

Laredo Car Wash Lot 8040 Ulmerton Road, Largo, FL 33771



8040Ulmerton Road

Largo, FL 33771

For Information contact:

Michael Reichenbach, CCIM, CIPS—727-641-5918

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Bob Dean—520-954-1586

CENTURY 21 Beggins Enterprises
Commercial & Investment Network

MReichenbach@ccim.net

Offering Circular

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14398 Gulf Boulevard, Suite D
Hollywood Beach, FL 33708

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8040 Ulmerton Road
Largo, FL 33771

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Laredo Car Wash Lot
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Proprietary Information

The information contained in the following Offering Circular is proprietary and strictly confidential. It is intended to be reviewed only by the people and parties receiving it from CENTURY 21 Beggins Enterprises. Prior written permission and an executed Confidentiality Agreement are required to make this information available to any other parties.

This Offering Circular has been prepared to offer unverified information to prospective Buyers and is summary in nature. It is designed to assist in establishing only a preliminary level of interest in this subject property. This information is not a substitute for a thorough due diligence investigation. CENTURY 21 Beggins Enterprises has not made any investigation, and makes no warranty or representation with respect and in regard to the income and expenses of the subject property, the future projected financial performance of the property, or the size, square footage or the dimensions of the property or units within. It has no knowledge of the presence or absence of contaminating substances, asbestos, PCB's, or any other environmental concern, nor any knowledge of compliance with State and Federal regulations, the physical condition of the property or any improvements, or the financial condition or business prospects of any tenant, or the tenant's plans or intentions to continue its lease for the property.

The information contained herein has been obtained from sources believed to be reliable. However CENTURY 21 Beggins Enterprises has not verified, and will not verify any of the information contained herein. All potential Buyers must take appropriate measures to verify all of the information set forth herein.

All showings are by appointment only and all communications regarding this property must be made through Listing Agents, Michael Reichenbach, Bob Dean, or Randy Schuster, CENTURY 21 Beggins Enterprises. All parties understand business is ongoing and under no circumstances enter the property without accompaniment or permission of the Listing Agent.

Information herein not represented or warranted.

Confidentiality, Non- Disclosure Agreement

The undersigned acknowledges that upon receipt of any and all information provided, both written and orally regarding the business known as Laredo Car Wash , at Address 8040 Ulmcrton Road, Largo, FL 33771 the information contained therein will remain confidential. The undersigned agrees not to disclose any of the information contained therein to any party without the prior written consent of the Sellers. Further, without the prior written consent of the seller(s), the undersigned will not reproduce or transmit information by any means, electronic or mechanical, including photocopying, recording or by any means of information storage and retrieval system and will, upon the request of the seller(s) return any information together with the undersigned's written confirmation that the undersigned has complied with the provisions hereof and has returned all copies of this information which may have been made.

The undersigned further agrees to direct all communication regarding this property to CENTURY 21 Beggins Enterprises and will under no circumstances contact the owner(s) directly unless given written permission by Agent or Owner. As well, the undersigned acknowledges that the contents of the information are presented without representation or warranty of the Agent or CENTURY 21 Beggins Ent., expressed or implied, as to the accuracy of any information, presentations, comments, opinions or conclusions contained therein.

In the event that the recipient is a partnership, trust or corporation, the provisions of this agreement relating to access to and disclosure of confidential information shall apply to all partners, officers, directors, employees, accountants, attorneys, members and agents of Recipient, as applicable, and Recipient shall be responsible for ensuring the compliance of all such parties with the terms hereof.

Date: _____

Buyer (Print): _____

Buyer's Signature: _____

Buyers Agent: _____

Buyers Agency: _____

Street Address: _____

City: _____ State _____ Zip _____

Email: _____ Phone: _____

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Laredo Car Wash Lot Largo, FL

Investment Summary

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COMMERCIAL REAL ESTATE NETWORK
14325 Oak Forest Blvd. Suite D
Houston, TX 77060

Investment Introduction

An amazing opportunity to own a corner on busy Ulmerton Road, just west of Belcher. This is the main East-West corridor in Pinellas County leading into I-275 to Tampa and surrounds and offers easy access to North-South thoroughfares such as Belcher Road, Keane Road, and US Hwy 19. Road construction is finishing and at this location all 50,000 cars per day see your site and have easy access to it as well.

Existing car wash is easy to take down or remodel and provides numerous possibilities to develop and land bank for the future. There is no doubt that Ulmerton Road will continue to be the East-West corridor of choice, linking Tampa, i-275 and all points surrounding.

The 0.7001 acre lot is large enough to accommodate many uses and with 102 feet frontage right on Ulmerton Road this is definitely a lot worth considering. Potential site uses include retail and office so take a look now. Call for details and information.

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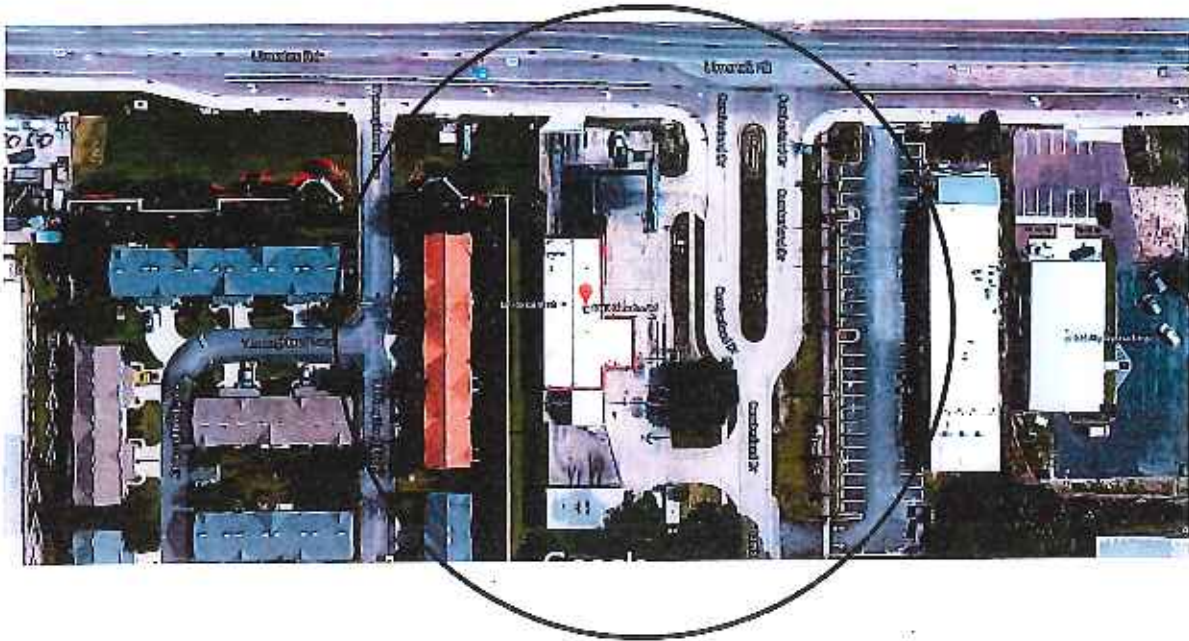


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Investment Overview

Laredo Car Wash Lot
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Few properties offer locations as good as this one. Close proximity to all points Pinellas and I-275, Tampa and beyond. Easy access to airports.



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Laredo Car Wash Lot
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Largo, FL 33771

Summary of Offering

Summary

Price	\$ 750,000
-------	------------

12 30 15 70542 100 0200

Parcel ID

Grounds

Lot Size	0.7001 Acres
----------	--------------

Ulmerton Road Frontage	102 feet
------------------------	----------

Cumberland Dr Frontage	300 feet
------------------------	----------

Financial Data

Annual Taxes (2015)	\$8,251.28
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Flood Zone Code/Flood Zone Panel	X/ 12103C0138G
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Flood Panel Date	09/03/2003
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Zoning	Comm
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Laredo Car Wash Lot Largo, FL

Property Description

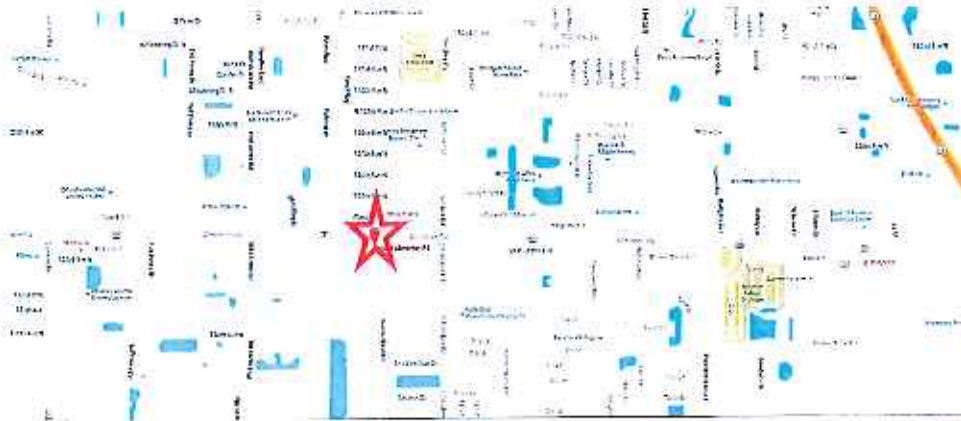
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Location Overview

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8040 Ulmerton Road
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This large parcel is ideal for redevelopment with easy access to main east-west and north-south corridors. Great signage in place and available for many and varied uses including retail, convenience, gas stations, office and more!

Environmental testing and impact being mitigated.

Location Highlights

- *Centrally Located in Pinellas County*
- *Main East-West Thoroughfare*
- *Corner Location*
- *High traffic count*



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Property Photos



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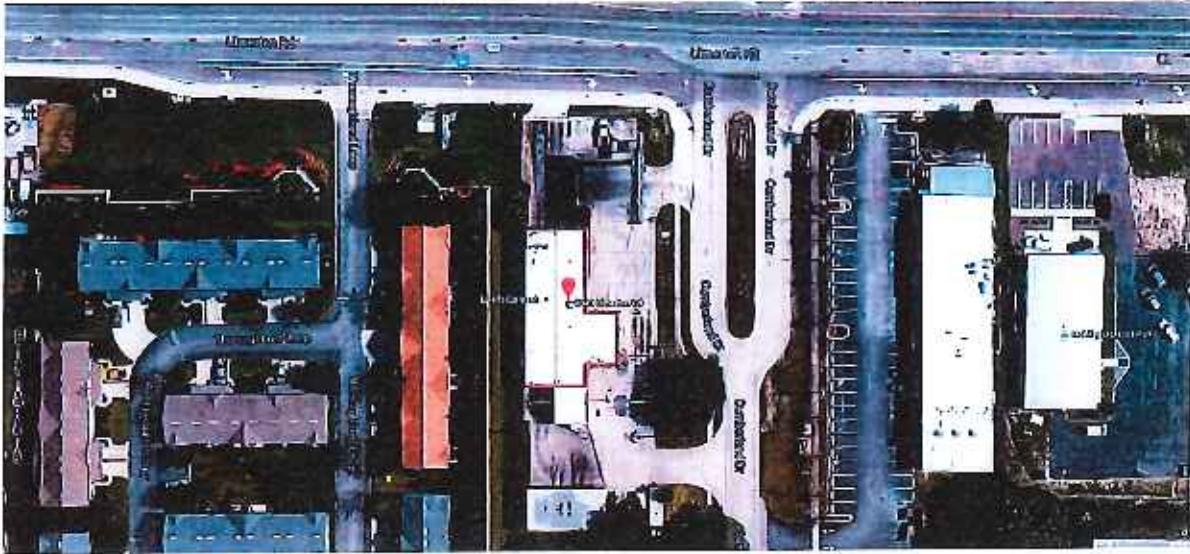
Property Photos



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Laredo Car Wash Lot Largo, FL

