

Lovers Lane — SUBLEASE

4520 West Lovers Lane, Dallas TX 75209



- 2,400 SF
- Great retail location
- Thriving Highland Park area
- Visible from Tollway
- Class A finishes
- Currently bank space
- Term thru May 31, 2018

Demographics:

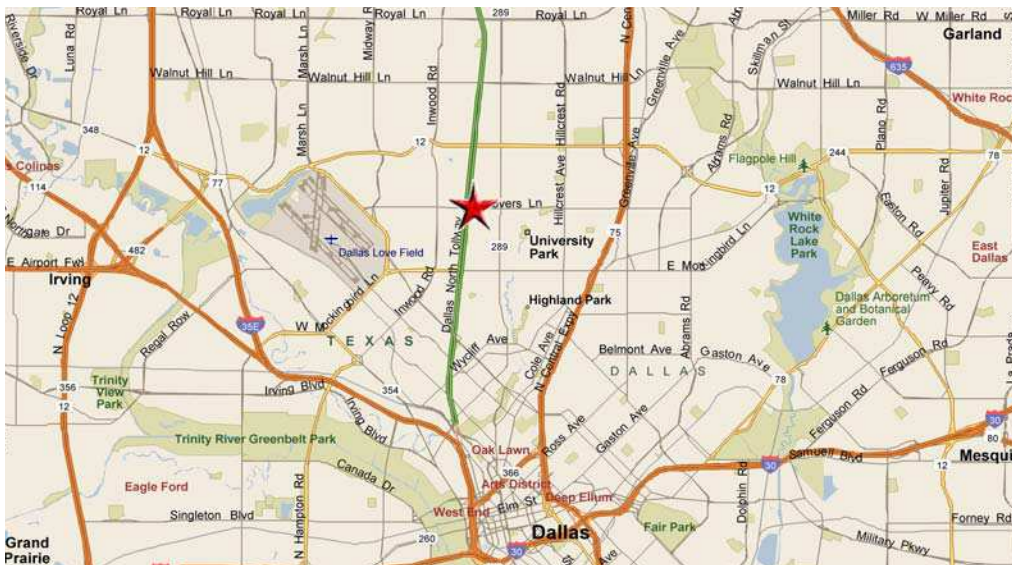
2010 Estimated Population

1 mile: 11,535
3 mile: 147,344
5 mile: 369,209

2007 Estimated HH Income

1 mile: \$ 85,212
3 mile: \$ 101,645
5 mile: \$ 80,044

For More Info Visit:
www.naiproperty.com



NAI Houston

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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www.naihouston.com



