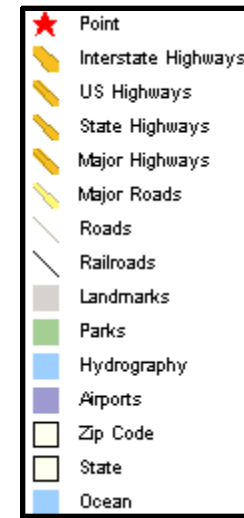
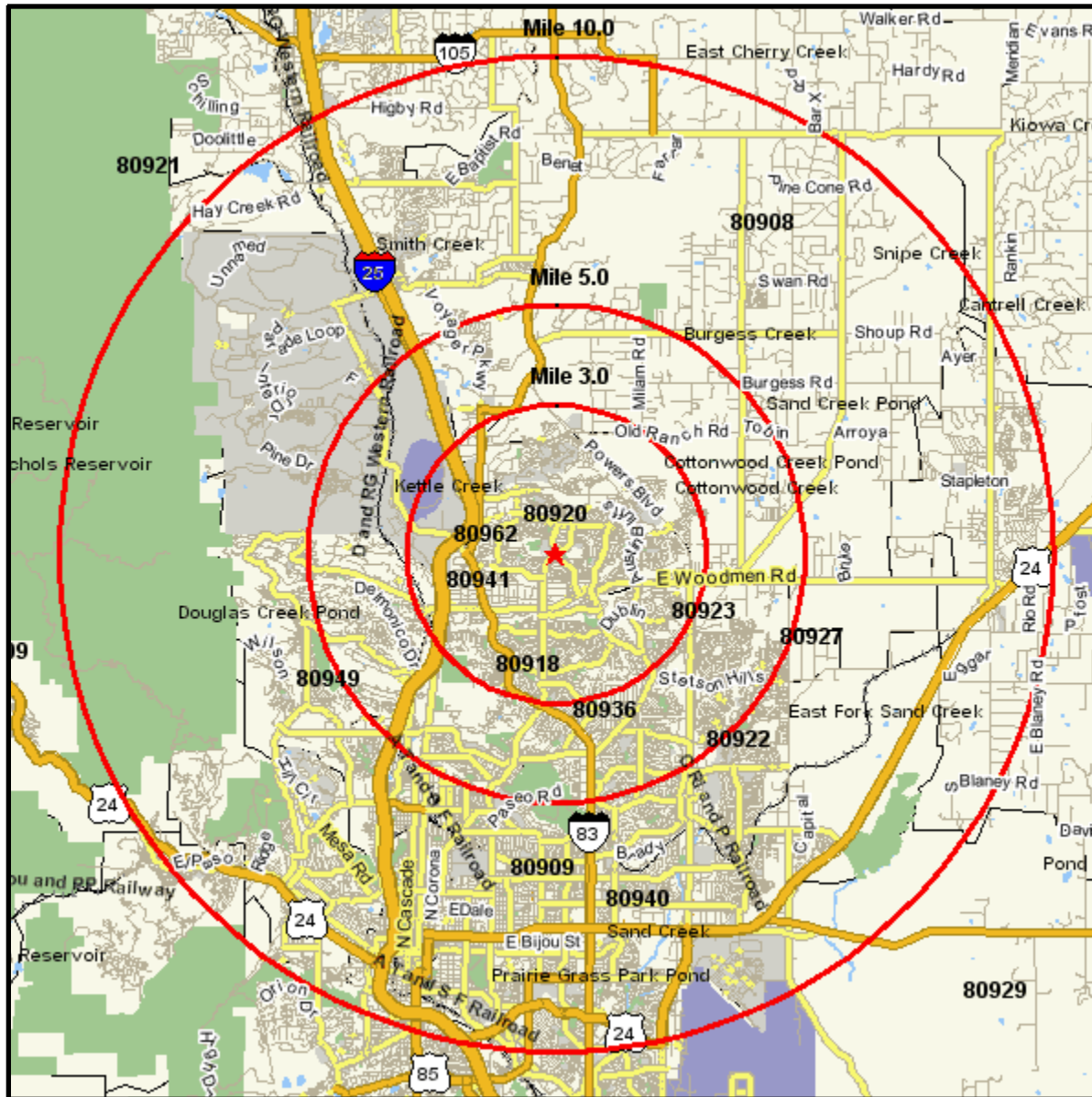


