RESEARCH DATA SERVICES, INC.

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July 2006 Visitor Profile – The Beaches of Fort Myers - Sanibel



Sanibel & Captiva Islands, Fort Myers Beach, Fort Myers, Bonita Springs & Estero, Cape Coral, Pine Island, Boca Grande & Outer Islands, North Fort Myers, Lehigh Acres.

Prepared for:

Lee County Board of County Commissioners and Lee County Visitor and Convention Bureau

Prepared by:

Walter J. Klages, Ph.D. President Research Data Services, Inc. <u>www.KlagesGroup.com</u>

September 5, 2006

TOLL FREE (800) 330-6584

Executive Summary: July 2006

- This July, the industry's occupancy rate recorded a 3.7 point decline. The concomitant contraction in visitation (-1.2%) reflects the prevailing uncertainty about weather and environmental factors among potential visitors. Strategically, as a countervailing force, the destination's average daily rate (ADR) increased by 7.6%, contributing to a \$12.2 million expansion of tourism's economic impact on the destination (2005: \$136,400,374; 2006: \$148,644,590).
- 2. Although there were contractions in the Northeastern, Midwestern, and Opportunity Markets, note must be taken that Florida, as well as the Southeastern, European, and Canadian segments all generated more visitation this July. Specifically:

	Rel.	2005	July Rel.	2006	
Market Segments	<u>%</u>	Visitor #	<u>%</u>	Visitor #	Difference
Florida	22.1%	40,066	22.8%	40,846	+ 780
Southeast	8.1	14,685	8.3	14,869	+ 184
Northeast	24.1	43,692	23.9	42,817	- 875
Midwest	31.0	56,201	29.3	52,491	-3,710
Canada	0.8	1,450	0.9	1,612	+ 162
Europe	10.6	19,217	11.8	21,140	+1,923
Markets of Opportunity	3.3	5,983	3.0	5,375	- 608
Total	100.0	181,294	100.0	179,150	-2,144

3. Fully 37.8% of this July's visitors are in Lee for the first time *(2005: 36.7%)*. Importantly, almost one of every five <u>first time</u> visitors to Lee (19.3%) has not previously come to the State. This statistic is a dramatic increase over last year's 10.9%.

- 4. This July, better than half of Lee's visitors (55.1%) use air transport to reach the Beaches of Fort Myers Sanibel (2005: 56.0%). Southwest Florida International, moreover, is the primary airport of deplanement for visitors to Lee County (2006: 70.9%).
- **5.** The following DMA's are this month's dominant feeder markets for the destination (in rank order):

<u>July 2005</u>			<u>July 2006</u>		'05 <u>Rank</u>	
Miami/Fort Lauderdale	10.9%	1.	Miami/Fort Lauderdale	10.5%	1	
New York	8.7	2.	New York	8.2	2	
Chicago	8.0	3.	Chicago	7.2	3	
Philadelphia	5.6	4.	Tampa/St. Petersburg	5.5	5	
Tampa/St. Petersburg	4.9	5.	West Palm/Ft. Pierce	4.8	7	
Cincinnati	4.0	6.	Philadelphia	4.7	4	
West Palm/Ft. Pierce	3.8	7.	Washington D.C.	3.4		
Greater Orlando	3.5	8.	Greater Orlando	3.2	8	
Indianapolis	3.4	9.	Indianapolis	2.9	9	
St. Louis	3.0	10.	Cincinnati	2.7	6	
	Miami/Fort Lauderdale New York Chicago Philadelphia Tampa/St. Petersburg Cincinnati West Palm/Ft. Pierce Greater Orlando Indianapolis	Miami/Fort Lauderdale10.9%New York8.7Chicago8.0Philadelphia5.6Tampa/St. Petersburg4.9Cincinnati4.0West Palm/Ft. Pierce3.8Greater Orlando3.5Indianapolis3.4	Miami/Fort Lauderdale10.9%1.New York8.72.Chicago8.03.Philadelphia5.64.Tampa/St. Petersburg4.95.Cincinnati4.06.West Palm/Ft. Pierce3.87.Greater Orlando3.58.Indianapolis3.49.	Miami/Fort Lauderdale10.9%1.Miami/Fort LauderdaleNew York8.72.New YorkChicago8.03.ChicagoPhiladelphia5.64.Tampa/St. PetersburgTampa/St. Petersburg4.95.West Palm/Ft. PierceCincinnati4.06.PhiladelphiaWest Palm/Ft. Pierce3.87.Washington D.C.Greater Orlando3.58.Greater OrlandoIndianapolis3.49.Indianapolis	Miami/Fort Lauderdale10.9%1.Miami/Fort Lauderdale10.5%New York8.72.New York8.2Chicago8.03.Chicago7.2Philadelphia5.64.Tampa/St. Petersburg5.5Tampa/St. Petersburg4.95.West Palm/Ft. Pierce4.8Cincinnati4.06.Philadelphia4.7West Palm/Ft. Pierce3.87.Washington D.C.3.4Greater Orlando3.58.Greater Orlando3.2Indianapolis3.49.Indianapolis2.9	July 2005July 2006RankMiami/Fort Lauderdale10.9%1.Miami/Fort Lauderdale10.5%1New York8.72.New York8.22Chicago8.03.Chicago7.23Philadelphia5.64.Tampa/St. Petersburg5.55Tampa/St. Petersburg4.95.West Palm/Ft. Pierce4.87Cincinnati4.06.Philadelphia4.74West Palm/Ft. Pierce3.87.Washington D.C.3.4Greater Orlando3.58.Greater Orlando3.28Indianapolis3.49.Indianapolis2.99

