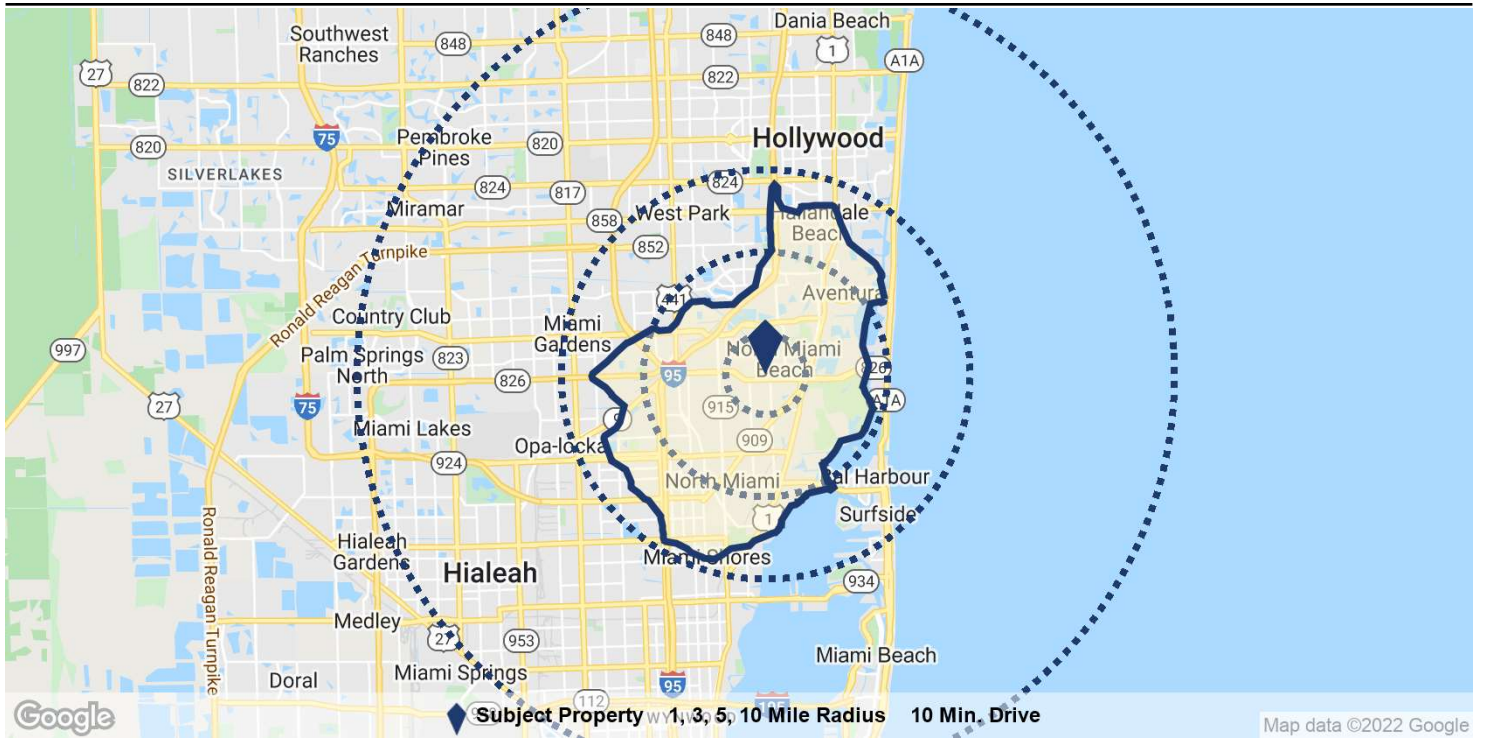


Subject Property

1540-1572 NE 165th St

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	28,885	213,848	453,510	1,442,713	252,459
5 Yr Growth	0.9%	1.2%	0.9%	1.6%	0.7%
Median Age	37	40	40	40	40
5 Yr Forecast	39	41	41	41	41
White / Black / Hispanic	48% / 45% / 38%	54% / 41% / 37%	52% / 44% / 35%	62% / 33% / 49%	53% / 42% / 36%
5 Yr Forecast	50% / 43% / 41%	56% / 39% / 40%	53% / 43% / 37%	63% / 33% / 51%	54% / 41% / 38%
Employment	12,143	89,539	175,014	621,894	123,640
Buying Power	\$409.5M	\$4.1B	\$8.8B	\$26.8B	\$4.5B
5 Yr Growth	2.4%	3.8%	3.7%	4.5%	3.0%
College Graduates	16.4%	26.1%	26.5%	24.0%	32.4%
Household					
Households	9,357	79,443	167,606	527,988	90,567
5 Yr Growth	0.9%	1.2%	0.9%	1.5%	0.7%
Median Household Income	\$43,769	\$51,082	\$52,453	\$50,842	\$49,223
5 Yr Forecast	\$44,411	\$52,427	\$53,893	\$52,363	\$50,369
Average Household Income	\$59,127	\$71,749	\$75,196	\$71,761	\$71,778
5 Yr Forecast	\$60,819	\$73,640	\$77,098	\$73,700	\$73,553
% High Income (>\$75K)	22%	30%	33%	32%	30%
Housing					
Median Home Value	\$257,071	\$297,905	\$297,143	\$291,821	\$296,227
Median Year Built	1963	1974	1973	1973	1971
Owner / Renter Occupied	52% / 48%	55% / 45%	60% / 40%	54% / 46%	58% / 42%