



**For Sale
Multi Tenant Shopping Center**

**SEC Cypress & North Lark Ellen
Covina, CA**



Investment Highlights

- ◆ For Sale for \$1,850,000.
- ◆ 100 % Leased & Brand New Construction.
- ◆ Excellent Tenant Mix with 5 Tenants.
- ◆ Great Location Adjacent to a 7-11 Market (not included in sale).
- ◆ Great Parking and All Spaces have Excellent Street Visibility.
- ◆ Low Management & Low Maintenance.
- ◆ Ideal For 1031 Exchange Buyer.
- ◆ Complete Information at www.kencorealty.com/cypressplaza

Kenneth B. Dauer, CCIM
139 South Beverly Drive, Suite 330
Telephone: 310-275-1414 Facsimile: 310-275-1313
dauer@kencorealty.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



Executive Summary

Address:	4550 North Lark Ellen Los Angeles County (near Covina), CA
APN:	8420-006-007 (Los Angeles County)
Thomas Guide:	598 H4
Purchase Price:	\$1,850,000 ALL CASH
NOI:	\$114,291
Cap Rate:	6.18%
Year Built:	2003
Improvements Square Feet:	5,360 Sq. Ft.
Land Square Feet	20,090 Sq. Ft.
Cost Per Sq. Ft Improvements.:	\$345 Sq. Ft.
Comments:	Do not Disturb Tenants!

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Property Description

The Subject Property is a one story free-standing commercial building consisting of approximately 5,360 sq. ft. of improvements situated on approximately 20,090 sq. ft. of land. The Subject Property was constructed in 2003 and consists of 5 tenants: a sit down Chinese restaurant with an outdoor patio, an auto accessories store, hair salon, dental clinic, and a bakery. There are 28 on surface parking spaces with excellent ingress and egress access from Cypress Street and North Lark Ellen Avenue. The Subject Property is on as high traffic signalized intersection with a traffic count of approximately 34,000 cars per day. There is good pedestrian foot traffic as the Subject Property located directly across the street from an elementary school and just down the street from a high school.

All of the spaces have wide store fronts providing excellent visibility. The Chinese restaurant occupies approximately 1,500 sq. ft. and each additional tenant occupies approximately 965 sq. ft. In this marketplace, there was an extremely strong demand from local tenants who wanted to occupy smaller spaces for their businesses.

The Chinese restaurant, Rice Express, invested a substantial amount of money building out a beautiful, first class sit down restaurant. The owner is an experienced restaurant operator who has previously owned other restaurants. The auto accessories store is a new business by an owner who previously worked at other retail automotive related stores. The hair salon is currently under construction and should be opened by the end of May 2004. The owner of the hair salon also operates another business in the local area. The dental office invested a substantial amount of money building out a first class dental clinic that will serve the local community. In addition to her establishing her own private dental practice at the Subject Property, the owner of the dental clinic also works at another dental clinic in the area. The bakery is currently under construction and should also be opened by the end of May 2004. The owner of the bakery owns and operates a successful bakery in a shopping center in El Monte. This will be their second location and they anticipate doing very well especially being located adjacent to a very busy 7-11 convenience store. In addition, the bakery space has over 25 feet of retail frontage.

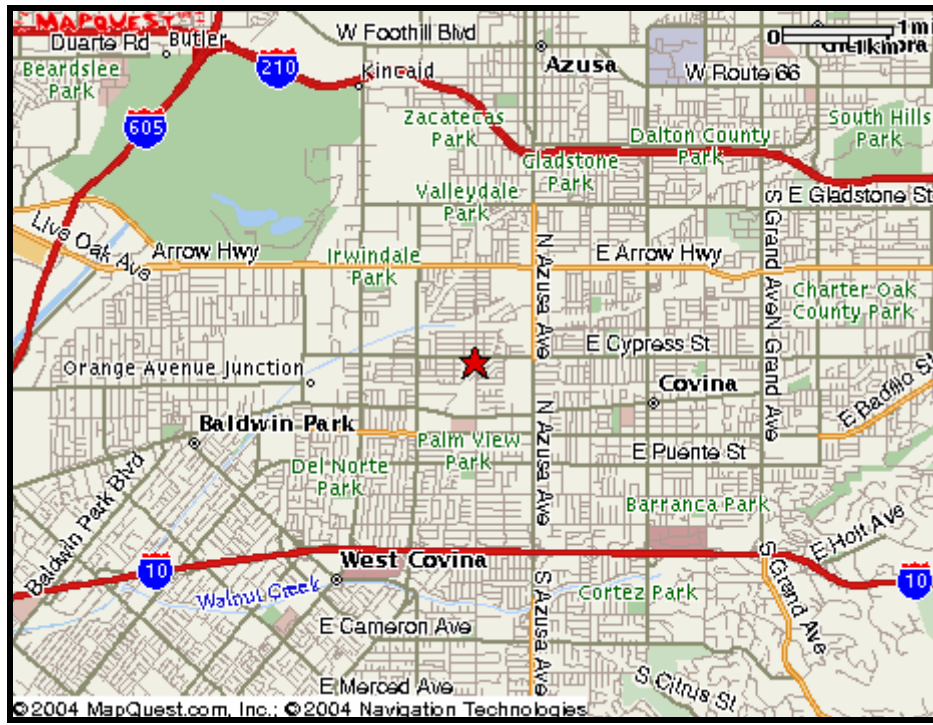
All of the Lease Agreements are "AIR Standard Industrial/Commercial Multi-Tenant Lease-Net" and all contain rental increases during the term (See Rent Roll). In addition, there are strict exclusive use provisions and/or restrictions within the leases in order to prevent any conflicting uses and maintain a synergistic tenant mix.

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Location Description

The Subject Property is located at the SEC of Cypress Street & Lark Ellen Avenue in an unincorporated area of Los Angeles County near the Covina. It is located north of the 10 Freeway, south of the 210 Freeway, and east of the 605 Freeway in the San Gabriel Valley. There are over 196,000 people within a 3 mile radius placing the Subject Property in the heart of densely populated area. In the immediate neighborhood, there are well maintained single family residences as well as some apartment buildings.

