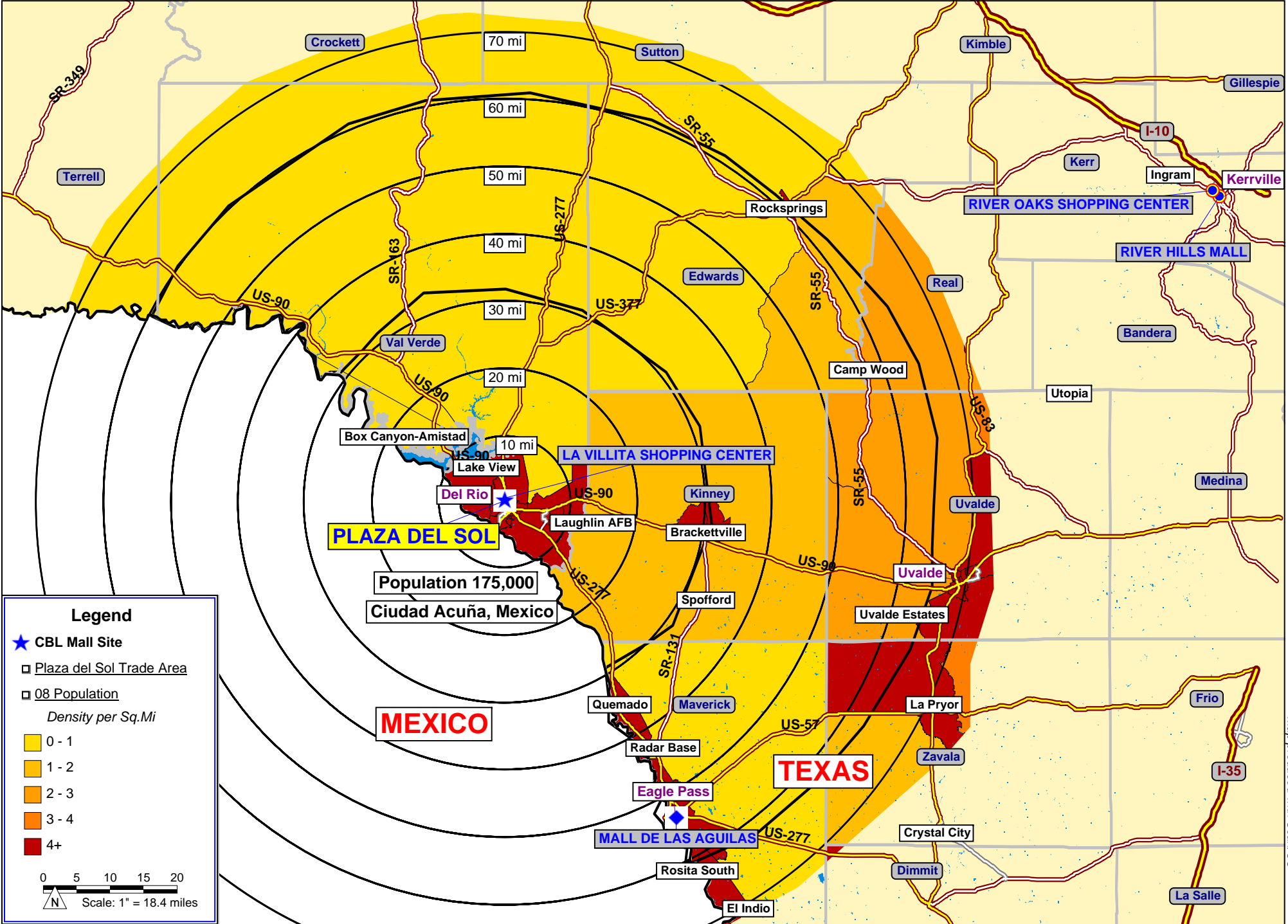


Legend

- ★ CBL Mall Site
- ◆ Shopping Centers 300-<750K
- ⦿ Shopping Centers 100-<300K
- == U.S. Interstates
- Highway
- ▭ States
- ▭ Counties
- ▭ Plaza del Sol Trade Area
- ▭ Primary Trade Area
- ▭ Secondary Trade Area

