

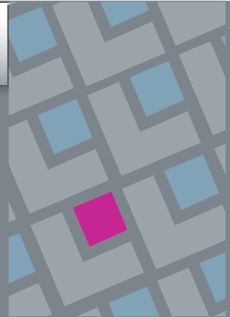


PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	DEMOGRAPHICS	CONTACT
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Brian Gast
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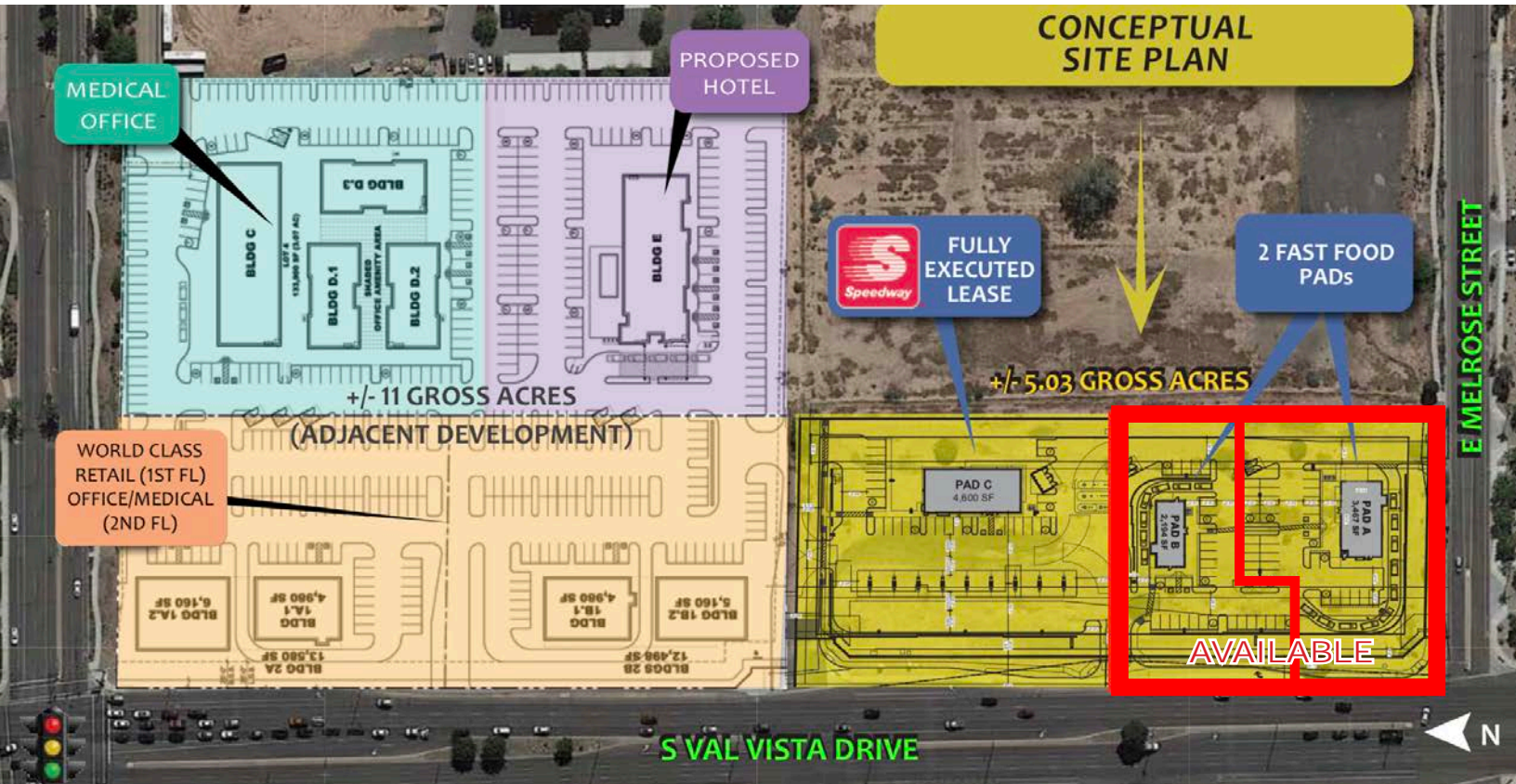
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PREMIER GILBERT PADS

Loop 202 and Val Vista Dr - South of the Southeast Corner
 Gilbert, Arizona



◆ 2 Fast Food Pads Available with Drive-Thru!

