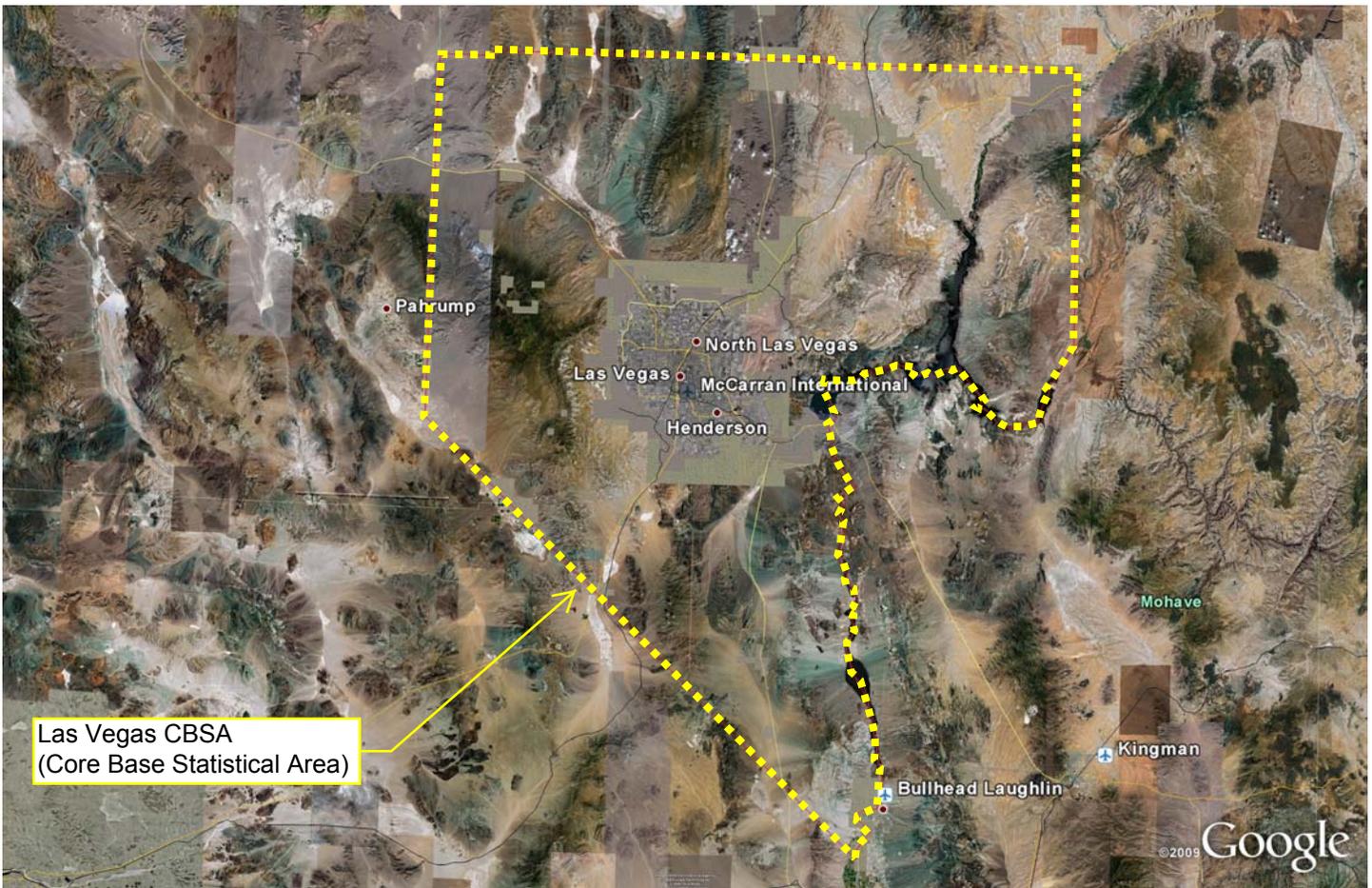


Las Vegas CBSA  
(Core Based Statistical Area)

Latitude: 36.110700  
Longitude: -115.110700



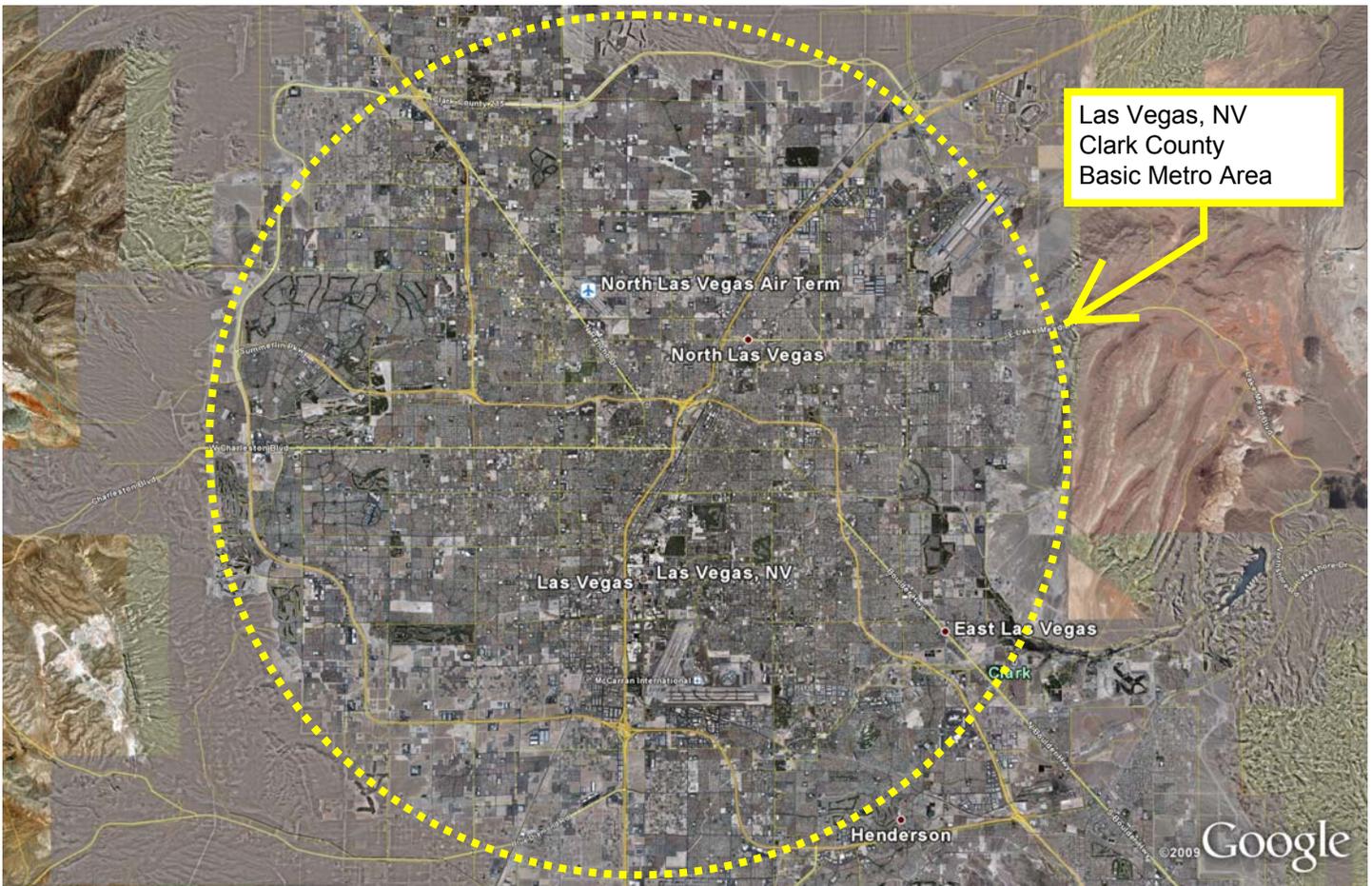
Las Vegas CBSA  
(Core Base Statistical Area)

