

INVESTMENT PROPERTY OFFERING

DORAL SHOPPING CENTER

Including a Starbucks Outparcel

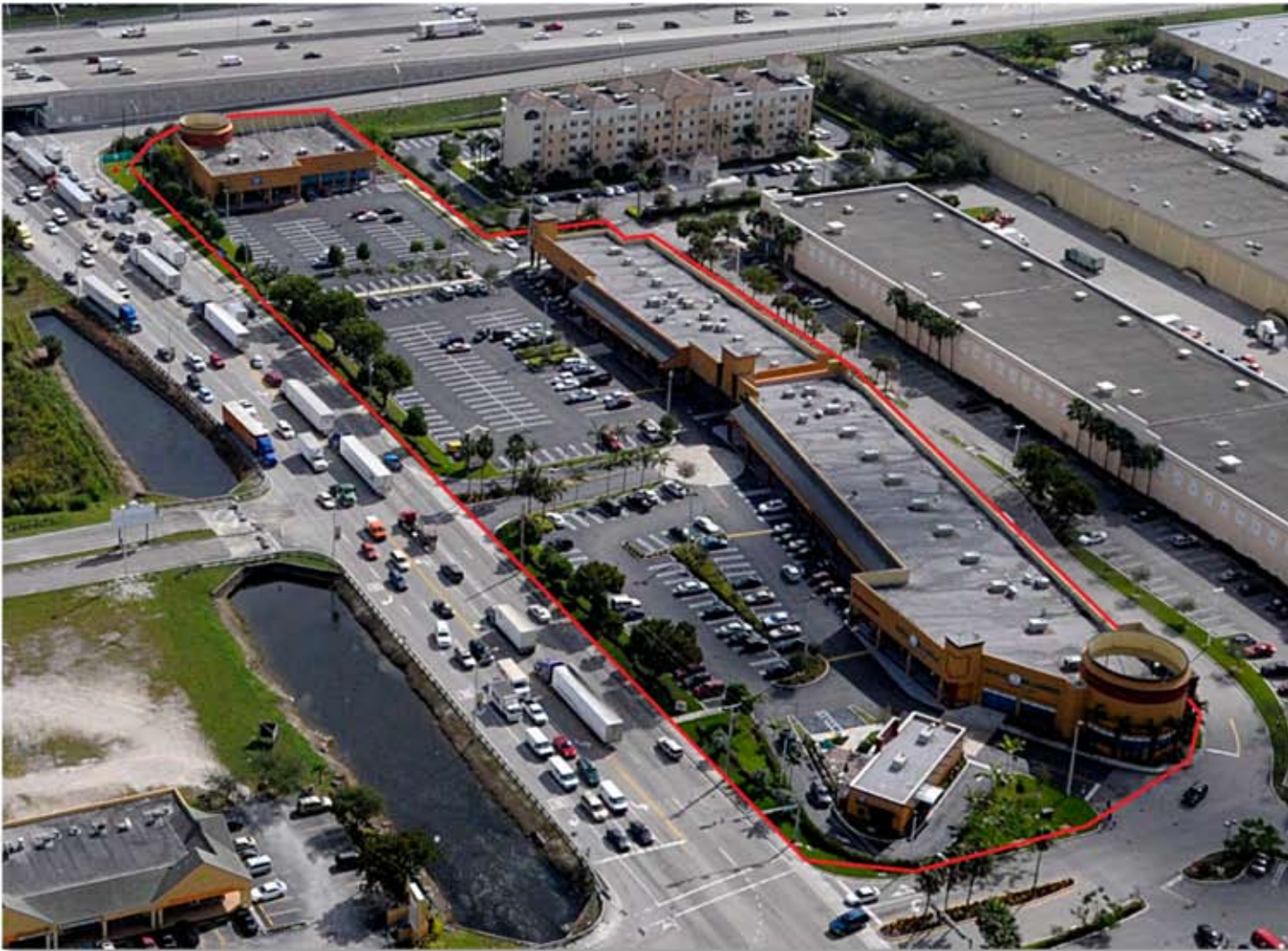
Retail Shopping Center

DORAL SHOPPING CENTER

+/- 55,465 Square Feet

Starbucks Outparcel

+/- 1,816 Square Feet



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The value of this transaction depends on the reviewer's independent investigation of the property and it is the sole responsibility of the reviewer to independently confirm the information contained herein for its accuracy and

completeness. The reviewer and its advisors should conduct a careful, independent investigation of the property to determine to the satisfaction the suitability of the property of its needs.

Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers and upon execution of a Confidentiality Agreement.

Please be aware that the Property will remain on the market and will be actively marketed, agreed upon letters-of-intent notwithstanding, until both parties execute a final contract.

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OFFERING SUMMARY

STRUCTURE

- ◇ The **DORAL SHOPPING CENTER** is being offered on an “All Cash” basis to qualified purchasers. Financing terms and conditions listed herein are for comparison purposes only and the Seller will deliver the property unencumbered.
- ◇ There has not been a defined marketing timeline. The Seller at its sole discretion may terminate the marketing and/or availability of the Property at any time without prior notice.
- ◇ The Seller reserves the right to accept an offer at any time.
- ◇ To schedule a property inspection or receive answers to questions, please contact the representative listed below. Please do not contact property management.

CO-BROKER COMMISSION

A brokerage commission may be available to qualified licensed real estate brokers. Requested commissions should be sent in writing.

PURCHASE & SALES AGREEMENT

Upon execution of an acceptable Letter of Intent, the successful prospective purchaser will be supplied a Purchase and Sales Agreement.

OFFER REQUIREMENTS

All offers should include:

- ◇ Proposed purchase price
- ◇ Biography of purchaser including lists of closed transactions and references
- ◇ Timing for inspection and closing
- ◇ Amount of earnest money and the amount non-refundable

FINANCING

For simplicity new financing is listed in this package to be obtained by the purchaser, 70% LTV at a starting rate of 6% per annum. The current financing on the property is assumable however, and the terms can be provided upon request. The assumption is dependent upon approval by the current lender.