Area Map

Prepared For: Olive Real Estate Group, Inc.
Project Code: 8145 N Union

Order #: 967308846
Site: 01

N UNION BLVD AT LEXINGTON DR
COLORADO SPRINGS, CO 80920
Coord: 38.948582, -104.769696
Radius - See Appendix for Details



Executive Summary

8145 N Union Blvd

Radius 1: N UNION BLVD AT LEXINGTON DR, COLORADO S, 0.00 - 3.00 Miles, Total



- The population in this area is estimated to change from 65,897 to 80,675, resulting in a growth of 22.4% between 2000 and the current year. Over the next five years, the population is projected to grow by 11.0%.

The population in the United States is estimated to change from 281,421,906 to 304,141,549, resulting in a growth of 8.1% between 2000 and the current year. Over the next five years, the population is projected to grow by 4.9%.

- The current year median age for this population is 34.2, while the average age is 34.0. Five years from now, the median age is projected to be 35.1.

The current year median age for the United States is 36.7, while the average age is 37.5. Five years from now, the median age is projected to be 37.6.

- Of this area's current year estimated population:

85.9% are White Alone, 3.6% are Black or African Am. Alone, 0.7% are Am. Indian and Alaska Nat. Alone, 3.7% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 2.7% are Some Other Race, and 3.2% are Two or More Races.

For the entire United States:

72.7% are White Alone, 12.4% are Black or African Am. Alone, 0.9% are Am. Indian and Alaska Nat. Alone, 4.4% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.6% are Some Other Race, and 2.8% are Two or More Races.

- This area's current estimated Hispanic or Latino population is 8.0%, while the United States current estimated Hispanic or Latino population is 15.2%.



- The number of households in this area is estimated to change from 23,129 to 28,403, resulting in an increase of 22.8% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 10.8%.

The number of households in the United States is estimated to change from 105,480,101 to 114,694,201, resulting in an increase of 8.7% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 5.3%.



- The average household income is estimated to be \$82,705 for the current year, while the average household income for the United States is estimated to be \$67,918 for the same time frame.

The average household income in this area is projected to increase 10.6% over the next five years, from \$82,705 to \$91,455. The United States is projected to have a 11.7% increase in average household income.

- The current year estimated per capita income for this area is \$29,161, compared to an estimate of \$25,933 for the United States as a whole.

Executive Summary

8145 N Union Blvd

Radius 1: N UNION BLVD AT LEXINGTON DR, COLORADO S, 0.00 - 3.00 Miles, Total



- For this area, 51.7% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
4.7% are in the Armed Forces, 69.4% are employed civilians, 2.3% are unemployed civilians, and 23.6% are not in the labor force.

For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:

0.5% are in the Armed Forces, 60.2% are employed civilians, 3.6% are unemployed civilians, and 35.7% are not in the labor force.

- For this area, 51.7% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
11.2% have occupation type blue collar, 77.2% are white collar, and 11.5% are Service & farm workers.

For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:

23.9% have occupation type blue collar, 60.1% are white collar, and 16.0% are Service & farm workers.

- For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:
17.5% are in "Management, Business, and Financial Operations", 31.0% are in "Professional and Related Occupations", 11.5% are in "Service", and 28.6% are in "Sales and Office".
0.0% are in "Farming, Fishing, and Forestry", 5.1% are in "Construction, Extraction, and Maintenance", and 6.2% are in "Production, Transportation, and Material Moving".

