

Shoppes at Lago Mar Miami, Florida	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
---------------------------------------	---------------	---------------	---------------	-----------------

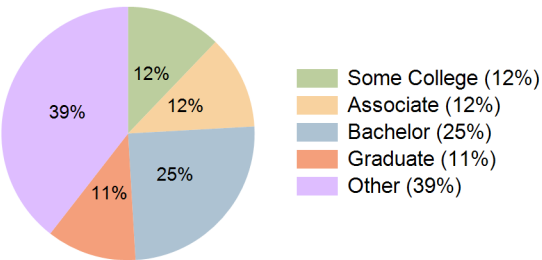
Current Year Demographics

Current Population	35,796	175,154	308,747	167,415
Total Daytime Pop	21,500	117,720	245,974	109,544
Daytime Workers	5,184	34,526	100,675	29,832
Average Household Income	\$100,249	\$106,731	\$112,232	\$105,588
Median Household Income	\$82,902	\$87,074	\$90,537	\$86,078
Total Households	11,742	58,550	101,919	55,892
Median Home Value	\$458,431	\$463,525	\$474,689	\$461,525
Bachelors Degree	24.2%	24.7%	25.1%	24.9%
Graduate Degree	10.0%	11.6%	12.2%	11.5%
Consumer Spending Index	88	94	99	93

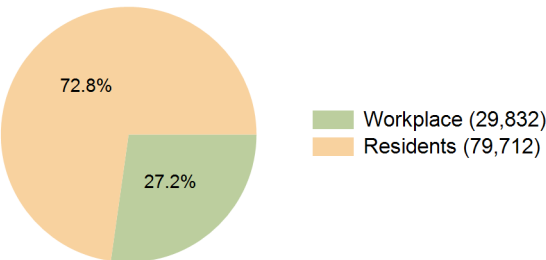
2029 Demographic Projections

Projected Population	34,250	170,669	300,178	162,589
Projected 5 Year Annual Growth Rate (Pop)	-0.9%	-0.5%	-0.6%	-0.6%
Projected Households	11,510	58,373	101,300	55,487
Projected 5 Year Annual Growth Rate (HH)	-0.4%	-0.1%	-0.1%	-0.2%

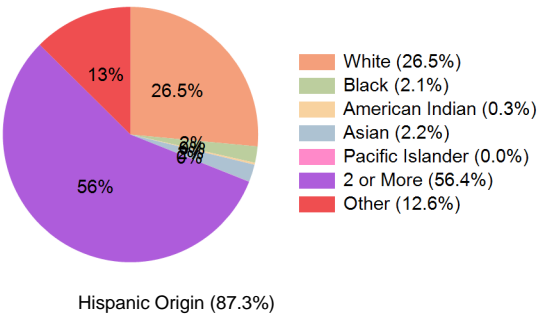
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

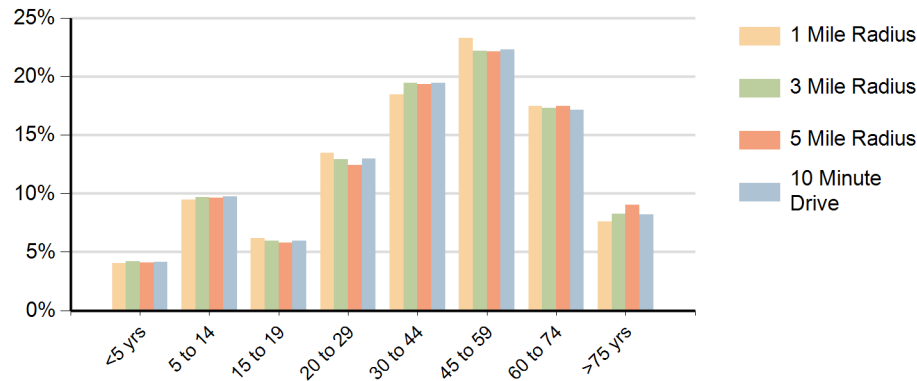


Race (10 Minute Drive)

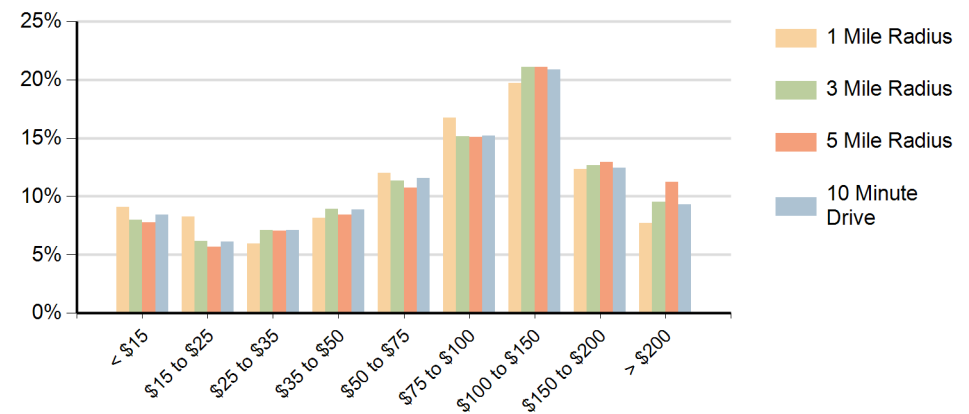


Hispanic Origin (87.3%)

Population by Age Range



Households by Income Range (\$000)



Shoppes at Lago Mar Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	35,796	175,154	308,747	167,415
	2020 Census Population	37,035	181,889	316,509	173,681
	2010 Census Population	35,364	171,004	300,291	163,262
	Historical Annual Growth 2010 to 2020	0.5%	0.6%	0.5%	0.6%
	Estimated Annual Growth 2020 to 2024	-0.8%	-0.9%	-0.6%	-0.9%
	Projected Annual Growth 2024 to 2029	-0.9%	-0.5%	-0.6%	-0.6%
Households	Current Estimated Households	11,742	58,550	101,919	55,892
	2020 Census Households	11,956	59,467	102,556	56,751
	2010 Census Households	10,845	53,794	94,364	51,425
	Historical Annual Growth 2010 to 2020	1.0%	1.0%	0.8%	1.0%
	Estimated Annual Growth 2020 to 2024	-0.4%	-0.4%	-0.2%	-0.4%
	Projected Annual Growth 2024 to 2029	-0.4%	-0.1%	-0.1%	-0.2%
Race	Population per Household	3.0	3.0	3.0	3.0
	White	25.0%	26.7%	28.3%	26.5%
	Black or African American	1.8%	2.1%	2.5%	2.1%
	American Indian	0.3%	0.3%	0.2%	0.3%
	Asian	2.4%	2.3%	2.1%	2.2%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	57.2%	56.2%	55.3%	56.4%
	Other Races	13.3%	12.5%	11.5%	12.6%
Hispanic Origin		89.1%	86.8%	85.2%	87.3%