

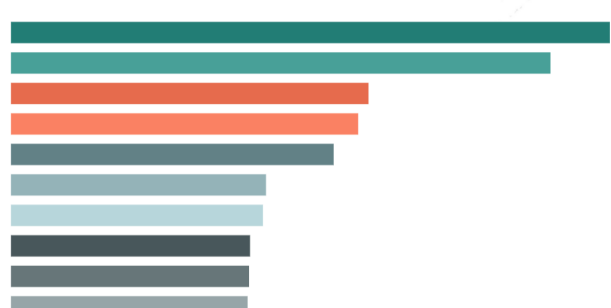
TOTAL POPULATION:
6,012,331

SOUTH FLORIDA

POPULATION CHANGE 2010-2015

POPULATION

Top 10 Metro Areas in Population Gain '10-'15



6

Miami-Ft. Lauderdale-West Palm Beach MSA is 6th in the top 10 Metro Areas that have had a population increase in from 2010 to 2015

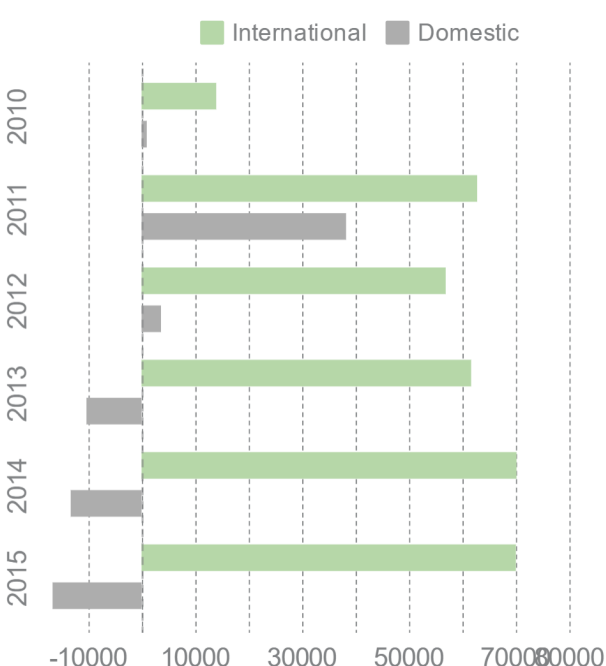
7.6%

Population change from 2010 to 2015 for Miami MSA

- Houston, TX
- Dallas-Ft. Worth, TX
- Atlanta, GA
- Phoenix, AZ
- Los Angeles, CA
- Miami-Ft. Lauderdale-WPB, FL
- Orlando, FL
- New York, NY-NJ-PA
- Tampa-St. Petersburg, FL
- Seattle, WA

MIGRATION PATTERNS

MSA: Miami-Ft. Lauderdale-West Palm Beach



Net international migration has increased by 401% since 2010, while net domestic migration has decreased by 1,808%

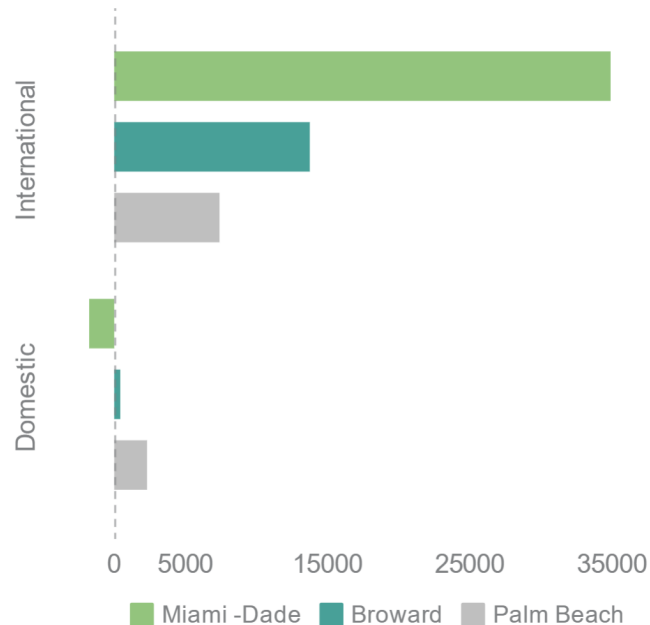


The increase in population for Miami MSA can be attributed to the rise of international migration. The negative domestic migration means more people are moving out than moving in

BY COUNTY

MIGRATION PATTERNS

South Florida Tri-County Area



2

Miami-Dade County ranks 2nd for international migration from 2010 to 2015 among all U.S counties

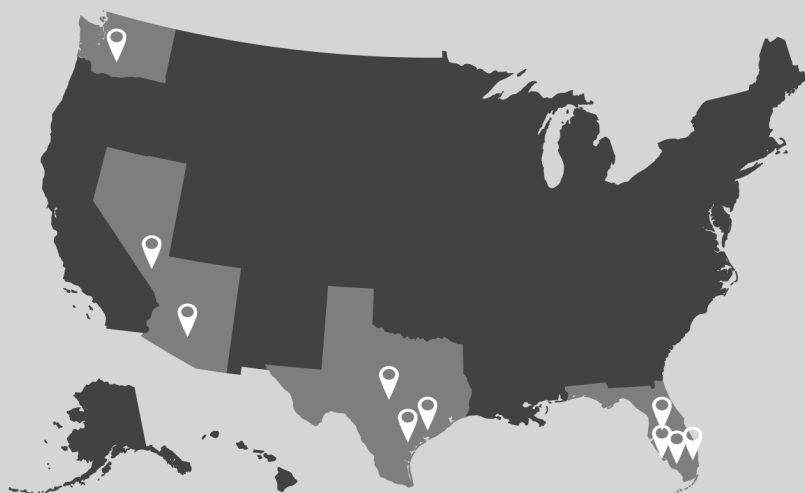
8.2%

Broward County had the highest population change from the south florida tri-county areas from 2010 to 2015

TOP 10 COUNTIES

With Greater Net Migration Increase (2010-2015)

MARICOPA COUNTY, AZ	47,769
HARRIS COUNTY, TX	41,805
CLARK COUNTY, NV	34,053
LEE COUNTY, FL	22,472
ORANGE COUNTY, FL	21,812
HILLSBOROUGH COUNTY, FL	20,279
KING COUNTY, WA	19,215
PALM BEACH COUNTY, FL	19,144
FORT BEND COUNTY, TX	19,045
BEXAR COUNTY, TX	16,900



Four out of the top ten counties with the greatest net migration increase in the U.S. are located in Florida. Palm Beach County is the 8th county with the greatest net migration due in part to its high rate increase of 508.4% in domestic migration

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