

BEAUMONT ECKERD Lease - Summary

Location: 3595 College Street (11th Street)
Beaumont, Texas 77705

Tenant: CVS EGL College Beaumont TX, L.P.
(Tenant Assignment #1)

CVS Pharmacy, Inc.
(Tenant Assignment #2)

Guarantor: Eckerd Corporation, a Delaware corporation

Landlord: Beaumont SE, L.P., a Texas limited partnership

Land Square Feet: 1.912 acres

Building Square Feet: Approximately 10,908 square foot

Commencement Date: October 14, 1999

Lease Term: Twenty (20) years with four five-year options (First option at \$244,304, second option at \$249,758, third option at \$255,212, fourth option at \$260,666)

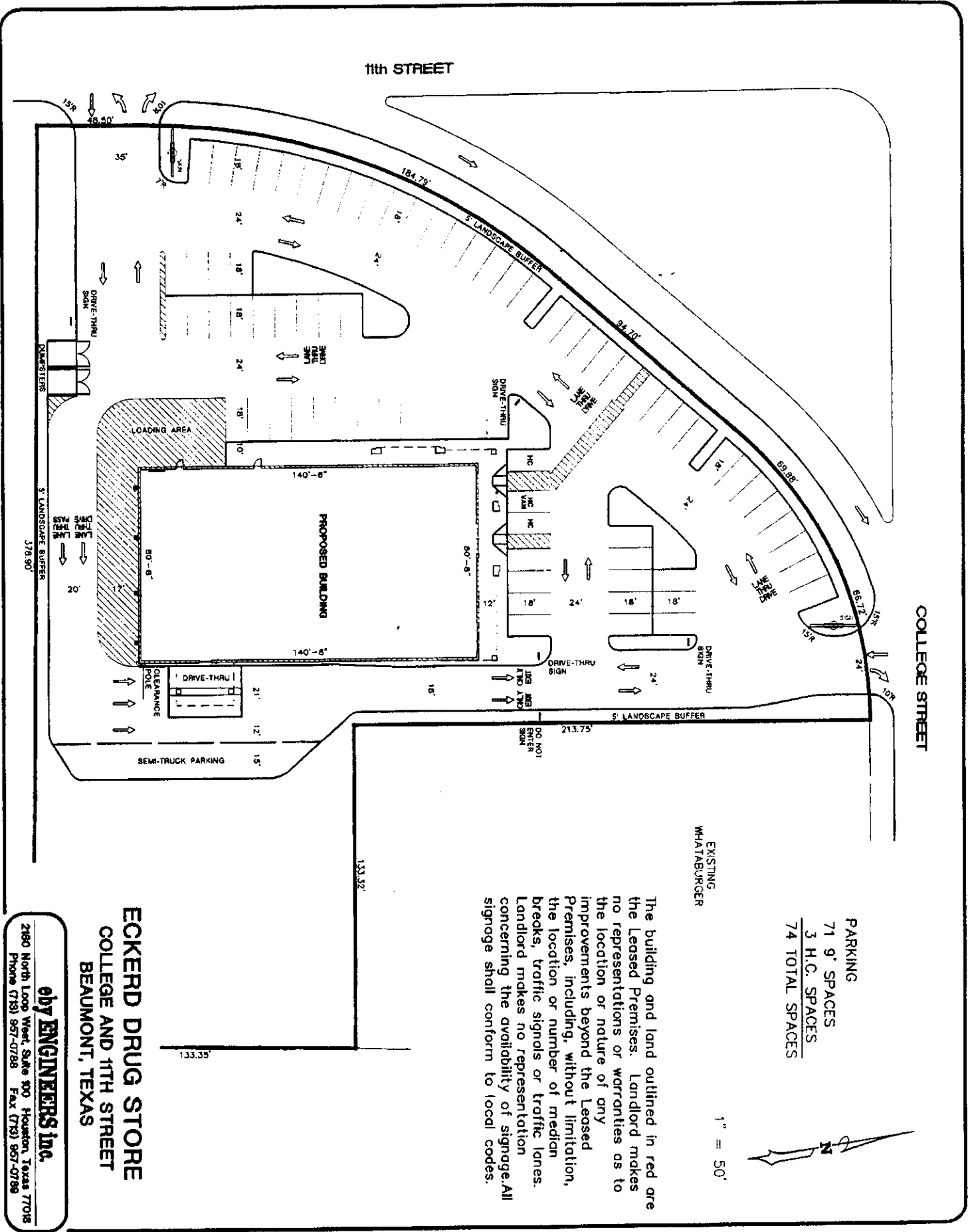
Base Rental Rates:

| | <u>Years</u> | <u>Annual Rent</u> |
|---------------------|--------------|--------------------|
| 10/14/99 – 10/13/19 | Primary Term | \$238,850 |

Percentage Rent: Two percent (2%) in excess of a natural breakpoint.
Certain sales excluded from percentage rent.

Taxes, Insurance, Common Area Maintenance, Roof & Structure: To be paid by Tenant

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Shelby Estus Realty Group, Inc. or by any agent, independent associate or employee of Shelby Estus Realty Group, Inc. This information is subject to change without notice.



