

Merchants Village Charleston, South Carolina	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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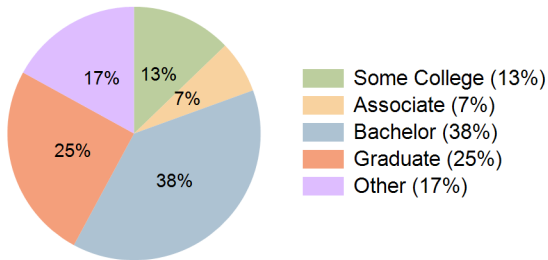
Current Year Demographics

Current Population	6,738	55,653	118,669	65,978
Total Daytime Pop	6,192	93,419	167,543	98,395
Daytime Workers	3,910	69,661	115,229	69,961
Average Household Income	\$106,012	\$140,509	\$126,350	\$134,449
Median Household Income	\$78,512	\$93,630	\$84,995	\$91,188
Total Households	3,528	25,260	54,155	29,411
Median Home Value	\$554,252	\$620,311	\$589,423	\$605,505
Bachelors Degree	39.7%	38.4%	36.7%	38.4%
Graduate Degree	18.5%	26.4%	22.9%	25.1%
Consumer Spending Index	95	124	112	119

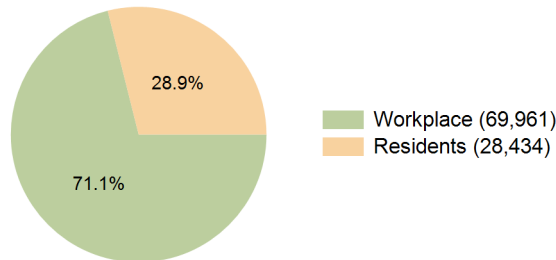
2029 Demographic Projections

Projected Population	6,991	56,392	124,449	67,206
Projected 5 Year Annual Growth Rate (Pop)	0.7%	0.3%	1.0%	0.4%
Projected Households	3,741	26,095	57,875	30,550
Projected 5 Year Annual Growth Rate (HH)	1.2%	0.7%	1.3%	0.8%

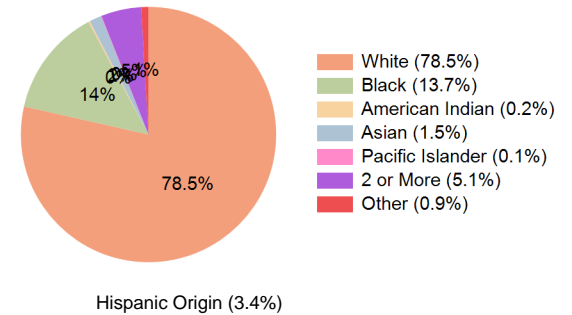
Education (10 Minute Drive)



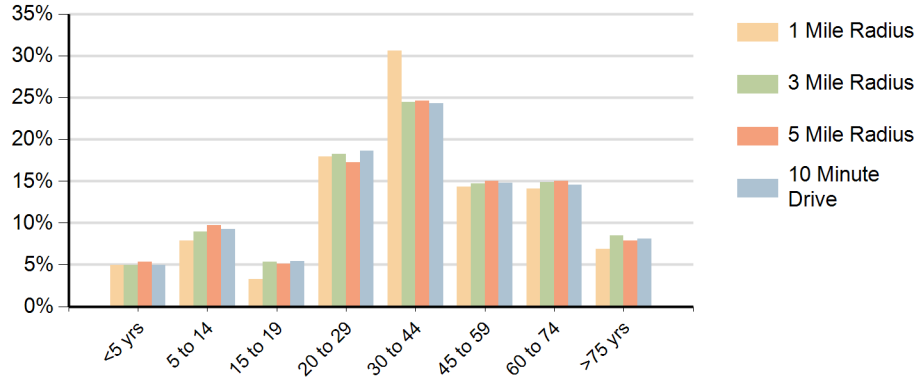
Daytime Population (10 Minute Drive)



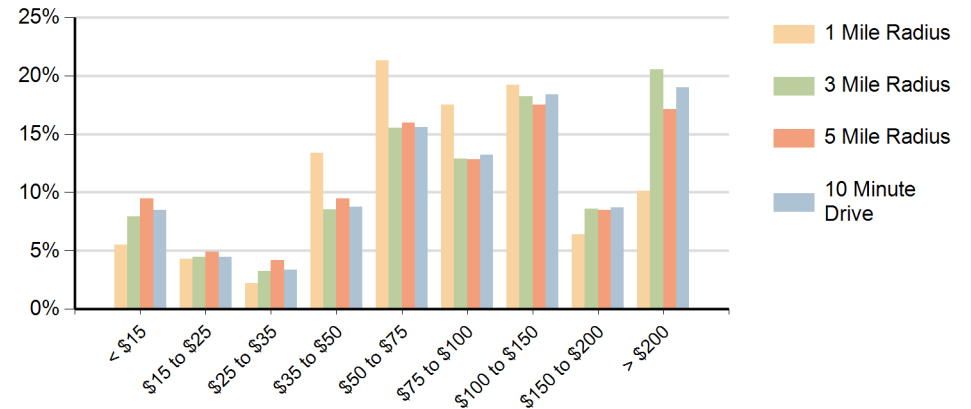
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Merchants Village Charleston, South Carolina		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	6,738	55,653	118,669	65,978
	2020 Census Population	5,931	53,233	111,115	63,342
	2010 Census Population	5,545	52,309	105,165	61,082
	Historical Annual Growth 2010 to 2020	0.7%	0.2%	0.6%	0.4%
	Estimated Annual Growth 2020 to 2024	3.1%	1.1%	1.6%	1.0%
	Projected Annual Growth 2024 to 2029	0.7%	0.3%	1.0%	0.4%
Households	Current Estimated Households	3,528	25,260	54,155	29,411
	2020 Census Households	3,084	23,747	50,136	27,815
	2010 Census Households	2,794	22,454	45,363	25,710
	Historical Annual Growth 2010 to 2020	1.0%	0.6%	1.0%	0.8%
	Estimated Annual Growth 2020 to 2024	3.2%	1.5%	1.8%	1.3%
	Projected Annual Growth 2024 to 2029	1.2%	0.7%	1.3%	0.8%
	Population per Household	1.9	2.1	2.1	2.1
Race	White	80.7%	80.8%	71.9%	78.5%
	Black or African American	10.4%	11.6%	19.8%	13.7%
	American Indian	0.3%	0.2%	0.2%	0.2%
	Asian	1.9%	1.5%	1.6%	1.5%
	Pacific Islander	0.0%	0.1%	0.1%	0.1%
	2 or More Races	5.5%	4.9%	5.0%	5.1%
	Other Races	1.3%	0.9%	1.5%	0.9%
	Hispanic Origin	3.7%	3.3%	4.1%	3.4%