

Overview of the United States Government's Owned and Leased Real Property



Federal Real Property Profile

as of September 30, 2003

Visit us online:
<http://www.gsa.gov/realpropertyprofile>

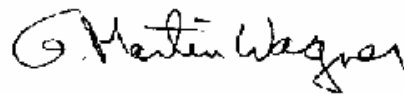


Foreword

The Office of Governmentwide Policy is pleased to provide the 2003 Federal Real Property Profile (FRPP) summary report of Federally owned and leased real property. The Profile reflects the data reported by steward agencies at the end of FY 2003. You will find the Federal Real Property Profile for FY 2003 on the GSA web site at <http://www.gsa.gov/realpropertyprofile>. There you will be able to read, print or download this report.

GSA wishes to express its appreciation to the contributing Federal Agencies for their efforts in refining the accuracy of data reported to the FY 2003 FRPP Report, as well as to the System Design Focus Group participants for their continuing contributions to improving the system.

Under the leadership of Stanley C. Langfeld, Director of the Real Property Policy Division, Carol Anadale and McDonald Peoples have spearheaded the planning and completion of the Federal Real Property Profile system and summary report.



G. Martin Wagner
Associate Administrator
Office of Governmentwide Policy
U.S. General Services Administration

Introduction



This publication is a summary report of the Federal Government's real property assets, as reported to the General Services Administration's (GSA's) Federal Real Property Profile (FRPP) reporting system. It provides an overview of Federal real property assets categorized in three major areas – buildings, land, and structures. Descriptions of specific use classifications are located in the Appendix.

The detailed information for this summary report is held in a password-protected Web-based database. This database allows agency representatives to update data on-line and to produce ad hoc reports. The FRPP reporting system provides information regarding Federal real property holdings to stakeholders including the Congress, the Federal community and the public. Its purpose is to assist Federal asset managers with their stewardship responsibilities.

To ensure accuracy GSA requested that agencies confirm their FY 2003 data summary figures prior to publication of the FRPP. Most agencies provided data based on their real property holdings as of September 30, 2003. In a few instances, data provided in a previous year has been used where updated information was unavailable. This is noted on the list of contributing agencies in the Appendix.

During FY 2003, the newly created Department of Homeland Security began transferring real property records from its predecessor agencies. While great progress was made in this effort, the new Department's real property data is not complete. Additional transfers between agencies are expected to be reported over the next year.



Sections

PORTFOLIO SUMMARY	3
BUILDINGS PROFILE	7
LEASED BUILDINGS	13
LAND PROFILE	14
STRUCTURES PROFILE	18
APPENDIX	20

Purpose

This report, compiled by the General Services Administration (GSA), summarizes real property data submitted by holding agencies as of September 30, 2003. The Federal Real Property Profile, managed by the GSA, constitutes a centralized source of information for the Congress, Office of Management and Budget, General Accounting Office, General Services Administration, and other federal agencies, as well as universities, libraries, trade associations, the press, the private sector and the general public.

The real property profile, in combination with other available data, is used in: planning space needs, promoting fuller utilization of available properties, conducting property management and property accounting surveys, evaluating funding requests for acquisition of real property, and facilitating on-site inspection activities.

Federal Real Property Reports

Real property reports, arranged both geographically and by agency, are available online at realpropertyprofile.gov. Contact GSA at 202.501.0856 for a user ID and password.

Copies available for public inspection can be found in the Central Office of the General Services Administration in Washington, D.C. and on-line. See the www.gsa.gov website for a copy of the report. Additionally, by special request, real property reports are available for sale at the Central Office of GSA in Washington, D.C.

Contents



Tables

<i>Table 1: Highlight Summary of the Federal Government’s Owned and Leased Real Property</i>	3
<i>Table 2: Acquisition Cost of Owned Real Property in the United States and Outside the United States</i>	4
<i>Table 3: Rental Cost of Leased Property in the United States and Outside the United States</i>	4
<i>Table 4: Agency Acquisition Cost for Owned Real Property within the United States</i>	5
<i>Table 5: Agency Rental Cost for Leased Real Property within the United States</i>	6
<i>Table 6: Predominant Use of Owned and Leased Building area within the United States</i>	7
<i>Table 7: Owned and Leased Building Area by Agency within the United States</i>	8
<i>Table 8: Owned and Leased Office Area by Agency within the United States</i>	9
<i>Table 9: Agency Acquisition Cost for Owned Buildings within the United States</i>	10
<i>Table 10: Federally Owned and Leased Buildings in the United States</i>	11
<i>Table 11: Federally Owned and Leased Buildings – Foreign Countries</i>	12
<i>Table 12: Federally Owned and Leased Buildings – Outlying Areas</i>	12
<i>Table 13: Leased Building Area Outside the United States</i>	13
<i>Table 14: Predominant Use and Acquisition Cost of Owned Land within the United States</i>	14
<i>Table 15: Major Land Controlling Agencies – Owned Land</i>	15
<i>Table 16: Acquisition Methods of Federally Owned Acreage and Total Acreage by State</i>	16
<i>Table 17: Predominant Use of Structures by Acquisition Cost</i>	18
<i>Table 18: Agency Acquisition Cost for Structures within the United States</i>	19

Figures

<i>Figure 1: Acquisition Cost for Owned Real Property</i>	4
<i>Figure 2: Annual Rental Cost by Agency</i>	6
<i>Figure 3: Predominant Use of Buildings</i>	7
<i>Figure 4: Building Area by Agency</i>	8
<i>Figure 5: Office Area by Agency</i>	9
<i>Figure 6: Agency Acquisition Cost for Buildings</i>	10
<i>Figure 7: Leased Buildings’ Rental Cost & Area by Location</i>	13
<i>Figure 8: Predominant Use of Land</i>	14
<i>Figure 9: Predominant Use of Land by Acquisition Cost</i>	15
<i>Figure 10: Major Land Controlling Agencies by Acreage Owned</i>	15
<i>Figure 11: Acreage Owned in the United States by Region</i>	16
<i>Figure 12: Predominant Use of Structure by Acquisition Cost</i>	18
<i>Figure 13: Agency Acquisition Costs for Structures within the United States</i>	19

Portfolio Summary

Portfolio Summary Overview

The United States Federal Government owns and leases vast amounts of real property in the United States and throughout the world. The real property is grouped into three categories: buildings, land, and structures. Over 98% of the real property is located in the United States. The Federal Government owns 89% and leases 11% of its portfolio's total building area. Over 99% of the Federal Government's land is owned and over 99% of the acreage is located in the United States. Owned real property comprises over 89% of the portfolio, with a reported acquisition cost of approximately \$312 billion. Leased real property comprises approximately 11% of the holdings, with annual rental costs of approximately \$6 billion.

Statistics in Brief

Table 1: Highlight Summary of the Federal Government's Owned and Leased Real Property

Table 1 includes summary data for owned real property and leased real property, as well as totals for acreage, number of buildings and building area for the entire portfolio of owned and leased real property.

Owned Real Property	Number of Installations	Total Acreage	% Total Acreage	Number of Buildings	Building Area (Sq.Ft.)	% Building Area	Total Acq. Cost	% Total Acq. Cost
In United States	38,983	671,759,297.7	99.8%	432,800	3,032,228,082	98.9%	\$308,929,670,000	98.9%
Outside United States	420	1,447,894.5	0.2%	4,385	34,001,746	1.1%	\$3,485,650,000	1.1%
Owned Real Property Total	39,403	673,207,192.2	100.0%	437,185	3,066,229,828	100.0%	\$312,415,320,000	100.0%

Leased Real Property	Number of Leases	Total Acreage	% Total Acreage	Number of Buildings	Building Area (Sq.Ft.)	% Building Area	Annual Rental Cost	% Annual Rental Cost
In United States	51,793	309,375.7	83.0%	42,252	333,814,188	90.1%	\$5,656,012,378	92.2%
Outside United States	12,525	63,256.0	17.0%	12,028	36,603,972	9.9%	\$478,714,987	7.8%
Leased Real Property Total	64,318	372,631.7	100.0%	54,280	370,418,160	100.0%	\$6,134,727,365	100.0%
Portfolio Grand Total		673,579,823.9		491,465	3,436,647,988			

Notes: "Outside United States" means foreign countries and outlying areas of the United States. Total Acquisition Cost includes acquisition costs for structures as well as buildings and land.

Portfolio Summary

Cost of Federal Real Property

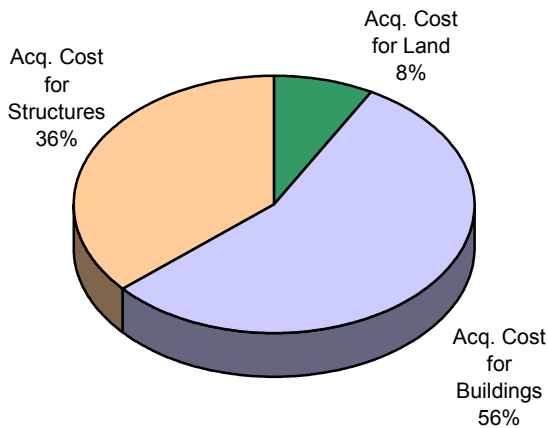


Figure 1: Acquisition Cost for Owned Real Property

In 2003, the total acquisition cost for owned buildings, land and structures was approximately \$312 billion, with the acquisition cost of buildings comprising 56% of the total, the acquisition cost of structures comprising 36% of the total, and acquisition cost of land comprising 8% of the total.

The chart is generated from data in Table 2.

Acquisition Cost of Owned Real Property – United States vs. Outside of the United States

Table 2: Acquisition Cost of Owned Real Property in the United States and Outside the United States

Although the acquisition costs for buildings, land and structures owned outside the United States is substantial (over 3 billion), it amounts to only 1.1% of the Federal Government's total acquisition costs for real property, as shown in Table 2.