0 5 10 15 20
 N Scale: 1" = 18.4 miles

Map produced with Scan/US



Legend

- ★ CBL Mall Site
- Plaza del Sol Trade Area
- 08 Population

Density per Sq.Mi

0 - 1
1 - 2
2 - 3
3 - 4
4+

0 5 10 15 20
Scale: 1" = 18.4 miles

CBL 2008 Custom Demographic Comparison

Plaza del Sol- Del Rio, TX
Val Verde County (Lat/Log: 29.3875 / -100.90625)

CBL & Associates Properties, Inc.
03/23/2009

	Primary Trade Area		Secondary Trade Area		Total Trade Area*	
Population Trends						
2013 Projection	55,020		89,745		144,765	
2008 Estimate	52,477		84,919		137,396	
2000 Census	48,235		77,185		125,420	
1990 Census	41,840		63,052		104,892	
2008 - 2013 % Change	4.85%		5.68%		5.36%	
2000 - 2008 % Change	8.79%		10.02%		9.55%	
1990 - 2000 % Change	15.28%		22.41%		19.57%	
2008 Estimated Race						
White	39,983	76.19%	61,514	72.44%	101,497	73.87%
Black	820	1.56%	306	0.36%	1,126	0.82%
American Indian	326	0.62%	892	1.05%	1,218	0.89%
Asian/Pacific Islander	337	0.64%	430	0.51%	767	0.56%
Other Race/Multi-Racial	11,011	20.98%	98	0.12%	153	0.11%
Hispanic Population	40,865	77.87%	71,545	84.25%	112,410	81.81%
2008 Est. Population By Age						
< 5 Years	4,409	8.40%	7,394	8.71%	11,803	8.59%
5 - 9 Years	4,382	8.35%	7,404	8.72%	11,786	8.58%
10 - 14 Years	4,196	8.00%	7,506	8.84%	11,702	8.52%
15 - 19 Years	4,149	7.91%	7,644	9.00%	11,793	8.58%
20 - 24 Years	3,766	7.18%	6,818	8.03%	10,584	7.70%
25 - 34 Years	6,147	11.71%	10,178	11.99%	16,325	11.88%
35 - 44 Years	6,535	12.45%	10,279	12.10%	16,814	12.24%
45 - 54 Years	5,828	11.11%	9,817	11.56%	15,645	11.39%
55 - 64 Years	5,031	9.59%	7,976	9.39%	13,007	9.47%
65 - 74 Years	3,970	7.57%	4,990	5.88%	8,960	6.52%
75 - 84 Years	2,932	5.59%	3,550	4.18%	6,482	4.72%
85+ Years	1,132	2.16%	1,363	1.61%	2,495	1.82%
Median Age	34		31		32	
Average Household Income						
2013 Projection	\$48,585		\$43,739		\$45,643	
2008 Estimate	\$43,940		\$39,521		\$41,270	
2000 Census	\$37,459		\$33,705		\$35,210	
2008 - 2013 % Change	10.57%		10.67%		10.60%	
2000 - 2008 % Change	17.30%		17.26%		17.21%	
2008 Est. HH Income Distribution						
Under \$25,000	6,133	37.1%	11,275	44.7%	17,408	41.7%
\$25,000 - \$34,999	2,133	12.9%	3,583	14.2%	5,716	13.7%
\$35,000 - \$49,999	2,733	16.5%	3,681	14.6%	6,414	15.4%
\$50,000 - \$74,999	2,667	16.1%	3,530	14.0%	6,197	14.8%
\$75,000 - \$99,999	1,392	8.4%	1,448	5.7%	2,840	6.8%
\$100,000 and Over	1,469	8.9%	1,713	6.8%	3,182	7.6%
Total Over \$35,000	8,261	50.0%	10,372	41.1%	18,633	44.6%
Total Over \$50,000	5,528	33.4%	6,691	26.5%	12,219	29.3%
Total Over \$75,000	2,861	17.3%	3,161	12.5%	6,022	14.4%
Total Over \$100,000	1,469	8.9%	1,713	6.8%	3,182	7.6%

*Total Trade Area = Primary Trade Area + Secondary Trade Area

SiteFacts® Comparison: 2008

Plaza del Sol- Del Rio, TX

CBL & Associates Properties, Inc.

