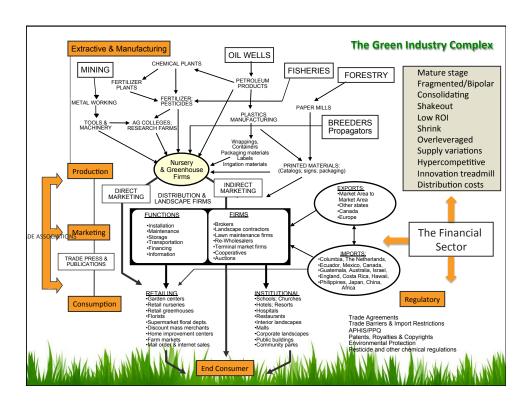


Bottom line economically

Ceteris Paribas, there is nothing holding us back from having a great 2015.



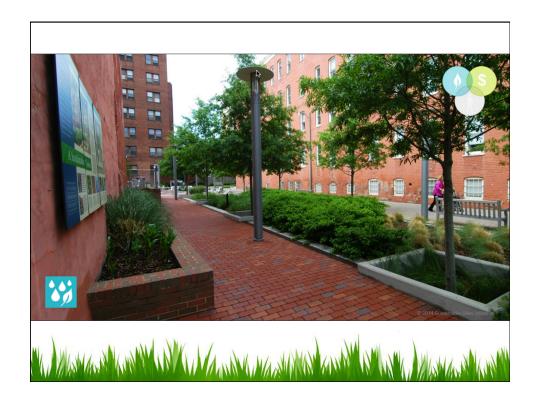
Summary

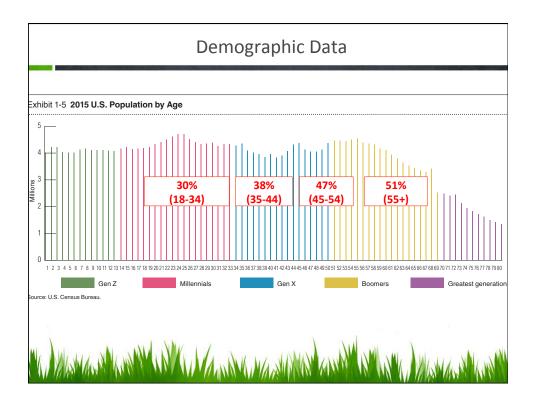
- We are in the best shape going into spring than we have been in several years.
- Be aggressive with sound contingency plans in place. Don't let the media shape your strategic mindset.
- Pay attention to the value, relevancy, and authenticity success formula.











Demographic effects on housing

- Four major demographic cohorts will set the housing market in the decades ahead:
 - The Older Baby Boomers
 - The Younger Baby Boomers
 - Generation Y
 - Immigrants
- The Boomers and Gen Y are ½ of the U.S. population.

Implications

- Housing formation and homeownership rates have slowed, but normalizing.
- Houses & lots will be smaller, but greener and we are entering a new age of urbanization.
- There are opportunities to develop products and services to fit changing lifestyles.



Walkable suburban town centers...



