

Account Number : 896278

Thursday January 18, 2001

POP-FACTS: FULL DATA REPORT
(CENSUS '90, UPDATES & PROJECTIONS)
BY CLARITAS INC 800-234-5973

PREPARED FOR
THE GROUP REAL ESTATE

I-25 AND WINDSOR RD/SR 392
FORT COLLINS, CO

SITE: 623424
COORD: 40:28.76 104:59.51

DESCRIPTION	5.0 MILE RADIUS	10.0 MILE RADIUS	30.0 MILE RADIUS
POPULATION			
2005 PROJECTION	35378	236568	531772
2000 ESTIMATE	29668	206920	478227
1990 CENSUS	16986	154283	372154
1980 CENSUS	10520	124247	313217
GROWTH 1980 - 1990	61.46%	24.17%	18.82%
HOUSEHOLDS			
2005 PROJECTION	12423	88973	199246
2000 ESTIMATE	10388	77659	178454
1990 CENSUS	5908	58203	138472
1980 CENSUS	3605	44898	111959
GROWTH 1980 - 1990	63.89%	29.63%	23.68%
2000 ESTIMATED POPULATION BY RACE			
WHITE	93.64%	92.89%	90.89%
BLACK	0.51%	0.68%	0.51%
ASIAN & PACIFIC ISLANDER	1.43%	2.12%	1.65%
OTHER RACES	4.42%	4.31%	6.95%
2000 ESTIMATED POPULATION HISPANIC ORIGIN			
	29668	206920	478227
	8.81%	8.80%	14.56%
OCCUPIED UNITS			
OWNER OCCUPIED	5908	58203	138472
RENTER OCCUPIED	74.44%	59.58%	62.72%
1990 PERSONS PER HOUSEHOLD	25.56%	40.42%	37.28%
	2.83	2.54	2.61
2000 ESTIMATED HOUSEHOLDS BY INCOME			
\$150,000 +	10388	77659	178454
\$100,000 TO \$149,999	7.74%	5.83%	5.28%
\$ 75,000 TO \$ 99,999	12.66%	9.77%	8.88%
\$ 50,000 TO \$ 74,999	15.78%	13.46%	12.32%
\$ 35,000 TO \$ 49,999	22.39%	20.04%	20.22%
\$ 25,000 TO \$ 34,999	16.37%	15.59%	16.07%
\$ 15,000 TO \$ 24,999	9.52%	10.88%	11.73%
\$ 5,000 TO \$ 14,999	7.84%	11.93%	12.46%
UNDER \$5,000	5.90%	9.78%	10.33%
	1.81%	2.73%	2.71%
2000 ESTIMATED AVERAGE HH INCOME			
	\$74,145	\$63,975	\$61,722
2000 ESTIMATED MEDIAN HH INCOME			
	\$59,572	\$49,131	\$46,915
2000 ESTIMATED PER CAPITA INCOME			
	\$25,863	\$24,121	\$23,147