Owned Real Property	Acq. Cost for Land	Acq. Cost for Buildings	Acq. Cost for Structures	Total Acq. Cost	% Total Acq. Cost (Owned)
In United States	\$24,764,216,000	\$170,561,072,000	\$113,604,382,000	\$308,929,670,000	98.9%
Outside United States	\$431,442,000	\$2,785,695,000	\$268,513,000	\$3,485,650,000	1.1%
Total	\$25,195,658,000	\$173,346,767,000	\$113,872,895,000	\$312,415,320,000	100.0%

Rental Cost of Leased Real Property - United States vs. Outside of the United States

Table 3: Rental Cost of Leased Property in the United States and Outside the United States

The Federal Government leases only 11% of its portfolio's total building area, yet the annual rental cost for leasing this space totals approximately 6 billion, as shown in Table 3. Over ninety percent (90%) of leased building area is located in the United States. Rental costs include rent for land and structures in addition to buildings. Most land and structure rental amounts are combined with building rental amounts in leases, making it difficult to determine the true cost per square foot of Federally leased real property.

Leased Real Property	Total Acreage	Building Area (Sq.Ft.)	% Building Area	Annual Rental Cost	% Annual Rental Cost
In United States	309,375.7	333,814,188	90.1%	\$5,656,012,378	92.2%
Outside United States	63,256.0	36,603,972	9.9%	\$478,714,987	7.8%
Leased Real Property Total	372,631.7	370,418,160	100.0%	\$6,134,727,365	100.0%

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Portfolio Summary

Acquisition Cost By Agency

Owned Real Property

Table 4: Agency Acquisition Cost for Owned Real Property within the United States

The Federal Government owns real property within the United States with a reported acquisition cost of approximately \$309 billion. The properties are managed by individual agencies to which controlling responsibility has been assigned. As Table 4 shows, Department of Defense agencies (Air Force, Army, Navy, Corps of Engineers) account for over 51% of the Federal Government's acquisition cost for real property, which is mostly attributed to the acquisition cost of buildings (the Corps of Engineers' acquisition cost is predominantly from the acquisition cost of structures).

Agency	Total Real Property Acq. Cost	% Federal Government's Total Real Property Acq. Cost
Air Force	\$53,437,812,000	17.3%
Army	\$38,451,773,000	12.4%
Navy	\$36,207,949,000	11.7%
Corps of Engineers	\$29,913,698,000	9.7%
Interior	\$27,631,559,000	8.9%
Tennessee Valley Authority	\$19,981,540,000	6.5%
United States Postal Service	\$18,947,952,000	6.1%
Energy	\$18,544,327,000	6.0%
General Services Administration	\$18,284,765,000	5.9%
Veterans Affairs	\$14,647,762,000	4.7%
Agriculture	\$8,518,358,000	2.8%
National Aeronautics And Space Administration	\$7,093,490,000	2.3%
Justice	\$6,760,902,000	2.2%
Remaining Agencies (16) ¹	\$10,507,783,000	3.3%
Total	\$308,929,670,000	100.0%

¹ - Transportation, HHS, NSF, Homeland Security, Labor, Commerce, EPA, NARA, State, Defense/WHHS, Treasury, Education, GPO, IGO, FCC, ABMC.

Portfolio Summary

Rental Cost By Agency

Leased Real Property

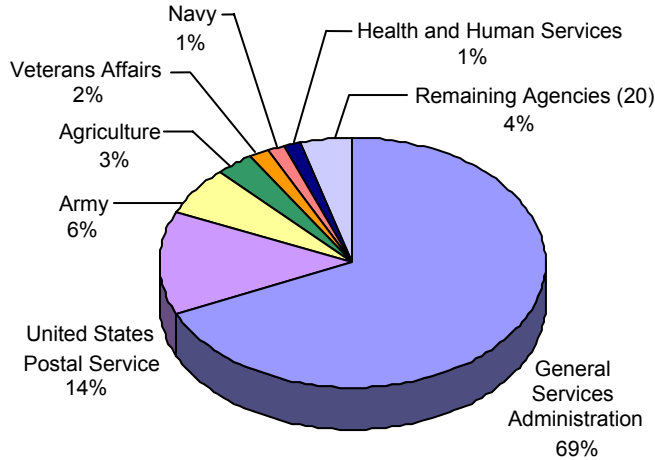


Figure 2: Annual Rental Cost by Agency

The Federal Government spends over \$5.6 billion in annual rental cost for leased property within the United States. The General Services Administration spends close to \$4 billion each year on rent (68% of total rental costs). Much of this leased space is occupied by other government agencies (annual rental cost reported by agencies does not include space leased through the General Services Administration). Other major leasing agencies include the United States Postal Service, the Army, the Department of Agriculture, the Department of Veteran Affairs, the Navy and the Department of Health and Human Services. There are 20 other leasing agencies that account for about 4% of the remaining rental costs.

The chart is generated from data in Table 5.

Table 5: Agency Rental Cost for Leased Real Property within the United States

Agency	Leased Land (Acreage)	Leased Building Area (Sq.Ft.)	Annual Rental Cost	% of Total Annual Rental	% of Total Building Area
General Services Administration	0.0	156,892,440	\$3,869,732,457	68.4%	47.0%
United States Postal Service	23,758.0	89,417,005	\$747,334,409	13.2%	26.8%
Army	0.0	21,656,191	\$364,037,698	6.4%	6.5%
Agriculture	51,334.8	15,166,045	\$175,368,432	3.1%	4.5%
Veterans Affairs	0.0	6,063,685	\$93,629,415	1.7%	1.8%
Navy	82,872.8	5,927,330	\$77,616,955	1.4%	1.8%
Health and Human Services	1,514.4	3,143,289	\$73,408,273	1.3%	0.9%
Remaining Agencies (20) ¹	149,895.7	35,548,203.0	\$254,884,739.0	4.4%	10.4%
Total	309,375.7	333,814,188	\$5,656,012,378	100.0%	100.0%

¹ - Treasury, Interior, Homeland Security, Transportation, Corps of Engineers, Commerce, Justice, Energy, Smithsonian, IGO, EPA, Labor, NASA, Air Force, GPO, FCC, NSF, ABMC, Peace Corps, NARA.

Approximately ten percent of the Federal Government's leased building area is located outside the U.S.

For more information about leased real property, refer to [Leased Buildings](#) on page 11.

Building Profile

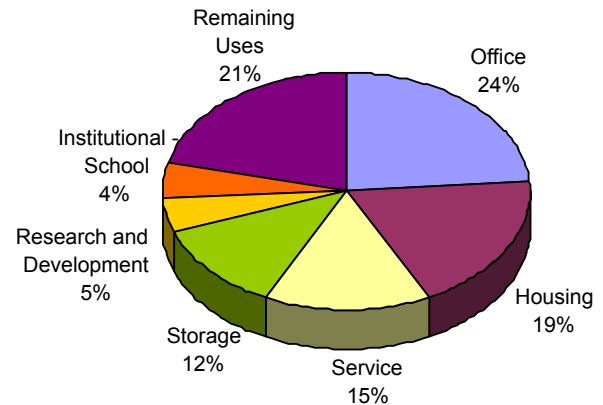
Buildings Profile Overview

The Federal Government owns and leases a reported 491,465 buildings throughout the world, comprising over 3.4 billion square feet of building area. The predominant uses for buildings are Office, Housing and Service (e.g., maintenance shops, airport hangars, etc.). Approximately 98% of the total building area is located in the United States.

Predominant Use of Buildings

Figure 3: Predominant Use of Buildings

The chart in Figure 3 depicts the percentage of predominant use for owned and leased building area within the United States. The highest percentages include Office (24%), Housing (19%), Service (15%) and Storage (12%). Institutional - School and Research and Development combined account for over 9% of all building use. The remaining predominant use categories account for 21% of building area within the United States.



The chart is generated from data in Table 6.

Descriptions of each predominant use category can be found in the Appendix.

Table 6: Predominant Use of Owned and Leased Building area within the United States

Table 6 lists the predominant use of owned and leased building area within the United States. Predominant use for Office, Housing, Service and Storage comprise the highest percentage for owned building area as well as for total building area. For leased building area, Office use accounts for more than 55% of building use followed by United States Postal use, accounting for over 25% of leased building area.

Building Use	Owned Building Area (Sq. Ft.)	% Owned Area	Leased Building Area (Sq. Ft.)	% Leased Area	Total Building Area (Sq. Ft.)	% Total Building Area
Office	611,884,212	20.2%	185,348,797	55.5%	797,233,009	23.7%
Housing	627,426,438	20.7%	9,933,393	3.0%	637,359,831	18.9%
Service	483,337,623	15.9%	8,075,454	2.4%	491,413,077	14.6%
Storage	409,805,680	13.5%	4,171,191	1.2%	413,976,871	12.3%
Research and Development	158,591,012	5.2%	2,495,613	0.7%	161,086,625	4.8%
Institutional - School	154,705,678	5.1%	688,535	0.2%	155,394,213	4.6%
Other Institutional Uses	131,301,514	4.3%	5,382,573	1.6%	136,684,087	4.1%
Institutional - Hospital	129,292,443	4.3%	396,945	0.1%	129,689,388	3.9%
All Other	89,355,818	2.9%	32,095,133	9.6%	121,450,951	3.6%
Industrial	114,125,671	3.8%	355,103	0.1%	114,480,774	3.4%
Institutional - Prison	109,462,902	3.6%	0	0.0%	109,462,902	3.3%
Post Office	12,927,915	0.4%	84,722,451	25.4%	97,650,366	2.9%
Trust	4,300	0.0%	145,600	0.0%	149,900	0.0%
Communication Systems	6,876	0.0%	0	0.0%	6,876	0.0%
Navigation and Traffic Aids	0	0.0%	3,400	0.0%	3,400	0.0%
Total	3,032,228,082	100.0%	333,814,188	100.0%	3,366,042,270	100.0%

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Building Profile

Building Area by Agency

Figure 4: Building Area by Agency

The chart in Figure 4 depicts the percentages of Federal agencies' building area for owned and leased buildings within the United States. The General Services Administration and the United States Postal Service lease the most building area. The Army, Navy, and Air Force own the most building square footage.

The chart is generated from data in Table 7.

