

Broadway Market Seattle, Washington	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
--	---------------	---------------	---------------	-----------------

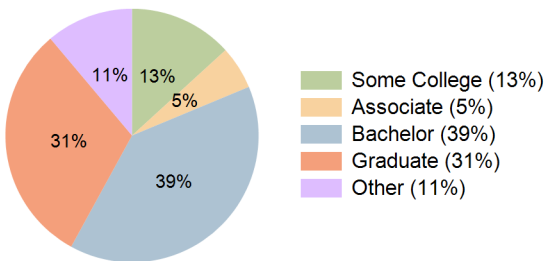
Current Year Demographics

Current Population	70,168	272,334	496,900	306,750
Total Daytime Pop	103,032	539,132	763,359	564,945
Workplace Pop	61,208	334,258	447,844	340,809
Average Household Income	\$129,929	\$144,438	\$151,740	\$140,647
Median Household Income	\$97,479	\$103,162	\$110,174	\$102,640
Total Households	45,286	149,777	251,149	164,941
Median Home Value	\$758,373	\$910,149	\$988,044	\$928,437
Bachelors Degree	39.2%	38.9%	39.3%	39.2%
Graduate Degree	32.6%	31.1%	31.4%	30.9%
Total Consumer Spending/Capita (Weekly)	\$388	\$392	\$397	\$390

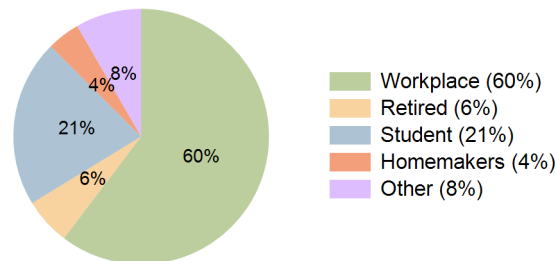
2027 Demographic Projections

Projected Population	79,823	300,892	534,355	337,451
Projected 5 Year Annual Growth Rate (Pop)	2.6%	2.0%	1.5%	1.9%
Projected Households	52,000	168,107	273,914	184,212
Projected 5 Year Annual Growth Rate (HH)	2.8%	2.3%	1.8%	2.2%

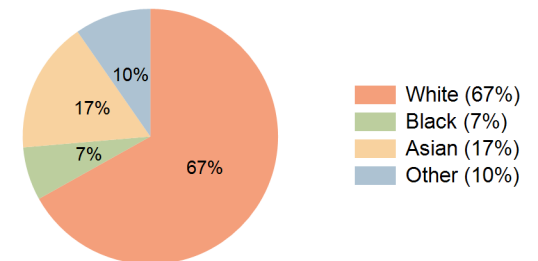
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

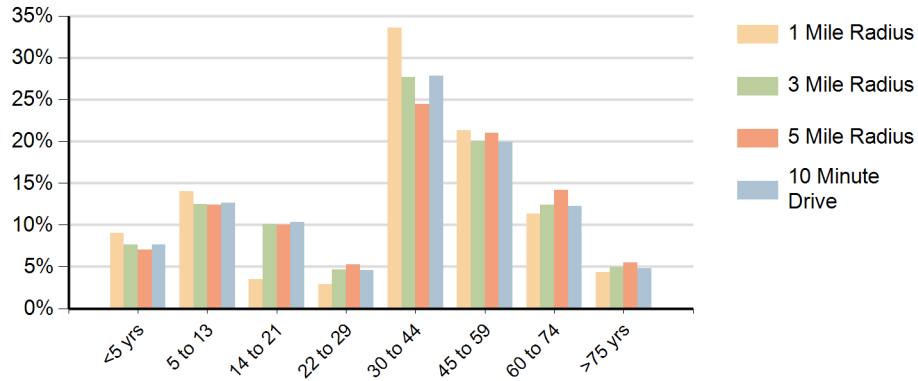


Race (10 Minute Drive)

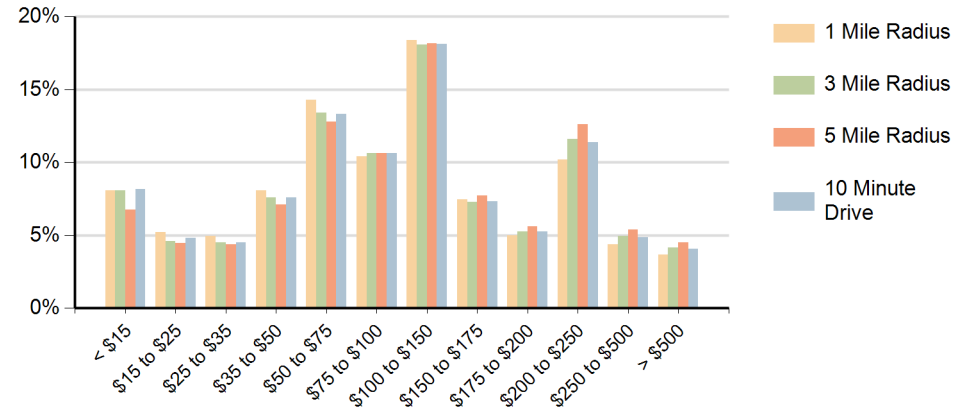


Hispanic Ethnicity
7% Hispanic | 93% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



Broadway Market Seattle, Washington		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	70,168	272,334	496,900	306,750
	2010 Census Population	47,822	206,050	397,213	232,712
	2000 Census Population	41,912	182,693	361,203	206,542
	Historical Annual Growth 2000 to 2010	1.3%	1.2%	1.0%	1.2%
	Estimated Annual Growth 2010 to 2022	3.2%	2.3%	1.8%	2.3%
	Projected Annual Growth 2022 to 2027	2.6%	2.0%	1.5%	1.9%
Households	Current Estimated Households	45,286	149,777	251,149	164,941
	2010 Census Households	29,969	108,030	193,221	119,773
	2000 Census Households	25,855	93,520	173,814	104,269
	Historical Annual Growth 2000 to 2010	1.5%	1.5%	1.1%	1.4%
	Estimated Annual Growth 2010 to 2022	3.4%	2.7%	2.2%	2.6%
	Projected Annual Growth 2022 to 2027	2.8%	2.3%	1.8%	2.2%
	Population per Household	1.5	1.7	1.9	1.7
Ethnic	Hispanic or Latino Population	7%	7%	6%	7%
	Non Hispanic or Latino Population	93%	93%	94%	93%
Race	White	69.4%	66.7%	70.0%	66.9%
	Black or African American	5.9%	7.1%	5.8%	6.8%
	Asian & Pacific Islander	15.1%	16.5%	14.9%	16.7%
	Other Races	9.5%	9.6%	9.2%	9.7%