COLLEGE STREET

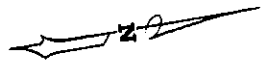
11th STREET

PARKING
 71 9' SPACES
 3 H.C. SPACES
 74 TOTAL SPACES

EXISTING
 WHATABURGER

The building and land outlined in red are the Leased Premises. Landlord makes no representations or warranties as to the location or nature of any improvements beyond the Leased Premises, including, without limitation, the location or number of median breaks, traffic signals or traffic lanes. Landlord makes no representation concerning the availability of signage. All signage shall conform to local codes.

1" = 50'






ECKERD DRUG STORE
COLLEGE AND 11TH STREET
BEAUMONT, TEXAS

oby ENGINEERS Inc.
 2180 North Loop West, Suite 300, Houston, Texas 77018
 Phone (713) 957-0788 Fax (713) 957-0789

The information herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Shelby/Estus Realty Group, Inc. or by any agent, independent associate or employee of Shelby/Estus Realty Group, Inc. This information is subject to change without notice.

Market Profile

| | 3595 College St Beaumont, TX 77701 Radius: 1.0 mile | 3595 College St Beaumont, TX 77701 Radius: 3.0 mile | 3595 College St Beaumont, TX 77701 Radius: 5.0 mile |
|---|---|---|---|
| Latitude: 30.068163 | | | |
| Longitude: -94.127446 | | | |
|  2000 Total Population | 5,385 | 56,773 | 102,138 |
| 2000 Group Quarters | 338 | 1,410 | 2,090 |
| 2006 Total Population | 4,682 | 55,856 | 99,466 |
| 2011 Total Population | 4,983 | 52,973 | 95,865 |
| 2006 - 2011 Annual Rate | 1.25% | -1.05% | -0.73% |
|  2000 Households | 1,884 | 22,309 | 40,035 |
| 2000 Average Household Size | 2.68 | 2.48 | 2.5 |
| 2006 Households | 1,585 | 22,538 | 39,757 |
| 2006 Average Household Size | 2.76 | 2.41 | 2.45 |
| 2011 Households | 1,720 | 21,788 | 39,040 |
| 2011 Average Household Size | 2.72 | 2.37 | 2.4 |
| 2006 - 2011 Annual Rate | 1.65% | -0.67% | -0.36% |
| 2000 Families | 1,236 | 14,155 | 26,130 |
| 2000 Average Family Size | 3.36 | 3.16 | 3.13 |
| 2006 Families | 1,051 | 14,276 | 26,023 |
| 2006 Average Family Size | 3.44 | 3.08 | 3.06 |
| 2011 Families | 1,133 | 13,743 | 25,443 |
| 2011 Average Family Size | 3.38 | 3.01 | 3 |
| 2006 - 2011 Annual Rate | 1.51% | -0.76% | -0.45% |
|  2000 Housing Units | 2,086 | 24,947 | 44,081 |
| Owner Occupied Housing Units | 49.6% | 51.4% | 54.2% |
| Renter Occupied Housing Units | 39.8% | 38.1% | 36.6% |
| Vacant Housing Units | 10.6% | 10.5% | 9.2% |
| 2006 Housing Units | 2,009 | 26,191 | 45,894 |
| Owner Occupied Housing Units | 46.1% | 50.8% | 52.9% |
| Renter Occupied Housing Units | 32.8% | 35.3% | 33.7% |
| Vacant Housing Units | 21.1% | 13.9% | 13.4% |
| 2011 Housing Units | 1,981 | 24,916 | 44,044 |
| Owner Occupied Housing Units | 49.5% | 51.7% | 54.2% |
| Renter Occupied Housing Units | 37.3% | 35.8% | 34.4% |
| Vacant Housing Units | 13.2% | 12.6% | 11.4% |
| Median Household Income | | | |
| 2000 | \$22,681 | \$28,813 | \$32,079 |
| 2006 | \$27,448 | \$35,512 | \$39,098 |
| 2011 | \$31,309 | \$40,212 | \$45,197 |
| Median Home Value | | | |
| 2000 | \$39,929 | \$56,564 | \$61,249 |
| 2006 | \$43,583 | \$64,911 | \$68,819 |
| 2011 | \$45,667 | \$70,802 | \$74,768 |
| Per Capita Income | | | |
| 2000 | \$13,094 | \$17,813 | \$18,694 |
| 2006 | \$16,423 | \$22,144 | \$23,220 |
| 2011 | \$19,105 | \$26,253 | \$27,988 |
| Median Age | | | |
| 2000 | 35.3 | 35.7 | 34.8 |
| 2006 | 36.5 | 36.5 | 35.6 |
| 2011 | 36.6 | 37.1 | 36.4 |

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 2006 and 2011.