SITE VISITS

: () -

PROPERTY SUMMARY

OVERVIEW

The **DORAL SHOPPING CENTER** is a 55,665 SF single story retail center and 1,816 SF single tenant outparcel. This property is anchored by Concentra Health Services and shadow-anchored by a free-standing Starbucks with drive-thru. In addition, the center is home to other national and regional tenants, such as Subway, Nextel-Sprint, Doral Billiards, and American Top Team.

The property was built in 2002 and currently has little vacancy. The **DORAL SHOPPING CENTER** offers an investor entrance into one of the nations most desirable retail locations. NNN leases, annual increases in rent, strong tenants and a first rate location make this a must see property.

Bay sizes range from 1,131 sq. ft. to 9,020 sq. ft., however the majority are 1,500 sq. ft. and 2,255 sq. ft. The average rental rates are on average \$3 per square foot below the market, allowing for additional growth potential.

The **DORAL SHOPPING CENTER** is located in Doral, Florida, part of the Miami West Airport area, in Miami-Dade County. This area is a major component of the Miami-Fort Lauderdale-Miami Beach MSA. The Doral area is home to some of the areas largest companies, Royal Caribbean Cruise Lines,



Brightstar, Flagler Development and PS Business Parks. The property is minutes from the cargo entrance to the Miami International Airport (MIA). MIA is one of the nation's busiest airports in terms of both passenger and cargo traffic.

In addition to extraordinary parking of 300+ spaces, **DORAL SHOPPING CENTER** has arguably one of the highest visible retail locations in South Florida. The property is located on the [REDACTED]

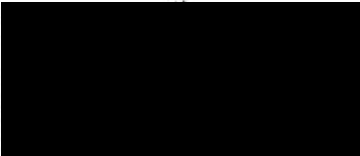
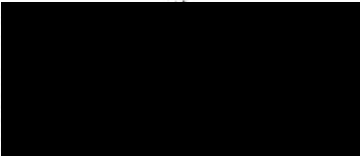
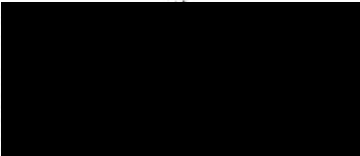
[REDACTED] Traffic counts are over 150,000 vehicles per day. Access into the property is from 2 entrances on [REDACTED]

DORAL SHOPPING CENTER is close to all of the major arteries in the West Dade area, the Airport Expressway (SR-836), the Palmetto Expressway (SR-826), and the Florida Turnpike. The property is minutes from downtown Miami, the beaches and Coral Gables.

The property will be delivered unencumbered, however assumable financing can be available.

PHYSICAL SUMMARY

Center:	Shoppes at MICC
Location:	
Owner:	
Tax ID:	
Building Size:	±55,465
Year Built:	2002
Foundation:	The foundation consists of a concrete slab on a vapor barrier on compacted termite treated fill.
Exterior Walls:	The Property's facade consists of stucco over concrete block.
Windows:	The windows are aluminum framed fixed glass storefront.
Exterior Doors:	Access to the spaces are provided by metal framed fixed glass front door and steel door in the rear.
Hurricane Protection:	Each space has metal hurricane shutters for the front glass windows and doors.
Roof:	The roof is steel bar joice with a lightweight roof deck.
HVAC:	Each space has its own HVAC system, located on the roof.
Electrical:	Each space is separately metered and receives power provided via underground distribution.
Water/Sewage:	Water & Sewage are provided by the county, some separately metered.

Outparcel:	Starbucks with Drive-Thru
Location:	
Owner:	
Tax ID:	
Building Size:	±1,816
Year Built:	2007
Foundation:	The foundation consists of a concrete slab on a vapor barrier on compacted termite treated fill.
Exterior Walls:	The Property's facade consists of stucco over concrete block.
Windows:	The windows are aluminum framed fixed glass storefront.
Exterior Doors:	Access to the spaces are provided by metal framed fixed glass front door and steel door in the rear.
Hurricane Protection:	Metal hurricane shutters for the all glass windows and doors.
Roof:	The roof is soprema roof system over wood deck.
HVAC:	Central HVAC system, located on the concrete slab.
Electrical:	Power provided via underground distribution.
Water/Sewage:	Separately metered Water & Sewage are provided by the county.

PARTIAL TENANT LIST

Tenants range in size from 1,135 sq. ft. to 9,020 sq. ft. in three buildings plus one outparcel. The **DORAL SHOPPING CENTER** has great parking (315 spaces) and excellent visibility on both [REDACTED]



Concentra Health Services (CHS)

Concentra Health Services (CHS) is the nation's leading occupational health provider. More than 5,000 employees work through 303 medical centers in 34 states. Concentra Health Services is a division of Concentra Operating Corp., the nation's first fully integrated occupational health, disability management, and medical cost containment company. Concentra offers comprehensive services to injured, ill, and disabled employees, their employers,

insurance carriers, third-party administrations, local and state municipalities, federal agencies, and other entities. Concentra will expand its facilities at MICC with the addition of a 4,550 Sq. Ft. Emergency Care Clinic in Q1 2010. This clinic will provide 24-hour care and will increase center traffic during nights and weekends.

Subway®

The Subway® chain has received the distinction as being the number one Franchise Opportunity for 14 of the past 18 years. As of April, 2006 Subway franchises totaled 25,628 restaurants in 84 countries. The Subway Corporation is privately held and all locations (except 1) is independently owned and operated.

American Top Team

American Top Team is one of the largest and most active Mixed Martial Arts ("MMA") teams in the world. American Top Team competes in MMA events such as The Ultimate Fighting Championship (UFC). American Top Team has multiple locations throughout Florida and is one of the top 5 training centers in the country.

