



NATHAN & ASSOCIATES, INC.

Land Brokerage Services

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SARIVAL AVENUE,
SOUTH OF PEORIA AVENUE

MARICOPA COUNTY, ARIZONA

EXCLUSIVELY PRESENTED BY:
NATHAN & ASSOCIATES, INC.



SARIVAL AVENUE AND PEORIA AVENUE

LOCATION: Located at Sarival Avenue, south of Peoria Avenue in Maricopa County, Arizona.

SIZE: ±39 Acres (1,698,840 Square Feet)

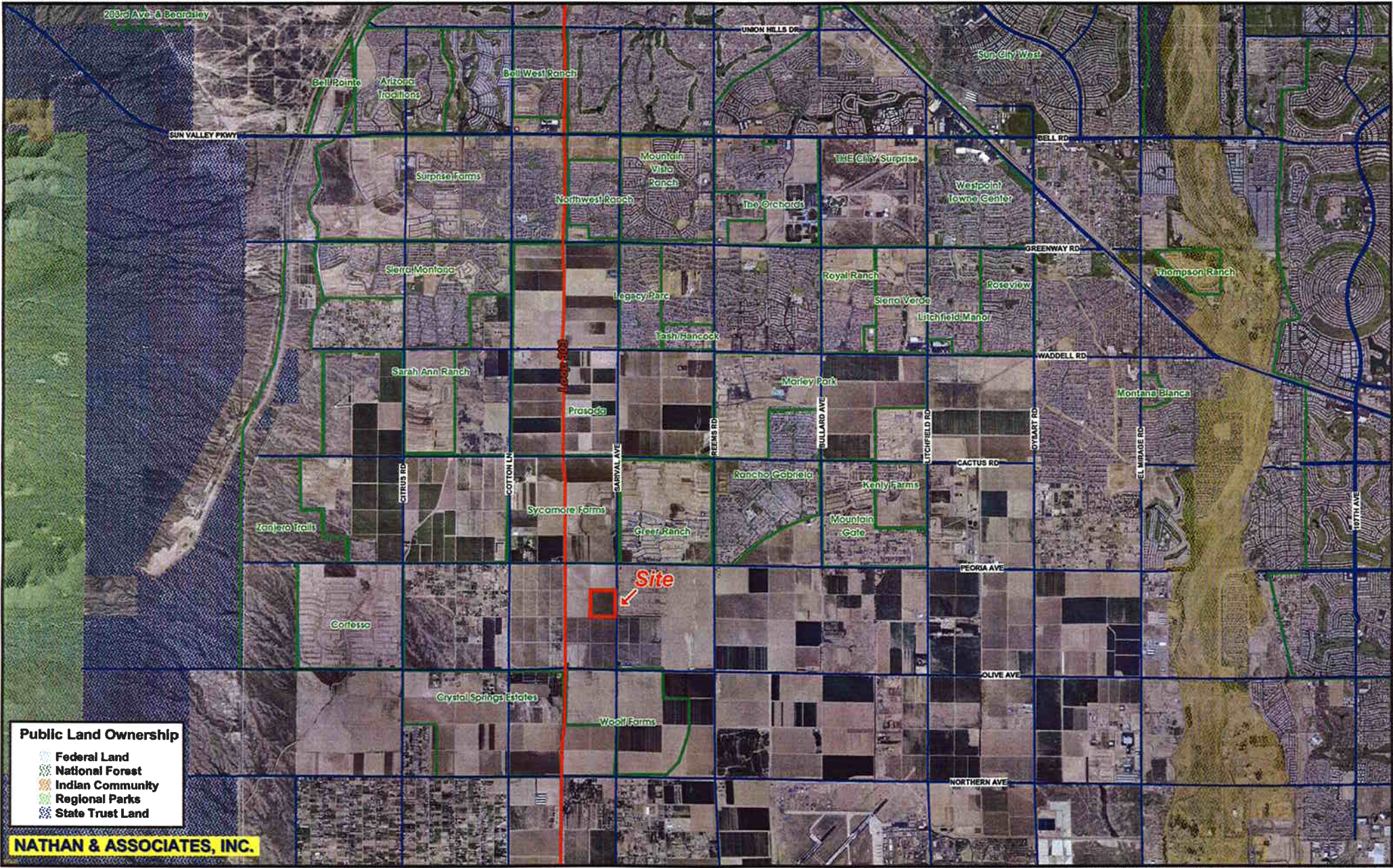
ZONING: Currently R-43/Maricopa County
The City of Glendale's land use map shows Low Density Residential designation.

PRICE: \$10 per Square Foot (*Total Price: \$16,988,400*)

TERMS: Cash

COMMENTS: This parcel represents one of the last remaining parcels near the proposed Loop 303 in the northwest valley Surprise/Glendale submarket. Seller will sell subject to annexation, re-zoning and General Plan Amendment in the City of Glendale.

Sarival Avenue, South of Peoria Avenue



This map was produced from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

GLENDALE



GENERAL PLAN LAND USE MAP

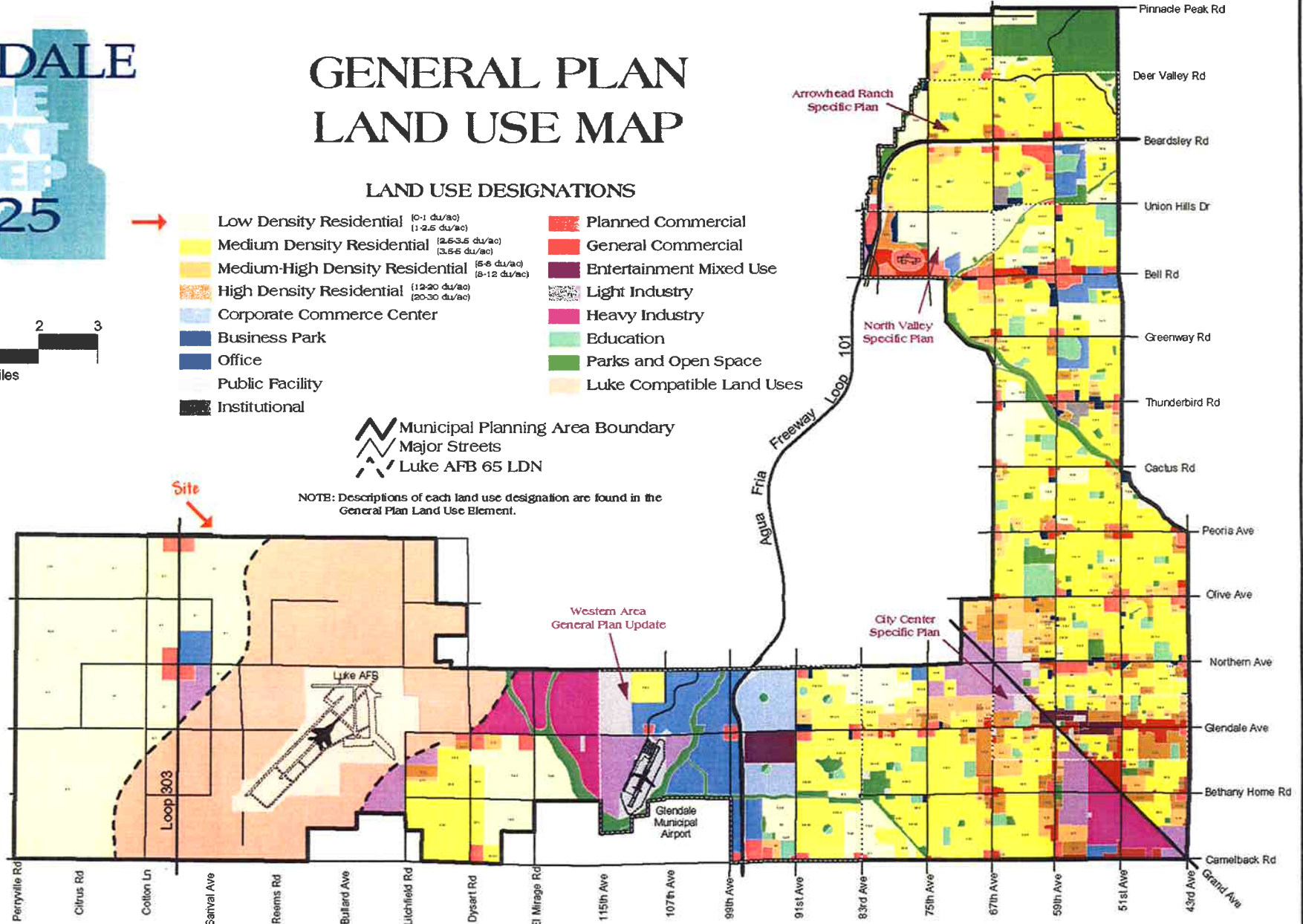
LAND USE DESIGNATIONS

- | | |
|---|---------------------------|
| Low Density Residential (0-1 du/ac)
(1-2.5 du/ac) | Planned Commercial |
| Medium Density Residential (2.5-3.5 du/ac)
(3.5-5 du/ac) | General Commercial |
| Medium-High Density Residential (5-6 du/ac)
(8-12 du/ac) | Entertainment Mixed Use |
| High Density Residential (12-20 du/ac)
(20-30 du/ac) | Light Industry |
| Corporate Commerce Center | Heavy Industry |
| Business Park | Education |
| Office | Parks and Open Space |
| Public Facility | Luke Compatible Land Uses |
| Institutional | |



- Municipal Planning Area Boundary
- Major Streets
- Luke AFB 65 LDN

NOTE: Descriptions of each land use designation are found in the General Plan Land Use Element.



Parcels, Zoning, and Ownersh



Parcel Lines
Only parcels larger
than 5 acres are shown



Zoning Lines
See inside cover for
zoning code legend



State Land



Federal Land

Boundary Lines



City Boundary



**Township, Range,
Section Boundary**

Township, Range, Section Map

25	30	29
3N 2W	3N 1W	
36	31	32
2N 2W	2N 1W	



MARICOPA COUNTY
OFFICIAL PARCEL MAP
STATE OF ARIZONA

SECTION 25 T03N R02W

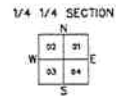
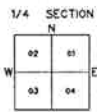
MAP ID • 802 - 25 - 00 - 00

TRACT MAP NUMBER SECTION NUMBER TOWNSHIP NUMBER RANGE

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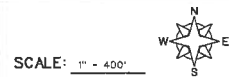
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26	25	24	23	22	21
36	35	34	33	32	31
46	45	44	43	42	41
56	55	54	53	52	51
66	65	64	63	62	61
76	75	74	73	72	71
86	85	84	83	82	81
96	95	94	93	92	91
06	05	04	03	02	01



ASSESSOR BOOKS & MAPS WITHIN THIS AREA
BOOK ??? MAP ??

