

FOR SALE

Investment Offering Memorandum

Oak Tree Plaza - Single Tenant NNN Fee Interest in Ground Leased Center



900-990 N. Diamond Bar Boulevard
Diamond Bar, CA 91705

\$11,000,000.00

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In this Offering, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be completely accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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OAK TREE PLAZA



OAK TREE PLAZA

Investment Offering Memorandum



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Executive Summary

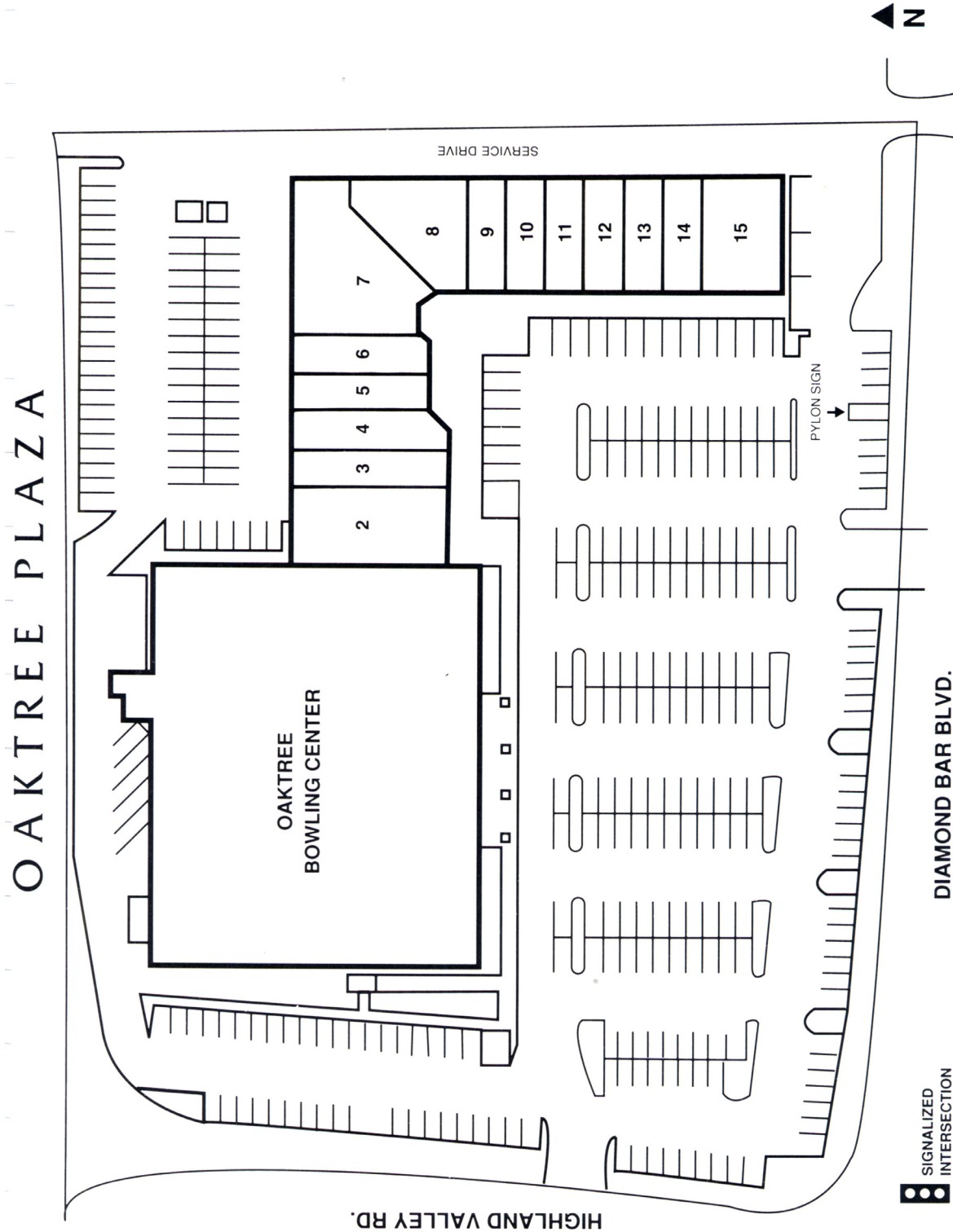
Investment Offering Description:

The offering is comprised of the fee simple underlying ground interest in a single tenant NNN master ground leased neighborhood shopping center located in Diamond Bar, California, an upscale suburban community straddling Los Angeles, Orange & Riverside Counties. The center is approximately 70,000 square feet and is anchored by Oak Tree Lanes, a well established bowling center serving the Diamond Bar and surrounding communities. The center is well situated and has direct visibility and exposure to Highway 57 (Orange Freeway), with over 100,000 cars per day passing by the property. This is a fully NNN single tenant master ground leased investment with no ground owner responsibilities or expenses of any nature. It should be noted that the master ground lease has guaranteed fixed 5% annual rent increases which represents an extremely unusual rental upside feature for an offering of this nature.