- **6.** July's *MANAGEMENT BAROMETER* relates that two of every five visitors (39.9%) have no reservations or make their reservations within seven (7) days of arriving in Lee (2005: 28.5%).
- **7.** This July, better than nine of every ten visitors (93.0%) report Internet access. A majority of these (79.1%) retrieve travel information on-line. Additionally, some 72.6% of Internet users buy travel services via the Web, with 63.4% of these saying that they bought travel services for <u>this</u> trip on-line (**2005**: **61.1%**).

The Beaches of Fort Myers - Sanibel: 2006 July Visitor Profile



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Visitor	Annual	Y	EAR 1	TO DA	TE	%Δ		J	uly	%Δ		Visitor Ori	gin (in Thousands	s)
Volume	2005	200	5	:	2006	05/06		2005	2006	05/06	#	□200	5 □2006	
Visitors (#)	2,047,540	1,56	0,090	1	,583,560	+1.5		181,294	179,1	50 -1.2	60.0 50.0	43.7	56.2 52.5	
Room Nights	5,448,463	3,65	4,402	3	,674,520	+0.6		420,557	422,0	00 +0.3	40.0	0.140.8		
Direct Exp. (\$)	\$1,235,214,646	\$925,38	4,873	\$1,013	3,290,470	+9.5	\$8	81,205,200	\$88,494,7	25 +9.0	30.0	14.7 14.9	19	21.1
Visitor Origin	Annual M 2003	Aarket Shar 2004 2	e 005	% Sh	July 2008 are Vis	5 sitor #	%	July Share	2006 Visitor #	% Add Vis	20.0 10.0 0.0			6.0_5. UR MO
Florida	12.6%	11.4%	11.4%	22.	1% 4	0,066		22.8%	40,846	+1.9				
Southeast	7.0	6.8	6.6	8.	1 1 [,]	4,685		8.3	14,869	+1.3		luly 2006 Shar	e of Total Market 3.0	(%)
Northeast	28.4	28.9	28.8	24.	1 4	3,692		23.9	42,817	-2.0		11.8		2.8
Midwest	37.9	38.5	38.1	31.0	0 5	6,201		29.3	52,491	-6.6	□ FL ■ SE	0.9		\ \
Canada	2.3	2.3	2.5	0.8	8	1,450		0.9	1,612	+11.2	■ NE			
Europe	8.4	8.9	9.7	10.	6 1	9,217		11.8	21,140	+10.0	III MW			8.3
Markets of Opp.	3.4	3.2	2.9	3.3	3	5,983		3.0	5,375	-10.2	□ CAN ■ EUR	29.3		0.5
Total	100.0%	100.0% 1	0.0%	100.	0 18	1,294	1	100.0	179,150	-1.2	■ MO			/
Occupancy	Jan.	Feb.	Ma	ar.	Apr.	Win	ter	Мау	June	July		July Occ	23.9 upancy (by Size)	
Occupancy 2004	80.6%	92.4%	95.	.3%	83.5%	88.	0%	74.4%	69.3%	73.4%	%	□ 200		
Occupancy 2005	83.1	93.3	95.	.8	84.1	89.	1	78.4	72.2	77.4	76 100.0√	1		
Occupancy 2006	80.2	89.8	92	.5	82.5	86.	3	78.0	71.2	73.7	80.0	79.1 78.	9 76.5 81.0 75.0	76.4 74.
∆ Points ('05-'06	i) -2.9	-3.5	-3.	.3	-1.6	-2.	8	-0.4	-1.0	-3.7	60.0	00.0		
ADR 2004	\$116.90	\$146.09	\$143	.29	\$114.89	\$130.	29	\$91.88	\$93.25	\$90.52	40.0			
ADR 2005	126.03	158.53	156	.14	116.62	139.	33	97.81	98.17	97.49	20.0			
ADR 2006	134.44	171.61	170	.85	133.33	152.	56	105.64	108.20	104.87	0.0	20 units 21	-50 51-100	101+ units
Δ % ('05-'06)	+6.7%	+8.3%	+9	.4%	+14.3%	+9.	.5%	+8.0%	+10.2%	+7.6%		July Room	n Rates (by Size)	
			July	Occup	ancy			July	y Room Rate		¢	□ 200		
Size Category		2005		2006		nt ∆		2005	2006	%Δ	\$ 150.0 √			126.
< 20 units		79.1%	, 0	66.0%	% -13	3.1	\$	81.71	\$90.98	+11.3	125.0	91 0 92.6	119.3 121.2	118.3
21-50 units		78.9		76.5	-2	2.4		92.58	104.80	+13.2	100.0 75.0	81.7 91.0 92.6		
51-100 units		81.0		75.0	-6	6.0	1	19.30	121.24	+1.6	50.0			
101 + units		76.4		74.1	-2	2.3	1	18.33	126.09	+6.6	25.0			
		Re	search	Data S	Services, Ir	пс.		-1-	July 2006 V	isitor Profile	0.0	20 units 21-	50 51-100 1	01+ units

