

ECONOMIC INDICATORS REPORT

Q3, 2011

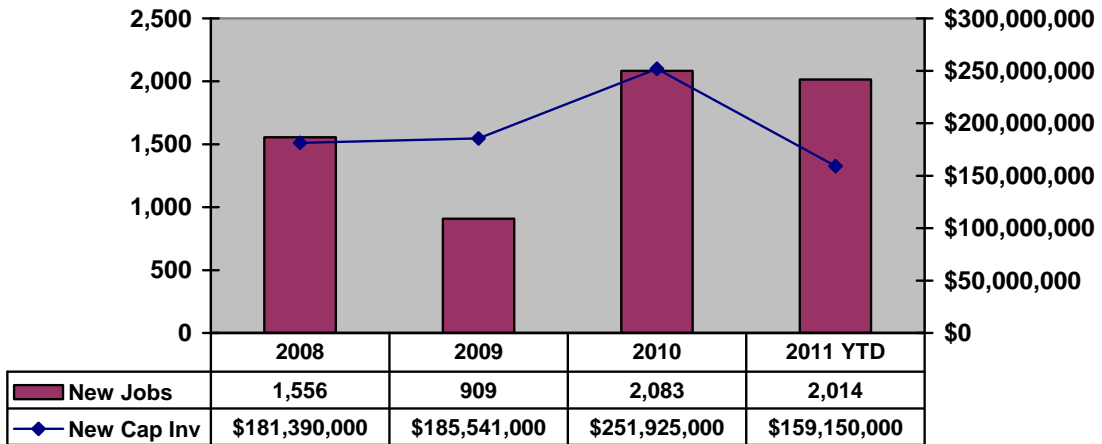


Prepared Exclusively for GADC Directors & Investors

The Greenville Area Development Corporation is a non-profit organization established by Greenville County Council to promote and enhance the economic growth and development of Greenville County. For information, or to provide a comment or suggestion about this report, email jhoward@greenvillecounty.org or call (864) 235-2008.