Public Records

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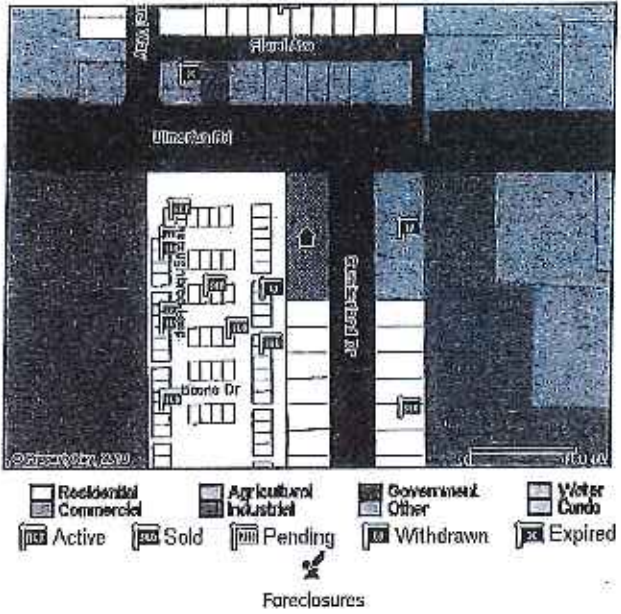
16

My Florida Regional MLS - IMAPP
Pinellas County Tax Report - 8040 ULMERTON RD, LARGO,
FL 33771-3946

PROPERTY INFORMATION

PID # 12 30 15 70542 100 0200
Account #:
Property Type: Commercial
Property Address:
 8040 ULMERTON RD
 LARGO, FL 33771-3946
Current Owner:
 LAREDO CAR WASH CORP
Tax Mailing Address:
 8040 ULMERTON RD
 LARGO, FL 33771-3946

County Use Code: 2745 / CAR WASH
 (AUTOMATIC OR DO-IT YOURSELF)
State Use Code: 27 / VEHICLE
 SL/SERV/RENT
Total Land Area:
 0.7001 acres / 30,498 sf
Land Areas:
 1. VEHICLE SL/SERV/RENT (27)
Frontage: 102 ft **Depth:** 299 ft
Waterfront: No
Subdivision:
 PINELLAS GROVES
Subdivision #: 70542
Census Tract/Block: 025010 / 4004
Twn: 30 / **Rng:** 15 / **Sec:** 12
Block: 100 / **Lot:** 0200
Neighborhood: 5400.00 (5400.00)
Latitude: 27.893714
Longitude: -82.74872
Legal Description:
 PINELLAS GROVES NE 1/4, W 102 FT OF S 300 FT
 OF N 372 FT OF LOT 2
Plat Book # 1 / Page # 55



VALUE INFORMATION (Tax District: LA - LARGO)

	2011	2012	2013	2014	2015
Building Value:	\$203,545	\$201,245	\$206,467	\$229,793	\$220,669
Land Value:	\$168,502	\$168,502	\$168,501	\$168,507	\$165,131
Just Market Values:	\$372,047	\$369,747	\$374,968	\$398,300	\$385,800
Percent Change:	- n/a -	-0.62%	1.41%	6.22%	-3.14%
Assessed Value:	\$372,047	\$369,747	\$374,968	\$398,300	\$385,800
Homesteads:	No	No	No	No	No
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$372,047	\$369,747	\$374,968	\$398,300	\$385,800
Millage Rate:	20.6375	21.3243	21.5538	-n/a-	-n/a-
Total Tax Amount:	\$7,678.17	\$7,884.59	\$8,081.98	\$8,483.46	\$8,251.28

[Link To County Tax Collector](#)

<http://mfr.propertykey.com/imapp/property?upin=US12103123015705421000200>

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SALES INFORMATION					
Deed Type: DD			Price: \$425,000	Qualifiers: U ¹ , I	
Sale Date: 12/30/1994	Recorded Date:		Document #: Bk 8980/Pg 2228		
Grantor: LEDFORD JESSE J			Grantee: LASEDO CAR WASH CORP		
Deed Type: r/va			Price: \$125,000	Qualifiers: Q, I	
Sale Date: 02/28/1982	Recorded Date:		Document #: Bk 5306/Pg 1873		
Grantor:			Grantee:		
Vacant/Improved Codes: V=Vacant, I=Improved Sale Qualifiers: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial ¹ UNQUALIFIED					

BUILDING INFORMATION						
1. SERVICE GARAGES	Heated Area:	4,000 sf	Built:	1982 act / 1985 eff	A/C Type:	NONE
Beds: 0 Baths:	Total Area:	5,290 sf	Stories:	1.0	Heat Type:	
Roof Type: FLAT	Roof Cover:	BUILT UP/COMPOSITION	Heat Fuel:			
Int Wall: NONE	Ext Wall:	CONCRETE BLK/STUCCO	Flooring:	CONCRETE FINISH		
Building Subareas:		BASE - BASE (2,720 sf)				
CARPORT - CARPORT (770 sf)		CARPORT UNFINISHED - CARPORT UNFINISHED (520 sf)				
OFFICE AVERAGE - OFFICE AVERAGE (1,280 sf)						
2. WAREHOUSES	Heated Area:	1,352 sf	Built:	1983 act / 1997 eff	A/C Type:	NONE
Beds: 0 Baths:	Total Area:	1,352 sf	Stories:	1.0	Heat Type:	
Roof Type: FLAT	Roof Cover:	BUILT UP/COMPOSITION	Heat Fuel:			
Int Wall: NONE	Ext Wall:	CONCRETE BLK/STUCCO	Flooring:	CONCRETE FINISH		
Building Subareas:		BASE - BASE (1,352 sf)				

OTHER IMPROVEMENT INFORMATION		
Covered Parking: Yes	Details: CARPORT - 1,290 sf	Pool: No

PERMITS			
Permit Description	Permit Number	Issue Date	Completion Date
96 ROOF	2011120103	12/14/2011	
96 ROOF	00072050	06/14/2002	
96 ROOF	2011110305	11/22/2011	
95 HEAT/AIR	00067080	08/02/2001	

FLOOD ZONE DETAILS			
Zone	Description	Panel #	Publication Date
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	12103C0130G	09/03/2003
Source: FEMA National Flood Hazard Layer (NFHL), updated 07/09/2015			

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<http://mfr.propertykey.com/imapp/property?upin=US12103123015705421000200>

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[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector](#) [Home Page](#) [Contact Us](#) [WM](#)

12-30-15-70542-100-0200

Compact Property Record Card

[Portability Calculator](#)

**Data Current as of
February 03, 2016**

[Email](#) [Print](#) [Radius Search](#)

Improvement Value
per F.S. 553.844

Ownership/Mailing Address Change	Site Address
Mailing Address	
LAREDO CAR WASH CORP 8040 ULMERTON RD LARGO FL 33771-3946	8040 ULMERTON RD LARGO



Property Use: 2745 (Car Wash (automatic or do-it yourself))

Living Units:
0

[\[click here to hide\]](#) Legal Description

PINELLAS GROVES NE 1/4, W 102 FT OF S 300 FT OF N 372 FT OF LOT 2

<input checked="" type="checkbox"/> File for Homestead Exemption			2016 Parcel Use	
Exemption	2015	2016		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
08880/2228	Sales Query	121030250104	D	001/055

2015 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	\$385,800	\$385,800	\$385,800	\$385,800	\$385,800

[\[click here to hide\]](#) Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	No	\$385,800	\$385,800	\$385,800	\$385,800	\$385,800
2014	No	\$398,300	\$398,300	\$398,300	\$398,300	\$398,300
2013	No	\$374,968	\$374,968	\$374,968	\$374,968	\$374,968

<http://www.pcpao.org/general.php?strap=153012705421000200>

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2012	No	\$369,747	\$369,747	\$369,747	\$369,747	\$369,747
2011	No	\$372,047	\$372,047	\$372,047	\$372,047	\$372,047
2010	No	\$395,706	\$395,706	\$395,706	\$395,706	\$395,706
2009	No	\$462,000	\$462,000	\$462,000	\$462,000	\$462,000
2008	No	\$525,000	\$525,000	\$525,000	\$525,000	\$525,000
2007	No	\$515,000	\$515,000	\$515,000	N/A	\$515,000
2006	No	\$512,900	\$512,900	\$512,900	N/A	\$512,900
2005	No	\$350,000	\$350,000	\$350,000	N/A	\$350,000
2004	No	\$300,800	\$300,800	\$300,800	N/A	\$300,800
2003	No	\$295,000	\$295,000	\$295,000	N/A	\$295,000
2002	No	\$252,000	\$252,000	\$252,000	N/A	\$252,000
2001	No	\$242,800	\$242,800	\$242,800	N/A	\$242,800
2000	No	\$237,500	\$237,500	\$237,500	N/A	\$237,500
1999	No	\$228,900	\$228,900	\$228,900	N/A	\$228,900
1998	No	\$226,900	\$226,900	\$226,900	N/A	\$226,900
1997	No	\$214,500	\$214,500	\$214,500	N/A	\$214,500
1996	No	\$215,500	\$215,500	\$215,500	N/A	\$215,500

2015 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions			
Click Here for 2015 Tax Bill	Tax District: J.A	Sale Date	Book/Page	Price	O/U V/I
<small>Tax Collector Mails 2015 Tax Bills October 31</small>		30 Dec 1994	08880 / 2228 <input checked="" type="checkbox"/>	\$425,000	U I
2015 Final Millage Rate	21.3874		05306 / 1873 <input checked="" type="checkbox"/>	\$125,000	Q
2015 Est Taxes w/o Cap or Exemptions	\$8,251.26				
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.					

2015 Land Information						
Scawall: No	Frontage: None		View:			
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vehicle Sl/Serv/Rent (27)	102x299	6.50	30498.0000	1.0000	\$198,237	SF

[click here to hide] 2015 Building 1 Structural Elements Back to Top	
Site Address: 8040 ULMERTON RD	
Quality: Above Average	Comp Prope Recor Card
Square Footage: 5290.00	

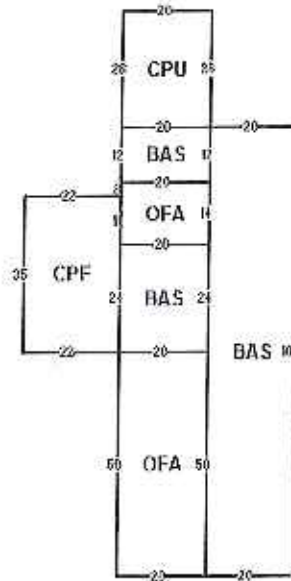
<http://www.pcpao.org/general.php?strap=153012705421000200>

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Foundation:
 Continuous
 Footing
 Floor System:
 Slab On Grade
 Exterior Wall:
 Concrete
 Blk/Stucco
 Roof Frame:
 Flat
 Roof Cover:
 Built
 Up/Composition
 Stories: 1
 Living units: 0
 Floor Finish:
 Concrete Finish
 Interior Finish:
 None
 Fixtures: 5
 Year Built:
 1982
 Effective Age: [Open plot in New Window](#)
 30
 Cooling: None



Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective
Office Average	1,280	1,280	1.75	2,
Carport Unfinished	0	520	0.20	
Carport	0	770	0.40	
Base	2,720	2,720	1.00	2,
Total Building finished SF: 4,000		Total Gross SF: 5,290	Total Effective SF: 5,	

[\[click here to hide\] 2015 Building 2 Structural Elements](#) [Back to Top](#)

Site Address:

Quality:
 Average
 Square Footage:
 1352.00
 Foundation:
 Continuous
 Footing
 Floor System:
 Slab On Grade

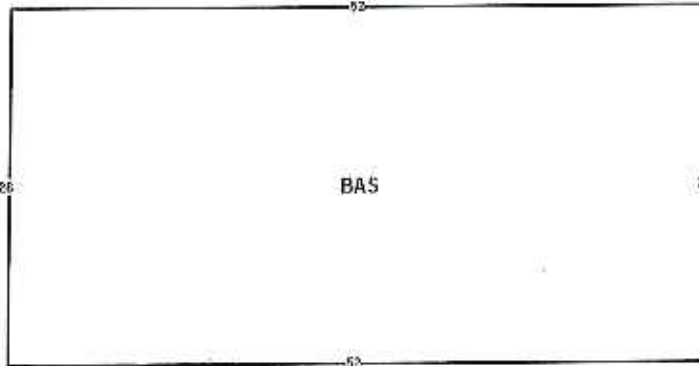
[Comp](#)
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Exterior Wall:
 Concrete
 Blk/Stucco
 Roof Frame:
 Flat
 Roof Cover:
 Built
 Up/Composition
 Stories: 1
 Living units: 0
 Floor Finish:
 Concrete Finish
 Interior Finish:
 None
 Fixtures: 0
 Year Built:
 1983
 Effective Age:
 18
 Cooling: None



