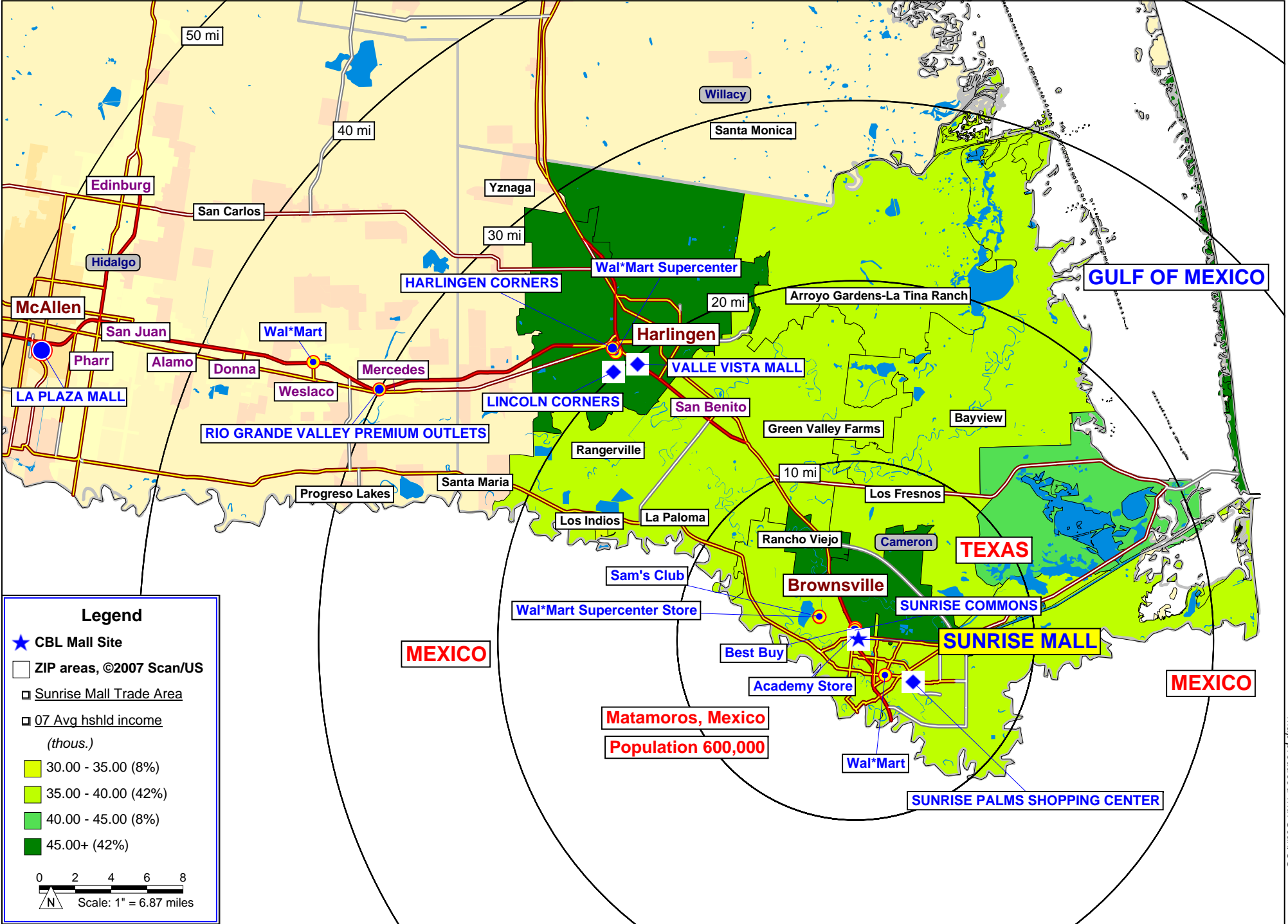


**Legend**

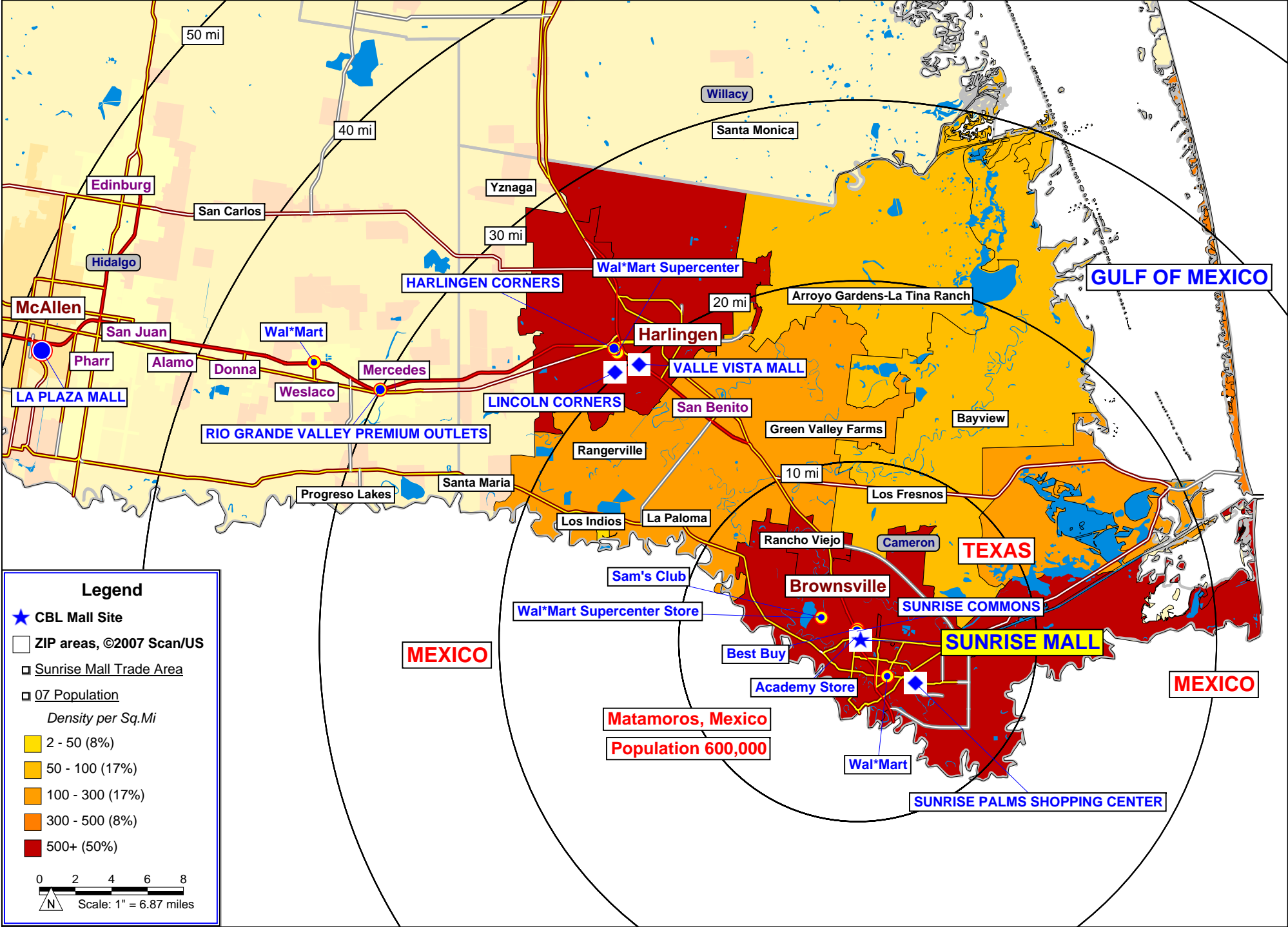
- ★ CBL Mall Site
- Shopping Centers >750K
- ◆ Shopping Centers 300-<750K
- Shopping Centers >100K
- Highway
- Counties
- ZIP areas, ©2007 Scan/US
- Sunrise Mall Trade Area
- Primary Trade Area
- Secondary Trade Area

0 2 4 6 8  
 N Scale: 1" = 6.87 miles



Sunrise Mall - Brownsville, TX

Map produced with Scan/US



**Legend**

- ★ CBL Mall Site
- ZIP areas, ©2007 Scan/US
- Sunrise Mall Trade Area
- 07 Population

*Density per Sq.Mi*

- 2 - 50 (8%)
- 50 - 100 (17%)
- 100 - 300 (17%)
- 300 - 500 (8%)
- 500+ (50%)

0 2 4 6 8  
 N Scale: 1" = 6.87 miles

Sunrise Mall - Brownsville, TX

Map produced with Scan/US

**CBL 2007 Custom Demographic Comparison**  
**Sunrise Mall - Brownsville, TX**  
**Cameron County (Lat/Log: 25.94915 / -97.50579)**  
**Zip areas, ©2007 Scan/US**

