



THE LOS ANGELES AREA

-  Old Downtown
-  Edge Cities
-  Emerging Edge Cities

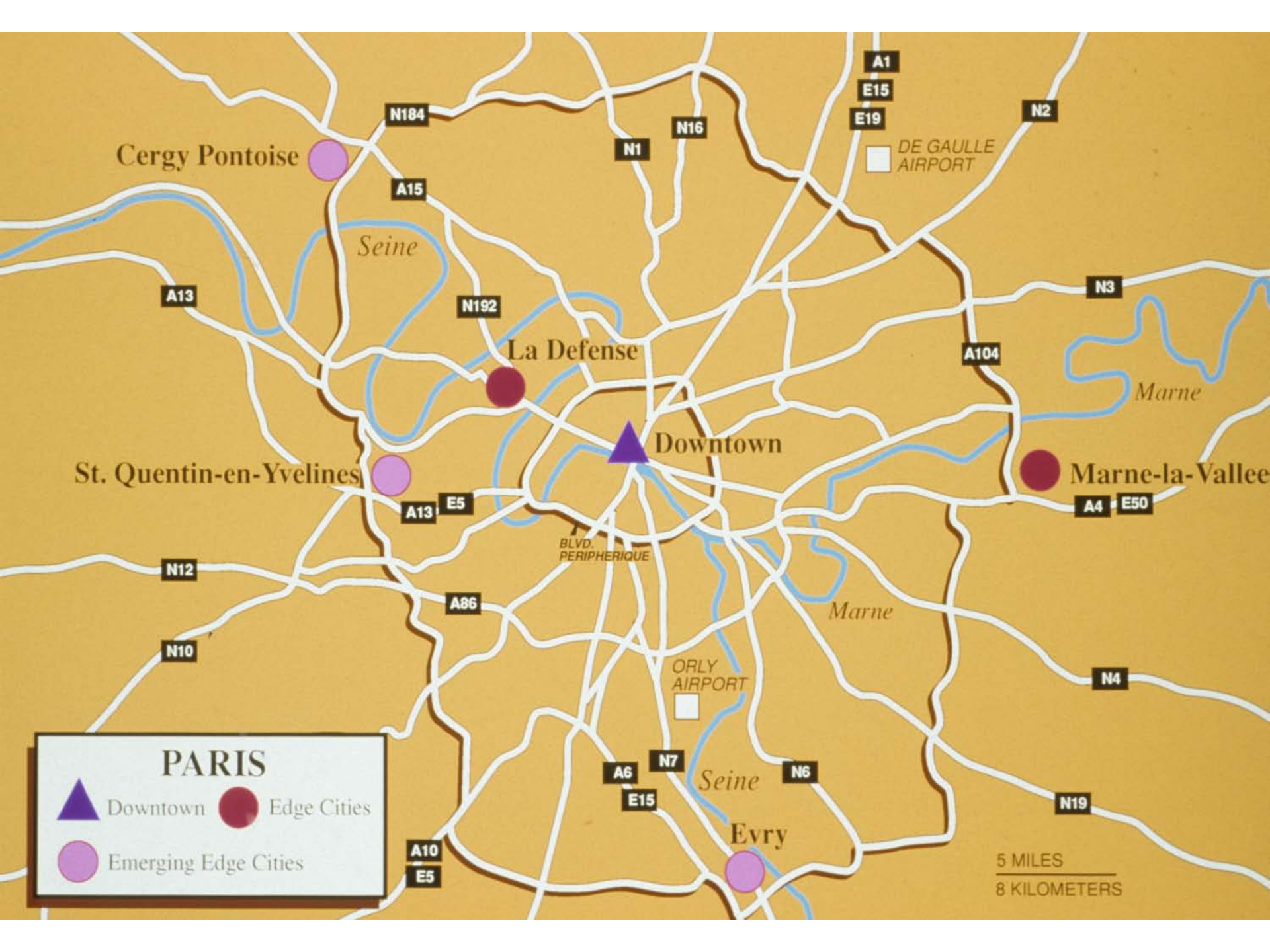
0 10 20 Miles
0 10 20 Kilometers



THE NEW YORK AREA

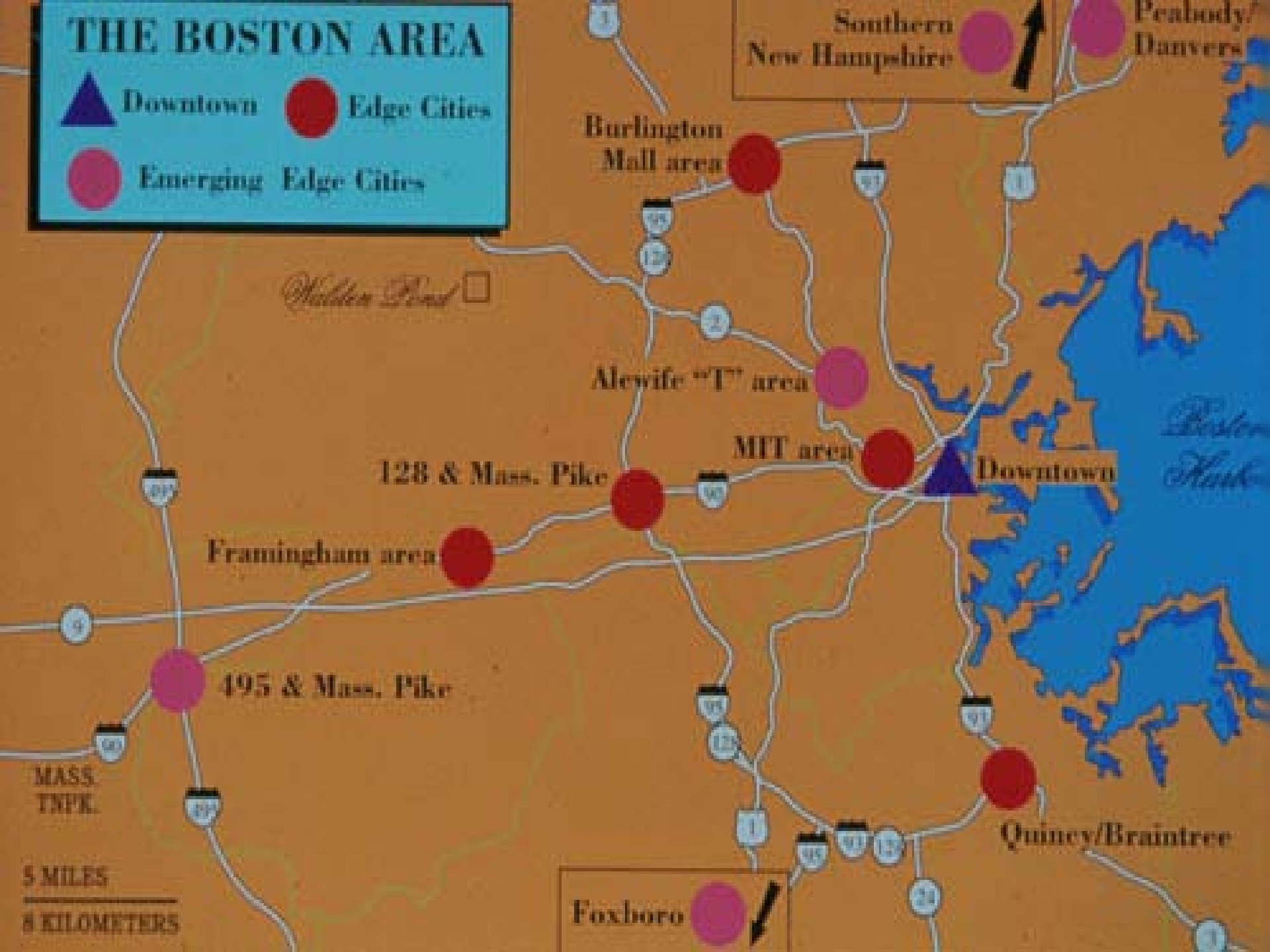
- ▲ Old Downtowns
- Edge Cities
- Emerging Edge Cities

0 50 100
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

GRATIOT AVE

Ann Arbor/
Rte. 14

MICHIGAN

Downtown Detroit

Dearborn/Fairlane Village

Downtown Windsor

ONTARIO

Lake St. Clair

THE CHICAGO AREA

- Edge Cities
- ▲ Downtown



5 MILES
8 KILOMETERS



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







LARGE FRESH GROWN BULKY LEMONS 4/1

BEST VALUE

VIVALLA

VIVALLA

VIVALLA

VIVALLA

GREEN BEANS





















La Fonda
HOTEL

The French
Pastry Shop
& Creperie

Artis

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



18° & YOGA

PIZZA FREE DELIVERY
MART 334-9700

shake

Portrait of a man

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CAFE









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