

# SALES OFFERING MEMORANDUM

SVN LISTING 69263



## THE WICHITA FALLS SECURITY ADMINISTRATION BUILDING

AN 11,584 SQUARE FOOT OFFICE BUILDING IN

4314 WENDOVER | WICHITA FALLS, TEXAS 76309



PRESENTED BY: BRUCE MARSHALL  
5057 KELLER SPRINGS ROAD, SUITE 110  
ADDISON, TEXAS 75001  
TEL. NO. 214-262-6306  
EMAIL: BRUCE.MARSHALL@SVN.COM

DATAVEST | SPERRY VAN NESS



ACQUISITION COST AND PROJECT INCOME AND EXPENSE ANALYSIS  
WICHITA FALLS SOCIAL SECURITY BUILDING

		Per SF	Percent	Pricing
1	<b>Project Purchase Price</b>	\$163.66	100%	<b>\$1,940,000</b>
2	<b>Anticipated First Mortgage</b>	\$92.80	57%	<b>\$1,100,000</b>
3	<b>Contemplated Equity Requirement</b>	\$70.86	43%	<b>\$840,000</b>

4	Income Statement Synoptic Overview	Current/Month	Per NSF	[2010]	%	[2011]	Per NSF	[2012]
5	Base Rent on Leased Space	21,120	\$21.38	253,439	99.07%	253,439	\$21.38	253,439
6	Operating Cost Base Reimbursement	0	\$0.00	0	0.00%	0	\$0.00	0
7	Tenant Improvement Allowance Reimbursements	0	\$0.00	0	0.00%	0	\$0.00	0
8	Current CPI Increase Reimbursements	189	\$0.19	2,272	0.93%	2,324	\$0.20	2,377
9	Potential Gross Income	21,309	\$21.57	255,711	100.00%	255,763	\$21.58	255,816
10	Vacancy Factor/Collection Loss	0	\$0.00	0	0.00%	0	\$0.00	0
11	Effective Gross Income	21,309	\$21.57	255,711	100.00%	255,763	\$21.58	255,816
12	Operational Expense [General & Administrative]	(82)	(\$0.08)	(984)	-0.40%	(1,000)	(\$0.09)	(1,023)
13	Operational Expense [Contract Services]	(805)	(\$0.81)	(9,660)	-4.00%	(10,000)	(\$0.86)	(10,228)
14	Operational Expense [Janitorial]	(1,450)	(\$1.47)	(17,400)	-6.96%	(17,400)	(\$1.50)	(17,796)
15	Operational Expense [Utilities]	(2,176)	(\$2.20)	(26,112)	-10.59%	(26,500)	(\$2.29)	(27,103)
16	Operational Expense [Management Fees]	(857)	(\$0.87)	(10,288)	-4.20%	(10,500)	(\$0.91)	(10,739)
17	Operational Expense [Insurance]	(258)	(\$0.26)	(3,091)	-1.24%	(3,100)	(\$0.27)	(3,171)
18	Operational Expense [Property Taxes]	(2,738)	(\$2.77)	(32,851)	-13.40%	(33,508)	(\$2.89)	(34,270)
19	Operational Expense [Non-Billback Expenses]	0	\$0.00	0	0.00%	0	\$0.00	0
20	Operational Expense [Repair & Maintenance]	(415)	(\$0.42)	(4,975)	-2.00%	(5,000)	(\$0.43)	(5,114)
21	Capital Expense [Capital Reserve]	0	\$0.00	0	0.00%	0	\$0.00	0
22	Sub-Total Operational Expenditures	(8,780)	(\$8.89)	(105,361)	-43%	(107,008)	(\$9.23)	(109,442)
23	Net Operating Income <N.O.I.>	12,529	\$12.68	150,350	57.22%	148,755	\$12.35	146,374
24	Less First Mortgage Debt Service	(7,087)	6.00%	(85,048)	-33.25%	(85,048)	(\$7.17)	(85,048)
25	Net Cash Flow	5,442	Years	65,302	23.97%	63,707	\$5.17	61,326
26	First Year's Principal Reduction on Loan	1,632	\$1.65	19,581	8.13%	19,581	\$1.75	20,788
27	Cash Flow Plus 1st Years Principal Reduction	7,074	\$7.16	84,883	32.10%	83,288	\$6.93	82,114
28	NOI as a % of Acquisition Cost [Cap Rate]	<Unleveraged>	-	7.75%	-	7.67%	-	7.55%
29	Cash-On Cash Return	<Leveraged>	-	7.77%	-	7.58%	-	7.30%
30	Additional Yield Return [Principal Reduction on First Lien]	<Leveraged>	-	2.33%	-	2.33%	-	2.47%
31	Total Annual Return [Cash-on-Cash + Principal Reduction]	<Leveraged>	-	10.11%	-	9.92%	-	9.78%
32	Project Internal Rate of Return <5 Yr. & 10 Yr.>	<Leveraged>	-	-	-	5.76%	-	5.84%



## WICHITA FALLS SOCIAL SECURITY BUILDING

4314 WENDOVER, WICHITA FALLS, TEXAS 76309

PROJECT TYPE:	SINGLE TENANT OFFICE
BUILDING SIZE	11,854
LAND AREA IN ACRES	1.88
LAND AREA IN SQUARE FEET	89,728
PROPERTY SALES PRICE	\$1,940,000
ANTICIPATED FIRST MORTGAGE LOAN	<u>\$1,100,000</u>
PROPOSED EQUITY CAPITAL CONTRIBUTION	\$840,000
PROPOSED EQUITY CAPITAL REQUIREMENT	\$163.66
EQUITY AS A % OF PURCHASE PRICE	43.30%
DEBT AS A % OF PURCHASE PRICE	56.70%



NET OPERATING INCOME IN 2009	\$150,350
NET OPERATING INCOME IN 2010	\$150,350
LEASE TYPE	GROSS
LEASE EXPIRATION DATE [NON-CANCELLABLE TERM]	JUN 06, 2016
LEASE EXPIRATION DATE [FULL LEASE TERM]	JUN 05, 2021
ANTICIPATED FIRST LIEN MORTGAGE INTEREST RATE	6.00%
ANTICIPATED FIRST LIEN AMORTIZATION	25
CURRENT OCCUPANCY	100.00%
FIVE YEAR REVERSION PROFIT	\$1,072,950
PROJECTED 2010 CAP RATE	7.75%



5 YEAR INTERNAL RATE OF RETURN	5.76%
10 YEAR INTERNAL RATE OF RETURN	5.84%
ANTICIPATED CASH FLOW IN 2010	\$65,302
AMORTIZATION ON FIRST LIEN	\$19,581
TOTAL YIELD 2010 INCLUDING PRINCIPAL	\$84,883
PRO-FORMA CASH-ON-CASH RETURN 2010	7.77%
TOTAL YIELD 2010 INCLUDING PRINCIPAL	10.11%



FOR FURTHER INFORMATION CONTACT:

BRUCE MARSHALL, MANAGING DIRECTOR  
 5057 KELLER SPRINGS ROAD, SUITE 110  
 ADDISON, TEXAS 75001  
 TEL. NO. 214-261-6306  
 EMAIL: BRUCE.MARSHALL@SVN.COM

SPERRY VAN NESS | DATAVEST



WWW.DVSVN.COM

# TENANT RENT ROLL



Item Designation	Tenant Name	Lease Inception	Lease Expiration	Suite Number	Sq. Ft. Size	Base Rent Per Month	Additional Rent/Month	Pro-Forma Rent Per Month	Percent Sub-Totals	Base Rent Per Year	Rent Per SF	Gross Rent Per Year
1 Tenant [ 1 ]	UNITED STATES SOCIAL SECURITY ADMINISTRATIVE	Jun 06, 2006	Jun 05, 2021	100	11,854	\$21,119.92	\$0.00	\$21,120	99.11%	\$253,439	\$21.38	\$253,439
2 Tenant [ 1 ]	UNITED STATES SOCIAL SECURITY ADMINISTRATIVE	Jun 06, 2006	Jun 05, 2021	-	-	-	-	-	-	-	-	-
3 Tenant [ 1 ]	U.S. SSA OPERATING COST BASE	Jun 06, 2006	Jun 05, 2021	-	-	-	\$0.00	-	0.00%	\$0	\$0.00	\$0
4 Tenant [ 1 ]	U.S. SSA TENANT IMPROVEMENT ALLOWANCE	Jun 06, 2006	Jun 05, 2006	-	-	-	\$0.00	-	0.00%	\$0	\$0.00	\$0
5 Tenant [ 1 ]	U.S. SSA REIMBURSEMENT [AGGREGATED CPI INCREASE]	Jun 06, 2006	Jun 05, 2021	-	-	-	\$189.34	-	0.89%	\$2,272	\$0.19	\$2,272
6 Tenant [ 1 ]	SUB-TOTAL [ADDITIONAL RENT]	-	=	-	-	-	\$189.34	\$189	0.89%	\$2,272	\$0.19	\$2,272
<b>GRAND TOTALS PRIMARY TERM</b>		-	-	-	11,854	\$21,119.92	\$189.34	\$21,309.26	100.00%	\$253,439	\$21.57	\$255,711
8 Tenant [ 2 ]	-	-	-	-	-	-	-	-	-	-	-	-
9 Tenant [ 2 ]	-	-	-	-	-	-	-	-	-	-	-	-
<b>SUB-TOTAL UNLEASED RENTAL INCOME</b>		-	-	-	-	-	-	-	-	-	-	-
<b>Sub-Total Base Rent On Leased Space</b>		Occupancy	100.00%	-	11,854	-	-	\$21,120	100.00%	\$253,439	\$21.57	\$255,711
<b>Sub-Total Base Rent For Lease</b>		-	Vacancy @	0.00%	0	\$0	\$0.00	\$0	0.00%	\$0	\$0	\$0
<b>Sub-Total Rent Income Prior to Additional Rent [Base Rent Only]</b>		Total @	100.00%	-	-	-	-	\$21,120	99.11%	\$253,439	\$21.38	\$253,439
<b>Add Back Additional Rent Above Scheduled Rent</b>		Physical Occ. @ -->	100.00%	-	100.00%	<-- Economic Occupancy	-	\$189	0.89%	\$2,272	\$0.19	\$2,272
<b>Total Potential Gross Income</b>		-	Totals	100.00%	11,854	-	-	\$21,309	100.00%	\$255,711	\$21.57	\$255,711



## The Wichita Falls SSA



### Offering Highlights

- 15 Year GSA Lease to the Social Security Administration
- 10 Years No Cancellation Provisions through 2016 Lease Expires 2021
- \$1,940,000 Sales Price \$163.66 PSF  
\$ 840,000 Estimated Equity
- 7.75% Cap Rate  
10.11% Total Benefits [w/Amortization]

# Table of Contents

■ 1	Summary of Salient Facts	
■ 2	Project Photographs	
	Pictures	
■ 3	Locational Data	
■ 4	Financial Data	
	Rent Roll Summary	
	Executive Summary	
	Financial Analysis	
	Financial Summary	
	Investment Information	
■ 5	Market Data	
■ 6	Advisor Profile	
	Personal Resume & Deal Tombstones	
■ 7	Brokerage Services Disclosure Form	

## 1. Summary of Salient Facts

---



## Summary of Salient Facts on SVN Listing 69263

“Deal Cliff Notes”

- Property Type:** Office Building [Single Tenant]
- Building Size:** 12,188 Square Feet [Gross]  
11,854 Square Feet [Net Rentable Area]  
10,307 Square Feet [Net Usable]
- Address:** 4314 Wendover Street in Wichita Falls [Wichita County], Texas 76309
- Lease Status:** 100% Leased to the United States of America for the Social Security Administration
- Lease Term:** 15 Years with a 10 Years Non-Cancellation Provision.
- Lease Inception:** June 6, 2006
- Lease Expiration:** June 5, 2021
- Average Base Rent:** \$ 253,459 / Yr. or \$21.38 Per SF [on a Modified Gross Lease Basis]  

\$ <u>2,272</u>	\$ <u>.19</u>	Per Square Foot	[CPI Exp. Reimbursement]
\$ 253,459	\$ 21.57	Per Square Foot	[Total Revenue]
- Lease Type:** The subject property is being leased on a Modified Gross Basis.
- Land Area:** 82,067 Square Feet [1.884 Acres]
- Purchase Price:** \$1,940,000
- Price Per Sq. Ft.:** \$159.11 Per Gross SF \$163.66 Per Net Square Foot
- Government Lease:** The subject property is 100% to the United States of America for the Social Security Administration. The lease term is for 15 years on a modified gross basis with a 10 year non-cancellable provision within this lease.
- Escalations:** Escalations are tied to CPI Increases. [Last 10 Yr. Average @ 2.25%]





**Anticipated Debt:** \$1,100,000 [57%] 6.0% @ 25 Year Amortization [Treat As Free & Clear]

**Equity Required:** \$ 840,000 [43%] Anticipated

**Cap Rate:** 2010 @ 7.75%

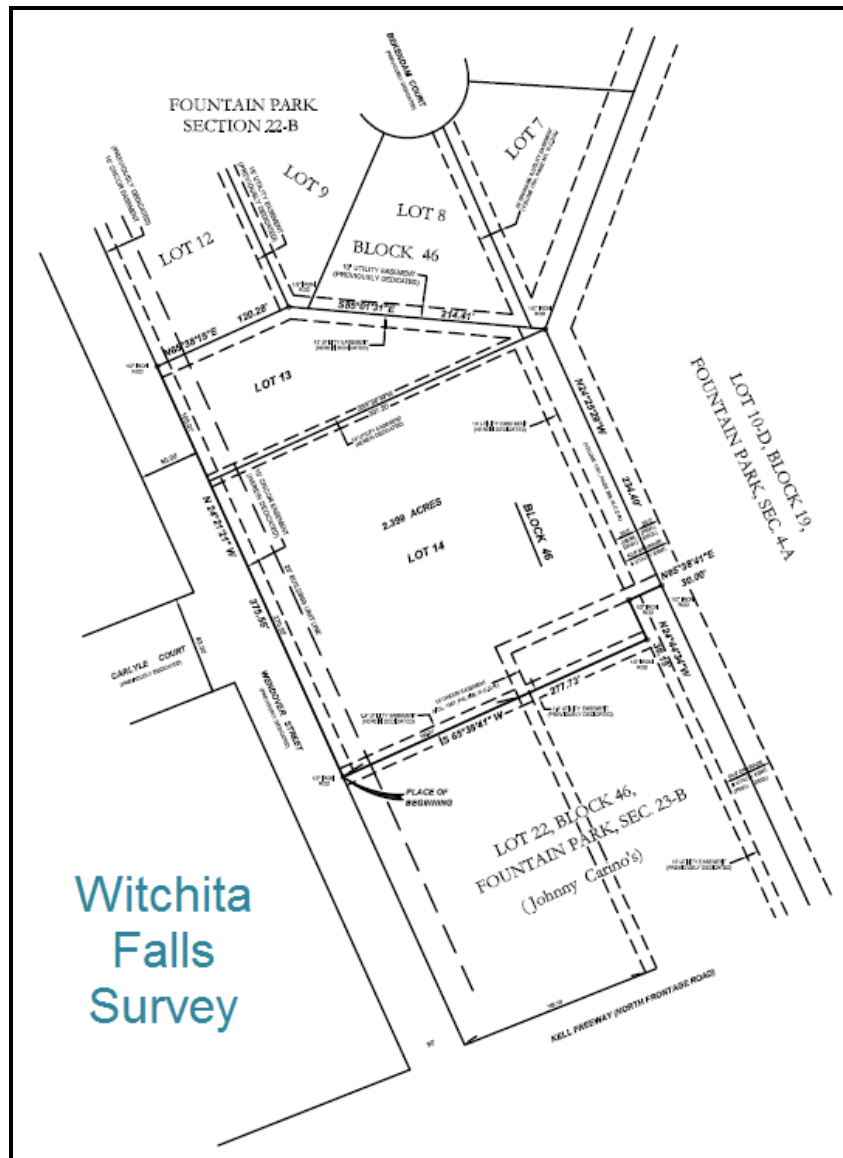
**Current Vacant SF:** 0 Square Feet

<b>Occupancy</b>	@ 100% Occupancy	Per Square Foot	@ Percent of Total
<b>Income:</b>	2010: \$ 253,459	2010: \$ 21.38	99.07%
<b>Additional Income:</b>	2010: \$ 2,272	2010: \$ .19	.93%
<b>Total Revenue:</b>	2010: \$ 255,711	2010: \$ 21.57	100.00%
<b>Expenses:</b>	2010: \$ 105,361	2010: \$ 8.89	42.78%
<b>NOI:</b>	2010: \$ 150,361	2010: \$ 12.68	57.22%
<b>Debt Service:</b>	2010: \$ 85,048	2010: \$ 92.80	33.25%
<b>Cash-Flow:</b>	2010: \$ 65,302	2010: \$ 5.50	23.97%
<b>Amortization:</b>	2010: \$ 19,581	2010: \$ 1.65	8.13%
<b>Total Benefits:</b>	2010: \$ 84,883	2010: \$ 7.16	32.10%
<b>Cash-On-Cash:</b>	2010: 7.75%	2010: -	-
<b>Amortization:</b>	2010: 2.33%	2010: -	-
<b>Total Yield:</b>	2010 10.11%	2010: -	-

**Property Description:**

The subject property consists of an attractive single one-story single tenant office building which was built as a build-to-suit for the Social Security Office branch of the United States of America. The project is constructed of an attractive brick exterior and features metal mansard accent canopies. The roof is a standing-seam metal roof. Parking is provided for 56 vehicles in a ratio of 4.72 per 1,000. The property has private secure parking areas for SSA employees which are fenced off with an attractive ornamental iron fencing. The project is well landscaped. A sophisticated energy management system provides cost-effective electrical, water, and HVAC operational capability.

**Property Survey:**





*Exterior View of the SSA Building.*





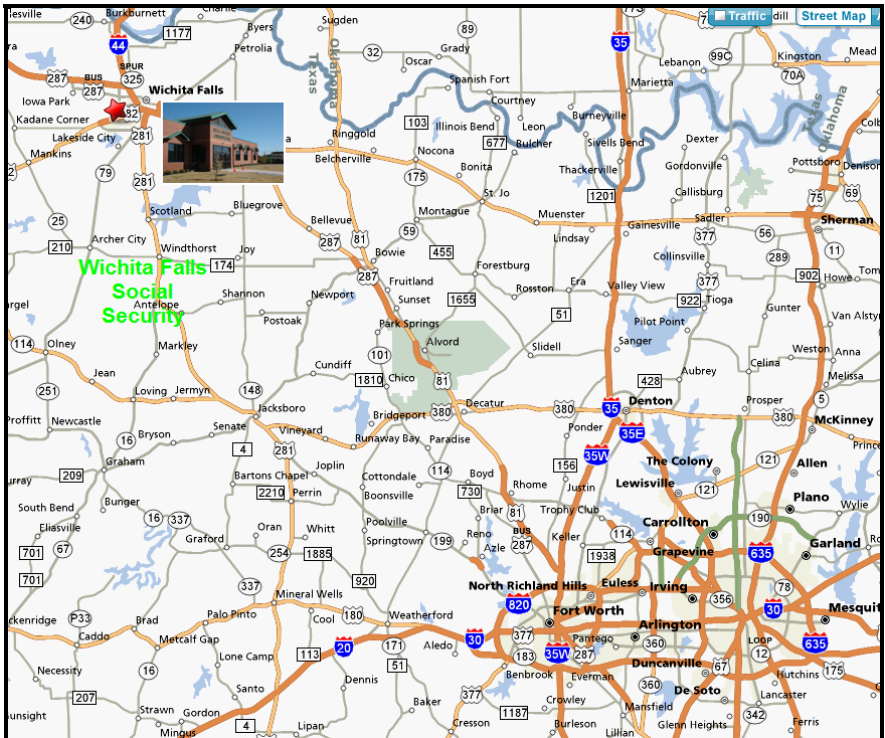
*Interior Views of the SSA Building.*







Neighborhood Aerial and Locational Maps.



**Vehicular  
Accessibility:**

Wichita Falls is strategically located at the confluence of SH 175 and SH 287 and SH 281. The subject property is situated just off of US 82 in a well established business area.

**Locational  
& Neighborhood  
Data:**

The project is situated at 4314 Wendover Street in Wichita, Texas. The site is contiguous to a Johnny Carino’s Restaurant to the south and an AT&T Executive Office building to the East. Various high-end retail is situated to the East as is a Cheddar’s Restaurant. Medical offices are situated to the West along US 82. Numerous Banks including Fidelity Bank and Smith Barney are within close proximity of the subject property.



Various retail facilities are likewise situated within close proximity to the site and these include Fountain Park Village with retailers including NTS Communications, Texas State Optical, Edward Jones, First Bank, Citi-Financial and Texas Roadhouse.



Additional retailers in the area include Circuit City, Sam’s Club, and Home Depot.





**Midwestern:**

Wichita Falls is also home to Midwestern State University. The school has a current enrollment of approximately 6,100 students and offers 43 undergraduate programs and 23 graduate school programs.



A view of the College Campus Map is pictured below:





*Views of the Midwestern State University are shown.*





## WICHITA FALLS, TEXAS



**The City of  
Wichita Falls:**

The City of Wichita Falls has an impressive employment base which includes the following major employers:

<u>Employer</u>	<u>Product</u>	<u>Employees</u>
Sheppard Air Force Base	Military	12,201
Wichita Falls ISD	Public School System	2,000
North Texas State Hospital-2 locations	MHMR Hospital	1,987
United Regional Healthcare System	Med/Surg Hospital	1,794
City of Wichita Falls	City Government	1,576
Midwestern State University	Degree + University	1,222
Howmet Corp WF Casting Division	Gas Turbines/Engine Components	1,020
James V Allred Unit	State Maximum Security Prison	908
AT&T & AT&T Wireless	Communications/Customer Service	761
Cryovac Division-Sealed Air Corp-2 locations	Flexible Packaging	735
Vetrotex America Div of Saint-Gobain	Fiberglass Reinforcements	725
Work Services Corp	Paper Clips, Wood Products, Sub-cont labor	719
Burkburnett ISD	Public School System	575
Wichita County	County Government	485
Lear Seigler Service Inc	Aircraft Maintenance	485
Wal-Mart Lawrence Road	Department Store	430
Wal-Mart I-44	Department Store	420
Blue Cross/Blue Shield	Customer Service/Claims Processing	380
Clinics of North Texas	Med/Surg/MH Clinics	352
United Market Street	Supermarket-Grocery	350
PPG Industries	Flat Glass Products	345
Wal-Mart Southwest Pkwy.	Department Store	338
Tranter Inc Texas-Division	Plate & Frame Heat Exchangers & Transfer Units	318
Kell West Regional Hospital	Med/Surg Hospital	285
Helen Farabee	MHRC Outpatient Clinics	260
Texoma Christian Care Center	Independent living, Alzheimers Care, Geriatric Rehab	260
US Postal Service	Postal Service	255
Iowa Park ISD	Public School System	252
Patterson Auto Center	New/Used Automobile Dealer & Service Center	250
ABB Control	Disconnect Switches, Power Connectors	250
Budget Rent a Car	Reservation Call Center	250
NATCO	Pressure Vessels-Oil Field Petrochemical Indus	248
Vernon College	Degree, Certificate and Cont Education Programs	217
Wichita Falls Refurbishment-Pratt Whitney	Refurbish Jet Engine Parts	204
HealthSouth Rehabilitation Hospital of WF	Rehabilitation Hospital	200
Lowe's Home Improvement	Building & Home Improvement	160
City View Independent School District	Public School System	155
Ameron Fiberglass Pipe	Fiberglass Piping Systems	149
United Electric-Magicaire	AC Coils, Air Handling Products	144
Times Publishing	Newspaper/Publishing	143
Washex Inc	Industrial Laundry Equipment	135
United Supermarkets-Iowa Park Rd.	Supermarket-Grocery	130
United Supermarkets-Jacksboro Hwy.	Supermarket-Grocery	117
Covercraft Industries Inc	Fabric covers for Cars & OEM Auto Accessories	115



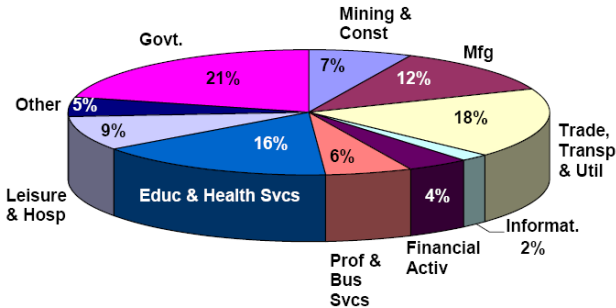
**Sheppard Air Force Base is based in Wichita Falls**

**The City:**

Wichita Falls is located approximately located approximately 1 1/2 hours from Dallas/Fort Worth. It is situated about 15 miles from the Red River which marks the Texas-Oklahoma Border. The city serves as an economic hub for north Texas and south central Oklahoma. The City dates back to the 1700's when the Wichita Indians migrated to the area. The regional trade area encompasses approximately 60 miles and this has an estimated population of 371,892 person trade area. The actual city has a population of 187,000. Major employers in the city include Sheppard Air-Force Base, Cendant Corporation, CoverCraft, Cingular Wireless, PPG Industries, United Electric, Howmet Corporation, Cryovac Division-Sealed Air Corporation, and United Regional Healthcare.

Sheppard Air Force Base has approximately a work-force of approximately 19,389 and an annual payroll of \$541 million. It provides training for Army, Navy, Marine, and Air Force personnel in areas such as aircraft maintenance, civil engineering, bi-medical equipment maintenance and combat medicine and communications. A brief overview of the city's employment is depicted below:

**Industry Composition - Wichita Falls MSA**



**Terms of Sale:** \$1,940,000 (All Cash to the Seller). This property should be treated as free and clear. Should the purchaser desire financing on the property it is contemplated that a First Mortgage Loan representing 65% of the purchase price could be arranged by the purchaser as there is no underlying financing on the subject property which is assumable.

<b>Proposed Terms of First Lien Loan As Non-Owner User:</b>	Original Principal Loan Amount	\$1,100,000 [92.80 per square foot]
	Interest Rate	6.00%
	Basis Point Spread	237 BP
	10 Year Treasury Note Yield:	3.62%
	Amortization	25 Years
	Monthly Principal & Interest	\$7,087.32 per month
	Annual Principal & Interest	\$66,000 per year

**Sale on "Where Is As Is Basis" Only:** Sellers are selling the subject property on a "where is as-is" condition basis only. Projections and Income Estimates are to be fully researched by potential purchasers during the due diligence period. Estimates of Income Projections or Expenses may or may not be obtained and the burden of such achievement shall be the full responsibility of Purchaser and not subject to any representations express or implied by Seller or Seller's agent Sperry Van Ness.

**Ownership:** Wichita Falls SSA Ltd.  
c/o DataVest, Inc.  
5057 Keller Springs Road, Suite 110  
Addison, Texas 75001

**For Further Information Contact:**



D. Bruce Marshall  
Managing Director  
5057 Keller Springs  
Suite Number 110  
Addison, Texas 75001  
Tel. No. 214-261-6306  
Fax No. 214-550-2677

email: [bruce.marshall@svn.com](mailto:bruce.marshall@svn.com)



## SSA Lease Wichita Falls

GSA Lease Number	GS-07B-15507
Tenant	The United States of America
Property Street Address	4314 Wendover
Property City/State/Zip	Wichita Falls, Texas 76309
Land Area	1.884 Acres
Gross Square Feet	12,446
Net Rentable Square Feet	11,854
Net Usable Square Feet	10,307
Annual Base Rate	\$253,439
Monthly Base Rate	\$21,120
Rent/	\$ 21.38
Total Rent Including CPI Reimbursements	\$255,711
Parking Space	56
Common Area Factor	15%
Lease Term	15 Years
Lease Term Firm [No Cancellation Provisions]	10 Years
Lease Term Firm Expiration Date	6/05/2016
Remaining Months of Lease from 10/1/2008	72 Months
Lease Inception Date	6/06/2006
Lease Expiration Date	6/5/2021
Termination Provision	60 Day Prior Written Notice after 6/6/2016
Expense Passthroughs	Paragraph 3.5 Operating Costs Definition: Cleaning services, materials, maintenance, trash removal landscaping, water, sewer charges, heating, electricity, misc. administrative expenses
Annual Adjustment Calculation	Adjustment calculated by taking Base Rate X % change in Cost of Living Index
Lease Amendment Date [1]	1/13/2005
Lease Amendment Date [2]	Not Applicable
Building Operation Hours [Monday-Friday]	6:30 AM-5:30 PM
Building Operation Hours [Saturday]	7:00 AM-12:00 PM
Overtime Use of HVAC System Per Hour Rate	\$10.00
Operating Cost Escalation Per Net Rentable Square Foot	\$3.04
Operating Cost Escalation Per Net Usable Square Foot	\$3.50
Operating Base Cost of Services Per Annum	\$36,036
Legal Description	Lot Fourteen (14), Block 46, Fountain Park, Section Twenty-Two "B" (22-B), an Addition to the City of Wichita Falls, Wichita County Texas, according to the plat of record in Volume 27, Pages 1544-1545
Landlord	Wichita Falls SSA, Ltd.
General Partner	Carotex SCP Ventures, L.L.C.
Landlord Address	P.O. Box 551
Landlord City/State	Franklin, Texas 77856
Landlord	Wichita Falls SSA, Ltd.



## 2. Project Photographs

---

Looking East at the SSA Brick exterior.



A view of the Wichita Falls SSA Building.



Looking NE at the SSA Building on Wendover.



Looking Southwest at the SSA Building.





Looking South onto the Wendover SSA Building.



Vies of brick exterior and the standing-seam roof.





Looking NE onto the 4314 Wendover SSA Building.



Looking directly east onto the mansard features.





A look at the metal mansard canopies is shown.



Landscaping & brick exteriors are featured.



The SSA Building is contiguous to the AT&T Bldg.



An interior view of the SSA Building.





Another interior view of the SSA Building.



A look at the SSA entranceway.





A view of the interior cubicles in the SSA Bldg.



Additional views of the SSA workstation area.



The lobby-waiting area of the SSA Building.



## Financial Summary

---

# Rent Roll Summary

Space Number	Tenant Name	Start Date	End Date	Occupied S.F.	Vacant S.F.	Annual Rent S.F.	Occupied Rent	Vacant Rent	% of Total	Escalations / Options / Comments
Building	Social Security Administration	6/1/2006	6/1/2021	11,854		\$21.57	\$255,711	\$0	100.0 %	Includes \$2,272 of CPI Increase Reimbursement  15 Year Lease with no cancellations for first 10 years of the lease.
Total				11,854			\$255,711	\$0	100.0 %	

Potential Annual Income	\$255,711
Total S.F.	11,854
Avg. Annual Per S.F.	\$21.57
S.F. Vacancy (%)	
Rent Vacancy (%)	



# WICHITA FALLS SSA BUILDING

## Executive Summary



4314 Wendover, Wichita Falls, TX 76309

### HIGHLIGHTS

- in Wichita Falls, Texas home of Sheppard Air Force
- on 2006-Built All Brick Office Building priced at
- a 7.75% Cap & 10.11% All In Benefits [w/principal]
- Priced @ \$92.80/sf requiring @ \$840,000 Cash

Cross Street	
Tax Parcel No.	
Market	
Sub Market	
Year Built	2006
Building Class	A
Location Class	A
Zoning Type	
Mixed-Use	
No. of Buildings	1
No. of Stories	
No. of Tenants	
No. of Parking Spaces	56
HVAC	
Elevators	

List Price	\$1,940,000.00
Price Per Sq.Ft.	\$159.17
NOI	\$150,350
CAP	7.75 %
Building Sq.Ft.	12,188
Rentable Sq.Ft.	11,854
Land Acres	1.88
Load Factor	- -
Occupancy	100%

### PROPERTY DESCRIPTION

#### Major Tenants

This property is leased for a 15 year term to the United States of America for a Social Security Office in Wichita Falls, Texas. The lease provides for non-cancellation for 10 years from the lease inception date.

#### Construction

The property features an attractive all-brick exterior. The building has metal-seamed accent canopies over the window areas. The roof on this property is a standing-seam metal roof. The property has concrete parking.

#### Parking

Parking is constructed of concrete and there are 56 parking spaces on the property. This represents a ratio of 5.13 per 1000. SSA Employee parking is control-gate accessed and secured with ornamental iron fencing in the back portion of the property.

#### Area

The property is situated in a high-profile commercial area. Immediately to the south is a newly constructed Johnny Carino's restaurant and immediately to the East is a substantial Class A, AT&T executive office development. Numerous banks are located nearby and these include Fidelity Bank. Other area tenants include First Bank, Edward Jones, Smith Barney, and Citibank Financial. Area Restaurants include Cheddar's Texas Roadhouse. Other area retailers include Sam's club, Home Depot and Circuit City. Mineral Wells is home of Midwestern University and Shepard Air Force Base. The trade area of Mineral Wells encompasses a population of 371,892 persons.