Account Number : 886278

Thursday January 18, 2001

POP-FACTS: FULL DATA REPORT
(CENSUS '90, UPDATES & PROJECTIONS)
BY CLARITAS INC 800-234-5973

PREPARED FOR
THE GROUP REAL ESTATE

I-25 AND WINDSOR RD/SR 392
FORT COLLINS, CO

SITE: 623424
COORD: 40:28.76 104:59.51

DESCRIPTION	5.0 MILE RADIUS	10.0 MILE RADIUS	30.0 MILE RADIUS
2000 ESTIMATED POPULATION BY SEX	29668	206920	478227
MALE	50.09%	49.41%	49.32%
FEMALE	49.91%	50.59%	50.68%
MARITAL STATUS	12376	120803	287562
SINGLE MALE	11.53%	16.92%	14.77%
SINGLE FEMALE	8.41%	13.84%	12.20%
MARRIED	66.45%	54.41%	57.43%
PREVIOUSLY MARRIED MALE	5.10%	4.66%	5.14%
PREVIOUSLY MARRIED FEMALE	8.52%	10.17%	10.46%
HOUSEHOLDS WITH CHILDREN	2748	20930	52419
MARRIED COUPLE FAMILY	83.87%	78.46%	77.69%
OTHER FAMILY - MALE HEAD	3.76%	4.15%	4.65%
OTHER FAMILY - FEMALE HEAD	11.23%	16.27%	16.48%
NON FAMILY	1.14%	1.12%	1.17%
2000 ESTIMATED POPULATION BY AGE	29668	206920	478227
UNDER 5 YEARS	8.29%	6.96%	7.15%
5 TO 9 YEARS	8.76%	7.37%	7.55%
10 TO 14 YEARS	8.29%	6.98%	7.29%
15 TO 17 YEARS	4.72%	3.90%	4.15%
18 TO 20 YEARS	3.80%	6.11%	5.26%
21 TO 24 YEARS	4.83%	6.60%	5.81%
25 TO 29 YEARS	6.24%	6.25%	6.35%
30 TO 34 YEARS	6.65%	7.98%	7.52%
35 TO 39 YEARS	8.76%	9.04%	8.45%
40 TO 49 YEARS	17.65%	15.70%	15.63%
50 TO 59 YEARS	11.50%	10.80%	11.26%
60 TO 64 YEARS	3.09%	3.11%	3.58%
65 TO 69 YEARS	2.30%	2.47%	2.89%
70 TO 74 YEARS	1.86%	2.23%	2.47%
75 + YEARS	3.27%	4.50%	4.64%
MEDIAN AGE	33.81	33.65	34.28
AVERAGE AGE	33.25	34.36	34.88

Account Number : 886278

Thursday January 18, 2001

POP-FACTS: FULL DATA REPORT
(CENSUS '90, UPDATES & PROJECTIONS)
BY CLARITAS INC 800-234-5973

PREPARED FOR
THE GROUP REAL ESTATE

I-25 AND WINDSOR RD/SR 392
FORT COLLINS, CO

SITE: 623424
COORD:40:28.76 104:59.51

DESCRIPTION	5.0 MILE RADIUS	10.0 MILE RADIUS	30.0 MILE RADIUS
2000 EST. FEMALE POPULATION BY AGE	14806	104686	242372
UNDER 5 YEARS	8.15%	6.72%	6.92%
5 TO 9 YEARS	8.66%	7.18%	7.34%
10 TO 14 YEARS	8.01%	6.74%	7.01%
15 TO 17 YEARS	4.49%	3.77%	3.98%
18 TO 20 YEARS	3.41%	6.06%	5.29%
21 TO 24 YEARS	4.62%	6.17%	5.56%
25 TO 29 YEARS	6.31%	6.13%	6.15%
30 TO 34 YEARS	6.44%	7.89%	7.38%
35 TO 39 YEARS	9.06%	8.93%	8.38%
40 TO 49 YEARS	17.86%	15.55%	15.54%
50 TO 59 YEARS	11.32%	10.81%	11.30%
60 TO 64 YEARS	3.04%	3.13%	3.56%
65 TO 69 YEARS	2.45%	2.67%	3.06%
70 TO 74 YEARS	2.14%	2.52%	2.71%
75 + YEARS	4.06%	5.75%	5.83%
FEMALE MEDIAN AGE	34.94	34.59	35.23
FEMALE AVERAGE AGE	34.04	35.42	35.88
POPULATION BY HOUSEHOLD TYPE	16986	154283	372154
FAMILY HOUSEHOLDS	88.13%	77.03%	81.25%
NON FAMILY HOUSEHOLDS	10.13%	18.88%	15.74%
GROUP QUARTERS	1.74%	4.09%	3.02%
HOUSEHOLDS BY TYPE	5908	58203	138472
SINGLE MALE	8.12%	10.08%	9.80%
SINGLE FEMALE	9.78%	13.68%	12.89%
MARRIED COUPLE	67.82%	54.84%	57.73%
OTHER FAMILY - MALE HEAD	2.76%	2.59%	2.91%
OTHER FAMILY - FEMALE HEAD	6.63%	7.95%	8.47%
NON FAMILY - MALE HEAD	3.15%	6.31%	4.85%
NON FAMILY - FEMALE HEAD	1.75%	4.55%	3.35%
POPULATION BY URBAN VS RURAL	16889	154172	372166
URBAN	72.22%	90.17%	77.27%
RURAL	27.78%	9.83%	22.73%