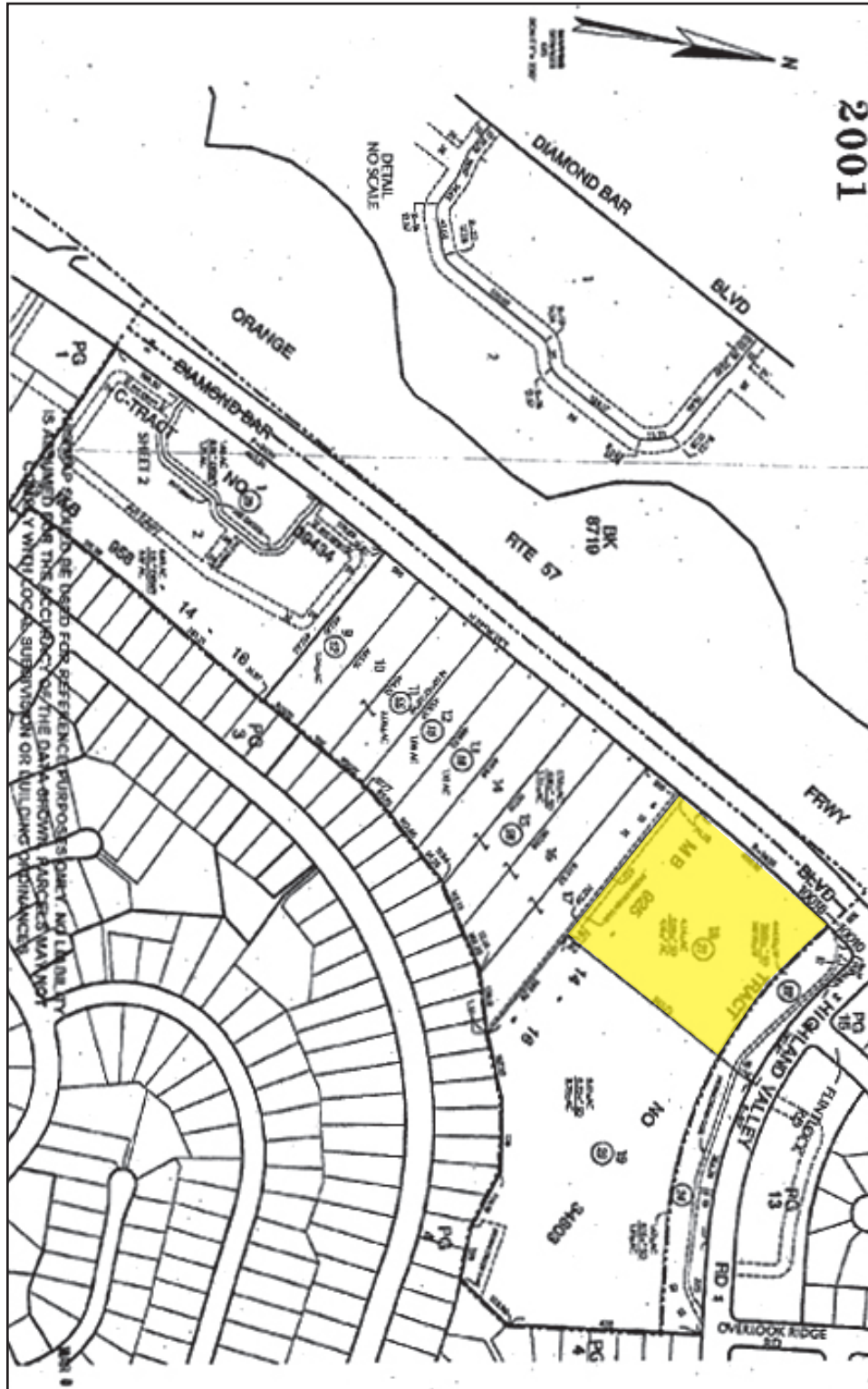
Location:	900-990 N. Diamond Bar Blvd. Diamond Bar, CA
Purchase Price:	\$11,000,000.00
Net Operating Income: (NNN Income from Ground Lease as of Feb. 2010)	\$671,227.00
Landlord Responsibilities:	None, this is an absolute NNN ground lease.
Ground Lease Rent Increases:	5% fixed annual increases each February.
Capitalization Rate:	6.1%
Terms:	All cash to Seller
Parcel Size:	Approximately 219,978 square feet
Improved Square Footage:	Approximately 60,439 net rentable square feet. Note: Investor will own the ground only—not improvements built thereon.
Parking Provided:	Approximately 310 spaces
Year Built:	1981
APN:	8706-002-021 & 8706-002-022 (Los Angeles County)
Loan:	No current financing. Buyer to obtain new financing acceptable to Buyer.