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Transportation Mode (H/M/C/C + In-Home)	<u>July 2003</u>	<u>July 2004</u>	<u>July 2005</u>	<u>July 2006</u>
Plane	55.8%	57.6%	56.0%	55.1%
Rental Car	49.1	50.4	49.8	54.1
Personal Car	43.1	41.9	42.4	43.0
	40.1	41.0	72.7	-10.0
Airport Deplaned				
Southwest Florida International	67.8%	71.7%	74.7%	70.9%
Orlando International	6.8	9.1	9.8	13.4
Miami International	9.3	8.6	4.7	8.5
Tampa International	12.2	8.0	5.3	5.2
Car Rental Location				
Fort Myers	66.9%	72.6%	76.8%	69.7%
Orlando	7.6	9.7	12.7	13.7
Miami	8.4	6.9	4.4	8.7
Tampa	11.4	8.6	3.7	5.3
	<u>July 2003</u>	<u>July 2004</u>	<u>July 2005</u>	<u>July 2006</u>
Purpose of Trip				
A. Visitor Profile Data	00.00/	07.4%	00.00/	00.49/
Vacation	96.6%	97.1%	96.9%	96.1%
Visit Friends and Relatives	11.2	12.2	14.5	15.8
B. Occupancy Survey Data Business Meetings/				
Conferences	22.4%	21.6%	25.5%	26.1%
First Visit to (% yes)				
Lee County	38.3%	38.8%	36.7%	37.8%
Florida	5.7	3.1	4.0	7.3
First Time Visitors (by Region)				
Florida	37.5%	39.2%	31.0%	30.0%
Southeast	40.0	35.8	32.0	50.0
Northeast	38.3	42.6	40.7	33.3
Midwest	23.9	24.6	28.6	29.5
Europe	55.6	50.9	58.6	63.2
Markets of Opportunity	68.8	66.7	61.1	77.8

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) 53. 59. 47.	2 .5% 7		3.1	3	.3		3.0
53. 59. 47.							
59. 47.							
47.	7		56.0%	57.5%		60.9%	
			59.0	62	.6		60.5
	47.2 4		48.5	42	.9		45.6
16.	16.3		15.6	13	.0		14.8
4.	.1		3.8	1	.6		3.2
	2.5		1.7				0.8
13.	.0%		16.1%	ę	.0%		10.6%
78.	.4%		70.5%	66	.9%		60.3%
49.			42.6	43	.5		47.4
28.	28.2		35.5	27.3			30.2
87.	87.1%		88.9%	90	.3%		87.0%
	10.4		9.2		7.5		12.6
36.	.1%		26.6%	28	.5%		39.9%
Jul. '03	Jul. '04	Jul. '05	Jul. '06				
Out-of-	Out-of-	Out-of-	Out-of-	Jul. '03	Jul. '04	Jul. '05	Jul. '06
<u>State</u>	<u>State</u>	<u>State</u>	<u>State</u>	<u>Floridian</u>	<u>Floridian</u>	<u>Floridian</u>	<u>Floridian</u>
	4 a -	10.0	40 -		. –		. –
							4.7
							N/A
6.3	6.3	6.2	6.1	4.6	4.5	4.6	4.5
25.2%	22.5%	29.5%	36.2%	62.6%	62.7%	53.2%	64.2%
3.1	3.2	3.2	3.1	3.1	3.2	3.3	3.3
	2. 13. 78. 49 28. 87. 10. 36 Jul. '03 Out-of- <u>State</u> 10.8 9.7 6.3	2.5 13.0% 78.4% 49.2 28.2 87.1% 10.4 36.1% Jul. '03 Out-of- <u>State</u> 10.8 10.7 9.7 9.6 6.3 6.3 25.2% 22.5%	2.5 13.0% 78.4% 49.2 28.2 87.1% 10.4 36.1% Jul. '03 Jul. '04 Jul. '05 Out-of- <u>State</u> 10.8 10.7 9.6 9.7 9.6 6.3 6.3 25.2% 22.5% 29.5%	2.5 1.7 $13.0%$ $16.1%$ $78.4%$ $70.5%$ 49.2 42.6 28.2 35.5 $87.1%$ $88.9%$ 10.4 9.2 $36.1%$ $26.6%$ Jul. '03Jul. '04Jul. '05 $0ut-of State$ $State$ 10.8 10.7 10.6 9.7 9.6 9.5 6.3 6.3 6.2 $25.2%$ $22.5%$ $29.5%$ $36.2%$	2.5 1.7 1 $13.0%$ $16.1%$ 9 $78.4%$ $70.5%$ 66 49.2 42.6 43 28.2 35.5 27 $87.1%$ $88.9%$ 90 10.4 9.2 7 $36.1%$ $26.6%$ 28 Jul. '03 Jul. '04 Jul. '05 Jul. '06 Out-of- Out-of- Out-of- Jul. '03 State State State Floridian 10.8 10.7 10.6 10.5 4.7 9.7 9.6 9.6 9.5 N/A 6.3 6.3 6.2 6.1 4.6 $25.2%$ $22.5%$ $29.5%$ $36.2%$ $62.6%$	2.5 1.7 1.1 $13.0%$ $16.1%$ $9.0%$ $78.4%$ 49.2 28.2 $70.5%$ 42.6 35.5 $66.9%$ 43.5 27.3 $87.1%$ 10.4 $88.9%$ 9.2 $90.3%$ 7.5 $36.1%$ $26.6%$ $28.5%$ Jul. '04 StateJul. '03 5.3 Jul. '04 5.3 Jul. '05 5.5 Jul. '06 5.5 Jul. '03 10.4 Jul. '04 10.4 Jul. '05 10.4 10.8 9.7 10.7 9.6 9.6 9.5 10.5 9.5 9.5 4.7 N/A 4.6 4.5 $25.2%$ $22.5%$ $22.5%$ $29.5%$ $36.2%$ $62.6%$ $62.7%$	2.5 1.7 1.1 $13.0%$ $16.1%$ $9.0%$ $78.4%$ $70.5%$ $66.9%$ 49.2 42.6 43.5 28.2 35.5 27.3 $87.1%$ $88.9%$ $90.3%$ 10.4 9.2 7.5 $36.1%$ $26.6%$ $28.5%$ Jul. '04Jul. '05Jul. '06Jul. '03Jul. '04Jul. '05 $5tate$ $5tate$ $5tate$ $5tate$ $Floridian$ $Floridian$ 10.8 10.7 10.6 10.5 4.7 4.7 4.8 9.7 9.6 9.6 9.5 N/A N/A N/A 9.7 9.6 9.6 9.5 N/A 4.6 4.5 4.6 $25.2%$ $22.5%$ $29.5%$ $36.2%$ $62.6%$ $62.7%$ $53.2%$