## Aerial Location Chart - Las Vegas Basic Metro Area

Prep'd by James T. Saint, CCIM - Halo Realty & Investments Corp

Las Vegas Basic Metro Area

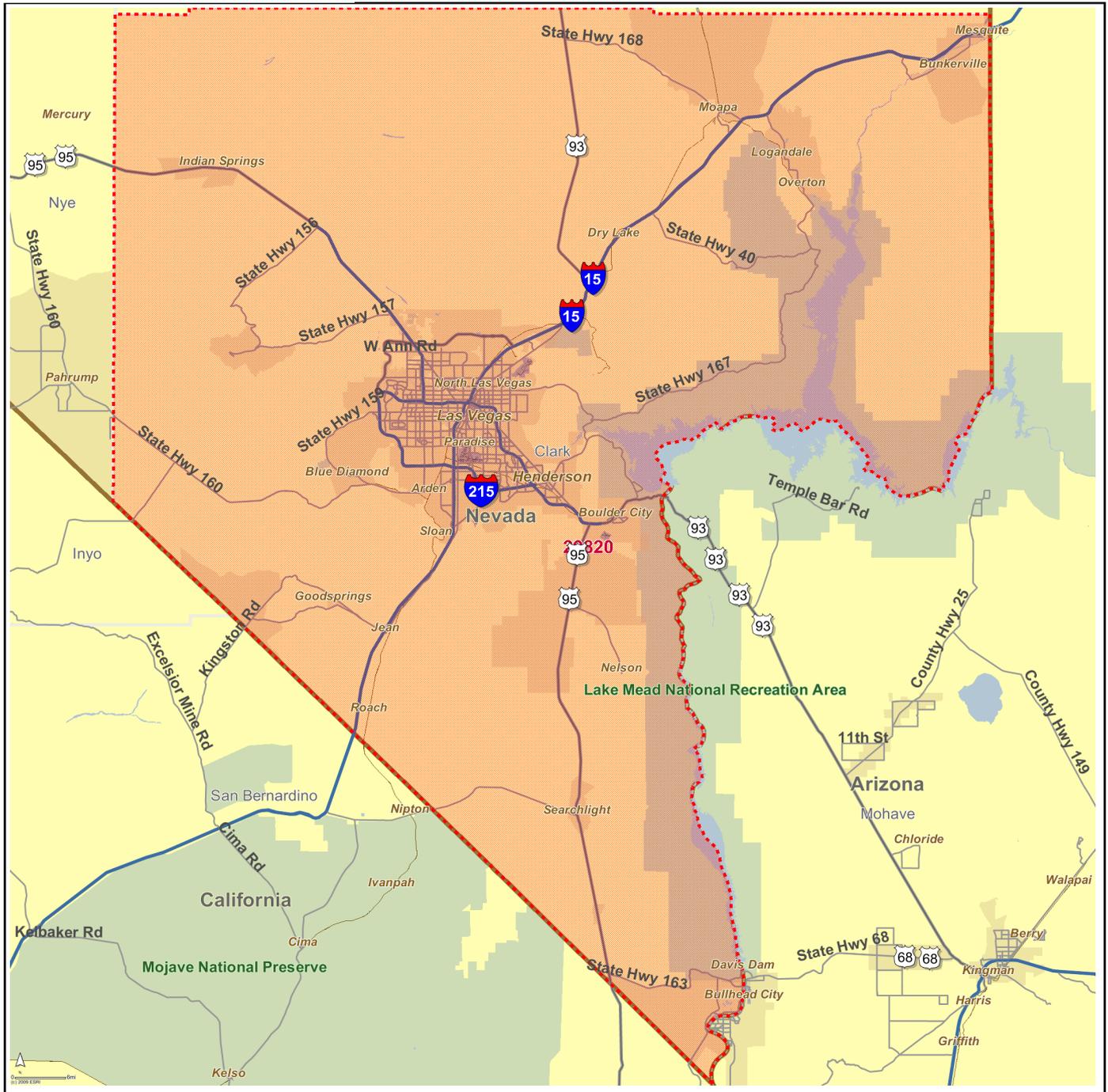
Latitude: 36.110700  
Longitude: -115.110700



Las Vegas, NV

CBSA - Core Based Statistical Area

August 6, 2009



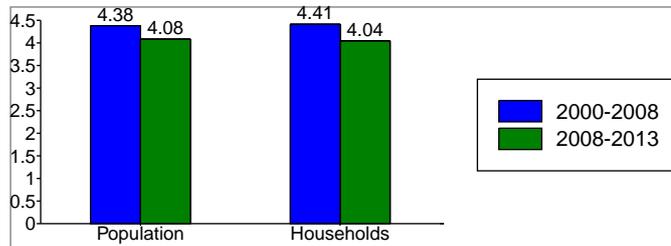
**CBSA: Las Vegas-Paradise, NV Metropolitan Statistical Area**

**Population and Households**

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

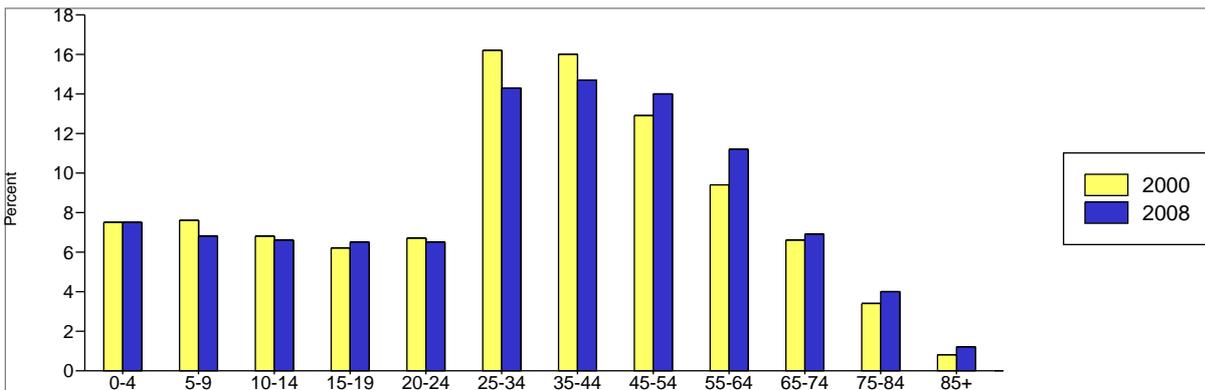
Year	Population	Households
2000	1,375,765	512,253
2008	1,959,814	731,059
2013	2,393,270	891,170

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 19,415 in 2000, or 1.4 percent of the total population. Average household size is 2.65 in 2008, compared to 2.65 in the year 2000.



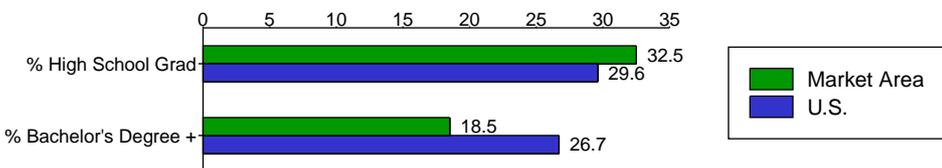
**Population by Age**

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 34.4, compared to 36.3 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:

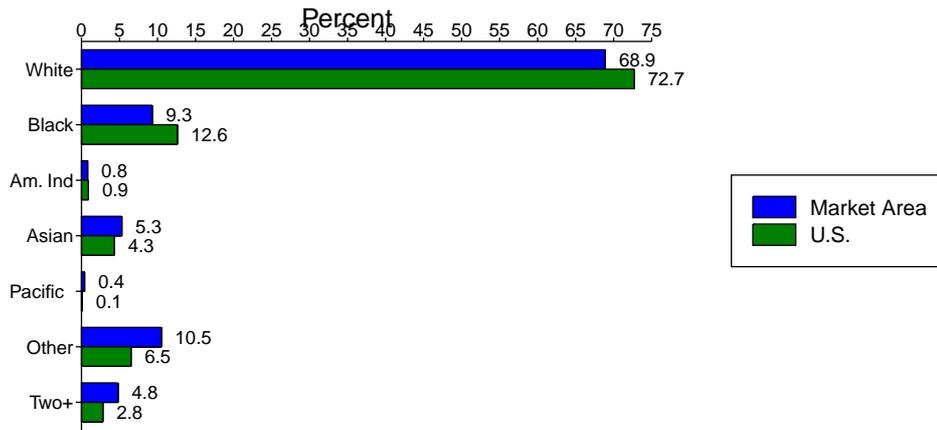


Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

**CBSA: Las Vegas-Paradise, NV Metropolitan Statistical Area**

**Population by Race/Ethnicity**

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

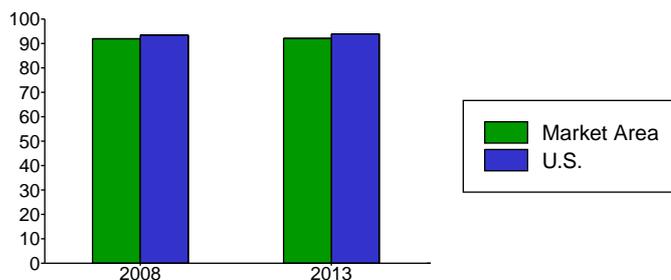


Persons of Hispanic origin represent 26.7 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 70.4 in the identified market area, compared to 59.3 in the U.S. population.