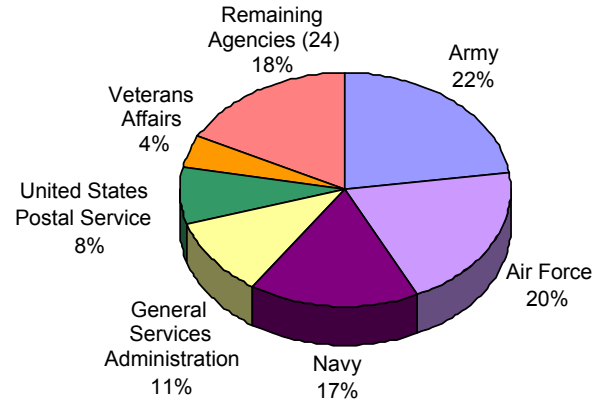


Table 7: Owned and Leased Building Area by Agency within the United States

Table 7 lists the amount of building area leased and owned within the United States for Federal agencies. The report is sorted by the total amount of building area. The Federal Government owns approximately 90% of the building area occupied by Federal agencies and leases 10%.

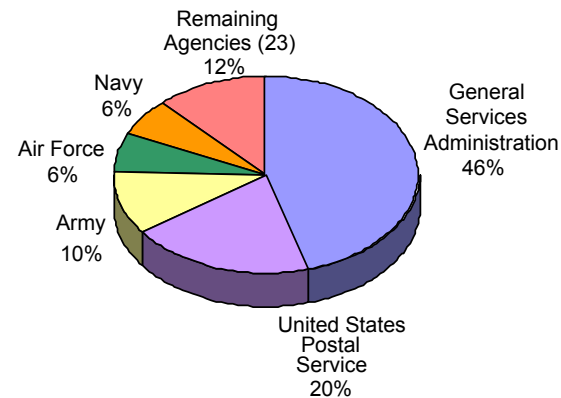
Agency	Owned Building Area (Sq. Ft.)	Leased Building Area (Sq. Ft.)	Total Building Area (Sq. Ft.)	% Total Building Area
Army	743,674,487	21,656,191	765,330,678	22.7%
Air Force	669,960,185	2,673,456	672,633,641	20.0%
Navy	559,573,037	5,927,330	565,500,367	16.8%
General Services Administration	207,259,415	156,892,440	364,151,855	10.8%
United States Postal Service	169,293,868	89,417,005	258,710,873	7.7%
Veterans Affairs	143,509,657	6,063,685	149,573,342	4.4%
Energy	125,962,274	763,325	126,725,599	3.8%
Justice	111,132,053	7,382,367	118,514,420	3.5%
Interior	76,959,254	2,802,139	79,761,393	2.4%
Agriculture	46,407,689	15,166,045	61,573,734	1.8%
National Aeronautics And Space Administration	44,641,132	26,212	44,667,344	1.3%
Homeland Security	36,227,863	6,441,040	42,668,903	1.3%
Health and Human Services	27,270,789	3,143,289	30,414,078	0.9%
Labor	15,398,744	7,582,708	22,981,452	0.7%
Corps of Engineers	13,919,470	1,333,995	15,253,465	0.5%
Transportation	8,348,065	2,154,204	10,502,269	0.3%
Defense/WHS	7,656,390	0	7,656,390	0.2%
Commerce	5,677,512	825,188	6,502,700	0.2%
Treasury	3,841,887	1,413,630	5,255,517	0.2%
Tennessee Valley Authority	4,403,628	0	4,403,628	0.1%
National Archives and Records Administration	3,462,329	193,049	3,655,378	0.1%
Environmental Protection Agency	3,478,109	150,451	3,628,560	0.1%
Government Printing Office	1,418,900	415,305	1,834,205	0.1%
Education	1,391,832	0	1,391,832	0.0%
Smithsonian	0	1,017,421	1,017,421	0.0%
National Science Foundation	889,542	73,719	963,261	0.0%
Independent Government Offices	137,449	246,097	383,546	0.0%
State	235,403	0	235,403	0.0%
Federal Communications Commission	97,119	39,897	137,016	0.0%
American Battle Monuments Commission	0	14,000	14,000	0.0%
Total	3,032,228,082	333,814,188	3,366,042,270	100.0%
Percent of Total Building Area	90.1%	9.9%	100.0%	100.0%

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Office Area by Agency

Figure 5: Office Area by Agency

The chart in Figure 5 depicts the percentages of Federal agencies' office area for owned and leased buildings within the United States. The General Services Administration manages 46% of all office area. The United States Postal Service has the second highest office area with 20%. The Army, Air Force and Navy combined occupy 23% of all office space.



The chart is generated from data in Table 8.

Table 8: Owned and Leased Office Area by Agency within the United States

Table 8 lists the amount of office area leased and owned within the United States for Federal agencies. The report is sorted by the total amount of office area. The Federal Government owns 77% of the office area occupied by Federal agencies and leases 23%.

Agency	Owned Office Area (Sq. Ft.)	Leased Office Area (Sq. Ft.)	Total Office Area (Sq. Ft.)	% Total Office Area
General Services Administration	206,021,206	156,892,440	362,913,646	45.5%
United States Postal Service	152,082,529	3,538,756	155,621,285	19.5%
Army	83,850,193	0	83,850,193	10.5%
Air Force	51,231,150	21,735	51,252,885	6.4%
Navy	48,090,519	490,117	48,580,636	6.1%
Agriculture	5,397,209	13,422,682	18,819,891	2.4%
Energy	17,593,666	648,857	18,242,523	2.3%
Interior	8,100,075	2,135,365	10,235,440	1.3%
Veterans Affairs	9,112,433	690,979	9,803,412	1.2%
National Aeronautics And Space Administration	7,881,073	26,212	7,907,285	1.0%
Defense/WHS	7,543,360	0	7,543,360	0.9%
Health and Human Services	3,875,656	1,639,797	5,515,453	0.7%
Homeland Security	3,764,979	1,395,234	5,160,213	0.6%
Corps of Engineers	2,554,066	365,703	2,919,769	0.4%
Treasury	1,094,872	1,377,237	2,472,109	0.3%
Transportation	659,588	927,195	1,586,783	0.2%
Tennessee Valley Authority	1,409,232	0	1,409,232	0.2%
Commerce	994,213	316,825	1,311,038	0.2%
Justice	133,282	825,787	959,069	0.1%
Government Printing Office	304,700	33,305	338,005	0.0%
Independent Government Offices	0	246,097	246,097	0.0%
Smithsonian	0	233,683	233,683	0.0%
National Science Foundation	121,106	69,694	190,800	0.0%
Federal Communications Commission	5,420	36,397	41,817	0.0%
Labor	23,812	0	23,812	0.0%
State	22,998	0	22,998	0.0%
Environmental Protection Agency	16,875	700	17,575	0.0%
American Battle Monuments Commission	0	14,000	14,000	0.0%
Total	611,884,212	185,348,797	797,233,009	100.0%
Percent of Total Office Area	76.8%	23.2%	100.0%	100.0%

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Building Profile

Acquisition Cost By Agency

Owned Buildings

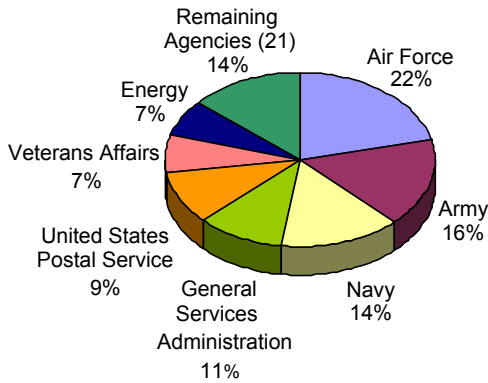


Figure 6: Agency Acquisition Cost for Buildings

The chart in Figure 6 depicts Federal agencies' percentage of total acquisition costs for owned buildings within the United States. Department of Defense agencies (Air Force, Army, Navy, and Corps of Engineers) have invested over \$90 billion acquiring buildings, representing 53% of total acquisition costs. The United States Postal Service and the General Services Administration have invested approximately \$18.2 billion (11%) and \$16.3 billion (10%), respectively, for the acquisition of buildings.

The chart is generated from data in Table 9.

Table 9: Agency Acquisition Cost for Owned Buildings within the United States

Agency	Owned Building Area (Sq. Ft.)	Building Acq. Cost	% Total Building Acq. Cost
Air Force	669,960,185	\$36,702,334,000	21.5%
Army	743,674,487	\$27,834,822,000	16.3%
Navy	559,573,037	\$24,345,154,000	14.3%
General Services Administration	207,259,415	\$18,284,765,000	10.7%
United States Postal Service	169,293,868	\$16,324,589,000	9.6%
Veterans Affairs	143,509,657	\$12,350,316,000	7.2%
Energy	125,962,274	\$11,444,013,000	6.7%
Remaining Agencies (21)	412,995,159	\$23,275,079,000	13.6%
Total	3,032,228,082	\$170,561,072,000	100.0%

1 - Justice, NASA, Interior, HHS, Agriculture, Transportation, Corps of Engineers, Commerce, Homeland Security, EPA, NARA, TVA, State, NSF, Defense/WHS, Treasury, Education, Labor, GPO, IGO, FCC.

Building Profile

Location of Buildings

Buildings in the United States – Owned and Leased

Table 10: Federally Owned and Leased Buildings in the United States

Table 10 lists the number and square footage of Federally owned and leased buildings for each state, in alphabetical order by state.