Market Profile


| | 3595 College St Beaumont, TX 77701 Radius: 1.0 mile | 3595 College St Beaumont, TX 77701 Radius: 3.0 mile | 3595 College St Beaumont, TX 77701 Radius: 5.0 mile |
|--|---|---|---|
| Latitude: 30.068163 | | | |
| Longitude: -94.127446 | | | |
| 2000 Households by Income | | | |
| Household Income Base | 1,869 | 22,498 | 40,033 |
| < \$15,000 | 31.0% | 27.3% | 24.9% |
| \$15,000 - \$24,999 | 22.5% | 16.7% | 15.3% |
| \$25,000 - \$34,999 | 13.1% | 13.3% | 13.1% |
| \$35,000 - \$49,999 | 9.1% | 13.1% | 14.1% |
| \$50,000 - \$74,999 | 13.7% | 15.6% | 16.2% |
| \$75,000 - \$99,999 | 6.1% | 6.1% | 7.3% |
| \$100,000 - \$149,999 | 2.6% | 4.6% | 5.6% |
| \$150,000 - \$199,999 | 1.5% | 1.2% | 1.4% |
| \$200,000+ | 0.4% | 2.0% | 2.0% |
| Average Household Income | \$34,217 | \$43,858 | \$46,906 |
| 2006 Households by Income | | | |
| Household Income Base | 1,586 | 22,538 | 39,757 |
| < \$15,000 | 24.3% | 21.3% | 19.7% |
| \$15,000 - \$24,999 | 21.9% | 15.1% | 13.6% |
| \$25,000 - \$34,999 | 14.6% | 13.0% | 12.1% |
| \$35,000 - \$49,999 | 9.6% | 14.3% | 14.8% |
| \$50,000 - \$74,999 | 13.3% | 15.3% | 15.8% |
| \$75,000 - \$99,999 | 7.7% | 9.1% | 10.1% |
| \$100,000 - \$149,999 | 5.8% | 6.7% | 8.5% |
| \$150,000 - \$199,999 | 1.3% | 2.4% | 2.6% |
| \$200,000+ | 1.5% | 2.8% | 2.8% |
| Average Household Income | \$42,634 | \$53,907 | \$57,350 |
| 2011 Households by Income | | | |
| Household Income Base | 1,722 | 21,787 | 39,042 |
| < \$15,000 | 20.4% | 18.3% | 16.6% |
| \$15,000 - \$24,999 | 20.2% | 14.5% | 13.1% |
| \$25,000 - \$34,999 | 14.3% | 11.3% | 10.5% |
| \$35,000 - \$49,999 | 12.7% | 14.6% | 14.1% |
| \$50,000 - \$74,999 | 11.8% | 15.2% | 15.8% |
| \$75,000 - \$99,999 | 8.9% | 10.2% | 10.9% |
| \$100,000 - \$149,999 | 8.0% | 9.0% | 11.2% |
| \$150,000 - \$199,999 | 1.6% | 2.8% | 3.4% |
| \$200,000+ | 2.1% | 4.1% | 4.4% |
| Average Household Income | \$49,420 | \$62,703 | \$67,899 |
| 2000 Owner Occupied HUs by Value | | | |
| Total | 1,024 | 12,739 | 23,818 |
| <\$50,000 | 64.6% | 44.7% | 39.5% |
| \$50,000 - 99,999 | 31.3% | 38.3% | 39.4% |
| \$100,000 - 149,999 | 1.9% | 9.5% | 11.4% |
| \$150,000 - 199,999 | 2.1% | 2.9% | 4.2% |
| \$200,000 - \$299,999 | 0.0% | 2.6% | 3.1% |
| \$300,000 - 499,999 | 0.2% | 1.6% | 2.0% |
| \$500,000 - 999,999 | 0.0% | 0.2% | 0.4% |
| \$1,000,000+ | 0.0% | 0.2% | 0.1% |
| Average Home Value | \$46,862 | \$74,626 | \$81,231 |
| 2000 Specified Renter Occupied HUs by Contract Rent | | | |
| Total | 895 | 9,617 | 16,171 |
| With Cash Rent | 97.2% | 94.3% | 94.6% |
| No Cash Rent | 2.8% | 5.7% | 5.4% |
| Median Rent | \$357 | \$371 | \$377 |
| Average Rent | \$354 | \$387 | \$406 |

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 2006 and 2011.

Market Profile

| | | | |
|-----------------------|---|---|---|
| Latitude: 30.068163 | 3595 College St Beaumont, TX 77701 Radius: 1.0 mile | 3595 College St Beaumont, TX 77701 Radius: 3.0 mile | 3595 College St Beaumont, TX 77701 Radius: 5.0 mile |
| Longitude: -94.127446 | | | |

| | | | | |
|---|-------------------------------|-------|--------|---------|
|  | 2000 Population by Age | | | |
| | Total | 5,385 | 56,772 | 102,138 |
| | 0 - 4 | 7.2% | 7.0% | 7.1% |
| | 5 - 9 | 7.1% | 7.4% | 7.7% |
| | 10 - 14 | 7.6% | 7.5% | 7.7% |
| | 15 - 19 | 8.4% | 8.0% | 8.0% |
| | 20 - 24 | 7.4% | 6.8% | 7.0% |
| | 25 - 34 | 12.1% | 12.3% | 12.8% |
| | 35 - 44 | 13.8% | 14.3% | 14.6% |
| | 45 - 54 | 12.7% | 12.4% | 13.0% |
| | 55 - 64 | 10.2% | 8.7% | 8.3% |
| | 65 - 74 | 7.3% | 7.6% | 6.9% |
| | 75 - 84 | 4.6% | 5.7% | 5.0% |
| | 85+ | 1.8% | 2.3% | 1.8% |
| | 18+ | 73.2% | 73.2% | 72.7% |