**CBL & Associates Properties, Inc.**  
**02/19/2008**  
**Page 1 of 1**

	Primary Trade Area		Secondary Trade Area		Total Trade Area*	
<b>Population Trends</b>						
<b>2012 Projection</b>	<b>247,067</b>		<b>166,153</b>		<b>413,220</b>	
<b>2007 Estimate</b>	<b>223,654</b>		<b>151,062</b>		<b>374,716</b>	
<b>2000 Census</b>	187,830		128,942		316,772	
2007 - 2012 % Change	10.47%		9.99%		10.28%	
2000 - 2007 % Change	19.07%		17.15%		18.29%	
<b>2007 Estimated Race</b>						
White	186,742	83.50%	120,897	80.03%	307,639	82.10%
Black	816	0.36%	748	0.50%	1,564	0.42%
American Indian	399	0.18%	315	0.21%	714	0.19%
Asian/Pacific Islander	1,180	0.53%	806	0.53%	1,986	0.53%
<b>Hispanic Population</b>	<b>201,006</b>	<b>89.87%</b>	<b>123,076</b>	<b>81.47%</b>	<b>324,082</b>	<b>86.49%</b>
<b>2007 Est. Population By Age</b>						
< 5 Years	25,485	11.39%	15,800	10.46%	41,285	11.02%
5 - 9 Years	21,522	9.62%	13,613	9.01%	35,135	9.38%
10 - 14 Years	19,488	8.71%	12,465	8.25%	31,953	8.53%
15 - 19 Years	19,129	8.55%	12,024	7.96%	31,153	8.31%
20 - 24 Years	18,439	8.24%	11,155	7.38%	29,594	7.90%
25 - 34 Years	30,977	13.85%	19,332	12.80%	50,309	13.43%
35 - 44 Years	27,264	12.19%	18,290	12.11%	45,554	12.16%
45 - 54 Years	24,216	10.83%	16,499	10.92%	40,715	10.87%
55 - 64 Years	17,558	7.85%	12,636	8.36%	30,194	8.06%
65 - 74 Years	10,245	4.58%	9,109	6.03%	19,354	5.16%
75 - 84 Years	6,816	3.05%	7,271	4.81%	14,087	3.76%
85+ Years	2,515	1.12%	2,868	1.90%	5,383	1.44%
<b>Median Age</b>	<b>28</b>		<b>31</b>		<b>29</b>	
<b>Per Capita Income</b>						
<b>2012 Projection</b>	<b>\$13,002</b>		<b>\$15,126</b>		<b>\$13,856</b>	
<b>2007 Estimate</b>	<b>\$12,109</b>		<b>\$14,233</b>		<b>\$12,966</b>	
2007 - 2012 % Change	7.37%		6.27%		6.86%	
<b>Average Household Income</b>						
<b>2012 Projection</b>	<b>\$45,714</b>		<b>\$47,929</b>		<b>\$46,662</b>	
<b>2007 Estimate</b>	<b>\$42,480</b>		<b>\$45,046</b>		<b>\$43,580</b>	
2007 - 2012 % Change	7.61%		6.40%		7.07%	
<b>2007 Est. HH Income Distribution</b>						
Under \$25,000	26,484	42.6%	17,874	38.3%	44,358	40.7%
\$25,000 - \$34,999	8,409	13.5%	6,333	13.6%	14,742	13.5%
\$35,000 - \$49,999	8,843	14.2%	7,021	15.0%	15,864	14.6%
\$50,000 - \$74,999	8,852	14.2%	7,784	16.7%	16,636	15.3%
\$75,000 - \$99,999	4,466	7.2%	3,516	7.5%	7,982	7.3%
\$100,000 and Over	5,165	8.3%	4,186	9.0%	9,351	8.6%
Total Over \$35,000	27,326	43.9%	22,507	48.2%	49,833	45.7%
Total Over \$50,000	18,483	29.7%	15,486	33.2%	33,969	31.2%