State	Number of Owned Buildings	Owned Building Area (Sq.Ft.)	Number of Leased Buildings	Leased Building Area (Sq.Ft.)	Total Number of Buildings	Total Building Area (Sq.Ft.)	% Total Building Area
Alaska	8,645	55,246,676	916	5,972,873	9,561	61,219,549	1.8%
Alabama	8,018	54,129,860	571	2,048,798	8,589	56,178,658	1.7%
Arkansas	14,228	53,968,907	468	4,603,386	14,696	58,572,293	1.7%
Arizona	5,664	24,201,841	514	2,011,940	6,178	26,213,781	0.8%
California	60,475	380,083,949	2,139	23,005,416	62,614	403,089,365	12.0%
Colorado	9,405	57,086,581	727	6,722,330	10,132	63,808,911	1.9%
Connecticut	2,046	15,824,970	341	1,816,395	2,387	17,641,365	0.5%
District of Columbia	937	7,695,214	78	450,744	1,015	8,145,958	0.2%
Delaware	1,556	65,747,818	266	21,658,514	1,822	87,406,332	2.6%
Florida	14,180	111,339,991	1,775	15,297,639	15,955	126,637,630	3.8%
Georgia	13,160	113,460,383	1,021	17,851,052	14,181	131,311,435	3.9%
Hawaii	16,459	85,728,813	181	749,503	16,640	86,478,316	2.6%
Iowa	6,246	18,709,809	404	2,117,054	6,650	20,826,863	0.6%
Idaho	7,127	77,304,822	1,504	8,216,547	8,631	85,521,369	2.5%
Illinois	4,877	32,635,809	895	4,601,861	5,772	37,237,670	1.1%
Indiana	2,327	12,547,371	949	2,949,528	3,276	15,496,899	0.5%
Kansas	6,058	42,736,689	795	3,732,864	6,853	46,469,553	1.4%
Kentucky	7,182	56,191,204	840	3,747,086	8,022	59,938,290	1.8%
Louisiana	6,430	47,869,791	708	3,938,922	7,138	51,808,713	1.5%
Massachusetts	2,135	13,488,726	421	1,262,779	2,556	14,751,505	0.4%
Maryland	10,364	108,724,374	1,063	22,165,932	11,427	130,890,306	3.9%
Maine	4,418	34,611,750	717	5,664,716	5,135	40,276,466	1.2%
Michigan	6,321	32,918,098	1,203	6,848,082	7,524	39,766,180	1.2%
Minnesota	2,953	19,043,110	971	3,297,765	3,924	22,340,875	0.7%
Missouri	6,720	43,208,116	746	3,127,367	7,466	46,335,483	1.4%
Mississippi	6,605	50,273,511	1,177	10,738,734	7,782	61,012,245	1.8%
Montana	6,934	15,485,666	532	2,389,920	7,466	17,875,586	0.5%
North Carolina	3,245	18,858,935	625	2,291,681	3,870	21,150,616	0.6%
North Dakota	7,744	31,874,708	217	1,870,382	7,961	33,745,090	1.0%
Nebraska	540	4,350,971	227	1,094,361	767	5,445,332	0.2%
New Hampshire	5,688	52,834,880	822	8,843,318	6,510	61,678,198	1.8%
New Jersey	14,790	67,291,051	440	3,013,757	15,230	70,304,808	2.1%
New Mexico	11,196	104,679,470	1,981	15,829,894	13,177	120,509,364	3.6%
Nevada	16,244	91,240,407	1,180	6,504,907	17,424	97,745,314	2.9%
New York	4,705	26,647,792	443	1,062,381	5,148	27,710,173	0.8%
Ohio	5,048	70,894,070	1,341	7,626,056	6,389	78,520,126	2.3%
Oklahoma	8,813	56,105,486	791	4,710,498	9,604	60,815,984	1.8%
Oregon	7,072	22,962,203	671	4,369,838	7,743	27,332,041	0.8%
Pennsylvania	7,509	81,851,378	1,930	11,545,868	9,439	93,397,246	2.8%
Rhode Island	1,333	12,523,762	113	701,009	1,446	13,224,771	0.4%
South Carolina	9,828	62,959,491	557	3,115,203	10,385	66,074,694	2.0%

Table 10 continued on next page

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Building Profile

Buildings in the United States – Owned and Leased

Table 10 continued from previous page

State	Number of Owned Buildings	Owned Building Area (Sq.Ft.)	Number of Leased Buildings	Leased Building Area (Sq.Ft.)	Total Number of Buildings	Total Building Area (Sq.Ft.)	% Total Building Area
South Dakota	3,187	17,610,902	630	1,388,106	3,817	18,999,008	0.6%
Tennessee	8,402	73,340,801	798	4,960,887	9,200	78,301,688	2.3%
Texas	24,200	214,185,739	2,472	18,837,116	26,672	233,022,855	6.9%
Utah	8,359	50,825,696	342	3,311,644	8,701	54,137,340	1.6%
Vermont	476	2,475,432	266	1,263,889	742	3,739,321	0.1%
Virginia	17,812	207,321,476	1,542	29,256,623	19,354	236,578,099	7.0%
Washington	13,589	84,628,986	1,023	6,761,800	14,612	91,390,786	2.7%
West Virginia	1,600	13,632,231	696	3,194,783	2,296	16,827,014	0.5%
Wisconsin	5,096	22,121,280	962	4,394,832	6,058	26,516,112	0.8%
Wyoming	4,845	10,730,221	255	871,858	5,100	11,602,079	0.3%
Total	432,791	3,032,211,217	42,246	333,808,438	475,037	3,366,019,655	100.0%

Buildings in Foreign Countries – Owned and Leased

Table 11: Federally Owned and Leased Buildings – Foreign Countries

Table 11 shows the number and square footage of Federally owned and leased buildings in foreign countries. The data is summarized by continent.

Continent	Number of Owned Buildings	Owned Building Area (Sq.Ft.)	Number of Leased Buildings	Leased Building Area (Sq.Ft.)	Total Number of Buildings	Total Building Area (Sq.Ft.)	% Total Building Area
AFRICA	762	4,896,800	1,863	7,134,763	2,625	12,031,563	19.5%
ASIA	1,078	8,534,150	2,508	7,906,805	3,586	16,440,955	26.6%
AUSTRALASIA	216	1,386,978	462	1,229,604	678	2,616,582	4.2%
EUROPE	902	9,218,923	3,183	8,546,887	4,085	17,765,810	28.7%
NORTH AMERICA	260	2,863,819	1,642	4,456,430	1,902	7,320,249	11.8%
PACIFIC ISLANDS	8	36,448	26	94,126	34	130,574	0.2%
SOUTH AMERICA	269	2,258,771	1,226	3,255,006	1,495	5,513,777	8.9%
Total	3,495	29,195,889	10,910	32,623,621	14,405	61,819,510	100.0%

1 - The Bahamas, Barbados, Belize, Bermuda, Canada, Costa Rica, Cuba, Dominican Republic, El Salvador, Guatemala, Haiti, Honduras, Jamaica, Martinique, Mexico, Netherlands Antilles, Nicaragua, Panama, St. Lucia, Trinidad and Tobago

Buildings in Outlying Areas – Owned and Leased

Table 12: Federally Owned and Leased Buildings – Outlying Areas

Table 12 shows the number and square footage of Federally owned and leased buildings in the outlying areas of North America and the Pacific Islands. The data is summarized by outlying area.

Continent	Number of Owned Buildings	Owned Building Area (Sq.Ft.)	Number of Leased Buildings	Leased Building Area (Sq.Ft.)	Total Number of Buildings	Total Building Area (Sq.Ft.)	% Total Building Area
NORTH AMERICA ¹	832	4,963,866	224	1,528,578	1,056	6,492,444	94.4%
PACIFIC ISLANDS ²	99	164,980	45	221,921	144	386,901	5.6%
Total	931	5,128,846	269	1,750,499	1,200	6,879,345	100.0%

1 - Puerto Rico, Virgin Islands

2 - Guam, American Samoa, Federated States of Micronesia, Marshall Islands, Navassa Island, Northern Mariana Islands

Building Profile

Leased Buildings Overview

The Federal Government leases real property in all 50 states, Washington D.C., seven outlying areas (such as Puerto Rico, Guam, Virgin Islands), and in 170 foreign countries. Although comprising only about 10 % of the Federal Government's real property portfolio, leased space totals more than 370 million square feet. Over 90% of leased building area is located in the U.S. The General Services Administration, which leases the majority of this space for Federal agencies' offices, spends close to \$4 billion annually in rental costs for properties in the U.S.

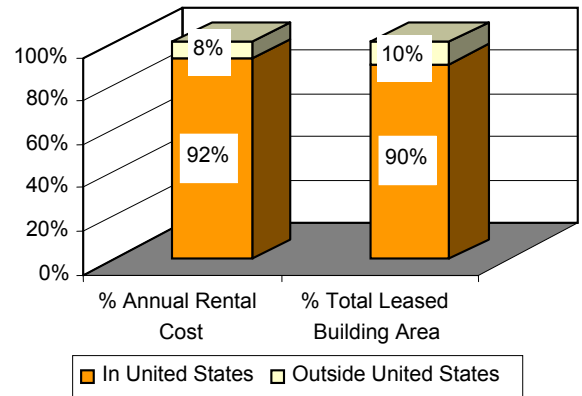
For information regarding Leased Real Property refer to Tables 1, 3, 5, 6, 7, 8, 10, 11, and 12.

Leased Buildings

Figure 7: Leased Buildings' Rental Cost & Area by Location

In 2003, the Federal Government spent approximately \$6 billion in rental costs, mostly in the United States. The left bar in Figure 6 depicts the percentage of annual rental cost for leased real property in the United States (92%) and outside the United States (8%). The bar on the right depicts the percentage of leased building area in the United States (90%) and outside the United States (10%).

The chart is generated from data in Table 1.



Rental Cost for Leased Buildings - Outside the United States

The Federal Government's annual rental costs for leased real property outside the United States were more than \$478 million, or 8% of total rental costs (Table 1). As shown in Table 13, most of the space is leased in Outlying Areas of the U.S. (1.7 million sq. ft.). The foreign countries with more than one million square feet of leased space are Mexico and China.

Table 13: Leased Building Area Outside the United States

Country	Building Area (Sq.Ft.)
MEXICO	1,154,066
CHINA	1,020,941
RUSSIA	943,577
THAILAND	904,485
COLOMBIA	811,438
BELGIUM	692,112
BOLIVIA	680,686
PHILIPPINES	673,371
EGYPT	659,433
TURKEY	623,298
PAKISTAN	623,093
GERMANY	611,811
KENYA	610,199
HONDURAS	571,423
REMAINING COUNTRIES (156)	24,273,540
OUTLYING AREAS OF THE UNITED STATES	1,750,499
Total	36,603,972

Land Profile

Land Profile Overview

The Federal Government owns and leases 673.6 million acres of land worldwide. More than 99% of the land is owned and is located in the U.S. The majority of the land is controlled by the Department of the Interior and the Department of Agriculture. The land is predominantly used for Forest and Wildlife (57%) and Grazing (21%). The acquisition costs for land approximate \$25 billion; over 73% of this acquisition cost is invested for Forest and Wildlife, Parks and Historic Sites and Flood Control and Navigation.

