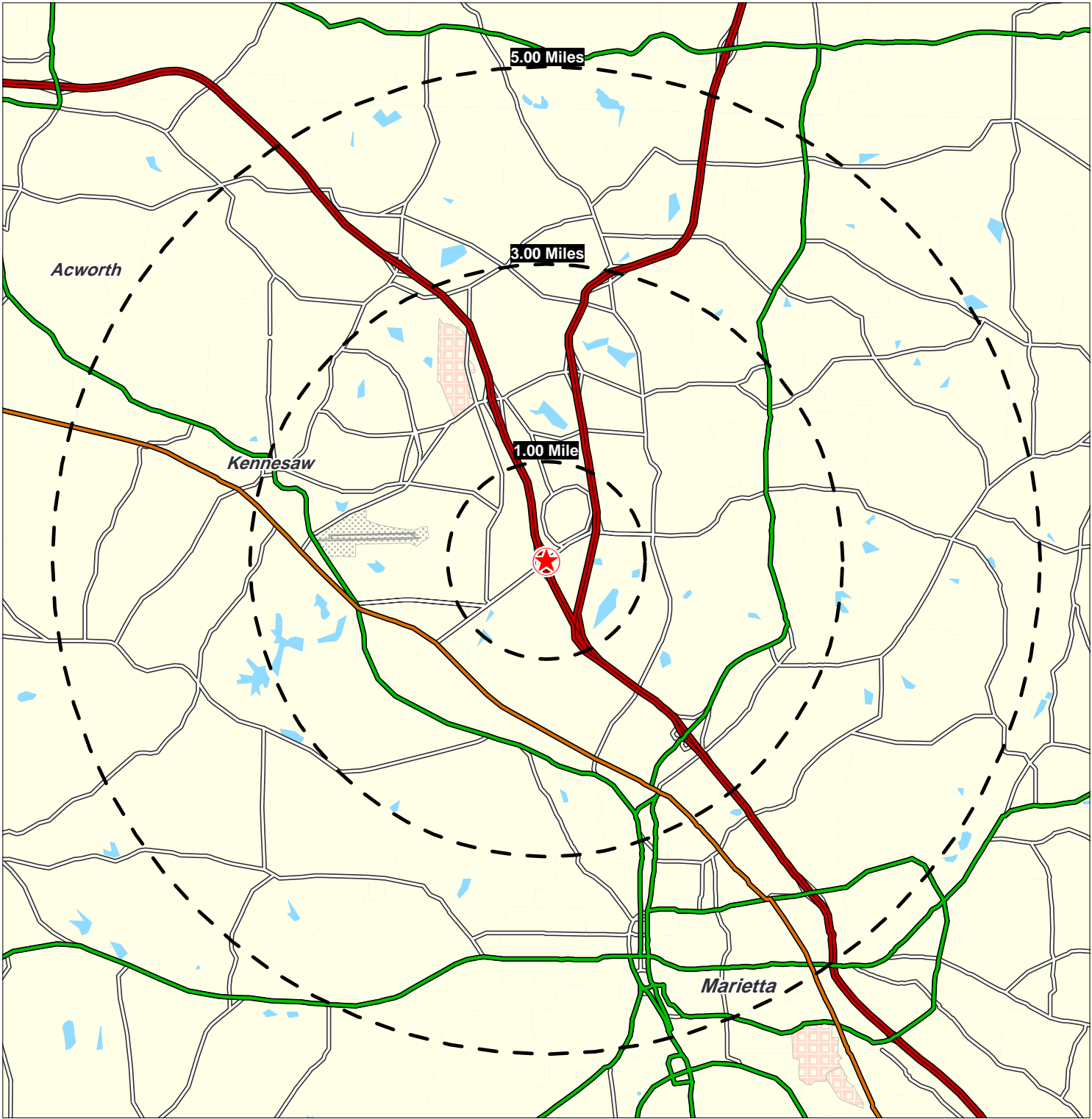


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***Town Center at Cobb
Kennesaw, Georgia***

July 2007

**COLLIERS
SPECTRUM CAUBLE**

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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2005 Estimates & 2010 Projections

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Town Center at Cobb Kennesaw, Georgia	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2005)	4,600		44,124		158,629	
Census Population (1990)	1,925		25,046		97,768	
Census Population (2000)	3,397		36,247		139,153	
Projected Population (2010)	5,744		51,445		177,133	
Forecasted Population (2015)	7,047		59,882		198,209	
Historical Annual Growth (1990 to 2000)	1,472	7.6%	11,202	4.5%	41,384	4.2%
Historical Annual Growth (2000 to 2005)	1,204	7.1%	7,877	4.3%	19,477	2.8%
Projected Annual Growth (2005 to 2010)	1,143	5.0%	7,320	3.3%	18,504	2.3%
Est. Population Density (2005)	1,491.72 <i>psm</i>		1,579.07 <i>psm</i>		2,036.79 <i>psm</i>	
Trade Area Size	3.08 <i>sq mi</i>		27.94 <i>sq mi</i>		77.88 <i>sq mi</i>	
Households						
Estimated Households (2005)	1,975		16,513		55,029	
Census Households (1990)	842		9,661		36,164	
Census Households (2000)	1,581		14,632		52,063	
Projected Households (2010)	2,273		17,888		57,015	
Forecasted Households (2015)	2,656		19,688		59,735	
Households with Children (2005)	395	20.0%	4,347	26.3%	18,374	33.4%
Average Household Size (2005)	2.32		2.60		2.85	
Average Household Income						
Est. Average Household Income (2005)	\$63,655		\$74,436		\$79,763	
Proj. Average Household Income (2010)	\$71,522		\$82,905		\$89,435	
Average Family Income (2005)	\$79,665		\$90,201		\$92,537	
Median Household Income						
Est. Median Household Income (2005)	\$49,890		\$59,147		\$66,989	
Proj. Median Household Income (2010)	\$55,505		\$65,939		\$75,483	
Median Family Income (2005)	\$57,643		\$70,579		\$77,647	
Per Capita Income						
Est. Per Capita Income (2005)	\$27,591		\$28,467		\$27,966	
Proj. Per Capita Income (2010)	\$28,549		\$29,437		\$29,096	
Per Capita Income Est. 5 year change	\$958	3.5%	\$970	3.4%	\$1,130	4.0%
Other Income						
Est. Median Disposable Income (2005)	\$42,393		\$49,032		\$54,526	
Est. Median Disposable Income (2010)	\$46,654		\$53,951		\$60,617	
Disposable Income Est. 5 year change	\$4,261	10.1%	\$4,919	10.0%	\$6,091	11.2%