Val Verde County (Lat/Log: 29.3875 / -100.90625)

03/23/2009

	Primary Trade Area	Secondary Trade Area	Total Trade Area
Population 2008	52,477	84,919	137,396
Trends: 2013	55,020	89,745	144,765
2000	48,235	77,185	125,420
1990	41,840	63,052	104,892
Race & Ethnicity: White	39,983 76.2%	61,514 72.4%	101,497 73.9%
Black	820 1.6%	306 0.4%	1,126 0.8%
American Indian	326 0.6%	892 1.1%	1,218 0.9%
Asian	282 0.5%	332 0.4%	614 0.4%
Pacific Islander	55 0.1%	98 0.1%	153 0.1%
Other/Multi-Racial	11,011 21.0%	21,777 25.6%	32,788 23.9%
Hispanic Population:	40,865 77.9%	71,545 84.3%	112,410 81.8%
Gender: Male	25,504 48.6%	40,887 48.1%	66,391 48.3%
Female	26,973 51.4%	44,032 51.9%	71,005 51.7%
Median Age	34.3	30.9	32.2
Education: Population, 25+	31,575 60.2%	48,153 56.7%	79,728 58.0%
No HS Diploma	12,416 39.3%	23,699 49.2%	36,115 45.3%
HS Graduate	8,136 25.8%	10,205 21.2%	18,341 23.0%
College, No Degree	5,159 16.3%	6,757 14.0%	11,916 14.9%
College, Associate Degree	1,203 3.8%	1,926 4.0%	3,129 3.9%
College Degree	2,977 9.4%	3,747 7.8%	6,724 8.4%
Graduate/Professional Degree	1,684 5.3%	1,819 3.8%	3,503 4.4%
Household Total Households	16,527	25,230	41,757
Income \$0 - \$24,999	6,133 37.1%	11,275 44.7%	17,408 41.7%
\$25,000 - \$49,999	4,866 29.4%	7,264 28.8%	12,130 29.0%
\$50,000 - \$74,999	2,667 16.1%	3,530 14.0%	6,197 14.8%
\$75,000 - \$99,999	1,392 8.4%	1,448 5.7%	2,840 6.8%
\$100,000 +	1,469 8.9%	1,713 6.8%	3,182 7.6%
Average HH Income :	\$43,940	\$39,521	\$41,270
Median HH Income :	\$36,416	\$29,161	\$32,032
Average HH Size :	3.1	3.3	3.3
Annual Expenditures (\$000):	\$654,222.6	\$937,877.0	\$1,592,099.6
Housing Related	\$227,220.6 34.7%	\$330,029.1 35.2%	\$557,249.7 35.0%
Transportation Related	\$114,358.6 17.5%	\$162,676.1 17.3%	\$277,034.7 17.4%
Food At Home	\$48,820.8 7.5%	\$72,494.5 7.7%	\$121,315.3 7.6%
Food At Restaurants	\$36,361.6 5.6%	\$51,754.4 5.5%	\$88,116.0 5.5%
Life Insurance & Pensions	\$64,446.2 9.9%	\$85,216.9 9.1%	\$149,663.2 9.4%
Entertainment	\$30,875.0 4.7%	\$43,673.5 4.7%	\$74,548.6 4.7%
Healthcare	\$39,629.2 6.1%	\$59,131.9 6.3%	\$98,761.2 6.2%
Apparel & Related Services	\$25,840.6 3.9%	\$37,058.3 4.0%	\$62,898.9 4.0%
Other Expenditures	\$66,669.9 10.2%	\$95,842.3 10.2%	\$162,512.2 10.2%
Annual Expenditures/HH:	\$39,585	\$37,173	\$38,128
Daytime Establishments	1,849	3,195	5,044
Population Industrial	257 13.9%	454 14.2%	711 14.1%
Manufacturing	51 2.8%	84 2.6%	135 2.7%
Commercial	659 35.6%	1,224 38.3%	1,883 37.3%
Office	430 23.3%	706 22.1%	1,136 22.5%
Other	390 21.1%	604 18.9%	994 19.7%
Total Employees:	18,658	28,025	46,683