[Open plot in New Window](#)

Building 2 Sub Area Information

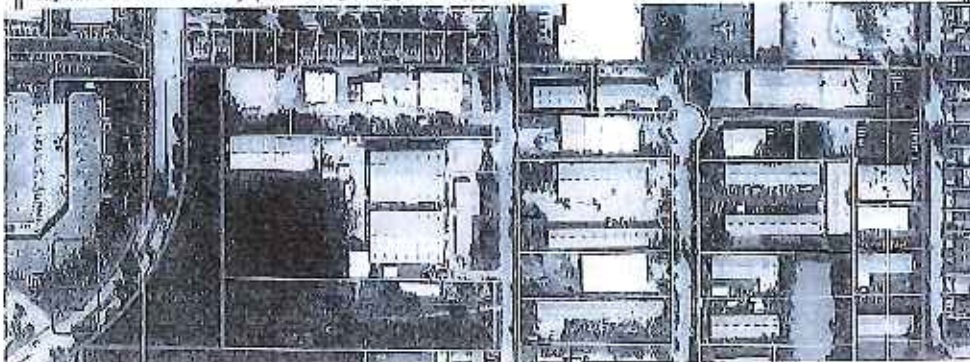
Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	1,352	1,352	1.00	1,352
Total Building finished SF: 1,352 Total Gross SF: 1,352 Total Effective SF: 1,352				

[\[click here to hide\] 2015 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$1.75	3,500.00	\$6,125.00	\$6,125.00	0

[\[click here to hide\] Permit Data](#)

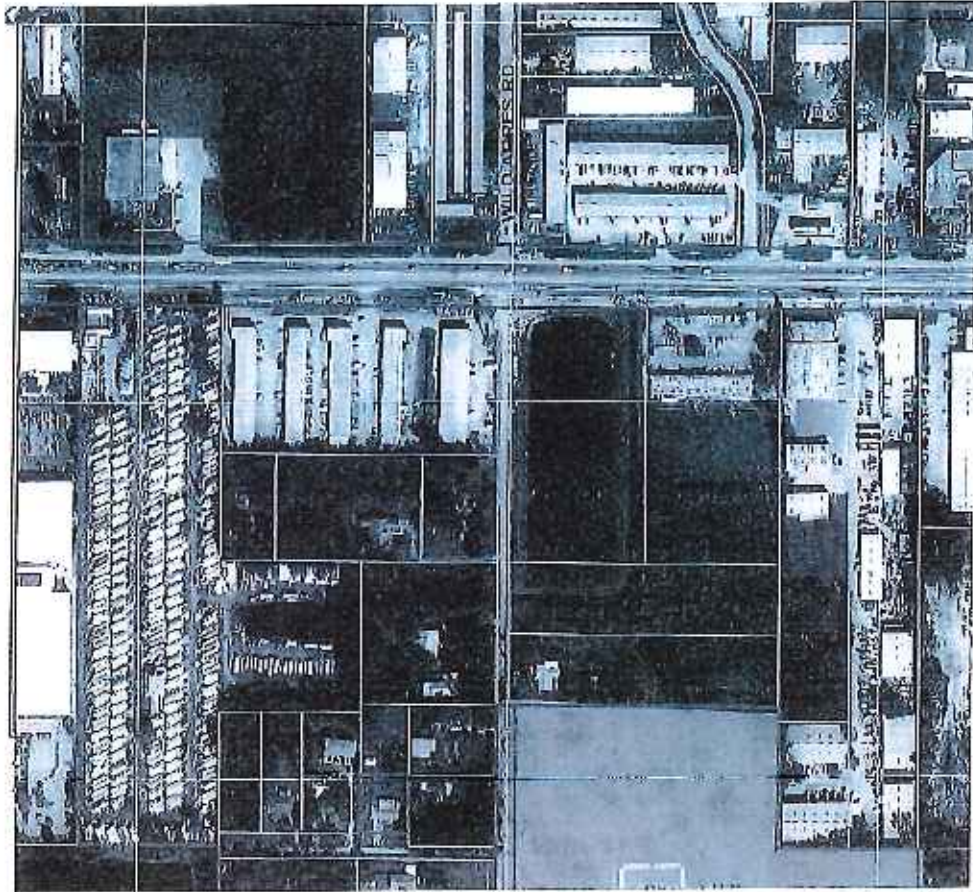
Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the



<http://www.pcpao.org/general.php?strap=153012705421000200>

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Laredo Car Wash Lot Largo, FL

Demographics

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Demographic and Income Profile

8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Time: 5 minute radius

Prepared by Esri
 Latitude: 27.89434
 Longitude: -82.75548

Summary	Census 2010	2015	2020
Population	24,051	24,193	24,781
Households	11,345	11,393	11,671
Families	6,430	6,406	6,526
Average Household Size	2.09	2.09	2.09
Owner Occupied Housing Units	8,055	7,694	7,860
Renter Occupied Housing Units	3,290	3,698	3,811
Median Age	46.9	49.0	50.6
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.48%	1.05%	0.75%
Households	0.48%	1.05%	0.77%
Families	0.37%	0.95%	0.69%
Owner HUs	0.43%	0.91%	0.70%
Median Household Income	2.67%	2.89%	2.66%

Households by Income

	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	1,506	13.2%	1,457	12.5%
\$15,000 - \$24,999	1,722	15.1%	1,371	11.7%
\$25,000 - \$34,999	1,681	14.8%	1,483	12.7%
\$35,000 - \$49,999	2,183	19.2%	2,116	18.1%
\$50,000 - \$74,999	2,150	18.9%	2,480	21.2%
\$75,000 - \$99,999	1,162	10.2%	1,547	13.3%
\$100,000 - \$149,999	723	6.3%	865	7.4%
\$150,000 - \$199,999	157	1.4%	219	1.9%
\$200,000+	108	0.9%	132	1.1%
Median Household Income	\$39,165		\$44,678	
Average Household Income	\$50,356		\$56,873	
Per Capita Income	\$23,238		\$26,228	

Population by Age

	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,124	4.7%	1,050	4.3%	1,041	4.2%
5 - 9	1,103	4.6%	1,075	4.4%	1,035	4.2%
10 - 14	1,136	4.7%	1,085	4.5%	1,104	4.5%
15 - 19	1,186	4.9%	1,075	4.4%	1,054	4.3%
20 - 24	1,176	4.9%	1,282	5.3%	1,185	4.8%
25 - 34	2,747	11.4%	2,656	11.0%	2,756	11.1%
35 - 44	2,908	12.1%	2,696	11.1%	2,663	10.7%
45 - 54	3,501	14.6%	3,227	13.3%	2,896	11.7%
55 - 64	3,536	14.7%	3,660	15.1%	3,794	15.3%
65 - 74	2,909	12.1%	3,460	14.3%	3,903	15.7%
75 - 84	1,919	8.0%	2,033	8.4%	2,403	9.7%
85+	806	3.4%	895	3.7%	947	3.8%

Race and Ethnicity

	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,636	85.8%	20,364	84.2%	20,376	82.2%
Black Alone	941	3.9%	1,012	4.2%	1,121	4.5%
American Indian Alone	80	0.3%	82	0.3%	86	0.3%
Asian Alone	1,037	4.3%	1,183	4.9%	1,369	5.5%
Pacific Islander Alone	32	0.1%	32	0.1%	33	0.1%
Some Other Race Alone	741	3.1%	843	3.5%	1,006	4.1%
Two or More Races	584	2.4%	676	2.8%	790	3.2%
Hispanic Origin (Any Race)	2,273	9.5%	2,634	10.9%	3,151	12.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

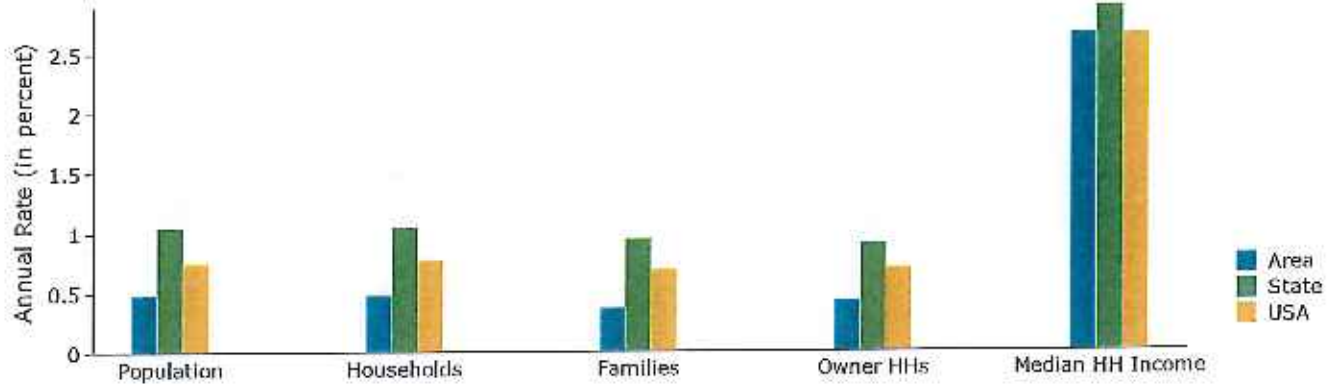


Demographic and Income Profile

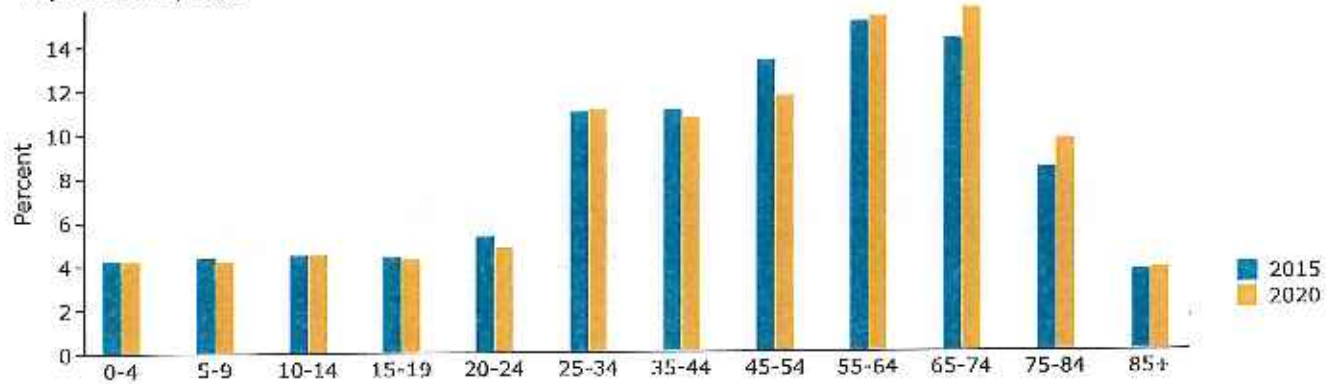
8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Time: 5 minute radius

Prepared by Esri
 Latitude: 27.89434
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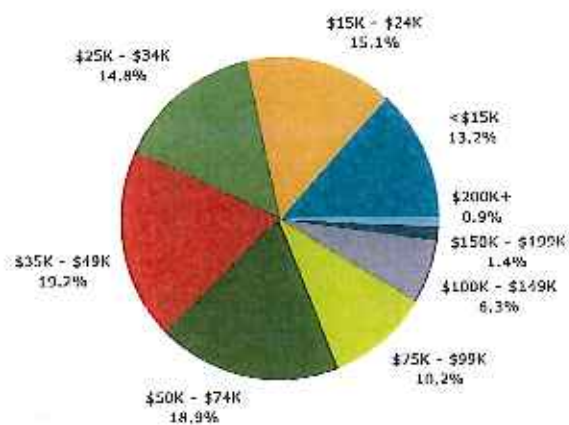
Trends 2015-2020



