

Alcove on Arapahoe Boulder, Colorado	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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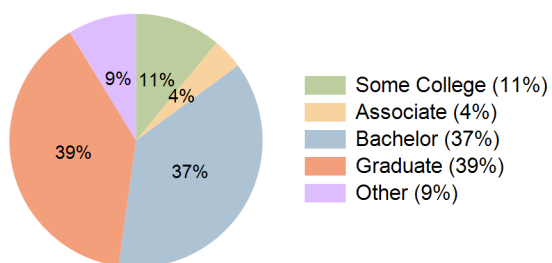
Current Year Demographics

Current Population	26,230	95,354	114,325	105,109
Total Daytime Pop	95,909	177,782	196,442	189,707
Workplace Pop	30,224	69,304	77,798	75,027
Average Household Income	\$69,327	\$124,578	\$128,527	\$126,516
Median Household Income	\$42,275	\$78,551	\$84,021	\$80,957
Total Households	10,815	40,592	48,905	44,622
Median Home Value	\$605,694	\$937,422	\$918,477	\$922,748
Bachelors Degree	41.1%	37.8%	36.9%	37.3%
Graduate Degree	34.6%	39.6%	39.3%	39.0%
Total Consumer Spending/Capita (Weekly)	\$324	\$368	\$373	\$371

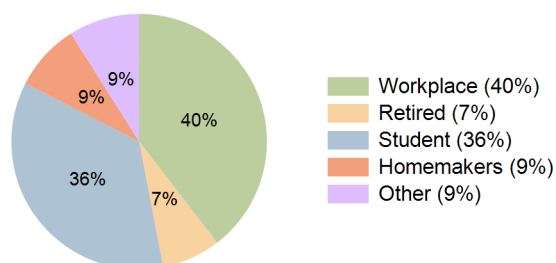
2027 Demographic Projections

Projected Population	26,307	95,174	114,561	105,184
Projected 5 Year Annual Growth Rate (Pop)	0.1%	0.0%	0.0%	0.0%
Projected Households	10,860	40,535	49,023	44,667
Projected 5 Year Annual Growth Rate (HH)	0.1%	0.0%	0.0%	0.0%

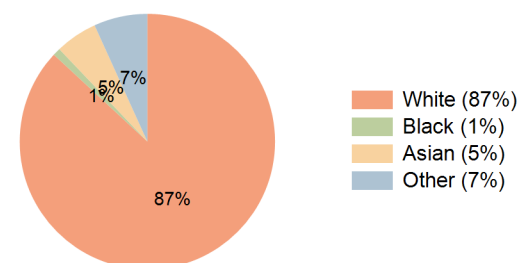
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

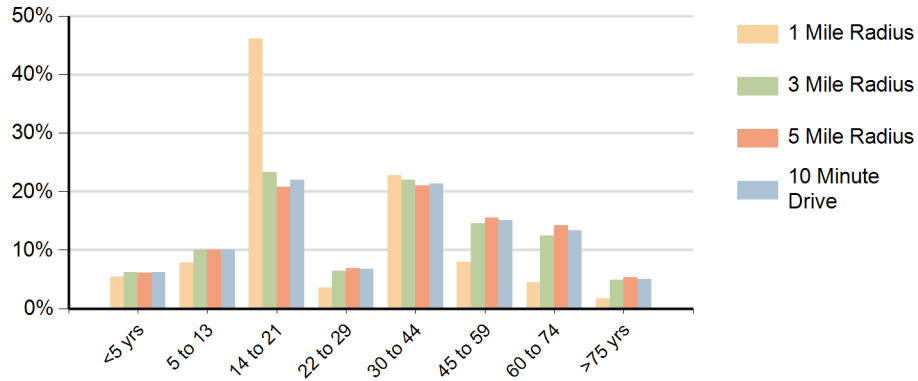


Race (10 Minute Drive)

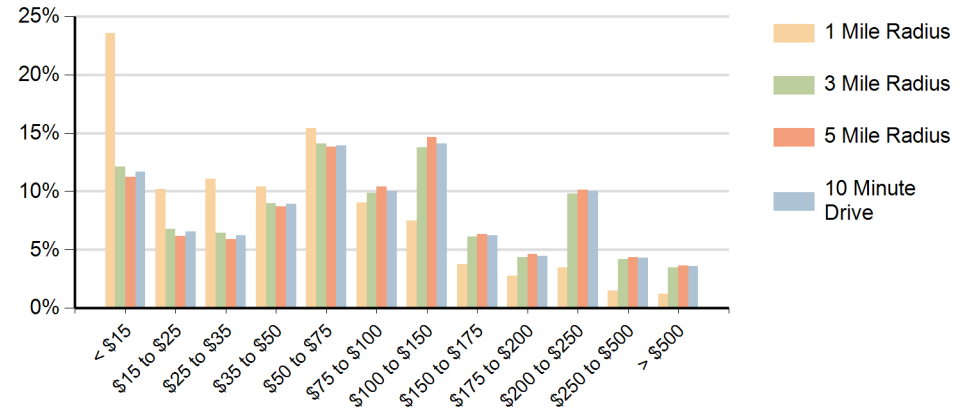


Hispanic Ethnicity
10% Hispanic | 90% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



Alcove on Arapahoe Boulder, Colorado		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	26,230	95,354	114,325	105,109
	2010 Census Population	25,096	92,823	110,103	101,537
	2000 Census Population	26,124	91,803	107,829	99,150
	Historical Annual Growth 2000 to 2010	-0.4%	0.1%	0.2%	0.2%
	Estimated Annual Growth 2010 to 2022	0.4%	0.2%	0.3%	0.3%
	Projected Annual Growth 2022 to 2027	0.1%	0.0%	0.0%	0.0%
Households	Current Estimated Households	10,815	40,592	48,905	44,622
	2010 Census Households	10,232	39,373	46,970	42,973
	2000 Census Households	10,066	38,308	45,018	41,256
	Historical Annual Growth 2000 to 2010	0.2%	0.3%	0.4%	0.4%
	Estimated Annual Growth 2010 to 2022	0.5%	0.2%	0.3%	0.3%
	Projected Annual Growth 2022 to 2027	0.1%	0.0%	0.0%	0.0%
	Population per Household	1.9	2.2	2.2	2.2
Ethnic	Hispanic or Latino Population	9%	10%	9%	10%
	Non Hispanic or Latino Population	91%	90%	91%	90%
Race	White	83.7%	86.9%	87.4%	86.9%
	Black or African American	1.4%	1.0%	0.9%	1.0%
	Asian & Pacific Islander	8.2%	5.4%	5.1%	5.3%
	Other Races	6.7%	6.7%	6.6%	6.8%