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	<u>July 2003</u>	<u>July 2004</u>	<u>July 2005</u>	<u>July 2006</u>
Party Composition	FO 40/	52.0%	F4 00/	
Couple	52.4%	53.8%	54.2%	56.3%
Family	46.2 1.2	45.0 1.0	45.5 0.3	43.2 0.5
Single	1.2	1.0	0.5	0.5
Where Stay Night Before Lee (Out-of-State)				
At Home	65.4%	65.5%	67.1%	67.4%
In Florida, Not in Lee	29.3	27.9	27.3	29.4
On the Road, Not in Florida	5.2	6.6	5.6	3.3
Where Stayed in Florida (Base: Respondents				
In Florida Night Prior to Lee)				
Orlando/Disney	28.4%	32.2%	27.3%	35.2%
Sarasota	10.5	12.3	14.4	17.4
Miami	5.3	8.7	4.6	10.1
Tampa Bay	8.4	11.5	8.1	9.2
Naples/Marco	9.5	3.4	4.7	6.6
Florida Keys	9.5	6.7	7.5	5.3
Fort Lauderdale/Palm Beach	16.8	8.8	12.5	4.0
Attractions Visited				
Universal Studios	7.9%	10.3%	8.8%	10.8%
Kennedy Space Center	10.4	9.5	7.3	9.4
Disney	8.1	7.5	8.1	9.2
Edison Home/Ford Home	9.4	10.5	10.1	9.0
Sea World	8.6	6.0	7.7	8.6
EPCOT	7.8	5.1	5.3	7.8
Satisfaction with Lee County				
Very Satisfied	76.5%	82.2%	78.9%	79.5%
Satisfied	<u>22.6</u>	<u>17.0</u>	20.4	<u>20.1</u>
Satisfaction Level (Very Satisfied + Satisfied)	99.1 %	<mark>99.2</mark> %	<mark>99.3</mark> %	<mark>99.6</mark> %

	July 2003	July 2004	July 2005	July 2006
Features Liked Most about Lee				
Beaches	84.5%	82.2%	82.1%	81.9%
Rest/Relaxation/Quiet	68.7	64.6	62.5	59.4
Climate	35.9	41.2	49.0	47.0
Tropical Atmosphere	50.1	49.6	40.5	39.8
Accommodations	N/A	12.0	29.2	23.7
Not Commercial	30.3	25.9	24.9	22.4
Friendly Residents	16.9	15.5	14.5	17.9
Restaurants	N/A	5.2	12.9	13.6
Clean Environment	16.0	15.6	17.9	13.0
Safety	3.9	2.6	1.4	4.8
Features Liked Least about Lee				
No Specific Complaints	77.8%	79.3%	74.9%	77.1%
Water Quality/Red Tide	N/A	N/A	N/A	8.5
Insects	7.0	8.0	9.2	5.0
Weather	6.6	4.0	5.7	5.1

	<u>July 2003</u>	<u>July 2004</u>	<u>July 2005</u>	<u>July 2006</u>	
Expense Relative to Expectations					
More Expensive	7.4%	1.6%	4.9%	7.1%	
Less Expensive	1.8	1.9	1.3	0.4	
As Expected	80.9	91.0	84.8	81.9	
Recommend Lee to Friends/Relatives					
(% yes)	87.6%	91.4%	93.7%	92.7%	
Plan to Return (% yes)					
To Local Area	87.3%	89.0%	88.6%	86.1%	
Next Year (Base: Return to Local Area)	58.0	60.1	57.4	55.0	
Median Age Head of Household (years)	47.6	47.9	48.4	48.0	
Median Annual Household Income	\$81,385	\$83,516	\$83,948	\$87,941	

