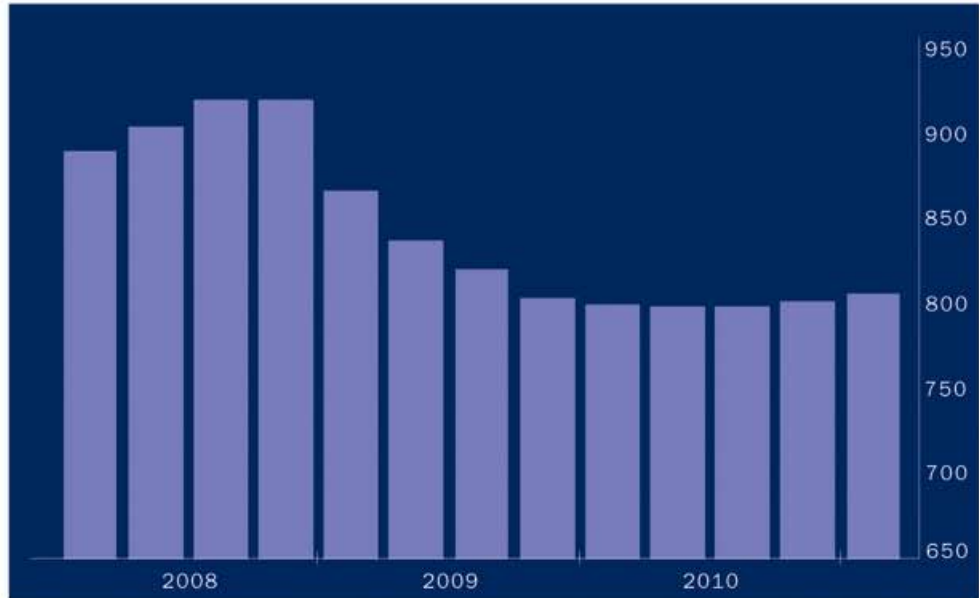




TURNER BUILDING COST INDEX

“The First Quarter forecast reflects price increases in select commodities, materials and equipment. A portion of these increases continue to be absorbed within the supply chain as the level of market demand continues to create an extremely competitive market environment. This is balancing the upward pricing pressure created by the increasing commodity and material costs. Labor costs have remained flat and are not contributing to the escalation in costs.”

Karl F. Almstead
Vice President



Quarter	Index	▲ %
1st Quarter 2011	806	0.62
4th Quarter 2010	801	0.38
3rd Quarter 2010	798	0.00
2nd Quarter 2010	798	-0.13



Year	Average Index	▲ %
2010	799	-4.0
2009	832	-8.4
2008	908	6.3
2007	854	7.7
2006	793	10.6
2005	717	9.5
2004	655	5.4
2003	621	0.3
2002	619	1.0
2001	613	3.0
2000	595	4.4
1999	570	3.8
1998	549	4.6

Turner's Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.