| | | | |
|-------------------------------|-------|--------|--------|
| 2006 Population by Age | | | |
| Total | 4,681 | 55,857 | 99,468 |
| 0 - 4 | 6.7% | 7.1% | 7.1% |
| 5 - 9 | 6.2% | 6.4% | 6.6% |
| 10 - 14 | 7.5% | 7.4% | 7.5% |
| 15 - 19 | 8.3% | 7.3% | 7.5% |
| 20 - 24 | 6.9% | 7.3% | 7.8% |
| 25 - 34 | 12.6% | 12.9% | 12.9% |
| 35 - 44 | 11.5% | 12.4% | 12.6% |
| 45 - 54 | 13.5% | 13.9% | 14.4% |
| 55 - 64 | 11.2% | 10.1% | 10.2% |
| 65 - 74 | 8.2% | 6.9% | 6.2% |
| 75 - 84 | 4.8% | 5.7% | 5.1% |
| 85+ | 2.4% | 2.6% | 2.2% |
| 18+ | 74.6% | 74.7% | 74.4% |

| | | | |
|-------------------------------|-------|--------|--------|
| 2011 Population by Age | | | |
| Total | 4,983 | 52,975 | 95,867 |
| 0 - 4 | 6.8% | 7.0% | 7.0% |
| 5 - 9 | 6.3% | 6.6% | 6.7% |
| 10 - 14 | 7.0% | 6.7% | 6.8% |
| 15 - 19 | 8.2% | 7.4% | 7.5% |
| 20 - 24 | 7.0% | 6.7% | 7.2% |
| 25 - 34 | 13.1% | 13.4% | 13.3% |
| 35 - 44 | 10.8% | 11.3% | 11.7% |
| 45 - 54 | 12.1% | 13.7% | 13.9% |
| 55 - 64 | 13.0% | 12.1% | 12.4% |
| 65 - 74 | 7.9% | 6.8% | 6.3% |
| 75 - 84 | 5.3% | 5.3% | 4.7% |
| 85+ | 2.5% | 3.0% | 2.5% |
| 18+ | 75.0% | 75.2% | 75.1% |

| | | | |
|-------------------------------|-------|-------|-------|
| 2000 Population by Sex | | | |
| Males | 47.8% | 47.5% | 47.2% |
| Females | 52.2% | 52.5% | 52.8% |
| 2006 Population by Sex | | | |
| Males | 47.6% | 47.6% | 47.3% |
| Females | 52.4% | 52.4% | 52.7% |
| 2011 Population by Sex | | | |
| Males | 47.0% | 47.6% | 47.2% |
| Females | 53.0% | 52.4% | 52.8% |

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

Market Profile

| | 3595 College St Beaumont, TX 77701 Radius: 1.0 mile | 3595 College St Beaumont, TX 77701 Radius: 3.0 mile | 3595 College St Beaumont, TX 77701 Radius: 5.0 mile |
|--|---|---|---|
|--|---|---|---|

Latitude: 30.068163
Longitude: -94.127446

2000 Population by Race/Ethnicity

| | | | |
|---------------------------------|-------|--------|---------|
| Total | 5,384 | 56,773 | 102,137 |
| White Alone | 24.7% | 40.5% | 45.2% |
| Black Alone | 67.8% | 51.0% | 46.8% |
| American Indian Alone | 0.2% | 0.2% | 0.2% |
| Asian or Pacific Islander Alone | 0.8% | 1.8% | 2.6% |
| Some Other Race Alone | 5.2% | 5.0% | 3.8% |
| Two or More Races | 1.2% | 1.4% | 1.4% |
| Hispanic Origin | 11.6% | 10.3% | 8.2% |
| Diversity Index | 58.6 | 65.4 | 64.0 |

2006 Population by Race/Ethnicity

| | | | |
|---------------------------------|-------|--------|--------|
| Total | 4,681 | 55,856 | 99,465 |
| White Alone | 23.1% | 38.0% | 41.7% |
| Black Alone | 68.1% | 52.3% | 48.9% |
| American Indian Alone | 0.2% | 0.2% | 0.2% |
| Asian or Pacific Islander Alone | 1.0% | 2.1% | 3.0% |
| Some Other Race Alone | 6.3% | 5.8% | 4.5% |
| Two or More Races | 1.2% | 1.6% | 1.6% |
| Hispanic Origin | 14.4% | 12.3% | 10.1% |
| Diversity Index | 61.0 | 67.2 | 66.1 |