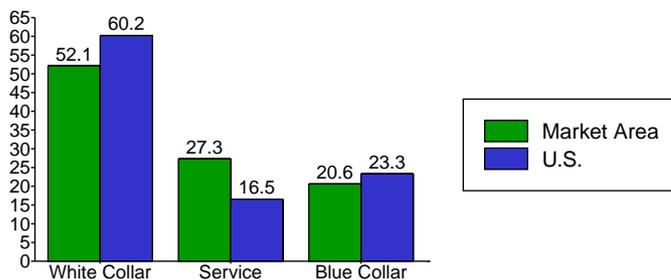
**Population by Employment**

In 2000, 65.1 percent of the population aged 16 years or older in the market area participated in the labor force; 0.6 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	%Employed	%Unemployed
2008	91.9	8.1
2013	92.0	8.0



And by occupational status:



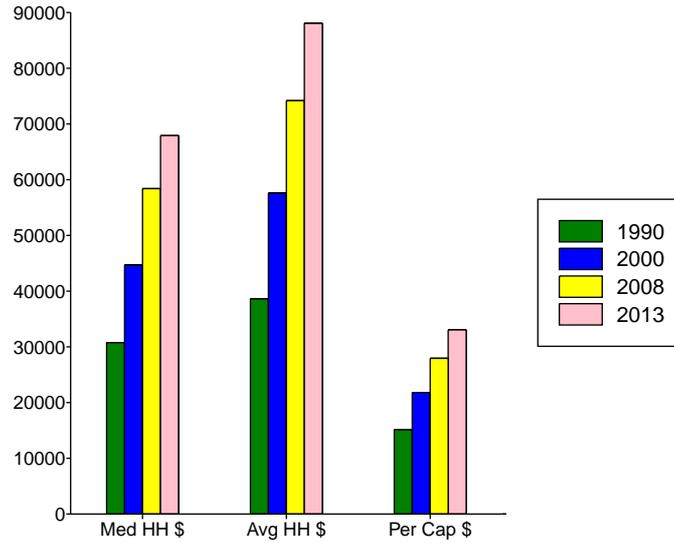
In 2000, 74.6 percent of the market area population drove alone to work, and 2.3 percent worked at home. The average travel time to work in 2000 was 24.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

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.

**CBSA: Las Vegas-Paradise, NV Metropolitan Statistical Area**

**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, 54.3 percent of the 815,512 housing units in the market area are owner occupied; 35.4 percent, renter occupied; and 10.4 percent are vacant. In 2000, there were 559,799 housing units— 54.1 percent owner occupied, 37.4 percent renter occupied and 8.5 percent vacant. The annual rate of change in housing units since 2000 is 4.67 percent. Median home value in the market area is \$256,702, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.53 percent annually to \$263,606. From 2000 to the current year, median home value changed by 8.38 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.

Las Vegas CBSA

Metro CBSA	Site Type: Geography					
<b>Summary</b>	<b>2000</b>		<b>2009</b>		<b>2014</b>	
Population	1,375,765		1,974,024		2,295,868	
Households	512,253		736,521		855,744	
Families	339,693		483,417		559,008	
Average Household Size	2.65		2.65		2.66	
Owner Occupied HUs	302,834		435,709		506,981	
Renter Occupied HUs	209,419		300,812		348,763	
Median Age	34.4		36.3		36.6	
<b>Trends: 2009-2014 Annual Rate</b>	<b>Area</b>			<b>National</b>		
Population	3.07%			0.91%		
Households	3.05%			0.94%		
Families	2.95%			0.74%		
Owner HHs	3.08%			1.19%		
Median Household Income	1%			0.80%		
	<b>2000</b>		<b>2009</b>		<b>2014</b>	
<b>Households by Income</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
< \$15,000	62,357	12.2%	63,418	8.6%	70,204	8.2%
\$15,000 - \$24,999	63,685	12.4%	59,461	8.1%	67,771	7.9%
\$25,000 - \$34,999	67,214	13.1%	77,231	10.5%	78,140	9.1%
\$35,000 - \$49,999	92,987	18.1%	110,501	15.0%	130,031	15.2%
\$50,000 - \$74,999	110,363	21.5%	168,016	22.8%	187,324	21.9%
\$75,000 - \$99,999	57,155	11.1%	113,580	15.4%	144,902	16.9%
\$100,000 - \$149,999	38,553	7.5%	93,086	12.6%	112,940	13.2%
\$150,000 - \$199,000	9,584	1.9%	26,608	3.6%	33,423	3.9%
\$200,000+	10,816	2.1%	24,614	3.3%	31,003	3.6%
Median Household Income	\$44,650		\$58,273		\$61,253	
Average Household Income	\$57,569		\$72,377		\$76,015	
Per Capita Income	\$21,785		\$27,277		\$28,599	
	<b>2000</b>		<b>2009</b>		<b>2014</b>	
<b>Population by Age</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
0 - 4	103,301	7.5%	147,882	7.5%	171,022	7.4%
5 - 9	104,267	7.6%	136,234	6.9%	159,929	7.0%
10 - 14	93,132	6.8%	128,258	6.5%	149,051	6.5%
15 - 19	84,636	6.2%	127,468	6.5%	136,001	5.9%
20 - 24	92,853	6.7%	127,254	6.4%	150,712	6.6%
25 - 34	223,355	16.2%	282,836	14.3%	331,650	14.4%
35 - 44	220,139	16.0%	284,331	14.4%	309,847	13.5%
45 - 54	178,155	12.9%	277,417	14.1%	305,237	13.3%
55 - 64	129,028	9.4%	221,180	11.2%	268,246	11.7%
65 - 74	90,194	6.6%	138,307	7.0%	189,253	8.2%
75 - 84	46,171	3.4%	78,457	4.0%	93,587	4.1%
85+	10,534	0.8%	24,400	1.2%	31,333	1.4%
	<b>2000</b>		<b>2009</b>		<b>2014</b>	
<b>Race and Ethnicity</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
White Alone	984,796	71.6%	1,351,114	68.4%	1,545,103	67.3%
Black Alone	124,885	9.1%	184,104	9.3%	212,410	9.3%
American Indian Alone	10,895	0.8%	14,728	0.7%	16,279	0.7%
Asian Alone	72,547	5.3%	106,630	5.4%	122,820	5.3%
Pacific Islander Alone	6,412	0.5%	8,399	0.4%	9,109	0.4%
Some Other Race Alone	118,465	8.6%	212,409	10.8%	271,060	11.8%
Two or More Races	57,765	4.2%	96,640	4.9%	119,087	5.2%
Hispanic Origin (Any Race)	302,143	22.0%	538,517	27.3%	684,948	29.8%

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

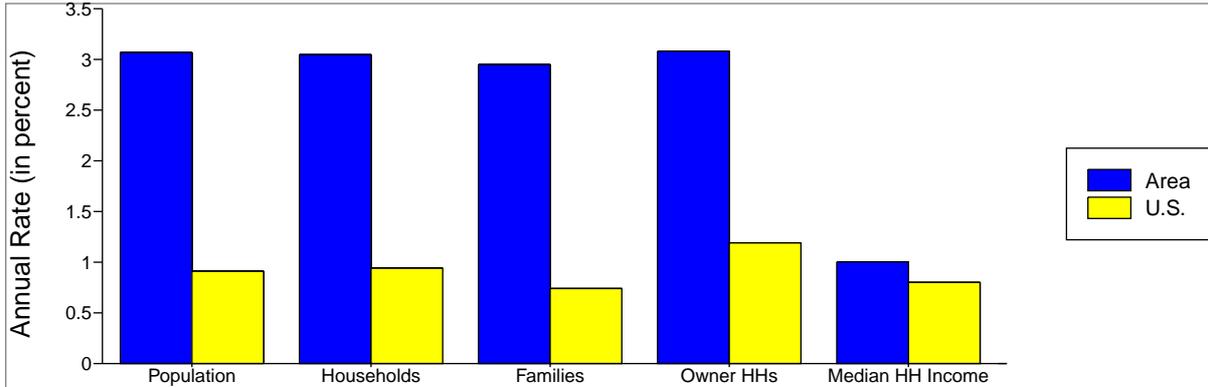
**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

