

SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For

PDS Realty LLC

Lat/Lon: 60.485955/-151.057449

April 2008



RS1

Kenai Spur Highway & Sterling Highway Soldotna, Alaska		5.00 mi radius	10.00 mi radius	15.00 mi radius	25.00 mi radius
POPULATION	2007 Estimated Population	10,162	21,124	25,098	30,176
	2012 Projected Population	10,688	21,879	25,983	31,289
	2000 Census Population	9,430	20,174	23,997	28,764
	1990 Census Population	7,684	16,921	20,095	23,689
	Historical Annual Growth 1990 to 2007	1.9%	1.5%	1.5%	1.6%
	Projected Annual Growth 2007 to 2012	1.0%	0.7%	0.7%	0.7%
	2007 Median Age	36.5	35.7	35.7	35.9
HOUSEHOLDS	2007 Estimated Households	3,627	7,468	8,811	10,567
	2012 Projected Households	3,718	7,542	8,893	10,686
	2000 Census Households	3,520	7,452	8,801	10,520
	1990 Census Households	2,696	5,929	6,992	8,208
	Historical Annual Growth 1990 to 2007	2.0%	1.5%	1.5%	1.7%
	Projected Annual Growth 2007 to 2012	0.5%	0.2%	0.2%	0.2%
POPULATION BY RACE	2007 Estimated White	88.6%	87.7%	87.3%	87.5%
	2007 Estimated Black or African American	0.3%	0.4%	0.4%	0.4%
	2007 Estimated Asian & Pacific Islander	1.4%	1.3%	1.3%	1.3%
	2007 Estimated American Indian & Native Alaskan	4.8%	5.7%	6.1%	6.1%
	2007 Estimated Other Races	4.9%	4.9%	4.9%	4.7%
	2007 Estimated Hispanic	3.6%	3.7%	3.6%	3.3%
INCOME	2007 Estimated Average Household Income	\$ 70,680	\$ 70,516	\$ 69,884	\$ 68,995
	2007 Estimated Median Household Income	\$ 61,880	\$ 60,818	\$ 59,762	\$ 59,067
	2007 Estimated Per Capita Income	\$ 25,271	\$ 25,149	\$ 24,910	\$ 24,497
EDUCATION (AGE 25+)	2007 Elementary	1.8%	2.0%	2.1%	2.0%
	2007 Some High School	6.8%	6.4%	6.8%	7.2%
	2007 High School Graduate	32.8%	33.1%	33.7%	33.8%
	2007 Some College	30.5%	31.7%	31.1%	31.1%
	2007 Associates Degree Only	7.6%	7.3%	7.2%	7.3%
	2007 Bachelors Degree Only	12.9%	12.3%	12.2%	12.2%
	2007 Graduate Degree	7.6%	7.2%	6.9%	6.3%
BUSINESS	Number of Businesses	790	1,397	1,525	1,636
	Total Number of Employees	8,056	12,264	12,926	13,524
	Employee Population per Business	10.2	8.8	8.5	8.3
	Residential Population per Business	12.9	15.1	16.5	18.4

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BUSINESS & DAYTIME EMPLOYMENT REPORT