OAK TREE PLAZA

Site Plan



Plat Map



Property Information

SUMMARY OF GROUND LEASE

Dated December 28, 1979, the master ground lease is between Diamond Bar Business Center, a joint venture, landlord, and The Wickes Corporation, Delaware Corporation, tenant. The term is 55 years, commencing February 1, 1980, and ending January 31, 2035. There are two 10- year options to extend the term of the ground lease. The ground rent increases annually at a fixed 5%. The tenant interest in the ground lease was acquired and transferred to Golden Tree Group, Inc., who is currently the master ground lessee.

SITE TOPOGRAPHY AND SOILS

On limited physical inspection, the site appears to have gently upward slope toward the rear of the property from just above curb grade at Diamond Bar Boulevard. In addition, the site slopes downward from the North by Highland Valley Road, where retaining walls and landscaping cover slope cuts that increases in height as it follows the upward topography of the street. Hillside cuts and a retaining wall were also noted at the rear of the property. Site drainage, observed on a fair day, appears to be adequate, and the soil appears capable of supporting the present structures.

FLOOD ZONE

Flood Zone information was provided by City of Diamond Bar personnel. Subject site is located in an area designated as Flood Zone C, as shown on the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel No.0900B 06543, dated December 2, 1980. This is an area of minimal flooding. Flood insurance is not required.

SEISMIC

According to City of Diamond Bar planning personnel, there are no special Alquist-Priolo Geologic Hazard study zones in the city.

UTILITIES

All necessary utilities are to the site, including water by the Walnut Valley District, natural gas by Southern California Gas, Electricity by Southern California Edison, and telephone by GTE California. In addition, disposal companies that serve the city include Waste Management and Western Waste. Sewer is managed by Los Angeles County Sewage Maintenance.

Property Information

BOWLING ALLEY BUILDING

The bowling alley building is approximately 34,980 square feet of interior floor space. Construction is concrete block over a concrete slab foundation, with a flat, built up composition roof. The roof was completely re-roofed two years ago with a 20 year guaranteed polyurethane foam roofing system, which was installed over the existing built up roof. The building is fully fire sprinklered and air-conditioned. Exterior block walls are painted. There is a canopy covered front entry and an exterior handicapped access ramp at the north side of the structure. Two roof mounted arc lamps provide additional parking area lighting.

The interior of the structure is comprised of an entry area, a 36 lane bowling facility, a fast food service area, a bar area facing the lanes, a sports bar with an open wood balcony surround, a concession area, a child's play room/nursery with a restroom, a video game room, four ground floor offices, a food preparation kitchen, various storage rooms, men's and women's restrooms, and at the rear are storage rooms, work shops, a small office and a restroom. An approximate 7,000 square foot fully built out and improved mezzanine is located as a second floor of the structure. The mezzanine has a large meeting room, a number of offices, storage rooms, a telephone equipment room, a laundry room, and several restrooms. An open balcony runs the length of the mezzanine.

Interior floors are carpeted or covered, except for the hardwood bowling lanes, ceramic tile at restrooms, and quarry tile at the kitchen and at one rear storage area. Most interior walls are painted drywall. The exceptions are carpet walls in the bowling alley, carpet wainscoting under paper in the child's play room, ceramic tile wainscoting in most restrooms, and some office areas with paneled walls. Ceilings throughout are drop T-bar acoustic panels with flush fluorescent light panels, except for incandescent lighting in the bar.

COMMERCIAL RETAIL STORES

Abutting the south side of the bowling alley is approximately 25,459 sf of demised commercial retail storefront comprised of approximately 15 individual tenants. The retail stores are wood frame and stucco construction over a concrete slab foundation, with a flat, built up composition roof enhanced by metal mansards. The front elevation has painted stucco exterior walls and metal and glass store fronts. Each retail shop space has a rear, metal access/service door. The rear paved parking area gives ample room for employee parking, tenant access, and for deliveries. A covered concrete walkway extends the length of the front of the retail shops. Near the mid-point of the south side of the center, the walkway has three step concrete stairway with a wrought iron railing to accommodate the change in site elevation. Shop interiors appear to have carpet or vinyl floor covering over concrete, T-bar acoustic ceilings with flush, fluorescent light panels, and painted drywall demising walls. Approximately 50% of the shop space was fire damaged in 2002 and was completely rebuilt from the ground up at that time.