Las Vegas CBSA

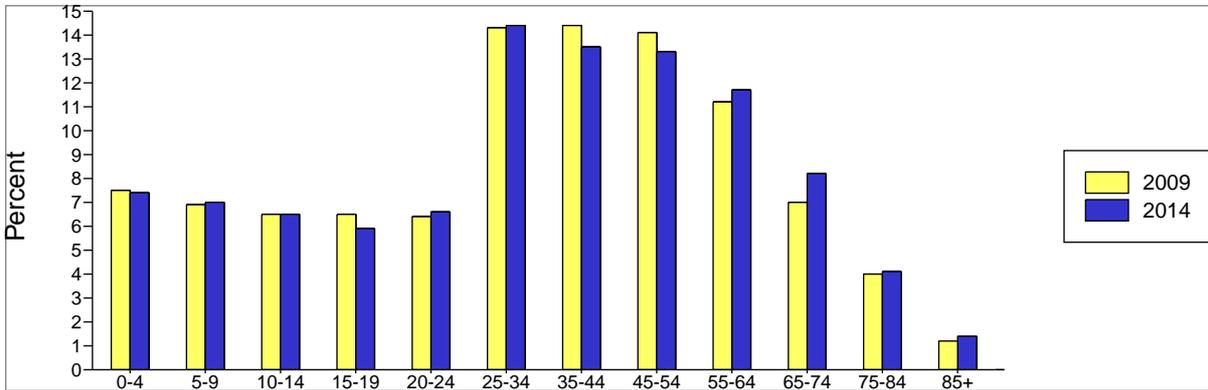
Metro CBSA

Site Type: Geography

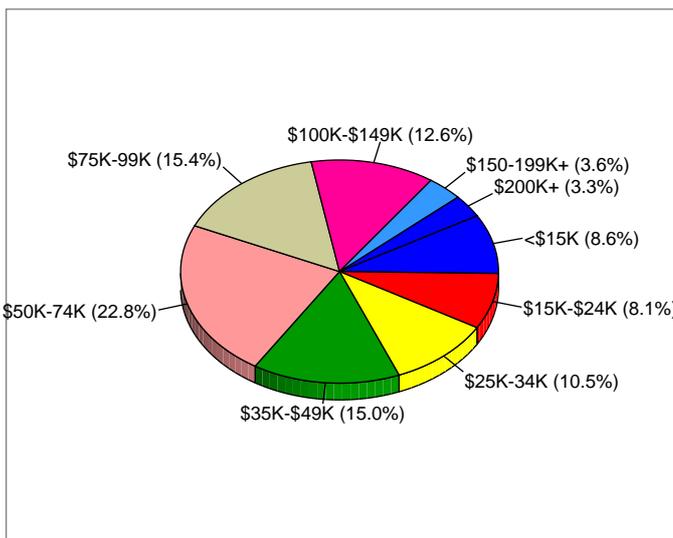
Trends 2009-2014



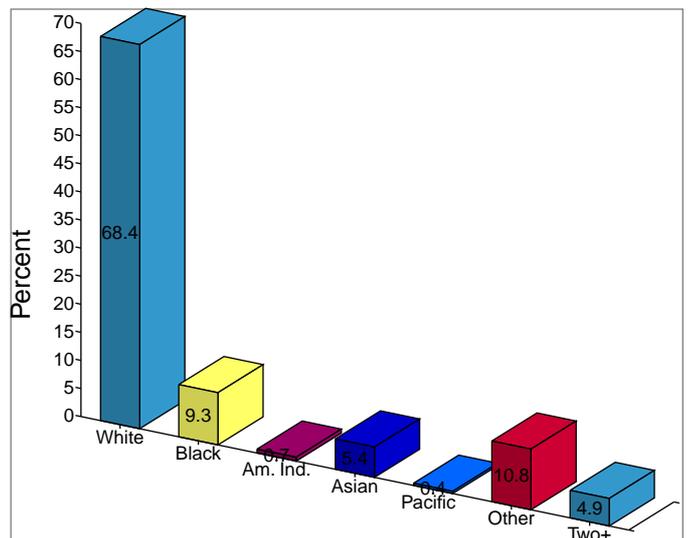
Population by Age



2009 Household Income



2009 Population by Race



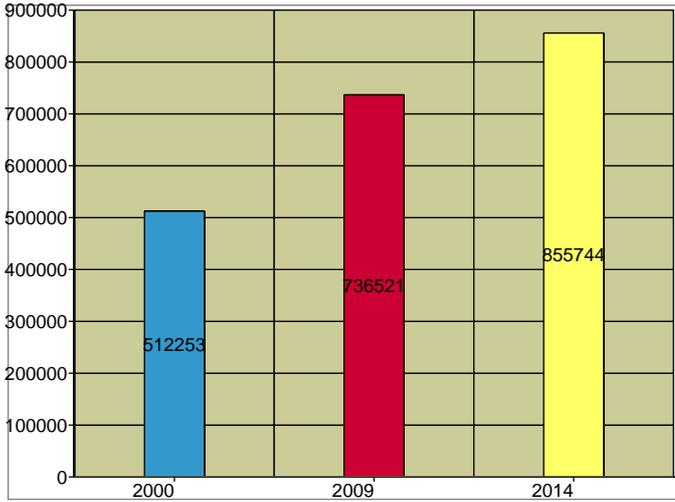
2009 Percent Hispanic Origin: 27.3%

Las Vegas CBSA

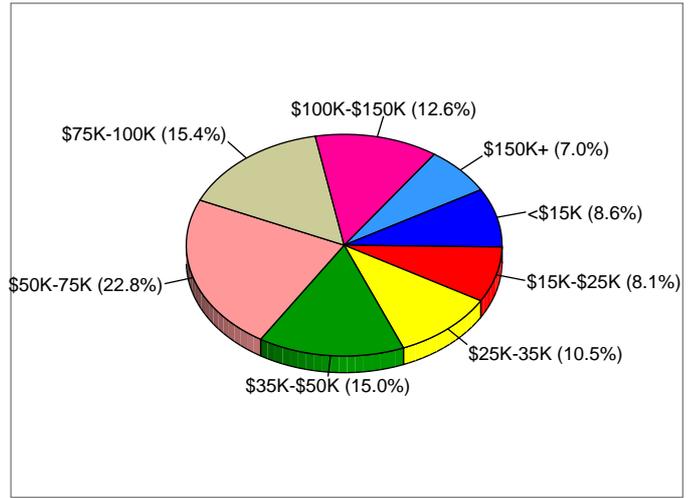
Metro CBSA

Site Type: Geography

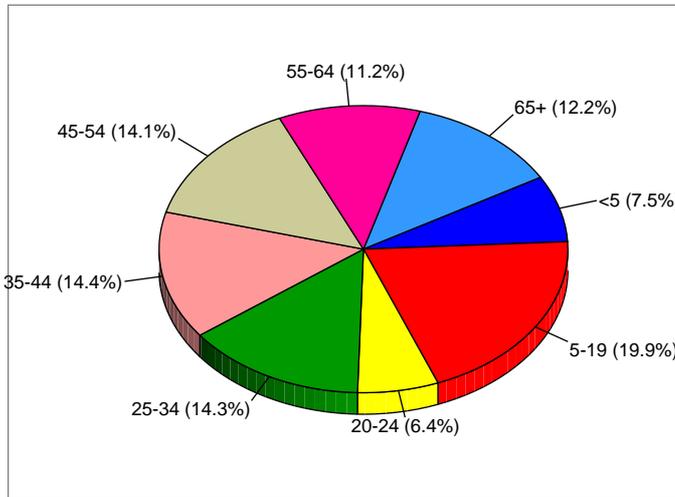
**Households**



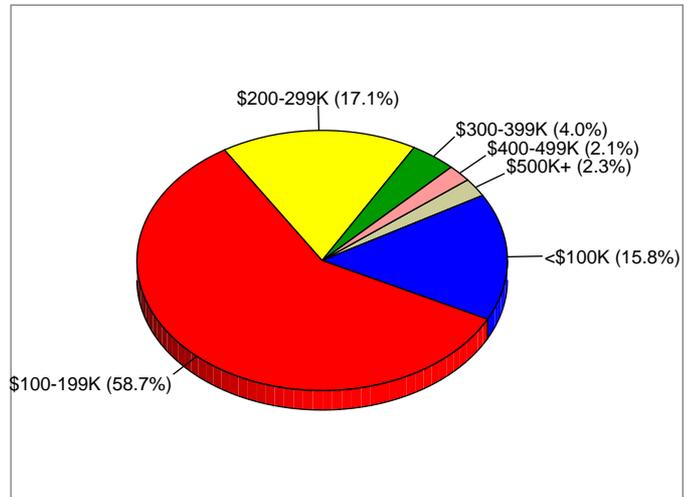
**2009 Households by Income**



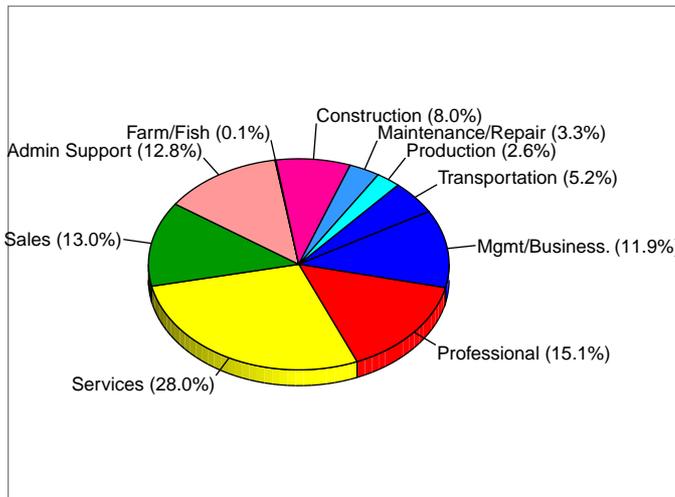
**2009 Population by Age**



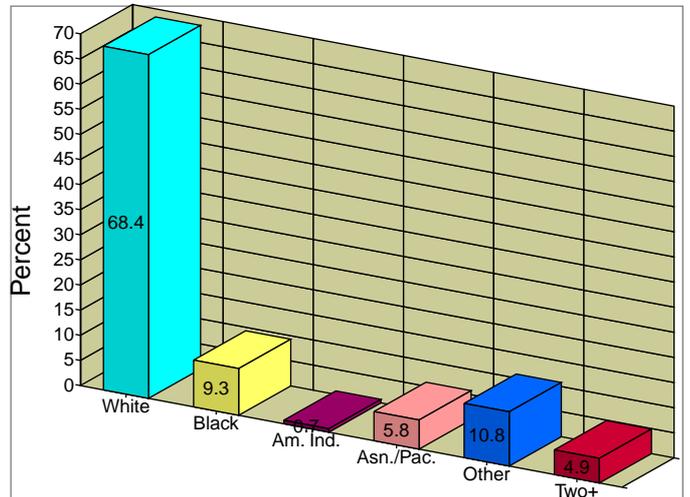
**2009 Owner Occupied HUs by Value**



**2009 Employed 16+ by Occupation**



**2009 Population by Race**



2009 Percent Hispanic Origin: 27.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

**CBSA: Las Vegas-Paradise, NV Metropolitan Statistical Area**

	1990		Census 2000		2008		2013		Percent Change	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	1990-2000	2008-2013
Total Population	741,459		1,375,765		1,959,814		2,393,270		85.5%	22.1%
Total Households	287,025		512,253		731,059		891,170		78.5%	21.9%
<b>Civilian Population 16+ in Labor Force</b>										
Civilian Employed	370,583	93.3%	637,339	93.4%	875,205	91.9%	1,081,301	92.0%	72.0%	23.5%
Civilian Unemployed	26,633	6.7%	44,734	6.6%	77,142	8.1%	93,842	8.0%	68.0%	21.6%
<b>Households by Income</b>										
Total	287,684	100%	512,714	100%	731,053	100%	891,164	100%	78.2%	21.9%
< \$10,000	33,802	11.7%	36,317	7.1%	41,347	5.7%	45,294	5.1%	7.4%	9.5%
\$10,000 - \$14,999	25,266	8.8%	26,040	5.1%	21,489	2.9%	20,573	2.3%	3.1%	-4.3%
\$15,000 - \$19,999	26,731	9.3%	28,932	5.6%	30,218	4.1%	25,183	2.8%	8.2%	-16.7%
\$20,000 - \$24,999	28,172	9.8%	34,753	6.8%	29,189	4.0%	33,299	3.7%	23.4%	14.1%
\$25,000 - \$29,999	25,433	8.8%	32,556	6.3%	37,854	5.2%	28,550	3.2%	28.0%	-24.6%
\$30,000 - \$34,999	25,461	8.9%	34,658	6.8%	38,570	5.3%	41,226	4.6%	36.1%	6.9%
\$35,000 - \$39,999	21,178	7.4%	32,628	6.4%	32,974	4.5%	33,766	3.8%	54.1%	2.4%
\$40,000 - \$49,999	34,708	12.1%	60,359	11.8%	76,384	10.4%	73,280	8.2%	73.9%	-4.1%
\$50,000 - \$59,999	22,600	7.9%	51,528	10.1%	66,740	9.1%	72,171	8.1%	128.0%	8.1%
\$60,000 - \$74,999	20,068	7.0%	58,835	11.5%	96,129	13.1%	122,888	13.8%	193.2%	27.8%
