

Featuring:



Future



# THE MARKETPLACE AT HANFORD

SWC of 12th & Lacey, Hanford, California



Another Quality Project Developed and Managed By:



Andy Solomon / Doug Cords  
Commercial Retail Associates, Inc.  
680 West Shaw Avenue, Suite 202  
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(559) 650-1300

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

## PROPERTY SUMMARY

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**LOCATION:** Southwest quadrant of 12<sup>th</sup> Avenue and Lacey Boulevard  
Hanford, CA

**GROSS LEASBLE AREA:** ± 318,000 square feet

**LAND AREA:** ± 35 Acres

**DEMOGRAPHICS:**

	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>	<u>10 mile</u>
2007 Estimated Population	5,724	28,662	49,029	60,574
2007 Estimated Average HH Income	\$59,821	\$55,742	\$60,633	\$62,472

Source: Sites USA, 2010

**Trade Area Population (see map enclosed):**

**2007 Estimated Population:** 175,124  
**2012 Project Population:** 189,788

Source: Sites USA, 2011

**TRAFFIC COUNTS:**

Lacey Boulevard	21,559ADT
12th Avenue	18,044 ADT
Highway 198	<u>30,000 ADT</u>
	69,603 Total Cars Per Day

Source: City of Hanford 2003; Caltrans 2003

**OVERVIEW:**

\* Hanford Mall (anchored by Sears, JC Penney, Forever 21 and Kohl's Department Store) is across the street.  
{Kohl's opened October 2010}