Exclusively Listed By:

**Bruce Marshall**

(214)261-6306  
bruce.marshall@svn.com

# Financial Summary

Estimated Annualized Operating Data	2010 [Yr. 1]	2011 [Yr 2.]	2012 [Yr. 3]
Scheduled Income	\$253,439	\$253,439	\$253,439
CPI Reimbursable Escallat	\$2,272	\$2,324	\$4,735
100% Tax Pass Through		\$1,313	\$1,419
Less Vacancy	\$0	\$0	\$0
Gross Operating Income	\$255,711	\$257,076	\$259,593
Less Expenses	\$105,361	\$107,008	\$109,444
Net Operating Income	\$150,350	\$150,068	\$150,149
Less Loan Payment	\$85,048	\$85,048	\$85,048
Pre-Tax Cash Flow	\$65,302	\$65,020	\$65,101
Cash on Cash Return	7.77 %	7.74 %	7.75 %

Estimated Expense Summary	2010 [Yr. 1]	2011 [Yr 2.]	2012 [Yr. 3]
Total Estimated Expense	\$105,361	\$107,008	\$109,444

Proposed Financial Summary	Anticipated 1st Lien
Loan Amount	\$1,100,000
Interest Rate	6.00%
Annual Payment	\$85,048
Annual Principal Reduction	\$19,581
Loan Type	Fixed

Terms and Description

# Investment Information

WICHITA FALLS SSA BUILDING

4314 Wendover Wichita Falls, TX 76309

Listing Price	\$1,940,000	Building S.F.	12,188
2010 [Yr. 1] CAP	7.75 %	Rentable S.F.	11,854
2011 [Yr 2.] CAP	7.74 %	No. of Parking Spaces	56
Price Per S.F.	\$159.17	Parking Ratio	4.72
Expenses Per S.F.	\$8.64	Land Acres	1.88
		Loan Amount	\$1,100,000
		Down Payment	\$840,000

## Loan Description

Estimated Annualized Operating Data	2010 [Yr. 1]	2011 [Yr 2.]	2012 [Yr. 3]
Scheduled Income	\$253,439	\$253,439	\$253,439
CPI Reimbursable Escallat	\$2,272	\$2,324	\$4,735
100% Tax Pass Through		\$1,313	\$1,419
Less Vacancy	\$0	\$0	\$0
Gross Operating Income	\$255,711	\$257,076	\$259,593
Less Expenses	\$105,361	\$107,008	\$109,444
Net Operating Income	\$150,350	\$150,068	\$150,149
Less Loan Payment	\$85,048	\$85,048	\$85,048
Pre-Tax Cash Flow	\$65,302	\$65,020	\$65,101
Cash on Cash Return	7.77 %	7.74 %	7.75 %

## Estimated Annualized Expenses

	2010 [Yr. 1]	2011 [Yr 2.]
Projected Taxes	\$32,851	\$33,508
Insurance	\$3,091	\$3,100
Off-Site Management	\$10,288	\$10,500
Janitorial	\$17,400	\$17,400
Maintenance	\$4,975	\$5,000
Administration	\$984	\$1,000
Utilities	\$26,112	\$26,500
Contract Services	\$9,660	\$10,000
Total Expenses	\$105,361	\$107,008
Expenses Per S.F.	\$8.64	\$8.78

## Highlights

- in Wichita Falls, Texas home of Sheppard Air Force
- on 2006-Built All Brick Office Building priced at
- a 7.75% Cap & 10.11% All In Benefits [w/principal]
- Priced @ \$92.80/sf requiring @ \$840,000 Cash

## Detailed Financial Data

---





**ACQUISITION COST AND PROJECT INCOME AND EXPENSE ANALYSIS  
WICHITA FALLS SOCIAL SECURITY BUILDING**

1	<b>Project Purchase Price</b>	-	Per SF	-	Percent	Pricing
2	<b>Anticipated First Mortgage</b>	6.00%	\$163.66	-	100%	<b>\$1,940,000</b>
3	<b>Contemplated Equity Requirement</b>	25	\$70.86	-	43%	<b>\$840,000</b>

4	<b>Income Statement Synoptic Overview</b>	<b>Current/Month</b>	Per NSF	<b>[2010]</b>	%	<b>[2011]</b>	Per NSF	<b>[2012]</b>
5	Base Rent on Leased Space	21,120	\$21.38	253,439	99.07%	253,439	\$21.38	253,439
6	Operating Cost Base Reimbursement	0	\$0.00	0	0.00%	0	\$0.00	0
7	Tenant Improvement Allowance Reimbursements	0	\$0.00	0	0.00%	0	\$0.00	0
8	Current CPI Increase Reimbursements	189	\$0.19	2,272	0.93%	2,324	\$0.20	2,377
9	Potential Gross Income	21,309	\$21.57	255,711	100.00%	255,763	\$21.58	255,816
10	Vacancy Factor/Collection Loss	<u>0</u>	\$0.00	<u>0</u>	<u>0.00%</u>	<u>0</u>	\$0.00	<u>0</u>
11	Effective Gross Income	21,309	\$21.57	<b>255,711</b>	100.00%	<b>255,763</b>	\$21.58	<b>255,816</b>
12	Operational Expense [General & Administrative]	(82)	(\$0.08)	(984)	-0.40%	(1,000)	(\$0.09)	(1,023)
13	Operational Expense [Contract Services]	(805)	(\$0.81)	(9,660)	-4.00%	(10,000)	(\$0.86)	(10,228)
14	Operational Expense [Janitorial]	(1,450)	(\$1.47)	(17,400)	-6.96%	(17,400)	(\$1.50)	(17,796)
15	Operational Expense [Utilities]	(2,176)	(\$2.20)	(26,112)	-10.59%	(26,500)	(\$2.29)	(27,103)
16	Operational Expense [Management Fees]	(857)	(\$0.87)	(10,288)	-4.20%	(10,500)	(\$0.91)	(10,739)
17	Operational Expense [Insurance]	(258)	(\$0.26)	(3,091)	-1.24%	(3,100)	(\$0.27)	(3,171)
18	Operational Expense [Property Taxes]	(2,738)	(\$2.77)	(32,851)	-13.40%	(33,508)	(\$2.89)	(34,270)
19	Operational Expense [Non-Billback Expenses]	0	\$0.00	0	0.00%	0	\$0.00	0
20	Operational Expense [Repair & Maintenance]	(415)	(\$0.42)	(4,975)	-2.00%	(5,000)	(\$0.43)	(5,114)
21	Capital Expense [Capital Reserve]	0	\$0.00	0	0.00%	0	\$0.00	0
22	Sub-Total Operational Expenditures	(8,780)	(\$8.89)	(105,361)	-43%	(107,008)	(\$9.23)	(109,442)
23	Net Operating Income <N.O.I.>	12,529	\$12.68	<b>150,350</b>	57.22%	<b>148,755</b>	\$12.35	<b>146,374</b>
24	Less First Mortgage Debt Service	<u>(7,087)</u>	6.00%	<u>(85,048)</u>	-33.25%	<u>(85,048)</u>	(\$7.17)	<u>(85,048)</u>
25	Net Cash Flow	5,442	Years	<b>65,302</b>	23.97%	<b>63,707</b>	\$5.17	<b>61,326</b>
26	First Year's Principal Reduction on Loan	1,632	\$1.65	<u>19,581</u>	8.13%	<u>19,581</u>	\$1.75	<u>20,788</u>
27	Cash Flow Plus 1st Years Principal Reduction	7,074	\$7.16	84,883	32.10%	83,288	\$6.93	82,114
28	NOI as a % of Acquisition Cost [Cap Rate]	<Unleveraged>	-	<b>7.75%</b>	-	<b>7.67%</b>	-	<b>7.55%</b>
29	Cash-On Cash Return	<Leveraged>	-	<b>7.77%</b>	-	<b>7.58%</b>	-	<b>7.30%</b>
30	Additional Yield Return [Principal Reduction on First Lien]	<Leveraged>	-	<u>2.33%</u>	-	<u>2.33%</u>	-	<u>2.47%</u>
31	Total Annual Return [Cash-on-Cash + Principal Reduction]	<Leveraged>	-	<b>10.11%</b>	-	<b>9.92%</b>	-	<b>9.78%</b>
32	Project Internal Rate of Return <5 Yr. & 10 Yr.>	<Leveraged>	-	-	-	5.76%	-	5.84%



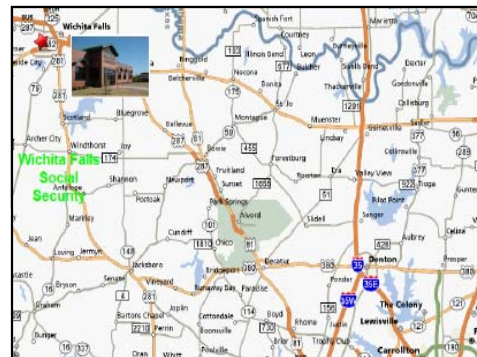
## WICHITA FALLS SOCIAL SECURITY BUILDING

4314 WENDOVER, WICHITA FALLS, TEXAS 76309

PROJECT TYPE:	SINGLE TENANT OFFICE
BUILDING SIZE	11,854
LAND AREA IN ACRES	1.88
LAND AREA IN SQUARE FEET	89,728
PROPERTY SALES PRICE	\$1,940,000
ANTICIPATED FIRST MORTGAGE LOAN	<u>\$1,100,000</u>
PROPOSED EQUITY CAPITAL CONTRIBUTION	\$0
PROPOSED EQUITY CAPITAL REQUIREMENT	\$163.66
EQUITY AS A % OF PURCHASE PRICE	43.30%
DEBT AS A % OF PURCHASE PRICE	56.70%



NET OPERATING INCOME IN 2009	\$150,350
NET OPERATING INCOME IN 2010	\$150,350
LEASE TYPE	GROSS
LEASE EXPIRATION DATE [NON-CANCELLABLE TERM]	JUN 06, 2016
LEASE EXPIRATION DATE [FULL LEASE TERM]	JUN 05, 2021
ANTICIPATED FIRST LIEN MORTGAGE INTEREST RATE	6.00%
ANTICIPATED FIRST LIEN AMORTIZATION	25
CURRENT OCCUPANCY	100.00%
FIVE YEAR REVERSION PROFIT	\$1,072,950
PROJECTED 2010 CAP RATE	7.75%



5 YEAR INTERNAL RATE OF RETURN	5.76%
10 YEAR INTERNAL RATE OF RETURN	5.84%
ANTICIPATED CASH FLOW IN 2010	\$65,302
AMORTIZATION ON FIRST LIEN	\$19,581
TOTAL YIELD 2010 INCLUDING PRINCIPAL	\$84,883
PRO-FORMA CASH-ON-CASH RETURN 2010	7.77%
TOTAL YIELD 2010 INCLUDING PRINCIPAL	10.11%



FOR FURTHER INFORMATION CONTACT:

BRUCE MARSHALL, MANAGING DIRECTOR  
5057 KELLER SPRINGS ROAD, SUITE 110  
ADDISON, TEXAS 75001

TEL. NO. 214-261-6306

EMAIL: BRUCE.MARSHALL@SVN.COM

SPERRY VAN NESS | DATAVEST



WWW.DVSVN.COM

# TENANT RENT ROLL



Item Designation	Tenant Name	Lease Inception	Lease Expiration	Suite Number	Sq. Ft. Size	Base Rent Per Month	Additional Rent/Month	Pro-Forma Rent Per Month	Percent Sub-Totals	Base Rent Per Year	Rent Per SF	Gross Rent Per Year	
1 Tenant [ 1 ]	UNITED STATES SOCIAL SECURITY ADMINISTRATIVE	Jun 06, 2006	Jun 05, 2021	100	11,854	\$21,119.92	\$0.00	\$21,120	99.11%	\$253,439	\$21.38	\$253,439	
2 Tenant [ 1 ]	UNITED STATES SOCIAL SECURITY ADMINISTRATIVE	Jun 06, 2006	Jun 05, 2021	-	-	-	-	-	-	-	-	-	
3 Tenant [ 1 ]	U.S. SSA OPERATING COST BASE	Jun 06, 2006	Jun 05, 2021	-	-	-	\$0.00	-	0.00%	\$0	\$0.00	\$0	
4 Tenant [ 1 ]		Jun 06, 2006	Jun 05, 2006	-	-	-	\$0.00	-	0.00%	\$0	\$0.00	\$0	
5 Tenant [ 1 ]	REIMBURSEMENT [AGGREGATED CPI INCREASE]	Jun 06, 2006	Jun 05, 2021	-	-	-	\$189.34	-	0.89%	\$2,272	\$0.19	\$2,272	
6 Tenant [ 1 ]	SUB-TOTAL [ADDITIONAL RENT]	-	-	-	-	-	\$189.34	\$189	0.89%	\$2,272	\$0.19	\$2,272	
7	GRAND TOTALS PRIMARY TERM		-	-	-	11,854	\$21,119.92	\$189.34	\$21,309.26	100.00%	\$253,439	\$21.57	\$255,711
8 Tenant [ 2 ]	-	-	-	-	-	-	-	-	-	-	-	-	
9 Tenant [ 2 ]	-	-	-	-	-	-	-	-	-	-	-	-	
10	SUB-TOTAL UNLEASED RENTAL INCOME		-	-	-	-	-	-	-	-	-	-	
11	<b>Sub-Total Base Rent On Leased Space</b>		Occupancy	100.00%		11,854	-	-	\$21,120	100.00%	\$253,439	\$21.57	\$255,711
12	<b>Sub-Total Base Rent For Lease</b>			0.00%		0	\$0	\$0.00	\$0	0.00%	\$0	\$0	\$0
13	<b>Sub-Total Rent Income Prior to Additional Rent [Base Rent Only]</b>		9	100.00%		-	-	-	\$21,120	99.11%	\$253,439	\$21.38	\$253,439
14	<b>Add Back Additional Rent Above Scheduled Rent</b>		Physical Occ. @ -->	100.00%		100.00%	<-- Economic Occupancy		\$189	0.89%	\$2,272	\$0.19	\$2,272
15	<b>Total Potential Gross Income</b>		Totals	100.00%		<b>11,854</b>	-	-	<b>\$21,309</b>	100.00%	<b>\$255,711</b>	<b>\$21.57</b>	<b>\$255,711</b>

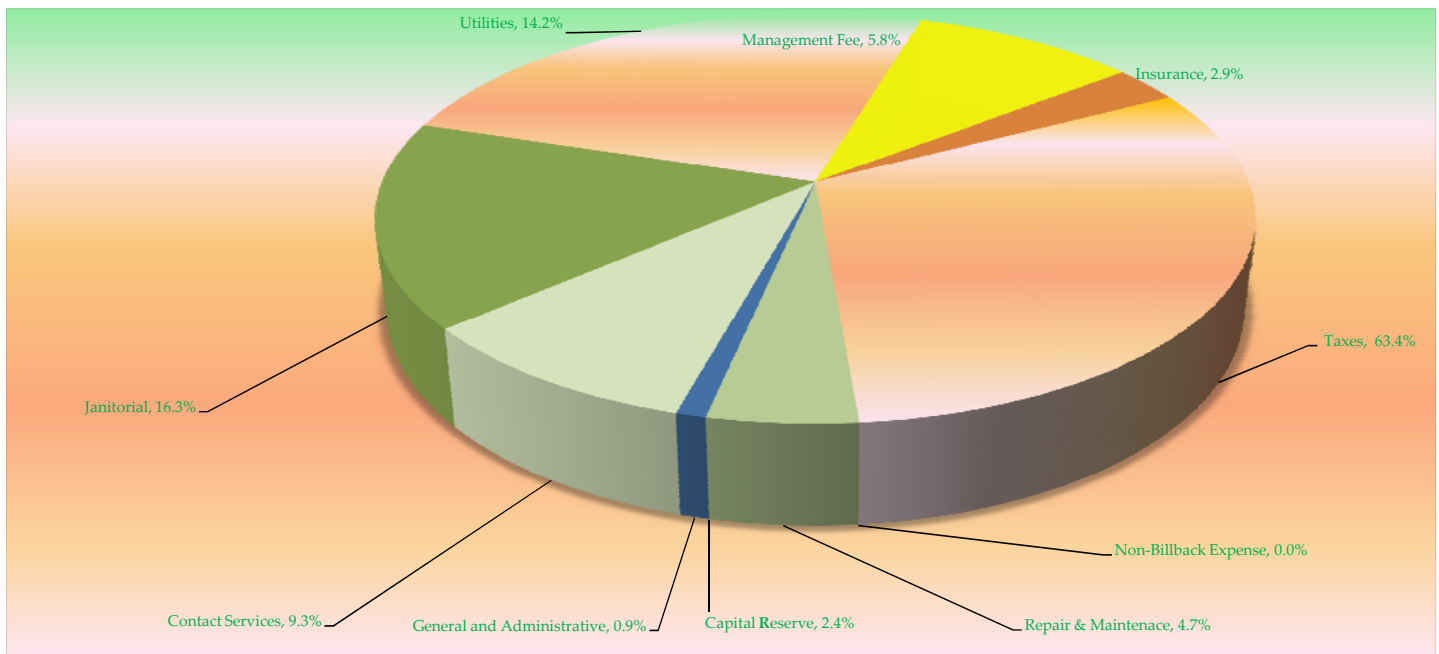
OPERATIONAL EXPENDITURE EVALUATION EXHIBIT  
WICHITA FALLS SOCIAL SECURITY BUILDING

Owner's Expense Categories	Cost Per Month	% Of Expenses	Cost Per Annum
----------------------------	----------------	---------------	----------------

PRO-FORMA PROJECTED EXPENSE SYNOPTIC SUMMARY FOR YEAR ONE OF OPERATIONS [2010]

23	Operational Expense	[Repair & Maintenance]	-	\$0.01	\$83.33	0.93%	1,000
24	Operational Expense	[Janitorial]	-	\$0.09	\$833.33	9.35%	10,000
25	Operational Expense	[Contract Services]	-	\$0.16	\$1,450.00	16.26%	17,400
26	Operational Expense	[Utilities]	-	\$0.25	\$2,208.33	24.76%	26,500
27	Operational Expense	[Management Fees]	-	\$0.10	\$875.00	9.81%	10,500
28	Operational Expense	[Insurance]	-	\$0.03	\$258.33	2.90%	3,100
29	Operational Expense	[Property Taxes]	-	\$0.31	\$2,792.31	31.31%	33,508
30	Operational Expense	[General & Administrative]	-	\$0.00	\$0.00	0.00%	0
31	Operational Expense	[Non-Billback Expenses]	-	\$0.05	\$416.67	4.67%	5,000
32	Capital Expense	[Capital Reserve]	-	\$0.00	\$0.00	0.00%	0
33	Capital Expense	[Tenant Improvements]	-	\$0.00	\$0.00	0.00%	0
34	Capital Expense	[Leasing Commissions]	-	\$0.00	\$0.00	0.00%	0
35	Operational Expense	[Sub-Total Estimate for 2010]	-	\$9.03	\$8,917.31	100.00%	<b>\$107,008</b>

Tax Rate Per \$100 Valuation @ Cost & @ Sales Value PSF Per Annum	Millage Rate	\$0	% of Total	% of Tax Value		
37	Wichita County	\$0.04	\$0.73	26.5%	8.13%	8,698
38	City of Wichita Falls	\$0.02	\$1.45	52.5%	16.11%	17,244
39	Wichita Falls ISD	\$0.23	\$0.58	21.0%	6.46%	6,909
40	-	-	-	-	-	-
41	-	-	-	-	-	-
42	-	-	-	-	-	-
43	Sub-Total	<b>\$0.38</b>	\$2.77	100.0%	30.70%	32,851
44	Operational Expense [Sub-Total]	-	\$0.00	8,917	0.00%	-
45	Tax Increase Total Based Upon Project Purchase if Reassessment Implemented in 2010	-	\$0.00	0.0%	0.00%	0
46	Tax Increase which will be Passed onto Tenants through Expense Reimbursements	-	\$0.00	0.0%	0.00%	0
47	Tax Increase @ Sale Not Passed Through to Tenants & Borne by Landlord	-	\$0.00	0.0%	0.00%	0
48	Sub-Total Operational Expenses @	-	<b>\$9.03</b>	<b>\$8,919</b>	100.00%	<b>107,008</b>







OPERATIONAL EXPENDITURE EVALUATION EXHIBIT  
WICHITA FALLS SOCIAL SECURITY BUILDING

Owner's Expense Categories			Cost Per Month	% Of Expenses	Cost Per Annum			
OWNER SUPPLIED EXPENSE SYNOPTIC SUMMARY FOR YEAR ONE OF OPERATIONS [2009]								
1	Operational Expense	[Repair & Maintenance]	-	-	\$82.00			
2	Operational Expense	[Janitorial]	-	-	\$805.00			
3	Operational Expense	[Contract Services]	-	-	\$1,450.00			
4	Operational Expense	[Utilities]	-	-	\$2,176.00			
5	Operational Expense	[Management Fees]	-	-	\$857.33			
6	Operational Expense	[Insurance]	-	-	\$257.58			
7	Operational Expense	[Property Taxes]	-	-	\$2,737.58			
8	Operational Expense	[General & Administrative]	-	-	\$0.00			
9	Operational Expense	[Non-Billback Expenses]	-	-	\$414.58			
10	Capital Expense	[Capital Reserve]	-	-	\$0.00			
11	Capital Expense	[Tenant Improvements]	-	-	\$0.00			
12	Capital Expense	[Leasing Commissions]	-	-	\$0.00			
13	Operational Expense	[Sub-Total]	\$8.89	100.00%	\$8,780.08			
14	Tax Rate Per \$100 Valuation @ Cost & @ Sales Value PSF Per Annum		<u>Millage Rate</u>	<u>\$1,552,000</u>	<u>% of Total</u>	<u>% of Tax Value</u>		
15	Wichita County		\$0.04	\$0.73	26.5%	8.26%		
16	City of Wichita Falls		\$0.02	\$1.45	52.5%	16.37%		
17	Wichita Falls ISD		\$0.14	\$0.58	21.0%	6.56%		
18	-		-	-	-	-		
19	-		-	-	-	-		
20	-		-	-	-	-		
21	Sub-Total Taxes Per Appraisal District		<b>\$0.19</b>	\$2.77	\$2,737.56	31.18%		
22	Sub-Total		Based Upon Current Physical Occupancy @ ---->	100%	<b>\$8.89</b>	<b>\$17,561</b>	<b>131%</b>	<b>\$105,361</b>

LOAN AND PROPERTY MARKET VALUATION  
WICHITA FALLS SOCIAL SECURITY BUILDING



MARKET LOAN EVALUATION WITH DIFFERENT DEBT COVERAGE RATIOS ON EXISTING RENTAL INCOME

1	<u>Item Description</u>	<u>DCR</u>	<u>PSF Land</u>	<u>Per Sq. Ft.</u>	<u>Loan Amount</u>
2	Recommended Loan Amount With a Debt Coverage of	1.10	\$8.34	\$174.40	\$2,067,309
3	Recommended Loan Amount With a Debt Coverage of	1.15	\$7.98	\$166.82	\$1,977,426
4	Recommended Loan Amount With a Debt Coverage of	1.20	\$7.65	\$159.86	\$1,895,033
5	Recommended Loan Amount With a Debt Coverage of	1.25	\$7.34	\$153.47	\$1,819,232
6	Recommended Loan Amount With a Debt Coverage of	1.30	\$7.06	\$147.57	\$1,749,261
7	Recommended Loan Amount With a Debt Coverage of	1.35	\$6.80	\$142.10	\$1,684,474
8	Recommended First Mortgage Loan <Ceiling>	1.75	\$4.44	\$92.80	\$1,100,000

MARKET LOAN EVALUATION WITH DIFFERENT DEBT COVERAGE RATIOS ON PRO-FORMA RENTAL INCOME

9	<u>Item Description</u>	<u>Cap Rate</u>	<u>PSF Land</u>	<u>Per Sq. Ft.</u>	<u>Valuation</u>
10	Recommended Loan Amount With a Debt Coverage of	1.10	\$8.25	\$172.55	\$2,045,378
11	Recommended Loan Amount With a Debt Coverage of	1.15	\$7.89	\$165.05	\$1,956,448
12	Recommended Loan Amount With a Debt Coverage of	1.20	\$7.57	\$158.17	\$1,874,929
13	Recommended Loan Amount With a Debt Coverage of	1.25	\$7.26	\$151.84	\$1,799,932
14	Recommended Loan Amount With a Debt Coverage of	1.30	\$6.98	\$146.00	\$1,730,704
15	Recommended Loan Amount With a Debt Coverage of	1.35	\$6.73	\$140.59	\$1,666,604
16	Recommended First Mortgage Loan <Floor>	1.75	\$4.44	\$92.80	\$1,100,000

PROPERTY EVALUATION WITH DIFFERENT CAP RATES ON CURRENT RENTAL INCOME

17	<u>Item Description</u>	<u>Cap Rate</u>	<u>PSF Land</u>	<u>Per Sq. Ft.</u>	<u>Valuation</u>
18	Equity Value Utilizing a Capitalization Rate of	7.50%	\$8.09	\$169.11	\$2,004,668
19	Equity Value Utilizing a Capitalization Rate of	8.00%	\$7.58	\$158.54	\$1,879,376
20	Equity Value Utilizing a Capitalization Rate of	8.50%	\$7.14	\$149.22	\$1,768,825
21	Equity Value Utilizing a Capitalization Rate of	9.00%	\$6.74	\$140.93	\$1,670,557
22	Equity Value Utilizing a Capitalization Rate of	9.50%	\$6.39	\$133.51	\$1,582,633
23	Equity Value Utilizing a Capitalization Rate of	10.00%	\$6.07	\$126.83	\$1,503,501
24	Projected NOI As A % of Total Investment	7.75%	\$7.83	\$163.66	\$1,940,000

PROPERTY EVALUATION WITH DIFFERENT CAP RATES ON PRO-FORMA RENTAL INCOME

25	<u>Item Description</u>	<u>Cap Rate</u>	<u>PSF Land</u>	<u>Per Sq. Ft.</u>	<u>Valuation</u>
26	Equity Value Utilizing a Capitalization Rate of	7.50%	\$8.00	\$167.32	\$1,983,402
27	Equity Value Utilizing a Capitalization Rate of	8.00%	\$7.50	\$156.86	\$1,859,439
28	Equity Value Utilizing a Capitalization Rate of	8.50%	\$7.06	\$147.63	\$1,750,060
29	Equity Value Utilizing a Capitalization Rate of	9.00%	\$6.67	\$139.43	\$1,652,835
30	Equity Value Utilizing a Capitalization Rate of	9.50%	\$6.32	\$132.09	\$1,565,843
31	Equity Value Utilizing a Capitalization Rate of	10.00%	\$6.00	\$125.49	\$1,487,551
32	Pro-Forma NOI As A % of Total Investment	7.67%	\$7.83	\$163.66	\$1,940,000

## TEN YEAR FINANCIAL INCOME AND EXPENSE PRO-FORMA

PROJECT NAME:

4314 WENDOVER, WICHITA FALLS, TEXAS 76309

PREPARED BY: BRUCE MARSHALL

1	2	[2010]	[2011]	[2012]	Year 1	Year 2	Year 3	Year 4	Year 5
3	4	100%	100%	100.00%	Dec 2010	Dec 2011	Dec 2012	Dec 2013	Dec 2014
<b>Cash Flow Analysis &lt;Pro-Forma&gt;</b>									
3	Gross Potential Income Rent Per Square Foot	\$21.57	\$21.58	\$21.58	\$21.57	\$21.58	\$21.58	\$21.59	\$21.59
4	Additional Income Rent Per Square Foot	\$21.58	\$0.20	\$0.20	\$0.19	\$0.20	\$0.20	\$0.21	\$0.21
5	Effective Gross Income Per Square Foot	(\$2.24)	\$21.58	\$21.58	\$21.57	\$21.58	\$21.58	\$21.59	\$21.59
6	N.O.I. Rent Per Square Foot	\$12.68	\$12.55	\$12.35	\$12.68	\$12.55	\$12.35	\$12.14	\$11.93
7	Annual Increases to Expenses Input:	-	-	-	2.80%	1.56%	2.28%	2.28%	2.28%
8	Expenses Per Sq. Ft.	(\$8.89)	(\$9.03)	(\$9.23)	(\$8.89)	(\$9.03)	(\$9.23)	(\$9.44)	(\$9.66)
9									
10	Vacant Space in Square Footage	0	0	0	0	0	0	0	0
11	Vacancy/Collection Loss	0%	0%	0%	0%	0%	0%	0%	0%
12	Occupancy	100%	100%	100%	100%	100%	100%	100%	100%
15	Base Rent on Leased Space	253,439	253,439	253,439	253,439	253,439	253,439	253,439	253,439
16	Operating Cost Base Reimbursement	0	0	0	0	0	0	0	0
17	Tenant Improvement Allowance Reimbursement	0	0	0	0	0	0	0	0
18	Current CPI Increase Reimbursements	2,272	2,324	2,377	2,272	2,324	2,377	2,431	2,486
19	<b>Gross Potential Income</b>	255,711	255,763	255,816	255,711	255,763	255,816	255,870	255,925
20	Less General Vacancy & Collection Loss Allowance	0	0	0	0	0	0	0	0
21	<b>Effective Gross Income</b>	255,711	255,763	255,816	255,711	255,763	255,816	255,870	255,925
22	Less Operational Expenses	(105,361)	(107,008)	(109,442)	(105,361)	(107,008)	(109,442)	(111,932)	(114,479)
23	<b>Net Operating Income</b>	150,350	148,755	146,374	150,350	148,755	146,374	143,938	141,446
24	Principal Payment First Lien	(19,581)	(19,581)	(19,581)	(19,581)	(20,788)	(22,070)	(23,432)	(24,876)
25	Interest Payment First Lien	(65,467)	(65,467)	(65,467)	(65,467)	(64,260)	(62,977)	(61,616)	(60,172)
26	Total First Mortgage Debt Service	(85,048)	(85,048)	(85,048)	(85,048)	(85,048)	(85,048)	(85,048)	(85,048)
27	Breakeven Occupancy	190,409	192,055	194,490	190,409	192,055	194,490	196,980	199,526
28	Breakeven Occupancy Percentage	74%	75%	76%	74%	75%	76%	77%	78%
29	Breakeven Occupancy Per Square Foot	\$16.06	\$16.20	\$16.41	\$16.06	\$16.20	\$16.41	\$16.62	\$16.83
30	Total Project Debt Service	(85,048)	(85,048)	(85,048)	(85,048)	(85,048)	(85,048)	(85,048)	(85,048)
31	<b>Project Cash Flow</b>	65,302	63,707	61,326	65,303	63,708	61,326	58,891	56,399
32	Cash-On-Cash Return [Annual & Non-Cumulative]	7.77%	7.58%	7.30%	7.77%	7.58%	7.30%	7.01%	6.71%
33	Add Back Loan Amortization as a % of Investmen	2.33%	2.33%	2.33%	2.33%	2.47%	2.63%	2.79%	2.96%
34	<b>Total Annual Yield [Cash-On-Cash + Amortization]</b>	84,883	83,288	80,906	84,884	84,496	83,397	82,323	81,275
35	<b>Total Annual Yield Return Percentag</b>	10.11%	9.92%	9.63%	10.11%	10.06%	9.93%	9.80%	9.68%
36	<b>Capitalization Rate [ NOI / Total Project Cost ]</b>	7.75%	7.67%	7.55%	7.75%	7.67%	7.55%	7.42%	7.29%
37	<b>Total Initial Investment &lt;Excluding Loan:</b>	(840,000)	(840,000)	(840,000)	(840,000)	0	0	0	0
38	Project Year End Capital Account Balance	0	0	0	65,303	129,011	190,338	249,228	305,628
39	Market Value <If Sold>	1,940,001	1,919,421	1,888,690	1,940,001	1,919,421	1,888,690	1,857,261	1,825,116
40	Less Closing Costs/Commission:	71,470	71,470	71,470	71,470	70,945	70,162	69,360	68,540
41	Net Sales Price	1,868,531	1,847,951	1,817,220	1,868,531	1,848,476	1,818,529	1,787,901	1,756,576
42	Less Outstanding Loan Balance <- Principal>	(1,080,420)	(1,080,420)	(1,080,420)	(1,080,420)	(1,059,631)	(1,037,561)	(1,014,129)	(989,253)
43	Less Initial Cash Invested	0	0	0	0	0	0	0	0
44	<b>Net Project Sales Profit [Net Sale- Debt &amp; Equity]</b>	788,112	767,531	736,801	788,112	788,844	780,968	773,772	767,323
45	Plus Cumulative Cash Flow	65,302	65,302	65,302	65,303	129,011	190,338	249,228	305,628
46	<b>Net Project Profit + Cumulative Cash Flov</b>	853,414	832,834	802,103	853,415	917,855	971,305	1,023,000	1,072,950
47	<b>Net Project Profit + Cum. Cash Flow/ Investmen</b>	101.60%	99.15%	95.49%	101.60%	109.27%	115.63%	121.79%	127.73%
48	Net Present Value	-	-	-	-	-	-	-	-
49	<b>Project Internal Rate of Return</b>	-	-	-	1.60%	4.71%	5.34%	5.62%	5.76%
50	<b>Net Sales Price</b>	1,868,531	1,847,951	1,817,220	1,868,531	1,848,476	1,818,529	1,787,901	1,756,576
51	<b>Projected First Mortgage Loan Refinance Amoun</b>	1,519,449	1,503,330	1,479,261	1,519,449	1,503,330	1,479,261	1,454,645	1,429,469
52	<b>Loan as a Function of Proposed Purchase Pric</b>	78.32%	77.49%	76.25%	78.32%	77.49%	76.25%	74.98%	73.68%
53	<b>Additional Capital Created On Sale vs. Refinance of 1st</b>	349,082	344,621	337,959	349,082	345,146	339,267	333,256	327,107

SPERRY VAN NESS | DATAVEST HAS SECURED INFORMATION FROM SOURCES WHICH IS BELIEVED TO BE RELIABLE. HOWEVER, NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, ARE OFFERED BY SPERRY VAN NESS | DATAVEST AS TO THE ACCURACY OF THE INFORMATION AND/OR THE PROBABILITY OF OBTAINING THE ECONOMIC PRO-FORMA PROJECTIONS CONTAINED HEREIN.