Predominant Use of Land

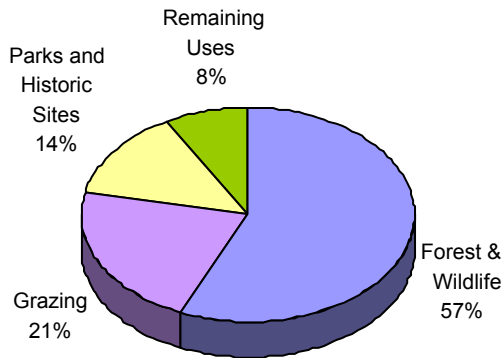


Figure 8: Predominant Use of Land

Of the more than 671.8 million acres of land the Federal Government owns and leases within the United States, 57% is used for Forest and Wildlife and over 21% is used for Grazing. Fourteen percent (14%) of the acreage is used for Parks and Historic Sites, and remaining uses combined represent 8% of the total acreage.

The chart is generated from data in Table 14.

Descriptions for each predominant use category can be found in the Appendix.

Predominant Use by Acreage and Cost

Table 14: Predominant Use and Acquisition Cost of Owned Land within the United States

Predominant Land Use	Land (Acreage)	% Total Acreage	Acq. Cost	% Total Acq. Cost
Forest and Wildlife	380,670,066.2	56.7%	\$9,928,558,000	40.1%
Grazing	145,194,893.2	21.6%	\$17,798,000	0.1%
Parks and Historic Sites	92,439,126.3	13.8%	\$4,351,813,000	17.6%
Military - Except Air Fields	15,614,335.4	2.3%	\$748,208,000	3.0%
All Other	13,562,539.2	2.0%	\$1,182,197,000	4.8%
Flood Control and Navigation	8,854,406.1	1.3%	\$3,970,662,000	16.0%
Reclamation and Irrigation	6,037,037.3	0.9%	\$415,311,000	1.7%
Vacant	5,114,977.2	0.8%	\$93,839,000	0.4%
Research and Development	2,580,419.1	0.4%	\$208,919,000	0.8%
Power Development and Distribution	623,590.1	0.1%	\$124,780,000	0.5%
Airfields	489,251.3	0.1%	\$322,315,000	1.3%
Industrial	458,761.7	0.1%	\$117,921,000	0.5%
Institutional	79,960.4	0.0%	\$531,075,000	2.1%
Wilderness Areas	16,650.0	0.0%	\$5,000,000	0.0%
Office Building Locations	9,395.9	0.0%	\$2,247,132,000	9.1%
Storage	6,615.5	0.0%	\$144,886,000	0.6%
Agricultural	4,932.3	0.0%	\$16,656,000	0.1%
Housing	927.8	0.0%	\$10,246,000	0.0%
Post Office	764.3	0.0%	\$324,772,000	1.3%
Harbor and Port Terminals	538.9	0.0%	\$1,988,000	0.0%
Communication Systems	109.5	0.0%	\$140,000	0.0%
Total	671,759,297.7	100.0%	\$24,764,216,000	100.0%

As shown in Table 14, Forest and Wildlife represent about 57% of land use, and about 40% of the total for land acquisition costs. Grazing comprises about 22% of the total land acreage yet less than 1% of the acquisition cost can be found in the Appendix.

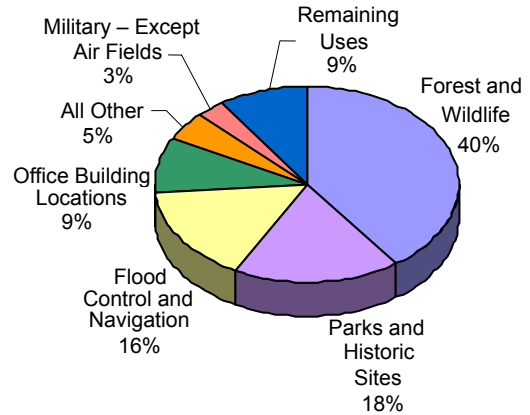
Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Land Profile

Predominant Use by Acquisition Cost

Figure 9: Predominant Use of Land by Acquisition Cost

As Figure 9 depicts, the land use categories with the highest percentage of land acquisition costs are Forest and Wildlife (40%), Parks and Historic Sites (18%), Flood and Navigation Control (16%), and Office building Locations (9%). Vacant land and all remaining uses of land represent about 9% of total land acquisition costs. The chart is generated from data in Table 14.



Controlling Agencies

Figure 10: Major Land Controlling Agencies by Acreage Owned

As depicted in Figure 10, the Department of the Interior controls the majority of acreage owned by the Federal Government (66%). The Department of Agriculture controls 29%. Twenty-four agencies control the remaining 5%.

The chart is generated from data in Table 15.

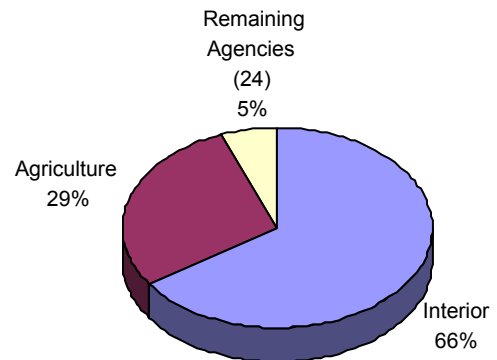


Table 15: Major Land Controlling Agencies – Owned Land

As shown in Table 15, The Department of the Interior controls the majority of land owned by the Federal Government, and has invested the most in acquisition costs. Together the Department of Interior and the Department of Agriculture control 95% of the land owned by the Federal Government.

Agency	Land (Acreage)	% Total Acreage	Acq. Cost	% Total Acq. Cost
Interior	440,107,091.5	65.5%	\$11,714,843,000	75.6%
Agriculture	191,990,479.6	28.6%	\$3,247,967,000	5.8%
Army	14,869,830.5	2.2%	\$433,819,000	0.8%
Remaining Agencies (23) ¹	24,791,896.1	3.5%	\$9,367,587,000	37.6%
Total	671,759,297.7	100.0%	\$24,764,216,000	100.0%

¹ - Air Force, Corps of Engineers, Navy, Energy, TVA, NASA, Homeland Security, State, Justice, VA, Transportation, Commerce, USPS, IGO, Labor, NSF, HHS, FCC, EPA, Defense/WHS, Treasury, NARA, GPO.

Land Profile

Location of Land

Federally Controlled Land in the United States

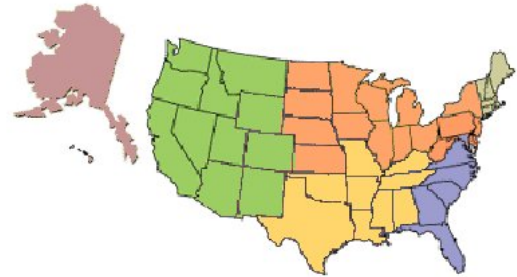
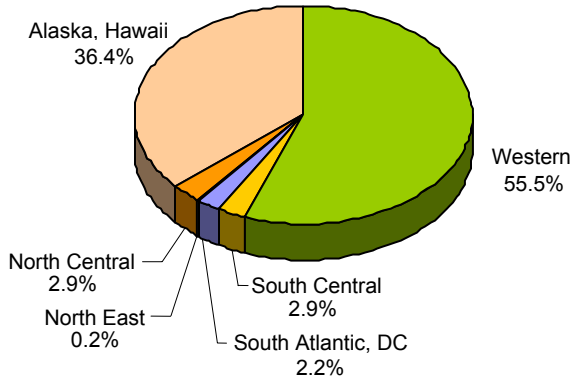


Figure 11: Acreage Owned in the United States by Region

The pie chart in Figure 11 depicts the percentage of the Federal Government's owned land in each region of the United States. The colors shown for each region in the pie chart correspond to the colors shown on the map of the United States. Approximately 92% of acreage owned in the United States is located in the Western region, Alaska and Hawaii, totaling more than 617.7 million acres. As depicted in Figure 10, the majority of this land is controlled by the Department of the Interior and the Department of Agriculture.

Note: Map of Alaska is not to scale.

Land Outside the United States

The Federal Government controls approximately 1.5 million acres of land outside the United States, about two and a quarter times the size of Rhode Island. This is less than 1% of the total acreage of land controlled by the Federal Government. The Department of the Interior controls over 55% of the land outside the United States.

Acquisition Methods of Land in the United States

Table 16: Acquisition Methods of Federally Owned Acreage and Total Acreage by State

The Federal Government owns approximately 30% of the land area in the United States, more than 671 million acres. Approximately 90% is public domain land; the remaining 10% was acquired by other methods (refer to the Appendix for Acquisition Method definitions).

State	Public Domain Acres	Acres Acquired by Other Methods	Total Acres Owned by Fed. Government	Acres Not Owned by Fed. Government	Acreage of State	% Owned by Fed. Government
Alabama	8,333.4	1,194,280.7	1,202,614.1	31,475,785.9	32,678,400.0	3.7%
Alaska	243,377,702.8	469,333.8	243,847,036.6	121,634,563.4	365,481,600.0	66.7%
Arizona	33,997,822.4	2,497,021.4	36,494,843.8	36,193,156.2	72,688,000.0	50.2%
Arkansas	1,442,239.7	2,513,718.8	3,955,958.5	29,643,401.5	33,599,360.0	11.8%
California	43,205,147.4	3,774,743.7	46,979,891.1	53,226,828.9	100,206,720.0	46.9%
Colorado	22,289,832.6	884,507.5	23,174,340.1	43,311,419.9	66,485,760.0	34.9%
Connecticut	3.9	15,207.6	15,211.5	3,120,148.5	3,135,360.0	0.5%
Delaware	2,032.0	27,456.4	29,488.4	1,236,431.6	1,265,920.0	2.3%
District of Columbia	420.1	9,864.2	10,284.3	28,755.7	39,040.0	26.3%
Florida	349,268.6	4,256,493.6	4,605,762.2	30,115,517.8	34,721,280.0	13.3%

