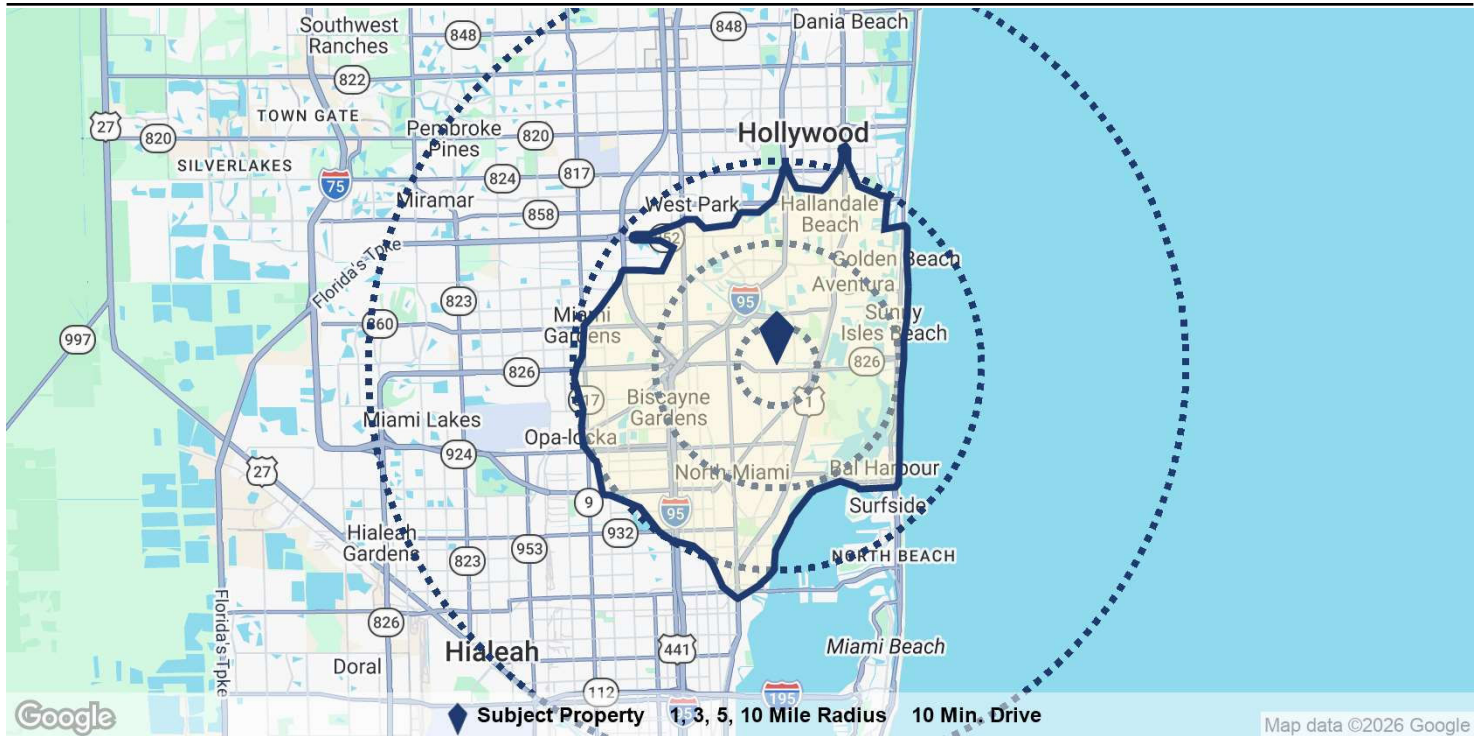


Subject Property

1540-1572 NE 165th St

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	29,420	240,887	528,804	1,546,891	465,090
5 Yr Growth	7.1%	9.1%	9.2%	7.9%	9.2%
Median Age	40	42	42	42	43
5 Yr Forecast	41	43	43	43	44
White / Black / Hispanic	21% / 41% / 39%	29% / 34% / 39%	29% / 36% / 37%	28% / 27% / 50%	30% / 35% / 37%
5 Yr Forecast	21% / 41% / 40%	29% / 34% / 39%	30% / 36% / 37%	28% / 27% / 50%	30% / 35% / 38%
Employment	13,628	102,531	191,677	639,222	229,969
Buying Power	\$552.5M	\$5.8B	\$13.2B	\$38.9B	\$11.8B
5 Yr Growth	7.8%	11.7%	11.9%	10.6%	11.9%
College Graduates	20.7%	29.6%	30.7%	27.6%	36.5%
Household					
Households	9,899	91,784	198,864	583,447	175,076
5 Yr Growth	7.1%	9.3%	9.6%	8.2%	9.7%
Median Household Income	\$55,815	\$62,752	\$66,545	\$66,660	\$67,565
5 Yr Forecast	\$56,187	\$64,115	\$67,947	\$68,090	\$68,921
Average Household Income	\$71,414	\$89,125	\$94,009	\$92,506	\$95,417
5 Yr Forecast	\$72,565	\$91,015	\$95,987	\$94,613	\$97,393
% High Income (>\$75K)	35%	42%	44%	44%	45%
Housing					
Median Home Value	\$403,591	\$450,205	\$459,212	\$450,478	\$467,563
Median Year Built	1963	1973	1973	1974	1973
Owner / Renter Occupied	44% / 56%	49% / 51%	54% / 46%	49% / 51%	54% / 46%

Income & Spending Demographics

1540-1572 NE 165th St