For the civilian employed population age 16 and over in the United States, it is estimated that they are employed in the following occupational categories:

13.7% are in "Management, Business, and Financial Operations", 20.3% are in "Professional and Related Occupations", 14.6% are in "Service", and 26.7% are in "Sales and Office".

0.7% are in "Farming, Fishing, and Forestry", 9.5% are in "Construction, Extraction, and Maintenance", and 14.4% are in "Production, Transportation, and Material Moving".



- Currently, it is estimated that 16.8% of the population age 25 and over in this area had earned a Master's, Professional, or Doctorate Degree and 29.4% had earned a Bachelor's Degree.

In comparison, for the United States, it is estimated that for the population over age 25, 8.9% had earned a Master's, Professional, and Doctorate Degree, while 15.8% had earned a Bachelor's Degree.

Executive Summary

8145 N Union Blvd

Radius 1: N UNION BLVD AT LEXINGTON DR, COLORADO S, 0.00 - 3.00 Miles, Total



- Most of the dwellings in this area (77.3%) are estimated to be Owner-Occupied for the current year. For the entire country the majority of the housing units are Owner-Occupied (67.1%).
- The majority of dwellings in this area are estimated to be structures of 1 Unit Detached (78.0%) for the current year. In the United States, the majority of dwellings are estimated to be structures of 1 Unit Detached (60.8%) for the same year.
- The majority of housing units in this area (30.1%) are estimated to have been Housing Unit Built 1999 to present for the current year. The majority of housing units in the United States (16.2%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.



Executive Summary

8145 N Union Blvd

Radius 2: N UNION BLVD AT LEXINGTON DR, COLORADO S, 0.00 - 5.00 Miles, Total



- The population in this area is estimated to change from 130,755 to 154,294, resulting in a growth of 18.0% between 2000 and the current year. Over the next five years, the population is projected to grow by 9.1%.

The population in the United States is estimated to change from 281,421,906 to 304,141,549, resulting in a growth of 8.1% between 2000 and the current year. Over the next five years, the population is projected to grow by 4.9%.

- The current year median age for this population is 34.4, while the average age is 34.8. Five years from now, the median age is projected to be 35.6.

The current year median age for the United States is 36.7, while the average age is 37.5. Five years from now, the median age is projected to be 37.6.

- Of this area's current year estimated population:

84.7% are White Alone, 3.8% are Black or African Am. Alone, 0.8% are Am. Indian and Alaska Nat. Alone, 3.9% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 3.0% are Some Other Race, and 3.6% are Two or More Races.

For the entire United States:

72.7% are White Alone, 12.4% are Black or African Am. Alone, 0.9% are Am. Indian and Alaska Nat. Alone, 4.4% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.6% are Some Other Race, and 2.8% are Two or More Races.

- This area's current estimated Hispanic or Latino population is 9.1%, while the United States current estimated Hispanic or Latino population is 15.2%.



- The number of households in this area is estimated to change from 47,736 to 56,558, resulting in an increase of 18.5% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 9.1%.

The number of households in the United States is estimated to change from 105,480,101 to 114,694,201, resulting in an increase of 8.7% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 5.3%.



- The average household income is estimated to be \$78,577 for the current year, while the average household income for the United States is estimated to be \$67,918 for the same time frame.

The average household income in this area is projected to increase 10.8% over the next five years, from \$78,577 to \$87,100. The United States is projected to have a 11.7% increase in average household income.

- The current year estimated per capita income for this area is \$28,939, compared to an estimate of \$25,933 for the United States as a whole.



Executive Summary

8145 N Union Blvd

Radius 2: N UNION BLVD AT LEXINGTON DR, COLORADO S, 0.00 - 5.00 Miles, Total



- For this area, 52.2% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
4.4% are in the Armed Forces, 68.5% are employed civilians, 2.6% are unemployed civilians, and 24.5% are not in the labor force.