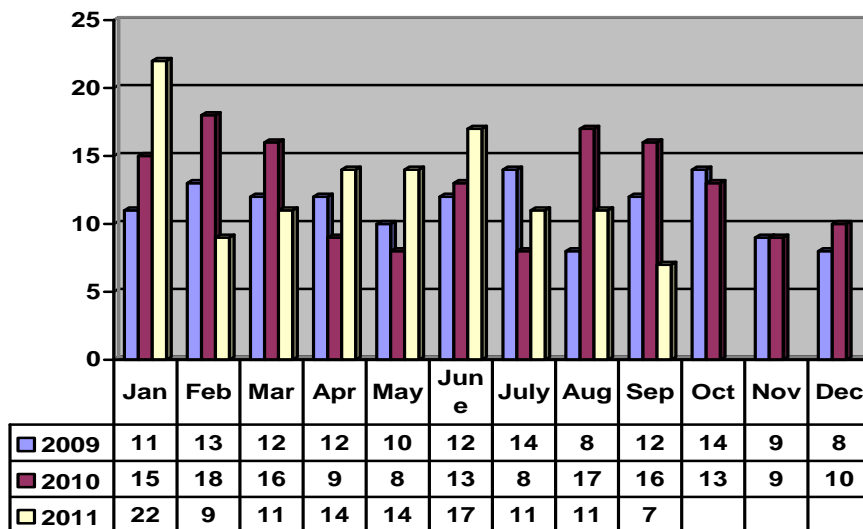
NEW JOB CREATION & CAPITAL INVESTMENT

Source: GADC



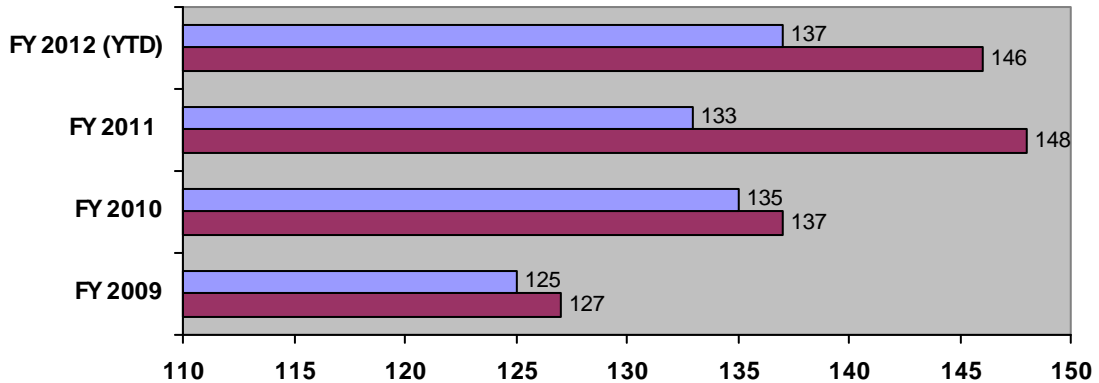
GADC NEW CONTACTS

Source: GADC



GADC INVESTOR BASE

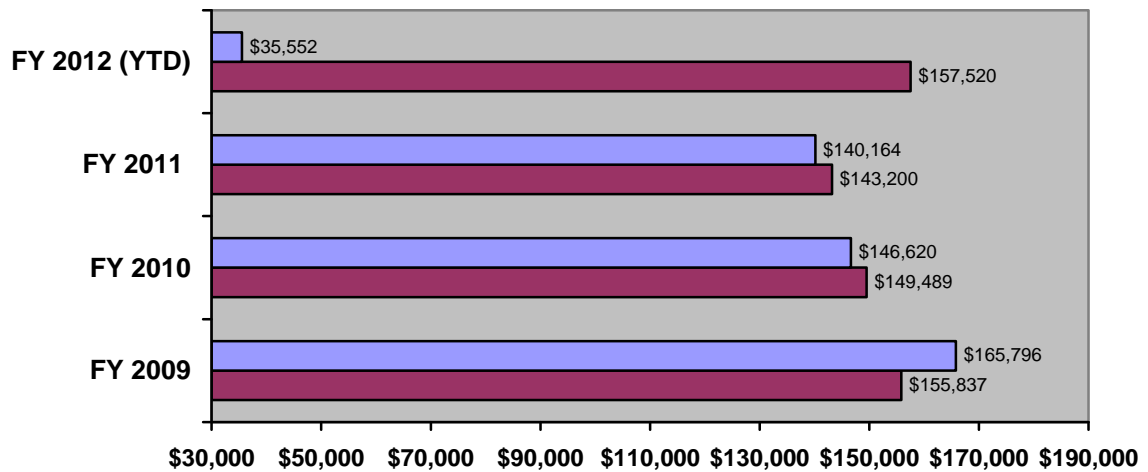
Source: GADC



	FY 2009	FY 2010	FY 2011	FY 2012 (YTD)
Actual	125	135	133	137
Goal	127	137	148	146

GADC MARKETING BUDGET

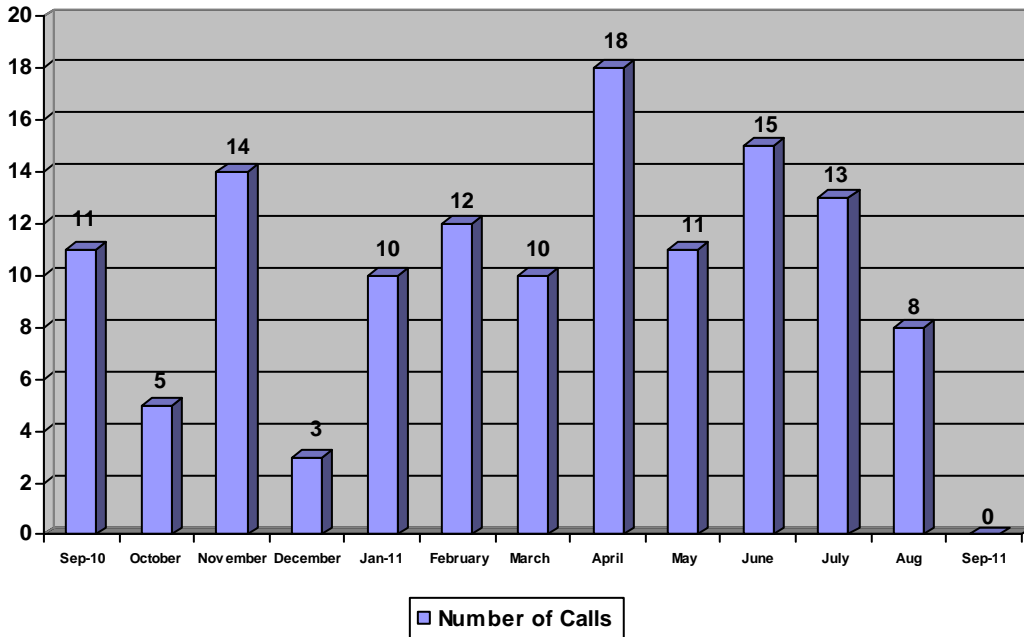
Source: GADC



	FY 2009	FY 2010	FY 2011	FY 2012 (YTD)
Expenses	\$165,796	\$146,620	\$140,164	\$35,552
Contributions	\$155,837	\$149,489	\$143,200	\$157,520