Doral Billiards

Doral Billiards is an entertainment center and sports bar with an international flavor. Doral Billiards hosts many tournaments and is proud to have proud to present the best quality in billiards with 6 Chevillotte Carom Tables and 17 Brunswick 9' Pool Metro Tables. In addition to billiards, Doral Billiards has a full bar with nightly events.

STARBUCKS®

Starbucks Corporation is leasing a single tenant, 1,816 SF building with drive-thru located on the Property outparcel. The building is completed and open for business. Starbucks is headquartered in Seattle, Washington, where it opened its first store in 1971. To date the company operates more than 8,400 locations, in the United States and abroad, where it brews and sells high quality whole bean coffees and fresh, rich-brewed coffees.

This Starbucks outparcel is the new style “Santafe” prototype locations. This location is not only be a great addition to the center for patrons but one of the first Starbucks on the east coast of the United States, creating a distinctive style to the property.



The location is open late seven days a week and Starbucks expects this location to be one of its premier Miami-Dade county stores due to its very high traffic location and strong visibility.

In addition to the 1,816 square foot store, this outparcel Starbucks has a single drive-thru and an approximate 1,000 square foot outdoor patio seating area. The location of the outparcel adjoins the property on the northwest, adjacent to the [REDACTED]

PLANS

Center Site Plan



SITE ZONING PLAN - PARCEL "B" & PARCEL "C"
1"=50'-0"



LEGEND

- SETBACK/EASEMENT LINE
- PROPERTY LINE

Center Elevations



BUILDING 2 - FLOOR PLAN
W&A UNIVERSITY



NORTH ELEVATION
W&A UNIVERSITY



SOUTH ELEVATION
W&A UNIVERSITY



WEST ELEVATION
W&A UNIVERSITY



EAST ELEVATION
W&A UNIVERSITY



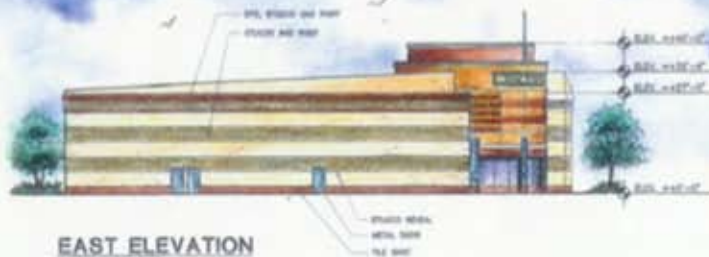
 **BUILDING 3 - FLOOR PLAN**
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

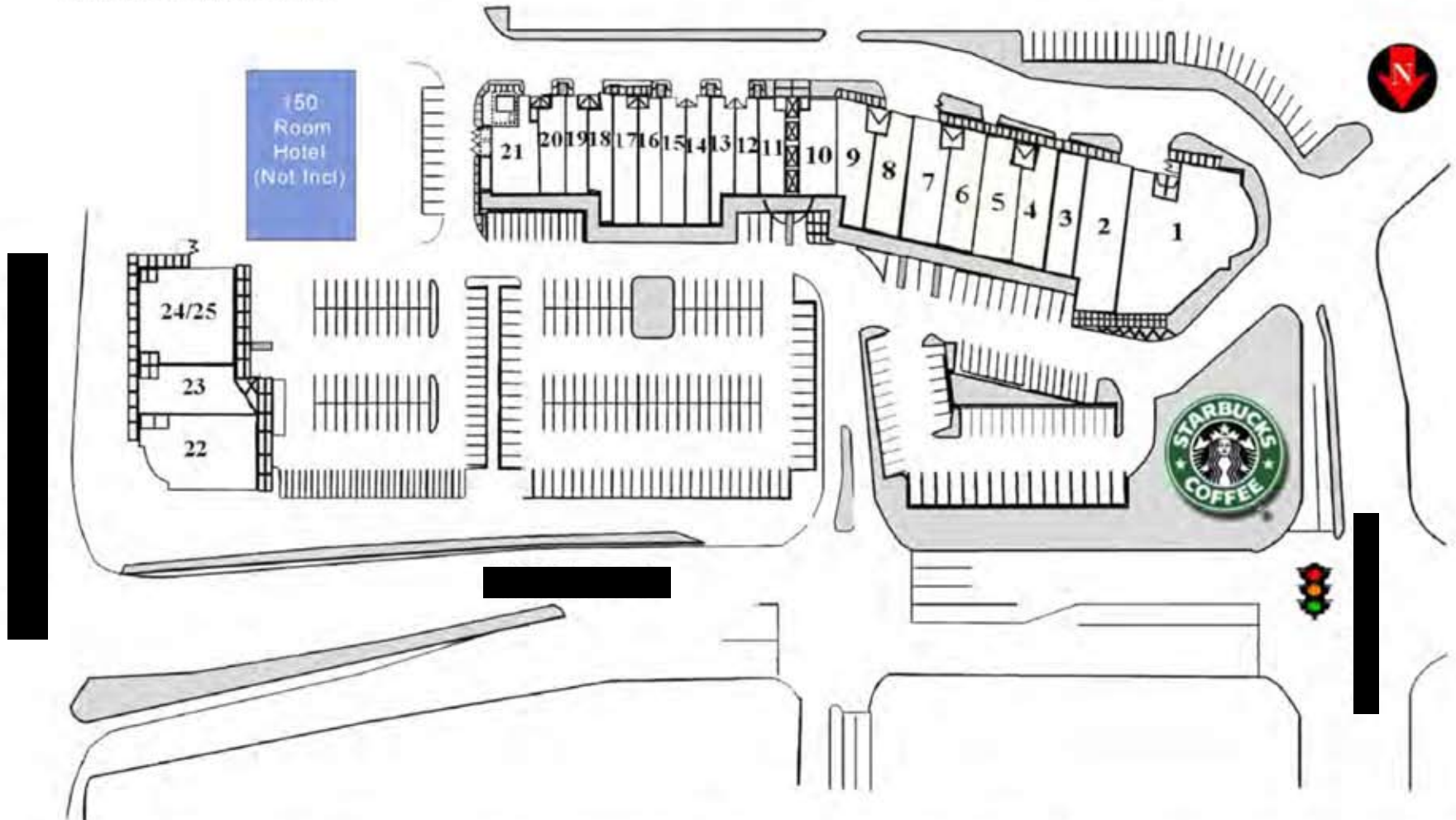


EAST ELEVATION
SCALE: 1/8"=1'-0"