Source: 2000 U.S. Census; 2008/2013 Scan/US Estimates; 2008 AGS Estimates

Page 1 of 1



Demographic Summary

	Primary Trade Area	Secondary Trade Area	Total Trade Area*		
Population Trends					
2013 Projection	55,020	89,745	144,765		
2008 Estimate	52,477	84,919	137,396		
2000 Census	48,235	77,185	125,420		
1990 Census	41,840	63,052	104,892		
2008 - 2013 % Change	4.85%	5.68%	5.36%		
2000 - 2008 % Change	8.79%	10.02%	9.55%		
1990 - 2000 % Change	15.28%	22.41%	19.57%		
					Total Trade Area*
					2013 Projections
2008 Population	52,477	84,919	137,396		144,765
Estimated Race					
White	39,983 76.2%	61,514 72.4%	101,497 73.9%		106,908 73.8%
Black	820 1.6%	306 0.4%	1,126 0.8%		1,216 0.8%
Am. Indian	326 0.6%	892 1.1%	1,218 0.9%		1,201 0.8%
Asian	282 0.5%	332 0.4%	614 0.4%		663 0.5%
Pacific Islander	55 0.1%	98 0.1%	153 0.1%		212 0.1%
Other/Multi-Racial	11,011 21.0%	21,777 25.6%	32,788 23.9%		34,565 23.9%
Hispanic Population	40,865 77.9%	71,545 84.3%	112,410 81.8%		120,708 83.4%
Gender					
Male	25,504 48.6%	40,887 48.1%	66,391 48.3%		69,720 48.2%
Female	26,973 51.4%	44,032 51.9%	71,005 51.7%		75,045 51.8%
Median Age					
Male	34.3	30.9	32.2		32.6
Female	32.8	29.1	30.5		30.7
	35.8	32.5	33.8		34.5
2008 Total Households					
	16,527	25,230	41,757		43,714
Households by Income Level					
< -\$9,999	2,494 15.1%	4,297 17.0%	6,791 16.3%		6,509 14.9%
\$10,000-\$14,999	1,157 7.0%	2,148 8.5%	3,305 7.9%		3,147 7.2%
\$15,000-\$19,999	1,287 7.8%	2,450 9.7%	3,737 8.9%		3,628 8.3%
\$20,000-\$24,999	1,195 7.2%	2,380 9.4%	3,575 8.6%		3,053 7.0%
\$25,000-\$29,999	1,074 6.5%	1,744 6.9%	2,818 6.7%		3,108 7.1%
\$30,000-\$34,999	1,059 6.4%	1,839 7.3%	2,898 6.9%		2,768 6.3%
\$35,000-\$39,999	924 5.6%	1,367 5.4%	2,291 5.5%		2,546 5.8%
\$40,000-\$49,999	1,809 10.9%	2,314 9.2%	4,123 9.9%		4,167 9.5%
\$50,000-\$59,999	1,274 7.7%	1,625 6.4%	2,899 6.9%		3,715 8.5%
\$60,000-\$74,999	1,393 8.4%	1,905 7.6%	3,298 7.9%		3,312 7.6%
\$75,000-\$99,999	1,392 8.4%	1,448 5.7%	2,840 6.8%		3,433 7.9%
\$100,000-\$124,999	615 3.7%	726 2.9%	1,341 3.2%		1,753 4.0%
\$125,000-\$149,999	430 2.6%	423 1.7%	853 2.0%		1,065 2.4%
\$150,000-\$199,999	194 1.2%	285 1.1%	479 1.1%		849 1.9%
\$200,000-\$249,000	45 0.3%	54 0.2%	99 0.2%		186 0.4%
\$250,000+	185 1.1%	225 0.9%	410 1.0%		475 1.1%
Average HH Income	\$43,940	\$39,521	\$41,270		\$45,643
Median HH Income	\$36,416	\$29,161	\$32,032		\$35,543
Average HH Size	3.1	3.3	3.3		3.3
Average Family Size	3.6	3.8	3.7		3.8
Total Housing Units					
Vacant	19,544	30,055	49,599		52,013
Owned	3,017 15.4%	4,825 16.1%	7,842 15.8%		8,299 16.0%
Rental	11,004 56.3%	17,860 59.4%	28,864 58.2%		30,121 57.9%
	5,523 28.3%	7,370 24.5%	12,893 26.0%		13,593 26.1%

*Total Trade Area = Primary Trade Area + Secondary Trade Area