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

Zip areas, ©2007 Scan/US	Primary Trade Area	Secondary Trade Area	Total Trade Area*	
<b>Population</b>	2012	<b>247,067</b>	<b>166,153</b>	<b>413,220</b>
<b>Trends:</b>	2007	<b>223,654</b>	<b>151,062</b>	<b>374,716</b>
	2000	187,830	128,942	316,772
	1990	143,194	102,242	245,436
<b>Race &amp; Ethnicity:</b>	<i>White</i>	186,742 83.5%	120,897 80.0%	307,639 82.1%
	<i>Black</i>	816 0.4%	748 0.5%	1,564 0.4%
	<i>American Indian</i>	399 0.2%	315 0.2%	714 0.2%
	<i>Asian</i>	1,180 0.5%	806 0.5%	1,986 0.5%
	<i>Pacific Islander</i>	54 0.0%	35 0.0%	89 0.0%
	<i>Other/Multi-Racial</i>	34,463 15.4%	28,261 18.7%	62,724 16.7%
<b>Hispanic Population:</b>		201,006 89.9%	123,076 81.5%	324,082 86.5%
<b>Gender:</b>	<i>Male</i>	107,289 48.0%	73,027 48.3%	180,316 48.1%
	<i>Female</i>	116,365 52.0%	78,035 51.7%	194,400 51.9%
<b>Median Age</b>		27.6	30.6	28.8
<b>Education:</b>	<i>Population, 25+</i>	<b>119,591</b> 53.5%	<b>86,005</b> 56.9%	<b>205,596</b> 54.9%
	<i>No HS Diploma</i>	44,660 37.3%	27,180 31.6%	71,840 34.9%
	<i>HS Graduate</i>	28,422 23.8%	25,129 29.2%	53,551 26.0%
	<i>College, No Degree</i>	19,186 16.0%	14,951 17.4%	34,137 16.6%
	<i>College, Associate Degree</i>	9,486 7.9%	6,942 8.1%	16,428 8.0%
	<i>College Degree</i>	12,237 10.2%	8,550 9.9%	20,787 10.1%
	<i>Graduate/Professional Degree</i>	5,600 4.7%	3,253 3.8%	8,853 4.3%
<b>Household</b>	<i>Total Households</i>	<b>62,219</b>	<b>46,714</b>	<b>108,933</b>
<b>Income</b>	<i>\$0 - \$24,999</i>	26,484 42.6%	17,874 38.3%	44,358 40.7%
	<i>\$25,000 - \$49,999</i>	17,252 27.7%	13,354 28.6%	30,606 28.1%
	<i>\$50,000 - \$74,999</i>	8,852 14.2%	7,784 16.7%	16,636 15.3%
	<i>\$75,000 - \$99,999</i>	4,466 7.2%	3,516 7.5%	7,982 7.3%
	<i>\$100,000 +</i>	5,165 8.3%	4,186 9.0%	9,351 8.6%
<b>Average HH Income :</b>		<b>\$42,480</b>	<b>\$45,046</b>	<b>\$43,580</b>
<b>Median HH Income :</b>		<b>\$30,354</b>	<b>\$33,681</b>	<b>\$31,780</b>
<b>Average HH Size :</b>		3.6	3.2	3.4

<b>Annual Expenditures (\$000):</b>	<b>\$2,413,346.7</b>	<b>\$1,877,317.9</b>	<b>\$4,290,664.5</b>
<i>Housing Related</i>	\$807,900.8 33.5%	\$623,845.6 33.2%	\$1,431,746.4 33.4%
<i>Transportation Related</i>	\$435,790.7 18.1%	\$342,019.8 18.2%	\$777,810.5 18.1%
<i>Food At Home</i>	\$183,299.1 7.6%	\$140,566.3 7.5%	\$323,865.4 7.5%
<i>Food At Restaurants</i>	\$134,761.7 5.6%	\$105,071.6 5.6%	\$239,833.3 5.6%
<i>Personal Insurance &amp; Pensions</i>	\$240,220.4 10.0%	\$192,265.3 10.2%	\$432,485.7 10.1%
<i>Entertainment</i>	\$120,548.1 5.0%	\$93,969.5 5.0%	\$214,517.6 5.0%
<i>Healthcare</i>	\$147,483.5 6.1%	\$113,203.4 6.0%	\$260,686.8 6.1%
<i>Apparel &amp; Related Services</i>	\$98,291.2 4.1%	\$76,158.7 4.1%	\$174,449.9 4.1%
<i>Other Expenditures</i>	\$245,051.2 10.2%	\$190,217.7 10.1%	\$435,268.9 10.1%
<b>Annual Expenditures/HH:</b>	<b>\$38,788</b>	<b>\$40,187</b>	<b>\$39,388</b>

<b>Daytime</b>	<i>Establishments</i>	<b>6,629</b>	<b>4,535</b>	<b>11,164</b>
<b>Population</b>	<i>Industrial</i>	873 13.2%	597 13.2%	1,470 13.2%
	<i>Manufacturing</i>	181 2.7%	113 2.5%	294 2.6%
	<i>Commercial</i>	2,715 41.0%	1,784 39.3%	4,499 40.3%
	<i>Office</i>	1,720 25.9%	1,296 28.6%	3,016 27.0%
	<i>Other</i>	1,079 16.3%	686 15.1%	1,765 15.8%
<b>Total Employees:</b>		<b>78,219</b>	<b>57,466</b>	<b>135,685</b>