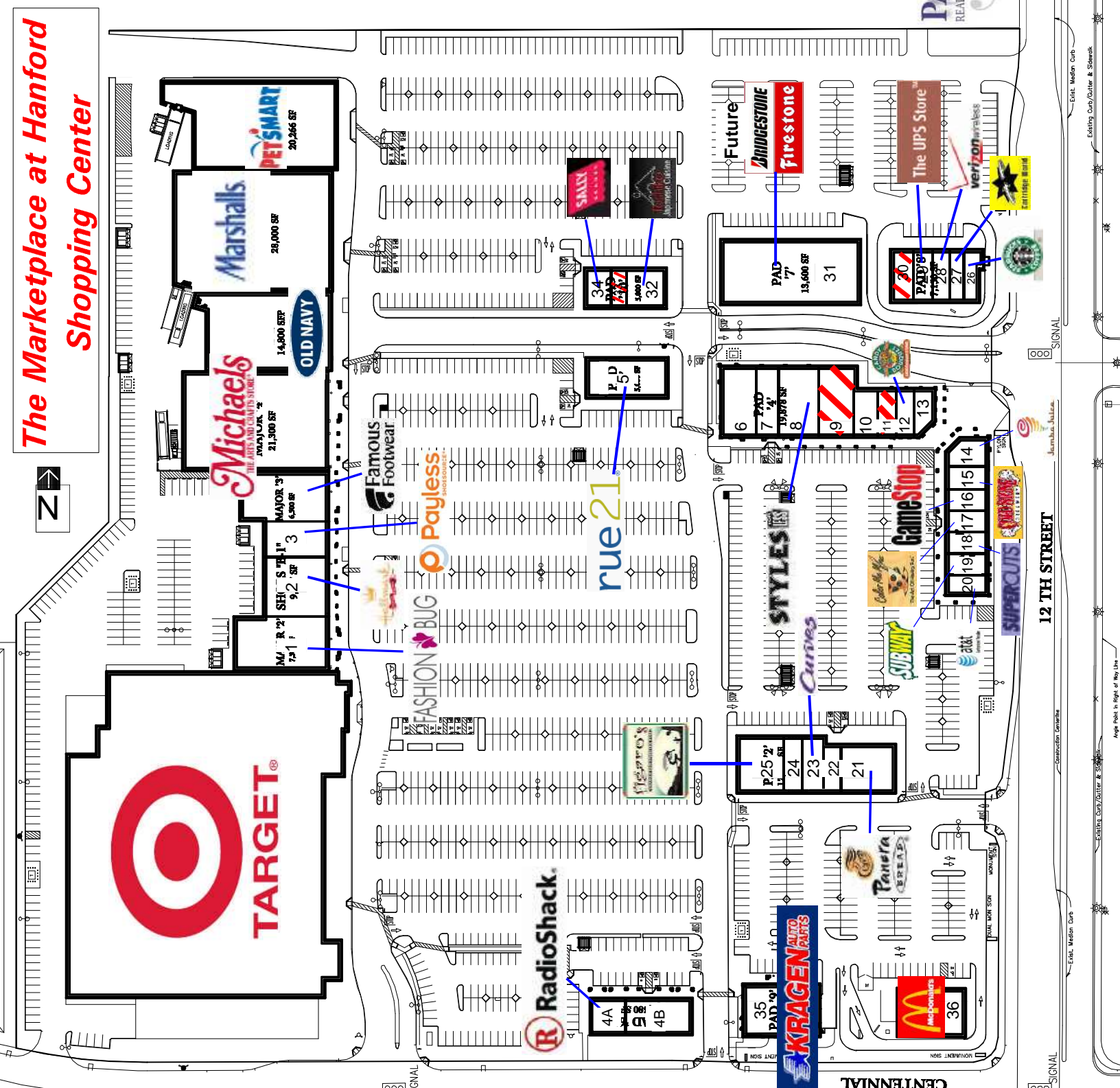
\* Super Wal-Mart at this intersection

\* Immediate Availability

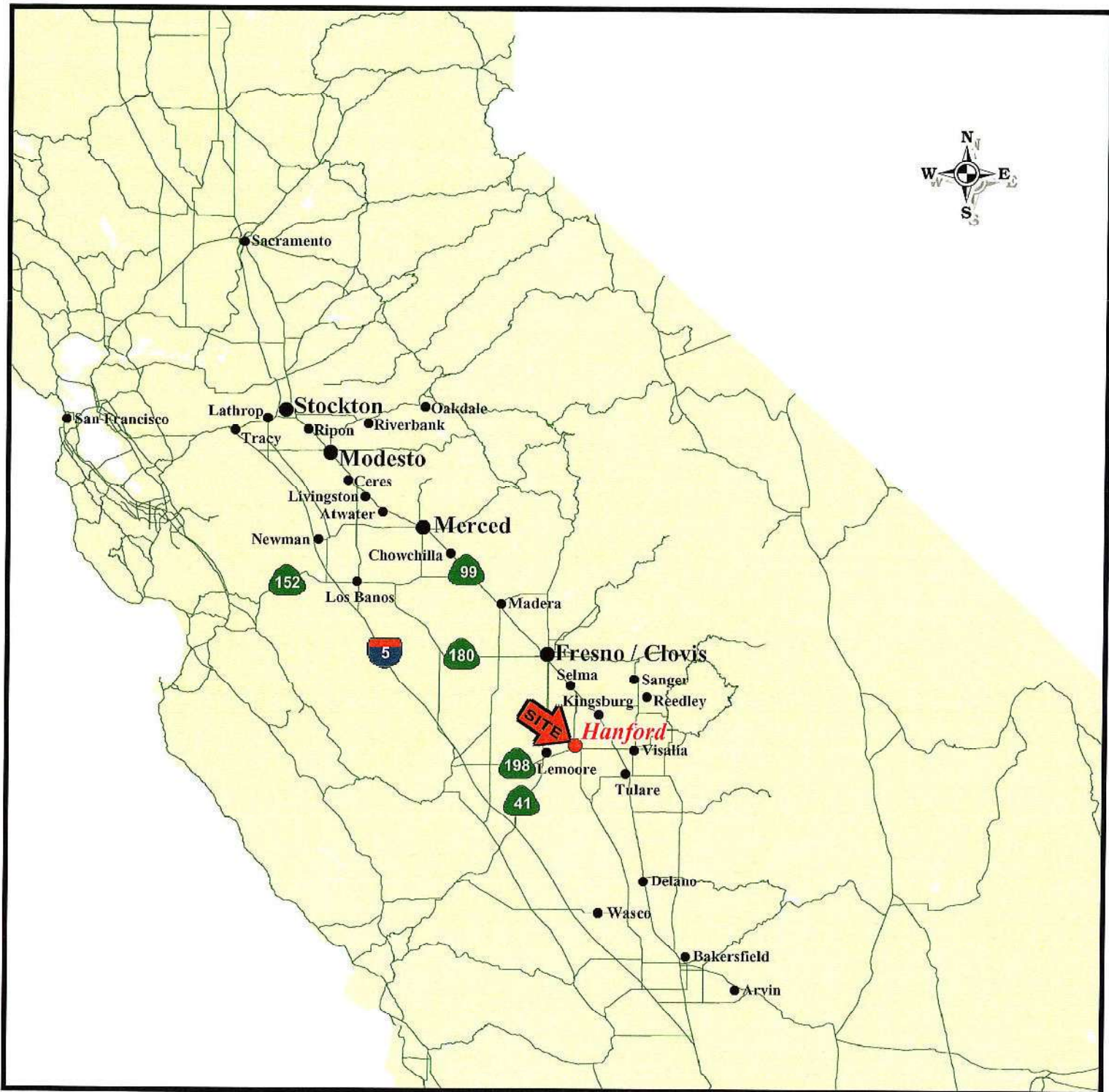
**CONTACT INFORMATION:**

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# The Marketplace at Hanford Shopping Center



- LEGEND**
1. Fashion Bug
  2. Hallmark Cards
  3. Payless Shoe Sources
  - 4A. Radio Shack
  - 4B. The Bed Store
  5. Rue21
  6. Super Buffet
  7. #1 Sports Fan
  8. Styles For Less
  9. Available - 3,019 sq. ft.
  10. Nail Salon
  11. Available - 1,200 sq. ft.
  12. Candy Bouquet
  13. Boston House of Pizza
  14. Jamba Juice