Property Highlights

- Over 30,000 cars per day on Val Vista
- High Household income of \$135,000 within 3 miles
- Less than 1/4 miles off of Loop 202
- Nearby tenants include Mercy Gilbert Hospital, The Center at Val Vista, BB Living, QuikTrip, & Dutch Bro's.
- One of the most sought after intersection in the Southeast Valley.

Traffic Counts

Loop 202 93,012 CPD
 Val Vista Dr 30,135 CPD

Total 123,147 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	4,296	86,340	265,820
Estimated Households	1,273	26,999	86,122
Avg Household Income	\$157,983	\$136,490	\$130,062
Daytime Employees	2,297	22,114	55,542

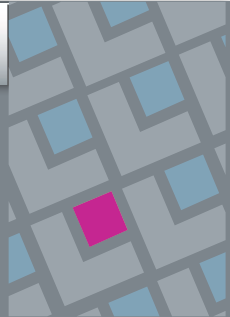
Source: SitesUSA

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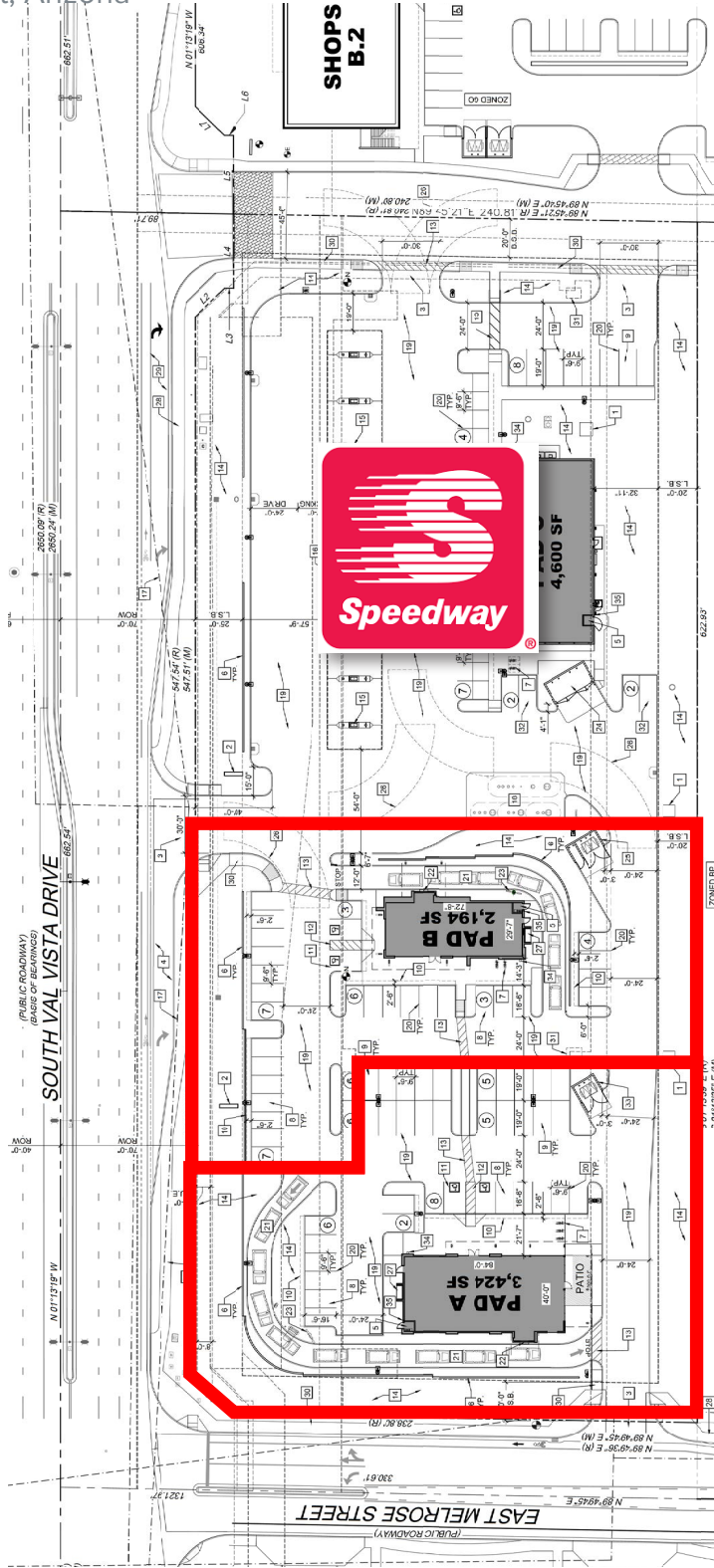
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Gilbert, Arizona



