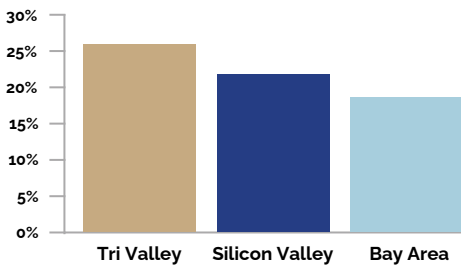


Area Demographics

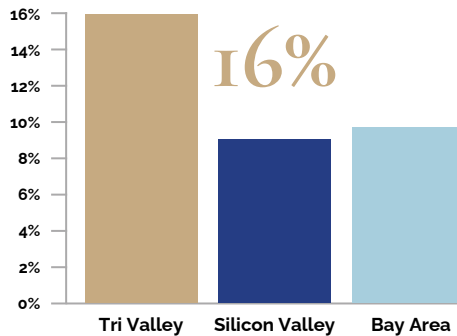
The Alameda County Fair is the largest event in the Bay Area and has a wide range of attractions and activities, including live horse racing, agricultural and competitive livestock exhibits, ethnic and cultural days, home art and technological competitions, specialty foods, concerts, carnival thrill 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 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

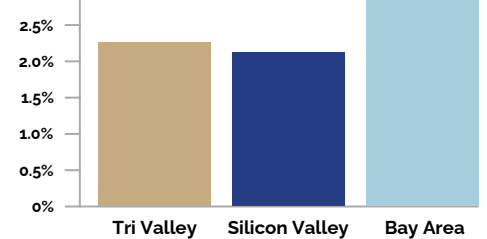
Percentage of adult population with a master's degree or higher



Population Growth (Since 2010)

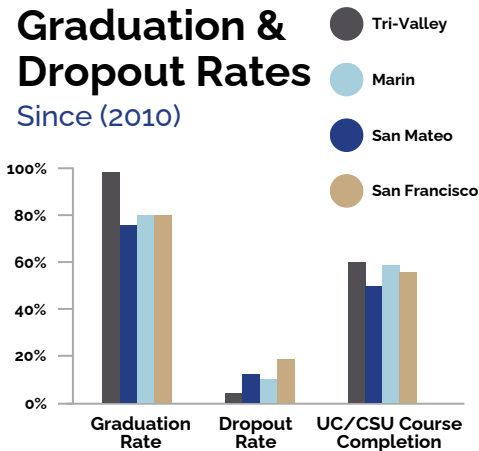


Unemployment Rate



Graduation & Dropout Rates

Since (2010)



Residences



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

A Unique Geographic Advantage