  15. Coldstone Creamery
  16. Gamestop
  17. Color Me Mine
  18. Supercuts
  19. Subway
  20. AT&T
  21. Panera Bread
  22. Jumping Jack and Jill
  23. Curves
  24. Rock Star Tanning
  25. Figaro's Southwestern Grill
  26. Starbuck's
  27. Cartridge World
  28. Verizon - Go Wireless
  29. UPS Store
  30. Available - 2,150 sq. ft.
  31. Future Firestone
  32. Toshiko
  33. Available - 1,000 sq. ft.
  34. Sally Beauty Supply
  35. Kragen Auto Parts
  36. McDonald's



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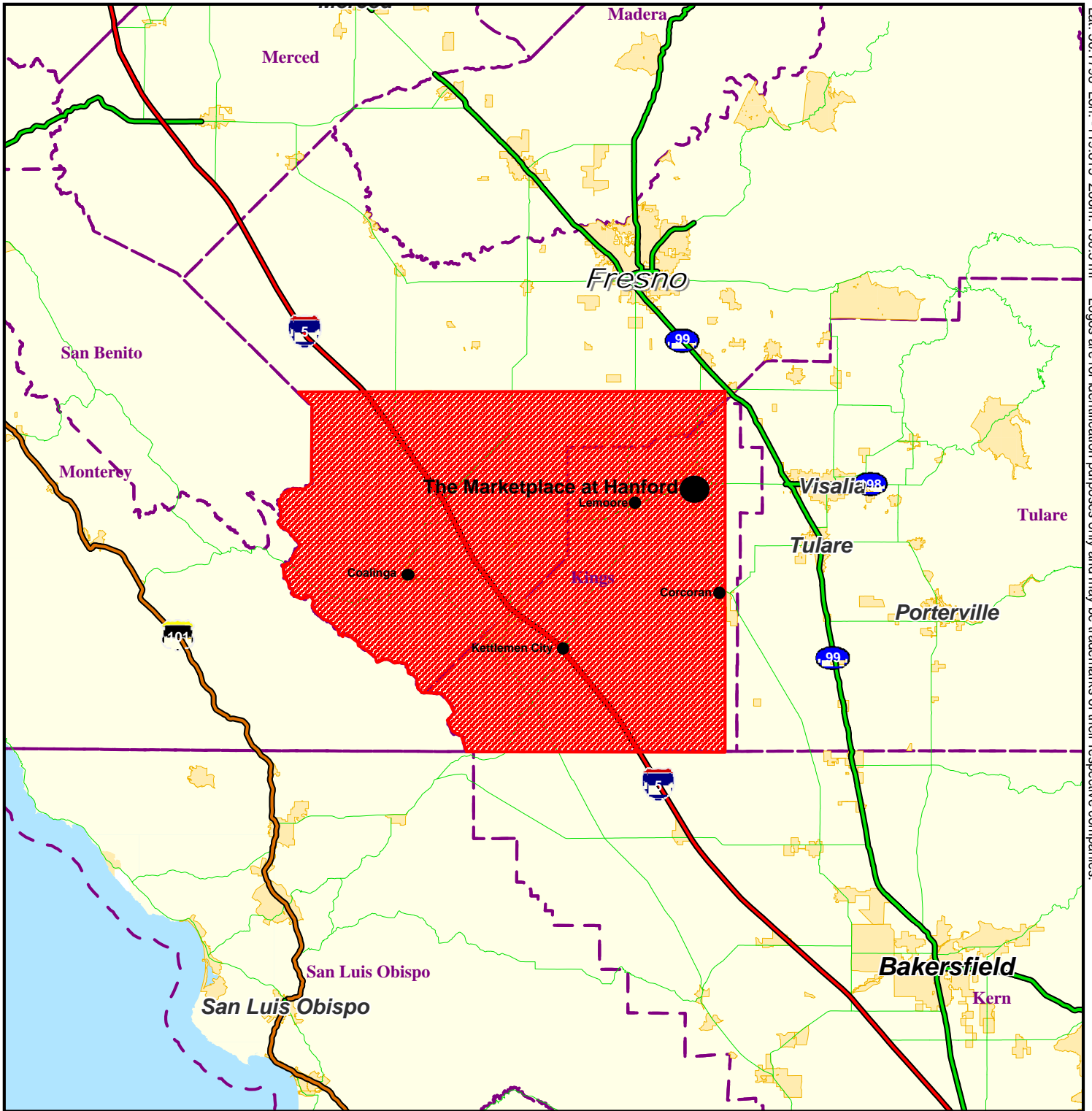
# *Central San Joaquin Valley State of California*