Area Map



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Photos of Subject Property

Exterior of Subject Property



Exterior of Subject Property



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Exterior of Subject Property



Exterior of Subject Property



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Interior of Chinese Restaurant



Interior of Chinese Restaurant



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Rent Roll

SEC Cypress and North Lark Eilen
Los Angeles County (near Covina), CA

Tenant	Sq. Ft.	Rent PSF	Annual Rent	Security Deposit	Commencement Date	Lease Type	Lease Term	Options	Increases
Chinese Restaurant	1,500	\$2.00	\$ 36,000.00	\$ 6,000.00	4-Nov-03	NNN	10 Years	One-5 year	Note 1
Auto Store	965	\$1.75	\$ 20,265.00	\$ 5,066.25	1-Nov-03	NNN	5 Years	One-5 year	Note 2
Hair Salon	965	\$1.76	\$ 20,391.00	\$ 1,699.25	1-Oct-03	NNN	5 Years	One-5 year	Note 3
Dental Clinic	965	\$1.75	\$ 20,265.00	\$ 1,688.75	23-Oct-03	NNN	5 Years	Three-5 year	Note 4
Bakery	965	\$1.50	\$ 17,370.00	\$ 1,447.50	1-Sep-03	NNN	5 Years	One-5 year	Note 5
Total Rent	5,360		\$ 114,291.00	\$ 15,901.75					

Note 1: Chinese Restaurant--Month 13 \$3,090 per month; Month 25 \$3,182.70 per month; Month 37 \$3,278 per month; Month 49 \$3,376.53. After the 61st month and each year thereafter, based upon the CPI of not less than 3% or greater than 7% including during the option period. Tenant to receive \$1,500 tenant improvement allowance either credited against 2nd month's rent or month's whenever tenant finishes installation of the fluorescent lighting and t-bar ceiling.

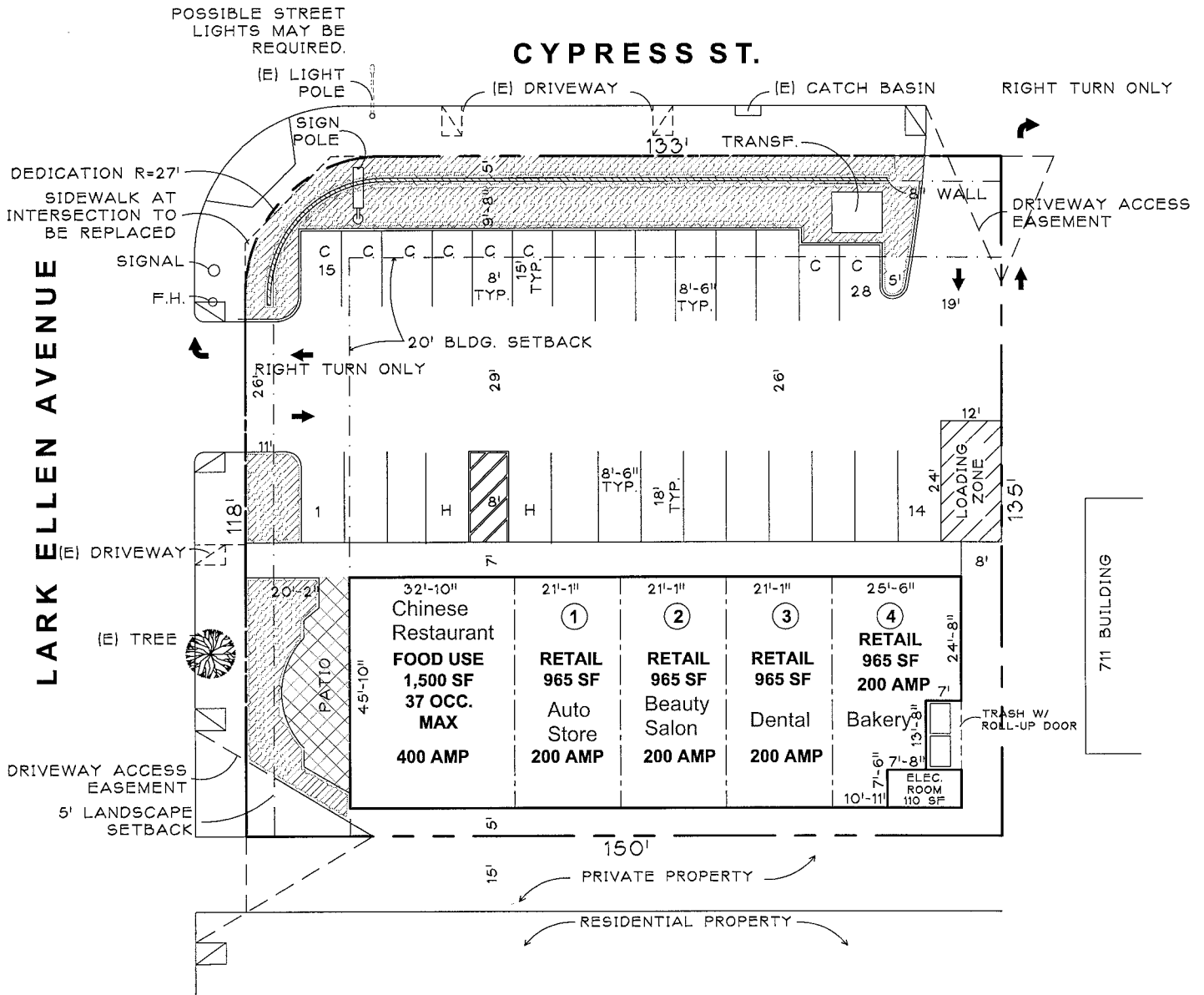
Note 2: Annual CPI increases during initial lease term of a minimum of 3%. Rent adjusted to Market Rental Value during the option period and then shall have annual CPI increases of a minimum of 3%. Provided that Lessee has not been in default or paid the rent late during the first twelve months of the Lease Term, then Lessor shall give Lessee back \$1,688.75 of Lessee's security deposit during the 13th month of the Lease Term. However, Lessor can require the Security Deposit to be increased back by the \$1,688.75 it was reduced in the event that Lessee is in default of the Lease Agreement or pays the rent late after the 13th month of the Lease Term. See Paragraph 54 of Lessee's Lease Agreement.

Note 3: Annual CPI increases during initial lease term-no minimum or maximum. Rent adjusted to Market Rental Value during the option period and then shall have annual CPI increases-no minimum or maximum. Lessee received a \$1,000 flooring allowance that has already been offset against their rent.

Note 4: Annual CPI increases during initial lease term-3% minimum and 7% maximum. Rent is adjusted to Market Rental Value during the 1st month of each 5 year option period. Commencing the 13th month during each option period and annually thereafter, the rent shall be increased by the CPI-3% minimum and 7% maximum. Lessee to receive a \$3,377.50 tenant improvement allowance upon completion of tenant improvements and opening for business. Lessor has the option to reimburse the Lessee directly or give Lessee a rent credit.

