

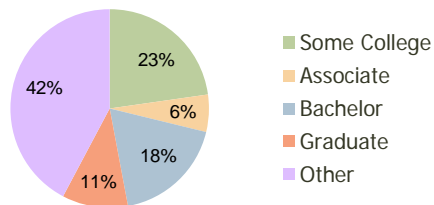
Market at Opitz Crossing Woodbridge, VA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

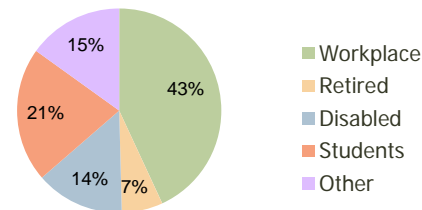
Current Population	17,754	86,040	188,402
Adjusted Total Pop (Carrier Route)	17,842	93,589	196,656
Total Daytime Pop	13,360	68,136	133,575
Workplace Pop	5,807	29,356	46,703
Average Household Income	\$79,894	\$88,046	\$97,520
Median Household Income	\$69,343	\$75,186	\$82,991
Total Housing Units	5,755	28,191	63,010
Median Home Value	\$184,731	\$228,156	\$257,736
Bachelors Degree	17.2%	18.2%	20.5%
Graduate Degree	8.0%	10.7%	13.6%
Total Consumer Spending/Capita	\$290	\$294	\$300

2016 Demographic Projections

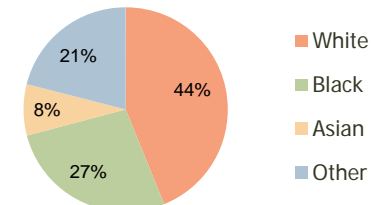
Projected Population	24,524	109,456	227,641
Projected 5 Year Pop Growth	6.7%	4.9%	3.9%
Projected Households	8,042	35,854	76,117
Projected 5 Year Household Growth	6.9%	4.9%	3.9%



Education (3-Mile)



Daytime Population (3-Mile)

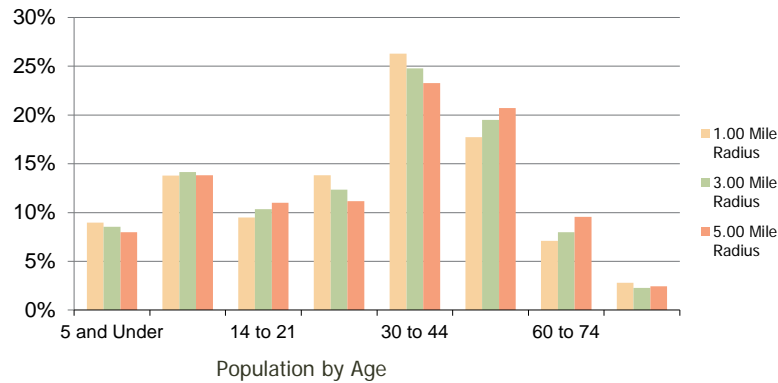


Ethnicity (3-Mile)

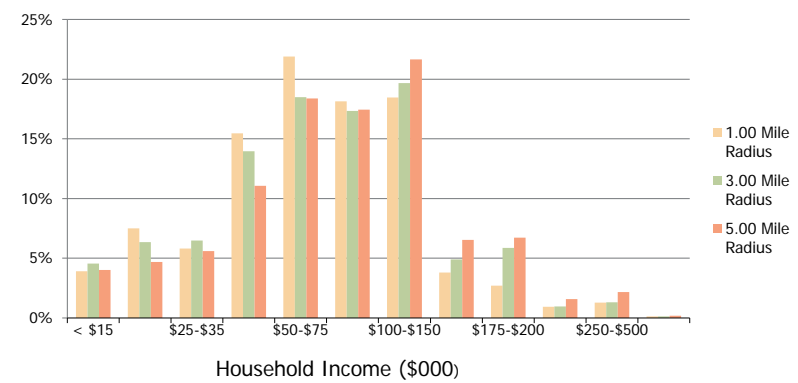
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Market at Opitz Crossing Woodbridge, VA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Population by Age Range



Household Income by Income Range



Population	Current Estimated Population	17,754	86,040	188,402
	2010 Census Population	15,861	80,580	179,554
	2000 Census Population	11,383	60,424	146,201
	Historical Annual Growth 2000 to 2010	3.37%	2.92%	2.08%
	Estimated Annual Growth 2010 to 2011	6.65%	3.82%	2.79%
	Projected Annual Growth 2011 to 2016	6.67%	4.93%	3.86%
Households	Current Estimated Households	5,755	28,191	63,010
	2010 Census Households	5,087	26,417	60,041
	2000 Census Households	3,690	20,541	49,402
	Historical Annual Growth 2000 to 2010	3.3%	2.5%	2.0%
	Estimated Annual Growth 2010 to 2011	7.3%	3.8%	2.8%
	Projected Annual Growth 2011 to 2016	6.9%	4.9%	3.9%
Ethnicity	Population per Household	3.1	3.0	3.0
	White	41.6%	43.9%	49.0%
	Black or African American	25.9%	27.0%	26.7%
	Asian & Pacific Islander	7.9%	8.1%	7.5%
	Other Races	24.6%	21.0%	16.7%
	Hispanic or Latino Population	35.3%	30.3%	23.7%
Non Hispanic or Latino Population	64.7%	69.7%	76.3%	

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