Area Information

NEIGHBORHOOD

Subject property has a corner location along a commercial arterial, one half mile south of the city's northerly border with the City of Pomona with direct visibility to the Highway 57 Freeway. Except for strip commercial along Diamond Bar Boulevard from subject site and southward, the neighborhood is residential. The residential neighborhood is generally bounded on the north by Temple Avenue, the border with Pomona; on the east by Golden Springs Drive; on the south by the Pomona Freeway; and on the west by adjacent Orange Freeway and Diamond Bar Boulevard. In this location, there are no commercial or other structures on the west side of Diamond Bar Boulevard.

On the west side of Diamond Bar Boulevard is the Orange Freeway. Properties to the east of Diamond Bar Boulevard are all residentially developed, primarily with single family residences. The easterly property adjacent to subject is improved with a senior apartment complex. Properties fronting on the east side of Diamond Bar Boulevard between Temple Avenue and Highland Valley Road, subject's cross street, are all residentially improved. Properties fronting on the east side of Diamond Bar Boulevard south of subject include a strip retail center, an automobile repair strip center, and several low rise office and medical buildings. To the south of these are a variety of small strip centers and small commercial improvements.

From subjects property, access to the Orange Freeway is less than three quarters of a mile north at Temple Avenue, or a north bound ramp located one half mile south on Diamond Bar Boulevard. South bound access is one mile south, at which location access to the Pomona Freeway is also provided.

The subject property is located approximately two miles from the main campus of Cal-Poly Pomona.

Area Information

REGIONAL INFORMATION

The City of Diamond Bar is situated at the intersection of State Highway 60 and State Highway 57. Because of the proximity to the freeway system, most areas of the greater Los Angeles area, including Orange County to the south and Riverside and San Bernardino Counties to the east, are within easy access from Diamond Bar. The City of Los Angeles is located approximately 17 miles west of Diamond Bar, the City of Riverside is about 25 miles east, the City of San Bernardino is approximately 35 miles east, and the Orange County airport area is approximately 25 miles south.

The major portion of the City of Diamond Bar is nestled in the hills of Brea Canyon. It is bordered on the north by the cities of Pomona and Walnut; on the east by the community of Chino Hills in San Bernardino County and by an unincorporated area of Los Angeles County; on the south by an unincorporated area of Los Angeles County; and on the west by the City of Industry and the community of Rowland Heights.

Demographic information provided by ESRI, Inc., shows that the surrounding area has a relatively young population, with a median age of 31.6 years and a population in excess of 100,000 persons in a three mile radius from the property. The average household size is 3.55 persons, while the average family size is 3.85 persons. Many households are comprised of five or more persons. The majority of housing units are owner occupied. An above percentage of the adult population have college degrees. The average income of residents is relatively high, with an average household income of almost \$89,000.00 annually. A large portion of households have three or more vehicles.

The City of Diamond Bar is characterized as primarily a middle and upper-middle class residential city. It provides housing within most all price ranges and reasonable commuting distances to the commercial, industrial, and office markets located in various Los Angeles County cities, as well as, locations in nearby Orange, Riverside and San Bernardino Counties.

The major land use in the city is low density, single family residential. In addition to the relatively new housing stock of detached single family residences and condominiums, the city has four mobile home parks. Commercial development is generally located along the major arterials, such as Diamond Bar Boulevard. Commercial improvements tend to be strip retail and small office buildings, with neighborhood shopping centers located at the major intersections.

There are several major arterials within the City of Diamond Bar. In addition to the 57 and 60 freeways, Diamond Bar Boulevard, Brea Canyon Road, Grand Avenue, Pathfinder Road, and Golden Springs Road traverse the city. The Amtrak Intercity Rail Passenger Station with Metrolink connections is located ten miles northwest in the City of Industry. The RTD provides passenger bus service to various Los Angeles County locations. Truck service to the city is provided by all major companies that serve Los Angeles and Orange Counties. Air transportation is provided at Los Angeles International Airport, 48 miles west, or the Ontario International Airport, 25 miles east.