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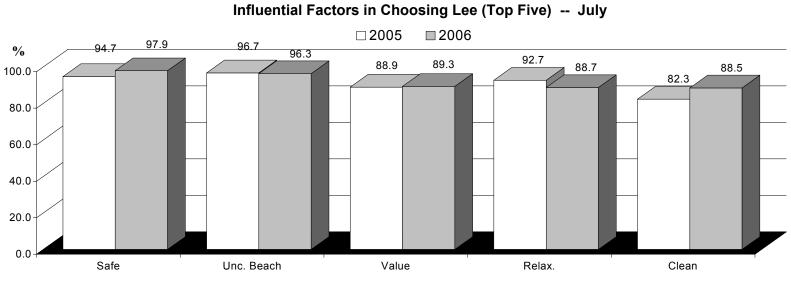
Average Number of (nor year)	July 2003	<u>July 2004</u>	<u>July 2005</u>	<u>July 2006</u>
Average Number of (per year) Getaway Trips	2.6	2.7	2.8	2.6
Vacations	1.7	1.8	1.8	1.8
		1.0		
Out-of-State Visitor Party Budget				
(Lee Stay: Food/Lodging/Entertainment)				
Total	\$1,297.01	\$1,367.56	\$1,433.35	\$1,531.32
Per Person/Trip	418.39	427.36	447.92	493.97
Per Person/Day	66.41	67.84	72.25	80.98
Out-of-State Visitor Party				
Budget Breakout (Lee Stay)				
Accommodations	\$691.41	\$719.84	\$759.79	\$821.54
Food/Entertainment	457.35	479.53	493.72	520.01
Rental Car	243.42	254.28	249.03	258.93
Retail Purchases	143.18	147.89	144.95	149.42
		111.00	11100	
See/Read/Hear Lee Message	46.0%	47.2%	47.4%	46.3%
Type of Message Seen				
Internet	65.0%	65.3%	65.1%	66.7%
Travel Guides/Visitor Guides/Brochures	37.8	31.6	31.1	35.1
Newspapers	27.4	23.5	24.9	20.9
Magazines	21.3	20.6	16.4	15.6
Television	14.3	6.5	8.2	5.3
Influenced by Lee Message				
Influenced by Lee Message (Base: Respondents Reporting				
See/Read/Hear Message)	79.4%	76.6%	76.3%	76.6%
oconteaun lear messager	13.7/0	70.070	10.070	70.070

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Occupation Professional/Technical Executive/Managerial Retired Salesman/Buyer Craft/Factory	<u>July 2003</u> 55.5% 12.1 10.5 7.0 6.2	<u>July 2004</u> 53.7% 15.4 11.7 6.6 6.1	<u>July 2005</u> 54.2% 14.2 14.1 7.7 6.5	<u>July 2006</u> 53.2% 16.5 10.9 9.2 4.4	
Have Internet Access	<u>July 2003</u> 91.6%	<u>July 2004</u> 91.2%	<u>July 2005</u> 91.6%	<u>July 2006</u> 93.0%	
Use Internet to: (Base: Respondents who have Internet access) Obtain Travel Information Book Travel Reservations On-line	91.0% 75.3% 58.4	76.9% 58.7	78.5% 66.1	93.0% 79.1% 72.6	
Book Lodging Reservations: (Base: Respondents who book travel reservations on-line)	51.8%	51.7%	53.6%	56.1%	

Influential Factors	Aug. '05	Sept. '05	Oct. '05	Nov. '05	Dec. '05	Jan. '06	Feb. '06	Mar. '06	Apr. '06	May '06	Jun. '06	July '06	July '05
Safe Destination	93.8%	88.2%	85.6%	96.0%	93.3%	91.1%	93.3%	97.9%	94.3%	95.3%	93.6%	97.9%	94.7%
Uncommercialized Beaches	98.1	93.8	89.6	90.3	87.0	88.6	88.3	89.5	92.8	90.4	92.9	96.3	96.7
Good Value for the Money	90.6	86.8	89.7	87.0	86.8	88.8	83.4	85.2	86.4	89.5	87.1	89.3	88.9
Complete Relaxation	94.7	91.5	93.4	91.8	91.6	82.1	86.8	88.6	90.0	88.5	87.8	88.7	92.7
Clean, Unspoiled Environment	77.9	77.1	70.5	66.3	68.4	66.9	72.8	71.6	75.2	84.8	76.4	88.5	82.3
Sunning on the Beach	83.2	71.8	77.8	79.7	83.0	81.7	84.7	89.9	89.5	84.7	79.6	86.0	85.0
Quiet Atmosphere	85.2	83.2	86.4	92.8	90.7	87.3	85.3	86.1	90.1	93.0	87.3	84.7	88.1
Reasonably Priced Lodging	89.5	83.3	83.0	76.3	72.5	73.5	74.0	73.1	73.7	83.9	84.5	83.2	89.1
White Sand Beaches w/ Shelling	80.7	79.2	71.5	74.1	73.5	80.4	74.4	75.1	79.1	78.9	79.0	83.2	86.1
Family Atmosphere	77.8	69.9	71.3	72.6	76.3	72.8	70.3	76.6	76.1	74.2	78.6	79.2	83.7
Warm Weather	73.4	79.8	93.9	99.1	99.7	98.6	99.6	99.7	99.7	96.0	81.5	75.8	79.0
Tropical Plants/Animals	70.7	66.1	67.9	61.8	61.4	69.1	73.9	70.2	71.0	79.1	79.8	75.7	74.2
Upscale Accommodations	75.6	71.1	74.9	72.0	73.7	72.6	72.7	73.5	75.1	79.2	69.0	74.3	72.4
Affordable Dining	77.0	68.8	67.5	69.7	70.6	70.0	67.8	68.8	75.8	78.6	73.5	69.6	75.9