2007 Counts

Calculated using Proportional Block Groups

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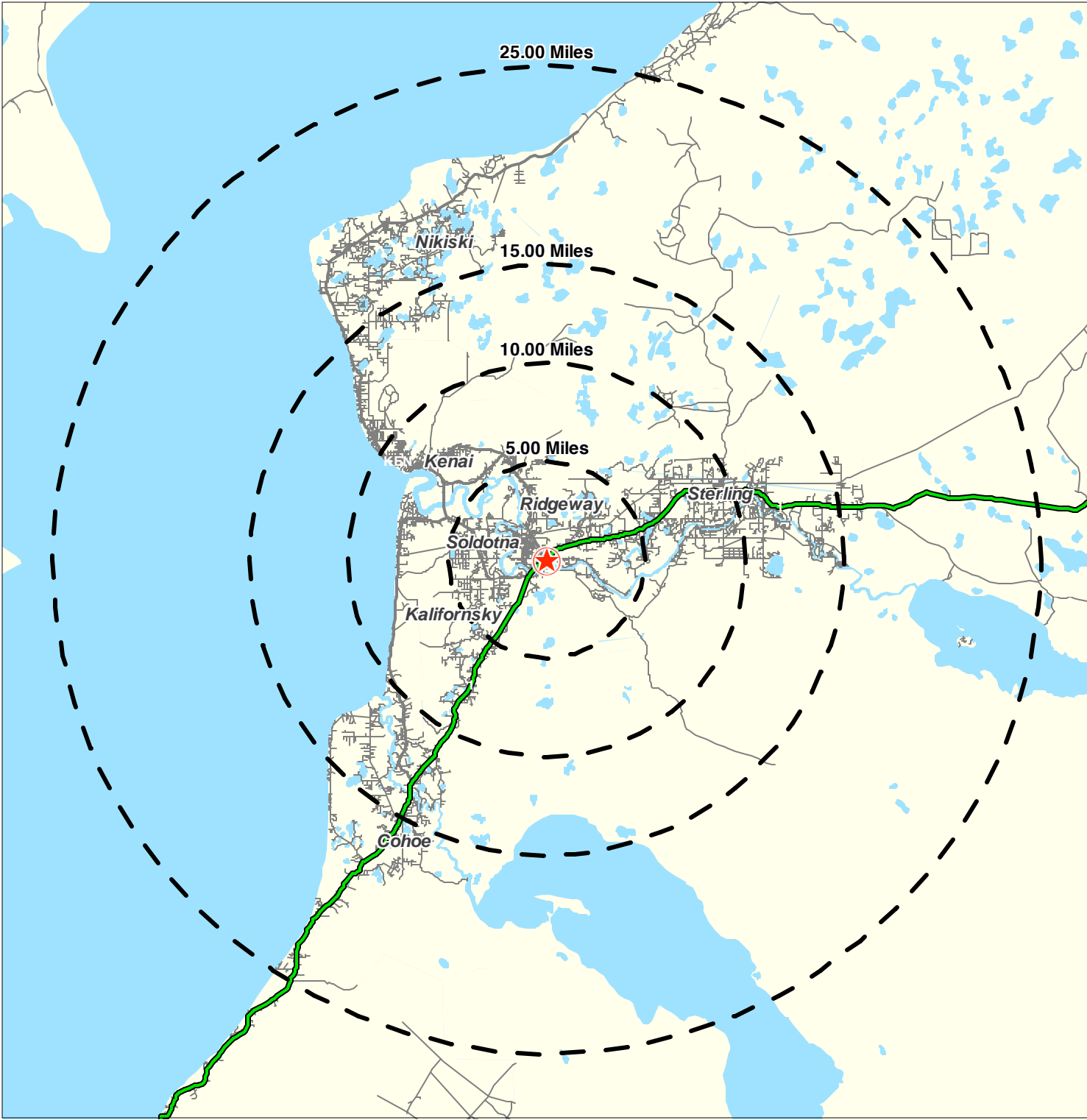


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Kenai Spur Highway & Sterling Highway Soldotna, Alaska	5.00 mi radius	10.00 mi radius	15.00 mi radius	25.00 mi radius
Total Businesses / Total Employees	790 / 8,056	1,397 / 12,264	1,525 / 12,926	1,636 / 13,524
Retail Trade	183 / 1,455	283 / 2,389	300 / 2,441	319 / 2,526
Home Improvement Stores	9 / 144	15 / 341	16 / 347	20 / 382
General Merchandise Stores	4 / 108	6 / 112	6 / 112	6 / 112
Food Stores	13 / 181	22 / 511	22 / 517	23 / 521
Auto Dealers & Gas Stations	24 / 236	37 / 342	39 / 348	43 / 358
Apparel & Accessory Stores	6 / 20	8 / 23	9 / 24	9 / 25
Furniture & Home Furnishings	16 / 72	27 / 101	30 / 108	32 / 112
Eating & Drinking Places	43 / 481	70 / 680	74 / 696	78 / 720
Miscellaneous Retail Stores	67 / 213	98 / 280	103 / 289	107 / 297
Finance - Insurance - Real Estate	50 / 221	99 / 423	108 / 443	110 / 447
Banking & Finance Institutions	14 / 92	27 / 157	28 / 162	28 / 162
Insurance Carriers and Agencies	13 / 39	24 / 81	24 / 82	24 / 82
Real Estate - Trust - Holding Companies	23 / 90	49 / 185	56 / 199	58 / 203
Services	386 / 4,308	654 / 5,755	718 / 6,067	767 / 6,313
Hotels & Lodging	39 / 195	60 / 316	65 / 333	70 / 341
Personal Services	72 / 248	120 / 397	132 / 419	142 / 437
Professional Services	23 / 172	46 / 234	49 / 246	52 / 257
Business Services	29 / 144	60 / 242	69 / 268	78 / 298
Motion Picture & Amusement	50 / 152	74 / 267	78 / 275	83 / 284
Health Services	78 / 1,312	111 / 1,513	118 / 1,556	122 / 1,578
Legal Services	8 / 27	25 / 65	26 / 67	26 / 67
Education Services	16 / 1,695	23 / 1,859	26 / 1,922	28 / 2,003
Social Services	33 / 252	68 / 556	80 / 646	84 / 696
Other Services	36 / 110	68 / 305	75 / 335	82 / 351
Agriculture	13 / 84	20 / 106	22 / 109	24 / 113
Mining	5 / 43	12 / 100	13 / 109	17 / 217
Construction	44 / 300	97 / 646	107 / 690	119 / 733
Manufacturing	15 / 77	31 / 282	37 / 376	47 / 418
Transportation, Communication & Utilities	21 / 274	52 / 617	57 / 642	62 / 686
Wholesale Trade	29 / 302	56 / 498	64 / 565	70 / 580
Government	40 / 979	81 / 1,411	86 / 1,446	86 / 1,449
Nonclassifiable	1 / 2	4 / 7	4 / 7	4 / 8