Demographics

	1 mile	3 mile	5 mile
2000 Total Population	13,449	98,600	287,735
2000 Group Quarters	1,296	3,393	6,594
2008 Total Population	13,885	105,548	310,327
2013 Total Population	14,196	109,712	324,059
2008 - 2013 Annual Rate	0.44%	0.78%	0.87%
2000 Households	4,495	27,238	81,479
2000 Average Household Size	2.7	3.5	3.45
2008 Households	4,526	28,365	85,216
2008 Average Household Size	2.78	3.6	3.56
2013 Households	4,610	29,304	88,410
2013 Average Household Size	2.79	3.63	3.59
2008 - 2013 Annual Rate	0.37%	0.65%	0.74%
2000 Families	3,349	22,479	67,004
2000 Average Family Size	3.13	3.8	3.76
2008 Families	3,369	23,438	70,089
2008 Average Family Size	3.25	3.94	3.91
2013 Families	3,416	24,158	72,536
2013 Average Family Size	3.29	3.98	3.96
2008 - 2013 Annual Rate	0.28%	0.61%	0.69%
2000 Housing Units	4,604	28,007	83,947
Owner Occupied Housing Units	74.9%	73.0%	70.6%
Renter Occupied Housing Units	22.9%	24.3%	26.5%
Vacant Housing Units	2.2%	2.8%	2.9%
2008 Housing Units	4,637	29,215	87,940
Owner Occupied Housing Units	76.1%	74.0%	71.5%
Renter Occupied Housing Units	21.5%	23.1%	25.4%
Vacant Housing Units	2.4%	2.9%	3.1%
2013 Housing Units	4,722	30,175	91,204
Owner Occupied Housing Units	75.0%	72.7%	70.4%
Renter Occupied Housing Units	22.7%	24.4%	26.5%
Vacant Housing Units	2.4%	2.9%	3.1%
Median Household Income			
2000	\$58,468	\$59,839	\$58,769
2008	\$73,693	\$75,648	\$75,085
2013	\$84,041	\$87,751	\$85,470
Median Home Value			
2000	\$199,204	\$210,281	\$211,314
2008	\$474,074	\$531,503	\$535,056
2013	\$485,381	\$544,461	\$549,686
Per Capita Income			
2000	\$21,998	\$20,230	\$20,676
2008	\$28,548	\$26,378	\$26,857
2013	\$33,199	\$31,725	\$32,415
Median Age			
2000	35.1	30.7	31.4
2008	37.2	32.2	32.6
2013	38.7	33.4	33.5

Demographics

	1 mile	3 mile	5 mile
2000 Households by Income			
Household Income Base	4,506	27,510	81,672
< \$15,000	8.9%	9.9%	10.1%
\$15,000 - \$24,999	6.9%	9.1%	9.5%
\$25,000 - \$34,999	9.9%	8.3%	9.1%
\$35,000 - \$49,999	15.8%	14.3%	13.9%
\$50,000 - \$74,999	21.6%	19.9%	20.3%
\$75,000 - \$99,999	17.0%	15.4%	14.7%
\$100,000 - \$149,999	15.6%	16.2%	14.8%
\$150,000 - \$199,999	2.8%	3.6%	4.1%
\$200,000+	1.6%	3.3%	3.6%
Average Household Income	\$67,041	\$71,688	\$71,987
2008 Households by Income			
Household Income Base	4,521	28,353	85,206
< \$15,000	6.0%	7.4%	7.4%
\$15,000 - \$24,999	4.7%	5.7%	6.2%
\$25,000 - \$34,999	5.6%	7.3%	7.5%
\$35,000 - \$49,999	10.5%	9.9%	10.7%
\$50,000 - \$74,999	24.1%	19.0%	18.0%
\$75,000 - \$99,999	19.3%	17.5%	18.0%
\$100,000 - \$149,999	20.3%	17.8%	16.6%
\$150,000 - \$199,999	6.3%	9.1%	8.3%
\$200,000+	3.2%	6.2%	7.1%
Average Household Income	\$85,663	\$95,869	\$96,457
2013 Households by Income			
Household Income Base	4,608	29,293	88,397
< \$15,000	5.0%	6.4%	6.4%
\$15,000 - \$24,999	3.8%	4.7%	5.1%
\$25,000 - \$34,999	4.3%	5.6%	5.8%
\$35,000 - \$49,999	6.7%	7.4%	8.0%
\$50,000 - \$74,999	22.4%	16.7%	17.2%
\$75,000 - \$99,999	17.5%	15.7%	15.2%
\$100,000 - \$149,999	25.0%	20.8%	20.4%
\$150,000 - \$199,999	9.1%	9.7%	8.7%
\$200,000+	6.0%	13.0%	13.1%
Average Household Income	\$100,178	\$116,297	\$117,420
2000 Owner Occupied HUs by Value			
Total	3,406	20,469	59,325
<\$50,000	7.2%	6.0%	6.1%
\$50,000 - 99,999	2.4%	6.1%	5.3%
\$100,000 - 149,999	20.6%	21.1%	19.2%
\$150,000 - 199,999	20.3%	13.0%	15.6%
\$200,000 - \$299,999	44.7%	31.9%	31.1%
\$300,000 - 499,999	4.8%	20.0%	19.1%
\$500,000 - 999,999	0.0%	1.7%	3.1%
\$1,000,000+	0.0%	0.3%	0.5%
Average Home Value	\$189,966	\$225,073	\$234,115