Lovers Lane — SUBLEASE
4520 West Lovers Lane, Dallas TX 75209

POSTALCOUNT ^{PRO}

DELIVERY STATISTICS as of 04/08

Calculated using Proportional Postal Carrier Routes

Lat/Lon: 32.85148/-96.81255

October 2010

Z8

4520 W Lovers Ln Lovers Lane University Park, Texas		1.00 mi radius	3.00 mi radius	5.00 mi radius
Summary Data				
Demographic Adjustment	Census 2000 Households	6,257	59,234	151,296
	Route Active Residential Count	6,234	64,767	167,285
	Census 2000 Average Persons per Household	2.29	2.19	2.35
	Census 2000 Population	14,362	133,130	369,712
	Recalculated Route <i>Lower range</i>	14,299	141,620	392,598
	Active Population <i>Upper range</i>	14,310	145,567	408,783
	Census Households vs Route Residential Count	-0.36%	+9.34%	+10.57%
Origination Data				
Residential Demographics	Active Residential Delivery (cr)	6,234	61,799	158,542
	Active Residential Box (cr)	0	2,968	8,743
	Active Residential Count (Carrier Route)	6,234	64,767	167,285
	Additional Residential Delivery (zc)	0	0	0
	Additional Residential Box (zc)	0	0	0
	Additional Active Residential Count (Zip Code)	0	0	0
	Additional Active General Delivery Count	0	0	0
	Total Active Residential Count	6,234	64,767	167,285
	Possible Residential Count (Carrier Route)	6,428	66,965	175,334
	Add'l Possible Residential Count (Zip Code)	0	0	0
	Additional Possible General Delivery Count	0	0	0
	Total Possible Residential Count	6,428	66,965	175,334
	Census 2000 Households	6,257	59,234	151,296
	Population in households	14,351	129,521	355,074
	1-person household	36.07%	41.44%	38.44%
	2-person household	30.93%	30.48%	29.06%
	3-person household	12.52%	10.76%	12.04%
	4-person household	12.08%	9.13%	10.04%
	5-person household	6.13%	4.81%	5.58%
	6-or-more person household	2.27%	3.38%	4.84%
	Population in Group Quarters	12	3,609	14,639
	Census 2000 Median Age	36.5	34.2	32.6
	Census 2000 Average Household Income	\$155,099	\$107,744	\$80,578
	Census 2000 Median Household Income	\$105,072	\$72,581	\$58,164
	Census 2000 Per Capita Income	\$69,347	\$47,852	\$32,986
	Total Housing Units	6,593	63,451	162,716
	Occupied housing units	94.90%	93.35%	92.98%
Owner-occupied housing units	66.87%	47.58%	40.08%	
Renter-occupied housing units	33.13%	52.42%	59.92%	
Business Demos	Drop Site Business or Family Served Count	0	51	57
	Active Business Deliveries (Carrier Route)	1,139	7,707	24,230
	Additional Active Business Deliveries (Zip Code)	0	0	0
	Total Active Business Deliveries	1,139	7,707	24,230
	Possible Business Deliveries (Carrier Route)	1,242	8,640	30,100
	Add'l Possible Business Deliveries (Zip Code)	0	0	0
	Total Possible Business Deliveries	1,242	8,640	30,100

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POSTALCOUNT ^{PRO}

DELIVERY STATISTICS as of 04/08

Calculated using Proportional Postal Carrier Routes

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October 2010

Z8

4520 W Lovers Ln Lovers Lane University Park, Texas		1.00 mi radius	3.00 mi radius	5.00 mi radius	
SCHEME ACTIVE POSTAL DROP	BUSINESS	Scheme Active Business Count			
		1,139	7,707	24,230	
		Centralized Count	456	2,077	6,091
		Curb Count	0	27	151
		NDCBU Count	10	167	890
		Other Count	673	3,698	12,338
		Facility Box Count	0	1,739	4,760
		Contract Box Count	0	0	0
		Detached Box Count	0	0	0
		NPU Count	0	0	0
	Caller, Remit, Contest,Other Box Count	0	0	0	
RESIDENTIAL		Scheme Active Residential Count			
		6,234	64,767	167,285	
		Centralized Count	1,146	29,094	83,953
		Curb Count	31	1,825	4,439
		NDCBU Count	65	1,935	7,046
		Other Count	4,993	28,945	63,104
		Facility Box Count	0	2,968	8,743
		Contract Box Count	0	0	0
		Detached Box Count	0	0	0
		NPU Count	0	0	0
	Caller, Remit, Contest,Other Box Count	0	0	0	
	<i>Scheme Active General Delivery Count</i>	0	0	0	
SCHEME POSSIBLE POSTAL DROP	BUSINESS	Scheme Possible Business Count			
		1,242	8,640	30,100	
		Centralized Count	487	2,231	7,307
		Curb Count	0	27	161
		NDCBU Count	11	224	1,138
		Other Count	744	4,178	14,220
		Facility Box Count	0	1,981	7,274
		Contract Box Count	0	0	0
		Detached Box Count	0	0	0
		NPU Count	0	0	0
	Caller, Remit, Contest,Other Box Count	0	0	0	
RESIDENTIAL		Scheme Possible Residential Count			
		6,428	66,965	175,334	
		Centralized Count	1,162	29,630	86,061
		Curb Count	33	1,903	4,583
		NDCBU Count	67	1,955	7,453
		Other Count	5,166	29,951	65,355
		Facility Box Count	0	3,526	11,883
		Contract Box Count	0	0	0
		Detached Box Count	0	0	0
		NPU Count	0	0	0
	Caller, Remit, Contest,Other Box Count	0	0	0	
	<i>Scheme Possible General Delivery Count</i>	0	0	0	
Scheme Drop					
	Scheme Drop Business Family Served Count	0	50	54	
	Scheme Active Business: Residential Mix	0	1	2	
	Scheme Active Residential: Business Mix	0	0	1	
	<i>Facility Locations</i>	0	0	0	

