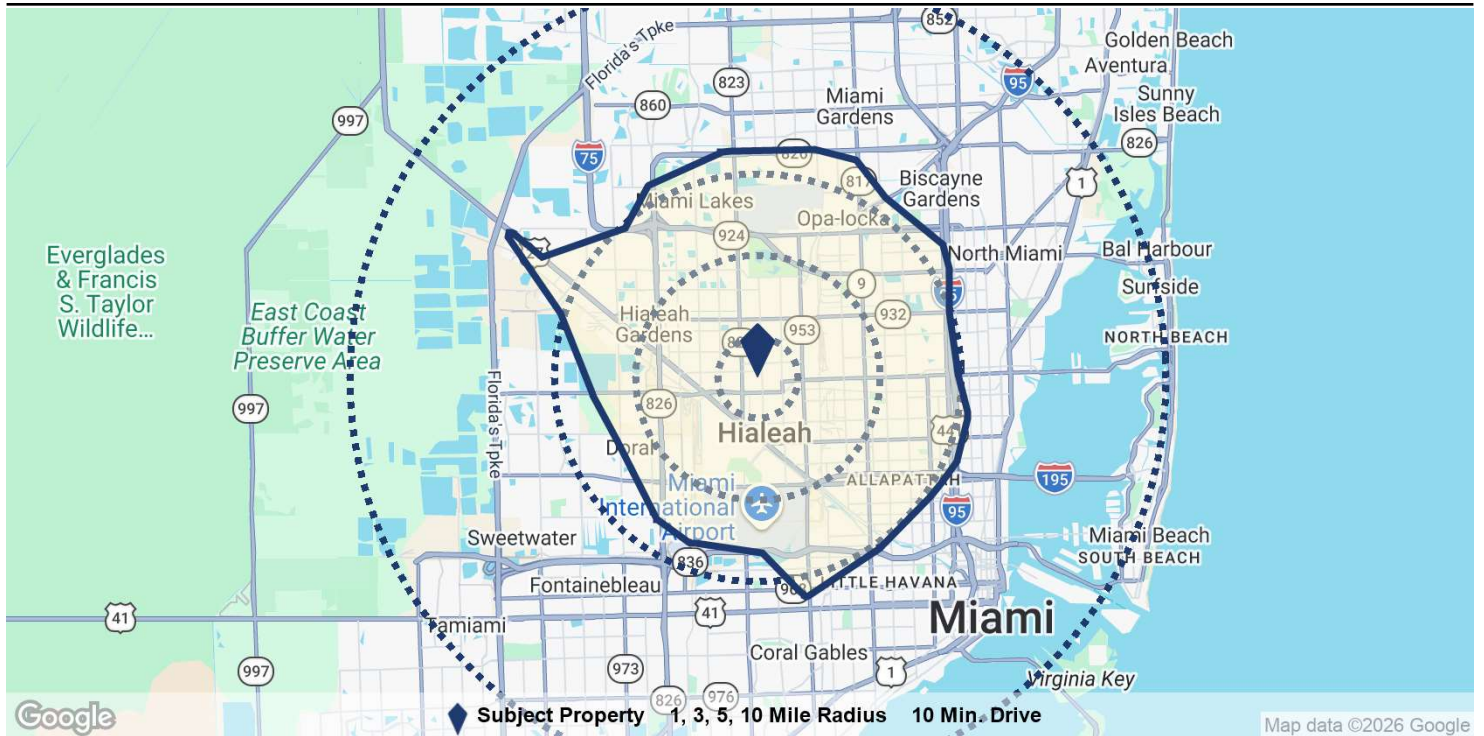


Subject Property

2660 Palm Ave - Hialeah Park Apartments

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	29,443	184,582	478,253	1,834,494	494,473
5 Yr Growth	5.2%	5.9%	6.6%	7.2%	6.5%
Median Age	48	47	43	42	43
Employment	10,673	106,937	309,347	1,015,089	240,983
Buying Power	\$469.8M	\$3.3B	\$8.8B	\$46.4B	\$9B
5 Yr Growth	6.9%	7.5%	9.1%	9.8%	8.7%
College Graduates	13.1%	16.7%	17.8%	29.2%	23.2%
Household					
Households	9,765	61,447	163,527	665,794	166,799
5 Yr Growth	5.0%	5.8%	6.6%	7.4%	6.5%
Median Household Income	\$48,111	\$54,474	\$54,002	\$69,650	\$53,692
5 Yr Forecast	\$48,970	\$55,366	\$55,248	\$71,209	\$54,844
Average Household Income	\$66,291	\$75,677	\$72,063	\$96,666	\$71,400
5 Yr Forecast	\$67,919	\$77,456	\$73,895	\$98,782	\$73,118
% High Income (>\$75K)	31%	36%	35%	47%	35%
Housing					
Median Home Value	\$436,030	\$434,479	\$408,814	\$479,444	\$404,770
Median Year Built	1962	1965	1971	1976	1970
Owner / Renter Occupied	35% / 65%	46% / 54%	40% / 60%	44% / 56%	42% / 58%