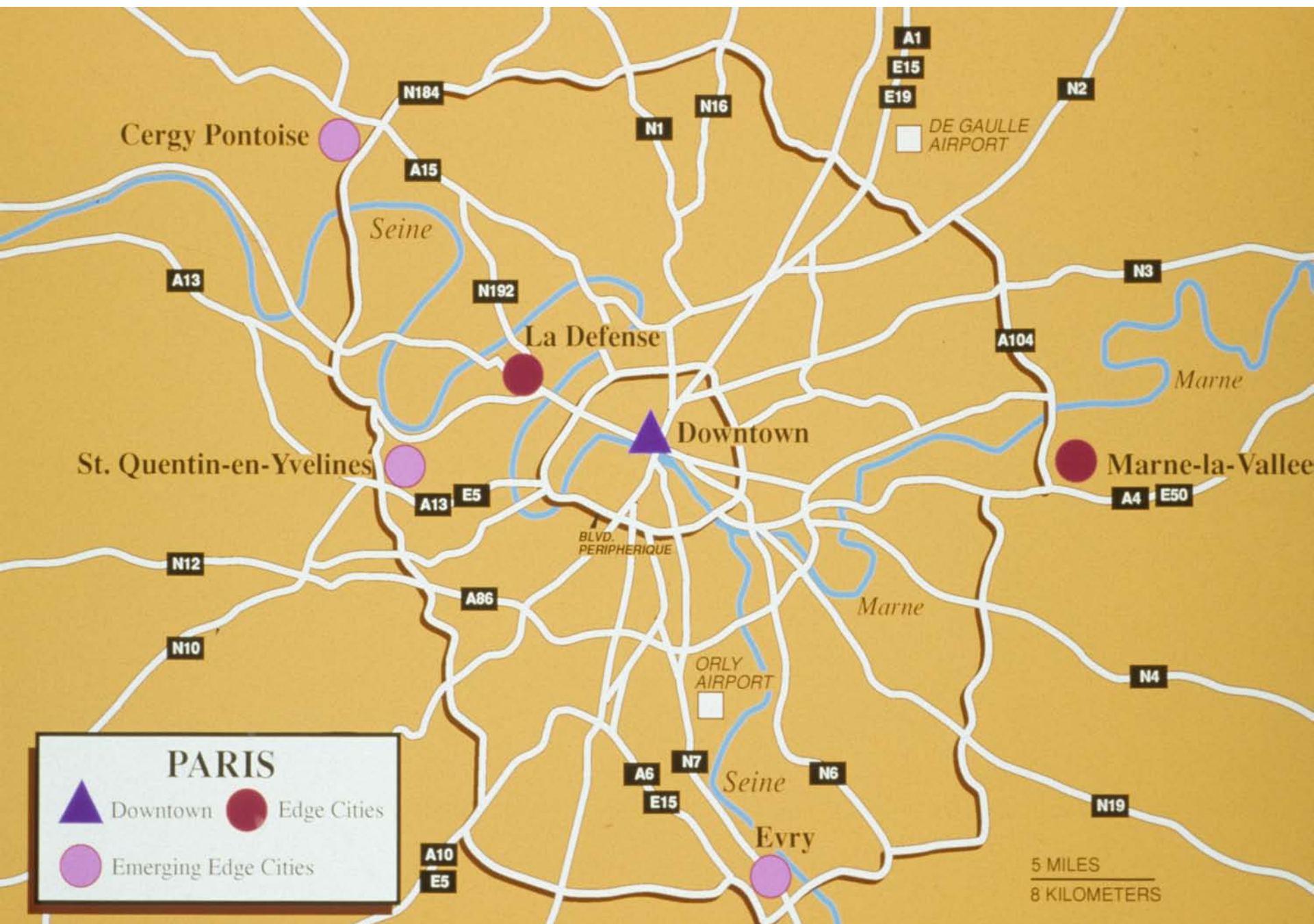


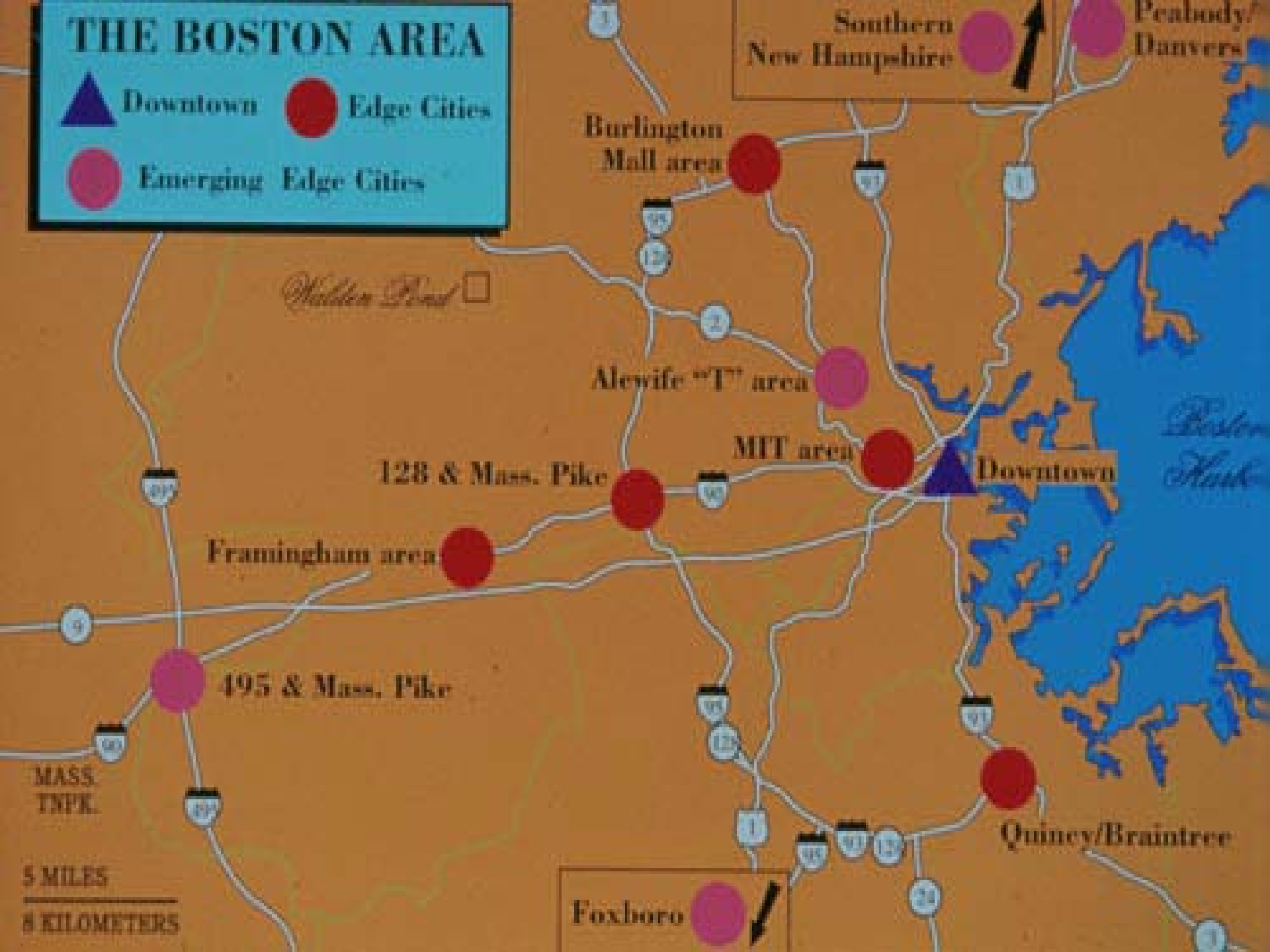






THE BOSTON AREA

-  Downtown
-  Edge Cities
-  Emerging Edge Cities



THE DETROIT AREA



Downtown



Edge Cities



Emerging Edge Cities

8 KILOMETERS



Farmington Hills/
I-696

I-696 & Telegraph Rd. area

Prudential Town
Center area

Northland Mall area

8 MILE RD.

8 MILE RD.

GRAND RIVER AVE

GRATIOT AVE

MICHIGAN

Downtown Detroit

Downtown Windsor

Dearborn/Fairlane Village

Ann Arbor/
Rte. 14

Lake
St. Clair

ONTARIO

THE CHICAGO AREA



Edge Cities



Downtown





The Best Way
To
Anticipate
The Future
Is To
Invent
It
Yourself



























La Fonda
The Old Pueblo

The French
Pastry Shop
& Creperie

Artists

ONE WAY

NO
PARKING
ANY
TIME

SHOP
& GALLERY

5

Fastest Appreciating Metro Areas

Top 1-10 Metro Areas

	Top 1-10 Metro Areas	1-Yr.	5-Yr.
1.	Wenatchee, WA	25.6%	70.6%
2.	Provo-Orem, UT	19.7%	43.9%
3.	Grand Junction, CO	16.8%	60.1%
4.	Gulfport-Biloxi, MS	15.2%	52.4%
5.	Myrtle Beach – Conway, SC	14.9%	69.1%
6.	Boise City-Nampa, ID	14.5%	70.9%
7.	Corvallis, OR	13.9%	52.2%
8.	Asheville, NC	13.6%	56.7%
9.	Las Cruces, NM	12.6%	60.1%
10.	Miami-Miami Beach	11.4%	131.3%





House Price Appreciation By State

United States

1-Yr.: 4.25

5-Yr.: 53.53

	1-10 States	1-Yr.	5-Yr.
1.	Utah	17.01	48.29
2.	Idaho	12.27	64.25
3.	Montana	11.68	62.17
4.	Wyoming	11.67	60.96
5.	Washington	11.63	67.17
6.	New Mexico	11.21	57.12
7.	Oregon	10.77	69.00
8.	Mississippi	9.51	32.86
9.	Louisiana	8.10	41.31
10.	North Carolina	7.99	32.16











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