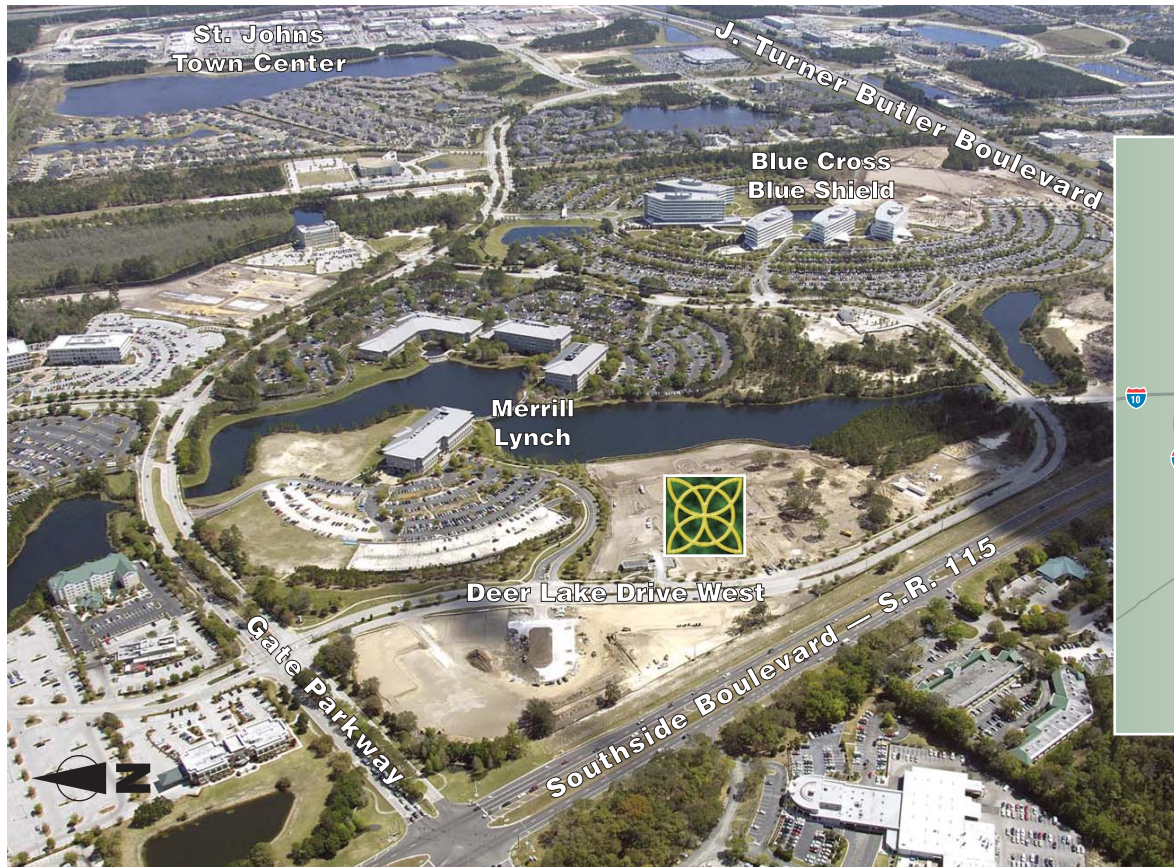




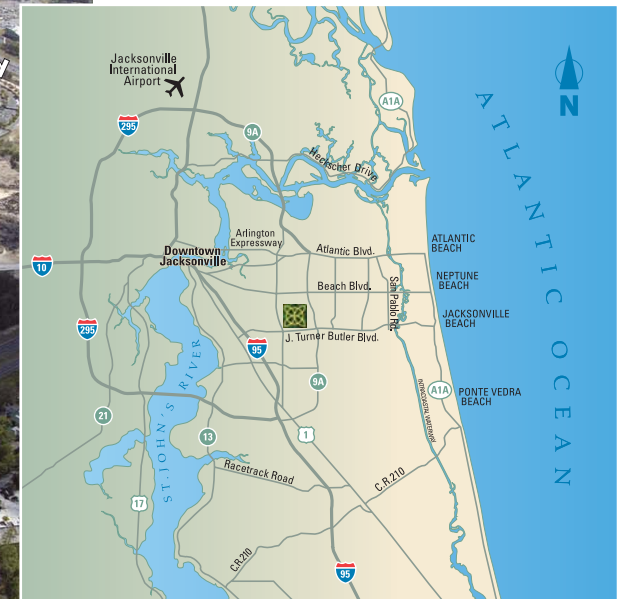
Tapestry Park

Jacksonville, Florida – Duval County



LOCATION

Southeast Quadrant of Southside Boulevard and Gate Parkway.



TRAFFIC COUNTS

J. Turner Butler Boulevard (SR 202) (East of Southside Boulevard)	84,000 AADT
Southside Boulevard (SR115) at Gate Parkway	58,000 AADT



Joyce Development Group

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Tapestry Park

Jacksonville, Florida – Duval County

RETAIL SHOPS 1ST FLOOR		RETAIL SHOPS 1ST FLOOR		OFFICE CONDOS 2ND FLOOR	
#1	1,233 SF	#101	5,242 SF.	#201	5,274 SF
#2	1,233 SF	#102	1,200 SF	#202	Joyce Dev. Group
#3	821 SF	#103	Barber Shop	#203	2,500 SF
#4	821 SF	#104	1,271 SF	#204	3,790 SF
#5	821 SF	#105	1,200 SF		
#6	728 SF	#106	1,200 SF		
#7	728 SF	#107	1,026 SF		
#8	Rio	#108	2,391 SF		
#9	Hair Studio	#110	Village Tavern		
#10	728 SF.				
#11	728 SF.				
#12	821 SF				
#13	779 SF				
#14	825 SF				
#15	825 SF				
#16	Dental				
#17	Health Group				
#18	Dagwood's				
#19	Sandwich Shop				
#20	1,116 SF				

OFFICE CONDOS
2ND FLOOR



THE PROJECT

- A** Joyce Development Group 6 acre tract
 - Lakeside Restaurant — 8,000 sq.ft.
 - Deer Lake Drive Out Parcel — 4,000 sq.ft.
 - Retail North — 1st Floor 24,000 sq.ft.
 - Office — 2nd floor - (above Retail North) - 16,000 sq.ft.
 - Hotel Indigo — 96 rooms
- B** Arlington Properties 12 acre tract
 - Total Retail South — 17,000 sq.ft.
 - Phase 1:**
 - Townhomes — 52
 - Future Phase:**
 - Apartments — 250

THE MARKET

	Population	Daytime Employees
1-mile	3,186	3,926
3-mile	50,737	47,741
5-mile	160,709	119,726

HOUSEHOLD INCOME

2006 est. avg. HH. income	\$105,656
2006 est. median HH. income	\$79,548