Account Number : 886278

Thursday January 18, 2001

POP-FACTS: FULL DATA REPORT
(CENSUS '90, UPDATES & PROJECTIONS)
BY CLARITAS INC 800-234-5973

PREPARED FOR
THE GROUP REAL ESTATE

I-25 AND WINDSOR RD/SR 392
FORT COLLINS, CO

SITE: 623424
COORD: 40:28.76 104:59.51

DESCRIPTION	5.0 MILE RADIUS	10.0 MILE RADIUS	30.0 MILE RADIUS
FEMALES 16+ WITH CHILDREN 0-17	6034	61198	145128
EMPLOYED/CHILD 0-5	8.09%	5.54%	5.42%
UNEMPLOYED/CHILD 0-5	0.72%	0.37%	0.41%
NOT IN LABOR FORCE/CHILD 0-5	3.60%	3.12%	3.29%
EMPLOYED/CHILD 6-17	16.50%	12.73%	13.35%
UNEMPLOYED/CHILD 6-17	0.49%	0.54%	0.64%
NOT IN LABOR FORCE/CHILD 6-17	3.90%	3.48%	3.77%
EMPLOYED/CHILD 0-5&6-17	6.00%	3.97%	4.14%
UNEMPLOYED/CHILD 0-5&6-17	0.43%	0.21%	0.24%
NOT IN LABOR FORCE/CHILD 0-5&6-17	3.97%	2.49%	2.79%
EMPLOYED/NO CHILDREN	32.11%	36.58%	35.17%
UNEMPLOYED/NO CHILDREN	1.30%	2.22%	2.07%
NOT IN LABOR FORCE/NO CHILDREN	22.89%	28.76%	28.71%
HOUSEHOLDS: AGE BY POVERTY STATUS	5912	58318	138652
ABOVE POVERTY UNDER AGE 65	82.82%	73.16%	73.00%
ABOVE POVERTY AGE 65 +	10.68%	13.34%	14.50%
BELOW POVERTY UNDER AGE 65	4.63%	11.46%	10.34%
BELOW POVERTY AGE 65 +	1.86%	2.05%	2.16%
POPULATION 16+ BY EMPLOYMENT STATUS	11986	118892	282269
EMPLOYED IN ARMED FORCES	0.12%	0.11%	0.10%
EMPLOYED CIVILIANS	71.70%	65.68%	65.79%
UNEMPLOYED CIVILIANS	2.90%	3.69%	3.77%
NOT IN LABOR FORCE	25.28%	30.52%	30.33%
POPULATION 16+ BY OCCUPATION	8594	78094	185714
EXECUTIVE AND MANAGERIAL	13.48%	12.35%	12.13%
PROFESSIONAL SPECIALTY	17.07%	18.65%	15.74%
TECHNICAL SUPPORT	4.45%	5.47%	5.00%
SALES	12.32%	11.35%	11.30%
ADMINISTRATIVE SUPPORT	13.32%	14.96%	15.08%
SERVICE: PRIVATE HOUSEHOLD	0.39%	0.46%	0.39%
SERVICE: PROTECTIVE	0.83%	0.96%	1.21%
SERVICE: OTHER	9.10%	12.34%	11.44%
FARMING FORESTRY & FISHING	3.22%	1.93%	3.32%
PRECISION PRODUCTION & CRAFT	11.55%	10.21%	11.29%
MACHINE OPERATOR	7.83%	5.56%	5.97%
TRANSPORTATION & MATERIAL MOVING	3.09%	3.05%	3.78%
LABORERS	3.35%	2.72%	3.35%

