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ACQUISITIONS

DEVELOPMENT

MANAGEMENT

Philips International is a premier leader and innovator in the real estate industry.

## PALM SPRINGS MILE | HIALEAH, FLORIDA



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Philips International | 419 West 49th Street, Suite 300, Hialeah, FL 33012



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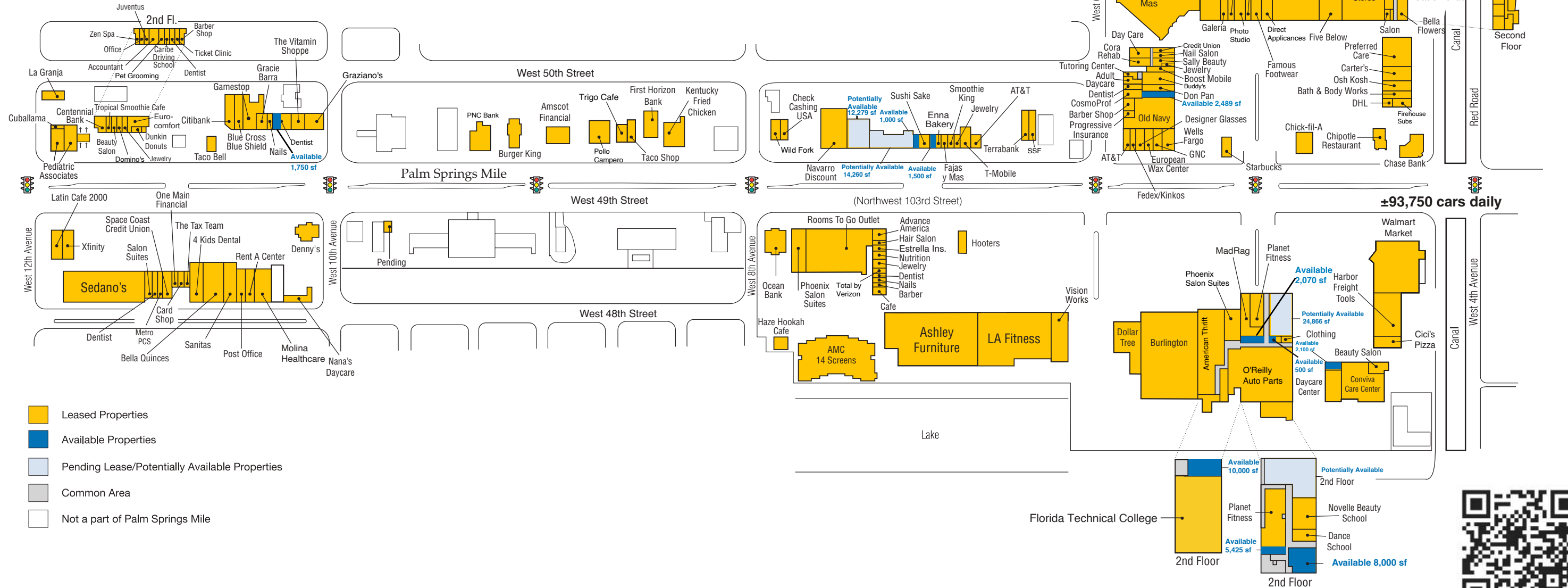
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TRADE AREA ANALYSIS

|                    | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------|----------|----------|----------|
| Population         | 35,029   | 238,953  | 501,638  |
| Daytime Population | 21,049   | 185,767  | 430,614  |
| Households         | 10,599   | 74,924   | 158,663  |
| Average Income     | \$64,719 | \$54,842 | \$62,720 |

CONSUMER SPENDING

|                          | 1 MILE        | 3 MILE          | 5 MILE          |
|--------------------------|---------------|-----------------|-----------------|
| Retail Goods             | \$229,580,000 | \$1,460,000,000 | \$3,340,000,000 |
| Non-Retail               | \$255,630,000 | \$1,630,000,000 | \$3,720,000,000 |
| Shelter                  | \$102,800,000 | \$658,750,000   | \$1,500,000,000 |
| Food At & Away From Home | \$72,780,000  | \$464,860,000   | \$1,060,000,000 |



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