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Percentage of count derived from Carrier Route Geograph^[1] 100.0% 100.0% 100.0%
 Percentage of count derived from Zip Code Geograph^[2] 0.0% 0.0% 0.0%

2000 Census Block Group Data and Geography, (SF3 release for Income, SF1 release for remainder, Average Income = Aggregate Income / Households).

^[1] Delivery statistics are determined using Carrier Route Geography from GDT; if this level of geography is not available (usually in rural locations), ^[2] Zip Code Geography is used.

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Lat/Lon: 32.85148/-96.81255

October 2010

RF1

4520 W Lovers Ln Lovers Lane, University Park, Texas		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2007 Estimated Population	14,313	139,682	386,414
	2012 Projected Population	14,456	144,765	400,410
	2000 Census Population	14,362	133,130	369,712
	1990 Census Population	14,371	120,126	303,919
	Historical Annual Growth 1990 to 2007	-0.0%	1.0%	1.6%
	Projected Annual Growth 2007 to 2012	0.2%	0.7%	0.7%
HOUSEHOLDS	2007 Est. Households	5,911	58,910	150,763
	2012 Proj. Households	5,783	59,235	151,965
	2000 Census Households	6,257	59,234	151,296
	1990 Census Households	6,626	56,362	137,079
	Historical Annual Growth 1990 to 2007	-0.6%	0.3%	0.6%
	Projected Annual Growth 2007 to 2012	-0.4%	0.1%	0.2%
AGE	2007 Est. Population 0 to 9 Years	15.3%	13.8%	15.2%
	2007 Est. Population 10 to 19 Years	12.5%	11.7%	11.6%
	2007 Est. Population 20 to 29 Years	8.1%	14.9%	16.8%
	2007 Est. Population 30 to 44 Years	25.4%	24.7%	25.0%
	2007 Est. Population 45 to 59 Years	22.3%	19.6%	17.5%
	2007 Est. Population 60 to 74 Years	10.7%	9.5%	8.5%
	2007 Est. Population 75 Years Plus	5.6%	5.7%	5.4%
	2007 Est. Median Age	38.0	35.5	33.7
MARITAL STATUS & SEX	2007 Est. Male Population	47.2%	51.9%	53.5%
	2007 Est. Female Population	52.8%	48.1%	46.5%
	2007 Est. Never Married	25.0%	37.8%	37.0%
	2007 Est. Now Married	55.7%	41.6%	39.1%
	2007 Est. Separated or Divorced	13.3%	15.2%	18.9%
	2007 Est. Widowed	6.0%	5.4%	5.0%
INCOME	2007 Est. HH Income \$200,000 or More	28.5%	16.7%	11.0%
	2007 Est. HH Income \$150,000 to 199,999	6.9%	4.8%	4.4%
	2007 Est. HH Income \$100,000 to 149,999	13.1%	11.7%	10.6%
	2007 Est. HH Income \$75,000 to 99,999	9.4%	10.4%	9.8%
	2007 Est. HH Income \$50,000 to 74,999	13.4%	16.8%	16.4%
	2007 Est. HH Income \$35,000 to 49,999	9.7%	13.0%	14.5%
	2007 Est. HH Income \$25,000 to 34,999	6.5%	9.2%	11.4%
	2007 Est. HH Income \$15,000 to 24,999	5.8%	7.9%	10.4%
	2007 Est. HH Income \$0 to 14,999	6.7%	9.4%	11.4%
	2007 Est. Average Household Income	\$ 181,101	\$ 124,352	\$ 93,209
	2007 Est. Median HH Income	\$ 139,950	\$ 98,056	\$ 74,812
	2007 Est. Per Capita Income	\$ 74,791	\$ 53,258	\$ 38,261
	2007 Est. Number of Businesses	1,814	9,330	27,776
2007 Est. Total Number of Employees	14,857	102,766	399,118	

