

**Need and Demand Analysis For
Morris Heights Apartments
24 Morris Street
Statesboro, Georgia 30458**

Prepared For
Ms. Willa Turner
Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South Northeast, 2nd Floor
Atlanta, Georgia 30329

Effective Date
August 13, 2019

Date of Report
August 22, 2019

Prepared By

The logo for Gill Group features the word "Gill" in a blue serif font above a large, stylized blue "G" that overlaps with the word "Group" below it. The "G" is significantly larger and more prominent than the other text.
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August 22, 2019

Ms. Willa Turner
Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South Northeast, 2nd Floor
Atlanta, Georgia 30329

Dear Ms. Turner:

Following is a market study which was completed for Morris Heights Apartments, according to the guidelines set forth by the Georgia Department of Community Affairs as authorized by The Office of Affordable Housing. The subject is located at 24 Morris Street, Statesboro, Georgia. The site is improved with five two-story walk-up buildings and one accessory building. The property contains a total of 60 Section 8 units designed for families. The property contains a playground, on-site management, on-site maintenance and open parking areas with approximately 90 parking spaces. The total site size is approximately 7.20 acres, or 313,632 square feet.

The purpose of the following market study is to determine if the community has a need for the subject units. To do so, the analyst utilized data from the U.S. Census Bureau, Nielsen Claritas; Ribbon Demographics and various other demographic resources. Community information and opinion was also utilized. This information was collected during a field survey conducted by Todd Poer while visiting the site. The site was inspected originally inspected on August 13, 2019, by Todd Poer. An attempt was made to survey 100 percent of all housing in the area. The intended users of the report are the Georgia Department of Community Affairs and LEDIC Realty Company, LLC.

I certify that there is not now, nor will there, be an identity of interest between or among the applicant, contractor, architect, engineer, attorney, interim lender, subcontractors, material suppliers, equipment lessors or any of their members, directors, officers, stockholders, partners or beneficiaries without prior written identification to the Georgia Department of Community Affairs and written consent to such identity of interest by the Georgia Department of Community Affairs. This statement is given for the purpose of inducing the United States of America to make a loan as requested in the loan pre-application or application of which this statement is a part.

The property was originally inspected on August 13, 2019. The comparables were confirmed on August 13, 2019. Therefore, the effective date of this analysis is August 13, 2019. The document is assignable to other lenders that are parties to the DCA loan transaction. In addition to this market study, Gill Group, Inc., has also completed an appraisal report.

A handwritten signature in cursive script that reads "Samuel T. Gill".

Samuel T. Gill
Market Analyst

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CERTIFICATION

This is to certify that a field visit was made by the market analyst or one of his associates and information was obtained from publications of Federal, State and Local agencies. Interviews were held with apartment owners or managers, local officials and others as appropriate who may be knowledgeable of the housing market in Statesboro.

In accordance with the Georgia Department of Community Affairs, I hereby certify that the information provided in this Market Study was written according to the Georgia Department of Community Affairs' market study requirements and is truthful and accurate to the best of my knowledge and belief. The estimates of demand for family housing made by this report are based on the assumption of a free market situation, unencumbered by local mores, affirmative fair housing marketing or prejudice toward the site location.

This is to affirm that I will receive no fees which are contingent upon approval of the project by the Georgia Department of Community Affairs, before or after the fact, and that I will have no interest in the housing project.



Samuel T. Gill
Market Analyst
August 22, 2019

IDENTITY OF INTEREST

I understand and agree that the Georgia Department of Community Affairs will consider an identity of interest to exist between the loan applicant as the party of the first part and general contractors, architects, engineers, attorneys, interim lenders, subcontractors, material suppliers or equipment lessors as parties of the second part under any of the following conditions:

1. When there is any financial interest of the party of the first part in the party of the second part;
2. When one or more of the officers, directors, stockholders or partners of the party of the first part is also an officer, director, stockholder or partner of the party of the second part;
3. When any officer, director, stockholder or partner of the party of the first part has any financial interest whatsoever in the party of the second part;
4. When the party of the second part advances any funds to the party of the first part other than an interim lender advancing funds to enable the applicant to pay for construction and other authorized and legally eligible expenses during the construction period;
5. When the party of the second part provides and pays on behalf of the party of the first part the cost of any legal services, architectural services or interim financing other than those of the survey, general superintendent or engineer employed by a general contractor in connection with obligations under the construction contract;
6. When the party of the second part takes stock or any interest in the party of the first part as part of the consideration to be paid them; and
7. When there exists or comes into being any side deals, agreements, contracts or undertakings entered into thereby altering, amending or canceling any of the required closing documents or approval conditions as approved by the Georgia Department of Community Affairs.

I certify that there is not now, nor will there be, an identity of interest between or among the applicant, contractor, architect, interim lender, subcontractors, material supplies, equipment lessors or any of their members, directors, officers, stockholders, partners or beneficiaries without prior written identification to the Georgia Department of Community Affairs and written consent to such identity of interest by the Georgia Department of Community Affairs. This statement is given for the purpose of inducing the United States of America to make a loan as requested in the loan pre-application or application of which this statement is a part.

There is no identity of interest between the loan applicant and the Market Analyst or Gill Group.



Samuel T. Gill
Market Analyst

August 22, 2019



Formerly known as
National Council of Affordable
Housing Market Analysts

NCHMA MEMBER CERTIFICATION

This market study has been prepared by Gill Group, Inc., a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts' industry. These standards include the *Standard Definitions of Key Terms Used in Market Studies*, and *Model Content Standards for the Content of Market Studies*. These Standards are designed to enhance the quality of market studies and to make them easier to prepare, understand, and use by market analysts and by the end users. These Standards are voluntary only, and no legal responsibility regarding their use is assumed by the National Council of Housing Market Analysts.

Gill Group, Inc. is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in the National Council of Housing Market Analysts (NCHMA) educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. Gill Group, Inc. is an independent market analyst. No principal or employee of Gill Group, Inc. has any financial interest whatsoever in the development for which this analysis has been undertaken.

Samuel T. Gill
Market Analyst
August 22, 2019

PART I:

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

It is the opinion of the analyst that a market does exist for the 60-unit development designed for families. The existing development designed for families is viable within the market area. The report was prepared assuming that the project will be rehabilitated as detailed in this report.

Project Description

The subject, Morris Heights Apartments, is an existing 60-unit development designed for families. The site is located at 24 Morris Street, Statesboro, Bulloch County, Georgia, 30458. Morris Street is located west of the subject and connects to Main Street/Westside Road which connects directly to U.S. Highway 25.

The existing development contains five two-story walk-up buildings. The property is 100 percent occupied. The property contains eight one-bedroom/one-bath units with 624 square feet for a total of 4,992 square feet; 24 two-bedroom/one-bath units with 816 square feet for a total of 19,584 square feet; and 28 three-bedroom/one-bath units with 1,104 square feet for a total of 30,912 square feet. The total net rentable area is 55,488 square feet.

The following chart lists the subject’s proposed unit distribution by unit type, size, income restriction and rent structure.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	8	624	60%	\$604	\$759	\$59	\$700
2/1	24	816	60%	\$726	\$933	\$83	\$850
3/1	28	1,104	60%	\$837	\$1,076	\$101	\$975

The subject is a Section 8 property. As complete, it will continue to be a Section 8 property and will also be Low Income Housing Tax Credit at 60 percent of the area median income. The subject’s proposed rents are higher than the maximum allowable LIHTC rents. However, due to the subject’s project-based rental subsidy, the tenants will never be required to pay more than 30 percent of their gross income toward rents and utilities.

Unit amenities include a refrigerator, range/oven, washer hook-up, vinyl flooring, blinds, walk-in closet and coat closet. Upon completion of renovations, the units will also contain a microwave. Project amenities include a playground, on-site management and on-site maintenance. The subject’s unit mix and project amenities are similar to most surveyed comparables.

The subject’s unit mix of one-, two- and three-bedroom units is suitable in the market. The subject’s unit sizes are smaller than the average unit size of the comparables surveyed. However, the subject maintains a stabilized occupancy. Therefore, the unit sizes do not appear to have a negative impact on the marketability of the units.

The subject property's proposed net rents are lower than the market rents of \$745 for the one-bedroom units and \$885 for the two-bedroom units and are higher than the market rent of \$925 for the three-bedroom units. The analyst was able to locate and verify 11 market-rate complexes within the subject's market area. It is believed that the comparables used in the rent grid analysis were the best available. The subject's current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable.

Site Description/Evaluation

The subject is located at 24 Morris Street and contains approximately 7.20 acres. The subject property is currently zoned R-4, High Density Residential District. The subject is a legal, conforming use. Morris Street is located west of the subject and connects to Main Street/Westside Road which connects directly to U.S. Highway 25. Due to the subject's location on a secondary road, it is the opinion of the analyst that there is average visibility/access to the site.

The subject neighborhood is comprised primarily of single-family residences and is approximately 100 percent built up. Approximately 70 percent of the land use is made up of single-family residences. About 20 percent is comprised of multifamily dwellings. Another 10 percent of the land use is made up of commercial properties. The area is mostly suburban.

The site is located near a major thoroughfare which provides it with average visibility and access. The crime rate for the area is higher than the state average. The subject is located in close proximity to most major services. There are multiple pharmacies, convenience stores, department stores, schools, banks and restaurants within two miles of the site. In addition, government and health care facilities are located within a reasonable distance from the subject. The subject is an existing development designed for families. The subject will be 100 percent Section 8 and Low Income Housing Tax Credit, with 100 percent of its units set at 60 percent of the area median income, which will provide affordable housing to residents in the area. The site has no apparent weaknesses.

Market Area Definition

The market area for the subject consists of Bulloch County. The primary market area encompasses the area within the following boundaries: North – Jenkins and Screven Counties; East – Screven and Effingham Counties; South – Evans and Bryan Counties; and West – Emanuel, Candler and Evans Counties. The northern boundary is approximately 13.40 miles from the subject. The western boundary is approximately 8.85 miles from the subject, and the eastern boundary is approximately 14.95 miles from the subject. The southern boundary is approximately 20.85 miles from the subject.

Community Demographic Data

In 2000, this geographic market area contained an estimated population of 55,983. By 2010, population in this market area had increased by 25.4 percent to 70,217. In 2019, the population in this market area had increased by 10.6 percent to 77,665. It is projected that between 2019 and 2020, population in the market area will increase 2.4 percent to 79,538. It is projected that between 2020 and 2024, population in the market area will increase 3.5 percent to 82,347.

Between 2000 and 2010, the market area gained 482 households per year. The market area gained 318 households per year between 2010 and 2019 and gained an additional 333 households between 2019 and 2020. The market area is projected to continue to gain households through 2024. The households in the market area are split, with approximately 54 percent being owner-occupied. The percentage of owner-occupied is projected to remain stable through 2024.

Of the surveyed comparables, one-bedroom units typically range from \$347 to \$1,025 per month; two-bedroom units typically range from \$372 to \$1,199 per month; and three-bedroom units typically range from \$690 to \$1,346 per month. There were no four-bedrooms in the market area for comparison. These rental rates have remained similar within the past few years.

Households who have between one and two persons and annual incomes between \$20,709 and \$25,800 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately seven percent (7.3%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes between \$24,891 and \$29,040 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately six percent (5.5%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes between \$28,697 and \$34,800 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately seven percent (6.7%) of the primary market area tenants are within this range.

According to www.realtytrac.com, there are currently 12 properties for sale that are in some stage of foreclosure within the subject's zip code. This ratio is in the mid-range for the City of Statesboro. In July 2019, the number of properties that received a foreclosure filing in zip code 30458 was 200 percent lower than the previous month and 100 percent higher than the same time last year. The zip code's foreclosure rate is 0.03 percent, while the City of Statesboro's foreclosure rate is also 0.03 percent. Both are lower than the state's foreclosure rate which is 0.05 percent. They are similar to Bulloch County's foreclosure rate of 0.04 percent. The number of foreclosures per month has risen significantly since May 2019. Therefore, it appears that the foreclosure rate in the area is increasing. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

Economic Data

The economy of the market area is based on manufacturing; educational, health and social services; and entertainment and recreation services. Each of these industries has experienced reasonable growth within the past few years.

Employment in Statesboro has been increasing an average of 1.5 percent per year since 2005. Employment in Bulloch County has been increasing an average of 1.8 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.8 percent per year since 2005. The unemployment rate for Statesboro has fluctuated from 5.6 percent to 13.0 percent over the past 10 years. These fluctuations are in line with the unemployment rates for Bulloch County and higher than the unemployment rates for the State of Georgia.

According to the Statesboro Herald there have been several new businesses open in Statesboro in the past year, including but not limited to J.C Lewis Ford, Aldi, Jimmy Jazz, Reflective Collection and Board & Brush. In addition, the Tormenta Football Club is building a new stadium which will also contain retail spaces.

According to the Georgia Department of Labor, there have been no Worker Adjustment and Retraining Notification (WARN) Notices issued in the market area over the past three years.

Overall, it appears that the area is stable. The U.S. Bureau of Labor Statistics data shows a relatively stable unemployment rate that is in line with the unemployment rate for the city as a whole. For this reason, it is believed that the area will continue to remain stabilized.

Project-Specific Affordability and Demand Analysis

The following table uses a 35 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each LIHTC unit. The following table lists the number of households within the required target income for each unit type.

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$604	\$20,709	\$34,800	16.7%	2,097
1 BR (All)	\$604	\$20,709	\$25,800	7.3%	567
2 BR (All)	\$726	\$24,891	\$29,040	5.5%	342
3 BR (All)	\$837	\$28,697	\$34,800	6.7%	321

The following chart indicates the net demand and the capture rates:

AMI	Unit Size	Income Limits	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA @ 624 SF	\$20,709 to \$25,800	0	903	1	902	0.0%	N/A	\$745	N/A	\$700
	2 BR/1 BA @ 816 SF	\$24,891 to \$29,040	0	903	7	896	0.0%	N/A	\$885	N/A	\$850
	3 BR/1 BA @ 1,104 SF	\$28,697 to \$34,800	0	903	5	898	0.0%	N/A	\$925	N/A	\$975
Total for Project	60% AMI	\$20,709 to \$34,800	0	903	13	890	0.0%	N/A	\$745-\$925	N/A	\$700-\$975

The subject is an existing Section 8 property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 100 percent occupied, with no vacant units. The subject has subsidy for all units. Additionally, all tenants are and will remain income qualified. The subject contains no tenants who are considered rent burdened as determined under the LIHTC program. It is unlikely that the tenants could find comparable housing with rents low enough to meet the affordability requirements even if there were any tenants that were rent overburdened. Therefore, it is probable that these tenants would choose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. Therefore, only the subject's vacant units were included in the capture rate calculations. Additionally, there was no tax credit comparables located in the market area constructed within the past two years that would compete with the subject; however, there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are 13 vacancies in competitive projects in the market area, and there are no properties that have not yet reached stabilized occupancy. Therefore, there is a total of 13 units that should be subtracted from the demand. The subject will need to capture 0.0 percent.

Competitive Rental Analysis

There was a total of 20 confirmed apartment complexes in the market area, including the subject. There were 46 vacant units at the time of the survey out of 1,724 surveyed, for an overall vacancy rate of 2.6 percent. There are currently five competitive properties in the market area. These properties currently have 19 vacant units out of 402 surveyed, for an overall competitive vacancy rate of 4.7 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

Market rent grids were completed for the subject. The subject property's proposed net rents are lower than the market rents of \$745 for the one-bedroom units and \$885 for the two-bedroom units and are higher than the market rent of \$925 for the three-bedroom units. The analyst was able to locate and verify 11 market-rate complexes within the subject's market area. It is believed that the comparables used in the rent grid analysis were the best available. The subject's current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable.

Absorption/Stabilization Estimate

The subject is an existing multifamily development that contains 60 one-, two- and three-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units.

Conclusion

The property is currently applying for Low Income Housing Tax Credits. However, the subject does not need to capture any of the demand as all units have project-based Rental Assistance. Therefore, it is believed that the subject will continue to be a viable development.

Summary Table:
(must be completed by the analyst in the executive summary)

Development Name:		Morris Heights Apartments			Total # Units:		60		
Location:		24 Morris Street, Statesboro, Georgia			# LIHTC Units:		60		
PMA Boundary:		North – Jenkins and Screven Counties; South – Evans and Bryan Counties; East – Screven and Effingham Counties; West – Emanuel, Candler and Evans Counties							
		Farthest Boundary Distance to Subject: 20.85 Miles							
RENTAL HOUSING STOCK (found on pages 77-102)									
Type	# Properties			Total Units	Vacant Units			Average Occupancy	
All Rental Housing	20			1,724	46			97.4%	
Market-Rate Housing	11			1,115	16			98.6%	
Assisted/Subsidized Housing not to include LIHTC	7			447	18			95.9%	
LIHTC	2			162	12			92.5%	
Stabilized Comps	19			1,604	34			97.8%	
Properties in Construction & Lease Up	0			0	0			0.0%	
Subject Development					Average Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	# Baths	Size SF	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
8	1	1	624	\$700	\$745	\$1.19	6.0%	\$750	\$1.20
24	2	1	816	\$850	\$885	\$1.08	4.0%	\$925	\$1.13
28	3	1	1,104	\$975	\$925	\$0.84	-5.4%	\$1,045	\$0.95
Capture Rates (found on page 74)									
Target Population				30%	50%	60%	Market-rate	Other:	Overall
Capture Rate						0.0%			0.0%

PART II:

PROJECT DESCRIPTION

PROJECT DESCRIPTION

Project Name: Morris Heights Apartments
Location: 24 Morris Street
Statesboro, Bulloch County, Georgia 30458

Project Type: Family

Construction Type: Existing Rehab Development

The existing development contains five two-story walk-up buildings. The property is 100 percent. The property contains eight one-bedroom/one-bath units with 624 square feet for a total of 4,992 square feet; 24 two-bedroom/one-bath units with 816 square feet for a total of 19,584 square feet; and 28 three-bedroom/one-bath units with 1,104 square feet for a total of 30,912 square feet. The total net rentable area is 55,488 square feet. A copy of the plans is located in Addendum C.

Project Design

The subject contains five two-story walk-up buildings with wood frame construction with brick and vinyl siding exteriors. The property contains a total of 60 units and was constructed in 1972.

Unit Features, Project Amenities and Services

Unit amenities include refrigerator, range/oven, washer hook-up, vinyl flooring, blinds, walk-in closet and coat closet. Upon completion of renovations, the units will also contain a microwave. Project amenities include a playground, on-site management and on-site maintenance.

Parking

The subject contains open parking areas with approximately 90 parking spaces.

Utilities

The following table describes the project's utility combination.

UTILITY SCHEDULE		
Utility	Type	Who Pays
Heat	Forced Air Gas	Landlord
Air Conditioning	Central Electric	Tenant
Hot Water	Gas	Landlord
Cooking	Gas	Landlord
Other Electric	Electric	Tenant
Cold Water/Sewer	N/A	Landlord
Trash Collection	N/A	Landlord

Unit Mix, Size and Rent Structure

The subject currently contains 60 total units and is 100 percent occupied. The following chart lists the subject's existing unit distribution by unit type, size, income restriction and rent structure.

Unit Type	# of Units	Avg. Square Footage	Contract Rent	Utility Allowance
1/1	8	624	\$619	\$59
2/1	24	816	\$726	\$83
3/1	28	1,104	\$861	\$101
	60			

The following chart lists the subject's proposed unit distribution by unit type, size, income restriction and rent structure.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	8	624	60%	\$604	\$759	\$59	\$700
2/1	24	816	60%	\$726	\$933	\$83	\$850
3/1	28	1,104	60%	\$837	\$1,076	\$101	\$975

The subject is a Section 8 property. As complete, it will continue to be a Section 8 property and will also be Low Income Housing Tax Credit at 60 percent of the area median income upon completion of renovations. The subject's current and proposed rents are higher than the maximum allowable LIHTC rents for the. However, due to the subject's project-based rental subsidy, the tenants will never be required to pay more than 30 percent of their gross income toward rents and utilities.

Eligibility

Households who have between one and two persons and annual incomes between \$20,709 and \$25,800 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately seven percent (7.3%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes between \$24,891 and \$29,040 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately six percent (5.5%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes between \$28,697 and \$34,800 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately seven percent (6.7%) of the primary market area tenants are within this range.

LIHTC INCOME LIMITS	
Person in Households	60%
1	\$22,560
2	\$25,800
3	\$29,040
4	\$32,220
5	\$34,800
6	\$37,380

Source: HUD

Current Occupancy Levels

The subject is currently 100 percent occupied, with no vacant units. Historically, the subject's occupancy rate has ranged from 98 to 99 percent for the past three years.

Rehabilitation

The property will undergo rehabilitation and will be in good condition. The proposed scope of work is comprehensive and includes replacement of appliances, kitchen cabinets, bathroom vanities and medicine cabinets, windows, interior and exterior doors, hot water heaters, air conditioning units, toilets and baths, flooring and structural elements such as exterior brick and wall supports, roofing and re-grading and striping of the parking lots. In addition, each unit will also contain a microwave. The rehabilitation is anticipated to take approximately 12 months, beginning in January 2020.

PART III:
SITE EVALUATION

SITE EVALUATION

Date of Inspection: August 13, 2019

Site Inspector: Todd Poer

Project Location

The subject is located at 24 Morris Street in the southern portion of the City of Statesboro, Georgia. Morris Street is located west of the subject and connects to Main Street/Westside Road which connects directly to U.S. Highway 25.

Site Characteristics

The subject neighborhood is comprised primarily of single-family residences and is approximately 100 percent built up. Approximately 70 percent of the land use is made up of single-family residences. About 20 percent is comprised of multifamily dwellings. Another 10 percent of the land use is made up of commercial properties. The area is mostly suburban.

Zoning

According to the City of Statesboro, the subject is zoned R-4, High Density Residential District. The subject is a legal, conforming use. Therefore, it is unlikely that a zoning change will occur. The subject appears to meet site and setback requirements and appears to conform to the current zoning restrictions. The subject could be re-built if it were destroyed. Since there are no obvious conflicts between the subject property and the zoning of the property, there is no negative impact on the market value by the zoning classification.

Surrounding Land Uses

Single-family residences and commercial properties are located to the north of the subject. Vacant land and single-family residences are located to the south and east of the subject. Vacant land and commercial properties are located east of the subject. A solar panel farm and vacant land are located west of the site.

Developments

Existing developments within the market area include Beacon Place Apartments, Southern Pointe Apartments, Lainer Place Apartments, The Connection at Statesboro, Chandler Heights Apartments, Little Lott's Creek Apartments, Greenbriar Apartments, The Village at Mill Creek Apartments, The Garden District Apartments, Hawthorne Court Apartments, Market 100, Blakewood Apartments, Fox Ridge Apartments, Wildwood Villas I and Wildwood II Apartments, Madison Meadows Apartments, Eastview Apartments, Statesboro Summit Apartments, 24 East

Apartments and Newport Trace Apartments. Of the aforementioned properties, five of the restricted family housing properties will compete directly with the subject's units. Blakewood Apartments is a Section 8/RD property and will compete with the one-, two- and three-bedroom units. This property has an overall vacancy of 2.0 percent. Fox Ridge Apartments is a Section 8 property and will compete with the one-, two- and three-bedroom units. This property has an overall vacancy of 5.0 percent. Madison Meadows Apartments is a LIHTC/Market property and will compete with the two- and three bedroom units. This property has a vacancy of 10.0 percent. Statesboro Summit Apartments is Section 8/LIHTC property and will compete with the one- and two-bedroom units. This property has a vacancy of 1.0 percent. Newport Trace Apartments is a LIHTC property and will compete with the one- and two-bedroom units. This property has a vacancy of 0.0 percent. Wildwood Villas I, Wildwood Meadows Apartments, Eastview Apartments and 24 East Apartments are Rural Development properties and will not be directly competitive with the subject. Beacon Place Apartments, Southern Pointe Apartments, Lainer Place Apartments, The Connection at Statesboro, Chandler Heights Apartments, Little Lott's Creek Apartments, Greenbriar Apartments, The Village at Mill Creek Apartments, The Garden District Apartments, Hawthorne Court Apartments and Market 100 are all market-rate properties that will not directly compete with the subject.

Schools

According to AreaVibes, the subject is served by the Bulloch County School District. There are currently 12 public schools, four private schools and two post-secondary schools in Statesboro. The average test score for the area is 25.0 percent. Approximately 81.0 percent of people in the district have completed high school. The subject will be served by Statesboro High School, William James Middle School and Mill Creek Elementary.

Transportation

Major highways in the County of Bulloch include Interstate 16; U.S. Highways 25, 80 and 301; and State Highways 26, 67, 73 and 404. Statesboro is home to the Statesboro Municipal Airport. Savannah International Airport is located approximately 40 miles from the county line.

Health Services

East Georgia Regional Medical Center and Charlie Norwood VA Medical Center are the two major hospitals in Statesboro and serve the residents of Statesboro and Bulloch County. Other medical services in the area include the following: St. Joseph's /Candler Urgent Care-Statesboro, East Georgia Health Care Center, The Comprehensive Wound Healing Center, Statesboro E.N.T. & Sinus Center, Children's Medical Services and East Georgia Foot & Ankle Center.

Parks and Recreational Opportunities

Statesboro and Bulloch County offer several recreational opportunities, including Portal Park, Stilson Park, Nevils Park, Brooklet Park and Mill Creek Regional Park and a disc golf course.

Crime

According to AreaVibes, approximately 391 per 100,000 residents are victims of a violent crime annually, and approximately 3,012 per 100,000 residents are victims of a property crime each year. For the city, there were a total of 1,087 crimes reported, 125 violent crimes and 962 property crimes. The crime rate for the area is 6.0 percent higher than the overall crime rate for the State of Georgia. The total number of crimes in the city has decreased 6.0 percent within the past year, according to AreaVibes. There is a 1 in 256 chance of being the victim of a violent crime and a 1 in 34 chance of being the victim of a property crime within the Statesboro area. There are no major adverse influences or hazards observed or known by the appraiser in the immediate surrounding area.

Visibility/Access

The subject property is located at 24 Morris Street. Morris Street is located west of the subject and connects to Main Street/Westside Road which connects directly to U.S. Highway 25. Due to the subject's location near a major thoroughfare, it is the opinion of the analyst that there is average visibility/access to the site.

Planned Road & Infrastructure Improvements

At the time of the physical inspection, there were no planned road or infrastructure improvements in the area surrounding the subject property.

Environmental

A copy of a Phase I Environmental Site Assessment was not provided to the analyst with this assignment. No environmental hazards were observed on the site on the date of the inspection.

Community and Site Strengths and Weaknesses

Strengths – The site is located near a major thoroughfare which provides it with average visibility and access. The family development provides affordable housing to residents in the area.

Weaknesses – The site has no apparent weaknesses.



View of Sign



View of Entrance



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Accessory Building



View of Office



View of Maintenance Area



View of Mail Center



View of Playground



View of Playground



View of Typical Living Area



View of Typical Kitchen



View of Typical Bedroom



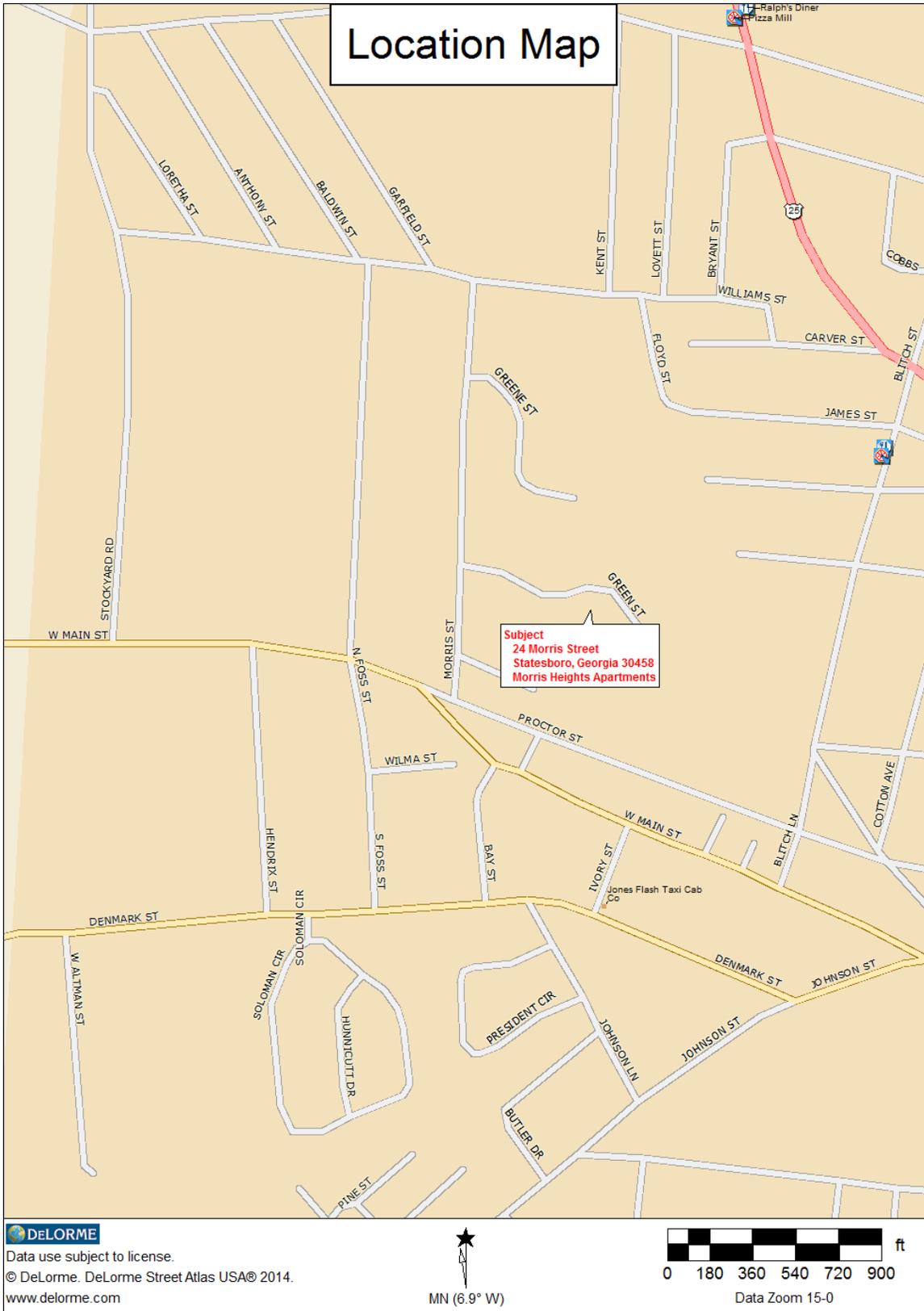
View of Typical Bath

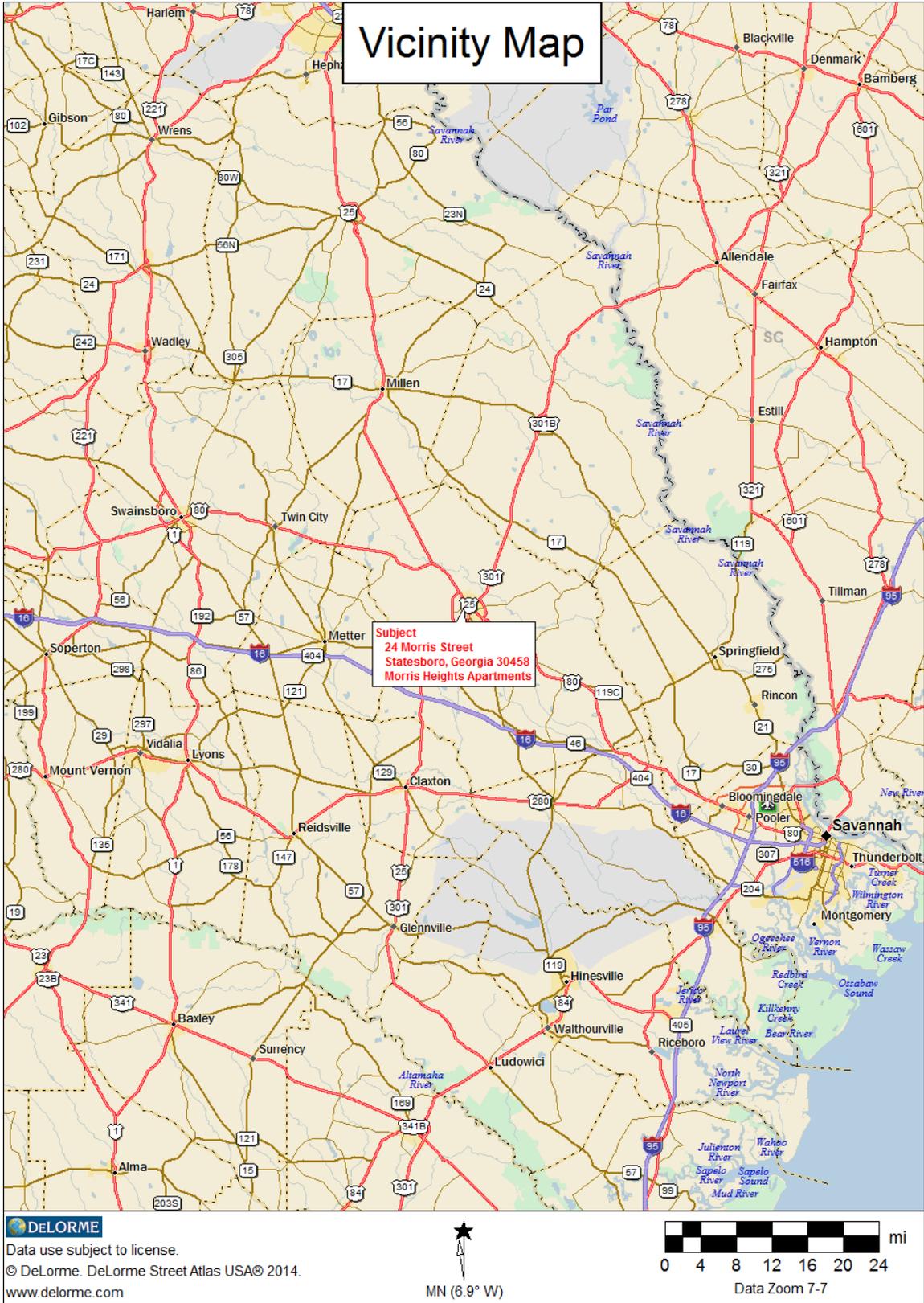


View of Parking Lot



View of Street

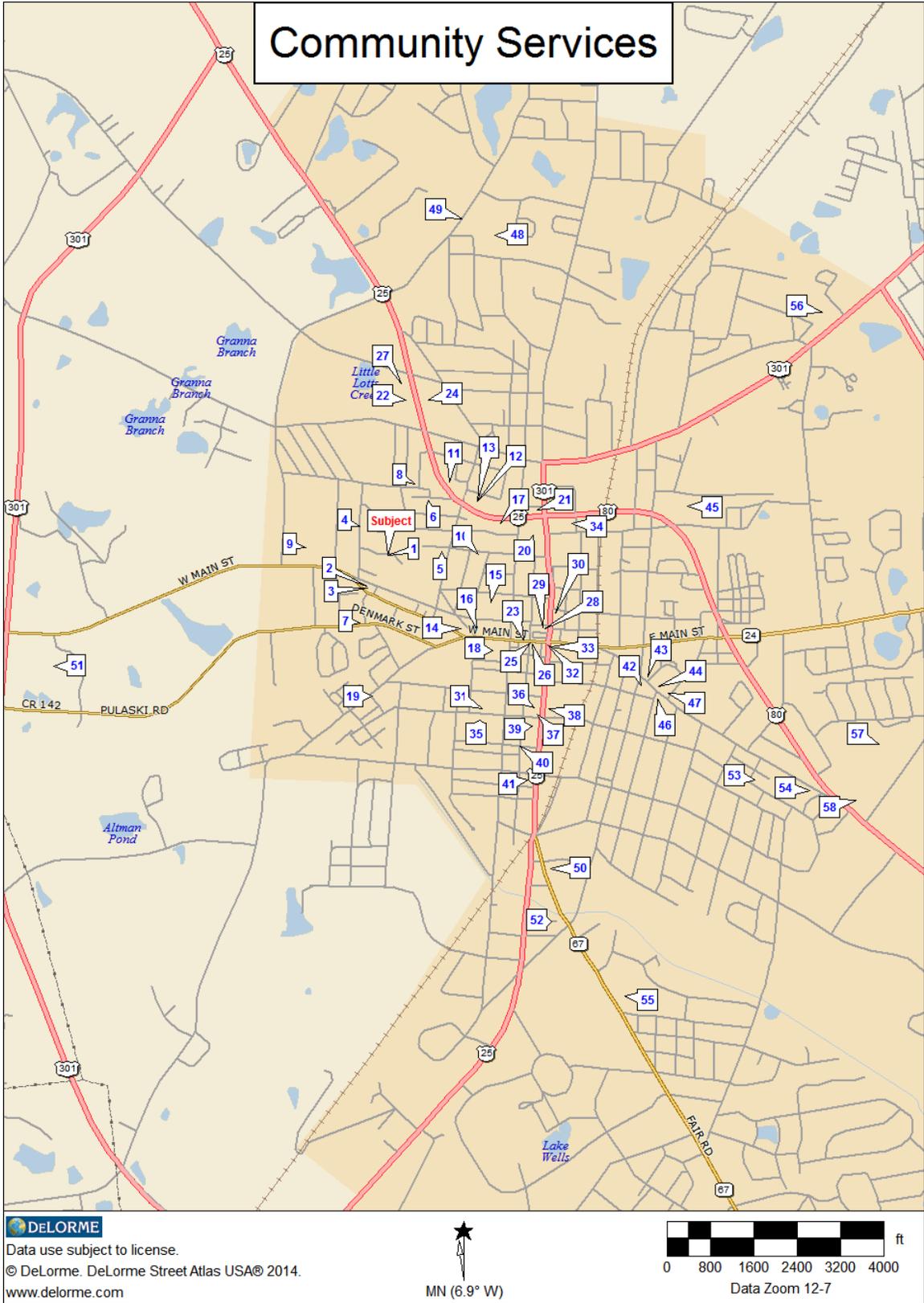




BANKING SERVICES		
Legend	Service	Distance From Site
20	Farmers & Merchants Bank	0.51
30	BB&T	0.62
33	Synovus Bank	0.65
39	Queensborough National Bank & Trust	0.78
43	Statesboro Bank (Division of Glennville Bank)	1.00
GROCERY SUPERMARKET AND BAKERY SERVICES		
Legend	Service	Distance From Site
12	Family Dollar	0.36
22	Food World	0.55
45	Save A Lot	1.06
55	Food World	1.74
PHARMACY SERVICES		
Legend	Service	Distance From Site
17	Walker Pharmacy	0.41
24	Fred's Pharmacy	0.56
42	The Prescription Shop	0.99
52	CVS Pharmacy	1.40
53	Medical Center Pharmacy	1.50
RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES		
Legend	Service	Distance From Site
2	Kickback Shack	0.13
27	Subway	0.60
34	Dairy Queen Grill & Chill	0.65
36	Beaver House Restaurant	0.73
37	Pizza Hut	0.76
CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES		
Legend	Service	Distance From Site
3	Exclusively Divine Boutique	0.13
13	Family Dollar	0.36
23	Reflective Collective	0.55
26	Southern Soaked	0.59
29	On Time Fashion	0.61

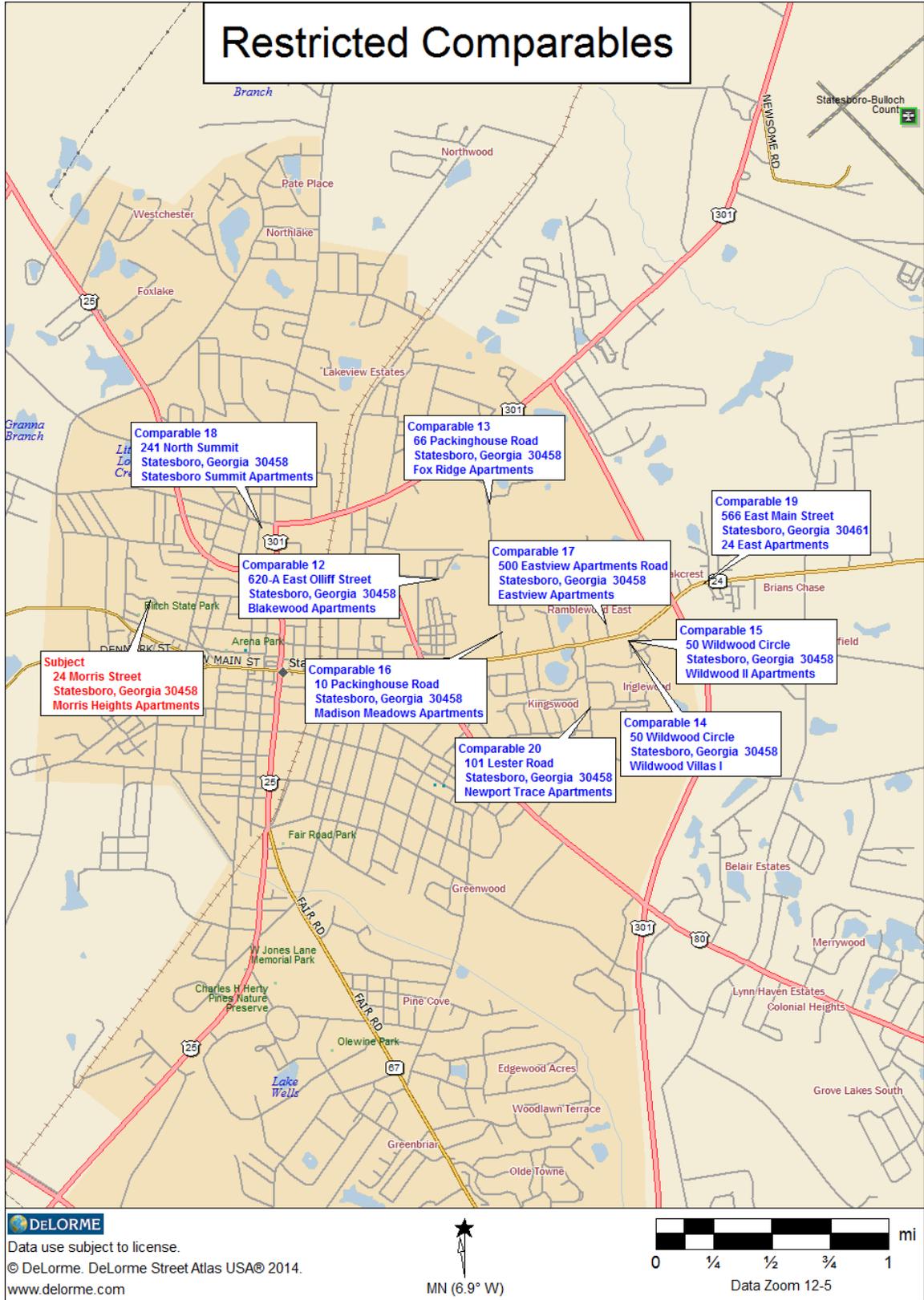
SALON/BARBER FLORIST AND JEWELRY STORE SERVICES		
Legend	Service	Distance From Site
1	Canilla's Place	0.00
8	Betty Beauty Shop	0.27
11	The Hair Masters	0.33
25	Merle Norman Cosmetic Studio	0.58
28	67 Styles Paul Mitchell Focus Salon & Spa	0.60
HOSPITAL, DENTIST, DOCTOR, SPA AND GYM SERVICES		
Legend	Service	Distance From Site
32	East Georgia Hospital	0.64
44	Savannah Avenue Recovery & Health, LLC	1.05
46	Vision Source	1.07
47	Thomas Dental Center	1.09
54	Statesboro Pediatric Clinic	1.68
58	Charlie Norwood VA Medical Center	1.84
LIBRARY, MUSEUM, ZOO AND AQUARIUM SERVICES		
Legend	Service	Distance From Site
38	Statesboro Regional Public Libraries	0.77
PARK AND AMUSEMENT PARK SERVICES		
Legend	Service	Distance From Site
5	Luetta Moore Park	0.19
50	Statesboro Bulloch County Park	1.23
POST OFFICE SERVICES		
Legend	Service	Distance From Site
18	United States Postal Service	0.49
CONVENIENCE STORE GAS STATION SERVICES		
Legend	Service	Distance From Site
14	Gary's Food Mart	0.36
16	Pojo's Country Club	0.40
19	Donald D's Korner Store	0.49
21	Enmarket	0.54
41	Sunoco Gas	0.92
CHURCH, SYNAGOGUE, TEMPLE AND MOSQUE SERVICES		
Legend	Service	Distance From Site
4	Pentecostal Church of God	0.14
6	Stevens Temple Church of Christ	0.25
7	True Born Church of Christ Deliverance Center	0.26
10	Historical First African Church	0.32

15	Elm Street Church of God	0.39
POLICE, CITY HALL AND COURTHOUSE SERVICES		
Legend	Service	Distance From Site
31	Statesboro Police Department	0.62
56	Bulloch County Sheriff's Office	1.74
FIRE STATION SERVICES		
Legend	Service	Distance From Site
35	Statesboro Fire Department - Station 1	0.66
SCHOOL SERVICES		
Legend	Service	Distance From Site
9	Julia P. Bryant Elementary School	0.29
40	Statesboro FUMC	0.81
48	Mattie Lively Elementary School	1.18
49	Little Rascal's Child Care and Learning Center	1.20
51	Bulloch Academy	1.23
57	Statesboro High School	1.83



SUBSIDIZED/RESTRICTED LEGEND

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Blakewood Apartments	Section 8/Rural Development	1.8 Miles
Fox Ridge Apartments	Section 8	2.5 Miles
Wildwood Villas I	Rural Development	2.7 Miles
Wildwood II Apartments	Rural Development	2.7 Miles
Madison Meadows Apartments	LIHTC/Market	2.4 Miles
Eastview Apartments	Rural Development	2.8 Miles
Statesboro Summit Apartments	Section 8/LIHTC	1.2 Miles
24 East Apartments	Rural Development	3.1 Miles
Newport Trace Apartments	LIHTC	2.9 Miles



PART IV:

MARKET AREA

MARKET AREA

Following is a list of considerations used when determining the market area:

- Population and Households Counts: The number of households in a market area is directly proportionate to its geographic size within an individual market. Total householders residing in a market area can greatly influence demand calculations.
- General Demographics: The socio-economic composition of a market area including income, household size and tenure can be largely influenced by the erroneous inclusion or exclusions of non-comparable areas.
- Demand: Too large of a market may result in overstating demand for a proposed development. Conversely, too conservative of a market area may discount the demand for new product, especially if a lack of quality housing currently exists.
- Supply Analysis: While a larger market area generally includes higher household totals, it likewise may include a higher number of directly comparable units. If using demand methodologies that net out recently constructed and comparable rental units from the demand estimate, the increase in the number of comparable units can outweigh the increase in demand.
- Competitive Stock: The existing rental stock surveyed for a market study is dependent on the number of rental properties in a given market and therefore the boundaries of a primary market area. If existing developments are going to be used as “comparables”, they should be located in the primary market area, if possible.
- Attainable Rents: If the market area includes non-comparable areas, the analysis may use comparables projects that suggest that a project can achieve rents that area significantly higher or lower than the rents its micro location will support.
- Location of Competitive Properties: A primary consideration in defining a market area is identifying those locations that offer alternative opportunities to a potential renter for a subject site. The managers of existing comparable properties near the site are excellent sources in determining those competitive locations.
- Accessibility: Available transportation linkages including both traffic arteries and mass transit options can influence the size of the market. Mass transit can have a significant impact on projects addressing very low income households for which transportation options may be limited.
- Natural Boundaries: Natural boundaries including rivers and mountains can restrict the mover-ship within a market due to a lack of accessibility.
- Housing Project Characteristics: The availability of a unique structure type such as a high rise may alter the typical draw of a potential project.
- Market Perceptions: Whether grounded in reality or not, market perceptions can be a significant determinant of market area boundaries. Social stigmas often exist within sub-

markets, with residents from one side of a submarket may not move to a close by neighborhood, regardless of housing opportunities. The construction of a new, attractive rental community may not necessarily relieve this perception.

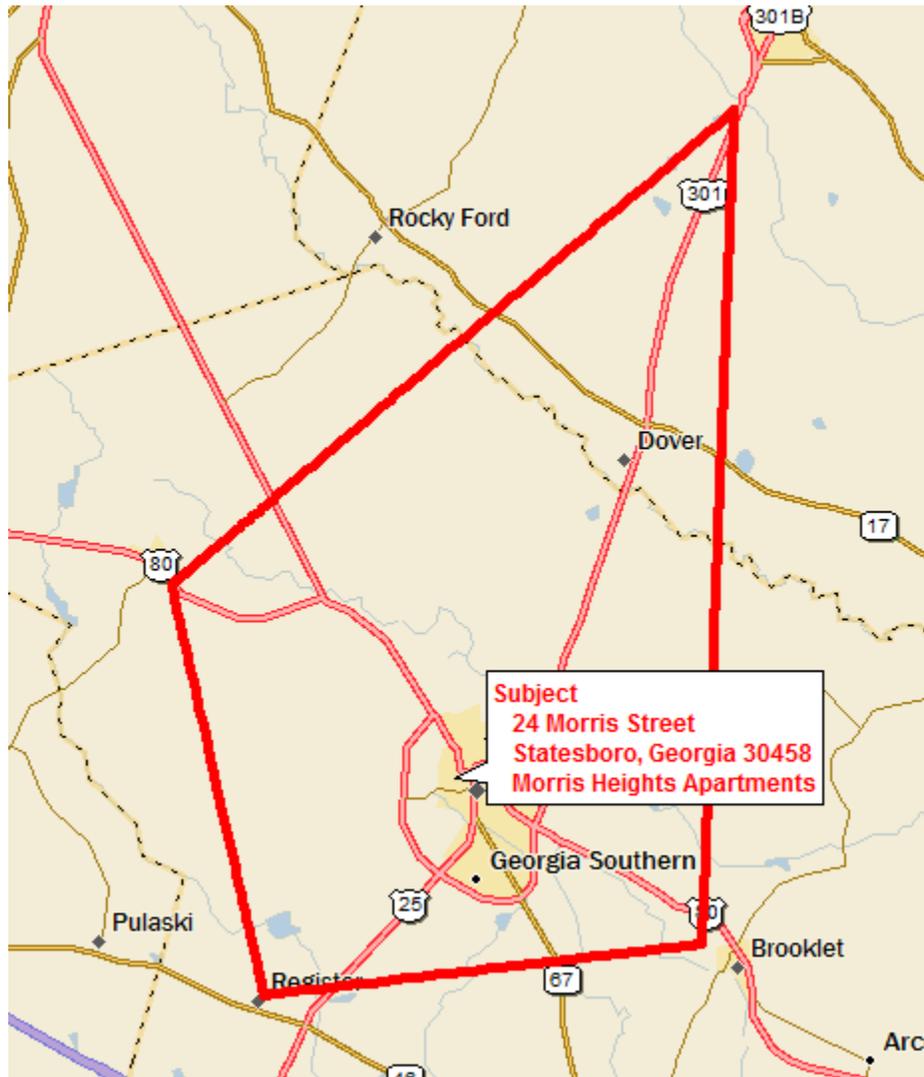
- **Commuting Patterns:** The time spent commuting and employment destination could often reveal distinct patterns. High percentages of workers with long commutes or working in neighboring counties are often indicators of a lack of affordable housing options near employment centers.
- **Target Market:** Proposed developments targeting a special needs population such as seniors generally draw from a larger geographic region. Given the smaller pool of qualified householders, the location and quantity of comparable stock is of additional importance. An acceptable market area for a family oriented rental community will often be too conservative for a rental community targeting senior rental householders.
- **Jurisdictional Boundaries:** Differences in the quality and services provided by school districts, municipalities, or counties often influence consumer location choices.
- **Local Agency Service Boundaries:** The geographic areas covered by local agencies, such as housing authorities, senior citizen centers, community-based organizations, or churches can be a strong indicator of market area boundaries, especially when the project has a community-based sponsor or co-sponsor.
- **Non-Geographic Factors:** Employees who might be expected to reside in a development as a result of planned or existing job opportunities and special needs households who are served by a multi-jurisdictional agency that covers communities that are clearly distinct market areas.

The National Council of Housing Market Analysts (NCHMA) Standards Committee also published a white paper called Best Practices for Rural Market Studies. In that paper, NCHMA discusses using the gravity model to determine market area boundaries in rural areas. The gravity model concept as it relates to housing market studies in rural areas is based on the concept that each town has some pull on the population in between the two towns. The pull is proportional to population and inversely proportional to distance. Market areas typically should not overlap for adjacent towns because the people who live between the two towns can only move to one town or the other. Overlapping market areas can result in overstated demand. Therefore, the gravity model allows for calculation of the population between the towns without overlapping the market areas.