Est. Median Household Net Worth (2005)	\$32,988		\$41,851		\$46,628	
Daytime Demos						
Total Number of Businesses (2005)	355		3,358		7,807	
Total Number of Employees (2005)	6,435		47,931		91,161	
Company Headqtrs: Businesses (2005)	5	1.3%	30	0.9%	41	0.5%
Company Headqtrs: Employees (2005)	742	11.5%	3,908	8.2%	4,805	5.3%
Unemployment Rate (2005)	2.00%		2.50%		2.50%	
Employee Population per Business	18.1 to 1		14.3 to 1		11.7 to 1	
Residential Population per Business	13.0 to 1		13.1 to 1		20.3 to 1	

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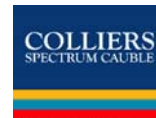
Town Center at Cobb Kennesaw, Georgia	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Race & Ethnicity						
White (2005)	3,376	73.4%	33,260	75.4%	118,119	74.5%
Black or African American (2005)	587	12.8%	5,175	11.7%	21,308	13.4%
American Indian & Alaska Native (2005)	11	0.2%	98	0.2%	345	0.2%
Asian (2005)	267	5.8%	2,358	5.3%	7,692	4.8%
Hawaiian & Pacific Islander (2005)	12	0.3%	223	0.5%	642	0.4%
Other Race (2005)	196	4.3%	1,609	3.6%	6,165	3.9%
Two or More Races (2005)	151	3.3%	1,400	3.2%	4,359	2.7%
Not Hispanic or Latino Population (2005)	4,143	90.1%	40,169	91.0%	143,657	90.6%
Hispanic or Latino Population (2005)	457	9.9%	3,955	9.0%	14,973	9.4%
Not of Hispanic Origin Population (1990)	1,888	98.1%	24,624	98.3%	95,912	98.1%
Hispanic Origin Population (1990)	36	1.9%	421	1.7%	1,857	1.9%
Not Hispanic or Latino Population (2000)	3,147	92.6%	33,864	93.4%	129,250	92.9%
Hispanic or Latino Population (2000)	250	7.4%	2,383	6.6%	9,902	7.1%
Not Hispanic or Latino Population (2010)	5,056	88.0%	45,854	89.1%	157,207	88.8%
Hispanic or Latino Population (2010)	688	12.0%	5,591	10.9%	19,926	11.2%
Hist. Hispanic Ann Growth (1990 to 2005)	421	76.9%	3,534	55.9%	13,116	47.1%
Proj. Hispanic Ann Growth (2005 to 2010)	231	10.1%	1,635	8.3%	4,953	6.6%
Age Distribution						
Age 0 to 4 yrs (2005)	308	6.7%	3,134	7.1%	12,787	8.1%
Age 5 to 9 yrs (2005)	222	4.8%	2,563	5.8%	11,208	7.1%
Age 10 to 14 yrs (2005)	201	4.4%	2,433	5.5%	10,690	6.7%
Age 15 to 19 yrs (2005)	298	6.5%	2,703	6.1%	10,284	6.5%
Age 20 to 24 yrs (2005)	692	15.1%	3,888	8.8%	9,685	6.1%
Age 25 to 29 yrs (2005)	565	12.3%	3,565	8.1%	10,470	6.6%
Age 30 to 34 yrs (2005)	476	10.3%	3,864	8.8%	13,575	8.6%
Age 35 to 39 yrs (2005)	369	8.0%	3,631	8.2%	14,023	8.8%
Age 40 to 44 yrs (2005)	281	6.1%	3,209	7.3%	13,272	8.4%