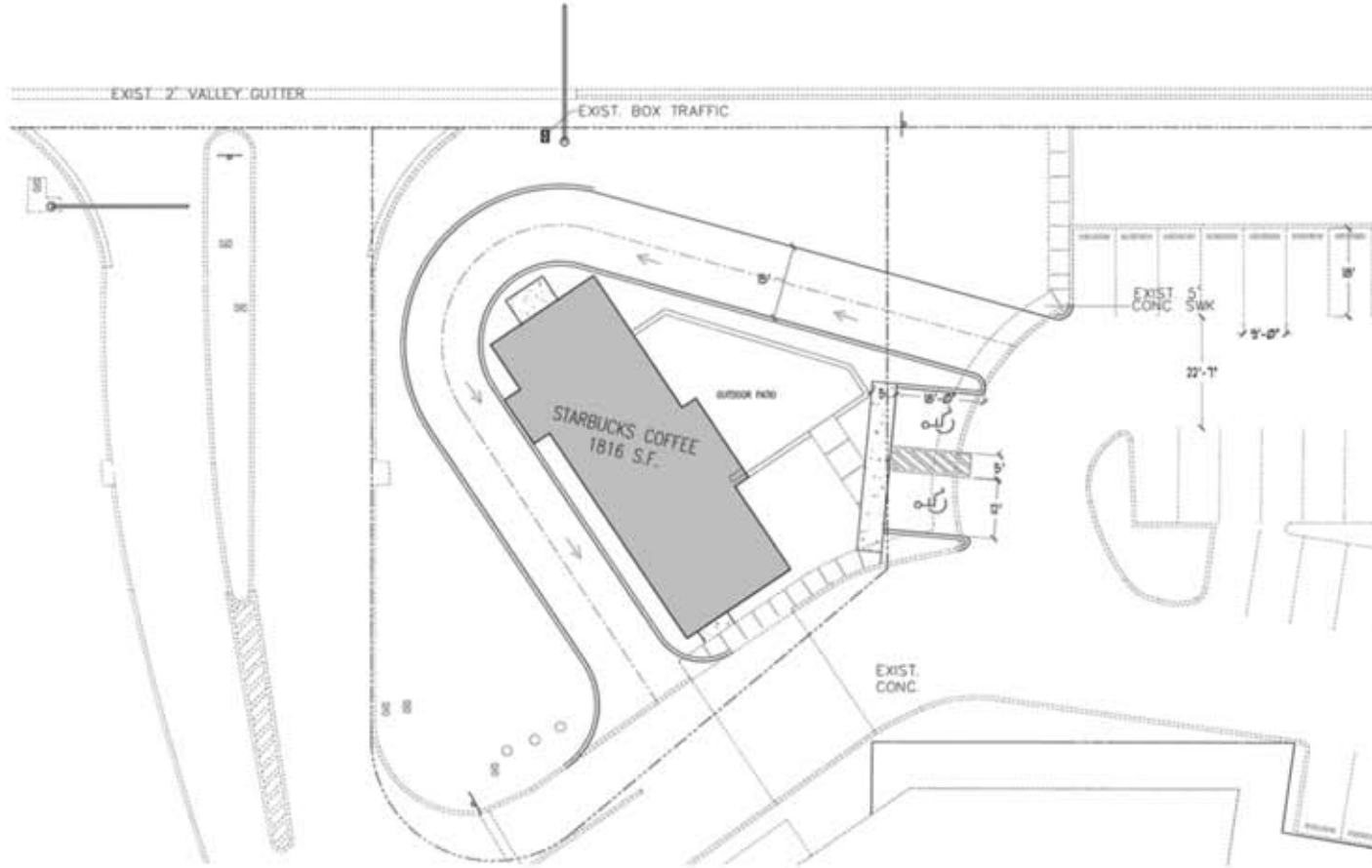
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

Tenant Location Plan



1. Doral Billiards	9. Chicken Grill	13. Home Therapy	17. Hair Salon	21. Vacant
2. La Taberna	10. Cman Wine	14. Subway	18. Best Rate Ins.	22. ATT Doral
3-8. Concentra Medical Centers	11. New Tenant	15. Mario the Baker	19. Vacant	23. Vacant
	12. Nicholas Financial	16. Empanadas	20. X-Nails	24-25. Day-Care

Starbucks Site Plan



FINANCIAL DATA

FINANCIAL SUMMARY

The financial calculations in this summary take into account substantial increases in both property tax and insurance. The leases are NNN and tenants pay all increases in operating expenses. The property tax projections are to be considered accurate assumptions. The insurance projections are based upon 100% price increases, and actual expenses may be significantly higher or lower than these posted figures.