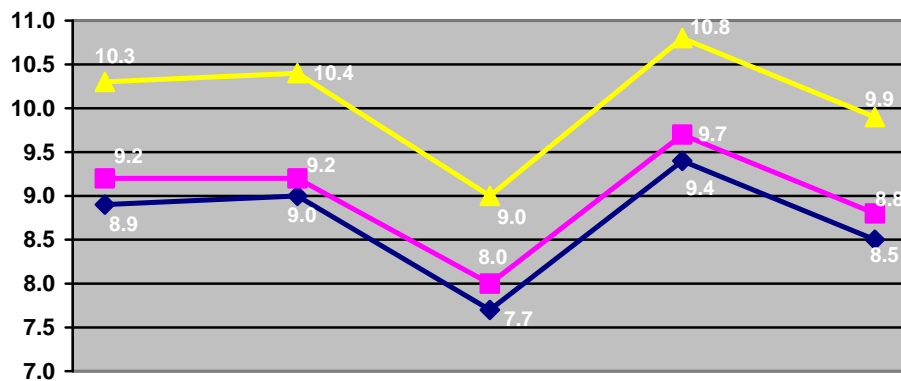
BUSINESS RETENTION & EXPANSION PROGRAM (BREP) CALLS

Source: Greenville Works



UNEMPLOYMENT RATE

Source: SC Department of Employment and Workforce



	Sep-10	Dec-10	Mar-11	Jun-11	Sep-11
◆ Greenville County	8.9	9.0	7.7	9.4	8.5
■ Greenville MSA	9.2	9.2	8.0	9.7	8.8
▲ Upstate Region	10.3	10.4	9.0	10.8	9.9

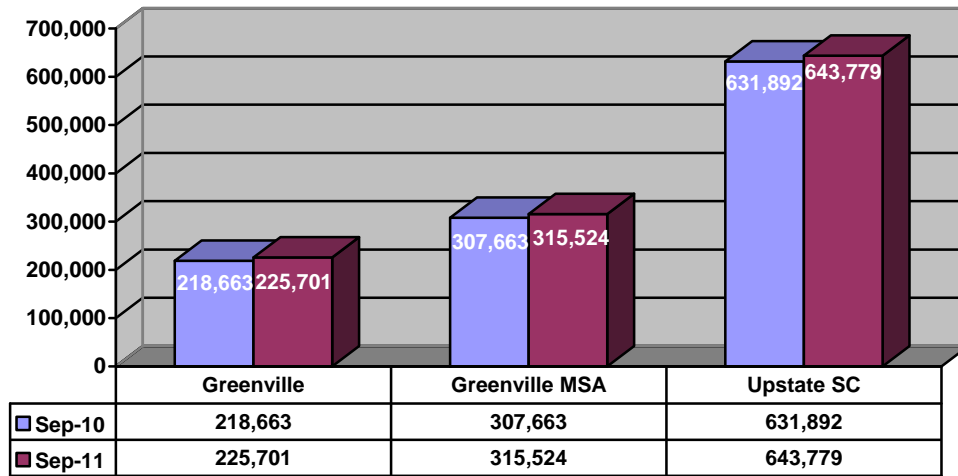
NUMBER OF UNEMPLOYED

Source: SC Department of Employment and Workforce

	Sep-10	Dec-10	Mar-11	June-11	Sep-11
Greenville County	19,435	19,639	17,138	21,098	19,151
Greenville MSA	28,284	28,494	24,742	30,600	27,631
Upstate Region	64,978	65,790	57,322	70,386	63,493

CIVILIAN LABOR FORCE

Source: SC Department of Employment and Workforce



WorkKeys CERTIFICATE COMPLETIONS Greenville County WIA

Source: WorkReadySC.com; As of 10-11-11

Total as of	Gold	Silver	Bronze	Total
March 2011	1,063	3,381	1,729	6,173
September 2011	1,237	3,945	2,040	7,222
Total last 6 months	108	429	243	780

