



Charlotte Center City

The VUE Charlotte is a solidly positioned residential project located in Center City. Despite recent challenges in the housing market, Center City is set to re-emerge from the recession as a desirable housing market in the Charlotte region. Substantial public and private investment, changing demographics and a moderating supply help make Center City an attractive spot for future residents.

Consistent investment and a growing critical mass of residents is making Center City more livable. The completion of The Bechtler Museum, planned expansion of the mass transit system, and a growing number of restaurants, retail and entertainment venues are solidifying Center City as a 24/7 environment. Upcoming plans include the construction of new parks, creation of the 2020 master plan, expansion of UNC Charlotte in Center City and redevelopment of First Ward. These investments add to the livability of Center City and distinguish Charlotte from the many competitive locations.

Demographics and attitudes about lifestyle are changing, making urban locations a desirable spot for homebuyers, particularly empty nesters and young professionals. Empty nesters enjoy the convenience of urban locations and are often looking to downsize and simplify homeownership by choosing a condominium. It is estimated that 30% of empty nesters looking to move are seeking urban homes. Young professionals are looking to live near employment and to have easy access to entertainment. It is estimated that 12% of Generation Y will choose to live in an urban core. Center City offers the best access to cultural and entertainment resources in the region, making it an attractive neighborhood for these buyers.

Article written by the Little John Group

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Preferred Lenders

MetLife Home Loans is excited to be a preferred partner of the VUE. The expertise of the development team and the sales team has created a partnership as MetLife brings a top notch name as trusted lender with a National Builder division that supports projects like The VUE.

I would like to take a minute to answer the "Million Dollar Question" why MetLife? MetLife brought our existing mortgage platform 18 month ago which is made up of 200 offices across the country and a servicing portfolio of over \$100 billion dollars. So we are not new to the industry but MetLife has added a great branded name and a financial strength second to none. 2009 ended with us being the 8 largest lender in the nation as well as the 27 largest bank in the country closing and funding over \$33 billion. This is all great stuff and is impressive but what clearly separates us is local processing, underwriting and funding which in our world we call "decentralization" which allows our local team to know our clients, be able to turn on a dime if need be which in this day and age is critical. We are driven by the customer experience period. There are not 100 products anymore to choose from, rates are rates but service and knowledge tells the story.

I welcome any questions or comments. If we can be of service we would be honored to earn your business. We are looking forward to putting the finishing touch's on such a unique project and that the residents will call The VUE their home.

Contact Allen Johnston at 704-540-4406 or abjohnston@metlife.com.

Eatery of the Month

The Dandelion Market is the newest concept by the folks who have brought Charlotte Tyber Creek in South End, Connolly's Irish Pub, Madison's Bar and Lounge and the Attic Bar in Uptown. The owner of the Dandelion Market, fellow Uptown dweller Tommy Timmons, welcomes you to enjoy the unique and cozy atmosphere he has created within Dandelion's location on 5th street. He immediately fell in love with the space's exposed brick and high ceilings, and is confident you will too.

Dandelion Market features small plates, priced between \$4.00 - \$16.00 including favorites like the antipasto board, stuffed zucchini and grilled lamb lollipops-all perfect for sharing. Weekly dinner specials and a variety of flatbreads are also offered to keep things interesting. With 24 craft style beers on tap and 25 wines to drink in or take with you until 2am. Dandelion Market is sure to become one of your favorite neighborhood places.

Visit us at 118 W. 5th Street 704-333-7989.
www.dandelionmarketcharlotte.com



The VUE Construction

The 52-story VUE luxury residential tower is now completely enclosed with the exception of the hoist and the tower crane bays. The tower crane is scheduled to come down by Mid-March. The interiors of the homes are beginning to take shape as the beautiful wood cabinets have been installed in all homes up to the 46th floor. Stunning granite countertops have been installed in all homes up to the 45th floor. The luxurious Italian marble and porcelain tiles that show case the spa like baths have been installed in all homes to the 44th floor. The kitchens have been outfitted with gourmet appliances in all homes up to the 8th floor and wood floors have been installed in all homes to the 9th floor.

We are currently waterproofing the amenity deck and the exterior travertine cladding is scheduled to begin the last week of March. Tradesmen have begun the installation of the lobby drywall in preparation for the beautiful finishes that complete the entrance to your new home.

For more information please contact our Sales Center at 704-374-0089 or visit www.thevuecharlotte.com.

Migration to Mecklenburg

New numbers have just been released from the IRS that show the migration of people to and from Mecklenburg County. In 2008, 57,744 people moved to Mecklenburg. In-migration was down from 59,030 in 2007. In 2003, only 42,500 people moved to Charlotte. This is an indication, in spite of the recession, Charlotte remains a labor magnet.

	Migration In	Migration Out	Net Gain
2008	57,744	48,503	9,241
2007	59,030	46,416	12,664
2006	56,692	42,319	14,373
2005	50,133	40,161	9,972
2004	48,829	38,952	9,877
2003	42,554	38,130	4,424
2002	42,817	40,070	2,747
2001	44,750	39,379	5,371
2000	45,155	39,926	5,229

	Into Mecklenburg	Out of Mecklenburg
North Carolina		
Mecklenburg	57,744	48,523
Anson	78	78
Cleveland	158	246
Gaston	1,647	2,880
Cabarrus	2,076	3,984
Lincoln	407	961
Iredell	1,041	1,464
Rowan	356	545
Stanly	230	317
Union	2,734	4,997



www.metlifehomeloans.com

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