2011 Population by Race/Ethnicity

| | | | |
|---------------------------------|-------|--------|--------|
| Total | 4,983 | 52,972 | 95,864 |
| White Alone | 23.1% | 36.7% | 40.6% |
| Black Alone | 68.2% | 53.7% | 49.9% |
| American Indian Alone | 0.2% | 0.2% | 0.3% |
| Asian or Pacific Islander Alone | 1.1% | 2.0% | 3.1% |
| Some Other Race Alone | 6.0% | 5.8% | 4.4% |
| Two or More Races | 1.3% | 1.6% | 1.6% |
| Hispanic Origin | 13.5% | 12.0% | 9.9% |
| Diversity Index | 60.3 | 66.6 | 65.9 |



2000 Population 3+ by School Enrollment

| | | | |
|-------------------------------|-------|--------|--------|
| Total | 5,199 | 54,680 | 97,971 |
| Enrolled in Nursery/Preschool | 1.6% | 1.9% | 2.2% |
| Enrolled in Kindergarten | 2.0% | 1.6% | 1.7% |
| Enrolled in Grade 1-8 | 14.7% | 13.2% | 13.4% |
| Enrolled in Grade 9-12 | 8.0% | 7.1% | 7.2% |
| Enrolled in College | 3.3% | 3.9% | 4.7% |
| Enrolled in Grad/Prof School | 0.3% | 0.7% | 0.8% |
| Not Enrolled in School | 70.1% | 71.6% | 70.0% |

2000 Population 25+ by Educational Attainment

| | | | |
|--------------------------------|-------|--------|--------|
| Total | 3,326 | 36,203 | 63,793 |
| Less than 9th Grade | 11.6% | 8.8% | 6.9% |
| 9th - 12th Grade, No Diploma | 16.2% | 14.3% | 13.0% |
| High School Graduate | 36.6% | 31.0% | 29.3% |
| Some College, No Degree | 22.5% | 22.3% | 23.8% |
| Associate Degree | 5.4% | 4.3% | 5.0% |
| Bachelor's Degree | 5.2% | 12.3% | 14.8% |
| Master's/Prof/Doctorate Degree | 2.6% | 7.1% | 7.2% |

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

Market Profile

| | | | |
|------------------------------|---------------------------|---------------------------|---------------------------|
| Latitude: 30.068163 | 3595 College St | 3595 College St | 3595 College St |
| Longitude: -94.127446 | Beaumont, TX 77701 | Beaumont, TX 77701 | Beaumont, TX 77701 |
| | Radius: 1.0 mile | Radius: 3.0 mile | Radius: 5.0 mile |



2000 Population 15+ by Sex and Marital Status

| | 4,119 | 44,566 | 79,225 |
|------------------------|-------|--------|--------|
| Total | | | |
| Females | 53.3% | 53.7% | 53.8% |
| Never Married | 13.9% | 13.3% | 13.4% |
| Married, not Separated | 20.2% | 22.6% | 24.0% |
| Married, Separated | 2.9% | 2.0% | 1.9% |
| Widowed | 7.0% | 8.0% | 7.0% |
| Divorced | 9.4% | 7.7% | 7.5% |
| Males | 46.7% | 46.3% | 46.2% |
| Never Married | 17.6% | 15.5% | 14.7% |
| Married, not Separated | 22.1% | 22.7% | 24.0% |
| Married, Separated | 1.2% | 1.3% | 1.1% |
| Widowed | 0.9% | 1.8% | 1.5% |
| Divorced | 4.8% | 5.0% | 4.9% |



2000 Population 16+ by Employment Status

| | 4,036 | 43,760 | 77,672 |
|---------------------|-------|--------|--------|
| Total | | | |
| In Labor Force | 56.1% | 57.4% | 59.6% |
| Civilian Employed | 50.1% | 52.3% | 54.5% |
| Civilian Unemployed | 6.0% | 5.1% | 5.0% |
| In Armed Forces | 0.0% | 0.0% | 0.1% |
| Not in Labor Force | 43.9% | 42.6% | 40.4% |

2006 Civilian Population 16+ in Labor Force

| | | | |
|---------------------|-------|-------|-------|
| Civilian Employed | 89.1% | 89.6% | 89.5% |
| Civilian Unemployed | 10.9% | 10.4% | 10.5% |

2011 Civilian Population 16+ In Labor Force

| | | | |
|---------------------|-------|-------|-------|
| Civilian Employed | 89.7% | 90.5% | 90.5% |
| Civilian Unemployed | 10.3% | 9.5% | 9.5% |

