

Account: W03155
 Site: 110059

MARKET PROFILE REPORT

3/5/2003

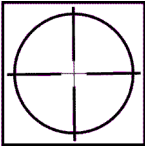
PREPARED FOR:

Carlen Realty, LLC

Fiesta Plaza
 Tampa, FL 33607
 Coords: 27.9745004285714 -82.4852611428571

Area 1: 1 Mile Radius
 Area 2: 3 Mile Radius
 Area 3: 5 Mile Radius

Description	Area 1	Area 2	Area 3
-------------	--------	--------	--------



MARKET PROFILE The Market Profile Report contains a comprehensive list of demographic information based on 1990 & 2000 Census data updated to reflect 2001 estimates and 2006 projections.



POPULATION Population information allows you to quantify the market size and measure future growth. Population is defined as all living persons in a geographic area. Group quarters include non household living arrangements such as military barracks, college dormitories, long-term health care facilities, group homes, boarding houses, prisons, and ships.

2006 Population Projection	17,093	121,740	260,915
2001 Population Estimate	16,105	115,634	247,077
2000 Census Population	15,919	114,462	244,359
2001 Population Per Square Mile	4,988	3,749	3,589
2001 Group Quarters Population	276	3,393	4,479



HOUSEHOLDS Households consist of one or more persons who live together in the same housing unit, regardless of their relationship to each other. Households include all occupied housing units.

2006 Household Projection	7,213	49,357	107,332
2001 Household Estimate	6,843	47,270	102,190
2000 Households	6,777	46,892	101,198
% Annual Household Growth: 2000-2001	1.0	0.8	1.0
2000 % Households			
With 1 Person	32.8	34.7	33.6
With 2 Persons	33.3	30.6	31.3
With 3 Persons	15.3	14.9	15.1
With 4 Persons	10.2	10.4	10.9
With 5 Persons	4.8	5.3	5.3
With 6 Persons	1.8	2.3	2.2
With 7+ Persons	1.7	1.8	1.6
2001 Average Household Size	2.35	2.37	2.38

Account: W03155
 Site: 110059

MARKET PROFILE REPORT




3/5/2003

PREPARED FOR:

Carlen Realty, LLC

Fiesta Plaza
 Tampa, FL 33607
 Coords: 27.9745004285714 -82.4852611428571

Area 1: 1 Mile Radius
 Area 2: 3 Mile Radius
 Area 3: 5 Mile Radius

Description	Area 1	Area 2	Area 3
 2001 INCOME Income is a good indicator of the spending power of your market. Per Capita Income includes the income of all persons 15 years old and over. Median Income divides the income distribution into two equal parts, one-half falling above the median and one-half below.			
% Under \$10,000	15.8	17.9	15.2
% \$10,000-\$14,999	11.5	10.5	9.1
% \$15,000-\$24,999	17.9	16.5	15.1
% \$25,000-\$34,999	18.2	17.3	17.0
% \$35,000-\$49,999	14.8	15.2	15.8
% \$50,000-\$74,999	13.4	13.1	14.7
% \$75,000-\$99,999	5.3	5.2	6.6
% \$100,000-\$149,000	2.3	2.9	4.3
% \$150,000+	0.9	1.3	2.2
2001 Per Capita Income	\$15,179	\$15,125	\$17,584
2001 Average Household Income	\$35,521	\$36,686	\$42,299
2001 Median Household Income	\$28,510	\$28,826	\$33,123
 2001 POPULATION BY RACE The race variables represent the self-classification by people according to the race with which they most closely identify. Ancestry can be viewed as the nationality, lineage or country of birth of a person. Persons of Hispanic ancestry may be of any race. The Diversity Index summarizes ethnic and racial diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The lower the index is, the more similar the population; the higher the index is, the more diverse the population.			
% White	69.4	62.1	64.4
% Black	18.5	26.0	25.1
% Asian or Pacific Islander	1.1	1.6	1.8
% Other	7.6	6.9	5.6
% Two or More Races	3.4	3.3	3.0
% Hispanic Ancestry	50.6	34.0	26.8
Diversity Index	65.4	60.5	53.5
 2001 POPULATION BY AGE Population by age provides valuable information as to the relative maturity or youth of a particular market. Median age divides the age distribution into two equal parts, one-half falling below the median and one-half above.			
% Under Age 5	5.1	6.5	6.5
% Age 5-14	11.4	13.3	13.7
% Age 15-19	5.1	6.6	6.3
% Age 20-24	5.5	7.2	6.6
% Age 25-34	12.9	15.3	15.4
% Age 35-44	14.0	15.3	16.0
% Age 45-54	12.1	12.6	13.3
% Age 55-64	9.7	8.3	8.5
% Age 65-74	11.2	7.2	6.9
% Age 75-84	9.1	5.5	5.0
% Age 85 +	3.9	2.1	1.7
Average Age of Total Population	43.2	37.5	37.2
Median Age of Total Population	42.5	36.1	36.2