MAR 03  
5:43 PM

TEN YEAR FINANCIAL INCOME AND EXPENSE PRO-FORMA

PROJECT NAME:

4314 WENDOVER, WICHITA FALLS, TEXAS 76309

WWW.DVSVN.COM

1	Cash Flow Analysis <Pro-Forma>	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year	Ten Year
2	Item Description	Dec 2015	Dec 2016	Dec 2017	Dec 2018	Dec 2019	Totals	Totals
3	Gross Potential Income Rent Per Square Foot	\$21.59	\$21.60	\$21.60	\$21.61	\$21.61	\$21.59	\$21.61
4	Additional Income Rent Per Square Foot	\$0.21	\$0.22	\$0.22	\$0.23	\$0.23	\$0.20	\$0.59
5	Effective Gross Income Per Square Foot	\$21.59	\$21.60	\$21.60	\$21.61	\$21.61	\$21.58	\$19.94
6	N.O.I. Rent Per Square Foot	\$11.72	\$11.50	\$11.27	\$11.04	\$10.81	\$12.33	\$11.13
7	Annual Increases to Expenses Input:	2.28%	2.28%	2.28%	2.28%	2.28%	11.19%	22.56%
8	Expenses Per Sq. Ft.	(\$9.88)	(\$10.10)	(\$10.33)	(\$10.57)	(\$10.81)	(\$9.25)	(\$19.59)
9								
10	Vacant Space in Square Footage	0	0	0	0	0	0	0
11	Vacancy/Collection Loss	0%	0%	0%	0%	0%	0%	110%
12	Occupancy	100%	100%	100%	100%	100%	100%	210%
15	Base Rent on Leased Space	253,439	253,439	253,439	253,439	253,439	1,267,195	2,534,390
16	Operating Cost Base Reimbursement	0	0	0	0	0	0	0
17	Total Rental Income	0	0	0	0	0	0	0
18	Current CPI Increase Reimbursements	2,543	2,600	2,660	2,720	2,782	11,889	25,194
19	<b>Gross Potential Income</b>	255,982	256,039	256,099	256,159	256,221	1,279,084	2,559,584
20	Less General Vacancy & Collection Loss Allowanc	0	0	0	0	0	0	0
21	<b>Effective Gross Income</b>	255,982	256,039	256,099	256,159	256,221	1,279,084	2,559,584
22	Less Operational Expenses	(117,083)	(119,747)	(122,471)	(125,257)	(128,107)	(548,221)	(1,160,886)
23	<b>Net Operating Income</b>	138,899	136,293	133,628	130,902	128,114	730,863	1,398,698
24	Principal Payment First Lien	(26,411)	(28,041)	(29,769)	(31,606)	(33,555)	(110,747)	(260,129)
25	Interest Payment First Lien	(58,637)	(57,007)	(55,279)	(53,442)	(51,493)	(314,492)	(590,349)
26	Total First Mortgage Debt Service	(85,048)	(85,048)	(85,048)	(85,048)	(85,048)	(425,239)	(850,478)
27	Breakeven Occupancy	202,131	204,794	207,519	210,305	213,155	973,460	2,011,364
28	Breakeven Occupancy Percentage	79%	80%	81%	82%	83%	76%	79%
29	Breakeven Occupancy Per Square Foot	\$17.05	\$17.28	\$17.51	\$17.74	\$17.98	\$16.83	\$17.98
30	Total Project Debt Service	(85,048)	(85,048)	(85,048)	(85,048)	(85,048)	(425,239)	(850,478)
31	<b>Project Cash Flow</b>	53,852	51,246	48,581	45,855	43,067	305,628	548,228
32	Cash-On-Cash Return [Annual & Non-Cumulative]	6.41%	6.10%	5.78%	5.46%	5.13%	36.38%	65.27%
33	Add Back Loan Amortization as a % of Investmen	3.14%	3.34%	3.54%	3.76%	3.99%	13.18%	30.97%
34	<b>Total Annual Yield [Cash-On-Cash + Amortization]</b>	80,263	79,287	78,350	77,461	76,622	416,375	808,357
35	<b>Total Annual Yield Return Percentag</b>	9.56%	9.44%	9.33%	9.22%	9.12%	9.91%	326.93%
36	<b>Capitalization Rate[ NOI / Total Project Cost ]</b>	7.16%	7.03%	6.89%	6.75%	6.60%	7.29%	6.60%
37	<b>Total Initial Investment &lt;Excluding Loan:</b>	0	0	0	0	0	(840,000)	(840,000)
38	Project Year End Capital Account Balance	359,479	410,725	459,306	505,161	548,228	305,628	548,228
39	Market Value <If Sold>	1,792,240	1,758,616	1,724,227	1,689,056	1,653,084	1,825,116	1,653,084
40	Less Closing Costs/Commissions	67,702	66,845	65,968	65,071	64,154	68,540	64,154
41	Net Sales Price	1,724,538	1,691,771	1,658,259	1,623,985	1,588,931	1,756,576	1,588,931
42	Less Outstanding Loan Balance <- Principal>	(962,842)	(934,801)	(905,032)	(873,426)	(839,871)	(989,253)	(839,871)
43	Less Initial Cash Invested	0	0	0	0	0	0	0
44	<b>Net Project Sales Profit [Net Sale- Debt + Equity]</b>	761,696	756,970	753,227	750,559	749,060	767,323	749,060
45	Plus Cummulative Cash Flow	359,510	410,756	459,337	505,192	548,259	305,628	548,259
46	<b>Net Project Profit + Cumulative Cash Flow</b>	1,121,206	1,167,727	1,212,564	1,255,751	1,297,319	1,072,950	1,297,319
47	<b>Net Project Profit + Cum. Cash Flow/ Investmen</b>	133.48%	139.02%	144.35%	149.49%	154.44%	127.73%	149.49%
48	Net Present Value	-	-	-	-	-	-	1,223,856
49	<b>Project Internal Rate of Return</b>	5.84%	5.87%	5.87%	5.86%	5.84%	5.76%	5.84%
50	<b>Net Sales Price</b>	1,724,538	1,691,771	1,658,259	1,623,985	1,588,931	1,756,576	1,588,931
51	<b>Projected First Mortgage Loan Refinance Amoun</b>	1,403,719	1,377,384	1,350,450	1,322,903	1,294,730	1,454,645	1,294,730
52	<b>Loan as a Function of Proposed Purchase Pric</b>	72.36%	71.00%	69.61%	68.19%	66.74%	74.98%	66.74%
53	<b>Additional Capital Created On Sale vs. Refinance of 1st</b>	320,819	314,387	307,809	301,082	294,201	301,931	294,201

SPERRY VAN NESS | DATAVEST HAS SECURED INFORMATION FROM SOURCES WHICH IS BELIEVED TO BE RELIABLE. HOWEVER, NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, ARE OFFERED BY SPERRY VAN NESS | DATAVEST AS TO THE ACCURACY OF THE INFORMATION AND/OR THE PROBABILITY OF OBTAINING THE ECONOMIC PRO-FORMA PROJECTIONS CONTAINED HEREIN.

MAR 03  
5:16 PM



## FINANCIAL RATIO ANALYSIS

WICHITA FALLS SOCIAL SECURITY BUILDING  
4314 WENDOVER, WICHITA FALLS, TEXAS 76309



<E-1>	Lot Coverage [Space/Land Size]	4.78%
<E-2>	Project Size <Net Sq. Ft.>	11,854
<E-3>	Project Size <Gross Square Footage>	81,082
<E-4>	Land Area < Sq. Ft.>	247,813
<E-5>	Land Area <In Acres>	5.69
<E-6>	Loan Request	\$1,100,000
<E-7>	Loan Request Per Sq. Ft.	\$92.80
<E-8>	Current Effective Gross Income Per Month	\$21,120
<E-9>	Pro-Forma Effective Gross Income Per Month	\$21,120
<E-10>	Breakeven Average Income/Month	\$15,867
<E-11>	Current Annual Expenses/SF of NRA/Month	\$0.74
<E-12>	Pro-Forma Annual Expenses	\$8.89
<E-13>	Current Taxes Per Annum	\$2.77
<E-14>	Pro-Forma Taxes After Property Acquisiton	\$2.83
<E-14>	Pro-Forma Taxes After Property Acquisiton Pro-Rated to Tenants on Pass-Throughs	\$2.83
<E-15>	Current Taxes Per Annum	\$32,851
<E-16>	Pro-Forma Taxes After Property Acquisiton	\$33,508
<E-17>	Pro-Forma Average Expenses/SF of NRA/Month	\$8,780
<E-18>	Pro-Forma Average Income/SF of NRA/Year	<u>\$105,361</u>
<E-19>	Pro-Forma Average Income/SF of NRA [Gross]	\$8.89
<E-19>	Pro-Forma Average Income/SF of NRA [Includes Tax Reimbursement]	\$8.89
<E-20>	Breakeven Occupancy Per Month	\$15,867
<E-21>	Breakeven Occupancy Per Annum	\$190,409
<E-22>	Breakeven Occupancy Per Year	76.06%
<E-23>	Breakeven Occupancy Per Square Foot	\$16.41
<E-24>	Parking Spaces	55
<E-25>	Parking Spaces Per 1000 SF of Space	4.64
<E-26>	Estimated Capitalization Rate	7.75%
<E-27>	Appraised Value Estimate	\$1,940,000
<E-28>	Appraised Value Per Sq. Ft.	\$163.66
<E-29>	Appraised Value Per Sqaure Foot of Land	\$7.83
<E-30>	Loan to Acquisition Cost	56.70%
<E-31>	Total Project Cost Per SF of Land	\$21.62
<E-32>	Total Project Cost Per Net Square Foot of Building	\$163.66
<E-33>	Current Net Operating Income As a % of Acquisition Cost	7.75%
<E-34>	Pro-Forma Net Operating Income As a % of Total Investment Cost [Cap Rate]	7.67%
<E-35>	Debt Coverage Ratio Analysis Based upon Current Income & Pro-Forma Expenses	1.75
<E-36>	Square Footage of Unleased Space to Lease	0
<E-37>	Real Estate Commisions to Lease Space to Target Occupancy @ --->	\$0
<E-35>	Project Internal Rate of Return Yr. 5	5.76%
<E-36>	Project Internal Rate of Return Yr. 10	5.84%



**WICHITA FALLS SOCIAL SECURITY BUILDING**

TENANT RENTAL ESCALATION ANALYSIS PREPARED BY SPERRY VAN NESS

WED MAR 03, 2010

5:16:04 PM

	<b>Name Of Tenant</b>	<b>Suite No.</b>	<b>Suite Size</b>	<b>Percent of Total</b>	<b>Lease Expiration</b>	<b>Base Rent Rent Per Month</b>	<b>Additional Rent Per Month</b>	<b>Pro-Forma Rent/Month</b>	<b>Base Rent Per Year</b>	<b>Rent Per Square Foot</b>	<b>Gross Lease Per Year</b>
1	UNITED STATES SOCIAL SECURITY ADMINISTRATION	100	11,854	99.11%	Jun 2021	\$21,119.92	\$0.00	\$21,120	\$253,439	\$21.38	\$253,439
2	U.S. SSA OPERATING COST BASE	-	-	0.00%	Jun 2021	-	\$0.00	\$0	\$0	\$0.00	\$0
3	U.S. SSA TENANT IMPROVEMENT ALLOWANCE	-	-	0.00%	Jun 2015	-	\$0.00	\$0	\$0	\$0.00	\$0
4	CPI REIMBURSEMENT [AGGREGATED CPI INCREASE F	-	-	0.89%	Jun 2021	-	\$189.34	\$189	\$2,272	\$0.19	\$2,272
5	<b>Sub-Total [Leased]</b>	-	<b>11,854</b>	<b>100.00%</b>	-	<b>\$21,119.92</b>	<b>\$189</b>	<b>\$21,309</b>	<b>\$255,711</b>	<b>\$21.57</b>	<b>\$255,711</b>
6	UNITED STATES SOCIAL SECURITY ADMINISTRATION	-	-	0.89%	Jun 2021	-	-	-	-	-	\$0
7	U.S. SOCIAL SECURITY ADM. ADDITIONAL RENT	-	-		Jun 2021	-	-	-	-	-	\$0
8	<b>For Lease [Vacant] Sub-Total</b>		<b>0</b>	<b>0.00%</b>	-	-	-	-	-	-	-
			-							[Includes CAM]	
9	<b>Sub-Totals Per Month [Vacant + Leased]</b>	-	<b>11,854</b>	-	-	<b>\$21,120</b>	<b>\$189</b>	<b>\$21,309</b>	<b>\$255,711</b>	<b>\$21.57</b>	<b>\$255,711</b>
										[Includes CAM]	
10	<b>Totals</b>	-	<b>11,854</b>	<b>100%</b>	<b>0</b>	<b>100.00%</b>	<b>&lt;-- Physical Occupancy-Economic--&gt;</b>	<b>100.00%</b>	<b>\$21.57</b>	<b>\$255,711</b>	

Sperry Van Ness | DataVest has secured information from sources which is believed to be reliable. However, no representations or warranties, expressed or implied, are offered by Sperry Van Ness | DataVest as to the accuracy of the information and/or the probability of obtaining the economic pro-forma projections contained herein.



### WICHITA FALLS SOCIAL SECURITY BUILDING

TENANT RENTAL ESCALLATION ANALYSIS PREPARED BY SPERRY VAN NESS

WED MAR 03, 2010

5:16: PM

	Name Of Tenant	Suite No.	Suite Size	Percent of Total	Lease Expiration	Base Rent/Year [Pre-Pass-Throughs]	Year 1 Dec 2010	Year 2 Dec 2011	Year 3 Dec 2012	Year 4 Dec 2013
1	UNITED STATES SOCIAL SECURITY ADMINISTRATION	100	11,854	99.11%	Jun 2021	\$253,439	\$253,439	\$253,439	\$253,439	\$253,439
2	U.S. SSA OPERATING COST BASE	-	-	0.00%	Jun 2021	\$0	\$0	\$0	\$0	\$0
3	U.S. SSA TENANT IMPROVEMENT ALLOWANCE	-	-	0.00%	Jun 2015	\$0	\$0	\$0	\$0	\$0
4	CPI REIMBURSEMENT [AGGREGATED CPI INCREASE F	-	-	0.89%	Jun 2021	\$2,272	\$2,272	\$2,324	\$2,377	\$2,431
5	<b>Sub-Total [Leased]</b>	-	11,854	100.00%	-	\$255,711	\$255,711	\$255,763	\$255,816	\$255,870
6	UNITED STATES SOCIAL SECURITY ADMINISTRATION	-	-	0.89%	Jun 2021	\$0	-	-	-	-
7	U.S. SOCIAL SECURITY ADM. ADDITIONAL RENT	-	-		Jun 2021	\$0	-	-	-	-
8	<b>For Lease [Vacant] Sub-Total</b>	-	0	0.00%	-	-	\$0	\$0	\$0	\$0
9	<b>Sub-Totals Per Month [Vacant + Leased]</b>		-	-	-	-	\$255,711	\$255,763	\$255,816	\$255,870
10	<b>Totals</b>	-	11,854	100%	-	\$255,711	\$255,711	\$255,763	\$255,816	\$255,870

Sperry Van Ness | DataVest has secured information from sources which is believed to be reliable. However, no representations or warranties, expressed or implied, are offered by Sperry Van Ness | DataVest as to the accuracy of the information and/or the probability of obtaining the economic pro-forma projections contained herein.



### WICHITA FALLS SOCIAL SECURITY BUILDING

TENANT RENTAL ESCALATION ANALYSIS PREPARED BY SPERRY VAN NESS

WED MAR 03, 2010

5:16: PM

	Name Of Tenant	Suite No.	Suite Size	Percent of Total	Lease Expiration	Prior Year Rent Year 4	Year 5 Dec 2014	Year 6 Dec 2015	Year 7 Dec 2016
1	UNITED STATES SOCIAL SECURITY ADMINISTRATION	100	11,854	99.11%	Jun 2021	\$253,439	\$253,439	\$253,439	\$253,439
2	U.S. SSA OPERATING COST BASE	-	-	0.00%	Jun 2021	\$0	\$0	\$0	\$0
3	U.S. SSA TENANT IMPROVEMENT ALLOWANCE	-	-	0.00%	Jun 2015	\$0	\$0	\$0	\$0
4	CPI REIMBURSEMENT [AGGREGATED CPI INCREASE FI	-	-	0.89%	Jun 2021	\$2,431	\$2,486	\$2,543	\$2,600
5	<b>Sub-Total [Leased]</b>	-	11,854	100.00%	-	\$255,870	\$255,925	\$255,982	\$256,039
6	UNITED STATES SOCIAL SECURITY ADMINISTRATION	-	-	0.89%	Jun 2021	-	-	-	-
7	U.S. SOCIAL SECURITY ADM. ADDITIONAL RENT	-	-		Jun 2021	-	-	-	-
8	<b>For Lease [Vacant] Sub-Total</b>	-	0	0.00%	-	-	\$0	\$0	\$0
9	<b>Sub-Totals Per Month [Vacant + Leased]</b>		11,854			-	\$255,925	\$255,982	\$256,039
10	<b>Totals</b>	-	11,854	100%	-	\$255,870	\$255,925	\$255,982	\$256,039

Sperry Van Ness | DataVest has secured information from sources which is believed to be reliable. However, no representations or warranties, expressed or implied, are offered by Sperry Van Ness | DataVest as to the accuracy of the information and/or the probability of obtaining the economic pro-forma projections contained herein.





WICHITA FALLS SOCIAL SECURITY BUILDING

TENANT RENTAL ESCALATION ANALYSIS PREPARED BY SPERRY VAN NESS

WED MAR 03, 2010

5:16: PM

	Name Of Tenant	Suite No.	Suite Size	Percent of Total	Lease Expiration	Prior Year Year 7	Year 8 Dec 2017	Year 9 Dec 2018	Year 10 Dec 2019	5 Year Sub-Total	10 Year Sub-Total	10 Year Avg. Per Year
1	UNITED STATES SOCIAL SECURITY ADMINISTRATION	100	11,854	99.11%	Jun 2021	\$253,439	\$253,439	\$253,439	\$253,439	\$1,267,195	\$2,534,390	\$253,439
2	U.S. SSA OPERATING COST BASE	-	-	0.00%	Jun 2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	U.S. SSA TENANT IMPROVEMENT ALLOWANCE	-	-	0.00%	Jun 2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	CPI REIMBURSEMENT [AGGREGATED CPI INCREASE F	-	-	0.89%	Jun 2021	\$2,600	\$2,660	\$2,720	\$2,782	\$11,889	\$25,194	\$2,519
5	<b>Sub-Total [Leased]</b>	-	11,854	100.00%	-	\$256,039	\$256,099	\$256,159	\$256,221	\$1,279,084	\$2,559,584	\$255,958
6	UNITED STATES SOCIAL SECURITY ADMINISTRATION	-	-	0.89%	Jun 2021	-	-	-	-	-	-	-
7	U.S. SOCIAL SECURITY ADM. ADDITIONAL RENT	-	-		Jun 2021	-	-	-	-	-	-	-
8	<b>For Lease [Vacant] Sub-Total</b>	-	0	-	-	-	\$0	\$0	\$0	\$0	\$0	\$0
9	<b>Sub-Totals Per Month [Vacant + Leased]</b>		11,854			-	\$256,099	\$256,159	\$256,221	\$1,279,084	\$2,559,584	\$255,958
10	<b>Totals</b>	-	11,854	100%	-	\$256,039	\$256,099	\$256,159	\$256,221	\$1,279,084	\$2,559,584	\$255,958

Sperry Van Ness | DataVest has secured information from sources which is believed to be reliable. However, no representations or warranties, expressed or implied, are offered by Sperry Van Ness | DataVest as to the accuracy of the information and/or the probability of obtaining the economic pro-forma projections contained herein.

Wichita Falls Social Security Building  
Owner's 2010 Projected Budget Expenditures Analysis



Month	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	Jun 2010	Jul 2010	Aug 2010	Sep 2010	Oct 2010	Nov 2010	Dec 2010	% of Total	PSF	2010 Annual		
<b>Major Category Title</b>																	
Expense Summary Line Item Breakdown																	
1	Operational Expense	[General & Administrative]	82	82	82	82	82	82	82	82	82	82	82	0.61%	\$0.08	984	
2	Operational Expense	[Contract Services]	650	650	1,190	650	850	740	850	650	1,190	650	850	740	5.98%	\$0.81	9,660
3	Operational Expense	[Janitorial]	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	10.77%	\$1.47	17,400	
4	Operational Expense	[Utilities]	2,176	2,176	2,176	2,176	2,176	2,176	2,176	2,176	2,176	2,176	2,176	16.17%	\$2.20	26,112	
5	Operational Expense	[Management Fees]	857	857	857	857	857	857	857	857	857	857	857	6.37%	\$0.87	10,288	
6	Operational Expense	[Insurance]	0	0	0	0	0	0	0	3,091	0	0	0	1.91%	\$0.26	3,091	
7	Operational Expense	[Property Taxes]	2,738	2,738	2,738	2,738	2,738	2,738	2,738	2,738	2,738	2,738	2,738	20.34%	\$2.77	32,851	
8	Operational Expense	[Non-Billback Expenses]	300	300	300	300	300	300	300	300	300	300	300	2.23%	\$0.30	3,600	
9	Operational Expense	[Repair & Maintenance]	300	300	600	300	300	600	300	775	300	300	600	3.08%	\$0.42	4,975	
-	<b>Sub-Total Operational Expenses</b>		<b>8,553</b>	<b>8,553</b>	<b>9,393</b>	<b>8,553</b>	<b>8,753</b>	<b>8,943</b>	<b>8,753</b>	<b>8,553</b>	<b>12,659</b>	<b>8,553</b>	<b>8,753</b>	<b>100.00%</b>	<b>\$9.19</b>	<b>108,961</b>	
10	Capital Expense	[Capital Reserve]	0	0	0	0	0	0	0	0	0	0	0	0.00%	\$0.00	0	
11	Capital Expense	[Tenant Improvements]	0	0	0	0	0	0	0	0	0	0	0	0.00%	\$0.00	0	
12	Capital Expense	[Leasing Commissions]	0	0	0	0	0	0	0	0	0	0	0	0.00%	\$0.00	0	
-	<b>Total Capital Expenses</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>0</b>	
-	<b>Total Operational + Capital Expenses</b>		<b>8,553</b>	<b>8,553</b>	<b>9,393</b>	<b>8,553</b>	<b>8,753</b>	<b>8,943</b>	<b>8,753</b>	<b>8,553</b>	<b>12,659</b>	<b>8,553</b>	<b>8,753</b>	<b>100.00%</b>	<b>\$9.19</b>	<b>108,961</b>	



PROJECT IRR CALCULATION TABLE



Item Designation	Present	Pro-Forma	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Cash Flow	0	61,326	65,303	63,708	61,326	58,891	56,399	53,852	51,246	48,581	45,855	43,067
Real Estate Commissions & Capital Expenditures [CapX]	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow After Comissions & CapX Expenses	65,302	61,326	65,303	63,708	61,326	58,891	56,399	53,852	51,246	48,581	45,855	43,067
Hand Calculated HP Verification	19,581	19,581	19,581	20,788	22,070	23,432	24,876	26,411	28,041	29,769	31,606	33,555
Payments Left	288	288	288	276	264	252	240	228	216	204	192	180
Outstanding Principal [HP Calculated]	1,080,420	1,080,420	1,080,420	1,059,631	1,037,561	1,014,129	989,253	962,842	934,801	905,032	873,426	839,871
Principal Payment Calculatons	19,581	19,581	19,581	20,788	22,070	23,432	24,876	26,411	28,041	29,769	31,606	33,555
Principal Payment Calculatons [Cumulative]	19,581	19,581	19,581	40,369	62,439	85,871	110,747	137,158	165,199	194,968	226,574	260,129
Gross Sales Price	1,940,001	1,888,690	1,940,001	1,919,421	1,888,690	1,857,261	1,825,116	1,792,240	1,758,616	1,724,227	1,689,056	1,653,084
Less Closing Costs	71,470	70,162	71,470	70,945	70,162	69,360	68,540	67,702	66,845	65,968	65,071	64,154
Net Sales Price	1,868,531	1,818,529	1,868,531	1,848,476	1,818,529	1,787,901	1,756,576	1,724,538	1,691,771	1,658,259	1,623,985	1,588,931
First Mortgage Loan O/B Balance With Amortization	-1,080,420	-1,080,420	-1,080,420	-1,059,631	-1,037,561	-1,014,129	-989,253	-962,842	-934,801	-905,032	-873,426	-839,871
Less Equity Capital Contribution	0	0	0	0	0	0	0	0	0	0	0	0
Net Project Sales Profit [Net Sales Price - Debt & Equity]	788,112	738,109	788,112	788,844	780,968	773,772	767,323	761,696	756,970	753,227	750,559	749,060
Annual Project Cash Flow	0	61,326	65,303	63,708	61,326	58,891	56,399	53,852	51,246	48,581	45,855	43,067
Cumulative Project Cash Flow	0	61,326	65,303	129,011	190,338	249,228	305,628	359,479	410,725	459,306	505,161	548,228
Net Project Profit + Cumulative Cash Flow	788,112	799,435	853,415	917,855	971,305	1,023,000	1,072,950	1,121,175	1,167,696	1,212,533	1,255,720	1,297,288
Total Cash Flow Per Year	Cumultiave Equity	Initial Equity	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Cash Flow Yr. 1	-840,000	-840,000	853,415	<-----	[Net Sales Price - Loan Balance + Current Year's Cash Flow]			[Reversion Assumes Sale at Year End]				
Total Cash Flow Yr. 2	-840,000	-840,000	65,303	852,552								
Total Cash Flow Yr. 3	-840,000	-840,000	65,303	63,708	842,294							
Total Cash Flow Yr. 4	-840,000	-840,000	65,303	63,708	61,326	832,662						
Total Cash Flow Yr. 5	-840,000	-840,000	65,303	63,708	61,326	58,891	823,722					
Total Cash Flow Yr. 6	-840,000	-840,000	65,303	63,708	61,326	58,891	56,399	815,548				
Total Cash Flow Yr. 7	-840,000	-840,000	65,303	63,708	61,326	58,891	56,399	53,852	808,216			
Total Cash Flow Yr. 8	-840,000	-840,000	65,303	63,708	61,326	58,891	56,399	53,852	51,246	801,808		
Total Cash Flow Yr. 9	-840,000	-840,000	65,303	63,708	61,326	58,891	56,399	53,852	51,246	48,581	796,414	
Total Cash Flow Yr. 10	-840,000	-840,000	65,303	63,708	61,326	58,891	56,399	53,852	51,246	48,581	45,855	792,127
Total Cash Flow Per Annum Sub-Totals	-	-840,000	65,303	63,708	61,326	58,891	56,399	53,852	51,246	48,581	45,855	792,127
Reversion Profit	-	-840,000	13,415	77,855	131,305	183,000	232,950	281,175	327,696	372,533	415,720	457,288
IRR Returns	-	-	1.60%	4.71%	5.34%	5.62%	5.76%	5.84%	5.87%	5.87%	5.86%	5.84%
Net Present Value <10 Year>	1,223,856	-	65,303	63,708	61,326	58,891	56,399	53,852	51,246	48,581	45,855	792,127



PROPOSED MORTGAGE LOAN EVALUATOR



Project Cost \$0.00

Sales Valuation Loan Percentage	Of Cost	\$0.00 Of Value
60% Loan	\$0	\$0.00
65% Loan	\$0	\$0.00
70% Loan	\$0	\$0.00
75% Loan	\$0	\$0.00
80% Loan	\$0	\$0.00
85% Loan	\$0	\$0.00
90% Loan	\$0	\$0.00

Anticipated Loan Amount	----->	<b>\$1,100,000</b>
Loan Inception Date		Jan-01-2010
Loan Expiration Date		May-01-2015
Days into Existing Loan		0.00
Years into Existing Loan		0.00
Months into Existing Loan		0.00
Months into Existing Loan + 4 Months		0
Existing Monthly Payments		\$0.00
Outstanding Loan Balance as of	Apr-09	<b>\$1,100,000</b>
Loan Amount Per Square Foot		\$93
Loan Amount as Percentage of Acquisition Cost		56.70%
Loan Debt Coverage Proposed		<b>1.25</b>
Loan Spread Over 10 Year T-Bill Estimate	----->	<b>3.48%</b>
10 Year T-Bill Rate Estimate	----->	<b>2.52%</b>
Rate		<b>6.00%</b>
Amortization Yrs.		<b>25</b>
Optimal Loan		\$0
Constant		0.07731617
If Interest Only in Year	Rate is	6.00%
Interest Only Debt Service Year	1	\$66,000
Interest Only Debt Service Year	2	\$66,000
Interest Only Debt Service Year	3	\$66,000
Annual Debt Service With Amortization		\$66,000
First Year Amortization		
Proposed Debt Coverage	----->	<b>1.25</b>
Monthly Payment		(\$7,087.32)
Monthly Payment If Interest Only		\$5,500.00
Annual Payment If Amortized		\$85,048
Annual Payment If Interest Only		\$66,000
Cash Flow Savings if Interest Only		\$19,048
Cash Flow Savings if Interest Only As % of Investment		2.27%

IF FULL AMORTIZATION ON LOAN

% of Equity	HP Hand-Calculated Amortization	Year	\$1,100,000	Original Loan Amount	% of Equity	
	Current Loan Balance	300	2010	\$1,100,000		
2.33%	Hand-Calculated Amortization [1]	288	2010	\$1,080,420	\$19,581	2.33%
2.47%	Hand-Calculated Amortization [2]	276	2011	\$1,059,631	\$20,788	2.47%
2.63%	Hand-Calculated Amortization [3]	264	2012	\$1,037,561	\$22,070	2.63%
2.79%	Hand-Calculated Amortization [4]	252	2013	\$1,014,129	\$23,432	2.79%
2.96%	Hand-Calculated Amortization [5]	240	2014	\$989,253	\$24,876	2.96%
3.14%	Hand-Calculated Amortization [6]	228	2015	\$962,842	\$26,411	3.14%
3.34%	Hand-Calculated Amortization [7]	216	2016	\$934,801	\$28,001	3.34%
3.54%	Hand-Calculated Amortization [8]	204	2017	\$905,032	\$29,769	3.54%
3.76%	Hand-Calculated Amortization [9]	192	2018	\$873,426	\$31,606	3.76%
3.99%	Hand-Calculated Amortization [10]	180	2019	\$839,871	\$33,555	3.99%
4.24%	Hand-Calculated Amortization [11]	168	2020	\$804,246	\$35,625	4.24%
4.50%	Hand-Calculated Amortization [12]	156	2021	\$766,424	\$37,822	4.50%

# CPI FORMULA FOR GSA LEASES

## SSA Wichita Falls - June 2006

OPERATING BASE AMOUNT (sq footage X operating base)				<b>\$36,036.16</b>
BASE YEAR CPI INDEX		Jun-06		202.9
CPI PREVIOUS YEAR [enter number] MINUS BASE YEAR CPI		<b>218.815</b> <u>202.9</u>	CPI CURRENT YEAR MINUS BASE YEAR CPI	<b>215.693</b> <u>202.90</u>
		15.915		12.793
PERCENT INCREASE		0.07844	PERCENT INCREASE	0.06305
PERCENT INCREASE CURRENT YR PERCENT INCREASE PREVIOUS YR				0.06305 <u>0.07844</u>
		DIFFERENCE		<u>-0.01539</u>
OPERATING BASE AMOUNT X NEW CURRENT CPI FACTOR				<u>\$36,036.16</u> <u>-0.015387</u>
NEW ANNUAL CPI INCREASE AMOUNT				-\$554.48
NEW MONTHLY CPI INCREASE AMOUNT				-\$46.21
PRORATED 6 DAYS				-\$8.94
CURRENT MONTHLY RENT CURRENT ANNUAL RENT		\$21,119.92 \$253,439.00		
NEW MONTHLY RENT NEW ANNUAL RENT		\$21,119.92 \$253,439.00		

### Lease Abstract Overview

CPI Calculator:	Base Month/Year	Jun-06
	Operating Cost Base	\$36,036.16

	Index Number	Annual CPI Escallation	Annual CPI Escallation \$	Cummulative \$
Year 2010	215.693	-1.54%	-\$554.48	<b>\$2,272.11</b>
Year 2009	218.815	5.16%	\$1,858.29	\$2,826.59
Year 2008	208.352	2.69%	\$968.31	\$968.31
Year 2007	202.900	0.00%	\$0.00	\$0.00

# Historical CPI

## HISTORICAL CPI CALCULATIONS

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
2009	211.143	212.193	212.709	213.24	213.856	215.693	215.351	215.834	215.969				
2008	211.08	211.693	213.528	214.823	216.632	218.815	219.964	219.086	218.783	216.573	212.425	210.228	215.30
2007	202.416	203.499	205.352	206.686	207.949	208.352	208.299	207.917	208.49	208.936	210.177	210.036	207.34
2006	198.3	198.7	199.8	201.5	202.5	202.9	203.5	203.9	202.9	201.8	201.5	201.8	201.60
2005	190.7	191.8	193.3	194.6	194.4	194.5	195.4	196.4	198.8	199.2	197.6	196.8	195.30
2004	185.2	186.2	187.4	188	189.1	189.7	189.4	189.5	189.9	190.9	191	190.3	188.90
2003	181.7	183.1	184.2	183.8	183.5	183.7	183.9	184.6	185.2	185	184.5	184.3	183.96
2002	177.1	177.8	178.8	179.8	179.8	179.9	180.1	180.7	181	181.3	181.3	180.9	179.88
2001	175.1	175.8	176.2	176.9	177.7	178	177.5	177.5	178.3	177.7	177.4	176.7	177.10
2000	168.8	169.8	171.2	171.3	171.5	172.4	172.8	172.8	173.7	174	174.1	174	172.20
1999	164.3	164.5	165	166.2	166.2	166.2	166.7	167.1	167.9	168.2	168.3	168.3	166.60
1998	161.6	161.9	162.2	162.5	162.8	163	163.2	163.4	163.6	164	164	163.9	163.00

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
1997	159.1	159.6	160	160.2	160.1	160.3	160.5	160.8	161.2	161.6	161.5	161.3	160.50
1996	154.4	154.9	155.7	156.3	156.6	156.7	157	157.3	157.8	158.3	158.6	158.6	156.90
1995	150.3	150.9	151.4	151.9	152.2	152.5	152.5	152.9	153.2	153.7	153.6	153.5	152.40
1994	146.2	146.7	147.2	147.4	147.5	148	148.4	149	149.4	149.5	149.7	149.7	148.20
1993	142.6	143.1	143.6	144	144.2	144.4	144.4	144.8	145.1	145.7	145.8	145.8	144.50
1992	138.1	138.6	139.3	139.5	139.7	140.2	140.5	140.9	141.3	141.8	142	141.9	140.30
1991	134.6	134.8	135	135.2	135.6	136	136.2	136.6	137.2	137.4	137.8	137.9	136.20
1990	127.4	128	128.7	128.9	129.2	129.9	130.4	131.6	132.7	133.5	133.8	133.8	130.70
1989	121.1	121.6	122.3	123.1	123.8	124.1	124.4	124.6	125	125.6	125.9	126.1	124.00
1988	115.7	116	116.5	117.1	117.5	118	118.5	119	119.8	120.2	120.3	120.5	118.30
1987	111.2	111.6	112.1	112.7	113.1	113.5	113.8	114.4	115	115.3	115.4	115.4	113.60
1986	109.6	109.3	108.8	108.6	108.9	109.5	109.5	109.7	110.2	110.3	110.4	110.5	109.60

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

## Historical CPI

Current	Prior Yr.	VA Base	CPI PY -	CPI CY -	CPI CY -	PICY-	Cum. 10 Yr.	Add to
Index No.	Index No.	Index	BY CPI %	BY CPI	BY CPI %	PIPY	Avg Increase	Prior Yr.