Age 45 to 49 yrs (2005)	291	6.3%	3,113	7.1%	12,567	7.9%
Age 50 to 54 yrs (2005)	258	5.6%	2,815	6.4%	10,792	6.8%
Age 55 to 59 yrs (2005)	205	4.4%	2,458	5.6%	9,005	5.7%
Age 60 to 64 yrs (2005)	162	3.5%	2,040	4.6%	6,498	4.1%
Age 65 to 74 yrs (2005)	169	3.7%	2,519	5.7%	7,808	4.9%
Age 75 to 84 yrs (2005)	80	1.7%	1,504	3.4%	4,354	2.7%
Age 85 yrs plus (2005)	25	0.5%	685	1.6%	1,612	1.0%
Median Age (2005)	29.7 yrs		35.2 yrs		34.9 yrs	
Gender Age Distribution						
Female Population (2005)	2,256	49.0%	22,168	50.2%	79,688	50.2%
Age 0 to 19 yrs (2005)	520	23.0%	5,347	24.1%	21,847	27.4%
Age 20 to 64 yrs (2005)	1,586	70.3%	14,034	63.3%	49,763	62.4%
Age 65 yrs plus (2005)	151	6.7%	2,787	12.6%	8,078	10.1%
Female Median Age (2005)	30.2 yrs		36.5 yrs		36.1 yrs	
Male Population (2005)	2,344	51.0%	21,957	49.8%	78,941	49.8%
Age 0 to 19 yrs (2005)	509	21.7%	5,486	25.0%	23,122	29.3%
Age 20 to 64 yrs (2005)	1,712	73.0%	14,549	66.3%	50,123	63.5%
Age 65 yrs plus (2005)	123	5.2%	1,921	8.8%	5,696	7.2%
Male Median Age (2005)	29.2 yrs		33.5 yrs		33.7 yrs	

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Town Center at Cobb Kennesaw, Georgia	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Household Income Distribution						
HH Income \$200,000 or More (2005)	52	2.6%	589	3.6%	1,904	3.5%
HH Income \$150,000 to \$199,999 (2005)	55	2.8%	642	3.9%	2,453	4.5%
HH Income \$100,000 to \$149,999 (2005)	163	8.2%	2,122	12.9%	9,482	17.2%
HH Income \$75,000 to \$99,999 (2005)	222	11.2%	2,321	14.1%	9,416	17.1%
HH Income \$50,000 to \$74,999 (2005)	483	24.5%	3,823	23.2%	12,050	21.9%
HH Income \$35,000 to \$49,999 (2005)	446	22.6%	2,904	17.6%	7,827	14.2%
HH Income \$25,000 to \$34,999 (2005)	252	12.8%	1,713	10.4%	4,619	8.4%
HH Income \$15,000 to \$24,999 (2005)	175	8.9%	1,368	8.3%	3,707	6.7%
HH Income \$0 to \$14,999 (2005)	127	6.4%	1,029	6.2%	3,572	6.5%
HH Income \$35,000+ (2005)	1,421	72.0%	12,403	75.1%	43,132	78.4%
HH Income \$75,000+ (2005)	492	24.9%	5,675	34.4%	23,255	42.3%
Housing						
Total Housing Units (2005)	2,345		19,160		62,902	
Housing Units, Occupied (2005)	1,975	84.2%	16,513	86.2%	55,029	87.5%
<i>Housing Units, Owner-Occupied (2005)</i>	797	40.4%	10,305	62.4%	41,035	74.6%
<i>Housing Units, Renter-Occupied (2005)</i>	1,177	59.6%	6,208	37.6%	13,995	25.4%
Housing Units, Vacant (2005)	371	15.8%	2,647	13.8%	7,872	12.5%