\$75,000 - \$99,999	13,500	4.7%	57,155	11.1%	115,578	15.8%	159,602	17.9%	323.4%	38.1%
\$100,000 - \$124,999	4,621	1.6%	26,707	5.2%	56,703	7.8%	96,582	10.8%	477.9%	70.3%
\$125,000 - \$149,999	1,857	0.6%	11,846	2.3%	34,559	4.7%	43,715	4.9%	537.9%	26.5%
\$150,000+	4,287	1.5%	20,400	4.0%	53,319	7.3%	95,035	10.7%	375.9%	78.2%
Median Household Income	\$30,746		\$44,650		\$58,391		\$67,904		45.2%	16.3%
Average Household Income	\$38,595		\$57,569		\$74,174		\$88,059		49.2%	18.7%
Per Capita Income	\$15,109		\$21,785		\$27,934		\$33,036		44.2%	18.3%

	Number	Percent
<b>2008 Households by Disposable Income</b>		
Total	731,053	100.0%
< \$15,000	71,295	9.8%
\$15,000 - \$24,999	80,749	11.0%
\$25,000 - \$34,999	93,947	12.9%
\$35,000 - \$49,999	126,738	17.3%
\$50,000 - \$74,999	179,513	24.6%
\$75,000 - \$99,999	84,721	11.6%
\$100,000 - \$149,999	63,867	8.7%
\$150,000 - \$199,999	12,811	1.8%
\$200,000+	17,412	2.4%
Median Disposable Income	\$48,842	
Average Disposable Income	\$62,164	

<b>2008 Consumer Spending</b>		
Average Consumer Spending	\$70,699	
Average Consumer Spending on Retail Goods	\$26,720	

<b>Census 2000 Population 16+ by Employment Status</b>		
Total	1,058,120	100%
In Labor Force	688,917	65.1%
Civilian Employed	637,339	60.2%
Civilian Unemployed	44,734	4.2%
In Armed Forces	6,844	0.6%
Not in Labor Force	369,203	34.9%

<b>Census 2008 Population 25+ by Educational Attainment</b>		
Total	1,297,229	100%
Less than 9th Grade	90,179	7.0%
9th - 12th Grade, No Diploma	144,492	11.1%
High School Graduate	421,080	32.5%
Some College, No Degree	319,194	24.6%
Associate Degree	81,864	6.3%
Bachelor's Degree	158,566	12.2%
Graduate/Professional Degree	81,854	6.3%

**Data Note:** Detail may not sum to totals due to rounding. Income represents the annual income for the preceding year. Income for 2008 and 2013 is expressed in current dollars, including an adjustment for inflation.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography. ESRI forecasts for 2008 and 2013. Consumer Spending data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics.

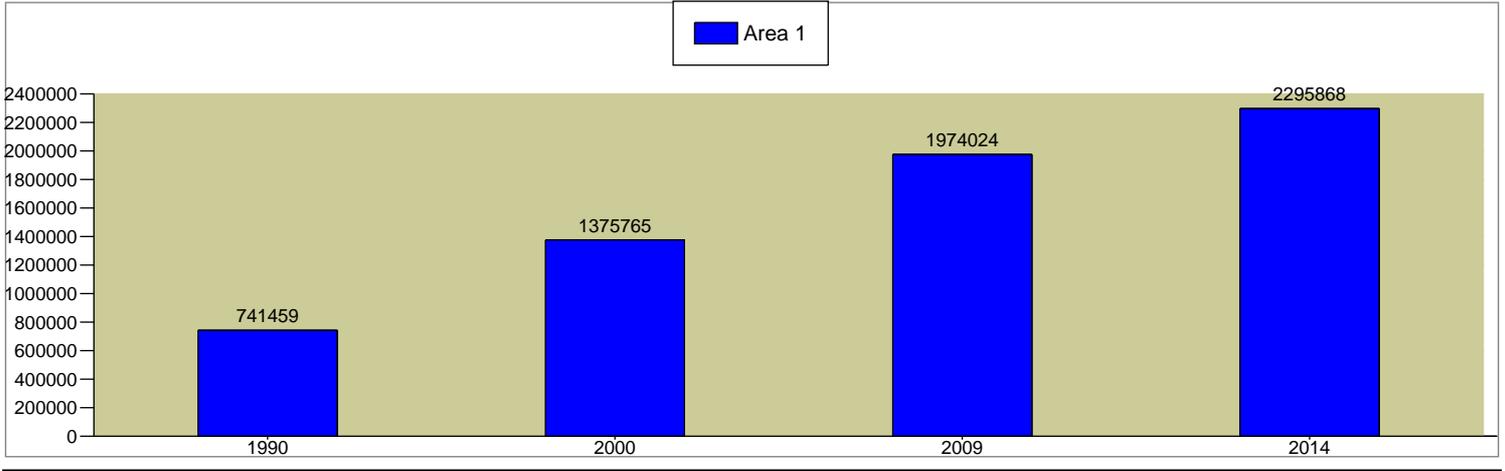
Site Type: **Geography**

Metro CBSA

2000 - 2009 Population Annual Rate  
 2009 - 2014 Population Annual Rate

3.98%  
 3.07%

**Total Population**



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography. ESRI forecasts for 2009 and 2014.