Table 16 continued on next page

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Land Profile

Acquisition Method of Land in the United States

Table 16 continued from previous page

State	Public Domain Acres	Acres Acquired by Other Methods	Total Acres Owned by Fed. Government	Acres Not Owned by Fed. Government	Acreage of State	% Owned by Fed. Government
Georgia	8,406.0	2,305,979.8	2,314,385.8	34,980,974.2	37,295,360.0	6.2%
Hawaii	270,011.1	401,568.7	671,579.8	3,434,020.2	4,105,600.0	16.4%
Idaho	34,326,619.0	809,089.9	35,135,708.9	17,797,411.1	52,933,120.0	66.4%
Illinois	1,842.3	649,760.6	651,602.9	35,143,597.1	35,795,200.0	1.8%
Indiana	204,871.0	329,255.4	534,126.4	22,624,273.6	23,158,400.0	2.3%
Iowa	2,668.7	299,932.0	302,600.7	35,557,879.3	35,860,480.0	0.8%
Kansas	30,912.8	610,649.1	641,561.9	51,869,158.1	52,510,720.0	1.2%
Kentucky	170,315.5	1,536,246.8	1,706,562.3	23,805,757.7	25,512,320.0	6.7%
Louisiana	109,846.5	1,391,888.1	1,501,734.6	27,366,105.4	28,867,840.0	5.2%
Maine	1,091.2	162,911.3	164,002.5	19,683,677.5	19,847,680.0	0.8%
Maryland	183.0	192,509.2	192,692.2	6,126,667.8	6,319,360.0	3.0%
Massachusetts	18,695.0	87,278.4	105,973.4	4,928,906.6	5,034,880.0	2.1%
Michigan	242,527.8	3,396,060.1	3,638,587.9	32,853,572.1	36,492,160.0	10.0%
Minnesota	2,461,046.2	1,073,942.4	3,534,988.6	47,670,771.4	51,205,760.0	6.9%
Mississippi	86,825.1	2,014,378.8	2,101,203.9	28,121,516.1	30,222,720.0	7.0%
Missouri	17,659.7	2,220,291.1	2,237,950.8	42,010,369.2	44,248,320.0	5.1%
Montana	25,785,648.0	3,453,409.8	29,239,057.8	64,031,982.2	93,271,040.0	31.3%
Nebraska	1,058,113.2	400,689.1	1,458,802.3	47,572,877.7	49,031,680.0	3.0%
Nevada	61,783,176.3	2,805,963.0	64,589,139.3	5,675,180.7	70,264,320.0	91.9%
New Hampshire	2,904.0	827,327.7	830,231.7	4,938,728.3	5,768,960.0	14.4%
New Jersey	13,622.3	166,567.0	180,189.3	4,633,250.7	4,813,440.0	3.7%
New Mexico	24,094,530.2	2,423,829.4	26,518,359.6	51,248,040.4	77,766,400.0	34.1%
New York	4,119.9	238,321.4	242,441.3	30,438,518.7	30,680,960.0	0.8%
North Carolina	1,368,109.9	2,233,970.5	3,602,080.4	27,800,799.6	31,402,880.0	11.5%
North Dakota	165,007.0	1,168,368.3	1,333,375.3	43,119,104.7	44,452,480.0	3.0%
Ohio	1,718.8	455,978.1	457,696.9	25,764,383.1	26,222,080.0	1.7%
Oklahoma	136,864.9	1,194,591.9	1,331,456.8	42,756,223.2	44,087,680.0	3.0%
Oregon	27,091,439.7	3,547,509.0	30,638,948.7	30,959,771.3	61,598,720.0	49.7%
Pennsylvania	265.8	724,658.7	724,924.5	28,079,555.5	28,804,480.0	2.5%
Rhode Island	0.0	5,317.7	5,317.7	671,802.3	677,120.0	0.8%
South Carolina	3,427.0	1,232,787.2	1,236,214.2	18,137,865.8	19,374,080.0	6.4%
South Dakota	1,566,080.8	747,925.7	2,314,006.5	46,567,913.5	48,881,920.0	4.7%
Tennessee	5,661.0	2,010,476.5	2,016,137.5	24,711,542.5	26,727,680.0	7.5%
Texas	94,783.0	3,076,973.5	3,171,756.5	165,045,843.5	168,217,600.0	1.9%
Utah	32,421,344.2	2,603,582.7	35,024,926.9	17,672,033.1	52,696,960.0	66.5%
Vermont	2.0	450,014.5	450,016.5	5,486,623.5	5,936,640.0	7.6%
Virginia	1,431.4	2,615,794.5	2,617,225.9	22,879,094.1	25,496,320.0	10.3%
Washington	11,361,784.7	1,884,774.7	13,246,559.4	29,447,200.6	42,693,760.0	31.0%
West Virginia	0.0	1,266,421.7	1,266,421.7	14,144,138.3	15,410,560.0	8.2%
Wisconsin	737,113.0	1,244,668.0	1,981,781.0	33,029,419.0	35,011,200.0	5.7%
Wyoming	31,175,954.0	355,582.8	31,531,536.8	30,811,503.2	62,343,040.0	50.6%
Total	601,499,424.9	70,259,872.8	671,759,297.7	1,599,584,062.3	2,271,343,360.0	29.6%

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Structures Profile



Structures Profile Overview

Structures comprise approximately 36% of all owned real property acquisition costs. Acquisition costs for structures are approximately \$114 billion, of which approximately 99% has been invested for structures located in the United States. The Federal Government has invested approximately \$269 million outside the United States, predominantly for Communication Systems and All Others.

Predominant Use of Structures by Acquisition Cost

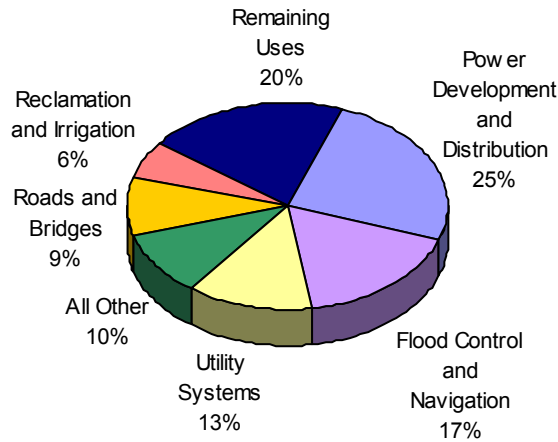


Figure 12: Predominant Use of Structure by Acquisition Cost

Figure 12 depicts the percentages of acquisition cost for structures in the United States by predominant use category. Power Development & Distribution, Flood Control & Navigation, Utility Systems, and All Other are the categories with the highest acquisition costs, accounting for approximately 65% of all acquisition costs invested for structures.

The chart is generated from data in Table 17.

Table 17: Predominant Use of Structures by Acquisition Cost

Over 99% of the \$114 billion acquisition cost spent on structures has been spent in the United States. Of the 0.2% (about \$269 million) spent in foreign countries and outlying areas of the United States, the majority has been spent on Communication Systems and All Others.

Structure Use	In United States	Outside United States	Total Acq. Cost	% Total Structures Acq. Cost
Power Development and Distribution	\$28,200,543,000	\$0	\$28,200,543,000	24.8%
Flood Control and Navigation	\$19,418,874,000	\$0	\$19,418,874,000	17.1%
Utility Systems	\$14,712,668,000	\$18,255,000	\$14,730,923,000	12.9%
All Other	\$11,289,063,000	\$55,937,000	\$11,345,000,000	10.0%
Roads and Bridges	\$10,343,719,000	\$10,553,000	\$10,354,272,000	9.1%
Reclamation and Irrigation	\$6,596,816,000	\$148,000	\$6,596,964,000	5.8%
Service - Other than Buildings	\$5,187,503,000	\$246,000	\$5,187,749,000	4.6%
Airfield Pavements	\$4,441,924,000	\$3,000	\$4,441,927,000	3.9%
Research and Development - Other than Buildings	\$3,654,812,000	\$14,151,000	\$3,668,963,000	3.2%
Harbor and Port Terminals	\$2,543,782,000	\$830,000	\$2,544,612,000	2.2%
Storage - Other than Buildings	\$2,182,203,000	\$1,058,000	\$2,183,261,000	1.9%
Communication Systems	\$1,563,894,000	\$107,220,000	\$1,671,114,000	1.5%
Miscellaneous Military Facilities	\$1,247,417,000	\$0	\$1,247,417,000	1.1%
Navigation and Traffic Aids	\$1,112,502,000	\$8,449,000	\$1,120,951,000	1.0%
Railroads	\$553,044,000	\$0	\$553,044,000	0.5%
Industrial - Other than Buildings	\$396,074,000	\$0	\$396,074,000	0.3%
Monuments and Memorials	\$159,460,000	\$51,663,000	\$211,123,000	0.2%
Trust	\$84,000	\$0	\$84,000	0.0%
Total	\$113,604,382,000	\$268,513,000	\$113,872,895,000	100.0%
Percent of Total Acquisition Cost	99.8%	0.2%	100.0%	0.0%

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Structures Profile

Agency Acquisition Cost of Structures

Figure 13: Agency Acquisition Costs for Structures within the United States

Agencies of the Department of Defense have invested approximately \$63 billion in acquisition costs for structures, representing about 56% of the total. The defense agencies include the Corps of Engineers, the Navy, the Air Force, and the Army. Civilian agencies (including the Tennessee Valley Authority, the Department of the Interior, and 16 other agencies) have invested approximately \$50 billion, representing the remaining 44% of acquisition costs for structures.

The chart is generated from data in Table 18.

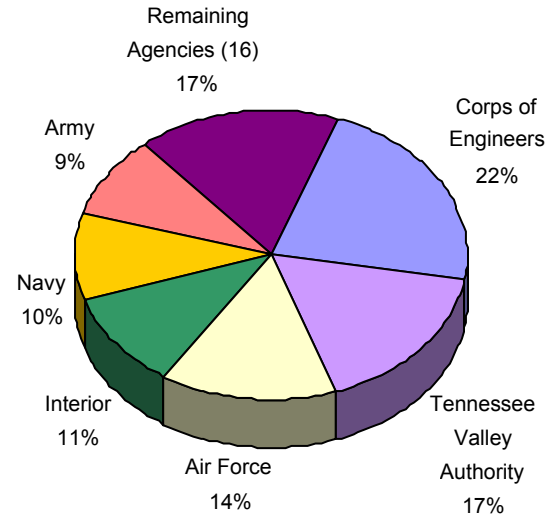


Table 18: Agency Acquisition Cost for Structures within the United States

Table 18 lists the agencies that account for most of the Federal Government's acquisition expenditures on structures. The Corps of Engineers has the highest expenditures for structures.