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2025 Households by HH Income	9,899		91,783		198,864		175,076	
<\$25,000	1,824	18.43%	17,104	18.64%	36,317	18.26%	30,707	17.54%
\$25,000 - \$50,000	2,398	24.22%	19,603	21.36%	39,840	20.03%	35,066	20.03%
\$50,000 - \$75,000	2,260	22.83%	16,836	18.34%	34,558	17.38%	30,503	17.42%
\$75,000 - \$100,000	1,335	13.49%	10,971	11.95%	24,764	12.45%	21,526	12.30%
\$100,000 - \$125,000	897	9.06%	7,627	8.31%	17,449	8.77%	16,130	9.21%
\$125,000 - \$150,000	452	4.57%	5,193	5.66%	11,531	5.80%	10,032	5.73%
\$150,000 - \$200,000	372	3.76%	6,199	6.75%	13,329	6.70%	12,064	6.89%
\$200,000+	361	3.65%	8,250	8.99%	21,076	10.60%	19,047	10.88%
2025 Avg Household Income	\$71,414		\$89,125		\$94,009		\$95,417	
2025 Med Household Income	\$55,815		\$62,752		\$66,545		\$67,565	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$248.4M		\$2.5B		\$5.7B		\$5B	
Total Apparel	\$15.5M	6.24%	\$143.7M	5.75%	\$319.5M	5.65%	\$282M	5.63%
Women's Apparel	\$5.8M	2.32%	\$55.3M	2.21%	\$123.4M	2.18%	\$109M	2.18%
Men's Apparel	\$3.1M	1.25%	\$29.3M	1.17%	\$65.2M	1.15%	\$57.7M	1.15%
Girl's Apparel	\$1.1M	0.45%	\$10M	0.40%	\$22.2M	0.39%	\$19.5M	0.39%
Boy's Apparel	\$855.2K	0.34%	\$7.4M	0.29%	\$16.4M	0.29%	\$14.4M	0.29%
Infant Apparel	\$827.7K	0.33%	\$7M	0.28%	\$15.4M	0.27%	\$13.6M	0.27%
Footwear	\$3.8M	1.55%	\$34.7M	1.39%	\$76.9M	1.36%	\$67.8M	1.35%