CONCEPTUAL SITE PLAN
SCALE: 1" = 30'-0"

SITE DATA	
PARCEL NUMBER:	304-53-566 & 304-53-567
EXISTING ZONING:	GC - GENERAL COMMERCIAL
GENERAL PLAN LAND USE CLASSIFICATION:	EXISTING GC (GENERAL COMMERCIAL)
THE SUBJECT PROPERTY IS PART OF THE VAL VISTA 160 & GERMAN PAD	
OVERLAY: VERTICAL DEVELOPMENT OVERLAY ZONING DISTRICT ORDINANCES IN EFFECT:	1813
NET SITE:	181,010 SF / 3.69 AC
GROSS SITE:	218,894 SF / 5.03 AC
PROPOSED USES:	(2) RESTAURANTS W/ DRIVE-THRU, (1) FUELING FACILITY
BUILDING AREA:	
PAD A:	3,424 SF
PAD B:	2,194 SF
PAD C:	4,600 SF
TOTAL:	10,218 SF
PARKING REQUIRED:	
RESTAURANTS, FULL / LIMITED SERVICE:	1 SPACE PER 100 SF, PLUS 1 SPACE PER 400 SQ FT OF OUTDOOR DINING AREA
PAD A: (3,424 / 100) + 1 (OUTDOOR DINING)	36 SPACES
PAD B: (2,194 / 100) + 1 (OUTDOOR DINING)	23 SPACES
FUELING FACILITY:	1 SPACE PER 100 SF OF CONVENIENCE RETAIL SALES
PAD C: (4,600 / 100)	46 SPACES
PARKING REQUIRED BY CATEGORY:	
RESTAURANT:	59 SPACES
FUELING FACILITY:	46 SPACES
TOTAL PARKING REQUIRED:	105 SPACES
PARKING PROVIDED:	
PADS A & B:	68 SPACES
PAD C: (25 PLUS 9 PUMPS)	37 SPACES
TOTAL PARKING PROVIDED:	105 SPACES
PARKING RATIO:	10.4 SPACES / 1,000 SF
BICYCLE PARKING REQUIRED:	15 SPACES
BICYCLE PARKING PROVIDED:	15 SPACES
TOTAL LANDSCAPE AREA:	49,768 SF
LANDSCAPE AREA PERCENTAGE COVERAGE:	31.0%
LOT COVERAGE PERCENTAGE:	6.3%
LANDSCAPE AREA REQUIRED:	25'-0"
LANDSCAPE AREA PROVIDED:	25'-0"
FRONT SETBACK REQUIRED:	25'-0"
FRONT SETBACK PROVIDED:	25'-0"
SIDE SETBACK REQUIRED:	20'-0"
SIDE SETBACK PROVIDED:	20'-0"
REAR SETBACK REQUIRED:	20'-0"
REAR SETBACK PROVIDED:	20'-0"
PROJECT TEAM	
ARCHITECT:	OWNER:
VERTICAL DESIGN STUDIOS, LLC 4650 EAST COTTON CENTER BLVD, SUITE 140 PHOENIX, ARIZONA 85040 PHONE: 602.395.1000 FAX: E-MAIL: tflower@verticaldesignstudios.com CONTACT: TRISH FLOWER	DIVERSIFIED PARTNERS, LLC 7500 E. McDONALD DRIVE, SUITE 100A SCOTTSDALE, ARIZONA 85250 PHONE: 480.947-8800 X 119 FAX: E-MAIL: scott@dpcrc.com CONTACT: SCOTT HINTZE
LEGAL DESCRIPTION	
LOTS 1 AND 2, OF A RE-PLAT OF PORTIONS OF AMENDED FINAL PLAT OF MERCY POINT MEDICAL CENTER A CONDOMINIUM, RECORDED IN BOOK 1353 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.	
NOTES	
ALTHOUGH NO NEW TRAFFIC SIGNALS ARE ASSOCIATED WITH THIS PROJECT, ARTICLE 6 REQUIRES THE INSTALLATION OF 2-4" INTERCONNECT CONDUITS TO BE INSTALLED THE LENGTH OF THE PROJECT WITH PULLBOXES SPACED EVERY 1000 FEET ON A CONDUIT RUN (GL-831, GL-841, GL-842, AND GL-843). THE INTERSECTION OF VAL VISTA & MELROSE ST. SHALL BE "BOXED IN" FOR THE FUTURE POSSIBILITY OF SIGNALIZATION.	
LEGEND	
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	FIRE TRUCK TURNING RADII