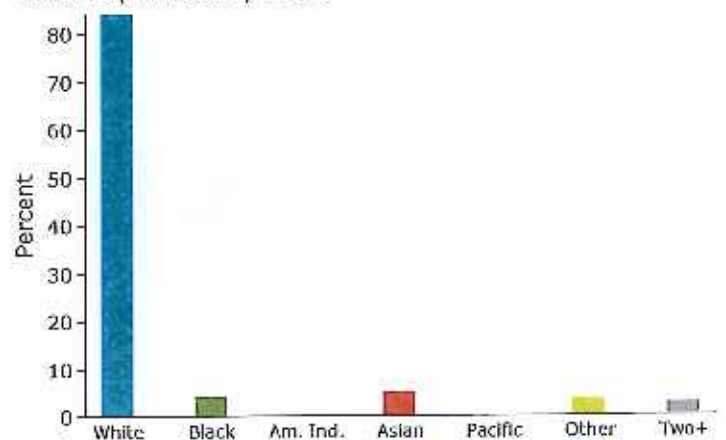
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 10.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Time: 15 minute radius

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Summary	Census 2010	2015	2020
Population	370,529	375,703	383,854
Households	165,679	167,866	171,528
Families	92,501	92,839	94,294
Average Household Size	2.18	2.18	2.18
Owner Occupied Housing Units	109,042	103,248	104,627
Renter Occupied Housing Units	56,637	64,618	66,901
Median Age	45.2	46.7	47.7
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.43%	1.05%	0.75%
Households	0.43%	1.05%	0.77%
Families	0.31%	0.95%	0.69%
Owner HHs	0.27%	0.91%	0.70%
Median Household Income	3.32%	2.89%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	23,498	14.0%	22,631	13.2%
\$15,000 - \$24,999	24,846	14.8%	19,175	11.2%
\$25,000 - \$34,999	20,928	12.5%	18,030	10.5%
\$35,000 - \$49,999	28,478	17.0%	27,623	16.1%
\$50,000 - \$74,999	31,311	18.7%	36,091	21.0%
\$75,000 - \$99,999	17,507	10.4%	22,691	13.2%
\$100,000 - \$149,999	14,423	8.6%	16,600	9.7%
\$150,000 - \$199,999	3,747	2.2%	4,967	2.9%
\$200,000+	3,130	1.9%	3,720	2.2%
Median Household Income	\$41,422		\$48,763	
Average Household Income	\$55,915		\$63,310	
Per Capita Income	\$25,288		\$28,595	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,091	4.9%	17,088	4.5%	17,235	4.5%
5 - 9	17,708	4.8%	17,679	4.7%	17,127	4.5%
10 - 14	18,699	5.0%	17,785	4.7%	18,415	4.8%
15 - 19	20,011	5.4%	18,435	4.9%	17,877	4.7%
20 - 24	20,292	5.5%	21,438	5.7%	19,867	5.2%
25 - 34	43,747	11.8%	44,642	11.9%	46,063	12.0%
35 - 44	45,428	12.3%	42,320	11.3%	43,233	11.3%
45 - 54	57,301	15.5%	53,181	14.2%	47,094	12.3%
55 - 64	51,430	13.9%	55,496	14.8%	57,880	15.1%
65 - 74	37,941	10.2%	45,854	12.2%	52,452	13.7%
75 - 84	26,694	7.2%	27,231	7.2%	31,514	8.2%
85+	13,186	3.6%	14,555	3.9%	15,096	3.9%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	311,724	84.1%	309,536	82.4%	308,947	80.5%
Black Alone	24,049	6.5%	26,079	6.9%	28,366	7.4%
American Indian Alone	1,433	0.4%	1,490	0.4%	1,544	0.4%
Asian Alone	13,161	3.6%	15,264	4.1%	17,706	4.6%
Pacific Islander Alone	466	0.1%	479	0.1%	508	0.1%
Some Other Race Alone	10,910	2.9%	12,597	3.4%	14,883	3.9%
Two or More Races	8,786	2.4%	10,257	2.7%	11,898	3.1%
Hispanic Origin (Any Race)	38,003	10.3%	44,238	11.8%	52,333	13.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

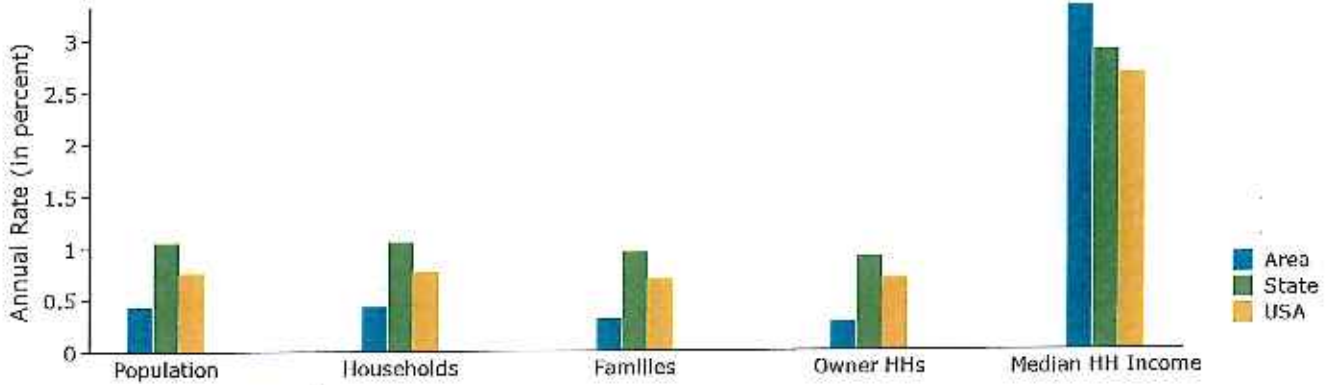


Demographic and Income Profile

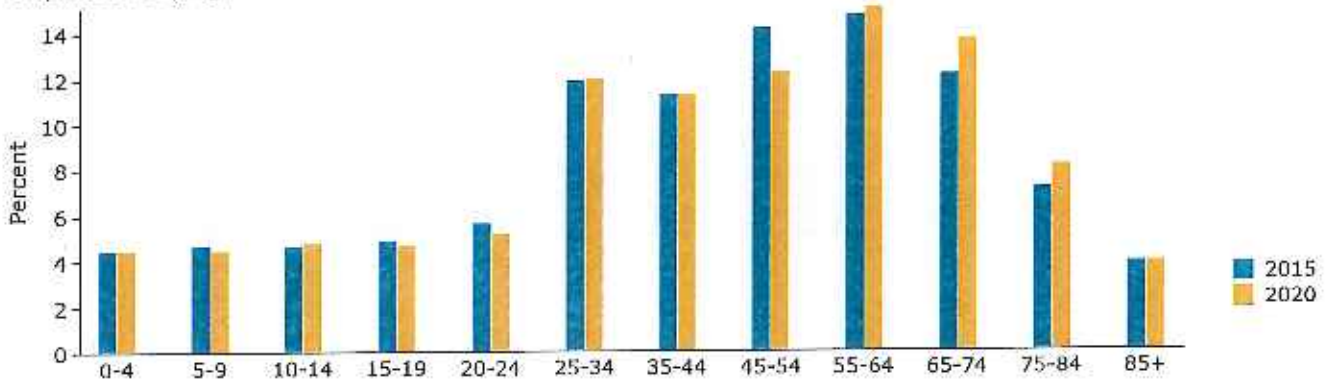
8400 Ulmerton Rd, Largo, Florida, 33771
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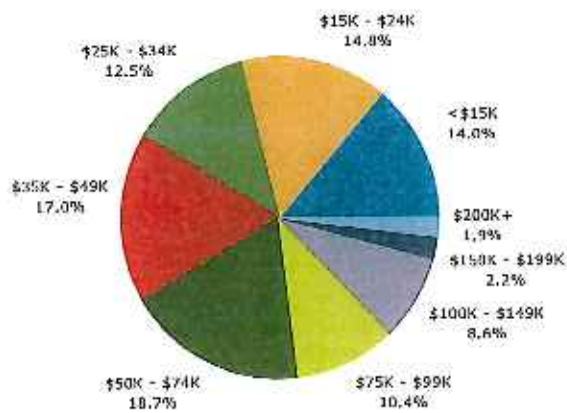
Trends 2015-2020



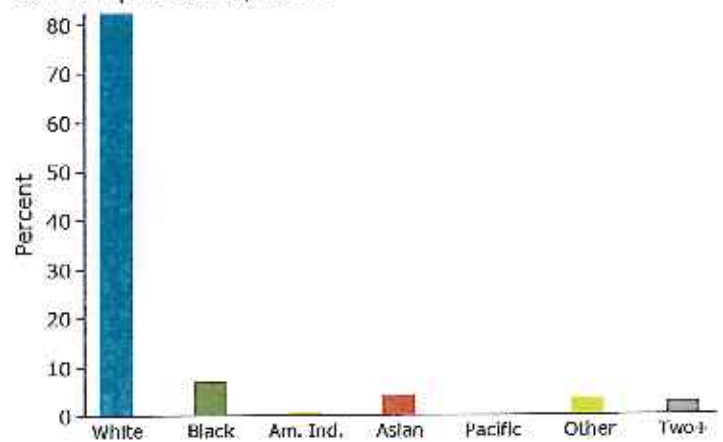
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 11.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Time: 30 minute radius

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Summary	Census 2010	2015	2020
Population	995,606	1,009,421	1,032,974
Households	451,683	458,371	469,625
Families	250,886	251,639	255,822
Average Household Size	2.16	2.16	2.16
Owner Occupied Housing Units	294,787	278,817	282,641
Renter Occupied Housing Units	156,896	179,555	186,983
Median Age	45.1	46.6	47.6
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.46%	1.05%	0.75%
Households	0.49%	1.05%	0.77%
Families	0.33%	0.95%	0.69%
Owner HHs	0.27%	0.91%	0.70%
Median Household Income	3.08%	2.89%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	62,338	13.6%	59,544	12.7%
\$15,000 - \$24,999	60,363	13.2%	45,873	9.8%
\$25,000 - \$34,999	53,100	11.6%	45,185	9.6%
\$35,000 - \$49,999	71,917	15.7%	69,626	14.8%
\$50,000 - \$74,999	85,193	18.6%	97,566	20.8%
\$75,000 - \$99,999	49,776	10.9%	62,551	13.3%
\$100,000 - \$149,999	44,151	9.6%	50,742	10.8%
\$150,000 - \$199,999	15,262	3.3%	19,733	4.2%
\$200,000+	16,271	3.5%	18,803	4.0%
Median Household Income	\$45,134		\$52,523	
Average Household Income	\$64,074		\$72,535	
Per Capita Income	\$29,265		\$33,138	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	47,877	4.8%	45,224	4.5%	45,669	4.4%
5 - 9	47,580	4.8%	47,129	4.7%	45,620	4.4%
10 - 14	51,061	5.1%	48,235	4.8%	49,198	4.8%
15 - 19	54,527	5.5%	50,534	5.0%	48,621	4.7%
20 - 24	54,023	5.4%	58,053	5.8%	54,358	5.3%
25 - 34	116,897	11.7%	118,659	11.8%	124,990	12.1%
35 - 44	124,254	12.5%	115,107	11.4%	116,062	11.2%
45 - 54	158,177	15.9%	146,104	14.5%	129,894	12.6%
55 - 64	140,447	14.1%	153,259	15.2%	159,750	15.5%
65 - 74	98,385	9.9%	120,459	11.9%	140,017	13.6%
75 - 84	69,366	7.0%	69,742	6.9%	80,465	7.8%
85+	33,012	3.3%	36,918	3.7%	38,330	3.7%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	806,333	81.0%	801,895	79.4%	803,316	77.8%
Black Alone	110,097	11.1%	116,538	11.5%	124,328	12.0%
American Indian Alone	3,223	0.3%	3,383	0.3%	3,560	0.3%
Asian Alone	30,204	3.0%	34,931	3.5%	40,676	3.9%
Pacific Islander Alone	899	0.1%	954	0.1%	1,037	0.1%
Some Other Race Alone	21,684	2.2%	24,729	2.4%	28,790	2.8%
Two or More Races	23,166	2.3%	26,992	2.7%	31,266	3.0%
Hispanic Origin (Any Race)	101,414	10.2%	116,887	11.6%	137,206	13.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

