

Village Plaza Chapel Hill, North Carolina	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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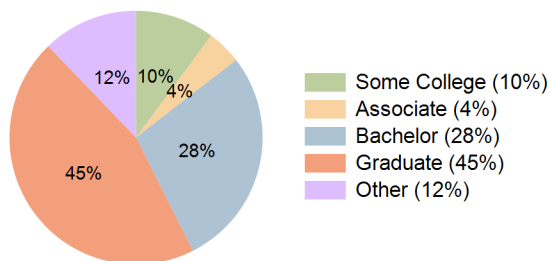
Current Year Demographics

Current Population	8,455	64,665	126,192	58,745
Total Daytime Pop	13,215	112,895	176,616	92,094
Workplace Pop	7,711	31,788	61,800	27,752
Average Household Income	\$136,714	\$128,123	\$123,267	\$127,941
Median Household Income	\$100,660	\$84,344	\$81,929	\$83,864
Total Households	3,606	24,392	50,976	23,124
Median Home Value	\$556,854	\$564,962	\$550,770	\$557,320
Bachelors Degree	25.4%	28.3%	27.9%	28.0%
Graduate Degree	48.5%	46.5%	44.2%	45.2%
Total Consumer Spending/Capita (Weekly)	\$376	\$364	\$368	\$365

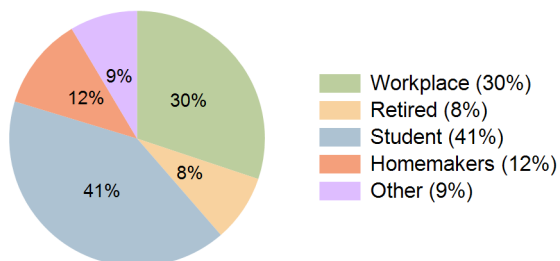
2027 Demographic Projections

Projected Population	8,622	66,327	129,789	59,935
Projected 5 Year Annual Growth Rate (Pop)	0.4%	0.5%	0.6%	0.4%
Projected Households	3,677	25,067	52,367	23,640
Projected 5 Year Annual Growth Rate (HH)	0.4%	0.5%	0.5%	0.4%

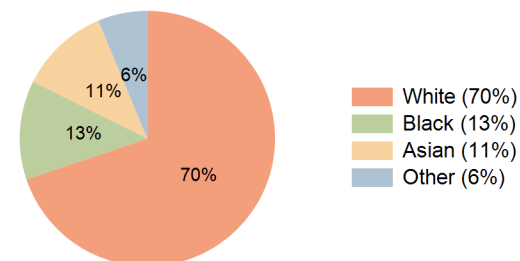
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

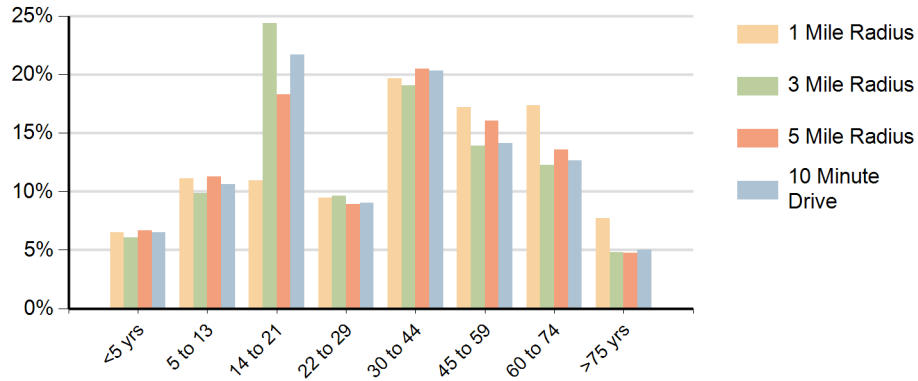


Race (10 Minute Drive)

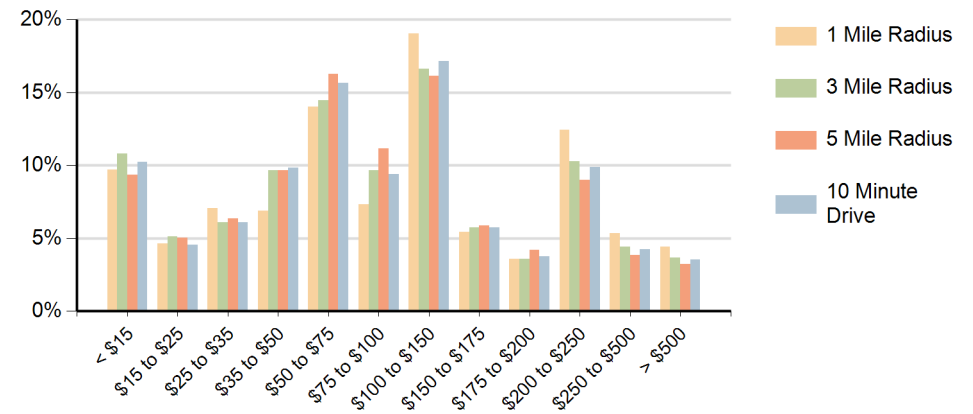


Hispanic Ethnicity
9% Hispanic | 91% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



Village Plaza Chapel Hill, North Carolina		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	8,455	64,665	126,192	58,745
	2010 Census Population	7,564	59,878	114,531	54,104
	2000 Census Population	7,326	54,078	99,699	47,584
	Historical Annual Growth 2000 to 2010	0.3%	1.0%	1.4%	1.3%
	Estimated Annual Growth 2010 to 2022	0.9%	0.6%	0.8%	0.7%
	Projected Annual Growth 2022 to 2027	0.4%	0.5%	0.6%	0.4%
Households	Current Estimated Households	3,606	24,392	50,976	23,124
	2010 Census Households	3,219	22,375	46,178	21,038
	2000 Census Households	3,121	20,346	40,419	18,623
	Historical Annual Growth 2000 to 2010	0.3%	1.0%	1.3%	1.2%
	Estimated Annual Growth 2010 to 2022	0.9%	0.7%	0.8%	0.8%
	Projected Annual Growth 2022 to 2027	0.4%	0.5%	0.5%	0.4%
	Population per Household	2.3	2.3	2.3	2.2
Ethnic	Hispanic or Latino Population	7%	7%	9%	9%
	Non Hispanic or Latino Population	93%	93%	91%	91%
Race	White	70.7%	71.0%	69.6%	69.8%
	Black or African American	12.6%	11.3%	13.1%	12.5%
	Asian & Pacific Islander	11.5%	11.8%	10.4%	11.4%
	Other Races	5.2%	5.9%	6.9%	6.3%