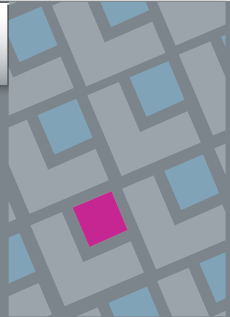


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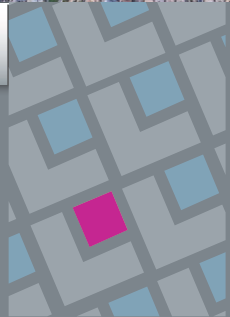


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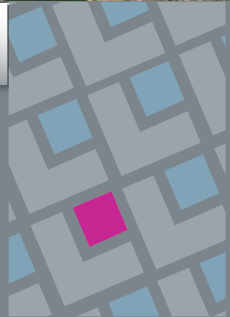


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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2813/-111.7552

RFS

E Melrose St & S Val Vista Dr						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	4,296		86,340		265,820	
Projected Population (2025)	4,665		93,623		287,997	
Census Population (2010)	2,710		63,168		208,522	
Census Population (2000)	436		14,212		83,343	
Projected Annual Growth (2020 to 2025)	369	1.7%	7,284	1.7%	22,177	1.7%
Historical Annual Growth (2010 to 2020)	1,586	5.9%	23,172	3.7%	57,298	2.7%
Historical Annual Growth (2000 to 2010)	2,274	52.1%	48,956	34.4%	125,179	15.0%
Estimated Population Density (2020)	1,368 psm		3,054 psm		3,385 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2020)	1,273		26,999		86,122	
Projected Households (2025)	1,337		28,333		90,373	
Census Households (2010)	798		20,017		67,447	
Census Households (2000)	123		4,536		26,263	
Estimated Households with Children (2020)	623	49.0%	12,584	46.6%	38,285	44.5%
Estimated Average Household Size (2020)	3.37		3.20		3.08	
Average Household Income						
Estimated Average Household Income (2020)	\$157,983		\$136,490		\$130,062	
Projected Average Household Income (2025)	\$181,627		\$154,222		\$149,294	
Estimated Average Family Income (2020)	\$167,332		\$148,360		\$142,004	
Median Household Income						
Estimated Median Household Income (2020)	\$122,142		\$113,740		\$106,476	
Projected Median Household Income (2025)	\$147,066		\$136,027		\$127,254	
Estimated Median Family Income (2020)	\$127,871		\$123,064		\$116,413	
Per Capita Income						
Estimated Per Capita Income (2020)	\$46,819		\$42,692		\$42,158	
Projected Per Capita Income (2025)	\$52,074		\$46,681		\$46,866	
Estimated Per Capita Income 5 Year Growth	\$5,256	11.2%	\$3,990	9.3%	\$4,708	11.2%
Estimated Average Household Net Worth (2020)	\$1,788,131		\$1,547,557		\$1,424,313	
Daytime Demos (2020)						
Total Businesses	325		3,251		8,528	
Total Employees	2,297		22,114		55,542	
Company Headquarter Businesses	10	3.1%	83	2.5%	182	2.1%
Company Headquarter Employees	106	4.6%	1,879	8.5%	3,568	6.4%
Employee Population per Business	7.1		6.8		6.5	
Residential Population per Business	13.2		26.6		31.2	

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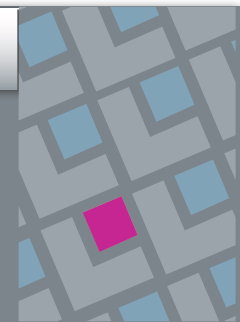
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Calculated using Weighted Block Centroid from Block Groups