Increase YOY	PY Index	BY Index 2006	Differential	% Increase YOY	Differential	% Increase YOY	Escalation	Differential	10 Yr. Running	Average						
215.693	218.815	202.9	15.92	7.84%	-	12.79	6.31%	-	-1.54%	-	\$36,036.16	-	-\$554.48	-	2.28%	\$819.84
218.815	208.352	202.9	5.45	2.69%	-	15.92	7.84%	-	5.16%	-	\$36,036.16	-	\$1,858.29	-	2.55%	\$919.33
208.352	202.900	202.9	0.00	0.00%	-	5.45	2.69%	-	2.69%	-	\$36,036.16	-	\$968.31	-	2.29%	\$826.64
202.900	194.500	202.9	-8.40	-4.14%	-	0.00	0.00%	-	4.14%	-	\$36,036.16	-	\$1,491.89	-	2.25%	\$812.55
194.500	189.700	202.9	-13.20	-6.51%	-	-8.40	-4.14%	-	2.37%	-	\$36,036.16	-	\$852.51	-	2.06%	\$741.50
189.700	183.700	202.9	-19.20	-9.46%	-	-13.20	-6.51%	-	2.96%	-	\$36,036.16	-	\$1,065.63	-	2.03%	\$732.62
183.700	179.900	202.9	-23.00	-11.34%	-	-19.20	-9.46%	-	1.87%	-	\$36,036.16	-	\$674.90	-	1.96%	\$705.98
179.900	178.000	202.9	-24.90	-12.27%	-	-23.00	-11.34%	-	0.94%	-	\$36,036.16	-	\$337.45	-	2.05%	\$740.02
178.000	172.400	202.9	-30.50	-15.03%	-	-24.90	-12.27%	-	2.76%	-	\$36,036.16	-	\$994.59	-	2.21%	\$797.74
172.400	166.200	202.9	-36.70	-18.09%	-	-30.50	-15.03%	-	3.06%	-	\$36,036.16	-	\$1,101.15	-	2.23%	\$805.15
166.200	163.000	202.9	-39.90	-19.66%	-	-36.70	-18.09%	-	1.58%	-	\$36,036.16	-	\$568.34	-	2.16%	\$779.98
163.000	160.300	202.9	-42.60	-21.00%	-	-39.90	-19.66%	-	1.33%	-	\$36,036.16	-	\$479.53	-	2.20%	\$791.82

Differential	Cummulative
-\$554.48	\$2,272.11
\$1,858.29	\$2,826.59
\$968.31	\$968.31
0	0

160.300	156.700	202.9	-46.20	-22.77%	-	-42.60	-21.00%	-	1.77%	-	\$36,036.16	-	\$639.38	-	2.16%	\$779.98
156.700	152.500	202.9	-50.40	-24.84%	-	-46.20	-22.77%	-	2.07%	-	\$36,036.16	-	\$745.94	-	2.18%	\$784.42
152.500	148.000	202.9	-54.90	-27.06%	-	-50.40	-24.84%	-	2.22%	-	\$36,036.16	-	\$799.22	-	2.18%	\$784.42
148.000	144.400	202.9	-58.50	-28.83%	-	-54.90	-27.06%	-	1.77%	-	\$36,036.16	-	\$639.38	-	2.09%	\$754.82
144.400	140.200	202.9	-62.70	-30.90%	-	-58.50	-28.83%	-	2.07%	-	\$36,036.16	-	\$745.94	-	2.21%	\$796.26
140.200	136.000	202.9	-66.90	-32.97%	-	-62.70	-30.90%	-	2.07%	-	\$36,036.16	-	\$745.94	-	2.36%	\$851.03
136.000	129.900	202.9	-73.00	-35.98%	-	-66.90	-32.97%	-	3.01%	-	\$36,036.16	-	\$1,083.39	-	2.62%	\$942.79
129.900	124.100	202.9	-78.80	-38.84%	-	-73.00	-35.98%	-	2.86%	-	\$36,036.16	-	\$1,030.11	-	2.66%	\$957.59
124.100	118.000	202.9	-84.90	-41.84%	-	-78.80	-38.84%	-	3.01%	-	\$36,036.16	-	\$1,083.39	-	2.60%	\$938.35
118.000	113.500	202.9	-89.40	-44.06%	-	-84.90	-41.84%	-	2.22%	-	\$36,036.16	-	\$799.22	-	2.51%	\$905.79
113.500	109.500	202.9	-93.40	-46.03%	-	-89.40	-44.06%	-	1.97%	-	\$36,036.16	-	\$710.42	-	2.46%	\$886.55
109.500	107.600	202.9	-95.30	-46.97%	-	-93.40	-46.03%	-	0.94%	-	\$36,036.16	-	\$337.45	-	2.48%	\$895.43



**WICHITA FALLS SOCIAL SECURITY BUILDING**  
DATA INPUT SECTION [PAGE ONE]



Wichita Falls Social Security Building  
4314 Wendover, Wichita Falls, Texas 76309

Mar-03-2010  
5:16:04 PM

Item Designation	Suite	Size	Tenant
Suite Size in Square Feet [ Tenant 1 ]	100	11,854	United States Social Security Administration
Suite Size in Square Feet [ Tenant 2 ]	-	-	U.S. Social Security Adm. Additional Rent
Suite Size in Square Feet [ Tenants 1- 29]	-	11,854	Leased Sub-Total
Suite Size in Square Feet [ Tenant 1 ]	100	11,854	United States Social Security Administration
Suite Size in Square Feet [ Tenant 2 ]	100	-	U.S. Social Security Adm. Additional Rent
Suite Size in Square Feet [ Tenant 1-29]	Sub-Total	0	For Lease [Vacant] Sub-Total
Sub-Total Rent On Leased Space	Occupied	11,854	100.00%
Sub-Total Rent For Lease	Vacancy @	0	-
Sub-Total Square Feet [ Tenant 1-10 ]	Total @	11,854	100.00%
Item Designation	Suite	Rent Per Month	Additional Rent Per Month
Base Rent + Additional Rent Per Month & PSF [ Tenant 1 ]	100	\$21,119.92	\$189.34
Base Rent + Additional Rent Per Month & PSF [ Tenant 2 ]	100	-	\$0.00
Base Rent + Additional Rent Per Month & PSF [ Sub-Total (a) ]	-	\$21,120	\$0.00
Base Rent + Additional Rent Per Month & PSF [ Tenant 1 ]	100	\$0.00	\$0.00
Base Rent + Additional Rent Per Month & PSF [ Tenant 2 ]	100	\$0.00	\$0.00
Base Rent + Additional Rent Per Month & PSF [ Sub-Total (b) ]	-	-	-
Base Rent + Additional Rent Per Month & PSF [Sub-Total ]	-	-	-
Base Rent Per Month / Year [ Sub-Total ] on Leased		\$21,119.92	\$0.00
Base Rent Per Month / Year [ Sub-Total ] on Vacancy		-	-
Base Rent Per Month / Year [ Sub-Total ]		\$21,119.92	\$0.00
Item Designation	Suite	Base Rent + Additional Rent	Price Per SF
Base Rent + Additional Rent Per Month & PSF [ Tenant 1 ]	100	\$21,309.26	\$21.57
Base Rent + Additional Rent Per Month & PSF [ Tenant 2 ]	-	-	-
Base Rent + Additional Rent Per Month & PSF [ Tenant 1-2 ]	-	\$21,309.26	\$21.57
Base Rent + Additional Rent Per Month & PSF [ Tenant 1 ]	100	\$0.00	\$0.00
Base Rent + Additional Rent Per Month & PSF [ Tenant 2 ]	100	-	-
Base Rent + Additional Rent Per Month & PSF [ Sub-Total (b) ]	Sub-Total	\$0.00	\$0.00
Base Rent + Additional Rent Per Month [ Sub-Total ] on Leased		\$21,309	\$21.57
Base Rent + Additional Rent Per Month [ Sub-Total ] on Vacancy		\$0	\$0.00
Total Base Rent + Additional Rent Per Month		\$21,309	\$21.57

For Further Information Contact:

The attached calculations have been prepared by Sperry Van Ness |DataVest and are not to be reproduced in any form or fashion whatsoever without written authorization as this information is considered to be both confidential and and proprietary in substance and nature.



D. Bruce Marshall  
Managing Director  
5057 Keller Springs Road [Suite 110]  
Addison, Texas 75001  
Tel. No. 214-261-6306  
email: bruce.marshall@svn.com  
www.dvsvn.com

# WICHITA FALLS SOCIAL SECURITY BUILDING

DATA INPUT SECTION [PAGE TWO]



Item Designation	Suite	Lease Inception Date	Lease Expiration Date	
1 Lease Inception & Expiration Months [ Tenant 1 ]	100	June 2006	June 2021	
2 Lease Inception & Expiration Months [ Tenant 2 ]	-	-	-	
3 Lease Inception & Expiration Months [ Tenant 1 ]	100	June 2006	June 2021	
4 Lease Inception & Expiration Months [ Tenant 2 ]	100	June 2006	June 2021	
5 Options/Escallations/Comments [ Tenant 1 ]	100	Nov 01, 2013	0.00	
6 Options/Escallations/Comments [ Tenant 2 ]	-	Nov 01, 2013	0.00	
7 Options/Escallations/Comments [ Tenant 1 ]	100	In Lease Term after 2015	-	
8 Options/Escallations/Comments [ Tenant 2 ]	100	-	-	
9 Base Stop [Escallator] & Percent of Office Finish-Out [ Tenant 12 ]	100	\$0.00	100%	
10 Base Stop [Escallator] & Percent of Office Finish-Out [ Tenant 2 ]	-	\$0.00	100%	
11 Base Stop [Escallator] & Percent of Office Finish-Out [ Tenant 1 ]	100	\$0.00	100%	
12 Base Stop [Escallator] & Percent of Office Finish-Out [ Tenant 2 ]	100	\$0.00	100%	
		2010	2011	
14 Operational Expense [General & Administrative]	\$0.08	\$984	\$0.00	\$1,000
15 Operational Expense [Contract Services]	\$0.81	\$9,660	\$0.01	\$10,000
16 Operational Expense [Janitorial]	\$1.47	\$17,400	\$0.02	\$17,400
17 Operational Expense [Utilities]	\$2.20	\$26,112	\$0.02	\$26,500
18 Operational Expense [Management Fees]	\$0.87	\$10,288	\$0.01	\$10,500
19 Operational Expense [Insurance]	\$0.26	\$3,091	\$0.00	\$3,100
20 Operational Expense [Property Taxes]	\$2.77	\$32,851	\$0.03	\$33,508
21 Operational Expense [Non-Billback Expenses]	\$0.00	\$0	\$0.00	\$0
22 Operational Expense [Repair & Maintenance]	\$0.42	\$4,975	\$0.00	\$5,000
23 <b>Operational Expense [Sub-Total]</b>	<b>\$8.89</b>	<b>\$105,361</b>	<b>\$9.03</b>	<b>\$107,008</b>
24 Capital Expense [Capital Reserve]	\$0.00	\$0	\$0.00	\$0
25 Capital Expense [Tenant Improvements]	\$0.00	\$0	\$0.00	\$0
26 Capital Expense [Leasing Commissions]	\$0.00	\$0	\$0.00	\$0
27 <b>Capital Expense [Sub-Total]</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>
28 <b>Operational Expense + Capital Expense</b>	<b>\$8.89</b>	<b>\$105,361</b>	<b>\$9.03</b>	<b>\$107,008</b>
29 Inflation Rate				3.00%
30 Income Escallator Factor				2.80%
31 Expense Escallator Factor [10 Yr. CPI Index Average]				2.28%
32 CAM Escallator Percentage at Rolls				2.75%
33 Parking Spaces <Estimated>		<Estimate>		55
34 Schedule Rental Collection Income				\$0
35 Scheduled Rent Roll Per Month				\$0
36 Scheduled Base Rent Current Income Per Annum				\$253,439
37 Vacant Base Rent Current Income Per Annum				-
38 Total Potential Gross Rent Current Income Per Annum				\$253,439
39 Scheduled Additional Rent Reimbursements on Rent Roll				\$0
40 Scheduled Additional Rent Reimbursements on Master Lease				\$0
41 Scheduled Additional Rent Reimbursements on Rent Roll				\$0
42 Sub-Total				\$253,439
43 Additional Income Per Annum [All Extraneous Income 2009]				\$0
44 Additional Income Per Annum [All Extraneous Income 2010]				\$0
45 Additional Income Per Annum [All Extraneous Income 2011]				\$0
46 <b>Total Potential Gross Income</b>				<b>\$253,439</b>

For Further Information Contact:

The attached calculations have been prepared by Sperry Van Ness | DataVest and are not to be reproduced in any form or fashion whatsoever without written authorization as this information is considered to be both confidential and and proprietary in substance and nature.



D. Bruce Marshall  
 Managing Director  
 5057 Keller Springs Road [Suite 110]  
 Addison, Texas 75001  
 Tel. No. 214-261-6306  
 email: bruce.marshall@svn.com  
 www.dvsvn.com

## WICHITA FALLS SOCIAL SECURITY BUILDING

DATA INPUT SECTION [PAGE THREE]



Wichita Falls Social Security Building  
4314 Wendover, Wichita Falls, Texas 76309

Mar-03-2010  
5:16:04 PM

47	Current Occupancy Today on Scheduled Rent On An Income Basis		0.00%
48	Stablized Vacancy Factor for 2009		0.00%
49	Today's Occupancy Level	<Column 1>	100.00%
50	Pro-Forma Year One Occupancy	<Column 2>	100.00%
51	Stabilized Pro-Forma Occupancy	<Column 3>	100.00%
52	Stabilized Pro-Forma Occupancy	<Column 4>	100.00%
53	Operational Expenditures Per NRA <Pro-Forma>		\$8.89
54	Operational Expenditures Per NRA <Pro-Forma+10%>		\$9.78
55	Project Square Footage Gross Area		81,082
56	Project Square Footage Net Rentable Area		11,854
57	Proforma Lease Base Rental Rate NNN		\$16.00
58	Proforma Lease Base Rental Rate NNN [Rate 2]		\$16.00
59	Proforma Lease Expense Reimbursements Rate		\$0.00
60	Project Land Area in Acres		1.884
61	Land Acquisition Cost Per Square Foot of Land		\$8.50
62	Land Acquisition Cost		\$762,961
63	Land Area in Square Feet		89,728
64	Project Appraised Value	<Estimate>	\$1,940,000
65	Projected Cash Downpayment		\$840,000
66	Anticipated Sales Price <Estimated @ Acquisition Cap>		\$1,940,000
67	Project Sales Price <Asking>		\$1,940,000
68	Anticipated Sales Price <Estimated>		\$1,940,000
69	Sub-Total Soft Cost		\$0
70	Total Project Cost Expenditures		\$1,940,000
71	Other Project Related Cost		\$1,100,000
72	Estimated Original First Mortgage First Mortgage Loan for Amortization		\$1,100,000
73	Current First Mortgage Outstanding Loan Balance	<Ceiling>	\$1,100,000
74	First Mortgage Loan Request	<Floor>	\$1,100,000
75	Optimal First Mortgage Loan Amount	<Ceiling>	\$0
76	Exisiting First Mortgage Loan Amount	<Floor>	\$1,100,000
77	First Mortgage Interest Rate		6.00%
78	First Mortgage Amortization		25
79	First Mortgage Debt Coverage Ratio		1.25
80	First Mortgage Monthly Payment		(\$7,087.32)
81	Actual First Mortgage Monthly Payment		\$7,087.32
82	First Mortgage Loan Constant		0.07731617
83	First Mortgage Loan Principal @ Yr. 10		\$839,871
84	Initial Equity Contribution Requirement Prior to Acquisition Costs		\$0
85	Subordinated Principal (Interest Only) Debt to LP Partner B		\$0
86	Negative Cash Flow Subsidy/Interest Impound		\$0
87	Investor's Subordinated Debt Service Interest Rate		7.00%
88	Equity Placement Cost Percentage (if required)		7.00%
89	Acquisition Related Cost		\$0.00
90	Operational Expense [Tax Gain if Fully Valued 80%]	\$5,463	\$1,552,000
91	Project Acquisition & Miscellaneous Cost %		\$0

For Further Information Contact:

The attached calculations have been prepared by Sperry Van Ness | DataVest and are not to be reproduced in any form or fashion whatsoever without written authorization as this information is considered to be both confidential and proprietary in substance and nature.



D. Bruce Marshall  
Managing Director  
5057 Keller Springs Road [Suite 110]  
Addison, Texas 75001  
Tel. No. 214-261-6306  
email: bruce.marshall@svn.com  
www.dvsvn.com

# WICHITA FALLS SOCIAL SECURITY BUILDING

DATA INPUT SECTION [PAGE FOUR]



Wichita Falls Social Security Building  
4314 Wendover, Wichita Falls, Texas 76309

Mar-03-2010  
5:16:04 PM

29	CPI Inflation Rate	2.28%
30	Income Escallator Factor	2.80%
31	Expense Escallator Factor	2.28%
32	CAM Escallator Percentage at Rolls	3.00%
33	Parking Spaces <Estimated>	56
34		
35	Schedule Rental Collection Income	\$0
36	Vacancy / Collection Loss	0.00%
37	Scheduled Rent Roll Per Month	\$0.00
38	Additional Income Per Per Annum [CAM]	\$0
39	Current Income [Scheduled]	\$0
40	Other Income [Scheduled]	\$5,319
41	Pro-Forma Rent Per Square Foot	\$14.00
42	Current Occupancy/Preleased	100.00%
43	Stabilized Vacancy Factor	0.00%
44	Pro-Forma Occupancy	100.00%
45	Current Operational Expenditures Per NRA	\$8.89
46	Operational Expenditures Per NRA <Pro-Forma>	\$9.03
47	Project Square Footage	11,854
48	Project Land Area in Acres	5.6890
49	Land Acquisition Cost Per Square Foot of Land	\$8.50
50	Land Acquisition Cost	\$2,107,163
51	Land Area in Square Feet	247,813
52	Project Appraised Value	\$0
53	Projected Cash Downpayment	\$840,000
54	Anticipated Sales Price <Estimated @ Acquisition Cap>	\$1,940,000
55	Project Sales Price <Asking>	\$1,940,000
56	Anticipated Sales Price <Estimated>	\$1,940,000
57	Estimated Original First Mortgage First Mortgage Loan for Amortization	\$1,100,000
58	Current First Mortgage Outstanding Loan Balance	\$1,100,000
59	First Mortgage Loan Request	\$1,100,000
60	Optimal First Mortgage Loan Amount	\$1,100,000
61	Existing First Mortgage Loan Amount	\$1,100,000
62	First Mortgage Interest Rate	6.00%
63	First Mortgage Amortization	25
64	First Mortgage Debt Coverage Ratio	1.25
65	First Mortgage Monthly Payment	(\$7,087.32)
66	Actual First Mortgage Monthly Payment	(\$7,087.32)
67	First Mortgage Loan Constant	0.07731617
68	First Mortgage Loan Principal @ Yr. 10	\$839,871
69	Refinanced First Mortgage Interest Rate	6.25%
70	Refinanced First Mortgage Amortization	25
71	Refinanced First Mortgage Debt Coverage Ratio	1.25
72	Refinanced First Mortgage Loan Constant	(0.00659669)
73	First Mortgage Loan Constant	0.079160325
74	Today's Total Tax Value Assessment Per \$100.00 of Value	-
75	Today's Total Tax Value Including Land at County Records	\$915,808
76	Acquisition Capitalization Rate Estimate	7.75%
77	Disposition Capitalization Rate Estimate	7.75%
78	Investor Preferred Return	0.00%
79	Projected Sales Capitalization Rate on Acquisition	7.75%
80	Projected Sales Capitalization Rate on Disposition	7.75%

For Further Information Contact:

The attached calculations have been prepared by Sperry Van Ness | DataVest and are not to be reproduced in any form or fashion whatsoever without written authorization as this information is considered to be both confidential and proprietary in substance and nature.



D. Bruce Marshall  
Managing Director  
5057 Keller Springs Road [Suite 110]  
Addison, Texas 75001  
Tel. No. 214-261-6306  
email: bruce.marshall@svn.com  
www.dvsvn.com



## 4. Locational Data

---

Wichita Falls

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Site Type: Radius

Radius: 1.0 mile

Summary	2000	2008	2013
Population	5,675	5,466	5,364
Households	2,372	2,300	2,262
Families	1,436	1,370	1,329
Average Household Size	2.33	2.31	2.31
Owner Occupied HUs	1,342	1,351	1,292
Renter Occupied HUs	1,030	949	970
Median Age	35.7	37.1	38.6
Total Housing Units	2,724	2,763	2,801
Vacant Housing Units	352	463	539
Average Home Value	\$59,746	\$72,843	\$79,049
Total Businesses	-	350	-
Total Employees	-	2,619	-

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	592	25.1%	442	19.2%	370	16.4%
\$15,000 - \$24,999	474	20.1%	335	14.6%	269	11.9%
\$25,000 - \$34,999	511	21.6%	370	16.1%	290	12.8%
\$35,000 - \$49,999	346	14.6%	514	22.3%	521	23.0%
\$50,000 - \$74,999	291	12.3%	369	16.0%	478	21.1%
\$75,000 - \$99,999	58	2.5%	147	6.4%	161	7.1%
\$100,000 - \$149,999	44	1.9%	62	2.7%	97	4.3%
\$150,000 - \$199,000	29	1.2%	20	0.9%	25	1.1%
\$200,000+	18	0.8%	42	1.8%	51	2.3%
Median Household Income	\$26,931		\$35,055		\$40,129	
Average Household Income	\$35,906		\$44,818		\$51,887	
Per Capita Income	\$14,956		\$18,472		\$21,453	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	410	7.2%	398	7.3%	375	7.0%
5 - 14	779	13.7%	705	12.9%	688	12.8%
15 - 19	415	7.3%	359	6.6%	349	6.5%
20 - 24	425	7.5%	390	7.1%	367	6.8%
25 - 34	748	13.2%	732	13.4%	665	12.4%
35 - 44	867	15.3%	726	13.3%	652	12.2%
45 - 54	721	12.7%	806	14.7%	793	14.8%
55 - 64	474	8.4%	565	10.3%	671	12.5%
65 - 74	415	7.3%	378	6.9%	399	7.4%
75 - 84	309	5.4%	276	5.0%	260	4.8%
85+	113	2.0%	132	2.4%	146	2.7%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,011	70.7%	3,589	65.6%	3,358	62.6%
Black Alone	366	6.4%	367	6.7%	367	6.8%
American Indian Alone	60	1.1%	62	1.1%	61	1.1%
Asian Alone	117	2.1%	129	2.4%	136	2.5%
Pacific Islander Alone	7	0.1%	7	0.1%	7	0.1%
Some Other Race Alone	862	15.2%	1,033	18.9%	1,140	21.2%
Two or More Races	252	4.4%	280	5.1%	296	5.5%
Hispanic Origin (Any Race)	1,527	26.9%	1,810	33.1%	1,986	37.0%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013 were effective as of July 1, 2008. Business data provided by Acxiom. Copyright 2008, all rights reserved.

Wichita Falls

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Site Type: Radius

Radius: 3.0 mile

Summary	2000	2008	2013
Population	43,122	41,050	40,181
Households	17,309	16,686	16,385
Families	10,675	10,115	9,803
Average Household Size	2.40	2.37	2.36
Owner Occupied HUs	9,797	9,784	9,360
Renter Occupied HUs	7,512	6,902	7,025
Median Age	34.5	35.3	36.5
Total Housing Units	19,736	20,002	20,252
Vacant Housing Units	2,427	3,316	3,867
Average Home Value	\$69,012	\$88,630	\$95,313
Total Businesses	-	3,459	-
Total Employees	-	28,277	-

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	4,300	24.7%	3,027	18.1%	2,511	15.3%
\$15,000 - \$24,999	3,074	17.7%	2,291	13.7%	1,891	11.5%
\$25,000 - \$34,999	3,018	17.4%	2,362	14.2%	1,824	11.1%
\$35,000 - \$49,999	2,916	16.8%	3,152	18.9%	3,053	18.6%
\$50,000 - \$74,999	2,387	13.7%	2,968	17.8%	3,627	22.1%
\$75,000 - \$99,999	737	4.2%	1,517	9.1%	1,447	8.8%
\$100,000 - \$149,999	488	2.8%	717	4.3%	1,190	7.3%
\$150,000 - \$199,000	203	1.2%	249	1.5%	303	1.8%
\$200,000+	251	1.4%	402	2.4%	538	3.3%
Median Household Income	\$28,904		\$37,175		\$43,829	
Average Household Income	\$40,069		\$51,808		\$60,948	
Per Capita Income	\$16,472		\$21,579		\$25,454	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,186	7.4%	3,063	7.5%	2,964	7.4%
5 - 14	6,182	14.3%	5,494	13.4%	5,273	13.1%
15 - 19	3,395	7.9%	3,084	7.5%	2,954	7.4%
20 - 24	3,448	8.0%	3,153	7.7%	3,094	7.7%
25 - 34	5,628	13.1%	5,568	13.6%	5,071	12.6%
35 - 44	6,399	14.8%	5,290	12.9%	4,972	12.4%
45 - 54	5,274	12.2%	5,832	14.2%	5,491	13.7%
55 - 64	3,512	8.1%	4,142	10.1%	4,903	12.2%
65 - 74	3,130	7.3%	2,645	6.4%	2,727	6.8%
75 - 84	2,166	5.0%	1,897	4.6%	1,800	4.5%
85+	801	1.9%	884	2.2%	934	2.3%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	29,623	68.7%	26,507	64.6%	24,870	61.9%
Black Alone	6,329	14.7%	6,048	14.7%	5,949	14.8%
American Indian Alone	472	1.1%	491	1.2%	500	1.2%
Asian Alone	918	2.1%	1,074	2.6%	1,178	2.9%
Pacific Islander Alone	31	0.1%	32	0.1%	32	0.1%
Some Other Race Alone	4,289	9.9%	5,261	12.8%	5,898	14.7%
Two or More Races	1,460	3.4%	1,636	4.0%	1,754	4.4%
Hispanic Origin (Any Race)	8,073	18.7%	9,773	23.8%	10,883	27.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013 were effective as of July 1, 2008. Business data provided by Acxiom. Copyright 2008, all rights reserved.

Wichita Falls

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Site Type: Radius

Radius: 5.0 mile

Summary	2000	2008	2013
Population	92,605	90,209	88,812
Households	34,937	34,649	34,265
Families	22,918	22,385	21,881
Average Household Size	2.43	2.38	2.36
Owner Occupied HUs	20,118	20,624	19,941
Renter Occupied HUs	14,818	14,025	14,324
Median Age	32.0	32.7	33.4
Total Housing Units	38,740	39,935	40,429
Vacant Housing Units	3,804	5,286	6,164
Average Home Value	\$75,785	\$97,150	\$103,840
Total Businesses	-	5,872	-
Total Employees	-	48,842	-

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	7,132	20.4%	5,212	15.0%	4,372	12.8%
\$15,000 - \$24,999	5,823	16.6%	4,057	11.7%	3,305	9.6%
\$25,000 - \$34,999	6,018	17.2%	4,983	14.4%	3,697	10.8%
\$35,000 - \$49,999	6,355	18.2%	6,651	19.2%	6,453	18.8%
\$50,000 - \$74,999	5,646	16.1%	6,583	19.0%	7,970	23.3%
\$75,000 - \$99,999	1,957	5.6%	3,969	11.5%	3,564	10.4%
\$100,000 - \$149,999	1,216	3.5%	1,864	5.4%	3,179	9.3%
\$150,000 - \$199,000	358	1.0%	595	1.7%	693	2.0%
\$200,000+	482	1.4%	735	2.1%	1,031	3.0%
Median Household Income	\$32,059		\$40,611		\$48,023	
Average Household Income	\$42,644		\$54,668		\$63,267	
Per Capita Income	\$16,895		\$21,992		\$25,560	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,733	7.3%	6,598	7.3%	6,459	7.3%
5 - 14	12,728	13.7%	11,305	12.5%	10,886	12.3%
15 - 19	8,934	9.6%	8,387	9.3%	8,097	9.1%
20 - 24	8,932	9.6%	8,790	9.7%	8,648	9.7%
25 - 34	12,577	13.6%	12,710	14.1%	12,110	13.6%
35 - 44	13,339	14.4%	10,928	12.1%	10,270	11.6%
45 - 54	10,526	11.4%	11,535	12.8%	10,843	12.2%
55 - 64	6,907	7.5%	8,491	9.4%	9,826	11.1%
65 - 74	6,310	6.8%	5,508	6.1%	5,705	6.4%
75 - 84	4,139	4.5%	4,107	4.6%	3,914	4.4%
85+	1,477	1.6%	1,848	2.0%	2,051	2.3%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	69,198	74.7%	63,946	70.9%	60,683	68.3%
Black Alone	11,226	12.1%	11,413	12.7%	11,542	13.0%
American Indian Alone	843	0.9%	908	1.0%	939	1.1%
Asian Alone	2,048	2.2%	2,503	2.8%	2,799	3.2%
Pacific Islander Alone	91	0.1%	102	0.1%	106	0.1%
Some Other Race Alone	6,379	6.9%	8,072	8.9%	9,196	10.4%
Two or More Races	2,819	3.0%	3,265	3.6%	3,548	4.0%
Hispanic Origin (Any Race)	12,950	14.0%	16,278	18.0%	18,461	20.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013 were effective as of July 1, 2008. Business data provided by Acxiom. Copyright 2008, all rights reserved.



Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

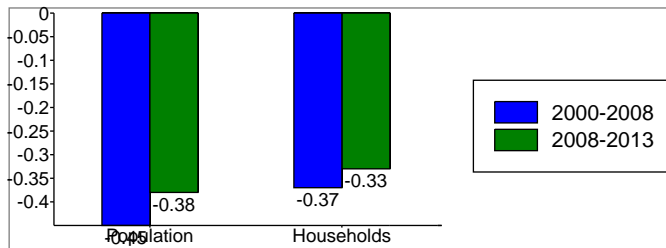
Radius: 1.0 mile

**Population and Households**

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

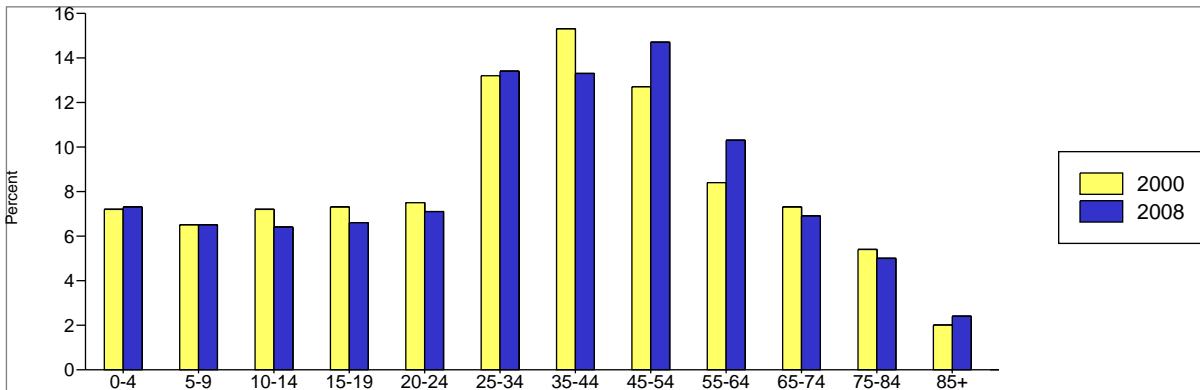
Year	Population	Households
2000	5,675	2,372
2008	5,466	2,300
2013	5,364	2,262

The difference between change in population and change in households is a result of two factors—the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 149 in 2000, or 2.6 percent of the total population. Average household size is 2.31 in 2008, compared to 2.33 in the year 2000.