Note 5: Annual CPI increases during initial lease term-3% minimum and 7% maximum as well as during the option period. Lessee has the right to terminate the lease agreement after the 36th month provided that Lessee gives the Lessor notice no later than the 30th month of the Lease Term and pays \$5,000. See Paragraph 58 of Lessee's Lease Agreement.

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NOTE: ASSUME 800 AMP. MAX. W/O TRANSFORMER

	GROSS	NET
NEW :	5,469 SF	5,359 SF
TOTAL:	5,469 SF	5,359 SF

PARKING REQUIRED: 13 [FOOD: 1 PER 3 OCC.
TOTAL 37 OCC. MAX
(10 SPACES MIN.)]
15 [RETAIL: 1:250 (3,859 SF.)]

TOTAL REQUIRED: 28

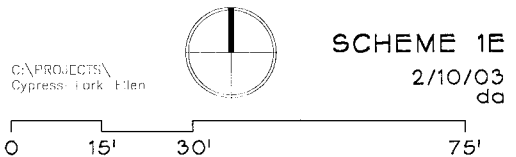
PARKING PROVIDED: 28 (2 HANDICAP, 8 COMPACT)

LANDSCAPING REQ'D.: MIN. 10% OF PROPERTY

LANDSC. PROVIDED.: 14%

ZONE: C-1

NET LAND AREA: 20,093 SF GROSS LAND AREA: 20,106 SF



T. W. LAYMAN ASSOCIATES

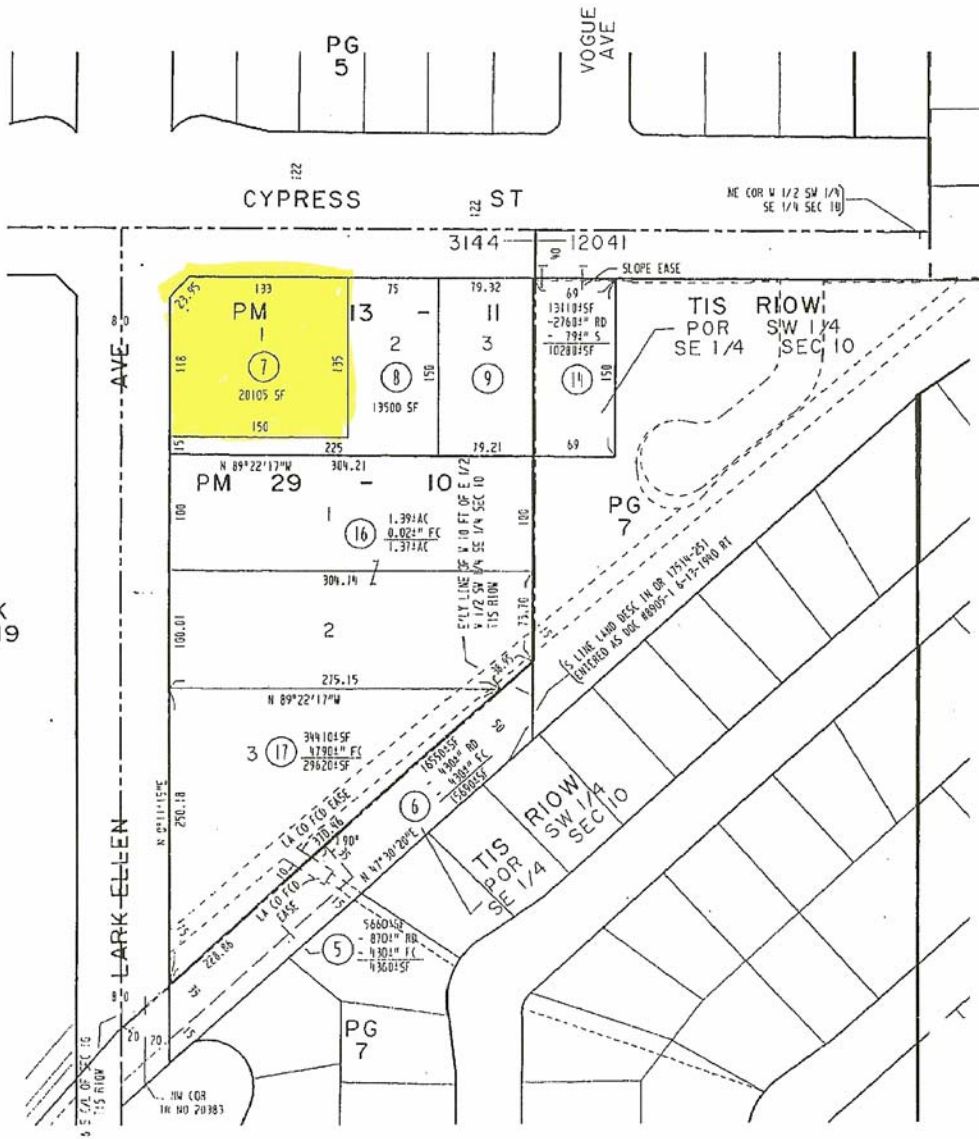
PRE-PRELIMINARY SITE PLAN, NOT REVIEWED WITH GOVERNMENTAL AGENCIES.

LA County, CA (near Covina)



1:50,000 Clt

BK 8419



Cypress Plaza

SEC Cypress Lark Ellen, Los Angeles County (near Covina), CA

1, 3, 5 mile radii : CYPRESS ST N LARK ELLEN AVE, COVINA, CA 91722

Prepared By:

Kenneth B. Dauer, CCIM

KENCO REALTY

March 2004

The information contained herein is from sources believed reliable, but neither the CCIM Institute nor its members, including the author of this report, have confirmed this information. Any warranty or representation of accuracy is expressly disclaimed. The Recipient of this report is cautioned that it is the Recipient's responsibility to confirm the accuracy and completeness of the information provided, including such independent investigation of this information as may appear necessary to determine its suitability for Recipient's needs.

Executive Demographic Report

Population

The current year population in this selected geography is 465,945. The 2000 Census revealed a population of 447,553, and in 1990 it was 410,948 representing a 8.91% change. It is estimated that the population in this area will be 494,177 in 2008, representing a change of 6.06% from 2003. The current population is 49.00% male and 51.00% female. In 2003, the median age of the population in this area was 32.2, compared to the US median age which was 36.1. The population density in your area is 5,932.6 people per square mile.

