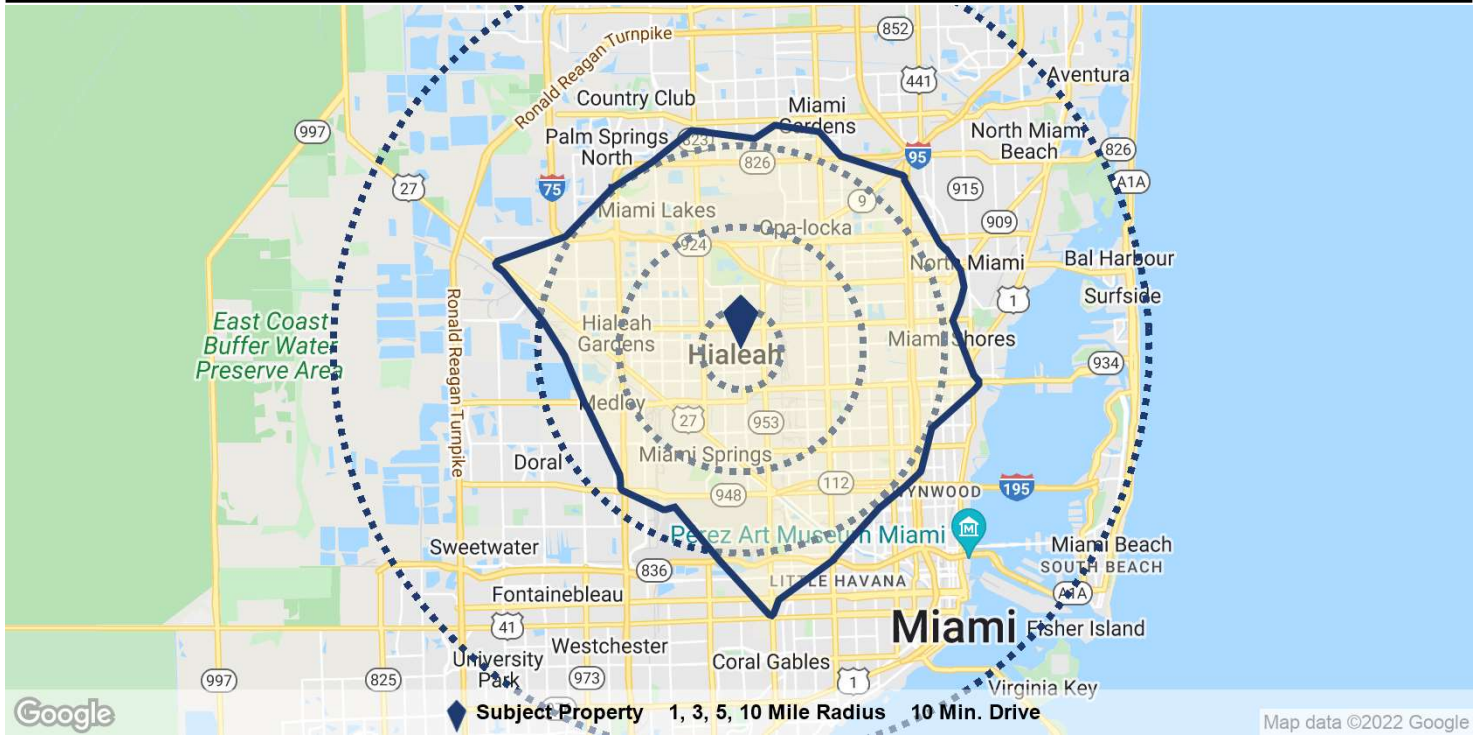


Subject Property

398 E 41st St

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	28,317	209,941	489,999	1,871,516	572,410
5 Yr Growth	-1.3%	-0.1%	0.3%	1.5%	0.2%
Median Age	46	44	41	40	41
5 Yr Forecast	46	45	42	42	42
White / Black / Hispanic	97% / 2% / 96%	88% / 11% / 87%	71% / 27% / 71%	72% / 24% / 66%	70% / 28% / 70%
5 Yr Forecast	97% / 2% / 96%	88% / 11% / 88%	71% / 27% / 72%	73% / 24% / 67%	70% / 28% / 71%
Employment	7,804	87,174	263,164	983,005	249,645
Buying Power	\$299.1M	\$2.3B	\$5.8B	\$33.6B	\$7B
5 Yr Growth	1.7%	2.5%	3.6%	4.8%	3.6%
College Graduates	11.8%	13.0%	14.4%	25.5%	21.3%
Household					
Households	8,150	66,920	156,250	657,173	182,197
5 Yr Growth	-1.3%	0%	0.3%	1.5%	0.1%
Median Household Income	\$36,701	\$33,883	\$37,038	\$51,068	\$38,355
5 Yr Forecast	\$37,833	\$34,720	\$38,259	\$52,715	\$39,694
Average Household Income	\$51,727	\$49,189	\$51,700	\$72,266	\$53,138
5 Yr Forecast	\$53,086	\$50,417	\$53,048	\$74,216	\$54,540
% High Income (>\$75K)	22%	19%	21%	33%	22%
Housing					
Median Home Value	\$297,765	\$266,630	\$258,167	\$310,293	\$262,553
Median Year Built	1957	1967	1969	1976	1969
Owner / Renter Occupied	58% / 42%	48% / 52%	50% / 50%	50% / 50%	50% / 50%