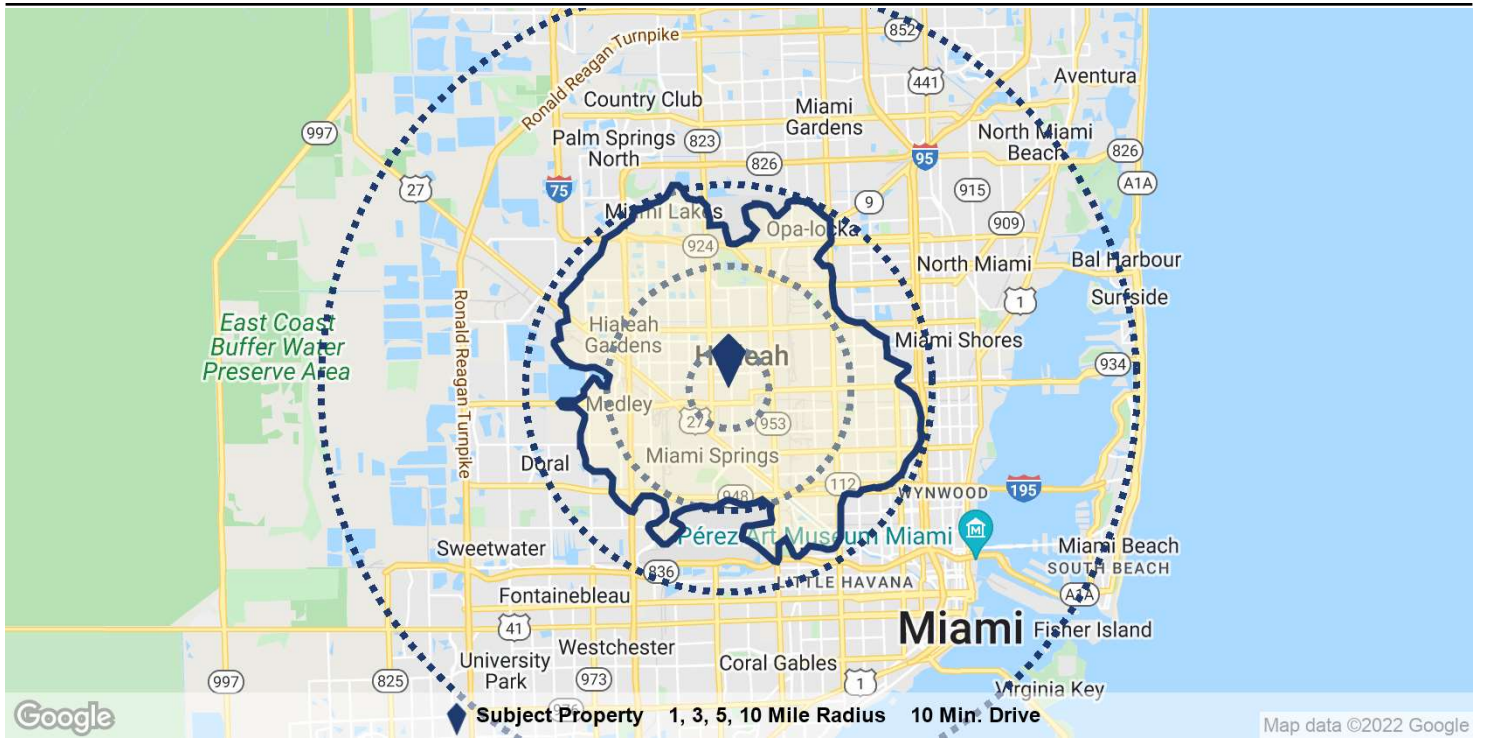


Subject Property

2660 Palm Ave - Hialeah Park Apartments

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	31,572	194,497	478,461	1,793,761	357,850
5 Yr Growth	-0.9%	-0.2%	0.4%	1.2%	0.3%
Median Age	46	45	42	40	42
5 Yr Forecast	46	45	42	42	43
White / Black / Hispanic	96% / 3% / 96%	91% / 8% / 90%	76% / 22% / 77%	74% / 23% / 68%	80% / 19% / 80%
5 Yr Forecast	96% / 3% / 97%	91% / 8% / 90%	77% / 21% / 77%	75% / 22% / 70%	80% / 18% / 80%
Employment	12,004	109,967	306,103	974,498	159,314
Buying Power	\$302.3M	\$2.2B	\$5.5B	\$31.7B	\$4.1B
5 Yr Growth	3.4%	3.6%	3.7%	4.6%	3.6%
College Graduates	10.0%	13.8%	14.9%	25.6%	20.6%
Household					
Households	10,018	62,150	155,204	622,138	115,606
5 Yr Growth	-0.9%	-0.1%	0.4%	1.2%	0.4%
Median Household Income	\$30,172	\$36,173	\$35,357	\$51,025	\$35,459
5 Yr Forecast	\$31,491	\$37,511	\$36,536	\$52,754	\$36,593
Average Household Income	\$43,577	\$52,181	\$50,449	\$72,646	\$50,221
5 Yr Forecast	\$45,309	\$53,476	\$51,779	\$74,653	\$51,469
% High Income (>\$75K)	16%	21%	20%	33%	20%
Housing					
Median Home Value	\$296,054	\$276,760	\$260,077	\$317,387	\$258,356
Median Year Built	1962	1965	1971	1975	1970
Owner / Renter Occupied	38% / 62%	50% / 50%	46% / 54%	50% / 50%	48% / 52%