Households

There are currently 129,667 households in this selected geography. The Census revealed household counts of 125,453 in 2000, up from 121,976 in 1990, representing a change of 6.31%. It is estimated that the number of households in this area will be 136,032 in 2008, representing a change of 4.91% from the current year. For the current year, the average household size in this area is 3.59 persons.

In 2003, the median number of years in residence in this geography's population is 4.35. The average household size in this geography was 3.55 people and the average family size was 3.81 people. The average number of vehicles per household in this geography was 1.9.

Income

In 2003, the median household income in this selected geography was \$51,796, compared to the US median which was \$45,128. The Census revealed median household incomes of \$48,936 in 2000 and \$38,825 in 1990 representing a change of 33.41%. It is estimated that the median household income in this area will be \$58,005 in 2008, which would represent a change of 11.99% from the current year.

In 2003, the per capita income in this area was \$18,079, compared to the US per capita, which was \$23,201. The 2003 average household income for this area was \$64,084, compared to the US average which was \$60,600.

Race Ethnicity

In 2003, the racial makeup of this selected area was as follows: 51.18% White; 3.92% Black; 1.07% Native American; 11.82% Asian/Pacific Islander; and 26.99% Other. Compare these to the US racial makeup which was: 75.06% White, 12.30% Black, 0.88% Native American, 3.66% Asian/Pacific Islander and 5.52% Other.

People of Hispanic ethnicity are counted independently of race. People of Hispanic origin make up 57.75% of the current year population in this selected area. Compare this to the US makeup of 13.79%. Changes in the population within each race and ethnicity category from the 1990 Census to the 2000 Census are as follows: 95.8% American Indian, Eskimo, Aleut Population; 26.7% Asian, Pacific Islander; -11.5% Black; 36.5% Hispanic Ethnicity; 69.2% Other; White -16.7%.

Housing

The median housing value in this area was \$180,101 in 1990, compare this to the US median of \$78,382 for the same year. The 2000 Census median housing value was \$168,895, which is a -6.2% change from 1990. In 1990, there were 80,174 owner occupied housing units in this area vs. 125,453 in 2000. Also in 1990, there were 41,801 renter occupied housing units in this area vs. 42,584 in 2000. The average rent in 1990 was \$625 vs. \$708 in 2000.

Employment

In 2003, there were 342,325 people over the age of 16 in the labor force in your geography. Of these 56.39% were employed, 4.52% were unemployed, 39.03% were not in the labor force and 0.05% were in the armed forces. In 1990, unemployment in this area was 4.42% and in 2000 it was 4.54%.

In 2003, there were 137,870 employees in this selected area (daytime population) and there were 12,418 establishments.

For this area in 1990, 55.94% of employees were employed in white-collar occupations and 44.05% were employed in blue-collar occupations. In 2000, white collar workers made up 56.49% of the population, and those employed in blue collar occupations made up 43.51%. In 1990, the average time traveled to work was 17 minutes and in 2000 it was 27 minutes.

Consumer Expenditure Report

	1 Miles:	3 Miles:	5 Miles:
2003 Consumer Expenditures (Average Household Annual Expenditures)			
Total Households	7,899	57,477	129,667
Median Household Income	\$51,248	\$49,690	\$51,796
Average Household Income	\$59,360	\$59,873	\$64,084
Total Average Household Expenditure	\$48,295	\$48,504	\$50,722
Airline Fares	\$347.55	\$349.49	\$364.78
Alcoholic Beverages	\$449.30	\$451.57	\$472.06
Alimony And Child Support	\$159.51	\$160.02	\$165.40
Apparel	\$2,640.15	\$2,651.35	\$2,771.30
Apparel Services And Accessories	\$345.90	\$347.72	\$363.31
Audio Equipment	\$77.61	\$78.05	\$81.51
Babysitting And Elderly Care	\$258.42	\$259.20	\$270.04
Books	\$88.95	\$89.36	\$93.31
Books And Supplies	\$131.21	\$131.83	\$137.74
Boys Apparel	\$146.17	\$146.82	\$153.59
Cellular Phone Service	\$79.67	\$80.08	\$83.49
Cigarettes	\$384.28	\$385.55	\$404.64
Computer Hardware	\$373.47	\$374.58	\$391.85
Computer Information Services	\$43.14	\$43.56	\$45.59
Computer Software	\$49.74	\$49.99	\$52.14
Contributions	\$1,339.05	\$1,340.82	\$1,413.00
Coolant And Other Fluids	\$11.66	\$11.72	\$12.25
Cosmetics and Perfume	\$108.25	\$108.63	\$113.37
Deodorants and Other Personal Care Products	\$35.92	\$36.10	\$37.66
Education	\$847.72	\$852.19	\$885.83
Electricity	\$1,434.57	\$1,439.55	\$1,503.85
Entertainment	\$2,457.29	\$2,466.10	\$2,585.29
Fees And Admissions	\$623.44	\$625.72	\$656.30
Finance Charges Excluding Mortgage And Vehicle	\$213.43	\$214.45	\$223.41
Floor Coverings	\$77.62	\$77.89	\$81.47
Food And Beverages	\$8,124.09	\$8,166.51	\$8,525.61
Food At Home	\$4,838.15	\$4,863.28	\$5,075.18
Food Away From Home	\$2,836.64	\$2,851.66	\$2,978.37
Footwear	\$491.05	\$493.13	\$515.26
Fuel Oil And Other Fuels	\$81.48	\$81.51	\$85.96
Funeral And Cemetery	\$109.90	\$110.14	\$118.00
Furniture	\$467.97	\$469.42	\$491.89
Gasoline And Oil	\$1,757.43	\$1,765.72	\$1,848.97
Gifts	\$1,411.99	\$1,417.61	\$1,479.76
Girls Apparel	\$173.50	\$174.06	\$182.30
Hair Care	\$67.82	\$68.07	\$71.08
Hard Surface Flooring	\$12.70	\$12.76	\$13.66

