

Pinecrest Place
Miami, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

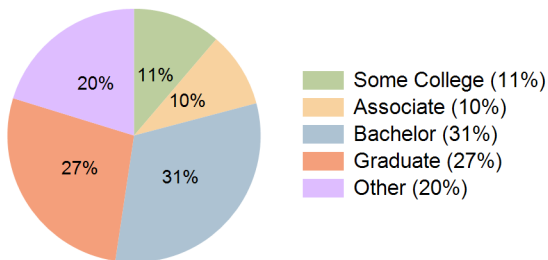
Current Year Demographics

Current Population	11,735	98,745	282,283	94,335
Total Daytime Pop	17,291	138,132	310,353	142,625
Daytime Workers	11,857	94,109	177,372	100,109
Average Household Income	\$183,525	\$172,080	\$152,095	\$168,427
Median Household Income	\$132,535	\$112,459	\$103,574	\$111,145
Total Households	4,335	39,656	103,663	37,390
Median Home Value	\$809,487	\$724,671	\$619,326	\$720,441
Bachelors Degree	25.8%	32.6%	29.3%	31.5%
Graduate Degree	32.2%	27.9%	21.2%	27.4%
Consumer Spending Index	158	149	132	146

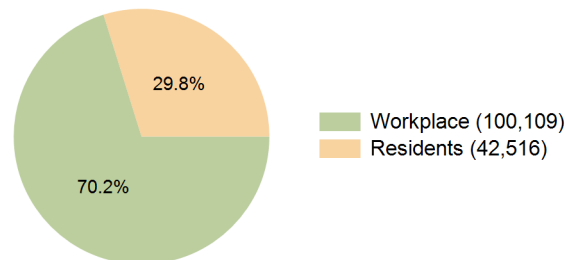
2029 Demographic Projections

Projected Population	12,490	96,972	275,618	93,626
Projected 5 Year Annual Growth Rate (Pop)	1.3%	-0.4%	-0.5%	-0.2%
Projected Households	4,799	39,916	103,586	38,093
Projected 5 Year Annual Growth Rate (HH)	2.1%	0.1%	0.0%	0.4%

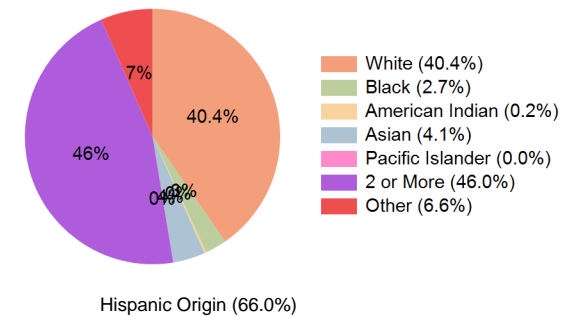
Education (10 Minute Drive)



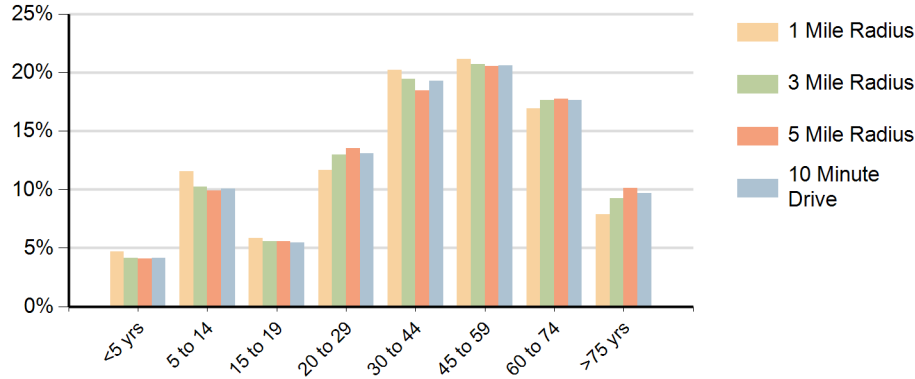
Daytime Population (10 Minute Drive)



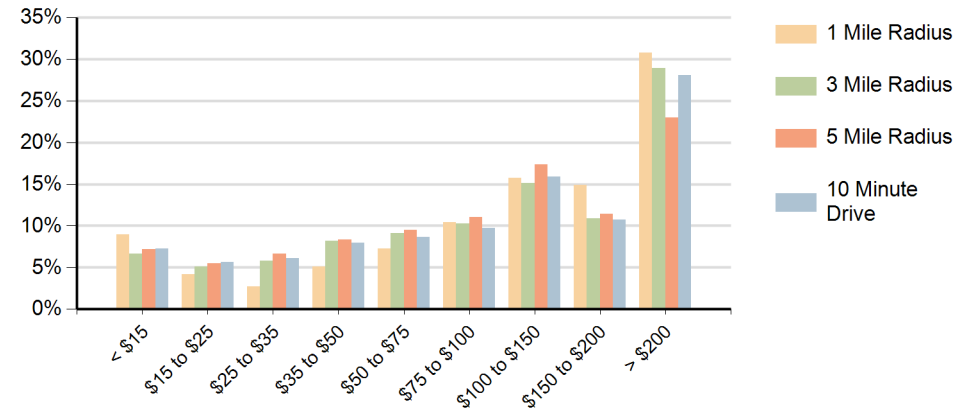
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Pinecrest Place Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	11,735	98,745	282,283	94,335
	2020 Census Population	11,805	100,005	286,206	94,931
	2010 Census Population	11,097	92,584	276,964	88,103
	Historical Annual Growth 2010 to 2020	0.6%	0.8%	0.3%	0.8%
	Estimated Annual Growth 2020 to 2024	-0.1%	-0.3%	-0.3%	-0.2%
	Projected Annual Growth 2024 to 2029	1.3%	-0.4%	-0.5%	-0.2%
Households	Current Estimated Households	4,335	39,656	103,663	37,390
	2020 Census Households	4,338	39,579	103,392	37,078
	2010 Census Households	4,137	35,483	97,222	33,156
	Historical Annual Growth 2010 to 2020	0.5%	1.1%	0.6%	1.1%
	Estimated Annual Growth 2020 to 2024	0.0%	0.1%	0.1%	0.2%
	Projected Annual Growth 2024 to 2029	2.1%	0.1%	0.0%	0.4%
Population per Household		2.7	2.5	2.7	2.5
Race	White	40.1%	41.3%	36.2%	40.4%
	Black or African American	2.5%	2.4%	6.4%	2.7%
	American Indian	0.3%	0.2%	0.2%	0.2%
	Asian	3.7%	4.3%	3.0%	4.1%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	46.2%	44.9%	46.1%	46.0%
	Other Races	7.3%	6.8%	8.1%	6.6%
	Hispanic Origin	65.2%	64.7%	67.8%	66.0%