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This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

**THIS MAP CANNOT BE DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF COMMERCIAL RETAIL ASSOCIATES, INC.**



Lat: 36.1798 Lon: -119.815 Zoom: 150.5 mi Logos are for identification purposes only and may be trademarks of their respective companies.

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# The Marketplace at Hanford Trade Area

Hanford, California

January 2011



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# FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For

Commercial Retail Associates, Inc.

Lat/Lon: 36.150745/-120.124619



January 2011

RF1

Hanford Marketplace Hanford, California		Trade Area
POPULATION	2007 Estimated Population	175,124
	2012 Projected Population	189,788
	2000 Census Population	152,565
	1990 Census Population	119,479
	Historical Annual Growth 1990 to 2007	2.7%
	Projected Annual Growth 2007 to 2012	1.7%
HOUSEHOLDS	2007 Est. Households	47,511
	2012 Proj. Households	51,195
	2000 Census Households	41,752
	1990 Census Households	35,278
	Historical Annual Growth 1990 to 2007	2.0%
	Projected Annual Growth 2007 to 2012	1.6%
AGE	2007 Est. Population 0 to 9 Years	16.7%
	2007 Est. Population 10 to 19 Years	16.0%
	2007 Est. Population 20 to 29 Years	17.1%
	2007 Est. Population 30 to 44 Years	23.4%
	2007 Est. Population 45 to 59 Years	15.9%
	2007 Est. Population 60 to 74 Years	7.3%
	2007 Est. Population 75 Years Plus	3.5%
	2007 Est. Median Age	29.6
MARITAL STATUS & SEX	2007 Est. Male Population	55.6%
	2007 Est. Female Population	44.4%
	2007 Est. Never Married	24.7%
	2007 Est. Now Married	46.2%
	2007 Est. Separated or Divorced	24.5%
	2007 Est. Widowed	4.6%
INCOME	2007 Est. HH Income \$200,000 or More	2.5%
	2007 Est. HH Income \$150,000 to 199,999	2.1%
	2007 Est. HH Income \$100,000 to 149,999	8.4%
	2007 Est. HH Income \$75,000 to 99,999	10.6%
	2007 Est. HH Income \$50,000 to 74,999	18.9%
	2007 Est. HH Income \$35,000 to 49,999	16.5%
	2007 Est. HH Income \$25,000 to 34,999	13.9%
	2007 Est. HH Income \$15,000 to 24,999	13.4%
	2007 Est. HH Income \$0 to 14,999	13.9%
	2007 Est. Average Household Income	\$ 58,011
	2007 Est. Median HH Income	\$ 45,115
	2007 Est. Per Capita Income	\$ 19,417
	2007 Est. Number of Businesses	3,463
2007 Est. Total Number of Employees	49,032	