The subject's City of Statesboro is adjacent to Portal to the west, Sylvania to the northeast, Brooklet to the southeast and Register to the southwest. The distance between the subject and Portal, Sylvania, Brooklet and Register were calculated, and the geographic boundaries were determined using the gravity model. According to the gravity model, the population of each adjacent city or town should be added to Statesboro. Then, the population of the subject city should be divided by the sum of the population of Statesboro and the adjacent city or town in order to determine the percentage of the distance to the adjacent city or town that the subject's city will pull population. For example, according to the U.S. Census Bureau, the subject city had a 2017 population of 31,379. The population of Portal is 567. These two populations are added together to reach a sum of 31,946. Next, Statesboro's population of 31,379 is divided by 31,946. The result is 98.2 percent ($(31,379 / (31,379 + 567)) = 98.2$ percent). Statesboro is approximately 8.87 miles from Portal. This distance is multiplied by 98.2 percent. The result is approximately 8.71 miles. Therefore, based on the gravity model, the pull for Statesboro is 8.71 miles beyond the city limits when heading west toward Portal. The same calculation was then applied to the distance between Sylvania, Brooklet and Register. The following table shows the 2017 population of each of the nearby cities, according to the U.S. Census Bureau as well as the distance of each from Statesboro. In addition, the table shows the estimated pull for Statesboro toward each of these cities:

Gravity Model Calculations			
Nearby City	Population	Distance from Subject City	Gravity Pull (in Miles)
Portal	567	8.87 Miles	8.71 Miles
Sylvania	2,452	18.91Miles	17.52Miles
Brooklet	1,612	5.01 Miles	4.76 Miles
Register	183	5.79 Miles	5.75 Miles

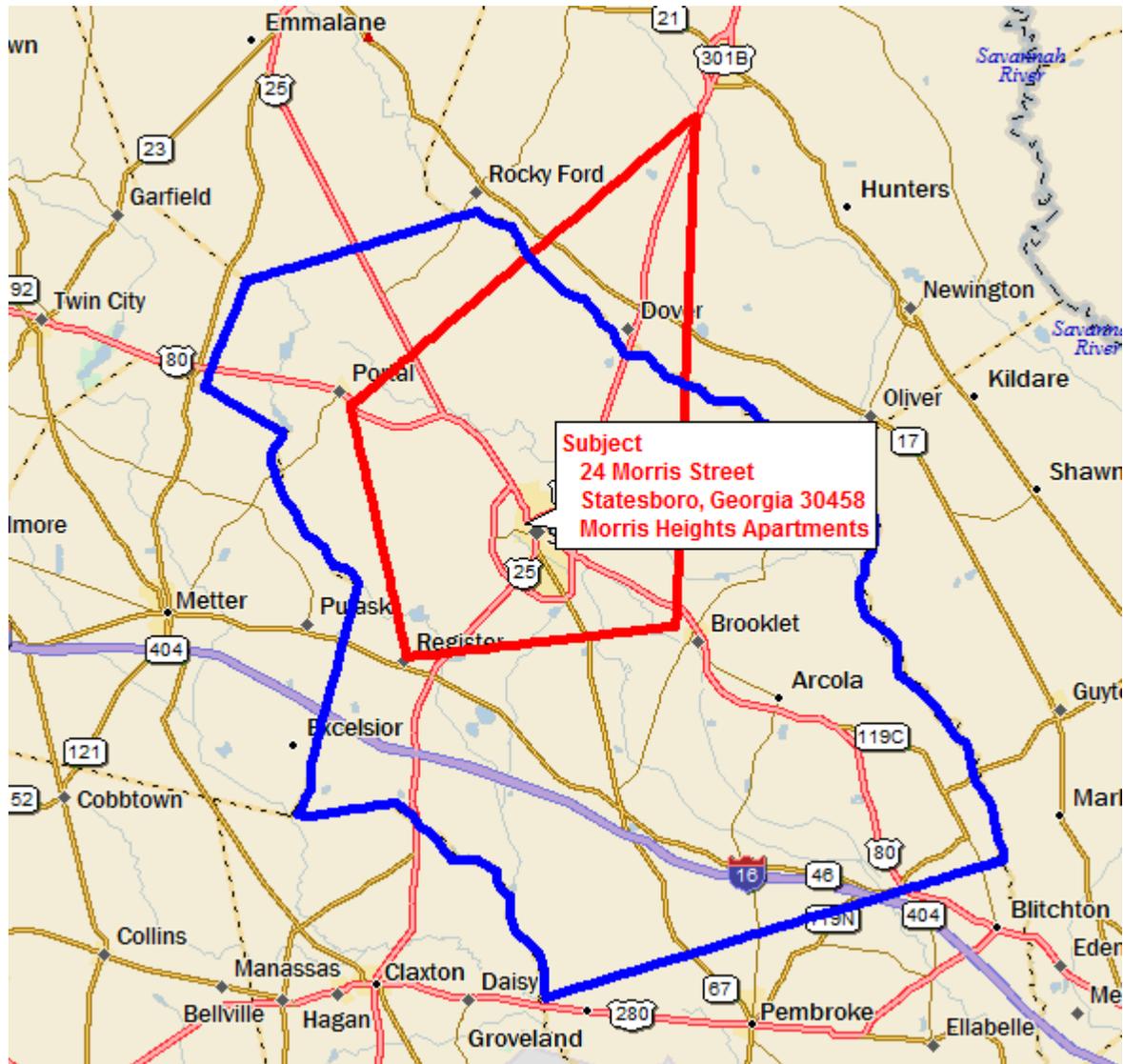
The following map shows what the market area would be if the gravity model based only on the data in the prior table:



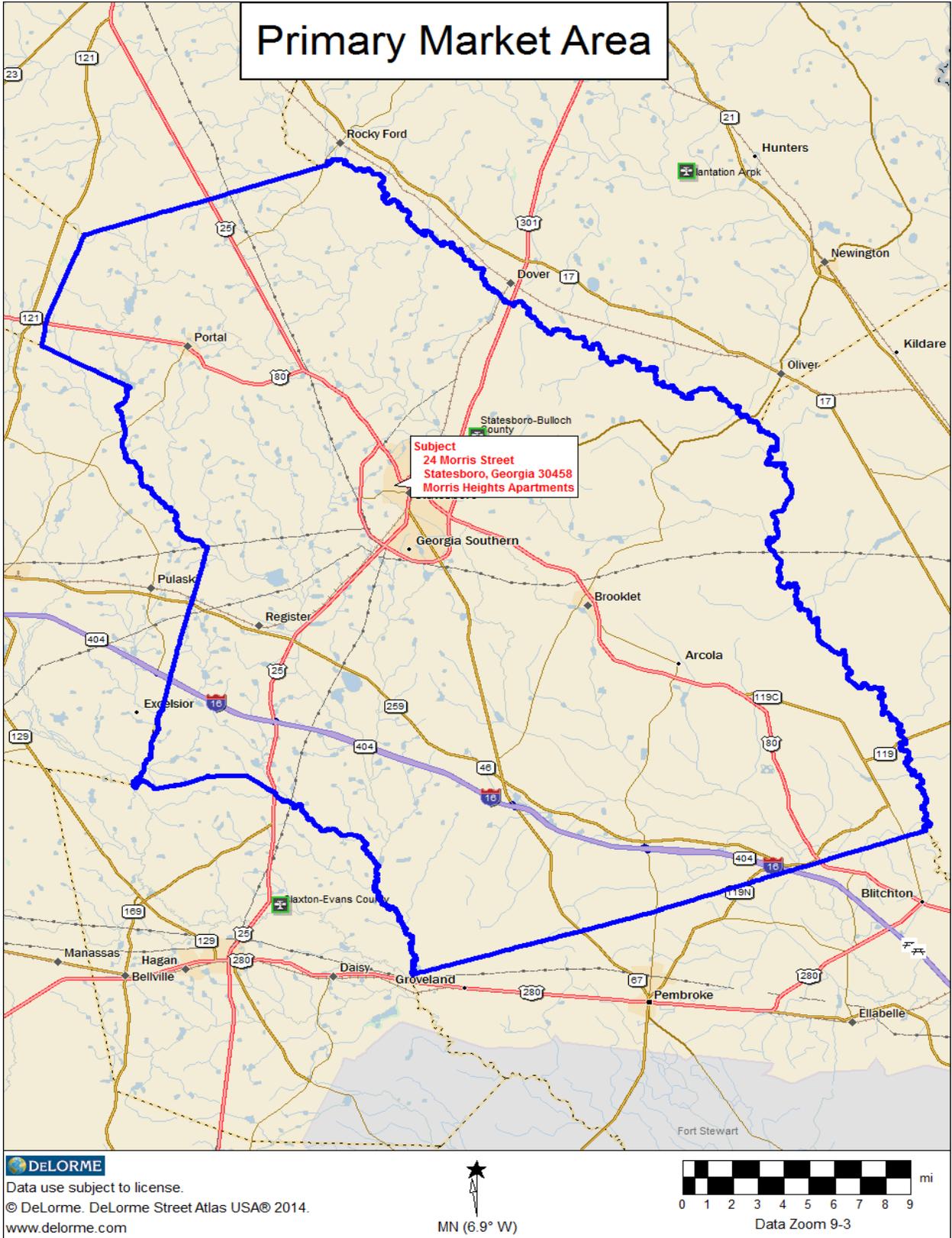
The basic market area shown in the map must be modified, however, because projected demographic data is available based on political boundaries and cannot be quantified based on the map shown on the previous page.

The gravity model map encompasses portions of the following census tracts: #1101.00, 1102.00, 1103.00, 1106.01, 1106.02, 1107.00 and 1108.00 in Bulloch County and 9706.00 in Screven County. Because demographic data is available for the census tracts but is not available for the area defined solely through the gravity model, the primary market area was expanded to include all of 1101.00, 1102.00, 1103.00, 1104.01, 1104.03, 1104.04, 1105.00, 1106.01, 1106.02, 1107.00, 1108.00 and 1109.00 in Bulloch County. As only a portion of census tract 9706.00 in Screven County was located in the gravity pull, it was excluded from the market area. In addition,

the census tracts help provide a more homogenous area from which the tenants may come. The following map shows the initial market area determined through the gravity model overlaid with the market area determined through these census tracts.



The market area for the subject consists of 1101.00, 1102.00, 1103.00, 1104.01, 1104.03, 1104.04, 1105.00, 1106.01, 1106.02, 1107.00, 1108.00 and 1109.00 in Bulloch County. The market area has the following boundaries: North – Jenkins and Screven Counties; East – Screven and Effingham Counties; South – Bryan County; and West – Candler and Evans Counties. The market area encompasses 689 square miles. According to Nielsen Claritas and Ribbon Demographics, the market area has a 2019 population of 77,665.



PART V:

COMMUNITY DEMOGRAPHIC DATA

COMMUNITY DEMOGRAPHIC DATA

Population Trends

The subject is located in the City of Statesboro, Georgia. The market area for the subject consists of Bulloch County. The primary market area encompasses the area within the following boundaries: North – Jenkins and Screven Counties; East – Screven and Effingham Counties; South – Evans and Bryan Counties; and West – Emanuel, Candler and Evans Counties.

In 2000, this geographic market area contained an estimated population of 55,983. By 2010, population in this market area had increased by 25.4 percent to 70,217. In 2019, the population in this market area has increased by 10.6 percent to 77,665. It is projected that between 2019 and 2020, population in the market area will increase 2.4 percent to 79,538. It is projected that between 2020 and 2024, population in the market area will increase 3.5 percent to 82,347.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
BULLOCH COUNTY	2000	55,983				
Estimated Projected Projected Projected	2010	70,217	14,234	25.4%	1,423	2.5%
	2019	77,665	7,448	10.6%	828	1.2%
	2020	79,538	1,873	2.4%	1,873	2.4%
	2024	82,347	2,809	3.5%	702	0.9%
STATESBORO	2000	22,698				
Estimated Projected Projected Projected	2010	28,422	5,724	25.2%	572	2.5%
	2019	31,104	2,682	9.4%	298	1.0%
	2020	31,744	640	2.1%	640	2.1%
	2024	32,704	960	3.0%	240	0.8%

Source: U.S. Census Bureau and Nielsen Claritas; Ribbon Demographics

Morris Heights Apartments * 24 Morris Street * Statesboro, Georgia

CHANGE IN POPULATION BY AGE GROUPS						
BULLOCH COUNTY						
AGE	2010	2019	CHANGE	2021	2024	CHANGE
0-4	4,197	4,266	1.6%	4,328	4,422	2.2%
5-9	4,044	4,232	4.6%	4,306	4,416	2.6%
10-14	3,761	4,197	11.6%	4,273	4,388	2.7%
15-17	2,391	3,094	29.4%	2,993	2,841	-5.1%
18-20	9,869	7,779	-21.2%	7,763	7,738	-0.3%
21-24	9,710	9,964	2.6%	9,802	9,558	-2.5%
25-34	8,758	11,323	29.3%	11,711	12,293	5.0%
35-44	7,238	8,297	14.6%	8,907	9,821	10.3%
45-54	7,628	7,791	2.1%	7,860	7,963	1.3%
55-64	6,220	7,729	24.3%	7,801	7,909	1.4%
65-74	3,752	5,549	47.9%	5,986	6,641	10.9%
75-84	1,933	2,604	34.7%	2,900	3,343	15.3%
85+	716	840	17.3%	910	1,014	11.5%
Total Population	70,217	77,665	10.6%	79,538	82,347	3.5%
Elderly % Population	18.0%	21.5%	3.9%	22.1%	23.0%	0.8%
STATESBORO						
AGE	2010	2019	CHANGE	2021	2024	CHANGE
0-4	1,381	1,393	0.9%	1,405	1,423	1.3%
5-9	1,081	1,348	24.7%	1,363	1,386	1.7%
10-14	891	1,275	43.1%	1,311	1,365	4.1%
15-17	623	1,424	128.6%	1,357	1,257	-7.4%
18-20	7,700	5,858	-23.9%	5,877	5,906	0.5%
21-24	6,419	6,470	0.8%	6,379	6,242	-2.1%
25-34	3,407	4,372	28.3%	4,408	4,461	1.2%
35-44	1,759	2,907	65.3%	3,341	3,993	19.5%
45-54	1,821	1,871	2.7%	1,969	2,116	7.5%
55-64	1,467	1,824	24.3%	1,830	1,839	0.5%
65-74	907	1,326	46.2%	1,407	1,528	8.6%
75-84	641	696	8.6%	751	834	11.0%
85+	325	340	4.6%	346	354	2.4%
Total Population	28,422	31,104	9.4%	31,744	32,704	3.0%
Elderly % Population	11.8%	13.5%	1.6%	13.7%	13.9%	0.3%

Source: U.S. Census Bureau and Nielsen Claritas; Ribbon Demographics

Household Trends

The demand for additional housing in a market area is a function of population growth, household formations, and also a replacement of units lost through demolition and extreme obsolescence. In the case of housing for the elderly, the demand for rental housing is sometimes caused by the inability of the elderly to properly maintain their present ownership housing. Also, within the overall demand are segments of the market asking for more or less expense (related to income) and for ownership or rental.

Some of the demand has been, or will be, satisfied by units which have been built, or will be, by the time the project is renting. The difference between demand and supply, the residual, is the total market of which the project's market will be a share.

The "tenure" of existing housing will be examined first as a guide to the future proportion of ownership and rentals, and then characteristics of the housing stock will be noted.

The most important analysis is that of demand, supply and residual demand which follows. Its product is the number of rental units which will be demanded.

Tenure

The percentage of renters in Bulloch County in 2019 was 45.8 percent, and the percentage for Statesboro was 72.7 percent. According to the U.S. Census Bureau, the national rental percentage is 27 percent. This percentage is utilized to segment the number of existing households in the demand section of this report.

HOUSEHOLDS BY TENURE						
SUBJECT	YEAR	TOTAL HOUSEHOLD	OWNER		RENTER	
			NO.	%	NO.	%
BULLOCH COUNTY	2000	20,757	12,229	58.9%	8,528	41.1%
	2010	25,575	13,522	52.9%	12,053	47.1%
Estimated Projected	2019	27,482	14,904	54.2%	12,578	45.8%
	2020	28,149	15,268	54.2%	12,880	45.8%
	2024	29,149	15,815	54.3%	13,334	45.7%
STATESBORO	2000	8,565	2,712	31.7%	5,853	68.3%
	2010	10,207	2,331	22.8%	7,876	77.2%
Estimated Projected	2019	10,431	2,846	27.3%	7,585	72.7%
	2020	10,647	2,900	27.2%	7,747	72.8%
	2024	10,972	2,982	27.2%	7,990	72.8%

Source: U.S. Census Bureau and Nielsen Claritas; Ribbon Demographics

TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
BULLOCH COUNTY	25-34	1,600	2,679	4,279
	35-44	2,411	1,526	3,937
	45-54	2,926	1,309	4,235
	55-64	2,821	899	3,720
	65-74	1,967	426	2,393
	75+	1,436	412	1,848
STATESBORO	25-34	246	1,651	1,897
	35-44	272	722	994
	45-54	393	639	1,032
	55-64	491	470	961
	65-74	392	217	609
	75+	433	235	668

Source: U.S. Census Bureau

HOUSEHOLDS BY SIZE AND TYPE		
OWNER-OCCUPIED	BULLOCH COUNTY	STATESBORO
1 person	2,923	664
2 persons	5,051	1,024
3 persons	2,884	512
4 persons	2,355	388
5 or more persons	5,766	3,372
RENTER-OCCUPIED		
1 person	3,937	2,477
2 persons	3,824	2,330
3 persons	2,235	1,325
4 persons	1,592	945
5 or more persons	990	508

Source: Nielsen Claritas; Ribbon Demographics

The subject's units are most suitable for households between one and five persons, who account for 100.0 percent of the market area renters.

RENTER HOUSEHOLD SIZE IN THE MARKET AREA		
RENTER-OCCUPIED	NUMBER	PERCENT
1 person	3,937	31.3%
2 persons	3,824	30.4%
3 persons	2,235	17.8%
4 persons	1,592	12.7%
5 or more persons	990	7.9%
TOTAL	12,578	100.0%

Source: Nielsen Claritas; Ribbon Demographics

CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK		
	BULLOCH COUNTY	STATESBORO
TOTAL HOUSING UNITS	28,794	11,602
OCCUPANCY AND TENURE		
Occupied Housing Units	25,575	10,207
Owner-Occupied	13,522	2,331
Percent Owner-Occupied	52.9%	22.8%
Renter-Occupied	12,053	7,876
VACANT HOUSING UNITS		
For seasonal, recreational, etc.	338	46
Persons per owner-occupied unit	2.61	2.31
Persons per renter-occupied unit	2.49	2.38
TENURE BY YEAR STRUCTURE BUILT		
RENTER-OCCUPIED		
2005 or later	1,309	835
2000-2004	1,350	787
1990-1999	2,554	1,563
1980-1989	1,661	1,065
1970-1979	1,603	1,164
1960-1969	893	653
1950-1959	626	424
1940-1949	229	115
1939 or earlier	551	233
PERSONS PER ROOM: RENTER		
0.50 or less	7,479	5,016
0.51-1.00	3,037	1,621
1.01-1.50	238	180
1.51-2.00	22	22
2.01 or more	0	0
PLUMBING FACILITIES - PERSON/ROOM: RENTER-OCCUPIED		
Lacking Complete Plumbing Facilities:		
1.00 or less	33	33
1.01-1.50	0	0
1.51 or more	0	0

Source: U.S. Census Bureau

Substandard households are those lacking complete plumbing facilities for exclusive use and/or are overcrowded. The chart above indicates there are 260 renter households with more than 1.01 occupants per room in the market area. There are 33 renter households that are lacking complete plumbing facilities in the market area.

Morris Heights Apartments * 24 Morris Street * Statesboro, Georgia

ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
BULLOCH COUNTY	NUMBER	PERCENT	NUMBER	PERCENT
1, Detached	10,049	74.6%	2,879	26.7%
1, Attached	128	1.0%	189	1.8%
2	46	0.3%	1,192	11.1%
3 to 4	90	0.7%	1,428	13.3%
5 to 9	7	0.1%	1,214	11.3%
10 to 19	31	0.2%	1,521	14.1%
20 to 49	0	0.0%	465	4.3%
50 or more	0	0.0%	222	2.1%
Mobile Home, Trailer, Other	3,118	23.1%	1,666	15.5%
TOTAL	13,469	100.0%	10,776	100.0%
STATESBORO				
1, Detached	2,367	87.9%	1,275	18.6%
1, Attached	70	2.6%	121	1.8%
2	35	1.3%	818	12.0%
3 to 4	82	3.0%	1,227	17.9%
5 to 9	7	0.3%	1,116	16.3%
10 to 19	31	1.2%	1,406	20.6%
20 to 49	0	0.0%	429	6.3%
50 or more	0	0.0%	184	2.7%
Mobile Home, Trailer, Other	101	3.8%	263	3.8%
TOTAL	2,693	100.0%	6,839	100.0%

Source: U.S. Census Bureau

Households Income Trends and Analysis

Renters within the target incomes between \$20,709 and \$25,800, or 7.3 percent, qualify for one-bedroom units at 60 percent of the area median income; renters with incomes between \$24,891 and \$29,040, or 5.5 percent, qualify for two-bedroom units at 60 percent of the area median income; renters with incomes between \$28,697 and \$34,800, or 6.7 percent, qualify for the three-bedroom units at 60 percent of the area median income.

HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE		
INCOME	BULLOCH COUNTY	STATESBORO
Less than \$10,000		
Less than 20%	0	0
20-24%	30	30
25-29%	15	15
30-34%	64	60
35%+	2,501	2,027
Not Computed	689	489
\$10,000 - \$19,999		
Less than 20%	32	22
20-24%	56	42
25-29%	62	53
30-34%	126	106
35%+	1,832	1,229
Not Computed	178	58
\$20,000 - \$34,999		
Less than 20%	407	353
20-24%	472	327
25-29%	476	276
30-34%	197	64
35%+	855	463
Not Computed	89	54
\$35,000 - \$49,999		
Less than 20%	681	412
20-24%	120	56
25-29%	61	16
30-34%	42	9
35%+	66	27
Not Computed	165	38
\$50,000 - \$74,999		
Less than 20%	607	142
20-24%	164	98
25-29%	17	12
30-34%	0	0
35%+	12	12
Not Computed	51	12
\$75,000 or more		
Less than 20%	675	314
20-24%	19	13
25-29%	0	0
30-34%	0	0
35%+	0	0
Not Computed	15	10
TOTAL	10,776	6,839

Source: U.S. Census Bureau

Morris Heights Apartments * 24 Morris Street * Statesboro, Georgia



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HISTA 2.2 Summary Data **Bulloch County, Georgia**

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Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	532	520	415	486	141	2,094
\$10,000-20,000	429	618	262	160	118	1,587
\$20,000-30,000	378	503	179	154	133	1,347
\$30,000-40,000	271	382	215	184	127	1,179
\$40,000-50,000	241	221	176	196	56	890
\$50,000-60,000	174	156	194	88	110	722
\$60,000-75,000	60	162	96	29	84	431
\$75,000-100,000	7	86	41	25	34	193
\$100,000-125,000	15	11	6	2	7	41
\$125,000-150,000	20	31	13	9	7	80
\$150,000-200,000	7	4	72	66	2	151
\$200,000+	354	200	109	58	10	731
Total	2,488	2,894	1,778	1,457	829	9,446

Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	255	84	51	64	51	505
\$10,000-20,000	144	147	56	3	33	383
\$20,000-30,000	95	137	5	2	5	244
\$30,000-40,000	66	32	3	2	8	111
\$40,000-50,000	104	34	5	4	6	153
\$50,000-60,000	74	22	20	11	6	133
\$60,000-75,000	67	88	8	2	12	177
\$75,000-100,000	34	19	5	27	3	88
\$100,000-125,000	24	20	6	0	0	50
\$125,000-150,000	18	11	1	1	1	32
\$150,000-200,000	23	42	5	2	2	74
\$200,000+	545	294	292	17	34	1,182
Total	1,449	930	457	135	161	3,132

Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	213	35	8	64	7	327
\$10,000-20,000	86	28	43	0	33	190
\$20,000-30,000	53	38	5	1	5	102
\$30,000-40,000	58	17	1	1	7	84
\$40,000-50,000	101	8	4	2	5	120
\$50,000-60,000	74	22	12	10	3	121
\$60,000-75,000	59	54	8	1	11	133
\$75,000-100,000	30	2	3	27	3	65
\$100,000-125,000	14	5	5	0	0	24
\$125,000-150,000	12	5	1	1	1	20
\$150,000-200,000	11	8	4	1	2	26
\$200,000+	522	293	292	16	33	1,156
Total	1,233	515	386	124	110	2,368

Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	787	604	466	550	192	2,599
\$10,000-20,000	573	765	318	163	151	1,970
\$20,000-30,000	473	640	184	156	138	1,591
\$30,000-40,000	337	414	218	186	135	1,290
\$40,000-50,000	345	255	181	200	62	1,043
\$50,000-60,000	248	178	214	99	116	855
\$60,000-75,000	127	250	104	31	96	608
\$75,000-100,000	41	105	46	52	37	281
\$100,000-125,000	39	31	12	2	7	91
\$125,000-150,000	38	42	14	10	8	112
\$150,000-200,000	30	46	77	68	4	225
\$200,000+	899	494	401	75	44	1,913
Total	3,937	3,824	2,235	1,592	990	12,578

HOUSEHOLDS BY INCOME GROUP BY AGE									
INCOME	2010			2019			2024		
	25-44	45-64	65+	25-44	45-64	65+	25-44	45-64	65+
BULLOCH COUNTY									
Less than \$15,000	1,031	1,216	1,004	1,311	827	897	1,303	698	961
\$15,000 - \$24,999	928	776	565	840	993	746	891	910	884
\$25,000 - \$34,999	1,126	917	655	1,097	859	498	1,131	776	579
\$35,000 - \$49,999	1,013	1,017	724	1,461	1,172	781	1,370	1,067	759
\$50,000 - \$74,999	1,953	1,184	424	2,116	933	1,330	2,355	885	1,628
\$75,000 - \$99,999	960	1,069	318	1,105	1,257	537	1,279	1,224	675
\$100,000 - \$149,999	674	1,104	166	1,054	1,472	538	1,310	1,643	738
\$150,000 - \$199,999	204	216	64	293	512	165	427	640	266
\$200,000+	68	175	30	293	459	120	472	624	209
TOTAL	19,581			23,666			25,704		
STATESBORO									
Less than \$15,000	640	492	340	687	283	293	710	264	297
\$15,000 - \$24,999	544	278	155	483	316	252	514	297	276
\$25,000 - \$34,999	639	197	246	610	210	116	670	211	144
\$35,000 - \$49,999	345	280	174	612	335	166	634	317	175
\$50,000 - \$74,999	282	322	100	887	246	356	1,050	235	390
\$75,000 - \$99,999	163	234	137	318	225	144	425	250	179
\$100,000 - \$149,999	178	176	47	227	344	143	295	388	173
\$150,000 - \$199,999	104	12	21	77	115	35	108	164	45
\$200,000+	0	9	10	54	90	33	96	129	51
TOTAL	6,125			7,657			8,487		

Source: U.S. Census Bureau and Nielsen Claritas; Ribbon Demographics

PART VI:

EMPLOYMENT TRENDS

Employment Trends

The economy of the market area is based on manufacturing; educational, health and social services; and entertainment and recreation services. Each of these industries has experienced reasonable growth within the past few years.

Employment in the City of Statesboro has been increasing an average of 1.5 percent per year since 2005. Employment in Bulloch County has been increasing an average of 1.8 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.8 percent per year since 2005. The unemployment rate in Statesboro has fluctuated from 5.6 percent to 13.0 percent over the past 10 years. These fluctuations are inline the unemployment rates for Bulloch County and the State of Georgia.

LABOR FORCE AND EMPLOYMENT TRENDS FOR GEORGIA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	4,586,427	4,341,229	94.7%	245,198	5.3%
2006	4,710,786	4,489,132	95.3%	221,654	4.7%
2007	4,815,821	4,597,638	95.5%	218,183	4.5%
2008	4,879,258	4,575,008	93.8%	304,250	6.2%
2009	4,787,765	4,311,867	90.1%	475,898	9.9%
2010	4,696,692	4,202,061	89.5%	494,631	10.5%
2011	4,748,773	4,263,314	89.8%	485,459	10.2%
2012	4,787,389	4,348,099	90.8%	439,290	9.2%
2013	4,756,159	4,366,376	91.8%	389,783	8.2%
2014	4,752,653	4,416,148	92.9%	336,505	7.1%
2015	4,788,872	4,503,154	94.0%	285,718	6.0%
2016	4,921,491	4,658,053	94.6%	263,438	5.4%
2017	5,058,960	4,822,263	95.3%	236,697	4.7%
2018	5,107,656	4,906,411	96.1%	201,245	3.9%
2019**	5,124,710	4,926,706	96.1%	198,004	3.9%

* Data based on place of residence.

**Preliminary - based on monthly data through June 2019

Source: U.S. Bureau of Labor Statistics

The State of Georgia reached a high of 10.5 percent in 2010, and a low of 3.9 percent in 2018.

The rate for the State of Georgia in June 2019 was 3.9 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR BULLOCH COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	30,251	28,835	95.3%	1,416	4.7%
2006	31,426	30,076	95.7%	1,350	4.3%
2007	32,393	30,994	95.7%	1,399	4.3%
2008	33,157	31,140	93.9%	2,017	6.1%
2009	32,964	29,867	90.6%	3,097	9.4%
2010	33,132	29,802	89.9%	3,330	10.1%
2011	33,499	29,978	89.5%	3,521	10.5%
2012	33,926	30,602	90.2%	3,324	9.8%
2013	34,177	31,209	91.3%	2,968	8.7%
2014	34,535	32,015	92.7%	2,520	7.3%
2015	34,740	32,636	93.9%	2,104	6.1%
2016	35,964	33,912	94.3%	2,052	5.7%
2017	36,669	34,837	95.0%	1,832	5.0%
2018	37,503	35,935	95.8%	1,568	4.2%
2019**	36,763	35,110	95.5%	1,653	4.5%

* Data based on place of residence.

**Preliminary - based on monthly data through June 2019

Source: U.S. Bureau of Labor Statistics

Unemployment in the county reached a high of 10.5 percent in 2011 and a low of 4.2 percent in 2018. The annual rate for Bulloch County in June 2019 was 4.5 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR STATESBORO					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	11,363	10,722	94.4%	641	5.6%
2006	11,946	11,307	94.7%	639	5.3%
2007	12,265	11,573	94.4%	692	5.6%
2008	12,576	11,587	92.1%	989	7.9%
2009	12,115	10,751	88.7%	1,364	11.3%
2010	12,448	10,917	87.7%	1,531	12.3%
2011	12,626	10,979	87.0%	1,647	13.0%
2012	13,041	11,440	87.7%	1,601	12.3%
2013	13,304	11,890	89.4%	1,414	10.6%
2014	13,434	12,187	90.7%	1,247	9.3%
2015	13,527	12,472	92.2%	1,055	7.8%
2016	13,944	12,922	92.7%	1,022	7.3%
2017	13,913	13,010	93.5%	903	6.5%
2018	14,212	13,420	94.4%	792	5.6%
2019**	13,977	13,112	93.8%	865	6.2%

* Data based on place of residence.

**Preliminary - based on monthly data through June 2019

Source: U.S. Bureau of Labor Statistics

Unemployment in the city reached a high of 13.0 percent in 2011 and a low of 5.3 percent in 2006. The annual rate for Bulloch County in June 2019 was 6.2 percent.

CHANGE IN TOTAL EMPLOYMENT FOR STATESBORO				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	195	39	1.8%	0.4%
2010-2015	1,555	311	14.2%	2.8%

Source: U.S. Bureau of Labor Statistics

The data shows that the number of persons employed in the City of Statesboro increased an average of 1.6 percent per year between 2005 and 2015.

RECENT CHANGES IN EMPLOYMENT FOR STATESBORO			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	10,917	166	12.3%
2011	10,979	62	13.0%
2012	11,440	461	12.3%
2013	11,890	450	10.6%
2014	12,187	297	9.3%
2015	12,472	285	7.8%
2016	12,922	450	7.3%
2017	13,010	88	6.5%
2018	13,420	410	5.6%

Source: U.S. Bureau of Labor Statistics

The unemployment rate has fluctuated from 5.6 percent to 13.0 percent over the past nine years. These fluctuations are in line with the unemployment rates higher than the unemployment rates for the State of Georgia.

Major employers with the product/service and number of employees for the area are as follows.

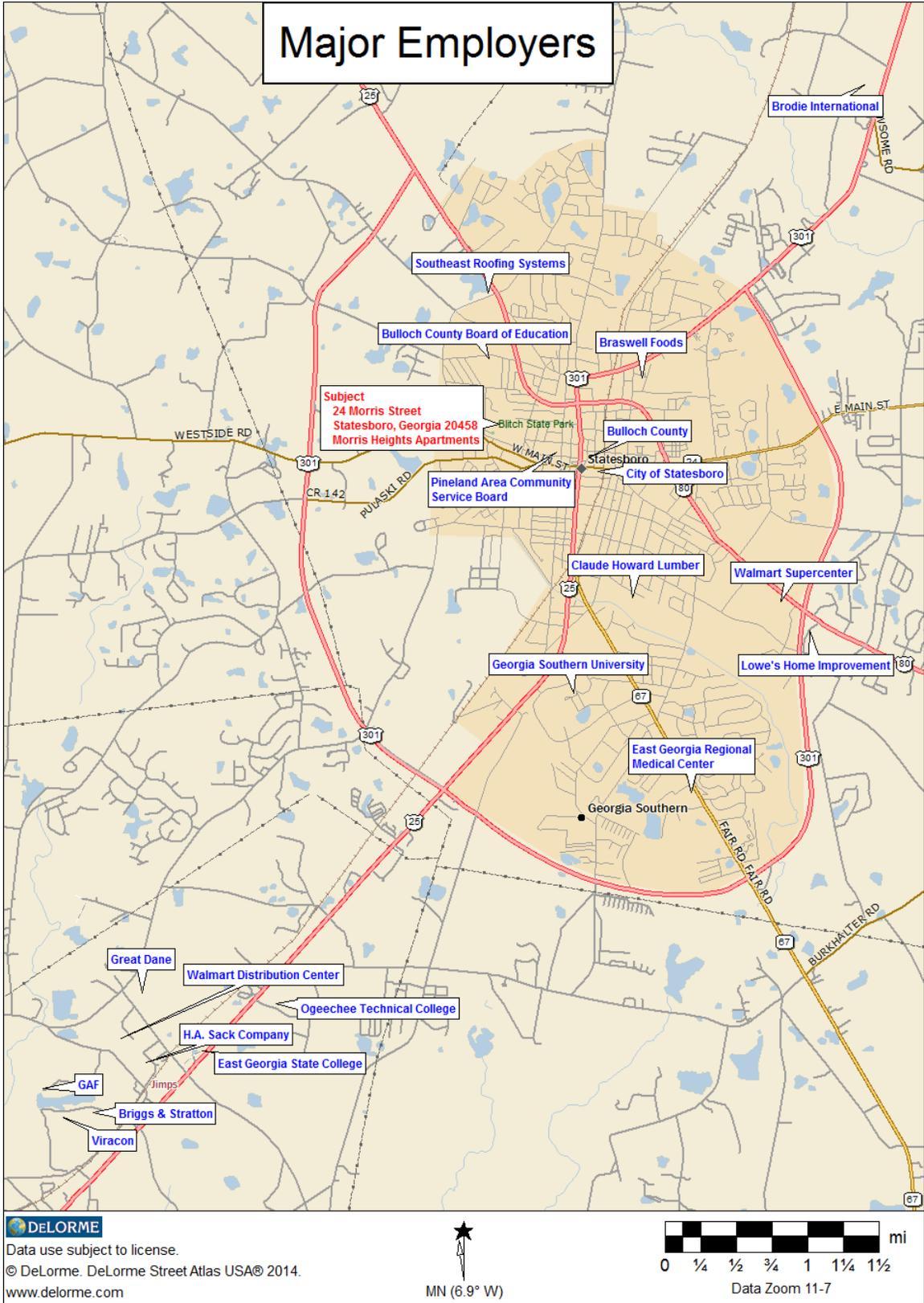
MAJOR EMPLOYERS		
Name	Product/Service	Total Employees
Georgia Southern University	Education	7129
Bulloch County Board of Education	Education	1493
Bulloch County	Government	1146
East Georgia Regional Medical Center	Health Care	800
Walmart Distribution Center	Retail	563
Walmart Supercenter	Retail	525
Pineland Area Community Service Board	Health Care	500
Viracon	Manufacturing	415
Great Dane	Manufacturing	480
Briggs & Stratton	Manufacturing	350
City of Statesboro	Government	314
H.A. Sack Company	Contractor	300
Ogeechee Technical College	Education	268
Lowe's Home Improvement	Retail	200
Claude Howard Lumber	Lumber Company	130
WM Sheppard Lumber	Lumber Company	100
Braswell Foods	Manufacturing	99
Southeast Roofing Systems	Contractor	91
Georgia Living	Health Care	90
MD Building Products	Manufacturing	80
Brodie International	Electronic Parts Supplier	78
East Georgia State College	Education	62
GAF	Manufacturing	40

Source: Development Authority of Bulloch County

PLACE OF WORK EMPLOYMENT DATA				
INDUSTRY	BULLOCH COUNTY		STATESBORO	
	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	719	2.1%	72	0.6%
Construction	2,848	8.3%	731	5.8%
Manufacturing	3,650	10.7%	936	7.4%
Wholesale Trade	425	1.2%	137	1.1%
Retail Trade	3,327	9.7%	1,381	10.9%
Transportation, Communication & Utilities	1,836	5.4%	531	4.2%
Information	276	0.8%	87	0.7%
Finance, Insurance & Real Estate	1,804	5.3%	449	3.6%
Professional & Related Services	1,670	4.9%	545	4.3%
Educational, Health & Social Services	10,454	30.6%	4,661	36.9%
Entertainment & Recreation Services	3,584	10.5%	2,089	16.5%
Other	1,710	5.0%	406	3.2%
Public Administration	1,831	5.4%	621	4.9%

Source: Nielsen Claritas and Ribbon Demographics

The above chart shows the number of people employed in different sectors of the Bulloch County and Statesboro economy in 2019. According to interviews conducted by the analyst, employers in the area indicate that the area economy should remain stable in the next two to five years.



According to the Statesboro Herald there have been several new businesses open in Statesboro in the past year, including but not limited to J.C Lewis Ford, Aldi, Jimmy Jazz, Reflective Collection and Board & Brush. In addition, the Tormenta Football Club is building a new stadium which will also contain retail spaces.

According to the Georgia Department of Labor, there have been no Worker Adjustment and Retraining Notification (WARN) Notices issued in the market area over the past three years.

Wages

The average annual wage of Bulloch County employees was \$35,791 in 2018. Wages have been increasing 1.6 percent per year. Wages in transportation and warehousing; retail trade; leisure and hospitality; professional and business services; and other services sectors are within the income limits of the rehabilitated development.

AVERAGE ANNUAL WAGE BY SECTOR			
INDUSTRY	2017	2018	ANNUAL
Agriculture, Forestry, and Fisheries	N/A*	N/A*	N/A*
Mining	N/A*	N/A*	N/A*
Construction	\$45,713	\$47,940	4.9%
Manufacturing	\$41,523	\$40,959	-1.4%
Transportation and Warehousing	\$36,861	\$36,584	-0.8%
Utilities	N/A*	N/A*	N/A*
Wholesale Trade	N/A*	N/A*	N/A*
Retail Trade	\$24,753	\$25,547	3.2%
Leisure and Hospitality	\$12,924	\$12,932	0.1%
Education and Health Services	\$39,909	\$39,255	-1.6%
Professional and Business Services	\$39,672	\$39,172	-1.3%
Financial Activities	\$42,662	\$44,414	4.1%
Information	\$40,659	\$43,646	7.3%
Other Services	\$27,564	\$27,463	-0.4%
Public Administration (Local Government)	N/A*	N/A*	N/A*

Source: U.S. Bureau of Labor Statistics

*Data was not available.

Employment Outside the County

For residents employed in the market area, the travel time to work from the site will be less than 15 minutes. For the majority of those employed in other parts of the county, the travel time would be within 30 minutes. According to the chart below, 42.8 percent in the market area have a travel time of less than 15 minutes; 29.0 percent have a travel time of 15 to 29 minutes; and 28.2 percent have a travel time of over 30 minutes. This relatively low travel time indicates that the subject site is in an area in close proximity to employment centers.

ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS		
TRAVEL TIME IN MINUTES	NUMBER OF COMMUTERS	PERCENT
Less than 15	13,654	42.8%
15-29	9,246	29.0%
30-44	4,520	14.2%
45-59	2,098	6.6%
60+	2,393	7.5%
Total Commuters	31,911	

Source: Nielsen Claritas, Ribbon Demographics

PART VII:

PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS

PROJECT-SPECIFIC DEMAND ANALYSIS

Household Income Trends and Analysis

Renters within the target incomes between \$20,709 and \$25,800, or 7.3 percent, qualify for one-bedroom units at 60 percent of the area median income; renters with incomes between \$24,891 and \$29,040, or 5.5 percent, qualify for two-bedroom units at 60 percent of the area median income; and renters with incomes between \$28,697 and \$34,800, or 6.7 percent, qualify for the three-bedroom units at 60 percent of the area median income; Target incomes for the different unit types are derived by the analyst. For the low end of the range, the lowest gross rent charged in an income limit (i.e. 60% AMI) for a unit is divided by 35 percent. The resulting number is then multiplied by 12 to derive an annual income ($\$604 / 35\% = \$1,725.71 \times 12 = \$20,709$). This process is based on the premise that a tenant should not pay more than 35 percent of his annual income on rent. For the high end of the range, the analyst consults the income limits set by the state housing authority. For example, if the largest unit in an income limit (i.e. 60% AMI) is a two-bedroom unit, the analyst multiplies this number by 1.5 (this is due to the Low Income Housing Tax Credit (LIHTC) program being based on the premise that 1.5 persons per bedroom will occupy rental units) to find how many people could reside in that unit. The analyst then consults the state income limits to set the high end of the range (2 bedroom x 1.5 = 3 people/unit; therefore, the 60% 3-person maximum income would be used).

Sources of Demand

The potential tenants for the existing development include households who now live within the market area. It will appeal to potential tenants who have adequate incomes to pay the proposed rents and find the development more attractive in terms of price, unit features and project amenities than other available rental units. The market area is gaining approximately 83 households per year.

Required Unit Mix

The LIHTC program is based on the premise that 1.5 persons per bedroom will occupy rental units. We expect that five percent (5%) of one person households will occupy efficiency units; 40 percent of one person households and 20 percent of two person households will occupy one-bedroom units. Sixty percent (60%) of one person households, 45 percent of two person households and 40 percent of three person households will occupy two-bedroom units. Thirty-five percent of two person households, 30 percent of three person households, 70 percent of four person households, 80 percent of five person households will inhabit three-bedroom dwellings. Thirty percent (30%) of three person households, 30 percent of four person households and 20 percent of five person households will inhabit four-bedroom dwellings.

The following tables illustrate the ratio of units required by each household size. These occupancy patterns suggest that efficiency units should account for 1.6 percent of the renter

housing demand, one-bedroom units should account for 18.6 percent, two-bedroom units account for 39.6 percent, three-bedroom units should account for 31.1 percent of the renter housing demand and units with four bedrooms account for 10.7 percent of the renter housing demand in the primary market area.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS						
HOUSEHOLD SIZE	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	197	1,575	2,362	0	0	3,937
2 Persons	0	765	1,721	1,338	0	3,824
3 Persons	0	0	894	671	671	2,235
4 Persons	0	0	0	1,114	478	1,592
5 or More Persons	0	0	0	792	198	990
TOTAL	197	2,340	4,977	3,915	1,346	12,578
PERCENT	1.6%	18.6%	39.6%	31.1%	10.7%	101.6%

Eligible Households

The following table uses a 35 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each LIHTC unit. The following table lists the number of households within the required target income for each unit type.

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$604	\$20,709	\$34,800	16.7%	2,097
1 BR (All)	\$604	\$20,709	\$25,800	7.3%	567
2 BR (All)	\$726	\$24,891	\$29,040	5.5%	342
3 BR (All)	\$837	\$28,697	\$34,800	6.7%	321

Penetration Rate

There are 30 vacant family LIHTC units. The subject has no vacant units. In addition, there are no planned units in the market area. If all these units attain full occupancy, they will have an aggregate penetration rate of 1.3 percent.

REQUIRED PENETRATION RATE	
Income Eligible Renter Households	2,250
Existing Vacant LIHTC Units	30
LIHTC Units Planned	0
Vacant Units in Subject	0
Total Inventory	30
Penetration Rate	1.3%

Projects Under Construction

According to the City of Statesboro, there are currently no multifamily projects under construction in the market area.

Planned Projects

According to the Georgia Department of Community Affairs, there has been no project awarded tax credits in the market area within the past four years.

New & Pipeline Units

There are currently no new developments in the market area.

Demand and Net Demand

The following are the demand sources as indicated in the Market Study Manual released by the Georgia Department of Community Affairs:

- a. **Demand from New Household:** New units required in the market area due to projected household growth from migration into the market and growth from existing households in the market should be determined. This should be forecasted using current renter household data and projecting forward to the anticipated placed in service date of the project using a growth rate established from a reputable source such as Claritas or State Data Center or the U.S. Census/American Community Survey (ACS). This household projection must be limited to the target population, age and income group and the demand for each income group targeted (i.e. 50% of median income) must be shown separately.

In instances where a significant number (more than 20%) of proposed units comprise three- and four-bedroom units, please refine the analysis by factoring in the number of large households (generally 5 persons +). A demand analysis that does not account for this may overestimate demand.

The market area indicates an increase of 333 households per year in the market area from 2019 to 2024 as shown on the Households by Tenure table on Page 54. The subject's rehabilitation will be complete in 2021. Therefore, the increase of 333 households per year was multiplied by two years. The result is 666 households. The household growth between 2019 and 2020 (666) was then multiplied by the percent income qualified previously determined on Page 57. The result was then multiplied by the percent in the market area that plan to rent (45.8%) as shown on Page 54. The result is determined to be the new households for each income band at 60 percent of the area median income as well as the new households for all proposed tax credit units.

- b. **Demand from Existing Households:** The second source of demand is projected from:
Rent over-burdened households, if any, within the age group, income groups and tenure (renters) targeted for the proposed development. In order to achieve consistency in methodology, all analysts should assume that the rent-overburdened analysis includes households paying greater than 35% (Family), or greater than 40% (Senior) of their income toward gross rent; and households in substandard housing should be determined based on age, income bands and tenure that apply. The analyst should use their own knowledge of the market area and project to determine if households from substandard housing would be a realistic source of demand. The analyst is encouraged to be conservative in his/her estimate of demand from both households that are rent-overburdened or living in substandard housing.

The table on Page 56 indicates there are 293 total substandard households in the primary market area. The number of substandard households is multiplied by the percent income qualified as shown on Page 57. The result was determined to be the demand for substandard housing.

The table on Page 56 indicates the number of rent overburdened households within each income sector. The number of rent overburdened households was multiplied by the appropriate percent income qualified within each income sector for units at 60 percent of the area median income as well as the total proposed tax credit units. The result was determined to be the demand for rent overburdened households.

- c. **Elderly Homeowners likely to convert to rentership:** DCA recognizes that this type of turnover is increasingly becoming a factor in the demand for Elderly tax credit housing. This segment should not account for more than 2% of total demand. Due to the difficulty of extrapolating elderly (62 and over) owner households from elderly renter households, analyst may use the total figure for elderly households in the appropriate income band in order to derive this demand figure. Data from interviews with property managers of active projects regarding renters who have come from homeownership should be used to refine the analysis.

The proposed development will be a family facility. Therefore, this category is considered not applicable.

Net Demand, Capture Rate and Stabilization Calculations

The overall demand components were added together to determine total demand. The supply of competitive vacant or pipeline units should be subtracted from the total demand. Competitive units include those of a similar size and configuration that provide alternative housing to a similar tenant population at rent levels comparable to those proposed. This supply needs to include all competitive units in properties not yet reached stabilized occupancy, including those recently funded by DCA, proposed for funding for a bond allocation from DCA and existing or planned in conventional rental properties. There were 13 vacant LIHTC units in the market area and no new comparable units under construction or funded in 2017 and 2018. Therefore, 13 additional units need to be considered.

The following tables contain the summary demand estimates in the primary market area for all units.

	All Tax Credit Households (\$20,709 to \$34,800)
Demand from New Household (age and income appropriate)	51
Plus	
Demand from Existing Renter Households - Substandard Housing	49
Plus	
Demand from Existing Renter Households - Rent Overburdened Households	803
Equals Total Demand	903
Less	
Supply of Current vacant units, under construction and/or newly constructed in past 2 years	13
Equals Net Demand	890

Required Capture Rate

Capture rates are calculated by dividing the number of units in the project by the net demand. According to the Market Study Manual, demand and capture rates must be completed for each targeted income group and each bedroom type proposed.

The following chart indicates the net demand and the capture rates:

AMI	Unit Size	Income Limits	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA @ 624 SF	\$20,709 to \$25,800	0	903	1	902	0.0%	N/A	\$745	N/A	\$700
	2 BR/1 BA @ 816 SF	\$24,891 to \$29,040	0	903	7	896	0.0%	N/A	\$885	N/A	\$850
	3 BR/1 BA @ 1,104 SF	\$28,697 to \$34,800	0	903	5	898	0.0%	N/A	\$925	N/A	\$975
Total for Project	60% AMI	\$20,709 to \$34,800	0	903	13	890	0.0%	N/A	\$745-\$925	N/A	\$700-\$975

The subject is an existing Section 8 property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 100 percent occupied, with no vacant units. The subject has subsidy for all units. Additionally, all tenants are and will remain income qualified. The subject contains no tenants who are considered rent burdened as determined under the LIHTC program. It is unlikely that the tenants could find comparable housing with rents low enough to meet the affordability requirements even if there were any tenants that were rent overburdened. Therefore, it is probable that these tenants would choose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. Therefore, only the subject's

vacant units were included in the capture rate calculations. Additionally, there was no tax credit comparables located in the market area constructed within the past two years that would compete with the subject; however, there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are 13 vacancies in competitive projects in the market area, and there are no properties that have not yet reached stabilized occupancy. Therefore, there is a total of 13 units that should be subtracted from the demand. The subject will need to capture 0.0 percent.

PART VIII:

COMPETITIVE RENTAL ANALYSIS

Multi-Family Lease No. 1



Property Identification

Record ID 28437
Property Type Garden
Property Name Beacon Place Apartments
Address 1881 S & S Railroad Bed Road, Statesboro, Bulloch County, Georgia 30461
Market Type Market
Verification Dena; 912-549-0101, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	40	717	\$899	\$1.25
1/1	40	910	\$1,025	\$1.13
2/2	18	959	\$1,105	\$1.15
2/2	22	959	\$1,125	\$1.17
2/2	28	985	\$1,150	\$1.17
2/2	28	987	\$1,199	\$1.21

Occupancy Would Not Disclose
Rent Premiums N
Total Units 176
Unit Size Range 717 - 987
Avg. Unit Size 901
Avg. Rent/Unit \$1,065
Avg. Rent/SF \$1.18
Net Rentable SF 158,656

Multi-Family Lease No. 1 (Cont.)

Physical Data

No. of Buildings	34
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	1
Utilities with Rent	None
Parking	L/0, CP/0
Year Built	2017
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Wood Composite, Pantry, Blinds, Ceiling Fans, Walk-In Closet, Linen Closet, Clubhouse, Conference Room, Swimming Pool, Lounge, Exercise Room, Business Center, Stainless Steel Appliances, Granite Countertops, Crown Molding, Walking/Bike Trail, Concierge Services (Breakfast/Coffee), On-Site Management, On-Site Maintenance, Cyber Cafe, Dog Park, Pet Washing Station, Bike Storage, Common Area Wi-Fi

Remarks

The property does not maintain an active waiting list. This property leases units to the general population. The annual turnover rate and current occupancy was not disclosed.

Multi-Family Lease No. 2



Property Identification

Record ID 28440
Property Type Walk-Up
Property Name Southern Pointe Apartments
Address 602 South College Street, Statesboro, Bulloch County, Georgia 30458
Market Type Market
Verification Carolyn Williams; 912-541-5710, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	13	350	\$450	\$1.29
2/2	5	550	\$500	\$0.91

Occupancy 100%
Rent Premiums N
Total Units 18
Unit Size Range 350 - 550
Avg. Unit Size 406
Avg. Rent/Unit \$464
Avg. Rent/SF \$1.14

Net Rentable SF 7,300

Multi-Family Lease No. 2 (Cont.)

Physical Data

No. of Buildings	1
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/O
Year Built	1960/2014
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

There are four applicants on the waiting list. In 2014, the property underwent a substantial renovation with the building stripped down to the studs. This property leases units to the general population. The annual turnover rate was not disclosed.

Multi-Family Lease No. 3



Property Identification

Record ID 28438
Property Type Garden
Property Name Lanier Place Apartments
Address 210 Lanier Drive, Statesboro, Bulloch County, Georgia 30458
Market Type Market
Verification Michelle; 912-681-2437, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Efficiency	5	300	\$550	\$1.83
1/1	31	300	\$600	\$2.00
2/1	29	600	\$800	\$1.33
2/2	2	600	\$800	\$1.33
3/2	2	900	\$815	\$0.91
4/2	22	900	\$875	\$0.97

Occupancy 99%
Rent Premiums N
Total Units 91
Unit Size Range 300 - 900
Avg. Unit Size 560
Avg. Rent/Unit \$737
Avg. Rent/SF \$1.31

Net Rentable SF 51,000

Multi-Family Lease No. 3 (Cont.)

Physical Data

No. of Buildings	14
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	1
Utilities with Rent	Electricity, Water, Sewer, Trash Collection
Parking	L/0
Year Built	1986/2004
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Carpet, Wood Composite, Blinds, Porch, Game Room, Exercise Room, Picnic Area, Extra Storage, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Common Area Wi-Fi

Remarks

The property does not maintain an active waiting list. This property leases units to the general population. The annual turnover rate was not disclosed.

Multi-Family Lease No. 4



Property Identification

Record ID 1032
Property Type Walk-Up
Property Name The Connection at Statesboro
Address 2000 Stambuk Lane, Statesboro, Bulloch County, Georgia 30458
Market Type Market
Verification Elizabeth; 912-681-7270, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	12	612	\$960	\$1.57
2/2	12	880	\$1,197	\$1.36
3/3	36	1,154	\$1,282	\$1.11
4/4	12	1,448	\$1,755	\$1.21

Occupancy 100%
Rent Premiums N
Total Units 72
Unit Size Range 612 - 1,448
Avg. Unit Size 1,067
Avg. Rent/Unit \$1,293
Avg. Rent/SF \$1.21
Net Rentable SF 76,824

Multi-Family Lease No. 4 (Cont.)

Physical Data

No. of Buildings	4
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	Electricity, Water, Cable, Sewer, Trash Collection, Internet
Parking	L/O, CP/20
Year Built	2007
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer, Dryer, Carpet, Vinyl, Blinds, Balcony, Patio, Clubhouse, Meeting Room, Swimming Pool, Exercise Room, Basketball Court, Business Center, Tanning Beds, On-Site Management, On-Site Maintenance, Limited Access Gate, Video Surveillance, Dog Park, Common Area Wi-Fi, Sprinkler System

Remarks

The property does not maintain an active waiting list. This property leases units to the general population. The annual turnover rate was not disclosed.

Multi-Family Lease No. 5



Property Identification

Record ID 1035
Property Type Walk-Up
Property Name Chandler Heights Apartments
Address 1822 Chandler Road, Statesboro, Bulloch County, Georgia 30458
Market Type Market
Verification Brenda; 912-681-7110, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	10	600	\$625	\$1.04
2/2	2	650	\$725	\$1.12
3/3	1	1,320	\$800	\$0.61
4/2	32	1,320	\$800	\$0.61
4/3	63	1,320	\$850	\$0.64

Occupancy 98%
Rent Premiums N
Total Units 108
Unit Size Range 600 - 1,320
Avg. Unit Size 1,241
Avg. Rent/Unit \$812
Avg. Rent/SF \$0.65

Net Rentable SF 134,020

Multi-Family Lease No. 5 (Cont.)

Physical Data

No. of Buildings	20
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	None
Parking	L/0
Year Built	1989
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Dishwasher, Garbage Disposal, Washer, Dryer, Carpet, Vinyl, Blinds, Balcony, Patio, Volleyball Court, Basketball, Tennis Court, Pet Play Area, Laundry Facility, On-Site Maintenance, On-Site Management, Video Surveillance

Remarks

The property does not maintain an active waiting list. This property leases units to the general population. The annual turnover rate was not disclosed.

Multi-Family Lease No. 6



Property Identification

Record ID 14457
Property Type Walk-Up
Property Name Little Lott's Creek Apartments
Address 14 East Jones Avenue, Statesboro, Georgia 30458
Market Type Market
Verification Katherine; 912-764-3982, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2	32	1,061	\$610	\$0.57
3/2	40	1,236	\$690	\$0.56

Occupancy 96%
Rent Premiums N
Total Units 72
Unit Size Range 1,061 - 1,236
Avg. Unit Size 1,158
Avg. Rent/Unit \$654
Avg. Rent/SF \$0.57

Net Rentable SF 83,392

Multi-Family Lease No. 6 (Cont.)

Physical Data

No. of Buildings	2
Construction Type	Brick/Siding
HVAC	Central Gas/Central Elec
Stories	3
Utilities with Rent	Trash Collection
Parking	L/0
Year Built	1996
Condition	Average
Gas Utilities	Cooking, Hot Water, Heating
Electric Utilities	Cooling, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Walk-In Closet, Balcony, Patio, Linen Closet, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

The property does not maintain an active waiting list. This property leases units to the general population. The annual turnover rate was not disclosed.

Multi-Family Lease No. 7



Property Identification

Record ID 1050
Property Type Walk-Up
Property Name Greenbriar Apartments
Address 1-40 Greenbriar Trail, Statesboro, Bulloch County, Georgia 30458
Market Type Market
Verification April; 912-681-1166, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2.5 T	28	1,350	\$800	\$0.59
3/2 T	6	1,600	\$1,000	\$0.63
3/2.5	6	1,600	\$1,000	\$0.63

Occupancy 100%
Rent Premiums N
Total Units 40
Unit Size Range 1,350 - 1,600
Avg. Unit Size 1,425
Avg. Rent/Unit \$860
Avg. Rent/SF \$0.60

Net Rentable SF 57,000

Multi-Family Lease No. 7 (Cont.)