Account Number : 886278

Thursday January 18, 2001

POP-FACTS: FULL DATA REPORT
 (CENSUS '90, UPDATES & PROJECTIONS)
 BY CLARITAS INC 800-234-5973

PREPARED FOR
 THE GROUP REAL ESTATE

I-25 AND WINDSOR RD/SR 392
 FORT COLLINS, CO

SITE: 623424
 COORD:40:28.76 104:59.51

DESCRIPTION	5.0 MILE RADIUS	10.0 MILE RADIUS	30.0 MILE RADIUS
FAMILIES BY NUMBER OF WORKERS	4530	38337	96440
NO WORKERS	5.61%	9.05%	9.59%
ONE WORKER	25.03%	24.74%	25.27%
TWO WORKERS	57.98%	55.44%	52.87%
THREE + WORKERS	11.38%	10.77%	12.28%
HISPANIC POPULATION BY TYPE	16986	154283	372154
NOT HISPANIC	92.06%	92.94%	88.07%
MEXICAN	6.05%	5.09%	9.45%
PUERTO RICAN	0.09%	0.09%	0.09%
CUBAN	0.04%	0.04%	0.03%
OTHER HISPANIC	1.75%	1.84%	2.36%
2000 HISPANIC RACE BASE	2614	18208	69637
WHITE	1471	10086	38391
BLACK	22	176	337
ASIAN & PACIFIC ISLANDER	4	121	318
OTHER	1117	7824	30592
POPULATION BY TRANSPORTATION TO WORK	8474	77005	182657
DRIVE ALONE	80.07%	76.30%	76.22%
CAR POOL	11.77%	10.82%	12.12%
PUBLIC TRANSPORTATION	0.26%	0.77%	0.77%
MOTORCYCLE	0.07%	0.34%	0.34%
WALKED ONLY	1.53%	4.02%	3.87%
OTHER MEANS	1.01%	3.35%	2.13%
WORKED AT HOME	5.29%	4.41%	4.57%
POPULATION BY TRAVEL TIME TO WORK	8474	77005	182657
UNDER 10 MINUTES / WORK AT HOME	25.02%	25.87%	25.28%
10 TO 29 MINUTES	59.52%	58.62%	53.87%
30 TO 59 MINUTES	10.20%	11.07%	16.07%
60 TO 89 MINUTES	4.04%	3.08%	3.36%
90+ MINUTES	1.21%	1.35%	1.42%
AVERAGE TRAVEL TIME IN MINUTES	17.70	16.87	18.34
HOUSEHOLDS BY NUMBER OF VEHICLES	5811	58171	138435
NO VEHICLES	2.55%	5.20%	5.18%
ONE VEHICLE	23.59%	30.48%	29.24%
TWO VEHICLES	46.51%	42.28%	41.23%
THREE + VEHICLES	27.36%	22.04%	24.34%
ESTIMATED TOTAL VEHICLES	11863	107948	262480