Health Care	\$3,127.59	\$3,143.52	\$3,300.87
Health Care Insurance	\$1,528.74	\$1,537.76	\$1,625.97
Health Care Services	\$962.92	\$967.96	\$1,007.95
Health Care Supplies And Equipment	\$635.93	\$637.80	\$666.95
Household Services	\$338.44	\$337.78	\$356.10
Household Supplies	\$759.45	\$761.19	\$801.81
Household Textiles	\$108.20	\$108.35	\$113.91
Housewares And Small Appliances	\$999.44	\$1,002.96	\$1,051.06
Indoor Plants And Fresh Flowers	\$75.53	\$76.00	\$80.01
Infants Apparel	\$124.50	\$125.01	\$130.37
Jewelry	\$123.10	\$123.70	\$129.49
Legal And Accounting	\$108.04	\$108.70	\$113.27
Magazines	\$54.79	\$55.08	\$57.60
Major Appliances	\$213.94	\$214.65	\$225.03
Mass Transit	\$101.97	\$102.47	\$107.00
Men's Apparel	\$489.97	\$492.09	\$514.21
Mortgage Interest	\$2,955.88	\$2,969.44	\$3,094.33
Natural Gas	\$418.76	\$419.14	\$439.39
New Car Purchased	\$1,243.25	\$1,248.74	\$1,301.37
New Truck Purchased	\$933.97	\$938.01	\$979.79
New Vehicle Purchase	\$2,177.22	\$2,186.75	\$2,281.16
Newspapers	\$112.53	\$113.04	\$118.03
Oral Hygeine Products	\$32.34	\$32.50	\$33.92
Other Lodging	\$903.88	\$910.36	\$947.94
Other Miscellaneous Expenses	\$111.05	\$111.67	\$116.81
Other Repairs And Maintenance	\$91.99	\$92.22	\$96.57
Other Tobacco Products	\$43.43	\$43.65	\$46.24
Other Transportation Costs	\$821.58	\$825.02	\$860.58
Other Utilities	\$406.47	\$408.72	\$433.13
Paint And Wallpaper	\$46.31	\$46.45	\$48.52
Personal Care Products	\$191.23	\$192.05	\$200.37
Personal Care Services	\$524.66	\$526.27	\$550.36
Personal Insurance	\$571.40	\$574.50	\$599.83
Pet Supplies And Services	\$262.52	\$263.48	\$276.41
Photographic Equipment And Supplies	\$123.41	\$124.02	\$129.45
Plumbing And Heating	\$55.73	\$55.78	\$58.81
Property Taxes	\$398.02	\$397.18	\$423.22
Public Transportation	\$538.87	\$541.71	\$565.63
Records / Tapes / CD Purchases	\$127.16	\$127.72	\$133.60
Recreational Equipment And Supplies	\$888.02	\$889.97	\$936.00
Rental Costs	\$3,280.59	\$3,293.49	\$3,442.28
Roofing And Siding	\$73.55	\$73.67	\$77.02
Satellite Dishes	\$7.71	\$7.68	\$8.02
Shaving Needs	\$14.73	\$14.81	\$15.42
Shelter	\$8,287.54	\$8,322.16	\$8,694.53
Telephone Service Excl Cell Phones	\$1,307.50	\$1,315.16	\$1,369.54
Televisions	\$112.67	\$113.23	\$118.04
Transportation	\$10,352.02	\$10,400.83	\$10,865.42
Tuition	\$716.50	\$720.36	\$748.09
Used Car Purchase	\$1,460.92	\$1,467.05	\$1,536.32
Used Truck Purchase	\$896.13	\$901.31	\$939.81
Used Vehicle Purchase	\$2,357.06	\$2,368.36	\$2,476.13

VCRs And Related Equipment	\$49.11	\$49.36	\$51.42
Vehicle Insurance	\$1,154.84	\$1,160.20	\$1,213.02
Vehicle Repair	\$1,119.72	\$1,125.16	\$1,175.28
Vehicle Repair And Maintenance	\$1,131.38	\$1,136.88	\$1,187.52
Video And Audio Equipment	\$945.83	\$950.41	\$992.99
Video Game Hardware And Software	\$32.15	\$32.32	\$33.66
Watches	\$25.24	\$25.40	\$26.52
Women's Apparel	\$869.07	\$872.51	\$912.25

1 Miles:

3 Miles:

5 Miles:

2008 Consumer Expenditures (Average Household Annual Expenditures)

Total Households	8,296	60,709	136,032
Median Household Income	\$57,225	\$55,903	\$58,005
Average Household Income	\$65,772	\$66,637	\$71,552
Total Household Expenditure (\$000's)	\$51,832	\$52,157	\$54,669
Airline Fares	\$373.84	\$376.69	\$394.05
Alcoholic Beverages	\$481.85	\$485.15	\$508.37
Alimony And Child Support	\$170.45	\$171.21	\$177.40
Apparel	\$2,835.82	\$2,853.36	\$2,989.31
Apparel Services And Accessories	\$372.54	\$375.31	\$392.99
Audio Equipment	\$83.75	\$84.43	\$88.34
Babysitting And Elderly Care	\$277.13	\$278.40	\$290.78
Books	\$95.39	\$95.99	\$100.48
Books And Supplies	\$140.65	\$141.57	\$148.26
Boys Apparel	\$156.77	\$157.77	\$165.44
Cellular Phone Service	\$85.54	\$86.13	\$90.00
Cigarettes	\$411.21	\$413.36	\$434.94
Computer Hardware	\$400.76	\$402.72	\$422.23
Computer Information Services	\$47.14	\$47.69	\$49.99
Computer Software	\$53.50	\$53.87	\$56.31
Contributions	\$1,432.22	\$1,437.10	\$1,518.60
Coolant And Other Fluids	\$12.53	\$12.62	\$13.22
Cosmetics and Perfume	\$116.26	\$116.89	\$122.28
Deodorants and Other Personal Care Products	\$38.51	\$38.78	\$40.56
Education	\$907.00	\$913.10	\$951.50
Electricity	\$1,538.78	\$1,546.92	\$1,619.75
Entertainment	\$2,637.57	\$2,652.30	\$2,787.12
Fees And Admissions	\$669.43	\$673.24	\$707.85
Finance Charges Excluding Mortgage And Vehicle	\$229.17	\$230.69	\$240.87
Floor Coverings	\$83.35	\$83.78	\$87.85
Food And Beverages	\$8,725.80	\$8,788.36	\$9,195.53
Food At Home	\$5,193.54	\$5,230.47	\$5,470.72
Food Away From Home	\$3,050.41	\$3,072.74	\$3,216.44
Footwear	\$527.53	\$530.77	\$555.86
Fuel Oil And Other Fuels	\$86.76	\$86.95	\$91.96