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**Kenai Spur Highway & Sterling Highway
Soldotna, Alaska**

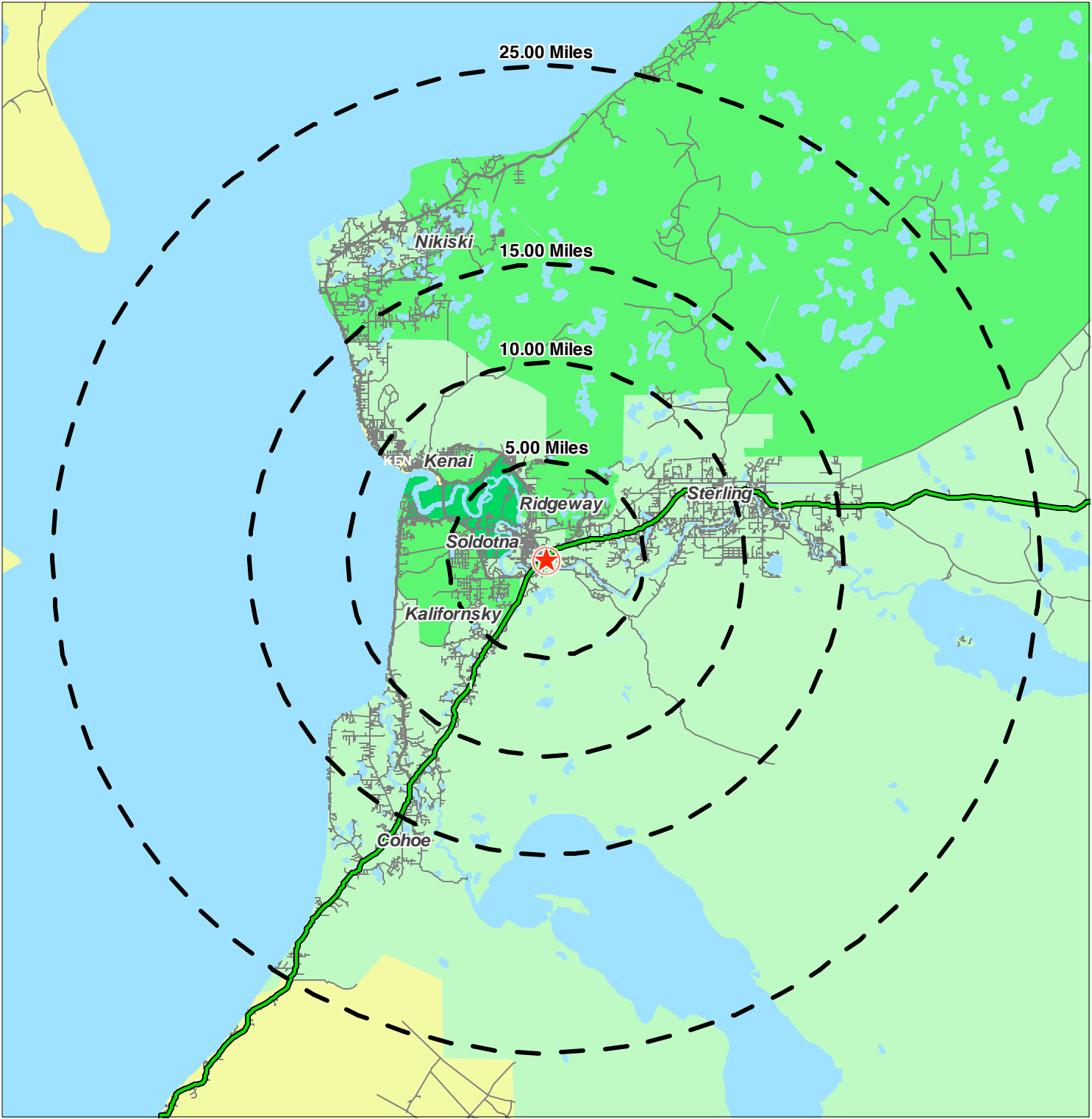


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Kenai Spur Highway & Sterling Highway Soldotna, Alaska

