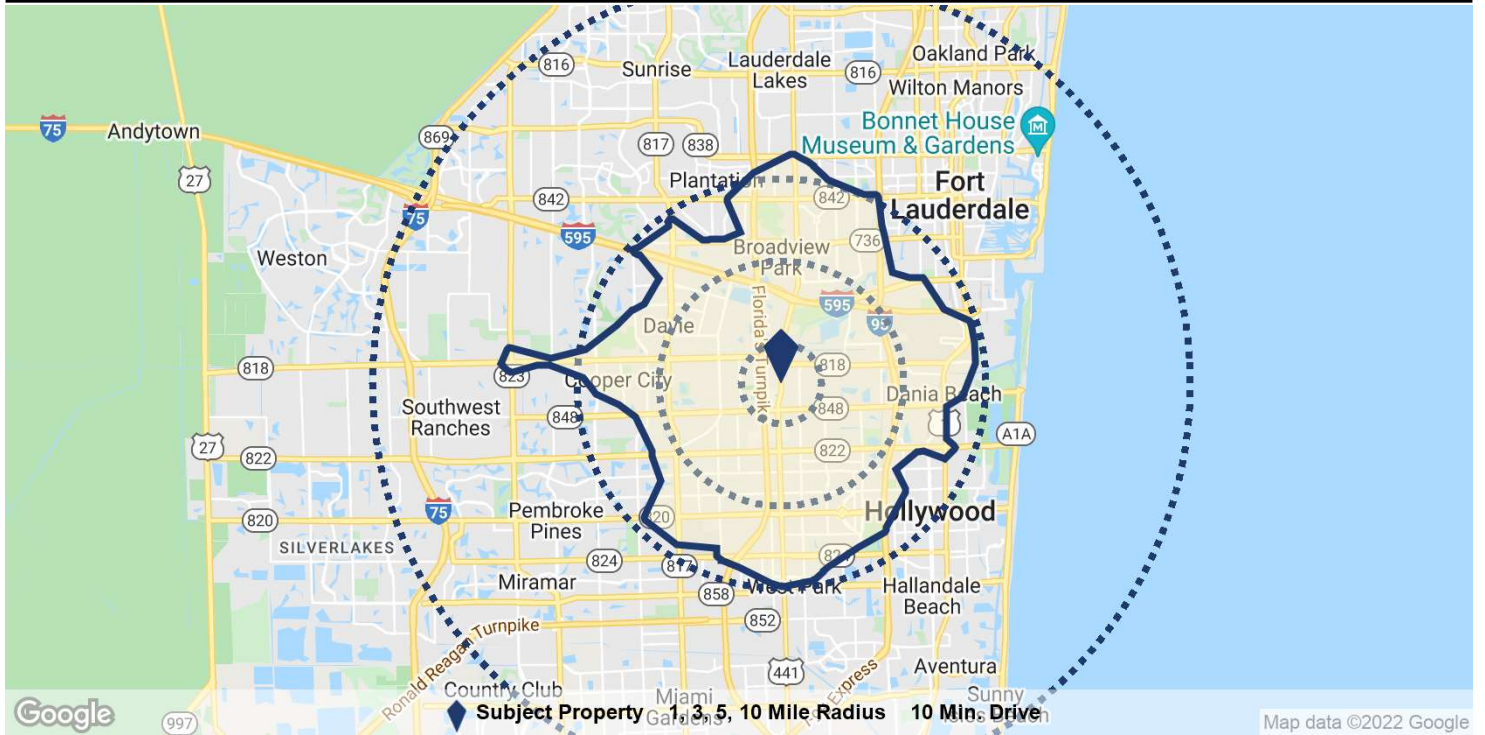


Subject Property

5220 S State Road 7 - Twin Shopping Center

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	10,336	114,563	358,054	1,453,431	276,294
5 Yr Growth	3.1%	2.6%	2.2%	2.4%	2.2%
Median Age	38	39	39	40	38
5 Yr Forecast	39	40	41	42	40
White / Black / Hispanic	74% / 18% / 39%	77% / 15% / 42%	67% / 26% / 37%	58% / 37% / 33%	66% / 27% / 38%
5 Yr Forecast	73% / 19% / 42%	76% / 16% / 45%	66% / 27% / 39%	57% / 37% / 35%	65% / 28% / 40%
Employment	10,111	69,232	195,005	694,850	135,720
Buying Power	\$215M	\$2.5B	\$7.9B	\$32.3B	\$6B
5 Yr Growth	6.0%	4.6%	4.5%	4.5%	4.8%
College Graduates	27.4%	26.2%	25.6%	27.7%	33.4%
Household					
Households	3,891	42,423	134,677	561,429	100,311
5 Yr Growth	2.6%	2.2%	1.8%	2.4%	1.9%
Median Household Income	\$55,253	\$58,890	\$58,745	\$57,615	\$60,292
5 Yr Forecast	\$57,095	\$60,283	\$60,272	\$58,840	\$61,989
Average Household Income	\$81,043	\$81,601	\$78,783	\$80,390	\$80,770
5 Yr Forecast	\$83,158	\$83,733	\$80,797	\$82,250	\$82,785
% High Income (>\$75K)	38%	39%	38%	38%	39%
Housing					
Median Home Value	\$293,809	\$288,397	\$287,361	\$284,729	\$288,198
Median Year Built	1975	1975	1973	1977	1972
Owner / Renter Occupied	59% / 41%	64% / 36%	63% / 37%	64% / 36%	64% / 36%