Physical Data

Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	1978
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Wood, Blinds, Ceiling Fans, Blinds, Walk-In Closet, Patio, Swimming Pool, Volleyball Court, On-Site Management

Remarks

The property does not maintain an active waiting list. This property leases units to the general population. The annual turnover rate was not disclosed.

Multi-Family Lease No. 8



Property Identification

Record ID 1049
Property Type Walk-Up
Property Name The Village At Mill Creek Apartments
Address 582 East Main Street, Statesboro, Bulloch County, Georgia 30461
Market Type Market
Verification Brittney; 912-489-3044, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2	Unknown	970	\$830	\$0.86
2/2	Unknown	970	\$875	\$0.90
2/2	Unknown	1,062	\$840	\$0.79
2/2	Unknown	1,062	\$905	\$0.85
2/2	Unknown	1,143	\$925	\$0.81
2/2.5 T	Unknown	1,300	\$1,100	\$0.85
2/2.5 T	Unknown	1,300	\$1,125	\$0.87
3/2.5 T	Unknown	1,500	\$1,300	\$0.87
3/2.5 T	Unknown	1,530	\$1,325	\$0.87

Occupancy 90%
Rent Premiums N
Total Units 102

Multi-Family Lease No. 8 (Cont.)

Physical Data

No. of Buildings	11
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	2007
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Microwave, Dishwasher, Washer, Dryer, Carpet, Wood Composite, Blinds, Ceiling Fans, Balcony, Patio, Swimming Pool, Exercise Room, Picnic Area, On-Site Management

Remarks

This property does not maintain an active waiting list. The annual turnover rate was not disclosed. The contact was unable to disclose the number of each unit type.

Multi-Family Lease No. 9



Property Identification

Record ID 1034
Property Type Walk-Up/Townhouse
Property Name The Garden District Apartments
Address 17931 GA Highway 67 South, Statesboro, Bulloch County, Georgia 30458
Market Type Market
Verification Jeff; 912-681-6539, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Efficiency	Unknown	256	\$515	\$2.01
1/1	Unknown	1,200	\$799	\$0.67
1/2	Unknown	1,200	\$799	\$0.67
2/2	Unknown	1,024	\$940	\$0.92
3/3	Unknown	1,250	\$1,110	\$0.89

Occupancy WND
Rent Premiums N
Total Units 234
Unit Size Range 540 – 1,290
Avg. Unit Size 1,079
Avg. Rent/Unit \$1,030
Avg. Rent/SF \$0.95

Net Rentable SF 252,436

Multi-Family Lease No. 9 (Cont.)

Physical Data

No. of Buildings	6
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	2,3
Utilities with Rent	Water, Cable, Sewer, Internet
Parking	L/0
Year Built	1999
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer (2BR & 3BR Only), Dryer (2BR & 3BR Only), Carpet, Vinyl, Ceramic Tile, Wood Composite, Blinds, Ceiling Fans, Balcony, Patio, Swimming Pool, Exercise Room, Game room, Dog Park, Tanning Room, Laundry Facility (Studio Units Only), On-Site Management, On-Site Maintenance, Courtesy Patrol

Remarks

Contact stated that the apartments are available for anyone to rent but the majority of tenants are students. The annual turnover rate was not disclosed. The complex does not maintain an active waitlist.

Multi-Family Lease No. 10



Property Identification

Record ID 1051
Property Type Walk-Up
Property Name Hawthorne Court Apartments
Address 1-36 Hawthorne Court, Statesboro, Bulloch County, Georgia
30458
Market Type Market
Verification Tina; 912-681-1166, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2	Unknown	1,150	\$790	\$0.69
4/2 T	Unknown	1,850	\$1,180	\$0.64
4/3 T	Unknown	1,850	\$1,300	\$0.70

Occupancy 100%
Rent Premiums N
Total Units 38

Multi-Family Lease No. 10 (Cont.)

Physical Data

Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	1978
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Dishwasher, Microwave, Washer, Dryer, Carpet, Vinyl, Blinds, Walk-In Closet, Ceiling Fans, Patio, Balcony, Swimming Pool, Volleyball Court, Basketball Court, On-Site Management

Remarks

This property does not maintain an active waiting list. The annual turnover rate was not disclosed.

Multi-Family Lease No. 11



Property Identification

Record ID 1247
Property Type Walk-Up
Property Name Market 100
Address 100 Bermuda Run, Statesboro, Bulloch County, Georgia 30458
Market Type Market
Verification Chris; 912-681-6994, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2	48	766	\$922	\$1.20
3/3	20	1,030	\$1,145	\$1.11
4/4	96	1,230	\$1,160	\$0.94

Occupancy 100%
Rent Premiums N
Total Units 164
Unit Size Range 766 – 1,230
Avg. Unit Size 1,070
Avg. Rent/Unit \$1,089
Avg. Rent/SF \$1.02

Net Rentable SF 175,448

Multi-Family Lease No. 11 (Cont.)

Physical Data

No. of Buildings	13
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Cable, Sewer, Trash Collection, Internet
Parking	L/0
Year Built	1990/2011
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Vinyl, Wood Composite, Blinds, Ceiling Fans, Walk-In Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Volleyball Court, Basketball Court, Business Center, Movie Theater, Tanning Salon, Computer Room, On-Site Management, On-Site Maintenance

Remarks

This property does not maintain an active waiting list. The annual turnover rate was not disclosed.

Multi-Family Lease No. 12



Property Identification

Record ID 14456
Property Type Townhouse
Property Name Blakewood Apartments
Address 620-A East Olliff Street, Statesboro, Bulloch County, Georgia 30458
Market Type Section 8/Rural Development
Verification Tracy Kirk; 912-243-9052, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	10	672	\$802	\$1.19
2/1	20	840	\$1,101	\$1.31
3/1	8	960	\$1,345	\$1.40
4/1.5	4	1,092	\$1,413	\$1.29

Occupancy 98%
Rent Premiums N
Total Units 42
Unit Size Range 672 - 1,092
Avg. Unit Size 847
Avg. Rent/Unit \$1,106
Avg. Rent/SF \$1.31
Net Rentable SF 35,568

Multi-Family Lease No. 12 (Cont.)

Physical Data

No. of Buildings	7
Construction Type	Brick/Siding
HVAC	Central Gas/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1974
Condition	Average
Gas Utilities	Heating, Hot Water, Cooking
Electric Utilities	Cooling, Other Elec

Amenities

Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Walk-In Closet, Coat Closet, Patio, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

This property maintains an active waiting list of one to one-and-one-half years. The contact was not able to disclose the number of applicants. The annual turnover rate was not disclosed. This is a family property.

Multi-Family Lease No. 13



Property Identification

Record ID 28495
Property Type Walk-Up
Property Name Fox Ridge Apartments
Address 66 Packinghouse Road, Statesboro, Bulloch County, Georgia 30458
Market Type Section 8
Verification Darla; 912-764-6797, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	20	719	\$732	\$1.02
2/1	48	1,029	\$835	\$0.81
3/1	32	1,297	\$1,010	\$0.78

Occupancy 95%
Rent Premiums N
Total Units 100
Unit Size Range 719 – 1,297
Avg. Unit Size 1,053
Avg. Rent/Unit \$870
Avg. Rent/SF \$0.83

Net Rentable SF 105,276

Multi-Family Lease No. 13 (Cont.)

Physical Data

No. of Buildings	13
Construction Type	Brick
HVAC	Central Gas/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1979/2019
Condition	Average
Gas Utilities	Heating, Hot Water, Cooking
Electric Utilities	Cooling, Other Elec

Amenities

Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Picnic Area, Basketball Court, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

The property maintains a waiting list of 100 applicants. The annual turnover rate was not disclosed. This a family property.

Multi-Family Lease No. 14



Property Identification

Record ID 14454
Property Type Townhouse
Property Name Wildwood Villas I
Address 50 Wildwood Circle, Statesboro, Bulloch County, Georgia 30458
Market Type Rural Development
Verification Aleshia; 912-764-7966, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	Unknown	820	\$638	\$0.78
1/1	Unknown	820	\$541	\$0.66
2/1	Unknown	950	\$409	\$0.43
2/1	Unknown	950	\$595	\$0.63

Occupancy 96%
Rent Premiums N
Total Units 53

Multi-Family Lease No. 14 (Cont.)

Physical Data

No. of Buildings	4
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1985/2019
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Coat Closet, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

This property does not maintain an active waiting list. The annual turnover rate was not disclosed. This a family property.

Multi-Family Lease No. 15



Property Identification

Record ID 14453
Property Type Garden/Walk-Up
Property Name Wildwood II Apartments
Address 50 Wildwood Circle, Statesboro, Bulloch County, Georgia 30458
Market Type Rural Development
Verification Aleshia; 912-764-7966, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	Unknown	920	\$347	\$0.38
1/1	Unknown	920	\$491	\$0.53
2/1.5 T	Unknown	1,020	\$372	\$0.36
2/1.5 T	Unknown	1,020	\$515	\$0.50

Occupancy 97%
Rent Premiums N
Total Units 58

SF 48,240

Multi-Family Lease No. 15 (Cont.)

Physical Data

No. of Buildings	10
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	1,2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1986
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Coat Closet, Community Room, Playground, On-Site Management, On-Site Maintenance

Remarks

This property does not maintain an active waiting list. The annual turnover rate was not disclosed.
This a family property.

Multi-Family Lease No. 16



Property Identification

Record ID 14452
Property Type Walk-Up
Property Name Madison Meadows Apartments
Address 10 Packinghouse Road, Statesboro, Bulloch County, Georgia 30458
Market Type LIHTC/Market
Verification Kyondra; 912-489-1001, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2	62	990	\$631	\$0.64
3/2	58	1,148	\$731	\$0.64

Occupancy 90%
Rent Premiums N
Total Units 120
Unit Size Range 990 – 1,148
Avg. Unit Size 1,066
Avg. Rent/Unit \$679
Avg. Rent/SF \$0.64

Net Rentable SF 127,964

Multi-Family Lease No. 16 (Cont.)

Physical Data

No. of Buildings	15
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	1992/2019
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Walk-In Closet, Swimming Pool, Exercise Room, Playground, Computer Room, Laundry Facility, On-Site Management, On-Site Maintenance, Video Surveillance

Remarks

This property has an active waiting list. The contact was not able to disclose the number of applicants. The annual turnover rate was not disclosed. The contact stated that the low occupancy was due to on-going renovations. The contact was not able to disclose how many units were LIHTC and how many were Market-rate. This is a family property at 50 and 60 percent of the area median income.

Multi-Family Lease No. 17

Property Identification

Record ID 28439
Property Type Walk-Up
Property Name Eastview Apartments
Address 500 Eastview Apartments Road, Statesboro, Bulloch County, Georgia 30458
Market Type Rural Development
Verification Nicky; 912-764-7478, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	24	750	\$410	\$0.55
2/1	24	1,000	\$435	\$0.44

Occupancy 85%
Rent Premiums N
Total Units 48
Unit Size Range 750 – 1,000
Avg. Unit Size 875
Avg. Rent/Unit \$422
Avg. Rent/SF \$0.48

Net Rentable SF 42,000

Multi-Family Lease No. 17 (Cont.)

Physical Data

No. of Buildings	6
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1980
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

The property maintains a waiting list of five applicants. The annual turnover rate was not disclosed. This is a family property.

Multi-Family Lease No. 18



Property Identification

Record ID 14455
Property Type Elevator
Property Name Statesboro Summit Apartments
Address 241 North Summit, Statesboro, Bulloch County, Georgia 30458
Market Type Section 8/LIHTC
Verification Carolyn; 912-764-6121, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	96	583	\$755	\$1.30
2/1	2	882	\$845	\$0.96

Occupancy 99%
Rent Premiums N
Total Units 98
Unit Size Range 583 - 882
Avg. Unit Size 589
Avg. Rent/Unit \$757
Avg. Rent/SF \$1.28

Net Rentable SF 57,732

Multi-Family Lease No. 18 (Cont.)

Physical Data

No. of Buildings	1
Construction Type	Brick
HVAC	PTAC Elec/PTAC Elec
Stories	6
Utilities with Rent	Electricity, Water, Sewer, Trash Collection
Parking	L/0
Year Built	1977/2004
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Dishwasher, Microwave, Carpet, Vinyl, Blinds, Coat Closet (Select), Ceiling Fans, Meeting Room, Exercise Room, Picnic Area, Business Center, Laundry Facility, On-Site Management, Intercom/Electronic Entry, Video Surveillance, Gazebo

Remarks

This property maintains an active waiting list of three to six months. The contact was not able to disclose the number of applicants. The annual turnover rate was not disclosed. The property targets families at 60 percent of the area median income.

Multi-Family Lease No. 19



Property Identification

Record ID 28486
Property Type Walk-Up
Property Name 24 East Apartments
Address 566 East Main Street, Statesboro, Bulloch County, Georgia 30461
Market Type Rural Development
Verification Mrs. Deal; 912-764-7852, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	16	650	\$415	\$0.64
2/1	32	850	\$425	\$0.50

Occupancy 100%
Rent Premiums N
Total Units 48
Unit Size Range 650 - 850
Avg. Unit Size 783
Avg. Rent/Unit \$422
Avg. Rent/SF \$0.54
Net Rentable SF 37,600

Multi-Family Lease No. 19 (Cont.)

Physical Data

No. of Buildings	8
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/O
Year Built	1980
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, On-Site Management, On-Site Maintenance, Perimeter Fencing

Remarks

The property maintains a waiting list of three applicants. The annual turnover rate was not disclosed. The utility allowance for the units are as follows: one-bedroom - \$100 and two-bedroom - \$135. This family property.

Multi-Family Lease No. 20



Property Identification

Record ID 28487
Property Type Garden
Property Name Newport Trace Apartments
Address 101 Lester Road, Statesboro, Bulloch County, Georgia 30458
Market Type LIHTC
Verification Christina; 912-243-9096, August 13, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	Unknown	719	\$436	\$0.61
2/2	Unknown	1,029	\$550	\$0.53

Occupancy 100%
Rent Premiums N
Total Units 42

Multi-Family Lease No. 20 (Cont.)

Physical Data

No. of Buildings	7
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	1
Utilities with Rent	Trash Collection
Parking	L/0
Year Built	2016
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

This property has an active waiting list. The contact was not able to disclose the number of applicants. The annual turnover rate was not disclosed. The contact was not able to disclose the AMI percentage.

COMPARABLE RENTAL DEVELOPMENT ANALYSIS
Market-Rate Vacancies

The field survey was completed during the third week of August 2019. There were 16 vacant units at the time of the survey out of 705 surveyed, for an overall vacancy rate of 2.3 percent. The market-rate occupancy is 99 percent.

MARKET VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Southern Pointe Apartments	18	0	0.0%
Lanier Place Apartments	91	1	1.0%
The Connection at Statesboro	72	0	0.0%
Chandler Heights Apartments	108	2	2.0%
Little Lott's Creek Apartments	72	3	4.0%
Greenbriar Apartments	40	0	0.0%
The Village At Mill Creek Apartments	102	10	10.0%
Hawthorne Court Apartments	38	0	0.0%
Market 100	164	0	0.0%
Totals	705	16	2.3%

Subsidized/Restricted Vacancies

The field survey was completed during the third week of August 2019. There were 30 vacant units at the time of the survey out of 669 surveyed, for an overall vacancy rate of 4.5 percent. The subsidized/restricted occupancy is 96 percent.

AFFORDABLE HOUSING VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Morris Heights Aparments	60	0	0.0%
Blakewood Apartments	42	1	2.0%
Fox Ridge Apartments	100	5	5.0%
Wildwood Villas I	53	2	4.0%
Wildwood II Apartments	58	2	3.0%
Madison Meadows Apartments	120	12	10.0%
Eastview Apartments	48	7	15.0%
Statesboro Summit Apartments	98	1	1.0%
24 East Apartments	48	0	0.0%
Newport Trace Apartments	42	0	0.0%
Totals	669	30	4.5%

Overall Vacancy

There was a total of 20 confirmed apartment complexes in the market area, including the subject. There were 46 vacant units at the time of the survey out of 1,724 surveyed, for an overall vacancy rate of 2.6 percent. There are currently five competitive properties in the market area. These properties currently have 19 vacant units out of 402 surveyed, for an overall competitive vacancy rate of 4.7 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

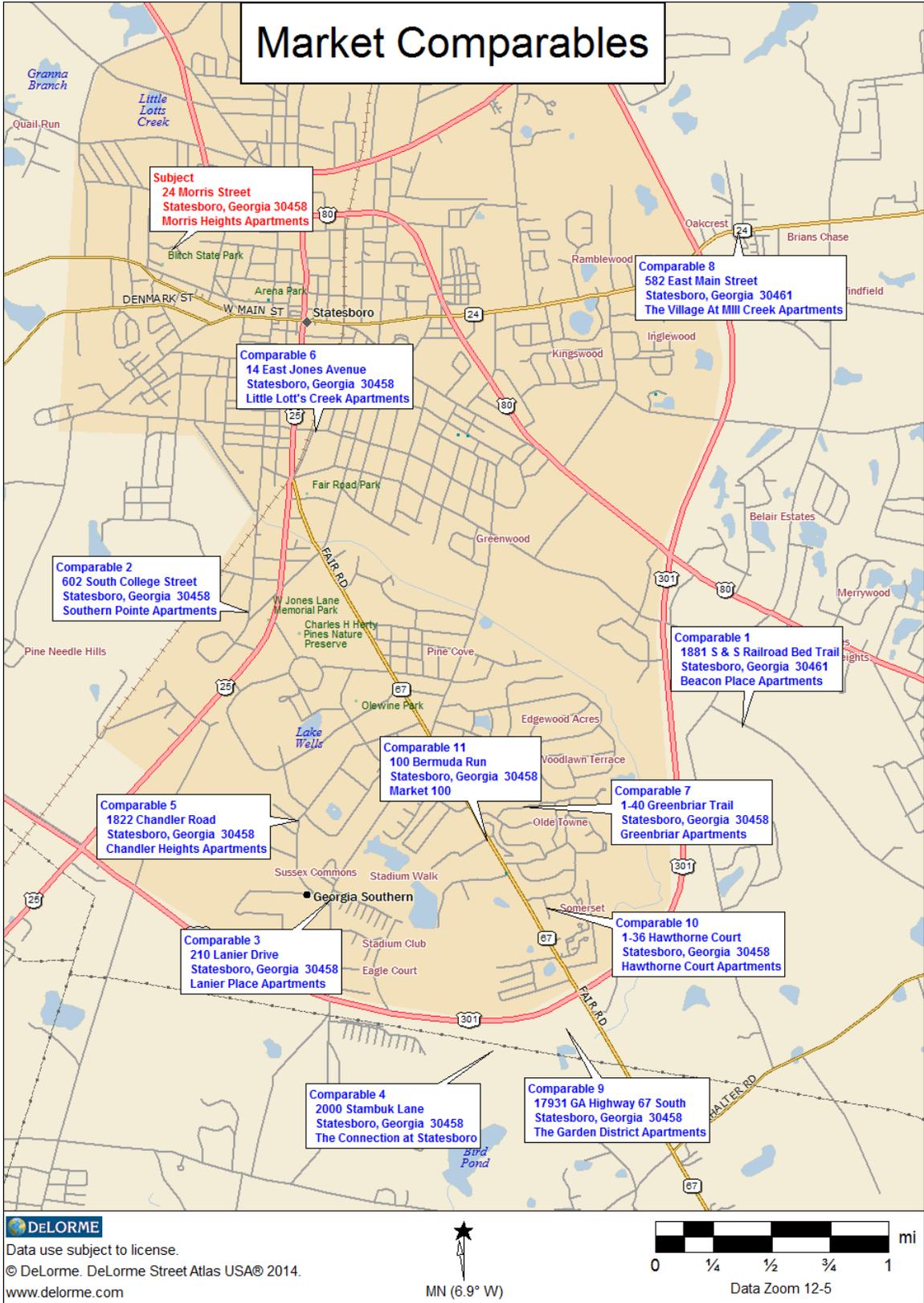
EXISTING HOUSING MAP LEGEND

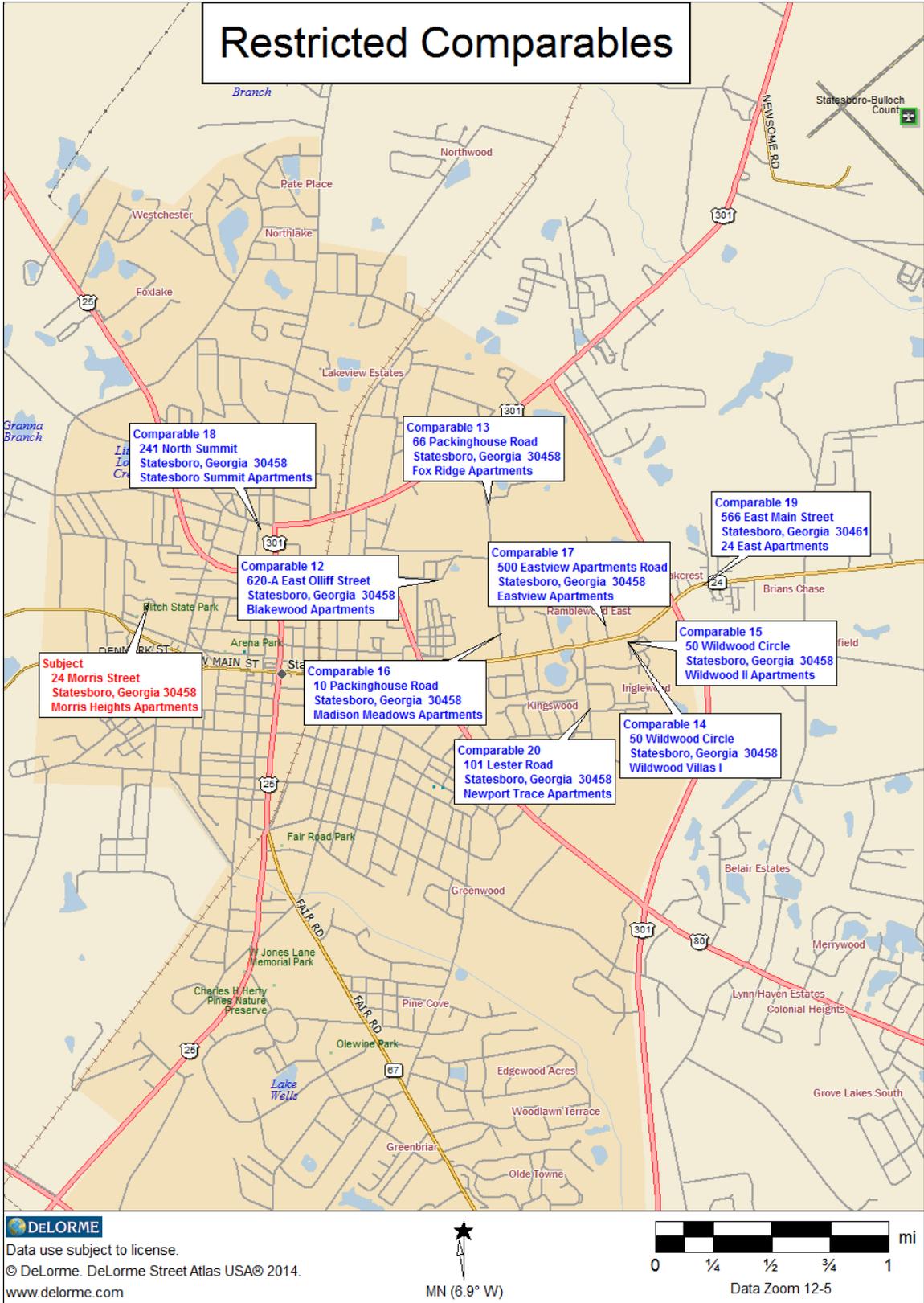
MARKET-RATE MAP

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Beacon Place Apartments	Market Rate	4.3 Miles
Southern Pointe Apartments	Market Rate	2.2 Miles
Lanier Place Apartments	Market Rate	5.0 Miles
The Connection at Statesboro	Market Rate	4.9 Miles
Chandler Heights Apartments	Market Rate	3.8 Miles
Little Lott's Creek Apartments	Market Rate	1.6 Miles
Greenbriar Apartments	Market Rate	3.4 Miles
The Village At Mill Creek Apartments	Market Rate	3.2 Miles
The Garden District Apartments	Market Rate	4.5 Miles
Hawthorne Court Apartments	Market Rate	3.9 Miles
Market 100	Market Rate	3.7 Miles

RENT-RESTRICTED MAP

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Blakewood Apartments	Section 8/Rural Development	1.8 Miles
Fox Ridge Apartments	Section 8	2.5 Miles
Wildwood Villas I	Rural Development	2.7 Miles
Wildwood II Apartments	Rural Development	2.7 Miles
Madison Meadows Apartments	LIHTC/Market	2.4 Miles
Eastview Apartments	Rural Development	2.8 Miles
Statesboro Summit Apartments	Section 8/LIHTC	1.2 Miles
24 East Apartments	Rural Development	3.1 Miles
Newport Trace Apartments	LIHTC	2.9 Miles





Additional Developments

There was one additional comparable in the market area that could not be confirmed despite numerous attempts to verify the information Brookhaven Apartments is a Rural Development property and will not be directly competitive with the subject.

IN-UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS															
	Project Type	Year Built	Refrigerator	Range	Disposal	Dishwasher	Microwave	Washer/ Dryer	Hook-Ups	Carpet	Blinds	Ceiling Fans	Balcony/ Patio	Pull Cords	Special Feature
Subject	Sec 8/LIHTC	1972	x	x					x	x	x				
Comp 1	Market	2017	x	x	x	x	x	x		x	x	x			x
Comp 2	Market	1960/2014	x	x						x	x				
Comp 3	Market	1986/2004	x	x						x	x		x		
Comp 4	Market	2007	x	x	x	x		x		x	x		x		
Comp 5	Market	1989	x	x	x	x		x		x	x		x		
Comp 6	Market	1996	x	x	x	x			x	x	x		x		
Comp 7	Market	1978	x	x	x	x	x	x		x	x		x		
Comp 8	Market	2007	x	x		x	x	x		x	x	x	x		
Comp 9	Market	1999	x	x	x	x	x	x		x	x	x	x		
Comp 10	Market	1978	x	x		x	x	x		x	x	x	x		
Comp 11	Market	1990/2011	x	x	x	x	x	x		x	x	x	x		
Comp 12	Sec 8/RD	1974	x	x						x	x		x		
Comp 13	Section 8	1979/2019	x	x						x	x				
Comp 14	RD	1985/2019	x	x					x	x	x				
Comp 15	RD	1986	x	x					x	x	x				
Comp 16	LIHTC	1992/2019	x	x	x	x			x	x	x	x			
Comp 17	RD	1980	x	x						x	x				
Comp 18	Sec 8/LIHTC	1970/2004	x	x		x	x			x	x				
Comp 19	RD	1980	x	x					x	x	x				
Comp 20	LIHTC	2016	x	x	x	x			x	x	x				
Comp 21	LIHTC	2003/2013	x	x						x	x				

EXTERIOR AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS															
	Project Type	Year Built	Clubhouse	Pool	MR	Picnic Area	Exercise Room	Bus. Center	Carpport Garage	Play Area	Sports Court	Central Laundry	Intercom Entry	Limited Access Gate	Other Security
Subject	Sec 8/LIHTC	1972								x					
Comp 1	Market	2017	x	x			x	x	CP						
Comp 2	Market	1960/2014										x			
Comp 3	Market	1986/2004				x	x	x				x			
Comp 4	Market	2007	x	x	x		x	x	CP		x			x	x
Comp 5	Market	1989									x	x			x
Comp 6	Market	1996								x		x			
Comp 7	Market	1978		x							x				
Comp 8	Market	2007		x		x	x								
Comp 9	Market	1999		x			x					x			x
Comp 10	Market	1978		x							x				
Comp 11	Market	1990/2011	x	x			x	x			x				
Comp 12	Sec 8/RD	1974								x		x			
Comp 13	Section 8	1979/2019				x					x	x			
Comp 14	RD	1985/2019										x			
Comp 15	RD	1986			x					x					
Comp 16	LIHTC	1992/2019		x			x			x		x			x
Comp 17	RD	1980										x			
Comp 18	Sec 8/LIHTC	1970/2004				x	x					x			
Comp 19	RD	1980													x
Comp 20	LIHTC	2016										x			
Comp 21	LIHTC	2003/2013			x	x						x			

Evaluation of the Rehabilitated Development

Location

The subject is in a residential and commercial neighborhood. Its location provides it with average access and visibility. The properties surrounding the site are in average to good condition. The site's access to major arterials, medical facilities and grocery stores is comparable to that of its competitors. Its overall location is comparable to its competitors because the size of the town confers the same locational attributes to all projects.

Project Design

The subject contains five two-story walk-up buildings. The property contains a total of 60 units. The buildings are of wood frame construction with brick and vinyl siding exteriors.

Project Amenities

Project amenities include a playground, on-site management and on-site maintenance. These amenities are generally similar to competing properties in the market area.

Unit Amenities

Unit amenities include a refrigerator, range/oven, washer hook-up, vinyl flooring, blinds, walk-in closet and coat closet. Upon completion of renovations, the units will also contain a microwave. These amenities are generally similar to competing properties in the market area.

Tenant Services

The subject does not provide any additional services. All comparables will be similar to the subject in terms of tenant services.

Parking

The subject contains open parking areas with approximately 133 parking spaces. This arrangement is comparable to other developments in the market area.

Unit Mix

The subject's unit mix of one-, two- and three-bedroom units is suitable in a market area.

Utilities

Heating and cooling for the units is central electric. Cooking and hot water are electric. The tenants pay electric. The landlord provides water, sewer and trash. This arrangement is competitive with most apartment units in the market area.

Unit Size

The average size of the units in the surveyed developments is 708 square feet for one-bedroom units, 964 square feet for two-bedroom units and 1,242 square feet for three-bedroom units. The average unit sizes of the comparables are larger than the subject's unit sizes. However, the subject is an existing property that typically maintains a stabilized occupancy rate. Therefore, even though the subject's unit sizes are smaller, it does not appear to have a negative impact on the marketability of the units.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
	COMPARABLES				
Unit Type	Minimum (SF)	Maximum (SF)	Average (SF)	Subject (SF)	Subject's Advantage
1 BR	300	1,200	708	624	-11.9%
2 BR	550	1,350	964	816	-15.4%
3 BR	900	1,600	1,242	1,104	-11.1%

Source: Gill Group Field Survey

Vacancy Rates/Rental Trends

There was a total of 20 confirmed apartment complexes in the market area, including the subject. There were 46 vacant units at the time of the survey out of 1,724 surveyed, for an overall vacancy rate of 2.6 percent. There are currently five competitive properties in the market area. These properties currently have 19 vacant units out of 402 surveyed, for an overall competitive vacancy rate of 4.7 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

According to property managers in the area, rental rates have remained stable within the past few years with only small rent increases each year.

The subject maintains a stabilized occupancy rate and will not displace tenants during the rehabilitation. Therefore, it will not negatively impact on the vacancy rate or rental rates in the market area. Based on the information verified and included within this analysis, it appears that the occupancy rate will remain stable and rental rates will increase slightly within the next two years.

Summary of Developments Strength and Weaknesses

Strengths – The development is located near a major thoroughfare which provides it with average visibility and access. In addition, the subject is an existing development with an established tenant base. The occupancy rate has historically remained at or above 98 percent. After rehabilitation, the property will be in good condition.

Weaknesses – The development has no apparent weaknesses.

HUD Forms 92273-S8 and Explanations – As Complete
One-Bedroom Units (624 SF) – As Complete

OMB Approval # 2502-0507 (exp. 04/30/2021)

Rent Comparability Grid

Unit Type →

One-Bedroom

Subject's FHA #:

061-44165

Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
Morris Heights Apartments		Beacon Place Apartments		Southern Pointe Apartments		Lanier Place Apartments		The Connection at Statesboro		Chandler Heights Apartments	
24 Morris Street		1881 S & S Railroad Bed Road		602 South College Street		210 Lanier Drive		2000 Stambuk Lane		1822 Chandler Road	
Statesboro Bulloch		Statesboro Bulloch		Statesboro Bulloch		Statesboro Bulloch		Statesboro Bulloch		Statesboro Bulloch	
Subject		Data		Data		Data		Data		Data	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$899		\$450		\$600		\$960		\$625	
2	Date Last Leased (mo/yr)	Aug-19		Aug-19		Aug-19		Aug-19		Aug-19	
3	Rent Concessions	N		N		N		N		N	
4	Occupancy for Unit Type	Unknown%		100%		99%		100%		98%	
5	Effective Rent & Rent/ sq. ft	\$899	\$1.25	\$450	\$1.29	\$600	\$2.00	\$960	\$1.57	\$625	\$1.04
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	WU/2		WU/2		G/1		WU/3		WU/3	
7	Yr. Built/Yr. Renovated	1972/2021		1960/2014		1986/2004		2007		1989	
8	Condition /Street Appeal	G		A	\$90	A	\$90	G		A	\$90
9	Neighborhood	A		A		A		A		A	
10	Same Market? Miles to Subj	Y/3.7		Y/2.2		Y/5.6		Y/6.0		Y/3.4	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	1		1		1		1		1	
12	# Baths	1		1		1		1		1	
13	Unit Interior Sq. Ft.	624	(\$30)	350	\$90	300	\$105	612		600	
14	Balcony/ Patio	N		N		N		Y	(\$5)	Y	(\$5)
15	AC: Central/ Wall	C		C		C		C		C	
16	Range/ Refrigerator	RF		RF		RF		RF		RF	
17	Microwave/ Dishwasher	M	(\$10)	N	\$5	N	\$5	MD	(\$10)	MD	(\$10)
18	Washer/Dryer	WHU	(\$30)	L	(\$5)	L	(\$5)	WD	(\$30)	WD	(\$30)
19	Floor Coverings	V		C		C		C		C	
20	Window Coverings	B		B		B		B		B	
21	Cable/ Satellite/Internet	N	(\$10)	N		CI	(\$10)	ICI	(\$50)	N	
22	Special Features	N	(\$50)	N		N		N		N	
D. Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	L/0	(\$20)	L/0		L/0		L/0, CP/20		L/0	
25	Extra Storage	N		N		Y/0	(\$5)	N		N	
26	Security	N		N		N		Y	(\$10)	Y	(\$5)
27	Clubhouse/ Meeting Rooms	N	(\$5)	N		MR	(\$5)	C	(\$5)	N	
28	Pool/ Recreation Areas	R	(\$20)	N	\$10	ER	(\$10)	PER	(\$20)	R	
29	Business Ctr / Nhbhd Netwk	N	(\$5)	N		BC	(\$5)	BC	(\$5)	N	
30	Service Coordination	N		N		N		N		N	
31	Non-shelter Services	N		N		N		N		N	
32	Neighborhood Networks	N		N		N		N		N	
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	Y/G	\$13	N/E	\$13	Y/E		Y/E		N/E	\$13
34	Cooling (in rent?/ type)	N/E		N/E		Y/E	(\$12)	Y/E	(\$12)	N/E	
35	Cooking (in rent?/ type)	Y/G		N/E		Y/E	(\$7)	Y/E	(\$7)	N/E	
36	Hot Water (in rent?/ type)	Y/G	\$13	N/E	\$13	Y/E		Y/E		N/E	\$13
37	Other Electric	N		N		Y	(\$21)	Y	(\$21)	N	
38	Cold Water/ Sewer	Y	\$39	Y		Y		Y		N	\$39
39	Trash/Recycling	Y	\$15	Y		Y		Y		N	\$15
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	0	9	4	1	3	6	0	8	1	4
41	Sum Adjustments B to D	\$0	(\$180)	\$195	(\$5)	\$200	(\$40)	\$0	(\$135)	\$90	(\$50)
42	Sum Utility Adjustments	\$80	\$0	\$26	\$0	\$0	(\$40)	\$0	(\$40)	\$80	\$0
Net/ Gross Adjmts B to E		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43		(\$100)	\$260	\$216	\$226	\$120	\$280	(\$175)	\$175	\$120	\$220
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$799		\$666		\$720		\$785		\$745	
45	Adj Rent/Last rent		89%		148%		120%		82%		119%
46	Estimated Market Rent	\$745	\$1.19	Estimated Market Rent/ Sq. Ft							

Samuel S. Hill

8/13/2019

Attached are explanations of:

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Appraiser's Signature

Date

Grid was prepared:

Manually

Using HUD's Excel form

form HUD-92273-S8 (04/2002)

Morris Heights Apartments

Primary Unit Type – One-Bedroom Units (624 SF)

A rent comparability grid was prepared for the primary unit type with 624 square feet. Comparable apartments used include: Beacon Place Apartments (Comparable 1), Southern Pointe Apartments (Comparable 2), Lanier Place Apartments (Comparable 3), The Connection at Statesboro (Comparable 4) and Chandler Heights Apartments (Comparable 5).

\$ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from \$450 to \$960. No unit used in this analysis has any rent restrictions.

Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all August 2019. No adjustments were necessary.

Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Occupancy for Unit Type – The subject's current occupancy rate is 100 percent. The comparables' occupancy rates range from 98 to 100 percent. No adjustments were needed.

Structure/Stories – The subject is located in two-story walk-up buildings. Comparables 1 and 3 contain one-story garden-style buildings. All of the remaining comparables are located in two- or three-story walk-up buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

Year Built/Year Renovated – The subject was built in 1972. Comparable 1 was constructed in 2017. Comparable 2 was built in 1960 and renovated in 2014. Comparable 3 was built in 1986 and renovated in 2004. Comparable 4 was constructed in 2007, and Comparable 5 was built in 1989. As year built/year renovated numbers play a large part in the condition of the subject, any adjustment needed for year built/year renovated were incorporated into the condition/street appeal adjustment.

Condition/Street Appeal – The subject has brick and vinyl siding construction. The landscaping consists of grass, shrubs and trees. The subject will be rehabilitated and will be in good condition. As complete, Comparables 1, 2, 3 and 5 will be inferior to varying degrees, and Comparable 4 will be similar. It is difficult to determine adjustment amounts for condition/street appeal as it is difficult to determine rent level fluctuations based on these items. Therefore, it was necessary to rely in large part on opinions of area apartment managers and tenants. In addition, adjusted rents of the comparables were considered as the

difference in rents of the comparables after everything else is factored out is assumed to be attributable to condition/street appeal. After considering all factors, Comparable 4's "as is" -\$90 adjustment was added to the remaining comparables' "as is" condition. Therefore, the comparables were adjusted as follows: Comparable 1 - \$90; Comparable 2 - \$90; Comparable 3 - \$90; Comparable 4 - \$0; and Comparable 5 - \$90.

Neighborhood – The subject's neighborhood is rated average with easy access to all services available within the city limits. All comparables are located in neighborhoods that are similar to the subject's neighborhood. No adjustments were needed.

Same Market/Miles to Subject – All comparables are located in the same market area as the subject. No adjustment was needed.

of Bedrooms – The subject contains one-bedroom units. All comparables are similar. No adjustments were needed.

of Baths – The subject contains one bath in the units. All comparables are similar. No adjustments were needed.

Unit Interior Square Footage – For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparables dollar per square foot rental rate was determined for each unit type. This number was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The median dollar per square foot rental rate is determined. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is \$0.32. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject. These adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Balcony/Patio – The subject does not contain either amenity. Comparables 1, 2 and 3 are similar to the subject. Comparables 4 and 5 were adjusted downward \$5 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Microwave/Dishwasher – As complete, the subject will contain a microwave in each unit. Comparables 2 and 3 do not contain either amenity. All of the remaining comparables contain both a dishwasher and microwave in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. A \$5 adjustment was determined reasonable for microwave, and a \$10 adjustment was deemed reasonable for dishwashers. Therefore, Comparables 1, 4 and 5 were adjusted downward \$10 per month, and Comparables 2 and 3 were adjusted upward \$5 per month.

Washer/Dryer – The subject only provides a washer hook-up in the units. Comparables 1, 4 and 5 each contain a washer and dryer in the units. Comparables 2 and 3 contain laundry facilities. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Since the subject does not provide a laundry facility, tenants still have to go to a laundry mat to dry their clothes. Therefore, this amenity was treated as if no laundry equipment was available. Therefore, Comparables 1, 4 and 5 were adjusted downward \$30 per month, and Comparables 2 and 3 were adjusted downward \$5 per month.

Floor Coverings – The subject contains vinyl floor coverings. All comparables contain carpet floor coverings. The market did not indicate a rent differential based on floor coverings. Therefore, no adjustments were needed.

Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Cable/Satellite/Internet – The subject and all comparables have access to cable services. Comparables 1 and 3 contain common area Wi-Fi, and Comparable 4 contains both Internet in the unit and common area Wi-Fi. This is an enhancement to the property and can command a premium in rent. In addition, basic service providers charge approximately \$40 per month for basic services. Therefore, Comparables 1 and 3 were adjusted downward \$10 per month, and Comparable 4 was adjusted downward \$50 per month.

Special Features – The subject does not contain special features. None of the comparables except Comparable 1 contain special features. Comparable 1 contains stainless steel appliances and granite countertops. These amenities are an enhancement to the unit and command a rent premium. Therefore, Comparable 6 was adjusted downward \$50 per month, or \$25 per amenity.

Parking – The subject and all comparables contain parking lots with no additional fee. In addition, Comparable 1 contains covered parking for no additional fee. Comparable 4 charges \$20 per month for its covered parking. Covered parking is an enhancement to a property and can command a higher rent. Therefore, Comparable 1 was adjusted downward \$20 per month. Since Comparable 4 has sufficient parking available that is similar to the subject, no adjustment was needed for Comparable 4.

Extra Storage – The subject does not contain extra storage. None of the comparables except Comparable 3 contain storage and was adjusted downward \$5 per month. Although there is little market data available concerning units with this feature, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

Security – The subject does not contain security. All comparables except Comparables 4 and 5 are similar to the subject. Comparable 4 contains a limited access gate and video surveillance, and Comparable 5 contains video surveillance. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement, particularly security that limits access to the property. Therefore, Comparable 4 was adjusted downward \$10 per month, and Comparable 5 was adjusted downward \$5 per month.

Clubhouse/Meeting Rooms/Dining Room – The subject does not contain any of these features. Comparables 2 and 5 are similar to the subject. Comparables 1 and 4 each contain a clubhouse, and Comparable 3 contains a game room. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, Comparables 1, 3 and 4 were adjusted downward \$5 per month.

Pool/Exercise Room/Recreation Areas – The subject contains a playground. As complete, the subject will also contain a gazebo. Comparable 1 contains a swimming pool, exercise room, walking/bike trail and dog park. Comparable 2 does not contain any recreation areas. Comparable 3 contains an exercise room and picnic area. Comparable 4 contains a swimming pool, exercise room, basketball court and dog park. Comparable 5 contains a volleyball court, basketball court, tennis court and pet play area. A \$10 adjustment per type of recreation area was deemed reasonable. Therefore, Comparables 1 and 4 were adjusted downward \$20 per month, and Comparable 2 was adjusted upward \$10 per month. Comparable 3 was adjusted downward \$10 per month. Comparable 5 was considered similar to the subject and was not adjusted. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, the adjustment was deemed reasonable.

Business Center – The subject does not contain this feature. Comparables 2 and 5 are similar to the subject. Comparables 1, 3 and 4 were adjusted downward \$5 per month. Although there is little market data available concerning units with this feature, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Heat – The subject and Comparables 3 and 4 have this utility provided. Comparables 1, 2 and 5 were adjusted upward \$13 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Cooling – The subject does not have this utility provided. Comparables 1, 2 and 5 are similar to the subject. Comparables 3 and 4 were adjusted downward \$12 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Cooking – The subject does not have this utility provided. Comparables 1, 2 and 5 are similar to the subject. Comparables 3 and 4 were adjusted downward \$7 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Hot Water – The subject and Comparables 3 and 4 have this utility provided. Comparables 1, 2 and 5 were adjusted upward \$13 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Other Electric – The subject does not have this utility provided. Comparables 1, 2 and 5 are similar to the subject. Comparables 3 and 4 were adjusted downward \$21 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Cold Water/Sewer – The subject provides cold water and sewer. Comparables 2, 3 and 4 are similar to the subject. Comparables 1 and 5 were adjusted upward \$39 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Trash/Recycling – The subject has this utility provided. Comparables 2, 3 and 4 are similar to the subject. Comparables 1 and 5 were adjusted upward \$15 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Conclusion of Market Rent

The adjusted rents range from \$666 to \$799. Market rent was selected giving consideration to all comparables. All comparables are similar in neighborhood and are located within the market area. The appraiser concluded the market rent for the units as follows:

- **624 SF One-Bedroom Units - \$745, or \$1.19 per square foot**

Two-Bedroom Units (816 SF) – As Complete

OMB Approval # 2502-0507 (exp. 04/30/2021)

Rent Comparability Grid

Unit Type →

Two-Bedroom

Subject's FHA #:

061-44165

Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
Morris Heights Apartments		Beacon Place Apartments		Southern Pointe Apartments		Lanier Place Apartments		The Connection at Statesboro		Chandler Heights Apartments	
24 Morris Street		1881 S & S Railroad Bed Road		602 South College Street		210 Lanier Drive		2000 Stambuk Lane		1822 Chandler Road	
Statesboro Bulloch		Statesboro Bulloch		Statesboro Bulloch		Statesboro Bulloch		Statesboro Bulloch		Statesboro Bulloch	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	Last Rent / Restricted?	\$1,105		\$500		\$800		\$1,197		\$725	
2	Date Last Leased (mo/yr)	Aug-19		Aug-19		Aug-19		Aug-19		Aug-19	
3	Rent Concessions	N		N		N		N		N	
4	Occupancy for Unit Type	Unknown%		100%		99%		100%		98%	
5	Effective Rent & Rent/sq.ft	\$1,105	\$1.15	\$500	\$0.91	\$800	\$1.33	\$1,197	\$1.36	\$725	\$1.12
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	WU/2		WU/2		G/1		WU/3		WU/3	
7	Yr. Built/Yr. Renovated	1972/2021		2017		1960/2014		2007		1989	
8	Condition /Street Appeal	G		A	\$90	A	\$90	G		A	\$90
9	Neighborhood	A		A		A		A		A	
10	Same Market? Miles to Subj	Y/3.7		Y/2.2		Y/5.6		Y/6.0		Y/3.4	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	2		2		2		2		2	
12	# Baths	1	(\$20)	2	(\$20)	1		2	(\$20)	2	(\$20)
13	Unit Interior Sq. Ft.	816	(\$40)	959	\$75	550	\$60	600	\$60	880	(\$20)
14	Balcony/ Patio	N		N		N		N		Y	(\$5)
15	AC: Central/ Wall	C		C		C		C		C	
16	Range/ Refrigerator	RF		RF		RF		RF		RF	
17	Microwave/ Dishwasher	M	(\$10)	MD	\$5	N	\$5	MD	(\$10)	MD	(\$10)
18	Washer/Dryer	WHU	(\$30)	WD	(\$5)	L	(\$5)	WD	(\$30)	WD	(\$30)
19	Floor Coverings	V		C		C		C		C	
20	Window Coverings	B		B		B		B		B	
21	Cable/ Satellite/Internet	N	(\$10)	CI		N	(\$10)	ICI	(\$50)	N	
22	Special Features	N	(\$50)	SS,GC		N		N		N	
D. Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	L/0	(\$20)	L/0, CP/0		L/0		L/0, CP/20		L/0	
25	Extra Storage	N		N		Y/0	(\$5)	N		N	
26	Security	N		N		N		Y	(\$10)	Y	(\$5)
27	Clubhouse/ Meeting Rooms	N	(\$5)	C		N		MR	(\$5)	C	(\$5)
28	Pool/ Recreation Areas	R	(\$20)	PER	\$10	ER	(\$10)	PER	(\$20)	R	
29	Business Ctr / Nhd Netwk	N	(\$5)	BC		N		BC	(\$5)	N	
30	Service Coordination	N		N		N		N		N	
31	Non-shelter Services	N		N		N		N		N	
32	Neighborhood Networks	N		N		N		N		N	
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	Y/G	N/E \$16	N/E	\$16	Y/E		Y/E		N/E	\$16
34	Cooling (in rent?/ type)	N/E		N/E		Y/E	(\$15)	Y/E	(\$15)	N/E	
35	Cooking (in rent?/ type)	Y/G		N/E		Y/E	(\$9)	Y/E	(\$9)	N/E	
36	Hot Water (in rent?/ type)	Y/G	N/E \$18	N/E	\$18	Y/E		Y/E		N/E	\$18
37	Other Electric	N		N		Y	(\$27)	Y	(\$27)	N	
38	Cold Water/ Sewer	Y	N \$48	Y		Y		Y		N	\$48
39	Trash/Recycling	Y	N \$15	Y		Y		Y		N	\$15
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	0	10	4	2	3	6	0	10	2	5
41	Sum Adjustments B to D	\$0	(\$210)	\$180	(\$25)	\$155	(\$40)	\$0	(\$175)	\$140	(\$70)
42	Sum Utility Adjustments	\$97	\$0	\$34	\$0	\$0	(\$51)	\$0	(\$51)	\$97	\$0
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	(\$113)	\$307	\$189	\$239	\$64	\$246	(\$226)	\$226	\$167	\$307
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$992		\$689		\$864		\$971		\$892	
45	Adj Rent/Last rent		90%		138%		108%		81%		123%
46	Estimated Market Rent	\$885	\$1.08	Estimated Market Rent/ Sq Ft							

Samuel J. Self

8/13/2019

Appraiser's Signature

Date

Attached are explanations of:

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Grid was prepared: Manually Using HUD's Excel form

form HUD-92273-S8 (04/2002)

Morris Heights Apartments

Primary Unit Type – Two-Bedroom Units (816 SF)

A rent comparability grid was prepared for the primary unit type with 816 square feet. Comparable apartments used include: Beacon Place Apartments (Comparable 1), Southern Pointe Apartments (Comparable 2), Lanier Place Apartments (Comparable 3), The Connection at Statesboro (Comparable 4) and Chandler Heights Apartments (Comparable 5).

\$ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from \$500 to \$1,197. No unit used in this analysis has any rent restrictions.

Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all August 2019. No adjustments were necessary.

Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Occupancy for Unit Type – The subject's current occupancy rate is 100 percent. The comparables' occupancy rates range from 98 to 100 percent. No adjustments were needed.

Structure/Stories – The subject is located in two-story walk-up buildings. Comparables 1 and 3 contain one-story garden-style buildings. All of the remaining comparables are located in two- or three-story walk-up buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

Year Built/Year Renovated – The subject was built in 1972. Comparable 1 was constructed in 2017. Comparable 2 was built in 1960 and renovated in 2014. Comparable 3 was built in 1986 and renovated in 2004. Comparable 4 was constructed in 2007, and Comparable 5 was built in 1989. As year built/year renovated numbers play a large part in the condition of the subject, any adjustment needed for year built/year renovated were incorporated into the condition/street appeal adjustment.

Condition/Street Appeal – The subject has brick and vinyl siding construction. The landscaping consists of grass, shrubs and trees. The subject will be rehabilitated and will be in good condition. As complete, Comparables 1, 2, 3 and 5 will be inferior to varying degrees, and Comparable 4 will be similar. It is difficult to determine adjustment amounts for condition/street appeal as it is difficult to determine rent level fluctuations based on these items. Therefore, it was necessary to rely in large part on opinions of area apartment managers and tenants. In addition, adjusted rents of the comparables were considered as the difference in rents of the comparables after everything else is factored out is assumed to be attributable to

condition/street appeal. After considering all factors, Comparable 4's "as is" -\$90 adjustment was added to the remaining comparables' "as is" condition. Therefore, the comparables were adjusted as follows: Comparable 1 - \$90; Comparable 2 - \$90; Comparable 3 - \$90; Comparable 4 - \$0; and Comparable 5 - \$90.

Neighborhood – The subject's neighborhood is rated average with easy access to all services available within the city limits. All comparables are located in neighborhoods that are similar to the subject's neighborhood. No adjustments were needed.

Same Market/Miles to Subject – All comparables are located in the same market area as the subject. No adjustment was needed.

of Bedrooms – The subject contains two-bedroom units. All comparables are similar. No adjustments were needed.

of Baths – The subject contains one bath in the units. Comparable 3 is similar to the subject. All of the remaining comparables contain two baths in the two-bedroom units. The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties containing two-bedroom units in this market contain similar number of baths. Therefore, a \$20 per full bath per month adjustment was selected.

Unit Interior Square Footage – For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparables dollar per square foot rental rate was determined for each unit type. This number was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The median dollar per square foot rental rate is determined. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is \$0.29. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject. These adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Balcony/Patio – The subject does not contain either amenity. Comparables 1, 2 and 3 are similar to the subject. Comparables 4 and 5 were adjusted downward \$5 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Microwave/Dishwasher – As complete, the subject will contain a microwave in each unit. Comparables 2 and 3 do not contain either amenity. All of the remaining comparables contain both a dishwasher and microwave in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. A \$5 adjustment was determined reasonable for microwave, and a \$10 adjustment was deemed reasonable for dishwashers. Therefore, Comparables 1, 4 and 5 were adjusted downward \$10 per month, and Comparables 2 and 3 were adjusted upward \$5 per month.

Washer/Dryer – The subject only provides a washer hook-up in the units. Comparables 1, 4 and 5 each contain a washer and dryer in the units. Comparables 2 and 3 contain laundry facilities. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Since the subject does not provide a laundry facility, tenants still have to go to a laundry mat to dry their clothes. Therefore, this amenity was treated as if no laundry equipment was available. Therefore, Comparables 1, 4 and 5 were adjusted downward \$30 per month, and Comparables 2 and 3 were adjusted downward \$5 per month.

Floor Coverings – The subject contains vinyl floor coverings. All comparables contain carpet floor coverings. The market did not indicate a rent differential based on floor coverings. Therefore, no adjustments were needed.

Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Cable/Satellite/Internet – The subject and all comparables have access to cable services. Comparables 1 and 3 contain common area Wi-Fi, and Comparable 4 contains both Internet in the unit and common area Wi-Fi. This is an enhancement to the property and can command a premium in rent. In addition, basic service providers charge approximately \$40 per month for basic services. Therefore, Comparables 1 and 3 were adjusted downward \$10 per month, and Comparable 4 was adjusted downward \$50 per month.

Special Features – The subject does not contain special features. None of the comparables except Comparable 1 contain special features. Comparable 1 contains stainless steel appliances and granite countertops. These amenities are an enhancement to the unit and command a rent premium. Therefore, Comparable 6 was adjusted downward \$50 per month, or \$25 per amenity.

Parking – The subject and all comparables contain parking lots with no additional fee. In addition, Comparable 1 contains covered parking for no additional fee. Comparable 4 charges \$20 per month for its covered parking. Covered parking is an enhancement to a property and can command a higher rent. Therefore, Comparable 1 was adjusted downward \$20 per month. Since Comparable 4 has sufficient parking available that is similar to the subject, no adjustment was needed for Comparable 4.

Extra Storage – The subject does not contain extra storage. None of the comparables except Comparable 3 contain storage and was adjusted downward \$5 per month. Although there is little market data available concerning units with this feature, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

Security – The subject does not contain security. All comparables except Comparables 4 and 5 are similar to the subject. Comparable 4 contains a limited access gate and video surveillance, and Comparable 5 contains video surveillance. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement, particularly security that limits access to the property. Therefore, Comparable 4 was adjusted downward \$10 per month, and Comparable 5 was adjusted downward \$5 per month.

Clubhouse/Meeting Rooms/Dining Room – The subject does not contain any of these features. Comparables 2 and 5 are similar to the subject. Comparables 1 and 4 each contain a clubhouse, and Comparable 3 contains a game room. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, Comparables 1, 3 and 4 were adjusted downward \$5 per month.