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Hanford Marketplace Hanford, California		Trade Area
<b>RACE</b>	2007 Est. White Population	73.4%
	2007 Est. Black Population	3.4%
	2007 Est. Asian & Pacific Islander	4.2%
	2007 Est. American Indian & Alaska Native	1.4%
	2007 Est. Other Races Population	17.7%
<b>HISPANIC</b>	2007 Est. Hispanic Population	90,789
	2007 Est. Hispanic Population Percent	51.8%
	2012 Proj. Hispanic Population Percent	53.9%
	2000 Hispanic Population Percent	47.9%
<b>EDUCATION (Adults 25 or Older)</b>	2007 Est. Adult Population (25 Years or Older)	103,249
	2007 Est. Elementary (0 to 8)	22.0%
	2007 Est. Some High School (9 to 11)	8.5%
	2007 Est. High School Graduate (12)	27.0%
	2007 Est. Some College (13 to 16)	20.4%
	2007 Est. Associate Degree Only	10.5%
	2007 Est. Bachelor Degree Only	8.5%
	2007 Est. Graduate Degree	3.1%
<b>HOUSING</b>	2007 Est. Total Housing Units	50,199
	2007 Est. Owner Occupied Percent	51.8%
	2007 Est. Renter Occupied Percent	42.8%
	2007 Est. Vacant Housing Percent	5.4%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	2.4%
	2000 Homes Built 1995 to 1998	10.0%
	2000 Homes Built 1990 to 1994	10.7%
	2000 Homes Built 1980 to 1989	18.3%
	2000 Homes Built 1970 to 1979	18.9%
	2000 Homes Built 1960 to 1969	15.6%
	2000 Homes Built 1950 to 1959	11.2%
	2000 Homes Built Before 1949	13.0%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	0.1%
	2000 Home Value \$500,000 to \$999,999	0.1%
	2000 Home Value \$400,000 to \$499,999	0.1%
	2000 Home Value \$300,000 to \$399,999	0.7%
	2000 Home Value \$200,000 to \$299,999	3.8%
	2000 Home Value \$150,000 to \$199,999	10.1%
	2000 Home Value \$100,000 to \$149,999	30.3%
	2000 Home Value \$50,000 to \$99,999	49.0%
	2000 Home Value \$25,000 to \$49,999	4.4%
	2000 Home Value \$0 to \$24,999	1.4%
	2000 Median Home Value	\$ 101,433
	2000 Median Rent	\$ 357

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Hanford Marketplace Hanford, California		Trade Area
LABOR FORCE	2007 Est. Labor: Population Age 16+	129,033
	2007 Est. Civilian Employed	52.1%
	2007 Est. Civilian Unemployed	9.1%
	2007 Est. in Armed Forces	3.3%
	2007 Est. not in Labor Force	35.4%
	2007 Labor Force: Males	56.9%
	2007 Labor Force: Females	43.1%
OCCUPATION	2000 Occupation: Population Age 16+	48,804
	2000 Mgmt, Business, & Financial Operations	9.5%
	2000 Professional and Related	14.6%
	2000 Service	19.6%
	2000 Sales and Office	21.7%
	2000 Farming, Fishing, and Forestry	12.9%
	2000 Construction, Extraction, & Maintenance	8.5%
	2000 Production, Transport, & Material Moving	13.2%
	2000 Percent White Collar Workers	45.8%
2000 Percent Blue Collar Workers	54.2%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	70.9%
	2000 Drive to Work in Carpool	18.4%
	2000 Travel to Work by Public Transportation	1.9%
	2000 Drive to Work on Motorcycle	0.3%
	2000 Walk or Bicycle to Work	4.4%
	2000 Other Means	1.5%
	2000 Work at Home	2.6%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	42.2%
	2000 Travel to Work in 15 to 29 Minutes	31.3%
	2000 Travel to Work in 30 to 59 Minutes	21.9%
	2000 Travel to Work in 60 Minutes or More	4.7%
	2000 Average Travel Time to Work	19.8
CONSUMER EXPENDITURE	2007 Est. Total Household Expenditure (in Millions)	\$ 2,289.8
	2007 Est. Apparel	\$ 110.6
	2007 Est. Contributions & Gifts	\$ 137.1
	2007 Est. Education & Reading	\$ 59.6
	2007 Est. Entertainment	\$ 127.2
	2007 Est. Food, Beverages & Tobacco	\$ 375.0
	2007 Est. Furnishings And Equipment	\$ 97.1
	2007 Est. Health Care & Insurance	\$ 165.4
	2007 Est. Household Operations & Shelter & Utilities	\$ 684.6
	2007 Est. Miscellaneous Expenses	\$ 38.5
	2007 Est. Personal Care	\$ 33.4
2007 Est. Transportation	\$ 461.4	