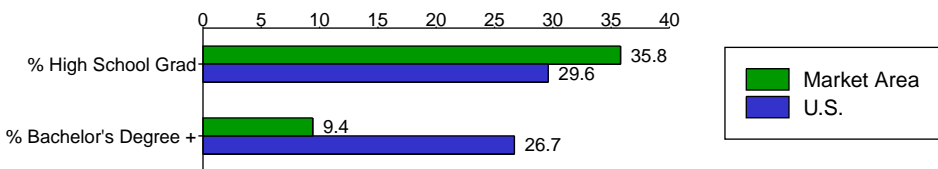
**Population by Age**

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 35.7, compared to 37.1 years currently. By age group, the changes in the percent distribution of the market area population show the following:



**Population by Education**

In 2008, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

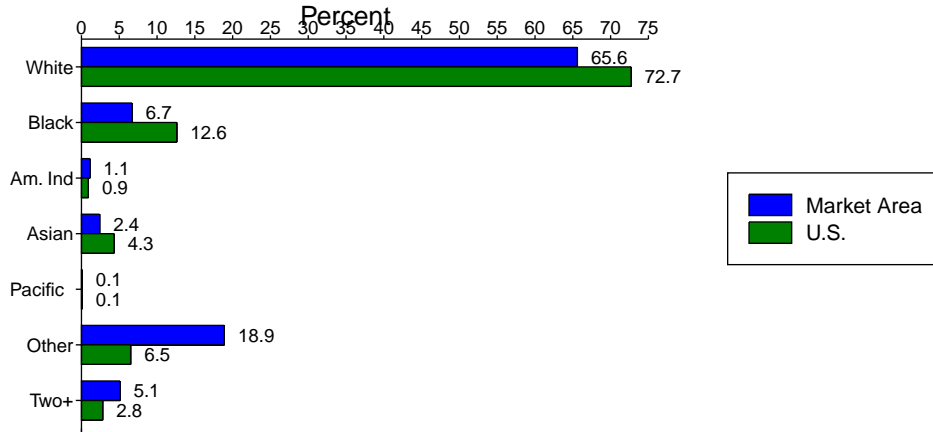
Site Type: Radius

Longitude: -98.520378

Radius: 1.0 mile

**Population by Race/Ethnicity**

Currently, the racial composition of the population in the market area breaks down as follows:

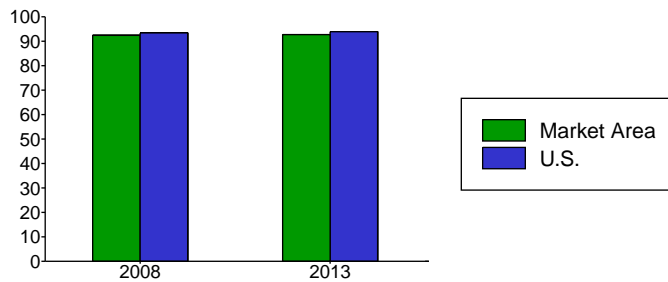


Persons of Hispanic origin represent 33.1 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 75.7 in the identified market area, compared to 59.3 in the U.S. population.

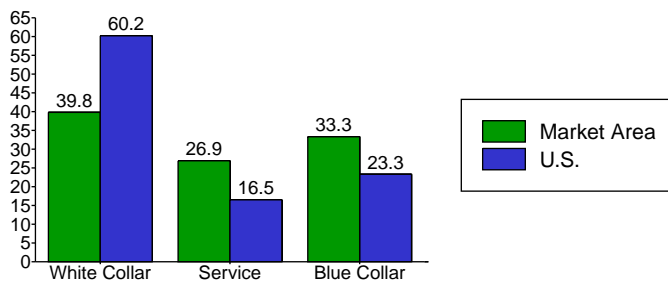
**Population by Employment**

In 2000, 60.6 percent of the population aged 16 years or older in the market area participated in the labor force; 2.2 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	%Employed	%Unemployed
2008	92.4	7.6
2013	92.7	7.3



And by occupational status:



In 2000, 76.4 percent of the market area population drove alone to work, and 2.1 percent worked at home. The average travel time to work in 2000 was 17.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

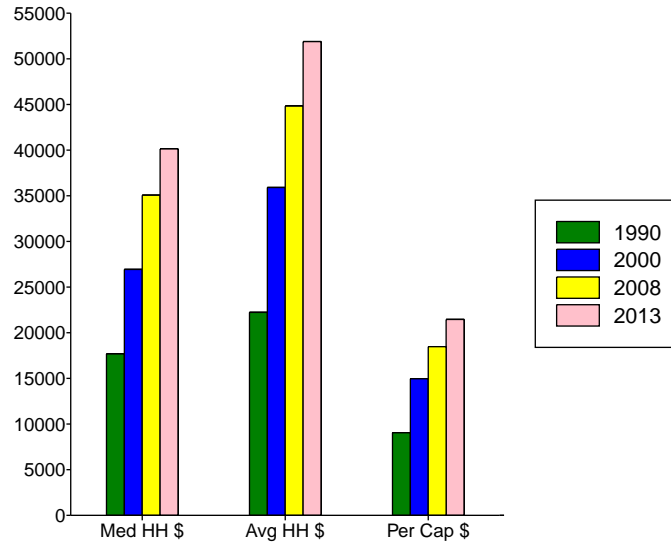
Site Type: Radius

Longitude: -98.520378

Radius: 1.0 mile

**Income**

The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2013:



**Housing**

Currently, 48.9 percent of the 2,763 housing units in the market area are owner occupied; 34.3 percent, renter occupied; and 16.8 percent are vacant. In 2000, there were 2,721 housing units— 49.3 percent owner occupied, 37.8 percent renter occupied and 12.9 percent vacant. The annual rate of change in housing units since 2000 is 0.19 percent. Median home value in the market area is \$48,136, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.69 percent annually to \$49,810. From 2000 to the current year, median home value changed by 2.76 percent annually.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

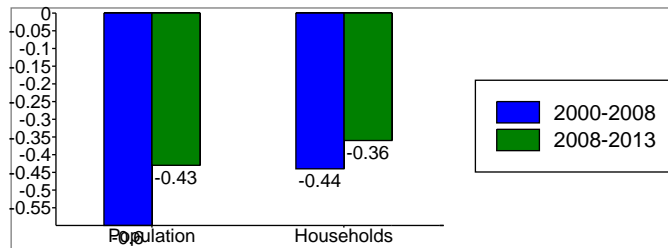
Radius: 3.0 mile

**Population and Households**

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

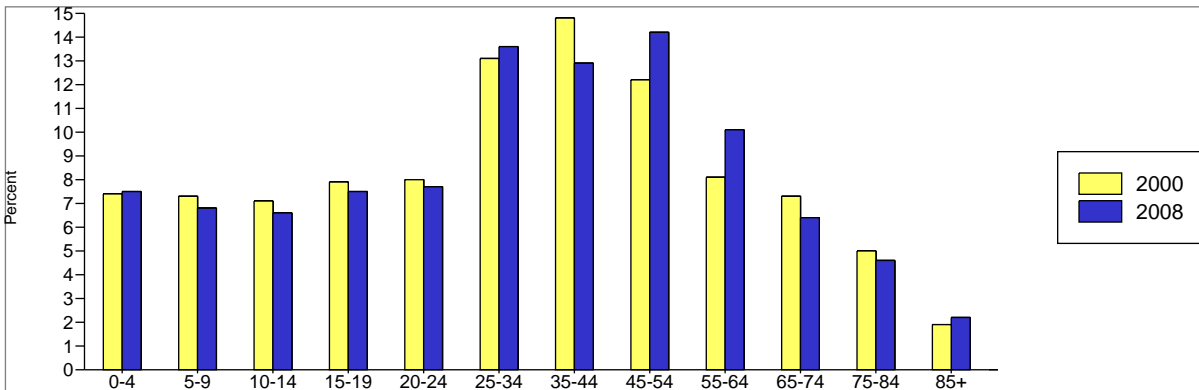
Year	Population	Households
2000	43,122	17,309
2008	41,050	16,686
2013	40,181	16,385

The difference between change in population and change in households is a result of two factors—the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 1,525 in 2000, or 3.5 percent of the total population. Average household size is 2.37 in 2008, compared to 2.40 in the year 2000.



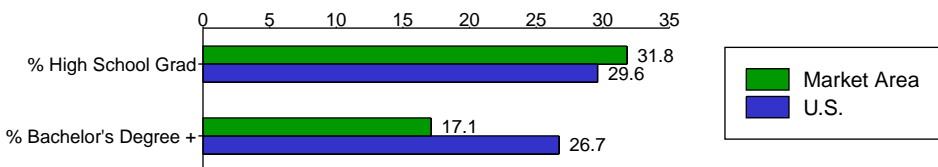
**Population by Age**

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 34.5, compared to 35.3 years currently. By age group, the changes in the percent distribution of the market area population show the following:



**Population by Education**

In 2008, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

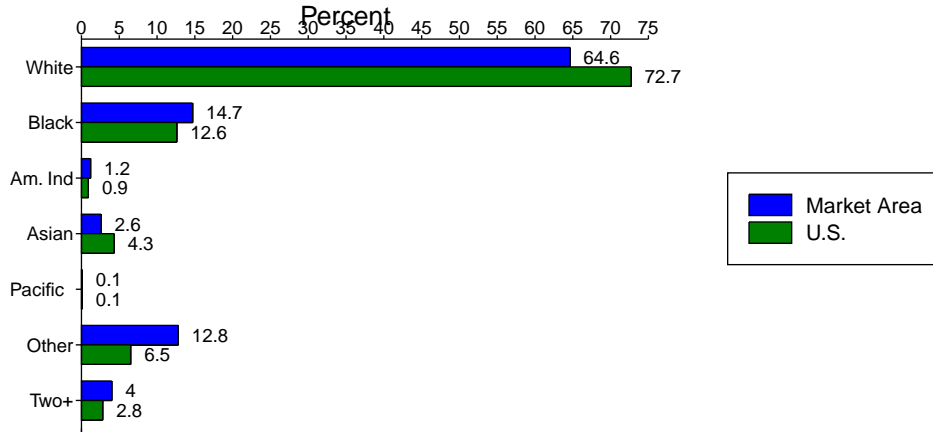
Site Type: Radius

Longitude: -98.520378

Radius: 3.0 mile

**Population by Race/Ethnicity**

Currently, the racial composition of the population in the market area breaks down as follows:

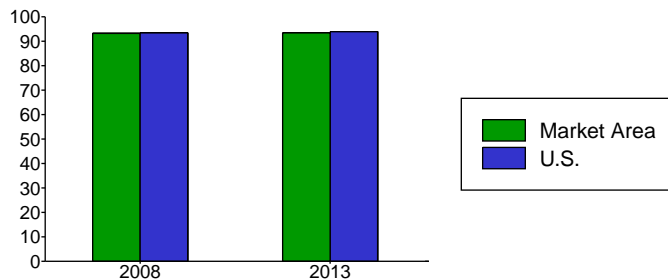


Persons of Hispanic origin represent 23.8 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 72.0 in the identified market area, compared to 59.3 in the U.S. population.

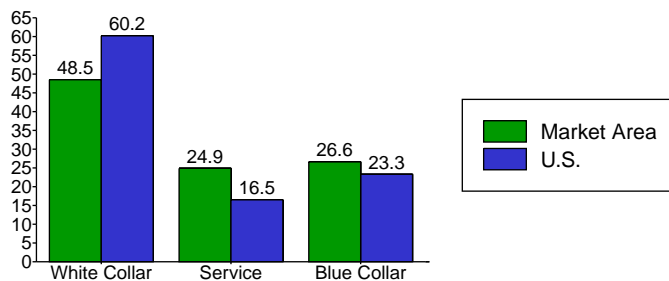
**Population by Employment**

In 2000, 61.0 percent of the population aged 16 years or older in the market area participated in the labor force; 2.1 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	%Employed	%Unemployed
2008	93.2	6.8
2013	93.4	6.6



And by occupational status:



In 2000, 81.2 percent of the market area population drove alone to work, and 1.6 percent worked at home. The average travel time to work in 2000 was 16.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



Wichita Falls

Latitude: 33.916282

Longitude: -98.520378

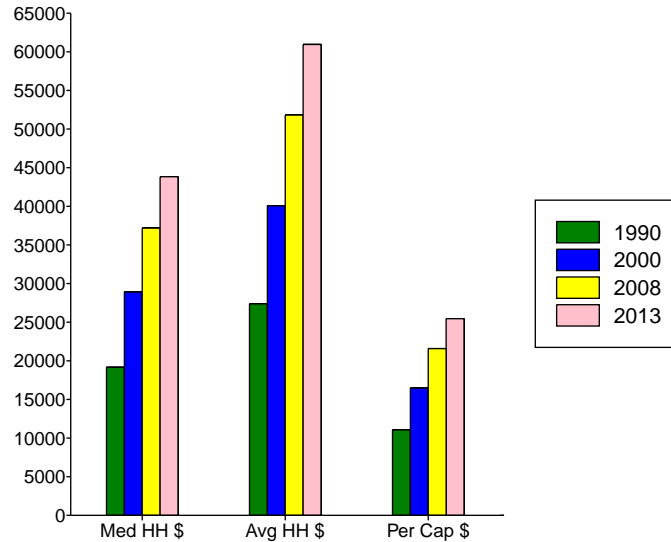
Wichita Falls, TX

Site Type: Radius

Radius: 3.0 mile

**Income**

The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2013:



**Housing**

Currently, 48.9 percent of the 20,002 housing units in the market area are owner occupied; 34.5 percent, renter occupied; and 16.6 percent are vacant. In 2000, there were 19,793 housing units— 49.6 percent owner occupied, 38.1 percent renter occupied and 12.3 percent vacant. The annual rate of change in housing units since 2000 is 0.13 percent. Median home value in the market area is \$57,548, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.02 percent annually to \$60,542. From 2000 to the current year, median home value changed by 2.94 percent annually.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

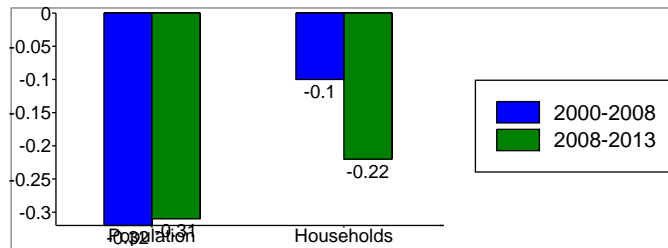
Radius: 5.0 mile

**Population and Households**

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

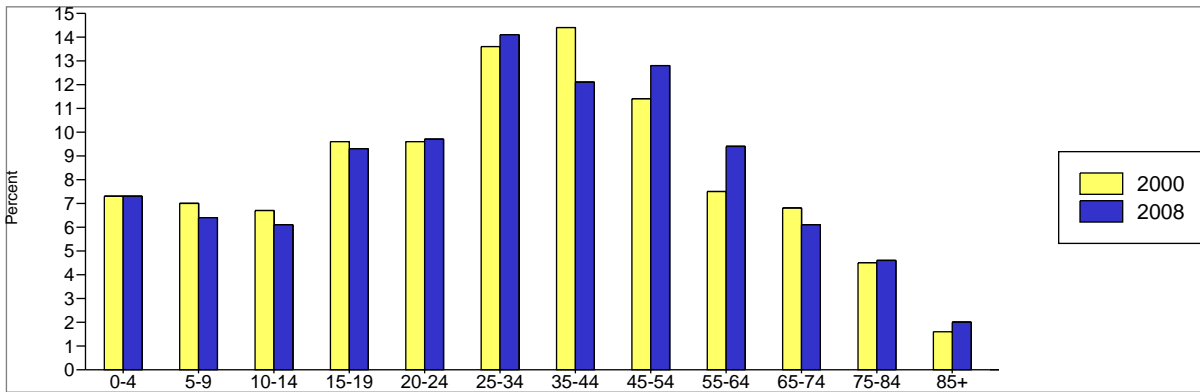
Year	Population	Households
2000	92,605	34,937
2008	90,209	34,649
2013	88,812	34,265

The difference between change in population and change in households is a result of two factors—the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 7,750 in 2000, or 8.4 percent of the total population. Average household size is 2.38 in 2008, compared to 2.43 in the year 2000.



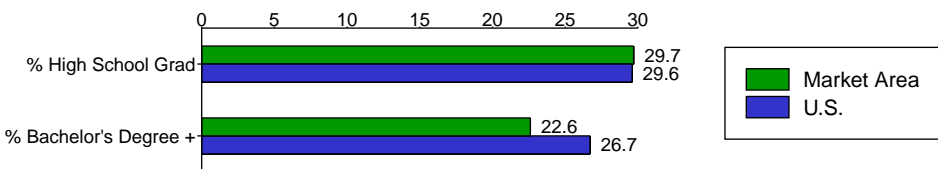
**Population by Age**

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 32.0, compared to 32.7 years currently. By age group, the changes in the percent distribution of the market area population show the following:



**Population by Education**

In 2008, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

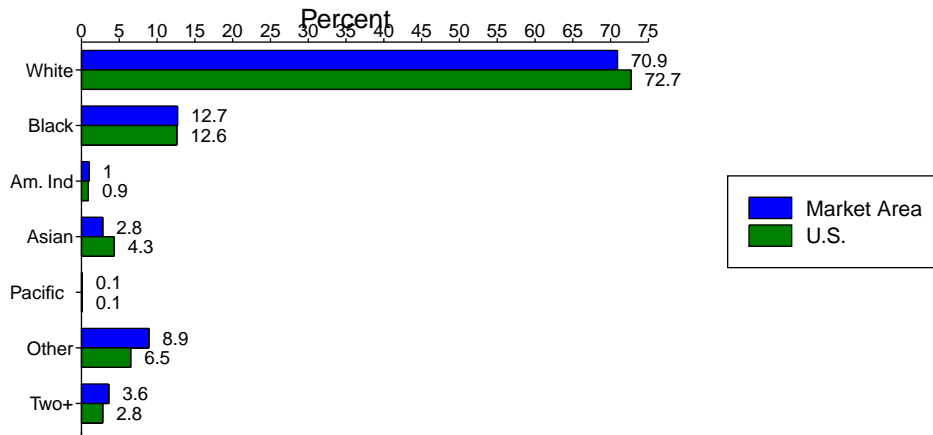
Site Type: Radius

Longitude: -98.520378

Radius: 5.0 mile

**Population by Race/Ethnicity**

Currently, the racial composition of the population in the market area breaks down as follows:

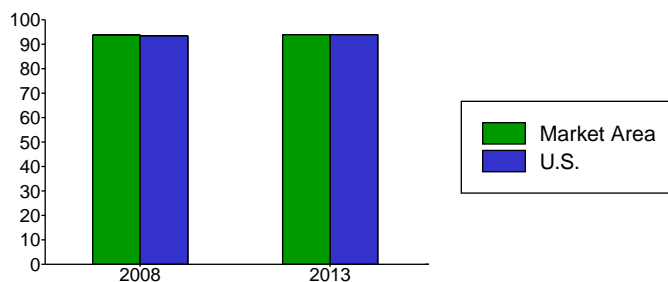


Persons of Hispanic origin represent 18.0 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 63.4 in the identified market area, compared to 59.3 in the U.S. population.

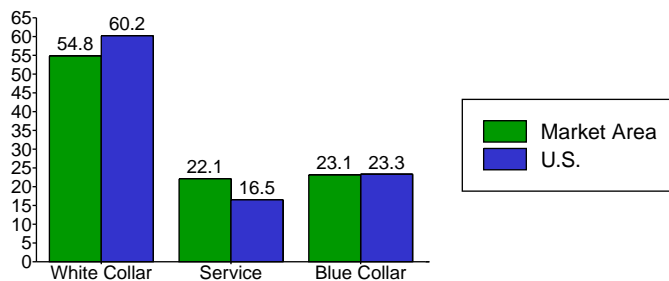
**Population by Employment**

In 2000, 65.5 percent of the population aged 16 years or older in the market area participated in the labor force; 10.5 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	%Employed	%Unemployed
2008	93.7	6.3
2013	93.9	6.1



And by occupational status:



In 2000, 75.4 percent of the market area population drove alone to work, and 2.0 percent worked at home. The average travel time to work in 2000 was 16.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

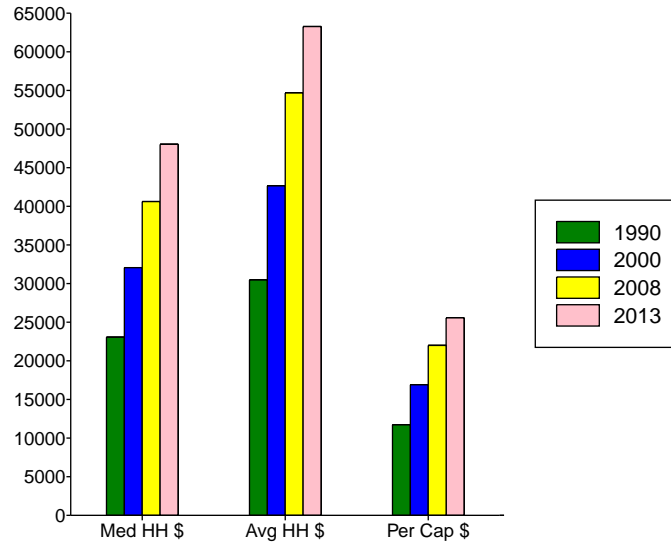
Site Type: Radius

Longitude: -98.520378

Radius: 5.0 mile

**Income**

The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2013:



**Housing**

Currently, 51.6 percent of the 39,935 housing units in the market area are owner occupied; 35.1 percent, renter occupied; and 13.2 percent are vacant. In 2000, there were 38,767 housing units— 51.9 percent owner occupied, 38.2 percent renter occupied and 9.8 percent vacant. The annual rate of change in housing units since 2000 is 0.36 percent. Median home value in the market area is \$75,942, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.72 percent annually to \$78,707. From 2000 to the current year, median home value changed by 3.16 percent annually.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 1.0 mile

Demographic	2008 Estimate	2013 Estimate
<b>Population:</b>		
Population	5,466	5,364
Persons in Group	151	151
<b>Households:</b>		
Households	2,300	2,262
Family Households	1,370	1,329
Average Household Size	2.31	2.31
<b>Population by Race and Ethnicity:</b>		
Total	5,467	5,365
White	3,589	3,358
Black	367	367
American Indian/Alaska Native	62	61
Asian	129	136
Pacific Islander	7	7
Other Race	1,033	1,140
Two or More Races	280	296
Hispanic Population	1,810	1,986
<b>Population by Sex:</b>		
Male	2,744	2,699
Female	2,723	2,666
<b>Income:</b>		
Median Household Income	\$35,055	\$40,129
Average Household Income	\$44,818	\$51,887
Median Family Income	\$39,217	\$45,543
Average Family Income	\$51,532	\$59,111
Per Capita Income	\$18,472	\$21,453
Median Disposable Income	\$29,418	-
Average Disposable Income	\$39,015	-
<b>Net Worth:</b>		
Median Net Worth	24,887	-
<b>Housing Units:</b>		
Owner-Occupied	1,351	1,292
Renter-Occupied	949	970

Source: ESRI forecasts for 2008 and 2013.



Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 1.0 mile

Population by Age	2008		2013	
	Number	Percent	Number	Percent
Total	5,467	100.0%	5,365	100.0%
0 - 4	398	7.3%	375	7.0%
5 - 9	357	6.5%	344	6.4%
10 - 14	348	6.4%	344	6.4%
15 - 19	359	6.6%	349	6.5%
20 - 24	390	7.1%	367	6.8%
25 - 29	386	7.1%	339	6.3%
30 - 34	346	6.3%	326	6.1%
35 - 39	349	6.4%	327	6.1%
40 - 44	377	6.9%	325	6.1%
45 - 49	433	7.9%	402	7.5%
50 - 54	373	6.8%	391	7.3%
55 - 59	327	6.0%	380	7.1%
60 - 64	238	4.4%	291	5.4%
65 - 69	219	4.0%	237	4.4%
70 - 74	159	2.9%	162	3.0%
75 - 79	152	2.8%	143	2.7%
80 - 84	124	2.3%	117	2.2%
85+	132	2.4%	146	2.7%
Median Age	37.1	-	38.6	-

**Population by Age - Males**

Total	2,744	100.0%	2,699	100.0%
0 - 4	213	7.8%	200	7.4%
5 - 9	190	6.9%	183	6.8%
10 - 14	183	6.7%	181	6.7%
15 - 19	172	6.3%	171	6.3%
20 - 24	207	7.5%	194	7.2%
25 - 29	212	7.7%	180	6.7%
30 - 34	178	6.5%	169	6.3%
35 - 39	189	6.9%	181	6.7%
40 - 44	199	7.3%	173	6.4%
45 - 49	213	7.8%	201	7.4%
50 - 54	187	6.8%	195	7.2%
55 - 59	171	6.2%	196	7.3%
60 - 64	110	4.0%	139	5.2%
65 - 69	103	3.8%	115	4.3%
70 - 74	76	2.8%	75	2.8%
75 - 79	60	2.2%	61	2.3%
80 - 84	45	1.6%	45	1.7%
85+	36	1.3%	40	1.5%
Median Age	35.4	-	37.0	-

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 1.0 mile

Population by Age - Females	2008		2013	
	Number	Percent	Number	Percent
Total	2,723	100.0%	2,666	100.0%
0 - 4	185	6.8%	175	6.6%
5 - 9	167	6.1%	161	6.0%
10 - 14	165	6.1%	163	6.1%
15 - 19	187	6.9%	178	6.7%
20 - 24	183	6.7%	173	6.5%
25 - 29	174	6.4%	159	6.0%
30 - 34	168	6.2%	157	5.9%
35 - 39	160	5.9%	146	5.5%
40 - 44	178	6.5%	152	5.7%
45 - 49	220	8.1%	201	7.5%
50 - 54	186	6.8%	196	7.4%
55 - 59	156	5.7%	184	6.9%
60 - 64	128	4.7%	152	5.7%
65 - 69	116	4.3%	122	4.6%
70 - 74	83	3.0%	87	3.3%
75 - 79	92	3.4%	82	3.1%
80 - 84	79	2.9%	72	2.7%
85+	96	3.5%	106	4.0%
Median Age	39.1	-	40.7	-

**Households by Household Income:**

Total	2,301	100.0%	2,262	100.0%
< \$10,000	302	13.1%	245	10.8%
\$10,000 - \$14,999	140	6.1%	125	5.5%
\$15,000 - \$19,999	162	7.0%	147	6.5%
\$20,000 - \$24,999	173	7.5%	122	5.4%
\$25,000 - \$29,999	167	7.3%	167	7.4%
\$30,000 - \$34,999	203	8.8%	123	5.4%
\$35,000 - \$39,999	264	11.5%	196	8.7%
\$40,000 - \$44,999	124	5.4%	200	8.8%
\$45,000 - \$49,999	126	5.5%	125	5.5%
\$50,000 - \$59,999	177	7.7%	229	10.1%
\$60,000 - \$74,999	192	8.3%	249	11.0%
\$75,000 - \$99,999	147	6.4%	161	7.1%
\$100,000 - \$124,999	33	1.4%	77	3.4%
\$125,000 - \$149,999	29	1.3%	20	0.9%
\$150,000 - \$199,999	20	0.9%	25	1.1%
\$200,000 - \$249,999	25	1.1%	19	0.8%
\$250,000 - \$499,999	11	0.5%	25	1.1%
\$500,000+	6	0.3%	7	0.3%

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 1.0 mile

<u>Families by Family Income:</u>	2008		2013	
	Number	Percent	Number	Percent
Total	1,371	100.0%	1,331	100.0%
< \$10,000	109	8.0%	87	6.5%
\$10,000 - \$14,999	39	2.8%	39	2.9%
\$15,000 - \$19,999	62	4.5%	46	3.5%
\$20,000 - \$24,999	113	8.2%	67	5.0%
\$25,000 - \$29,999	107	7.8%	99	7.4%
\$30,000 - \$34,999	159	11.6%	98	7.4%
\$35,000 - \$39,999	112	8.2%	132	9.9%
\$40,000 - \$44,999	93	6.8%	88	6.6%
\$45,000 - \$49,999	81	5.9%	79	5.9%
\$50,000 - \$59,999	143	10.4%	129	9.7%
\$60,000 - \$74,999	160	11.7%	164	12.3%
\$75,000 - \$99,999	100	7.3%	191	14.4%
\$100,000 - \$124,999	25	1.8%	43	3.2%
\$125,000 - \$149,999	24	1.8%	23	1.7%
\$150,000 - \$199,999	16	1.2%	16	1.2%
\$200,000 - \$249,999	16	1.2%	13	1.0%
\$250,000 - \$499,999	9	0.7%	14	1.1%
\$500,000+	3	0.2%	3	0.2%

<u>Households by Disposable Income:</u>		
Total	2,302	100.0%
<\$15,000	497	21.6%
\$15,000 - \$24,999	408	17.7%
\$25,000 - \$34,999	461	20.0%
\$35,000 - \$49,999	461	20.0%
\$50,000 - \$74,999	314	13.6%
\$75,000 - \$99,999	69	3.0%
\$100,000 - \$149,999	44	1.9%
\$150,000 - \$199,999	21	0.9%
\$200,000+	27	1.2%

<u>Households by Net Worth:</u>		
Total	2,301	100.0%
<\$15,000	972	42.2%
\$15,000 - \$34,999	285	12.4%
\$35,000 - \$49,999	145	6.3%
\$50,000 - \$74,999	138	6.0%
\$75,000 - \$99,999	116	5.0%
\$100,000 - \$149,999	158	6.9%
\$150,000 - \$249,999	147	6.4%
\$250,000 - \$499,999	131	5.7%
\$500,000 - \$999,999	97	4.2%
\$1,000,000+	112	4.9%

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282  
Longitude: -98.520378  
Radius: 1.0 mile

Wichita Falls, TX

Site Type: Radius

**Consumer Expenditures (2008) Total**

**Retail Summary:**

Retail Expenditures: Total \$38,138,414

**Apparel:**

Apparel and Services: Total \$3,246,756  
Men's Apparel: Total \$599,681  
Women's Apparel: Total \$1,070,541  
Children's Apparel: Total \$588,349  
Infant Apparel (Under 2 Years): Total \$157,387  
Footwear \$496,008  
Watches & Jewelry \$292,552  
Other Apparel and Services \$199,625

**Education:**

Education: Total \$1,867,211  
School Books & Supplies: Total \$306,621

**Transportation (Local):**

Gasoline and Motor Oil: Total \$3,886,182  
Vehicle Maintenance & Repairs: Total \$1,414,880  
Vehicle Insurance: Total \$2,045,255

**Entertainment/Recreation:**

Entertainment & Recreation: Total \$5,226,921  
Fees and Admissions: Total \$782,280  
Membership Fees for Social/Recreation/Civic Clubs: Total \$213,270  
Fees for Participant Sports, excl. Trips: Total \$141,986  
Admission to Movie/Theatre/Opera/Ballet: Total \$196,659  
Admission to Sporting Events, excl. Trips: Total \$76,124  
Fees for Recreational Lessons: Total \$153,506  
TV/Video/Sound Equipment: Total \$2,113,135  
Community Antenna or Cable Television \$1,131,507  
Televisions: Total \$407,882  
VCRs, Video Cameras, and DVD Players: Total \$49,435  
Video Cassettes and DVDs: Total \$97,860  
Video Game Hardware and Software: Total \$52,841  
Satellite Dishes: Total \$1,773  
Rental of Video Cassettes and DVDs: Total \$78,059  
Sound Equipment: Total \$283,781  
Rental of TV/VCR/Radio/Sound Equipment: Total \$2,557  
Repair of TV/Radio/Sound Equipment: Total \$6,463  
Pets: Total \$653,803  
Toys and Games: Total \$221,613  
Recreational Vehicles and Fees: Total \$609,709  
Sports/Recreation/Exercise Equipment: Total \$276,160  
Photo Equipment and Supplies: Total \$175,789  
Film Processing: Total \$42,597  
Reading: Total \$394,432

Source: Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2008.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 1.0 mile

**Consumer Expenditures (2008) Total**

**Life Insurance/Pensions:**

Life/Other Personal Insurance: Total \$786,462

**Health Care:**

Health Care: Total \$6,182,031

Health Insurance: Total \$3,040,360

Nonprescription Drugs \$178,772

Prescription Drugs \$904,969

Eyeglasses and Contact Lenses: Total \$110,874

**Food Services:**

Food at Home \$7,311,409

Bakery and Cereal Products \$1,009,330

Meat, Poultry, Fish, and Eggs \$1,857,644

Dairy Products \$828,374

Fruits and Vegetables \$1,212,512

Snacks and Other Food at Home \$2,403,549

Nonalcoholic Beverages at Home \$674,371

Food Away from Home - Meals at Restaurants/Other: Total \$4,573,115

Alcoholic Beverages \$840,855

**Housing:**

Shelter: Total \$20,846,609

Mortgage Payment & Basics: Total \$11,295,987

**Owned Dwellings**

Maintenance & Remodeling Services: Total \$2,408,142

Maintenance & Remodeling Materials: Total \$551,561

Paint/Wallpaper/Supplies: Total \$30,642

**Rented Dwellings**

Maintenance & Remodeling Services: Total \$56,701

Maintenance & Remodeling Materials: Total \$19,735

Paint/Wallpaper/Supplies: Total \$2,653

Utilities/Fuel/Public Services: Total \$7,008,462

Telephone Services: Total \$2,342,986

Insurance - Owners & Renters: Total \$706,289

**Household Goods:**

Household Textiles: Total \$194,367

Furniture: Total \$865,230

Floor Coverings: Total \$120,213

Major Appliances: Total \$409,895

Housewares: Total \$125,782

Small Appliances: Total \$50,095

Luggage: Total \$13,175

Telephones and Accessories: Total \$54,599

Housekeeping Supplies: Total \$1,141,387

Computer & Hardware for Home Use: Total \$293,406

Software & Accessories for Home Use: Total \$38,221

Source: Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2008.



Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 1.0 mile

Consumer Expenditures (2008)	Total
<b>Personal Care:</b>	
Personal Care Products: Total	\$649,521
Personal Care Services: Total	\$459,479
<b>Financial:</b>	
Investments: Total	\$1,135,616
Vehicle Loans: Total	\$8,723,009
<b>Household Services:</b>	
Computer Information Services	\$309,793
Child Care	\$572,240
Lawn & Garden	\$577,183
Moving/Storage/Freight Express	\$72,146
Housekeeping Services	\$162,749
<b>Transportation (Local):</b>	
Vehicle Insurance: Total	\$2,045,255
Vehicle Purchases (Net Outlay): Total	\$7,428,510
Gasoline: Total	\$3,804,857
Motor Oil: Total	\$22,532
Vehicle Maintenance and Repairs: Total	\$1,414,880
<b>Travel:</b>	
Travel: Total	\$2,426,170
Airline Fares: Total	\$514,048
Lodging on Trips: Total	\$536,723
Auto/Truck/Van Rental on Trips: Total	\$45,341
Food and Drink on Trips: Total	\$617,505
<b>Miscellaneous Expenses:</b>	
Smoking Products: Total	\$773,679

Source: Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2008.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 1.0 mile

**Tapestry Segmentation System (2008):**

**Total**

<b>L1. High Society</b>	1
01 Top Rung	0
02 Suburban Splendor	0
03 Connoisseurs	0
04 Boomburbs	0
05 Wealthy Seaboard Suburbs	0
06 Sophisticated Squires	0
07 Exurbanites	1
<b>L2. Upscale Avenues</b>	0
09 Urban Chic	0
10 Pleasant-Ville	0
11 Pacific Heights	0
13 In Style	0
16 Enterprising Professionals	0
17 Green Acres	0
18 Cozy and Comfortable	0
<b>L3. Metropolis</b>	0
20 City Lights	0
22 Metropolitans	0
45 City Strivers	0
51 Metro City Edge	0
54 Urban Rows	0
62 Modest Income Homes	0
<b>L4. Solo Acts</b>	406
08 Laptops and Lattes	0
23 Trendsetters	0
27 Metro Renters	0
36 Old and Newcomers	406
39 Young and Restless	0
<b>L5. Senior Styles</b>	0
14 Prosperous Empty Nesters	0
15 Silver and Gold	0
29 Rustbelt Retirees	0
30 Retirement Communities	0
43 The Elders	0
49 Senior Sun Seekers	0
50 Heartland Communities	0
57 Simple Living	0
65 Social Security Set	0
<b>L6. Scholars &amp; Patriots</b>	0
40 Military Proximity	0
55 College Towns	0
63 Dorms to Diplomas	0

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 1.0 mile

**Tapestry Segmentation System (2008):**

	Total
<b>L7. High Hopes</b>	0
28 Aspiring Young Families	0
48 Great Expectations	0
<b>L8. Global Roots</b>	239
35 International Marketplace	0
38 Industrious Urban Fringe	0
44 Urban Melting Pot	0
47 Las Casas	0
52 Inner City Tenants	0
58 NeWest Residents	0
60 City Dimensions	239
61 High Rise Renters	0
<b>L9. Family Portrait</b>	399
12 Up and Coming Families	0
19 Milk and Cookies	0
21 Urban Villages	0
59 Southwestern Families	399
64 City Commons	0
<b>L10. Traditional Living</b>	24
24 Main Street, USA	0
32 Rustbelt Traditions	0
33 Midlife Junction	24
34 Family Foundations	0
<b>L11. Factories &amp; Farms</b>	804
25 Salt of the Earth	0
37 Prairie Living	0
42 Southern Satellites	0
53 Home Town	804
56 Rural Bypasses	0
<b>L12. American Quilt</b>	427
26 Midland Crowd	0
31 Rural Resort Dwellers	0
41 Crossroads	0
46 Rooted Rural	427
66 Unclassified	0

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 1.0 mile

**2008 Population 25+ by Educational Attainment**

Total	3,616
Less than 9th Grade	14.0%
9th - 12th Grade, No Diploma	17.6%
High School Graduate	35.8%
Some College, No Degree	17.7%
Associate Degree	5.5%
Bachelor's Degree	6.1%
Graduate/Professional Degree	3.3%

**2000 Households by Type**

Total	2,372
Family Households	60.5%
Married-couple Family	42.7%
With Related Children	20.1%
Other Family (No Spouse)	17.9%
With Related Children	11.0%
Nonfamily Households	39.5%
Householder Living Alone	33.3%
Householder Not Living Alone	6.2%
Households with Related Children	31.2%
Households with Persons 65+	24.5%

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 3.0 mile

Demographic	2008 Estimate	2013 Estimate
<b>Population:</b>		
Population	41,050	40,181
Persons in Group	1,549	1,549
<b>Households:</b>		
Households	16,686	16,385
Family Households	10,115	9,803
Average Household Size	2.37	2.36
<b>Population by Race and Ethnicity:</b>		
Total	41,049	40,181
White	26,507	24,870
Black	6,048	5,949
American Indian/Alaska Native	491	500
Asian	1,074	1,178
Pacific Islander	32	32
Other Race	5,261	5,898
Two or More Races	1,636	1,754
Hispanic Population	9,773	10,883
<b>Population by Sex:</b>		
Male	20,080	19,717
Female	20,972	20,466
<b>Income:</b>		
Median Household Income	\$37,175	\$43,829
Average Household Income	\$51,808	\$60,948
Median Family Income	\$45,767	\$53,883
Average Family Income	\$61,162	\$71,728
Per Capita Income	\$21,579	\$25,454
Median Disposable Income	\$32,132	-
Average Disposable Income	\$43,899	-
<b>Net Worth:</b>		
Median Net Worth	34,149	-
<b>Housing Units:</b>		
Owner-Occupied	9,784	9,360
Renter-Occupied	6,902	7,025

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 3.0 mile

Population by Age	2008		2013	
	Number	Percent	Number	Percent
Total	41,052	100.0%	40,183	100.0%
0 - 4	3,063	7.5%	2,964	7.4%
5 - 9	2,783	6.8%	2,680	6.7%
10 - 14	2,711	6.6%	2,593	6.5%
15 - 19	3,084	7.5%	2,954	7.4%
20 - 24	3,153	7.7%	3,094	7.7%
25 - 29	2,934	7.1%	2,610	6.5%
30 - 34	2,634	6.4%	2,461	6.1%
35 - 39	2,595	6.3%	2,490	6.2%
40 - 44	2,695	6.6%	2,482	6.2%
45 - 49	3,040	7.4%	2,702	6.7%
50 - 54	2,792	6.8%	2,789	6.9%
55 - 59	2,368	5.8%	2,720	6.8%
60 - 64	1,774	4.3%	2,183	5.4%
65 - 69	1,454	3.5%	1,585	3.9%
70 - 74	1,191	2.9%	1,142	2.8%
75 - 79	1,056	2.6%	968	2.4%
80 - 84	841	2.0%	832	2.1%
85+	884	2.2%	934	2.3%
Median Age	35.3	-	36.5	-

**Population by Age - Males**

Total	20,080	100.0%	19,717	100.0%
0 - 4	1,572	7.8%	1,518	7.7%
5 - 9	1,414	7.0%	1,372	7.0%
10 - 14	1,369	6.8%	1,315	6.7%
15 - 19	1,512	7.5%	1,456	7.4%
20 - 24	1,624	8.1%	1,600	8.1%
25 - 29	1,499	7.5%	1,316	6.7%
30 - 34	1,341	6.7%	1,243	6.3%
35 - 39	1,333	6.6%	1,289	6.5%
40 - 44	1,354	6.7%	1,248	6.3%
45 - 49	1,530	7.6%	1,362	6.9%
50 - 54	1,378	6.9%	1,390	7.0%
55 - 59	1,175	5.9%	1,356	6.9%
60 - 64	812	4.0%	1,026	5.2%
65 - 69	651	3.2%	732	3.7%
70 - 74	514	2.6%	496	2.5%
75 - 79	424	2.1%	390	2.0%
80 - 84	315	1.6%	323	1.6%
85+	263	1.3%	285	1.4%
Median Age	33.9	-	35.1	-

Source: ESRI forecasts for 2008 and 2013.



Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 3.0 mile

Population by Age - Females	2008		2013	
	Number	Percent	Number	Percent
Total	20,972	100.0%	20,466	100.0%
0 - 4	1,491	7.1%	1,446	7.1%
5 - 9	1,369	6.5%	1,308	6.4%
10 - 14	1,342	6.4%	1,278	6.2%
15 - 19	1,572	7.5%	1,498	7.3%
20 - 24	1,529	7.3%	1,494	7.3%
25 - 29	1,435	6.8%	1,294	6.3%
30 - 34	1,293	6.2%	1,218	6.0%
35 - 39	1,262	6.0%	1,201	5.9%
40 - 44	1,341	6.4%	1,234	6.0%
45 - 49	1,510	7.2%	1,340	6.5%
50 - 54	1,414	6.7%	1,399	6.8%
55 - 59	1,193	5.7%	1,364	6.7%
60 - 64	962	4.6%	1,157	5.7%
65 - 69	803	3.8%	853	4.2%
70 - 74	677	3.2%	646	3.2%
75 - 79	632	3.0%	578	2.8%
80 - 84	526	2.5%	509	2.5%
85+	621	3.0%	649	3.2%
Median Age	36.8	-	37.9	-

**Households by Household Income:**

Total	16,685	100.0%	16,384	100.0%
< \$10,000	1,994	12.0%	1,625	9.9%
\$10,000 - \$14,999	1,033	6.2%	886	5.4%
\$15,000 - \$19,999	1,185	7.1%	1,056	6.4%
\$20,000 - \$24,999	1,106	6.6%	835	5.1%
\$25,000 - \$29,999	1,083	6.5%	1,043	6.4%
\$30,000 - \$34,999	1,279	7.7%	781	4.8%
\$35,000 - \$39,999	1,402	8.4%	1,163	7.1%
\$40,000 - \$44,999	870	5.2%	1,021	6.2%
\$45,000 - \$49,999	880	5.3%	869	5.3%
\$50,000 - \$59,999	1,482	8.9%	1,545	9.4%
\$60,000 - \$74,999	1,486	8.9%	2,082	12.7%
\$75,000 - \$99,999	1,517	9.1%	1,447	8.8%
\$100,000 - \$124,999	406	2.4%	933	5.7%
\$125,000 - \$149,999	311	1.9%	257	1.6%
\$150,000 - \$199,999	249	1.5%	303	1.8%
\$200,000 - \$249,999	177	1.1%	191	1.2%
\$250,000 - \$499,999	177	1.1%	265	1.6%
\$500,000+	48	0.3%	82	0.5%

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 3.0 mile

<u>Families by Family Income:</u>	2008		2013	
	Number	Percent	Number	Percent
Total	10,114	100.0%	9,804	100.0%
< \$10,000	767	7.6%	621	6.3%
\$10,000 - \$14,999	335	3.3%	300	3.1%
\$15,000 - \$19,999	459	4.5%	326	3.3%
\$20,000 - \$24,999	672	6.6%	444	4.5%
\$25,000 - \$29,999	563	5.6%	569	5.8%
\$30,000 - \$34,999	848	8.4%	505	5.2%
\$35,000 - \$39,999	678	6.7%	703	7.2%
\$40,000 - \$44,999	642	6.3%	528	5.4%
\$45,000 - \$49,999	553	5.5%	499	5.1%
\$50,000 - \$59,999	1,234	12.2%	938	9.6%
\$60,000 - \$74,999	1,132	11.2%	1,351	13.8%
\$75,000 - \$99,999	1,094	10.8%	1,571	16.0%
\$100,000 - \$124,999	284	2.8%	556	5.7%
\$125,000 - \$149,999	308	3.0%	237	2.4%
\$150,000 - \$199,999	232	2.3%	260	2.7%
\$200,000 - \$249,999	132	1.3%	175	1.8%
\$250,000 - \$499,999	144	1.4%	166	1.7%
\$500,000+	37	0.4%	55	0.6%

<u>Households by Disposable Income:</u>	Number	Percent
Total	16,686	100.0%
<\$15,000	3,432	20.6%
\$15,000 - \$24,999	2,680	16.1%
\$25,000 - \$34,999	2,878	17.2%
\$35,000 - \$49,999	3,187	19.1%
\$50,000 - \$74,999	2,801	16.8%
\$75,000 - \$99,999	713	4.3%
\$100,000 - \$149,999	548	3.3%
\$150,000 - \$199,999	189	1.1%
\$200,000+	258	1.5%

<u>Households by Net Worth:</u>	Number	Percent
Total	16,686	100.0%
<\$15,000	6,487	38.9%
\$15,000 - \$34,999	1,906	11.4%
\$35,000 - \$49,999	940	5.6%
\$50,000 - \$74,999	1,017	6.1%
\$75,000 - \$99,999	882	5.3%
\$100,000 - \$149,999	1,093	6.6%
\$150,000 - \$249,999	1,210	7.3%
\$250,000 - \$499,999	1,359	8.1%
\$500,000 - \$999,999	996	6.0%
\$1,000,000+	796	4.8%

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 3.0 mile

**Consumer Expenditures (2008) Total**

**Retail Summary:**

Retail Expenditures: Total \$312,341,162

**Apparel:**

Apparel and Services: Total \$27,270,571  
 Men's Apparel: Total \$5,052,355  
 Women's Apparel: Total \$9,152,691  
 Children's Apparel: Total \$4,782,577  
 Infant Apparel (Under 2 Years): Total \$1,267,014  
 Footwear \$4,091,770  
 Watches & Jewelry \$2,495,321  
 Other Apparel and Services \$1,695,857

**Education:**

Education: Total \$17,018,421  
 School Books & Supplies: Total \$2,655,628

**Transportation (Local):**

Gasoline and Motor Oil: Total \$30,744,028  
 Vehicle Maintenance & Repairs: Total \$11,613,596  
 Vehicle Insurance: Total \$16,754,034

**Entertainment/Recreation:**

Entertainment & Recreation: Total \$43,687,810  
 Fees and Admissions: Total \$7,009,634  
 Membership Fees for Social/Recreation/Civic Clubs: Total \$1,912,750  
 Fees for Participant Sports, excl. Trips: Total \$1,302,782  
 Admission to Movie/Theatre/Opera/Ballet: Total \$1,727,015  
 Admission to Sporting Events, excl. Trips: Total \$673,365  
 Fees for Recreational Lessons: Total \$1,387,708  
 TV/Video/Sound Equipment: Total \$17,774,257  
 Community Antenna or Cable Television \$9,437,589  
 Televisions: Total \$3,457,246  
 VCRs, Video Cameras, and DVD Players: Total \$416,492  
 Video Cassettes and DVDs: Total \$819,760  
 Video Game Hardware and Software: Total \$448,861  
 Satellite Dishes: Total \$13,941  
 Rental of Video Cassettes and DVDs: Total \$649,094  
 Sound Equipment: Total \$2,445,932  
 Rental of TV/VCR/Radio/Sound Equipment: Total \$21,327  
 Repair of TV/Radio/Sound Equipment: Total \$55,251  
 Pets: Total \$5,311,236  
 Toys and Games: Total \$1,826,849  
 Recreational Vehicles and Fees: Total \$4,526,063  
 Sports/Recreation/Exercise Equipment: Total \$2,299,820  
 Photo Equipment and Supplies: Total \$1,483,771  
 Film Processing: Total \$355,248  
 Reading: Total \$3,456,180

Source: Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2008.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 3.0 mile

Consumer Expenditures (2008)	Total
<b><u>Life Insurance/Pensions:</u></b>	
Life/Other Personal Insurance: Total	\$6,636,702
<b><u>Health Care:</u></b>	
Health Care: Total	\$51,039,833
Health Insurance: Total	\$25,323,234
Nonprescription Drugs	\$1,420,421
Prescription Drugs	\$7,463,985
Eyeglasses and Contact Lenses: Total	\$917,004
<b><u>Food Services:</u></b>	
Food at Home	\$60,018,301
Bakery and Cereal Products	\$8,339,298
Meat, Poultry, Fish, and Eggs	\$15,082,364
Dairy Products	\$6,806,375
Fruits and Vegetables	\$10,025,147
Snacks and Other Food at Home	\$19,765,117
Nonalcoholic Beverages at Home	\$5,452,201
Food Away from Home - Meals at Restaurants/Other: Total	\$38,328,206
Alcoholic Beverages	\$7,343,973
<b><u>Housing:</u></b>	
Shelter: Total	\$178,170,803
Mortgage Payment & Basics: Total	\$98,060,763
Owned Dwellings	
Maintenance & Remodeling Services: Total	\$20,874,095
Maintenance & Remodeling Materials: Total	\$4,197,902
Paint/Wallpaper/Supplies: Total	\$261,782
Rented Dwellings	
Maintenance & Remodeling Services: Total	\$440,141
Maintenance & Remodeling Materials: Total	\$145,533
Paint/Wallpaper/Supplies: Total	\$22,324
Utilities/Fuel/Public Services: Total	\$57,414,610
Telephone Services: Total	\$19,084,199
Insurance - Owners & Renters: Total	\$5,824,666
<b><u>Household Goods:</u></b>	
Household Textiles: Total	\$1,646,392
Furniture: Total	\$7,385,482
Floor Coverings: Total	\$1,049,277
Major Appliances: Total	\$3,337,660
Housewares: Total	\$1,077,435
Small Appliances: Total	\$416,942
Luggage: Total	\$117,528
Telephones and Accessories: Total	\$471,583
Housekeeping Supplies: Total	\$9,377,390
Computer & Hardware for Home Use: Total	\$2,513,367
Software & Accessories for Home Use: Total	\$329,225

Source: Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2008.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 3.0 mile

Consumer Expenditures (2008)	Total
<b>Personal Care:</b>	
Personal Care Products: Total	\$5,358,923
Personal Care Services: Total	\$4,014,489
<b>Financial:</b>	
Investments: Total	\$11,025,787
Vehicle Loans: Total	\$68,449,823
<b>Household Services:</b>	
Computer Information Services	\$2,619,816
Child Care	\$4,931,824
Lawn & Garden	\$4,872,636
Moving/Storage/Freight Express	\$587,775
Housekeeping Services	\$1,468,499
<b>Transportation (Local):</b>	
Vehicle Insurance: Total	\$16,754,034
Vehicle Purchases (Net Outlay): Total	\$59,187,536
Gasoline: Total	\$30,193,304
Motor Oil: Total	\$162,110
Vehicle Maintenance and Repairs: Total	\$11,613,596
<b>Travel:</b>	
Travel: Total	\$20,921,592
Airline Fares: Total	\$4,488,334
Lodging on Trips: Total	\$4,668,803
Auto/Truck/Van Rental on Trips: Total	\$405,633
Food and Drink on Trips: Total	\$5,279,935
<b>Miscellaneous Expenses:</b>	
Smoking Products: Total	\$6,309,315

Source: Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2008.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 3.0 mile

**Tapestry Segmentation System (2008):**

**Total**

<b>L1. High Society</b>	494
01 Top Rung	0
02 Suburban Splendor	0
03 Connoisseurs	0
04 Boomburbs	0
05 Wealthy Seaboard Suburbs	0
06 Sophisticated Squires	0
07 Exurbanites	494
<b>L2. Upscale Avenues</b>	1
09 Urban Chic	0
10 Pleasant-Ville	0
11 Pacific Heights	0
13 In Style	0
16 Enterprising Professionals	0
17 Green Acres	1
18 Cozy and Comfortable	0
<b>L3. Metropolis</b>	2,437
20 City Lights	0
22 Metropolitans	1,221
45 City Strivers	0
51 Metro City Edge	0
54 Urban Rows	0
62 Modest Income Homes	1,216
<b>L4. Solo Acts</b>	442
08 Laptops and Lattes	0
23 Trendsetters	0
27 Metro Renters	0
36 Old and Newcomers	442
39 Young and Restless	0
<b>L5. Senior Styles</b>	2,101
14 Prosperous Empty Nesters	153
15 Silver and Gold	0
29 Rustbelt Retirees	609
30 Retirement Communities	0
43 The Elders	0
49 Senior Sun Seekers	0
50 Heartland Communities	645
57 Simple Living	477
65 Social Security Set	217
<b>L6. Scholars &amp; Patriots</b>	384
40 Military Proximity	0
55 College Towns	384
63 Dorms to Diplomas	0

Source: ESRI forecasts for 2008 and 2013.



Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 3.0 mile

**Tapestry Segmentation System (2008):**

**Total**

<b>L7. High Hopes</b>	732
28 Aspiring Young Families	0
48 Great Expectations	732
<b>L8. Global Roots</b>	1,760
35 International Marketplace	0
38 Industrious Urban Fringe	0
44 Urban Melting Pot	0
47 Las Casas	0
52 Inner City Tenants	184
58 NeWest Residents	0
60 City Dimensions	1,576
61 High Rise Renters	0
<b>L9. Family Portrait</b>	943
12 Up and Coming Families	0
19 Milk and Cookies	352
21 Urban Villages	0
59 Southwestern Families	591
64 City Commons	0
<b>L10. Traditional Living</b>	2,630
24 Main Street, USA	546
32 Rustbelt Traditions	1,678
33 Midlife Junction	406
34 Family Foundations	0
<b>L11. Factories &amp; Farms</b>	4,159
25 Salt of the Earth	0
37 Prairie Living	0
42 Southern Satellites	0
53 Home Town	4,159
56 Rural Bypasses	0
<b>L12. American Quilt</b>	604
26 Midland Crowd	0
31 Rural Resort Dwellers	0
41 Crossroads	0
46 Rooted Rural	604
66 Unclassified	0

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 3.0 mile

**2008 Population 25+ by Educational Attainment**

Total	26,256
Less than 9th Grade	9.2%
9th - 12th Grade, No Diploma	14.5%
High School Graduate	31.8%
Some College, No Degree	21.8%
Associate Degree	5.6%
Bachelor's Degree	11.5%
Graduate/Professional Degree	5.6%

**2000 Households by Type**

Total	17,310
Family Households	61.7%
Married-couple Family	43.1%
With Related Children	20.3%
Other Family (No Spouse)	18.6%
With Related Children	12.7%
Nonfamily Households	38.3%
Householder Living Alone	32.6%
Householder Not Living Alone	5.7%
Households with Related Children	33.0%
Households with Persons 65+	25.7%

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 5.0 mile

Demographic	2008 Estimate	2013 Estimate
<b>Population:</b>		
Population	90,209	88,812
Persons in Group	7,875	7,875
<b>Households:</b>		
Households	34,649	34,265
Family Households	22,385	21,881
Average Household Size	2.38	2.36
<b>Population by Race and Ethnicity:</b>		
Total	90,209	88,813
White	63,946	60,683
Black	11,413	11,542
American Indian/Alaska Native	908	939
Asian	2,503	2,799
Pacific Islander	102	106
Other Race	8,072	9,196
Two or More Races	3,265	3,548
Hispanic Population	16,278	18,461
<b>Population by Sex:</b>		
Male	45,584	44,966
Female	44,623	43,843
<b>Income:</b>		
Median Household Income	\$40,611	\$48,023
Average Household Income	\$54,668	\$63,267
Median Family Income	\$50,382	\$59,187
Average Family Income	\$64,192	\$73,867
Per Capita Income	\$21,992	\$25,560
Median Disposable Income	\$35,519	-
Average Disposable Income	\$46,377	-
<b>Net Worth:</b>		
Median Net Worth	45,744	-
<b>Housing Units:</b>		
Owner-Occupied	20,624	19,941
Renter-Occupied	14,025	14,324

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 5.0 mile

Population by Age	2008		2013	
	Number	Percent	Number	Percent
Total	90,207	100.0%	88,809	100.0%
0 - 4	6,598	7.3%	6,459	7.3%
5 - 9	5,782	6.4%	5,586	6.3%
10 - 14	5,523	6.1%	5,300	6.0%
15 - 19	8,387	9.3%	8,097	9.1%
20 - 24	8,790	9.7%	8,648	9.7%
25 - 29	6,911	7.7%	6,379	7.2%
30 - 34	5,799	6.4%	5,731	6.5%
35 - 39	5,506	6.1%	5,303	6.0%
40 - 44	5,422	6.0%	4,967	5.6%
45 - 49	6,014	6.7%	5,338	6.0%
50 - 54	5,521	6.1%	5,505	6.2%
55 - 59	4,871	5.4%	5,440	6.1%
60 - 64	3,620	4.0%	4,386	4.9%
65 - 69	2,972	3.3%	3,298	3.7%
70 - 74	2,536	2.8%	2,407	2.7%
75 - 79	2,300	2.5%	2,103	2.4%
80 - 84	1,807	2.0%	1,811	2.0%
85+	1,848	2.0%	2,051	2.3%
Median Age	32.7	-	33.4	-

**Population by Age - Males**

Total	45,584	100.0%	44,966	100.0%
0 - 4	3,383	7.4%	3,308	7.4%
5 - 9	2,950	6.5%	2,857	6.4%
10 - 14	2,845	6.2%	2,754	6.1%
15 - 19	4,883	10.7%	4,763	10.6%
20 - 24	4,983	10.9%	4,889	10.9%
25 - 29	3,599	7.9%	3,308	7.4%
30 - 34	3,003	6.6%	2,977	6.6%
35 - 39	2,872	6.3%	2,780	6.2%
40 - 44	2,735	6.0%	2,509	5.6%
45 - 49	3,008	6.6%	2,668	5.9%
50 - 54	2,704	5.9%	2,717	6.0%
55 - 59	2,381	5.2%	2,657	5.9%
60 - 64	1,670	3.7%	2,060	4.6%
65 - 69	1,308	2.9%	1,498	3.3%
70 - 74	1,116	2.4%	1,049	2.3%
75 - 79	920	2.0%	855	1.9%
80 - 84	671	1.5%	692	1.5%
85+	553	1.2%	625	1.4%
Median Age	30.2	-	31.0	-

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 5.0 mile

Population by Age - Females	2008		2013	
	Number	Percent	Number	Percent
Total	44,623	100.0%	43,843	100.0%
0 - 4	3,215	7.2%	3,151	7.2%
5 - 9	2,832	6.3%	2,729	6.2%
10 - 14	2,678	6.0%	2,546	5.8%
15 - 19	3,504	7.9%	3,334	7.6%
20 - 24	3,807	8.5%	3,759	8.6%
25 - 29	3,312	7.4%	3,071	7.0%
30 - 34	2,796	6.3%	2,754	6.3%
35 - 39	2,634	5.9%	2,523	5.8%
40 - 44	2,687	6.0%	2,458	5.6%
45 - 49	3,006	6.7%	2,670	6.1%
50 - 54	2,817	6.3%	2,788	6.4%
55 - 59	2,490	5.6%	2,783	6.3%
60 - 64	1,950	4.4%	2,326	5.3%
65 - 69	1,664	3.7%	1,800	4.1%
70 - 74	1,420	3.2%	1,358	3.1%
75 - 79	1,380	3.1%	1,248	2.8%
80 - 84	1,136	2.5%	1,119	2.6%
85+	1,295	2.9%	1,426	3.3%
Median Age	35.3	-	36.1	-

**Households by Household Income:**

Total	34,649	100.0%	34,264	100.0%
< \$10,000	3,457	10.0%	2,842	8.3%
\$10,000 - \$14,999	1,755	5.1%	1,530	4.5%
\$15,000 - \$19,999	2,003	5.8%	1,819	5.3%
\$20,000 - \$24,999	2,054	5.9%	1,486	4.3%
\$25,000 - \$29,999	2,266	6.5%	2,046	6.0%
\$30,000 - \$34,999	2,717	7.8%	1,651	4.8%
\$35,000 - \$39,999	2,823	8.1%	2,493	7.3%
\$40,000 - \$44,999	1,847	5.3%	2,083	6.1%
\$45,000 - \$49,999	1,981	5.7%	1,877	5.5%
\$50,000 - \$59,999	3,203	9.2%	3,379	9.9%
\$60,000 - \$74,999	3,380	9.8%	4,591	13.4%
\$75,000 - \$99,999	3,969	11.5%	3,564	10.4%
\$100,000 - \$124,999	1,121	3.2%	2,492	7.3%
\$125,000 - \$149,999	743	2.1%	687	2.0%
\$150,000 - \$199,999	595	1.7%	693	2.0%
\$200,000 - \$249,999	309	0.9%	407	1.2%
\$250,000 - \$499,999	345	1.0%	476	1.4%
\$500,000+	81	0.2%	148	0.4%

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 5.0 mile

<u>Families by Family Income:</u>	2008		2013	
	Number	Percent	Number	Percent
Total	22,386	100.0%	21,880	100.0%
< \$10,000	1,338	6.0%	1,110	5.1%
\$10,000 - \$14,999	601	2.7%	529	2.4%
\$15,000 - \$19,999	850	3.8%	603	2.8%
\$20,000 - \$24,999	1,197	5.3%	823	3.8%
\$25,000 - \$29,999	1,129	5.0%	1,038	4.7%
\$30,000 - \$34,999	1,912	8.5%	1,033	4.7%
\$35,000 - \$39,999	1,374	6.1%	1,612	7.4%
\$40,000 - \$44,999	1,346	6.0%	1,102	5.0%
\$45,000 - \$49,999	1,318	5.9%	1,082	4.9%
\$50,000 - \$59,999	2,702	12.1%	2,156	9.9%
\$60,000 - \$74,999	2,697	12.0%	2,992	13.7%
\$75,000 - \$99,999	3,143	14.0%	4,097	18.7%
\$100,000 - \$124,999	848	3.8%	1,606	7.3%
\$125,000 - \$149,999	772	3.4%	706	3.2%
\$150,000 - \$199,999	534	2.4%	614	2.8%
\$200,000 - \$249,999	259	1.2%	357	1.6%
\$250,000 - \$499,999	302	1.3%	325	1.5%
\$500,000+	64	0.3%	95	0.4%

<u>Households by Disposable Income:</u>	Number	Percent
Total	34,650	100.0%
<\$15,000	5,919	17.1%
\$15,000 - \$24,999	4,972	14.3%
\$25,000 - \$34,999	6,075	17.5%
\$35,000 - \$49,999	6,921	20.0%
\$50,000 - \$74,999	6,712	19.4%
\$75,000 - \$99,999	1,837	5.3%
\$100,000 - \$149,999	1,361	3.9%
\$150,000 - \$199,999	377	1.1%
\$200,000+	476	1.4%

<u>Households by Net Worth:</u>	Number	Percent
Total	34,649	100.0%
<\$15,000	12,420	35.8%
\$15,000 - \$34,999	3,555	10.3%
\$35,000 - \$49,999	1,776	5.1%
\$50,000 - \$74,999	2,023	5.8%
\$75,000 - \$99,999	1,758	5.1%
\$100,000 - \$149,999	2,448	7.1%
\$150,000 - \$249,999	2,871	8.3%
\$250,000 - \$499,999	3,705	10.7%
\$500,000 - \$999,999	2,264	6.5%
\$1,000,000+	1,829	5.3%

Source: ESRI forecasts for 2008 and 2013.



Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 5.0 mile

**Consumer Expenditures (2008) Total**

**Retail Summary:**

Retail Expenditures: Total \$684,023,012

**Apparel:**

Apparel and Services: Total \$59,785,888  
 Men's Apparel: Total \$11,097,854  
 Women's Apparel: Total \$19,989,609  
 Children's Apparel: Total \$10,472,310  
 Infant Apparel (Under 2 Years): Total \$2,842,791  
 Footwear \$8,960,455  
 Watches & Jewelry \$5,545,907  
 Other Apparel and Services \$3,719,753

**Education:**

Education: Total \$37,469,803  
 School Books & Supplies: Total \$5,837,032

**Transportation (Local):**

Gasoline and Motor Oil: Total \$67,101,688  
 Vehicle Maintenance & Repairs: Total \$25,625,333  
 Vehicle Insurance: Total \$36,725,500

**Entertainment/Recreation:**

Entertainment & Recreation: Total \$95,421,502  
 Fees and Admissions: Total \$15,494,897  
 Membership Fees for Social/Recreation/Civic Clubs: Total \$4,202,210  
 Fees for Participant Sports, excl. Trips: Total \$2,869,838  
 Admission to Movie/Theatre/Opera/Ballet: Total \$3,852,021  
 Admission to Sporting Events, excl. Trips: Total \$1,499,815  
 Fees for Recreational Lessons: Total \$3,057,337  
 TV/Video/Sound Equipment: Total \$38,583,181  
 Community Antenna or Cable Television \$20,214,452  
 Televisions: Total \$7,620,988  
 VCRs, Video Cameras, and DVD Players: Total \$899,848  
 Video Cassettes and DVDs: Total \$1,804,776  
 Video Game Hardware and Software: Total \$982,982  
 Satellite Dishes: Total \$29,727  
 Rental of Video Cassettes and DVDs: Total \$1,429,414  
 Sound Equipment: Total \$5,415,674  
 Rental of TV/VCR/Radio/Sound Equipment: Total \$44,841  
 Repair of TV/Radio/Sound Equipment: Total \$120,560  
 Pets: Total \$11,615,873  
 Toys and Games: Total \$4,005,636  
 Recreational Vehicles and Fees: Total \$9,916,623  
 Sports/Recreation/Exercise Equipment: Total \$5,082,333  
 Photo Equipment and Supplies: Total \$3,245,688  
 Film Processing: Total \$776,592  
 Reading: Total \$7,477,271

Source: Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2008.