Pool/Exercise Room/Recreation Areas – The subject contains a playground. As complete, the subject will also contain a gazebo. Comparable 1 contains a swimming pool, exercise room, walking/bike trail and dog park. Comparable 2 does not contain any recreation areas. Comparable 3 contains an exercise room and picnic area. Comparable 4 contains a swimming pool, exercise room, basketball court and dog park. Comparable 5 contains a volleyball court, basketball court, tennis court and pet play area. A \$10 adjustment per type of recreation area was deemed reasonable. Therefore, Comparables 1 and 4 were adjusted downward \$20 per month, and Comparable 2 was adjusted upward \$10 per month. Comparable

3 was adjusted downward \$10 per month. Comparable 5 was considered similar to the subject and was not adjusted. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, the adjustment was deemed reasonable.

Pool/Exercise Room/Recreation Areas – The subject contains a playground. Comparable 1 contains a swimming pool, exercise room, walking/bike trail and dog park. Comparable 2 does not contain any recreation areas. Comparable 3 contains an exercise room and picnic area. Comparable 4 contains a swimming pool, exercise room, basketball court and dog park. Comparable 5 contains a volleyball court, basketball court, tennis court and pet play area. A \$10 adjustment per type of recreation area was deemed reasonable. Therefore, Comparables 1 and 4 were adjusted downward \$20 per month, and Comparable 2 was adjusted upward \$10 per month. Comparable 3 was adjusted downward \$10 per month. Comparable 5 was considered similar to the subject and was not adjusted. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, the adjustment was deemed reasonable.

Business Center – The subject does not contain this feature. Comparables 2 and 5 are similar to the subject. Comparables 1, 3 and 4 were adjusted downward \$5 per month. Although there is little market data available concerning units with this feature, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Heat – The subject and Comparables 3 and 4 have this utility provided. Comparables 1, 2 and 5 were adjusted upward \$16 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Cooling – The subject does not have this utility provided. Comparables 1, 2 and 5 are similar to the subject. Comparables 3 and 4 were adjusted downward \$15 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Cooking – The subject does not have this utility provided. Comparables 1, 2 and 5 are similar to the subject. Comparables 3 and 4 were adjusted downward \$9 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Hot Water – The subject and Comparables 3 and 4 have this utility provided. Comparables 1, 2 and 5 were adjusted upward \$18 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Other Electric – The subject does not have this utility provided. Comparables 1, 2 and 5 are similar to the subject. Comparables 3 and 4 were adjusted downward \$27 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Cold Water/Sewer – The subject provides cold water and sewer. Comparables 2, 3 and 4 are similar to the subject. Comparables 1 and 5 were adjusted upward \$48 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Trash/Recycling – The subject has this utility provided. Comparables 2, 3 and 4 are similar to the subject. Comparables 1 and 5 were adjusted upward \$15 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Conclusion of Market Rent

The adjusted rents range from \$689 to \$992. Market rent was selected giving consideration to all comparables. All comparables are similar in neighborhood and are located within the market area. The appraiser concluded the market rent for the units as follows:

- **816 SF Two-Bedroom Units - \$885, or \$1.08 per square foot**

Morris Heights Apartments * 24 Morris Street * Statesboro, Georgia

Three-Bedroom Units (1,104 SF) – As Complete

OMB Approval # 2502-0507 (exp. 04/30/2021)

Rent Comparability Grid

Unit Type →

Three-Bedroom

Subject's FHA #:

061-44165

Subject		Comparable 6		Comparable 7		Comparable 3		Comparable 4		Comparable 5	
Morris Heights Apartments	Data	Little Lott's Creek Apartments		Greenbriar Apartments		Lanier Place Apartments		The Connection at Statesboro		Chandler Heights Apartments	
24 Morris Street	on	14 East Jones Avenue		1-40 Greenbriar Trail		210 Lanier Drive		2000 Stambuk Lane		1822 Chandler Road	
Statesboro Bulloch	Subject	Statesboro		Statesboro Bulloch		Statesboro Bulloch		Statesboro Bulloch		Statesboro Bulloch	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1 \$ Last Rent / Restricted?		\$690		\$1,000		\$815		\$1,282		\$800	
2 Date Last Leased (mo/yr)		Aug-19		Aug-19		Aug-19		Aug-19		Aug-19	
3 Rent Concessions		N		N		N		N		N	
4 Occupancy for Unit Type		96%		100%		99%		100%		98%	
5 Effective Rent & Rent/sq.ft		\$690	\$0.56	\$1,000	\$0.63	\$815	\$0.91	\$1,282	\$1.11	\$800	\$0.61
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6 Structure / Stories	WU/2	WU/3		WU/2		G/1		WU/3		WU/3	
7 Yr. Built/Yr. Renovated	1972/2021	1996		1978		1986/2004		2007		1989	
8 Condition / Street Appeal	G	A	\$90	A	\$90	A	\$90	G		A	\$90
9 Neighborhood	A	A		A		A		A		A	
10 Same Market? Miles to Subj		Y/1.4		Y/3.2		Y/5.6		Y/6.0		Y/3.4	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11 # Bedrooms	3	3		3		3		3		3	
12 # Baths	1	2	(\$20)	2	(\$20)	2	(\$20)	3	(\$40)	3	(\$40)
13 Unit Interior Sq. Ft.	1,104	1,236	(\$20)	1,600	(\$80)	900	\$30	1,154	(\$10)	1,320	(\$35)
14 Balcony/ Patio	N	Y	(\$5)	Y	(\$5)	N		Y	(\$5)	Y	(\$5)
15 AC: Central/ Wall	C	C		C		C		C		C	
16 Range/ Refrigerator	RF	RF		RF		RF		RF		RF	
17 Microwave/ Dishwasher	M	D	(\$10)	MD	(\$10)	N	\$5	MD	(\$10)	MD	(\$10)
18 Washer/Dryer	WHU	HU	(\$10)	WD	(\$30)	L	(\$5)	WD	(\$30)	WD	(\$30)
19 Floor Coverings	V	C		W		C		C		C	
20 Window Coverings	B	B		B		B		B		B	
21 Cable/ Satellite/Internet	N	N		N		CI	(\$10)	ICI	(\$50)	N	
22 Special Features	N	N		N		N		N		N	
23											
D. Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24 Parking (\$ Fee)	L/0	L/0		L/0		L/0		L/0, CP/20		L/0	
25 Extra Storage	N	N		N		Y/0	(\$5)	N		N	
26 Security	N	N		N		N		Y	(\$10)	Y	(\$5)
27 Clubhouse/ Meeting Rooms	N	N		N		MR	(\$5)	C	(\$5)	N	
28 Pool/ Recreation Areas	R	R		PR	(\$10)	ER	(\$10)	PER	(\$20)	R	
29 Business Ctr / Nhd Netwk	N	N		N		BC	(\$5)	BC	(\$5)	N	
30 Service Coordination	N	N		N		N		N		N	
31 Non-shelter Services	N	N		N		N		N		N	
32 Neighborhood Networks	N	N		N		N		N		N	
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33 Heat (in rent?/ type)	Y/G	N/G	\$20	N/E	\$20	Y/E		Y/E		N/E	\$20
34 Cooling (in rent?/ type)	N/E	N/E		N/E		Y/E	(\$18)	Y/E	(\$18)	N/E	
35 Cooking (in rent?/ type)	Y/G	N/G		N/E		Y/E	(\$11)	Y/E	(\$11)	N/E	
36 Hot Water (in rent?/ type)	Y/G	N/G	\$23	N/E	\$23	Y/E		Y/E		N/E	\$23
37 Other Electric	N	N		N		Y	(\$33)	Y	(\$33)	N	
38 Cold Water/ Sewer	Y	N	\$58	N	\$58	Y		Y		N	\$58
39 Trash /Recycling	Y	Y		N	\$15	Y		Y		N	\$15
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40 # Adjustments B to D		1	5	1	6	3	7	0	10	1	6
41 Sum Adjustments B to D		\$90	(\$65)	\$90	(\$155)	\$125	(\$60)	\$0	(\$185)	\$90	(\$125)
42 Sum Utility Adjustments		\$101	\$0	\$116	\$0	\$0	(\$62)	\$0	(\$62)	\$116	\$0
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43 Net/ Gross Adjmts B to E		\$126	\$256	\$51	\$361	\$3	\$247	(\$247)	\$247	\$81	\$331
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44 Adjusted Rent (5+ 43)		\$816		\$1,051		\$818		\$1,035		\$881	
45 Adj Rent/Last rent			118%		105%		100%		81%		110%
46 Estimated Market Rent	\$925	\$0.84		Estimated Market Rent/ Sq. Ft							

Samuel J. Self

8/13/2019

Attached are explanations of:

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Appraiser's Signature

Date

Grid was prepared: Manually Using HUD's Excel form

form HUD-92273-S8 (04/2002)

Morris Heights Apartments

Primary Unit Type – Three-Bedroom Units (1,104 SF)

A rent comparability grid was prepared for the primary unit type with 1,104 square feet. Comparable apartments used include: Lanier Place Apartments (Comparable 3), The Connection at Statesboro (Comparable 4), Chandler Heights Apartments (Comparable 5), Little Lott's Creek Apartments (Comparable 6) and Greenbriar Apartments (Comparable 7).

\$ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from \$690 to \$1,282. No unit used in this analysis has any rent restrictions.

Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all August 2019. No adjustments were necessary.

Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Occupancy for Unit Type – The subject's current occupancy rate is 100 percent. The comparables' occupancy rates range from 96 to 100 percent. No adjustments were needed.

Structure/Stories – The subject is located in two-story walk-up buildings. Comparable 3 contains one-story garden-style buildings. All of the remaining comparables are located in two- or three-story walk-up buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

Year Built/Year Renovated – The subject was built in 1972. Comparable 3 was built in 1986 and renovated in 2004. Comparable 4 was constructed in 2007, and Comparable 5 was built in 1989. Comparable 6 was constructed in 1996, and Comparable 7 was built in 1978. As year built/year renovated numbers play a large part in the condition of the subject, any adjustment needed for year built/year renovated were incorporated into the condition/street appeal adjustment.

Condition/Street Appeal – The subject has brick and vinyl siding construction. The landscaping consists of grass, shrubs and trees. The subject will be rehabilitated and will be in good condition. As complete, Comparables 3, 5, 6 and 7 will be inferior to varying degrees, and Comparable 4 will be similar. It is difficult to determine adjustment amounts for condition/street appeal as it is difficult to determine rent level fluctuations based on these items. Therefore, it was necessary to rely in large part on opinions of area apartment managers and tenants. In addition, adjusted rents of the comparables were considered as the difference in rents of the comparables after everything else

is factored out is assumed to be attributable to condition/street appeal. After considering all factors, Comparable 4's "as is" -\$90 adjustment was added to the remaining comparables' "as is" condition. Therefore, the comparables were adjusted as follows: Comparable 3 - \$90; Comparable 4 - \$0; Comparable 5 - \$90; Comparable 6 - \$90; and Comparable 7 - \$90.

Neighborhood – The subject's neighborhood is rated average with easy access to all services available within the city limits. All comparables are located in neighborhoods that are similar to the subject's neighborhood. No adjustments were needed.

Same Market/Miles to Subject – All comparables are located in the same market area as the subject. No adjustment was needed.

of Bedrooms – The subject contains three-bedroom units. All comparables are similar. No adjustments were needed.

of Baths – The subject contains one bath in the units. Comparables 3, 6 and 7 contain two baths in the two-bedroom units, and Comparables 4 and 5 contain three baths. The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties containing two-bedroom units in this market contain similar number of baths. Therefore, a \$20 per full bath per month adjustment was selected.

Unit Interior Square Footage – For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparables dollar per square foot rental rate was determined for each unit type. This number was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The median dollar per square foot rental rate is determined. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is \$0.16. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject. These adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Balcony/Patio – The subject does not contain either amenity. Comparable 3 is similar to the subject. All of the remaining comparables were adjusted downward \$5 per month. Although there is little market data available concerning units with these features versus those without these

features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Microwave/Dishwasher – As complete, the subject will contain a microwave in each unit. Comparable 3 does not contain either amenity. Comparable 6 contains a dishwasher in the units. All of the remaining comparables contain both a dishwasher and microwave in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. A \$5 adjustment was determined reasonable for microwave, and a \$10 adjustment was deemed reasonable for dishwashers. Therefore, Comparable 3 was adjusted upward \$5 per month. Comparables 4, 5 and 7 were adjusted downward \$10 per month, and Comparable 6 was adjusted downward \$10 per month.

Washer/Dryer – The subject only provides a washer hook-up in the units. Comparable 3 contains a laundry facility. Comparables 4, 5 and 7 each contain a washer and dryer in the units. Comparable 6 contains washer/dryer hook-ups in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Since the subject does not provide a laundry facility, tenants still have to go to a laundry mat to dry their clothes. Therefore, this amenity was treated as if no laundry equipment was available. Therefore, Comparable 3 was adjusted downward \$5 per month, Comparables 4, 5 and 7 were adjusted downward \$30 per month, and Comparable 6 was adjusted downward \$10 per month.

Floor Coverings – The subject contains vinyl floor coverings. All comparables contain carpet floor coverings. The market did not indicate a rent differential based on floor coverings. Therefore, no adjustments were needed.

Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Cable/Satellite/Internet – The subject and all comparables have access to cable services. Comparable 3 contains common area Wi-Fi, and Comparable 4 contains both Internet in the unit

and common area Wi-Fi. This is an enhancement to the property and can command a premium in rent. In addition, basic service providers charge approximately \$40 per month for basic services. Therefore, Comparable 3 was adjusted downward \$10 per month, and Comparable 4 was adjusted downward \$50 per month.

Special Features – The subject does not contain special features. None of the comparables contain special features. No adjustments were needed.

Parking – The subject and all comparables contain parking lots with no additional fee. Comparable 4 charges \$20 per month for its covered parking. Covered parking is an enhancement to a property and can command a higher rent. However, since Comparable 4 has sufficient parking available that is similar to the subject, no adjustment was needed.

Extra Storage – The subject does not contain extra storage. None of the comparables except Comparable 3 contain storage and was adjusted downward \$5 per month. Although there is little market data available concerning units with this feature, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

Security – The subject does not contain security. All comparables except Comparables 4 and 5 are similar to the subject. Comparable 4 contains a limited access gate and video surveillance, and Comparable 5 contains video surveillance. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement, particularly security that limits access to the property. Therefore, Comparable 4 was adjusted downward \$10 per month, and Comparable 5 was adjusted downward \$5 per month.

Clubhouse/Meeting Rooms/Dining Room – The subject does not contain any of these features. Comparables 2 and 5 are similar to the subject. Comparable 3 contains a game room, and Comparable 4 contains a clubhouse. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, Comparables 3 and 4 were adjusted downward \$5 per month.

Pool/Exercise Room/Recreation Areas – The subject and Comparable 6 each contain a playground. As complete, the subject will also contain a gazebo. Comparable 3 contains an exercise room and picnic area. Comparable 4 contains a swimming pool, exercise room, basketball court and dog park. Comparable 5 contains a volleyball court, basketball court, tennis court and pet play area. Comparable 7 contains a swimming pool and volleyball court. A \$10

adjustment per type of recreation area was deemed reasonable. Therefore, Comparable 3 was adjusted downward \$10 per month, and Comparable 4 was adjusted downward \$20 per month. Comparables 5 and 6 were considered similar to the subject and were not adjusted. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, the adjustment was deemed reasonable.

Business Center – The subject does not contain this feature. Comparables 5, 6 and 7 are similar to the subject. Comparables 3 and 4 were adjusted downward \$5 per month. Although there is little market data available concerning units with this feature, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Heat – The subject and Comparables 3 and 4 have this utility provided. Comparables 5, 6 and 7 were adjusted upward \$20 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Cooling – The subject does not have this utility provided. Comparables 5, 6 and 7 are similar to the subject. Comparables 3 and 4 were adjusted downward \$18 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Cooking – The subject does not have this utility provided. Comparables 5, 6 and 7 are similar to the subject. Comparables 3 and 4 were adjusted downward \$11 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Hot Water – The subject and Comparables 3 and 4 have this utility provided. Comparables 5, 6

and 7 were adjusted upward \$23 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Other Electric – The subject does not have this utility provided. Comparables 5, 6 and 7 are similar to the subject. Comparables 3 and 4 were adjusted downward \$33 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Cold Water/Sewer – The subject provides cold water and sewer. Comparables 3 and 4 are similar to the subject. Comparables 5, 6 and 7 were adjusted upward \$58 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Trash/Recycling – The subject has this utility provided. Comparables 3, 4 and 6 are similar to the subject. Comparables 5 and 7 were adjusted upward \$15 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Bulloch County. The amount was substantiated by local utility companies.

Conclusion of Market Rent

The adjusted rents range from \$816 to \$1,051. Market rent was selected giving consideration to all comparables. All comparables are similar in neighborhood and are located within the market area. The appraiser concluded the market rent for the units as follows:

- **1,104 SF Three-Bedroom Units - \$925, or \$0.84 per square foot**

The following table shows the proposed rents at the subject. The estimated market rents are higher than the proposed rents. However, the subject's current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	8	624	60%	\$604	\$759	\$59	\$700
2/1	24	816	60%	\$726	\$933	\$83	\$850
3/1	28	1,104	60%	\$837	\$1,076	\$101	\$975

Average Rents for Competing Properties and Rent Advantage

Of the surveyed comparables, one-bedroom units typically range from \$347 to \$1,025 per month; two-bedroom units typically range from \$372 to \$1,199 per month; and three-bedroom units typically range from \$690 to \$1,346 per month. There were no four-bedrooms in the market area for comparison. These rental rates have remained similar within the past few years.

The following table shows the rent advantage for each unit type:

Unit Type	% of AMI	Proposed Rent	Market Rent	\$ Rent Advantage	% Rent Advantage
1/1	60%	\$700	\$745	\$45	6.0%
2/1	60%	\$850	\$885	\$35	4.0%
3/1	60%	\$975	\$925	-\$50	-5.4%

The estimated market rents are higher than the proposed rents for all units types units. However, the subject's current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable.

HOUSING PROFILE

Market Area Overview

The rental housing stock in the market area is comprised of market-rate and restricted apartment complexes. The majority of the housing stock was built in the 1980s. The market-rate complexes were built between 1960 and 2017. The restricted apartment complexes were built between 1970 and 2016. The market area's rental units have high occupancy rates.

Housing Inventory

Number of Units

From 2005 through June 2019, permit-issuing jurisdictions in Bulloch County authorized the construction of 6,259 new single-family and multifamily dwelling units. Multifamily units comprise 21.3 percent of the total construction activity. Permit information was not available for the City of Statesboro.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2005	510	13	523
2006	830	48	878
2007	790	26	816
2008	382	17	399
2009	169	60	229
2010	141	64	205
2011	145	377	522
2012	118	291	409
2013	160	25	185
2014	189	313	502
2015	226	47	273
2016	291	18	309
2017	322	0	322
2018	414	15	429
2019*	240	18	258
TOTAL	4,927	1,332	6,259

**Preliminary Numbers through June 2019*

Source: SOCDs

Projects Under Construction

According to the City of Statesboro, there are currently no multifamily projects under construction in the market area that would directly compete with the subject.

Planned Projects

According to the Georgia Department of Community Affairs, there was no projects awarded tax credits in the market area within the past four years.

Age of Rental Units

Rental housing construction in the market area has increased considerably since the 1960s.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	1,309	12.1%
2000-2004	1,350	12.5%
1990-1999	2,554	23.7%
1980-1989	1,661	15.4%
1970-1979	1,603	14.9%
1960-1969	893	8.3%
1950-1959	626	5.8%
1940-1949	229	2.1%
1939 or earlier	551	5.1%
TOTAL	10,776	100.0%

Source: U.S. Census Bureau

Unit Condition

The market area's rental housing stock is in varying condition. Overall, the market-rate developments are of average age and are well maintained.

Bedroom Distribution

In 2010, 17.9 percent of the market area's rental units were efficiency or one-bedroom units, and 38.4 percent were two-bedroom units. Dwellings with three or more bedrooms accounted for 43.7 percent of the market area's rental housing.

BEDROOMS IN OCCUPIED RENTAL UNITS		
TYPE	NUMBER	PERCENT
No Bedrooms	162	1.5%
One-Bedrooms	1,762	16.4%
Two-Bedrooms	4,139	38.4%
Three-Bedrooms	3,195	29.6%
Four-Bedrooms	1,444	13.4%
Five or More Bedrooms	74	0.7%
TOTAL	10,776	100.0%

Source: U.S. Census Bureau

Rental Vacancy Rates

According to the U.S. Census Bureau, the national vacancy rates in the second quarter 2019 were 6.8 percent for rental housing and 1.3 percent for homeowner housing. The rental vacancy rate of 6.8 percent was virtually unchanged from the rate in the second quarter 2018 and not statistically different from the rate in the first quarter 2019 (7.0 percent). The homeowner vacancy rate of 1.3 percent was 0.2 percentage points lower than the rate in the second quarter 2018 (1.5 percent), but not statistically different from the rate in the first quarter 2019 (1.4 percent).

For rental housing by area, the second quarter 2019 rental vacancy rate was highest outside Metropolitan Statistical Areas (8.2 percent) and lowest in the suburbs (6.2 percent). The rental vacancy rates in principal cities, in the suburbs, and outside MSAs were not statistically different from the second quarter 2018 rates.

The second quarter 2019 rental vacancy rate was highest in the South (8.9 percent) followed by the Midwest (6.8 percent). The rental vacancy rates in Northeast (5.3 percent) and the West (4.8 percent) were not statistically different from each other. The rental vacancy rate in the Midwest was lower than the second quarter 2018 rate, while rates in the Northeast, South, and West were not statistically different from the second quarter 2018 rates.

RESIDENTIAL VACANCY RATES				
QUARTER	2nd Quarter 2019	2nd Quarter 2018	% of 2019 Rate	% of Difference
United States	6.8%	6.8%	0.2%	0.3%
Inside MSAs	6.6%	6.5%	0.3%	0.3%
Outside MSAs	8.2%	9.1%	0.9%	1.0%
In Principal Cities	7.0%	6.7%	0.4%	0.5%
Not In Principal Cities	6.2%	6.3%	0.4%	0.5%
2nd QUARTER 2019 VACANCY RATES BY REGION				
NORTHEAST	MIDWEST	SOUTH	WEST	
5.3%	6.8%	8.9%	4.8%	

Source: U.S. Census Bureau

Lease Terms and Concessions

The typical lease term is 12 months. At the time of the writing of this report, none of the surveyed comparables were offering concessions.

Turnover Rates

An estimated turnover rate of 21.3 percent was deemed reasonable for the market area. This was based on the Institute of Real Estate Management (IREM) and comparables in the market area. The table below shows the turnover rates of the comparables verified:

TURNOVER RATES	
Property Name	Avg. Annual Turnover Rate
Lanier Place Apartments	13.1%
Chandler Heights Apartments	22.2%
Little Lott's Creek Apartments	16.6%
The Village At Mill Creek Apartments	39.2%
Fox Ridge Apartments	20.0%
Wildwood Villas I	15.0%
Wildwood II Apartments	13.7%
Madison Meadows Apartments	40.0%
Statesboro Summit Apartments	12.2%
Average Annual Turnover	21.3%

Likely Impact of Rehabilitated Development on Rental Occupancy Rates

The rehabilitated development will not have an adverse impact on the market area. The subject is an existing development with a stabilized occupancy rate. All of the restricted properties in the market area maintain stabilized occupancy rates and have waiting lists. The subject's one-, two- and three-bedroom units are suitable in the market area.

Foreclosure/Abandoned/Vacant Housing

According to www.realtytrac.com, there are currently 12 properties for sale that are in some stage of foreclosure within the subject's zip code. This ratio is in the mid-range for the City of Statesboro. In July 2019, the number of properties that received a foreclosure filing in zip code 30458 was 200 percent lower than the previous month and 100 percent higher than the same time last year. The zip code's foreclosure rate is 0.03 percent, while the City of Statesboro's foreclosure rate is also 0.03 percent. Both are lower than the state's foreclosure rate which is 0.05 percent. They are similar to Bulloch County's foreclosure rate of 0.04 percent. The number of foreclosures per month has risen significantly since May 2019. Therefore, it appears that the foreclosure rate in the area is increasing. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

Primary Housing Voids

There are no significant housing voids in the market area. There is sufficient employment for the residents of Statesboro. In addition, there is a small demand for housing in the market area as can be seen in the demand portion of this report.

PART IX:

ABSORPTION & STABILIZATION RATES

Absorption Rates

The subject is an existing multifamily development that contains 60 one-, two- and three-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified.

PART X:

INTERVIEWS

INTERVIEWS

Economic Development

According to Phyllis Thompson, President of the Statesboro Bulloch County Chamber of Commerce, there are no multifamily developments under construction in the city or county. Ms. Thompson stated that there is always a need for family housing in the area. The phone number for the Statesboro Bulloch County Chamber of Commerce is 912-764-6111.

Statesboro Police Department

According to Kaleb Moore, Captain for the Statesboro Police Department, there is not an area within the city that has higher crime than any other. Mr. Moore stated that the subject neighborhood is stable and has not had any violent crimes in the past year. The phone number for the Statesboro Police Department is 912-764-9911.

PART XI:

RECOMMENDATIONS AND CONCLUSIONS

RECOMMENDATIONS AND CONCLUSIONS

Project Evaluation

It is the opinion of the analyst that the improvements, the unit mix of one-, two- and three-bedroom units, unit size, unit/project amenities and services are well suited for the primary market area.

Site Evaluation

The site's location is considered average. It is located near a major thoroughfare to the city which provides the site with average visibility and access. It is located in relatively close proximity to medical facilities, schools, shopping, employment, local government facilities and recreational facilities. The site and its improvements are similar to those in the area.

Economic and Demographic Profile

The following describes the demographic and economic profile of the primary market area and the surrounding area:

In 2000, this geographic market area contained an estimated population of 55,983. By 2010, population in this market area had increased by 25.4 percent to 70,217. In 2019, the population in this market area has increased by 10.6 percent to 77,665. It is projected that between 2019 and 2020, population in the market area will increase 2.4 percent to 79,538. It is projected that between 2020 and 2024, population in the market area will increase 3.5 percent to 82,347.

Between 2000 and 2010, the market area gained 482 households per year. The market area gained 318 households between 2010 and 2019 and gained an additional 333 households between 2019 and 2020. The market area is projected to continue to gain households through 2024. The households in the market area are split, with approximately 54 percent being owner-occupied. The percentage of owner-occupied is projected to remain stable through 2024.

Employment in the City of Statesboro has been increasing an average of 1.5 percent per year since 2005. Employment in Bulloch County has been increasing an average of 1.8 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.8 percent per year since 2005. The unemployment rate for Statesboro has fluctuated from 5.6 percent to 13.0 percent over the past 10 years. These fluctuations are in line with the unemployment rates for the State of Georgia.

Existing Housing

The subject property’s proposed net rents are lower than the market rents of \$745 for the one-bedroom units and \$885 for the two-bedroom units and are higher than the market rent of \$925 for the three-bedroom units. The analyst was able to locate and verify 11 market-rate complexes within the subject’s market area. It is believed that the comparables used in the rent grid analysis were the best available. The subject’s current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable.

Adjusted Market Rental Rates

Market rent grids were completed for the subject. There was a total of 20 confirmed apartment complexes in the market area, including the subject. There were 46 vacant units at the time of the survey out of 1,724 surveyed, for an overall vacancy rate of 2.6 percent. There are currently five competitive properties in the market area. These properties currently have 19 vacant units out of 402 surveyed, for an overall competitive vacancy rate of 4.7 percent. The amenities of these comparables are relatively similar to the subject’s amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

Demand & Capture Rates

The following chart indicates the net demand and the capture rates:

AMI	Unit Size	Income Limits	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA @ 624 SF	\$20,709 to \$25,800	0	903	1	902	0.0%	N/A	\$745	N/A	\$700
	2 BR/1 BA @ 816 SF	\$24,891 to \$29,040	0	903	7	896	0.0%	N/A	\$885	N/A	\$850
	3 BR/1 BA @ 1,104 SF	\$28,697 to \$34,800	0	903	5	898	0.0%	N/A	\$925	N/A	\$975
Total for Project	60% AMI	\$20,709 to \$34,800	0	903	13	890	0.0%	N/A	\$745-\$925	N/A	\$700-\$975

The subject is an existing Section 8 property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 100 percent occupied, with no vacant units. The subject has subsidy for all units. Additionally, all tenants are and will remain income qualified. The subject contains no tenants who are considered rent burdened as determined under the LIHTC program. It is unlikely that the tenants could find comparable housing with rents low enough to meet the affordability requirements even if there were any tenants that were rent overburdened. Therefore, it is probable that these tenants would choose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. Therefore, only the subject’s vacant units were included in the capture rate calculations. Additionally, there was no tax credit comparables located in the market area constructed within the past two years that would compete

with the subject; however, there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are 13 vacancies in competitive projects in the market area, and there are no properties that have not yet reached stabilized occupancy. Therefore, there is a total of 13 units that should be subtracted from the demand. The subject will need to capture 0.0 percent.

Absorption Rates

The subject is an existing multifamily development that contains 60 one-, two- and three-bedroom units. The subject is currently 100 percent occupied. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units.

Conclusion

The overall capture rate for the proposed development is reasonable for the tax credit units. The property is currently applying for Low Income Housing Tax Credits. The capture rate was figured by bedroom type and percent of area median income. The capture rates for the units are within the acceptable range. It is believed that the subject is a viable development.

Data Sources

Information used in the market study was obtained from various sources including; the U.S. Census Bureau, Nielsen Claritas; Ribbon Demographics, U.S. Bureau of Labor Statistics, interviews with local town and government officials and interview with local property owners or managers.

I affirm that I have made a physical inspection of the market area and the subject property and that information has been used in the full study of the need and demand for the rehabilitated units. The report was written according to DCA's market study requirements, the information included is accurate and the report can be relied up by DCA as a true assessment of the low-income housing rental market.

To the best of my knowledge, the market can support the project as shown in the study. I understand that any misrepresentation of this statement may result in the denial of further participation in DCA's rental housing programs. I also affirm that I have no interest in the project or relationship with the ownership entity and my compensation is not contingent on this project being funded.

DCA may rely on the representation made in the market study provided. The document is assignable to other lenders that are parties to the DCA loan transaction.



Samuel T. Gill
Market Analyst

ADDENDUM A

NCHMA Market Study Index

Introduction: Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

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ADDENDUM B

MARKET STUDY TERMINOLOGY

Absorption Period

The period of time necessary for a newly constructed or renovated property to achieve the Stabilized Level of Occupancy. The Absorption Period begins when the first certificate of occupancy is issued and ends when the last unit to reach the Stabilized Level of Occupancy has a signed lease. Assumes a typical pre-marketing period, prior to the issuance of the certificate of occupancy, of about three to six months. The month that leasing is assumed to begin should accompany all absorption estimates.

Absorption Rate

The average number of units rented each month during the Absorption Period.

Acceptable Rent Burden

The rent-to-income ratio used to qualify tenants for both income restricted and non-income restricted units. The Acceptable Rent Burden varies depending on the requirements of funding sources, government funding sources, target markets, and local conditions.

Affordable Housing

Housing where the tenant household pays no more than 30 percent of its annual income on Gross Rent.

Amenity

Tangible or intangible benefits offered to a tenant at no fee, typically on-site recreational facilities or planned programs, services and activities.

Annual Demand

The total estimated demand present in the market in any one year for the type of units proposed.

Area Median Income (AMI)

One hundred percent of the gross median household income for a specific metropolitan statistical area, county or non-metropolitan area established annually by HUD.

Assisted Housing

Housing where the monthly costs to the tenants are subsidized by federal, state or other programs.

Attached Housing

Two or more dwelling units connected with party walls (e.g. townhouses or flats).

Basic Rent

The minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and HUD Section 223 (d)(3) Below Market Interest Rate Program. The Basic Rent is calculated on the rent as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.

Below Market Interest Rate Program (BMIR)

Program targeted to renters with income not exceeding 80 percent of area median income by limiting rents based on HUD's BMIR Program requirements and through the provision of an interest reduction contract to subsidize the market interest rate to a below-market rate. Interest rates are typically subsidized to effective rates of one percent or three percent.

Capture Rate

The percentage of age, size, and income qualified renter households in the Primary Market Area that the property must capture to achieve the Stabilized Level of Occupancy. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the Primary Market Area. See Penetration Rate for rate for entire market area.

Census Tract

A small, relatively permanent statistical subdivision delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features but may follow governmental unit boundaries and other non-visible features; they always nest within counties. They are designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment. Census tracts average about 4,000 inhabitants.

Central Business District (CBD)

The center of commercial activity within a town or city; usually the largest and oldest concentration of such activity.

Community Development Corporation (CDC)

Entrepreneurial institution combining public and private resources to aid in the development of socio-economically disadvantaged areas.

Comparable Property

A property that is representative of the rental housing choices of the subject's Primary Market Area and that is similar in construction, size, amenities, or age. These Comparables and Competitives are generally used to derive market rent.

Competitive Property

A property that is comparable to the subject and that competes at nearly the same rent levels and tenant profile, such as age, family or income.

Concession

Discount given to a prospective tenant to induce the tenant to sign a lease. Concessions typically are in the form of reduced rent or free rent for a specified lease term or for free amenities which are normally charged separately (i.e. washer/dryer, parking).

Condominium

A form of joint ownership and control of property in which specified volumes of space (for example, apartments) are owned individually while the common elements of the property (for example, outside walls) are owned jointly.

Contract Rent

1. The actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenants, to the owner, inclusive of all terms of the lease (HUD & RD).
2. The monthly rent agreed to between a tenant and a landlord (Census).

Demand

The total number of households in a defined market area that would potentially move into proposed new or renovated housing units. These households must be of the appropriate age, income, tenure and size for a specific proposed development. Components of demand vary and can include household growth; turnover, those living in substandard conditions, rent overburdened households, and demolished housing units. Demand is project specific.

Difficult Development Area (DDA)

An area designated by HUD as an area that has high construction, land, and utility costs relative to the Area Median Gross Income. A project located in a DDA and utilizing the Low Income Housing Tax Credit may qualify for up to 130 percent of eligible basis for the purpose of calculating the Tax Credit allocation.

Detached Housing

A freestanding dwelling unit, typically single-family, situated on its own lot.

Effective Rents

Contract Rent less concessions.

Elderly or Senior Housing

Housing where (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80 percent of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or older and the housing is designed with amenities and facilities designed to meet the needs of senior citizens.

Extremely Low Income

Person or household with income below 30 percent of Area Median Income adjusted for household size.

Fair Market Rent (FMR)

The estimates established by HUD of the Gross Rents (Contract Rent plus Tenant Paid Utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40 percent of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50th percentile of rents.

Garden Apartments

Apartments in low-rise buildings (typically two to four stories) that feature low density, ample open space around the buildings, and on-site parking.

Gross Rent

The monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all Tenant Paid Utilities.

High-rise

A residential building having more than ten stories.

Household

One or more people who occupy a housing unit as their usual place of residence.

Household Trends

Changes in the number of households for a particular area over a specific period of time, which is a function of new household formations (e.g. at marriage or separation) and in average household size.

Housing Unit

House, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

Housing Choice Voucher (Section 8 Program)

Federal rent subsidy program under Section 8 of the U.S. Housing Act which issues rent vouchers to eligible households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant's contribution of 30 percent of adjusted income (or 10 percent of gross income, whichever is greater). In cases where 30 percent of the tenants' income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.

Housing Finance Agency (HFA)

State or local agencies responsible for financing housing and administering Assisted Housing programs.

HUD Section 8 Program

Federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants adjusted income.

HUD Section 202 Program

Federal program, which provides direct capital assistance (i.e. grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50 percent of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project based rental assistance that enables tenants to occupy units at rents based on 30 percent of tenant income.

HUD Section 811 Program

Federal program, which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50 percent of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.

HUD Section 236 Program

Federal program which provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80 percent of area median income who pay rent equal to the greater of Basic Rent of 30 percent of their adjusted income. All rents are capped at a HUD approved market rent.

Income Band

The range of incomes of households that can pay a specific rent but do not have more income than is allowed by the Income Limits of a particular housing program. The minimum household income typically is based on a defined Acceptable Rent Burden percentage and the maximum typically is pre-defined by specific programmatic requirements or by general market parameters.

Income Limits

Maximum household income by county or Metropolitan Statistical Area, adjusted for household size and expressed as a percentage of the Area Median Income for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30, 50, 60 or 80 percent of AMI. HUD publishes Income Limits each year for 30 percent median, Very Low Income (50%), and Low-Income (80%), for households with 1 through 8 people.

Infrastructure

Services and facilities including roads, highways, water, sewerage, emergency services, parks and recreation, etc. Infrastructure includes both public and private facilities.

Low Income

Person or household with gross household income below 80 percent of Area Median Income adjusted for household size.

Low Income Housing Tax Credit

A program to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code, as amended. The program requires that a certain percentage of units built by restricted for occupancy to households earning 60 percent or less of Area Median Income, and that the rents on these units be restricted accordingly.

Low Rise Building

A building with one to three stories.

Market Advantage

The difference, expressed as a percentage, between the estimated market rent for an apartment property without income restrictions and the lesser of (a) the owner's proposed rents or (b) the maximum rents permitted by the financing program for the same apartment property.

Market Analysis

A study of real estate market conditions for a specific type of property.

Market Area or Primary Market Area

A geographic area from which a property is expected to draw the majority of its residents.

Market Demand

The total number of households in a defined market area that would potentially move into new or renovated housing units. Market demand is not project specific and refers to the universe of tenure appropriate households, independent of income. The components of market demand are similar to those used in determining demand.

Market Rent

The rent that an apartment, without rent or income restrictions or rent subsidies, would command in the open market considering its location, features, amenities. Market rent should be adjusted for concessions and owner paid utilities included in the rent.

Market Study

A comprehensive review of the housing market in a defined market area. A market study can be used to determine the demand for specific proposed development or to examine the overall condition of an area's housing market. Project specific market studies are often used by developers, syndicators, and government entities to determine the appropriateness of a proposed development, whereas market specific market studies are used to determine what housing needs, if any, exist within a specific geography. At a minimum, market studies include a review of location, economic conditions, demographics, and existing and proposed housing stock.

Marketability

The manner in which the subject fits into the market; the relative desirability of a property (for sale or lease) in comparison with similar or competing properties in the area.

Market Vacancy Rate – Physical

Average number of apartment units in any market which are unoccupied divided by the total number of apartment units in the same Market Area, excluding units in properties which are in the lease-up stage.

Market Vacancy Rate – Economic

Percentage of rent loss due to concessions and vacancies.

Metropolitan Statistical Area (MSA)

A geographic entity defined by the federal Office of Management and Budget, for use by federal statistical agencies, based on the concept of a core area with a large population nucleus, plus adjacent communities having a high degree of economic and social integration with that core. Qualification of an MSA requires the presence of a city with 50,000 or more inhabitants, or the presence of an Urbanized Area (UA) and a total population of at least 100,000 (75,000 in New England). The county or counties containing the largest city and surrounding densely settled territory are central counties of the MSA. Additional outlying counties qualify to be included in the MSA by meeting certain other criteria of metropolitan character, such as a specified minimum population density or percentage of the population that is urban.

Mid-rise

A building with four to ten stories.

Mixed Income Property

An apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more Income Limits (i.e. Low Income Tax Credit property with income limits of 30, 50 and 60 percent).

Mobility

The ease with which people move from one location to another.

Moderate Income

Person or household with gross household income between 80 and 120 percent of Area Median Income adjusted for household size.

Move-up Demand

An estimate of how many consumers are able and willing to relocate to more expensive or desirable units, such as tenants who move up from Class C properties to Class B; and Class B tenants that move up to Class A properties; and tenants that move from Class C and B properties to a new superior Low Income Tax Credit property.

Multi-family

Structures that contain more than two or more housing units.

Neighborhood

An area of a city or town with common demographic and economic features that distinguish it from adjoining areas.

Net Rent (also referred to as Contract or Lease Rent)

Gross Rent less Tenant Paid Utilities.

Penetration Rate

The percentage of age and income qualified renter households in the Primary Market Area that live in all existing and proposed properties, to be completed within six months of the subject, and which are competitively priced to the subject that must be captured to achieve the Stabilized Level of Occupancy. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. See Capture Rate for property specific rate.

Pent-up Demand

A market in which there is a scarcity of supply and vacancy rates are very low.

Population Trends

Changes in population levels for a particular area over a specific period of time – which is a function of the levels of births, deaths, and net migration.

Primary Market Area

See Market Area

Programmatic Rents

The proposed rents for a Tax Credit or other income restricted property relative to comparable market rate properties and rents being achieved at another Low Income Housing Tax Credit or other income restricted properties in the market. Can be no greater than maximum rents permitted by the Low Income Housing Tax Credit or other program regulations.

Project Based Rent Assistance

Rental assistance from a federal, state or local program that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

Public Housing or Low Income Conventional Public Housing

HUD program administered by local (or regional) Housing Authorities which serves Low- and Very-Low Income Households with rent based on the same formula used for HUD Section 8 assistance.

Qualified Census Tract (QCT)

Any census tract (or equivalent geographic area defined by the Bureau of the Census) in which at least 50 percent of households have an income less than 60 percent of Area Median Income or where the poverty rate is at least 25 percent. A project located in a QCT and receiving Low Income Housing Tax Credits may qualify for up to 130 percent of eligible basis for the purpose of calculating the Tax Credit allocation.

Rural Development (RD) Market Rent

A monthly rent that can be charged for an apartment under a specific USDA-RD housing program, that reflects the agency's estimate of the rent required to operate the property, maintain debt service on an un-subsidized mortgage and provide an adequate return to the property owner. This rent is the maximum rent that a tenant can pay at an RD property.

Rural Development (RD) Program

Federal program which provides low interest loans to finance housing which serves low- and moderate-income persons in rural areas who pay 30 percent of their adjusted income on rent or the basic rent, whichever is the higher (but not exceeding the market rent). The Program may include property based rental assistance and interest reduction contracts to write down the interest on the loan to as low as one percent.

Redevelopment

The redesign or rehabilitation of existing properties.

Rent Burden

Gross rent divided by gross monthly household income.

Rent Burdened Households

Households with Rent Burden above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.

Restricted Rent

The rent charged under the restrictions of a specific housing program or subsidy.

Saturation

The point at which there is no longer demand to support additional units.

Secondary Market Area

The portion of a market area that supplies additional support to an apartment property beyond that provided by the Primary Market Area.

Single-Family Housing

A dwelling unit, either attached or detached, designed for use by one household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.

Special Needs Population

Specific market niche that is typically not catered to in a conventional apartment property. This population should exhibit certain criteria, which can be well defined, in order, for example, to assess the need and demand from this source. Examples of special needs populations include substance abusers, visually impaired person or persons with mobility limitations.

Stabilized Level of Occupancy

The underwritten or actual number of occupied units that a property is expected to maintain after the initial rent-up period, expressed as a percentage of the total units.

State Data Center (SDC)

A state agency or university facility identified by the governor of each state to participate in the Census Bureau's cooperative network for the dissemination of the census data.

Subsidy

Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's Contract Rent and the amount paid by the tenant toward rent.

Substandard Conditions

Housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.

Target Income Band

The Income Band from which the subject property will draw tenants.

Target Population

Market niche a development will appeal or cater to. State agencies often use Target Population to refer to various income set asides, elderly v. family, etc.

Tenant

One who rents real property from another.

Tenant Paid Utilities

The cost of utilities necessary for the habitation of a dwelling unit, which are paid by the tenant. Tenant Paid Utilities do not include costs for telephone or cable service.

Tenure

The distinction between owner-occupied and renter-occupied housing units.

Townhouse (or Row House)

Single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.

Turnover

1. An estimate of the number of housing units in a Market Area as a percentage of total housing units in the Market Area that will likely change occupants in any one year. See Vacancy Period.
2. **Turnover Period** – The percent of occupants in a given apartment complex that move in one year.

Unmet Housing Need

New units required in the Market Area to accommodate household growth, homeless households, and housing in substandard conditions.

Unrestricted Rents

The recommended rents for the market rate units at a Mixed-Income Property.

Vacancy Period

The amount of time that an apartment remains vacant and available for rent.

Vacancy Rate – Economic

Maximum potential revenue less actual rent revenue divided by maximum potential rent revenue.

Vacancy Rate – Physical

The number of total habitable units that are vacant divided by the total number of units in the property.

Very Low Income

Person or household whose gross household income does not exceed 50 percent of Area Median Income adjusted for household size.

Zoning

Classification and regulation of land by local governments according to use categories (zones); often also includes density designations.

ADDENDUM C

Empire Corporation

PROJECT SOV

MORRIS HEIGHTS	# OF APT BLDGS: 8	BUDGET	PREPARED FOR:
24 MORRIS STREET, STATESBORO, GA 30458	# OF APTS: 60	ONLY	LEDIC
BUDGET DATE :			4/3/2019

SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
METALS					\$ 35,227
METAL RAILINGS	STAIR HANDRAIL	280	LF	\$ 70.97	\$ 19,872
METAL RAILINGS	STAIR GUARDRAIL	140	LF	\$ 109.68	\$ 15,355
ROUGH CARPENTRY					\$ 281,993
ALLOWANCE SHEATHING - ROOF	REPLACEMENT ALLOWANCE	1,800	SF	\$ 1.56	\$ 2,808
FIBER CEMENT SIDING - CLAP BOARD		44,500	SF	\$ 5.81	\$ 258,545
FIBER CEMENT SIDING - SOFFIT	& FASCIA	3,200	SF	\$ 6.45	\$ 20,640
FIBER CEMENT SIDING - BREEZWAY CEILINGS	REMOVED FROM BUDGET	5,300	SF	\$ 6.45	\$ -
FINISH CARPENTRY					\$ 66,884
FINISH CARPENTRY - BASEBOARD TRIM		23,000	LF	\$ 2.26	\$ 51,980
COMPOSITE FABRICATIONS	STAIR & BREEZEWAY HANDRAILS	210	LF	\$ 70.97	\$ 14,904
INSULATION					\$ 36,000
INSULATION - ATTIC, BLOWN/BATT		28,800	SF	\$ 1.25	\$ 36,000
ROOFING					\$ 110,966
COMPOSITION SHINGLES		430	SQ	\$ 258.06	\$ 110,966
SHEET METAL					\$ 20,229
GUTTERS AND DOWNSPOUTS	5"G, 3" DNSPT	3,300	LF	\$ 6.13	\$ 20,229
DOORS					\$ 93,360
HLW METAL DOORS W/WOOD FRAMES	ENTRY DOORS	60	EA	\$ 464.52	\$ 27,871
INTERIOR PREHUNG DOORS	50%	278	EA	\$ 180.65	\$ 50,221
DOOR FINISH HARDWARE	ENTRY	60	EA	\$ 105.00	\$ 6,300
DOOR FINISH HARDWARE	INTERIOR - 50%	278	EA	\$ 32.26	\$ 8,968
WINDOWS					\$ 96,200
VINYL WINDOWS	TEMPERED (NOT INCLUDING BATH WNDW)	260	EA	\$ 370.00	\$ 96,200
DRYWALL					\$ 75,900
GYPSUM BOARD ASSEMBLIES	ATTIC DRAFTSTOPS	7	EA	\$ 1,500.00	\$ 10,500
GYPSUM BOARD /DRYWALL - REPAIR		60	UNIT	\$ 500.00	\$ 30,000
GYPSUM BOARD /DRYWALL - TRADE CUTS		60	UNIT	\$ 300.00	\$ 18,000
GYPSUM BOARD /DRYWALL - MISC WALL PREP		60	UNIT	\$ 290.00	\$ 17,400
RESILIENT FLOORING					\$ 282,495
FLOORING - PREP		55,500	SF	\$ 0.90	\$ 49,950
FLOORING -		55,500	SF	\$ 4.19	\$ 232,545
PAINTING AND DECORATING					\$ 152,000
PAINTING - EXTERIOR		1	LS	\$ 62,000.00	\$ 62,000
PAINTING - INTERIOR - FLAT PAINT		60	UNIT	\$ 1,500.00	\$ 90,000
SPECIALTIES					\$ 42,968
ALLOWANCE LUMP SUM - SIGNAGE	MONUMENT & BLDG SIGNAGE	1	LS	\$ 20,000.00	\$ 20,000
BATH ACCESSORIES		60	UNIT	\$ 187.10	\$ 11,226
POSTAL SPECIALTIES - MAIL BOXES		65	EA	\$ 180.65	\$ 11,742
SPECIAL EQUIPMENT					\$ 34,800
FIRE / SMOKE DETECTION	HARDWIRED & INTERCONNECTED + CO'S	60	UNIT	\$ 580.00	\$ 34,800
CABINETS					\$ 201,344
RES. CASEWORK - KITCHEN CAB & CNTR TOPS		60	UNIT	\$ 2,967.74	\$ 178,064
RES. CASEWORK - BATHRM VANITIES		60	EA	\$ 388.00	\$ 23,280
APPLIANCES					\$ 99,097
APPLIANCES - REFRIGERATOR		60	EA	\$ 825.81	\$ 49,549
APPLIANCES - RANGE		60	EA	\$ 535.48	\$ 32,129
APPLIANCES - DISHWASHER	REMOVED FROM BUDGET	60	EA	\$ 529.03	\$ -
APPLIANCES - RANGE HOOD	W/ MICROWAVE	60	EA	\$ 290.32	\$ 17,419

MORRIS HEIGHTS	# OF APT BLDGS: 8	BUDGET	PREPARED FOR:
24 MORRIS STREET, STATESBORO, GA 30458	# OF APTS: 60	ONLY	LEDIC
BUDGET DATE :			4/3/2019

SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
BLINDS AND SHADES, ARTWORK					\$ 8,388
WINDOW TREATMENTS		260	EA	\$ 32.26	\$ 8,388
SPECIAL CONSTRUCTION					\$ 116,597
LUMP SUM - SPECIAL CONSTRUCTION	DEMO & BLOCK-IN BATHROOM WINDOWS	32	EA	\$ 300.00	\$ 9,600
ABATEMENT - ASBESTOS	NOT IN CONTRACT			\$ -	\$ -
ALLOWANCE ACCESSIBLE UNITS - UPGRADES	INCLUDES NURSE CALL	3	UNIT	\$ 15,677.42	\$ 47,032
SIGHT AND HEARING IMPAIRED UPGRADES	INCLUDES NURSE CALL	2	UNIT	\$ 3,032.26	\$ 6,065
ALLOWANCE CLUBHOUSE UPGRADES	LEASING OFFICE UPGRADES	1	LS	\$ 50,000.00	\$ 50,000
DRY-CHEMICAL FIRE-EXTINGUISHING EQUIP.	RANGE QUEENS	60	UNIT	\$ 65.00	\$ 3,900
PLUMBING AND HOT WATER					\$ 228,356
DOMESTIC WATER PIPING SPECIALTIES	UNIT SHUT-OFF VALVES	60	EA	\$ 150.00	\$ 9,000
DOMESTIC WATER PIPING SPECIALTIES	PIPING FOR DISHWASHER-REMOVED FROM BUDGET	60	EA	\$ 145.00	\$ -
FUEL FIRED DOMESTIC WATER HEATERS	1- WATER HEATER / BLDG	7	EA	\$ 8,000.00	\$ 56,000
PLMBG FIXT. - KITCHEN SINK		60	EA	\$ 225.81	\$ 13,549
PLMBG FIXT. - KITCHEN FAUCET, SUPPLIES,TRIM		60	EA	\$ 180.65	\$ 10,839
PLMBG FIXT. - WATER CLOSET		60	EA	\$ 258.06	\$ 15,484
PLMBG FIXT. - LAVATORIES		60	EA	\$ 187.10	\$ 11,226
PLMBG FIXT. - BTHRM FAUCET, SUPPLIES,TRIM		60	EA	\$ 161.29	\$ 9,677
PLMBG FIXT. - BATHTUB DIVERTER		60	EA	\$ 309.68	\$ 18,581
PLMBG FIXT. - BATHTUBS		60	EA	\$ 580.65	\$ 34,839
PLMBG FIXT. - BATHTUB/SHOWER SURROUNDS		60	EA	\$ 619.35	\$ 37,161
PLMBG FIXT. - OTHER	BATHTUB DRAINS	60	EA	\$ 200.00	\$ 12,000
HEAT AND VENTILATION					\$ 6,400
DUCTWORK	INSTALL DRYER VENTING-REMOVED FROM BUDGET	60	EA	\$ 250.00	\$ -
DUCTWORK	BATH FAN VENT DUCT	32	EA	\$ 200.00	\$ 6,400
AIR CONDITIONING					\$ 342,736
CENTRIFUGAL HVAC FANS - BATH FANS		60	EA	\$ 200.00	\$ 12,000
SPLIT SYSTEMS	GAS FURN/AC	60	EA	\$ 5,512.26	\$ 330,736
ELECTRICAL					\$ 244,222
ELECTRICAL DIST. EQUIP - SERVICE ENTRANCE	NEW METER CENTERS	7	EA	\$ 1,600.00	\$ 11,200
ELECTRICAL WIRING, BREAKERS, PANELS	ADD HOUSE PANEL AT EACH BLDG	7	EA	\$ 350.00	\$ 2,450
ELECTRICAL WIRING, BREAKERS, PANELS	REPLACE UNIT PANELS	60	EA	\$ 1,083.87	\$ 65,032
ELECTRICAL WIRING, BREAKERS, PANELS	WIRING FOR DRYER-REMOVED FROM BUDGET	60	EA	\$ 350.00	\$ -
ELECTRICAL WIRING, BREAKERS, PANELS	WIRING FOR BATH FANS	32	EA	\$ 193.00	\$ 6,176
ELECTRICAL WIRING, BREAKERS, PANELS	WIRING FOR DISHWASHER-REMOVED FROM BUDGET	60	EA	\$ 193.00	\$ -
ELECTRICAL DEVICES, SWITCHES, RECEPTICLES		60	UNIT	\$ 645.00	\$ 38,700
ELECTRICAL DEVICES, - GFCI'S		60	UNIT	\$ 165.00	\$ 9,900
INTERIOR LIGHTING		60	UNIT	\$ 785.00	\$ 47,100
CEILING LIGHTING	REMOVED FROM BUDGET	200	EA	\$ 200.00	\$ -
EXTERIOR LIGHTING - UNIT		60	EA	\$ 110.00	\$ 6,600
EXTERIOR LIGHTING - BLDG	WALL PACKS WITH WIRING	30	EA	\$ 700.00	\$ 21,000
EXTERIOR LIGHTING - BREEZEWAY		7	EA	\$ 175.00	\$ 1,225
STRUCTURED CABLING	CABLE IN LR, EACH BDRM	60	UNIT	\$ 580.65	\$ 34,839
LAND IMPROVEMENT	TOTAL LAND IMPROVEMENTS				\$ 369,605
SITE UTILITIES					\$ 25,000
ALLOWANCE SANITARY SEWER & RELATED ITEMS	SEWER LINE INVESTIGATION	1	LS	\$ 25,000.00	\$ 25,000
ROADS AND WALKS:					\$ 211,505
PAVEMENT FOR VEHICULAR AREA	MILL, OVERLAY & STRIPE	43,500	SF	\$ 3.23	\$ 140,505
PAVEMENT FOR VEHICULAR AREA	DUMPSTER PADS & APPROACH	1,680	SF	\$ 15.00	\$ 25,200

MORRIS HEIGHTS	# OF APT BLDGS: 8	BUDGET	PREPARED FOR:
24 MORRIS STREET, STATESBORO, GA 30458	# OF APTS: 60	ONLY	LEDIC
BUDGET DATE :			4/3/2019

	SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
	SIDEWALKS, STEPS, HANDRAILS, ETC.				\$ -	\$ 45,800
ALLOWANCE	CONCRETE SIDEWALKS	R&R DAMAGED SIDEWALKS	1	LS	\$ 10,000.00	\$ 10,000
	CONCRETE SIDEWALKS	ADA CURB CUTS	9	EA	\$ 1,200.00	\$ 10,800
ALLOWANCE	CONCRETE SIDEWALKS	ADA SIDEWALKS	1	LS	\$ 15,000.00	\$ 15,000
ALLOWANCE	METAL HANDRAILS - SITE	INSTALL	1	LS	\$ 10,000.00	\$ 10,000
	SITE IMPROVEMENTS:					\$ 93,100
	FENCES, WALLS, ETC.				\$ -	\$ 43,100
	RETAINING WALLS	NEW RETAINING WALLS AT ENTRY WALKS	800	SF	\$ 32.00	\$ 25,600
ALLOWANCE	FENCES AND GATES-PERIMETER SITE FENCE	REMOVED FROM BUDGET	3,500	LF	\$ 23.23	\$ -
	FENCES AND GATES	DUMPSTER ENCLOSURES	7	EA	\$ 2,500.00	\$ 17,500
	MISCELLANEOUS				\$ -	\$ 50,000
	PLAYGROUND EQUIPMENT		1	LS	\$ 20,000.00	\$ 20,000
ALLOWANCE	GAZEBO		1	LS	\$ 10,000.00	\$ 10,000
ALLOWANCE	PAVILION		1	LS	\$ 20,000.00	\$ 20,000
	MAIL KIOSKE	REMOVED FROM BUDGET	1		\$ 8,000.00	\$ -
	LAWNS AND PLANTINGS:					\$ 40,000
ALLOWANCE	FINISH GRADING	FOR POSITIVE DRAINAGE	1	LS	\$ 15,000.00	\$ 15,000
ALLOWANCE	PLANTING	LANDSCAPING	1	LS	\$ 25,000.00	\$ 25,000
	CONSTRUCTION HARD COST:					\$ 2,945,767
	GENERAL CONDITIONS			6%		\$ 176,746
	OVERHEAD			2%		\$ 62,450
	PROFIT			6%		\$ 191,098
	TOTAL WITH CONTRACTOR FEE:					\$ 3,376,061
	BUILDERS RISK			0.00%		\$ -
	PERFORMANCE BOND			1.0%		\$ 34,102
	PERMITS			LS		\$ 8,000
	CONTINGENCY			0%		\$ -
	TOTAL CONTRACT AMOUNT:					\$3,418,163

NOTES/CLARIFICATIONS:

1 ABOVE PRICING EXCLUDES ENVIRONMENTAL ABATEMENT OF ANY KIND

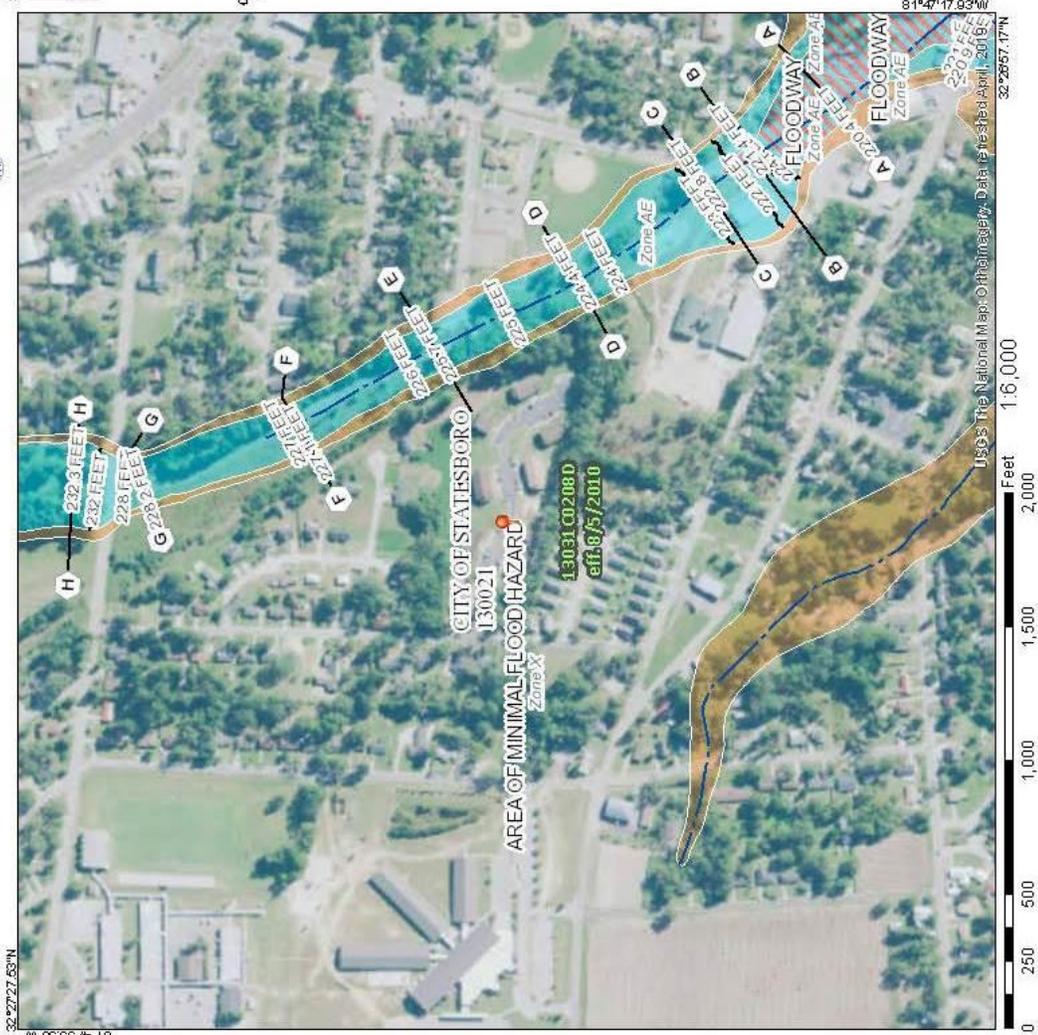
PRICE PER APT:	\$ 56,969
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EMPIRE'S SPECIFICATIONS/SUBSTITUTIONS: THE ABOVE PRICING IS BASED ON THE PROJECT SPECIFICATIONS & THE FOLLOWING ITEMS BELOW:

- INTERIOR HOLLOW CORE DOORS BY STEVE'S DOOR COMPANY
- METAL DOORS BY MESKER AND OR MASONITE
- VINYL WINDOWS MANUFACTURED BY MGM, M.I., SILVERLINE, PLYGEM AND/OR COMFORT VIEW
- SHINGLES BY TAMKO AND/OR OWENS CORNING
- FLOORING PRODUCTS BY MOHAWK
- BATHROOM ACCESSORIES BY PAMEX
- INTERIOR DOOR HARDWARE BY PAMEX
- MEDICINE CABINETS BY AMERICAN PRIDE
- PLUMBING FIXTURES BY CFG, MOEN, AND/OR PROFLO
- LIGHTING FIXTURES BY SEAGULL, EFFICIENT, AND/OR PROGRESS
- APPLIANCES BY FRIGIDAIRE AND/OR KENMORE
- PAINT BY SHERWIN WILLIAMS
- HVAC UNITS BY CARRIER AND/OR GOODMAN

ADDENDUM D

National Flood Hazard Layer FIRMette



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LOCATION

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
- With BFE or Depth (Zone AE, AH, AO, VE, VE1, V2, V3)
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with discharge areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee, See Notes (Zone X)
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- Area of Minimal Flood Hazard (Zone X)
- Effective LOMs (Zone D)
- Area of Undelineated Flood Hazard (Zone D)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transact
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transact Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

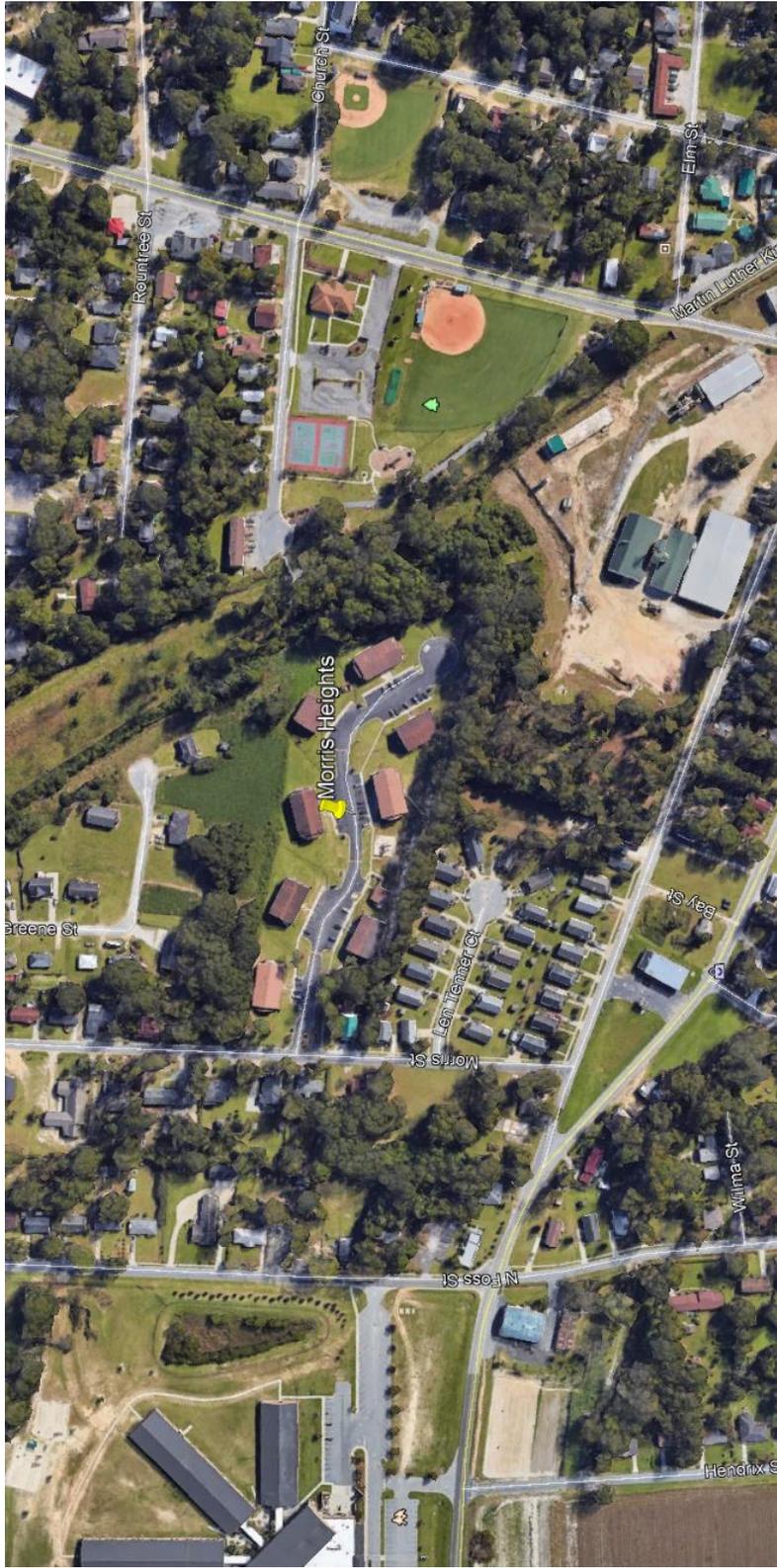
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not used as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 11/28/2018 at 13031 CD 208D. The data does not change over time. The NFHL and effective information may change or become superseded by new data over time.

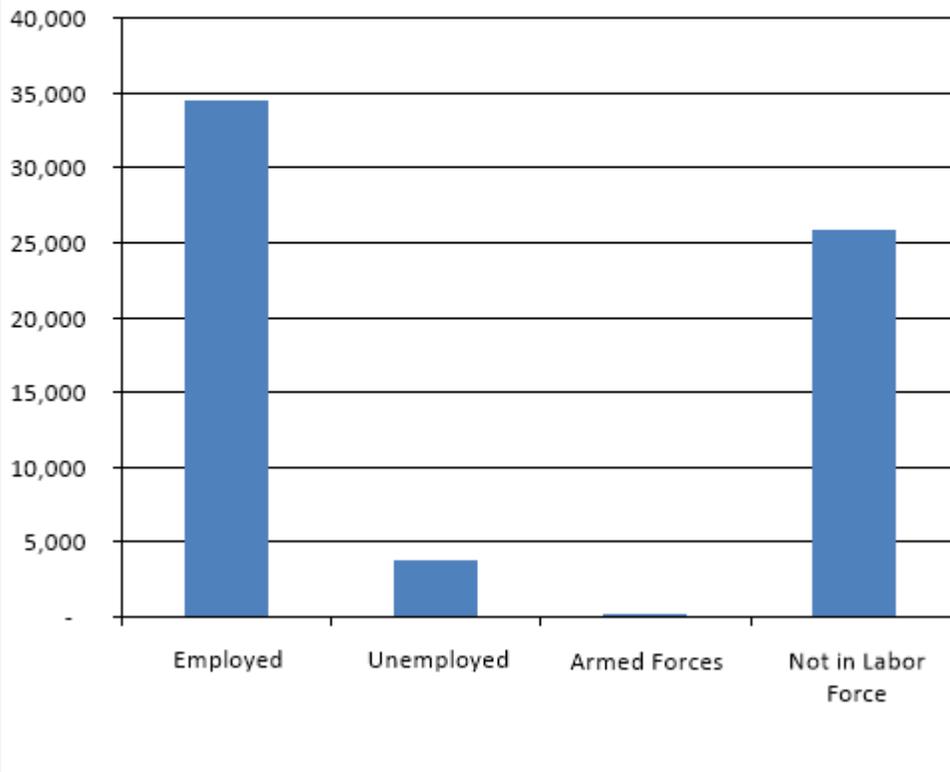
This map image is void if one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community file number, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ADDENDUM E

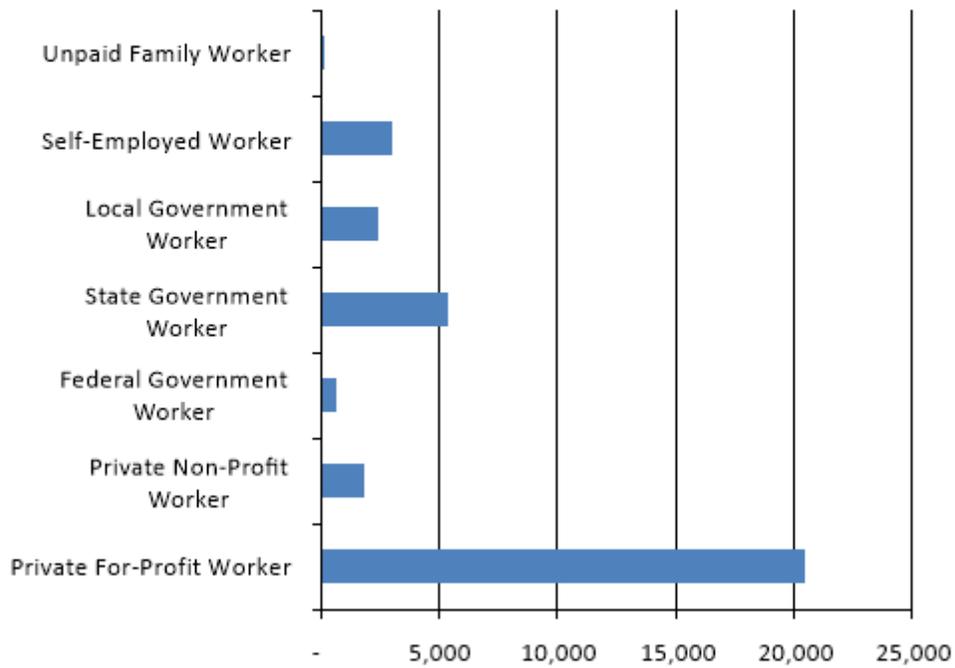


ADDENDUM F

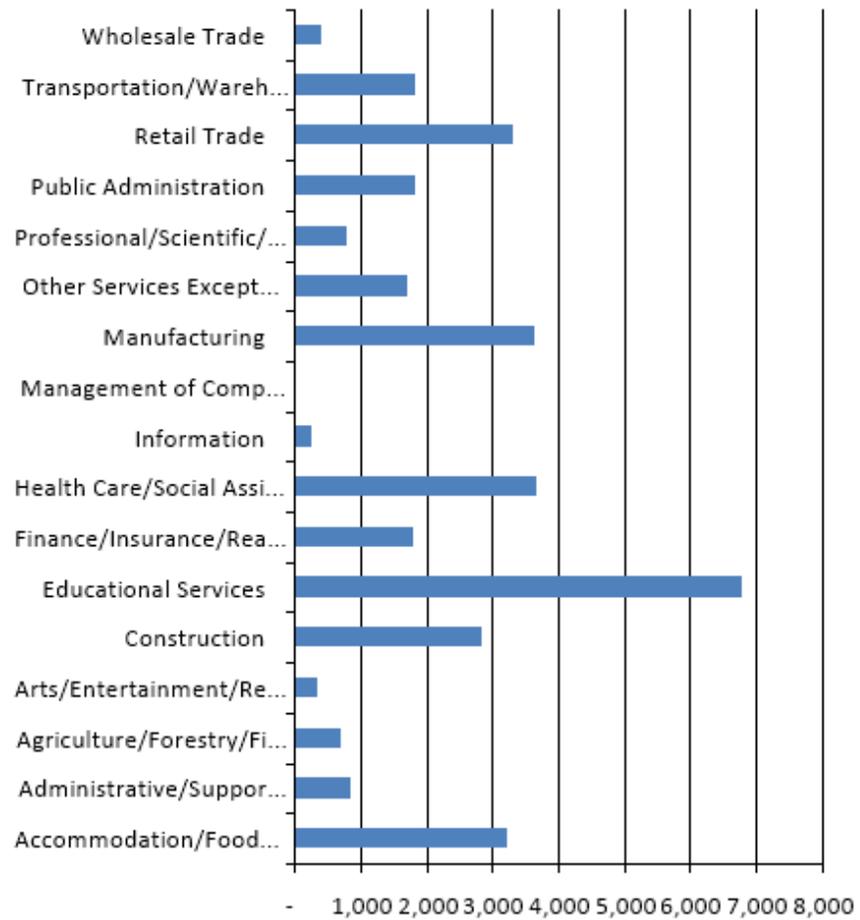
**Employed Civilian Population Aged
16+ Years - Employment Status -
2019 Estimates
Bulloch County, Georgia**



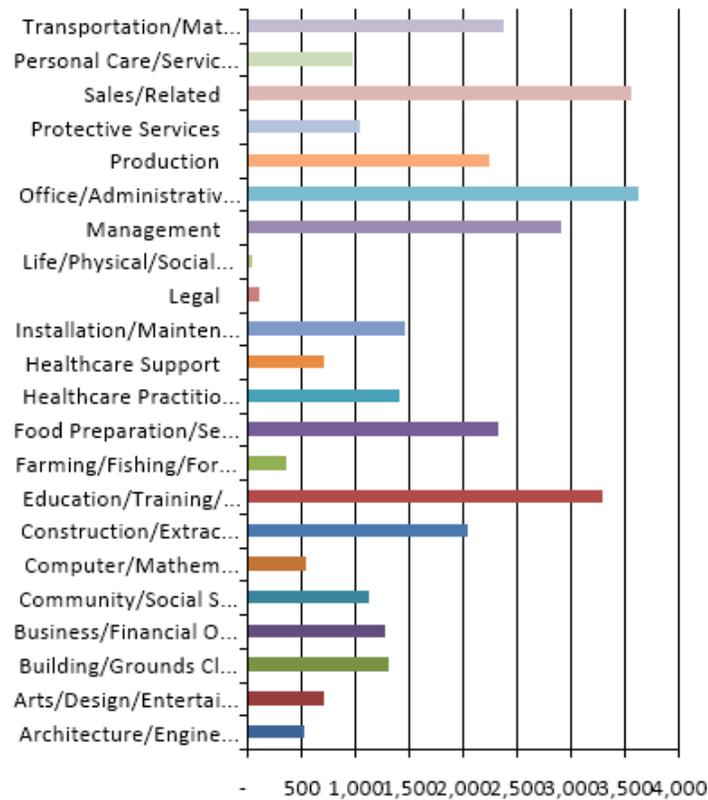
Employed Civilian Population by Class of Worker - 2019 Estimates Bulloch County, Georgia



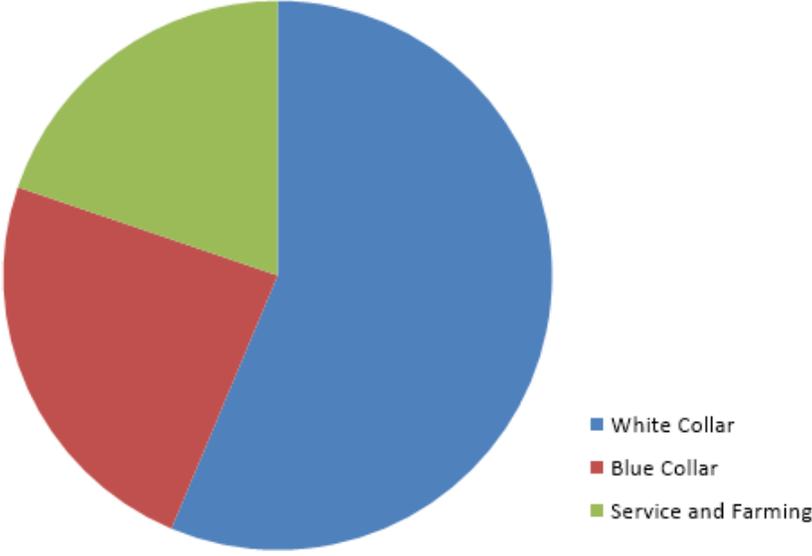
Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Bulloch County, Georgia



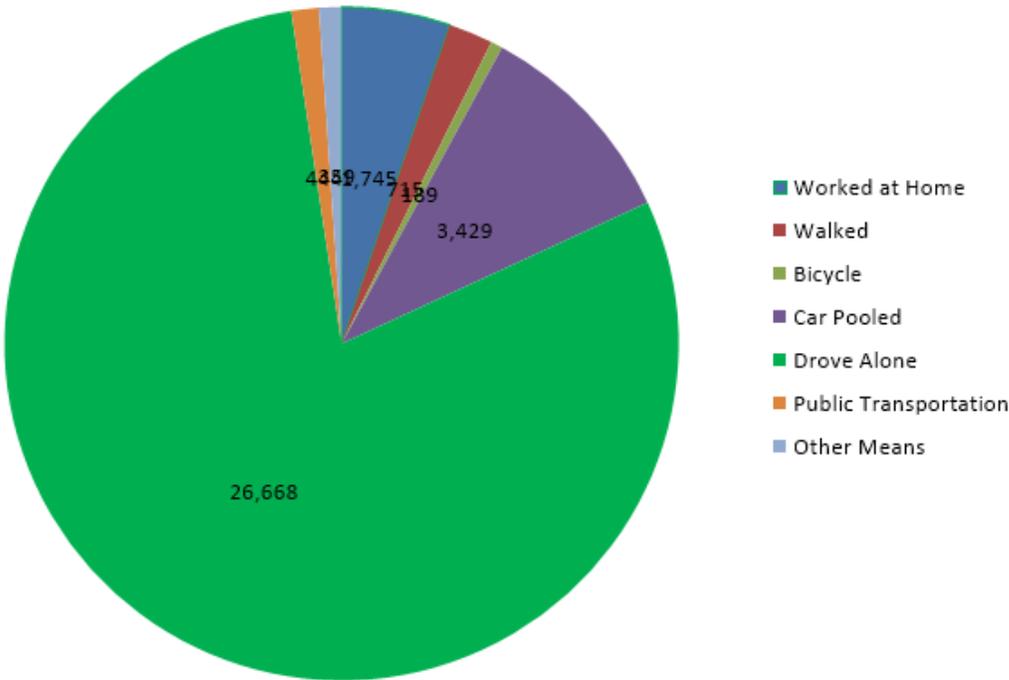
Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Bulloch County, Georgia



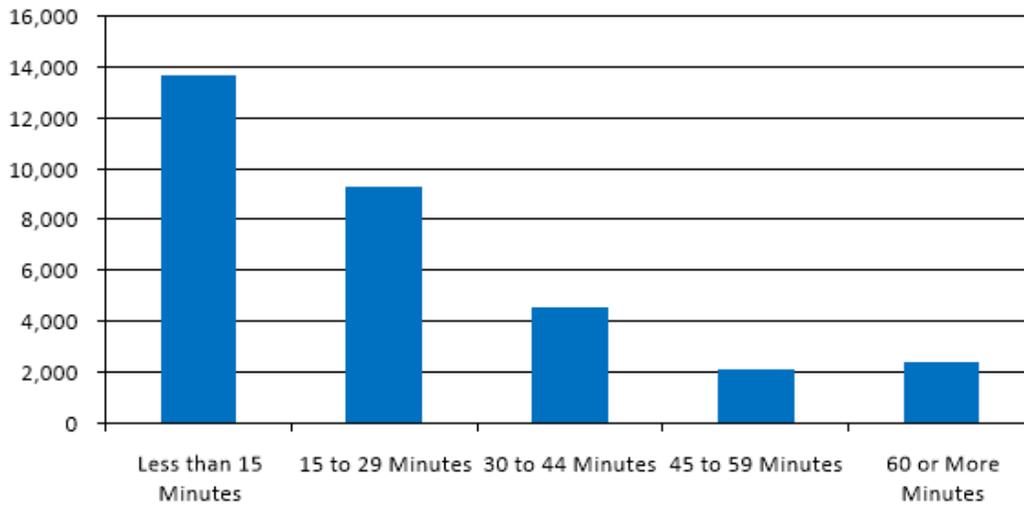
**Employed Civilian Population Aged 16+ Years by
Occupation - 2019 Estimates
Bulloch County, Georgia**



**Employed Civilian Population Aged 16+ Years
Transportation to Work - 2019 Estimates
Bulloch County, Georgia**



Employed Civilian Population Aged 16+ Years Transportation to Work - 2019 Estimates Bulloch County, Georgia



Source: Ribbon Demographics; Claritas



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Claritas

Employed Civilian Population Aged 16+ Years Employment Status Current Year Estimates - 2019 Bulloch County, Georgia	
Status	Number
Employed	34,396
Unemployed	3,670
Armed Forces	76
Not in Labor Force	25,827
Unemployed	9.64%

Source: Ribbon Demographics; Claritas



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Claritas

Employed Civilian Population by Class of Worker		
Current Year Estimates - 2019		
Bulloch County, Georgia		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	20,488	60.0%
Private Non-Profit Worker	1,847	5.4%
Federal Government Worker	695	2.0%
State Government Worker	5,437	15.9%
Local Government Worker	2,485	7.3%
Self-Employed Worker	3,036	8.9%
Unpaid Family Worker	146	0.4%
Total:	34,134	100.0%

Source: Ribbon Demographics; Claritas



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Claritas

Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2019		
Bulloch County, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	3,219	9.4%
Administrative/Support/Waste Management	870	2.5%
Agriculture/Forestry/Fishing/Hunting/Mining	719	2.1%
Arts/Entertainment/Recreation	365	1.1%
Construction	2,848	8.3%
Educational Services	6,783	19.9%
Finance/Insurance/Real Estate/Rent/Lease	1,804	5.3%
Health Care/Social Assistance	3,671	10.8%
Information	276	0.8%
Management of Companies and Enterprises	-	0.0%
Manufacturing	3,650	10.7%
Other Services Except Public Administration	1,710	5.0%
Professional/Scientific/Technical Services	800	2.3%
Public Administration	1,831	5.4%
Retail Trade	3,327	9.7%
Transportation/Warehousing/Utilities	1,836	5.4%
Wholesale Trade	425	1.2%
Total:	34,134	100.0%

Source: Ribbon Demographics; Claritas



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Claritas

Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2019 Bulloch County, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	534	1.6%
Arts/Design/Entertainment/Sports/Media	716	2.1%
Building/Grounds Cleaning/Maintenance	1,312	3.8%
Business/Financial Operations	1,286	3.8%
Community/Social Services	1,140	3.3%
Computer/Mathematical	552	1.6%
Construction/Extraction	2,049	6.0%
Education/Training/Library	3,298	9.7%
Farming/Fishing/Forestry	365	1.1%
Food Preparation/Serving Related	2,328	6.8%
Healthcare Practitioner/Technician	1,418	4.2%
Healthcare Support	715	2.1%
Installation/Maintenance/Repair	1,470	4.3%
Legal	120	0.4%
Life/Physical/Social Science	44	0.1%
Management	2,912	8.5%
Office/Administrative Support	3,636	10.7%
Production	2,244	6.6%
Protective Services	1,046	3.1%
Sales/Related	3,572	10.5%
Personal Care/Service	988	2.9%
Transportation/Material Moving	2,389	7.0%
Total:	34,134	100.0%
White Collar	19,228	56.3%
Blue Collar	8,152	23.9%
Service and Farming	6,754	19.8%
Total:	34,134	100.0%

Source: Ribbon Demographics; Claritas



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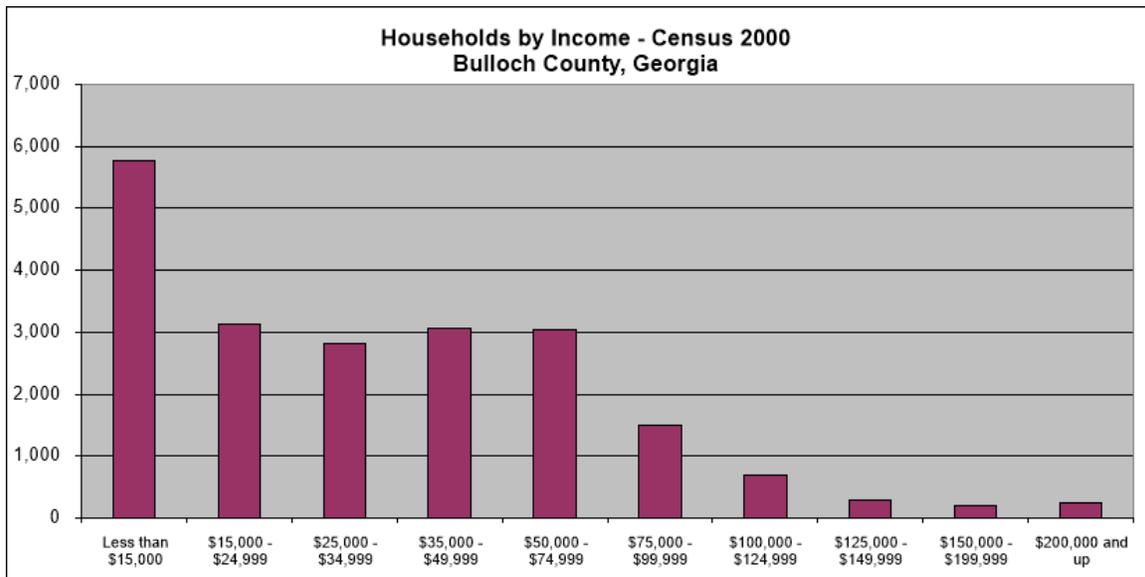
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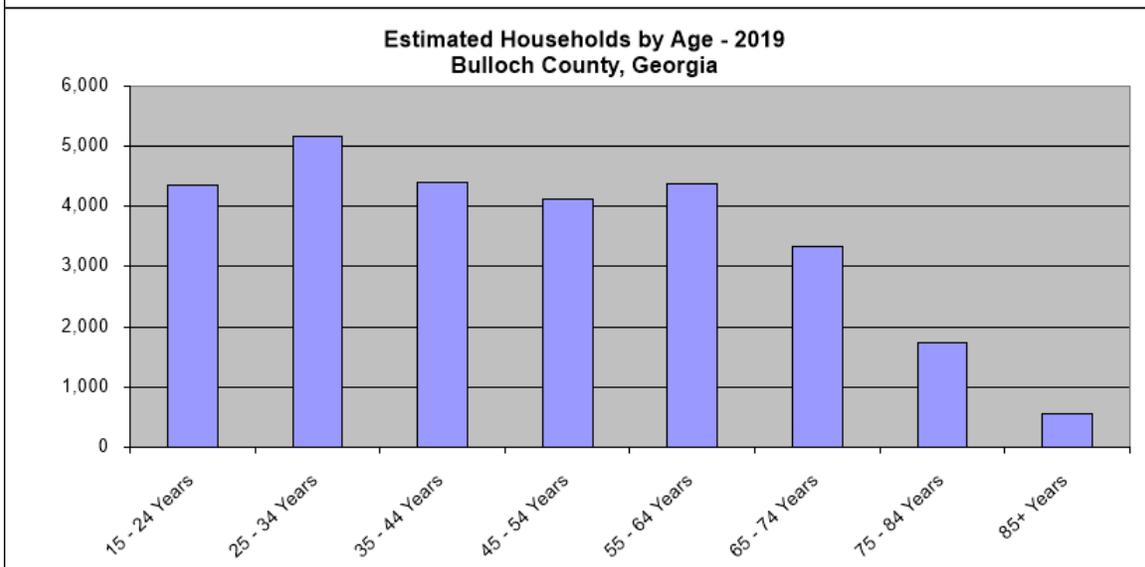
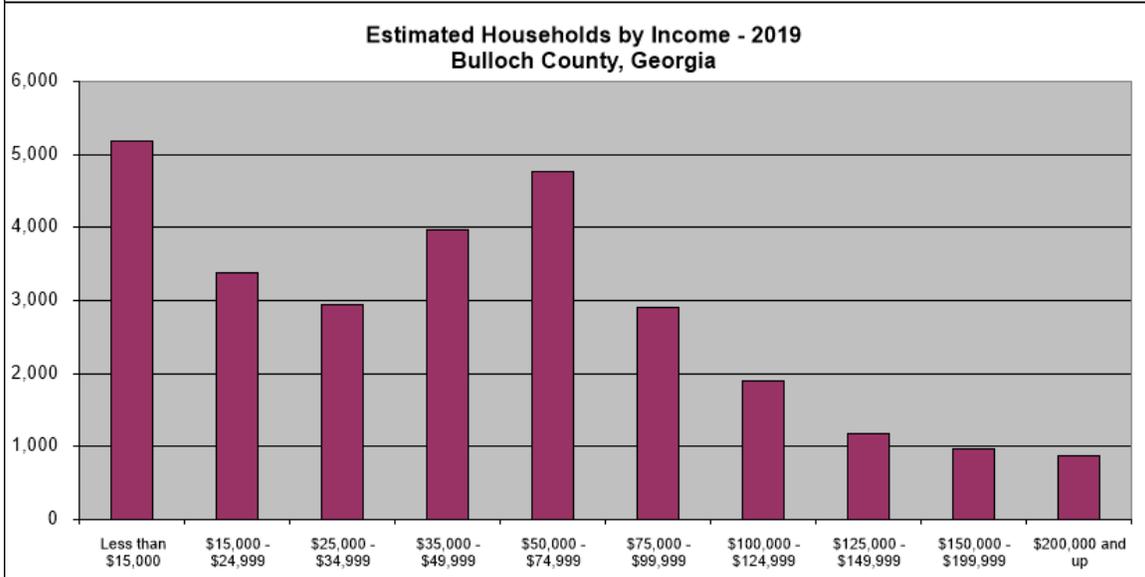
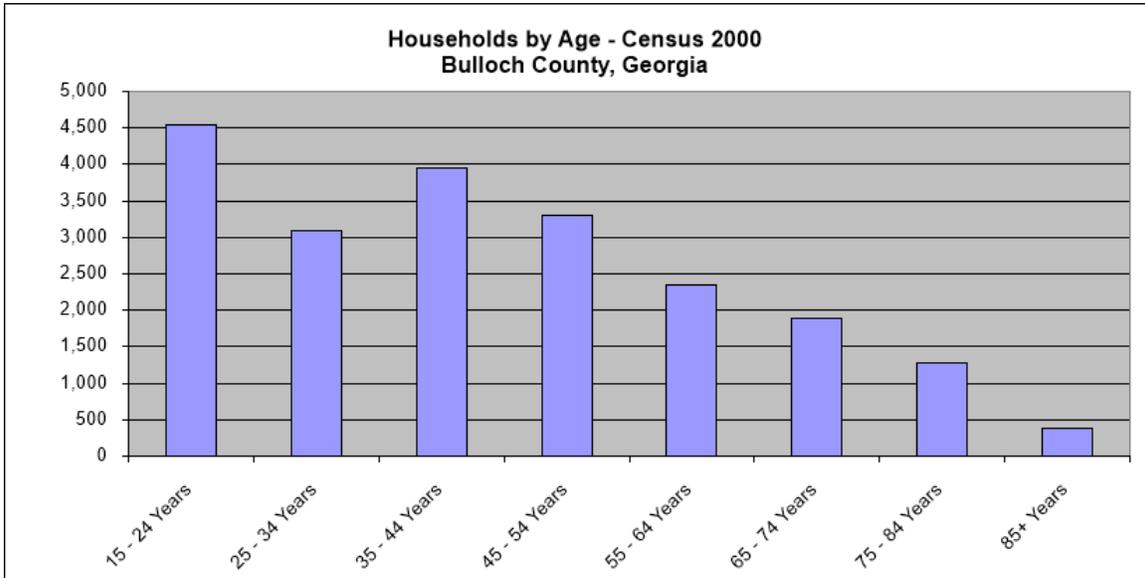
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2019 Bulloch County, Georgia		
Transportation Mode	Number	Percent
Worked at Home	1,745	5.2%
Walked	715	2.1%
Bicycle	189	0.6%
Car Pooled	3,429	10.2%
Drove Alone	26,668	79.5%
Public Transportation	444	1.3%
Other Means	<u>359</u>	<u>1.1%</u>
Total:	33,549	100.0%

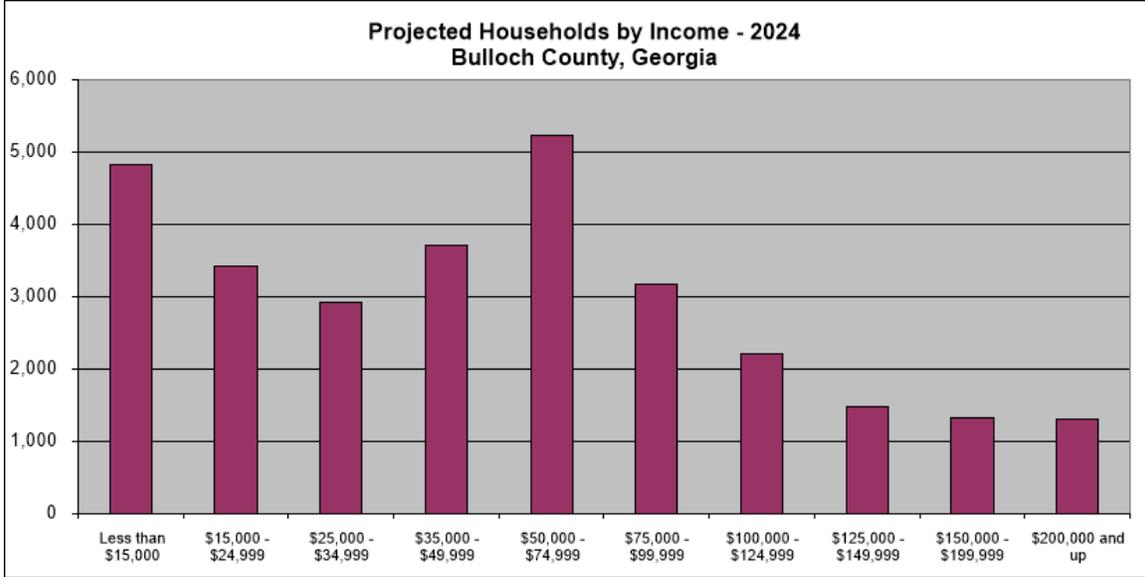
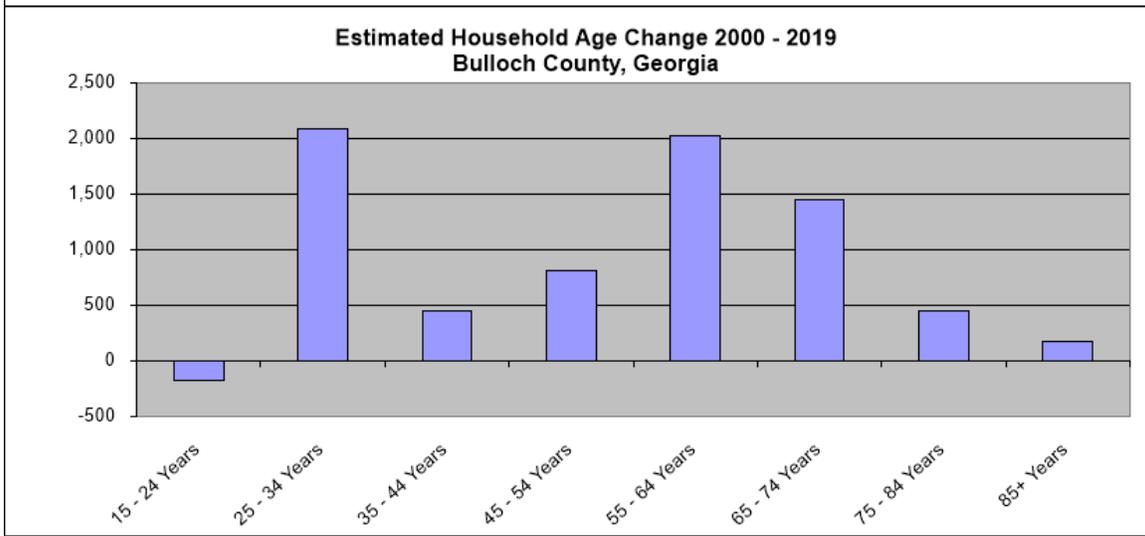
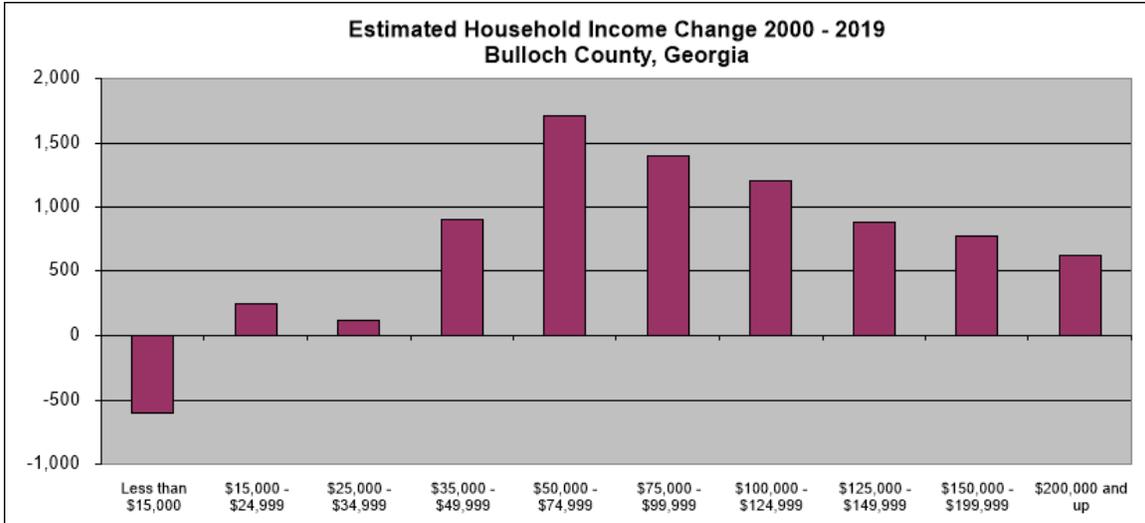
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2019 Bulloch County, Georgia		
Travel Time	Number	Percent
Less than 15 Minutes	13,654	42.8%
15 to 29 Minutes	9,246	29.0%
30 to 44 Minutes	4,520	14.2%
45 to 59 Minutes	2,098	6.6%
60 or More Minutes	2,393	7.5%
Total:	31,911	100.0%

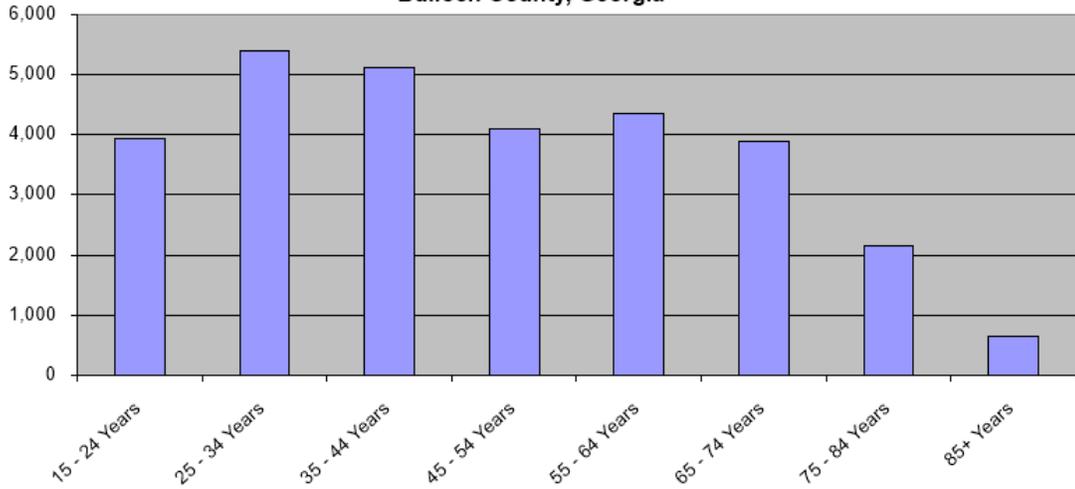
Source: Ribbon Demographics; Claritas



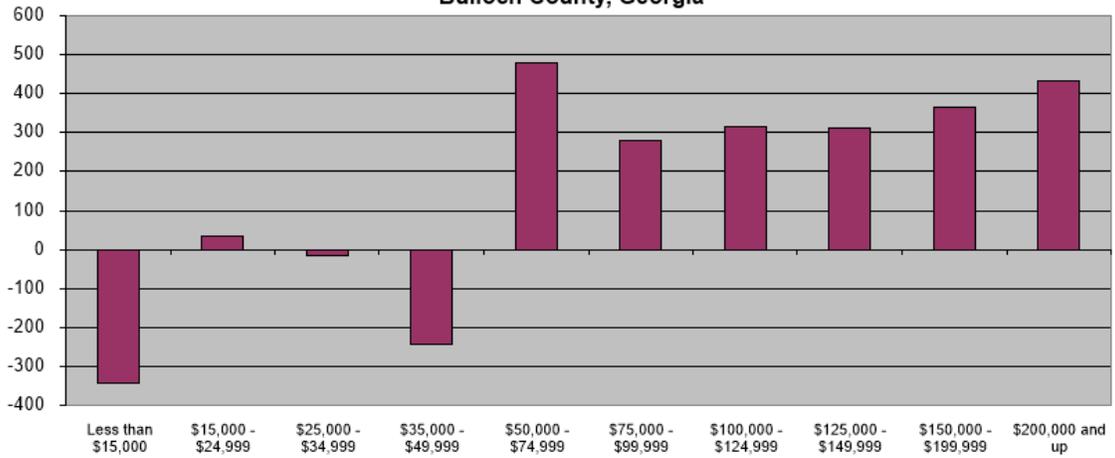




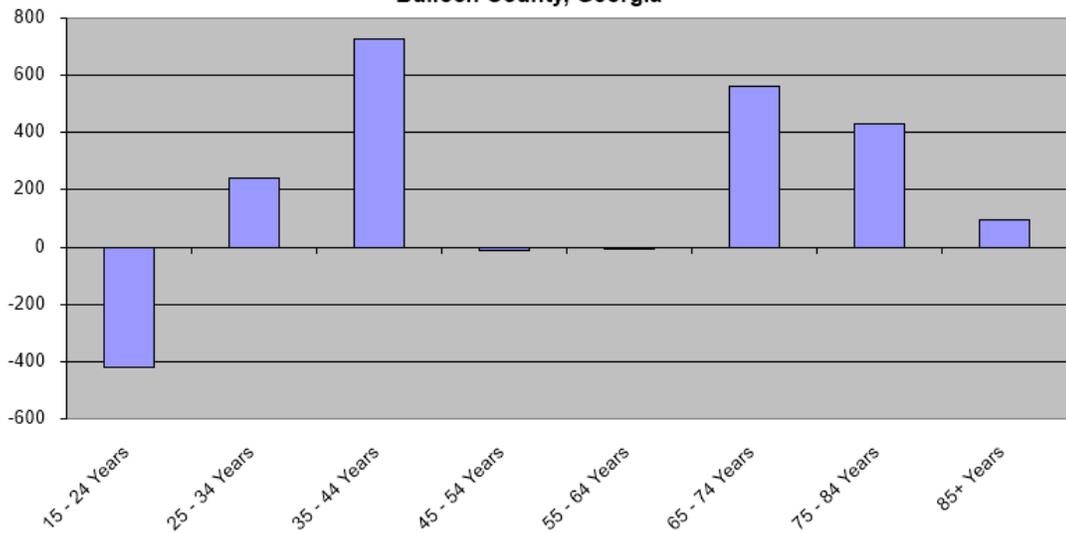
**Projected Households by Age - 2024
Bulloch County, Georgia**

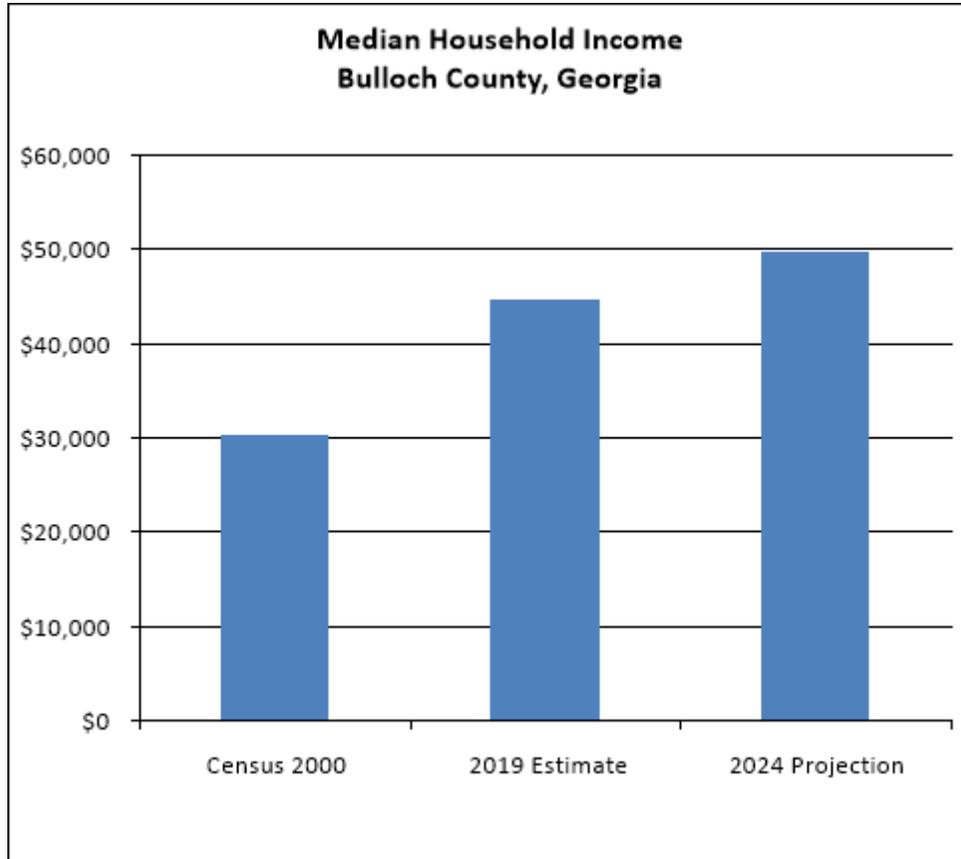


**Projected Household Income Change 2019 to 2024
Bulloch County, Georgia**



**Projected Household Age Change 2019 to 2024
Bulloch County, Georgia**





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Households by Income and Age Bulloch County, Georgia Census Data - 2000										
	Age	Age								
Income	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years	Total	Percent
Less than \$15,000	2,725	438	554	397	447	501	526	190	5,778	27.8%
\$15,000 - \$24,999	932	513	461	242	297	372	245	70	3,132	15.1%
\$25,000 - \$34,999	397	709	590	369	263	300	160	38	2,826	13.6%
\$35,000 - \$49,999	289	504	854	623	377	240	144	31	3,062	14.7%
\$50,000 - \$74,999	156	594	785	785	362	224	116	27	3,049	14.7%
\$75,000 - \$99,999	17	170	455	429	284	93	43	7	1,498	7.2%
\$100,000 - \$124,999	8	110	96	179	194	68	31	7	693	3.3%
\$125,000 - \$149,999	0	17	101	80	56	13	12	4	283	1.4%
\$150,000 - \$199,999	0	0	25	95	46	30	2	1	199	1.0%
\$200,000 and up	13	28	36	104	20	47	0	0	248	1.2%
Total	4,537	3,083	3,957	3,303	2,346	1,888	1,279	375	20,768	100.0%
Percent	21.8%	14.8%	19.1%	15.9%	11.3%	9.1%	6.2%	1.8%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Bulloch County, Georgia										
Current Year Estimates - 2019										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	2,141	726	585	341	486	464	308	125	5,176	18.5%
\$15,000 - \$24,999	803	495	345	395	598	343	283	120	3,382	12.1%
\$25,000 - \$34,999	489	624	473	387	472	254	179	65	2,943	10.5%
\$35,000 - \$49,999	547	826	635	576	596	455	267	59	3,961	14.1%
\$50,000 - \$74,999	380	1,177	939	454	479	832	397	101	4,759	17.0%
\$75,000 - \$99,999	1	581	524	641	616	374	136	27	2,900	10.3%
\$100,000 - \$124,999	3	454	464	335	294	261	67	21	1,899	6.8%
\$125,000 - \$149,999	1	65	71	458	385	147	32	10	1,169	4.2%
\$150,000 - \$199,999	0	123	170	284	228	122	38	5	970	3.5%
\$200,000 and up	0	98	195	243	216	89	19	12	872	3.1%
Total	4,365	5,169	4,401	4,114	4,370	3,341	1,726	545	28,031	100.0%
Percent	15.6%	18.4%	15.7%	14.7%	15.6%	11.9%	6.2%	1.9%		100.0%

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Bulloch County, Georgia										
Estimated Change - 2000 to 2019										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-584	288	31	-56	39	-37	-218	-65	-602	-10.4%
\$15,000 - \$24,999	-129	-18	-116	153	301	-29	38	50	250	8.0%
\$25,000 - \$34,999	92	-85	-117	18	209	-46	19	27	117	4.1%
\$35,000 - \$49,999	258	322	-219	-47	219	215	123	28	899	29.4%
\$50,000 - \$74,999	224	583	154	-331	117	608	281	74	1,710	56.1%
\$75,000 - \$99,999	-16	411	69	212	332	281	93	20	1,402	93.6%
\$100,000 - \$124,999	-5	344	368	156	100	193	36	14	1,206	174.0%
\$125,000 - \$149,999	1	48	-30	378	329	134	20	6	886	313.1%
\$150,000 - \$199,999	0	123	145	189	182	92	36	4	771	387.4%
\$200,000 and up	-13	70	159	139	196	42	19	12	624	251.6%
Total	-172	2,086	444	811	2,024	1,453	447	170	7,263	35.0%
Percent Change	-3.8%	67.7%	11.2%	24.6%	86.3%	77.0%	34.9%	45.3%		35.0%

