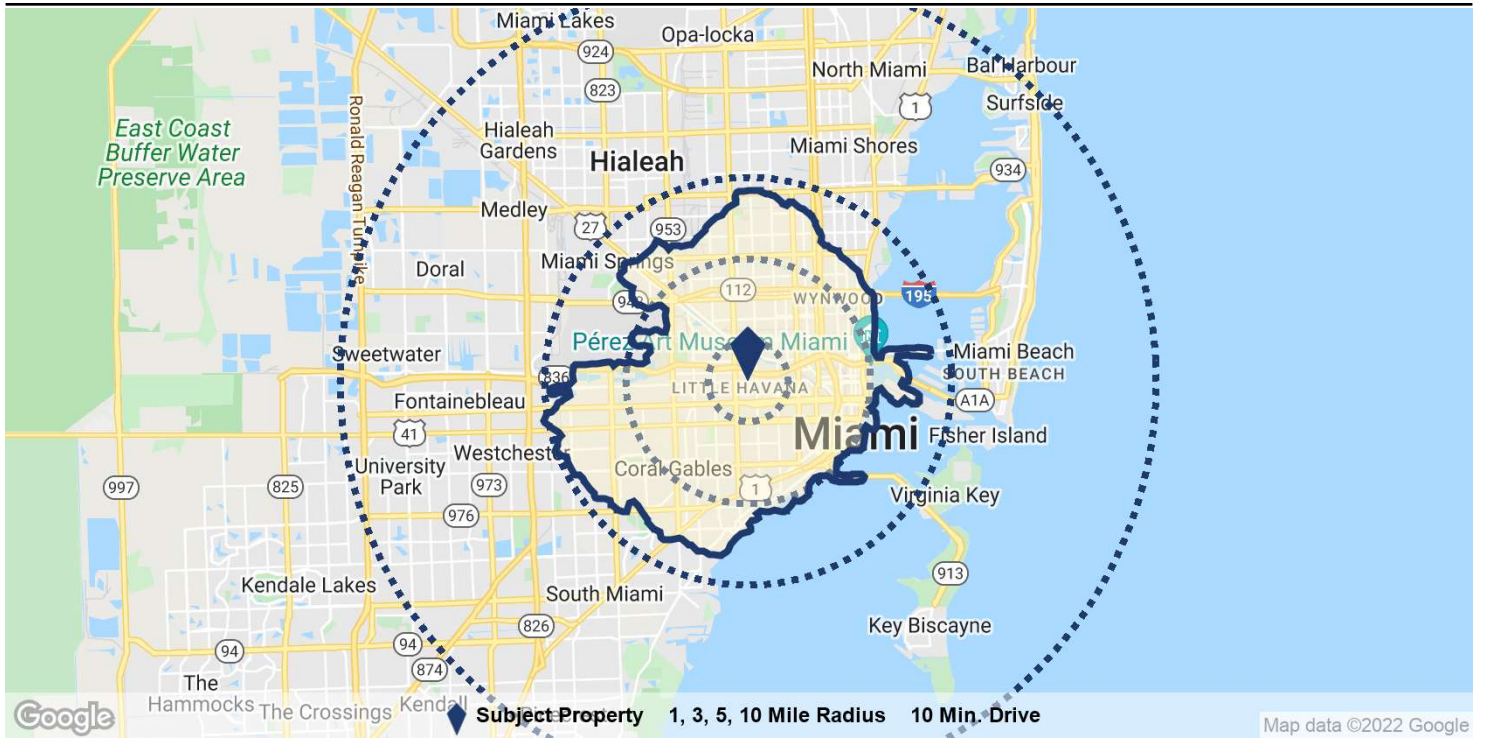


Subject Property

2301-2319 NW 7th St - Cuban Shopping Center

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	46,431	351,913	605,145	1,498,540	518,274
5 Yr Growth	0.1%	2.0%	2.0%	1.2%	2.3%
Median Age	43	41	41	42	41
5 Yr Forecast	44	43	43	43	42
White / Black / Hispanic	93% / 5% / 95%	84% / 13% / 80%	79% / 19% / 72%	80% / 17% / 71%	80% / 17% / 73%
5 Yr Forecast	93% / 5% / 95%	84% / 13% / 80%	79% / 18% / 73%	81% / 16% / 73%	80% / 17% / 74%
Employment	15,631	256,085	400,633	930,510	251,967
Buying Power	\$456.7M	\$5.8B	\$10.7B	\$28.1B	\$9.6B
5 Yr Growth	3.0%	7.1%	6.6%	4.9%	7.0%
College Graduates	14.4%	28.1%	29.3%	29.1%	35.4%
Household					
Households	15,533	134,752	228,677	547,177	199,289
5 Yr Growth	-1.0%	1.8%	1.8%	1.2%	2.0%
Median Household Income	\$29,405	\$43,108	\$46,881	\$51,347	\$47,986
5 Yr Forecast	\$30,584	\$45,374	\$49,124	\$53,274	\$50,328
Average Household Income	\$41,380	\$68,367	\$74,393	\$77,368	\$75,063
5 Yr Forecast	\$43,116	\$71,205	\$76,877	\$79,524	\$77,696
% High Income (>\$75K)	13%	29%	32%	34%	33%
Housing					
Median Home Value	\$304,011	\$360,824	\$372,365	\$356,156	\$374,570
Median Year Built	1967	1974	1972	1972	1974
Owner / Renter Occupied	27% / 73%	28% / 72%	34% / 66%	46% / 54%	33% / 67%