WORKFORCE INDICATORS – ALL INDUSTRIES (latest available)

Source: SC Department of Employment and Workforce

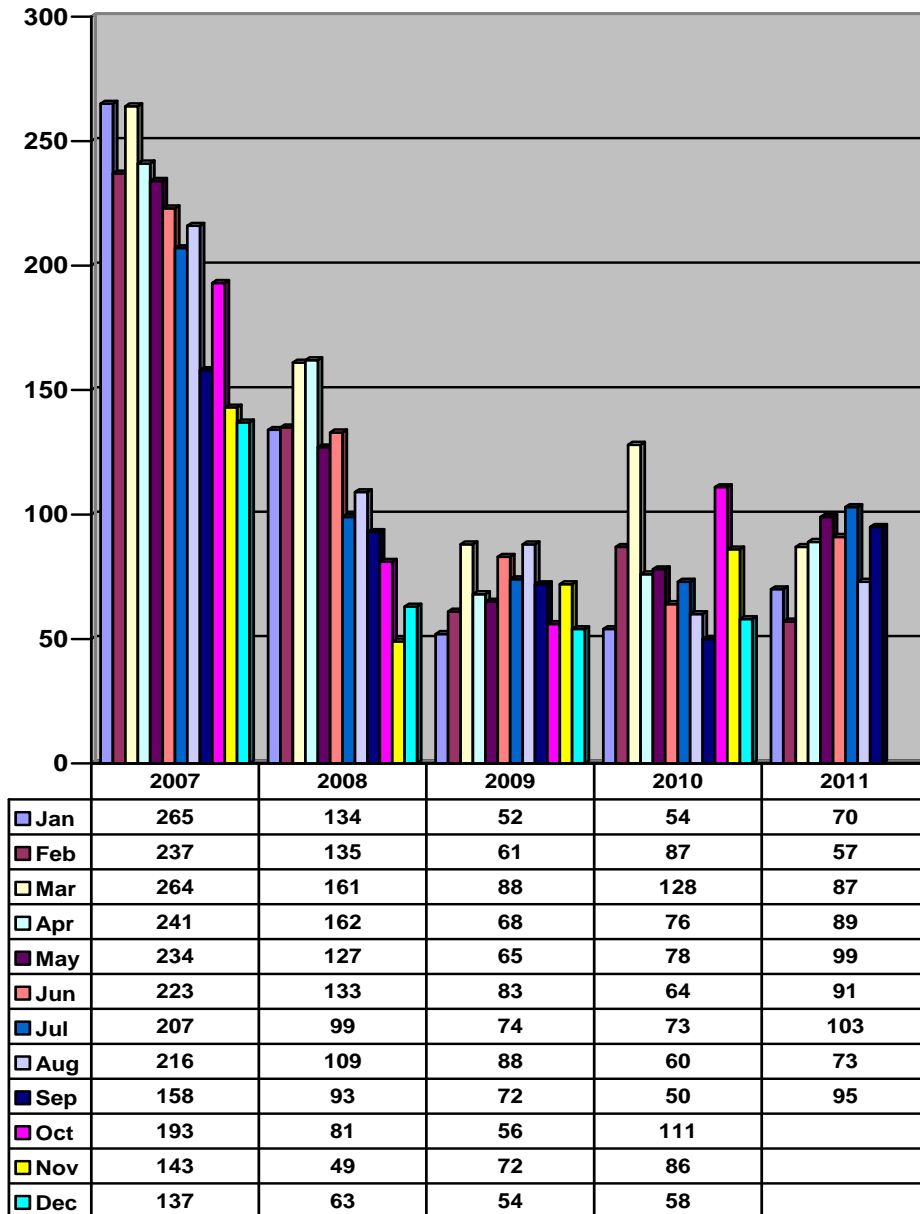
Indicator	Greenville County Q4 / 2010	Greenville County (Avg: Selected + 3 prior qtrs)	South Carolina Q4 / 2010	South Carolina (Avg: Selected + 3 prior qtrs)
Total Employment ¹	232,401	227,692	1,737,051	1,718,536
Net Job Flows ²	-574	2,448	-15,975	7,715
Job Creation ³	12,045	13,316	83,324	94,351
New Hires ⁴	38,879	39,209	243,673	256,654
Separations ⁵	45,992	42,693	312,916	298,652
Turnovers ⁶	10.4%	9.6%	9.7%	9.1%
Average Monthly Earnings ⁷	\$3,884.00	\$3,548.75	\$3,475.00	\$3,233.50
Average New Hire Earnings ⁸	\$2,617.00	\$2,592.00	\$2,262.00	\$2,137.75