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Bulloch County, Georgia										
Five Year Projections - 2024										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	1,872	691	612	279	419	483	346	132	4,834	16.3%
\$15,000 - \$24,999	731	505	386	355	555	386	354	144	3,416	11.5%
\$25,000 - \$34,999	440	620	511	346	430	287	221	71	2,926	9.9%
\$35,000 - \$49,999	520	749	621	524	543	423	278	58	3,716	12.5%
\$50,000 - \$74,999	370	1,259	1,096	428	457	979	524	125	5,238	17.7%
\$75,000 - \$99,999	2	645	634	618	606	457	184	34	3,180	10.7%
\$100,000 - \$124,999	6	524	588	337	306	330	96	29	2,216	7.5%
\$125,000 - \$149,999	0	92	106	537	463	217	52	14	1,481	5.0%
\$150,000 - \$199,999	2	174	253	352	288	189	65	12	1,335	4.5%
\$200,000 and up	1	149	323	328	296	150	36	23	1,306	4.4%
Total	3,944	5,408	5,130	4,104	4,363	3,901	2,156	642	29,648	100.0%
Percent	13.3%	18.2%	17.3%	13.8%	14.7%	13.2%	7.3%	2.2%		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Bulloch County, Georgia										
Projected Change - 2019 to 2024										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-269	-35	27	-62	-67	19	38	7	-342	-6.6%
\$15,000 - \$24,999	-72	10	41	-40	-43	43	71	24	34	1.0%
\$25,000 - \$34,999	-49	-4	38	-41	-42	33	42	6	-17	-0.6%
\$35,000 - \$49,999	-27	-77	-14	-52	-53	-32	11	-1	-245	-6.2%
\$50,000 - \$74,999	-10	82	157	-26	-22	147	127	24	479	10.1%
\$75,000 - \$99,999	1	64	110	-23	-10	83	48	7	280	9.7%
\$100,000 - \$124,999	3	70	124	2	12	69	29	8	317	16.7%
\$125,000 - \$149,999	-1	27	35	79	78	70	20	4	312	26.7%
\$150,000 - \$199,999	2	51	83	68	60	67	27	7	365	37.6%
\$200,000 and up	1	51	128	85	80	61	17	11	434	49.8%
Total	-421	239	729	-10	-7	560	430	97	1,617	5.8%
Percent Change	-9.6%	4.6%	16.6%	-0.2%	-0.2%	16.8%	24.9%	17.8%		

Source: Claritas; Ribbon Demographics



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Median Household Income Bulloch County, Georgia		
Census 2000	2019 Estimate	2024 Projection
\$30,216	\$44,522	\$49,726

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Median Household Income by Area			
Bulloch County, Georgia			
Geography ID	Census 2000	2019 Estimate	2024 Projection
13031	\$30,216	\$44,522	\$49,726

HISTA 2.2 Summary Data **Bulloch County, Georgia**

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	578	590	498	511	164	2,341
\$10,000-20,000	378	506	226	168	91	1,369
\$20,000-30,000	368	446	147	153	119	1,233
\$30,000-40,000	171	304	171	146	66	858
\$40,000-50,000	162	151	138	153	64	668
\$50,000-60,000	73	127	112	53	80	445
\$60,000-75,000	62	189	73	20	65	409
\$75,000-100,000	4	62	21	8	14	109
\$100,000-125,000	3	1	1	1	0	6
\$125,000-150,000	6	24	3	2	0	35
\$150,000-200,000	2	3	36	10	0	51
\$200,000+	<u>453</u>	<u>377</u>	<u>156</u>	<u>100</u>	<u>18</u>	<u>1,104</u>
Total	2,260	2,780	1,582	1,325	681	8,628

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	159	92	40	30	30	351
\$10,000-20,000	166	204	75	7	32	484
\$20,000-30,000	77	122	8	1	2	210
\$30,000-40,000	56	23	6	0	3	88
\$40,000-50,000	46	59	7	6	2	120
\$50,000-60,000	41	19	18	20	3	101
\$60,000-75,000	36	52	5	2	6	101
\$75,000-100,000	16	18	2	10	0	46
\$100,000-125,000	8	8	1	0	1	18
\$125,000-150,000	13	10	3	3	3	32
\$150,000-200,000	9	24	5	0	1	39
\$200,000+	<u>624</u>	<u>346</u>	<u>371</u>	<u>25</u>	<u>79</u>	<u>1,445</u>
Total	1,251	977	541	104	162	3,035

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	132	20	5	30	3	190
\$10,000-20,000	121	43	65	4	32	265
\$20,000-30,000	42	32	7	1	2	84
\$30,000-40,000	52	13	3	0	3	71
\$40,000-50,000	43	8	6	6	2	65
\$50,000-60,000	41	19	9	20	2	91
\$60,000-75,000	31	34	4	2	6	77
\$75,000-100,000	13	3	1	9	0	26
\$100,000-125,000	5	5	1	0	1	12
\$125,000-150,000	9	5	3	3	3	23
\$150,000-200,000	5	5	4	0	1	15
\$200,000+	<u>580</u>	<u>340</u>	<u>367</u>	<u>22</u>	<u>78</u>	<u>1,387</u>
Total	1,074	527	475	97	133	2,306

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	737	682	538	541	194	2,692
\$10,000-20,000	544	710	301	175	123	1,853
\$20,000-30,000	445	568	155	154	121	1,443
\$30,000-40,000	227	327	177	146	69	946
\$40,000-50,000	208	210	145	159	66	788
\$50,000-60,000	114	146	130	73	83	546
\$60,000-75,000	98	241	78	22	71	510
\$75,000-100,000	20	80	23	18	14	155
\$100,000-125,000	11	9	2	1	1	24
\$125,000-150,000	19	34	6	5	3	67
\$150,000-200,000	11	27	41	10	1	90
\$200,000+	<u>1,077</u>	<u>723</u>	<u>527</u>	<u>125</u>	<u>97</u>	<u>2,549</u>
Total	3,511	3,757	2,123	1,429	843	11,663

HISTA 2.2 Summary Data **Bulloch County, Georgia**

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.7%	6.8%	5.8%	5.9%	1.9%	27.1%
\$10,000-20,000	4.4%	5.9%	2.6%	1.9%	1.1%	15.9%
\$20,000-30,000	4.3%	5.2%	1.7%	1.8%	1.4%	14.3%
\$30,000-40,000	2.0%	3.5%	2.0%	1.7%	0.8%	9.9%
\$40,000-50,000	1.9%	1.8%	1.6%	1.8%	0.7%	7.7%
\$50,000-60,000	0.8%	1.5%	1.3%	0.6%	0.9%	5.2%
\$60,000-75,000	0.7%	2.2%	0.8%	0.2%	0.8%	4.7%
\$75,000-100,000	0.0%	0.7%	0.2%	0.1%	0.2%	1.3%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
\$125,000-150,000	0.1%	0.3%	0.0%	0.0%	0.0%	0.4%
\$150,000-200,000	0.0%	0.0%	0.4%	0.1%	0.0%	0.6%
\$200,000+	5.3%	4.4%	1.8%	1.2%	0.2%	12.8%
Total	26.2%	32.2%	18.3%	15.4%	7.9%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.2%	3.0%	1.3%	1.0%	1.0%	11.6%
\$10,000-20,000	5.5%	6.7%	2.5%	0.2%	1.1%	15.9%
\$20,000-30,000	2.5%	4.0%	0.3%	0.0%	0.1%	6.9%
\$30,000-40,000	1.8%	0.8%	0.2%	0.0%	0.1%	2.9%
\$40,000-50,000	1.5%	1.9%	0.2%	0.2%	0.1%	4.0%
\$50,000-60,000	1.4%	0.6%	0.6%	0.7%	0.1%	3.3%
\$60,000-75,000	1.2%	1.7%	0.2%	0.1%	0.2%	3.3%
\$75,000-100,000	0.5%	0.6%	0.1%	0.3%	0.0%	1.5%
\$100,000-125,000	0.3%	0.3%	0.0%	0.0%	0.0%	0.6%
\$125,000-150,000	0.4%	0.3%	0.1%	0.1%	0.1%	1.1%
\$150,000-200,000	0.3%	0.8%	0.2%	0.0%	0.0%	1.3%
\$200,000+	20.6%	11.4%	12.2%	0.8%	2.6%	47.6%
Total	41.2%	32.2%	17.8%	3.4%	5.3%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.7%	0.9%	0.2%	1.3%	0.1%	8.2%
\$10,000-20,000	5.2%	1.9%	2.8%	0.2%	1.4%	11.5%
\$20,000-30,000	1.8%	1.4%	0.3%	0.0%	0.1%	3.6%
\$30,000-40,000	2.3%	0.6%	0.1%	0.0%	0.1%	3.1%
\$40,000-50,000	1.9%	0.3%	0.3%	0.3%	0.1%	2.8%
\$50,000-60,000	1.8%	0.8%	0.4%	0.9%	0.1%	3.9%
\$60,000-75,000	1.3%	1.5%	0.2%	0.1%	0.3%	3.3%
\$75,000-100,000	0.6%	0.1%	0.0%	0.4%	0.0%	1.1%
\$100,000-125,000	0.2%	0.2%	0.0%	0.0%	0.0%	0.5%
\$125,000-150,000	0.4%	0.2%	0.1%	0.1%	0.1%	1.0%
\$150,000-200,000	0.2%	0.2%	0.2%	0.0%	0.0%	0.7%
\$200,000+	25.2%	14.7%	15.9%	1.0%	3.4%	60.1%
Total	46.6%	22.9%	20.6%	4.2%	5.8%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.3%	5.8%	4.6%	4.6%	1.7%	23.1%
\$10,000-20,000	4.7%	6.1%	2.6%	1.5%	1.1%	15.9%
\$20,000-30,000	3.8%	4.9%	1.3%	1.3%	1.0%	12.4%
\$30,000-40,000	1.9%	2.8%	1.5%	1.3%	0.6%	8.1%
\$40,000-50,000	1.8%	1.8%	1.2%	1.4%	0.6%	6.8%
\$50,000-60,000	1.0%	1.3%	1.1%	0.6%	0.7%	4.7%
\$60,000-75,000	0.8%	2.1%	0.7%	0.2%	0.6%	4.4%
\$75,000-100,000	0.2%	0.7%	0.2%	0.2%	0.1%	1.3%
\$100,000-125,000	0.1%	0.1%	0.0%	0.0%	0.0%	0.2%
\$125,000-150,000	0.2%	0.3%	0.1%	0.0%	0.0%	0.6%
\$150,000-200,000	0.1%	0.2%	0.4%	0.1%	0.0%	0.8%
\$200,000+	9.2%	6.2%	4.5%	1.1%	0.8%	21.9%
Total	30.1%	32.2%	18.2%	12.3%	7.2%	100.0%

HISTA 2.2 Summary Data **Bulloch County, Georgia**

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	11	79	215	81	20	406
\$10,000-20,000	62	148	169	95	161	635
\$20,000-30,000	218	190	61	58	45	572
\$30,000-40,000	114	136	47	187	90	574
\$40,000-50,000	70	108	167	170	51	566
\$50,000-60,000	42	343	278	112	95	870
\$60,000-75,000	119	312	201	516	211	1,359
\$75,000-100,000	2	124	207	308	195	836
\$100,000-125,000	2	38	106	126	85	357
\$125,000-150,000	6	5	79	120	94	304
\$150,000-200,000	2	78	61	34	14	189
\$200,000+	<u>251</u>	<u>68</u>	<u>44</u>	<u>32</u>	<u>52</u>	<u>447</u>
Total	899	1,629	1,635	1,839	1,113	7,115

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	514	239	42	8	67	870
\$10,000-20,000	408	311	102	46	56	923
\$20,000-30,000	193	355	103	32	21	704
\$30,000-40,000	158	333	47	26	13	577
\$40,000-50,000	138	226	42	15	37	458
\$50,000-60,000	163	488	141	23	51	866
\$60,000-75,000	88	343	198	58	44	731
\$75,000-100,000	35	217	101	46	22	421
\$100,000-125,000	42	110	52	26	10	240
\$125,000-150,000	35	156	38	33	37	299
\$150,000-200,000	28	102	47	23	6	206
\$200,000+	<u>154</u>	<u>132</u>	<u>94</u>	<u>38</u>	<u>4,817</u>	<u>5,235</u>
Total	1,956	3,012	1,007	374	5,181	11,530

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	420	201	41	4	30	696
\$10,000-20,000	368	241	34	8	13	664
\$20,000-30,000	119	312	91	29	14	565
\$30,000-40,000	106	276	24	17	11	434
\$40,000-50,000	121	155	20	10	12	318
\$50,000-60,000	132	368	49	23	42	614
\$60,000-75,000	88	222	56	7	22	395
\$75,000-100,000	16	142	36	4	21	219
\$100,000-125,000	14	69	29	3	7	122
\$125,000-150,000	31	102	19	10	4	166
\$150,000-200,000	24	70	40	2	4	140
\$200,000+	<u>131</u>	<u>84</u>	<u>80</u>	<u>33</u>	<u>4,811</u>	<u>5,139</u>
Total	1,570	2,242	519	150	4,991	9,472

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	525	318	257	89	87	1,276
\$10,000-20,000	470	459	271	141	217	1,558
\$20,000-30,000	411	545	164	90	66	1,276
\$30,000-40,000	272	469	94	213	103	1,151
\$40,000-50,000	208	334	209	185	88	1,024
\$50,000-60,000	205	831	419	135	146	1,736
\$60,000-75,000	207	655	399	574	255	2,090
\$75,000-100,000	37	341	308	354	217	1,257
\$100,000-125,000	44	148	158	152	95	597
\$125,000-150,000	41	161	117	153	131	603
\$150,000-200,000	30	180	108	57	20	395
\$200,000+	<u>405</u>	<u>200</u>	<u>138</u>	<u>70</u>	<u>4,869</u>	<u>5,682</u>
Total	2,855	4,641	2,642	2,213	6,294	18,645

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.2%	1.1%	3.0%	1.1%	0.3%	5.7%
\$10,000-20,000	0.9%	2.1%	2.4%	1.3%	2.3%	8.9%
\$20,000-30,000	3.1%	2.7%	0.9%	0.8%	0.6%	8.0%
\$30,000-40,000	1.6%	1.9%	0.7%	2.6%	1.3%	8.1%
\$40,000-50,000	1.0%	1.5%	2.3%	2.4%	0.7%	8.0%
\$50,000-60,000	0.6%	4.8%	3.9%	1.6%	1.3%	12.2%
\$60,000-75,000	1.7%	4.4%	2.8%	7.3%	3.0%	19.1%
\$75,000-100,000	0.0%	1.7%	2.9%	4.3%	2.7%	11.7%
\$100,000-125,000	0.0%	0.5%	1.5%	1.8%	1.2%	5.0%
\$125,000-150,000	0.1%	0.1%	1.1%	1.7%	1.3%	4.3%
\$150,000-200,000	0.0%	1.1%	0.9%	0.5%	0.2%	2.7%
\$200,000+	3.5%	1.0%	0.6%	0.4%	0.7%	6.3%
Total	12.6%	22.9%	23.0%	25.8%	15.6%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.5%	2.1%	0.4%	0.1%	0.6%	7.5%
\$10,000-20,000	3.5%	2.7%	0.9%	0.4%	0.5%	8.0%
\$20,000-30,000	1.7%	3.1%	0.9%	0.3%	0.2%	6.1%
\$30,000-40,000	1.4%	2.9%	0.4%	0.2%	0.1%	5.0%
\$40,000-50,000	1.2%	2.0%	0.4%	0.1%	0.3%	4.0%
\$50,000-60,000	1.4%	4.2%	1.2%	0.2%	0.4%	7.5%
\$60,000-75,000	0.8%	3.0%	1.7%	0.5%	0.4%	6.3%
\$75,000-100,000	0.3%	1.9%	0.9%	0.4%	0.2%	3.7%
\$100,000-125,000	0.4%	1.0%	0.5%	0.2%	0.1%	2.1%
\$125,000-150,000	0.3%	1.4%	0.3%	0.3%	0.3%	2.6%
\$150,000-200,000	0.2%	0.9%	0.4%	0.2%	0.1%	1.8%
\$200,000+	1.3%	1.1%	0.8%	0.3%	41.8%	45.4%
Total	17.0%	26.1%	8.7%	3.2%	44.9%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.4%	2.1%	0.4%	0.0%	0.3%	7.3%
\$10,000-20,000	3.9%	2.5%	0.4%	0.1%	0.1%	7.0%
\$20,000-30,000	1.3%	3.3%	1.0%	0.3%	0.1%	6.0%
\$30,000-40,000	1.1%	2.9%	0.3%	0.2%	0.1%	4.6%
\$40,000-50,000	1.3%	1.6%	0.2%	0.1%	0.1%	3.4%
\$50,000-60,000	1.4%	3.9%	0.5%	0.2%	0.4%	6.5%
\$60,000-75,000	0.9%	2.3%	0.6%	0.1%	0.2%	4.2%
\$75,000-100,000	0.2%	1.5%	0.4%	0.0%	0.2%	2.3%
\$100,000-125,000	0.1%	0.7%	0.3%	0.0%	0.1%	1.3%
\$125,000-150,000	0.3%	1.1%	0.2%	0.1%	0.0%	1.8%
\$150,000-200,000	0.3%	0.7%	0.4%	0.0%	0.0%	1.5%
\$200,000+	1.4%	0.9%	0.8%	0.3%	50.8%	54.3%
Total	16.6%	23.7%	5.5%	1.6%	52.7%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.8%	1.7%	1.4%	0.5%	0.5%	6.8%
\$10,000-20,000	2.5%	2.5%	1.5%	0.8%	1.2%	8.4%
\$20,000-30,000	2.2%	2.9%	0.9%	0.5%	0.4%	6.8%
\$30,000-40,000	1.5%	2.5%	0.5%	1.1%	0.6%	6.2%
\$40,000-50,000	1.1%	1.8%	1.1%	1.0%	0.5%	5.5%
\$50,000-60,000	1.1%	4.5%	2.2%	0.7%	0.8%	9.3%
\$60,000-75,000	1.1%	3.5%	2.1%	3.1%	1.4%	11.2%
\$75,000-100,000	0.2%	1.8%	1.7%	1.9%	1.2%	6.7%
\$100,000-125,000	0.2%	0.8%	0.8%	0.8%	0.5%	3.2%
\$125,000-150,000	0.2%	0.9%	0.6%	0.8%	0.7%	3.2%
\$150,000-200,000	0.2%	1.0%	0.6%	0.3%	0.1%	2.1%
\$200,000+	2.2%	1.1%	0.7%	0.4%	26.1%	30.5%
Total	15.3%	24.9%	14.2%	11.9%	33.8%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	532	520	415	486	141	2,094
\$10,000-20,000	429	618	262	160	118	1,587
\$20,000-30,000	378	503	179	154	133	1,347
\$30,000-40,000	271	382	215	184	127	1,179
\$40,000-50,000	241	221	176	196	56	890
\$50,000-60,000	174	156	194	88	110	722
\$60,000-75,000	60	162	96	29	84	431
\$75,000-100,000	7	86	41	25	34	193
\$100,000-125,000	15	11	6	2	7	41
\$125,000-150,000	20	31	13	9	7	80
\$150,000-200,000	7	4	72	66	2	151
\$200,000+	<u>354</u>	<u>200</u>	<u>109</u>	<u>58</u>	<u>10</u>	<u>731</u>
Total	2,488	2,894	1,778	1,457	829	9,446

Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	255	84	51	64	51	505
\$10,000-20,000	144	147	56	3	33	383
\$20,000-30,000	95	137	5	2	5	244
\$30,000-40,000	66	32	3	2	8	111
\$40,000-50,000	104	34	5	4	6	153
\$50,000-60,000	74	22	20	11	6	133
\$60,000-75,000	67	88	8	2	12	177
\$75,000-100,000	34	19	5	27	3	88
\$100,000-125,000	24	20	6	0	0	50
\$125,000-150,000	18	11	1	1	1	32
\$150,000-200,000	23	42	5	2	2	74
\$200,000+	<u>545</u>	<u>294</u>	<u>292</u>	<u>17</u>	<u>34</u>	<u>1,182</u>
Total	1,449	930	457	135	161	3,132

Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	213	35	8	64	7	327
\$10,000-20,000	86	28	43	0	33	190
\$20,000-30,000	53	38	5	1	5	102
\$30,000-40,000	58	17	1	1	7	84
\$40,000-50,000	101	8	4	2	5	120
\$50,000-60,000	74	22	12	10	3	121
\$60,000-75,000	59	54	8	1	11	133
\$75,000-100,000	30	2	3	27	3	65
\$100,000-125,000	14	5	5	0	0	24
\$125,000-150,000	12	5	1	1	1	20
\$150,000-200,000	11	8	4	1	2	26
\$200,000+	<u>522</u>	<u>293</u>	<u>292</u>	<u>16</u>	<u>33</u>	<u>1,156</u>
Total	1,233	515	386	124	110	2,368

Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	787	604	466	550	192	2,599
\$10,000-20,000	573	765	318	163	151	1,970
\$20,000-30,000	473	640	184	156	138	1,591
\$30,000-40,000	337	414	218	186	135	1,290
\$40,000-50,000	345	255	181	200	62	1,043
\$50,000-60,000	248	178	214	99	116	855
\$60,000-75,000	127	250	104	31	96	608
\$75,000-100,000	41	105	46	52	37	281
\$100,000-125,000	39	31	12	2	7	91
\$125,000-150,000	38	42	14	10	8	112
\$150,000-200,000	30	46	77	68	4	225
\$200,000+	<u>899</u>	<u>494</u>	<u>401</u>	<u>75</u>	<u>44</u>	<u>1,913</u>
Total	3,937	3,824	2,235	1,592	990	12,578

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Percent Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.6%	5.5%	4.4%	5.1%	1.5%	22.2%
\$10,000-20,000	4.5%	6.5%	2.8%	1.7%	1.2%	16.8%
\$20,000-30,000	4.0%	5.3%	1.9%	1.6%	1.4%	14.3%
\$30,000-40,000	2.9%	4.0%	2.3%	1.9%	1.3%	12.5%
\$40,000-50,000	2.6%	2.3%	1.9%	2.1%	0.6%	9.4%
\$50,000-60,000	1.8%	1.7%	2.1%	0.9%	1.2%	7.6%
\$60,000-75,000	0.6%	1.7%	1.0%	0.3%	0.9%	4.6%
\$75,000-100,000	0.1%	0.9%	0.4%	0.3%	0.4%	2.0%
\$100,000-125,000	0.2%	0.1%	0.1%	0.0%	0.1%	0.4%
\$125,000-150,000	0.2%	0.3%	0.1%	0.1%	0.1%	0.8%
\$150,000-200,000	0.1%	0.0%	0.8%	0.7%	0.0%	1.6%
\$200,000+	3.7%	2.1%	1.2%	0.6%	0.1%	7.7%
Total	26.3%	30.6%	18.8%	15.4%	8.8%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.1%	2.7%	1.6%	2.0%	1.6%	16.1%
\$10,000-20,000	4.6%	4.7%	1.8%	0.1%	1.1%	12.2%
\$20,000-30,000	3.0%	4.4%	0.2%	0.1%	0.2%	7.8%
\$30,000-40,000	2.1%	1.0%	0.1%	0.1%	0.3%	3.5%
\$40,000-50,000	3.3%	1.1%	0.2%	0.1%	0.2%	4.9%
\$50,000-60,000	2.4%	0.7%	0.6%	0.4%	0.2%	4.2%
\$60,000-75,000	2.1%	2.8%	0.3%	0.1%	0.4%	5.7%
\$75,000-100,000	1.1%	0.6%	0.2%	0.9%	0.1%	2.8%
\$100,000-125,000	0.8%	0.6%	0.2%	0.0%	0.0%	1.6%
\$125,000-150,000	0.6%	0.4%	0.0%	0.0%	0.0%	1.0%
\$150,000-200,000	0.7%	1.3%	0.2%	0.1%	0.1%	2.4%
\$200,000+	17.4%	9.4%	9.3%	0.5%	1.1%	37.7%
Total	46.3%	29.7%	14.6%	4.3%	5.1%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	9.0%	1.5%	0.3%	2.7%	0.3%	13.8%
\$10,000-20,000	3.6%	1.2%	1.8%	0.0%	1.4%	8.0%
\$20,000-30,000	2.2%	1.6%	0.2%	0.0%	0.2%	4.3%
\$30,000-40,000	2.4%	0.7%	0.0%	0.0%	0.3%	3.5%
\$40,000-50,000	4.3%	0.3%	0.2%	0.1%	0.2%	5.1%
\$50,000-60,000	3.1%	0.9%	0.5%	0.4%	0.1%	5.1%
\$60,000-75,000	2.5%	2.3%	0.3%	0.0%	0.5%	5.6%
\$75,000-100,000	1.3%	0.1%	0.1%	1.1%	0.1%	2.7%
\$100,000-125,000	0.6%	0.2%	0.2%	0.0%	0.0%	1.0%
\$125,000-150,000	0.5%	0.2%	0.0%	0.0%	0.0%	0.8%
\$150,000-200,000	0.5%	0.3%	0.2%	0.0%	0.1%	1.1%
\$200,000+	22.0%	12.4%	12.3%	0.7%	1.4%	48.8%
Total	52.1%	21.7%	16.3%	5.2%	4.6%	100.0%

Percent Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.3%	4.8%	3.7%	4.4%	1.5%	20.7%
\$10,000-20,000	4.6%	6.1%	2.5%	1.3%	1.2%	15.7%
\$20,000-30,000	3.8%	5.1%	1.5%	1.2%	1.1%	12.6%
\$30,000-40,000	2.7%	3.3%	1.7%	1.5%	1.1%	10.3%
\$40,000-50,000	2.7%	2.0%	1.4%	1.6%	0.5%	8.3%
\$50,000-60,000	2.0%	1.4%	1.7%	0.8%	0.9%	6.8%
\$60,000-75,000	1.0%	2.0%	0.8%	0.2%	0.8%	4.8%
\$75,000-100,000	0.3%	0.8%	0.4%	0.4%	0.3%	2.2%
\$100,000-125,000	0.3%	0.2%	0.1%	0.0%	0.1%	0.7%
\$125,000-150,000	0.3%	0.3%	0.1%	0.1%	0.1%	0.9%
\$150,000-200,000	0.2%	0.4%	0.6%	0.5%	0.0%	1.8%
\$200,000+	7.1%	3.9%	3.2%	0.6%	0.3%	15.2%
Total	31.3%	30.4%	17.8%	12.7%	7.9%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	9	29	134	55	19	246
\$10,000-20,000	43	95	130	64	127	459
\$20,000-30,000	170	148	63	43	36	460
\$30,000-40,000	112	136	76	176	94	594
\$40,000-50,000	82	82	163	144	60	531
\$50,000-60,000	37	320	253	102	95	807
\$60,000-75,000	144	249	165	529	229	1,316
\$75,000-100,000	2	123	275	405	258	1,063
\$100,000-125,000	2	77	170	168	137	554
\$125,000-150,000	9	12	149	158	169	497
\$150,000-200,000	1	179	106	77	22	385
\$200,000+	<u>90</u>	<u>28</u>	<u>33</u>	<u>17</u>	<u>48</u>	<u>216</u>
Total	701	1,478	1,717	1,938	1,294	7,128

Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	668	289	53	8	59	1,077
\$10,000-20,000	318	232	73	33	53	709
\$20,000-30,000	226	381	109	47	19	782
\$30,000-40,000	170	406	55	31	12	674
\$40,000-50,000	190	337	63	18	28	636
\$50,000-60,000	166	522	128	19	52	887
\$60,000-75,000	152	476	233	58	57	976
\$75,000-100,000	46	320	118	46	25	555
\$100,000-125,000	92	222	158	30	22	524
\$125,000-150,000	40	181	55	32	53	361
\$150,000-200,000	30	118	51	52	11	262
\$200,000+	<u>124</u>	<u>89</u>	<u>71</u>	<u>43</u>	<u>4,081</u>	<u>4,408</u>
Total	2,222	3,573	1,167	417	4,472	11,851

Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	580	247	52	7	21	907
\$10,000-20,000	281	164	27	8	9	489
\$20,000-30,000	135	327	93	38	11	604
\$30,000-40,000	100	329	28	22	8	487
\$40,000-50,000	177	279	37	14	8	515
\$50,000-60,000	145	429	76	19	44	713
\$60,000-75,000	151	307	80	9	24	571
\$75,000-100,000	31	248	49	8	23	359
\$100,000-125,000	31	119	94	5	14	263
\$125,000-150,000	35	123	28	12	2	200
\$150,000-200,000	24	67	41	5	8	145
\$200,000+	<u>112</u>	<u>69</u>	<u>63</u>	<u>39</u>	<u>4,079</u>	<u>4,362</u>
Total	1,802	2,708	668	186	4,251	9,615

Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	677	318	187	63	78	1,323
\$10,000-20,000	361	327	203	97	180	1,168
\$20,000-30,000	396	529	172	90	55	1,242
\$30,000-40,000	282	542	131	207	106	1,268
\$40,000-50,000	272	419	226	162	88	1,167
\$50,000-60,000	203	842	381	121	147	1,694
\$60,000-75,000	296	725	398	587	286	2,292
\$75,000-100,000	48	443	393	451	283	1,618
\$100,000-125,000	94	299	328	198	159	1,078
\$125,000-150,000	49	193	204	190	222	858
\$150,000-200,000	31	297	157	129	33	647
\$200,000+	<u>214</u>	<u>117</u>	<u>104</u>	<u>60</u>	<u>4,129</u>	<u>4,624</u>
Total	2,923	5,051	2,884	2,355	5,766	18,979

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Percent Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.1%	0.4%	1.9%	0.8%	0.3%	3.5%
\$10,000-20,000	0.6%	1.3%	1.8%	0.9%	1.8%	6.4%
\$20,000-30,000	2.4%	2.1%	0.9%	0.6%	0.5%	6.5%
\$30,000-40,000	1.6%	1.9%	1.1%	2.5%	1.3%	8.3%
\$40,000-50,000	1.2%	1.2%	2.3%	2.0%	0.8%	7.4%
\$50,000-60,000	0.5%	4.5%	3.5%	1.4%	1.3%	11.3%
\$60,000-75,000	2.0%	3.5%	2.3%	7.4%	3.2%	18.5%
\$75,000-100,000	0.0%	1.7%	3.9%	5.7%	3.6%	14.9%
\$100,000-125,000	0.0%	1.1%	2.4%	2.4%	1.9%	7.8%
\$125,000-150,000	0.1%	0.2%	2.1%	2.2%	2.4%	7.0%
\$150,000-200,000	0.0%	2.5%	1.5%	1.1%	0.3%	5.4%
\$200,000+	1.3%	0.4%	0.5%	0.2%	0.7%	3.0%
Total	9.8%	20.7%	24.1%	27.2%	18.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.6%	2.4%	0.4%	0.1%	0.5%	9.1%
\$10,000-20,000	2.7%	2.0%	0.6%	0.3%	0.4%	6.0%
\$20,000-30,000	1.9%	3.2%	0.9%	0.4%	0.2%	6.6%
\$30,000-40,000	1.4%	3.4%	0.5%	0.3%	0.1%	5.7%
\$40,000-50,000	1.6%	2.8%	0.5%	0.2%	0.2%	5.4%
\$50,000-60,000	1.4%	4.4%	1.1%	0.2%	0.4%	7.5%
\$60,000-75,000	1.3%	4.0%	2.0%	0.5%	0.5%	8.2%
\$75,000-100,000	0.4%	2.7%	1.0%	0.4%	0.2%	4.7%
\$100,000-125,000	0.8%	1.9%	1.3%	0.3%	0.2%	4.4%
\$125,000-150,000	0.3%	1.5%	0.5%	0.3%	0.4%	3.0%
\$150,000-200,000	0.3%	1.0%	0.4%	0.4%	0.1%	2.2%
\$200,000+	1.0%	0.8%	0.6%	0.4%	34.4%	37.2%
Total	18.7%	30.1%	9.8%	3.5%	37.7%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.0%	2.6%	0.5%	0.1%	0.2%	9.4%
\$10,000-20,000	2.9%	1.7%	0.3%	0.1%	0.1%	5.1%
\$20,000-30,000	1.4%	3.4%	1.0%	0.4%	0.1%	6.3%
\$30,000-40,000	1.0%	3.4%	0.3%	0.2%	0.1%	5.1%
\$40,000-50,000	1.8%	2.9%	0.4%	0.1%	0.1%	5.4%
\$50,000-60,000	1.5%	4.5%	0.8%	0.2%	0.5%	7.4%
\$60,000-75,000	1.6%	3.2%	0.8%	0.1%	0.2%	5.9%
\$75,000-100,000	0.3%	2.6%	0.5%	0.1%	0.2%	3.7%
\$100,000-125,000	0.3%	1.2%	1.0%	0.1%	0.1%	2.7%
\$125,000-150,000	0.4%	1.3%	0.3%	0.1%	0.0%	2.1%
\$150,000-200,000	0.2%	0.7%	0.4%	0.1%	0.1%	1.5%
\$200,000+	1.2%	0.7%	0.7%	0.4%	42.4%	45.4%
Total	18.7%	28.2%	6.9%	1.9%	44.2%	100.0%

Percent Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.6%	1.7%	1.0%	0.3%	0.4%	7.0%
\$10,000-20,000	1.9%	1.7%	1.1%	0.5%	0.9%	6.2%
\$20,000-30,000	2.1%	2.8%	0.9%	0.5%	0.3%	6.5%
\$30,000-40,000	1.5%	2.9%	0.7%	1.1%	0.6%	6.7%
\$40,000-50,000	1.4%	2.2%	1.2%	0.9%	0.5%	6.1%
\$50,000-60,000	1.1%	4.4%	2.0%	0.6%	0.8%	8.9%
\$60,000-75,000	1.6%	3.8%	2.1%	3.1%	1.5%	12.1%
\$75,000-100,000	0.3%	2.3%	2.1%	2.4%	1.5%	8.5%
\$100,000-125,000	0.5%	1.6%	1.7%	1.0%	0.8%	5.7%
\$125,000-150,000	0.3%	1.0%	1.1%	1.0%	1.2%	4.5%
\$150,000-200,000	0.2%	1.6%	0.8%	0.7%	0.2%	3.4%
\$200,000+	1.1%	0.6%	0.5%	0.3%	21.8%	24.4%
Total	15.4%	26.6%	15.2%	12.4%	30.4%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	495	476	370	471	139	1,951
\$10,000-20,000	447	590	277	160	124	1,598
\$20,000-30,000	411	528	184	146	146	1,415
\$30,000-40,000	295	354	192	184	125	1,150
\$40,000-50,000	241	275	210	205	56	987
\$50,000-60,000	209	194	235	135	133	906
\$60,000-75,000	78	214	93	40	140	565
\$75,000-100,000	9	111	53	39	54	266
\$100,000-125,000	19	15	7	4	1	46
\$125,000-150,000	31	62	15	14	6	128
\$150,000-200,000	14	8	122	109	2	255
\$200,000+	<u>344</u>	<u>202</u>	<u>118</u>	<u>75</u>	<u>9</u>	<u>748</u>
Total	2,593	3,029	1,876	1,582	935	10,015

Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	290	80	52	69	52	543
\$10,000-20,000	167	152	55	1	32	407
\$20,000-30,000	100	125	10	4	7	246
\$30,000-40,000	60	34	5	2	8	109
\$40,000-50,000	119	41	10	1	3	174
\$50,000-60,000	92	45	26	9	4	176
\$60,000-75,000	90	101	8	5	8	212
\$75,000-100,000	43	21	7	34	4	109
\$100,000-125,000	39	30	5	1	4	79
\$125,000-150,000	39	15	6	0	1	61
\$150,000-200,000	35	55	10	2	4	106
\$200,000+	<u>503</u>	<u>274</u>	<u>277</u>	<u>19</u>	<u>24</u>	<u>1,097</u>
Total	1,577	973	471	147	151	3,319

Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	254	36	14	69	8	381
\$10,000-20,000	107	39	45	0	31	222
\$20,000-30,000	60	43	10	3	6	122
\$30,000-40,000	49	19	3	1	8	80
\$40,000-50,000	116	10	9	1	3	139
\$50,000-60,000	92	43	16	8	4	163
\$60,000-75,000	82	61	7	3	7	160
\$75,000-100,000	39	3	6	33	3	84
\$100,000-125,000	22	9	4	1	1	37
\$125,000-150,000	30	5	3	0	0	38
\$150,000-200,000	21	11	8	2	4	46
\$200,000+	<u>483</u>	<u>271</u>	<u>274</u>	<u>18</u>	<u>24</u>	<u>1,070</u>
Total	1,355	550	399	139	99	2,542

Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	785	556	422	540	191	2,494
\$10,000-20,000	614	742	332	161	156	2,005
\$20,000-30,000	511	653	194	150	153	1,661
\$30,000-40,000	355	388	197	186	133	1,259
\$40,000-50,000	360	316	220	206	59	1,161
\$50,000-60,000	301	239	261	144	137	1,082
\$60,000-75,000	168	315	101	45	148	777
\$75,000-100,000	52	132	60	73	58	375
\$100,000-125,000	58	45	12	5	5	125
\$125,000-150,000	70	77	21	14	7	189
\$150,000-200,000	49	63	132	111	6	361
\$200,000+	<u>847</u>	<u>476</u>	<u>395</u>	<u>94</u>	<u>33</u>	<u>1,845</u>
Total	4,170	4,002	2,347	1,729	1,086	13,334

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Percent Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.9%	4.8%	3.7%	4.7%	1.4%	19.5%
\$10,000-20,000	4.5%	5.9%	2.8%	1.6%	1.2%	16.0%
\$20,000-30,000	4.1%	5.3%	1.8%	1.5%	1.5%	14.1%
\$30,000-40,000	2.9%	3.5%	1.9%	1.8%	1.2%	11.5%
\$40,000-50,000	2.4%	2.7%	2.1%	2.0%	0.6%	9.9%
\$50,000-60,000	2.1%	1.9%	2.3%	1.3%	1.3%	9.0%
\$60,000-75,000	0.8%	2.1%	0.9%	0.4%	1.4%	5.6%
\$75,000-100,000	0.1%	1.1%	0.5%	0.4%	0.5%	2.7%
\$100,000-125,000	0.2%	0.1%	0.1%	0.0%	0.0%	0.5%
\$125,000-150,000	0.3%	0.6%	0.1%	0.1%	0.1%	1.3%
\$150,000-200,000	0.1%	0.1%	1.2%	1.1%	0.0%	2.5%
\$200,000+	<u>3.4%</u>	<u>2.0%</u>	<u>1.2%</u>	<u>0.7%</u>	<u>0.1%</u>	<u>7.5%</u>
Total	25.9%	30.2%	18.7%	15.8%	9.3%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.7%	2.4%	1.6%	2.1%	1.6%	16.4%
\$10,000-20,000	5.0%	4.6%	1.7%	0.0%	1.0%	12.3%
\$20,000-30,000	3.0%	3.8%	0.3%	0.1%	0.2%	7.4%
\$30,000-40,000	1.8%	1.0%	0.2%	0.1%	0.2%	3.3%
\$40,000-50,000	3.6%	1.2%	0.3%	0.0%	0.1%	5.2%
\$50,000-60,000	2.8%	1.4%	0.8%	0.3%	0.1%	5.3%
\$60,000-75,000	2.7%	3.0%	0.2%	0.2%	0.2%	6.4%
\$75,000-100,000	1.3%	0.6%	0.2%	1.0%	0.1%	3.3%
\$100,000-125,000	1.2%	0.9%	0.2%	0.0%	0.1%	2.4%
\$125,000-150,000	1.2%	0.5%	0.2%	0.0%	0.0%	1.8%
\$150,000-200,000	1.1%	1.7%	0.3%	0.1%	0.1%	3.2%
\$200,000+	<u>15.2%</u>	<u>8.3%</u>	<u>8.3%</u>	<u>0.6%</u>	<u>0.7%</u>	<u>33.1%</u>
Total	47.5%	29.3%	14.2%	4.4%	4.5%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	10.0%	1.4%	0.6%	2.7%	0.3%	15.0%
\$10,000-20,000	4.2%	1.5%	1.8%	0.0%	1.2%	8.7%
\$20,000-30,000	2.4%	1.7%	0.4%	0.1%	0.2%	4.8%
\$30,000-40,000	1.9%	0.7%	0.1%	0.0%	0.3%	3.1%
\$40,000-50,000	4.6%	0.4%	0.4%	0.0%	0.1%	5.5%
\$50,000-60,000	3.6%	1.7%	0.6%	0.3%	0.2%	6.4%
\$60,000-75,000	3.2%	2.4%	0.3%	0.1%	0.3%	6.3%
\$75,000-100,000	1.5%	0.1%	0.2%	1.3%	0.1%	3.3%
\$100,000-125,000	0.9%	0.4%	0.2%	0.0%	0.0%	1.5%
\$125,000-150,000	1.2%	0.2%	0.1%	0.0%	0.0%	1.5%
\$150,000-200,000	0.8%	0.4%	0.3%	0.1%	0.2%	1.8%
\$200,000+	<u>19.0%</u>	<u>10.7%</u>	<u>10.8%</u>	<u>0.7%</u>	<u>0.9%</u>	<u>42.1%</u>
Total	53.3%	21.6%	15.7%	5.5%	3.9%	100.0%

Percent Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.9%	4.2%	3.2%	4.0%	1.4%	18.7%
\$10,000-20,000	4.6%	5.6%	2.5%	1.2%	1.2%	15.0%
\$20,000-30,000	3.8%	4.9%	1.5%	1.1%	1.1%	12.5%
\$30,000-40,000	2.7%	2.9%	1.5%	1.4%	1.0%	9.4%
\$40,000-50,000	2.7%	2.4%	1.6%	1.5%	0.4%	8.7%
\$50,000-60,000	2.3%	1.8%	2.0%	1.1%	1.0%	8.1%
\$60,000-75,000	1.3%	2.4%	0.8%	0.3%	1.1%	5.8%
\$75,000-100,000	0.4%	1.0%	0.4%	0.5%	0.4%	2.8%
\$100,000-125,000	0.4%	0.3%	0.1%	0.0%	0.0%	0.9%
\$125,000-150,000	0.5%	0.6%	0.2%	0.1%	0.1%	1.4%
\$150,000-200,000	0.4%	0.5%	1.0%	0.8%	0.0%	2.7%
\$200,000+	<u>6.4%</u>	<u>3.6%</u>	<u>3.0%</u>	<u>0.7%</u>	<u>0.2%</u>	<u>13.8%</u>
Total	31.3%	30.0%	17.6%	13.0%	8.1%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	5	17	97	36	19	174
\$10,000-20,000	31	86	122	43	107	389
\$20,000-30,000	128	96	42	36	16	318
\$30,000-40,000	101	108	61	147	83	500
\$40,000-50,000	83	68	185	166	55	557
\$50,000-60,000	33	266	232	89	83	703
\$60,000-75,000	156	240	166	543	229	1,334
\$75,000-100,000	4	136	310	444	295	1,189
\$100,000-125,000	3	91	215	207	173	689
\$125,000-150,000	9	18	178	191	257	653
\$150,000-200,000	3	248	139	120	36	546
\$200,000+	<u>79</u>	<u>28</u>	<u>30</u>	<u>19</u>	<u>44</u>	<u>200</u>
Total	635	1,402	1,777	2,041	1,397	7,252

Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	681	296	51	9	47	1,084
\$10,000-20,000	345	238	62	23	54	722
\$20,000-30,000	247	381	121	41	15	805
\$30,000-40,000	146	358	56	27	6	593
\$40,000-50,000	250	410	67	13	33	773
\$50,000-60,000	183	556	137	19	67	962
\$60,000-75,000	189	545	232	54	49	1,069
\$75,000-100,000	54	402	121	47	28	652
\$100,000-125,000	115	275	212	37	28	667
\$125,000-150,000	59	251	79	39	65	493
\$150,000-200,000	49	189	78	72	11	399
\$200,000+	<u>139</u>	<u>93</u>	<u>75</u>	<u>31</u>	<u>3,698</u>	<u>4,036</u>
Total	2,457	3,994	1,291	412	4,101	12,255

Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	602	263	50	7	20	942
\$10,000-20,000	313	177	24	4	9	527
\$20,000-30,000	162	335	105	35	8	645
\$30,000-40,000	91	282	23	20	4	420
\$40,000-50,000	235	354	43	9	15	656
\$50,000-60,000	161	476	87	19	61	804
\$60,000-75,000	189	377	82	10	22	680
\$75,000-100,000	39	319	57	7	26	448
\$100,000-125,000	45	150	141	9	18	363
\$125,000-150,000	54	182	42	16	2	296
\$150,000-200,000	41	114	67	5	6	233
\$200,000+	<u>130</u>	<u>74</u>	<u>65</u>	<u>31</u>	<u>3,698</u>	<u>3,998</u>
Total	2,062	3,103	786	172	3,889	10,012

Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	686	313	148	45	66	1,258
\$10,000-20,000	376	324	184	66	161	1,111
\$20,000-30,000	375	477	163	77	31	1,123
\$30,000-40,000	247	466	117	174	89	1,093
\$40,000-50,000	333	478	252	179	88	1,330
\$50,000-60,000	216	822	369	108	150	1,665
\$60,000-75,000	345	785	398	597	278	2,403
\$75,000-100,000	58	538	431	491	323	1,841
\$100,000-125,000	118	366	427	244	201	1,356
\$125,000-150,000	68	269	257	230	322	1,146
\$150,000-200,000	52	437	217	192	47	945
\$200,000+	<u>218</u>	<u>121</u>	<u>105</u>	<u>50</u>	<u>3,742</u>	<u>4,236</u>
Total	3,092	5,396	3,068	2,453	5,498	19,507

HISTA 2.2 Summary Data **Bulloch County, Georgia**

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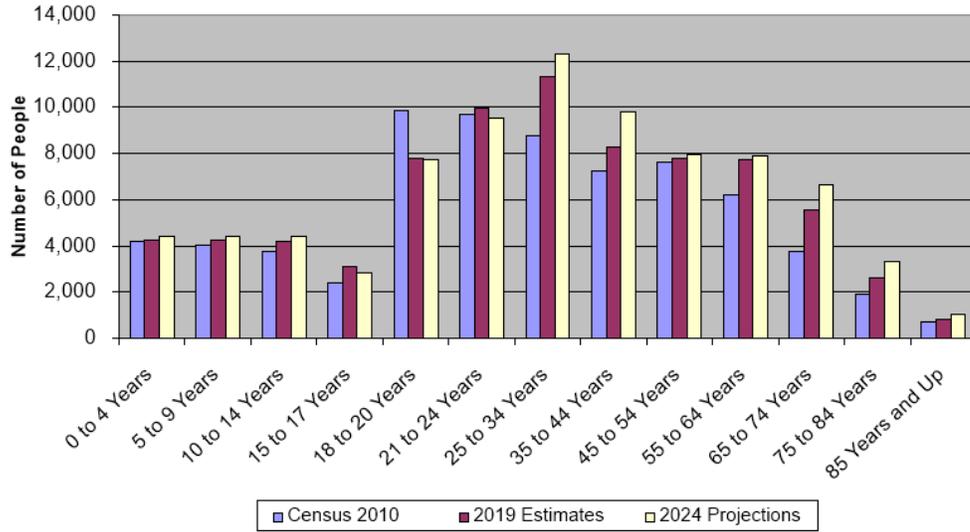
Percent Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.1%	0.2%	1.3%	0.5%	0.3%	2.4%
\$10,000-20,000	0.4%	1.2%	1.7%	0.6%	1.5%	5.4%
\$20,000-30,000	1.8%	1.3%	0.6%	0.5%	0.2%	4.4%
\$30,000-40,000	1.4%	1.5%	0.8%	2.0%	1.1%	6.9%
\$40,000-50,000	1.1%	0.9%	2.6%	2.3%	0.8%	7.7%
\$50,000-60,000	0.5%	3.7%	3.2%	1.2%	1.1%	9.7%
\$60,000-75,000	2.2%	3.3%	2.3%	7.5%	3.2%	18.4%
\$75,000-100,000	0.1%	1.9%	4.3%	6.1%	4.1%	16.4%
\$100,000-125,000	0.0%	1.3%	3.0%	2.9%	2.4%	9.5%
\$125,000-150,000	0.1%	0.2%	2.5%	2.6%	3.5%	9.0%
\$150,000-200,000	0.0%	3.4%	1.9%	1.7%	0.5%	7.5%
\$200,000+	1.1%	0.4%	0.4%	0.3%	0.6%	2.8%
Total	8.8%	19.3%	24.5%	28.1%	19.3%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	5.6%	2.4%	0.4%	0.1%	0.4%	8.8%
\$10,000-20,000	2.8%	1.9%	0.5%	0.2%	0.4%	5.9%
\$20,000-30,000	2.0%	3.1%	1.0%	0.3%	0.1%	6.6%
\$30,000-40,000	1.2%	2.9%	0.5%	0.2%	0.0%	4.8%
\$40,000-50,000	2.0%	3.3%	0.5%	0.1%	0.3%	6.3%
\$50,000-60,000	1.5%	4.5%	1.1%	0.2%	0.5%	7.8%
\$60,000-75,000	1.5%	4.4%	1.9%	0.4%	0.4%	8.7%
\$75,000-100,000	0.4%	3.3%	1.0%	0.4%	0.2%	5.3%
\$100,000-125,000	0.9%	2.2%	1.7%	0.3%	0.2%	5.4%
\$125,000-150,000	0.5%	2.0%	0.6%	0.3%	0.5%	4.0%
\$150,000-200,000	0.4%	1.5%	0.6%	0.6%	0.1%	3.3%
\$200,000+	1.1%	0.8%	0.6%	0.3%	30.2%	32.9%
Total	20.0%	32.6%	10.5%	3.4%	33.5%	100.0%

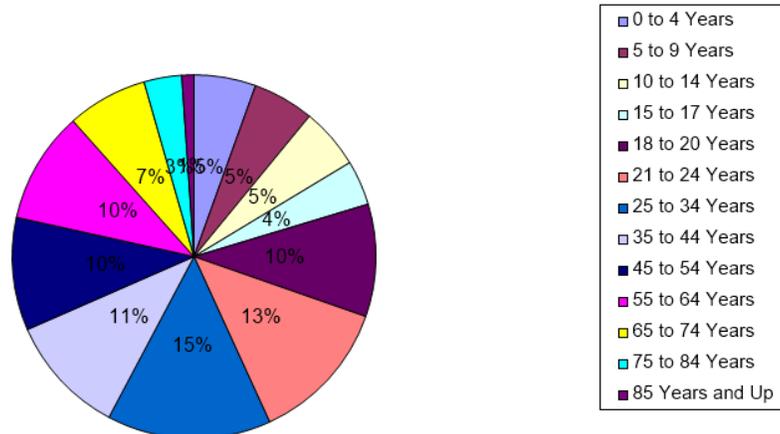
Percent Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6.0%	2.6%	0.5%	0.1%	0.2%	9.4%
\$10,000-20,000	3.1%	1.8%	0.2%	0.0%	0.1%	5.3%
\$20,000-30,000	1.6%	3.3%	1.0%	0.3%	0.1%	6.4%
\$30,000-40,000	0.9%	2.8%	0.2%	0.2%	0.0%	4.2%
\$40,000-50,000	2.3%	3.5%	0.4%	0.1%	0.1%	6.6%
\$50,000-60,000	1.6%	4.8%	0.9%	0.2%	0.6%	8.0%
\$60,000-75,000	1.9%	3.8%	0.8%	0.1%	0.2%	6.8%
\$75,000-100,000	0.4%	3.2%	0.6%	0.1%	0.3%	4.5%
\$100,000-125,000	0.4%	1.5%	1.4%	0.1%	0.2%	3.6%
\$125,000-150,000	0.5%	1.8%	0.4%	0.2%	0.0%	3.0%
\$150,000-200,000	0.4%	1.1%	0.7%	0.0%	0.1%	2.3%
\$200,000+	1.3%	0.7%	0.6%	0.3%	36.9%	39.9%
Total	20.6%	31.0%	7.9%	1.7%	38.8%	100.0%

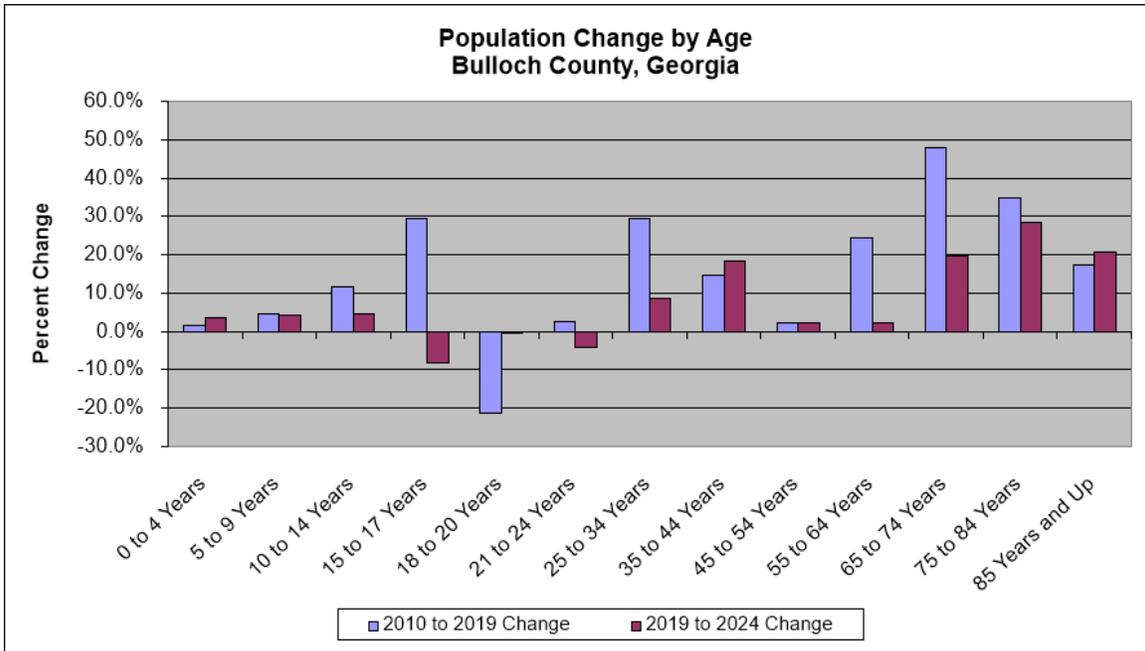
Percent Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.5%	1.6%	0.8%	0.2%	0.3%	6.4%
\$10,000-20,000	1.9%	1.7%	0.9%	0.3%	0.8%	5.7%
\$20,000-30,000	1.9%	2.4%	0.8%	0.4%	0.2%	5.8%
\$30,000-40,000	1.3%	2.4%	0.6%	0.9%	0.5%	5.6%
\$40,000-50,000	1.7%	2.5%	1.3%	0.9%	0.5%	6.8%
\$50,000-60,000	1.1%	4.2%	1.9%	0.6%	0.8%	8.5%
\$60,000-75,000	1.8%	4.0%	2.0%	3.1%	1.4%	12.3%
\$75,000-100,000	0.3%	2.8%	2.2%	2.5%	1.7%	9.4%
\$100,000-125,000	0.6%	1.9%	2.2%	1.3%	1.0%	7.0%
\$125,000-150,000	0.3%	1.4%	1.3%	1.2%	1.7%	5.9%
\$150,000-200,000	0.3%	2.2%	1.1%	1.0%	0.2%	4.8%
\$200,000+	1.1%	0.6%	0.5%	0.3%	19.2%	21.7%
Total	15.9%	27.7%	15.7%	12.6%	28.2%	100.0%