Median Years in Residence (2005)	1.9	yrs	3.0	yrs	3.6	yrs
Marital Status						
Never Married (2005)	1,628	42.1%	10,946	30.4%	31,688	25.6%
Now Married (2005)	1,456	37.6%	17,121	47.6%	67,743	54.7%
Separated (2005)	195	5.0%	1,855	5.2%	5,628	4.5%
Widowed (2005)	514	13.3%	4,373	12.1%	13,473	10.9%
Divorced (2005)	77	2.0%	1,700	4.7%	5,412	4.4%
Household Type						
Population Family (2005)	2,838	61.7%	32,098	72.7%	128,009	80.7%
Population Non-Family (2005)	1,745	37.9%	10,908	24.7%	28,643	18.1%
Population Group Qtrs (2005)	17	0.4%	1,118	2.5%	1,978	1.2%
Family Households (2005)	872	44.2%	9,341	56.6%	35,743	65.0%
Married Couple With Children (2005)	249	17.1%	3,061	17.9%	13,413	19.8%
Average Family Household Size (2005)	3.25		3.44		3.58	
Non-Family Households (2005)	1,103	55.8%	7,172	43.4%	19,286	35.0%
Household Size						
1 Person Household (2005)	882	44.7%	5,935	35.9%	16,280	29.6%
2 Person Households (2005)	679	34.4%	5,903	35.7%	19,513	35.5%
3 Person Households (2005)	200	10.1%	2,018	12.2%	7,603	13.8%
4 Person Households (2005)	141	7.2%	1,699	10.3%	7,380	13.4%
5 Person Households (2005)	53	2.7%	663	4.0%	2,950	5.4%
6+ Person Households (2005)	19	1.0%	296	1.8%	1,303	2.4%
Household Vehicles						
Total Vehicles Available (2005)	3,720		33,257		115,800	
Household: 0 Vehicles Available (2005)	44	2.2%	389	2.4%	1,461	2.7%
Household: 1 Vehicles Available (2005)	908	46.0%	5,773	35.0%	15,846	28.8%
Household: 2+ Vehicles Available (2005)	1,023	51.8%	10,352	62.7%	37,723	68.6%
Average Vehicles Per Household (2005)	1.9		2.0		2.1	

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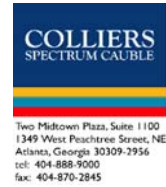
Town Center at Cobb Kennesaw, Georgia	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Labor Force						
Est. Labor: Population Age 16+ (2005)	3,847		35,556		121,869	
Est. Civilian Employed (2005)	3,033	78.9%	25,242	71.0%	86,243	70.8%
Est. Civilian Unemployed (2005)	78	2.0%	884	2.5%	3,023	2.5%
Est. in Armed Forces (2005)	12	0.3%	72	0.2%	221	0.2%
Est. not in Labor Force (2005)	723	18.8%	9,357	26.3%	32,382	26.6%
Occupation						
Occupation: Population Age 16+ (2000)	2,300		20,753		75,788	
Mgmt, Business, & Financial Operations (200)	436	18.9%	3,877	18.7%	15,355	20.3%
Professional and Related (2000)	436	18.9%	4,141	20.0%	16,115	21.3%
Service (2000)	331	14.4%	2,509	12.1%	8,500	11.2%
Sales and Office (2000)	774	33.7%	6,791	32.7%	23,383	30.9%