Wichita Falls

Latitude: 33.916282  
Longitude: -98.520378  
Radius: 5.0 mile

Wichita Falls, TX

Site Type: Radius

Consumer Expenditures (2008)	Total
<b><u>Life Insurance/Pensions:</u></b>	
Life/Other Personal Insurance: Total	\$14,242,016
<b><u>Health Care:</u></b>	
Health Care: Total	\$109,100,722
Health Insurance: Total	\$54,146,953
Nonprescription Drugs	\$3,054,449
Prescription Drugs	\$15,707,259
Eyeglasses and Contact Lenses: Total	\$1,980,673
<b><u>Food Services:</u></b>	
Food at Home	\$130,375,550
Bakery and Cereal Products	\$18,058,125
Meat, Poultry, Fish, and Eggs	\$32,689,579
Dairy Products	\$14,785,851
Fruits and Vegetables	\$21,888,293
Snacks and Other Food at Home	\$42,953,702
Nonalcoholic Beverages at Home	\$11,844,351
Food Away from Home - Meals at Restaurants/Other: Total	\$83,820,769
Alcoholic Beverages	\$16,095,897
<b><u>Housing:</u></b>	
Shelter: Total	\$394,372,169
Mortgage Payment & Basics: Total	\$215,999,764
Owned Dwellings	
Maintenance & Remodeling Services: Total	\$46,358,103
Maintenance & Remodeling Materials: Total	\$9,273,120
Paint/Wallpaper/Supplies: Total	\$565,015
Rented Dwellings	
Maintenance & Remodeling Services: Total	\$943,723
Maintenance & Remodeling Materials: Total	\$314,938
Paint/Wallpaper/Supplies: Total	\$46,488
Utilities/Fuel/Public Services: Total	\$123,446,331
Telephone Services: Total	\$41,404,438
Insurance - Owners & Renters: Total	\$12,496,455
<b><u>Household Goods:</u></b>	
Household Textiles: Total	\$3,596,996
Furniture: Total	\$16,484,779
Floor Coverings: Total	\$2,306,485
Major Appliances: Total	\$7,347,360
Housewares: Total	\$2,347,656
Small Appliances: Total	\$906,483
Luggage: Total	\$257,531
Telephones and Accessories: Total	\$996,777
Housekeeping Supplies: Total	\$20,288,062
Computer & Hardware for Home Use: Total	\$5,565,022
Software & Accessories for Home Use: Total	\$740,935

Source: Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2008.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 5.0 mile

Consumer Expenditures (2008)	Total
<b>Personal Care:</b>	
Personal Care Products: Total	\$11,676,293
Personal Care Services: Total	\$8,795,646
<b>Financial:</b>	
Investments: Total	\$24,276,472
Vehicle Loans: Total	\$151,515,936
<b>Household Services:</b>	
Computer Information Services	\$5,744,661
Child Care	\$11,004,568
Lawn & Garden	\$10,525,734
Moving/Storage/Freight Express	\$1,346,324
Housekeeping Services	\$3,235,090
<b>Transportation (Local):</b>	
Vehicle Insurance: Total	\$36,725,500
Vehicle Purchases (Net Outlay): Total	\$131,349,551
Gasoline: Total	\$65,872,495
Motor Oil: Total	\$353,938
Vehicle Maintenance and Repairs: Total	\$25,625,333
<b>Travel:</b>	
Travel: Total	\$46,348,506
Airline Fares: Total	\$10,079,017
Lodging on Trips: Total	\$10,313,484
Auto/Truck/Van Rental on Trips: Total	\$917,196
Food and Drink on Trips: Total	\$11,673,242
<b>Miscellaneous Expenses:</b>	
Smoking Products: Total	\$13,251,134

Source: Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2008.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 5.0 mile

**Tapestry Segmentation System (2008):**

**Total**

<b>L1. High Society</b>	963
01 Top Rung	0
02 Suburban Splendor	0
03 Connoisseurs	0
04 Boomburbs	0
05 Wealthy Seaboard Suburbs	0
06 Sophisticated Squires	0
07 Exurbanites	963
<b>L2. Upscale Avenues</b>	779
09 Urban Chic	0
10 Pleasant-Ville	0
11 Pacific Heights	0
13 In Style	679
16 Enterprising Professionals	0
17 Green Acres	100
18 Cozy and Comfortable	0
<b>L3. Metropolis</b>	2,465
20 City Lights	0
22 Metropolitans	1,221
45 City Strivers	0
51 Metro City Edge	0
54 Urban Rows	0
62 Modest Income Homes	1,244
<b>L4. Solo Acts</b>	1,557
08 Laptops and Lattes	0
23 Trendsetters	0
27 Metro Renters	0
36 Old and Newcomers	1,557
39 Young and Restless	0
<b>L5. Senior Styles</b>	6,238
14 Prosperous Empty Nesters	1,380
15 Silver and Gold	0
29 Rustbelt Retirees	2,398
30 Retirement Communities	647
43 The Elders	0
49 Senior Sun Seekers	0
50 Heartland Communities	1,119
57 Simple Living	477
65 Social Security Set	217
<b>L6. Scholars &amp; Patriots</b>	2,224
40 Military Proximity	1,186
55 College Towns	1,038
63 Dorms to Diplomas	0

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 5.0 mile

**Tapestry Segmentation System (2008):**

**Total**

<b>L7. High Hopes</b>	1,844
28 Aspiring Young Families	428
48 Great Expectations	1,416
<b>L8. Global Roots</b>	3,944
35 International Marketplace	0
38 Industrious Urban Fringe	0
44 Urban Melting Pot	0
47 Las Casas	0
52 Inner City Tenants	2,329
58 NeWest Residents	0
60 City Dimensions	1,615
61 High Rise Renters	0
<b>L9. Family Portrait</b>	3,018
12 Up and Coming Families	0
19 Milk and Cookies	1,915
21 Urban Villages	0
59 Southwestern Families	1,103
64 City Commons	0
<b>L10. Traditional Living</b>	5,152
24 Main Street, USA	546
32 Rustbelt Traditions	3,266
33 Midlife Junction	1,340
34 Family Foundations	0
<b>L11. Factories &amp; Farms</b>	5,222
25 Salt of the Earth	0
37 Prairie Living	0
42 Southern Satellites	0
53 Home Town	5,222
56 Rural Bypasses	0
<b>L12. American Quilt</b>	1,242
26 Midland Crowd	0
31 Rural Resort Dwellers	0
41 Crossroads	0
46 Rooted Rural	1,242
66 Unclassified	0

Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Wichita Falls, TX

Site Type: Radius

Longitude: -98.520378

Radius: 5.0 mile

**2008 Population 25+ by Educational Attainment**

Total	55,128
Less than 9th Grade	6.8%
9th - 12th Grade, No Diploma	11.3%
High School Graduate	29.7%
Some College, No Degree	22.8%
Associate Degree	6.7%
Bachelor's Degree	16.0%
Graduate/Professional Degree	6.6%

**2000 Households by Type**

Total	34,935
Family Households	65.6%
Married-couple Family	49.3%
With Related Children	23.8%
Other Family (No Spouse)	16.3%
With Related Children	11.6%
Nonfamily Households	34.4%
Householder Living Alone	28.8%
Householder Not Living Alone	5.6%
Households with Related Children	35.4%
Households with Persons 65+	24.6%

Source: ESRI forecasts for 2008 and 2013.



Wichita Falls

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Site Type: Radius

Radius: 1.0 mile

Summary	2000	2008	2013
Population	5,675	5,466	5,364
Households	2,372	2,300	2,262
Families	1,436	1,370	1,329
Average Household Size	2.33	2.31	2.31
Owner Occupied HUs	1,342	1,351	1,292
Renter Occupied HUs	1,030	949	970
Median Age	35.7	37.1	38.6

Trends: 2008-2013 Annual Rate	Area	State	National
Population	-0.38%	2.17%	1.23%
Households	-0.33%	2.14%	1.26%
Families	-0.61%	1.99%	1.05%
Owner HHs	-0.89%	1.97%	1.07%
Median Household Income	2.74%	3.42%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	592	25.1%	442	19.2%	370	16.4%
\$15,000 - \$24,999	474	20.1%	335	14.6%	269	11.9%
\$25,000 - \$34,999	511	21.6%	370	16.1%	290	12.8%
\$35,000 - \$49,999	346	14.6%	514	22.3%	521	23.0%
\$50,000 - \$74,999	291	12.3%	369	16.0%	478	21.1%
\$75,000 - \$99,999	58	2.5%	147	6.4%	161	7.1%
\$100,000 - \$149,999	44	1.9%	62	2.7%	97	4.3%
\$150,000 - \$199,000	29	1.2%	20	0.9%	25	1.1%
\$200,000+	18	0.8%	42	1.8%	51	2.3%
Median Household Income	\$26,931		\$35,055		\$40,129	
Average Household Income	\$35,906		\$44,818		\$51,887	
Per Capita Income	\$14,956		\$18,472		\$21,453	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	410	7.2%	398	7.3%	375	7.0%
5 - 9	370	6.5%	357	6.5%	344	6.4%
10 - 14	409	7.2%	348	6.4%	344	6.4%
15 - 19	415	7.3%	359	6.6%	349	6.5%
20 - 24	425	7.5%	390	7.1%	367	6.8%
25 - 34	748	13.2%	732	13.4%	665	12.4%
35 - 44	867	15.3%	726	13.3%	652	12.2%
45 - 54	721	12.7%	806	14.7%	793	14.8%
55 - 64	474	8.4%	565	10.3%	671	12.5%
65 - 74	415	7.3%	378	6.9%	399	7.4%
75 - 84	309	5.4%	276	5.0%	260	4.8%
85+	113	2.0%	132	2.4%	146	2.7%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

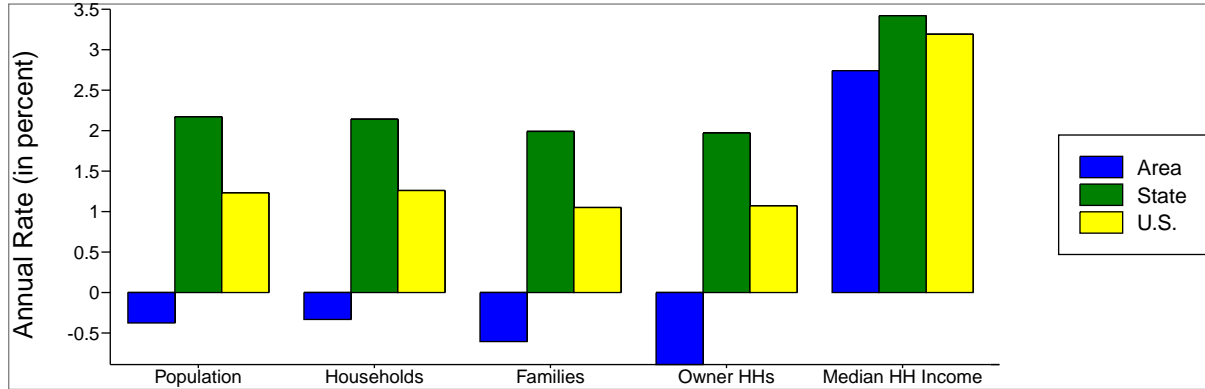
Wichita Falls, TX

Site Type: Radius

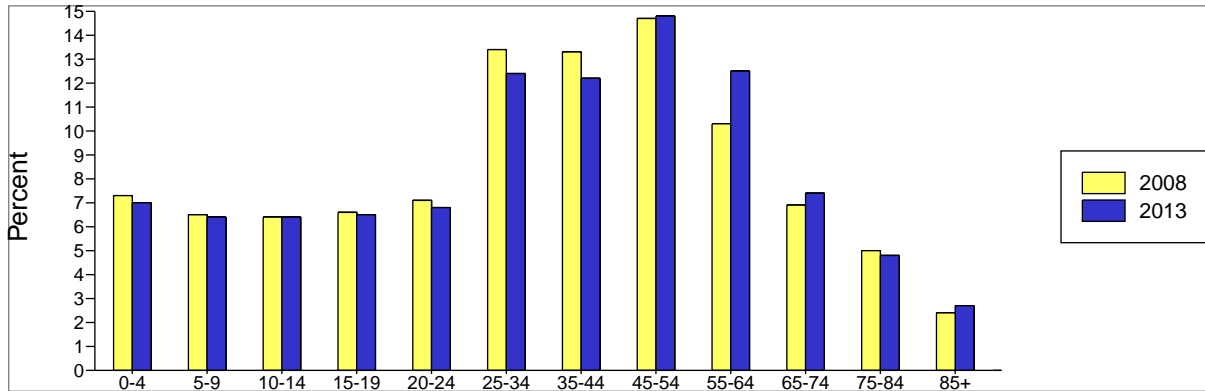
Longitude: -98.520378

Radius: 1.0 mile

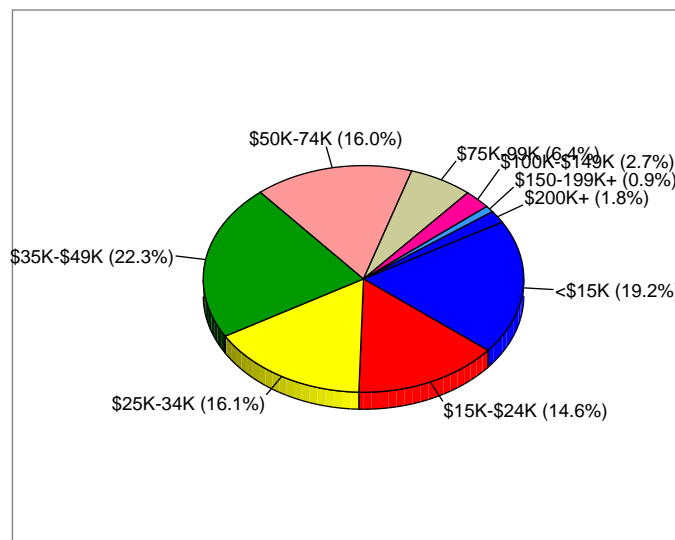
Trends 2008-2013



Population by Age



2008 Household Income



Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Site Type: Radius

Radius: 3.0 mile

Summary	2000	2008	2013
Population	43,122	41,050	40,181
Households	17,309	16,686	16,385
Families	10,675	10,115	9,803
Average Household Size	2.40	2.37	2.36
Owner Occupied HUs	9,797	9,784	9,360
Renter Occupied HUs	7,512	6,902	7,025
Median Age	34.5	35.3	36.5

Trends: 2008-2013 Annual Rate	Area	State	National
Population	-0.43%	2.17%	1.23%
Households	-0.36%	2.14%	1.26%
Families	-0.62%	1.99%	1.05%
Owner HHs	-0.88%	1.97%	1.07%
Median Household Income	3.35%	3.42%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	4,300	24.7%	3,027	18.1%	2,511	15.3%
\$15,000 - \$24,999	3,074	17.7%	2,291	13.7%	1,891	11.5%
\$25,000 - \$34,999	3,018	17.4%	2,362	14.2%	1,824	11.1%
\$35,000 - \$49,999	2,916	16.8%	3,152	18.9%	3,053	18.6%
\$50,000 - \$74,999	2,387	13.7%	2,968	17.8%	3,627	22.1%
\$75,000 - \$99,999	737	4.2%	1,517	9.1%	1,447	8.8%
\$100,000 - \$149,999	488	2.8%	717	4.3%	1,190	7.3%
\$150,000 - \$199,000	203	1.2%	249	1.5%	303	1.8%
\$200,000+	251	1.4%	402	2.4%	538	3.3%
Median Household Income	\$28,904		\$37,175		\$43,829	
Average Household Income	\$40,069		\$51,808		\$60,948	
Per Capita Income	\$16,472		\$21,579		\$25,454	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,186	7.4%	3,063	7.5%	2,964	7.4%
5 - 9	3,133	7.3%	2,783	6.8%	2,680	6.7%
10 - 14	3,049	7.1%	2,711	6.6%	2,593	6.5%
15 - 19	3,395	7.9%	3,084	7.5%	2,954	7.4%
20 - 24	3,448	8.0%	3,153	7.7%	3,094	7.7%
25 - 34	5,628	13.1%	5,568	13.6%	5,071	12.6%
35 - 44	6,399	14.8%	5,290	12.9%	4,972	12.4%
45 - 54	5,274	12.2%	5,832	14.2%	5,491	13.7%
55 - 64	3,512	8.1%	4,142	10.1%	4,903	12.2%
65 - 74	3,130	7.3%	2,645	6.4%	2,727	6.8%
75 - 84	2,166	5.0%	1,897	4.6%	1,800	4.5%
85+	801	1.9%	884	2.2%	934	2.3%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

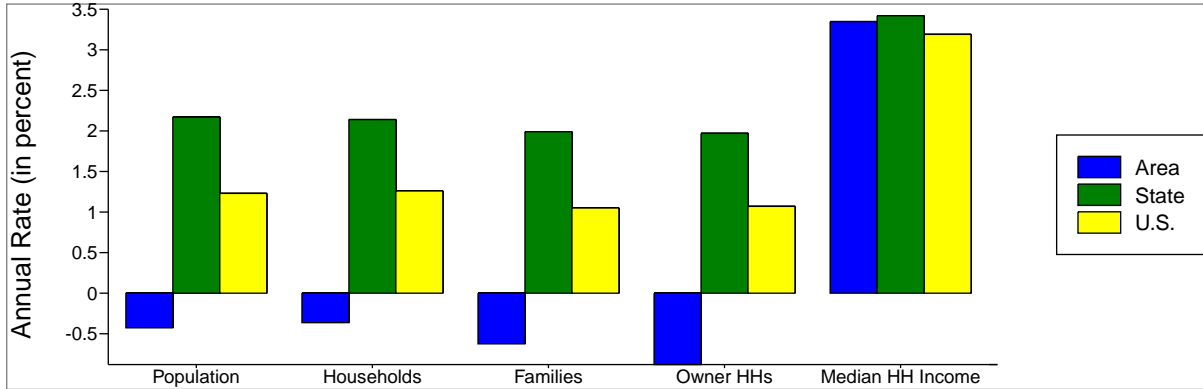
Wichita Falls, TX

Site Type: Radius

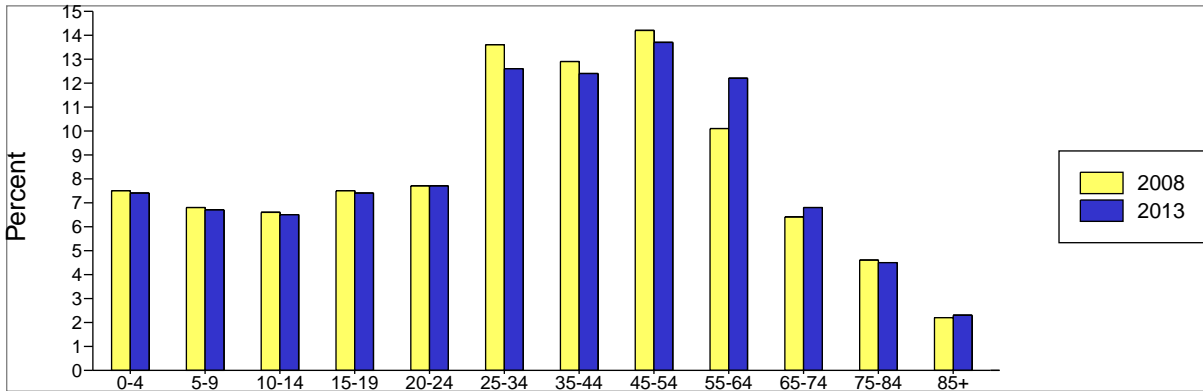
Longitude: -98.520378

Radius: 3.0 mile

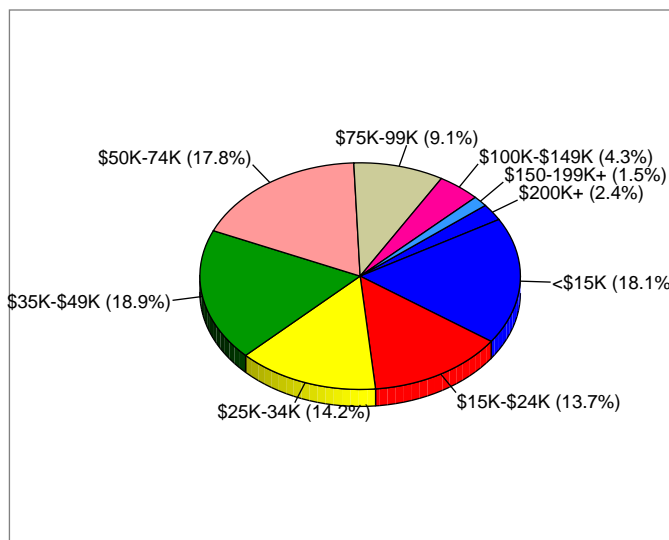
Trends 2008-2013



Population by Age



2008 Household Income



Source: ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Site Type: Radius

Radius: 5.0 mile

Summary	2000	2008	2013
Population	92,605	90,209	88,812
Households	34,937	34,649	34,265
Families	22,918	22,385	21,881
Average Household Size	2.43	2.38	2.36
Owner Occupied HUs	20,118	20,624	19,941
Renter Occupied HUs	14,818	14,025	14,324
Median Age	32.0	32.7	33.4

Trends: 2008-2013 Annual Rate	Area	State	National
Population	-0.31%	2.17%	1.23%
Households	-0.22%	2.14%	1.26%
Families	-0.45%	1.99%	1.05%
Owner HHs	-0.67%	1.97%	1.07%
Median Household Income	3.41%	3.42%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	7,132	20.4%	5,212	15.0%	4,372	12.8%
\$15,000 - \$24,999	5,823	16.6%	4,057	11.7%	3,305	9.6%
\$25,000 - \$34,999	6,018	17.2%	4,983	14.4%	3,697	10.8%
\$35,000 - \$49,999	6,355	18.2%	6,651	19.2%	6,453	18.8%
\$50,000 - \$74,999	5,646	16.1%	6,583	19.0%	7,970	23.3%
\$75,000 - \$99,999	1,957	5.6%	3,969	11.5%	3,564	10.4%
\$100,000 - \$149,999	1,216	3.5%	1,864	5.4%	3,179	9.3%
\$150,000 - \$199,000	358	1.0%	595	1.7%	693	2.0%
\$200,000+	482	1.4%	735	2.1%	1,031	3.0%
Median Household Income	\$32,059		\$40,611		\$48,023	
Average Household Income	\$42,644		\$54,668		\$63,267	
Per Capita Income	\$16,895		\$21,992		\$25,560	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,733	7.3%	6,598	7.3%	6,459	7.3%
5 - 9	6,495	7.0%	5,782	6.4%	5,586	6.3%
10 - 14	6,233	6.7%	5,523	6.1%	5,300	6.0%
15 - 19	8,934	9.6%	8,387	9.3%	8,097	9.1%
20 - 24	8,932	9.6%	8,790	9.7%	8,648	9.7%
25 - 34	12,577	13.6%	12,710	14.1%	12,110	13.6%
35 - 44	13,339	14.4%	10,928	12.1%	10,270	11.6%
45 - 54	10,526	11.4%	11,535	12.8%	10,843	12.2%
55 - 64	6,907	7.5%	8,491	9.4%	9,826	11.1%
65 - 74	6,310	6.8%	5,508	6.1%	5,705	6.4%
75 - 84	4,139	4.5%	4,107	4.6%	3,914	4.4%
85+	1,477	1.6%	1,848	2.0%	2,051	2.3%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

Wichita Falls

Latitude: 33.916282

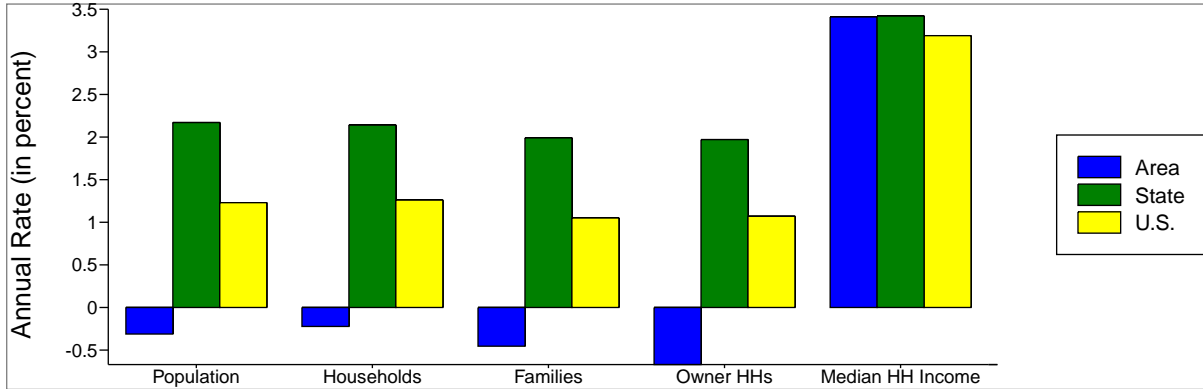
Wichita Falls, TX

Site Type: Radius

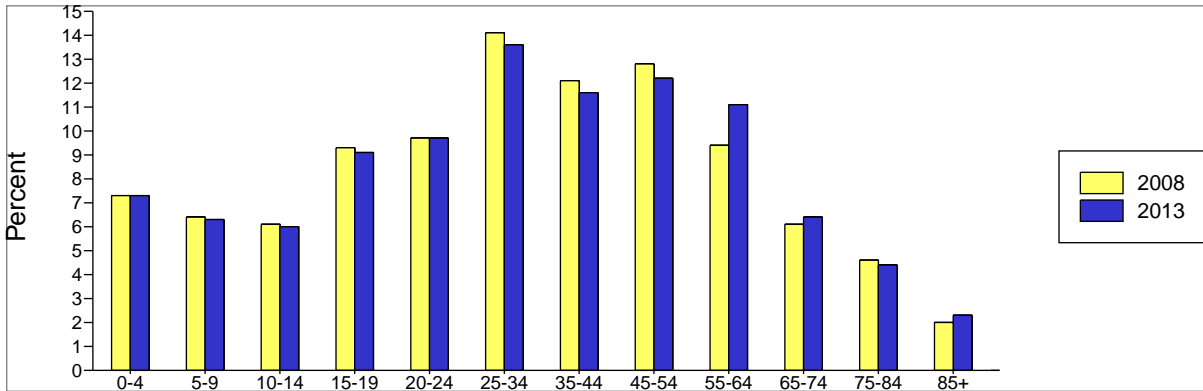
Longitude: -98.520378

Radius: 5.0 mile

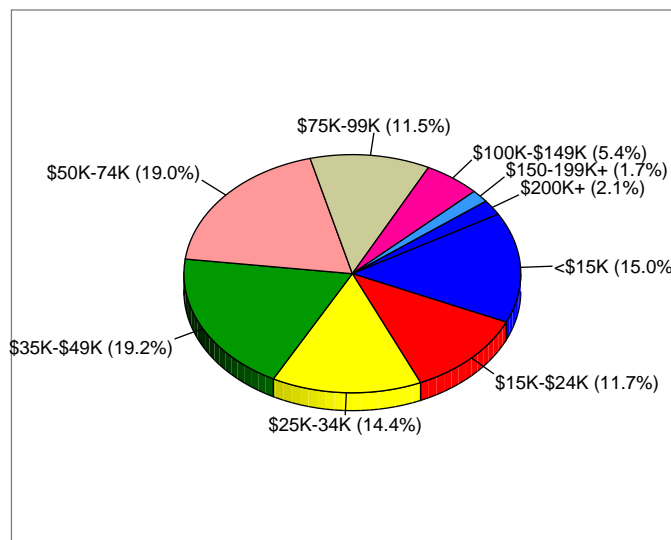
Trends 2008-2013



Population by Age



2008 Household Income



Source: ESRI forecasts for 2008 and 2013.

