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This latest CoStar release takes off with the powerful retail dimension of CoStar Property Professional. A massive new retail real estate database of over 1,000,000 retail tenant locations drawn from the top 3,500 retailers. Combine this with CoStar's proven track record as the number one provider of commercial real estate services, to bring you the online tools to reduce the time, risk and expense of your retail real estate decisions. The upward trajectory continues with additional enhancements added to reports, maps, location searches, and lookups in CoStar Property Professional.

Retail Search

Retail Search Features

- **Criteria** – Now the Property Professional search criteria can be customized to fit specific retail needs. Search fields have been expanded to include retail-specific property and space criteria, such as: GLA (Gross Leasable Area), Corner Location, Frontage, Lot Size, Parking Spaces, and Space Position (End cap, food court, in-line, outparcel). Combine those with over 50 other search criteria to pinpoint the best locations. For example, find existing or under-construction end-cap retail spaces with available SF between 1500 and 3000.
- **Store Proximity Search** – Quickly identify store locations by excluding or including stores by name and type. Find properties based on proximity to stores using one of four retail store proximity search options: Contains, does not contain, within X mile(s) radius, not within X mile(s) radius. For example, find all retail properties that are within 1 mile of a Home Depot.
- **Demographic Search** – Census-derived demographics find sites within particular income, population, consumer spending ranges – and more. (Choose between 2005 estimates & 2010 projections). Categories include:
 - ▶ Income
 - ▶ Households
 - ▶ Population
 - ▶ Age
 - ▶ Housing Value
 - ▶ Housing Units
 - ▶ Families
 - ▶ Travel
 - ▶ Occupation
 - ▶ Consumer Spending
 - ▶ Daytime Employment

For example, find all properties within a 1 miles radius of where the Median Household Income is between 50,000 and 80,000.

Location

- **Map/Aerial** – Create custom boundaries and radii to retrieve properties. The interactive maps provide precision accurate definition of any shaped area. View the map with either a standard street map or switch to an aerial view to see high-resolution pictures of the market.
- **Layering** – Start with a map that shows the sites that match your search requirements. Then add icons of store types or names. Use the zoom tool to get closer in for traffic counts. Switch to an aerial image to add names of major roads and outline parcel boundaries. Layering brings a new vantage point to a search. Edit map layers to add (or delete) up to ten different criteria.

Search Results

- **Demographics tab** – Success can depend on being able to quickly identify and organize key demographic information related to individual properties. The demographic tab presents in a table format key fields that are used in the decision making process (example: 2005 Population, Household Growth, etc.), plus any breakdown of those demographic fields that you may have chosen to refine your search (example: Pop Age 50-54). See “Retail Search Features – Demographic Search” for the demographic fields.
- **Property detail tab** – Each property has a comprehensive set of demographic information for a 1, 2, 3, 5, 10 mile radius around that location.
 - ▶ **Demographic Summary** – 14 preformatted demographic charts are easily accessed through a drop down list. Summary Quick Stats display up to 3 radii of key demographic data.
 - ▶ **Daytime Population** – Where people work may be the driving factor for a successful business. This tab provides the number of businesses, number of employees, and employees per business for up to 3 radii.
 - ▶ **Consumer Spending** – Estimation of consumer spending for major categories. Data is displayed in aggregate, per capita, or average household values.
 - ▶ **Traffic Counts** – Displays the 10 closest traffic volume counts (average daily volume) to the current property.
- **Export** - From the results table up to 50 fields of demographic, consumer spending, daytime employment, and property data can be exported in an Excel or CSV format. Using a building’s latitude and longitude, this demographic data can be quickly imported into other mapping software.

Retail Reports

- **Comprehensive Site Report (1 property max)** – Provides a comprehensive set of data including building information, demographics, site plans, aerial map, traffic counts, daytime employment, consumer spending, and surrounding shopping center data. Contains the following reports:
 - ▶ Page Classic
 - ▶ Aerial
 - ▶ Site Plan
 - ▶ Tenant List
 - ▶ Shopping Center Radius
 - ▶ Traffic Count
 - ▶ Demographic Market Comparison
 - ▶ Demographic Summary
 - ▶ Daytime Employment
 - ▶ Consumer Spending
- **Retail Leasing Radius Report (5 properties max)** – Displays specific retail locations and summary data that are within a given radius of the subject property.
- **Shopping Center Detail Report** – For each Shopping Center, it will display the center’s photo, building and parking characteristics, tenant roster, and contact information.
- **Shopping Center Flash Report** – Summarizes all the shopping centers in the search and defines them within 5 major categories. The 10 top centers in the search based on GLA are also highlighted on this report.
- **Shopping Center List Report** – Displays one line summary for each shopping center.
- **Shopping Center Radius Report (5 properties max)** – Within a give radius around the subject property, this report displays individual center and contact information for those shopping centers that are within a defined proximity.

Demographic Reports

- **Consumer Spending Report (up to 3 radii)** – This report provides consumer spending radius estimates for over 50 retail categories.
- **Daytime Employment Report (1 radius)** – Provides # of Businesses, # of Employees, and Employees/Business for all of the major business segments.
- **Demographic Detail Report (up to 3 radii)** – 5 pages of key demographic data, including households, household income, population by age, population by race, housing values and much more.
- **Demographic Market Comparison Report (1 radius)** – 2 page report that compares percentage for the subject property and either the county, CBSA (Core Based Statistical Area) or CSA (Consolidated Statistical Area). CSA and CBSA are market areas that are made up of one or many counties.
- **Demographic Summary Report (up to 3 radii)** – 1 page of key demographic data including population, population by race, households, and household income.
- **Demographic Trend (1 radius)** – 2 pages of key demographic data that is compared from the 2000 census, 2005 estimates, and 2010 projections.
- **Traffic Count Report (pulls 10 closest traffic counts within 1 mile of the subject property)** – Two pages including a map with roads, highways, traffic count locations, and a tabular display of the traffic count data.

Property Professional Updates

Lookup Property

- **Lookup** – Quick search capabilities have been enhanced with the addition of a City/Zip Code “search by” option. Using this type of lookup will retrieve properties within 1/4 mile radius of the address or intersection. For example: You want to find a property located at the corner of Main Highway and Grand Ave. in Coconut Grove, Florida. Enter the intersection names and then choose City/Zip as the “Search by” option. If no properties match that exact intersection, the results will return all properties within 1/4 mile of the cross streets.

Search Properties

■ Location

- ▶ **Metro** – An exciting new CoStar Property Professional geographic search method using: CSA (Combined Statistical Area), CSBA (Core Based Statistical Area), and DMA (Demographic Market Area). All three options are market areas defined by one or many counties.
- **Map/Aerial** – Layering adds a new vantage point to the current map and aerial features of Property Professional. It provides a quick visual identification, using icons of retail properties as well as traffic counts, road names and parcel boundaries.
 - ▶ **Aerial Maps** – In both the detail pages and results, parcel boundaries (at building-level zoom), and road names can be added to aerial images.
 - ▶ **New Map Layout** – Updated zoom and pan functionality has been added to the map and aerial pages.
 - ▶ **Retail** – Shopping centers can be mapped at any zoom level.
 - ▶ **Traffic Counts** – Average daily traffic counts around businesses throughout the U.S. can be displayed by up to 100 traffic count locations at a time.

■ Reports

- ▶ **Aerial Map Report** – 2 page report with road and aerial map.
- ▶ **Site Plan Report** – Displays all site plan images, if available.
- ▶ **Company Contact Labels** – Creates contact labels formatted for Avery 5160 labels.