

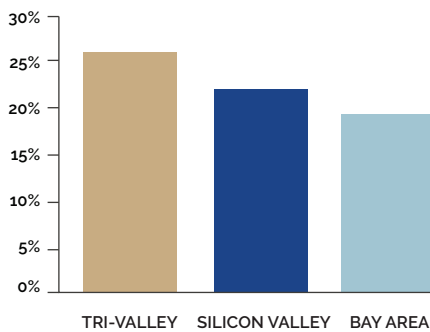


Area Demographics

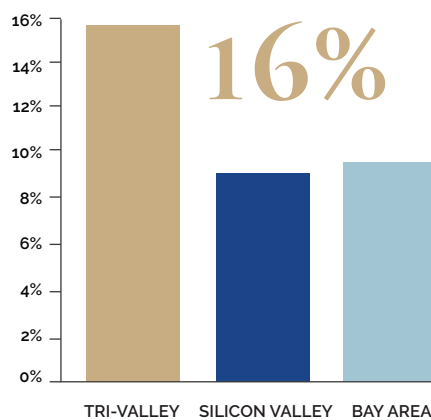
The Alameda County Fair is the largest event in Alameda County and has a wide range of attractions and activities including live horse racing, agricultural & competitive livestock exhibits, ethnic and cultural days, home art & technological competitions, specialty foods, concerts, carnival thrill rides and action sports. The Alameda County Fair takes place in Pleasanton, California and is operated by the Alameda County Agricultural Fair Association, a private, non-profit 501(c)3 corporation. History of the Alameda County Fair goes back to the first Fair in October 1912. The track is the Oldest One-Mile Horse Racing Track in America, dating back to 1858. Source: Mirador Capital Partners, Tri-Valley Demographics and Alameda County Fair Survey.

A Growing, Highly Educated Population

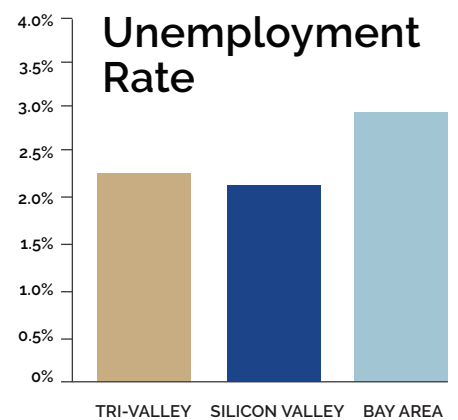
PERCENTAGE OF ADULT POPULATION WITH A MASTER'S DEGREE OR HIGHER



Population Growth (Since 2010)

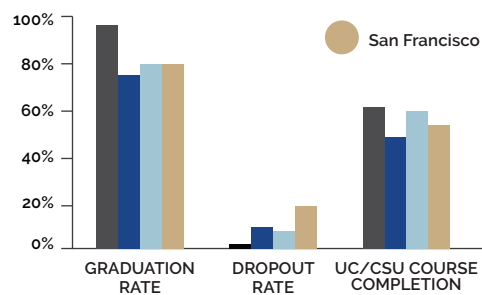


Unemployment Rate



Graduation & Dropout Rates

(Since 2010)



Residences



A Unique Geographic Advantage



Attractive Real Estate

RESIDENTIAL REAL ESTATE COSTS

40%
LESS THAN
SAN FRANCISCO

COMMERCIAL RENTS

Location	Office Rent
Tri-Valley	\$2.66
San Francisco	\$7.66
San Jose/Silicon Valley	\$4.40