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Commercial Retail Associates, Inc.

Lat/Lon: 36.328006/-119.672968

September 2010

RF1

12th Avenue & Lacey Blvd Hanford, California		1.00 mi radius	2.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2007 Estimated Population	5,724	28,662	49,029	60,574
	2012 Projected Population	6,172	31,100	52,879	65,127
	2000 Census Population	5,006	24,663	42,697	53,179
	1990 Census Population	4,074	20,199	33,856	41,822
	Historical Annual Growth 1990 to 2007	2.4%	2.5%	2.6%	2.6%
	Projected Annual Growth 2007 to 2012	1.6%	1.7%	1.6%	1.5%
<b>HOUSEHOLDS</b>	2007 Est. Households	1,939	9,255	16,004	19,766
	2012 Proj. Households	2,098	9,973	17,126	21,089
	2000 Census Households	1,677	8,049	14,118	17,569
	1990 Census Households	1,356	6,980	11,627	14,204
	Historical Annual Growth 1990 to 2007	2.5%	1.9%	2.2%	2.3%
	Projected Annual Growth 2007 to 2012	1.6%	1.6%	1.4%	1.3%
<b>AGE</b>	2007 Est. Population 0 to 9 Years	14.0%	17.1%	16.7%	16.6%
	2007 Est. Population 10 to 19 Years	15.2%	16.2%	16.2%	16.2%
	2007 Est. Population 20 to 29 Years	15.9%	15.1%	13.9%	13.4%
	2007 Est. Population 30 to 44 Years	19.4%	20.5%	20.9%	21.3%
	2007 Est. Population 45 to 59 Years	18.3%	16.8%	17.8%	18.1%
	2007 Est. Population 60 to 74 Years	10.6%	8.8%	9.2%	9.2%
	2007 Est. Population 75 Years Plus	6.7%	5.4%	5.4%	5.2%
	2007 Est. Median Age	33.4	30.6	31.7	32.0
<b>MARITAL STATUS &amp; SEX</b>	2007 Est. Male Population	51.0%	49.5%	49.3%	49.4%
	2007 Est. Female Population	49.0%	50.5%	50.7%	50.6%
	2007 Est. Never Married	21.0%	26.9%	25.5%	25.1%
	2007 Est. Now Married	46.9%	46.9%	50.7%	52.3%
	2007 Est. Separated or Divorced	24.3%	19.5%	17.1%	16.2%
	2007 Est. Widowed	7.8%	6.7%	6.7%	6.3%
<b>INCOME</b>	2007 Est. HH Income \$200,000 or More	3.3%	2.8%	3.2%	3.3%
	2007 Est. HH Income \$150,000 to 199,999	2.5%	1.9%	2.3%	2.4%
	2007 Est. HH Income \$100,000 to 149,999	8.7%	6.7%	8.2%	9.0%
	2007 Est. HH Income \$75,000 to 99,999	6.2%	7.7%	10.6%	11.4%
	2007 Est. HH Income \$50,000 to 74,999	17.1%	16.6%	18.8%	19.2%
	2007 Est. HH Income \$35,000 to 49,999	17.3%	17.9%	16.0%	15.8%
	2007 Est. HH Income \$25,000 to 34,999	15.8%	14.8%	12.9%	12.2%
	2007 Est. HH Income \$15,000 to 24,999	13.0%	15.2%	13.5%	13.0%
	2007 Est. HH Income \$0 to 14,999	16.2%	16.3%	14.5%	13.7%
	2007 Est. Average Household Income	\$ 59,821	\$ 55,742	\$ 60,633	\$ 62,472
	2007 Est. Median HH Income	\$ 43,024	\$ 40,839	\$ 46,742	\$ 48,444
	2007 Est. Per Capita Income	\$ 22,234	\$ 18,540	\$ 20,118	\$ 20,664
	2007 Est. Number of Businesses	396	1,343	1,651	1,841
2007 Est. Total Number of Employees	7,679	15,943	18,671	21,147	