Rates of Return			
Price			
Sales Price			\$16,300,000
Price per Sq. Ft.			\$285
Square Footage			
Shoppes at 41st Street			55,465 SF
Starbucks Outparcel			<u>1,816 SF</u>
Total			57,265 SF
Year Returns			
	CAP	Cash on Cash	Total Return
Year 1	8.00%	7.92%	11.92%
Year 2	8.21%	8.51%	12.77%
Year 3	8.83%	10.67%	15.20%
Net Operating Income			
Year 1		\$1,304,186	
Year 2		\$1,338,415	
Year 3		\$1,439,113	

10-Year Financial Analysis

Analysis Period

Commencement Period	January 1, 2010
Term	10 years

Growth Rates

Operating Expenses & Property Taxes	3.00% Annually
Property Tax calculated	\$230,000
Insurance	\$50,950
Market Rent (when not actual)	3.00% Annually

A financing quote has been received from a bank and those numbers have been used in this analysis. The loan is partial recourse and maintains a DSCR of 1.25.

Projected Financing

Sales Price	\$16,995,000
1st Mortgage	
Loan Amount	\$11,410,000
Loan to Value	70%
Interest Rate	6.25%
Monthly Payment	\$78,468
Date of Funding	8/1/2009
Loan Balance at Maturity	\$8,778,431
Loan Maturity	12/31/2019
Amortization Period	25 years

RENT ROLL

DORAL SHOPPING CENTER
 October 2009 Rent Roll





Unit	Tenant	SF	Monthly Base Rent	Annualized	Annual \$/SF	Lease Start	Lease Expiration	CAM	Option Term(s)	Option Ann Incr.
21-01	Doral Billiards	7,880	12,074	144,891	18.39	04/01/2005	03/31/2015	NNN	1 - 5 yr	4.0%
21-02	La Taberna De San Roman, Inc.	2,605	4,776	57,310	22.00	11/01/2007	10/31/2012	NNN	1 - 5 yr	4.0%
21-03-06	Concentra	9,020	18,976	227,715	25.25	04/15/2005	09/30/2015	NNN	2 - 5 yr	Fair Market
21-07-08	Concentra	4,510	9,490	113,878	25.25	10/01/2007	09/30/2015	NNN	2 - 5 yr	Fair Market
21-09	Chicken Grill, Inc.	2,145	3,621	43,458	20.26	03/28/2004	03/31/2014	NNN	1 - 5 yr	4.0%
21-10	Cman Wine Club	1,844	3,253	39,036	21.17	03/01/2009	02/28/2014	NNN	1 - 5 yr	3.0%
21-11	Ricardo Morales	1,253	2,389	28,669	22.88	08/15/2008	07/31/2013	NNN	1 - 5 yr	3.0%
21-12	Nicholas Financial	1,193	2,656	31,872	26.72	12/01/2008	11/30/2013	NNN	1 - 5 yr	3.0%
21-13	Home Therapy, Inc.	1,355	2,428	29,132	21.50	03/01/2004	04/30/2014	NNN	1 - 5 yr	3.0%
21-14	Subway Real Estate Corp.	1,553	3,534	42,408	27.31	04/01/2003	02/19/2013	NNN	2 - 5 yr	3.0%
21-15	Kurare 2000, LLC (Pizza)	1,553	3,028	36,336	23.40	09/01/2007	08/31/2012	NNN	2 - 5 yr	4.0%
21-16	Fraioli & Associates, LLC	1,553	3,749	44,983	28.97	06/13/2007	06/30/2010	NNN	1 - 5 yr	3.0%
21-17	Memes Hair Salon	1,553	3,365	40,378	26.00	11/01/2007	11/30/2012	NNN	1 - 3 yr	4.0%
21-18	Best Rate Insurance	1,355	3,100	37,203	27.46	12/15/2006	12/31/2009	NNN	1 - 3 yr	4.0%
21-19	Vacant	1,193	2,187	26,246	22.00			NNN		
21-20	X-Nails	1,193	2,187	26,246	22.00	06/01/2004	09/30/2014	NNN	1 - 5 yr	3.0%
21-21	Vacant	2,031	3,639	43,667	21.50			NNN		
21-22	American Top Team Doral	4,369	7,646	91,749	21.00	11/18/2008	01/31/2014	NNN	1 - 5 yr	4.0%
21-23	Gloria De Dios Bookstore	2,522	3,713	44,552	17.67	08/01/2009	09/30/2012	NNN	1 - 5 yr	4.0%
21-24-25	Little Kids Academy	5,060	8,879	106,551	21.06	08/01/2004	07/31/2014	NNN	1 - 5 yr	3.0%
		55,740	104,690	1,256,278						
Outparcel	Starbucks	1,816	11,708	140,500	77.37	04/18/2006	02/28/2018	NNN	4 - 5 yr	2.0%