Funeral And Cemetery	\$116.48	\$117.00	\$125.76
Furniture	\$503.60	\$506.23	\$531.70
Gasoline And Oil	\$1,893.43	\$1,906.67	\$2,000.78
Gifts	\$1,513.86	\$1,522.66	\$1,593.17
Girls Apparel	\$186.15	\$187.13	\$196.44
Hair Care	\$72.67	\$73.07	\$76.48
Hard Surface Flooring	\$13.57	\$13.66	\$14.67
Health Care	\$3,354.55	\$3,379.08	\$3,556.40
Health Care Insurance	\$1,639.84	\$1,653.45	\$1,752.41
Health Care Services	\$1,031.05	\$1,038.39	\$1,083.79
Health Care Supplies And Equipment	\$683.65	\$687.24	\$720.20
Household Services	\$360.60	\$360.53	\$381.18
Household Supplies	\$818.49	\$822.29	\$868.16
Household Textiles	\$115.77	\$116.12	\$122.41
Housewares And Small Appliances	\$1,073.59	\$1,079.50	\$1,133.88
Indoor Plants And Fresh Flowers	\$80.84	\$81.45	\$86.00
Infants Apparel	\$133.69	\$134.49	\$140.58
Jewelry	\$132.38	\$133.31	\$139.89
Legal And Accounting	\$116.61	\$117.55	\$122.73
Magazines	\$58.82	\$59.25	\$62.10
Major Appliances	\$230.09	\$231.31	\$243.06
Mass Transit	\$109.68	\$110.43	\$115.58
Men's Apparel	\$526.16	\$529.43	\$554.51
Mortgage Interest	\$3,181.24	\$3,201.82	\$3,343.90
Natural Gas	\$446.87	\$447.97	\$470.89
New Car Purchased	\$1,335.31	\$1,343.82	\$1,403.46
New Truck Purchased	\$1,002.38	\$1,008.75	\$1,056.09
New Vehicle Purchase	\$2,337.70	\$2,352.57	\$2,459.55
Newspapers	\$120.56	\$121.33	\$126.99
Oral Hygeine Products	\$34.67	\$34.91	\$36.52
Other Lodging	\$969.81	\$978.81	\$1,021.23
Other Miscellaneous Expenses	\$119.33	\$120.24	\$126.05
Other Repairs And Maintenance	\$98.39	\$98.81	\$103.73
Other Tobacco Products	\$46.59	\$46.94	\$49.85
Other Transportation Costs	\$882.10	\$887.49	\$927.81
Other Utilities	\$436.10	\$439.43	\$466.89
Paint And Wallpaper	\$49.61	\$49.85	\$52.20
Personal Care Products	\$205.27	\$206.53	\$215.99
Personal Care Services	\$564.09	\$566.92	\$594.23
Personal Insurance	\$615.10	\$619.67	\$648.39
Pet Supplies And Services	\$281.56	\$283.15	\$297.77
Photographic Equipment And Supplies	\$132.79	\$133.71	\$139.86
Plumbing And Heating	\$59.63	\$59.82	\$63.24
Property Taxes	\$421.97	\$422.39	\$451.80
Public Transportation	\$579.38	\$583.59	\$610.76
Records / Tapes / CD Purchases	\$136.42	\$137.29	\$143.95
Recreational Equipment And Supplies	\$951.85	\$955.79	\$1,007.78
Rental Costs	\$3,494.92	\$3,512.99	\$3,680.74
Roofing And Siding	\$78.77	\$79.05	\$82.83
Satellite Dishes	\$8.29	\$8.28	\$8.66
Shaving Needs	\$15.83	\$15.95	\$16.64
Shelter	\$8,870.73	\$8,922.95	\$9,344.31

Telephone Service Excl Cell Phones	\$1,407.65	\$1,418.67	\$1,480.40
Televisions	\$121.15	\$122.02	\$127.49
Transportation	\$11,132.99	\$11,208.40	\$11,734.92
Tuition	\$766.35	\$771.54	\$803.24
Used Car Purchase	\$1,574.67	\$1,584.61	\$1,663.08
Used Truck Purchase	\$964.04	\$971.57	\$1,015.39
Used Vehicle Purchase	\$2,538.71	\$2,556.18	\$2,678.47
VCRs And Related Equipment	\$52.82	\$53.20	\$55.54
Vehicle Insurance	\$1,241.84	\$1,250.12	\$1,309.96
Vehicle Repair	\$1,201.76	\$1,209.94	\$1,266.70
Vehicle Repair And Maintenance	\$1,214.29	\$1,222.55	\$1,279.92
Video And Audio Equipment	\$1,016.29	\$1,023.28	\$1,071.49
Video Game Hardware And Software	\$34.53	\$34.79	\$36.31
Watches	\$27.25	\$27.48	\$28.75
Women's Apparel	\$932.97	\$938.45	\$983.48

Consumer Expenditure Categories contain overlapping information and will therefore NOT add up to Total Household Expenditure

Demographic Overview Report

	1 Miles:	3 Miles:	5 Miles:
Population			
1990 Census	22,826	176,970	410,948
2000 Census	25,975	193,886	447,553
Current Year Estimate	27,036	202,966	465,945
5 Year Projection	28,695	216,691	494,177
Households			
1990 Census	7,317	54,254	121,976
2000 Census	7,643	55,310	125,453
Current Year Estimate	7,899	57,477	129,667
5 Year Projection	8,296	60,709	136,032
2003 Population Households			
Population by Race			
White	52.69%	52.40%	51.18%
Black	4.60%	3.86%	3.92%
Asian or Pacific Islander	10.08%	9.83%	11.82%
American Indian, Eskimo, Aleut	1.10%	1.15%	1.07%
Population by Ethnicity			
Hispanic Origin	56.57%	59.77%	57.75%
Total Housing Units			
Owner-Occupied	64.7%	60.0%	64.6%
Renter-Occupied	33.1%	37.6%	33.2%
Vacant	2.2%	2.4%	2.2%
Average Household Size	3.42	3.48	3.55
Household Income			
Income \$ 0 – \$9,999	6.8%	7.3%	6.9%
Income \$ 10,000 – \$19,999	8.8%	10.1%	9.3%
Income \$ 20,000 – \$29,999	11.7%	10.7%	10.2%
Income \$ 30,000 – \$39,999	11.3%	11.6%	11.2%
Income \$ 40,000 – \$49,999	10.0%	10.6%	10.6%
Income \$ 50,000 – \$59,999	10.8%	10.4%	10.0%
Income \$ 60,000 – \$74,999	12.3%	12.1%	12.0%
Income \$ 75,000 – \$99,999	13.3%	12.8%	13.4%
Income \$100,000 – \$124,999	7.9%	7.3%	7.6%
Income \$125,000 – \$149,999	3.1%	3.1%	3.5%
Income \$150,000 +	4.0%	3.9%	5.2%
Average Household Income	\$59,360	\$59,873	\$64,084
Median Household Income	\$51,248	\$49,690	\$51,796
Per Capita Income	\$17,517	\$17,215	\$18,079