Median HH Income
By Block Groups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

*Current Year Estimated
Median Household Income*

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Kenai Spur Highway & Sterling Highway Soldotna, Alaska

Population Density
By Block Groups

- 1,500 or more
- 500 to 1,500
- 250 to 500
- 100 to 250
- Less than 100

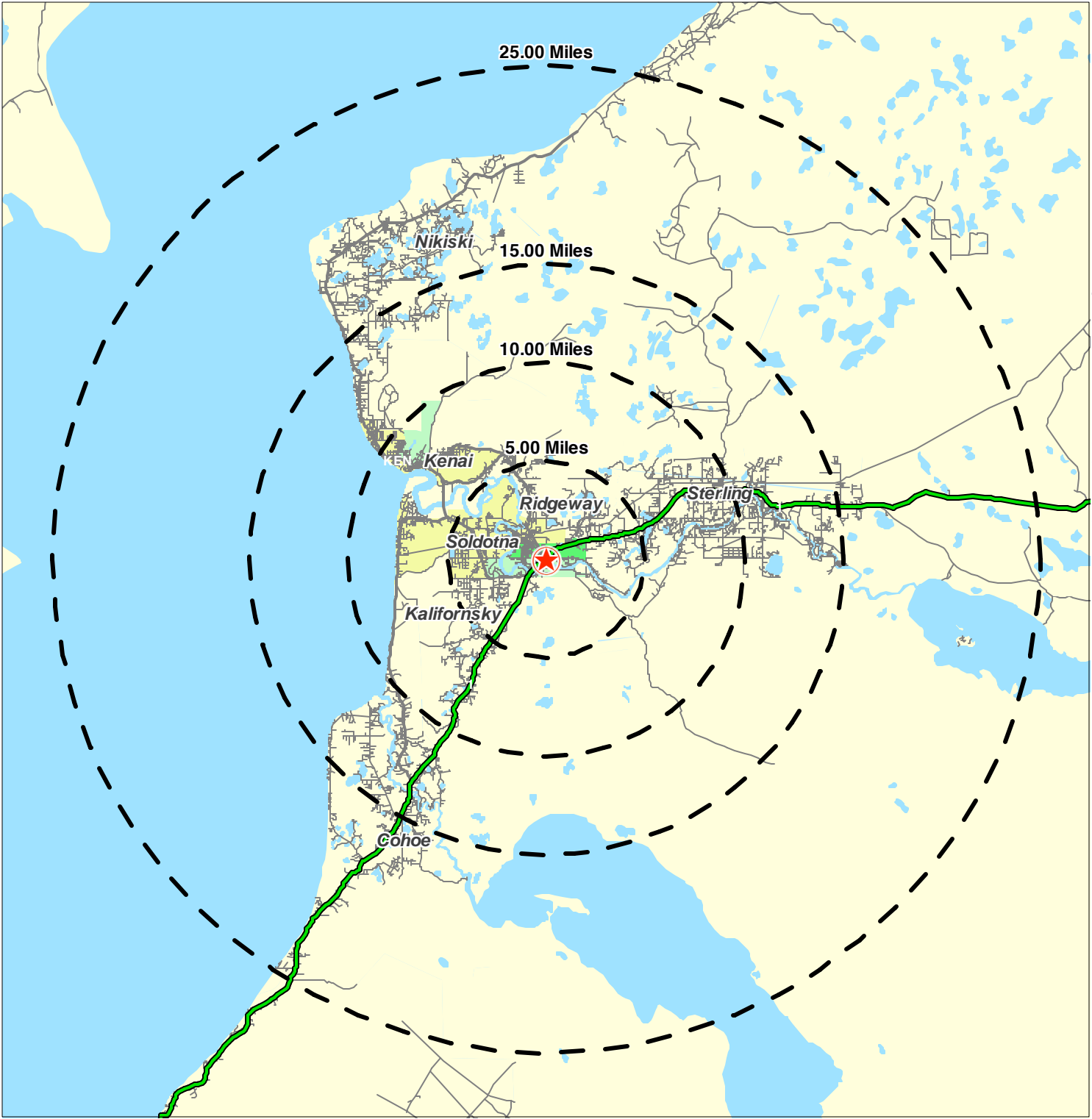
*Current Year Estimated
Persons per Square Mile*

April 2008

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Kenai Spur Highway & Sterling Highway Soldotna, Alaska

Employment Density
By Block Groups

- 2,000 or more
- 1,000 to 2,000
- 500 to 1,000
- 50 to 500
- Less than 50

*Current Year Est Employment
(Employees per Square Mile)*

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