

South Point Vero Beach, Florida	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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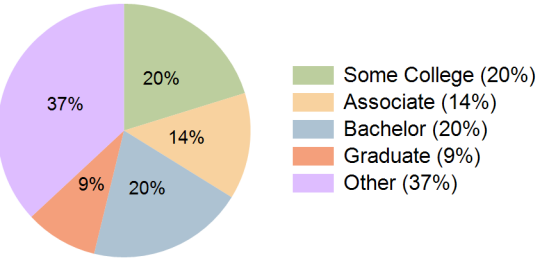
Current Year Demographics

Current Population	6,355	43,421	91,407	54,225
Total Daytime Pop	4,772	29,527	87,163	40,320
Daytime Workers	1,220	5,579	32,781	10,151
Average Household Income	\$117,645	\$100,602	\$89,968	\$98,020
Median Household Income	\$95,036	\$79,492	\$69,166	\$77,596
Total Households	2,629	17,244	40,902	21,905
Median Home Value	\$437,223	\$379,402	\$351,061	\$369,934
Bachelors Degree	27.6%	20.3%	19.6%	20.0%
Graduate Degree	18.6%	10.0%	9.9%	9.3%
Consumer Spending Index	99	86	78	84

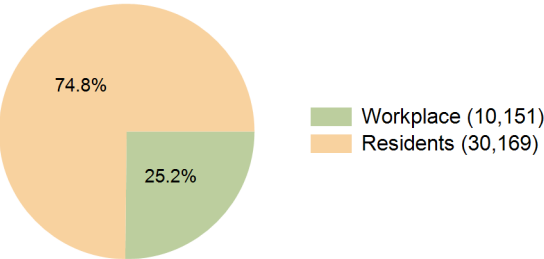
2030 Demographic Projections

Projected Population	6,694	46,095	97,635	57,701
Projected 5 Year Annual Growth Rate (Pop)	1.0%	1.2%	1.3%	1.3%
Projected Households	2,791	18,409	43,998	23,442
Projected 5 Year Annual Growth Rate (HH)	1.2%	1.3%	1.5%	1.4%

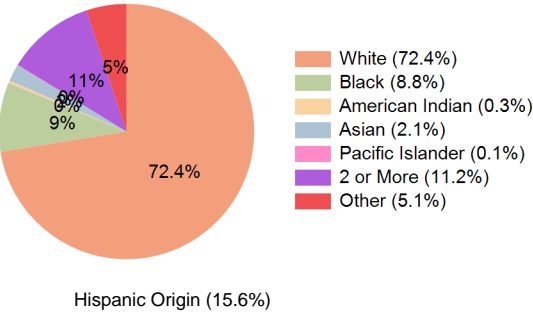
Education (10 Minute Drive)



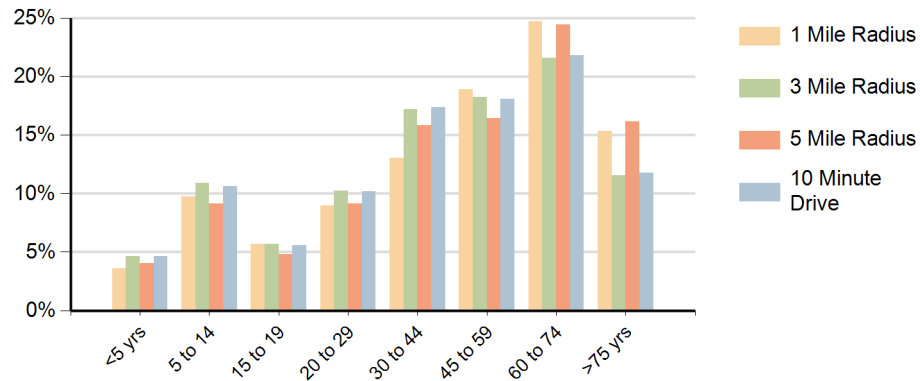
Daytime Population (10 Minute Drive)



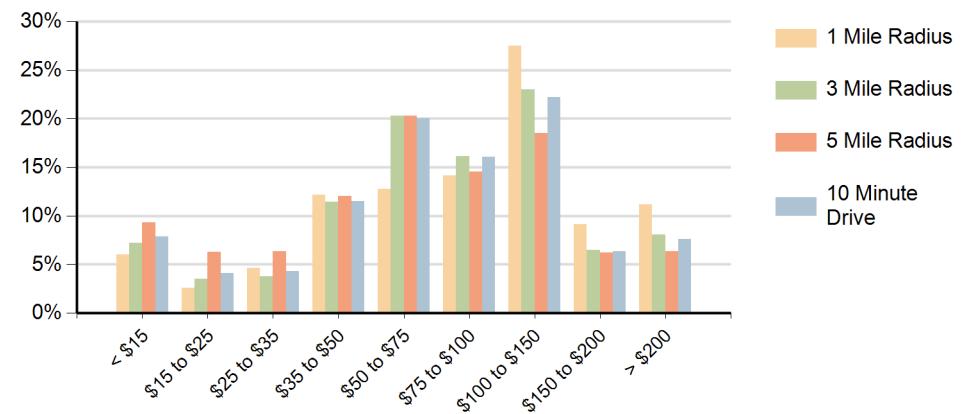
Race (10 Minute Drive)



### Population by Age Range



### Households by Income Range (\$000)



South Point Vero Beach, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	6,355	43,421	91,407	54,225
	2020 Census Population	6,237	41,201	85,650	50,709
	2010 Census Population	5,425	35,810	74,885	44,485
	Historical Annual Growth 2010 to 2020	1.4%	1.4%	1.4%	1.3%
	Estimated Annual Growth 2020 to 2025	0.4%	1.0%	1.3%	1.3%
	Projected Annual Growth 2025 to 2030	1.0%	1.2%	1.3%	1.3%
Households	Current Estimated Households	2,629	17,244	40,902	21,905
	2020 Census Households	2,537	16,150	38,177	20,251
	2010 Census Households	2,139	13,724	32,968	17,435
	Historical Annual Growth 2010 to 2020	1.7%	1.6%	1.5%	1.5%
	Estimated Annual Growth 2020 to 2025	0.7%	1.3%	1.3%	1.5%
	Projected Annual Growth 2025 to 2030	1.2%	1.3%	1.5%	1.4%
Race	Population per Household	2.4	2.5	2.2	2.5
	White	81.7%	72.4%	74.5%	72.4%
	Black or African American	3.8%	8.9%	8.5%	8.8%
	American Indian	0.3%	0.3%	0.4%	0.3%
	Asian	1.8%	2.1%	2.1%	2.1%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	9.3%	11.2%	10.1%	11.2%
	Other Races	3.2%	5.0%	4.4%	5.1%
Hispanic Origin		12.0%	15.6%	14.0%	15.6%