Population by Age Bulloch County, Georgia



2019 Population by Age Bulloch County, Georgia





ribbon demographics

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Population by Age & Sex Bulloch County, Georgia												
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	2,126	2,071	4,197	0 to 4 Years	2,170	2,096	4,266	0 to 4 Years	2,259	2,163	4,422	
5 to 9 Years	2,067	1,977	4,044	5 to 9 Years	2,093	2,139	4,232	5 to 9 Years	2,247	2,169	4,416	
10 to 14 Years	1,909	1,852	3,761	10 to 14 Years	2,105	2,092	4,197	10 to 14 Years	2,170	2,218	4,388	
15 to 17 Years	1,236	1,155	2,391	15 to 17 Years	1,581	1,513	3,094	15 to 17 Years	1,427	1,414	2,841	
18 to 20 Years	4,942	4,927	9,869	18 to 20 Years	4,019	3,760	7,779	18 to 20 Years	3,986	3,752	7,738	
21 to 24 Years	5,226	4,484	9,710	21 to 24 Years	5,047	4,917	9,964	21 to 24 Years	4,890	4,668	9,558	
25 to 34 Years	4,507	4,251	8,758	25 to 34 Years	5,827	5,496	11,323	25 to 34 Years	6,349	5,944	12,293	
35 to 44 Years	3,562	3,676	7,238	35 to 44 Years	3,999	4,298	8,297	35 to 44 Years	4,819	5,002	9,821	
45 to 54 Years	3,684	3,944	7,628	45 to 54 Years	3,755	4,036	7,791	45 to 54 Years	3,807	4,156	7,963	
55 to 64 Years	3,021	3,199	6,220	55 to 64 Years	3,663	4,066	7,729	55 to 64 Years	3,733	4,176	7,909	
65 to 74 Years	1,722	2,030	3,752	65 to 74 Years	2,609	2,940	5,549	65 to 74 Years	3,092	3,549	6,641	
75 to 84 Years	804	1,129	1,933	75 to 84 Years	1,103	1,501	2,604	75 to 84 Years	1,432	1,911	3,343	
85 Years and Up	224	492	716	85 Years and Up	290	550	840	85 Years and Up	360	654	1,014	
Total	35,030	35,187	70,217	Total	38,261	39,404	77,665	Total	40,571	41,776	82,347	
62+ Years	n/a	n/a	8,028	62+ Years	n/a	n/a	11,150	62+ Years	n/a	n/a	13,280	
Median Age:		26.3		Median Age:		29.7		Median Age:		31.4		

Source: Claritas, Ribbon Demographics

Ribbon Demographics, LLC
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Percent Population by Age & Sex											
Bulloch County, Georgia											
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.0%	2.9%	6.0%	0 to 4 Years	2.8%	2.7%	5.5%	0 to 4 Years	2.7%	2.6%	5.4%
5 to 9 Years	2.9%	2.8%	5.8%	5 to 9 Years	2.7%	2.8%	5.4%	5 to 9 Years	2.7%	2.6%	5.4%
10 to 14 Years	2.7%	2.6%	5.4%	10 to 14 Years	2.7%	2.7%	5.4%	10 to 14 Years	2.6%	2.7%	5.3%
15 to 17 Years	1.8%	1.6%	3.4%	15 to 17 Years	2.0%	1.9%	4.0%	15 to 17 Years	1.7%	1.7%	3.5%
18 to 20 Years	7.0%	7.0%	14.1%	18 to 20 Years	5.2%	4.8%	10.0%	18 to 20 Years	4.8%	4.6%	9.4%
21 to 24 Years	7.4%	6.4%	13.8%	21 to 24 Years	6.5%	6.3%	12.8%	21 to 24 Years	5.9%	5.7%	11.6%
25 to 34 Years	6.4%	6.1%	12.5%	25 to 34 Years	7.5%	7.1%	14.6%	25 to 34 Years	7.7%	7.2%	14.9%
35 to 44 Years	5.1%	5.2%	10.3%	35 to 44 Years	5.1%	5.5%	10.7%	35 to 44 Years	5.9%	6.1%	11.9%
45 to 54 Years	5.2%	5.6%	10.9%	45 to 54 Years	4.8%	5.2%	10.0%	45 to 54 Years	4.6%	5.0%	9.7%
55 to 64 Years	4.3%	4.6%	8.9%	55 to 64 Years	4.7%	5.2%	10.0%	55 to 64 Years	4.5%	5.1%	9.6%
65 to 74 Years	2.5%	2.9%	5.3%	65 to 74 Years	3.4%	3.8%	7.1%	65 to 74 Years	3.8%	4.3%	8.1%
75 to 84 Years	1.1%	1.6%	2.8%	75 to 84 Years	1.4%	1.9%	3.4%	75 to 84 Years	1.7%	2.3%	4.1%
85 Years and Up	0.3%	0.7%	1.0%	85 Years and Up	0.4%	0.7%	1.1%	85 Years and Up	0.4%	0.8%	1.2%
Total	49.9%	50.1%	100.0%	Total	49.3%	50.7%	100.0%	Total	49.3%	50.7%	100.0%
62+ Years	n/a	n/a	11.4%	62+ Years	n/a	n/a	14.4%	62+ Years	n/a	n/a	16.1%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
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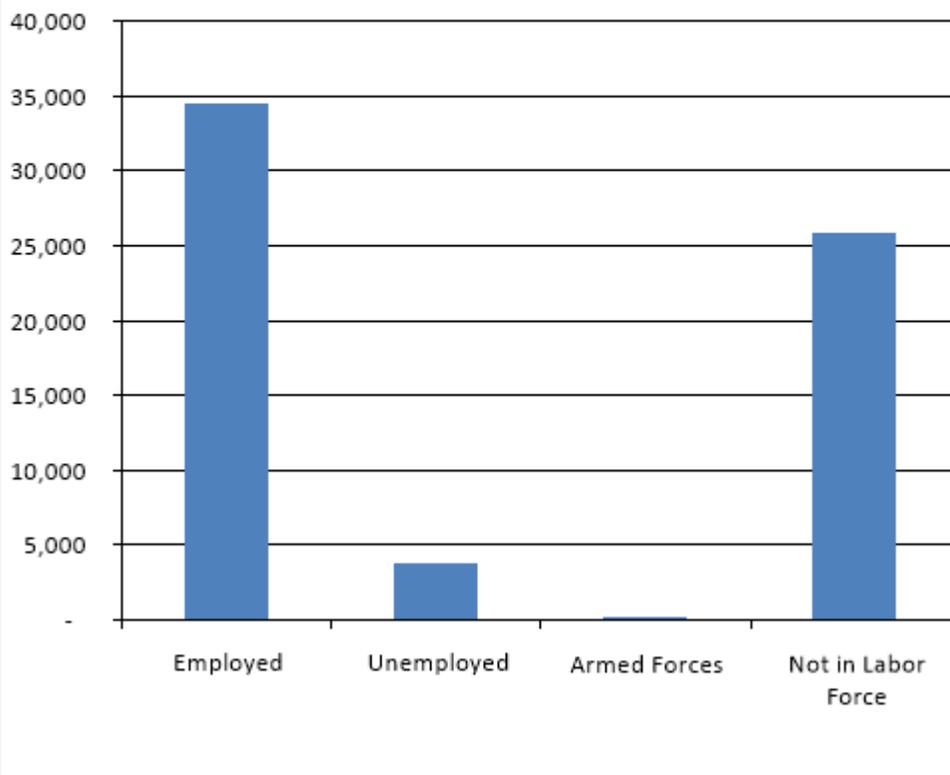
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Changes in Population by Age & Sex									
Bulloch County, Georgia									
Estimated Change - 2010 to 2019					Projected Change - 2019 to 2024				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	44	25	69	1.6%	0 to 4 Years	89	67	156	3.7%
5 to 9 Years	26	162	188	4.6%	5 to 9 Years	154	30	184	4.3%
10 to 14 Years	196	240	436	11.6%	10 to 14 Years	65	126	191	4.6%
15 to 17 Years	345	358	703	29.4%	15 to 17 Years	-154	-99	-253	-8.2%
18 to 20 Years	-923	-1,167	-2,090	-21.2%	18 to 20 Years	-33	-8	-41	-0.5%
21 to 24 Years	-179	433	254	2.6%	21 to 24 Years	-157	-249	-406	-4.1%
25 to 34 Years	1,320	1,245	2,565	29.3%	25 to 34 Years	522	448	970	8.6%
35 to 44 Years	437	622	1,059	14.6%	35 to 44 Years	820	704	1,524	18.4%
45 to 54 Years	71	92	163	2.1%	45 to 54 Years	52	120	172	2.2%
55 to 64 Years	642	867	1,509	24.3%	55 to 64 Years	70	110	180	2.3%
65 to 74 Years	887	910	1,797	47.9%	65 to 74 Years	483	609	1,092	19.7%
75 to 84 Years	299	372	671	34.7%	75 to 84 Years	329	410	739	28.4%
85 Years and Up	66	58	124	17.3%	85 Years and Up	70	104	174	20.7%
Total	3,231	4,217	7,448	10.6%	Total	2,310	2,372	4,682	6.0%
62+ Years	n/a	n/a	3,122	38.9%	62+ Years	n/a	n/a	2,130	19.1%

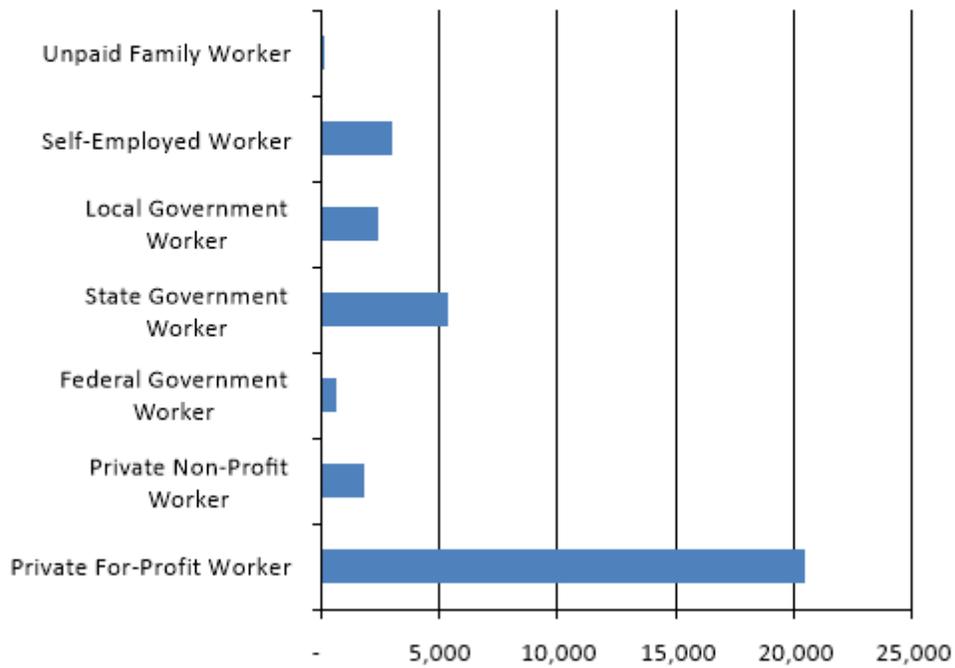
Source: Claritas; Ribbon Demographics

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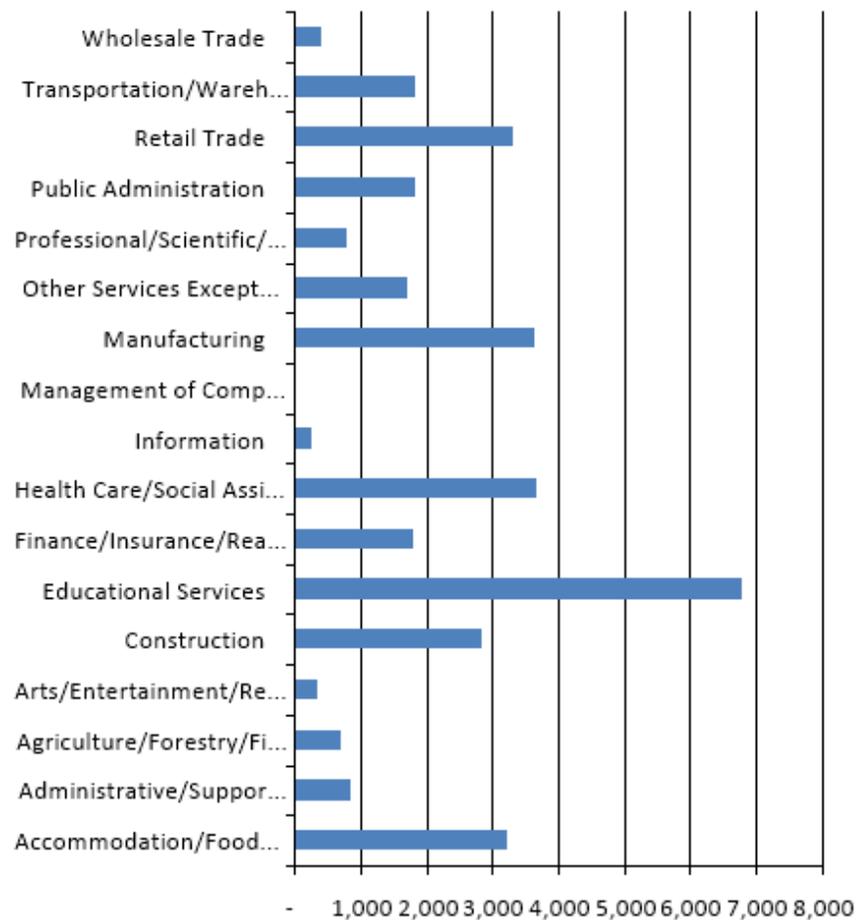
**Employed Civilian Population Aged
16+ Years - Employment Status -
2019 Estimates
Market Area**



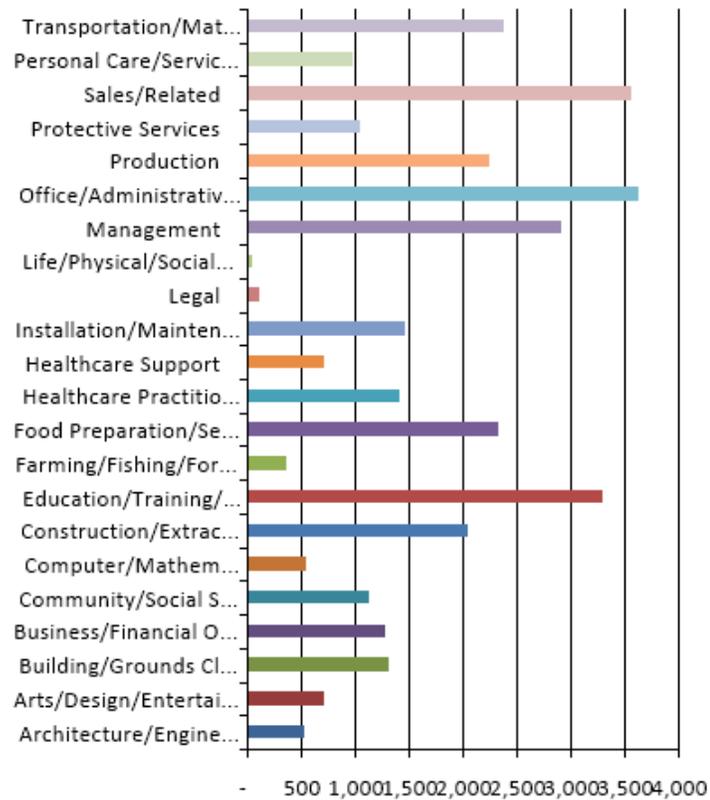
Employed Civilian Population by Class of Worker - 2019 Estimates Market Area



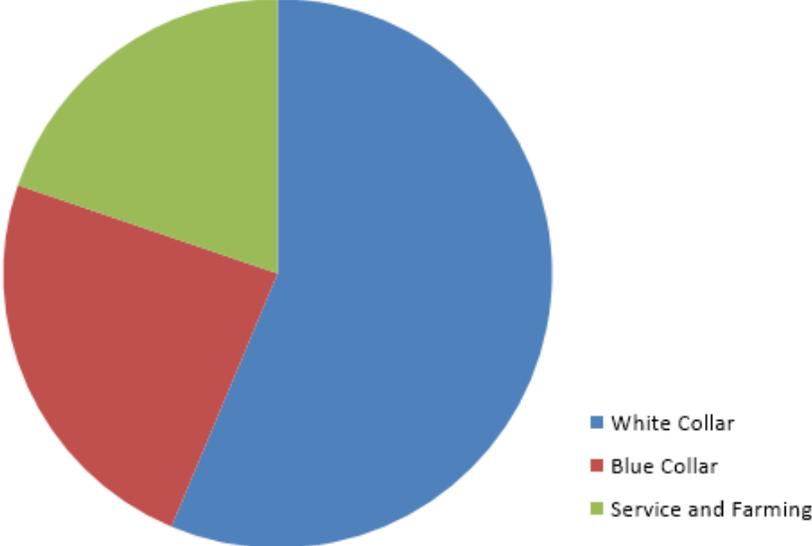
Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Market Area



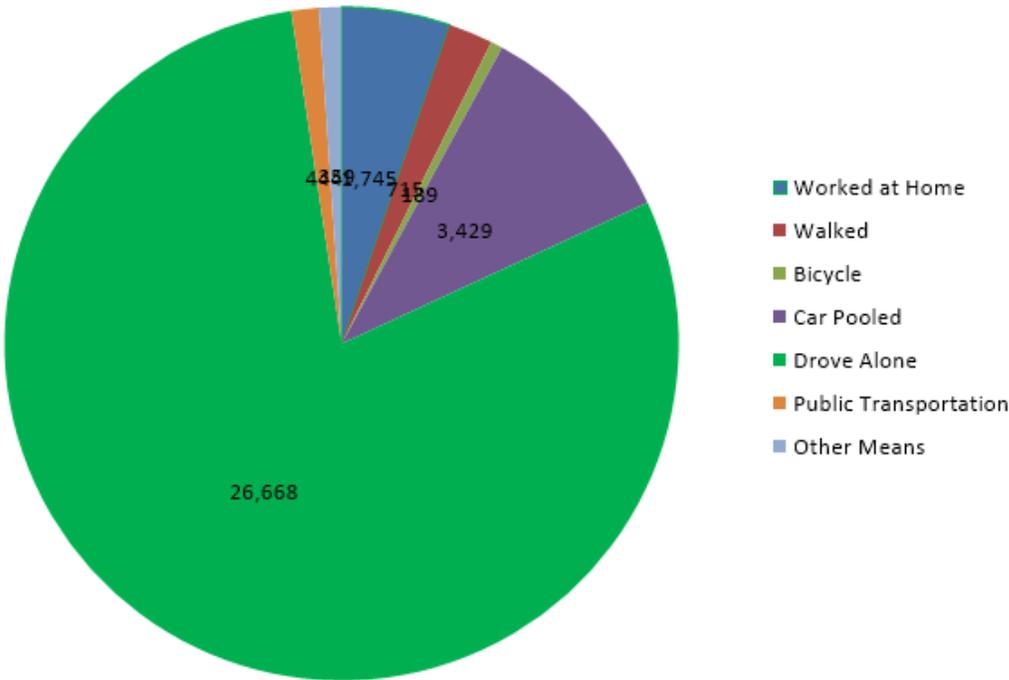
Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Market Area



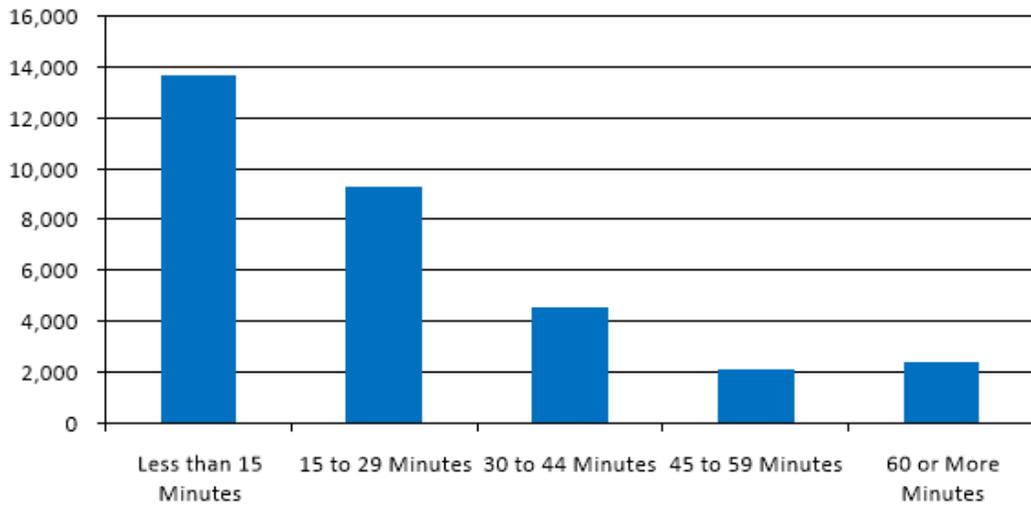
**Employed Civilian Population Aged 16+ Years by
Occupation - 2019 Estimates
Market Area**



**Employed Civilian Population Aged 16+ Years
Transportation to Work - 2019 Estimates
Market Area**



Employed Civilian Population Aged 16+ Years Transportation to Work - 2019 Estimates Market Area



Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years Employment Status Current Year Estimates - 2019	
Market Area	
Status	Number
Employed	34,396
Unemployed	3,670
Armed Forces	76
Not in Labor Force	25,827
Unemployed	9.64%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population by Class of Worker		
Current Year Estimates - 2019		
Market Area		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	20,488	60.0%
Private Non-Profit Worker	1,847	5.4%
Federal Government Worker	695	2.0%
State Government Worker	5,437	15.9%
Local Government Worker	2,485	7.3%
Self-Employed Worker	3,036	8.9%
Unpaid Family Worker	146	0.4%
Total:	34,134	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2019		
Market Area		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	3,219	9.4%
Administrative/Support/Waste Management	870	2.5%
Agriculture/Forestry/Fishing/Hunting/Mining	719	2.1%
Arts/Entertainment/Recreation	365	1.1%
Construction	2,848	8.3%
Educational Services	6,783	19.9%
Finance/Insurance/Real Estate/Rent/Lease	1,804	5.3%
Health Care/Social Assistance	3,671	10.8%
Information	276	0.8%
Management of Companies and Enterprises	-	0.0%
Manufacturing	3,650	10.7%
Other Services Except Public Administration	1,710	5.0%
Professional/Scientific/Technical Services	800	2.3%
Public Administration	1,831	5.4%
Retail Trade	3,327	9.7%
Transportation/Warehousing/Utilities	1,836	5.4%
Wholesale Trade	425	1.2%
Total:	34,134	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2019		
Market Area		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	534	1.6%
Arts/Design/Entertainment/Sports/Media	716	2.1%
Building/Grounds Cleaning/Maintenance	1,312	3.8%
Business/Financial Operations	1,286	3.8%
Community/Social Services	1,140	3.3%
Computer/Mathematical	552	1.6%
Construction/Extraction	2,049	6.0%
Education/Training/Library	3,298	9.7%
Farming/Fishing/Forestry	365	1.1%
Food Preparation/Serving Related	2,328	6.8%
Healthcare Practitioner/Technician	1,418	4.2%
Healthcare Support	715	2.1%
Installation/Maintenance/Repair	1,470	4.3%
Legal	120	0.4%
Life/Physical/Social Science	44	0.1%
Management	2,912	8.5%
Office/Administrative Support	3,636	10.7%
Production	2,244	6.6%
Protective Services	1,046	3.1%
Sales/Related	3,572	10.5%
Personal Care/Service	988	2.9%
Transportation/Material Moving	2,389	7.0%
Total:	34,134	100.0%
White Collar	19,228	56.3%
Blue Collar	8,152	23.9%
Service and Farming	6,754	19.8%
Total:	34,134	100.0%

Source: Ribbon Demographics; Claritas



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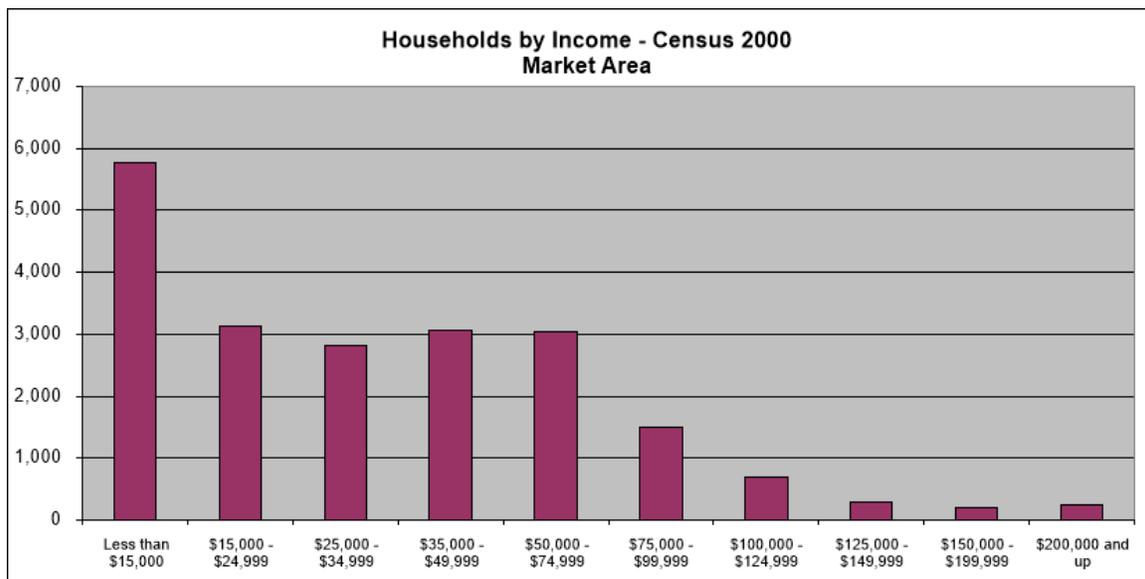
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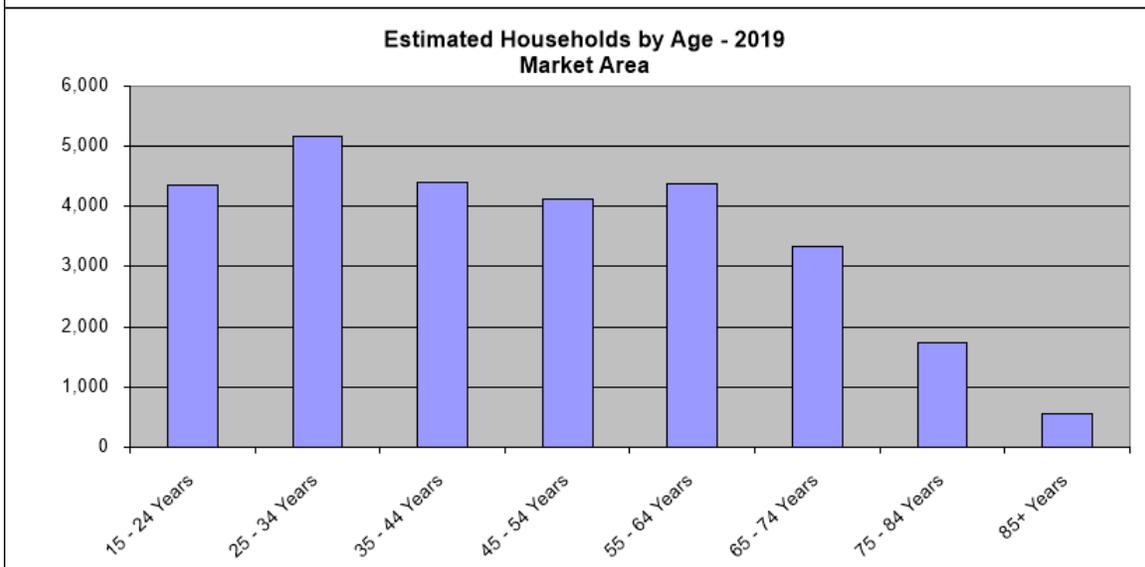
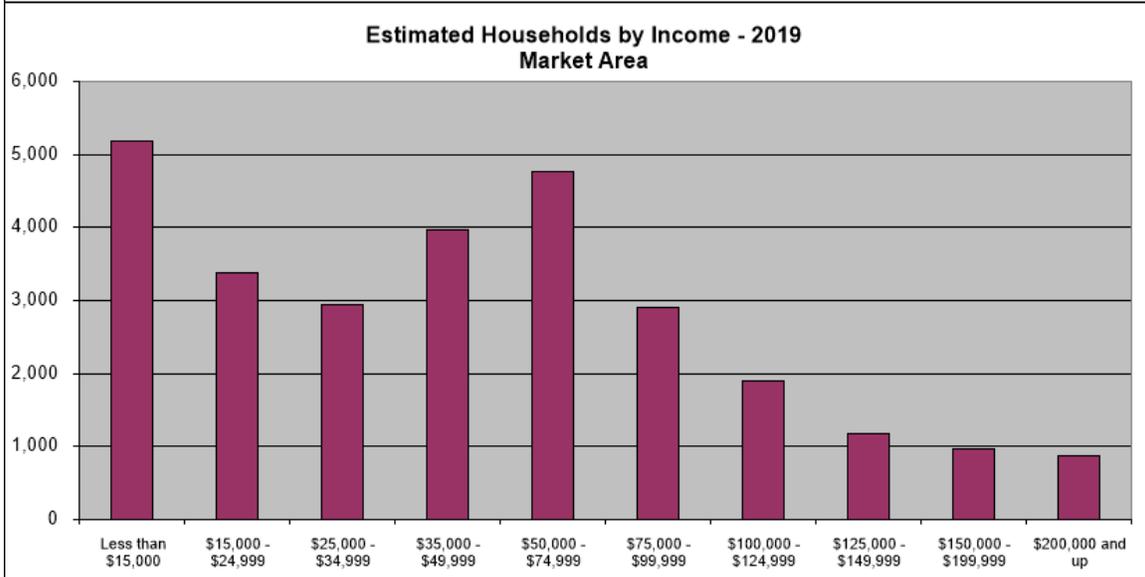
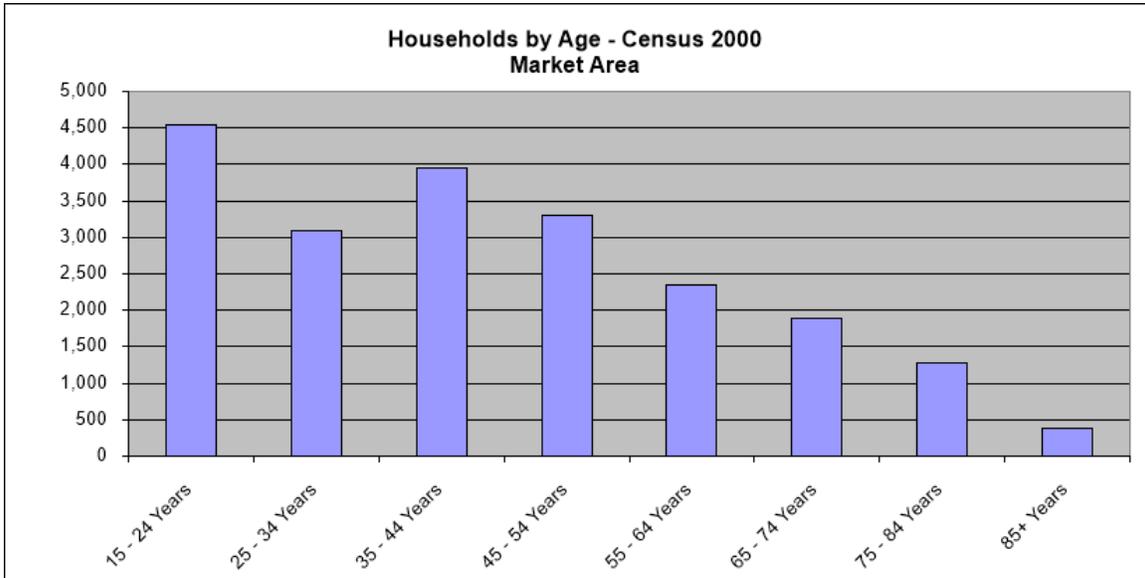
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2019		
Market Area		
Transportation Mode	Number	Percent
Worked at Home	1,745	5.2%
Walked	715	2.1%
Bicycle	189	0.6%
Car Pooled	3,429	10.2%
Drove Alone	26,668	79.5%
Public Transportation	444	1.3%
Other Means	<u>359</u>	<u>1.1%</u>
Total:	33,549	100.0%

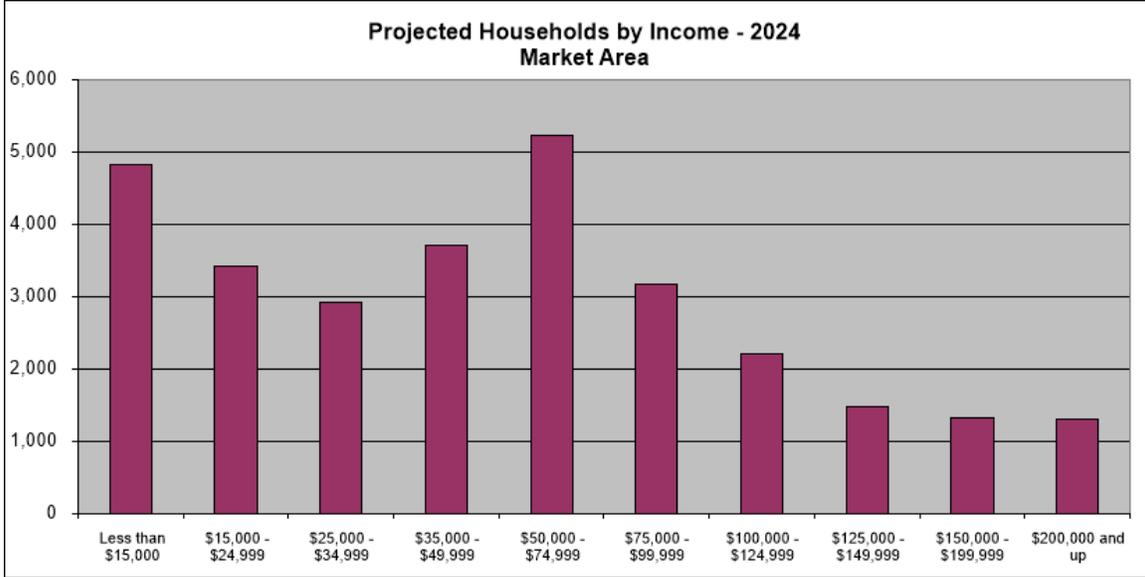
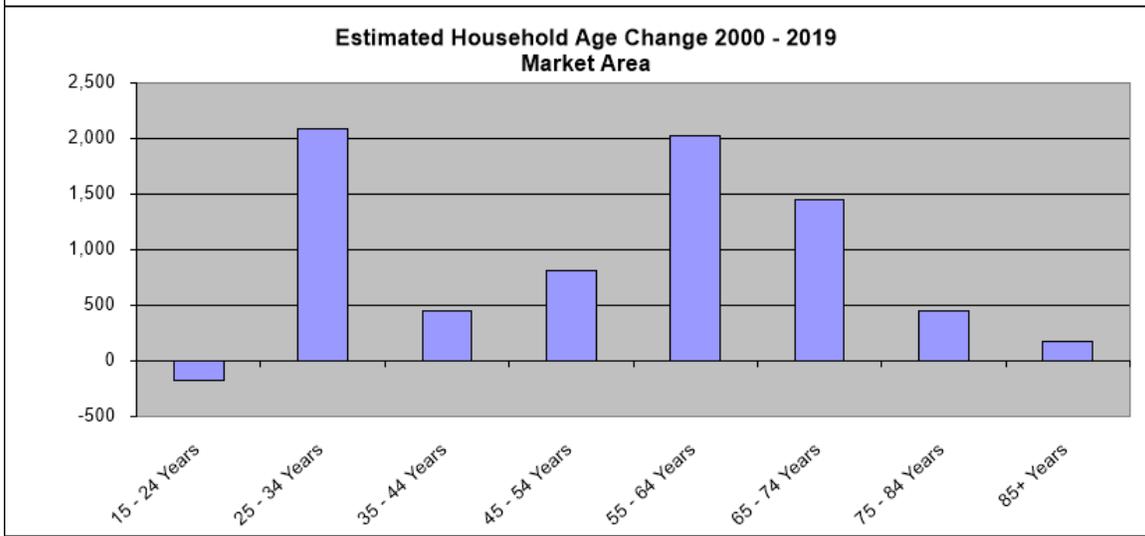
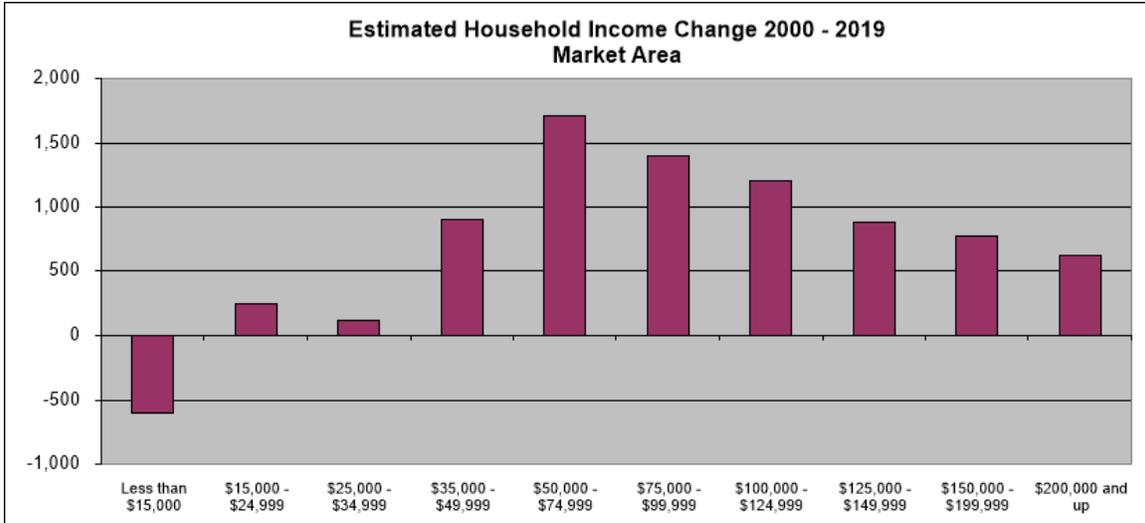
Source: Ribbon Demographics; Claritas

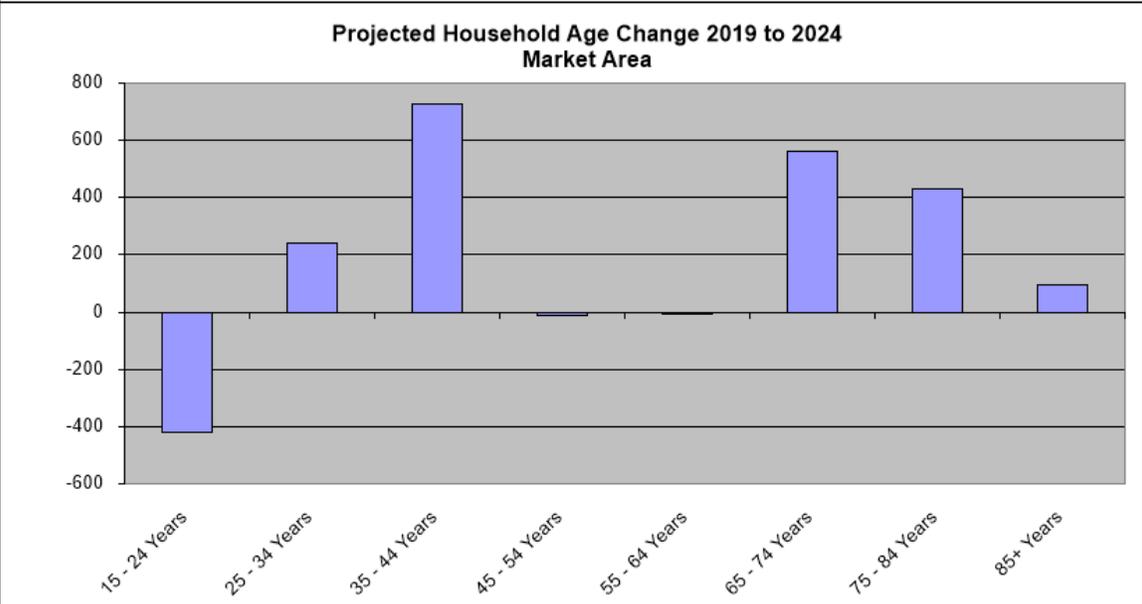
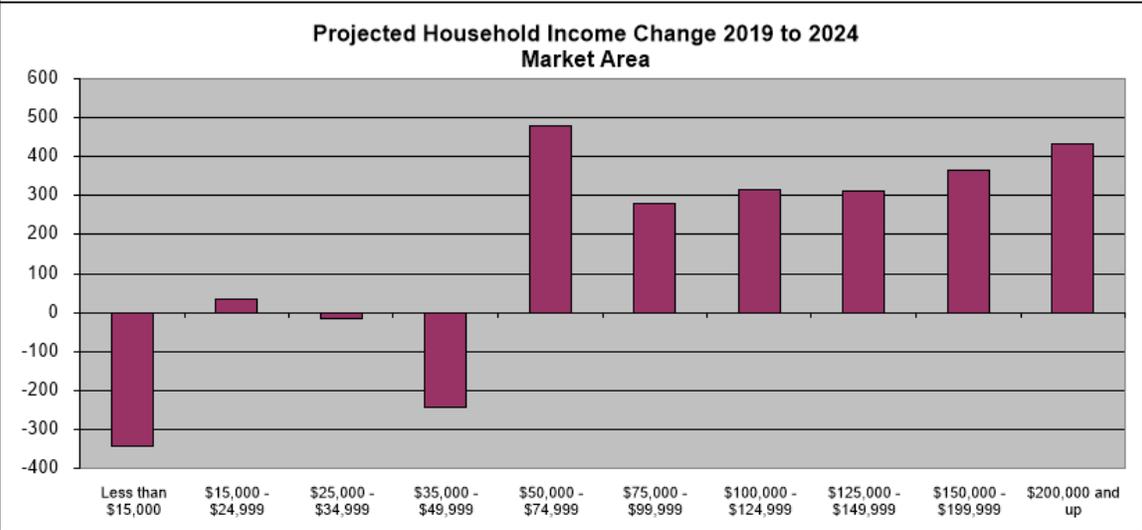
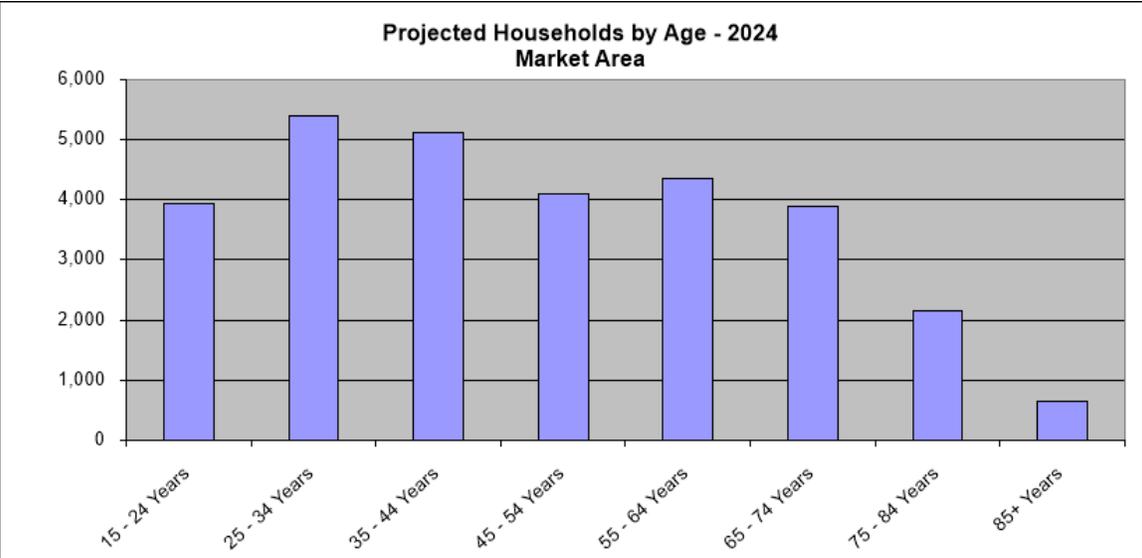
Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2019 Market Area		
Travel Time	Number	Percent
Less than 15 Minutes	13,654	42.8%
15 to 29 Minutes	9,246	29.0%
30 to 44 Minutes	4,520	14.2%
45 to 59 Minutes	2,098	6.6%
60 or More Minutes	<u>2,393</u>	<u>7.5%</u>
Total:	31,911	100.0%

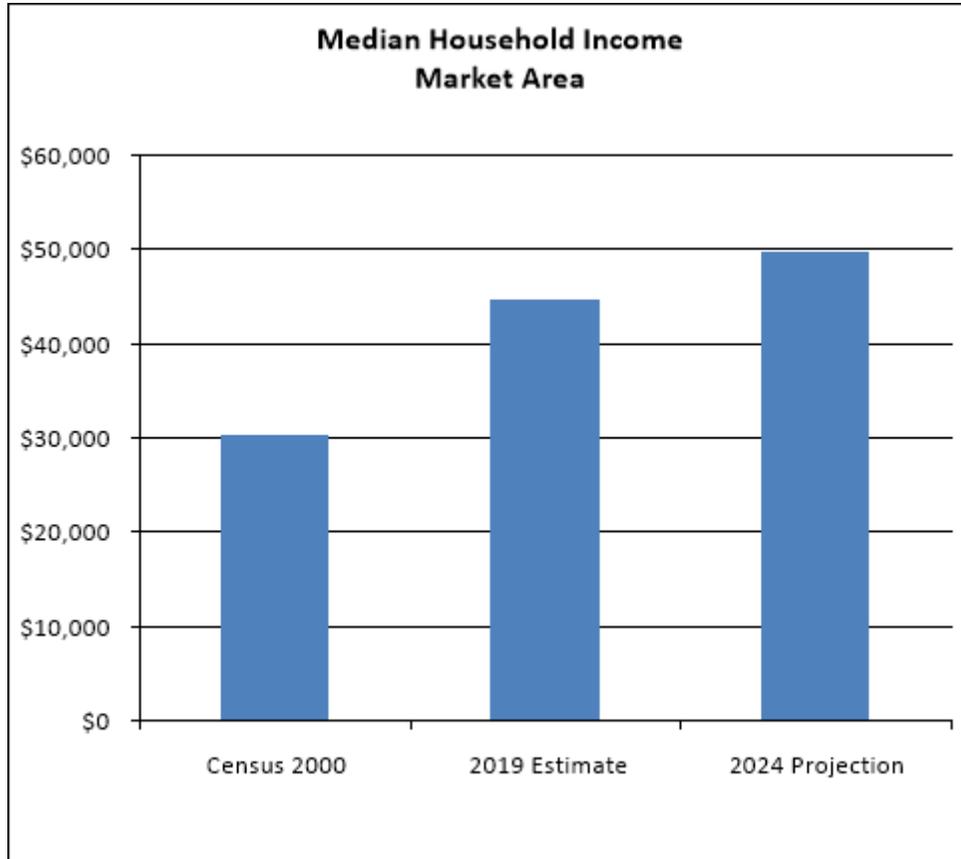
Source: Ribbon Demographics; Claritas











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Households by Income and Age Market Area										
<i>Census Data - 2000</i>										
	Age	Age								
Income	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years	Total	Percent
Less than \$15,000	2,725	438	554	397	447	501	526	190	5,778	27.8%
\$15,000 - \$24,999	932	513	461	242	297	372	245	70	3,132	15.1%
\$25,000 - \$34,999	397	709	590	369	263	300	160	38	2,826	13.6%
\$35,000 - \$49,999	289	504	854	623	377	240	144	31	3,062	14.7%
\$50,000 - \$74,999	156	594	785	785	362	224	116	27	3,049	14.7%
\$75,000 - \$99,999	17	170	455	429	284	93	43	7	1,498	7.2%
\$100,000 - \$124,999	8	110	96	179	194	68	31	7	693	3.3%
\$125,000 - \$149,999	0	17	101	80	56	13	12	4	283	1.4%
\$150,000 - \$199,999	0	0	25	95	46	30	2	1	199	1.0%
\$200,000 and up	<u>13</u>	<u>28</u>	<u>36</u>	<u>104</u>	<u>20</u>	<u>47</u>	<u>0</u>	<u>0</u>	<u>248</u>	<u>1.2%</u>
Total	4,537	3,083	3,957	3,303	2,346	1,888	1,279	375	20,768	100.0%
Percent	21.8%	14.8%	19.1%	15.9%	11.3%	9.1%	6.2%	1.8%		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Current Year Estimates - 2019										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	2,141	726	585	341	486	464	308	125	5,176	18.5%
\$15,000 - \$24,999	803	495	345	395	598	343	283	120	3,382	12.1%
\$25,000 - \$34,999	489	624	473	387	472	254	179	65	2,943	10.5%
\$35,000 - \$49,999	547	826	635	576	596	455	267	59	3,961	14.1%
\$50,000 - \$74,999	380	1,177	939	454	479	832	397	101	4,759	17.0%
\$75,000 - \$99,999	1	581	524	641	616	374	136	27	2,900	10.3%
\$100,000 - \$124,999	3	454	464	335	294	261	67	21	1,899	6.8%
\$125,000 - \$149,999	1	65	71	458	385	147	32	10	1,169	4.2%
\$150,000 - \$199,999	0	123	170	284	228	122	38	5	970	3.5%
\$200,000 and up	0	98	195	243	216	89	19	12	872	3.1%
Total	4,365	5,169	4,401	4,114	4,370	3,341	1,726	545	28,031	100.0%
Percent	15.6%	18.4%	15.7%	14.7%	15.6%	11.9%	6.2%	1.9%		100.0%

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Estimated Change - 2000 to 2019										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-584	288	31	-56	39	-37	-218	-65	-602	-10.4%
\$15,000 - \$24,999	-129	-18	-116	153	301	-29	38	50	250	8.0%
\$25,000 - \$34,999	92	-85	-117	18	209	-46	19	27	117	4.1%
\$35,000 - \$49,999	258	322	-219	-47	219	215	123	28	899	29.4%
\$50,000 - \$74,999	224	583	154	-331	117	608	281	74	1,710	56.1%
\$75,000 - \$99,999	-16	411	69	212	332	281	93	20	1,402	93.6%
\$100,000 - \$124,999	-5	344	368	156	100	193	36	14	1,206	174.0%
\$125,000 - \$149,999	1	48	-30	378	329	134	20	6	886	313.1%
\$150,000 - \$199,999	0	123	145	189	182	92	36	4	771	387.4%
\$200,000 and up	-13	70	159	139	196	42	19	12	624	251.6%
Total	-172	2,086	444	811	2,024	1,453	447	170	7,263	35.0%
Percent Change	-3.8%	67.7%	11.2%	24.6%	86.3%	77.0%	34.9%	45.3%		35.0%

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Households by Income and Age Market Area										
Five Year Projections - 2024										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	1,872	691	612	279	419	483	346	132	4,834	16.3%
\$15,000 - \$24,999	731	505	386	355	555	386	354	144	3,416	11.5%
\$25,000 - \$34,999	440	620	511	346	430	287	221	71	2,926	9.9%
\$35,000 - \$49,999	520	749	621	524	543	423	278	58	3,716	12.5%
\$50,000 - \$74,999	370	1,259	1,096	428	457	979	524	125	5,238	17.7%
\$75,000 - \$99,999	2	645	634	618	606	457	184	34	3,180	10.7%
\$100,000 - \$124,999	6	524	588	337	306	330	96	29	2,216	7.5%
\$125,000 - \$149,999	0	92	106	537	463	217	52	14	1,481	5.0%
\$150,000 - \$199,999	2	174	253	352	288	189	65	12	1,335	4.5%
\$200,000 and up	1	149	323	328	296	150	36	23	1,306	4.4%
Total	3,944	5,408	5,130	4,104	4,363	3,901	2,156	642	29,648	100.0%
Percent	13.3%	18.2%	17.3%	13.8%	14.7%	13.2%	7.3%	2.2%		100.0%

Source: Claritas; Ribbon Demographics

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Households by Income and Age Market Area										
Projected Change - 2019 to 2024										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-269	-35	27	-62	-67	19	38	7	-342	-6.6%
\$15,000 - \$24,999	-72	10	41	-40	-43	43	71	24	34	1.0%
\$25,000 - \$34,999	-49	-4	38	-41	-42	33	42	6	-17	-0.6%
\$35,000 - \$49,999	-27	-77	-14	-52	-53	-32	11	-1	-245	-6.2%
\$50,000 - \$74,999	-10	82	157	-26	-22	147	127	24	479	10.1%
\$75,000 - \$99,999	1	64	110	-23	-10	83	48	7	280	9.7%
\$100,000 - \$124,999	3	70	124	2	12	69	29	8	317	16.7%
\$125,000 - \$149,999	-1	27	35	79	78	70	20	4	312	26.7%
\$150,000 - \$199,999	2	51	83	68	60	67	27	7	365	37.6%
\$200,000 and up	1	51	128	85	80	61	17	11	434	49.8%
Total	-421	239	729	-10	-7	560	430	97	1,617	5.8%
Percent Change	-9.6%	4.6%	16.6%	-0.2%	-0.2%	16.8%	24.9%	17.8%		5.8%

Source: Claritas; Ribbon Demographics



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Median Household Income Market Area		
Census 2000	2019 Estimate	2024 Projection
\$30,216	\$44,522	\$49,726

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Median Household Income by Area			
Market Area			
Geography ID	Census 2000	2019 Estimate	2024 Projection
1303110100	\$30,424	\$40,658	\$43,872
1303110200	\$33,996	\$47,953	\$53,559
1303110300	\$41,972	\$59,353	\$64,493
1303110401	\$23,079	\$33,043	\$36,843
1303110403	\$14,999	\$24,911	\$27,827
1303110404	\$14,999	\$14,999	\$16,298
1303110500	\$32,390	\$39,241	\$43,145
1303110601	\$34,114	\$54,242	\$61,005
1303110602	\$26,917	\$42,969	\$47,699
1303110700	\$34,219	\$58,511	\$65,881
1303110800	\$34,394	\$46,586	\$48,864
1303110900	\$42,989	\$54,512	\$64,274

HISTA 2.2 Summary Data

Market Area

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	578	590	498	511	164	2,341
\$10,000-20,000	378	506	226	168	91	1,369
\$20,000-30,000	368	446	147	153	119	1,233
\$30,000-40,000	171	304	171	146	66	858
\$40,000-50,000	162	151	138	153	64	668
\$50,000-60,000	73	127	112	53	80	445
\$60,000-75,000	62	189	73	20	65	409
\$75,000-100,000	4	62	21	8	14	109
\$100,000-125,000	3	1	1	1	0	6
\$125,000-150,000	6	24	3	2	0	35
\$150,000-200,000	2	3	36	10	0	51
\$200,000+	<u>453</u>	<u>377</u>	<u>156</u>	<u>100</u>	<u>18</u>	<u>1,104</u>
Total	2,260	2,780	1,582	1,325	681	8,628

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	159	92	40	30	30	351
\$10,000-20,000	166	204	75	7	32	484
\$20,000-30,000	77	122	8	1	2	210
\$30,000-40,000	56	23	6	0	3	88
\$40,000-50,000	46	59	7	6	2	120
\$50,000-60,000	41	19	18	20	3	101
\$60,000-75,000	36	52	5	2	6	101
\$75,000-100,000	16	18	2	10	0	46
\$100,000-125,000	8	8	1	0	1	18
\$125,000-150,000	13	10	3	3	3	32
\$150,000-200,000	9	24	5	0	1	39
\$200,000+	<u>624</u>	<u>346</u>	<u>371</u>	<u>25</u>	<u>79</u>	<u>1,445</u>
Total	1,251	977	541	104	162	3,035