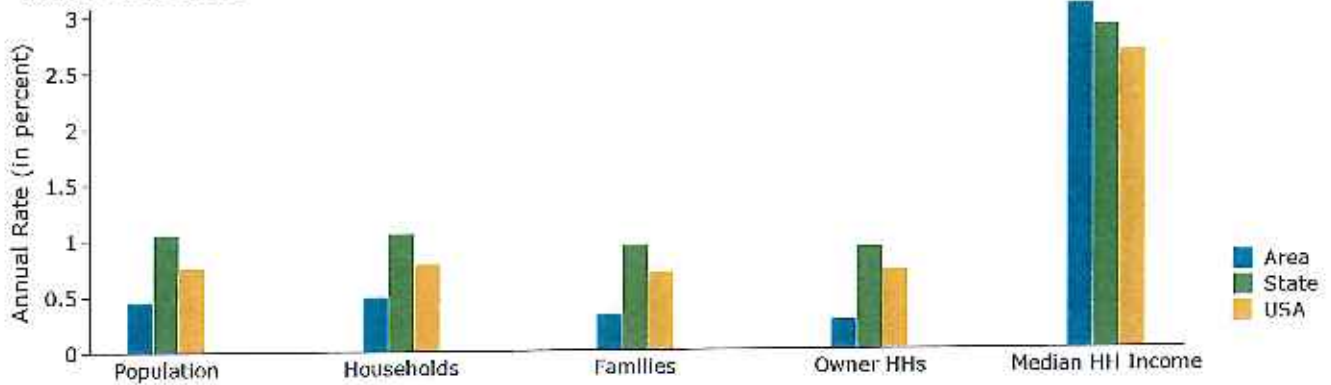


Demographic and Income Profile

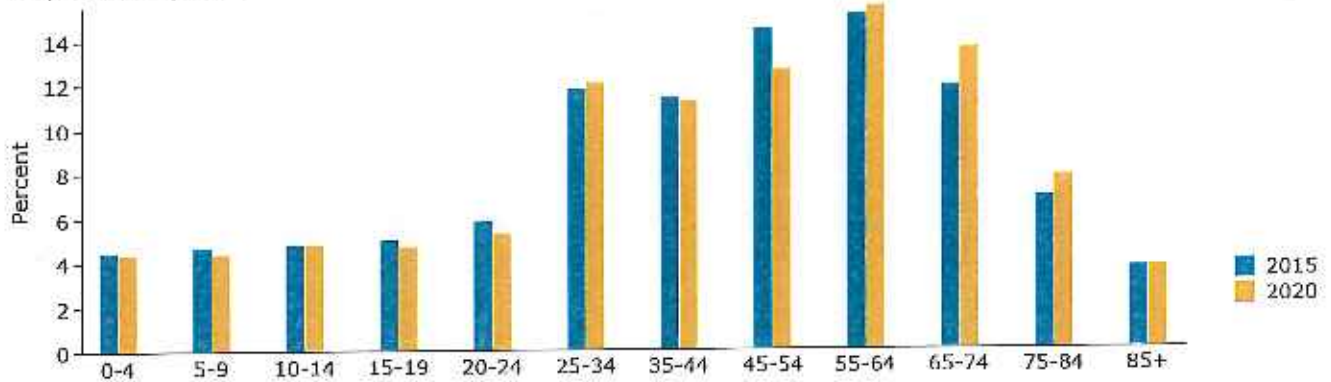
8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Time: 30 minute radius

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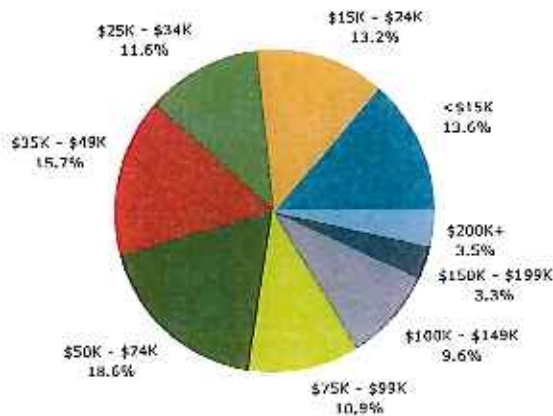
Trends 2015-2020



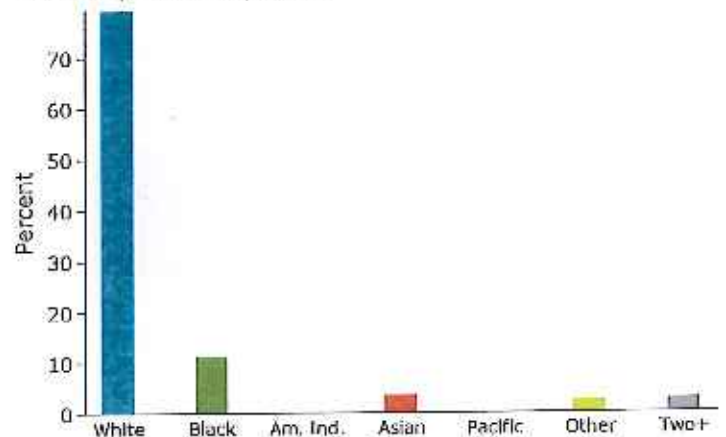
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 11.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Comparison Profile

8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Times: 5, 15, 30 minute radii

Prepared by Esri
 Latitude: 27.89434
 Longitude: -82.75548

	5 minutes	15 minutes	30 minutes
Census 2010 Summary			
Population	24,051	370,529	995,606
Households	11,345	165,679	451,683
Families	6,430	92,501	250,886
Average Household Size	2.09	2.18	2.16
Owner Occupied Housing Units	8,055	109,042	294,787
Renter Occupied Housing Units	3,290	56,637	156,896
Median Age	46.9	45.2	45.1
2015 Summary			
Population	24,193	375,703	1,009,421
Households	11,393	167,866	458,371
Families	6,406	92,839	251,639
Average Household Size	2.09	2.18	2.16
Owner Occupied Housing Units	7,694	103,248	278,817
Renter Occupied Housing Units	3,698	64,618	179,555
Median Age	49.0	46.7	46.6
Median Household Income	\$39,165	\$41,477	\$45,134
Average Household Income	\$50,356	\$55,915	\$61,074
2020 Summary			
Population	24,781	383,854	1,032,974
Households	11,671	171,528	469,625
Families	6,526	94,294	255,822
Average Household Size	2.09	2.18	2.16
Owner Occupied Housing Units	7,860	104,627	282,641
Renter Occupied Housing Units	3,811	66,901	186,983
Median Age	50.6	47.7	47.6
Median Household Income	\$44,678	\$48,763	\$52,523
Average Household Income	\$56,873	\$63,310	\$72,535
Trends: 2015-2020 Annual Rate			
Population	0.48%	0.43%	0.46%
Households	0.48%	0.43%	0.49%
Families	0.37%	0.31%	0.33%
Owner Households	0.43%	0.27%	0.27%
Median Household Income	2.67%	3.32%	3.08%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

March 11, 2016



Demographic and Income Comparison Profile

8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Times: 5, 15, 30 minute radii

Prepared by Esri
 Latitude: 27.89434
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2015 Households by Income	5 minutes		15 minutes		30 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,506	13.2%	23,498	14.0%	62,338	13.6%
\$15,000 - \$24,999	1,722	15.1%	24,846	14.8%	60,363	13.2%
\$25,000 - \$34,999	1,681	14.8%	20,928	12.5%	53,100	11.6%
\$35,000 - \$49,999	2,183	19.2%	28,478	17.0%	71,917	15.7%
\$50,000 - \$74,999	2,150	18.9%	31,311	18.7%	85,193	18.6%
\$75,000 - \$99,999	1,162	10.2%	17,507	10.4%	49,776	10.9%
\$100,000 - \$149,999	723	6.3%	14,423	8.6%	44,151	9.6%
\$150,000 - \$199,999	157	1.4%	3,747	2.2%	15,262	3.3%
\$200,000+	108	0.9%	3,130	1.9%	16,271	3.5%
Median Household Income	\$39,165		\$41,422		\$45,134	
Average Household Income	\$50,356		\$55,915		\$64,074	
Per Capita Income	\$23,238		\$25,288		\$29,265	
2020 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,457	12.5%	22,631	13.2%	59,544	12.7%
\$15,000 - \$24,999	1,371	11.7%	19,175	11.2%	45,873	9.8%
\$25,000 - \$34,999	1,483	12.7%	18,030	10.5%	45,185	9.6%
\$35,000 - \$49,999	2,116	18.1%	27,623	16.1%	69,626	14.8%
\$50,000 - \$74,999	2,480	21.2%	36,091	21.0%	97,566	20.8%
\$75,000 - \$99,999	1,547	13.3%	22,691	13.2%	62,551	13.3%
\$100,000 - \$149,999	865	7.4%	16,600	9.7%	50,742	10.8%
\$150,000 - \$199,999	219	1.9%	4,967	2.9%	19,733	4.2%
\$200,000+	132	1.1%	3,720	2.2%	18,803	4.0%
Median Household Income	\$44,678		\$48,763		\$52,523	
Average Household Income	\$56,873		\$63,310		\$72,535	
Per Capita Income	\$26,228		\$28,595		\$33,138	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

March 11, 2016



Demographic and Income Comparison Profile

8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Times: 5, 15, 30 minute radii

Prepared by Esri
 Latitude: 27.89434
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2010 Population by Age	5 minutes		15 minutes		30 minutes	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,124	4.7%	18,091	4.9%	47,877	4.8%
Age 5 - 9	1,103	4.6%	17,708	4.8%	47,580	4.8%
Age 10 - 14	1,136	4.7%	18,699	5.0%	51,061	5.1%
Age 15 - 19	1,186	4.9%	20,011	5.4%	54,527	5.5%
Age 20 - 24	1,176	4.9%	20,292	5.5%	54,023	5.4%
Age 25 - 34	2,747	11.4%	43,747	11.8%	116,897	11.7%
Age 35 - 44	2,908	12.1%	45,428	12.3%	124,254	12.5%
Age 45 - 54	3,501	14.6%	57,301	15.5%	158,177	15.9%
Age 55 - 64	3,536	14.7%	51,430	13.9%	140,447	14.1%
Age 65 - 74	2,909	12.1%	37,941	10.2%	98,385	9.9%
Age 75 - 84	1,919	8.0%	26,694	7.2%	69,366	7.0%
Age 85+	806	3.4%	13,186	3.6%	33,012	3.3%

2015 Population by Age	5 minutes		15 minutes		30 minutes	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,050	4.3%	17,088	4.5%	45,274	4.5%
Age 5 - 9	1,075	4.4%	17,679	4.7%	47,129	4.7%
Age 10 - 14	1,085	4.5%	17,785	4.7%	48,235	4.8%
Age 15 - 19	1,075	4.4%	18,435	4.9%	50,534	5.0%
Age 20 - 24	1,282	5.3%	21,438	5.7%	58,053	5.8%
Age 25 - 34	2,656	11.0%	44,642	11.9%	118,659	11.8%
Age 35 - 44	2,696	11.1%	42,320	11.3%	115,107	11.4%
Age 45 - 54	3,227	13.3%	53,181	14.2%	146,104	14.5%
Age 55 - 64	3,660	15.1%	55,496	14.8%	153,259	15.2%
Age 65 - 74	3,460	14.3%	45,854	12.2%	120,459	11.9%
Age 75 - 84	2,033	8.4%	27,231	7.2%	69,742	6.9%
Age 85+	895	3.7%	14,555	3.9%	36,918	3.7%

2020 Population by Age	5 minutes		15 minutes		30 minutes	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,041	4.2%	17,235	4.5%	45,669	4.4%
Age 5 - 9	1,035	4.2%	17,127	4.5%	45,620	4.4%
Age 10 - 14	1,104	4.5%	18,415	4.8%	49,198	4.8%
Age 15 - 19	1,054	4.3%	17,877	4.7%	48,621	4.7%
Age 20 - 24	1,185	4.8%	19,867	5.2%	54,358	5.3%
Age 25 - 34	2,756	11.1%	46,063	12.0%	124,990	12.1%
Age 35 - 44	2,663	10.7%	43,233	11.3%	116,062	11.2%
Age 45 - 54	2,896	11.7%	47,094	12.3%	129,894	12.6%
Age 55 - 64	3,794	15.3%	57,880	15.1%	159,750	15.5%
Age 65 - 74	3,903	15.7%	52,452	13.7%	140,017	13.6%
Age 75 - 84	2,403	9.7%	31,514	8.2%	80,465	7.8%
Age 85+	947	3.8%	15,096	3.9%	38,330	3.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Comparison Profile

