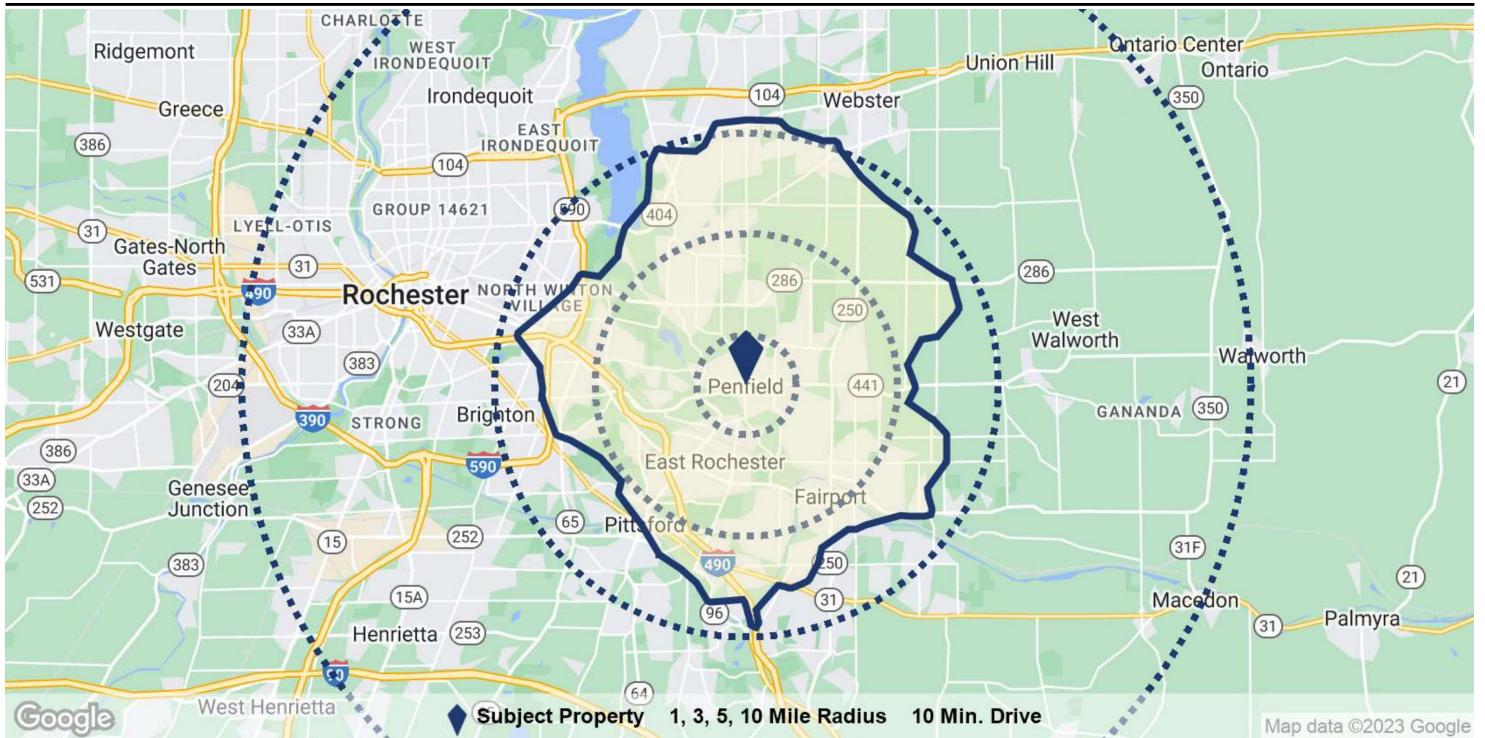


Subject Property

1843 Penfield Rd

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	6,571	54,114	141,774	503,847	94,975
5 Yr Growth	-0.1%	1.2%	1.3%	1.3%	-0.1%
Median Age	46	44	44	40	45
5 Yr Forecast	45	44	44	41	44
White / Black / Hispanic	93% / 3% / 4%	92% / 3% / 4%	90% / 4% / 4%	71% / 21% / 11%	91% / 3% / 4%
5 Yr Forecast	93% / 3% / 4%	92% / 3% / 4%	90% / 4% / 4%	71% / 20% / 11%	91% / 3% / 4%
Employment	3,186	26,581	68,294	368,970	48,874
Buying Power	\$196.8M	\$1.8B	\$5.1B	\$12.9B	\$3.2B
5 Yr Growth	0.8%	2.8%	3.0%	3.2%	2.4%
College Graduates	42.6%	49.0%	52.7%	38.3%	51.1%
Household					
Households	2,952	22,057	59,527	206,131	39,652
5 Yr Growth	0%	1.3%	1.4%	1.4%	-0.2%
Median Household Income	\$66,651	\$80,647	\$86,054	\$62,493	\$81,939
5 Yr Forecast	\$67,203	\$81,856	\$87,443	\$63,608	\$83,992
Average Household Income	\$88,261	\$102,795	\$108,758	\$87,739	\$105,661
5 Yr Forecast	\$89,668	\$103,849	\$110,021	\$89,052	\$107,720
% High Income (>\$75K)	42%	53%	56%	43%	53%
Housing					
Median Home Value	\$162,217	\$207,156	\$205,593	\$173,532	\$206,422
Median Year Built	1964	1968	1966	1959	1968
Owner / Renter Occupied	72% / 28%	77% / 23%	75% / 25%	60% / 40%	74% / 26%