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RF5

E Melrose St & S Val Vista Dr		1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity							
White (2020)		3,425	79.7%	66,395	76.9%	200,414	75.4%
Black or African American (2020)		131	3.0%	4,251	4.9%	14,202	5.3%
American Indian or Alaska Native (2020)		26	0.6%	702	0.8%	2,555	1.0%
Asian (2020)		401	9.3%	7,287	8.4%	20,284	7.6%
Hawaiian or Pacific Islander (2020)		7	0.2%	147	0.2%	522	0.2%
Other Race (2020)		137	3.2%	3,772	4.4%	16,084	6.1%
Two or More Races (2020)		169	3.9%	3,787	4.4%	11,759	4.4%
Not Hispanic or Latino Population (2020)		3,601	83.8%	70,347	81.5%	211,889	79.7%
Hispanic or Latino Population (2020)		695	16.2%	15,992	18.5%	53,931	20.3%
Not Hispanic or Latino Population (2025)		3,859	82.7%	75,347	80.5%	226,784	78.7%
Hispanic or Latino Population (2025)		806	17.3%	18,276	19.5%	61,213	21.3%
Not Hispanic or Latino Population (2010)		2,386	88.0%	53,901	85.3%	172,800	82.9%
Hispanic or Latino Population (2010)		324	12.0%	9,267	14.7%	35,722	17.1%
Not Hispanic or Latino Population (2000)		366	83.9%	11,865	83.5%	67,415	80.9%
Hispanic or Latino Population (2000)		70	16.1%	2,347	16.5%	15,928	19.1%
Projected Hispanic Annual Growth (2020 to 2025)		111	3.2%	2,284	2.9%	7,282	2.7%
Historic Hispanic Annual Growth (2000 to 2020)		624	44.4%	13,646	29.1%	38,004	11.9%
Age Distribution (2020)							
Age Under 5		283	6.6%	6,123	7.1%	18,300	6.9%
Age 5 to 9 Years		352	8.2%	7,095	8.2%	20,880	7.9%
Age 10 to 14 Years		369	8.6%	7,101	8.2%	21,246	8.0%
Age 15 to 19 Years		317	7.4%	5,818	6.7%	18,137	6.8%
Age 20 to 24 Years		200	4.7%	4,416	5.1%	13,957	5.3%
Age 25 to 29 Years		211	4.9%	5,636	6.5%	17,534	6.6%
Age 30 to 34 Years		310	7.2%	6,994	8.1%	20,580	7.7%
Age 35 to 39 Years		350	8.2%	7,479	8.7%	21,940	8.3%
Age 40 to 44 Years		331	7.7%	6,644	7.7%	19,717	7.4%
Age 45 to 49 Years		303	7.0%	5,706	6.6%	17,788	6.7%
Age 50 to 54 Years		281	6.5%	5,069	5.9%	15,717	5.9%
Age 55 to 59 Years		271	6.3%	4,670	5.4%	14,735	5.5%
Age 60 to 64 Years		230	5.3%	4,127	4.8%	13,601	5.1%
Age 65 to 74 Years		311	7.2%	5,794	6.7%	19,860	7.5%
Age 75 to 84 Years		129	3.0%	2,735	3.2%	8,907	3.4%
Age 85 Years or Over		48	1.1%	932	1.1%	2,919	1.1%
Median Age		35.5		34.2		34.9	
Gender Age Distribution (2020)							
Female Population		2,124	49.5%	43,310	50.2%	134,407	50.6%
Age 0 to 19 Years		641	30.2%	12,555	29.0%	37,889	28.2%
Age 20 to 64 Years		1,239	58.3%	25,716	59.4%	79,576	59.2%
Age 65 Years or Over		244	11.5%	5,038	11.6%	16,943	12.6%
Female Median Age		35.7		34.7		35.4	
Male Population		2,172	50.5%	43,030	49.8%	131,413	49.4%
Age 0 to 19 Years		680	31.3%	13,581	31.6%	40,675	31.0%
Age 20 to 64 Years		1,248	57.5%	25,025	58.2%	75,995	57.8%
Age 65 Years or Over		244	11.2%	4,423	10.3%	14,743	11.2%
Male Median Age		35.3		33.8		34.3	