2000 Females 16+ by Employment Status and Age of Children

| | 2,161 | 23,554 | 41,918 |
|--------------------------------|-------|--------|--------|
| Total | | | |
| Own Children < 6 Only | 6.4% | 7.4% | 7.7% |
| Employed/in Armed Forces | 3.6% | 4.0% | 4.3% |
| Unemployed | 0.3% | 0.5% | 0.7% |
| Not in Labor Force | 2.5% | 2.9% | 2.8% |
| Own Children < 6 and 6-17 Only | 6.6% | 5.7% | 6.3% |
| Employed/in Armed Forces | 3.8% | 3.2% | 3.5% |
| Unemployed | 0.6% | 0.4% | 0.5% |
| Not in Labor Force | 2.2% | 2.0% | 2.3% |
| Own Children 6-17 Only | 16.4% | 16.7% | 17.9% |
| Employed/in Armed Forces | 10.7% | 11.1% | 11.9% |
| Unemployed | 1.2% | 1.0% | 1.0% |
| Not in Labor Force | 4.6% | 4.6% | 5.0% |
| No Own Children < 18 | 70.6% | 70.2% | 68.1% |
| Employed/in Armed Forces | 27.8% | 29.2% | 29.7% |
| Unemployed | 3.5% | 2.6% | 2.8% |
| Not in Labor Force | 39.4% | 38.4% | 35.6% |

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006.

Market Profile

| | | | |
|--|---|---|---|
| Latitude: 30.068163 Longitude: -94.127446 | 3595 College St Beaumont, TX 77701 Radius: 1.0 mile | 3595 College St Beaumont, TX 77701 Radius: 3.0 mile | 3595 College St Beaumont, TX 77701 Radius: 5.0 mile |
|--|---|---|---|



2006 Employed Population 16+ by Industry

| | 1.0 mile | 3.0 mile | 5.0 mile |
|-------------------------------|----------|----------|----------|
| Total | 1,978 | 25,497 | 46,029 |
| Agriculture/Mining | 0.9% | 1.2% | 1.0% |
| Construction | 7.5% | 8.3% | 7.4% |
| Manufacturing | 7.2% | 8.7% | 8.9% |
| Wholesale Trade | 2.3% | 3.0% | 3.0% |
| Retail Trade | 12.8% | 13.1% | 13.0% |
| Transportation/Utilities | 8.5% | 4.5% | 4.4% |
| Information | 2.2% | 1.4% | 1.5% |
| Finance/Insurance/Real Estate | 4.7% | 5.2% | 5.3% |
| Services | 48.1% | 48.1% | 47.9% |
| Public Administration | 5.9% | 6.7% | 7.5% |

2006 Employed Population 16+ by Occupation

| | 1.0 mile | 3.0 mile | 5.0 mile |
|---------------------------------|----------|----------|----------|
| Total | 1,976 | 25,496 | 46,031 |
| White Collar | 43.4% | 54.7% | 58.4% |
| Management/Business/Financial | 8.7% | 10.0% | 10.7% |
| Professional | 16.4% | 20.7% | 22.8% |
| Sales | 8.4% | 12.3% | 12.4% |
| Administrative Support | 10.0% | 11.7% | 12.5% |
| Services | 28.1% | 23.1% | 21.2% |
| Blue Collar | 28.5% | 22.2% | 20.4% |
| Farming/Forestry/Fishing | 0.0% | 0.3% | 0.2% |
| Construction/Extraction | 8.2% | 8.3% | 6.9% |
| Installation/Maintenance/Repair | 3.2% | 2.7% | 2.9% |
| Production | 6.0% | 5.1% | 4.8% |
| Transportation/Material Moving | 11.0% | 5.9% | 5.6% |



2000 Workers 16+ by Means of Transportation to Work

| | 1.0 mile | 3.0 mile | 5.0 mile |
|----------------------------------|----------|----------|----------|
| Total | 1,983 | 22,291 | 41,281 |
| Drove Alone - Car, Truck, or Van | 70.5% | 77.7% | 79.7% |
| Carpooled - Car, Truck, or Van | 20.5% | 14.6% | 13.5% |
| Public Transportation | 1.2% | 2.1% | 1.7% |
| Walked | 5.2% | 2.1% | 1.8% |
| Other Means | 1.4% | 1.4% | 1.2% |
| Worked at Home | 1.1% | 2.1% | 2.1% |

2000 Workers 16+ by Travel Time to Work

| | 1.0 mile | 3.0 mile | 5.0 mile |
|--------------------------------------|----------|----------|----------|
| Total | 1,983 | 22,290 | 41,283 |
| Did Not Work at Home | 98.9% | 97.9% | 97.9% |
| Less than 5 minutes | 3.6% | 2.9% | 2.8% |
| 5 to 9 minutes | 18.9% | 15.2% | 13.4% |
| 10 to 19 minutes | 45.5% | 44.7% | 45.7% |
| 20 to 24 minutes | 13.4% | 13.1% | 13.9% |
| 25 to 34 minutes | 11.7% | 12.9% | 13.1% |
| 35 to 44 minutes | 0.3% | 1.7% | 2.0% |
| 45 to 59 minutes | 1.2% | 2.6% | 2.6% |
| 60 to 89 minutes | 3.4% | 2.7% | 2.3% |
| 90 or more minutes | 1.0% | 2.1% | 2.0% |
| Worked at Home | 1.1% | 2.1% | 2.1% |
| Average Travel Time to Work (in min) | 16.7 | 19.9 | 19.9 |