SUBDIVISIONS



MAP GENERATION DATE: 4-19-2005

MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. JEFFERSON ST.
PHOENIX, AZ 85003
WWW.MARICOPA.GOV/ASSESSOR

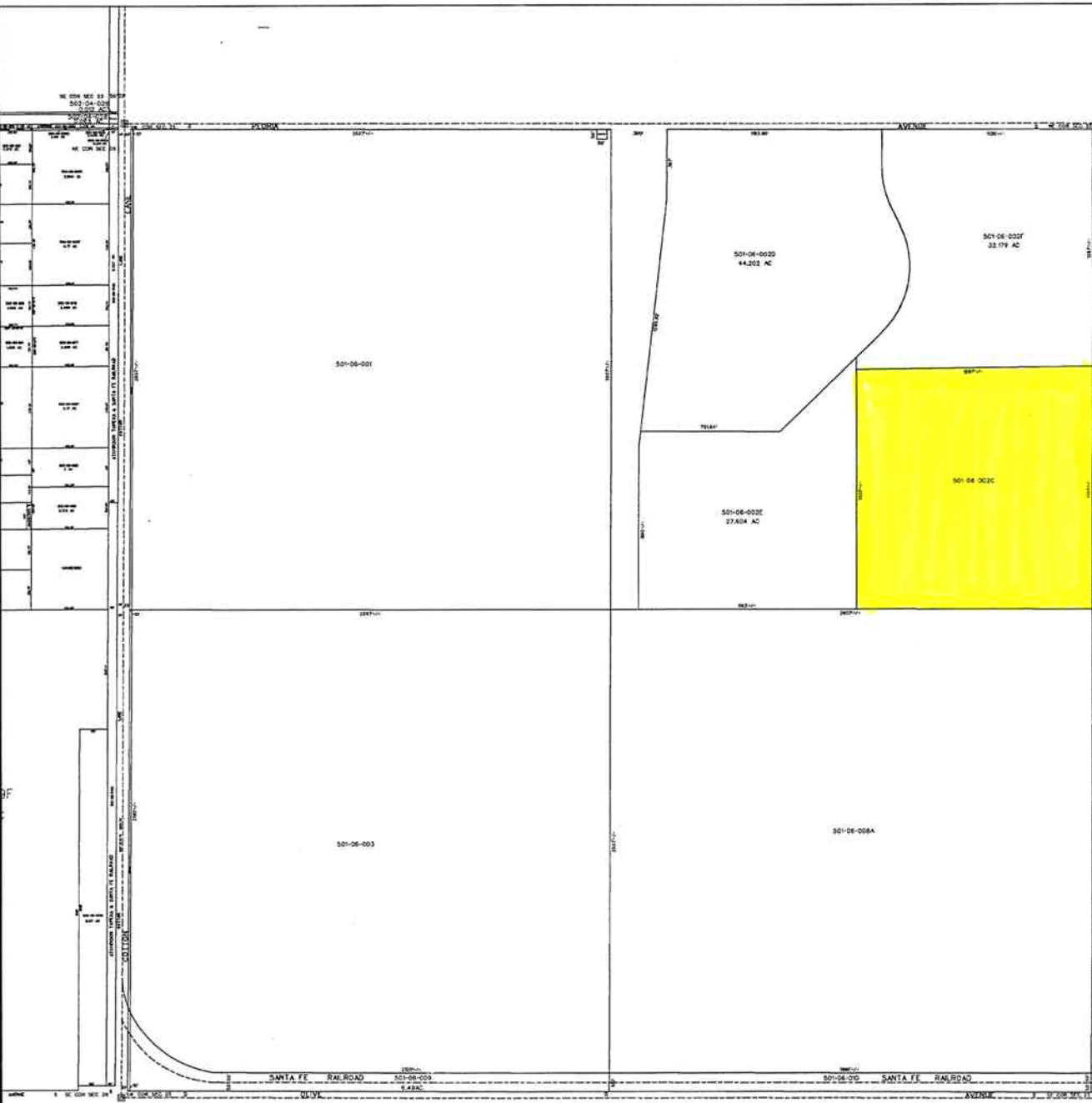
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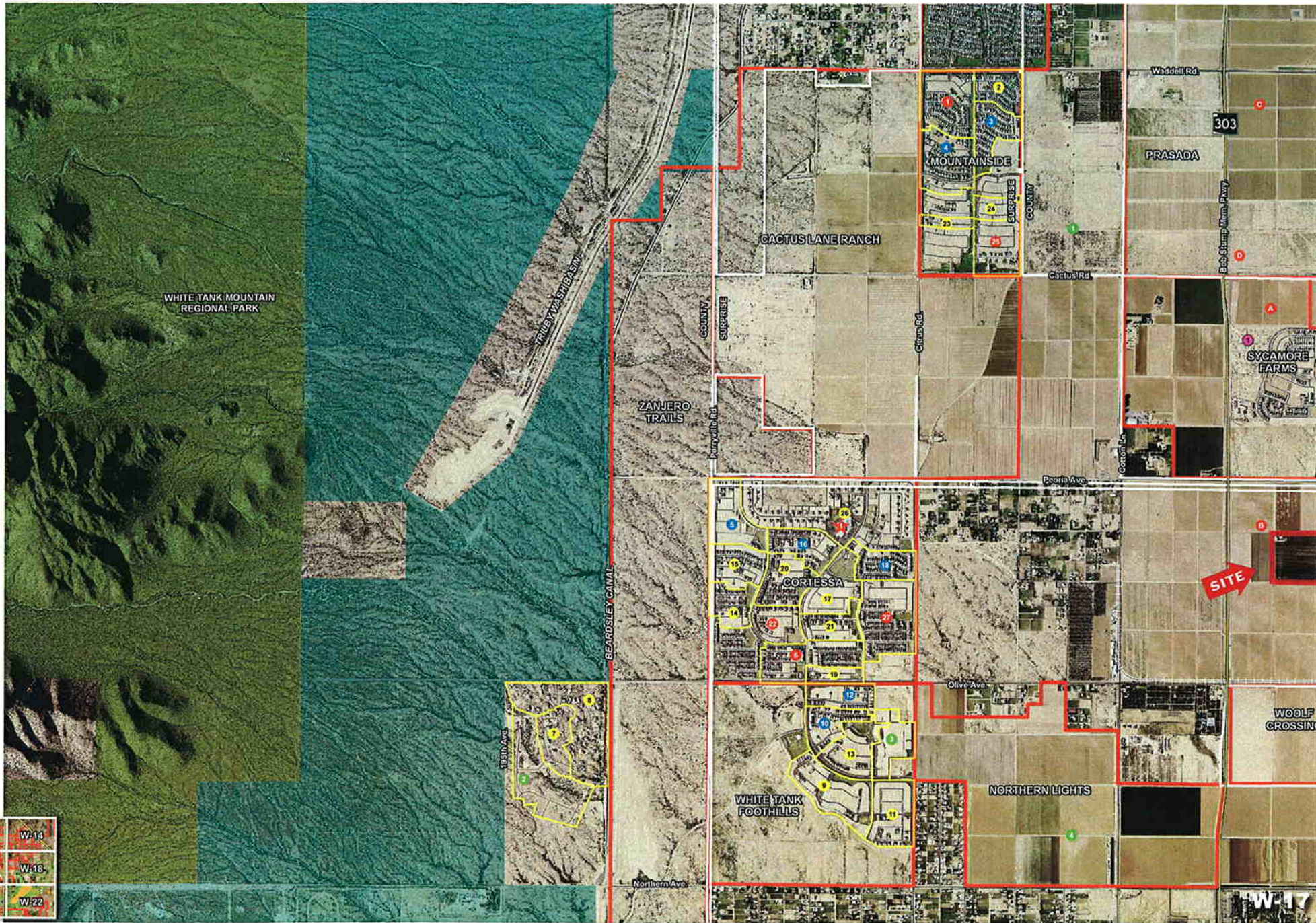
- Subdivision Boundary Line
- Subdivision Boundary Center
- Street Centerline
- Street Centerline Marker
- Section Corner Marker
- Indicates change in original boundary
- Parcel Boundary Line
- Parcel Boundary Line
- Parcel Number
- Parcel Boundary Line

NEEDS INFORMATION IS LOCATED ON A SEPARATE DOCUMENT

Disclaimer - Indemnification

Republic/Proclamation and agree that Maricopa County does not guarantee the accuracy of the data and information contained herein and hereby disclaims any responsibility for the truth, use of truth, validity, timeliness, accuracy, completeness of any and all data and information. The purchaser or user of this information for subdivision purposes only and are not intended to be used as a survey product.