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September 2010

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12th Avenue & Lacey Blvd Hanford, California		1.00 mi radius	2.00 mi radius	3.00 mi radius	5.00 mi radius
<b>RACE</b>	2007 Est. White Population	81.9%	80.5%	82.0%	82.6%
	2007 Est. Black Population	2.5%	2.3%	2.1%	2.1%
	2007 Est. Asian & Pacific Islander	3.9%	3.6%	3.6%	3.6%
	2007 Est. American Indian & Alaska Native	1.8%	1.5%	1.3%	1.3%
	2007 Est. Other Races Population	10.0%	12.1%	11.0%	10.5%
<b>HISPANIC</b>	2007 Est. Hispanic Population	2,514	14,456	22,350	26,327
	2007 Est. Hispanic Population Percent	43.9%	50.4%	45.6%	43.5%
	2012 Proj. Hispanic Population Percent	46.4%	52.5%	48.0%	46.0%
	2000 Hispanic Population Percent	39.7%	46.7%	41.5%	39.1%
<b>EDUCATION (Adults 25 or Older)</b>	2007 Est. Adult Population (25 Years or Older)	3,582	16,992	29,666	36,849
	2007 Est. Elementary (0 to 8)	16.4%	20.1%	18.1%	17.6%
	2007 Est. Some High School (9 to 11)	8.4%	7.9%	7.1%	6.8%
	2007 Est. High School Graduate (12)	31.8%	28.0%	27.4%	27.2%
	2007 Est. Some College (13 to 16)	22.8%	21.4%	22.5%	22.6%
	2007 Est. Associate Degree Only	8.6%	11.7%	12.1%	12.6%
	2007 Est. Bachelor Degree Only	8.1%	8.0%	9.5%	9.9%
	2007 Est. Graduate Degree	4.0%	3.0%	3.3%	3.3%
<b>HOUSING</b>	2007 Est. Total Housing Units	2,058	9,753	16,816	20,755
	2007 Est. Owner Occupied Percent	45.5%	49.9%	55.9%	57.9%
	2007 Est. Renter Occupied Percent	48.7%	45.0%	39.3%	37.3%
	2007 Est. Vacant Housing Percent	5.8%	5.1%	4.8%	4.8%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	3.2%	2.9%	2.7%	2.4%
	2000 Homes Built 1995 to 1998	9.1%	8.1%	9.1%	9.5%
	2000 Homes Built 1990 to 1994	7.6%	6.3%	9.5%	11.2%
	2000 Homes Built 1980 to 1989	24.6%	15.7%	17.1%	18.0%
	2000 Homes Built 1970 to 1979	30.0%	19.3%	19.0%	18.6%
	2000 Homes Built 1960 to 1969	11.9%	14.2%	16.0%	15.0%
	2000 Homes Built 1950 to 1959	8.4%	14.6%	12.6%	11.7%
	2000 Homes Built Before 1949	5.3%	18.9%	14.0%	13.6%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	-	-	0.0%	0.1%
	2000 Home Value \$400,000 to \$499,999	-	-	0.0%	0.0%
	2000 Home Value \$300,000 to \$399,999	2.1%	0.8%	0.7%	0.8%
	2000 Home Value \$200,000 to \$299,999	4.2%	2.5%	3.4%	4.3%
	2000 Home Value \$150,000 to \$199,999	11.1%	7.9%	10.2%	11.9%
	2000 Home Value \$100,000 to \$149,999	25.2%	23.8%	30.4%	32.0%
	2000 Home Value \$50,000 to \$99,999	52.1%	57.2%	50.4%	46.3%
	2000 Home Value \$25,000 to \$49,999	4.0%	6.1%	3.6%	3.3%
	2000 Home Value \$0 to \$24,999	1.3%	1.6%	1.1%	1.2%
	2000 Median Home Value	\$ 99,434	\$ 93,065	\$ 101,876	\$ 106,182
	2000 Median Rent	\$ 352	\$ 337	\$ 370	\$ 385