8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Times: 5, 15, 30 minute radii

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2010 Race and Ethnicity	5 minutes		15 minutes		30 minutes	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,636	85.8%	311,724	84.1%	806,333	81.0%
Black Alone	941	3.9%	24,049	6.5%	110,097	11.1%
American Indian Alone	80	0.3%	1,433	0.4%	3,223	0.3%
Asian Alone	1,037	4.3%	13,161	3.6%	30,204	3.0%
Pacific Islander Alone	32	0.1%	466	0.1%	899	0.1%
Some Other Race Alone	741	3.1%	10,910	2.9%	21,684	2.2%
Two or More Races	584	2.4%	8,786	2.4%	23,166	2.3%
Hispanic Origin (Any Race)	2,273	9.5%	38,003	10.3%	101,414	10.2%
2015 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	20,364	84.2%	309,536	82.4%	801,895	79.4%
Black Alone	1,012	4.2%	26,079	6.9%	116,538	11.5%
American Indian Alone	82	0.3%	1,490	0.4%	3,383	0.3%
Asian Alone	1,183	4.9%	15,264	4.1%	34,931	3.5%
Pacific Islander Alone	32	0.1%	479	0.1%	954	0.1%
Some Other Race Alone	843	3.5%	12,597	3.4%	24,729	2.4%
Two or More Races	676	2.8%	10,257	2.7%	26,992	2.7%
Hispanic Origin (Any Race)	2,635	10.9%	44,238	11.8%	116,887	11.6%
2020 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	20,376	82.2%	308,947	80.5%	803,316	77.8%
Black Alone	1,121	4.5%	28,366	7.4%	124,328	12.0%
American Indian Alone	86	0.3%	1,544	0.4%	3,560	0.3%
Asian Alone	1,369	5.5%	17,706	4.6%	40,676	3.9%
Pacific Islander Alone	33	0.1%	508	0.1%	1,037	0.1%
Some Other Race Alone	1,006	4.1%	14,883	3.9%	28,790	2.8%
Two or More Races	790	3.2%	11,898	3.1%	31,266	3.0%
Hispanic Origin (Any Race)	3,150	12.7%	52,333	13.6%	137,206	13.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

March 11, 2016



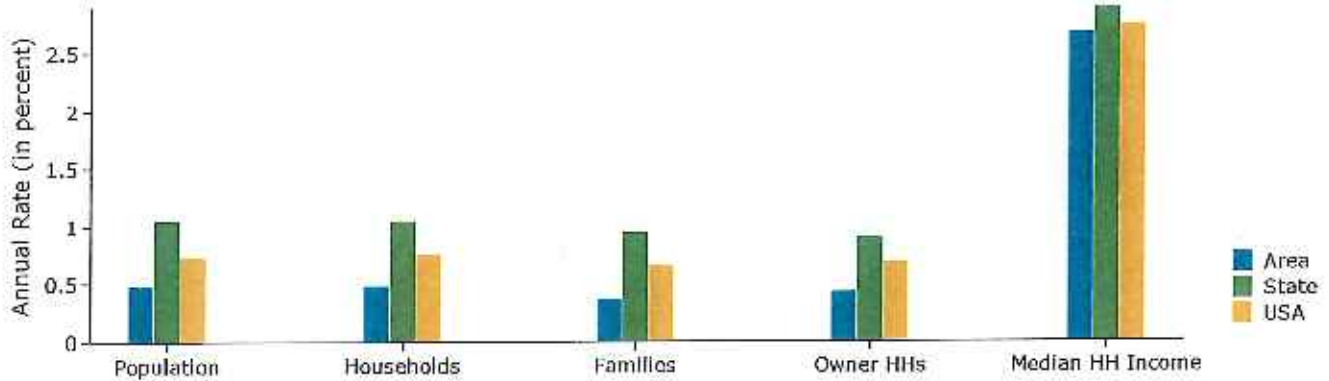
Demographic and Income Comparison Profile

8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Times: 5, 15, 30 minute radii

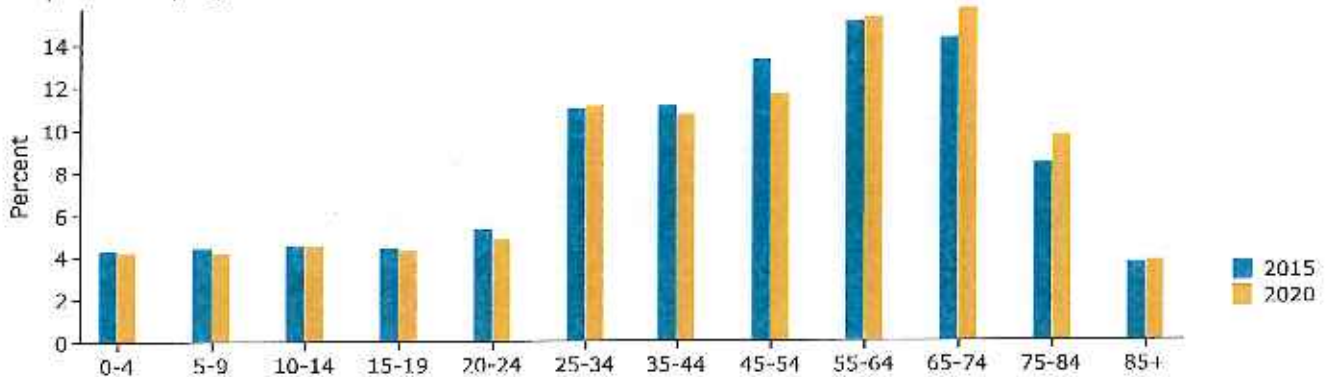
Prepared by Esri
 Latitude: 27.89434
 Longitude: -82.75548

5 minutes

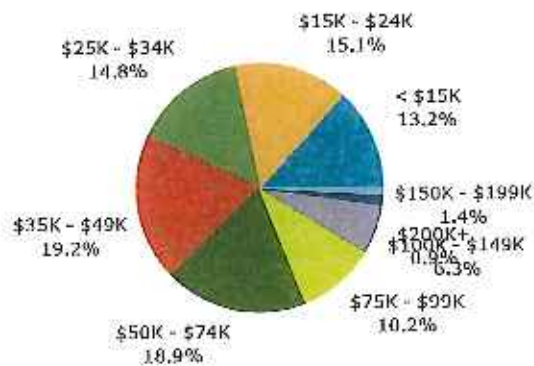
Trends 2015-2020



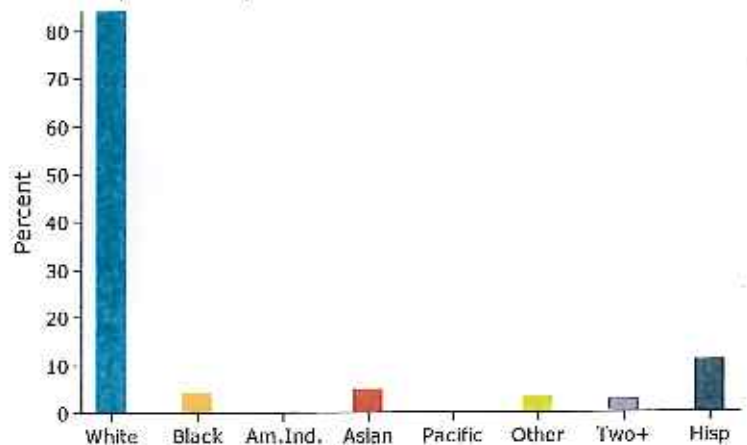
Population by Age



2015 Household Income



2015 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



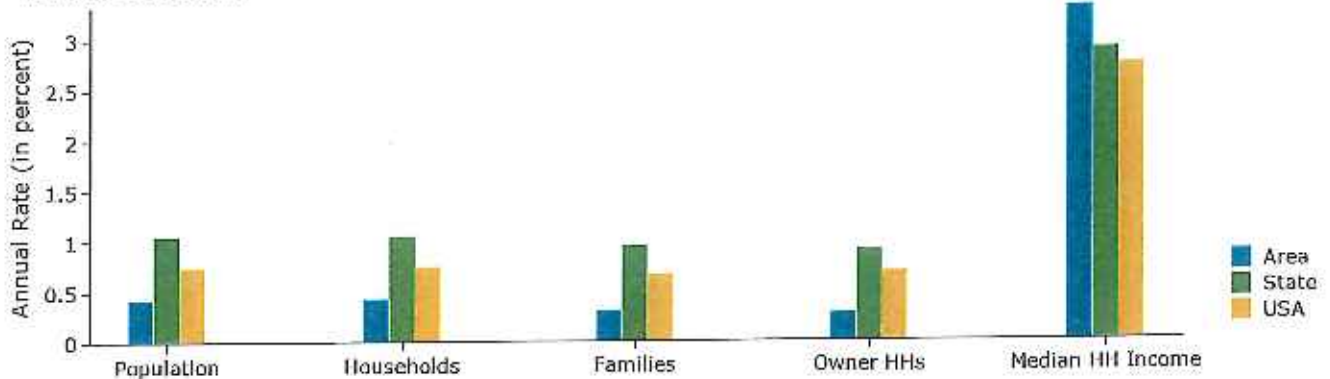
Demographic and Income Comparison Profile

8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Times: 5, 15, 30 minute radii

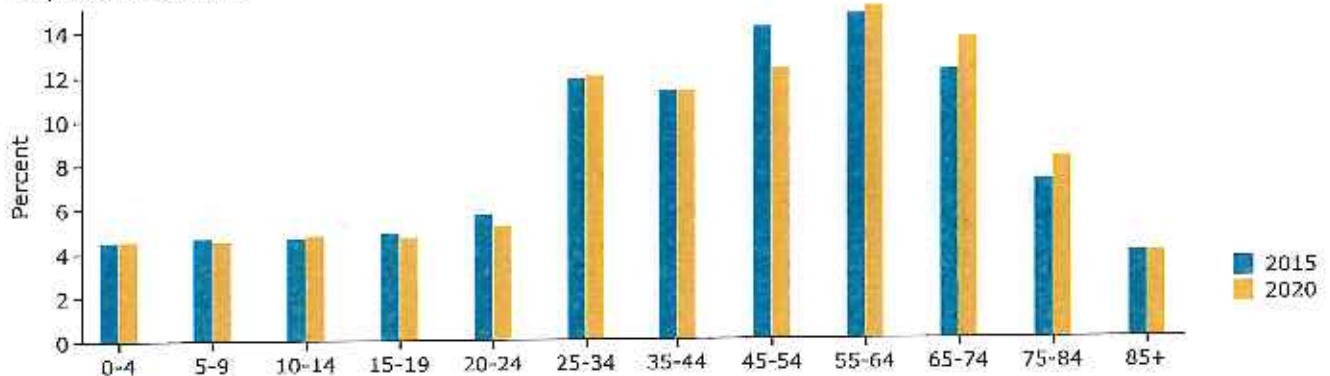
Prepared by Esri
 Latitude: 27.89434
 Longitude: -82.75548

