Economic Outlook

POST COVID-19
PRE COVID - 19 STRENGTHS

- ACCESS to TALENT

- 75% OF THE U.S. MARKET is within a 2-HOUR FLIGHT

- 3 MAJOR INTERSTATES converge in Nashville

- 20 people per day move to Rutherford County
HOUSING TRENDS

Closings by County for August 2020 vs 2019
Source: Red Realty

- Low inventory continues to be an issue
- Interest Rates are very low
- Pending contracts are strong which shows continued growth for the foreseeable future

Davidson
-4.3%

Wilson
+19.2%

Williamson
+9.9%

Rutherford
+3.6%
<table>
<thead>
<tr>
<th>PRE-COVID</th>
<th>POST-COVID</th>
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<tbody>
<tr>
<td>MAHLE</td>
<td>Amazon</td>
</tr>
<tr>
<td>Stevens Aerospace and Defense</td>
<td>UPS</td>
</tr>
<tr>
<td>Defense Systems</td>
<td>Walmart</td>
</tr>
<tr>
<td>Hunter Industrial</td>
<td></td>
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<tr>
<td>Steel Summit</td>
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TOURISM

• Increase of 4.8%

• Reinforces the importance of tourism to a local economy

Source: US Travel Association

<table>
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<tr>
<th></th>
<th>Rutherford</th>
<th>State of Tennessee</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>59.5%</td>
<td>49.6%</td>
<td>47%</td>
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<tr>
<td>2019</td>
<td>74.1%</td>
<td>73.3%</td>
<td>73.6%</td>
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</tbody>
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JULY Hotel Occupancy Rates
2019 vs. 2020

Source: STR

$385 Million Travel Related Expenditures
Virtual Job Fair

- Free career advising workshops leading up to event
- Topics include:
  - Training and Upskilling Resources
  - Interview Prep
  - Mastering the Job Search
- 30 minute time slots per company
- Job seekers can ask questions in real-time
PLANNING FOR THE FUTURE

Co-working

- Small professional workspace
- No commute
- Flexible rent options