Site Type: Geography

Metro CBSA

**2000 Population by Sex**

Males	50.9%
Females	49.1%

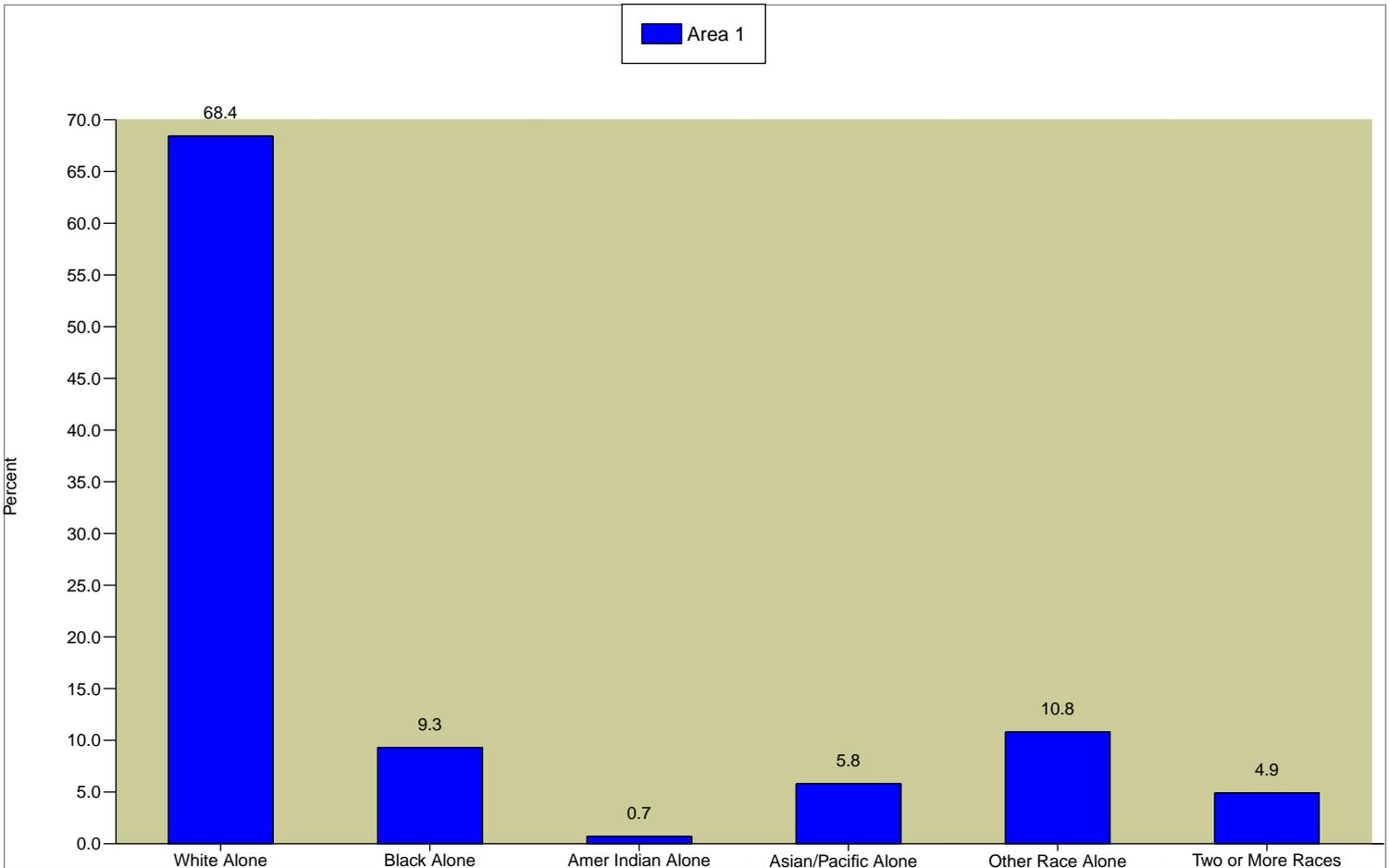
**2009 Population by Sex**

Males	50.2%
Females	49.8%

**2014 Population by Sex**

Males	50.1%
Females	49.9%

**2009 Population by Race**



2009 Hispanic Origin

27.3%

**2009 Population 25+ by Educational Attainment**

Total	1,306,928
Less than 9th Grade	7.0%
9th - 12th Grade, No Diploma	11.0%
High School Graduate	32.2%
Some College, No Degree	24.5%
Associate Degree	6.4%
Bachelor's Degree	12.4%
Graduate/Professional Degree	6.5%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

**Site Type: Geography**

**Metro CBSA**

**2000 Population by Age**

Total	1,375,765
0 - 4	7.5%
5 - 9	7.6%
10 - 14	6.8%
15 - 19	6.2%
20 - 24	6.7%
25 - 34	16.2%
35 - 44	16.0%
45 - 54	12.9%
55 - 64	9.4%
65 - 74	6.6%
75 - 84	3.4%
85+	0.8%

**2009 Population by Age**

Total	1,974,024
0 - 4	7.5%
5 - 9	6.9%
10 - 14	6.5%
15 - 19	6.5%
20 - 24	6.4%
25 - 34	14.3%
35 - 44	14.4%
45 - 54	14.1%
55 - 64	11.2%
65 - 74	7.0%
75 - 84	4.0%
85+	1.2%

**2014 Population by Age**

Total	2,295,868
0 - 4	7.4%
5 - 9	7.0%
10 - 14	6.5%
15 - 19	5.9%
20 - 24	6.6%
25 - 34	14.4%
35 - 44	13.5%
45 - 54	13.3%
55 - 64	11.7%
65 - 74	8.2%
75 - 84	4.1%
85+	1.4%

**Median Age**

2000	34.4
2009	36.3
2014	36.6

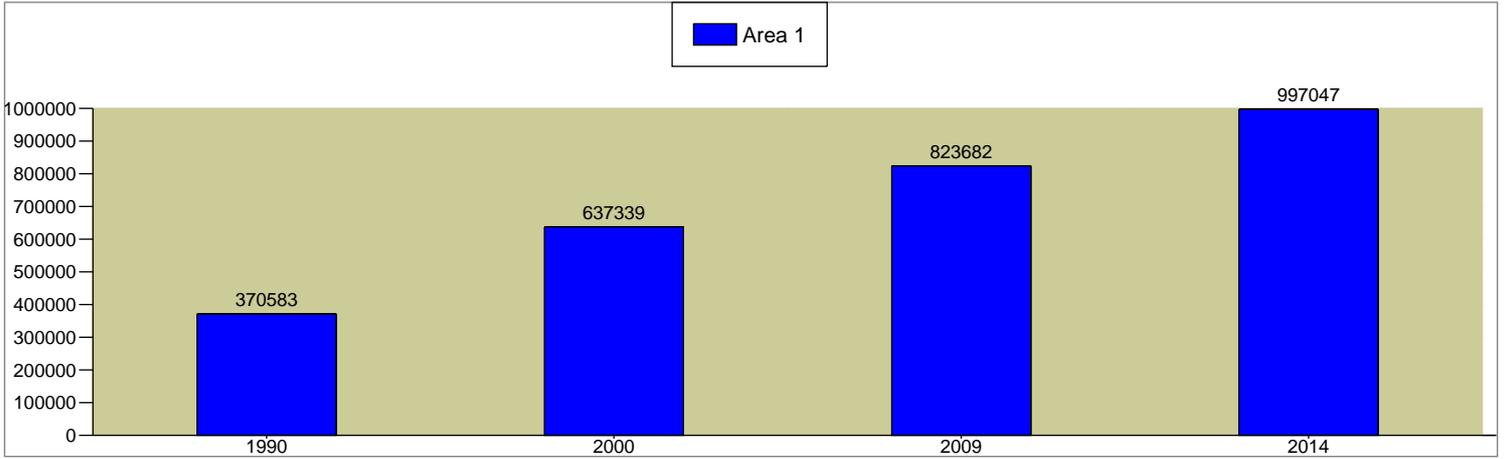
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

**Site Type: Geography**

**Metro CBSA**

2000 - 2009 Civilian Employed Population 16+ Annual Rate	2.81%
2009 - 2014 Civilian Employed Population 16+ Annual Rate	3.89%

**Total Civilian Employed Population 16+**



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography. ESRI forecasts for 2009 and 2014.