Farming, Fishing, and Forestry (2000)	8	0.4%	59	0.3%	156	0.2%
Construct, Extraction, & Maintenance (2000)	164	7.1%	1,897	9.1%	6,961	9.2%
Production, Transp. & Material Moving (2000)	152	6.6%	1,478	7.1%	5,318	7.0%
Percent White Collar Workers (2000)	71.5%		71.4%		72.4%	
Percent Blue Collar Workers (2000)	28.5%		28.6%		27.6%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2005)	\$102		\$948		\$3,318	
Total Non-Retail Expenditures (2005)	\$58	56.6%	\$538	56.7%	\$1,887	56.9%
Total Retail Expenditures (2005)	\$44	43.4%	\$410	43.3%	\$1,432	43.1%
Apparel (2005)	\$4	4.4%	\$41	4.4%	\$145	4.4%
Contributions (2005)	\$4	3.7%	\$36	3.8%	\$128	3.9%
Education (2005)	\$2	2.1%	\$21	2.2%	\$74	2.2%
Entertainment (2005)	\$6	5.4%	\$52	5.5%	\$183	5.5%
Food And Beverages (2005)	\$15	15.0%	\$140	14.8%	\$487	14.7%
Furnishings And Equipment (2005)	\$4	4.0%	\$39	4.1%	\$139	4.2%
Gifts (2005)	\$3	2.7%	\$26	2.8%	\$94	2.8%
Health Care (2005)	\$6	6.2%	\$58	6.1%	\$198	6.0%
Household Operations (2005)	\$3	3.3%	\$33	3.5%	\$117	3.5%
Miscellaneous Expenses (2005)	\$2	1.6%	\$15	1.6%	\$51	1.5%
Personal Care (2005)	\$1	1.4%	\$13	1.4%	\$46	1.4%
Personal Insurance (2005)	\$1	1.1%	\$10	1.1%	\$37	1.1%
Reading (2005)	\$0		\$3	0.3%	\$11	0.3%
Shelter (2005)	\$20	19.9%	\$190	20.1%	\$668	20.1%
Tobacco (2005)	\$1	0.7%	\$7	0.7%	\$22	0.7%
Transportation (2005)	\$21	20.8%	\$196	20.7%	\$686	20.7%
Utilities (2005)	\$7	7.4%	\$67	7.1%	\$232	7.0%
Educational Attainment						
Adult Population (25 Years or Older) (2005)	2,879		29,403		103,976	
Elementary (0 to 8) (2005)	87	3.0%	1,316	4.5%	5,197	5.0%
Some High School (9 to 11) (2005)	275	9.6%	3,109	10.6%	10,530	10.1%
High School Graduate (12) (2005)	812	28.2%	9,111	31.0%	30,212	29.1%
Some College (13 to 16) (2005)	647	22.5%	6,048	20.6%	20,662	19.9%
Associate Degree Only (2005)	194	6.7%	1,588	5.4%	6,137	5.9%
Bachelor Degree Only (2005)	611	21.2%	5,563	18.9%	20,866	20.1%
Graduate Degree (2005)	253	8.8%	2,668	9.1%	10,371	10.0%

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Units In Structure						
1 Detached Unit (2000)	411	24.0%	8,698	56.2%	38,901	71.5%
1 Attached Unit (2000)	155	9.0%	1,042	6.7%	3,227	5.9%
2 to 4 Units (2000)	49	2.8%	326	2.1%	1,816	3.3%
5 to 9 Units (2000)	200	11.7%	900	5.8%	2,266	4.2%
10 to 19 Units (2000)	583	34.0%	2,452	15.8%	3,824	7.0%
20 to 49 Units (2000)	165	9.6%	802	5.2%	1,473	2.7%