ACTIVE HOUSING COMMUNITIES

ID	BUILDER	SUBDIVISION	TYPE	LOT SIZE	TOTAL LOTS	PRIOR STARTS	4Q06 STARTS	1Q07 STARTS	2Q07 STARTS	3Q07 STARTS	VACANT LOTS	PRICE RANGE LOW	PRICE RANGE HIGH
1	DR HORTON	CRESTVIEW AT MOUNTAINSIDE	D/S	VARXVAR	146	69	41	20	11	0	36	\$252,000	\$331,900
2	DR HORTON	PINNACLE AT MOUNTAINSIDE	D/S	VARXVAR	103	84	2	0	0	0	17	\$228,400	\$294,300
3	DR HORTON	RIDGEWAY AT MOUNTAINSIDE	D/S	VARXVAR	117	85	7	1	0	0	9	\$259,500	\$319,900
4	DR HORTON	SUMMIT AT MOUNTAINSIDE	D/S	VARXVAR	133	53	9	17	7	0	71	\$290,500	\$334,850
5	HACIENDA BUILDERS	FIORÉ AT CORTESSA	D/S	VARXVAR	115	9	7	0	0	9	99	\$330,990	\$430,990
6	HOMELIFE COMMUNITIES	AMOROSA AT CORTESSA	D/S	VARXVAR	198	88	76	2	0	0	34	\$200,000	\$278,990
7	MISCELLANEOUS BUILDERS	SONORAN RIDGE ESTATE #3	C	VARXVAR	42	11	0	0	0	1	31	N/A	N/A
8	MISCELLANEOUS BUILDERS	SONORAN RIDGE ESTATES UNITS 1,2	C	VARXVAR	69	45	0	2	0	0	24	N/A	N/A
9	PULTE HOMES	WHITE TANK FOOTHILLS CANYON SERIES	D/S	VARXVAR	106	15	1	0	0	12	90	\$239,900	\$270,900
10	PULTE HOMES	WHITE TANK FOOTHILLS COMPASS SERIES	D/S	VARXVAR	85	32	8	0	14	15	45	\$229,000	\$295,000
11	PULTE HOMES	WHITE TANK FOOTHILLS DISCOVERY SERIES	D/S	VARXVAR	108	16	1	0	9	4	91	\$283,900	\$323,900
12	PULTE HOMES	WHITE TANK FOOTHILLS SUMMIT SERIES	D/S	VARXVAR	95	27	6	0	0	24	62	\$174,500	\$196,500
13	PULTE HOMES	WHITE TANK FOOTHILLS TRAILHEAD SERIES	D/S	VARXVAR	80	12	1	0	6	3	67	\$293,900	\$331,900
14	SANTA ANNA HOMES	CLASSICS AT CORTESSA	D/S	VARXVAR	103	56	2	4	1	15	45	\$199,950	\$263,990
15	SANTA ANNA HOMES	ESTATES AT CORTESSA	D/S	VARXVAR	102	50	5	6	4	8	47	\$209,550	\$266,550
16	STANDARD PACIFIC HOMES	CROSSINGS AT CORTESSA	D/S	VARXVAR	76	60	8	3	5	4	8	\$230,990	\$430,990
17	STANDARD PACIFIC HOMES	MANOR AT CORTESSA	D/S	VARXVAR	107	3	0	0	0	3	104	N/A	N/A
18	STANDARD PACIFIC HOMES	MEADOWS AT CORTESSA	D/S	VARXVAR	90	84	6	5	0	4	0	\$263,490	\$327,490
19	STANDARD PACIFIC HOMES	VILLAGES AT CORTESSA	D/S	VARXVAR	75	3	0	0	0	0	72	\$215,990	\$264,990
20	TREND HOMES	ANDALUCIA AT CORTESSA - REGENCY SERIES	D/S	VARXVAR	102	57	1	10	9	14	44	\$424,950	\$579,950
21	TREND HOMES	TARAGONA AT CORTESSA REGENCY SERIES	D/S	VARXVAR	128	41	4	6	11	9	63	N/A	N/A
22	TREND HOMES	ZARRAGOZA AT CORTESSA REGENCY SERIES	D/S	VARXVAR	107	0	37	0	0	0	70	\$299,950	\$308,950
23	DR HORTON	RIDGEWAY 5000 AT MOUNTAINSIDE	D/S	VARXVAR	35	35	3	5	0	0	27	N/A	N/A
24	DR HORTON	CRESTVIEW 1700 AT MOUNTAINSIDE	D/S	VARXVAR	52	0	0	0	0	0	52	N/A	N/A
25	DR HORTON	PINNACLE 4000 AT MOUNTAINSIDE	D/S	VARXVAR	145	13	19	0	0	13	113	N/A	N/A
26	LENNAR HOMES	LAUREATES AT CORTESSA	D/S	VARXVAR	77	88	0	0	0	68	9	N/A	N/A
27	STANDARD PACIFIC HOMES	VILLAGES AT CORTESSA	D/S	VARXVAR	269	164	23	7	1	23	82	N/A	N/A
TOTAL					2,865	1,178	267	88	78	229	1,432		

SOURCE: LANDISCOR AERIAL INFORMATION • 1710 E. INDIAN SCHOOL RD. • PHOENIX, ARIZONA 85016 • PHONE (602) 248-8989 • FAX (602) 266-8116
SOURCE: BELFIORE REAL ESTATE CONSULTING • 3930 E. RAY ROAD, SUITE 120 • PHOENIX, ARIZONA 85044 • PHONE (480) 706-1002 • FAX (480) 706-7045

FUTURE HOUSING COMMUNITIES

ID	BUILDER	SUBDIVISION	TYPE	LOT SIZE	TOTAL LOTS
1	A&B INVESTMENTS	CACTUS & COTTON LANE	D/S	VARXVAR	N/A
2	FIRST AMERICAN TITLE	SONORAN RIDGE ESTATES	D/S	VARXVAR	52
3	PULTE HOMES	WHITE TANK FOOTHILLS COMPASS SERIES	D/S	VARXVAR	105
4	WHITE SPRINGS LLC	WHITE SPRINGS	D/S	VARXVAR	N/A

SOURCE: LANDISCOR AERIAL INFORMATION • 1710 E. INDIAN SCHOOL RD. • PHOENIX, ARIZONA 85016 • PHONE (602) 248-8989 • FAX (602) 266-8116
SOURCE: BELFIORE REAL ESTATE CONSULTING • 3930 E. RAY ROAD, SUITE 120 • PHOENIX, ARIZONA 85044 • PHONE (480) 706-1002 • FAX (480) 706-7045

RETAIL CENTERS

ID	NAME	ADDRESS	YR. BUILT	SQ. FT.	ANCHORS
A	SYCAMORE FARMS TOWNE CENTER	LOOP 303 & CACTUS RD.	PLANNED	630,000	LOWE'S, PETSMART, OFFICE MAX, PIERI, MICHAEL'S
B	WEST GLENDALE PROMENADE	LOOP 303 & PEORIA AVE.	PLANNED	775,000	TBD
C	PRASADA	LOOP 303 & CACTUS RD.	PLANNED	1,500,000	TBD
D	CACTUS ROAD POWER CENTER	CACTUS RD. & LOOP 303	PLANNED	812,800	N/A

SOURCE: CB RICHARD ELLIS • 2415 EAST CAMELBACK ROAD • PHOENIX, ARIZONA 85016 • PHONE (602) 735-5555 • FAX (602) 735-5655

CONDOS & LOFTS

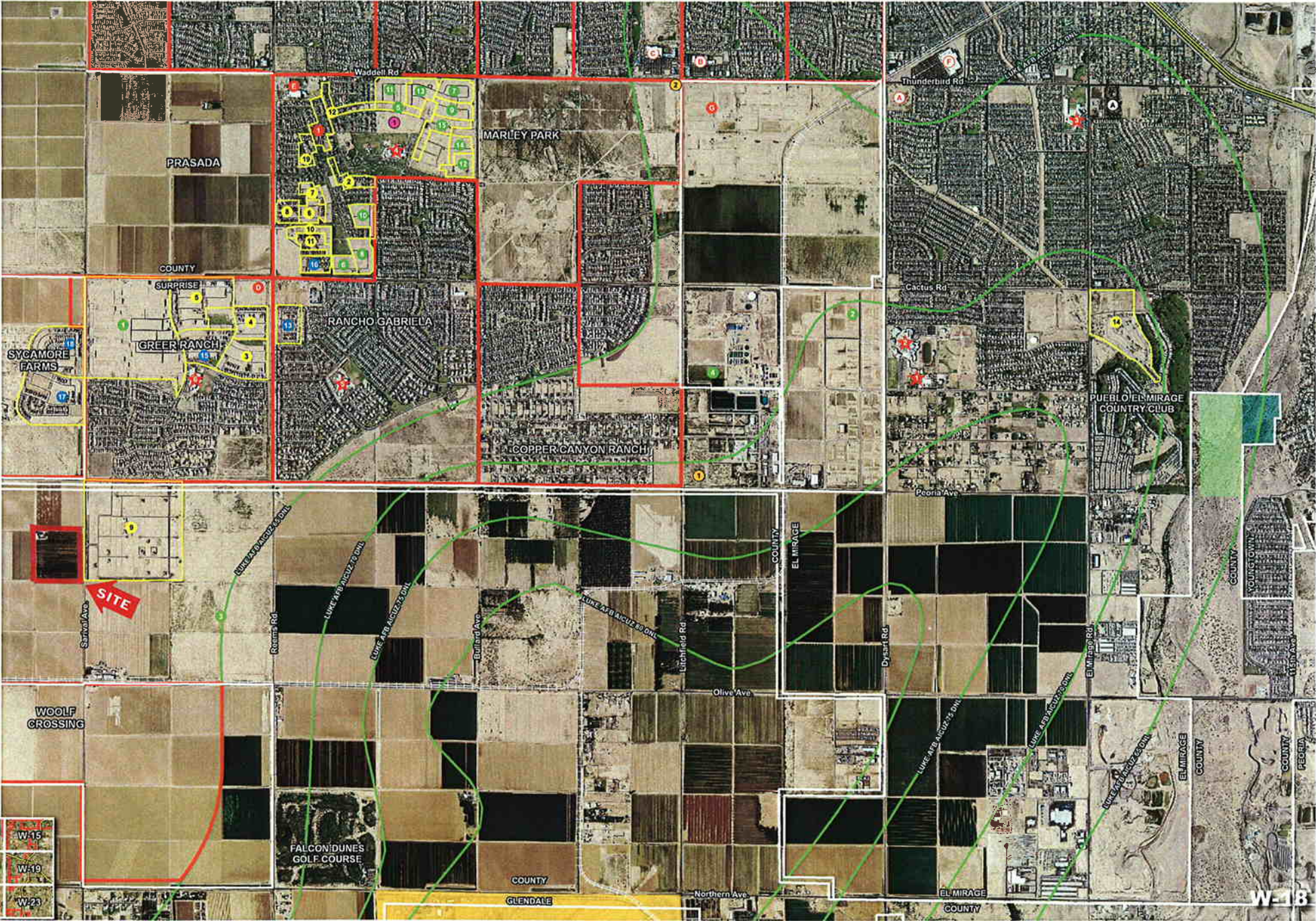
ID	BUILDER	NAME	STATUS	TOTAL UNITS	PRICE RANGE LOW	PRICE RANGE HIGH
1	KB HOME	THE RETREAT AT SYCAMORE FARMS PHASE 1		271	N/A	N/A