10-YEAR PROJECTION

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
POTENTIAL GROSS INCOME										
Center Income										
Gross Potential Income	1,237,816	1,281,140	1,387,179	1,434,848	1,482,728	1,531,911	1,575,808	1,628,335	1,681,326	1,736,071
Vacancy (calculated at 4%)	(49,513)	(51,246)	(55,487)	(57,394)	(59,309)	(61,276)	(63,032)	(65,133)	(67,253)	(69,443)
Tenant Expenses Reimbursement	615,290	627,373	648,661	668,341	688,568	709,396	730,603	752,713	775,445	798,866
Misc	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,231
Outparcel	140,500	140,500	140,500	140,500	154,435	154,435	154,435	154,435	154,435	168,500
EFFECTIVE GROSS INCOME	1,945,114	1,998,807	2,121,913	2,187,377	2,267,526	2,335,592	2,398,962	2,471,521	2,545,149	2,635,225
OPERATING EXPENSES										
General Expenses										
Professional Fees	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
Ground Maintenance	43,576	44,884	46,230	47,617	49,045	50,517	52,032	53,593	55,201	56,857
Utilities	49,068	50,540	52,057	53,618	55,227	56,884	58,590	60,348	62,158	64,023
Trash Collection	41,875	43,131	44,425	45,758	47,131	48,545	50,001	51,501	53,046	54,637
Sundry Other	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032	4,153
General Expense Total	143,489	147,794	152,227	156,794	161,498	166,343	171,333	176,473	181,767	187,220
Repairs & Maintenance	28,754	29,617	30,505	31,420	32,363	33,334	34,334	35,364	36,425	37,517
Insurance	50,950	52,479	54,053	55,674	57,345	59,065	60,837	62,662	64,542	66,478
Real Estate Tax	230,000	236,900	244,007	251,327	258,867	266,633	274,632	282,871	291,357	300,098
Management & Other 4%	47,532	49,196	53,268	55,098	56,937	58,825	60,511	62,528	64,563	66,665
Total Operating Expenses	640,927	660,393	682,801	703,517	724,808	746,733	769,056	792,329	816,258	840,911
NET OPERATING INCOME	1,304,186	1,338,415	1,439,113	1,483,860	1,542,718	1,588,859	1,629,906	1,679,192	1,728,890	1,794,313
LEASE & CAPITAL COSTS										
Total Lease & Capital Costs	13,590	19,090	14,090	16,440	47,540	21,040	17,360	45,595	21,130	27,020
CASH FLOW BEF DEBT SERVICE	1,290,596	1,319,325	1,425,023	1,467,420	1,495,178	1,567,819	1,612,546	1,633,597	1,707,760	1,767,293
DEBT SERVICE										
1st Mortgage	(903,219)	(903,219)	(903,219)	(903,219)	(903,219)	(903,219)	(903,219)	(903,219)	(903,219)	(903,219)
NET CASH FLOW	387,377	416,105	521,804	564,201	591,959	664,599	709,327	730,378	804,541	864,074
Non-Cash										
Principal Paydown (1st + PMM)	195,635	208,219	221,612	235,867	251,038	267,185	284,371	302,662	322,130	342,850
TOTAL EFFECTIVE RETURN	583,012	624,324	743,416	800,068	842,996	931,784	993,698	1,033,040	1,126,671	1,206,924

COMPARABLE PROPERTIES

RENT COMPARABLES

Property Location	Gross SF	Year Built	Asking Rent	Expenses	Major Tenants	Photo
Shoppes at Doral 4179 NW 107th Ave Doral, Florida	29,557	2001	\$28.00	\$8.50	Don Pan Bakery	
Universal Plaza 2713 NW 79 AVE Doral, Florida	43,826	1999	\$25.00	\$9.00	Verizon	
Doral Marketplace NW 41 st Street & 107 th Avenue Doral, Florida	16,466	1998	\$29.00	\$9.00	Winn-Dixie	
Doral Plaza NW 41 st Street & 97 th Avenue Doral, Florida	102,388	1990	\$29.00	\$8.50	Publix	

ADDITIONAL INFORMATION

REGIONAL AREA

The Property is located in Doral, Florida, a newly incorporated city in the West Airport area of Miami-Dade County. Miami-Dade is part of the Miami-Fort Lauderdale-Miami Beach MSA formerly the Miami MSA.

The Miami-Fort Lauderdale-Miami Beach MSA with 5.2 million population ranks as the fifth largest MSA in the United States, trailing only Los Angeles, New York, Chicago and Philadelphia.

Miami-Dade County is a microcosm of America with a large diversity of languages, accents, foods and cultures. The County continues to grow rapidly, mostly because of immigration, rising 19 percent to 2.31 million from 1990, making Miami-Dade the second-largest county on the East Coast of the United States.

Its official: For the third consecutive year, the best place to do business in Latin America is not in Latin America - once again, Miami has been voted the Best City to do Business in Latin America by America Economia magazine's annual "Best Cities" ranking. The results came as no surprise to the more than 750 multinational corporations who call Miami-Dade home.

In addition to major corporations, Miami-Dade County is home of the largest concentration of domestic and international banks on the East Coast south of New York City. Approximately 100 commercial banks, thrift institutions, foreign bank agencies, and Edge Act banks have facilities here, with more than \$74.3 billion in total deposits.

Miami-Dade County remains one of the nations hot growth markets with an estimated 6+% annual growth projected fore the next 10 years.

Miami-Dade County Population Growth 1950-2020

Year	Population	Growth%
1950	495,000	--
1955	715,000	44.4
1960	935,000	30.8
1965	1,101,500	17.8
1970	1,268,000	15.1
1975	1,462,000	15.3
1980	1,626,000	11.2
1985	1,771,000	8.9
1990	1,937,000	9.4
1995	2,047,000	5.7
2000	2,253,362	7.9
2005	2,362,000	6.9
2010	2,551,000	6.6
2015	2,677,000	6.4
2020	2,858,000	6.3

CITY OF DORAL PROFILE

The city of Doral was incorporated on June 24, 2003, in one of thirty-four municipalities in Miami-Dade County, Florida. Conveniently located just one mile from Miami International Airport and twelve miles from Downtown Miami, Doral is home to approximately 29,685 residents (April 1, 2004) and regularly hosts in excess of 100,000 people who work within the City. The City of Doral occupies a land area of 15 square miles bordered on the west by the Ronald Reagan Turnpike, to the north by the Town of Medley, to the east by the Palmetto Expressway and to the South by the City of Sweetwater.

City of Doral highlights:

- ◇ an outstanding commercial zone; Class A Office Buildings, with such tenants as Royal Caribbean Cruise Lines; one of the nation's most dynamic industrial market; millions of square feet of warehouses, serving the Latin American markets.
- ◇ an upscale residential community; home to multiple residential developments; prices from \$250,00 to over \$1 million; recreation, such as the Doral Country Club, home to the PGA's Ford Golf Championship at Doral.

For decades the area has been considered the true "downtown" of Dade-County; the addition of an increased residential component, Doral's retail component has grown

to serve not only thousands of commuters but a large amount of upscale local residents.

Doral and the surrounding Airport West area has grown into the strongest industrial market in the State of Florida, home to such shipping giants as Hellman Worldwide Logistics, Panalpina, Kuehne & Nagel and Danzas International.