# Demographic Summary

	Primary Trade Area		Secondary Trade Area		Total Trade Area			
<b>Population Trends</b>								
2012 Projection	247,067		166,153		413,220			
2007 Estimate	223,654		151,062		374,716			
2000 Census	187,830		128,942		316,772			
1990 Census	143,194		102,242		245,436			
2007 - 2012 % Change	10.47%		9.99%		10.28%			
2000 - 2007 % Change	19.07%		17.15%		18.29%			
1990 - 2000 % Change	31.17%		26.11%		29.07%			
							<b>Total Trade Area 2012 Projections</b>	
<b>2007 Population</b>	223,654		151,062		374,716		413,220	
<b>Estimated Race</b>								
White	186,742	83.5%	120,897	80.0%	307,639	82.1%	343,162	83.0%
Black	816	0.4%	748	0.5%	1,564	0.4%	1,710	0.4%
Am. Indian	399	0.2%	315	0.2%	714	0.2%	483	0.1%
Asian/Pacific Islander	1,180	0.5%	806	0.5%	1,986	0.5%	2,361	0.6%
Other Race	54	0.0%	35	0.0%	89	0.0%	80	0.0%
Multi-Racial	34,463	15.4%	28,261	18.7%	62,724	16.7%	65,424	15.8%
<b>Hispanic Population</b>	201,006 89.9%		123,076 81.5%		324,082 86.5%		361,669 87.5%	
<b>Gender</b>								
Male	107,289	48.0%	73,027	48.3%	180,316	48.1%	199,390	48.3%
Female	116,365	52.0%	78,035	51.7%	194,400	51.9%	213,830	51.7%
<b>Median Age</b>								
Male	27.6		30.6		28.8		28.8	
Female	26.0		28.9		27.1		27.1	
Female	29.3		32.2		30.5		30.4	
<b>2007 Total Households</b>								
	62,219		46,714		108,933		119,778	
<b>Households by Income Level</b>								
< -\$9,999	11,042	17.7%	7,161	15.3%	18,203	16.7%	18,695	15.6%
\$10,000-\$14,999	5,459	8.8%	3,345	7.2%	8,804	8.1%	8,380	7.0%
\$15,000-\$19,999	5,162	8.3%	3,577	7.7%	8,739	8.0%	9,296	7.8%
\$20,000-\$24,999	4,821	7.7%	3,791	8.1%	8,612	7.9%	8,661	7.2%
\$25,000-\$29,999	4,617	7.4%	3,502	7.5%	8,119	7.5%	7,103	5.9%
\$30,000-\$34,999	3,792	6.1%	2,831	6.1%	6,623	6.1%	7,454	6.2%
\$35,000-\$39,999	3,276	5.3%	2,413	5.2%	5,689	5.2%	6,765	5.6%
\$40,000-\$49,999	5,567	8.9%	4,608	9.9%	10,175	9.3%	10,742	9.0%
\$50,000-\$59,999	4,354	7.0%	3,687	7.9%	8,041	7.4%	9,105	7.6%
\$60,000-\$74,999	4,498	7.2%	4,097	8.8%	8,595	7.9%	10,210	8.5%
\$75,000-\$99,999	4,466	7.2%	3,516	7.5%	7,982	7.3%	9,668	8.1%
\$100,000-\$124,999	2,310	3.7%	1,715	3.7%	4,025	3.7%	5,263	4.4%
\$125,000-\$149,999	1,083	1.7%	875	1.9%	1,958	1.8%	3,525	2.9%
\$150,000-\$199,999	814	1.3%	797	1.7%	1,611	1.5%	2,417	2.0%
\$200,000-\$249,000	235	0.4%	232	0.5%	467	0.4%	789	0.7%
\$250,000+	723	1.2%	567	1.2%	1,290	1.2%	1,705	1.4%
<b>Average HH Income</b>	<b>\$42,480</b>		<b>\$45,046</b>		<b>\$43,580</b>		<b>\$46,662</b>	
<b>Median HH Income</b>	<b>\$30,354</b>		<b>\$33,681</b>		<b>\$31,780</b>		<b>\$35,378</b>	
<b>Average HH Size</b>	3.6		3.2		3.4		3.4	
<b>Average Family Size</b>	4.1		3.8		4.0		4.0	
<b>Total Housing Units</b>								
Vacant	14,868	19.3%	12,404	21.0%	27,272	20.0%	31,734	20.9%
Owned	37,947	49.2%	31,410	53.1%	69,357	50.9%	74,532	49.2%
Rental	24,272	31.5%	15,304	25.9%	39,576	29.1%	45,246	29.9%

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