**Site Type: Geography**

**Metro CBSA**

**2000 Employed Population 16+ by Industry**

Total	637,339
Agriculture/Mining	0.3%
Construction	9.7%
Manufacturing	3.7%
Wholesale Trade	2.4%
Retail Trade	11.2%
Transportation/Utilities	5.1%
Information	2.3%
Finance/Insurance/Real Estate	6.8%
Services	54.9%
Public Administration	3.6%

**2009 Employed Population 16+ by Industry**

Total	823,682
Agriculture/Mining	0.2%
Construction	10.1%
Manufacturing	2.9%
Wholesale Trade	2.1%
Retail Trade	9.9%
Transportation/Utilities	4.0%
Information	1.9%
Finance/Insurance/Real Estate	7.4%
Services	57.7%
Public Administration	3.8%

**2000 Employed Population 16+ by Occupation**

Total	637,339
White Collar	52.3%
Management/Business/Financial	11.1%
Professional	13.3%
Sales	12.6%
Administrative Support	15.3%
Services	26.9%
Blue Collar	20.8%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	7.7%
Installation/Maintenance/Repair	3.6%
Production	3.6%
Transportation/Material Moving	5.9%

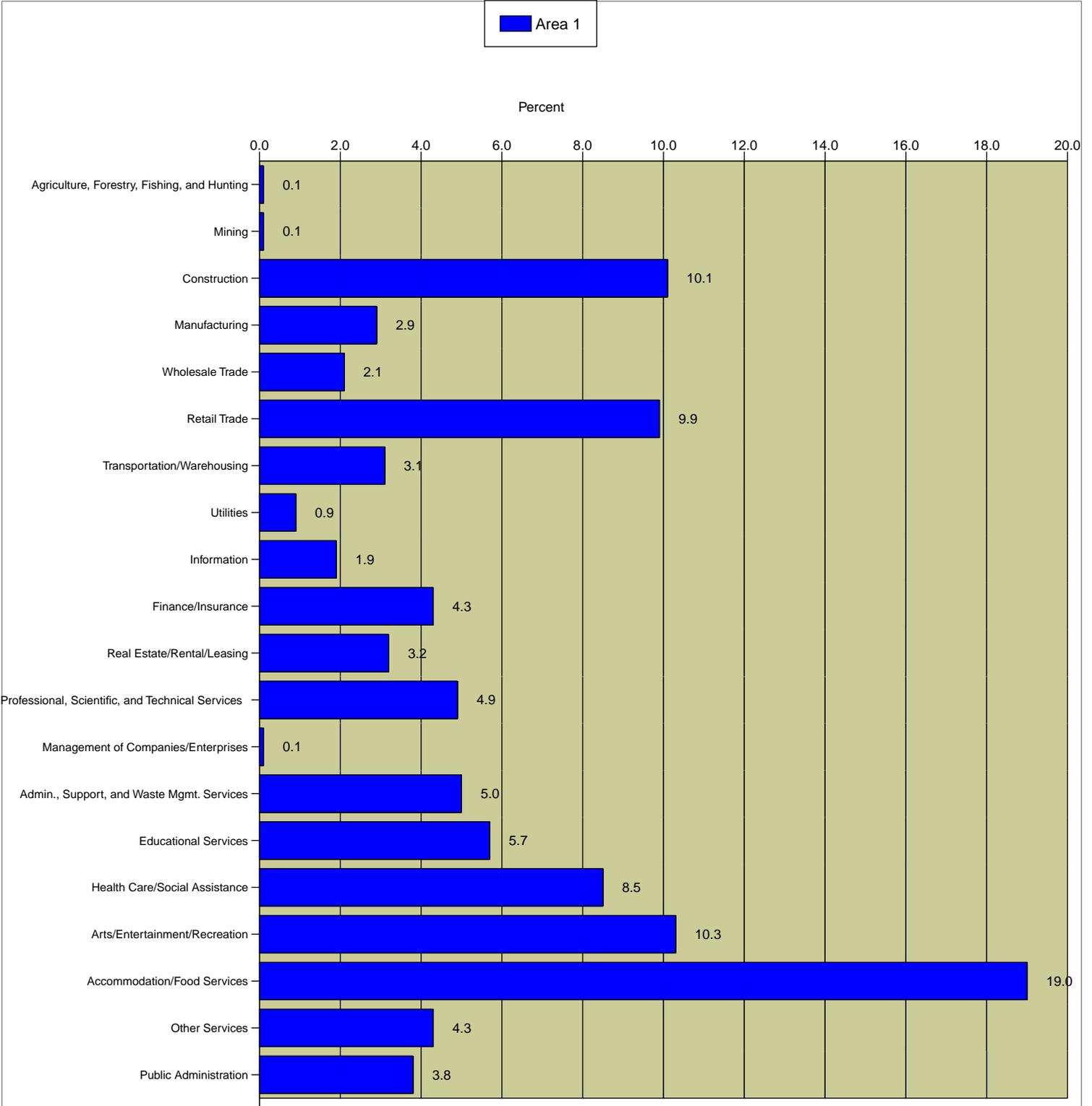
**2009 Employed Population 16+ by Occupation**

Total	823,682
White Collar	52.8%
Management/Business/Financial	11.9%
Professional	15.1%
Sales	13.0%
Administrative Support	12.8%
Services	28.0%
Blue Collar	19.2%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	8.0%
Installation/Maintenance/Repair	3.3%
Production	2.6%
Transportation/Material Moving	5.2%

**Data Note:** 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 2009 and 2014.

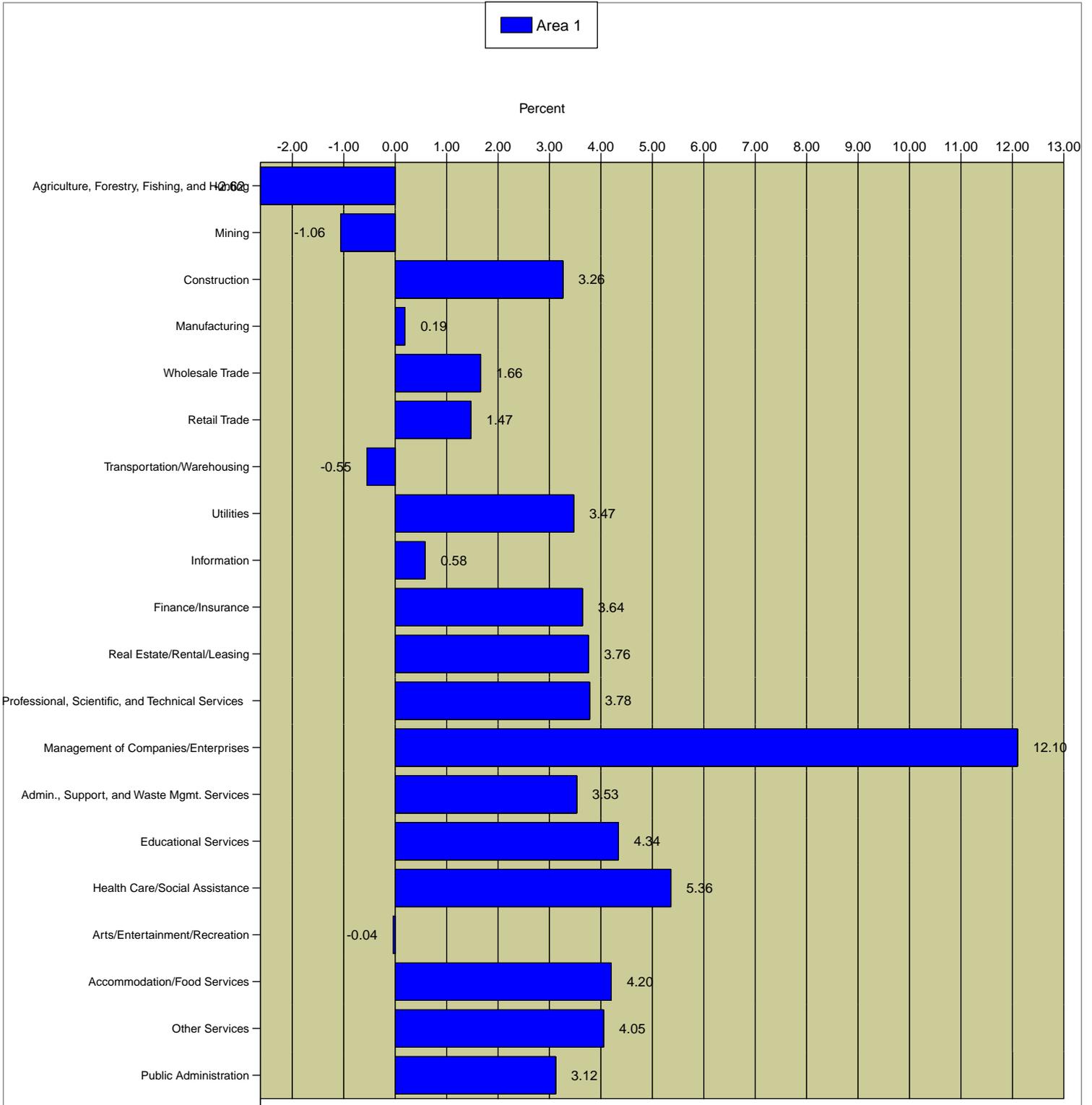
**2009 Employed Civilian Population 16+ by Industry**