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RF1

4520 W Lovers Ln Lovers Lane, University Park, Texas		1.00 mi radius	3.00 mi radius	5.00 mi radius
RACE	2007 Est. White Population	87.6%	80.3%	71.2%
	2007 Est. Black Population	9.0%	6.5%	10.2%
	2007 Est. Asian & Pacific Islander	1.2%	3.3%	2.8%
	2007 Est. American Indian & Alaska Native	0.1%	0.4%	0.5%
	2007 Est. Other Races Population	2.1%	9.4%	15.2%
HISPANIC	2007 Est. Hispanic Population	2,341	48,283	173,956
	2007 Est. Hispanic Population Percent	16.4%	34.6%	45.0%
	2012 Proj. Hispanic Population Percent	23.3%	40.0%	49.5%
	2000 Hispanic Population Percent	4.7%	24.7%	36.6%
EDUCATION (Adults 25 or Older)	2007 Est. Adult Population (25 Years or Older)	9,911	94,263	252,474
	2007 Est. Elementary (0 to 8)	2.5%	10.3%	16.0%
	2007 Est. Some High School (9 to 11)	3.3%	6.1%	9.3%
	2007 Est. High School Graduate (12)	9.6%	12.0%	14.9%
	2007 Est. Some College (13 to 16)	10.5%	14.5%	14.5%
	2007 Est. Associate Degree Only	3.2%	3.8%	4.2%
	2007 Est. Bachelor Degree Only	43.4%	32.3%	25.4%
	2007 Est. Graduate Degree	27.5%	20.8%	15.8%
HOUSING	2007 Est. Total Housing Units	6,770	68,778	177,045
	2007 Est. Owner Occupied Percent	61.3%	44.8%	38.3%
	2007 Est. Renter Occupied Percent	26.0%	40.8%	46.9%
	2007 Est. Vacant Housing Percent	12.7%	14.3%	14.8%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.5%	2.4%	2.6%
	2000 Homes Built 1995 to 1998	2.0%	4.5%	4.6%
	2000 Homes Built 1990 to 1994	1.7%	3.6%	3.3%
	2000 Homes Built 1980 to 1989	10.5%	13.7%	14.2%
	2000 Homes Built 1970 to 1979	4.6%	16.1%	21.4%
	2000 Homes Built 1960 to 1969	5.6%	15.5%	19.0%
	2000 Homes Built 1950 to 1959	17.8%	18.0%	16.5%
	2000 Homes Built Before 1949	56.3%	26.3%	18.5%
HOME VALUES	2000 Home Value \$1,000,000 or More	8.7%	9.3%	4.7%
	2000 Home Value \$500,000 to \$999,999	31.2%	23.5%	12.9%
	2000 Home Value \$400,000 to \$499,999	11.8%	10.4%	7.0%
	2000 Home Value \$300,000 to \$399,999	12.9%	11.0%	9.9%
	2000 Home Value \$200,000 to \$299,999	14.7%	14.2%	18.3%
	2000 Home Value \$150,000 to \$199,999	6.1%	7.5%	14.0%
	2000 Home Value \$100,000 to \$149,999	3.4%	8.7%	13.8%
	2000 Home Value \$50,000 to \$99,999	8.9%	12.5%	15.3%
	2000 Home Value \$25,000 to \$49,999	2.2%	2.5%	3.3%
	2000 Home Value \$0 to \$24,999	0.1%	0.5%	0.9%
	2000 Median Home Value	\$ 448,053	\$ 407,206	\$ 291,975
	2000 Median Rent	\$ 853	\$ 694	\$ 622