Demographics

	1 mile	3 mile	5 mile
2000 Population by Age			
Total	13,446	98,601	287,734
0 - 4	6.1%	7.2%	7.5%
5 - 9	6.5%	8.7%	9.0%
10 - 14	6.5%	9.1%	9.0%
15 - 19	7.6%	9.2%	8.6%
20 - 24	8.4%	8.3%	7.3%
25 - 34	14.8%	13.5%	13.5%
35 - 44	17.1%	16.5%	16.4%
45 - 54	14.9%	14.2%	13.9%
55 - 64	9.2%	7.3%	7.4%
65 - 74	5.5%	3.8%	4.2%
75 - 84	2.8%	1.9%	2.3%
85+	0.6%	0.4%	0.8%
18+	77.3%	69.9%	69.3%
2008 Population by Age			
Total	13,883	105,551	310,324
0 - 4	5.9%	7.3%	7.7%
5 - 9	5.8%	7.1%	7.4%
10 - 14	6.2%	7.9%	8.0%
15 - 19	7.9%	9.3%	8.7%
20 - 24	7.3%	8.1%	7.6%
25 - 34	13.5%	14.1%	13.8%
35 - 44	16.1%	14.1%	14.1%
45 - 54	15.4%	15.0%	14.5%
55 - 64	11.2%	9.9%	9.9%
65 - 74	6.2%	4.4%	4.7%
75 - 84	3.5%	2.1%	2.6%
85+	1.1%	0.7%	1.0%
18+	78.4%	72.6%	71.8%
2013 Population by Age			
Total	14,195	109,712	324,057
0 - 4	5.8%	7.5%	7.9%
5 - 9	5.5%	7.1%	7.3%
10 - 14	5.7%	7.1%	7.1%
15 - 19	7.8%	8.4%	7.9%
20 - 24	7.6%	8.4%	8.0%
25 - 34	12.3%	13.7%	13.7%
35 - 44	15.0%	13.9%	13.5%
45 - 54	16.0%	14.6%	14.2%
55 - 64	12.1%	11.1%	11.1%
65 - 74	6.9%	5.1%	5.4%
75 - 84	3.7%	2.3%	2.8%
85+	1.4%	0.9%	1.2%
18+	79.2%	73.7%	73.0%

Demographics

	1 mile	3 mile	5 mile
2000 Population by Race/Ethnicity			
Total	13,448	98,600	287,735
White Alone	53.8%	41.1%	44.5%
Black Alone	7.9%	7.1%	6.2%
American Indian Alone	0.5%	0.8%	0.8%
Asian or Pacific Islander Alone	22.5%	26.6%	23.8%
Some Other Race Alone	10.4%	19.8%	20.0%
Two or More Races	4.9%	4.6%	4.6%
Hispanic Origin	27.7%	40.3%	41.1%
Diversity Index	79.3	87.4	86.7
2008 Population by Race/Ethnicity			
Total	13,885	105,549	310,327
White Alone	47.5%	36.6%	39.8%
Black Alone	7.5%	6.2%	5.5%
American Indian Alone	0.4%	0.7%	0.7%
Asian or Pacific Islander Alone	25.2%	28.5%	25.5%
Some Other Race Alone	13.3%	22.7%	23.1%
Two or More Races	6.0%	5.3%	5.3%
Hispanic Origin	35.3%	46.1%	47.3%
Diversity Index	84.0	89.0	88.7
2013 Population by Race/Ethnicity			
Total	14,194	109,712	324,058
White Alone	44.4%	34.5%	37.7%
Black Alone	7.1%	5.6%	5.0%
American Indian Alone	0.4%	0.6%	0.6%
Asian or Pacific Islander Alone	26.4%	29.3%	26.2%
Some Other Race Alone	15.0%	24.2%	24.7%
Two or More Races	6.7%	5.7%	5.7%
Hispanic Origin	39.5%	49.1%	50.5%
Diversity Index	85.8	89.6	89.4
2000 Population 3+ by School Enrollment			
Total	12,997	94,878	275,703
Enrolled in Nursery/Preschool	1.5%	1.6%	1.8%
Enrolled in Kindergarten	1.5%	1.8%	1.8%
Enrolled in Grade 1-8	11.1%	15.4%	15.4%
Enrolled in Grade 9-12	5.2%	7.4%	7.6%
Enrolled in College	12.8%	10.5%	8.4%
Enrolled in Grad/Prof School	2.3%	1.6%	1.5%
Not Enrolled in School	65.5%	61.8%	63.5%