SOURCE: LANDISCOR AERIAL INFORMATION • 1710 E. INDIAN SCHOOL RD. • PHOENIX, ARIZONA 85016 • PHONE (602) 248-8989 • FAX (602) 266-8116

PUBLIC SCHOOLS

ID	NAME	DISTRICT	RATING
1	NEW	DYSART UNIFIED	N/A

SOURCE: ARIZONA DEPARTMENT OF EDUCATION • WWW.ADE.STATE.AZ.US



ACTIVE HOUSING COMMUNITIES

ID	BUILDER	SUBDIVISION	TYPE	LOT SIZE	TOTAL LOTS	PRIOR STARTS	4Q06 STARTS	1Q07 STARTS	2Q07 STARTS	3Q07 STARTS	VACANT LOTS	PRICE RANGE LOW	PRICE RANGE HIGH
1	ASHTON WOODS HOMES	HACIENDAS AT MARLEY PARK	D/S	70X120	44	37	30	0	0	2	23	\$271,990	\$333,990
2	ELEMENT HOMES	THE WOODLAND SERIES AT MARLEY PARK	D/S	VARXVAR	29	17	0	2	7	0	12	\$287,500	\$387,500
3	BROWN FAMILY COMMUNITIES	RESERVE AT GREER RANCH	D/S	VARXVAR	71	22	0	11	6	5	49	\$324,990	\$404,990
4	COURTLAND HOMES	PINES AT GREER RANCH	D/S	VARXVAR	93	28	0	9	7	9	65	\$199,490	\$286,490
5	COURTLAND HOMES	WILLOWS AT GREER RANCH	D/S	VARXVAR	120	26	3	7	6	4	91	\$235,990	\$315,790
6	ELEMENT HOMES	THE WOODLAND SERIES AT MARLEY PARK	D/S	VARXVAR	30	3	2	0	0	3	25	\$287,500	\$387,500
7	ENGLE HOMES	CAMBRIDGE AT MARLEY PARK	D/S	70X120	146	5	1	0	0	0	140	\$333,990	\$411,990
8	ENGLE HOMES	OAKLAND AT MARLEY PARK	D/S	VARXVAR	36	26	1	0	0	7	9	\$248,990	\$360,990
9	PEORIA 145 LLC	TWELVE OAKS ESTATES	D/S	VARXVAR	400	12	4	2	5	2	384	N/A	N/A
10	RANDALL MARTIN HOME	TBD	D/S	VARXVAR	44	0	0	0	0	0	44	N/A	N/A
11	RANDALL MARTIN HOME	TOWNSEND AT MARLEY PARK	D/S	VARXVAR	29	16	1	1	2	5	12	\$245,108	\$279,990
12	RANDALL MARTIN HOME	TBD	D/S	VARXVAR	39	27	0	2	0	2	12	N/A	N/A
13	RICHMOND AMERICAN HOMES	RANCHO GABRIELA PH III PAC 17	D/S	VARXVAR	98	62	12	11	10	7	24	\$196,990	\$266,630
14	ROBERTS RESORTS	THE FAIRWAYS	D/S	VARXVAR	152	56	5	19	0	4	91	N/A	N/A
15	RYLAND HOMES	GREER RANCH HERITAGE	D/S	VARXVAR	66	14	14	0	2	4	38	\$222,990	\$329,990
16	SCOTT COMMUNITIES	THE CEDARS AT MARLEY PARK	D/S	75X120	122	23	6	1	0	0	93	\$189,900	\$231,900
17	TAYLOR WOODROW HOMES	VOYAGE COLLECTION AT SYCAMORE ESTATES	D/S	VARXVAR	138	60	12	8	18	17	66	\$233,900	\$267,900
18	TAYLOR WOODROW HOMES	VOYAGE COLLECTION AT SYCAMORE ESTATES	D/S	VARXVAR	125	52	9	9	15	12	64	\$284,900	\$349,900
19	SCOTT COMMUNITIES	THE CEDARS AT MARLEY PARK	D/S	75X120	122	27	0	1	0	0	95	\$189,900	\$231,900
TOTAL					1,904	513	100	83	78	83	1,337		

SOURCE: LANDISCOR AERIAL INFORMATION • 1710 E. INDIAN SCHOOL RD. • PHOENIX, ARIZONA 85016 • PHONE (602) 248-8989 • FAX (602) 266-8116
SOURCE: BELFIORE REAL ESTATE CONSULTING • 3930 E. RAY ROAD, SUITE 120 • PHOENIX, ARIZONA 85044 • PHONE (480) 706-1002 • FAX (480) 706-7045

FUTURE HOUSING COMMUNITIES

ID	BUILDER	SUBDIVISION	TYPE	LOT SIZE	TOTAL LOTS
1	COURTLAND HOMES	GREER RANCH N PH II	D/S	VARXVAR	468
2	LENNAR	DYSART AND CACTUS PARCEL 6	D/S	46X110	N/A
3	ROSE GARDEN ESTATES	ROSE GARDEN ESTATES	D/S	VARXVAR	424
4	WF BUTLER INVESTMENT	DESERT COVE	D/S	65 ACRES	N/A
5	ASHTON WOODS HOMES	BLOOMFIELD AT MARLEY PARK	D/S	VARXVAR	24
6	ELEMENT HOMES	THE WOODLAND SERIES AT MARLEY PARK	D/S	VARXVAR	N/A
7	ENGLE HOMES	CAMBRIDGE AT MARLEY PARK	D/S	70X120	146
8	ENGLE HOMES	OAKLAND AT MARLEY PARK	D/S	VARXVAR	N/A
9	ELEMENT HOMES	THE WOODLAND SERIES AT MARLEY PARK	D/S	VARXVAR	N/A
10	ENGLE HOMES	OAKLAND AT MARLEY PARK	D/S	VARXVAR	N/A
11	ENGLE HOMES	OAKLAND AT MARLEY PARK	D/S	VARXVAR	N/A
12	ENGLE HOMES	OAKLAND AT MARLEY PARK	D/S	VARXVAR	N/A
13	SCOTT COMMUNITIES	THE CEDARS AT MARLEY PARK	D/S	75X120	122
14	SCOTT COMMUNITIES	THE CEDARS AT MARLEY PARK	D/S	75X120	122
15	ASHTON WOODS HOMES	BLOOMFIELD AT MARLEY PARK	D/S	VARXVAR	N/A

SOURCE: LANDISCOR AERIAL INFORMATION • 1710 E. INDIAN SCHOOL RD. • PHOENIX, ARIZONA 85016 • PHONE (602) 248-8989 • FAX (602) 266-8116
SOURCE: BELFIORE REAL ESTATE CONSULTING • 3930 E. RAY ROAD, SUITE 120 • PHOENIX, ARIZONA 85044 • PHONE (480) 706-1002 • FAX (480) 706-7045

OFFICE BUILDINGS

ID	BUILDING NAME	ADDRESS	CITY	YR. BUILT	SQ. FT.
1	DESERT COVE COMM. PARK	NEC LITCHFIELD RD. & PEORIA RD.	SURPRISE	PLANNED	N/A
2	MARLEY PARK OFFICE CENTER	SWC LITCHFIELD RD. & WADDELL RD.	SURPRISE	PLANNED	82,500

SOURCE: GRUBB & ELLIS • 2375 EAST CAMELBACK ROAD • SUITE 300 • PHOENIX, ARIZONA 85016 • PHONE (602) 954-9000 • FAX (602) 469-8598

APARTMENT COMMUNITIES

ID	APARTMENT COMPLEX	ADDRESS	CITY	YR. BUILT	UNITS
A	CASA MIRAGE	12235 W. THUNDERBIRD RD.	PHOENIX	1993	128

SOURCE: HENDRICKS AND PARTNERS • 2525 EAST CAMELBACK ROAD • PHOENIX, ARIZONA 85016 • PHONE (602) 985-1122 • FAX (602) 955-9611

RETAIL CENTERS

ID	NAME	ADDRESS	YR. BUILT	SQ. FT.	ANCHORS
A	THUNDERBIRD & DYSART CENTER	THUNDERBIRD RD. & DYSART RD.	2006	74,745	TBD
B	SURPRISE CROSSING	WADDELL RD. & LITCHFIELD RD.	2006	130,000	SAFEWAY
C	FRY'S MARKETPLACE	LITCHFIELD RD. & THUNDERBIRD RD.	2005	115,000	FRY'S MARKETPLACE
D	NEIGHBORHOOD CENTER	CACTUS RD. & REEMS RD.	UNDER CONST.	92,160	TBD
E	BASHAS' CENTER	WADDELL RD. & REEMS RD.	UNDER CONST.	82,800	BASHAS'
F	WAL-MART SUPERCENTER	NEC THUNDERBIRD RD. & DYSART RD.	2007	210,000	WAL-MART SUPERCENTER
G	SHOPPES AT SURPRISE POINTE	WADDELL RD. & LITCHFIELD RD.	PLANNED	250,000	TBD