Key to Indicators

- (1) Beginning of Quarter Employment Total number of workers who were employed by the same employer in both the current and previous quarter
- (2) The difference between current and previous employment at each business.
- (3) The number of new jobs that are created by either new area businesses or the expansion of employment by existing firms.
- (4) Total number of accessions that were also not employed by that employer during the previous four quarters.
- (5) Total number of workers who were employed by a business in the current quarter, but not in the subsequent quarter.
- (6) Turnover Rate = $(1/2) * (\text{accessions} + \text{separations}) / \text{employment stable jobs}$
- (7) Total quarterly earnings of all full-quarter employees divided by the number of full-quarter employees, divided by 3.
- (8) Total quarterly earnings of all full-quarter new hires divided by the number of full-quarter new hires, divided by 3.

RESIDENTIAL BUILDING PERMIT ACTIVITY
New Dwelling Starts

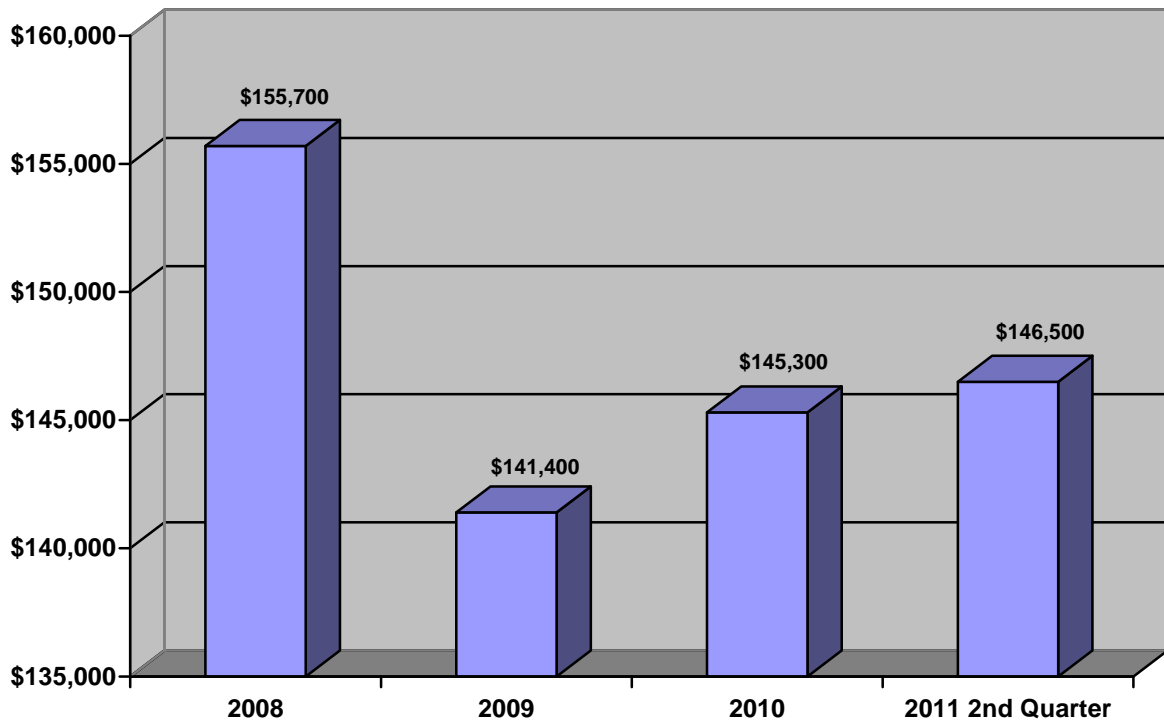
Source: Greenville County Codes Enforcement



MEDIAN SALES PRICE

Existing Single Family Homes – Greenville Metro (latest available)