Population by Sex

Female Population	51.1%	50.9%	51.0%
Male Population	48.9%	49.1%	49.0%

Marital Status

Age 15 + Population	20,277	151,683	349,785
Divorced	5.3%	5.9%	5.6%
Never Married	33.9%	33.2%	32.6%
Now Married	45.3%	46.2%	47.5%
Separated	10.3%	11.1%	11.1%
Widowed	10.3%	9.2%	8.6%

Family Status

Lone Female Householder	9.5%	9.5%	9.1%
Lone Male Householder	6.3%	6.7%	6.2%
Lone Parent Female No Children	5.6%	5.5%	5.3%
Lone Parent Female W/Children	10.9%	11.0%	10.3%
Lone Parent Male No Children	2.5%	2.5%	2.5%
Lone Parent Male W/Children	4.5%	4.3%	4.1%
Married Couple Family No Children	21.4%	20.6%	21.9%
Married Couple Family W/Children	34.5%	35.0%	36.2%
Non-Family Female Head W/Children	0.1%	0.1%	0.1%
Non-Family Male Head W/Children	0.3%	0.3%	0.3%

Length of Residence

Stability (% In Res 5+ Yrs)	43.3%	40.8%	42.0%
Turnover (% Yearly)	16.6%	18.3%	17.6%

Population by Age

Age 0 – 4	7.7%	8.2%	8.0%
Age 5 – 13	15.5%	15.3%	15.2%
Age 14 – 17	6.5%	6.6%	6.5%
Age 18 – 20	4.5%	4.7%	4.6%
Age 21 – 24	5.5%	5.9%	5.7%
Age 25 – 34	14.6%	14.5%	14.2%
Age 35 – 44	15.9%	15.5%	15.4%
Age 45 – 54	12.6%	12.1%	12.7%
Age 55 – 64	8.0%	7.7%	8.2%
Age 65 – 74	5.1%	5.1%	5.2%
Age 75 – 84	3.1%	3.3%	3.2%
Age 85 +	1.0%	1.0%	1.1%

Female Population by Age

Age 0 – 4	7.5%	8.0%	7.6%
Age 5 – 13	15.1%	14.6%	14.6%
Age 14 – 17	6.1%	6.3%	6.3%
Age 18 – 20	4.2%	4.5%	4.5%
Age 21 – 24	5.1%	5.7%	5.5%
Age 25 – 34	14.4%	14.2%	13.9%
Age 35 – 44	15.7%	15.3%	15.2%
Age 45 – 54	12.8%	12.2%	12.8%
Age 55 – 64	8.3%	8.2%	8.6%

Age 65 – 74	5.9%	5.7%	5.7%
Age 75 – 84	3.7%	4.0%	3.8%
Age 85 +	1.3%	1.4%	1.5%

2000 Census Occupation Employment

Occupation Employment

Not in Labor Force	6,310	53,743	126,868
In Labor Force	10,782	84,734	196,849
Employed	92.7%	92.2%	92.4%
Unemployed	7.2%	7.7%	7.5%
In Armed Forces	0.1%	0.1%	0.1%

Employment by Industry

Accommodation and food services	5.4%	5.7%	5.5%
Administrative, support waste management service	4.5%	4.8%	4.6%
Agriculture forestry fishing and hunting	0.2%	0.3%	0.3%
Arts entertainment and recreation	1.6%	1.5%	1.5%
Construction	6.0%	6.8%	6.2%
Educational services	8.9%	8.5%	8.6%
Finance and insurance	3.9%	4.4%	5.0%
Health care and social assistance	11.7%	9.9%	10.3%
Information	3.5%	3.0%	2.8%
Management of companies and enterprises	0.0%	0.0%	0.1%
Manufacturing	17.0%	17.2%	17.3%
Mining	0.1%	0.1%	0.0%
Other services (except public administration)	5.5%	5.3%	5.4%
Professional scientific and technical services	3.8%	4.0%	4.5%
Public administration	3.5%	4.1%	3.7%
Real estate and rental and leasing	1.2%	1.7%	1.7%
Retail trade	11.8%	11.6%	11.6%
Transportation and warehousing	5.2%	4.7%	4.6%
Utilities	1.0%	1.1%	1.0%
Wholesale trade	5.2%	5.3%	5.4%

2000 Census Transportation Housing

Means of Transportation to Work

Bicycle	0.6%	1.0%	0.7%
Bus or trolley bus	3.4%	3.5%	3.4%
Carpooled	17.9%	18.2%	17.7%
Drove alone	73.1%	71.6%	72.7%
Ferryboat	0.0%	0.0%	0.0%
Motorcycle	0.1%	0.2%	0.2%
Other means	0.9%	0.7%	0.7%
Railroad	0.5%	0.6%	0.4%
Streetcar or trolley car (public)	0.0%	0.1%	0.0%
Subway or elevated	0.0%	0.1%	0.1%

Taxicab	0.1%	0.0%	0.0%
Walked	2.0%	2.3%	2.0%
Worked at home	1.4%	1.7%	2.0%
Workers Age 16+	10,007	78,171	182,098

Vehicles Available

0 Vehicles Available	520	4,432	9,098
1 Vehicle Available	2,313	16,873	36,484
2 Vehicles Available	3,137	20,828	48,311
3+ Vehicles Available	1,673	13,178	31,560
Average Vehicles Per Household	1.89	1.88	1.94
Total Vehicles Available	14,354	103,786	242,761

Ave Vehicles Per Hhld	1.88	1.88	1.94
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Educational Attainment

School: Grade K – 9	11.4%	15.5%	15.7%
School: 9th to 11th grade no diploma	13.1%	13.1%	12.5%
School: High School Graduate	28.8%	24.4%	23.2%
College: Associates Degree	6.0%	7.0%	6.9%
College: Some College, No Degree	23.1%	22.6%	22.0%
College: Bachelor's Degree	10.7%	10.1%	11.6%
College: Graduate Degree	3.7%	3.9%	4.7%

