spartanburg County, 2009

CROSSCUTTING INDICATORS

Education Attainment / Income: *an increase of 1% in the population with a Bachelor's degree is associated with an increase in per capita income of \$314 in SC*

Median Earnings in the Past 12 Months and Educational Attainment, 2005-2007				
	Median 12-Month Earnings (2007 Inflation-Adjusted Dollars)		Educational Attainment (Population Age 25 and Over)	
	Spartanburg	U.S.	Spartanburg	U.S.
Less than high school graduate	\$20,323	\$19,089	21.9%	16.0%
High school graduate (includes equivalency)	\$26,409	\$26,712	32.9%	30.0%
Some college or associate's degree	\$31,624	\$32,793	26.6%	27.0%
Bachelor's degree	\$42,833	\$46,277	12.0%	17.1%
Graduate or professional degree	\$52,907	\$61,014	6.6%	9.9%

Source: U.S. Census Bureau

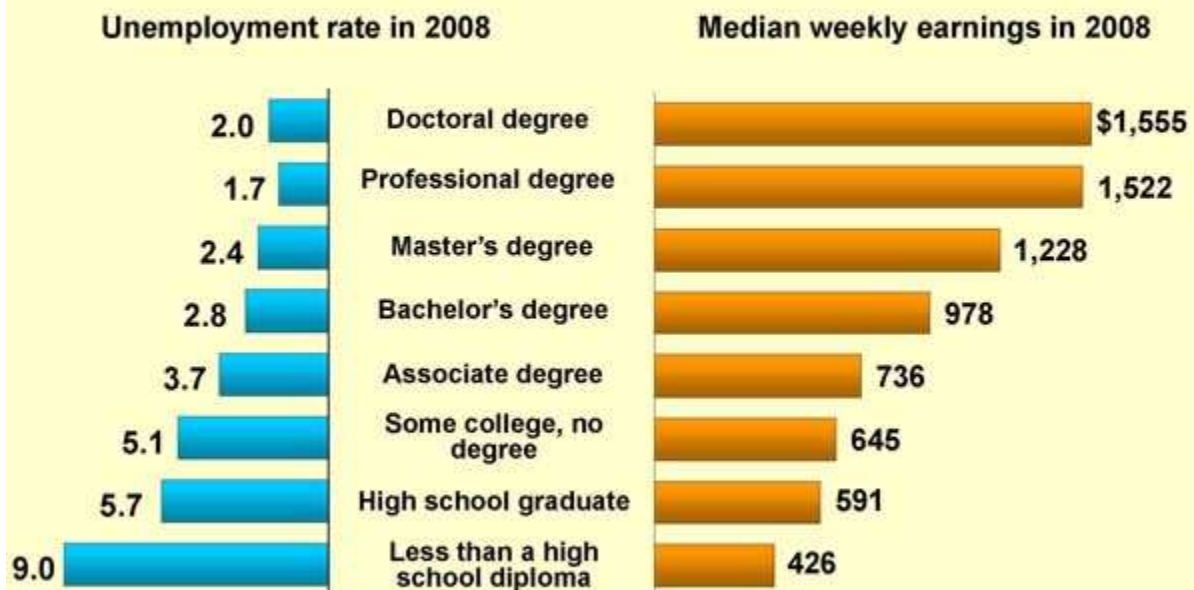


American Community Survey

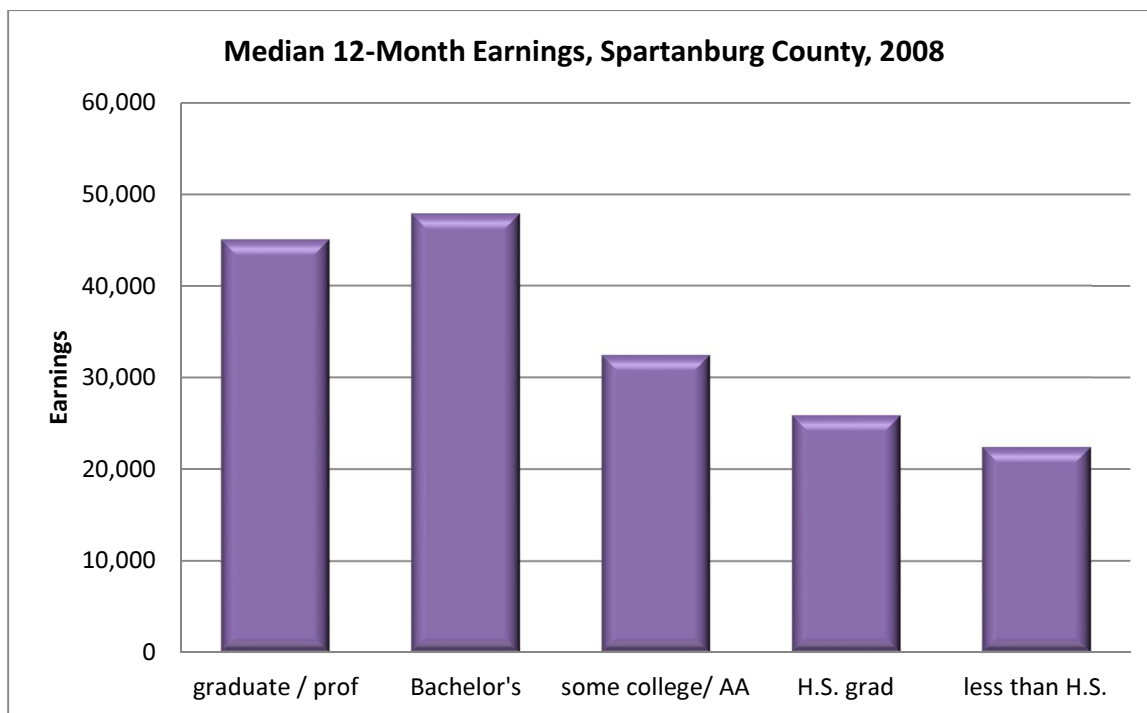
% HS Grad or higher age 25 to 34	76.0	84.6	76.1	85.5	81.5	88.5	81.8	88.8	83.9	88.1	84.1	88.4
% Bachelor's degree or higher age 25 to 34	15.8	21.1	16.9	24.2	20.5	27.0	20.4	28.5	25.8	32.4	25.8	32.7
% HS Grad or higher, age 35 to 44	83.9	88.3	82.6	87.9	84.4	88.8	84.9	89.4	85.3	88.6	85.6	88.9
% Bachelor's Degree or higher, age 35 to 44	17.0	19.8	20.2	21.7	22.7	25.7	23.2	25.9	28.5	30.8	29.0	31.7

American Community Survey

Education pays



Source: Bureau of Labor Statistics, Current Population Survey



Source: U.S. Census Bureau

PERCENT POPULATION AGE 25-64: *a 1% increase in the population aged 25 to 64 is associated with an increase in per capita income of \$303 for South Carolina residents*

Percent Population Age 25-64			
	Spartanburg	S.C.	U.S.
2005	54.7	54.0	53.4

2006	54.4	53.0	52.9
2007	54	47	53.0
2008	53.6	52.9	47.0

American Community Survey