Account: W03155
 Site: 110059

MARKET PROFILE REPORT

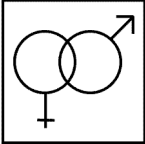
3/5/2003

PREPARED FOR:

Carlen Realty, LLC

Fiesta Plaza
 Tampa, FL 33607
 Coords: 27.9745004285714 -82.4852611428571

Area 1: 1 Mile Radius
 Area 2: 3 Mile Radius
 Area 3: 5 Mile Radius

Description	Area 1	Area 2	Area 3
			
2001 POPULATION BY SEX			
% Female	52.6	51.0	51.4
% Females Age 0-4	4.5	6.3	6.2
% Females Age 5-14	10.3	12.6	13.1
% Females Age 15-19	4.7	6.5	6.1
% Females Age 20-24	5.1	7.1	6.5
% Females Age 25-34	12.1	14.3	14.8
% Females Age 35-44	13.0	14.4	15.3
% Females Age 45-54	11.6	12.4	13.1
% Females Age 55-64	10.3	8.7	8.8
% Females Age 65-74	12.3	7.9	7.5
% Females Age 75-84	10.6	6.7	6.1
% Females Age 85+	5.6	3.1	2.4
Median Age Female	45.8	37.9	37.7
% Male	47.4	49.0	48.6
% Males Age 0-4	5.6	6.7	6.8
% Males Age 5-14	12.8	14.0	14.4
% Males Age 15-19	5.5	6.7	6.5
% Males Age 20-24	5.9	7.3	6.6
% Males Age 25-34	13.9	16.4	16.1
% Males Age 35-44	15.1	16.3	16.6
% Males Age 45-54	12.6	12.9	13.5
% Males Age 55-64	9.1	8.0	8.3
% Males Age 65-74	10.1	6.6	6.3
% Males Age 75-84	7.3	4.2	3.9
% Males 85+	1.9	1.1	1.0
Median Age Male	39.2	34.4	34.7



EDUCATION The education variables are another way to determine the relative socio-economic status of an area. Population enrolled in school provides information on the population ages 3 & over. Educational attainment classifies persons age 25 & over according to their highest level of school or degree completed.

1990 Educational Attainment	10,942	76,768	159,848
% Elementary School (0-8 Years)	19.9	15.5	12.5
% Some High School (9-12 Years)	22.1	20.9	18.5
% High School Graduate only (12 Years)	27.2	27.5	26.5
% Some College (13-15 Years)	17.3	20.9	23.1
% Bachelor Degree	9.5	10.1	12.7
% Graduate Degree	4.0	5.1	6.7
Average Years of School Completed	11.0	11.6	12.1

Account: W03155
 Site: 110059

MARKET PROFILE REPORT

3/5/2003

PREPARED FOR:

Carlen Realty, LLC

Fiesta Plaza
 Tampa, FL 33607
 Coords: 27.9745004285714 -82.4852611428571

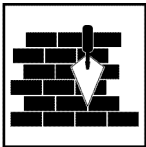
Area 1: 1 Mile Radius
 Area 2: 3 Mile Radius
 Area 3: 5 Mile Radius

Description	Area 1	Area 2	Area 3
-------------	--------	--------	--------



FAMILIES/HOUSEHOLDERS

2000 Family Households	3,964	26,162	57,979
2000 Non Family Households	2,690	20,742	43,088
2000 Family Households With Children	1,698	13,837	30,757
% Married Couple Family	57.9	50.5	53.5
% Male Householder	9.0	9.6	8.8
% Female Householder	33.0	40.0	37.7
2000 % Households			
% W/children < 18	25.8	29.9	30.9
% W/person 65+	37.4	25.6	23.6
% W/householder 65+	35.2	23.8	21.8



OCCUPATION/INDUSTRY These variables help you evaluate the composition of the labor force in a particular market. Occupation describes the kind of work a person does on the job. Industry employment describes the type of industry in which a person works. Both are based on persons age 16 and over.