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12th Avenue & Lacey Blvd Hanford, California		1.00 mi radius	2.00 mi radius	3.00 mi radius	5.00 mi radius
<b>LABOR FORCE</b>	2007 Est. Labor: Population Age 16+	4,430	20,931	35,945	44,392
	2007 Est. Civilian Employed	54.4%	54.4%	56.8%	57.4%
	2007 Est. Civilian Unemployed	8.2%	10.8%	9.7%	9.6%
	2007 Est. in Armed Forces	1.5%	1.3%	1.3%	1.5%
	2007 Est. not in Labor Force	35.9%	33.5%	32.2%	31.6%
	2007 Labor Force: Males	50.5%	48.9%	48.7%	48.9%
	2007 Labor Force: Females	49.5%	51.1%	51.3%	51.1%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	1,745	8,443	15,700	19,887
	2000 Mgmt, Business, & Financial Operations	12.5%	9.8%	10.1%	10.4%
	2000 Professional and Related	19.2%	16.4%	18.0%	18.0%
	2000 Service	21.6%	23.5%	22.0%	21.2%
	2000 Sales and Office	25.3%	21.2%	23.1%	23.7%
	2000 Farming, Fishing, and Forestry	2.2%	4.9%	4.4%	4.7%
	2000 Construction, Extraction, & Maintenance	5.3%	8.5%	7.8%	7.9%
	2000 Production, Transport, & Material Moving	13.8%	15.7%	14.6%	14.0%
	2000 Percent White Collar Workers	57.0%	47.4%	51.1%	52.1%
2000 Percent Blue Collar Workers	43.0%	52.6%	48.9%	47.9%	
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	77.6%	73.2%	76.9%	77.7%
	2000 Drive to Work in Carpool	13.8%	16.5%	14.9%	14.3%
	2000 Travel to Work by Public Transportation	2.2%	1.6%	1.1%	1.1%
	2000 Drive to Work on Motorcycle	-	0.3%	0.5%	0.4%
	2000 Walk or Bicycle to Work	2.7%	4.4%	2.9%	2.7%
	2000 Other Means	1.2%	1.7%	1.3%	1.3%
	2000 Work at Home	2.5%	2.4%	2.3%	2.5%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	46.9%	49.3%	46.7%	45.5%
	2000 Travel to Work in 15 to 29 Minutes	28.7%	27.7%	28.3%	29.3%
	2000 Travel to Work in 30 to 59 Minutes	20.3%	19.1%	20.9%	21.3%
	2000 Travel to Work in 60 Minutes or More	4.1%	3.9%	4.0%	3.9%
	2000 Average Travel Time to Work	19.5	18.4	19.5	19.5
<b>CONSUMER EXPENDITURE</b>	2007 Est. Total Household Expenditure (in Millions)	\$ 95.2	\$ 433.3	\$ 793.6	\$ 1,001.3
	2007 Est. Apparel	\$ 4.6	\$ 20.9	\$ 38.3	\$ 48.3
	2007 Est. Contributions & Gifts	\$ 5.9	\$ 26.1	\$ 48.6	\$ 61.5
	2007 Est. Education & Reading	\$ 2.5	\$ 11.3	\$ 21.0	\$ 26.5
	2007 Est. Entertainment	\$ 5.3	\$ 24.0	\$ 44.1	\$ 55.8
	2007 Est. Food, Beverages & Tobacco	\$ 15.5	\$ 71.1	\$ 129.1	\$ 162.6
	2007 Est. Furnishings And Equipment	\$ 4.0	\$ 18.2	\$ 33.9	\$ 43.0
	2007 Est. Health Care & Insurance	\$ 6.9	\$ 31.6	\$ 57.3	\$ 72.1
	2007 Est. Household Operations & Shelter & Utilities	\$ 28.5	\$ 129.8	\$ 237.3	\$ 299.4
	2007 Est. Miscellaneous Expenses	\$ 1.6	\$ 7.3	\$ 13.3	\$ 16.7
	2007 Est. Personal Care	\$ 1.4	\$ 6.3	\$ 11.5	\$ 14.6
	2007 Est. Transportation	\$ 18.9	\$ 86.5	\$ 159.0	\$ 201.0

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