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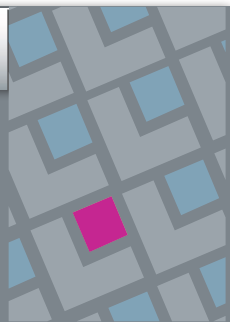
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RF5

E Melrose St & S Val Vista Dr

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2020)						
HH Income \$200,000 or More	262	20.6%	4,429	16.4%	12,740	14.8%
HH Income \$150,000 to \$199,999	181	14.2%	3,646	13.5%	10,557	12.3%
HH Income \$100,000 to \$149,999	338	26.5%	6,924	25.6%	21,039	24.4%
HH Income \$75,000 to \$99,999	172	13.5%	4,165	15.4%	14,006	16.3%
HH Income \$50,000 to \$74,999	120	9.4%	3,863	14.3%	13,156	15.3%
HH Income \$35,000 to \$49,999	95	7.4%	1,770	6.6%	6,085	7.1%
HH Income \$25,000 to \$34,999	21	1.6%	948	3.5%	3,236	3.8%
HH Income \$15,000 to \$24,999	37	2.9%	649	2.4%	2,269	2.6%
HH Income Under \$15,000	47	3.7%	606	2.2%	3,035	3.5%
HH Income \$35,000 or More	1,168	91.7%	24,796	91.8%	77,584	90.1%
HH Income \$75,000 or More	953	74.9%	19,164	71.0%	58,342	67.7%
Housing (2020)						
Total Housing Units	1,322		28,139		90,123	
Housing Units Occupied	1,273	96.3%	26,999	95.9%	86,122	95.6%
Housing Units Owner-Occupied	1,094	85.9%	20,614	76.4%	67,898	78.8%
Housing Units, Renter-Occupied	179	14.1%	6,384	23.6%	18,224	21.2%
Housing Units, Vacant	49	3.8%	1,140	4.2%	4,001	4.6%
Marital Status (2020)						
Never Married	883	26.8%	19,090	28.9%	59,036	28.7%
Currently Married	1,878	57.0%	36,172	54.8%	113,841	55.4%
Separated	77	2.3%	2,127	3.2%	6,785	3.3%
Widowed	129	3.9%	2,169	3.3%	6,699	3.3%
Divorced	325	9.9%	6,463	9.8%	19,033	9.3%
Household Type (2020)						
Population Family	4,067	94.7%	78,900	91.4%	240,802	90.6%
Population Non-Family	229	5.3%	7,372	8.5%	24,432	9.2%
Population Group Quarters	-	-	68	-	587	0.2%
Family Households	1,103	86.6%	21,689	80.3%	68,225	79.2%
Non-Family Households	170	13.4%	5,310	19.7%	17,897	20.8%
Married Couple with Children	528	28.1%	9,773	27.0%	29,089	25.6%
Average Family Household Size	3.7		3.6		3.5	
Household Size (2020)						
1 Person Households	126	9.9%	3,767	14.0%	12,918	15.0%
2 Person Households	331	26.0%	7,227	26.8%	25,341	29.4%
3 Person Households	214	16.8%	4,869	18.0%	15,444	17.9%
4 Person Households	306	24.1%	5,934	22.0%	17,375	20.2%
5 Person Households	169	13.3%	3,023	11.2%	8,670	10.1%
6 or More Person Households	127	10.0%	2,179	8.1%	6,374	7.4%
Household Vehicles (2020)						
Households with 0 Vehicles Available	17	1.3%	534	2.0%	1,708	2.0%
Households with 1 Vehicles Available	234	18.3%	5,772	21.4%	19,388	22.5%
Households with 2 or More Vehicles Available	1,023	80.3%	20,692	76.6%	65,026	75.5%
Total Vehicles Available	2,979		58,684		183,218	
Average Vehicles Per Household	2.3		2.2		2.1	