For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:

0.5% are in the Armed Forces, 60.2% are employed civilians, 3.6% are unemployed civilians, and 35.7% are not in the labor force.

- For this area, 52.2% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
13.2% have occupation type blue collar, 74.8% are white collar, and 12.1% are Service & farm workers.

For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:

23.9% have occupation type blue collar, 60.1% are white collar, and 16.0% are Service & farm workers.

- For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:
16.5% are in "Management, Business, and Financial Operations", 29.8% are in "Professional and Related Occupations", 12.0% are in "Service", and 28.5% are in "Sales and Office".
0.1% are in "Farming, Fishing, and Forestry", 6.0% are in "Construction, Extraction, and Maintenance", and 7.2% are in "Production, Transportation, and Material Moving".

For the civilian employed population age 16 and over in the United States, it is estimated that they are employed in the following occupational categories:

13.7% are in "Management, Business, and Financial Operations", 20.3% are in "Professional and Related Occupations", 14.6% are in "Service", and 26.7% are in "Sales and Office".

0.7% are in "Farming, Fishing, and Forestry", 9.5% are in "Construction, Extraction, and Maintenance", and 14.4% are in "Production, Transportation, and Material Moving".



- Currently, it is estimated that 15.3% of the population age 25 and over in this area had earned a Master's, Professional, or Doctorate Degree and 27.4% had earned a Bachelor's Degree.

In comparison, for the United States, it is estimated that for the population over age 25, 8.9% had earned a Master's, Professional, and Doctorate Degree, while 15.8% had earned a Bachelor's Degree.

Executive Summary

8145 N Union Blvd

Radius 2: N UNION BLVD AT LEXINGTON DR, COLORADO S, 0.00 - 5.00 Miles, Total



- Most of the dwellings in this area (73.5%) are estimated to be Owner-Occupied for the current year. For the entire country the majority of the housing units are Owner-Occupied (67.1%).
- The majority of dwellings in this area are estimated to be structures of 1 Unit Detached (71.9%) for the current year. In the United States, the majority of dwellings are estimated to be structures of 1 Unit Detached (60.8%) for the same year.
- The majority of housing units in this area (25.4%) are estimated to have been Housing Unit Built 1980 to 1989 for the current year. The majority of housing units in the United States (16.2%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.



Executive Summary

8145 N Union Blvd

Radius 3: N UNION BLVD AT LEXINGTON DR, COLORADO S, 0.00 - 10.00 Miles, Total



- The population in this area is estimated to change from 349,892 to 390,281, resulting in a growth of 11.5% between 2000 and the current year. Over the next five years, the population is projected to grow by 6.5%.

The population in the United States is estimated to change from 281,421,906 to 304,141,549, resulting in a growth of 8.1% between 2000 and the current year. Over the next five years, the population is projected to grow by 4.9%.

- The current year median age for this population is 34.9, while the average age is 35.7. Five years from now, the median age is projected to be 36.3.

The current year median age for the United States is 36.7, while the average age is 37.5. Five years from now, the median age is projected to be 37.6.

- Of this area's current year estimated population:

81.6% are White Alone, 5.2% are Black or African Am. Alone, 1.0% are Am. Indian and Alaska Nat. Alone, 3.1% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 4.9% are Some Other Race, and 4.1% are Two or More Races.

For the entire United States:

72.7% are White Alone, 12.4% are Black or African Am. Alone, 0.9% are Am. Indian and Alaska Nat. Alone, 4.4% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.6% are Some Other Race, and 2.8% are Two or More Races.

- This area's current estimated Hispanic or Latino population is 12.6%, while the United States current estimated Hispanic or Latino population is 15.2%.



- The number of households in this area is estimated to change from 134,470 to 151,167, resulting in an increase of 12.4% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 7.0%.

The number of households in the United States is estimated to change from 105,480,101 to 114,694,201, resulting in an increase of 8.7% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 5.3%.