**Data Note:** Industry descriptions based on 2000 Census of Population and Housing definitions.

**Source:** ESRI forecasts for 2009.

**2000 - 2009 Population by Industry Annual Rate**



**Data Note:** Industry descriptions based on 2000 Census of Population and Housing definitions.

**Source:** ESRI forecasts for 2009.

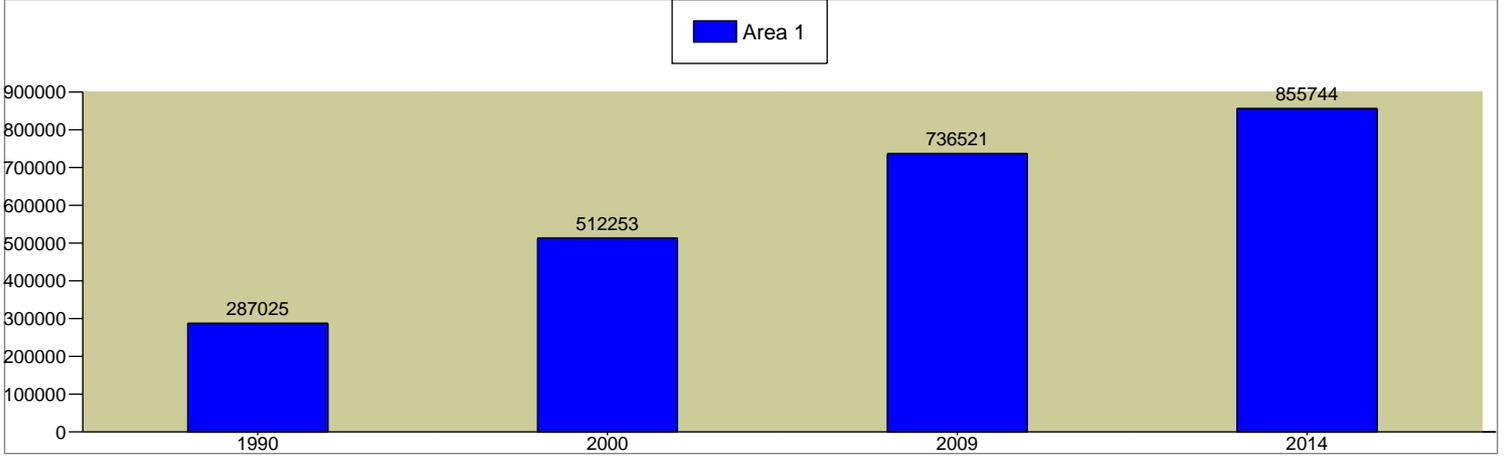
**Site Type: Geography**

**Metro CBSA**

2000 - 2009 Households Annual Rate  
 2009 - 2014 Households Annual Rate

4%  
 3.05%

**Total Households**

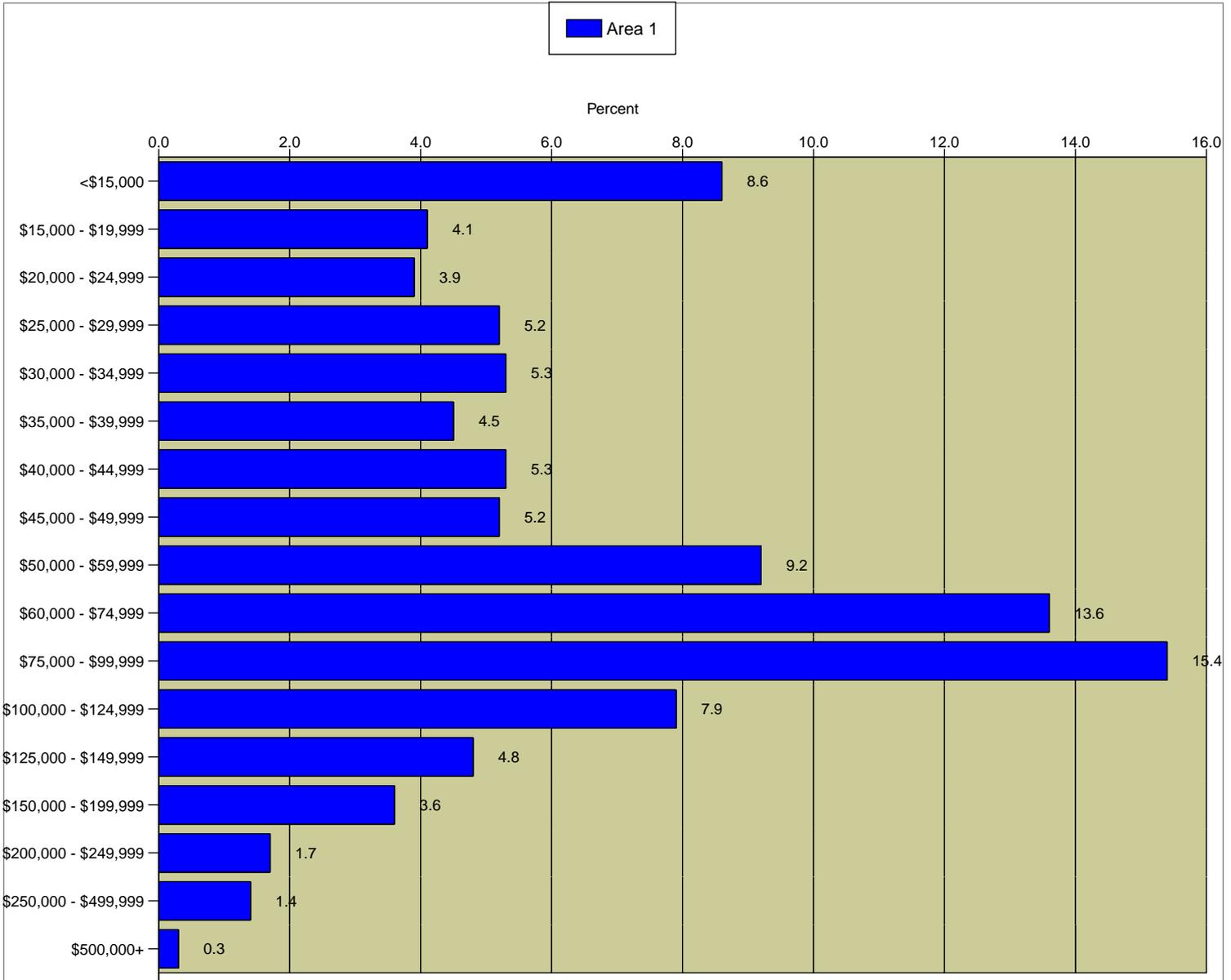


Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography. ESRI forecasts for 2009 and 2014.

Site Type: Geography

Metro CBSA

**2009 Household Income**



**Median Household Income**

2000	\$44,650
2009	\$58,273
2014	\$61,253

2000 - 2009 Median Household Income Annual Rate	2.92%
2009 - 2014 Median Household Income Annual Rate	1%

2009 Median Net Worth \$96,621

**Data Note:** Detail may not sum to totals due to rounding. Income represents annual income for the preceding year. Income for 2009 and 2014 is expressed in current dollars, including an adjustment for inflation.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.