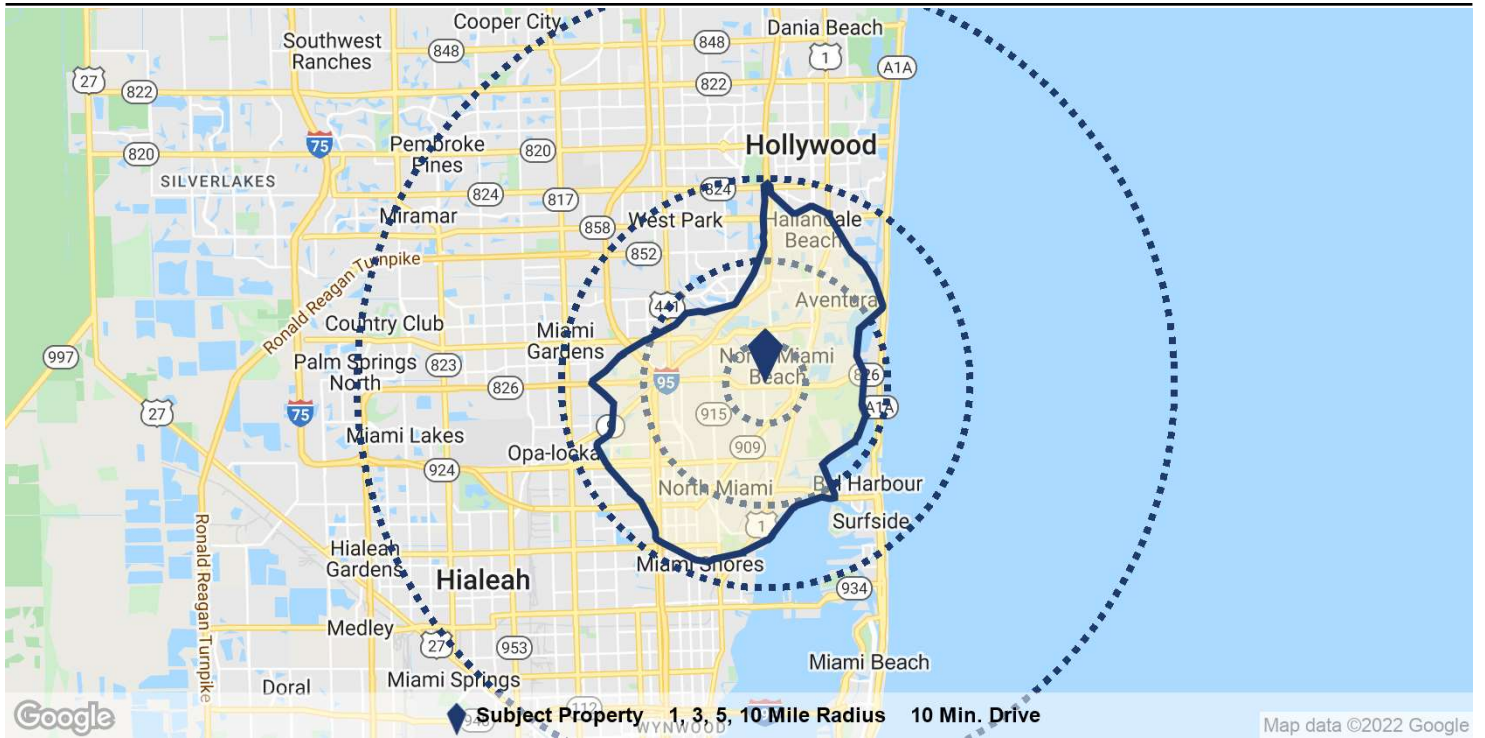


Subject Property

1672-1698 NE 164th St - Sharpe-164th

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	28,095	210,734	446,144	1,419,155	252,244
5 Yr Growth	1.1%	1.3%	1.0%	1.5%	0.7%
Median Age	37	40	40	40	40
5 Yr Forecast	39	41	41	41	41
White / Black / Hispanic	48% / 45% / 39%	56% / 39% / 38%	53% / 43% / 35%	62% / 34% / 49%	53% / 42% / 37%
5 Yr Forecast	50% / 43% / 41%	57% / 37% / 40%	54% / 42% / 37%	63% / 33% / 50%	55% / 40% / 39%
Employment	13,090	89,444	172,456	610,492	119,854
Buying Power	\$408.4M	\$4.1B	\$8.8B	\$26.5B	\$4.6B
5 Yr Growth	3.0%	3.9%	3.7%	4.5%	3.3%
College Graduates	16.2%	26.9%	26.9%	24.1%	32.8%
Household					
Households	9,379	78,987	165,906	520,123	90,808
5 Yr Growth	1.2%	1.2%	0.9%	1.5%	0.7%
Median Household Income	\$43,547	\$51,381	\$52,763	\$50,943	\$50,787
5 Yr Forecast	\$44,318	\$52,751	\$54,206	\$52,479	\$52,089
Average Household Income	\$58,113	\$73,106	\$75,668	\$71,935	\$73,462
5 Yr Forecast	\$59,689	\$75,129	\$77,592	\$73,891	\$75,395
% High Income (>\$75K)	21%	31%	33%	32%	31%
Housing					
Median Home Value	\$253,815	\$306,076	\$299,773	\$292,091	\$312,640
Median Year Built	1964	1974	1973	1973	1972
Owner / Renter Occupied	49% / 51%	55% / 45%	60% / 40%	54% / 46%	58% / 42%