- The average household income is estimated to be \$69,095 for the current year, while the average household income for the United States is estimated to be \$67,918 for the same time frame.

The average household income in this area is projected to increase 12.1% over the next five years, from \$69,095 to \$77,453. The United States is projected to have a 11.7% increase in average household income.

- The current year estimated per capita income for this area is \$27,027, compared to an estimate of \$25,933 for the United States as a whole.



Executive Summary

8145 N Union Blvd

Radius 3: N UNION BLVD AT LEXINGTON DR, COLORADO S, 0.00 - 10.00 Miles, Total



- For this area, 50.0% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
5.2% are in the Armed Forces, 64.7% are employed civilians, 2.9% are unemployed civilians, and 27.2% are not in the labor force.

For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:

0.5% are in the Armed Forces, 60.2% are employed civilians, 3.6% are unemployed civilians, and 35.7% are not in the labor force.

- For this area, 50.0% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
17.6% have occupation type blue collar, 68.9% are white collar, and 13.5% are Service & farm workers.

For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:

23.9% have occupation type blue collar, 60.1% are white collar, and 16.0% are Service & farm workers.

- For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:
15.1% are in "Management, Business, and Financial Operations", 26.3% are in "Professional and Related Occupations", 13.4% are in "Service", and 27.5% are in "Sales and Office".
0.1% are in "Farming, Fishing, and Forestry", 8.5% are in "Construction, Extraction, and Maintenance", and 9.1% are in "Production, Transportation, and Material Moving".

For the civilian employed population age 16 and over in the United States, it is estimated that they are employed in the following occupational categories:

13.7% are in "Management, Business, and Financial Operations", 20.3% are in "Professional and Related Occupations", 14.6% are in "Service", and 26.7% are in "Sales and Office".

0.7% are in "Farming, Fishing, and Forestry", 9.5% are in "Construction, Extraction, and Maintenance", and 14.4% are in "Production, Transportation, and Material Moving".



- Currently, it is estimated that 13.1% of the population age 25 and over in this area had earned a Master's, Professional, or Doctorate Degree and 22.8% had earned a Bachelor's Degree.

In comparison, for the United States, it is estimated that for the population over age 25, 8.9% had earned a Master's, Professional, and Doctorate Degree, while 15.8% had earned a Bachelor's Degree.

Executive Summary

8145 N Union Blvd

Radius 3: N UNION BLVD AT LEXINGTON DR, COLORADO S, 0.00 - 10.00 Miles, Total



- Most of the dwellings in this area (66.1%) are estimated to be Owner-Occupied for the current year. For the entire country the majority of the housing units are Owner-Occupied (67.1%).
- The majority of dwellings in this area are estimated to be structures of 1 Unit Detached (65.5%) for the current year. In the United States, the majority of dwellings are estimated to be structures of 1 Unit Detached (60.8%) for the same year.
- The majority of housing units in this area (21.0%) are estimated to have been Housing Unit Built 1999 to present for the current year. The majority of housing units in the United States (16.2%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.



Executive Summary

8145 N Union Blvd

Appendix: Area Listing

Area Name:

Type: Radius 1 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

N UNION BLVD AT LEXINGTON DR	Latitude/Longitude	38.948582	-104.769696
COLORADO SPRINGS, CO 80920	Radius	0.00	- 3.00

Area Name:

Type: Radius 2 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

N UNION BLVD AT LEXINGTON DR	Latitude/Longitude	38.948582	-104.769696
COLORADO SPRINGS, CO 80920	Radius	0.00	- 5.00

Area Name:

Type: Radius 3 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

N UNION BLVD AT LEXINGTON DR	Latitude/Longitude	38.948582	-104.769696
COLORADO SPRINGS, CO 80920	Radius	0.00	- 10.00

Project Information:

Site: 1

Order Number: 967308846

