

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

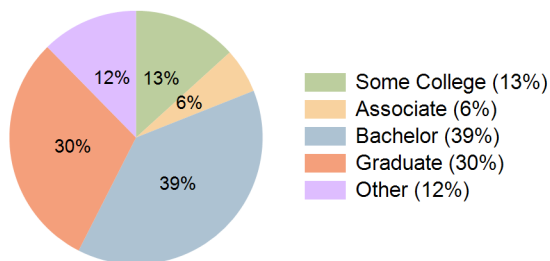
Current Year Demographics

Current Population	92,055	248,828	487,873	334,945
Total Daytime Pop	226,638	496,790	774,437	627,259
Workplace Pop	166,142	310,893	458,901	389,887
Average Household Income	\$125,825	\$146,665	\$149,523	\$141,661
Median Household Income	\$94,633	\$105,446	\$108,835	\$102,835
Total Households	59,836	139,417	247,418	176,243
Median Home Value	\$747,742	\$903,953	\$969,584	\$929,356
Bachelors Degree	37.2%	38.8%	38.9%	38.5%
Graduate Degree	29.9%	30.9%	30.7%	30.2%
Total Consumer Spending/Capita (Weekly)	\$385	\$395	\$396	\$391

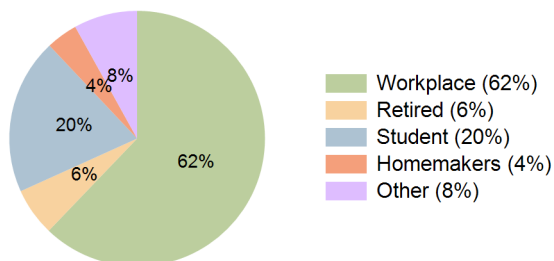
2027 Demographic Projections

Projected Population	106,003	277,227	525,620	366,893
Projected 5 Year Annual Growth Rate (Pop)	2.9%	2.2%	1.5%	1.8%
Projected Households	69,797	157,591	270,424	196,048
Projected 5 Year Annual Growth Rate (HH)	3.1%	2.5%	1.8%	2.2%

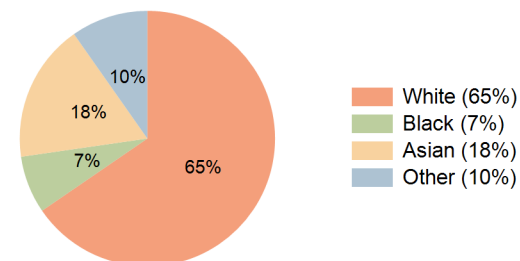
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

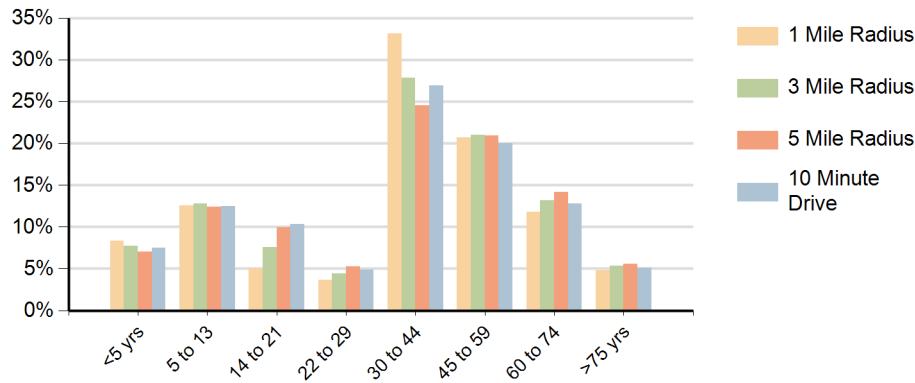


Race (10 Minute Drive)

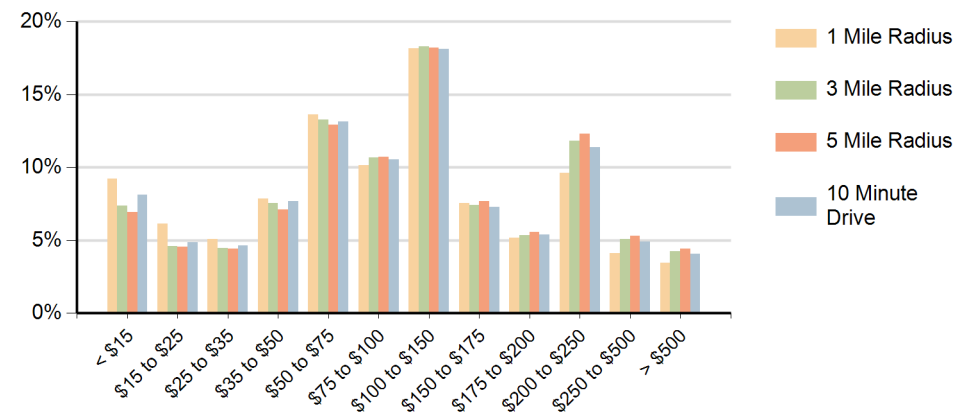


Hispanic Ethnicity
7% Hispanic | 93% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



Melrose Market Seattle, Washington		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	92,055	248,828	487,873	334,945
	2010 Census Population	61,917	184,748	387,590	256,122
	2000 Census Population	54,885	163,663	352,132	228,202
	Historical Annual Growth 2000 to 2010	1.2%	1.2%	1.0%	1.2%
	Estimated Annual Growth 2010 to 2022	3.3%	2.5%	1.9%	2.2%
	Projected Annual Growth 2022 to 2027	2.9%	2.2%	1.5%	1.8%
Households	Current Estimated Households	59,836	139,417	247,418	176,243
	2010 Census Households	38,440	98,998	188,940	129,022
	2000 Census Households	31,985	85,543	169,187	112,351
	Historical Annual Growth 2000 to 2010	1.9%	1.5%	1.1%	1.4%
	Estimated Annual Growth 2010 to 2022	3.7%	2.8%	2.2%	2.6%
	Projected Annual Growth 2022 to 2027	3.1%	2.5%	1.8%	2.2%
	Population per Household	1.4	1.7	1.9	1.8
Ethnic	Hispanic or Latino Population	7%	7%	6%	7%
	Non Hispanic or Latino Population	93%	93%	94%	93%
Race	White	64.7%	66.1%	68.8%	65.4%
	Black or African American	7.5%	7.7%	6.4%	7.3%
	Asian & Pacific Islander	17.9%	16.4%	15.4%	17.5%
	Other Races	9.9%	9.8%	9.4%	9.8%