Demographics

	1 mile	3 mile	5 mile
2008 Population 15+ by Marital Status			
Total	11,408	82,023	238,795
Never Married	34.4%	33.7%	32.1%
Married	53.3%	56.7%	57.1%
Widowed	3.6%	3.3%	4.1%
Divorced	8.8%	6.3%	6.7%
2000 Population 16+ by Employment Status			
Total	10,710	72,585	209,962
In Labor Force	61.2%	62.6%	62.5%
Civilian Employed	56.8%	57.6%	58.1%
Civilian Unemployed	4.4%	4.9%	4.4%
In Armed Forces	0.0%	0.1%	0.0%
Not in Labor Force	38.8%	37.4%	37.5%
2008 Civilian Population 16+ in Labor Force			
Civilian Employed	92.8%	91.7%	92.2%
Civilian Unemployed	7.2%	8.3%	7.8%
2013 Civilian Population 16+ in Labor Force			
Civilian Employed	93.2%	92.1%	92.6%
Civilian Unemployed	6.8%	7.9%	7.4%
2000 Females 16+ by Employment Status and Age of Children			
Total	5,453	36,285	106,865
Own Children < 6 Only	8.0%	6.7%	7.1%
Employed/in Armed Forces	4.8%	3.6%	3.7%
Unemployed	0.0%	0.2%	0.2%
Not in Labor Force	3.2%	2.9%	3.2%
Own Children < 6 and 6-17 Only	6.5%	9.0%	9.2%
Employed/in Armed Forces	1.9%	3.8%	4.2%
Unemployed	0.6%	0.7%	0.5%
Not in Labor Force	4.1%	4.5%	4.5%
Own Children 6-17 Only	15.5%	21.4%	20.8%
Employed/in Armed Forces	11.8%	13.4%	13.1%
Unemployed	0.3%	0.8%	0.8%
Not in Labor Force	3.4%	7.1%	6.9%
No Own Children < 18	69.9%	63.0%	62.9%
Employed/in Armed Forces	34.3%	30.5%	29.9%
Unemployed	2.1%	2.4%	2.2%
Not in Labor Force	33.5%	30.1%	30.7%

Demographics

	1 mile	3 mile	5 mile
2008 Employed Population 16+ by Industry			
Total	6,476	46,454	135,363
Agriculture/Mining	0.5%	0.4%	0.3%
Construction	5.2%	5.9%	6.1%
Manufacturing	9.8%	12.0%	12.5%
Wholesale Trade	7.8%	6.3%	6.1%
Retail Trade	10.2%	11.7%	11.1%
Transportation/Utilities	4.8%	4.7%	5.1%
Information	2.5%	2.6%	2.3%
Finance/Insurance/Real Estate	9.4%	8.7%	8.4%
Services	44.2%	43.0%	43.7%
Public Administration	5.7%	4.6%	4.3%
2008 Employed Population 16+ by Occupation			
Total	6,476	46,457	135,365
White Collar	76.2%	69.2%	67.4%
Management/Business/Financial	18.9%	17.6%	17.3%
Professional	25.9%	22.6%	22.3%
Sales	13.8%	13.9%	13.0%
Administrative Support	17.5%	15.2%	14.8%
Services	11.3%	12.4%	12.9%
Blue Collar	12.5%	18.3%	19.7%
Farming/Forestry/Fishing	0.0%	0.1%	0.2%
Construction/Extraction	3.2%	4.3%	4.5%
Installation/Maintenance/Repair	2.9%	3.3%	3.4%
Production	3.1%	6.0%	6.2%
Transportation/Material Moving	3.4%	4.5%	5.4%
2000 Workers 16+ by Means of Transportation to Work			
Total	5,946	40,946	119,264
Drove Alone - Car, Truck, or Van	77.4%	75.1%	75.1%
Carpooled - Car, Truck, or Van	15.3%	16.7%	16.5%
Public Transportation	2.2%	3.3%	3.1%
Walked	1.5%	1.2%	1.2%
Other Means	0.5%	1.1%	1.3%
Worked at Home	3.1%	2.6%	2.8%
2000 Workers 16+ by Travel Time to Work			
Total	5,947	40,944	119,263
Did Not Work at Home	96.9%	97.4%	97.2%
Less than 5 minutes	1.3%	1.0%	1.2%
5 to 9 minutes	5.7%	5.6%	6.3%
10 to 19 minutes	20.3%	21.8%	22.6%
20 to 24 minutes	11.6%	12.4%	12.3%
25 to 34 minutes	19.5%	19.2%	18.6%
35 to 44 minutes	8.3%	7.8%	7.8%
45 to 59 minutes	13.2%	12.9%	12.5%
60 to 89 minutes	13.8%	12.3%	11.3%
90 or more minutes	3.2%	4.3%	4.6%
Worked at Home	3.1%	2.6%	2.8%
Average Travel Time to Work (in min)	33.6	34.2	33.5

