

Willa Springs Winter Springs, Florida	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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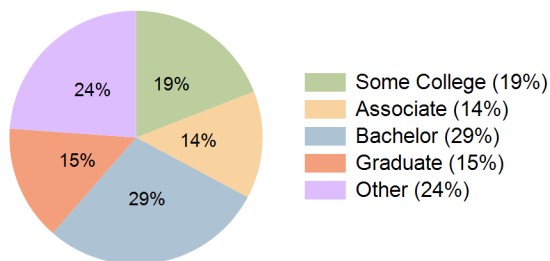
Current Year Demographics

Current Population	10,338	75,606	222,003	118,589
Total Daytime Pop	11,569	57,969	202,000	102,851
Workplace Pop	3,621	14,887	65,051	33,276
Average Household Income	\$100,007	\$96,241	\$91,204	\$89,921
Median Household Income	\$85,173	\$76,849	\$69,367	\$71,017
Total Households	3,995	29,338	88,750	46,858
Median Home Value	\$618,298	\$580,120	\$536,078	\$552,058
Bachelors Degree	28.6%	29.4%	28.4%	28.6%
Graduate Degree	14.7%	15.4%	15.3%	14.7%
Total Consumer Spending/Capita (Weekly)	\$359	\$360	\$354	\$356

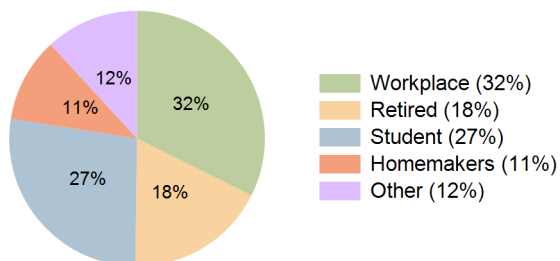
2027 Demographic Projections

Projected Population	10,671	77,876	227,681	121,631
Projected 5 Year Annual Growth Rate (Pop)	0.6%	0.6%	0.5%	0.5%
Projected Households	4,120	30,232	90,970	48,061
Projected 5 Year Annual Growth Rate (HH)	0.6%	0.6%	0.5%	0.5%

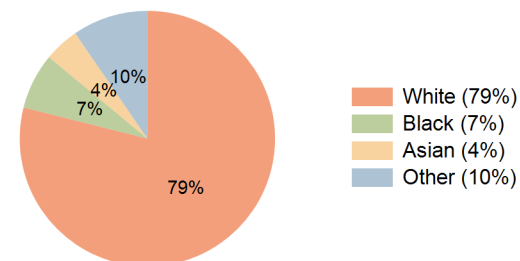
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

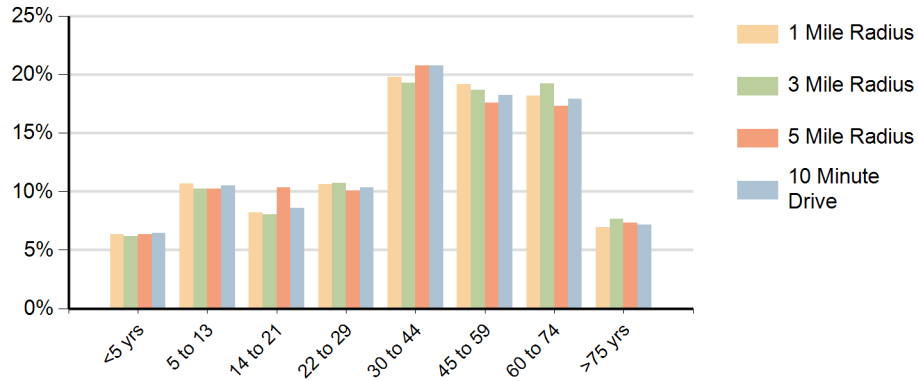


Race (10 Minute Drive)

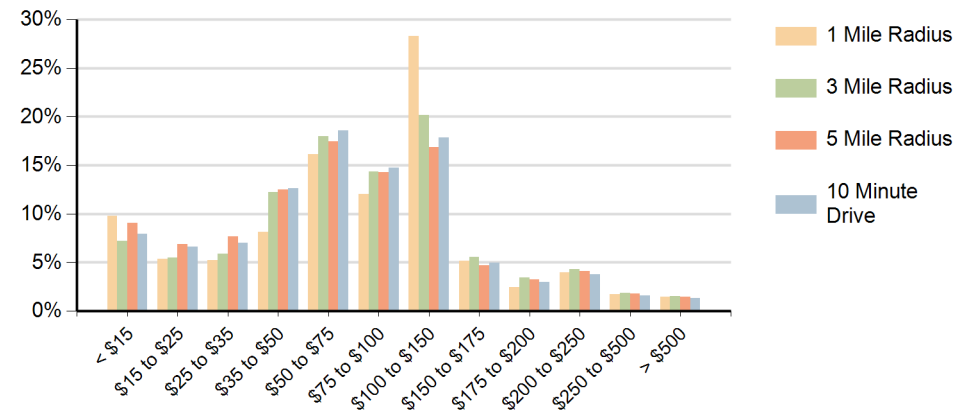


Hispanic Ethnicity
22% Hispanic | 78% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



Willa Springs Winter Springs, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	10,338	75,606	222,003	118,589
	2010 Census Population	9,889	68,976	202,540	108,516
	2000 Census Population	8,938	61,846	188,910	98,641
	Historical Annual Growth 2000 to 2010	1.0%	1.1%	0.7%	1.0%
	Estimated Annual Growth 2010 to 2022	0.4%	0.8%	0.8%	0.7%
	Projected Annual Growth 2022 to 2027	0.6%	0.6%	0.5%	0.5%
Households	Current Estimated Households	3,995	29,338	88,750	46,858
	2010 Census Households	3,835	26,730	81,112	42,939
	2000 Census Households	3,149	22,599	73,496	37,641
	Historical Annual Growth 2000 to 2010	2.0%	1.7%	1.0%	1.3%
	Estimated Annual Growth 2010 to 2022	0.3%	0.8%	0.7%	0.7%
	Projected Annual Growth 2022 to 2027	0.6%	0.6%	0.5%	0.5%
	Population per Household	2.6	2.6	2.5	2.5
Ethnic	Hispanic or Latino Population	25%	20%	21%	22%
	Non Hispanic or Latino Population	75%	80%	79%	78%
Race	White	81.3%	81.6%	78.6%	78.9%
	Black or African American	6.1%	6.1%	7.9%	7.1%
	Asian & Pacific Islander	4.9%	4.2%	4.4%	4.4%
	Other Races	7.6%	8.1%	9.1%	9.6%