15 minutes

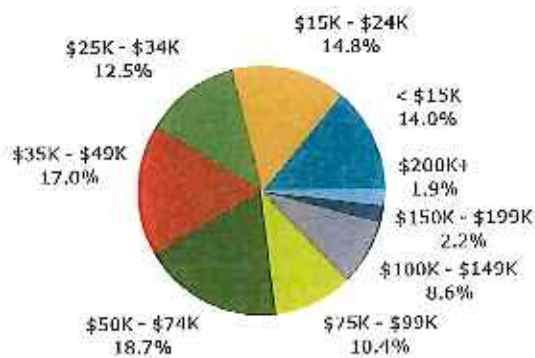
Trends 2015-2020



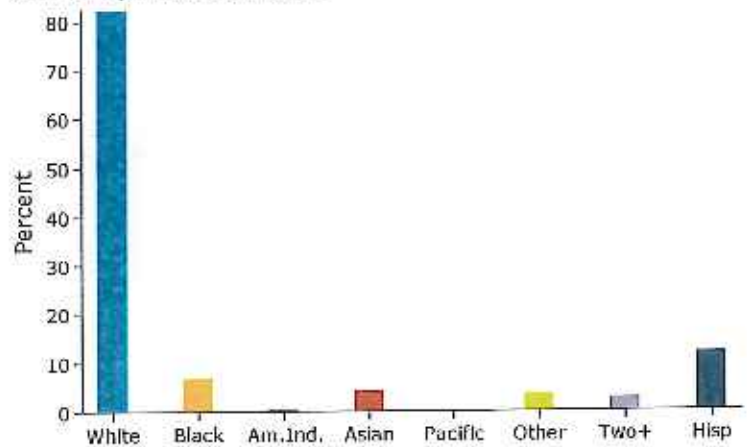
Population by Age



2015 Household Income



2015 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



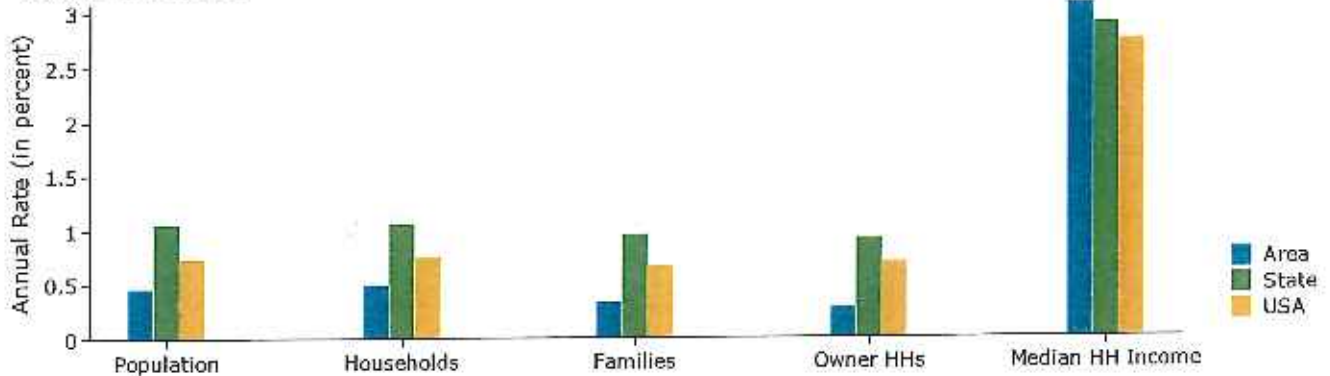
Demographic and Income Comparison Profile

8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Times: 5, 15, 30 minute radii

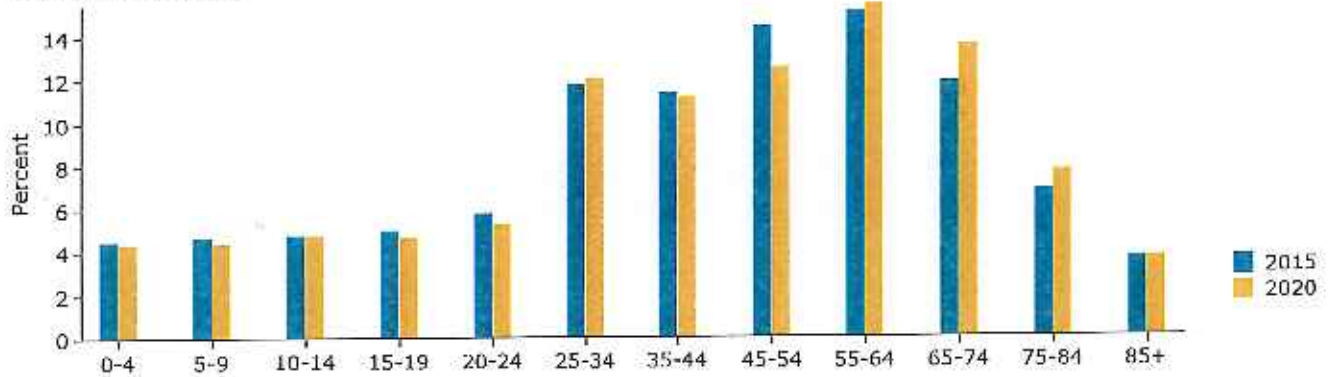
Prepared by Esri
 Latitude: 27.69434
 Longitude: -82.75548

30 minutes

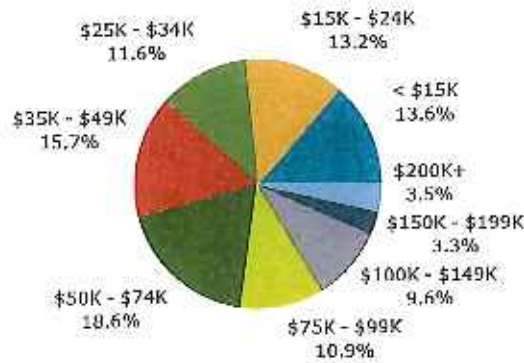
Trends 2015-2020



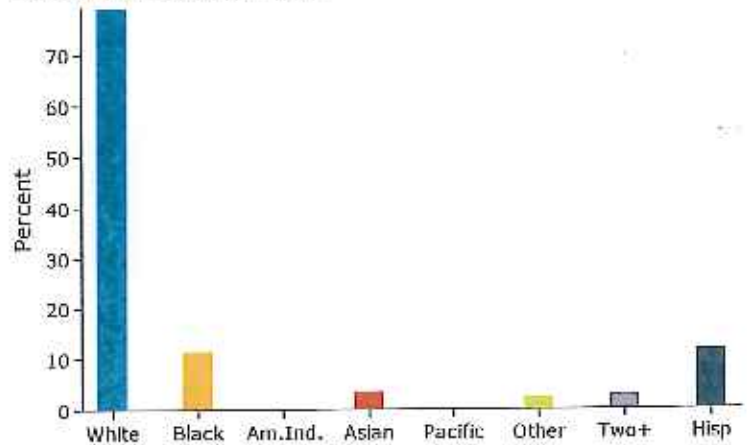
Population by Age



2015 Household Income



2015 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Market Profile

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	5 minutes	15 minutes	30 minutes
Population Summary			
2000 Total Population	22,116	365,138	996,810
2010 Total Population	24,051	370,529	995,606
2015 Total Population	24,193	375,703	1,009,421
2015 Group Quarters	364	9,431	20,384
2020 Total Population	24,781	383,854	1,032,974
2015-2020 Annual Rate	0.48%	0.43%	0.46%
Household Summary			
2000 Households	10,392	163,054	449,283
2000 Average Household Size	2.07	2.17	2.17
2010 Households	11,345	165,679	451,683
2010 Average Household Size	2.09	2.18	2.16
2015 Households	11,393	167,866	458,371
2015 Average Household Size	2.09	2.18	2.16
2020 Households	11,671	171,528	469,625
2020 Average Household Size	2.09	2.18	2.16
2015-2020 Annual Rate	0.48%	0.43%	0.49%
2010 Families	6,430	92,501	250,886
2010 Average Family Size	2.67	2.81	2.81
2015 Families	6,406	92,839	251,639
2015 Average Family Size	2.68	2.83	2.82
2020 Families	6,526	94,294	255,822
2020 Average Family Size	2.69	2.84	2.83
2015-2020 Annual Rate	0.37%	0.31%	0.33%
Housing Unit Summary			
2000 Housing Units	12,195	186,085	515,666
Owner Occupied Housing Units	62.4%	61.3%	60.1%
Renter Occupied Housing Units	22.8%	26.4%	27.0%
Vacant Housing Units	14.8%	12.4%	12.9%
2010 Housing Units	13,627	195,632	541,727
Owner Occupied Housing Units	59.1%	55.7%	54.4%
Renter Occupied Housing Units	24.1%	29.0%	29.0%
Vacant Housing Units	16.7%	15.3%	16.6%
2015 Housing Units	13,570	199,727	554,147
Owner Occupied Housing Units	56.7%	51.7%	50.3%
Renter Occupied Housing Units	27.3%	32.4%	32.4%
Vacant Housing Units	16.0%	16.0%	17.3%
2020 Housing Units	13,689	203,183	565,326
Owner Occupied Housing Units	57.4%	51.5%	50.0%
Renter Occupied Housing Units	27.8%	32.9%	33.1%
Vacant Housing Units	14.7%	15.6%	16.9%
Median Household Income			
2015	\$39,165	\$41,422	\$45,134
2020	\$44,678	\$48,763	\$52,523
Median Home Value			
2015	\$129,265	\$144,056	\$164,244
2020	\$159,954	\$179,279	\$199,712
Per Capita Income			
2015	\$23,238	\$25,288	\$29,265
2020	\$26,228	\$28,595	\$33,138
Median Age			
2010	46.9	45.2	45.1
2015	49.0	46.7	46.6
2020	50.6	47.7	47.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2015 and 2020, Esri converted Census 2000 data into 2010 geography.

March 11, 2016



Market Profile

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	5 minutes	15 minutes	30 minutes
2015 Households by Income			
Household Income Base	11,393	167,866	458,371
<\$15,000	13.2%	14.0%	13.6%
\$15,000 - \$24,999	15.1%	14.8%	13.2%
\$25,000 - \$34,999	14.8%	12.5%	11.6%
\$35,000 - \$49,999	19.2%	17.0%	15.7%
\$50,000 - \$74,999	18.9%	18.7%	18.6%
\$75,000 - \$99,999	10.2%	10.4%	10.9%
\$100,000 - \$149,999	6.3%	8.6%	9.6%
\$150,000 - \$199,999	1.4%	2.2%	3.3%
\$200,000+	0.9%	1.9%	3.5%
Average Household Income	\$50,356	\$55,915	\$64,074
2020 Households by Income			
Household Income Base	11,671	171,528	469,625
<\$15,000	12.5%	13.2%	12.7%
\$15,000 - \$24,999	11.7%	11.2%	9.8%
\$25,000 - \$34,999	12.7%	10.5%	9.6%
\$35,000 - \$49,999	18.1%	16.1%	14.8%
\$50,000 - \$74,999	21.2%	21.0%	20.8%
\$75,000 - \$99,999	13.3%	13.2%	13.3%
\$100,000 - \$149,999	7.4%	9.7%	10.8%
\$150,000 - \$199,999	1.9%	2.9%	4.2%
\$200,000+	1.1%	2.2%	4.0%
Average Household Income	\$56,873	\$63,310	\$72,535
2015 Owner Occupied Housing Units by Value			
Total	7,694	103,240	278,765
<\$50,000	9.2%	5.4%	3.9%
\$50,000 - \$99,999	24.6%	20.2%	16.7%
\$100,000 - \$149,999	27.7%	27.7%	24.2%
\$150,000 - \$199,999	16.2%	19.8%	18.6%
\$200,000 - \$249,999	9.9%	11.0%	11.2%
\$250,000 - \$299,999	5.1%	5.8%	6.9%
\$300,000 - \$399,999	3.3%	4.2%	7.1%
\$400,000 - \$499,999	1.2%	1.8%	4.0%
\$500,000 - \$749,999	1.0%	1.9%	4.2%
\$750,000 - \$999,999	0.2%	0.7%	1.3%
\$1,000,000 +	1.7%	1.5%	2.1%
Average Home Value	\$165,783	\$185,411	\$226,670
2020 Owner Occupied Housing Units by Value			
Total	7,860	104,618	282,587
<\$50,000	6.8%	3.4%	2.4%
\$50,000 - \$99,999	14.8%	12.8%	10.4%
\$100,000 - \$149,999	24.8%	20.2%	16.6%
\$150,000 - \$199,999	17.8%	23.1%	20.7%
\$200,000 - \$249,999	12.2%	15.8%	15.5%
\$250,000 - \$299,999	8.4%	8.6%	9.5%
\$300,000 - \$399,999	6.5%	5.9%	8.6%
\$400,000 - \$499,999	4.2%	3.5%	5.5%
\$500,000 - \$749,999	1.8%	3.6%	5.8%
\$750,000 - \$999,999	0.4%	1.2%	2.4%
\$1,000,000 +	2.2%	1.8%	2.7%
Average Home Value	\$209,404	\$227,508	\$271,457

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, not rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 11, 2016