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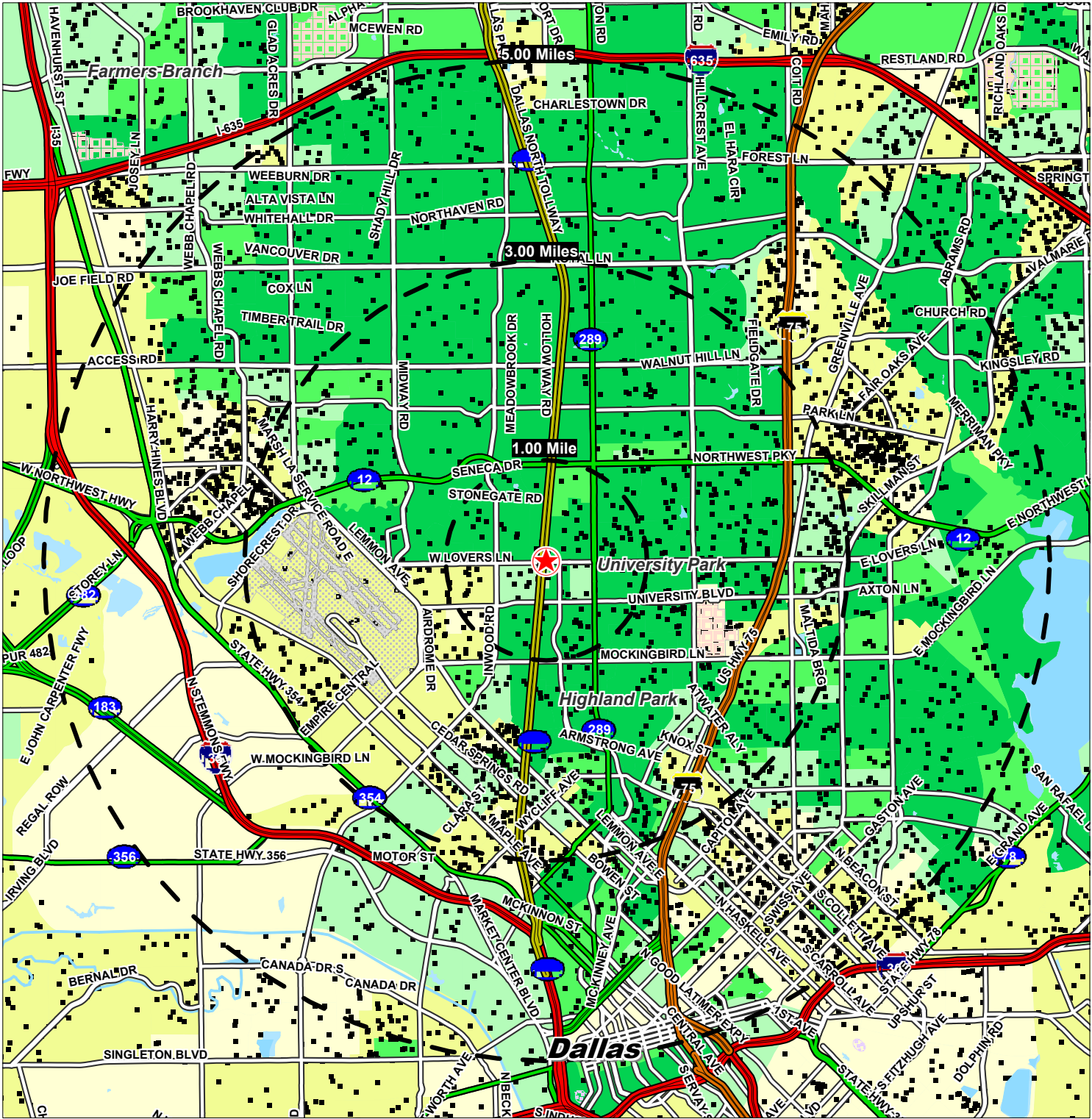
October 2010