**Wichita Falls**

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Radius: 1.0 mile

Wichita Falls, TX

Radius: 3.0 mile

Wichita Falls, TX

Radius: 5.0 mile



	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
1990 Total Population	5,863	43,026	89,146
2000 Total Population	5,675	43,122	92,605
2000 Group Quarters	149	1,525	7,750
2000 Population Density	535.7	1,190.4	839.4
2008 Total Population	5,466	41,050	90,209
2008 Population Density	516.0	1,133.2	817.7
2013 Total Population	5,364	40,181	88,812
2008 - 2013 Annual Rate	-0.38%	-0.43%	-0.31%



1990 Households	2,482	17,218	33,159
2000 Households	2,372	17,309	34,937
2000 Average Household Size	2.33	2.4	2.43
2008 Households	2,300	16,686	34,649
2008 Average Household Size	2.31	2.37	2.38
2013 Households	2,262	16,385	34,265
2013 Average Household Size	2.31	2.36	2.36
2008 - 2013 Annual Rate	-0.33%	-0.36%	-0.22%
2000 Families	1,436	10,675	22,918
2000 Average Family Size	2.97	3.07	3.01
2008 Families	1,370	10,115	22,385
2008 Average Family Size	2.99	3.07	2.98
2013 Families	1,329	9,803	21,881
2013 Average Family Size	3.01	3.09	2.99
2008 - 2013 Annual Rate	-0.61%	-0.62%	-0.45%



<b>2000 Housing Units</b>	2,721	19,793	38,767
Owner Occupied Housing Units	49.3%	49.6%	51.9%
Renter Occupied Housing Units	37.8%	38.1%	38.2%
Vacant Housing Units	12.9%	12.3%	9.8%
<b>2008 Housing Units</b>	2,763	20,002	39,935
Owner Occupied Housing Units	48.9%	48.9%	51.6%
Renter Occupied Housing Units	34.3%	34.5%	35.1%
Vacant Housing Units	16.8%	16.6%	13.2%
<b>2013 Housing Units</b>	2,801	20,252	40,429
Owner Occupied Housing Units	46.1%	46.2%	49.3%
Renter Occupied Housing Units	34.6%	34.7%	35.4%
Vacant Housing Units	19.2%	19.1%	15.2%

**Median Household Income**

1990	\$17,675	\$19,155	\$23,046
2000	\$26,931	\$28,904	\$32,059
2008	\$35,055	\$37,175	\$40,611
2013	\$40,129	\$43,829	\$48,023

**Median Home Value**

1990	\$31,689	\$36,127	\$46,332
2000	\$38,462	\$45,329	\$58,730
2008	\$48,136	\$57,548	\$75,942
2013	\$49,810	\$60,542	\$78,707

**Per Capita Income**

1990	\$9,042	\$11,046	\$11,709
2000	\$14,956	\$16,472	\$16,895
2008	\$18,472	\$21,579	\$21,992
2013	\$21,453	\$25,454	\$25,560

**Median Age**

1990	34.6	33.0	31.0
2000	35.7	34.5	32.0
2008	37.1	35.3	32.7
2013	38.6	36.5	33.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



**Wichita Falls**

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Radius: 1.0 mile

Wichita Falls, TX

Radius: 3.0 mile

Wichita Falls, TX

Radius: 5.0 mile



**2000 Households by Income**

Household Income Base	2000	2008	2013
< \$15,000	2,363 (25.1%)	17,374 (24.7%)	34,987 (20.4%)
\$15,000 - \$24,999	20.1%	17.7%	16.6%
\$25,000 - \$34,999	21.6%	17.4%	17.2%
\$35,000 - \$49,999	14.6%	16.8%	18.2%
\$50,000 - \$74,999	12.3%	13.7%	16.1%
\$75,000 - \$99,999	2.5%	4.2%	5.6%
\$100,000 - \$149,999	1.9%	2.8%	3.5%
\$150,000 - \$199,999	1.2%	1.2%	1.0%
\$200,000+	0.8%	1.4%	1.4%
Average Household Income	\$35,906	\$40,069	\$42,644

**2008 Households by Income**

Household Income Base	2,301	16,685	34,649
< \$15,000	19.2%	18.1%	15.0%
\$15,000 - \$24,999	14.6%	13.7%	11.7%
\$25,000 - \$34,999	16.1%	14.2%	14.4%
\$35,000 - \$49,999	22.3%	18.9%	19.2%
\$50,000 - \$74,999	16.0%	17.8%	19.0%
\$75,000 - \$99,999	6.4%	9.1%	11.5%
\$100,000 - \$149,999	2.7%	4.3%	5.4%
\$150,000 - \$199,999	0.9%	1.5%	1.7%
\$200,000+	1.8%	2.4%	2.1%
Average Household Income	\$44,818	\$51,808	\$54,668

**2013 Households by Income**

Household Income Base	2,262	16,384	34,264
< \$15,000	16.4%	15.3%	12.8%
\$15,000 - \$24,999	11.9%	11.5%	9.6%
\$25,000 - \$34,999	12.8%	11.1%	10.8%
\$35,000 - \$49,999	23.0%	18.6%	18.8%
\$50,000 - \$74,999	21.1%	22.1%	23.3%
\$75,000 - \$99,999	7.1%	8.8%	10.4%
\$100,000 - \$149,999	4.3%	7.3%	9.3%
\$150,000 - \$199,999	1.1%	1.8%	2.0%
\$200,000+	2.3%	3.3%	3.0%
Average Household Income	\$51,887	\$60,948	\$63,267

**2000 Owner Occupied HUs by Value**

Total	1,340	9,719	20,133
<\$50,000	64.3%	55.7%	40.5%
\$50,000 - 99,999	23.7%	27.8%	40.0%
\$100,000 - 149,999	6.0%	7.7%	10.8%
\$150,000 - 199,999	2.3%	3.7%	4.2%
\$200,000 - \$299,999	1.2%	2.8%	2.7%
\$300,000 - 499,999	2.2%	1.9%	1.5%
\$500,000 - 999,999	0.0%	0.3%	0.2%
\$1,000,000+	0.3%	0.1%	0.1%
Average Home Value	\$59,746	\$69,012	\$75,785

**2000 Specified Renter Occupied HUs by Contract Rent**

Total	1,033	7,577	14,764
With Cash Rent	92.8%	93.1%	87.4%
No Cash Rent	7.2%	6.9%	12.6%
Median Rent	\$365	\$361	\$397
Average Rent	\$355	\$382	\$435

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

**Wichita Falls**

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Radius: 1.0 mile

Wichita Falls, TX

Radius: 3.0 mile

Wichita Falls, TX

Radius: 5.0 mile



**2000 Population by Age**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	5,676	43,121	92,602
0 - 4	7.2%	7.4%	7.3%
5 - 9	6.5%	7.3%	7.0%
10 - 14	7.2%	7.1%	6.7%
15 - 19	7.3%	7.9%	9.6%
20 - 24	7.5%	8.0%	9.6%
25 - 34	13.2%	13.1%	13.6%
35 - 44	15.3%	14.8%	14.4%
45 - 54	12.7%	12.2%	11.4%
55 - 64	8.4%	8.1%	7.5%
65 - 74	7.3%	7.3%	6.8%
75 - 84	5.4%	5.0%	4.5%
85+	2.0%	1.9%	1.6%
18+	75.0%	74.0%	75.0%

**2008 Population by Age**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	5,467	41,052	90,207
0 - 4	7.3%	7.5%	7.3%
5 - 9	6.5%	6.8%	6.4%
10 - 14	6.4%	6.6%	6.1%
15 - 19	6.6%	7.5%	9.3%
20 - 24	7.1%	7.7%	9.7%
25 - 34	13.4%	13.6%	14.1%
35 - 44	13.3%	12.9%	12.1%
45 - 54	14.7%	14.2%	12.8%
55 - 64	10.3%	10.1%	9.4%
65 - 74	6.9%	6.4%	6.1%
75 - 84	5.0%	4.6%	4.6%
85+	2.4%	2.2%	2.0%
18+	76.2%	75.2%	76.5%

**2013 Population by Age**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	5,365	40,183	88,809
0 - 4	7.0%	7.4%	7.3%
5 - 9	6.4%	6.7%	6.3%
10 - 14	6.4%	6.5%	6.0%
15 - 19	6.5%	7.4%	9.1%
20 - 24	6.8%	7.7%	9.7%
25 - 34	12.4%	12.6%	13.6%
35 - 44	12.2%	12.4%	11.6%
45 - 54	14.8%	13.7%	12.2%
55 - 64	12.5%	12.2%	11.1%
65 - 74	7.4%	6.8%	6.4%
75 - 84	4.8%	4.5%	4.4%
85+	2.7%	2.3%	2.3%
18+	76.6%	75.7%	76.9%

**2000 Population by Sex**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Males	49.9%	48.5%	50.3%
Females	50.1%	51.5%	49.7%

**2008 Population by Sex**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Males	50.2%	48.9%	50.5%
Females	49.8%	51.1%	49.5%

**2013 Population by Sex**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Males	50.3%	49.1%	50.6%
Females	49.7%	50.9%	49.4%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

**Wichita Falls**

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Radius: 1.0 mile

Wichita Falls, TX

Radius: 3.0 mile

Wichita Falls, TX

Radius: 5.0 mile



**2008 Population 15+ by Marital Status**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	4,363	32,494	72,304
Never Married	23.8%	24.4%	27.5%
Married	52.2%	53.2%	54.3%
Widowed	8.8%	8.1%	6.6%
Divorced	15.2%	14.4%	11.6%



**2000 Population 16+ by Employment Status**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	4,363	33,265	72,106
In Labor Force	60.6%	61.0%	65.5%
Civilian Employed	54.4%	54.0%	51.2%
Civilian Unemployed	4.1%	4.9%	3.8%
In Armed Forces	2.2%	2.1%	10.5%
Not in Labor Force	39.4%	39.0%	34.5%

**2008 Civilian Population 16+ in Labor Force**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Civilian Employed	92.4%	93.2%	93.7%
Civilian Unemployed	7.6%	6.8%	6.3%

**2013 Civilian Population 16+ in Labor Force**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Civilian Employed	92.7%	93.4%	93.9%
Civilian Unemployed	7.3%	6.6%	6.1%

**2000 Females 16+ by Employment Status and Age of Children**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	2,231	17,475	36,057
Own Children < 6 Only	8.2%	8.0%	8.8%
Employed/in Armed Forces	4.2%	4.5%	4.9%
Unemployed	1.1%	0.4%	0.4%
Not in Labor Force	2.9%	3.1%	3.5%
Own Children < 6 and 6-17 Only	5.3%	6.1%	5.9%
Employed/in Armed Forces	3.0%	3.8%	3.7%
Unemployed	0.5%	0.4%	0.2%
Not in Labor Force	1.9%	2.0%	1.9%
Own Children 6-17 Only	17.7%	16.0%	16.7%
Employed/in Armed Forces	13.0%	11.2%	12.0%
Unemployed	0.7%	1.0%	0.7%
Not in Labor Force	3.9%	3.8%	4.0%
No Own Children < 18	68.8%	69.8%	68.6%
Employed/in Armed Forces	28.0%	29.5%	32.9%
Unemployed	1.5%	3.0%	2.4%
Not in Labor Force	39.2%	37.3%	33.4%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

**Wichita Falls**

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Radius: 1.0 mile

Wichita Falls, TX

Radius: 3.0 mile

Wichita Falls, TX

Radius: 5.0 mile



**2008 Employed Population 16+ by Industry**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	2,466	18,395	38,699
Agriculture/Mining	1.6%	2.2%	2.0%
Construction	11.5%	7.9%	6.8%
Manufacturing	10.8%	9.4%	8.7%
Wholesale Trade	2.2%	2.3%	2.2%
Retail Trade	14.0%	12.4%	12.6%
Transportation/Utilities	3.3%	3.0%	3.4%
Information	1.5%	1.5%	1.3%
Finance/Insurance/Real Estate	2.9%	5.9%	6.4%
Services	45.4%	48.4%	48.8%
Public Administration	6.7%	7.0%	7.8%

**2008 Employed Population 16+ by Occupation**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	2,466	18,393	38,694
White Collar	39.8%	48.5%	54.8%
Management/Business/Financial	8.4%	10.0%	11.4%
Professional	12.8%	16.9%	19.9%
Sales	10.7%	11.4%	11.9%
Administrative Support	7.9%	10.1%	11.5%
Services	26.9%	24.9%	22.1%
Blue Collar	33.3%	26.6%	23.1%
Farming/Forestry/Fishing	0.2%	0.2%	0.2%
Construction/Extraction	10.5%	7.2%	6.0%
Installation/Maintenance/Repair	2.7%	3.9%	3.6%
Production	13.2%	9.9%	8.3%
Transportation/Material Moving	6.7%	5.4%	5.0%



**2000 Workers 16+ by Means of Transportation to Work**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	2,396	18,254	43,408
Drove Alone - Car, Truck, or Van	76.4%	81.2%	75.4%
Carpooled - Car, Truck, or Van	18.4%	13.7%	10.8%
Public Transportation	0.3%	0.5%	0.6%
Walked	1.9%	2.1%	10.0%
Other Means	0.9%	0.9%	1.3%
Worked at Home	2.1%	1.6%	2.0%

**2000 Workers 16+ by Travel Time to Work**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	2,395	18,255	43,409
Did Not Work at Home	97.9%	98.4%	98.0%
Less than 5 minutes	3.2%	3.3%	3.8%
5 to 9 minutes	18.1%	18.5%	18.7%
10 to 19 minutes	55.7%	54.2%	49.8%
20 to 24 minutes	11.6%	11.6%	13.4%
25 to 34 minutes	4.0%	5.9%	7.4%
35 to 44 minutes	0.0%	0.5%	0.8%
45 to 59 minutes	0.4%	1.1%	1.2%
60 to 89 minutes	2.5%	1.5%	1.5%
90 or more minutes	2.3%	1.7%	1.5%
Worked at Home	2.1%	1.6%	2.0%
Average Travel Time to Work (in min)	17.8	16.3	16.4

**2000 Households by Vehicles Available**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	2,381	17,311	34,942
None	9.1%	10.0%	7.8%
1	43.7%	41.1%	38.8%
2	33.6%	35.0%	39.0%
3	9.7%	10.3%	11.1%
4	3.2%	2.6%	2.4%
5+	0.7%	0.9%	0.8%
Average Number of Vehicles Available	1.6	1.6	1.6

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008.

**Wichita Falls**

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Radius: 1.0 mile

Wichita Falls, TX

Radius: 3.0 mile

Wichita Falls, TX

Radius: 5.0 mile



**2000 Households by Type**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	2,372	17,310	34,935
Family Households	60.5%	61.7%	65.6%
Married-couple Family	42.7%	43.1%	49.3%
With Related Children	20.1%	20.3%	23.8%
Other Family (No Spouse)	17.9%	18.6%	16.3%
With Related Children	11.0%	12.7%	11.6%
Nonfamily Households	39.5%	38.3%	34.4%
Householder Living Alone	33.3%	32.6%	28.8%
Householder Not Living Alone	6.2%	5.7%	5.6%
Households with Related Children	31.2%	33.0%	35.4%
Households with Persons 65+	24.5%	25.7%	24.6%

**2000 Households by Size**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	2,372	17,309	34,937
1 Person Household	33.3%	32.6%	28.8%
2 Person Household	31.5%	30.9%	32.7%
3 Person Household	14.1%	15.3%	16.3%
4 Person Household	10.6%	11.7%	13.3%
5 Person Household	6.1%	5.8%	5.8%
6 Person Household	2.7%	2.4%	2.0%
7+ Person Household	1.6%	1.3%	1.0%

**2000 Households by Year Householder Moved In**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	2,382	17,311	34,945
Moved in 1999 to March 2000	27.4%	26.6%	27.4%
Moved in 1995 to 1998	25.5%	27.3%	27.7%
Moved in 1990 to 1994	12.7%	12.4%	12.3%
Moved in 1980 to 1989	13.1%	13.3%	13.3%
Moved in 1970 to 1979	8.5%	9.0%	9.6%
Moved in 1969 or Earlier	12.8%	11.5%	9.6%
Median Year Householder Moved In	1995	1996	1996



**2000 Housing Units by Units in Structure**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	2,750	19,763	38,751
1, Detached	74.0%	73.3%	69.8%
1, Attached	2.1%	2.5%	4.2%
2	2.2%	5.7%	3.9%
3 or 4	3.2%	3.8%	3.9%
5 to 9	3.2%	3.6%	5.8%
10 to 19	2.5%	2.4%	2.4%
20+	6.8%	5.6%	6.4%
Mobile Home	4.5%	2.8%	3.5%
Other	1.6%	0.3%	0.2%

**2000 Housing Units by Year Structure Built**

	Wichita Falls, TX Radius: 1.0 mile	Wichita Falls, TX Radius: 3.0 mile	Wichita Falls, TX Radius: 5.0 mile
Total	2,747	19,823	38,776
1999 to March 2000	0.2%	0.5%	0.6%
1995 to 1998	1.4%	2.7%	4.1%
1990 to 1994	1.4%	1.6%	2.5%
1980 to 1989	7.0%	7.2%	13.4%
1970 to 1979	15.1%	12.0%	19.8%
1969 or Earlier	75.0%	76.0%	59.6%
Median Year Structure Built	1955	1955	1964

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

**Wichita Falls**

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Radius: 1.0 mile

Wichita Falls, TX

Radius: 3.0 mile

Wichita Falls, TX

Radius: 5.0 mile



**2000 Population 3+ by School Enrollment**

	1.0 mile	3.0 mile	5.0 mile
Total	5,447	41,259	88,608
Enrolled in Nursery/Preschool	1.5%	1.9%	1.8%
Enrolled in Kindergarten	1.1%	1.7%	1.7%
Enrolled in Grade 1-8	13.4%	12.2%	11.4%
Enrolled in Grade 9-12	5.4%	5.7%	5.6%
Enrolled in College	3.9%	6.5%	6.9%
Enrolled in Grad/Prof School	0.2%	0.6%	1.0%
Not Enrolled in School	74.5%	71.4%	71.7%

**2008 Population 25+ by Educational Attainment**

	1.0 mile	3.0 mile	5.0 mile
Total	3,616	26,256	55,128
Less than 9th Grade	14.0%	9.2%	6.8%
9th - 12th Grade, No Diploma	17.6%	14.5%	11.3%
High School Graduate	35.8%	31.8%	29.7%
Some College, No Degree	17.7%	21.8%	22.8%
Associate Degree	5.5%	5.6%	6.7%
Bachelor's Degree	6.1%	11.5%	16.0%
Graduate/Professional Degree	3.3%	5.6%	6.6%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008.

**Wichita Falls**

Latitude: 33.916282

Longitude: -98.520378

Wichita Falls, TX

Radius: 1.0 mile

Wichita Falls, TX


Radius: 3.0 mile

Wichita Falls, TX

Radius: 5.0 mile

**Top 3 Tapestry Segments**

1.	Home Town	Home Town	Home Town
2.	Rooted Rural	Rustbelt Traditions	Rustbelt Traditions
3.	Old and Newcomers	City Dimensions	Rustbelt Retirees

 **2008 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$3,246,756	\$27,270,571	\$59,785,888
Average Spent	\$1,411.63	\$1,634.34	\$1,725.47
Spending Potential Index	53	61	64
Computers & Accessories: Total \$	\$331,627	\$2,842,592	\$6,305,957
Average Spent	\$144.19	\$170.36	\$182.00
Spending Potential Index	60	71	76
Education: Total \$	\$1,867,211	\$17,018,421	\$37,469,803
Average Spent	\$811.83	\$1,019.92	\$1,081.41
Spending Potential Index	59	74	79
Entertainment/Recreation: Total \$	\$5,226,921	\$43,687,810	\$95,421,502
Average Spent	\$2,272.57	\$2,618.23	\$2,753.95
Spending Potential Index	61	70	74
Food at Home: Total \$	\$7,311,409	\$60,018,301	\$130,375,550
Average Spent	\$3,178.87	\$3,596.93	\$3,762.75
Spending Potential Index	65	74	77
Food Away from Home: Total \$	\$4,957,314	\$41,690,458	\$91,166,265
Average Spent	\$2,155.35	\$2,498.53	\$2,631.14
Spending Potential Index	63	73	77
Health Care: Total \$	\$6,182,031	\$51,039,833	\$109,100,722
Average Spent	\$2,687.84	\$3,058.84	\$3,148.74
Spending Potential Index	66	75	77
HH Furnishings & Equipment: Total \$	\$2,917,197	\$24,714,446	\$54,604,215
Average Spent	\$1,268.35	\$1,481.15	\$1,575.92
Spending Potential Index	55	64	69
Investments: Total \$	\$1,135,616	\$11,025,787	\$24,276,472
Average Spent	\$493.75	\$660.78	\$700.64
Spending Potential Index	49	65	69
Retail Goods: Total \$	\$38,138,414	\$312,341,162	\$684,023,012
Average Spent	\$16,581.92	\$18,718.76	\$19,741.49
Spending Potential Index	61	69	73
Shelter: Total \$	\$20,846,609	\$178,170,803	\$394,372,169
Average Spent	\$9,063.74	\$10,677.86	\$11,381.92
Spending Potential Index	58	69	73
TV/Video/Sound Equipment: Total \$	\$2,113,135	\$17,774,257	\$38,583,181
Average Spent	\$918.75	\$1,065.22	\$1,113.54
Spending Potential Index	64	74	77
Travel: Total \$	\$2,426,170	\$20,921,592	\$46,348,506
Average Spent	\$1,054.86	\$1,253.84	\$1,337.66
Spending Potential Index	56	67	71
Vehicle Maintenance & Repairs: Total \$	\$1,414,880	\$11,613,596	\$25,625,333
Average Spent	\$615.17	\$696.01	\$739.57
Spending Potential Index	62	70	75

**Data Note:** The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics.



## 6. Advisor Profile

---



Personal Resume  
D. Bruce Marshall



For further information contact:

Bruce Marshall  
Managing Director  
5057 Keller Springs Road [Suite 110]  
Addison, Texas 75001  
email: [bruce.marshall@svn.com](mailto:bruce.marshall@svn.com)



**Bruce Marshall**  
Managing Director

Bruce Marshall has been actively involved in commercial real estate since 1972. His professional real estate resume includes extensive personal involvement in institutional lending, commercial and residential real estate development, equity placement, commercial mortgage loan placement, general contracting, tenant representation, limited partnership syndication, property management, and real estate brokerage. In 2007, Mr. Marshall was one of the top 30 salesman for Sperry Van Ness in 2007 and achieved Partner's Circle status in the firm. His personal completion of \$80,000,000 of sales volume for 2007 placed him in the top 3% of the 900 plus national SVN sales advisors.

Mr. Marshall's career started with his association with First Mortgage Investors, the nation's 1<sup>st</sup> Real Estate Investment Trust [REIT] in Miami Beach, Florida. Mr. Marshall was a co-founding partner of North Texas Financial Group, a firm which was involved in the acquisition, syndication, construction, leasing, and operation of approximately 65 different industrial, commercial, retail, and land holdings in the Dallas Fort Worth Area.

His professional real estate investment activities over the past 35 years have involved undertakings exceeding valuations of \$600,000,000 and have included both commercial and residential holdings in most types of real estate including: office, office flex, office tech, office showroom, industrial warehouse, hotels, retail, multi-family, as well as land and industrial subdivision land development. Mr. Marshall has likewise been involved in extensive international real estate activities both as a fiduciary and/or as a principal with investors from Canada, the United Kingdom, Saudi Arabia, and Japan.

He was also involved in the due diligence review and disposition structuring of approximately \$3,000,000,000 of R.E.O. assets of the former Home Savings of Kansas City, Missouri. He has served as an "Expert Witness" for several law firms in the United States Federal Courts and was additionally a contributing author in a book published by John Wiley Brothers in 1995 involving explication of various proprietary analytical and computer-based methodologies utilized for income property analysis which he developed.

Mr. Marshall is a 1972 "*magna cum laude*" graduate of Denison University in Granville, Ohio and a 1968 graduate of the eastern preparatory school, Williston Academy, in Easthampton, Mass. He was a member of the nationally-ranked Varsity College Lacrosse Team and was also Captain of his collegiate Varsity Soccer Team. At Denison, he was selected to be a member of Omicron Delta Kappa, a national leadership honorary, and Rush Chairman of the Sigma Chi Fraternity. He has been married to Georgia Cramer Marshall for 29 years and they have six children ranging in age from 18-28.

# Congratulations TOP ADVISORS 2007

Sperry Van Ness Honors the Best in the Nation



**Kase Abusharkh**  
Denver, CO



**Jeffrey Albee**  
Woodland Hills, CA



**Wilson Battles**  
Chicago, IL



**Mark Berk**  
Philadelphia, PA



**Andy Bumatt**  
Oklahoma City, OK



**Peter Colvin**  
Grand Rapids, MI



**David Cook**  
Dallas, TX



**Don Ellwanger**  
Sacramento, CA



**Chris Emanuel**  
Las Vegas, NV



**Joseph French Jr.**  
New York City, NY



**Anthony Gild**  
San Diego, CA



**David Gilmore**  
New Orleans, LA



**Louis Grasso**  
California, MD



**Gary Gregory**  
Oklahoma City, OK



**Henry Hagendorf**  
Houston, TX



**Kevin Hanford**  
Scottsdale, AZ



**Brian Hines**  
Houston, TX



**Costas Hrousis**  
Allentown, PA



**Peter Ingersoll**  
Berkeley, CA



**John Johnson**  
Atlanta, GA



**Robert Johnson**  
Norcross, GA



**Kevin King**  
San Luis Obispo, CA



**Troy Leggo**  
Charlotte, NC



**Matthew Levin**  
Norcross, GA



**Robert Levin**  
West Palm Beach, FL



**Jason Little**  
Oklahoma City, OK



**Fouy Ly**  
Irvine, CA



**Kevin Lynch**  
Arlington Heights, IL



**Bruce Marshall**  
Dallas, TX



**Robert Miller Jr.**  
Boston, MA

**Sperry Van Ness.**  
Commercial Real Estate Advisors

To view more than **\$9 billion**  
in commercial real estate inventory visit:

**www.svn.com**  
or call  
**800.353.7500**

Over 900 Advisors in 36 States,  
Costa Rica, Panama and Growing!



**Mark Mimms**  
Phoenix, AZ



**Mark Phillips**  
Phoenix, AZ



**Tom Rankin**  
Springfield, MO



**Tony Roubik**  
Houston, TX



**Shane Shafer**  
Irvine, CA



**Jerome Snyder**  
Irvine, CA



**Mimi Song**  
Victoria, BC



**Brent Sprenkle**  
Los Angeles, CA



**Jim Taylor**  
San Diego, CA



**Geoff Tranchina**  
Los Angeles, CA



**Rich Vaaler**  
Leedsburg, VA



**Juliana Vaughn**  
Phoenix, AZ



**Kitty Wallace**  
Los Angeles, CA



**Bart Weprin**  
Cincinnati, OH

Partner's Circle Announcement

Wallstreet Journal

1-15-2008

## Personal Resume & Deal Tombstones

---

# Properties Recently Sold by Bruce Marshall

**The Harrison Office/Fin Portfolio Sale**  
Dallas, Texas



A 27,000 square foot office of 12,000 sq ft in **Fin, Suite 1000**, **Fin, Suite 1000** and **Fin, Suite 1000** in **Richardson, Texas**.

The undersigned is pleased to announce the sale of a 12 property portfolio for \$48,000,000 of office, office financial and industrial properties in the Dallas, Metroplex.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road, Suite 110  
Addicks, Texas 75001  
email: bruce.marshall@sperryvanness.com



Sperry Van Ness

**Richardson Drive Office**  
1473 Richardson Drive in Richardson, Texas



A 14,218 square foot office building (consisting of 10,717) in **Richardson, Texas**.

The undersigned is pleased to announce the sale of the 75% occupied office building built in 1992 for a sales price of \$4,612,500 or \$325 per square foot and a cap rate of 7%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road, Suite 110  
Addicks, Texas 75001  
email: bruce.marshall@sperryvanness.com



Sperry Van Ness

**Greenfield Commercial**  
Richardson, Texas



A 42,430 square foot office building (consisting of 30,000) in the area of **4277 Greenfield** in **Richardson, Texas**.

The undersigned is pleased to announce the sale of the 44% occupied, built office/warehouse facility for \$2,979,750 at \$70 per square foot and a cap rate of 7%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road, Suite 110  
Addicks, Texas 75001  
email: bruce.marshall@sperryvanness.com



Sperry Van Ness

**Chickadee Warehouse**  
2120-2126 Chickadee in Farmers Branch, Texas



A 10,937 Square Feet, Multi-Tenure, 1200 Sqm **Chickadee** in **Farmers Branch, Texas**.

The undersigned is pleased to announce the sale of the 10% occupied building for \$3,119,511, which represents \$285 per square foot and a 7.6% cap rate.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road, Suite 110  
Addicks, Texas 75001  
email: bruce.marshall@sperryvanness.com



Sperry Van Ness

**Memphis Midway**  
12000 Midway in Farmers Branch, Texas



A 41,974 square foot office and retail building located in **Midway** in **Farmers Branch, Texas**.


The undersigned is pleased to announce the sale of the 75% occupied building, built in 1977 for a sales price of \$3,206,100 or \$77.22 per square foot and a cap rate of 6.75%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road, Suite 110  
Addicks, Texas 75001  
email: bruce.marshall@sperryvanness.com



Sperry Van Ness


**Park Forest Fin**  
10500-10610 Matris in Dallas, Texas



A 100,491 Square Feet, Multi-Tenure, 1997 **Fin** in **Dallas, Texas**.


The undersigned is pleased to announce the sale of the 67% occupied property for \$7,692,070 at a price of \$76.54 per square foot and a cap rate of 6.35%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road, Suite 110  
Addicks, Texas 75001  
email: bruce.marshall@sperryvanness.com



Sperry Van Ness


**Midway Office**  
14040 Midway in Farmers Branch, Texas



A 42,273 square foot, 38% occupied **Fin**, **Fin** 1211 **Fin** in **Midway, Texas**.

The undersigned is pleased to announce the sale of the property built in 1984 for \$3,201,222, which represented a sales price of \$76.81 per square foot and a 7.6% cap rate.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road, Suite 110  
Addicks, Texas 75001  
email: bruce.marshall@sperryvanness.com



Sperry Van Ness

**Gamma Office**  
13714 Gamma in Farmers Branch, Texas



A 10,000 square foot 100% occupied office property in **Farmers Branch, Texas**.

The undersigned is pleased to announce the sale of the 55% occupied office building built in 1987 for \$1,410,777 at a price per square foot of \$77.42 and a cap rate of 2.6%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road, Suite 110  
Addicks, Texas 75001  
email: bruce.marshall@sperryvanness.com



Sperry Van Ness

**Spring Creek Business Bldg**  
1600 N. Glenridge, Richardson, Texas



A 19,441 Square Feet, Multi-Tenure, 1991 **Fin** in **Richardson, Texas**.

The undersigned is pleased to announce the sale of this 90% occupied property for \$2,429,409, which represents \$125 per square foot and a 6.6% cap rate.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road, Suite 110  
Addicks, Texas 75001  
email: bruce.marshall@sperryvanness.com



Sperry Van Ness

**Essex Warehouse**  
1441 Essex Drive in Richardson, Texas



A 147,113 Square Feet, Single Tenure, Industrial **Fin** in **Richardson, Texas**.


The undersigned is pleased to announce the sale of the 0% occupied property built in 1981 at a price/acre 100% occupied cap rate of 13% and a price/sq ft of \$47.15 or \$1,251,255.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road, Suite 110  
Addicks, Texas 75001  
email: bruce.marshall@sperryvanness.com



Sperry Van Ness


**Tech III Center**  
10755 Garden Street in Dallas, Texas



A 14,643 Square Feet Office **Fin**, 100% **Fin** in **Dallas, Texas**.


The undersigned is pleased to announce the sale of this property built in 1984 for \$1,528,213 at a sales price per square foot cost of \$103.8 and a cap rate of 6.25%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road, Suite 110  
Addicks, Texas 75001  
email: bruce.marshall@sperryvanness.com



Sperry Van Ness

**Salvador II Bldg**  
1607-1701 Gamma Drive in Farmers Branch, Texas



A 18,048 Sq Square Feet, Multi-Tenure, Industrial **Fin** in **Farmers Branch, Texas**.

The undersigned is pleased to announce the sale of the industrial property for \$7,495,336, which represents \$415 per square foot and a cap rate of 6.12%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road, Suite 110  
Addicks, Texas 75001  
email: bruce.marshall@sperryvanness.com



Sperry Van Ness

# Properties Recently Sold by Bruce Marshall

**Calvin Street Hoesters NNN Restaurant**  
1211 North Collins Street in Arlington, Texas



A 2,000 square foot restaurant property located in Arlington, Texas.

The undersigned is pleased to announce the sale of this property for \$3,450,000 which represented a price of \$1725 per square foot and a cap rate of 4.2%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road (Suite 110)  
Addicks, Texas 75001  
email: bruce.marshall@spv.com



Sperry Van Ness

**Lincoln Plaza Office Center**  
4292 North Lincoln Center, Oklahoma City, Oklahoma



A 326,127 Square Foot Office Building located in Oklahoma City, Oklahoma.

The undersigned is pleased to announce the sale of this property for \$3,600,000 at \$1107 per square foot and a cap rate of 4.07%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road (Suite 110)  
Addicks, Texas 75001  
email: bruce.marshall@spv.com



Sperry Van Ness

**Free Park, Ten Office Plaza**  
4440 Free Park Ten Blvd in San Antonio, Texas



A 212,411 square foot office building located in San Antonio, Texas.

The undersigned is pleased to announce the sale of this property for \$2,600,000 which represented \$123 per square foot and a cap rate of 6.8%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road (Suite 110)  
Addicks, Texas 75001  
email: bruce.marshall@spv.com



Sperry Van Ness


**Clarks Products Building**  
1100 107<sup>th</sup> Street in Grand Prairie, Texas



A 112,000 square foot single tenant industrial building located in Grand Prairie, Texas.

The undersigned is pleased to announce the sale of this property for \$2,250,000 which represents \$199 per square foot and a 10.3% cap rate.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road (Suite 110)  
Addicks, Texas 75001  
email: bruce.marshall@spv.com



Sperry Van Ness

**Counterpoint Tech Center**  
1801/1402 N. Glenella Road in Richardson, Texas



A 102,070 Square Foot Office Building located in Richardson, Texas.


The undersigned is pleased to announce the sale of this property for \$3,409,070 representing a price per square foot of \$331.00 per square foot and a cap rate of 3.94%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road (Suite 110)  
Addicks, Texas 75001  
email: bruce.marshall@spv.com



Sperry Van Ness


**Metro Crystal**  
2449 Midway Road in Carrollton, Texas



A 101,011 Square Foot Office Building located in Carrollton, Texas.


The undersigned is pleased to announce the sale of this \$1,812,000 Office Building for \$22.24 per square foot at a cap rate of 7.3%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road (Suite 110)  
Addicks, Texas 75001  
email: bruce.marshall@spv.com



Sperry Van Ness


**Metro Crystal II**  
3015 Kelsburg Drive in Carrollton, Texas



A 122,441 Square Foot Office Building located in Carrollton, Texas.

The undersigned is pleased to announce the sale of this \$4,225,000 Multi-Tenant Office Building for \$34.50/sf at a 3.9% Cap Rate.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road (Suite 110)  
Addicks, Texas 75001  
email: bruce.marshall@spv.com



Sperry Van Ness

**Campbell Road Center**  
Richardson, Texas



A 10,000 Square Foot Mini-Town 101 Retail Property located in Richardson, Texas.

The undersigned is pleased to announce the sale of this property for \$1,100,000 at a sales price of \$110 per square foot and a cap rate of 4.2%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road (Suite 110)  
Addicks, Texas 75001  
email: bruce.marshall@spv.com



Sperry Van Ness

**C&S Road Medical Center**  
1412 East Road in Dallas, Texas



A 11,117 Square Foot Medical Office Building located in Dallas, Texas.


The undersigned is pleased to announce the sale of this \$12,350,000 Medical Property at \$1100 per square foot and a cap rate of 7.42%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road (Suite 110)  
Addicks, Texas 75001  
email: bruce.marshall@spv.com



Sperry Van Ness


**Waldbaugh Bank Center**  
150 Westwood Way in Dallas, Texas



A 24,812 Square Foot Industrial Office Building located in Dallas, Texas.


The undersigned is pleased to announce the \$8,200,000 sale of this property at a price per square foot of \$111 and a cap rate of 4.25%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road (Suite 110)  
Addicks, Texas 75001  
email: bruce.marshall@spv.com



Sperry Van Ness


**PNC Bank Ground Lease**  
Worshing's Village



A 10 Year Ground Lease to PNC Bank at Worshing's Village in Dallas, Texas.

The undersigned is pleased to announce the \$2,247,500 sale of this 10 year Ground Lease at a 6.25% Cap Rate and representing a Sales Price of \$22.52/sf of Land.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road (Suite 110)  
Addicks, Texas 75001  
email: bruce.marshall@spv.com



Sperry Van Ness

**JF Morgan Chase Office Building**  
1811 S. Tyler Avenue in Dallas, Texas



A 11,184 Institutional Office Building located in Dallas, Texas.

The undersigned is pleased to announce the Sale of this \$12,150,000 asset @ \$1077 per square foot at a cap rate of 8.25%.

For further information contact:  
Bruce Marshall  
Managing Director  
2027 Kolar Springs Road (Suite 110)  
Addicks, Texas 75001  
email: bruce.marshall@spv.com



Sperry Van Ness



## 7. Brokerage Services Disclosure Form

*All materials and information received or derived from Sperry Van Ness / Datavest, Inc. (Bruce Marshall)(hereinafter collectively “ Sperry Van Ness” ), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by Sperry Van Ness its directors, officers, agents, advisors, or affiliates as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party’ s intended use or any and all other matters.*

*Neither Sperry Van Ness its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received.*

*Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’ s active conduct of its own due diligence to determine these and other matters of significance to such party. Sperry Van Ness will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.*

***EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.***

*Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.*

*All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Sperry Van Ness makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Sperry Van Ness does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance.*

*Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.*

*Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.*

*All properties and services are marketed by Sperry Van Ness in compliance with all applicable fair housing and equal opportunity laws.*

*Sperry Van Ness / Datavest, Inc. (Bruce Marshall) is independently owned and operated.*