In addition, the area also has the strongest office submarket in Miami-Dade, surpassing those of downtown Miami and Coral Gables. Many national and international businesses reside in the area, Burger King, Royal Caribbean International, Boston Scientific and Carnival Cruise Lines.

Spurring most of Doral recent growth has been the booming residential development. Over 30 percent of Doral is now residential, increasing the strength of marketplace for all businesses, including retail.

Easy road access and a combination of strong retail, including the 107th Avenue International Mall, Dolphin Mall and a host of strip retail; Doral is no longer a weekday retail market. The retail in Doral has realized yearly increases in weekend and night business.

DEMOGRAPHICS

Population	3-mi.	5-mi.
2008 Male Population	54,684	197,029
2008 Female Population	59,686	214,449
% 2008 Male Population	47.81%	47.88%
% 2008 Female Population	52.19%	52.12%
2008 Total Adult Population	92,953	337,811
2008 Total Daytime Population	254,168	656,050
2008 Total Daytime Work Population	200,231	446,475
2008 Median Age Total Population	41	43
2008 Median Age Adult Population	46	48
2008 Age 0-5	7,524	24,585
2008 Age 6-13	9,121	32,125
2008 Age 14-17	4,772	16,957
2008 Age 18-20	3,871	13,960
2008 Age 21-24	5,448	18,984
2008 Age 25-29	6,849	21,829
2008 Age 30-34	7,937	25,690
2008 Age 35-39	8,362	28,720
2008 Age 40-44	9,518	32,025
2008 Age 45-49	9,182	31,169
2008 Age 50-54	7,811	28,359
2008 Age 55-59	7,220	27,881
2008 Age 60-64	6,009	24,117
2008 Age 65-69	5,570	22,998
2008 Age 70-74	5,356	21,770
2008 Age 75-79	4,219	17,090

2008 Age 80-84	2,918	12,286
2008 Age 85+	2,683	10,933
% 2008 Age 0-5	6.58%	5.97%
% 2008 Age 6-13	7.97%	7.81%
% 2008 Age 14-17	4.17%	4.12%
% 2008 Age 18-20	3.38%	3.39%
% 2008 Age 21-24	4.76%	4.61%
% 2008 Age 25-29	5.99%	5.31%
% 2008 Age 30-34	6.94%	6.24%
% 2008 Age 35-39	7.31%	6.98%
% 2008 Age 40-44	8.32%	7.78%
% 2008 Age 45-49	8.03%	7.57%
% 2008 Age 50-54	6.83%	6.89%
% 2008 Age 55-59	6.31%	6.78%
% 2008 Age 60-64	5.25%	5.86%
% 2008 Age 65-69	4.87%	5.59%
% 2008 Age 70-74	4.68%	5.29%
% 2008 Age 75-79	3.69%	4.15%
% 2008 Age 80-84	2.55%	2.99%
% 2008 Age 85+	2.35%	2.66%
2008 White Population	65,843	243,261
2008 Black Population	2,925	10,449
2008 Asian/Hawaiian/Pacific Islander	2,104	4,701
2008 American Indian/Alaska Native	253	794
2008 Other Population (Incl 2+ Races)	43,244	152,274
2008 Hispanic Population	94,727	350,143
2008 Non-Hispanic Population	19,642	61,335

% 2008 White Population	57.57%	59.12%
% 2008 Black Population	2.56%	2.54%
% 2008 Asian/Hawaiian/Pacific Islander	1.84%	1.14%
% 2008 American Indian/Alaska Native	0.22%	0.19%
% 2008 Other Population (Incl 2+ Races)	37.81%	37.01%
% 2008 Hispanic Population	82.83%	85.09%
% 2008 Non-Hispanic Population	17.17%	14.91%
2000 Non-Hispanic White	15,852	51,357
2000 Non-Hispanic Black	1,531	5,648
2000 Non-Hispanic Indian/Alaska Native	58	136
2000 Non-Hispanic Asian	1,957	3,382
2000 Non-Hispanic Hawaiian/Pacific	14	31
2000 Non-Hispanic Some Other Race	33	175
2000 Non-Hispanic Two or More Races	568	1,689
% 2000 Non-Hispanic White	79.21%	82.28%
% 2000 Non-Hispanic Black	7.65%	9.05%
% 2000 Non-Hispanic Indian/Alaska Ntve	0.29%	0.22%
% 2000 Non-Hispanic Asian	9.78%	5.42%
% 2000 Non-Hispanic Hawaiian/Pacific	0.07%	0.05%
% 2000 Non-Hispanic Some Other Race	0.16%	0.28%
% 2000 Non-Hispanic Two or More Races	2.84%	2.71%

Population Change	3-mi.	5-mi.
Total Establishments	n/a	n/a
2008 Total Population	114,369	411,478
2008 Total Households	43,797	152,580
Population Change 1990-2008	27,317	55,855
Household Change 1990-2008	13,274	31,883

% Population Change 1990-2008	31.30%	13.71%
% Household Change 1990-2008	43.49%	26.42%
Population Change 2000-2008	7,708	9,765
Household Change 2000-2008	5,993	15,310
% Population Change 2000-2008	7.23%	2.43%
% Households Change 2000-2008	15.85%	11.15%

Housing	3-mi.	5-mi.
2000 Total Housing Units	39,899	143,287
2000 Occupied Housing Units	37,768	137,191
2000 Owner Occupied Housing Units	20,111	73,673
2000 Renter Occupied Housing Units	17,657	63,519
2000 Vacant Housing Units	2,131	6,095
% 2000 Occupied Housing Units	94.66%	95.75%
% 2000 Owner Occupied Housing Units	50.40%	51.42%
% 2000 Renter Occupied Housing Units	44.25%	44.33%
% 2000 Vacant Housing Units	5.34%	4.25%