50 or more Units (2000)	127	7.4%	753	4.9%	1,610	3.0%
Mobile Home or Trailer (2000)	23	1.3%	490	3.2%	1,228	2.3%
Other Structure (2000)	2	0.1%	12	0.1%	32	0.1%
Homes Built By Year						
Homes Built 1999 to 2000	106	6.2%	861	5.6%	3,030	5.6%
Homes Built 1995 to 1998	507	29.6%	3,332	21.5%	9,656	17.8%
Homes Built 1990 to 1994	263	15.3%	1,695	11.0%	5,925	10.9%
Homes Built 1980 to 1989	645	37.6%	4,931	31.9%	17,412	32.0%
Homes Built 1970 to 1979	116	6.8%	1,915	12.4%	8,468	15.6%
Homes Built 1960 to 1969	41	2.4%	1,665	10.8%	4,779	8.8%
Homes Built 1950 to 1959	29	1.7%	611	3.9%	2,803	5.2%
Homes Built Before 1949	7	0.4%	465	3.0%	2,304	4.2%
Home Values						
Home Values \$1,000,000 or More (2000)	2	0.4%	10	0.1%	25	0.1%
Home Values \$500,000 to \$999,999 (2000)	6	1.2%	70	0.9%	294	0.8%
Home Values \$400,000 to \$499,999 (2000)	0		67	0.8%	249	0.7%
Home Values \$300,000 to \$399,999 (2000)	13	2.8%	294	3.7%	921	2.6%
Home Values \$200,000 to \$299,999 (2000)	79	17.2%	1,045	13.2%	4,688	13.4%
Home Values \$150,000 to \$199,999 (2000)	79	17.1%	1,634	20.6%	9,153	26.2%
Home Values \$100,000 to \$149,999 (2000)	175	38.0%	3,164	40.0%	14,093	40.4%
Home Values \$70,000 to \$99,999 (2000)	89	19.3%	1,416	17.9%	4,646	13.3%
Home Values \$50,000 to \$69,999 (2000)	18	3.9%	199	2.5%	702	2.0%
Home Values \$25,000 to \$49,999 (2000)	0		1	0.0%	103	0.3%
Home Values \$0 to \$24,999 (2000)	0		17	0.2%	43	0.1%
Owner Occupied Median Home Value (2000)	\$136,374		\$145,121		\$148,545	
Renter Occupied Median Rent (2000)	\$762		\$772		\$703	
Transportation To Work						
Drive to Work Alone (2000)	1,851	80.2%	17,061	82.0%	61,965	81.6%
Drive to Work in Carpool (2000)	337	14.6%	2,476	11.9%	8,694	11.4%
Travel to Work - Public Transportation (2000)	15	0.6%	178	0.9%	730	1.0%
Drive to Work on Motorcycle (2000)	0		3	0.0%	53	0.1%
Walk or Bicycle to Work (2000)	16	0.7%	187	0.9%	869	1.1%
Other Means (2000)	24	1.0%	132	0.6%	543	0.7%
Work at Home (2000)	66	2.8%	772	3.7%	3,107	4.1%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	579	25.8%	4,828	24.1%	13,933	19.1%
Travel to Work in 14 to 29 Minutes (2000)	649	28.9%	5,732	28.6%	20,434	28.0%
Travel to Work in 30 to 59 Minutes (2000)	802	35.8%	7,262	36.2%	28,649	39.3%
Travel to Work in 60 Minutes or More (2000)	212	9.5%	2,214	11.0%	9,839	13.5%
Average Travel Time to Work (2000)	25.9	mins	27.7	mins	30.5	mins

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