Source: National Association of Realtors



COMMERCIAL BUILDING PERMIT ACTIVITY

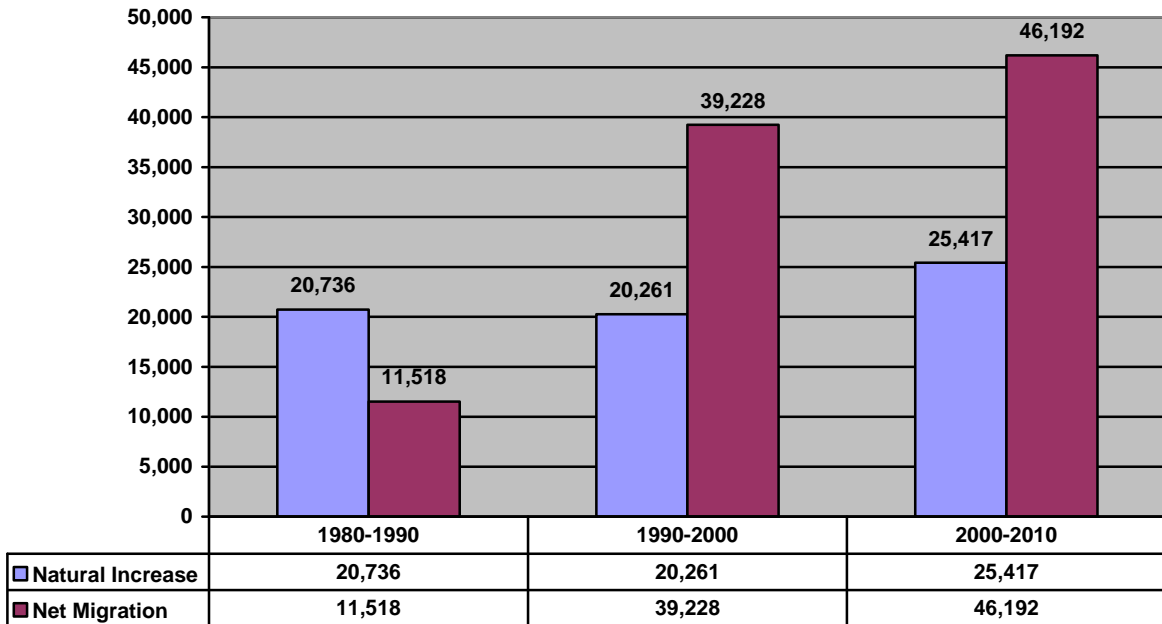
New Permits Issued

Source: Greenville County Codes Enforcement

Permits Issued	Sept 2011	Sept 2010	Total FY 2011 7/11 - 6/12	Total FY 2010 7/10 - 6/11
Commercial New Construction	31	27	91	370