SOURCE: CB RICHARD ELLIS • 2415 EAST CAMELBACK ROAD • PHOENIX, ARIZONA 85016 • PHONE (602) 735-5555 • FAX (602) 735-5855

PUBLIC SCHOOLS

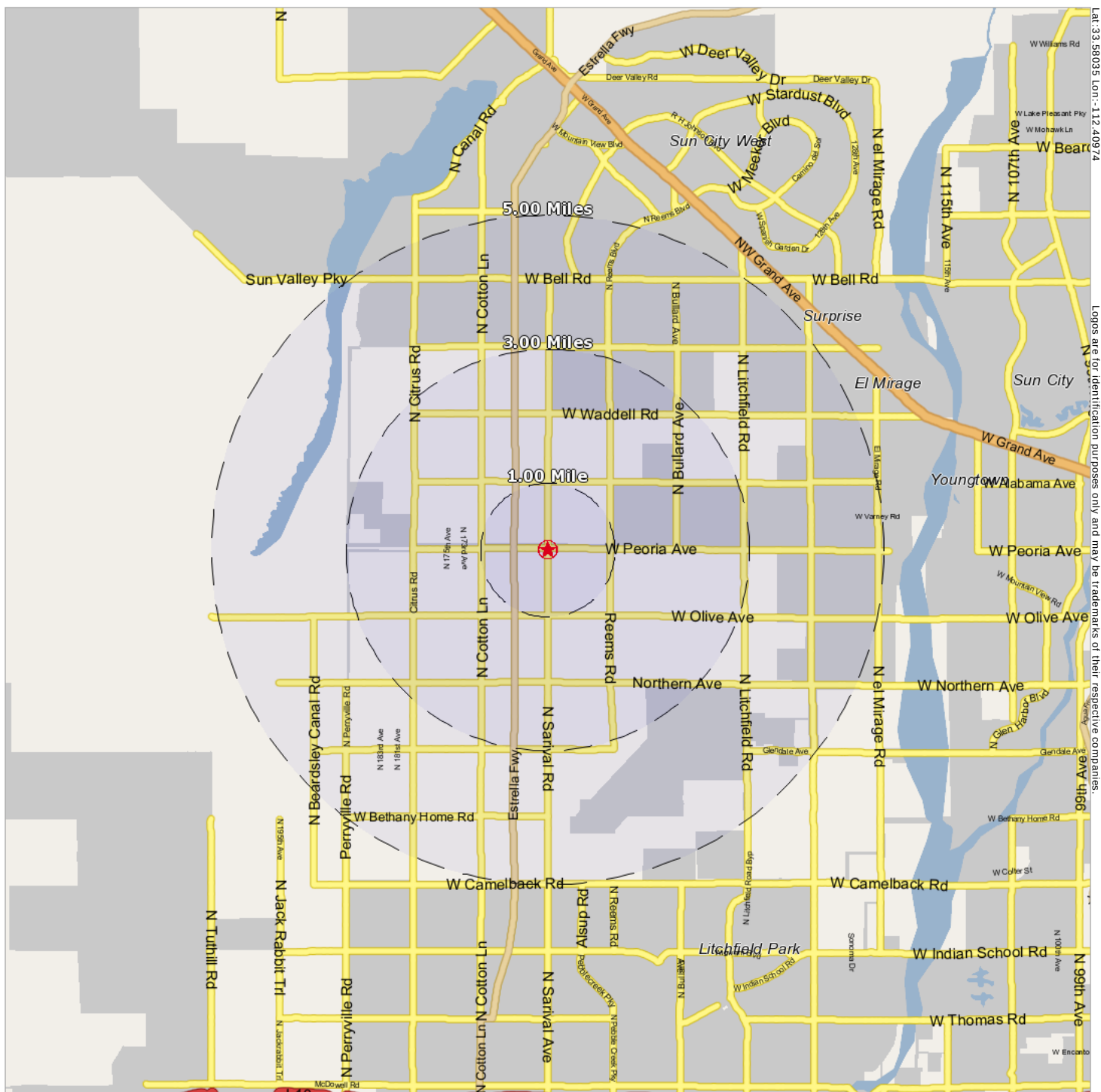
ID	NAME	DISTRICT	RATING
1	DYSART ELEM. SCHOOL	DYSART UNIFIED	PERFORMING
2	DYSART HIGH SCHOOL	DYSART UNIFIED	PERFORMING
3	EL MIRAGE SCHOOL	DYSART UNIFIED	PERFORMING PLUS
4	MARLEY PARK ELEM. SCHOOL	DYSART UNIFIED	PERFORMING PLUS
5	RANCHO GABRIELA	DYSART UNIFIED	PERFORMING PLUS
6	SONORAN HEIGHTS ELEM. SCHOOL	DYSART UNIFIED	PERFORMING PLUS

SOURCE: ARIZONA DEPARTMENT OF EDUCATION • WWW.ADE.STATE.AZ.US

CONDOS & LOFTS

ID	BUILDER	NAME	STATUS	TOTAL UNITS	PRICE RANGE LOW	PRICE RANGE HIGH
1	FRANK RESIDENTIAL	MARBELLA AT MARLEY PARK	PLANNED	N/A	N/A	N/A

SOURCE: LANDISCOR AERIAL INFORMATION • 1710 E. INDIAN SCHOOL RD. • PHOENIX, ARIZONA 85016 • PHONE (602) 248-8989 • FAX (602) 266-8116



Demographic Source: Applied Geographic Solutions / TIGER Geography

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Sarival Avenue & Peoria Avenue

Surprise, Arizona

February, 2008

Nathan & Associates, Inc.

NATHAN & ASSOCIATES, INC.
Land Brokerage Services

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Demographic Profile Expanded

Estimates & Projections

Nathan & Associates, Inc.

February 2008

Sarival Avenue & Peoria Avenue	1.00 Mile		3.00 Miles		5.00 Miles	
Population						
Estimated Population (2007)	300		15,867		57,393	
Population 1990	132		1,672		9,838	
Population 2000	219		3,301		22,213	
Projected Population (2012)	361		21,326		75,101	
Forcasted Population (2017)	439		31,339		104,479	
Historical Annual Growth 1990 to 2000	87	6.6 %	1,629	9.7 %	12,375	12.6 %
Historical Annual Growth 2001 to 2006	80	6.6 %	12,567	9.7 %	35,180	12.6 %
Projected Annual Growth 2006 to 2011	61	4.1 %	5,459	6.9 %	17,709	6.2 %
Est. Population Density	95.63	psm	562.76	psm	740.98	psm
Trade Area Size	3.13	sq mi	28.20	sq mi	77.46	sq mi
Households						
Estimated Households (2007)	89		5,620		20,681	
Households 1990	36		443		2,613	
Households 2000	66		1,040		7,863	
Projected Households (2012)	107		7,543		26,985	
Forcated Households (2017)	129		11,154		37,603	
Households with Children (2007)	38	42.8 %	2,352	41.8 %	7,658	37.0 %
Average Family Household Size	3.36		2.82		2.78	
Average Household Income						
Average household Income(2007)	72,368		56,334		57,424	
Average household Income(2012)	\$79,094		\$60,596		\$62,146	
Averagefamilyincome(2007)	\$77,460		\$59,536		\$61,995	
Median Household Income						
Median household Income(2007)	\$75,875		\$60,910		\$58,681	
Median household Income(2012)	\$85,161		\$67,562		\$65,285	
Medianfamilyincome(2007)	\$81,920		\$64,613		\$63,260	
Per Capita Income						
Per Capita Income(2007)	\$21,620		\$20,140		\$21,354	
Per Capita Income(2012)	\$23,488		\$21,581		\$22,867	
Per Capita Income Est. 5 year change	\$1,868.43	-8.0 %	\$1,441.59	-6.7 %	\$1,512.97	-6.6 %
Other Income						
Disposable Income(2007)	\$61,470		\$50,420		\$48,842	
Disposable Income(2012)	\$67,468		\$55,195		\$53,637	
Disposable Income Est. 5 year change	\$5,997.24	9.8 %	\$4,774.93	9.5 %	\$4,795.50	9.8 %
Median household Net Worth	\$536,452		\$411,830		\$454,970	
Daytime Demos						
Total Number of Businesses (2007)	6		112		629	
Total Number of Employees (2007)	65		1,123		8,414	
Company Headqtrs: Businesses	0	0.0 %	0	0.0 %	0	0.1 %
Company Headqtrs: Employees	0	0.0 %	0	0.0 %	1	0.0 %
Unemployment rate(2007)	1.95 %		3.59 %		3.13 %	
Employee Population Per Business	11.0 to 1		10.0 to 1		13.4 to 1	
Residential Population per Business	50.6 to 1		141.3 to 1		91.3 to 1	

Demographic Source: Applied Geographic Solutions / TIGER Geography

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Demographic Profile Expanded

Estimates & Projections

Nathan & Associates, Inc.

February 2008

Sarival Avenue & Peoria Avenue	1.00 Mile		3.00 Miles		5.00 Miles	
Race & Ethnicity						
White (2007)	249	83.2 %	13,302	83.8 %	48,149	83.9 %
Black or African American (2007)	4	1.4 %	504	3.2 %	2,119	3.7 %
American Indian & Alaska Native (2007)	3	1.0 %	72	0.5 %	388	0.7 %
Asian (2007)	4	1.5 %	326	2.1 %	1,186	2.1 %
Hawaiian & Pacific Islander (2007)	0	0.1 %	4	0.0 %	53	0.1 %
Other Race (2007)	33	11.0 %	1,111	7.0 %	3,818	6.7 %
Multi Race (2007)	5	1.8 %	548	3.5 %	1,679	2.9 %
Not Hispanic or Latino Population (2007)	208	69.4 %	12,058	76.0 %	43,355	75.5 %
Hispanic or Latino Population (2007)	92	30.6 %	3,809	24.0 %	14,038	24.5 %
Not of Hispanic Origin Population (90)	93	70.7 %	1,285	76.9 %	7,533	76.6 %
Hispanic Origin Population (90)	39	29.3 %	387	23.1 %	2,305	23.4 %
Not Hispanic or Latino Population (2000)	164	74.7 %	2,580	78.2 %	18,162	81.8 %
Hispanic or Latino Population (2000)	56	25.3 %	721	21.8 %	4,051	18.2 %
Not Hispanic or Latino Population (2012)	241	66.9 %	15,569	73.0 %	54,331	72.3 %
Hispanic or Latino Population (2012)	120	33.1 %	5,757	27.0 %	20,770	27.7 %
Hist. Hispanic Ann Growth (1991 to 2006)	53	9.1 %	3,422	59.0 %	11,733	33.9 %
Proj. Hispanic Ann Growth (2006 to 2011)	28	6.1 %	1,948	10.2 %	6,732	9.6 %
Age						
Age 0 to 4 yrs(2007)	20	6.7 %	1,967	12.4 %	5,719	10.0 %
Age 5 to 9 yrs(2007)	23	7.8 %	1,180	7.4 %	4,243	7.4 %
Age 10 to 14 yrs(2007)	29	9.5 %	919	5.8 %	3,617	6.3 %
Age 15 to 19 yrs(2007)	26	8.6 %	847	5.3 %	2,975	5.2 %
Age 20 to 24 yrs(2007)	16	5.2 %	1,899	12.0 %	4,954	8.6 %
Age 25 to 29 yrs(2007)	15	4.9 %	1,951	12.3 %	5,305	9.2 %
Age 30 to 34 yrs(2007)	18	5.9 %	1,521	9.6 %	4,693	8.2 %
Age 35 to 39 yrs(2007)	24	8.2 %	1,288	8.1 %	4,075	7.1 %
Age 40 to 44 yrs(2007)	30	9.9 %	870	5.5 %	3,087	5.4 %
Age 45 to 49 yrs(2007)	26	8.6 %	922	5.8 %	3,149	5.5 %
Age 50 to 54 yrs(2007)	23	7.6 %	713	4.5 %	3,060	5.3 %
Age 55 to 59 yrs(2007)	17	5.6 %	610	3.8 %	3,198	5.6 %
Age 60 to 64 yrs(2007)	13	4.3 %	436	2.7 %	3,216	5.6 %
Population age 65-74(2007)	13	4.5 %	460	2.9 %	4,050	7.1 %
Population age 75-84(2007)	7	2.2 %	221	1.4 %	1,645	2.9 %
Population age 85+(2007)	2	0.5 %	63	0.4 %	408	0.7 %
MedianAge(2007)	34.8	yrs	27.8	yrs	33.1	yrs
Gender Age Distribution						
PopulationFemale(2007)	139	46.4 %	7,727	48.7 %	28,052	48.9 %
Age 0 to 19 yrs (2007)	45	32.7 %	2,449	31.7 %	8,051	28.7 %
Age 20 to 64 yrs (2007)	82	59.3 %	4,873	63.1 %	16,920	60.3 %
Age 65 yrs plus (2007)	11	8.0 %	405	5.2 %	3,081	11.0 %
MedianAgeFemales(2007)	34.8	Yrs	27.5	Yrs	33.2	Yrs
PopulationMale(2007)	161	53.6 %	8,141	51.3 %	29,340	51.1 %
Age 0 to 19 yrs (2007)	52	32.6 %	2,463	30.3 %	8,502	29.0 %
Age 20 to 64 yrs (2007)	98	61.0 %	5,338	65.6 %	17,816	60.7 %
Age 65 yrs plus (2007)	10	6.5 %	340	4.2 %	3,022	10.3 %
MedianAgeMales(2007)	34.9	yrs	28.1	yrs	33.0	yrs