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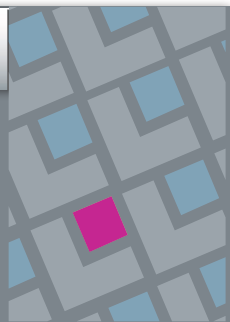
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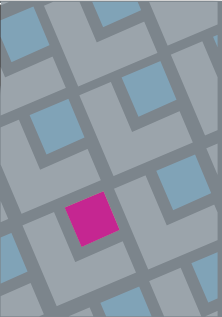
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Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	3,219		64,771		201,531	
Estimated Civilian Employed	1,977	61.4%	43,417	67.0%	132,843	65.9%
Estimated Civilian Unemployed	128	4.0%	2,589	4.0%	8,074	4.0%
Estimated in Armed Forces	-	-	41	-	255	0.1%
Estimated Not in Labor Force	1,114	34.6%	18,724	28.9%	60,360	30.0%
Unemployment Rate	4.0%		4.0%		4.0%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	1,977		43,417		132,843	
Management, Business, Financial Operations	493	25.0%	8,665	20.0%	26,571	20.0%
Professional, Related	534	27.0%	12,598	29.0%	36,086	27.2%
Service	262	13.2%	6,566	15.1%	19,997	15.1%
Sales, Office	510	25.8%	10,537	24.3%	32,543	24.5%
Farming, Fishing, Forestry	-	-	41	-	253	0.2%
Construct, Extraction, Maintenance	40	2.0%	2,038	4.7%	6,800	5.1%
Production, Transport Material Moving	137	6.9%	2,974	6.8%	10,592	8.0%
White Collar Workers	1,537	77.8%	31,799	73.2%	95,200	71.7%
Blue Collar Workers	440	22.2%	11,618	26.8%	37,642	28.3%
Consumer Expenditure (2020)						
Total Household Expenditure	\$124.9 M		\$2.36 B		\$7.31 B	
Total Non-Retail Expenditure	\$66 M	52.8%	\$1.25 B	52.8%	\$3.86 B	52.7%
Total Retail Expenditure	\$58.9 M	47.2%	\$1.11 B	47.2%	\$3.46 B	47.3%
Apparel	\$4.55 M	3.6%	\$85.69 M	3.6%	\$264.03 M	3.6%
Contributions	\$4.35 M	3.5%	\$80.72 M	3.4%	\$248.73 M	3.4%
Education	\$4.33 M	3.5%	\$79.37 M	3.4%	\$241.13 M	3.3%
Entertainment	\$7.32 M	5.9%	\$137.74 M	5.8%	\$425.46 M	5.8%
Food and Beverages	\$18.13 M	14.5%	\$343.78 M	14.6%	\$1.07 B	14.6%
Furnishings and Equipment	\$4.52 M	3.6%	\$85.16 M	3.6%	\$263.26 M	3.6%
Gifts	\$3.32 M	2.7%	\$61.49 M	2.6%	\$188.54 M	2.6%
Health Care	\$10.06 M	8.1%	\$191.29 M	8.1%	\$598.06 M	8.2%
Household Operations	\$5.02 M	4.0%	\$94.25 M	4.0%	\$291.39 M	4.0%
Miscellaneous Expenses	\$2.37 M	1.9%	\$44.71 M	1.9%	\$138.54 M	1.9%
Personal Care	\$1.68 M	1.3%	\$31.7 M	1.3%	\$98.21 M	1.3%
Personal Insurance	\$960.59 K	0.8%	\$17.83 M	0.8%	\$54.86 M	0.8%
Reading	\$272.02 K	0.2%	\$5.13 M	0.2%	\$15.91 M	0.2%
Shelter	\$26.04 M	20.8%	\$493.31 M	20.9%	\$1.53 B	20.9%
Tobacco	\$620.59 K	0.5%	\$12.12 M	0.5%	\$38.44 M	0.5%
Transportation	\$22.77 M	18.2%	\$431.9 M	18.3%	\$1.34 B	18.3%
Utilities	\$8.6 M	6.9%	\$164.03 M	6.9%	\$513.02 M	7.0%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	2,775		55,787		173,299	
Elementary (Grade Level 0 to 8)	96	3.5%	973	1.7%	3,639	2.1%
Some High School (Grade Level 9 to 11)	66	2.4%	1,532	2.7%	5,064	2.9%
High School Graduate	354	12.8%	8,652	15.5%	27,817	16.1%
Some College	566	20.4%	12,571	22.5%	40,926	23.6%
Associate Degree Only	209	7.5%	5,796	10.4%	17,678	10.2%
Bachelor Degree Only	852	30.7%	16,804	30.1%	50,347	29.1%
Graduate Degree	632	22.8%	9,461	17.0%	27,829	16.1%