2000 Households by Vehicles Available

| | 1.0 mile | 3.0 mile | 5.0 mile |
|--------------------------------------|----------|----------|----------|
| Total | 1,917 | 22,357 | 40,010 |
| None | 17.1% | 15.2% | 13.3% |
| 1 | 45.4% | 42.9% | 41.5% |
| 2 | 29.5% | 32.0% | 33.7% |
| 3 | 5.9% | 8.3% | 9.5% |
| 4 | 1.6% | 1.1% | 1.5% |
| 5+ | 0.5% | 0.5% | 0.4% |
| Average Number of Vehicles Available | 1.3 | 1.4 | 1.5 |

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

Market Profile

Latitude: 30.068163 Longitude: -94.127446

3595 College St
Beaumont, TX 77701
Radius: 1.0 mile

3595 College St
Beaumont, TX 77701
Radius: 3.0 mile

3595 College St
Beaumont, TX 77701
Radius: 5.0 mile



2000 Households by Type

| | 3595 College St Beaumont, TX 77701 Radius: 1.0 mile | 3595 College St Beaumont, TX 77701 Radius: 3.0 mile | 3595 College St Beaumont, TX 77701 Radius: 5.0 mile |
|----------------------------------|---|---|---|
| Total | 1,884 | 22,310 | 40,035 |
| Family Households | 65.6% | 63.5% | 65.3% |
| Married-couple Family | 37.5% | 39.5% | 42.8% |
| With Related Children | 19.6% | 18.4% | 20.2% |
| Other Family (No Spouse) | 28.1% | 24.0% | 22.5% |
| With Related Children | 18.3% | 15.9% | 15.5% |
| Nonfamily Households | 34.4% | 36.5% | 34.7% |
| Householder Living Alone | 28.9% | 31.7% | 29.9% |
| Householder Not Living Alone | 5.5% | 4.9% | 4.8% |
| Households with Related Children | 37.9% | 34.2% | 35.6% |
| Households with Persons 65+ | 24.3% | 28.6% | 25.8% |

2000 Households by Size

| | 3595 College St Beaumont, TX 77701 Radius: 1.0 mile | 3595 College St Beaumont, TX 77701 Radius: 3.0 mile | 3595 College St Beaumont, TX 77701 Radius: 5.0 mile |
|---------------------|---|---|---|
| Total | 1,884 | 22,309 | 40,035 |
| 1 Person Household | 28.9% | 31.7% | 29.9% |
| 2 Person Household | 28.5% | 30.2% | 30.9% |
| 3 Person Household | 18.0% | 15.8% | 16.2% |
| 4 Person Household | 12.4% | 11.8% | 12.7% |
| 5 Person Household | 6.7% | 5.8% | 6.0% |
| 6 Person Household | 3.0% | 2.7% | 2.6% |
| 7+ Person Household | 2.5% | 2.0% | 1.7% |

2000 Households by Year Householder Moved In

| | 3595 College St Beaumont, TX 77701 Radius: 1.0 mile | 3595 College St Beaumont, TX 77701 Radius: 3.0 mile | 3595 College St Beaumont, TX 77701 Radius: 5.0 mile |
|----------------------------------|---|---|---|
| Total | 1,918 | 22,356 | 40,012 |
| Moved in 1999 to March 2000 | 25.9% | 22.8% | 23.0% |
| Moved in 1995 to 1998 | 18.4% | 25.2% | 26.3% |
| Moved in 1990 to 1994 | 13.8% | 14.4% | 14.9% |
| Moved in 1980 to 1989 | 10.7% | 12.6% | 14.0% |
| Moved in 1970 to 1979 | 16.3% | 11.4% | 10.4% |
| Moved in 1969 or Earlier | 15.0% | 13.5% | 11.4% |
| Median Year Householder Moved In | 1993 | 1994 | 1995 |



2000 Housing Units by Units in Structure

| | 3595 College St Beaumont, TX 77701 Radius: 1.0 mile | 3595 College St Beaumont, TX 77701 Radius: 3.0 mile | 3595 College St Beaumont, TX 77701 Radius: 5.0 mile |
|-------------|---|---|---|
| Total | 2,148 | 24,996 | 44,054 |
| 1, Detached | 68.4% | 69.5% | 69.6% |
| 1, Attached | 1.9% | 4.6% | 5.1% |
| 2 | 3.6% | 3.9% | 2.8% |
| 3 or 4 | 5.6% | 4.7% | 4.0% |
| 5 to 9 | 5.1% | 3.7% | 4.3% |
| 10 to 19 | 1.5% | 3.0% | 3.2% |
| 20+ | 8.7% | 9.0% | 9.5% |
| Mobile Home | 4.9% | 1.4% | 1.1% |
| Other | 0.2% | 0.2% | 0.3% |

2000 Housing Units by Year Structure Built

| | 3595 College St Beaumont, TX 77701 Radius: 1.0 mile | 3595 College St Beaumont, TX 77701 Radius: 3.0 mile | 3595 College St Beaumont, TX 77701 Radius: 5.0 mile |
|-----------------------------|---|---|---|
| Total | 2,126 | 25,002 | 44,056 |
| 1999 to March 2000 | 0.2% | 0.2% | 0.6% |
| 1995 to 1998 | 2.1% | 2.0% | 3.4% |
| 1990 to 1994 | 2.1% | 1.8% | 3.3% |
| 1980 to 1989 | 3.4% | 6.5% | 13.2% |
| 1970 to 1979 | 21.1% | 19.1% | 21.8% |
| 1969 or Earlier | 71.1% | 70.3% | 57.6% |
| Median Year Structure Built | 1961 | 1960 | 1966 |