Account Number : 885278

Thursday January 18, 2001

POP-FACTS: FULL DATA REPORT
(CENSUS '90, UPDATES & PROJECTIONS)
BY CLARITAS INC 800-234-5973

PREPARED FOR
THE GROUP REAL ESTATE

I-25 AND WINDSOR RD/SR 392
FORT COLLINS, CO

SITE: 623424
COORD: 40:28.76 104:59.51

DESCRIPTION	5.0 MILE RADIUS	10.0 MILE RADIUS	30.0 MILE RADIUS
POPULATION 25+ BY EDUCATION	10367	91101	225278
ELEMENTARY (0-8)	5.03%	4.71%	6.99%
SOME HIGH SCHOOL (9-11)	8.03%	6.92%	9.16%
HIGH SCHOOL GRADUATE (12)	26.52%	25.11%	27.36%
SOME COLLEGE (13-15) NO DEGREE	22.62%	23.39%	22.90%
ASSOCIATE DEGREE ONLY	7.95%	7.02%	7.02%
BACHELOR DEGREE ONLY	18.66%	20.62%	17.08%
GRADUATE DEGREE	11.19%	12.22%	9.48%
POPULATION ENROLLED IN SCHOOL	5042	54007	118015
PUBLIC PRE-PRIMARY	4.91%	3.57%	4.16%
PRIVATE PRE-PRIMARY	3.06%	2.30%	2.23%
PUBLIC ELEMENTARY & HIGH SCHOOL	64.31%	44.86%	52.98%
PRIVATE ELEMENTARY & HIGH SCHOOL	3.67%	2.43%	2.72%
COLLEGE	24.04%	46.84%	37.91%
HOUSING UNITS BY OCCUPANCY STATUS	6412	61257	148805
OCCUPIED	92.13%	95.01%	93.06%
VACANT	7.87%	4.99%	6.94%
VACANT UNITS	504	3055	10333
FOR RENT	39.83%	39.10%	29.31%
FOR SALE ONLY	28.82%	23.37%	18.90%
SEASONAL	2.08%	4.23%	20.57%
OTHER	29.26%	33.30%	31.22%
2000 OWNER OCCUPIED PROPERTY VALUES	5998	38133	88364
UNDER \$25,000	0.19%	0.21%	0.39%
\$ 25,000 TO \$ 49,999	0.94%	0.82%	2.07%
\$ 50,000 TO \$ 74,999	5.62%	4.91%	8.83%
\$ 75,000 TO \$ 99,999	18.60%	17.79%	19.43%
\$100,000 TO \$149,999	32.59%	44.83%	38.30%
\$150,000 TO \$199,999	16.73%	16.79%	15.98%
\$200,000 TO \$299,999	19.06%	10.60%	10.81%
\$300,000 TO \$399,999	3.72%	2.49%	2.60%
\$400,000 TO \$499,999	1.31%	0.83%	0.84%
\$500,000+	1.23%	0.73%	0.75%
MEDIAN PROPERTY VALUE	\$137,781	\$129,301	\$125,174
TOTAL RENTAL UNITS	1347	22559	47719
MEDIAN RENT	\$392	\$372	\$356

Account Number : 886278

Thursday January 18, 2001

POP-FACTS: FULL DATA REPORT
(CENSUS '90, UPDATES & PROJECTIONS)
BY CLARITAS INC 800-234-5973

PREPARED FOR
THE GROUP REAL ESTATE

I-25 AND WINDSOR RD/SR 392
FORT COLLINS, CO

SITE: 623424
COORD:40:28.76 104:59.51

DESCRIPTION	5.0 MILE RADIUS	10.0 MILE RADIUS	30.0 MILE RADIUS
PERSONS IN UNIT	5908	58203	138472
1 PERSON	17.90%	23.76%	22.69%
2 PERSONS	31.36%	34.92%	34.27%
3 PERSONS	18.52%	16.87%	17.17%
4 PERSONS	20.11%	15.86%	16.24%
5 PERSONS	8.51%	6.08%	6.50%
6 PERSONS	2.53%	1.75%	2.08%
7+ PERSONS	1.07%	0.76%	1.05%
YEAR ROUND UNITS IN STRUCTURE	6412	61257	148805
SINGLE UNITS DETACHED	69.22%	60.30%	64.00%
SINGLE UNITS ATTACHED	2.47%	4.65%	3.91%
DOUBLE UNITS	0.81%	4.29%	3.73%
3 TO 9 UNITS	7.06%	10.71%	9.17%
10 TO 19 UNITS	2.87%	7.15%	5.49%
20 TO 49 UNITS	1.68%	3.67%	3.09%
50 + UNITS	0.62%	1.69%	1.34%
MOBILE HOME OR TRAILER	13.41%	6.52%	8.40%
ALL OTHER	1.86%	1.02%	0.86%
SINGLE/MULTIPLE UNIT RATIO	5.50	2.36	2.98
HOUSING UNITS BY YEAR BUILT	5811	58171	138435
BUILT 1989 TO MARCH 1990	4.07%	1.90%	1.35%
BUILT 1985 TO 1988	18.40%	11.80%	9.53%
BUILT 1980 TO 1984	21.00%	14.23%	12.69%
BUILT 1970 TO 1979	36.08%	35.70%	36.27%
BUILT 1960 TO 1969	8.28%	16.18%	15.69%
BUILT 1950 TO 1959	2.70%	7.03%	8.12%
BUILT 1940 TO 1949	1.33%	3.57%	4.31%
BUILT 1939 OR EARLIER	8.15%	9.59%	12.04%