Influential Factors in Choosing Lee



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TOP U.S. FEEDER MARKETS

	<u>July 2005</u>			<u>July 2006</u>		'05 <u>Rank</u>
1.	Miami/Fort Lauderdale	10.9%	1.	Miami/Fort Lauderdale	10.5%	1
2.	New York	8.7	2.	New York	8.2	2
3.	Chicago	8.0	3.	Chicago	7.2	3
4.	Philadelphia	5.6	4.	Tampa/St. Petersburg	5.5	5
5.	Tampa/St. Petersburg	4.9	5.	West Palm Beach/Ft. Pierce	4.8	7
6.	Cincinnati	4.0	6.	Philadelphia	4.7	4
7.	West Palm Beach/Ft. Pierce	3.8	7.	Washington D.C.	3.4	
8.	Greater Orlando	3.5	8.	Greater Orlando	3.2	8
9.	Indianapolis	3.4	9.	Indianapolis	2.9	9
10.	St. Louis	3.0	10.	Cincinnati	2.7	6

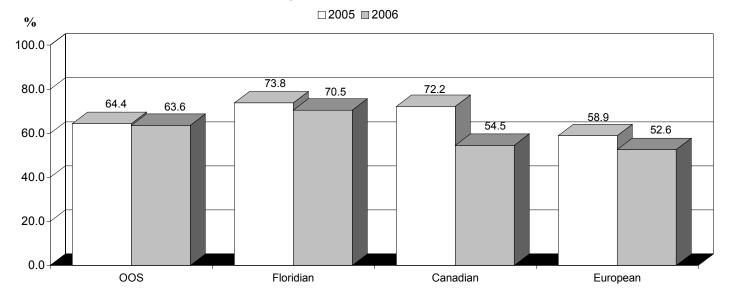
Please Note: In July 2006, the Miami/Ft. Lauderdale segment accounted for 40.2% of the Florida market. The distribution is as follows: Broward County: 47%; Dade County: 53%. Sample size does not permit statistical inference.

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Lee County Occupancy Barometer: 2006

 Compared to last year, <u>OVER THE NEXT THREE MONTHS</u>, Hotel/Motel/Condominium managers report <u>RESERVATIONS UP OR THE</u> <u>SAME</u> for:

	Aug. '05	Sept. '05	Oct. '05	Nov. '05	Dec. '05	Jan. '06	Feb. '06	Mar. '06	Apr. '06	May '06	Jun. '06	July '06	July '05
U.S. OOS Travelers	61.5%	63.8%	67.9%	83.3%	76.2%	70.8%	73.7%	77.4%	73.1%	71.7%	60.9%	63.6%	64.4%
Floridian Travelers	67.3	67.4	75.0	84.0	78.5	73.8	78.9	80.0	77.4	75.5	73.1	70.5	73.8
Canadian Travelers	66.8	68.2	68.9	75.6	71.4	75.0	76.2	76.0	71.4	71.1	59.4	54.5	72.2
European Travelers	63.6	58.2	68.2	75.5	78.3	73.7	80.0	74.5	73.0	70.2	58.3	52.6	58.9

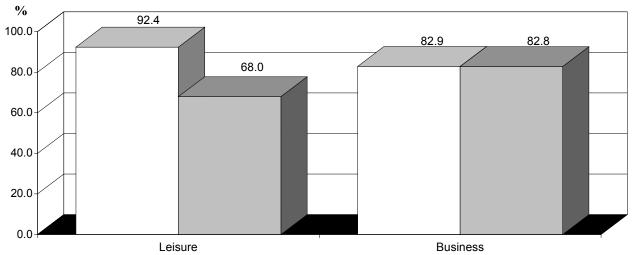


Reservations: July 2006 -- Over the Next Three Months

Research Data Services, Inc. - 10 - July 2006 Visitor Profile © Copyright 2006. All Rights Reserved. FCD – T <u>www.KlagesGroup.com</u> 2. <u>OVER THE NEXT THREE MONTHS</u> (compared to the same period last year) industry managers <u>EXPECT</u> "growth" or "stability" for the following market segments:

	Aug. '05	Sept. '05	Oct. '05	Nov. '05	Dec. '05	Jan. '06	Feb. '06	Mar. '06	Apr. '06	May '06	Jun. '06	July '06	July '05
Leisure Travelers	86.3%	81.6%	77.8%	89.6%	82.0%	80.6%	75.8%	81.1%	75.0%	78.8%	74.1%	68.0%	92.4%
Business Travelers	77.0	83.9	85.7	93.8	89.4	77.8	87.5	88.9	86.7	87.9	83.4	82.8	82.9
Conferences/ Business Meetings	80.8	86.2	84.6	88.9	83.8	79.3	78.6	80.8	80.0	78.3	75.8	75.0	89.2
Travel and Tour	77.5	82.5	83.3	84.6	73.5	80.8	80.0	89.7	77.5	81.0	71.0	71.4	82.6