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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2813/-111.7552

RF5

E Melrose St & S Val Vista Dr

	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2020)						
1 Detached Unit	1,198	150.1%	23,278	116.3%	75,776	112.4%
1 Attached Unit	9	1.1%	690	3.4%	2,354	3.5%
2 to 4 Units	5	0.6%	229	1.1%	1,044	1.5%
5 to 9 Units	9	1.1%	312	1.6%	1,153	1.7%
10 to 19 Units	14	1.7%	530	2.6%	1,249	1.9%
20 to 49 Units	9	1.1%	481	2.4%	857	1.3%
50 or More Units	22	2.7%	956	4.8%	1,978	2.9%
Mobile Home or Trailer	7	0.9%	491	2.5%	1,642	2.4%
Other Structure	-	-	32	0.2%	70	0.1%
Homes Built By Year (2020)						
Homes Built 2010 or later	497	62.3%	4,907	24.5%	13,844	20.5%
Homes Built 2000 to 2009	559	70.1%	13,944	69.7%	38,097	56.5%
Homes Built 1990 to 1999	112	14.0%	4,269	21.3%	19,183	28.4%
Homes Built 1980 to 1989	23	2.9%	1,657	8.3%	6,836	10.1%
Homes Built 1970 to 1979	38	4.8%	1,289	6.4%	4,523	6.7%
Homes Built 1960 to 1969	31	3.9%	555	2.8%	1,964	2.9%
Homes Built 1950 to 1959	9	1.1%	217	1.1%	990	1.5%
Homes Built Before 1949	3	0.4%	160	0.8%	685	1.0%
Home Values (2020)						
Home Values \$1,000,000 or More	13	1.1%	156	0.8%	695	1.0%
Home Values \$500,000 to \$999,999	164	15.0%	2,811	13.6%	8,042	11.8%
Home Values \$400,000 to \$499,999	211	19.3%	3,586	17.4%	10,149	14.9%
Home Values \$300,000 to \$399,999	532	48.6%	7,051	34.2%	21,216	31.2%
Home Values \$200,000 to \$299,999	166	15.1%	5,381	26.1%	21,666	31.9%
Home Values \$150,000 to \$199,999	5	0.5%	989	4.8%	3,803	5.6%
Home Values \$100,000 to \$149,999	2	0.2%	222	1.1%	967	1.4%
Home Values \$70,000 to \$99,999	2	0.2%	40	0.2%	203	0.3%
Home Values \$50,000 to \$69,999	-	-	16	-	75	0.1%
Home Values \$25,000 to \$49,999	-	-	80	0.4%	233	0.3%
Home Values Under \$25,000	-	-	283	1.4%	848	1.2%
Owner-Occupied Median Home Value	\$192,587		\$261,057		\$255,280	
Renter-Occupied Median Rent	\$1,538		\$1,263		\$1,227	
Transportation To Work (2020)						
Drive to Work Alone	1,581	79.1%	31,414	76.8%	96,344	76.6%
Drive to Work in Carpool	237	11.8%	3,928	9.6%	12,300	9.8%
Travel to Work by Public Transportation	35	1.7%	617	1.5%	1,731	1.4%
Drive to Work on Motorcycle	-	-	77	0.2%	445	0.4%
Walk or Bicycle to Work	17	0.8%	562	1.4%	1,808	1.4%
Other Means	16	0.8%	446	1.1%	1,448	1.2%
Work at Home	113	5.7%	3,843	9.4%	11,780	9.4%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	292	14.6%	6,709	16.4%	20,783	16.5%
Travel to Work in 15 to 29 Minutes	729	36.5%	15,683	38.4%	47,024	37.4%
Travel to Work in 30 to 59 Minutes	721	36.1%	13,488	33.0%	42,573	33.8%
Travel to Work in 60 Minutes or More	119	5.9%	3,352	8.2%	9,704	7.7%
Average Minutes Travel to Work	26.2		25.9		26.0	

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

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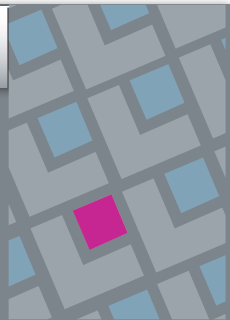
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