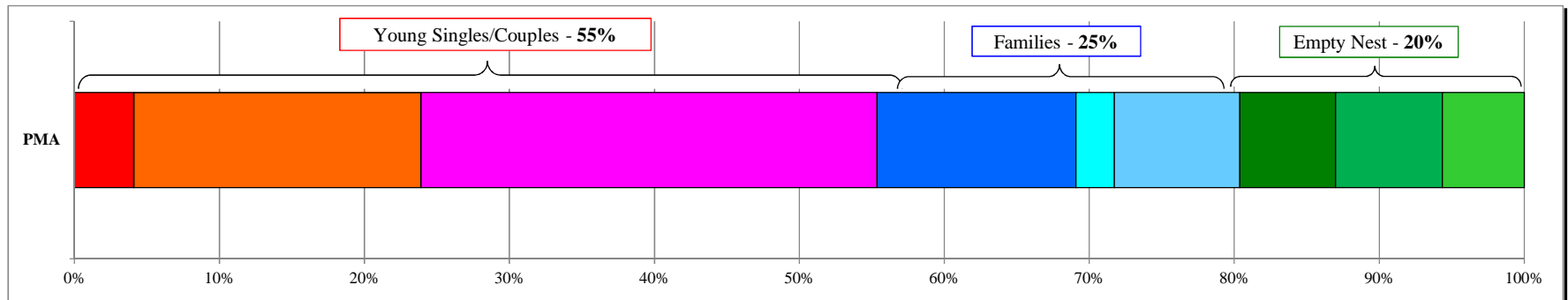


EXHIBIT I-13

PROJECTED DEMAND BY BEDROOM MIX AND PRIZM CLUSTER
PRIMARY MARKET AREA
2016

Renters	PMA HHs		% Renter	Renter HHs		Projected Demand	Bedroom Preference					Projected Demand by Type				
	Total	Share		Total	Share		Studio	1B	2B	3B	4B+	Studio	1B	2B	3B	4B+
Young Singles & Couples																
Executive Suites	10,540	2%	43%	4,566	4%	45	0%	45%	45%	10%	0%	0	20	20	4	0
Bohemian Mix	27,632	6%	80%	22,055	20%	215	0%	10%	60%	30%	0%	0	22	129	65	0
Urban Achievers	38,894	8%	90%	35,052	31%	342	5%	40%	45%	10%	0%	17	137	154	34	0
Subtotal:	77,066			61,672		602						17	179	303	103	0
			<i>17% of CMA households</i>			<i>55% of total demand</i>						3%	30%	50%	17%	0%
Families																
American Dreams	41,002	9%	37%	15,295	14%	149	0%	5%	50%	40%	5%	0	7	75	60	7
Pools & Patios	17,776	4%	17%	2,943	3%	29	0%	5%	50%	45%	0%	0	1	14	13	0
Multi-Culti Mosaic	18,563	4%	52%	9,638	9%	94	0%	10%	55%	35%	0%	0	9	52	33	0
Subtotal:	77,341			27,876		272						0	18	141	106	7
			<i>17% of CMA households</i>			<i>25% of total demand</i>						0%	7%	52%	39%	3%
Empty Nesters & Retirees																
The Cosmopolitans	26,157	6%	28%	7,372	7%	72	0%	20%	45%	20%	15%	0	14	32	14	11
Money & Brains	32,907	7%	25%	8,196	7%	80	0%	20%	30%	40%	10%	0	16	24	32	8
Close-In Couples	15,605	3%	40%	6,298	6%	62	0%	20%	30%	40%	10%	0	12	18	25	6
Subtotal:	74,669			21,866		214						0	43	75	71	25
			<i>16% of CMA households</i>			<i>20% of total demand</i>						0%	20%	35%	33%	12%
Total Target PRIZMs:	229,076	50%	49%	111,414	100%	1,088						17	240	519	280	32
												2%	22%	48%	26%	3%



Note: Refer to Appendix for demographic cohort details.
16198.00 Apt Demand: Unit Mix by Profile