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

Market Profile

| | 3595 College St Beaumont, TX 77701 Radius: 1.0 mile | 3595 College St Beaumont, TX 77701 Radius: 3.0 mile | 3595 College St Beaumont, TX 77701 Radius: 5.0 mile |
|-----------------------|---|---|---|
| Latitude: 30.068163 | | | |
| Longitude: -94.127446 | | | |

Top 3 Tapestry Segments

| | | | |
|----|---------------------|------------------------|---------------------|
| 1. | Modest Income Homes | Modest Income Homes | Modest Income Homes |
| 2. | Family Foundations | Metro City Edge | Metro City Edge |
| 3. | Great Expectations | Prosperous Empty Nests | Exurbanites |

2006 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.

| | 3595 College St Beaumont, TX 77701 Radius: 1.0 mile | 3595 College St Beaumont, TX 77701 Radius: 3.0 mile | 3595 College St Beaumont, TX 77701 Radius: 5.0 mile |
|---|---|---|---|
| Apparel & Services: Total \$ | \$2,008,539 | \$35,831,284 | \$66,996,830 |
| Average Spent | \$1,267.22 | \$1,589.82 | \$1,685.16 |
| Spending Potential Index | 47 | 58 | 62 |
| Computers & Accessories: Total \$ | \$240,860 | \$4,395,615 | \$8,325,342 |
| Average Spent | \$151.96 | \$195.03 | \$209.41 |
| Spending Potential Index | 59 | 76 | 81 |
| Education: Total \$ | \$1,092,864 | \$20,134,834 | \$37,729,002 |
| Average Spent | \$689.50 | \$893.37 | \$948.99 |
| Spending Potential Index | 61 | 79 | 84 |
| Entertainment/Recreation: Total \$ | \$3,067,772 | \$55,619,810 | \$104,849,739 |
| Average Spent | \$1,935.50 | \$2,467.82 | \$2,637.26 |
| Spending Potential Index | 59 | 75 | 80 |
| Food at Home: Total \$ | \$4,983,562 | \$88,428,474 | \$163,846,403 |
| Average Spent | \$3,144.20 | \$3,923.53 | \$4,121.20 |
| Spending Potential Index | 64 | 80 | 84 |
| Food Away from Home: Total \$ | \$3,351,856 | \$59,773,750 | \$111,668,794 |
| Average Spent | \$2,114.74 | \$2,652.13 | \$2,808.78 |
| Spending Potential Index | 63 | 79 | 84 |
| Health Care: Total \$ | \$3,711,262 | \$65,693,986 | \$120,768,452 |
| Average Spent | \$2,341.49 | \$2,914.81 | \$3,037.67 |
| Spending Potential Index | 64 | 79 | 83 |
| HH Furnishings & Equipment: Total \$ | \$1,770,555 | \$32,303,906 | \$61,178,250 |
| Average Spent | \$1,117.07 | \$1,433.31 | \$1,538.80 |
| Spending Potential Index | 51 | 65 | 70 |
| Investments: Total \$ | \$4,010,350 | \$75,055,241 | \$141,297,500 |
| Average Spent | \$2,530.19 | \$3,330.16 | \$3,554.03 |
| Spending Potential Index | 54 | 71 | 76 |
| Retail Goods: Total \$ | \$24,153,014 | \$433,316,034 | \$811,189,902 |
| Average Spent | \$15,238.49 | \$19,226.02 | \$20,403.70 |
| Spending Potential Index | 58 | 74 | 78 |
| Shelter: Total \$ | \$13,508,593 | \$244,245,495 | \$459,602,938 |
| Average Spent | \$8,522.77 | \$10,837.05 | \$11,560.30 |
| Spending Potential Index | 60 | 76 | 81 |
| TV/Video/Sound Equipment: Total \$ | \$1,114,948 | \$19,792,243 | \$36,809,125 |
| Average Spent | \$703.44 | \$878.17 | \$925.85 |
| Spending Potential Index | 64 | 80 | 85 |
| Travel: Total \$ | \$1,650,767 | \$30,135,650 | \$56,686,586 |
| Average Spent | \$1,041.49 | \$1,337.10 | \$1,425.83 |
| Spending Potential Index | 58 | 75 | 80 |
| Vehicle Maintenance & Repairs: Total \$ | \$1,028,210 | \$18,547,488 | \$34,842,889 |
| Average Spent | \$648.71 | \$822.94 | \$876.40 |
| Spending Potential Index | 61 | 77 | 82 |

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

Source: Expenditure data are derived from the 2001, 2002 and 2003 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2006 and 2011.



Shelby Estus
REALTY GROUP, INC.

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

