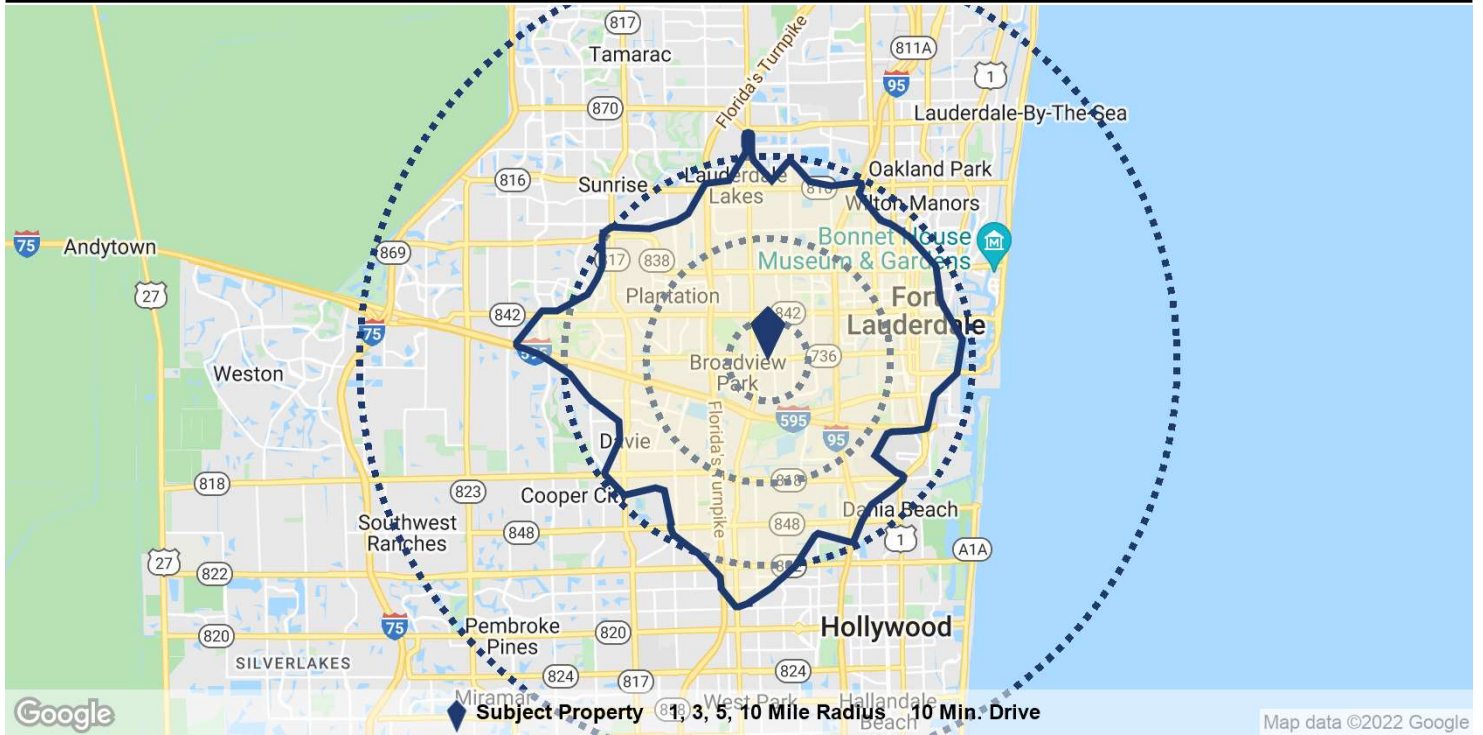


Subject Property

3600-3616 W Davie Blvd - Blue Moon Plaza

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	17,643	116,410	385,045	1,341,700	331,634
5 Yr Growth	0%	1.4%	2.3%	2.7%	2.4%
Median Age	37	38	38	41	39
5 Yr Forecast	38	39	40	42	41
White / Black / Hispanic	52% / 42% / 37%	47% / 48% / 25%	48% / 47% / 21%	59% / 35% / 29%	48% / 46% / 22%
5 Yr Forecast	52% / 43% / 39%	46% / 48% / 27%	47% / 47% / 23%	58% / 36% / 31%	47% / 47% / 24%
Employment	4,548	51,315	268,031	698,082	159,611
Buying Power	\$321.6M	\$2.2B	\$8B	\$31.2B	\$7B
5 Yr Growth	1.7%	3.1%	4.5%	4.9%	3.8%
College Graduates	18.1%	22.9%	26.5%	28.3%	33.9%
Household					
Households	5,283	41,661	150,035	532,289	127,245
5 Yr Growth	-0.9%	1.0%	2.1%	2.5%	2.2%
Median Household Income	\$60,875	\$52,041	\$53,105	\$58,535	\$55,171
5 Yr Forecast	\$62,493	\$53,133	\$54,371	\$59,949	\$56,058
Average Household Income	\$77,772	\$72,351	\$74,979	\$81,308	\$77,789
5 Yr Forecast	\$79,677	\$73,867	\$76,765	\$83,358	\$79,004
% High Income (>\$75K)	37%	34%	34%	38%	36%
Housing					
Median Home Value	\$258,030	\$272,856	\$267,470	\$282,686	\$273,552
Median Year Built	1959	1966	1974	1976	1974
Owner / Renter Occupied	67% / 33%	59% / 41%	55% / 45%	64% / 36%	56% / 44%