Expectations: July 2006 -- Over the Next Three Months



□2005 □2006

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				Floi	rida				Southeast									
	20	03	2004		2005		2006		2003		2004		2005		2006			
	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD		
Jan	8,964	8,964	9,269	9,269	8,238	8,238	9,122	9,122	16,174	16,174	16,067	16,067	15,070	15,070	16,261	16,261		
Feb	10,797	19,761	10,634	19,903	8,747	16,985	10,131	19,253	13,111	29,285	13,712	29,779	13,668	28,738	14,397	30,658		
Mar	19,591	39,352	19,750	39,653	15,881	32,866	17,849	37,102	18,421	47,706	19,447	49,226	17,352	46,090	17,254	47,912		
Apr	32,356	71,708	32,587	72,240	29,809	62,675	28,764	65,866	18,275	65,981	18,849	68,075	17,572	63,662	16,619	64,531		
Winter	71,708	71,708	72,240	72,240	62,675	62,675	65,866	65,866	65,981	65,981	68,075	68,075	63,662	63,662	64,531	64,531		
May	30,632	102,340	26,977	99,217	27,490	90,165	31,720	97,586	6,515	72,496	6,463	74,538	6,802	70,464	7,296	71,827		
June	32,197	134,537	31,018	130,235	31,759	121,924	35,383	132,969	13,861	86,357	15,509	90,047	15,028	85,492	14,088	85,915		
July	39,357	173,894	38,764	168,999	40,066	161,990	40,846	173,815	16,748	103,105	16,181	106,228	14,685	100,177	14,869	100,784		
Aug	28,685	202,579	18,182	187,181	21,022	183,012			7,739	110,844	5,911	112,139	7,185	107,362				
Spr/Sum	130,871	202,579	114,941	187,181	120,337	183,012			44,863	110,844	44,064	112,139	43,700	107,362				
Sep	20,641	223,220	20,535	207,716	21,180	204,192			6,227	117,071	7,227	119,366	6,523	113,885				
Oct	11,593	234,813	10,542	218,258	10,594	214,786			5,072	122,143	5,155	124,521	4,540	118,425				
Nov	12,594	247,407	11,568	229,826	12,354	227,140			6,869	129,012	5,987	130,508	6,660	125,085				
Dec	4,434	251,841	4,872	234,698	5,557	232,697			10,211	139,223	8,559	139,067	9,724	134,809				
Fall	49,262	251,841	47,517	234,698	49,685	232,697			28,379	139,223	26,928	139,067	27,447	134,809				
TOTAL	251,841		234,698		232,697				139,223		139,067		134,809					

				Nort	neast				Midwest									
	20	03	20	04	2005		2006		2003		2004		2005		200)6		
	Monthly	YTD																
Jan	54,563	54,563	59,529	59,529	58,472	58,472	59,688	59,688	84,572	84,572	90,426	90,426	83,990	83,990	82,691	82,691		
Feb	89,719	144,282	100,184	159,713	94,582	153,054	92,514	152,202	119,797	204,369	131,247	221,673	129,572	213,562	125,040	207,731		
Mar	93,276	237,558	99,056	258,769	97,052	250,106	96,982	249,184	123,394	327,763	129,745	351,418	127,638	341,200	129,706	337,437		
April	88,679	326,237	93,927	352,696	94,135	344,241	97,478	346,662	117,739	445,502	127,472	478,890	125,827	467,027	131,356	468,793		
Winter	326,237	326,237	352,696	352,696	344,241	344,241	346,662	346,662	445,502	445,502	478,890	478,890	467,027	467,027	468,793	468,793		
May	41,582	367,819	43,557	396,253	44,636	388,877	47,739	394,401	43,662	489,164	45,383	524,273	44,352	511,379	51,386	520,179		
June	33,497	401,316	36,853	433,106	37,027	425,904	38,495	432,896	45,192	534,356	48,523	572,796	50,350	561,729	52,419	572,598		
July	39,189	440,505	43,031	476,137	43,692	469,596	42,817	475,713	49,070	583,426	54,411	627,207	56,201	617,930	52,491	625,089		
Aug	20,430	460,935	8,737	484,874	14,369	483,965			29,407	612,833	16,318	643,525	23,772	641,702				
Spr/Sum	134,698	460,935	132,178	484,874	139,724	483,965			167,331	612,833	164,635	643,525	174,675	641,702				
Sept	21,068	482,003	12,951	497,825	15,732	499,697			23,456	636,289	16,385	659,910	18,187	659,889				
Oct	18,920	500,923	17,544	515,369	16,950	516,647			25,280	661,569	24,776	684,686	24,517	684,406				
Nov	29,663	530,586	29,936	545,305	32,442	549,089			35,179	696,748	34,807	719,493	36,417	720,823				
Dec	38,024	568,610	37,000	582,305	41,119	590,208			61,537	758,285	57,936	777,429	59,595	780,418				
Fall	107,675	568,610	97,431	582,305	106,243	590,208			145,452	758,285	133,904	777,429	138,716	780,418				
TOTAL	568,610		582,305		590,208				758,285		777,429		780,418					