Demographic Source: Applied Geographic Solutions / TIGER Geography

Demographic Profile Expanded Estimates & Projections

Nathan & Associates, Inc.

February 2008

Sarival Avenue & Peoria Avenue	1.00 Mile		3.00 Miles		5.00 Miles	
Household Income Distribution						
HH Income \$200,000 or More (2007)	2	2.7 %	36	0.6 %	357	1.7 %
HH Income \$150,000 to 199,999 (2007)	3	2.9 %	40	0.7 %	366	1.8 %
HH Income \$100,000 to 149,999 (2007)	24	27.1 %	740	13.2 %	2,461	11.9 %
HH Income \$75,000 to 99,999(2007)	17	19.5 %	938	16.7 %	3,218	15.6 %
HH Income \$50,000 to 74,999(2007)	19	20.9 %	1,821	32.4 %	6,112	29.6 %
HH Income \$35,000 to 49,999(2007)	10	11.5 %	1,318	23.4 %	4,123	19.9 %
HH Income \$25,000 to 34,999(2007)	5	5.8 %	445	7.9 %	1,986	9.6 %
HH Income \$15,000 to 24,999(2007)	4	5.0 %	106	1.9 %	1,074	5.2 %
HH Income \$0 to 14,999 (2007)	4	4.5 %	177	3.1 %	985	4.8 %
HH Income \$35000+	75	84.7 %	4,893	87.1 %	16,636	80.4 %
HH Income \$75000+	47	52.2 %	1,754	31.2 %	6,401	30.9 %
Housing						
Total Housing Units	94		5,916		26,658	
Housing Units Occupied	89	94.3 %	5,620	95.0 %	20,681	77.6 %
Housing Units, Owner Occupied (2007)	75	79.3 %	5,133	86.8 %	17,453	65.5 %
Housing Units, Renter Occupied (2007)	14	15.0 %	487	8.2 %	3,228	12.1 %
Housing Units, Vacant (2007)	5	5.7 %	297	5.0 %	5,977	22.4 %
Median Years in Residence (2007)	3	yrs	1	yrs	2	yrs
Marital Status						
Never Married	45	19.5 %	2,126	18.1 %	7,680	17.6 %
Now Married	143	62.8 %	8,167	69.5 %	29,475	67.5 %
Separated	16	7.2 %	277	2.4 %	1,410	3.2 %
Widowed	7	2.9 %	159	1.4 %	1,501	3.4 %
Divorced	17	7.6 %	1,017	8.7 %	3,603	8.2 %
Household Type						
Population Family (2007)	278	92.6 %	13,856	87.3 %	50,743	88.4 %
Population Non-Family (2007)	22	7.3 %	1,960	12.4 %	5,964	10.4 %
Population Group Qtrs	0	0.1 %	51	0.3 %	686	1.2 %
Households: Family (2007)	72	80.6 %	4,040	71.9 %	15,425	74.6 %
MarriedCoupleFamilyWithChildren(2007)	30	40.0 %	1,735	33.8 %	5,609	32.1 %
Average Family Household Size	3.86		3.43		3.29	
Households: Non-Family (2007)	17	19.4 %	1,580	28.1 %	5,255	25.4 %
Household Size						
1 Person Household	11	12.5 %	986	17.5 %	3,798	18.4 %
2 Person Households	30	33.8 %	1,932	34.4 %	8,149	39.4 %
3 Person Households	13	15.1 %	1,216	21.6 %	3,577	17.3 %
4 Person Households	16	18.4 %	973	17.3 %	3,085	14.9 %
5 Person Households	10	11.8 %	307	5.5 %	1,316	6.4 %
6+ Person Households	7	8.4 %	205	3.7 %	756	3.7 %
Household Vehicles						
Total Vehicles Available(2007)	192		10,722		37,760	
Household: 0 Vehicles Available	4	1.9 %	112	1.0 %	493	1.3 %
Household: 1 Vehicles Available	19	10.0 %	1,549	14.4 %	7,020	18.6 %
Household: 2+ Vehicles Available	66	34.4 %	3,959	36.9 %	13,168	34.9 %
Average Vehicles Per Household	2		2		2	

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Demographic Profile Expanded Estimates & Projections

Nathan & Associates, Inc.

February 2008

Sarival Avenue & Peoria Avenue		1.00 Mile		3.00 Miles		5.00 Miles	
Labor Force							
Labor(2007): Population Age 16+	222		11,634		43,168		
Civilian Employed	158	71.0 %	8,033	69.0 %	25,738	59.6 %	
Civilian Unemployed	4	2.0 %	418	3.6 %	1,352	3.1 %	
In Armed Forces	1	0.6 %	578	5.0 %	2,113	4.9 %	
Not in Labor Force	59	26.5 %	2,606	22.4 %	13,965	32.4 %	
Occupation							
Occupation 2000: Population 16+	114		1,545		8,012		
Mgmt, Business, & Financial Operations	17	15.1 %	226	14.7 %	1,037	12.9 %	
Professional and Related	14	12.7 %	245	15.8 %	1,326	16.6 %	
Service	18	15.9 %	252	16.3 %	1,416	17.7 %	
Sales and Office	25	22.3 %	408	26.4 %	2,447	30.5 %	
Farming, Fishing, and Forestry	16	14.1 %	95	6.1 %	202	2.5 %	
Construction, Extraction, & Maintenance	12	10.6 %	150	9.7 %	787	9.8 %	
Production, Transport, & Material Moving	11	9.4 %	170	11.0 %	797	9.9 %	
Percent White Collar Workers		50.1 %		56.9 %		60.0 %	
Percent Blue Collar Workers		49.9 %		43.1 %		40.0 %	
Consumer Expenditure (in \$000,000s)							
Total Household Expenditure (2007)	\$5,033		\$266,215		\$992,274		
Total Non-Retail Expenditures (2007)	\$3	57.8 %	\$154	57.7 %	\$572	57.7 %	
Total Retail Expenditures (2007)	\$2	42.2 %	\$113	42.3 %	\$420	42.3 %	
Apparel (2007)	\$0	4.8 %	\$13	4.8 %	\$47	4.8 %	
Contributions (2007)	\$0	3.6 %	\$9	3.4 %	\$35	3.5 %	
Education (2007)	\$0	2.4 %	\$6	2.1 %	\$22	2.2 %	
Entertainment (2007)	\$0	5.6 %	\$15	5.6 %	\$55	5.6 %	
Food And Beverages (2007)	\$1	15.2 %	\$41	15.5 %	\$153	15.5 %	
Furnishings And Equipment (2007)	\$0	4.5 %	\$12	4.4 %	\$43	4.4 %	
Gifts (2007)	\$0	2.6 %	\$7	2.5 %	\$25	2.5 %	
Health Care (2007)	\$0	5.9 %	\$16	6.2 %	\$61	6.2 %	
Household Operations (2007)	\$0	3.7 %	\$9	3.4 %	\$34	3.5 %	
Miscellaneous Expenses (2007)	\$0	1.7 %	\$5	1.7 %	\$17	1.7 %	
Personal Care (2007)	\$0	1.4 %	\$4	1.5 %	\$14	1.5 %	
Personal Insurance (2007)	\$0	1.0 %	\$3	1.0 %	\$10	1.0 %	
Reading (2007)	\$0	0.3 %	\$1	0.3 %	\$3	0.3 %	
Shelter (2007)	\$1	19.4 %	\$51	19.1 %	\$190	19.1 %	
Tobacco (2007)	\$0	0.6 %	\$2	0.7 %	\$7	0.7 %	
Transportation (2007)	\$1	20.4 %	\$56	20.9 %	\$204	20.6 %	
Utilities (2007)	\$0	6.8 %	\$19	7.1 %	\$70	7.1 %	
Educational Attainment							
Adult Population (25 Years+)	186		9,056		35,885		
Elementary (0 to 8)(2007)	20	10.5 %	276	3.0 %	1,565	4.4 %	
Some High School (9 to 11)(2007)	14	7.7 %	518	5.7 %	2,246	6.3 %	
Est. High School Graduate (12)(2007)	48	26.0 %	2,966	32.8 %	10,998	30.6 %	
Est. Some College (13 to 16)(2007)	43	23.1 %	2,409	26.6 %	9,460	26.4 %	
Est. Associate Degree Only(2007)	22	11.7 %	1,380	15.2 %	4,522	12.6 %	
Est. Bachelor Degree Only(2007)	26	14.2 %	1,278	14.1 %	4,934	13.7 %	
Est. Graduate Degree(2007)	13	6.8 %	229	2.5 %	2,162	6.0 %	

Demographic Source: Applied Geographic Solutions / TIGER Geography

Demographic Profile Expanded

Estimates & Projections

Nathan & Associates, Inc.