COMPONENTS OF POPULATION CHANGE – Greenville County

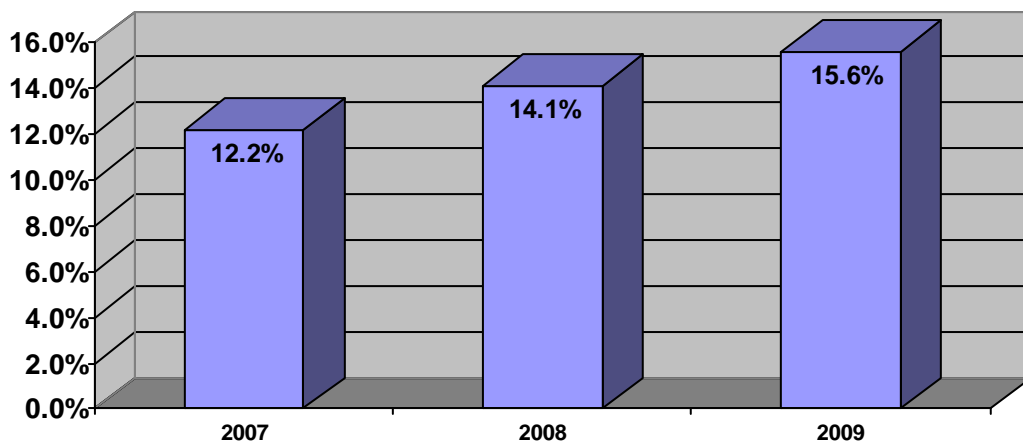
Source: US Bureau of the Census



POVERTY RATE – Greenville County

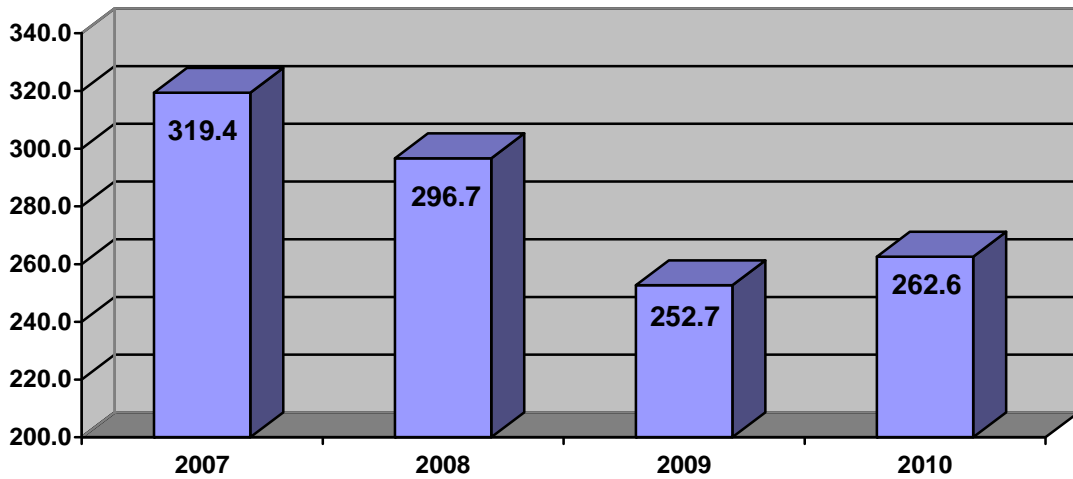
Source: American Community Survey

2009 Margin of Error: +/- 1.6%



CRIME RATE (per 10,000 population)

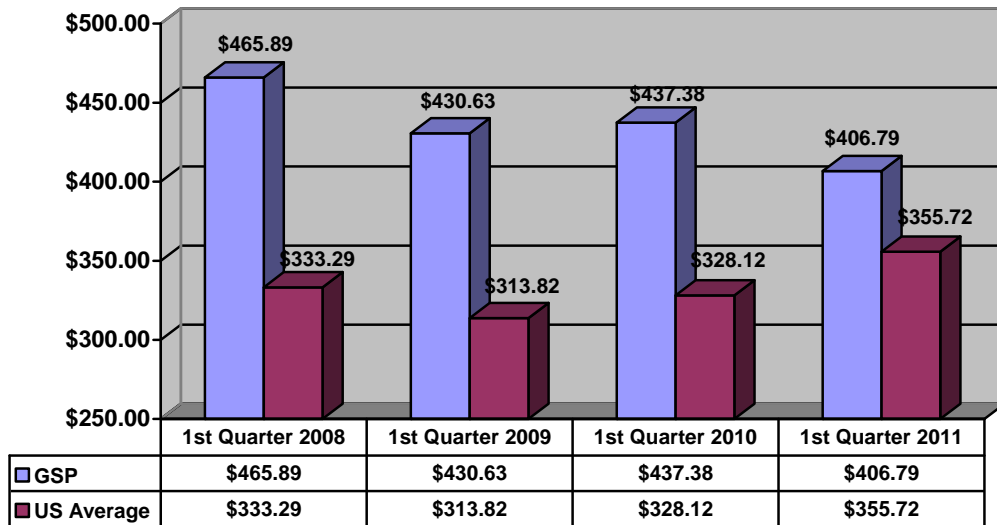
Source: Uniform Crime Reports, FBI Website



Note: Figures provided in the Uniform Crime Report were submitted voluntarily by law enforcement agencies throughout the country. Individuals using these tabulations are cautioned against drawing conclusions by making direct comparisons between cities. Comparisons lead to simplistic and/or incomplete analyses that often create misleading perceptions adversely affecting communities and their residents. Valid assessments are possible only with careful study and analysis of the range of unique conditions affecting each local law enforcement jurisdiction.