Owner Occupied Home Value:

\$ 0 – \$24,999	0.1%	0.3%	0.4%
\$ 25,000 – \$34,999	0.2%	0.1%	0.2%
\$ 35,000 – \$49,999	0.2%	0.2%	0.3%
\$ 50,000 – \$79,999	0.5%	0.5%	0.5%
\$ 80,000 – \$99,999	0.6%	1.1%	1.2%
\$100,000 – \$149,999	16.7%	14.0%	14.6%
\$150,000 – \$199,999	32.9%	26.9%	24.9%
\$200,000 – \$299,999	8.0%	10.9%	12.8%
\$300,000 – \$399,999	0.2%	1.2%	2.8%
\$400,000 – \$499,999	0.4%	0.5%	1.1%
\$500,000 – \$749,999	0.2%	0.2%	0.7%
\$750,000 – \$999,999	0.0%	0.0%	0.2%
\$1,000,000 or more	0.1%	0.1%	0.2%

Median Home Value	\$162,488	\$167,568	\$168,895
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Monthly Contract Rent:

\$ 0 – \$100	0.2%	0.8%	0.9%
\$ 100 – \$199	2.1%	3.0%	3.1%
\$ 200 – \$299	1.4%	1.5%	2.1%
\$ 300 – \$399	1.4%	3.0%	3.1%
\$ 400 – \$499	5.1%	5.3%	5.3%
\$ 500 – \$599	11.6%	16.7%	14.3%
\$ 600 – \$699	17.1%	20.4%	19.4%
\$ 700 – \$799	19.7%	16.9%	16.8%
\$ 800 – \$899	21.0%	14.0%	13.7%
\$ 900 – \$999	10.4%	7.7%	8.2%

Cypress Plaza Prepared by Kenneth B. Dauer, CCIM on March 2004

\$1,000 – \$1,249	7.8%	6.6%	7.5%
\$1,250 – \$1,499	0.1%	1.1%	1.6%
\$1,500 – \$1,999	0.0%	0.4%	0.8%
\$2,000 or more	0.0%	0.1%	0.3%

Average Monthly Contract Rent	\$733	\$692	\$708
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Units In Structure:

1, Attached	3.7%	5.6%	7.8%
1, Detached	69.9%	66.1%	67.1%
2	0.5%	0.9%	0.9%
3 – 4	1.2%	3.6%	3.5%
5 – 9	0.8%	3.2%	3.1%
10 – 19	1.4%	3.5%	3.0%
20 – 49	6.5%	4.9%	3.6%
50 or more	11.3%	9.6%	8.0%
Mobile Home/Trailer	4.6%	2.7%	3.0%
Other	0.0%	0.1%	0.1%

Year Moved In:

1969 or Earlier	12.3%	11.4%	10.5%
1970–1979	9.8%	9.7%	10.6%
1980–1989	14.6%	15.3%	16.9%
1990–1994	15.4%	15.8%	16.0%
1995–1998	28.9%	27.9%	27.4%
1999–March 2000	16.7%	17.4%	16.2%

Year Structure Built:

Before 1939	1.5%	4.3%	3.8%
1940 to 1949	4.6%	7.2%	6.9%
1950 to 1959	51.6%	42.6%	36.1%
1960 to 1969	17.5%	19.0%	19.0%
1970 to 1979	12.2%	12.5%	16.2%
1980 to 1989	7.0%	9.4%	12.3%
1990 to 1994	2.5%	2.8%	3.3%
1995 to 1998	1.9%	1.6%	1.9%
1999 to March 2000	1.2%	0.6%	0.6%

Demographic Snapshot Report

	1 Miles:	3 Miles:	5 Miles:
2003 Population:			
Total Population	27,036	202,966	465,945
Male Population	48.9%	49.1%	49.0%
Female Population	51.1%	50.9%	51.0%
Median Age	32.3	31.6	32.2
Population Density (per sq. mi.)	8,605.7	7,178.4	5,932.6
Employees	7,404	73,871	137,870
Establishments	614	6,621	12,418
Income:			
Median HH Income	\$51,248	\$49,690	\$51,796
Per Capita Income	\$17,517	\$17,215	\$18,079
Average HH Income	\$59,360	\$59,873	\$64,084
Households:			
Total Households	7,899	57,477	129,667
Average Household Size	3.42	3.48	3.55
Household Growth 1990 – 2000	4.45%	1.95%	2.85%
Housing:			
Owner Occupied Housing Units	64.7%	60.0%	64.6%
Renter Occupied Housing Units	33.1%	37.6%	33.2%
Vacant Housing Units	2.2%	2.4%	2.2%
Race:			
White	52.7%	52.4%	51.2%
Black	4.6%	3.9%	3.9%
American Indian, Eskimo, Aleut	1.1%	1.2%	1.1%
Asian or Pacific Islander	10.1%	9.8%	11.8%
Other	26.0%	27.6%	27.0%
Ethnicity:			
Hispanic	56.6%	59.8%	57.8%
Non-Hispanic	43.4%	40.2%	42.3%

Addendum

Data Methodology

The demographic data used in STDBonline are developed by Experian/Applied Geographic Solutions (AGS) using a variety of source data sets, including, but not limited to information from AGS's household level data file, current year estimates from the Census Bureau and Postal Service, and economic forecasts from private sources. In addition:

- * These are the only US Estimates and Projections based on the most extensive household database available, summarized at the block group level. This is the demographic equivalent to an ongoing national census.
- * This unique bottom-up approach using household data is complemented by a rigorous, standard demographic cohort-component technique at the county level and above. AGS control totals are based on Census Bureau estimates advanced methodically to the current year and projected out five years. AGS takes the position that 10-year projections introduce unacceptable levels of uncertainty.
- * Migration effects, the most difficult to quantify for small area estimates, are taken into account through the Census Bureau's extensive analysis of IRS tax return data (maintaining strict confidentiality of individual records). From this, detailed county-to-county migration trends are established. AGS also takes into account undocumented immigration.
- * AGS methods make use of the current census MARS (modified age, race, sex) tabulation that corrects the current census for errors in age reporting (for example, grouping around age 21 and 65) and reallocates Hispanics from the "other race" category to more specific race groups. Any current analysis of opportunities in emerging ethnic markets should take this into account.
- * AGS list resources, GDT cartographic expertise, and Compusearch's years of demographic modeling experience represent a unique combination of leadership in the fields required for accurate estimates and projections.

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