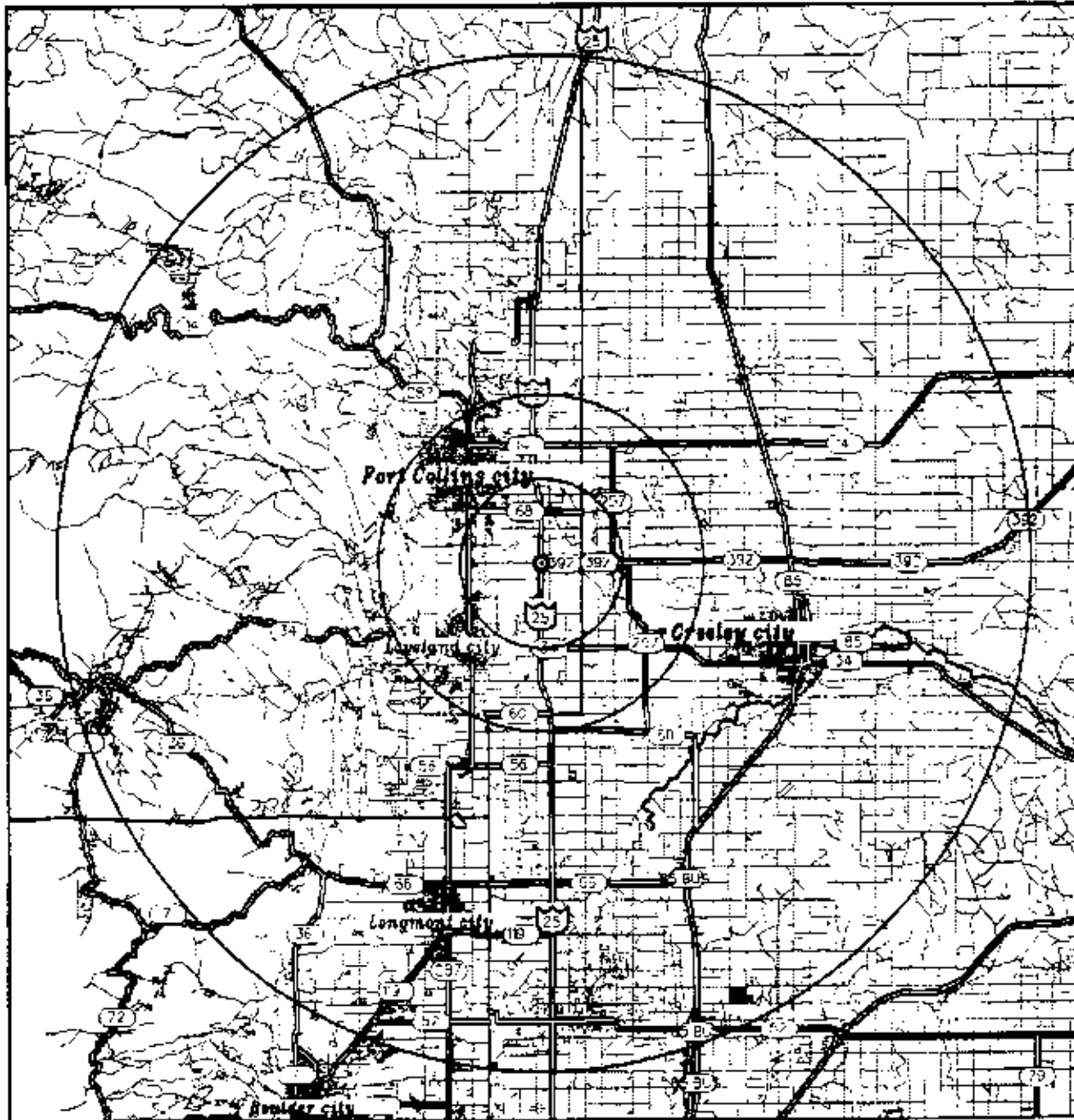
Account Number : 886278

Thursday January 18, 2001

TIGER SITE MAP
5, 10 AND 30 MILE RADII
BY CLARITAS INC 800-234-5973
PREPARED FOR
THE GROUP REAL ESTATE

I-25 AND WINDSOR RD/SR 392
FORT COLLINS, CO

SITE : 623424
COORD : 40:28.76 104:59.51



9.43 Miles