RF1

4520 W Lovers Ln Lovers Lane, University Park, Texas		1.00 mi radius	3.00 mi radius	5.00 mi radius
LABOR FORCE	2007 Est. Labor: Population Age 16+	10,885	110,743	302,115
	2007 Est. Civilian Employed	65.7%	65.8%	64.5%
	2007 Est. Civilian Unemployed	3.6%	5.1%	5.6%
	2007 Est. in Armed Forces	0.0%	0.0%	0.0%
	2007 Est. not in Labor Force	30.7%	29.0%	29.8%
	2007 Labor Force: Males	46.6%	52.0%	53.8%
	2007 Labor Force: Females	53.4%	48.0%	46.2%
OCCUPATION	2000 Occupation: Population Age 16+	7,040	69,260	183,380
	2000 Mgmt, Business, & Financial Operations	29.2%	23.9%	18.9%
	2000 Professional and Related	31.7%	26.9%	22.4%
	2000 Service	5.4%	10.7%	13.6%
	2000 Sales and Office	27.7%	25.7%	24.6%
	2000 Farming, Fishing, and Forestry	0.1%	0.1%	0.1%
	2000 Construction, Extraction, & Maintenance	2.9%	5.9%	10.9%
	2000 Production, Transport, & Material Moving	3.1%	6.8%	9.5%
	2000 Percent White Collar Workers	88.6%	76.5%	65.9%
2000 Percent Blue Collar Workers	11.4%	23.5%	34.1%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	85.1%	77.5%	70.3%
	2000 Drive to Work in Carpool	4.5%	9.8%	16.2%
	2000 Travel to Work by Public Transportation	1.2%	3.7%	5.3%
	2000 Drive to Work on Motorcycle	0.1%	0.0%	0.0%
	2000 Walk or Bicycle to Work	2.0%	3.1%	3.0%
	2000 Other Means	0.5%	0.9%	1.1%
	2000 Work at Home	6.7%	4.9%	4.0%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	37.1%	32.1%	26.4%
	2000 Travel to Work in 15 to 29 Minutes	44.2%	45.6%	44.0%
	2000 Travel to Work in 30 to 59 Minutes	16.0%	19.1%	24.7%
	2000 Travel to Work in 60 Minutes or More	2.7%	3.2%	4.9%
	2000 Average Travel Time to Work	17.4	19.2	22.2
CONSUMER EXPENDITURE	2007 Est. Total Household Expenditure (in Millions)	\$ 655.1	\$ 4,815.4	\$ 9,902.5
	2007 Est. Apparel	\$ 32.2	\$ 234.8	\$ 481.0
	2007 Est. Contributions & Gifts	\$ 54.6	\$ 371.8	\$ 722.4
	2007 Est. Education & Reading	\$ 22.8	\$ 156.9	\$ 308.1
	2007 Est. Entertainment	\$ 37.5	\$ 272.6	\$ 557.2
	2007 Est. Food, Beverages & Tobacco	\$ 96.4	\$ 728.8	\$ 1,528.7
	2007 Est. Furnishings And Equipment	\$ 30.6	\$ 219.6	\$ 443.7
	2007 Est. Health Care & Insurance	\$ 43.6	\$ 329.2	\$ 688.1
	2007 Est. Household Operations & Shelter & Utilities	\$ 197.8	\$ 1,448.7	\$ 2,974.9
	2007 Est. Miscellaneous Expenses	\$ 10.1	\$ 76.9	\$ 161.1
	2007 Est. Personal Care	\$ 9.2	\$ 68.6	\$ 142.0
	2007 Est. Transportation	\$ 120.4	\$ 907.6	\$ 1,895.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Lat: 32.8515 Lon: -96.8126 Zoom: 11 mi. Logos are for identification purposes only and may be trademarks of their respective companies.



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Population Density
 ■ One Dot = 100 Persons

Median HH Income
 By Block Groups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

4520 W Lovers Ln Lovers Lane, University Park, Texas

*Current Year Estimated
 Median Household Income*

October 2010

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