February 2008

Sarival Avenue & Peoria Avenue		1.00 Mile		3.00 Miles		5.00 Miles	
Units In Structure							
1 Detached Unit	56	81.0 %	935	86.0 %	6,727	71.0 %	
1 Attached Unit	1	1.9 %	57	5.2 %	867	9.1 %	
2 to 4 Units	0	0.0 %	1	0.1 %	73	0.8 %	
5 to 9 Units	0	0.0 %	0	0.0 %	82	0.9 %	
10 to 19 Units	0	0.7 %	4	0.4 %	137	1.4 %	
20 to 49 Units	0	0.0 %	0	0.0 %	103	1.1 %	
50 or more Units	0	0.0 %	0	0.0 %	147	1.5 %	
Mobile Home or Trailer	11		87		1,013		
Other Structure	0		3		329		
Homes Built By Year							
Homes Built 1999 to 2000	7	9.5 %	276	25.3 %	2,411	25.4 %	
Homes Built 1995 to 1998	17	24.7 %	301	27.7 %	3,393	35.8 %	
Homes Built 1990 to 1994	9	12.3 %	92	8.4 %	1,037	10.9 %	
Homes Built 1980 to 1989	19	26.9 %	191	17.6 %	1,106	11.7 %	
Homes Built 1970 to 1979	12	16.9 %	137	12.6 %	693	7.3 %	
Homes Built 1960 to 1969	3	4.5 %	49	4.5 %	479	5.1 %	
Homes Built 1950 to 1959	2	2.9 %	24	2.2 %	267	2.8 %	
Homes Built Before 1949	2	2.3 %	18	1.7 %	93	1.0 %	
Home Values							
Home Values \$1,000,000+	0	0.0 %	0	0.0 %	10	0.2 %	
Home Values \$500,000-\$999,999	1	2.4 %	10	1.2 %	22	0.4 %	
Home Values \$400,000-\$499,999	1	2.8 %	11	1.4 %	80	1.5 %	
Home Values \$300,000-\$399,999	2	5.2 %	24	2.9 %	183	3.3 %	
Home Values \$200,000-\$299,999	16	34.6 %	156	19.3 %	689	12.6 %	
Home Values \$150,000-\$199,999	14	31.2 %	152	18.7 %	1,032	18.8 %	
Home Values \$100,000-\$149,999	10	22.1 %	324	40.0 %	2,354	42.9 %	
Home Values \$70,000-\$99,999	0	0.7 %	122	15.1 %	908	16.6 %	
Home Values \$50,000-\$69,999	0	0.0 %	6	0.8 %	144	2.6 %	
Home Values \$25,000-\$49,999	0	1.0 %	4	0.5 %	48	0.9 %	
Home Values \$0-\$24,999	0	0.0 %	0	0.0 %	12	0.2 %	
Owner Occupied Median Value	\$194,538		\$155,475		\$141,496		
Renter Occupied Median Rent	\$264		\$657		\$591		
Transportation to Work							
Drive to Work Alone	81	70.3 %	1,236	71.8 %	7,021	71.5 %	
Drive to Work in Carpool	18	15.6 %	323	18.8 %	1,786	18.2 %	
Travel to Work - Public Transportation	0	0.2 %	6	0.4 %	51	0.5 %	
Drive to Work Motorcycle	1	0.6 %	8	0.5 %	29	0.3 %	
Walk or Bicycle to Work	6	5.2 %	53	3.1 %	429	4.4 %	
Other Means	0	0.0 %	6	0.3 %	97	1.0 %	
Work at Home	9	8.0 %	90	5.2 %	406	4.1 %	
Travel Time							
Travel to Work in 14 Minutes or Less	20	18.6 %	403	24.7 %	2,916	31.0 %	
Travel to Work in 15 to 29 Minutes	31	29.6 %	443	27.2 %	2,333	24.8 %	
Travel to Work in 30 to 59 Minutes	43	40.1 %	623	38.2 %	3,216	34.2 %	
Travel to Work in 60 Minutes or More	12	11.7 %	163	10.0 %	948	10.1 %	
Average Travel Time to Work	29 mins		28 mins		26 mins		

Demographic Source: Applied Geographic Solutions / TIGER Geography

Graphic Profile

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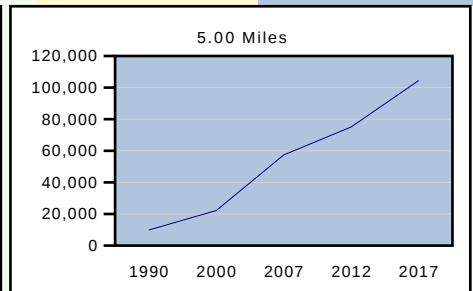
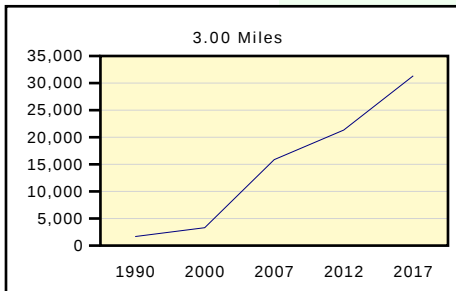
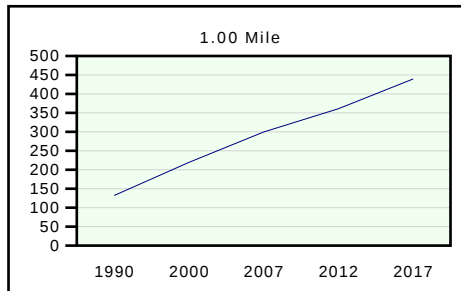
1.00 Mile

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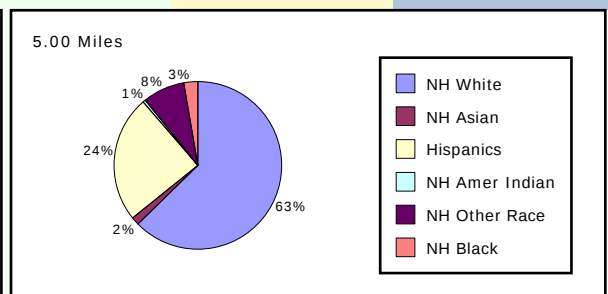
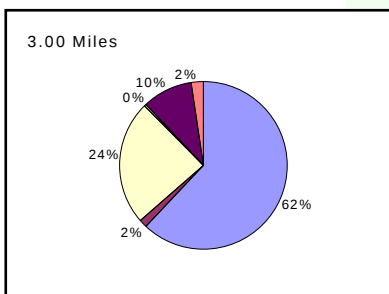
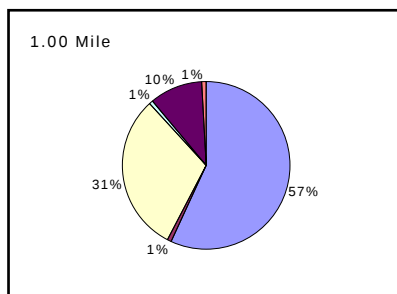
Population

Population 1990	132		1,672		9,838
Population 2000	219		3,301		22,213
Estimated Population (2007)	300		15,867		57,393
Projected Population (2012)	361		21,326		75,101
Forcasted Population (2017)	439		31,339		104,479
Historical Annual Growth (1990-2000)	87	6.6 %	1,629	9.7 %	12,375 12.6 %
Historical Annual Growth (2000-2007)	80	5.2 %	12,567	54.4 %	35,180 22.6 %
Historical Annual Growth (2007-2012)	61	4.1 %	5,459	6.9 %	17,709 6.2 %
Est. Population Density (2007)	95.63 psm		562.76 psm		740.98 psm
Trade Area Size	3.13 sq mi		28.20 sq mi		77.46 sq mi



Race & Ethnicity (2007)

Non Hispanic: White	170	56.9 %	9,843	62.0 %	35,968	62.7 %
Non Hispanic: Black / African American	3	0.9 %	375	2.4 %	1,550	2.7 %
Non Hispanic: Asian & Pacific Islander	2	0.8 %	244	1.5 %	883	1.5 %
Non Hispanic: Amer Indian & AK Native	2	0.7 %	58	0.4 %	295	0.5 %
Non Hispanic: Other Race	31	10.2 %	1,539	9.7 %	4,658	8.1 %
Hispanic: White	79	26.4 %	3,459	21.8 %	12,180	21.2 %
Hispanic: Black / African American	2	0.6 %	130	0.8 %	569	1.0 %
Hispanic: Asian & Pacific Islander	2	0.8 %	86	0.5 %	356	0.6 %
Hispanic: Amer Indian & AK Native	1	0.2 %	15	0.1 %	93	0.2 %
Hispanic: Other Race	8	2.6 %	119	0.8 %	840	1.5 %