Agency	Acq. Cost of Structures	% Total Acq. Cost for Structures
Corps of Engineers	\$25,281,376,000	22.3%
Tennessee Valley Authority	\$19,252,924,000	16.9%
Air Force	\$16,536,767,000	14.6%
Interior	\$12,107,148,000	10.7%
Navy	\$11,133,868,000	9.8%
Army	\$10,183,132,000	9.0%
Remaining Agencies (16)	\$19,109,167,000	16.8%
Total	\$113,604,382,000	100.0%

1 - Energy, Agriculture, NASA, VA, Transportation, NSF, Labor, Justice, State, HHS, Commerce, Homeland Security, ABMC, EPA, FCC, IGO

Appendix

Exclusions

- Department of Defense (DoD) real property holdings outside the U.S. are excluded from the Federal Real Property Profile inventory detailed reports or any sections, summary tables, or charts in this publication.
- Data for real property under the Legislative and Judicial Branches are excluded from the Federal Real Property Profile inventory detailed reports or any other sections, summary tables, or charts in this publication, other than the insert shown below on this page.
- Lands administered by the United States under trusteeship by authority of the United Nations are excluded from the Federal Real Property Profile. Also excluded are lands owned by the sovereign governments of the various outlying areas of the United States. Property owned by the District of Columbia government is similarly excluded.
- Properties acquired through foreclosure, confiscation, or seizure to be disposed of in settlement of a claim or debt to the Federal Government are excluded from the Federal Real Property Profile.
- Machinery, processing equipment, de-mountable and movable structures, as well as furniture and special use items, which are not considered part of the realty reported, are also excluded from the Federal Real Property Profile.
- Easements, rights-of-way, as well as improvements to land, buildings, or structures and facilities occupied by the Government as lessee, are excluded. However, Federally owned buildings and/or structures and facilities located on leased land are included.
- Real property leased rent-free or for nominal rent is excluded when considered insignificant by the reporting agency is excluded from the Federal Real Property Profile.
- Data on properties held in trust by the Federal Government are reported separately from data on Federally owned real property, and is not included in this report. (Reports for properties held in trust can be found online at realpropertyprofile.gov).
- Buildings and structures owned by the Government, whether or not located on Government-owned land, are included in this report. Buildings and structures under construction are included only if they were available for use as of September 30, 2003.

Definitions & Notes

Installation: An installation is the highest level of property grouping based on a common feature, such as location. An installation may consist of land, buildings, structures, other facilities, or a combination of these. Some examples of installations are a national forest, a national park, a hydroelectric project, a single office or warehouse building, and an unimproved site.

Land: Land acreage is divided into urban and rural categories. Leased land is usually not reported if it is included with a building lease.

Buildings: Buildings are roofed and walled structures built for permanent use.

Structures: Structures include such things as pavements, bridges, dams, and communication systems.

Owned Building Area: Owned building area is a measure of the building's gross area in square feet. Gross area is defined as the building's floor area within the outside faces of the exterior walls.

Leased Building Area: Leased Building Area is a measure of the tenant's rentable area in square feet. The rentable area includes the usable floor area plus a prorata portion of common and support areas in the building, but typically excludes vertical shafts, such as elevators, stairs, mechanical risers, etc. However, measurements for establishing rentable area may vary by community and building.

Stewardship Lands: Stewardship lands are land and land rights owned by the Federal Government that are not acquired for or in connection with items of general property, plant and equipment. Stewardship lands include land used as forests and parks, and land used for wildlife and grazing.

Comparison of prior years' data will not be reported in this year's publication due to significant data improvements. It is expected to return in future year publications.

Real Property of Legislative and Judicial Branches¹

Properties under the Legislative and Judicial Branches include the buildings and grounds of the United States Capitol complex comprising over 410 acres and approximately 14 million square feet of building space. Total real property acquisition costs for the Capitol complex are approximately \$1.2 billion. Building acquisition costs are approximately \$1.1 billion, or 88.8% of this total, while land acquisition costs amount to approximately \$143 million, or 11.2% of the total. (These figures are as of September 30, 2003).

The Architect of the Capitol is responsible for the property management and physical care of all of these properties. The United States Capitol complex is comprised of the Capitol, the House and Senate Office Buildings, the U.S. Botanic Garden, the Capitol Grounds, the Library of Congress buildings, the Supreme Court Building, the Capitol Power Plant, and various support facilities. In addition, work has now begun towards the construction of a new Capitol Visitor Center, an underground facility to be located beneath the Capitol's east front plaza.

1(Data under the Legislative and Judicial Branches are not included in any tables or figures of this report)

Definitions & Notes - *continued*

Predominant Use: Predominant use means the use to which the greatest portion of an installation (land, building, or structure) is currently put. For example, buildings used primarily for office purposes are classified as office even though certain portions of them may be used for storage or research. There are 15 categories of predominant use for buildings, 22 categories for land, and 18 categories for structures; these use categories are listed in the Appendix.

Acquisition Cost: Acquisition cost applies to owned real property. The acquisition cost is consistent with the Statement of Federal Financial Accounting Standards No. 6, entitled "Accounting for Property, Land and Equipment," and includes all costs incurred to bring the building to a form and location suitable for its intended use. In addition, costs of all capital improvements incurred following the original acquisition of the building by the Government are included in the acquisition cost.

Acquisition Cost Basis: Acquisition costs for owned properties are reported at actual or estimated cost without considering depreciation, obsolescence, or economic changes in value. The acquisition cost of properties acquired through donation, exchange, devise, forfeiture, or judicial process is estimated at amounts that the Government would have had to pay for properties if purchased at the date of acquisition by the Government.

No acquisition costs are included in this report for the following land assets; however, the acreage for such lands is included in the inventory:

- Unreserved public domain;
- Public domain reserved for national parks, national forests, military installations, and other purposes; and
- Historical sites acquired by methods other than by purchase.

Acquisition Method: Acquisition method applies to land only. There are three acquisition methods used in this publication:

- **Public Domain:** The term "public domain" refers to land the Federal Government owned by virtue of its sovereignty. Public domain includes land that has never left Federal ownership, land acquired by the Federal Government in exchange for other public land, and land reverting to Federal ownership as the result of public land laws.
- **Purchases, Exchanges, Donations, etc.:** Includes any land acquired by purchase, condemnation, donation, exchange, and other acquisition methods.
- **Long-term Interest:** Includes land that the Federal Government has a long-term interest in, such as land acquired by treaty or long-term lease (e.g., 99-year lease) that the agency considers equivalent to Federally owned land.

Heritage Assets: Heritage assets are property, plant and equipment that are unique for one or more of the following reasons:

- historical or natural significance;
- cultural, educational or artistic (e.g., aesthetic) importance;
- significant architectural characteristics.

Examples of heritage assets are those listed on the National Register of Historic Places.

Leased Real Property

- Leased data includes real property leased from private individuals, organizations, and municipal, county, state, territorial, and foreign governments, as evidenced by a written agreement involving a monetary consideration and a landlord-tenant relationship. This report also includes the right of use and occupancy of real property obtained under eminent domain or equivalent proceedings by the Federal Government.
- Capital leases are recognized as assets for balance sheet reporting and are included in this report.
- Real property leased rent free or for nominal rental is included when considered significant by the reporting agency.
- A building location represents a specific area obtained under a lease agreement, varying in size from a small room to an entire building. There may be several leases for space in a single building.
- Leased building area is based on the rentable square footage stated in lease agreements. Building area of leased housing space in foreign countries is generally estimated for the description of the dwelling in the lease.
- Leased land acreage data in this report are, for the most part, limited to land leased separately from leased buildings. In many instances, acreage figures were not reported for land on which leased buildings are located since building leases frequently do not specify the land acreage.

Annual Rental Costs: Annual rental costs apply to leased real property. The annual rental costs shown in this report represent the agency's rental rate on the real property for a 12-month period. The following factors concerning the annual rental should be considered:

- Rentals on leases made on a daily, weekly, or monthly basis are not converted to annual rates;
- Annual rental costs for foreign leases payable in local currencies have been converted to dollars at official exchange rates;
- Leases generally provide for a single rental amount and do not segregate the portion applicable to land, buildings, and other structures.

Appendix

Predominant Use Classifications

Land Use Classifications

- **Agriculture:** Land under cultivation for food and/or fiber production.
- **Grazing:** Conservation lands primarily administered to preserve, protect, manage, or develop grass and other forage resources suitable for livestock, excluding wilderness areas.
- **Forest and Wildlife:** Conservation lands primarily administered to preserve, protect, manage, or develop timber, wildlife, watershed, and recreational resources, excluding wilderness areas.
- **Parks and Historic Sites:** Land administered for cemeteries, memorials, monuments, parks (national, historical, military, memorial, and national capital), sites (battlefield and historic), parkways, and recreation areas, excluding wilderness areas.
- **Office Building Locations:** Land containing office buildings or future planned office buildings.
- **Military (except airfields):** Department of Defense and U.S. Coast Guard controlled land used for military functions that cannot be classified elsewhere.
- **Airfields:** Land used for military air bases or air stations and military or civilian landing fields.
- **Harbor and Port Facilities:** Land used for harbor and port facilities.
- **Post Office:** Land used in conjunction with a Post Office and used predominantly as a general service and access area.
- **Power Development and Distribution:** Land used for power development and distribution projects.
- **Reclamation and Irrigation:** Land used for reclamation and irrigation projects.
- **Flood Control and Navigation:** Land used for flood control and navigation projects.
- **Institutional:** Land used for institutional purposes such as hospitals, prisons, schools, libraries, chapels, and museums.
- **Housing:** Land used primarily for public housing projects, military personnel quarters, and dwellings for other Federal personnel.
- **Storage:** Land used primarily for supply depots and other storage.
- **Industrial:** Land used for physical plants engaged in producing and manufacturing ammunition, aircraft, ships, vehicles, electronic equipment, chemicals, aluminum, magnesium, etc.
- **Communication Systems:** Land used for telephone and telegraph lines and radio towers.

