






THE LOS ANGELES AREA

-  Old Downtown
-  Edge Cities
-  Emerging Edge Cities

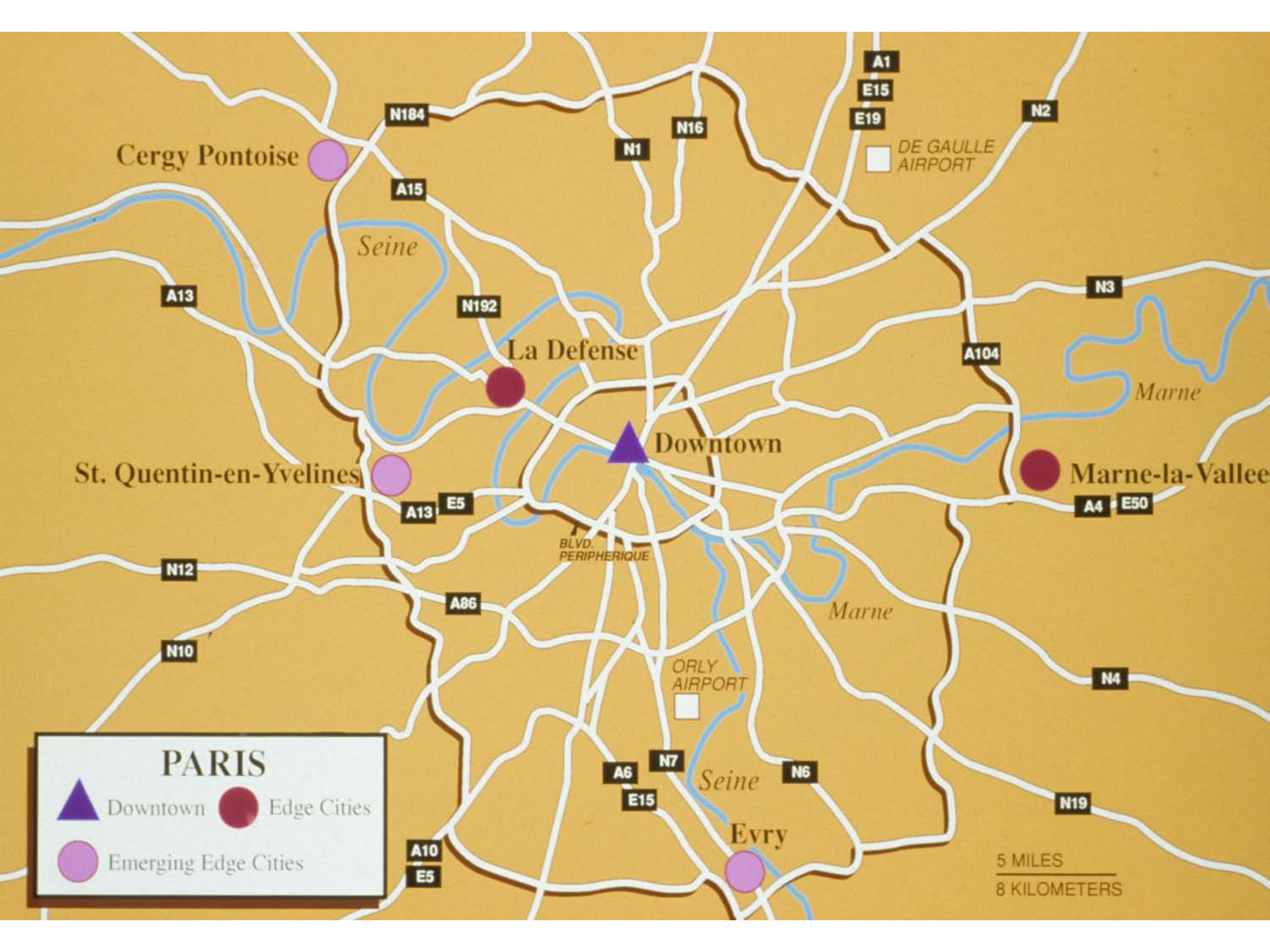
0 10 20 Miles
0 10 20 Kilometers



THE NEW YORK AREA

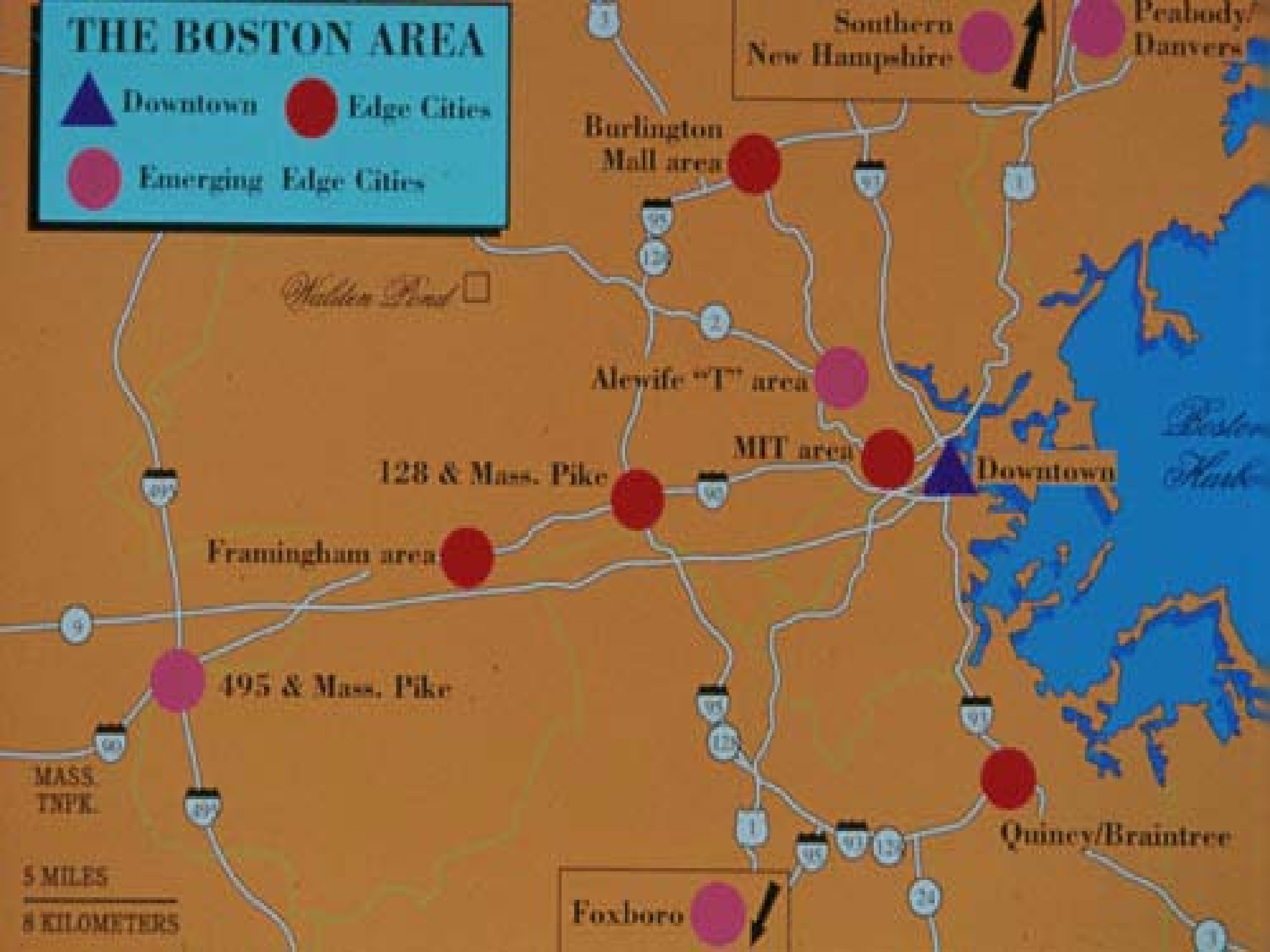
-  Old Downtowns
-  Edge Cities
-  Emerging Edge Cities

0 50 100
 0 50 100
 KILOMETERS






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

GRAND BLVD

MICHIGAN

Lake
St. Clair

Downtown Detroit

Dearborn/Fairlane Village

Downtown Windsor

ONTARIO

Ann Arbor/
Rte. 14

THE CHICAGO AREA

- Edge Cities
- ▲ Downtown





THE SAN FRANCISCO AREA

- ▲ Downtown
- Edge Cities
- Emerging Edge Cities

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







BEST VALUE

LARGE FRESH GROWN BULKY LEMONS 4/1

VIVALLA

VIVALLA

Dole

Dole

Dole





















La Fonda
HOTEL

The French
Pastry Shop
& Creperie

Artes

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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