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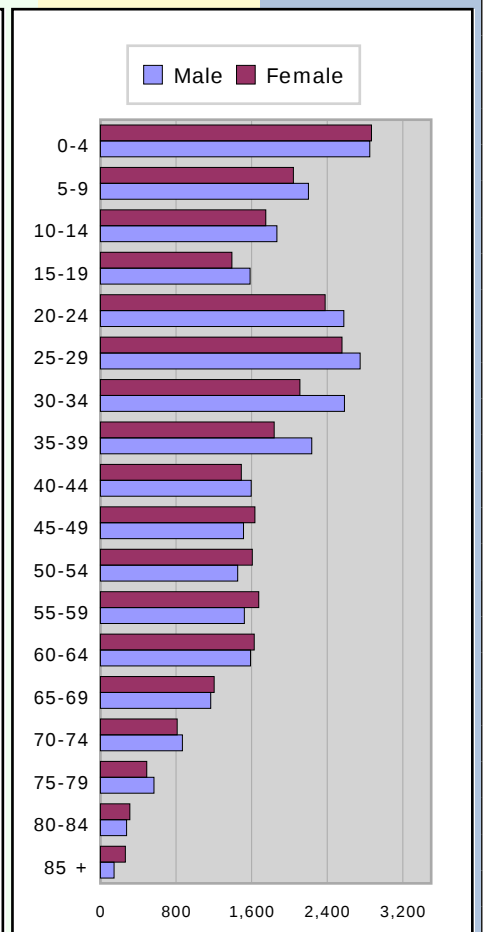
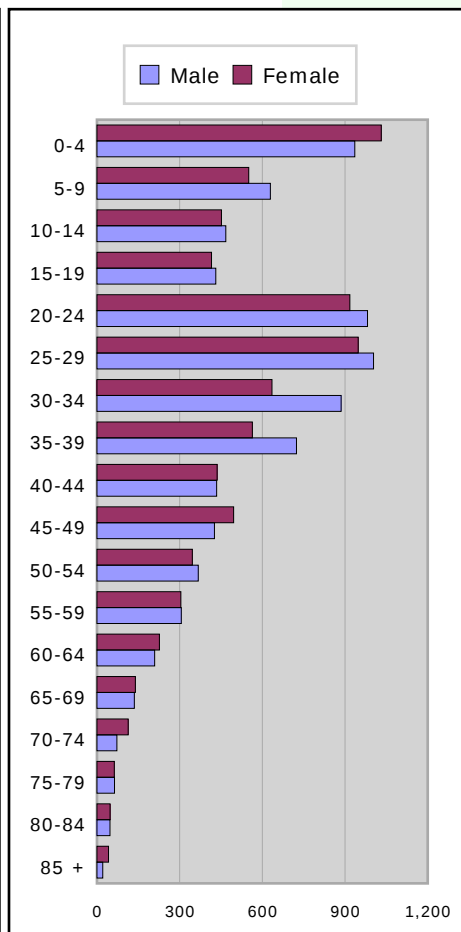
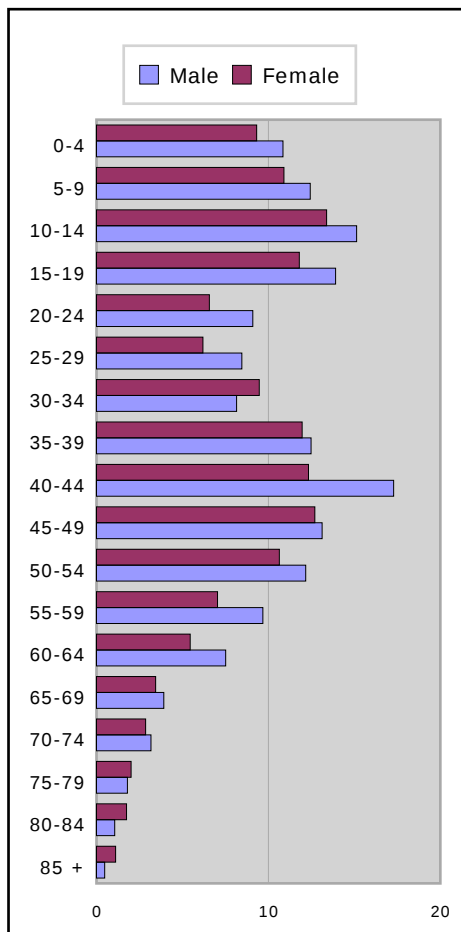
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Age Distribution (2007)

Total Population	300		15,867		57,393
Age 0 to 4 yrs(2007)	20	6.7 %	1,967	12.4 %	5,719
Age 5 to 9 yrs(2007)	23	7.8 %	1,180	7.4 %	4,243
Age 10 to 14 yrs(2007)	29	9.5 %	919	5.8 %	3,617
Age 15 to 19 yrs(2007)	26	8.6 %	847	5.3 %	2,975
Age 20 to 24 yrs(2007)	16	5.2 %	1,899	12.0 %	4,954
Age 25 to 29 yrs(2007)	15	4.9 %	1,951	12.3 %	5,305
Age 30 to 34 yrs(2007)	18	5.9 %	1,521	9.6 %	4,693
Age 35 to 39 yrs(2007)	24	8.1 %	1,288	8.1 %	4,075
Age 40 to 44 yrs(2007)	30	9.9 %	870	5.5 %	3,087
Age 45 to 49 yrs(2007)	26	8.6 %	922	5.8 %	3,149
Age 50 to 54 yrs(2007)	23	7.6 %	713	4.5 %	3,060
Age 55 to 59 yrs(2007)	17	5.6 %	610	3.8 %	3,198
Age 60 to 64 yrs(2007)	13	4.3 %	436	2.7 %	3,216
Age 65 to 69 yrs(2007)	7	2.5 %	275	1.7 %	2,371
Age 70 to 74 yrs(2007)	6	2.0 %	186	1.2 %	1,680
Age 75 to 79 yrs(2007)	4	1.3 %	126	0.8 %	1,057
Age 80 to 84 yrs(2007)	3	0.9 %	95	0.6 %	588
Age 85 yrs plus(2007)	2	0.5 %	63	0.4 %	408
Median Age	34.8 yrs		27.8 yrs		33.1 yrs



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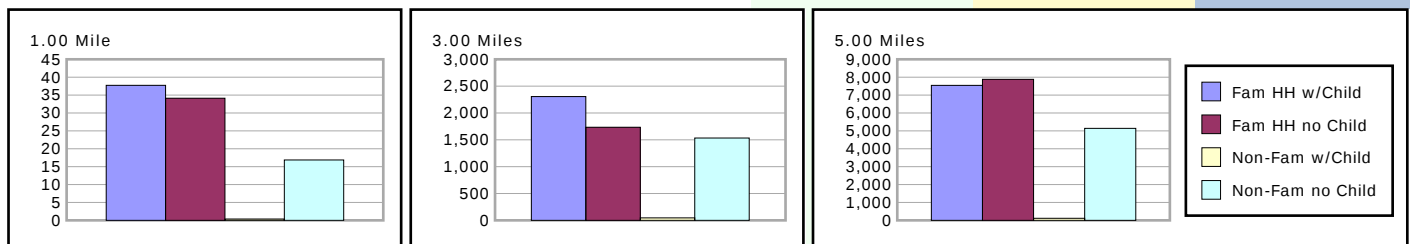
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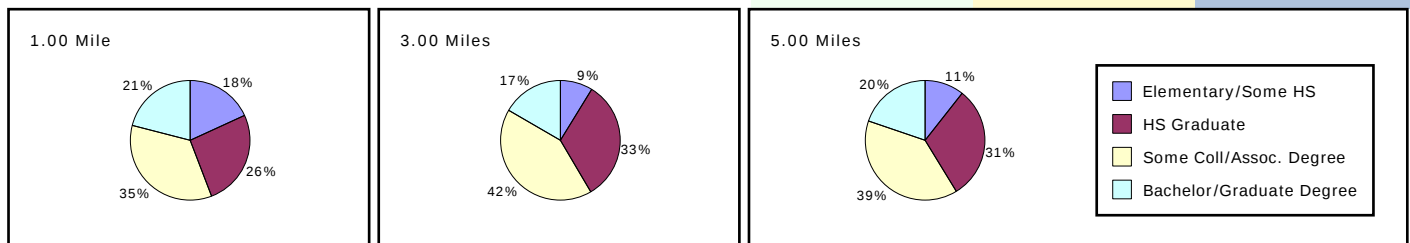
Household Type (2007)

Total Households	89		5,620		20,681	
Family Households	72	80.6 %	4,040	71.9 %	15,425	74.6 %
With Children	38	52.5 %	2,306	57.1 %	7,544	48.9 %
No Children	34	47.5 %	1,734	42.9 %	7,882	51.1 %
Non-Family Households	17	19.4 %	1,580	28.1 %	5,255	25.4 %
With Children	0	2.1 %	46	2.9 %	115	2.2 %
No Children	17	97.9 %	1,534	97.1 %	5,141	97.8 %



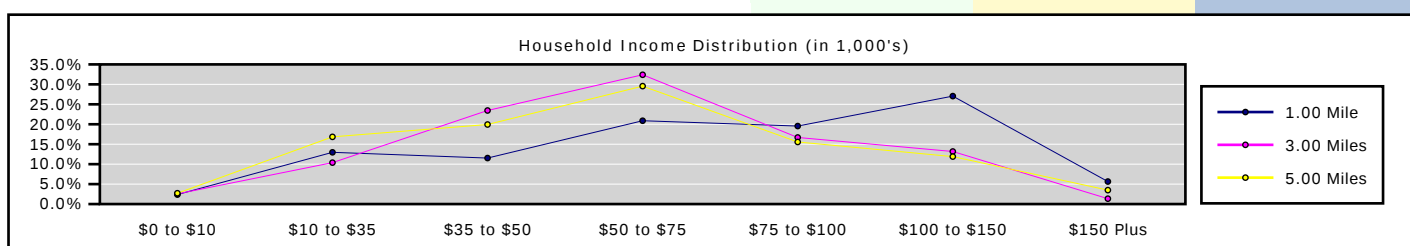
Educational Attainment (2007)

Elementary or Some High School	34	18.2 %	794	8.8 %	3,810	10.6 %
High School Graduate	48	26.0 %	2,966	32.8 %	10,998	30.6 %
Some College or Associates Degree	65	34.8 %	3,789	41.8 %	13,981	39.0 %
Bachelor or Graduate Degree	39	21.0 %	1,507	16.6 %	7,096	19.8 %



Household Income (2007)

Est. Average Household Income	\$72,368		\$56,334		\$57,424	
Est. Median Household Income	\$75,875		\$60,910		\$58,681	
HH Income \$0 to \$9,999	2	2.4 %	143	2.6 %	562	2.7 %
HH Income \$10,000 to \$34,999	12	13.0 %	583	10.4 %	3,483	16.8 %
HH Income \$35,000 to \$49,999	10	11.5 %	1,318	23.4 %	4,123	19.9 %
HH Income \$50,000 to \$74,999	19	20.9 %	1,821	32.4 %	6,112	29.6 %
HH Income \$75,000 to \$99,999	17	19.5 %	938	16.7 %	3,218	15.6 %
HH Income \$100,000 to \$149,999	24	27.1 %	740	13.2 %	2,461	11.9 %
HH Income \$150,000 or More	5	5.6 %	76	1.3 %	722	3.5 %



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