- **Research and Development:** Land used directly in basic or applied research in the sciences (including medicine) and in engineering.
- **Navigation and Traffic Aids:** Land used for structures that provide for aircraft/ship navigation and traffic aids, such as beacon lights, antenna systems, ground control approach systems, and obstruction lighting.
- **All Other:** Land that cannot be classified elsewhere as well as vacant land not being used.
- **Trust Land:** All land held in trust by an agency. For FY2002, there was no trust land reported.
- **Vacant Land:** Land not being used.

Building Use Classifications

- **Office:** Buildings primarily used for office space.
- **Post Office:** Buildings of portions of buildings used as a Post Office.
- **Institutional - Hospital:** Buildings primarily for furnishing in-patient diagnosis and treatment under physician supervision and having 24-hour-a-day registered graduate nursing services. This category also includes medical laboratories used for routine testing. This category excludes buildings used directly in basic or applied medical research.
- **Institutional - Prison (Government-owned only):** Buildings under the jurisdiction of the Department of Justice used for the confinement of Federal prisoners.
- **Institutional - School:** Buildings used primarily for formally organized instruction, such as schools for dependent children of Federal employees, Indian schools, and military training buildings.
- **Other Institutional Uses:** Buildings used for institutional purposes other than schools, hospitals, and prisons, such as libraries, chapels, museums, and outpatient clinics.
- **Housing:** Buildings primarily used as dwellings, such as apartment houses, single houses, row houses, barracks, public housing, military personnel housing, Federal employee housing, and housing for institutional personnel.
- **Storage:** Buildings used for storage, such as warehouses, ammunition storage, cover sheds, garages primarily used for storage of vehicles or materials. This category excludes water reservoirs and oil storage tanks.
- **Industrial:** Buildings specifically designed and primarily used for production or manufacturing, such as the production or manufacture of ammunition, aircraft, ships, vehicles, electronic equipment, chemicals, aluminum, and magnesium.

Note: Department of Defense data for land, buildings and structures located outside the United States is excluded from all reports and charts in this publication

Building Use Classifications- continued

- **Communication Systems.** Buildings used for telephone and telegraph systems and/or associated with radio towers.
- **Service:** Buildings used for service activities, such as maintenance and repair shops, dry cleaning plants, Post Exchange stores, airport hangars, and garages primarily used for vehicle maintenance and repair.
- **Research and Development:** Buildings used directly in basic or applied research in the sciences (including medicine) and in engineering, such as medical laboratories; meteorological research laboratories; and buildings used in designing, developing, and testing or prototypes and processes for chemistry and physics. This category excludes medical or industrial laboratories used for routine testing.
- **All Other:** Buildings that cannot be classified elsewhere.
- **Trust Buildings:** All buildings held in trust by an agency.
- **Navigation and Traffic Aids.** Includes buildings that house aircraft/ship navigation and traffic aids, such as beacon lights, antenna systems, ground control approach systems, and obstruction lighting.

Structure Use Classifications

- **Airfield Pavements:** Includes runways, helicopter landing pads, taxiways, and aprons.
- **Harbor and Port Facilities:** Includes docks, piers, jetties, and breakwaters.
- **Power Development and Distribution:** Includes hydroelectric and other power development projects that produce power for resale (generally consisting of dams and powerhouses).
- **Reclamation and Irrigation:** Includes canals, laterals, pumping stations, storage and diversion dams.
- **Flood Control and Navigation:** Includes river improvements, revetments, dikes, dams, and docks.
- **Research and Development (other than Buildings):** Includes structures and facilities used directly in basic or applied research in the sciences (including medicine) and in engineering, such as facilities used in the design, development, and testing of prototypes and processes. This category excludes facilities used for routine testing.
- **Storage (other than Buildings):** Includes storage tanks, silos, igloos, underground vaults, and open storage improved areas.
- **Industrial (Other than Buildings):** Includes structures and facilities (other than buildings) used for production or manufacturing, such as sliding shipways, retaining basins, and pipelines.
- **Service (other than Buildings):** Includes structures used for maintenance and repair, such as underground fueling systems, vehicle washing and greasing facilities, aircraft

boresight ranges, guided missile maintenance facilities, and ship repair.

- **Trust:** All structures and facilities held in trust by an agency
- **Utility Systems:** Includes heating, sewage, water and electrical systems when these systems serve several buildings and/or other structures of an installation. When these systems serve a single building that is reported separately, the utility systems cost is included in the acquisition cost of the building. This category also includes heating plants and related steam and gas lines; sewage disposal plants, storm and sanitary sewer lines; water treatment plants, wells, pump houses, reservoirs, and pipelines; and electrical substations, standby or auxiliary power plants, lighting structures, and conduits.
- **Communication Systems:** Includes telephone and telegraph lines and radio towers.
- **Navigation and Traffic Aids (other than Buildings):** Includes structures that provide for aircraft/ship navigation and traffic aids, such as beacon lights, antenna systems, ground control approach systems, and obstruction lighting.
- **Roads and Bridges:** Includes Federally-owned highways, roads, related culverts, and connecting bridges. This category also includes roads within national parks/forests and other Federal installations.
- **Railroads:** Includes tracks, bridges, tunnels, and fuel/water stations servicing railroads.
- **Monuments and Memorials:** Includes all Federal monuments, memorials, and statues.
- **Miscellaneous Military Facilities:** Includes all structures and facilities of the Department of Defense and U.S. Coast Guard used for military functions and that are not included in any other classification.
- **All Other:** Includes sidewalks, parking areas, fences, and trails, which cannot be readily classified under the above categories. This category also includes improvement to public domain lands, such as drainage, grading and landscaping.

Appendix

Agency Update List FY 2003

AGENCY	UPDATE COMPLETE	AGENCY CONFIRMATION	FY DATA USED
Agriculture	Done	Confirmed	2003
American Battle Monuments Commission	Done	Confirmed	2003
Architect of the Capitol	Done	Confirmed	2003
Commerce	Done	Confirmed	2003
Education	Done	Confirmed	2003
Energy	Done	Confirmed	2003
Environmental Protection Agency	Done	Confirmed	2003
Federal Communications Commission	Done	Confirmed	2003
General Services Administration	Done	Confirmed	2003
Government Printing Office	No update		2002
Health and Human Services	Done	Confirmed	2003
Homeland Security	Incomplete		
IGO ² /Commodity Futures Trading Comm.	Done	Confirmed	2003
IGO ² /Broadcasting Board of Governors	Done	Confirmed	2003
Interior/Bureau of Indian Affairs	Done	Confirmed	2003
Interior/Bureau of Land Management	Done	Confirmed	2003
Interior/Bureau of Reclamation	No substantial changes	Not Confirmed ¹	2003
Interior/Fish and Wildlife Service	Done	Confirmed	2003
Interior/National Park Service	Done	Not Confirmed ¹	2003
Interior/Office of the Secretary	Done	Not Confirmed ¹	2003
Interior/US Geological Survey	Done	Confirmed	2003
Justice	BOP updates only	Confirmed	2003
Labor-Employment and Training Admin.	Done	Confirmed	2003
Labor-Mine Safety/Health	Done	Not Confirmed ¹	2003
National Aeronautics and Space Admin.	Done	Not Confirmed ¹	2003
National Archives and Records Admin.	No update		2002
National Science Foundation	Done	Confirmed	2003
Peace Corps	Partial update	Not Confirmed ¹	2003
Smithsonian	Done	Confirmed	2003
State-Int'n Boundary and Water	Done	Confirmed	2003
State-Overseas Buildings Operations	Done	Confirmed	2003
Tennessee Valley Authority	Done	Confirmed	2003
Transportation	Done	Confirmed	2003
Treasury	Done	Confirmed	2003
United States Postal Service	Done		2003
Veterans Affairs	Done	Confirmed	2003
DOD ³ /Air Force	Done	Confirmed	2003
DOD ³ /Army owned	Done	Confirmed	2003
DOD ³ /Army leased	Done	Confirmed	2003
DOD ³ /Army Corps of Engineers	Done	Confirmed	2003
DOD ³ /WHS	No update		2002
DOD ³ /Navy	Done	Confirmed	2003

¹FY 2003 updates used in final report production, without agency sign-off on accuracy.

²IGO=Independent Government Offices.

³DOD=Department of Defense.

Agency Acronyms & Websites

Civil Agencies

Agriculture	USDA	www.usda.gov
American Battle Monuments Commission	ABMC	www.abmc.gov
Architect of the Capitol	AOC	www.aoc.gov
Commerce	DOC	www.doc.gov
Education	DOEd	www.ed.gov
Energy	DOE	www.energy.gov
Environmental Protection Agency	EPA	www.epa.gov
Federal Communications Commission	FCC	www.fcc.gov
General Services Administration	GSA	www.gsa.gov
Government Printing Office	GPO	www.gpo.gov
Health and Human Services	HHS	www.hhs.gov
Homeland Security	DHS	www.dhs.gov
Independent US Government Offices		
Broadcasting Board of Governors	BBG	www.bbg.gov
Commodity Futures Trading Commission	CFTC	www.cftc.gov
Interior	DOI	www.doi.gov
Justice	DOJ	www.usdoj.gov
Labor	DOL	www.dol.gov
National Aeronautics And Space Administration	NASA	www.nasa.gov
National Archives and Records Administration	NARA	www.archives.gov
National Science Foundation	NSF	www.nsf.gov
Peace Corps		www.peacecorps.gov
Smithsonian	SI	www.si.edu
State	STATE	www.state.gov
State - Agency for International Development	USAID	www.usaid.gov
Tennessee Valley Authority	TVA	www.tva.gov
Transportation	DOT	www.dot.gov
Treasury	TD	www.ustreas.gov
United States Postal Service	USPS	www.usps.gov
Veterans Affairs	VA	www.va.gov

Department of Defense Agencies

Air Force	USAF	www.af.mil
Army	USA	www.army.mil
Corps of Engineers	COE	www.usace.army.mil
Defense/Washington Headquarters Services	DOD/WHS	www.whs.pentagon.mil
Navy	USN	www.navy.mil

Note: This listing represents reporting agencies with real property holdings included in this report. Visit www.usa.gov for a comprehensive listing of all Federal agencies.



Smarter Solutions

U.S. General Services Administration

**Office of Governmentwide Policy
Real Property Policy Division**

1800 F Street, NW
Washington, DC 20405
202.501.0856

www.gsa.gov