Income	3-mi.	5-mi.
2008 Median Household Income	\$41,529	\$42,062
2008 Per Capita Income	\$22,983	\$24,169
2008 Average Household Income	\$60,018	\$65,179
2008 Household Income < \$10,000	3,537	14,362
2008 Household Income \$10,000-\$14,999	2,846	10,639
2008 Household Income \$15,000-\$19,999	2,718	9,612
2008 Household Income \$20,000-\$24,999	3,118	10,129
2008 Household Income \$25,000-\$29,999	2,561	8,849
2008 Household Income \$30,000-\$34,999	3,172	9,595

2008 Household Income \$35,000-\$39,999	2,900	9,055
2008 Household Income \$40,000-\$44,999	3,419	9,816
2008 Household Income \$45,000-\$49,999	3,167	9,224
2008 Household Income \$50,000-\$59,999	5,316	15,392
2008 Household Income \$60,000-\$74,999	4,629	16,785
2008 Household Income \$75,000-\$99,999	3,980	16,683
2008 Hhold Income \$100,000-\$124,999	977	5,535
2008 Hhold Income \$125,000-\$149,999	617	2,927
2008 Hhold Income \$150,000-\$199,999	406	1,456
2008 Hhold Income \$200,000-\$249,999	106	712
2008 Hhold Income \$250,000-\$499,999	317	1,668
2008 Household Income \$500,000+	10	143
2008 Household Income \$200,000+	433	2,523
% 2008 Household Income < \$10,000	8.08%	9.41%
% 2008 Hhold Income \$10,000-\$14,999	6.50%	6.97%
% 2008 Hhold Income \$15,000-\$19,999	6.21%	6.30%
% 2008 Hhold Income \$20,000-\$24,999	7.12%	6.64%
% 2008 Hhold Income \$25,000-\$29,999	5.85%	5.80%
% 2008 Hhold Income \$30,000-\$34,999	7.24%	6.29%
% 2008 Hhold Income \$35,000-\$39,999	6.62%	5.93%
% 2008 Hhold Income \$40,000-\$44,999	7.81%	6.43%
% 2008 Hhold Income \$45,000-\$49,999	7.23%	6.05%
% 2008 Hhold Income \$50,000-\$59,999	12.14%	10.09%
% 2008 Hhold Income \$60,000-\$74,999	10.57%	11.00%
% 2008 Hhold Income \$75,000-\$99,999	9.09%	10.93%
% 2008 Hhold Income \$100,000-\$124,999	2.23%	3.63%
% 2008 Hhold Income \$125,000-\$149,999	1.41%	1.92%
% 2008 Hhold Income \$150,000-\$199,999	0.93%	0.95%
% 2008 Hhold Income \$200,000-\$249,999	0.24%	0.47%

% 2008 Hhold Income \$250,000-\$499,999	0.12%	1.07%
% 2008 Hhold Income \$500,000+	0.02%	0.09%
% 2008 Hhold Income \$200,000+	0.99%	1.65%

Retail Sales Volume	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$14,669,038	\$56,575,068
2008 Jewelry Stores	\$10,973,228	\$42,175,365
2008 Mens Clothing Stores	\$22,635,185	\$87,250,599
2008 Shoe Stores	\$20,917,345	\$80,553,881
2008 Womens Clothing Stores	\$41,673,997	\$159,528,950
2008 Automobile Dealers	\$276,113,512	\$1,048,904,468
2008 Auto Parts/Acc/Repair Stores	\$33,708,400	\$129,173,546
2008 Other Motor Vehicle Dealers	\$10,195,003	\$39,387,413
2008 Tire Dealers	\$8,981,109	\$34,284,631
2008 Hardware Stores	\$4,014,932	\$17,084,952
2008 Home Centers	\$29,591,216	\$114,342,251
2008 Nursery/Garden Centers	\$9,291,221	\$35,537,758
2008 Outdoor Power Equipment Stores	\$3,518,057	\$13,174,052
2008 Paint/Wallpaper Stores	\$1,151,087	\$4,389,353
2008 Appl/TV/Other Electronics Stores	\$25,561,311	\$98,251,390
2008 Camera/Photo Supplies Stores	\$4,300,435	\$16,544,186
2008 Computer/Software Stores	\$13,443,613	\$51,304,002
2008 Beer/Wine/Liquor Stores	\$15,959,801	\$61,704,272
2008 Convenience/Specialty Food Stores	\$41,223,830	\$148,932,611
2008 Restaurant Expenditures	\$153,059,955	\$533,205,368
2008 Supermrkts/Oth Grocery excl Conv	\$188,139,488	\$722,596,552
2008 Furniture Stores	\$26,689,600	\$102,230,303
2008 Home Furnishings Stores	\$16,458,450	\$64,137,787

2008 Gen Merch/Appl/Furniture Stores	\$237,872,611	\$913,854,169
2008 Gas Stations w/ Conv Stores	\$162,095,806	\$618,970,094
2008 Other Gasoline Stations	\$120,871,976	\$470,037,483
2008 Depart Stores excl Leased Depts	\$263,433,923	\$1,012,105,562
2008 General Merchandise Stores	\$211,183,021	\$811,623,873
2008 Other Health/Personal Care Stores	\$17,892,161	\$68,285,723
2008 Pharmacies/Drug Stores	\$90,851,433	\$348,810,975
2008 Pet/Pet Supplies Stores	\$13,383,587	\$51,233,124
2008 Book/Periodical/Music Stores	\$5,159,881	\$19,827,101
2008 Hobby/Toy/Game Stores	\$6,169,720	\$23,021,784
2008 Musical Instrument/Supplies Stores	\$2,435,952	\$9,286,077
2008 Sewing/Needlework/Piece Goods	\$882,053	\$3,442,370
2008 Sporting Goods Stores	\$12,336,778	\$49,649,605
2008 Video Tape Stores - Retail	\$2,145,405	\$8,222,762

PHOTOGRAPHS





MAPS / AERIALS