Market Profile

8400 Ulinerton Rd, Largo, Florida, 33771
 Drive Times: 5, 15, 30 minute radii

Prepared by Esri
 Latitude: 27.89434
 Longitude: -82.75548

	5 minutes	15 minutes	30 minutes
2010 Population by Age			
Total	24,051	370,528	995,606
0 - 4	4.7%	4.9%	4.8%
5 - 9	4.6%	4.8%	4.8%
10 - 14	4.7%	5.0%	5.1%
15 - 24	9.8%	10.0%	10.9%
25 - 34	11.4%	11.8%	11.7%
35 - 44	12.1%	12.3%	12.5%
45 - 54	14.6%	15.5%	15.9%
55 - 64	14.7%	13.9%	14.1%
65 - 74	12.1%	10.2%	9.9%
75 - 84	8.0%	7.2%	7.0%
85 +	3.4%	3.6%	3.3%
18 +	83.1%	82.1%	81.9%
2015 Population by Age			
Total	24,194	375,704	1,009,423
0 - 4	4.3%	4.5%	4.5%
5 - 9	4.4%	4.7%	4.7%
10 - 14	4.5%	4.7%	4.8%
15 - 24	9.7%	10.6%	10.8%
25 - 34	11.0%	11.9%	11.8%
35 - 44	11.1%	11.3%	11.4%
45 - 54	13.3%	14.2%	14.5%
55 - 64	15.1%	14.8%	15.2%
65 - 74	14.3%	12.2%	11.9%
75 - 84	8.4%	7.2%	6.9%
85 +	3.7%	3.9%	3.7%
18 +	84.1%	83.1%	83.1%
2020 Population by Age			
Total	24,781	383,853	1,032,974
0 - 4	4.2%	4.5%	4.4%
5 - 9	4.2%	4.5%	4.4%
10 - 14	4.5%	4.8%	4.8%
15 - 24	9.0%	9.8%	10.0%
25 - 34	11.1%	12.0%	12.1%
35 - 44	10.7%	11.3%	11.2%
45 - 54	11.7%	12.3%	12.6%
55 - 64	15.3%	15.1%	15.5%
65 - 74	15.7%	13.7%	13.6%
75 - 84	9.7%	8.2%	7.8%
85 +	3.8%	3.9%	3.7%
18 +	84.6%	83.5%	83.6%
2010 Population by Sex			
Males	11,552	179,534	479,312
Females	12,499	190,995	516,274
2015 Population by Sex			
Males	11,671	182,439	487,089
Females	12,522	193,264	522,332
2020 Population by Sex			
Males	11,906	186,345	498,851
Females	12,796	197,508	534,124

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 11, 2016



Market Profile

8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Times: 5, 15, 30 minute radii

Prepared by Esri
 Latitude: 27.89434
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	5 minutes	15 minutes	30 minutes
2010 Population by Race/Ethnicity			
Total	24,051	370,529	995,606
White Alone	85.8%	84.1%	81.0%
Black Alone	3.9%	6.5%	11.1%
American Indian Alone	0.3%	0.4%	0.3%
Asian Alone	4.3%	3.6%	3.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.1%	2.9%	2.2%
Two or More Races	2.4%	2.4%	2.3%
Hispanic Origin	9.5%	10.3%	10.2%
Diversity Index	38.7	41.8	45.3
2015 Population by Race/Ethnicity			
Total	24,192	375,702	1,009,422
White Alone	84.2%	82.4%	79.4%
Black Alone	4.2%	6.9%	11.5%
American Indian Alone	0.3%	0.4%	0.3%
Asian Alone	4.9%	4.1%	3.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.5%	3.4%	2.4%
Two or More Races	2.8%	2.7%	2.7%
Hispanic Origin	10.9%	11.8%	11.6%
Diversity Index	42.6	45.7	48.7
2020 Population by Race/Ethnicity			
Total	24,781	383,852	1,032,973
White Alone	82.2%	80.5%	77.8%
Black Alone	4.5%	7.4%	12.0%
American Indian Alone	0.3%	0.4%	0.3%
Asian Alone	5.5%	4.6%	3.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.1%	3.9%	2.8%
Two or More Races	3.2%	3.1%	3.0%
Hispanic Origin	12.7%	13.6%	13.3%
Diversity Index	47.0	49.9	52.2
2010 Population by Relationship and Household Type			
Total	24,051	370,529	995,607
In Households	98.5%	97.5%	98.0%
In Family Households	73.9%	73.0%	73.2%
Housholder	26.1%	25.0%	25.2%
Spouse	18.7%	17.5%	17.7%
Child	23.0%	24.1%	24.4%
Other relative	3.5%	3.7%	3.5%
Nonrelative	2.6%	2.8%	2.4%
In Nonfamily Households	24.5%	24.4%	24.8%
In Group Quarters	1.5%	2.5%	2.0%
Institutionalized Population	1.3%	2.0%	1.2%
Noninstitutionalized Population	0.2%	0.6%	0.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
 Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

8400 Ulmerton Rd, Largo, Florida, 33771
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Prepared by Esri
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	5 minutes	15 minutes	30 minutes
2015 Population 25+ by Educational Attainment			
Total	18,626	283,278	760,246
Less than 9th Grade	4.3%	3.9%	3.4%
9th - 12th Grade, No Diploma	9.9%	8.3%	7.0%
High School Graduate	30.6%	27.8%	24.9%
GED/Alternative Credential	7.1%	5.6%	4.3%
Some College, No Degree	21.2%	21.5%	20.9%
Associate Degree	8.3%	9.6%	10.0%
Bachelor's Degree	13.9%	15.9%	19.5%
Graduate/Professional Degree	4.8%	7.3%	10.2%
2015 Population 15+ by Marital Status			
Total	20,983	323,150	868,834
Never Married	28.3%	30.4%	31.2%
Married	45.1%	43.7%	44.2%
Widowed	10.3%	9.1%	8.5%
Divorced	16.4%	16.8%	16.1%
2015 Civilian Population 16+ In Labor Force			
Civilian Employed	93.9%	94.4%	94.4%
Civilian Unemployed	6.1%	5.6%	5.6%
2015 Employed Population 16+ by Industry			
Total	10,680	172,965	479,045
Agriculture/Mining	0.1%	0.3%	0.3%
Construction	5.7%	6.2%	5.4%
Manufacturing	11.2%	8.9%	7.0%
Wholesale Trade	3.1%	2.9%	2.6%
Retail Trade	12.4%	13.6%	12.8%
Transportation/Utilities	4.9%	3.9%	4.0%
Information	1.9%	1.7%	2.1%
Finance/Insurance/Real Estate	8.7%	8.8%	9.8%
Services	48.2%	50.0%	52.3%
Public Administration	3.8%	3.7%	3.7%
2015 Employed Population 16+ by Occupation			
Total	10,680	172,964	479,045
White Collar	58.6%	62.1%	65.5%
Management/Business/Financial	10.7%	12.7%	14.7%
Professional	18.5%	19.6%	21.8%
Sales	13.0%	13.0%	13.4%
Administrative Support	16.3%	16.8%	15.6%
Services	20.3%	18.7%	18.4%
Blue Collar	21.1%	19.2%	16.1%
Farming/Forestry/Fishing	0.0%	0.2%	0.2%
Construction/Extraction	3.9%	4.4%	3.4%
Installation/Maintenance/Repair	4.8%	4.1%	3.4%
Production	6.7%	6.0%	4.5%
Transportation/Material Moving	5.7%	4.5%	4.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 11, 2016



Market Profile

8400 Ulmerton Rd, Largo, Florida, 33771
 Drive Times: 5, 15, 30 minute radii

Prepared by Esri
 Latitude: 27.89434
 Longitude: -82.75548

	5 minutes	15 minutes	30 minutes
2010 Households by Type			
Total	11,344	165,679	451,682
Households with 1 Person	34.6%	35.6%	35.8%
Households with 2+ People	65.4%	64.4%	64.2%
Family Households	56.7%	55.8%	55.5%
Husband-wife Families	40.5%	39.1%	39.1%
With Related Children	12.0%	12.8%	12.9%
Other Family (No Spouse Present)	16.1%	16.7%	16.4%
Other Family with Male Householder	4.6%	4.6%	4.2%
With Related Children	2.4%	2.6%	2.2%
Other Family with Female Householder	11.5%	12.1%	12.2%
With Related Children	6.7%	7.3%	7.4%
Nonfamily Households	8.8%	8.6%	8.6%
All Households with Children	21.4%	23.1%	22.9%
Multigenerational Households	2.7%	3.0%	2.9%
Unmarried Partner Households	8.4%	8.2%	7.8%
Male-female	7.6%	7.3%	6.7%
Same-sex	0.9%	0.9%	1.1%
2010 Households by Size			
Total	11,344	165,679	451,681
1 Person Household	34.6%	35.6%	35.8%
2 Person Household	30.8%	36.0%	36.1%
3 Person Household	12.8%	13.4%	13.3%
4 Person Household	8.4%	9.0%	9.0%
5 Person Household	3.3%	3.8%	3.6%
6 Person Household	1.3%	1.4%	1.3%
7+ Person Household	0.7%	0.9%	0.8%
2010 Households by Tenure and Mortgage Status			
Total	11,345	165,679	451,683
Owner Occupied	71.0%	65.8%	65.3%
Owned with a Mortgage/Loan	34.7%	38.8%	41.1%
Owned Free and Clear	36.3%	27.0%	24.2%
Renter Occupied	29.0%	34.2%	34.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Market Profile

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	5 minutes	15 minutes	30 minutes
Top 3 Tapestry Segments			
1.	The Elders (9C)	Senior Escapes (9D)	Rustbelt Traditions (5D)
2.	Down the Road (10D)	Rustbelt Traditions (5D)	Senior Escapes (9D)
3.	Senior Escapes (9D)	Front Porches (8E)	The Elders (9C)
2015 Consumer Spending			
Apparel & Services: Total \$	\$17,699,057	\$288,833,457	\$904,800,079
Average Spent	\$1,553.50	\$1,720.62	\$1,973.95
Spending Potential Index	67	74	85
Computers & Accessories: Total \$	\$2,001,307	\$32,589,055	\$102,399,419
Average Spent	\$175.66	\$194.14	\$223.40
Spending Potential Index	67	74	86
Education: Total \$	\$10,412,206	\$180,799,109	\$580,382,754
Average Spent	\$913.91	\$1,077.04	\$1,266.19
Spending Potential Index	60	71	83
Entertainment/Recreation: Total \$	\$25,446,025	\$415,403,766	\$1,295,638,774
Average Spent	\$2,233.48	\$2,474.62	\$2,826.62
Spending Potential Index	67	75	85
Food at Home: Total \$	\$40,783,299	\$667,114,118	\$2,067,637,711
Average Spent	\$3,579.68	\$3,974.09	\$4,510.84
Spending Potential Index	69	76	86
Food Away from Home: Total \$	\$25,364,630	\$411,905,104	\$1,288,199,841
Average Spent	\$2,226.33	\$2,453.77	\$2,810.39
Spending Potential Index	68	75	86
Health Care: Total \$	\$38,022,619	\$619,115,180	\$1,913,612,863
Average Spent	\$3,337.37	\$3,688.15	\$4,174.81
Spending Potential Index	70	78	88
HH Furnishings & Equipment: Total \$	\$14,301,838	\$231,565,882	\$723,729,761
Average Spent	\$1,255.32	\$1,379.47	\$1,578.92
Spending Potential Index	68	75	86
Investments: Total \$	\$24,033,495	\$344,073,624	\$1,052,414,428
Average Spent	\$2,109.50	\$2,049.69	\$2,295.99
Spending Potential Index	77	74	83
Retail Goods: Total \$	\$198,416,334	\$3,228,024,821	\$10,023,418,261
Average Spent	\$17,415.64	\$19,229.77	\$21,867.48
Spending Potential Index	68	75	86
Shelter: Total \$	\$127,037,996	\$2,076,038,620	\$6,531,431,805
Average Spent	\$11,150.53	\$12,367.24	\$14,249.23
Spending Potential Index	68	75	87
TV/Video/Audio: Total \$	\$10,280,365	\$168,579,830	\$524,483,152
Average Spent	\$902.34	\$1,004.25	\$1,114.23
Spending Potential Index	69	77	87
Travel: Total \$	\$14,898,375	\$241,316,948	\$761,067,479
Average Spent	\$1,307.68	\$1,437.56	\$1,660.37
Spending Potential Index	67	74	85
Vehicle Maintenance & Repairs: Total \$	\$8,768,432	\$141,818,238	\$441,809,215
Average Spent	\$769.63	\$844.83	\$964.04
Spending Potential Index	69	76	86

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Annual Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 11, 2016