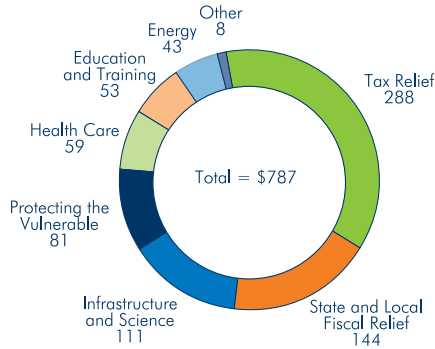


AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009

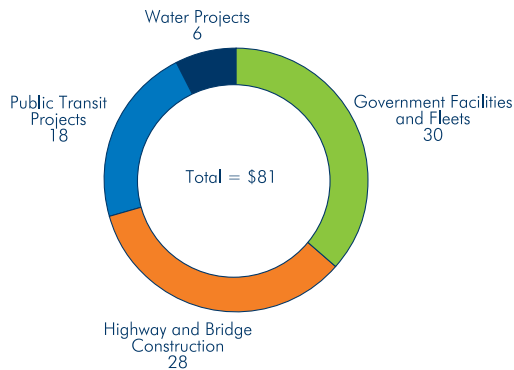
Planned Expenditures by Sector
(Billions of Dollars)



Source: Recovery.gov, Delta Associates; April 2009.

AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009

Planned Infrastructure Expenditures by Project Type
(Billions of Dollars)



Source: Public Law 111-5, Wikipedia, Delta Associates; April 2009.
Note: Sum of segment values does not match total due to rounding.

2009 Stimulus Act: Impacting the Economy. Also an Impact on Commercial Development?

The American Recovery and Reinvestment Act (ARRA), more commonly known as the Federal government's stimulus program, was signed into law on February 17, 2009, at a cost to taxpayers of \$787 billion. Of this total, the largest share, \$288 billion, is devoted to tax relief, with another \$144 billion set aside to aid government budget crunches at the state and local levels.

Among the direct spending portions of the act, the largest share, \$111 billion, is assigned to infrastructure and science. Within this share, infrastructure investments will receive \$81 billion, with \$28 billion of this segment devoted to highway and bridge construction projects, and another \$18 billion devoted to public transit projects.

On April 13, 2009, the 2,000th stimulus-supported, shovel-ready transportation project was approved. While many of these projects are maintenance-oriented, many others involve new construction or rehabilitation efforts to make roads and public transit more efficient and user-friendly. The potential benefits of these thousands of construction projects are three-fold:

1. In the short-term: Create jobs in a time of rising unemployment.
2. In the long-term: Benefit commuters and other travelers by providing more and better transportation options, while taking vehicles off the roads.
3. For some of these projects, most notably the new rail initiatives, create opportunities for future transit-oriented development, or improve customer/tenant access to existing office and retail projects.

While the long-term benefits of the stimulus program likely will not be realized for several years, developers who plan now may be able to take advantage of the increasing use of public transit and improved highways when locating their projects for the next real estate cycle.

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VALUATION services for partial interests in commercial real estate assets.

CONSULTING, RESEARCH AND ADVISORY SERVICES for commercial real estate projects, including market studies, market entry strategies, asset performance enhancement studies, pre-acquisition due diligence, and financial and fiscal impact analyses.

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