Demographics

	1 mile	3 mile	5 mile
2000 Households by Type			
Total	4,496	27,239	81,478
Family Households	74.5%	82.5%	82.2%
Married-couple Family	58.0%	64.4%	63.6%
With Related Children	29.7%	40.2%	39.2%
Other Family (No Spouse)	16.5%	18.1%	18.7%
With Related Children	9.2%	11.5%	12.1%
Nonfamily Households	25.5%	17.5%	17.8%
Householder Living Alone	18.8%	12.4%	13.1%
Householder Not Living Alone	6.7%	5.1%	4.6%
Households with Related Children	38.8%	51.7%	51.3%
Households with Persons 65+	20.9%	16.6%	18.4%
2000 Households by Size			
Total	4,495	27,238	81,479
1 Person Household	18.8%	12.4%	13.1%
2 Person Household	29.8%	23.1%	23.5%
3 Person Household	18.7%	18.4%	18.2%
4 Person Household	17.6%	21.3%	20.9%
5 Person Household	8.7%	12.1%	12.1%
6 Person Household	3.7%	6.4%	6.3%
7+ Person Household	2.7%	6.4%	6.0%
2000 Households by Year Householder Moved In			
Total	4,482	27,238	81,531
Moved in 1999 to March 2000	19.2%	18.1%	17.9%
Moved in 1995 to 1998	26.7%	27.7%	28.3%
Moved in 1990 to 1994	14.7%	16.6%	18.5%
Moved in 1980 to 1989	22.0%	26.3%	21.9%
Moved in 1970 to 1979	11.8%	7.6%	8.7%
Moved in 1969 or Earlier	5.5%	3.7%	4.7%
Median Year Householder Moved In	1994	1994	1994
2000 Housing Units by Units in Structure			
Total	4,584	27,982	83,961
1, Detached	61.0%	69.0%	69.4%
1, Attached	13.9%	10.5%	9.8%
2	0.8%	0.8%	1.2%
3 or 4	4.0%	3.7%	3.8%
5 to 9	5.1%	3.4%	2.9%
10 to 19	3.6%	2.0%	2.1%
20+	6.5%	6.9%	7.0%
Mobile Home	5.1%	3.6%	3.7%
Other	0.0%	0.1%	0.1%

Demographics

	1 mile	3 mile	5 mile
Apparel & Services: Total \$	\$11,474,604	\$83,262,038	\$252,310,328
Average Spent	\$2,535.26	\$2,935.38	\$2,960.83
Spending Potential Index	94	109	110
Computers & Accessories: Total \$	\$1,385,201	\$9,542,280	\$29,046,009
Average Spent	\$306.05	\$336.41	\$340.85
Spending Potential Index	128	141	142
Education: Total \$	\$7,300,177	\$50,783,713	\$152,768,586
Average Spent	\$1,612.94	\$1,790.37	\$1,792.72
Spending Potential Index	117	130	130
Entertainment/Recreation: Total \$	\$19,641,667	\$135,849,818	\$408,585,131
Average Spent	\$4,339.74	\$4,789.35	\$4,794.70
Spending Potential Index	117	129	129
Food at Home: Total \$	\$24,118,571	\$172,731,474	\$526,332,889
Average Spent	\$5,328.89	\$6,089.60	\$6,176.46
Spending Potential Index	109	125	126
Food Away from Home: Total \$	\$17,072,067	\$121,580,262	\$367,536,001
Average Spent	\$3,772.00	\$4,286.28	\$4,312.99
Spending Potential Index	110	125	126
Health Care: Total \$	\$19,401,581	\$133,018,864	\$399,401,714
Average Spent	\$4,286.69	\$4,689.54	\$4,686.93
Spending Potential Index	105	115	114
HH Furnishings & Equipment: Total \$	\$12,489,014	\$86,394,360	\$260,641,096
Average Spent	\$2,759.39	\$3,045.81	\$3,058.59
Spending Potential Index	120	132	133
Investments: Total \$	\$6,150,633	\$41,738,986	\$123,318,024
Average Spent	\$1,358.96	\$1,471.50	\$1,447.12
Spending Potential Index	134	145	143
Retail Goods: Total \$	\$139,346,708	\$976,601,768	\$2,954,838,562
Average Spent	\$30,788.05	\$34,429.82	\$34,674.69
Spending Potential Index	113	127	128
Shelter: Total \$	\$88,710,683	\$620,357,897	\$1,900,129,449
Average Spent	\$19,600.24	\$21,870.54	\$22,297.80
Spending Potential Index	126	141	144
TV/Video/Sound Equipment: Total \$	\$7,265,866	\$51,148,876	\$154,878,675
Average Spent	\$1,605.36	\$1,803.24	\$1,817.48
Spending Potential Index	112	125	126
Travel: Total \$	\$11,408,852	\$75,968,812	\$230,706,054
Average Spent	\$2,520.74	\$2,678.26	\$2,707.31
Spending Potential Index	134	142	144
Vehicle Maintenance & Repairs: Total \$	\$5,428,551	\$37,565,953	\$114,234,314
Average Spent	\$1,199.41	\$1,324.38	\$1,340.53
Spending Potential Index	121	133	135

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.