				Can	ada				Europe									
	200)3	200	04	2005		2006		2003		2004		2005		200)6		
	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD										
Jan	7,015	7,015	7,003	7,003	7,635	7,635	6,742	6,742	15,784	15,784	17,508	17,508	20,495	20,495	18,442	18,442		
Feb	7,198	14,213	7,556	14,559	8,201	15,836	7,732	14,474	10,540	26,324	11,194	28,702	12,848	33,343	11,997	30,439		
Mar	10,234	24,447	9,116	23,675	9,411	25,247	10,412	24,886	18,129	44,453	19,143	47,845	20,881	54,224	18,742	49,181		
April	7,789	32,236	8,945	32,620	9,413	34,660	9,908	34,794	23,069	67,522	25,558	73,403	27,299	81,523	25,248	74,429		
Winter	32,236	32,236	32,620	32,620	34,660	34,660	34,794	34,794	67,522	67,522	73,403	73,403	81,523	81,523	74,429	74,429		
Мау	1,386	33,622	1,686	34,306	1,842	36,502	1,745	36,539	11,089	78,611	12,364	85,767	12,895	94,418	14,115	88,544		
June	1,011	34,633	1,228	35,534	930	37,432	1,147	37,686	13,716	92,327	15,355	101,122	15,647	110,065	17,200	105,744		
July	1,005	35,638	1,245	36,779	1,450	38,882	1,612	39,298	15,910	108,237	17,782	118,904	19,217	129,282	21,140	126,884		
Aug	619	36,257	321	37,100	798	39,680			13,207	121,444	12,657	131,561	18,716	147,998				
Spr/Sum	4,021	36,257	4,480	37,100	5,020	39,680			53,922	121,444	58,158	131,561	66,475	147,998				
Sept	682	36,939	358	37,458	460	40,140			9,553	130,997	10,446	142,007	11,588	159,586				
Oct	1,610	38,549	1,308	38,766	1,513	41,653			13,848	144,845	13,773	155,780	14,075	173,661				
Nov	3,018	41,567	2,334	41,100	2,686	44,339			12,385	157,230	12,786	168,566	12,891	186,552				
Dec	4,837	46,404	5,267	46,367	5,973	50,312			11,958	169,188	14,221	182,787	12,780	199,332				
Fall	10,147	46,404	9,267	46,367	10,632	50,312			47,744	169,188	51,226	182,787	51,334	199,332				
TOTAL	46,404		46,367		50,312				169,188		182,787		199,332					

			Marl	kets of (Opportur	ity			TOTAL									
	200)3	2004		2005		2006		2003		2004		2005		20	06		
	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD		
Jan	7,795	7,795	6,179	6,179	7,033	7,033	5,354	5,354	194,867	194,867	205,981	205,981	200,933	200,933	198,300	198,300		
Feb	5,913	13,708	5,317	11,496	5,741	12,774	4,799	10,153	257,075	451,942	279,844	485,825	273,359	474,292	266,610	464,910		
Mar	9,357	23,065	7,596	19,092	5,882	18,656	6,545	16,698	292,402	744,344	303,853	789,678	294,097	768,389	297,490	762,400		
April	11,684	34,749	12,140	31,232	9,727	28,383	10,227	26,925	299,591	1,043,935	319,478	1,109,156	313,782	1,082,171	319,600	1,082,000		
Winter	34,749	34,749	31,232	31,232	28,383	28,383	26,925	26,925	1,043,935	1,043,935	1,109,156	1,109,156	1,082,171	1,082,171	1,082,000	1,082,000		
May	3,742	38,491	4,075	35,307	3,684	32,067	4,599	31,524	138,608	1,182,543	140,505	1,249,661	141,701	1,223,872	158,600	1,240,600		
June	4,909	43,400	5,067	40,374	4,183	36,250	5,078	36,602	144,383	1,326,926	153,553	1,403,214	154,924	1,378,796	163,810	1,404,410		
July	6,197	49,597	6,401	46,775	5,983	42,233	5,375	41,977	167,476	1,494,402	177,815	1,581,029	181,294	1,560,090	179,150	1,583,560		
Aug	3,095	52,692	2,120	48,895	2,838	45,071			103,182	1,597,584	64,246	1,645,275	88,700	1,648,790				
Spr/Sum	17,943	52,692	17,663	48,895	16,688	45,071			553,649	1,597,584	536,119	1,645,275	566,619	1,648,790				
Sept	3,668	56,360	3,649	52,544	3,070	48,141			85,295	1,682,879	71,551	1,716,826	76,740	1,725,530				
Oct	4,187	60,547	3,847	56,391	3,481	51,622			80,510	1,763,389	76,945	1,793,771	75,670	1,801,200				
Nov	4,371	64,918	4,059	60,450	3,975	55,597			104,079	1,867,468	101,477	1,895,248	107,425	1,908,625				
Dec	3,359	68,277	3,818	64,268	4,167	59,764			134,360	2,001,828	131,673	2,026,921	138,915	2,047,540				
Fall	15,585	68,277	15,373	64,268	14,693	59,764			404,244	2,001,828	381,646	2,026,921	398,750	2,047,540				
TOTAL	68,277		64,268		59,764				2,001,828		2,026,921		2,047,540					