2001 Civilian Labor Force: Pop 16+	9,255	66,932	145,513
% Employed in Civilian Labor Force	95.7	94.1	94.6
% Unemployed	4.3	5.9	5.4

Account: W03155
 Site: 110059

MARKET PROFILE REPORT

3/5/2003

PREPARED FOR:

Carlen Realty, LLC

Fiesta Plaza
 Tampa, FL 33607
 Coords: 27.9745004285714 -82.4852611428571

Area 1: 1 Mile Radius
 Area 2: 3 Mile Radius
 Area 3: 5 Mile Radius

Description	Area 1	Area 2	Area 3
2001 Civilian Employed Persons 16+	8,858	62,983	137,643
% White Collar	55.3	55.8	60.0
% Executive & Managerial	6.7	7.7	9.1
% Professional Specialty	11.4	11.3	12.7
% Technical Support	3.1	4.4	4.8
% Sales	10.6	10.7	12.0
% Administrative Support	23.5	21.7	21.4
% Blue Collar	23.8	22.2	20.2
% Precision, Production, Craft & Repair	7.9	6.9	6.6
% Machine Operator	6.0	5.1	4.6
% Transportation & Material Moving	3.6	4.0	3.6
% Laborers	6.4	6.1	5.4
% Service	19.9	21.1	19.0
% Private Household	0.6	0.7	0.6
% Protective	1.9	2.4	2.3
% Other	17.4	18.0	16.0
% Farming, Forestry, & Fishing	1.0	0.9	0.8
White/Blue Collar Ratio	2.3	2.5	3.0
2001 Industry Employment	8,858	62,983	137,643
% Agriculture, Forestry, Fishing	1.3	1.2	1.1
% Mining	0.0	0.0	0.0
% Construction	5.4	5.6	5.4
% Manufacturing: Nondurable Goods	4.3	4.1	3.7
% Manufacturing: Durable Goods	2.5	2.5	2.7
% Transportation	4.6	5.1	5.6
% Communications & Public Utilities	2.7	2.4	2.5
% Wholesale Trade	4.9	4.5	4.7
% Retail Trade	14.4	12.8	13.0
% Finance, Insurance, Real Estate	7.8	7.9	8.6
% Service: Business & Repair	9.4	14.1	13.8
% Service: Personal	6.9	7.5	6.3
% Service: Entertainment & Recreation	2.6	3.6	3.3
% Service: Health	11.2	9.5	9.7
% Service: Educational	9.9	8.6	7.9
% Service: Other Professional & Related	8.9	7.5	8.4
% Public Administration	3.1	3.2	3.3

Account: W03155
 Site: 110059

MARKET PROFILE REPORT

3/5/2003

PREPARED FOR:

Carlen Realty, LLC

Fiesta Plaza
 Tampa, FL 33607
 Coords: 27.9745004285714 -82.4852611428571

Area 1: 1 Mile Radius
 Area 2: 3 Mile Radius
 Area 3: 5 Mile Radius

Description	Area 1	Area 2	Area 3
-------------	--------	--------	--------



HOUSING Housing units are defined as a house, apartment, mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters.

2000 Total Housing Units	7,206	50,931	109,466
% Occupied	94.0	92.1	92.4
% Vacant	6.0	7.9	7.6
% Year-round	5.5	7.5	7.0
% Seasonal	0.4	0.5	0.6
1990 Total Housing Units in Structure	7,061	52,473	108,772
% Single, Detached	68.6	54.4	57.7
% Single, Attached	1.8	2.7	3.2
% 2 Units	4.1	5.2	5.3
% 3-9 Units	7.6	13.7	11.9
% 10-49 Units	11.3	16.4	14.0
% 50+ Units	5.6	5.2	5.1
% Mobile Home or Trailer	0.1	1.1	1.5
% Other Units	0.9	1.3	1.3
2000 Total Occupied Housing Units	6,777	46,892	101,198
% Owner-occupied Units	65.0	52.4	56.1
% Renter-occupied Units	35.0	47.6	43.9
Owner/Renter Ratio	1.9	1.1	1.3
1990 Housing Units By Year Built	7,061	52,473	108,772
% Built 1985 - 1990	7.6	6.6	8.7
% Built 1980 - 1984	11.7	8.1	9.2
% Built 1970 - 1979	15.5	16.9	17.6
% Built 1960 - 1969	19.3	18.3	18.8
% Built 1950 - 1959	26.5	20.0	20.9
% Built 1949 or earlier	20.0	30.3	24.9
2001 Total Specified Owner-occupied Units	3,921	21,692	49,393
% Under \$50,000	10.8	13.9	12.4
% \$50,000-\$99,999	66.2	60.8	52.7
% \$100,000-\$149,999	18.4	15.1	15.4
% \$150,000-\$199,999	2.3	3.3	6.1
% \$200,000-\$299,999	1.4	2.4	5.3
% \$300,000-\$399,999	0.4	2.1	3.8
% \$400,000-\$499,999	0.3	1.1	1.9
% \$500,000+	0.3	1.2	2.4
Average Home Value	\$89,479	\$102,589	\$126,903
Median Home Value	\$80,865	\$93,486	\$114,336
1990 Spec. Renter-Occ. Units - Cash Rent	2,089	22,033	41,071
1990 Average Contract Rent	\$337	\$305	\$338
1990 Median Contract Rent	\$335	\$294	\$324