Total Entertainment & Hobbies	\$36.4M	14.67%	\$367.6M	14.71%	\$834M	14.76%	\$737.7M	14.72%
Entertainment	\$3.7M	1.50%	\$34.3M	1.37%	\$77.9M	1.38%	\$68.5M	1.37%
Audio & Visual Equipment/Service	\$9.3M	3.76%	\$91.4M	3.66%	\$203.3M	3.60%	\$179.6M	3.58%
Reading Materials	\$327.1K	0.13%	\$4.1M	0.16%	\$9.6M	0.17%	\$8.5M	0.17%
Pets, Toys, & Hobbies	\$4.8M	1.91%	\$52.4M	2.10%	\$120.2M	2.13%	\$106.6M	2.13%
Personal Items	\$18.3M	7.37%	\$185.5M	7.42%	\$423M	7.49%	\$374.5M	7.47%

Total Food and Alcohol	\$73.1M	29.43%	\$709.8M	28.40%	\$1.6B	27.90%	\$1.4B	27.86%
Food At Home	\$41.6M	16.76%	\$380.2M	15.21%	\$841.3M	14.89%	\$742.7M	14.82%
Food Away From Home	\$27.6M	11.13%	\$286.1M	11.45%	\$638M	11.29%	\$566.5M	11.30%
Alcoholic Beverages	\$3.8M	1.54%	\$43.5M	1.74%	\$97.6M	1.73%	\$87M	1.74%

Total Household	\$38.5M	15.51%	\$417.3M	16.70%	\$964.1M	17.06%	\$857M	17.10%
House Maintenance & Repair	\$8.1M	3.26%	\$85.4M	3.42%	\$205.8M	3.64%	\$182M	3.63%
Household Equip & Furnishings	\$14.6M	5.89%	\$157.7M	6.31%	\$358.1M	6.34%	\$318M	6.35%
Household Operations	\$11.7M	4.73%	\$125M	5.00%	\$285.8M	5.06%	\$254.5M	5.08%
Housing Costs	\$4M	1.63%	\$49.2M	1.97%	\$114.4M	2.02%	\$102.4M	2.04%

Income & Spending Demographics

1540-1572 NE 165th St

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
	\$60M	24.17%	\$585M	23.41%	\$1.3B	23.43%	\$1.2B	23.45%
Total Transportation/Maint.								
Vehicle Purchases	\$26.2M	10.54%	\$251.7M	10.07%	\$576.4M	10.20%	\$512.3M	10.22%
Gasoline	\$19.2M	7.73%	\$175.5M	7.02%	\$388.9M	6.88%	\$343.8M	6.86%
Vehicle Expenses	\$1.4M	0.56%	\$17.2M	0.69%	\$39.6M	0.70%	\$35.2M	0.70%
Transportation	\$5.7M	2.30%	\$66.1M	2.65%	\$152M	2.69%	\$135.7M	2.71%
Automotive Repair & Maintenance	\$7.6M	3.04%	\$74.6M	2.98%	\$167M	2.96%	\$148.1M	2.96%
Total Health Care	\$12M	4.83%	\$123M	4.92%	\$278.5M	4.93%	\$246.9M	4.93%
Medical Services	\$6.4M	2.58%	\$67.9M	2.72%	\$154M	2.73%	\$136.8M	2.73%
Prescription Drugs	\$4.1M	1.65%	\$40.4M	1.62%	\$91.3M	1.62%	\$80.7M	1.61%
Medical Supplies	\$1.5M	0.59%	\$14.8M	0.59%	\$33.1M	0.59%	\$29.4M	0.59%
Total Education/Day Care	\$12.8M	5.17%	\$152.6M	6.11%	\$354.4M	6.27%	\$316.6M	6.32%
Education	\$8.3M	3.35%	\$97.3M	3.89%	\$225.7M	3.99%	\$201.5M	4.02%
Fees & Admissions	\$4.5M	1.82%	\$55.2M	2.21%	\$128.7M	2.28%	\$115.1M	2.30%