

Aventura Shopping Center Aventura, Florida	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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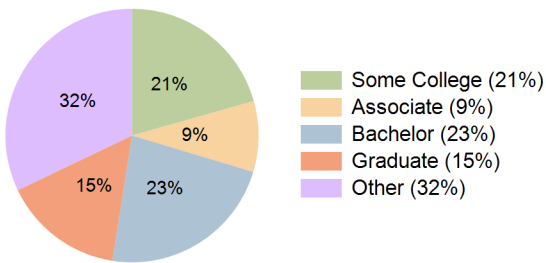
Current Year Demographics

Current Population	25,498	180,605	372,356	162,908
Total Daytime Pop	37,594	165,459	349,766	166,634
Workplace Pop	20,429	66,359	150,810	72,654
Average Household Income	\$124,603	\$92,966	\$84,701	\$92,130
Median Household Income	\$83,041	\$56,881	\$54,993	\$55,328
Total Households	11,484	80,988	153,536	72,621
Median Home Value	\$712,557	\$498,361	\$482,970	\$490,080
Bachelors Degree	31.6%	22.7%	19.0%	22.9%
Graduate Degree	23.0%	16.0%	12.6%	15.4%
Total Consumer Spending/Capita (Weekly)	\$401	\$385	\$379	\$384

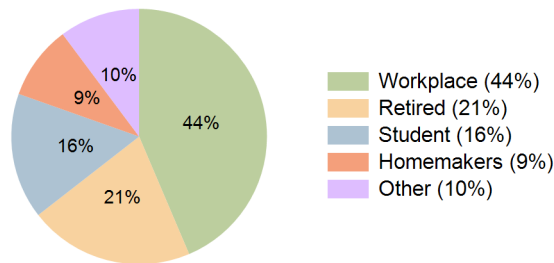
2027 Demographic Projections

Projected Population	25,673	186,456	379,830	168,620
Projected 5 Year Annual Growth Rate (Pop)	0.1%	0.6%	0.4%	0.7%
Projected Households	11,537	83,801	157,192	75,330
Projected 5 Year Annual Growth Rate (HH)	0.1%	0.7%	0.5%	0.7%

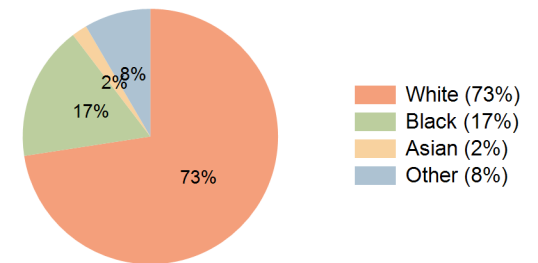
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

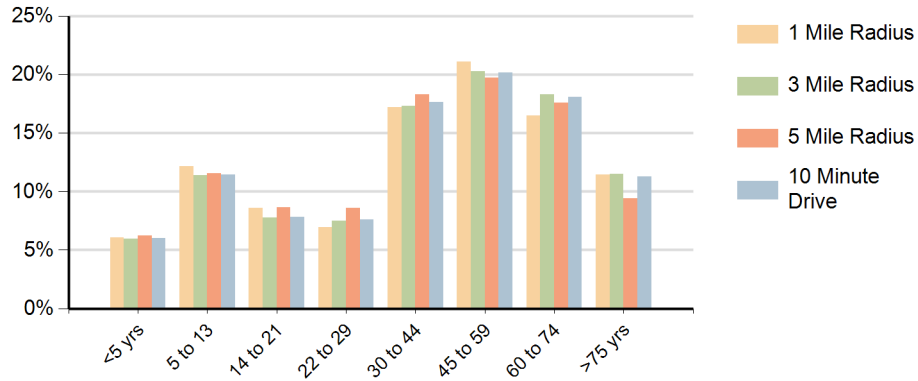


Race (10 Minute Drive)

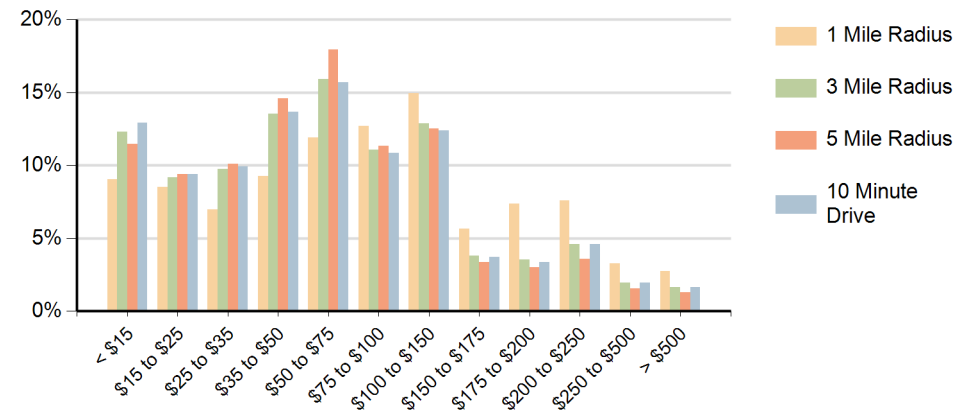


Hispanic Ethnicity
40% Hispanic | 60% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



Aventura Shopping Center Aventura, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	25,498	180,605	372,356	162,908
	2010 Census Population	25,503	168,797	353,654	152,633
	2000 Census Population	18,916	148,716	327,319	132,348
	Historical Annual Growth 2000 to 2010	3.0%	1.3%	0.8%	1.4%
	Estimated Annual Growth 2010 to 2022	0.0%	0.6%	0.4%	0.5%
	Projected Annual Growth 2022 to 2027	0.1%	0.6%	0.4%	0.7%
Households	Current Estimated Households	11,484	80,988	153,536	72,621
	2010 Census Households	11,840	75,564	144,608	68,028
	2000 Census Households	9,421	70,439	139,125	61,778
	Historical Annual Growth 2000 to 2010	2.3%	0.7%	0.4%	1.0%
	Estimated Annual Growth 2010 to 2022	-0.2%	0.6%	0.5%	0.5%
	Projected Annual Growth 2022 to 2027	0.1%	0.7%	0.5%	0.7%
	Population per Household	2.2	2.2	2.4	2.2
Ethnic	Hispanic or Latino Population	38%	40%	33%	40%
	Non Hispanic or Latino Population	62%	60%	67%	60%
Race	White	88.2%	73.7%	57.6%	72.6%
	Black or African American	3.9%	16.3%	32.3%	17.1%
	Asian & Pacific Islander	1.8%	1.9%	1.8%	1.9%
	Other Races	6.1%	8.1%	8.3%	8.4%