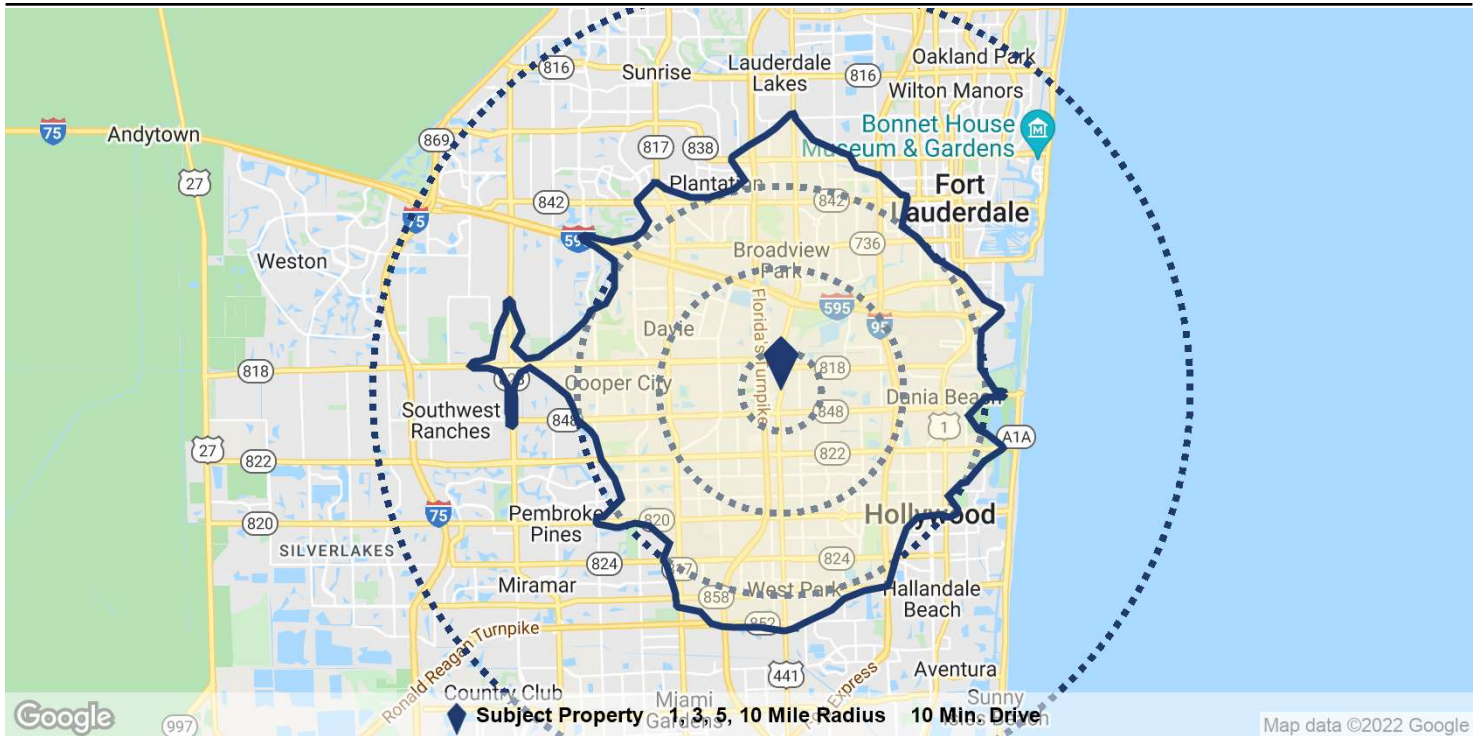


Subject Property

5408 S State Road 7 - Twin Shopping Center

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	10,876	116,853	362,226	1,451,422	414,116
5 Yr Growth	3.2%	2.6%	2.3%	2.4%	2.3%
Median Age	38	39	39	40	39
5 Yr Forecast	39	40	40	42	40
White / Black / Hispanic	75% / 17% / 39%	77% / 15% / 42%	67% / 27% / 37%	58% / 37% / 33%	61% / 32% / 35%
5 Yr Forecast	73% / 18% / 41%	75% / 16% / 45%	66% / 27% / 40%	57% / 37% / 35%	60% / 33% / 37%
Employment	11,104	77,119	192,384	690,906	205,433
Buying Power	\$228.2M	\$2.6B	\$8B	\$32.2B	\$8.8B
5 Yr Growth	6.2%	4.7%	4.5%	4.5%	4.4%
College Graduates	27.3%	26.0%	25.4%	27.7%	31.3%
Household					
Households	4,089	43,233	135,763	559,423	152,754
5 Yr Growth	2.6%	2.2%	1.9%	2.4%	2.0%
Median Household Income	\$55,802	\$59,054	\$58,614	\$57,584	\$57,392
5 Yr Forecast	\$57,728	\$60,517	\$60,107	\$58,814	\$58,763
Average Household Income	\$82,658	\$81,963	\$78,538	\$80,367	\$77,033
5 Yr Forecast	\$84,890	\$84,146	\$80,549	\$82,229	\$78,952
% High Income (>\$75K)	38%	40%	38%	38%	37%
Housing					
Median Home Value	\$294,230	\$289,866	\$286,660	\$285,481	\$279,103
Median Year Built	1975	1975	1973	1977	1972
Owner / Renter Occupied	61% / 39%	64% / 36%	63% / 37%	64% / 36%	63% / 37%