COST OF AVERAGE DOMESTIC AIRFARE AT GSP

Source: www.bts.gov

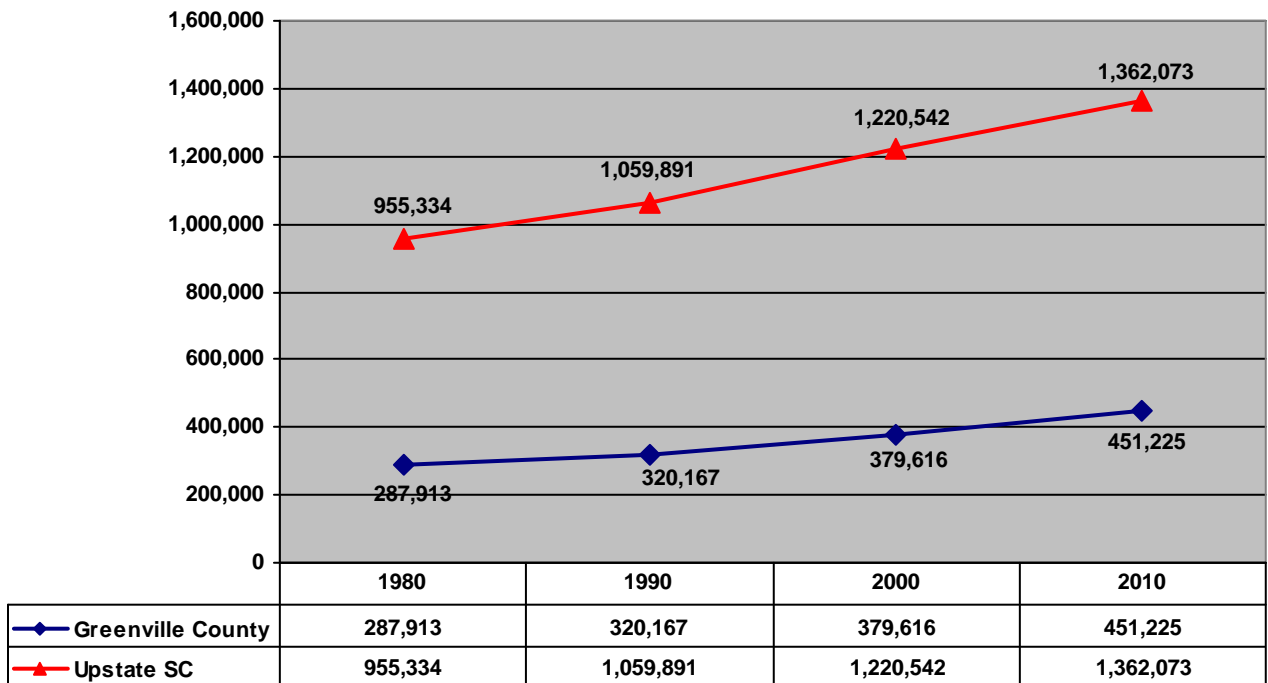


COST OF LIVING – SELECTED CITIES

Source: Infomentum/ www.coli.org

Composite Index	Greenville, SC	Atlanta, GA	Charleston, SC	Austin, TX	Raleigh, NC	Richmond, VA
1 st Quarter	91.6	95.2	99.6	93.4	95.1	102.6
2 nd Quarter	91.9	97.5	101.1	91.2	92.4	98.1
3 rd Quarter	93.0	98.8	97.7	93.3	93.3	99.2

POPULATION GROWTH – GREENVILLE COUNTY & UPSTATE, SC



GREENVILLE COUNTY SITE CERTIFICATION

Source: SC Department of Commerce and GADC

Sites Certified in 2010 – 1 (The Matrix Park – 900 acres)

Sites under consideration – 1 (Mauldin - +/- 40 acres)

Total Greenville County Sites currently certified - 1

COLLEGE GRADUATE RETENTION

Source: SC Commission on Higher Education, 2007

Highlights of a 2007 study by the SC Commission of Higher Education entitled “Retaining Graduates of South Carolina Public Colleges and Universities”.

Of the 2001-2002 public college and university graduates:

- 68% remained in SC as of 2007
- 79% of all “native” SC graduates remained in SC as of 2007
- Overall, those earning certificate, diploma or associate degrees are more likely to remain in SC than those earning a bachelor’s degree. Bachelor’s degree recipients are more likely to stay in SC than those earning a master’s level, and master’s level more likely to remain in SC than doctoral graduates.
- Graduates tend to locate in the larger counties in the Upstate, Midlands, and Lowcountry regions of SC

Note: SC CHE is considering updating study in the summer of 2011.

Highlights of GADC’s 2009 request of Clemson University to provide zip code data on graduates who had earned an advanced degree (Master’s or higher) in a three year period (2006-2008).

- Analysis of data determined that the numbers of graduates from the various graduate programs increased within the state of South Carolina and most of the graduates reside in the Upstate.
- Upon enrollment 49% of the students indicated SC residents
- Three-years after graduation, 57% of graduates had remained in SC
- 77% of those graduates lived in the Upstate