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	132	20	5	30	3	190
\$10,000-20,000	121	43	65	4	32	265
\$20,000-30,000	42	32	7	1	2	84
\$30,000-40,000	52	13	3	0	3	71
\$40,000-50,000	43	8	6	6	2	65
\$50,000-60,000	41	19	9	20	2	91
\$60,000-75,000	31	34	4	2	6	77
\$75,000-100,000	13	3	1	9	0	26
\$100,000-125,000	5	5	1	0	1	12
\$125,000-150,000	9	5	3	3	3	23
\$150,000-200,000	5	5	4	0	1	15
\$200,000+	<u>580</u>	<u>340</u>	<u>367</u>	<u>22</u>	<u>78</u>	<u>1,387</u>
Total	1,074	527	475	97	133	2,306

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	737	682	538	541	194	2,692
\$10,000-20,000	544	710	301	175	123	1,853
\$20,000-30,000	445	568	155	154	121	1,443
\$30,000-40,000	227	327	177	146	69	946
\$40,000-50,000	208	210	145	159	66	788
\$50,000-60,000	114	146	130	73	83	546
\$60,000-75,000	98	241	78	22	71	510
\$75,000-100,000	20	80	23	18	14	155
\$100,000-125,000	11	9	2	1	1	24
\$125,000-150,000	19	34	6	5	3	67
\$150,000-200,000	11	27	41	10	1	90
\$200,000+	<u>1,077</u>	<u>723</u>	<u>527</u>	<u>125</u>	<u>97</u>	<u>2,549</u>
Total	3,511	3,757	2,123	1,429	843	11,663

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Percent Renter Households						
Age 15 to 54 Years						
<i>Base Year: 2011 - 2015 Estimates</i>						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6.7%	6.8%	5.8%	5.9%	1.9%	27.1%
\$10,000-20,000	4.4%	5.9%	2.6%	1.9%	1.1%	15.9%
\$20,000-30,000	4.3%	5.2%	1.7%	1.8%	1.4%	14.3%
\$30,000-40,000	2.0%	3.5%	2.0%	1.7%	0.8%	9.9%
\$40,000-50,000	1.9%	1.8%	1.6%	1.8%	0.7%	7.7%
\$50,000-60,000	0.8%	1.5%	1.3%	0.6%	0.9%	5.2%
\$60,000-75,000	0.7%	2.2%	0.8%	0.2%	0.8%	4.7%
\$75,000-100,000	0.0%	0.7%	0.2%	0.1%	0.2%	1.3%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
\$125,000-150,000	0.1%	0.3%	0.0%	0.0%	0.0%	0.4%
\$150,000-200,000	0.0%	0.0%	0.4%	0.1%	0.0%	0.6%
\$200,000+	<u>5.3%</u>	<u>4.4%</u>	<u>1.8%</u>	<u>1.2%</u>	<u>0.2%</u>	12.8%
Total	26.2%	32.2%	18.3%	15.4%	7.9%	100.0%

Percent Renter Households						
Aged 55+ Years						
<i>Base Year: 2011 - 2015 Estimates</i>						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	5.2%	3.0%	1.3%	1.0%	1.0%	11.6%
\$10,000-20,000	5.5%	6.7%	2.5%	0.2%	1.1%	15.9%
\$20,000-30,000	2.5%	4.0%	0.3%	0.0%	0.1%	6.9%
\$30,000-40,000	1.8%	0.8%	0.2%	0.0%	0.1%	2.9%
\$40,000-50,000	1.5%	1.9%	0.2%	0.2%	0.1%	4.0%
\$50,000-60,000	1.4%	0.6%	0.6%	0.7%	0.1%	3.3%
\$60,000-75,000	1.2%	1.7%	0.2%	0.1%	0.2%	3.3%
\$75,000-100,000	0.5%	0.6%	0.1%	0.3%	0.0%	1.5%
\$100,000-125,000	0.3%	0.3%	0.0%	0.0%	0.0%	0.6%
\$125,000-150,000	0.4%	0.3%	0.1%	0.1%	0.1%	1.1%
\$150,000-200,000	0.3%	0.8%	0.2%	0.0%	0.0%	1.3%
\$200,000+	<u>20.6%</u>	<u>11.4%</u>	<u>12.2%</u>	<u>0.8%</u>	<u>2.6%</u>	47.6%
Total	41.2%	32.2%	17.8%	3.4%	5.3%	100.0%

Percent Renter Households						
Aged 62+ Years						
<i>Base Year: 2011 - 2015 Estimates</i>						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	5.7%	0.9%	0.2%	1.3%	0.1%	8.2%
\$10,000-20,000	5.2%	1.9%	2.8%	0.2%	1.4%	11.5%
\$20,000-30,000	1.8%	1.4%	0.3%	0.0%	0.1%	3.6%
\$30,000-40,000	2.3%	0.6%	0.1%	0.0%	0.1%	3.1%
\$40,000-50,000	1.9%	0.3%	0.3%	0.3%	0.1%	2.8%
\$50,000-60,000	1.8%	0.8%	0.4%	0.9%	0.1%	3.9%
\$60,000-75,000	1.3%	1.5%	0.2%	0.1%	0.3%	3.3%
\$75,000-100,000	0.6%	0.1%	0.0%	0.4%	0.0%	1.1%
\$100,000-125,000	0.2%	0.2%	0.0%	0.0%	0.0%	0.5%
\$125,000-150,000	0.4%	0.2%	0.1%	0.1%	0.1%	1.0%
\$150,000-200,000	0.2%	0.2%	0.2%	0.0%	0.0%	0.7%
\$200,000+	<u>25.2%</u>	<u>14.7%</u>	<u>15.9%</u>	<u>1.0%</u>	<u>3.4%</u>	60.1%
Total	46.6%	22.9%	20.6%	4.2%	5.8%	100.0%

Percent Renter Households						
All Age Groups						
<i>Base Year: 2011 - 2015 Estimates</i>						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6.3%	5.8%	4.6%	4.6%	1.7%	23.1%
\$10,000-20,000	4.7%	6.1%	2.6%	1.5%	1.1%	15.9%
\$20,000-30,000	3.8%	4.9%	1.3%	1.3%	1.0%	12.4%
\$30,000-40,000	1.9%	2.8%	1.5%	1.3%	0.6%	8.1%
\$40,000-50,000	1.8%	1.8%	1.2%	1.4%	0.6%	6.8%
\$50,000-60,000	1.0%	1.3%	1.1%	0.6%	0.7%	4.7%
\$60,000-75,000	0.8%	2.1%	0.7%	0.2%	0.6%	4.4%
\$75,000-100,000	0.2%	0.7%	0.2%	0.2%	0.1%	1.3%
\$100,000-125,000	0.1%	0.1%	0.0%	0.0%	0.0%	0.2%
\$125,000-150,000	0.2%	0.3%	0.1%	0.0%	0.0%	0.6%
\$150,000-200,000	0.1%	0.2%	0.4%	0.1%	0.0%	0.8%
\$200,000+	<u>9.2%</u>	<u>6.2%</u>	<u>4.5%</u>	<u>1.1%</u>	<u>0.8%</u>	21.9%
Total	30.1%	32.2%	18.2%	12.3%	7.2%	100.0%

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Market Area

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	11	79	215	81	20	406
\$10,000-20,000	62	148	169	95	161	635
\$20,000-30,000	218	190	61	58	45	572
\$30,000-40,000	114	136	47	187	90	574
\$40,000-50,000	70	108	167	170	51	566
\$50,000-60,000	42	343	278	112	95	870
\$60,000-75,000	119	312	201	516	211	1,359
\$75,000-100,000	2	124	207	308	195	836
\$100,000-125,000	2	38	106	126	85	357
\$125,000-150,000	6	5	79	120	94	304
\$150,000-200,000	2	78	61	34	14	189
\$200,000+	251	68	44	32	52	447
Total	899	1,629	1,635	1,839	1,113	7,115

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	514	239	42	8	67	870
\$10,000-20,000	408	311	102	46	56	923
\$20,000-30,000	193	355	103	32	21	704
\$30,000-40,000	158	333	47	26	13	577
\$40,000-50,000	138	226	42	15	37	458
\$50,000-60,000	163	488	141	23	51	866
\$60,000-75,000	88	343	198	58	44	731
\$75,000-100,000	35	217	101	46	22	421
\$100,000-125,000	42	110	52	26	10	240
\$125,000-150,000	35	156	38	33	37	299
\$150,000-200,000	28	102	47	23	6	206
\$200,000+	154	132	94	38	4,817	5,235
Total	1,956	3,012	1,007	374	5,181	11,530

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	420	201	41	4	30	696
\$10,000-20,000	368	241	34	8	13	664
\$20,000-30,000	119	312	91	29	14	565
\$30,000-40,000	106	276	24	17	11	434
\$40,000-50,000	121	155	20	10	12	318
\$50,000-60,000	132	368	49	23	42	614
\$60,000-75,000	88	222	56	7	22	395
\$75,000-100,000	16	142	36	4	21	219
\$100,000-125,000	14	69	29	3	7	122
\$125,000-150,000	31	102	19	10	4	166
\$150,000-200,000	24	70	40	2	4	140
\$200,000+	131	84	80	33	4,811	5,139
Total	1,570	2,242	519	150	4,991	9,472

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	525	318	257	89	87	1,276
\$10,000-20,000	470	459	271	141	217	1,558
\$20,000-30,000	411	545	164	90	66	1,276
\$30,000-40,000	272	469	94	213	103	1,151
\$40,000-50,000	208	334	209	185	88	1,024
\$50,000-60,000	205	831	419	135	146	1,736
\$60,000-75,000	207	655	399	574	255	2,090
\$75,000-100,000	37	341	308	354	217	1,257
\$100,000-125,000	44	148	158	152	95	597
\$125,000-150,000	41	161	117	153	131	603
\$150,000-200,000	30	180	108	57	20	395
\$200,000+	405	200	138	70	4,869	5,682
Total	2,855	4,641	2,642	2,213	6,294	18,645

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.2%	1.1%	3.0%	1.1%	0.3%	5.7%
\$10,000-20,000	0.9%	2.1%	2.4%	1.3%	2.3%	8.9%
\$20,000-30,000	3.1%	2.7%	0.9%	0.8%	0.6%	8.0%
\$30,000-40,000	1.6%	1.9%	0.7%	2.6%	1.3%	8.1%
\$40,000-50,000	1.0%	1.5%	2.3%	2.4%	0.7%	8.0%
\$50,000-60,000	0.6%	4.8%	3.9%	1.6%	1.3%	12.2%
\$60,000-75,000	1.7%	4.4%	2.8%	7.3%	3.0%	19.1%
\$75,000-100,000	0.0%	1.7%	2.9%	4.3%	2.7%	11.7%
\$100,000-125,000	0.0%	0.5%	1.5%	1.8%	1.2%	5.0%
\$125,000-150,000	0.1%	0.1%	1.1%	1.7%	1.3%	4.3%
\$150,000-200,000	0.0%	1.1%	0.9%	0.5%	0.2%	2.7%
\$200,000+	3.5%	1.0%	0.6%	0.4%	0.7%	6.3%
Total	12.6%	22.9%	23.0%	25.8%	15.6%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.5%	2.1%	0.4%	0.1%	0.6%	7.5%
\$10,000-20,000	3.5%	2.7%	0.9%	0.4%	0.5%	8.0%
\$20,000-30,000	1.7%	3.1%	0.9%	0.3%	0.2%	6.1%
\$30,000-40,000	1.4%	2.9%	0.4%	0.2%	0.1%	5.0%
\$40,000-50,000	1.2%	2.0%	0.4%	0.1%	0.3%	4.0%
\$50,000-60,000	1.4%	4.2%	1.2%	0.2%	0.4%	7.5%
\$60,000-75,000	0.8%	3.0%	1.7%	0.5%	0.4%	6.3%
\$75,000-100,000	0.3%	1.9%	0.9%	0.4%	0.2%	3.7%
\$100,000-125,000	0.4%	1.0%	0.5%	0.2%	0.1%	2.1%
\$125,000-150,000	0.3%	1.4%	0.3%	0.3%	0.3%	2.6%
\$150,000-200,000	0.2%	0.9%	0.4%	0.2%	0.1%	1.8%
\$200,000+	1.3%	1.1%	0.8%	0.3%	41.8%	45.4%
Total	17.0%	26.1%	8.7%	3.2%	44.9%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.4%	2.1%	0.4%	0.0%	0.3%	7.3%
\$10,000-20,000	3.9%	2.5%	0.4%	0.1%	0.1%	7.0%
\$20,000-30,000	1.3%	3.3%	1.0%	0.3%	0.1%	6.0%
\$30,000-40,000	1.1%	2.9%	0.3%	0.2%	0.1%	4.6%
\$40,000-50,000	1.3%	1.6%	0.2%	0.1%	0.1%	3.4%
\$50,000-60,000	1.4%	3.9%	0.5%	0.2%	0.4%	6.5%
\$60,000-75,000	0.9%	2.3%	0.6%	0.1%	0.2%	4.2%
\$75,000-100,000	0.2%	1.5%	0.4%	0.0%	0.2%	2.3%
\$100,000-125,000	0.1%	0.7%	0.3%	0.0%	0.1%	1.3%
\$125,000-150,000	0.3%	1.1%	0.2%	0.1%	0.0%	1.8%
\$150,000-200,000	0.3%	0.7%	0.4%	0.0%	0.0%	1.5%
\$200,000+	1.4%	0.9%	0.8%	0.3%	50.8%	54.3%
Total	16.6%	23.7%	5.5%	1.6%	52.7%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.8%	1.7%	1.4%	0.5%	0.5%	6.8%
\$10,000-20,000	2.5%	2.5%	1.5%	0.8%	1.2%	8.4%
\$20,000-30,000	2.2%	2.9%	0.9%	0.5%	0.4%	6.8%
\$30,000-40,000	1.5%	2.5%	0.5%	1.1%	0.6%	6.2%
\$40,000-50,000	1.1%	1.8%	1.1%	1.0%	0.5%	5.5%
\$50,000-60,000	1.1%	4.5%	2.2%	0.7%	0.8%	9.3%
\$60,000-75,000	1.1%	3.5%	2.1%	3.1%	1.4%	11.2%
\$75,000-100,000	0.2%	1.8%	1.7%	1.9%	1.2%	6.7%
\$100,000-125,000	0.2%	0.8%	0.8%	0.8%	0.5%	3.2%
\$125,000-150,000	0.2%	0.9%	0.6%	0.8%	0.7%	3.2%
\$150,000-200,000	0.2%	1.0%	0.6%	0.3%	0.1%	2.1%
\$200,000+	2.2%	1.1%	0.7%	0.4%	26.1%	30.5%
Total	15.3%	24.9%	14.2%	11.9%	33.8%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	532	520	415	486	141	2,094
\$10,000-20,000	429	618	262	160	118	1,587
\$20,000-30,000	378	503	179	154	133	1,347
\$30,000-40,000	271	382	215	184	127	1,179
\$40,000-50,000	241	221	176	196	56	890
\$50,000-60,000	174	156	194	88	110	722
\$60,000-75,000	60	162	96	29	84	431
\$75,000-100,000	7	86	41	25	34	193
\$100,000-125,000	15	11	6	2	7	41
\$125,000-150,000	20	31	13	9	7	80
\$150,000-200,000	7	4	72	66	2	151
\$200,000+	<u>354</u>	<u>200</u>	<u>109</u>	<u>58</u>	<u>10</u>	<u>731</u>
Total	2,488	2,894	1,778	1,457	829	9,446

Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	255	84	51	64	51	505
\$10,000-20,000	144	147	56	3	33	383
\$20,000-30,000	95	137	5	2	5	244
\$30,000-40,000	66	32	3	2	8	111
\$40,000-50,000	104	34	5	4	6	153
\$50,000-60,000	74	22	20	11	6	133
\$60,000-75,000	67	88	8	2	12	177
\$75,000-100,000	34	19	5	27	3	88
\$100,000-125,000	24	20	6	0	0	50
\$125,000-150,000	18	11	1	1	1	32
\$150,000-200,000	23	42	5	2	2	74
\$200,000+	<u>545</u>	<u>294</u>	<u>292</u>	<u>17</u>	<u>34</u>	<u>1,182</u>
Total	1,449	930	457	135	161	3,132

Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	213	35	8	64	7	327
\$10,000-20,000	86	28	43	0	33	190
\$20,000-30,000	53	38	5	1	5	102
\$30,000-40,000	58	17	1	1	7	84
\$40,000-50,000	101	8	4	2	5	120
\$50,000-60,000	74	22	12	10	3	121
\$60,000-75,000	59	54	8	1	11	133
\$75,000-100,000	30	2	3	27	3	65
\$100,000-125,000	14	5	5	0	0	24
\$125,000-150,000	12	5	1	1	1	20
\$150,000-200,000	11	8	4	1	2	26
\$200,000+	<u>522</u>	<u>293</u>	<u>292</u>	<u>16</u>	<u>33</u>	<u>1,156</u>
Total	1,233	515	386	124	110	2,368

Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	787	604	466	550	192	2,599
\$10,000-20,000	573	765	318	163	151	1,970
\$20,000-30,000	473	640	184	156	138	1,591
\$30,000-40,000	337	414	218	186	135	1,290
\$40,000-50,000	345	255	181	200	62	1,043
\$50,000-60,000	248	178	214	99	116	855
\$60,000-75,000	127	250	104	31	96	608
\$75,000-100,000	41	105	46	52	37	281
\$100,000-125,000	39	31	12	2	7	91
\$125,000-150,000	38	42	14	10	8	112
\$150,000-200,000	30	46	77	68	4	225
\$200,000+	<u>899</u>	<u>494</u>	<u>401</u>	<u>75</u>	<u>44</u>	<u>1,913</u>
Total	3,937	3,824	2,235	1,592	990	12,578

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Percent Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.6%	5.5%	4.4%	5.1%	1.5%	22.2%
\$10,000-20,000	4.5%	6.5%	2.8%	1.7%	1.2%	16.8%
\$20,000-30,000	4.0%	5.3%	1.9%	1.6%	1.4%	14.3%
\$30,000-40,000	2.9%	4.0%	2.3%	1.9%	1.3%	12.5%
\$40,000-50,000	2.6%	2.3%	1.9%	2.1%	0.6%	9.4%
\$50,000-60,000	1.8%	1.7%	2.1%	0.9%	1.2%	7.6%
\$60,000-75,000	0.6%	1.7%	1.0%	0.3%	0.9%	4.6%
\$75,000-100,000	0.1%	0.9%	0.4%	0.3%	0.4%	2.0%
\$100,000-125,000	0.2%	0.1%	0.1%	0.0%	0.1%	0.4%
\$125,000-150,000	0.2%	0.3%	0.1%	0.1%	0.1%	0.8%
\$150,000-200,000	0.1%	0.0%	0.8%	0.7%	0.0%	1.6%
\$200,000+	3.7%	2.1%	1.2%	0.6%	0.1%	7.7%
Total	26.3%	30.6%	18.8%	15.4%	8.8%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.1%	2.7%	1.6%	2.0%	1.6%	16.1%
\$10,000-20,000	4.6%	4.7%	1.8%	0.1%	1.1%	12.2%
\$20,000-30,000	3.0%	4.4%	0.2%	0.1%	0.2%	7.8%
\$30,000-40,000	2.1%	1.0%	0.1%	0.1%	0.3%	3.5%
\$40,000-50,000	3.3%	1.1%	0.2%	0.1%	0.2%	4.9%
\$50,000-60,000	2.4%	0.7%	0.6%	0.4%	0.2%	4.2%
\$60,000-75,000	2.1%	2.8%	0.3%	0.1%	0.4%	5.7%
\$75,000-100,000	1.1%	0.6%	0.2%	0.9%	0.1%	2.8%
\$100,000-125,000	0.8%	0.6%	0.2%	0.0%	0.0%	1.6%
\$125,000-150,000	0.6%	0.4%	0.0%	0.0%	0.0%	1.0%
\$150,000-200,000	0.7%	1.3%	0.2%	0.1%	0.1%	2.4%
\$200,000+	17.4%	9.4%	9.3%	0.5%	1.1%	37.7%
Total	46.3%	29.7%	14.6%	4.3%	5.1%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	9.0%	1.5%	0.3%	2.7%	0.3%	13.8%
\$10,000-20,000	3.6%	1.2%	1.8%	0.0%	1.4%	8.0%
\$20,000-30,000	2.2%	1.6%	0.2%	0.0%	0.2%	4.3%
\$30,000-40,000	2.4%	0.7%	0.0%	0.0%	0.3%	3.5%
\$40,000-50,000	4.3%	0.3%	0.2%	0.1%	0.2%	5.1%
\$50,000-60,000	3.1%	0.9%	0.5%	0.4%	0.1%	5.1%
\$60,000-75,000	2.5%	2.3%	0.3%	0.0%	0.5%	5.6%
\$75,000-100,000	1.3%	0.1%	0.1%	1.1%	0.1%	2.7%
\$100,000-125,000	0.6%	0.2%	0.2%	0.0%	0.0%	1.0%
\$125,000-150,000	0.5%	0.2%	0.0%	0.0%	0.0%	0.8%
\$150,000-200,000	0.5%	0.3%	0.2%	0.0%	0.1%	1.1%
\$200,000+	22.0%	12.4%	12.3%	0.7%	1.4%	48.8%
Total	52.1%	21.7%	16.3%	5.2%	4.6%	100.0%

Percent Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.3%	4.8%	3.7%	4.4%	1.5%	20.7%
\$10,000-20,000	4.6%	6.1%	2.5%	1.3%	1.2%	15.7%
\$20,000-30,000	3.8%	5.1%	1.5%	1.2%	1.1%	12.6%
\$30,000-40,000	2.7%	3.3%	1.7%	1.5%	1.1%	10.3%
\$40,000-50,000	2.7%	2.0%	1.4%	1.6%	0.5%	8.3%
\$50,000-60,000	2.0%	1.4%	1.7%	0.8%	0.9%	6.8%
\$60,000-75,000	1.0%	2.0%	0.8%	0.2%	0.8%	4.8%
\$75,000-100,000	0.3%	0.8%	0.4%	0.4%	0.3%	2.2%
\$100,000-125,000	0.3%	0.2%	0.1%	0.0%	0.1%	0.7%
\$125,000-150,000	0.3%	0.3%	0.1%	0.1%	0.1%	0.9%
\$150,000-200,000	0.2%	0.4%	0.6%	0.5%	0.0%	1.8%
\$200,000+	7.1%	3.9%	3.2%	0.6%	0.3%	15.2%
Total	31.3%	30.4%	17.8%	12.7%	7.9%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	9	29	134	55	19	246
\$10,000-20,000	43	95	130	64	127	459
\$20,000-30,000	170	148	63	43	36	460
\$30,000-40,000	112	136	76	176	94	594
\$40,000-50,000	82	82	163	144	60	531
\$50,000-60,000	37	320	253	102	95	807
\$60,000-75,000	144	249	165	529	229	1,316
\$75,000-100,000	2	123	275	405	258	1,063
\$100,000-125,000	2	77	170	168	137	554
\$125,000-150,000	9	12	149	158	169	497
\$150,000-200,000	1	179	106	77	22	385
\$200,000+	<u>90</u>	<u>28</u>	<u>33</u>	<u>17</u>	<u>48</u>	216
Total	701	1,478	1,717	1,938	1,294	7,128

Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	668	289	53	8	59	1,077
\$10,000-20,000	318	232	73	33	53	709
\$20,000-30,000	226	381	109	47	19	782
\$30,000-40,000	170	406	55	31	12	674
\$40,000-50,000	190	337	63	18	28	636
\$50,000-60,000	166	522	128	19	52	887
\$60,000-75,000	152	476	233	58	57	976
\$75,000-100,000	46	320	118	46	25	555
\$100,000-125,000	92	222	158	30	22	524
\$125,000-150,000	40	181	55	32	53	361
\$150,000-200,000	30	118	51	52	11	262
\$200,000+	<u>124</u>	<u>89</u>	<u>71</u>	<u>43</u>	<u>4,081</u>	4,408
Total	2,222	3,573	1,167	417	4,472	11,851

Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	580	247	52	7	21	907
\$10,000-20,000	281	164	27	8	9	489
\$20,000-30,000	135	327	93	38	11	604
\$30,000-40,000	100	329	28	22	8	487
\$40,000-50,000	177	279	37	14	8	515
\$50,000-60,000	145	429	76	19	44	713
\$60,000-75,000	151	307	80	9	24	571
\$75,000-100,000	31	248	49	8	23	359
\$100,000-125,000	31	119	94	5	14	263
\$125,000-150,000	35	123	28	12	2	200
\$150,000-200,000	24	67	41	5	8	145
\$200,000+	<u>112</u>	<u>69</u>	<u>63</u>	<u>39</u>	<u>4,079</u>	4,362
Total	1,802	2,708	668	186	4,251	9,615

Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	677	318	187	63	78	1,323
\$10,000-20,000	361	327	203	97	180	1,168
\$20,000-30,000	396	529	172	90	55	1,242
\$30,000-40,000	282	542	131	207	106	1,268
\$40,000-50,000	272	419	226	162	88	1,167
\$50,000-60,000	203	842	381	121	147	1,694
\$60,000-75,000	296	725	398	587	286	2,292
\$75,000-100,000	48	443	393	451	283	1,618
\$100,000-125,000	94	299	328	198	159	1,078
\$125,000-150,000	49	193	204	190	222	858
\$150,000-200,000	31	297	157	129	33	647
\$200,000+	<u>214</u>	<u>117</u>	<u>104</u>	<u>60</u>	<u>4,129</u>	4,624
Total	2,923	5,051	2,884	2,355	5,766	18,979

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Percent Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.1%	0.4%	1.9%	0.8%	0.3%	3.5%
\$10,000-20,000	0.6%	1.3%	1.8%	0.9%	1.8%	6.4%
\$20,000-30,000	2.4%	2.1%	0.9%	0.6%	0.5%	6.5%
\$30,000-40,000	1.6%	1.9%	1.1%	2.5%	1.3%	8.3%
\$40,000-50,000	1.2%	1.2%	2.3%	2.0%	0.8%	7.4%
\$50,000-60,000	0.5%	4.5%	3.5%	1.4%	1.3%	11.3%
\$60,000-75,000	2.0%	3.5%	2.3%	7.4%	3.2%	18.5%
\$75,000-100,000	0.0%	1.7%	3.9%	5.7%	3.6%	14.9%
\$100,000-125,000	0.0%	1.1%	2.4%	2.4%	1.9%	7.8%
\$125,000-150,000	0.1%	0.2%	2.1%	2.2%	2.4%	7.0%
\$150,000-200,000	0.0%	2.5%	1.5%	1.1%	0.3%	5.4%
\$200,000+	1.3%	0.4%	0.5%	0.2%	0.7%	3.0%
Total	9.8%	20.7%	24.1%	27.2%	18.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.6%	2.4%	0.4%	0.1%	0.5%	9.1%
\$10,000-20,000	2.7%	2.0%	0.6%	0.3%	0.4%	6.0%
\$20,000-30,000	1.9%	3.2%	0.9%	0.4%	0.2%	6.6%
\$30,000-40,000	1.4%	3.4%	0.5%	0.3%	0.1%	5.7%
\$40,000-50,000	1.6%	2.8%	0.5%	0.2%	0.2%	5.4%
\$50,000-60,000	1.4%	4.4%	1.1%	0.2%	0.4%	7.5%
\$60,000-75,000	1.3%	4.0%	2.0%	0.5%	0.5%	8.2%
\$75,000-100,000	0.4%	2.7%	1.0%	0.4%	0.2%	4.7%
\$100,000-125,000	0.8%	1.9%	1.3%	0.3%	0.2%	4.4%
\$125,000-150,000	0.3%	1.5%	0.5%	0.3%	0.4%	3.0%
\$150,000-200,000	0.3%	1.0%	0.4%	0.4%	0.1%	2.2%
\$200,000+	1.0%	0.8%	0.6%	0.4%	34.4%	37.2%
Total	18.7%	30.1%	9.8%	3.5%	37.7%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.0%	2.6%	0.5%	0.1%	0.2%	9.4%
\$10,000-20,000	2.9%	1.7%	0.3%	0.1%	0.1%	5.1%
\$20,000-30,000	1.4%	3.4%	1.0%	0.4%	0.1%	6.3%
\$30,000-40,000	1.0%	3.4%	0.3%	0.2%	0.1%	5.1%
\$40,000-50,000	1.8%	2.9%	0.4%	0.1%	0.1%	5.4%
\$50,000-60,000	1.5%	4.5%	0.8%	0.2%	0.5%	7.4%
\$60,000-75,000	1.6%	3.2%	0.8%	0.1%	0.2%	5.9%
\$75,000-100,000	0.3%	2.6%	0.5%	0.1%	0.2%	3.7%
\$100,000-125,000	0.3%	1.2%	1.0%	0.1%	0.1%	2.7%
\$125,000-150,000	0.4%	1.3%	0.3%	0.1%	0.0%	2.1%
\$150,000-200,000	0.2%	0.7%	0.4%	0.1%	0.1%	1.5%
\$200,000+	1.2%	0.7%	0.7%	0.4%	42.4%	45.4%
Total	18.7%	28.2%	6.9%	1.9%	44.2%	100.0%

Percent Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.6%	1.7%	1.0%	0.3%	0.4%	7.0%
\$10,000-20,000	1.9%	1.7%	1.1%	0.5%	0.9%	6.2%
\$20,000-30,000	2.1%	2.8%	0.9%	0.5%	0.3%	6.5%
\$30,000-40,000	1.5%	2.9%	0.7%	1.1%	0.6%	6.7%
\$40,000-50,000	1.4%	2.2%	1.2%	0.9%	0.5%	6.1%
\$50,000-60,000	1.1%	4.4%	2.0%	0.6%	0.8%	8.9%
\$60,000-75,000	1.6%	3.8%	2.1%	3.1%	1.5%	12.1%
\$75,000-100,000	0.3%	2.3%	2.1%	2.4%	1.5%	8.5%
\$100,000-125,000	0.5%	1.6%	1.7%	1.0%	0.8%	5.7%
\$125,000-150,000	0.3%	1.0%	1.1%	1.0%	1.2%	4.5%
\$150,000-200,000	0.2%	1.6%	0.8%	0.7%	0.2%	3.4%
\$200,000+	1.1%	0.6%	0.5%	0.3%	21.8%	24.4%
Total	15.4%	26.6%	15.2%	12.4%	30.4%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	495	476	370	471	139	1,951
\$10,000-20,000	447	590	277	160	124	1,598
\$20,000-30,000	411	528	184	146	146	1,415
\$30,000-40,000	295	354	192	184	125	1,150
\$40,000-50,000	241	275	210	205	56	987
\$50,000-60,000	209	194	235	135	133	906
\$60,000-75,000	78	214	93	40	140	565
\$75,000-100,000	9	111	53	39	54	266
\$100,000-125,000	19	15	7	4	1	46
\$125,000-150,000	31	62	15	14	6	128
\$150,000-200,000	14	8	122	109	2	255
\$200,000+	<u>344</u>	<u>202</u>	<u>118</u>	<u>75</u>	<u>9</u>	<u>748</u>
Total	2,593	3,029	1,876	1,582	935	10,015

Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	290	80	52	69	52	543
\$10,000-20,000	167	152	55	1	32	407
\$20,000-30,000	100	125	10	4	7	246
\$30,000-40,000	60	34	5	2	8	109
\$40,000-50,000	119	41	10	1	3	174
\$50,000-60,000	92	45	26	9	4	176
\$60,000-75,000	90	101	8	5	8	212
\$75,000-100,000	43	21	7	34	4	109
\$100,000-125,000	39	30	5	1	4	79
\$125,000-150,000	39	15	6	0	1	61
\$150,000-200,000	35	55	10	2	4	106
\$200,000+	<u>503</u>	<u>274</u>	<u>277</u>	<u>19</u>	<u>24</u>	<u>1,097</u>
Total	1,577	973	471	147	151	3,319

Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	254	36	14	69	8	381
\$10,000-20,000	107	39	45	0	31	222
\$20,000-30,000	60	43	10	3	6	122
\$30,000-40,000	49	19	3	1	8	80
\$40,000-50,000	116	10	9	1	3	139
\$50,000-60,000	92	43	16	8	4	163
\$60,000-75,000	82	61	7	3	7	160
\$75,000-100,000	39	3	6	33	3	84
\$100,000-125,000	22	9	4	1	1	37
\$125,000-150,000	30	5	3	0	0	38
\$150,000-200,000	21	11	8	2	4	46
\$200,000+	<u>483</u>	<u>271</u>	<u>274</u>	<u>18</u>	<u>24</u>	<u>1,070</u>
Total	1,355	550	399	139	99	2,542

Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	785	556	422	540	191	2,494
\$10,000-20,000	614	742	332	161	156	2,005
\$20,000-30,000	511	653	194	150	153	1,661
\$30,000-40,000	355	388	197	186	133	1,259
\$40,000-50,000	360	316	220	206	59	1,161
\$50,000-60,000	301	239	261	144	137	1,082
\$60,000-75,000	168	315	101	45	148	777
\$75,000-100,000	52	132	60	73	58	375
\$100,000-125,000	58	45	12	5	5	125
\$125,000-150,000	70	77	21	14	7	189
\$150,000-200,000	49	63	132	111	6	361
\$200,000+	<u>847</u>	<u>476</u>	<u>395</u>	<u>94</u>	<u>33</u>	<u>1,845</u>
Total	4,170	4,002	2,347	1,729	1,086	13,334

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Percent Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.9%	4.8%	3.7%	4.7%	1.4%	19.5%
\$10,000-20,000	4.5%	5.9%	2.8%	1.6%	1.2%	16.0%
\$20,000-30,000	4.1%	5.3%	1.8%	1.5%	1.5%	14.1%
\$30,000-40,000	2.9%	3.5%	1.9%	1.8%	1.2%	11.5%
\$40,000-50,000	2.4%	2.7%	2.1%	2.0%	0.6%	9.9%
\$50,000-60,000	2.1%	1.9%	2.3%	1.3%	1.3%	9.0%
\$60,000-75,000	0.8%	2.1%	0.9%	0.4%	1.4%	5.6%
\$75,000-100,000	0.1%	1.1%	0.5%	0.4%	0.5%	2.7%
\$100,000-125,000	0.2%	0.1%	0.1%	0.0%	0.0%	0.5%
\$125,000-150,000	0.3%	0.6%	0.1%	0.1%	0.1%	1.3%
\$150,000-200,000	0.1%	0.1%	1.2%	1.1%	0.0%	2.5%
\$200,000+	3.4%	2.0%	1.2%	0.7%	0.1%	7.5%
Total	25.9%	30.2%	18.7%	15.8%	9.3%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.7%	2.4%	1.6%	2.1%	1.6%	16.4%
\$10,000-20,000	5.0%	4.6%	1.7%	0.0%	1.0%	12.3%
\$20,000-30,000	3.0%	3.8%	0.3%	0.1%	0.2%	7.4%
\$30,000-40,000	1.8%	1.0%	0.2%	0.1%	0.2%	3.3%
\$40,000-50,000	3.6%	1.2%	0.3%	0.0%	0.1%	5.2%
\$50,000-60,000	2.8%	1.4%	0.8%	0.3%	0.1%	5.3%
\$60,000-75,000	2.7%	3.0%	0.2%	0.2%	0.2%	6.4%
\$75,000-100,000	1.3%	0.6%	0.2%	1.0%	0.1%	3.3%
\$100,000-125,000	1.2%	0.9%	0.2%	0.0%	0.1%	2.4%
\$125,000-150,000	1.2%	0.5%	0.2%	0.0%	0.0%	1.8%
\$150,000-200,000	1.1%	1.7%	0.3%	0.1%	0.1%	3.2%
\$200,000+	15.2%	8.3%	8.3%	0.6%	0.7%	33.1%
Total	47.5%	29.3%	14.2%	4.4%	4.5%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	10.0%	1.4%	0.6%	2.7%	0.3%	15.0%
\$10,000-20,000	4.2%	1.5%	1.8%	0.0%	1.2%	8.7%
\$20,000-30,000	2.4%	1.7%	0.4%	0.1%	0.2%	4.8%
\$30,000-40,000	1.9%	0.7%	0.1%	0.0%	0.3%	3.1%
\$40,000-50,000	4.6%	0.4%	0.4%	0.0%	0.1%	5.5%
\$50,000-60,000	3.6%	1.7%	0.6%	0.3%	0.2%	6.4%
\$60,000-75,000	3.2%	2.4%	0.3%	0.1%	0.3%	6.3%
\$75,000-100,000	1.5%	0.1%	0.2%	1.3%	0.1%	3.3%
\$100,000-125,000	0.9%	0.4%	0.2%	0.0%	0.0%	1.5%
\$125,000-150,000	1.2%	0.2%	0.1%	0.0%	0.0%	1.5%
\$150,000-200,000	0.8%	0.4%	0.3%	0.1%	0.2%	1.8%
\$200,000+	19.0%	10.7%	10.8%	0.7%	0.9%	42.1%
Total	53.3%	21.6%	15.7%	5.5%	3.9%	100.0%

Percent Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.9%	4.2%	3.2%	4.0%	1.4%	18.7%
\$10,000-20,000	4.6%	5.6%	2.5%	1.2%	1.2%	15.0%
\$20,000-30,000	3.8%	4.9%	1.5%	1.1%	1.1%	12.5%
\$30,000-40,000	2.7%	2.9%	1.5%	1.4%	1.0%	9.4%
\$40,000-50,000	2.7%	2.4%	1.6%	1.5%	0.4%	8.7%
\$50,000-60,000	2.3%	1.8%	2.0%	1.1%	1.0%	8.1%
\$60,000-75,000	1.3%	2.4%	0.8%	0.3%	1.1%	5.8%
\$75,000-100,000	0.4%	1.0%	0.4%	0.5%	0.4%	2.8%
\$100,000-125,000	0.4%	0.3%	0.1%	0.0%	0.0%	0.9%
\$125,000-150,000	0.5%	0.6%	0.2%	0.1%	0.1%	1.4%
\$150,000-200,000	0.4%	0.5%	1.0%	0.8%	0.0%	2.7%
\$200,000+	6.4%	3.6%	3.0%	0.7%	0.2%	13.8%
Total	31.3%	30.0%	17.6%	13.0%	8.1%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	5	17	97	36	19	174
\$10,000-20,000	31	86	122	43	107	389
\$20,000-30,000	128	96	42	36	16	318
\$30,000-40,000	101	108	61	147	83	500
\$40,000-50,000	83	68	185	166	55	557
\$50,000-60,000	33	266	232	89	83	703
\$60,000-75,000	156	240	166	543	229	1,334
\$75,000-100,000	4	136	310	444	295	1,189
\$100,000-125,000	3	91	215	207	173	689
\$125,000-150,000	9	18	178	191	257	653
\$150,000-200,000	3	248	139	120	36	546
\$200,000+	79	28	30	19	44	200
Total	635	1,402	1,777	2,041	1,397	7,252

Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	681	296	51	9	47	1,084
\$10,000-20,000	345	238	62	23	54	722
\$20,000-30,000	247	381	121	41	15	805
\$30,000-40,000	146	358	56	27	6	593
\$40,000-50,000	250	410	67	13	33	773
\$50,000-60,000	183	556	137	19	67	962
\$60,000-75,000	189	545	232	54	49	1,069
\$75,000-100,000	54	402	121	47	28	652
\$100,000-125,000	115	275	212	37	28	667
\$125,000-150,000	59	251	79	39	65	493
\$150,000-200,000	49	189	78	72	11	399
\$200,000+	139	93	75	31	3,698	4,036
Total	2,457	3,994	1,291	412	4,101	12,255

Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	602	263	50	7	20	942
\$10,000-20,000	313	177	24	4	9	527
\$20,000-30,000	162	335	105	35	8	645
\$30,000-40,000	91	282	23	20	4	420
\$40,000-50,000	235	354	43	9	15	656
\$50,000-60,000	161	476	87	19	61	804
\$60,000-75,000	189	377	82	10	22	680
\$75,000-100,000	39	319	57	7	26	448
\$100,000-125,000	45	150	141	9	18	363
\$125,000-150,000	54	182	42	16	2	296
\$150,000-200,000	41	114	67	5	6	233
\$200,000+	130	74	65	31	3,698	3,998
Total	2,062	3,103	786	172	3,889	10,012

Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	686	313	148	45	66	1,258
\$10,000-20,000	376	324	184	66	161	1,111
\$20,000-30,000	375	477	163	77	31	1,123
\$30,000-40,000	247	466	117	174	89	1,093
\$40,000-50,000	333	478	252	179	88	1,330
\$50,000-60,000	216	822	369	108	150	1,665
\$60,000-75,000	345	785	398	597	278	2,403
\$75,000-100,000	58	538	431	491	323	1,841
\$100,000-125,000	118	366	427	244	201	1,356
\$125,000-150,000	68	269	257	230	322	1,146
\$150,000-200,000	52	437	217	192	47	945
\$200,000+	218	121	105	50	3,742	4,236
Total	3,092	5,396	3,068	2,453	5,498	19,507

HISTA 2.2 Summary Data

Market Area

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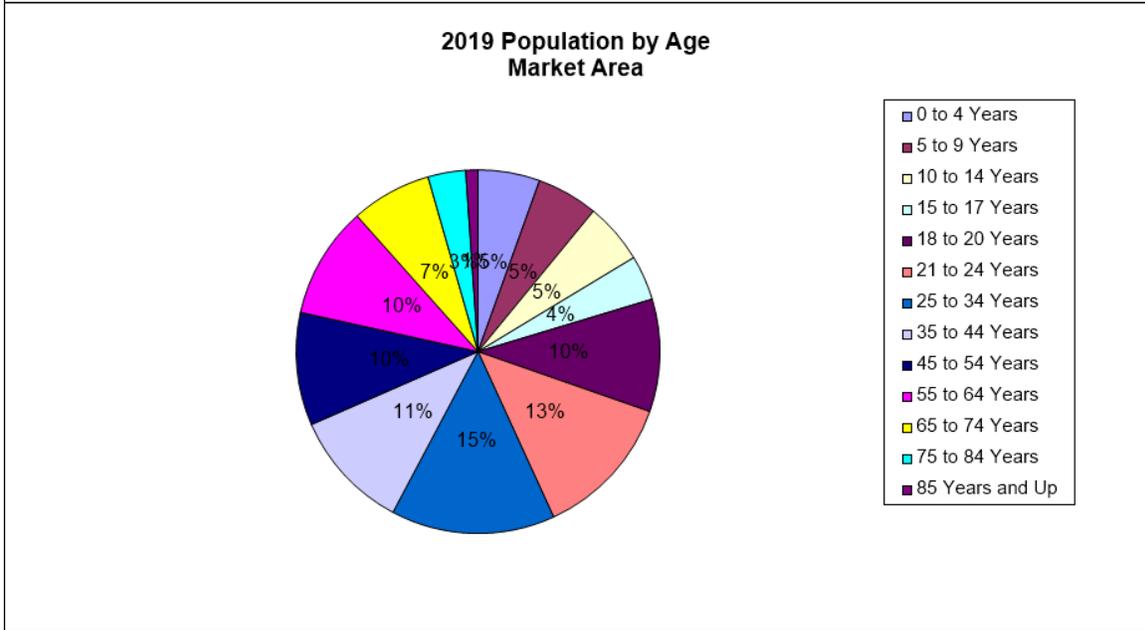
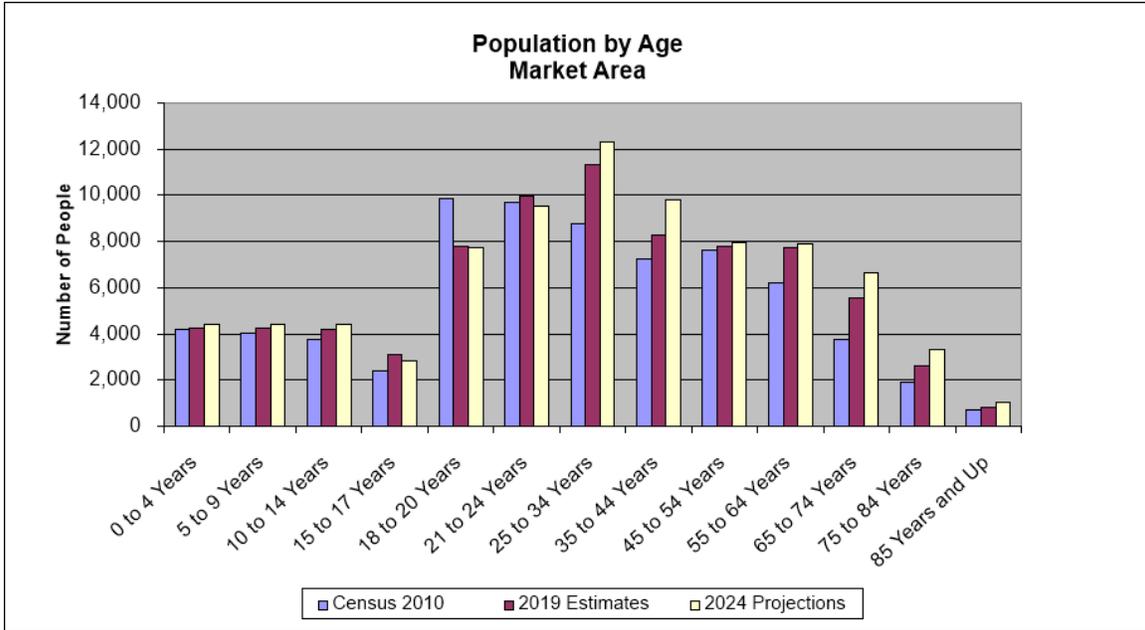
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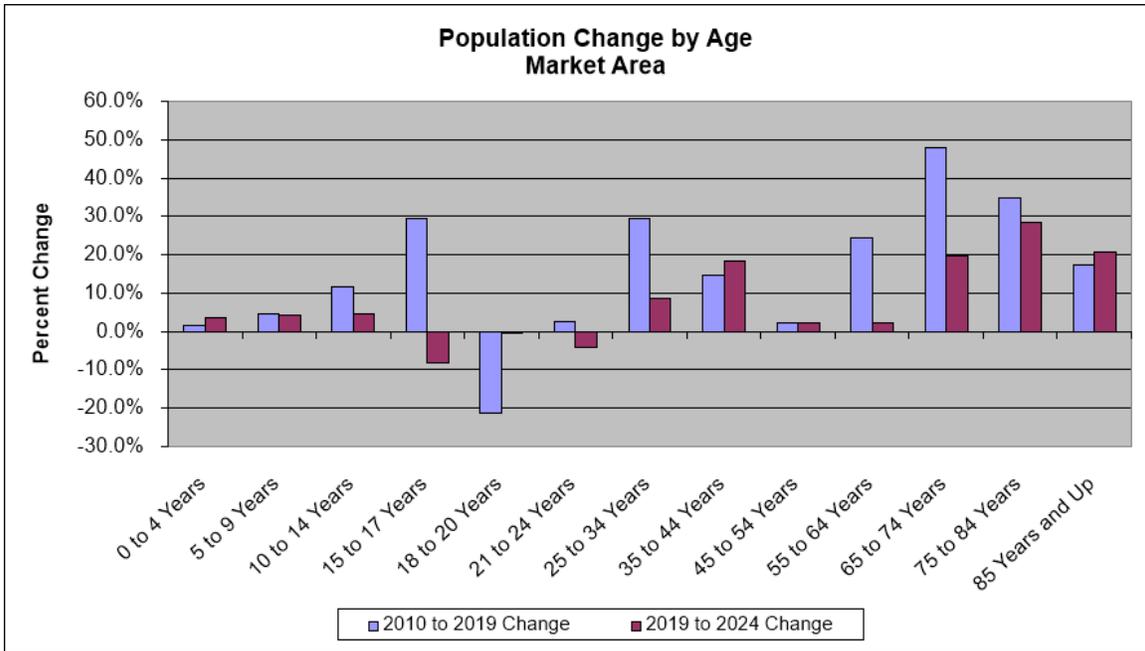
Percent Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.1%	0.2%	1.3%	0.5%	0.3%	2.4%
\$10,000-20,000	0.4%	1.2%	1.7%	0.6%	1.5%	5.4%
\$20,000-30,000	1.8%	1.3%	0.6%	0.5%	0.2%	4.4%
\$30,000-40,000	1.4%	1.5%	0.8%	2.0%	1.1%	6.9%
\$40,000-50,000	1.1%	0.9%	2.6%	2.3%	0.8%	7.7%
\$50,000-60,000	0.5%	3.7%	3.2%	1.2%	1.1%	9.7%
\$60,000-75,000	2.2%	3.3%	2.3%	7.5%	3.2%	18.4%
\$75,000-100,000	0.1%	1.9%	4.3%	6.1%	4.1%	16.4%
\$100,000-125,000	0.0%	1.3%	3.0%	2.9%	2.4%	9.5%
\$125,000-150,000	0.1%	0.2%	2.5%	2.6%	3.5%	9.0%
\$150,000-200,000	0.0%	3.4%	1.9%	1.7%	0.5%	7.5%
\$200,000+	1.1%	0.4%	0.4%	0.3%	0.6%	2.8%
Total	8.8%	19.3%	24.5%	28.1%	19.3%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.6%	2.4%	0.4%	0.1%	0.4%	8.8%
\$10,000-20,000	2.8%	1.9%	0.5%	0.2%	0.4%	5.9%
\$20,000-30,000	2.0%	3.1%	1.0%	0.3%	0.1%	6.6%
\$30,000-40,000	1.2%	2.9%	0.5%	0.2%	0.0%	4.8%
\$40,000-50,000	2.0%	3.3%	0.5%	0.1%	0.3%	6.3%
\$50,000-60,000	1.5%	4.5%	1.1%	0.2%	0.5%	7.8%
\$60,000-75,000	1.5%	4.4%	1.9%	0.4%	0.4%	8.7%
\$75,000-100,000	0.4%	3.3%	1.0%	0.4%	0.2%	5.3%
\$100,000-125,000	0.9%	2.2%	1.7%	0.3%	0.2%	5.4%
\$125,000-150,000	0.5%	2.0%	0.6%	0.3%	0.5%	4.0%
\$150,000-200,000	0.4%	1.5%	0.6%	0.6%	0.1%	3.3%
\$200,000+	1.1%	0.8%	0.6%	0.3%	30.2%	32.9%
Total	20.0%	32.6%	10.5%	3.4%	33.5%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.0%	2.6%	0.5%	0.1%	0.2%	9.4%
\$10,000-20,000	3.1%	1.8%	0.2%	0.0%	0.1%	5.3%
\$20,000-30,000	1.6%	3.3%	1.0%	0.3%	0.1%	6.4%
\$30,000-40,000	0.9%	2.8%	0.2%	0.2%	0.0%	4.2%
\$40,000-50,000	2.3%	3.5%	0.4%	0.1%	0.1%	6.6%
\$50,000-60,000	1.6%	4.8%	0.9%	0.2%	0.6%	8.0%
\$60,000-75,000	1.9%	3.8%	0.8%	0.1%	0.2%	6.8%
\$75,000-100,000	0.4%	3.2%	0.6%	0.1%	0.3%	4.5%
\$100,000-125,000	0.4%	1.5%	1.4%	0.1%	0.2%	3.6%
\$125,000-150,000	0.5%	1.8%	0.4%	0.2%	0.0%	3.0%
\$150,000-200,000	0.4%	1.1%	0.7%	0.0%	0.1%	2.3%
\$200,000+	1.3%	0.7%	0.6%	0.3%	36.9%	39.9%
Total	20.6%	31.0%	7.9%	1.7%	38.8%	100.0%

Percent Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.5%	1.6%	0.8%	0.2%	0.3%	6.4%
\$10,000-20,000	1.9%	1.7%	0.9%	0.3%	0.8%	5.7%
\$20,000-30,000	1.9%	2.4%	0.8%	0.4%	0.2%	5.8%
\$30,000-40,000	1.3%	2.4%	0.6%	0.9%	0.5%	5.6%
\$40,000-50,000	1.7%	2.5%	1.3%	0.9%	0.5%	6.8%
\$50,000-60,000	1.1%	4.2%	1.9%	0.6%	0.8%	8.5%
\$60,000-75,000	1.8%	4.0%	2.0%	3.1%	1.4%	12.3%
\$75,000-100,000	0.3%	2.8%	2.2%	2.5%	1.7%	9.4%
\$100,000-125,000	0.6%	1.9%	2.2%	1.3%	1.0%	7.0%
\$125,000-150,000	0.3%	1.4%	1.3%	1.2%	1.7%	5.9%
\$150,000-200,000	0.3%	2.2%	1.1%	1.0%	0.2%	4.8%
\$200,000+	1.1%	0.6%	0.5%	0.3%	19.2%	21.7%
Total	15.9%	27.7%	15.7%	12.6%	28.2%	100.0%





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Population by Age & Sex Market Area												
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	2,126	2,071	4,197	0 to 4 Years	2,170	2,096	4,266	0 to 4 Years	2,259	2,163	4,422	
5 to 9 Years	2,067	1,977	4,044	5 to 9 Years	2,093	2,139	4,232	5 to 9 Years	2,247	2,169	4,416	
10 to 14 Years	1,909	1,852	3,761	10 to 14 Years	2,105	2,092	4,197	10 to 14 Years	2,170	2,218	4,388	
15 to 17 Years	1,236	1,155	2,391	15 to 17 Years	1,581	1,513	3,094	15 to 17 Years	1,427	1,414	2,841	
18 to 20 Years	4,942	4,927	9,869	18 to 20 Years	4,019	3,760	7,779	18 to 20 Years	3,986	3,752	7,738	
21 to 24 Years	5,226	4,484	9,710	21 to 24 Years	5,047	4,917	9,964	21 to 24 Years	4,890	4,668	9,558	
25 to 34 Years	4,507	4,251	8,758	25 to 34 Years	5,827	5,496	11,323	25 to 34 Years	6,349	5,944	12,293	
35 to 44 Years	3,562	3,676	7,238	35 to 44 Years	3,999	4,298	8,297	35 to 44 Years	4,819	5,002	9,821	
45 to 54 Years	3,684	3,944	7,628	45 to 54 Years	3,755	4,036	7,791	45 to 54 Years	3,807	4,156	7,963	
55 to 64 Years	3,021	3,199	6,220	55 to 64 Years	3,663	4,066	7,729	55 to 64 Years	3,733	4,176	7,909	
65 to 74 Years	1,722	2,030	3,752	65 to 74 Years	2,609	2,940	5,549	65 to 74 Years	3,092	3,549	6,641	
75 to 84 Years	804	1,129	1,933	75 to 84 Years	1,103	1,501	2,604	75 to 84 Years	1,432	1,911	3,343	
85 Years and Up	224	492	716	85 Years and Up	290	550	840	85 Years and Up	360	654	1,014	
Total	35,030	35,187	70,217	Total	38,261	39,404	77,665	Total	40,571	41,776	82,347	
62+ Years	n/a	n/a	8,028	62+ Years	n/a	n/a	11,150	62+ Years	n/a	n/a	13,280	
Median Age:		26.3		Median Age:		29.7		Median Age:		31.4		

Source: Claritas, Ribbon Demographics

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Percent Population by Age & Sex											
Market Area											
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.0%	2.9%	6.0%	0 to 4 Years	2.8%	2.7%	5.5%	0 to 4 Years	2.7%	2.6%	5.4%
5 to 9 Years	2.9%	2.8%	5.8%	5 to 9 Years	2.7%	2.8%	5.4%	5 to 9 Years	2.7%	2.6%	5.4%
10 to 14 Years	2.7%	2.6%	5.4%	10 to 14 Years	2.7%	2.7%	5.4%	10 to 14 Years	2.6%	2.7%	5.3%
15 to 17 Years	1.8%	1.6%	3.4%	15 to 17 Years	2.0%	1.9%	4.0%	15 to 17 Years	1.7%	1.7%	3.5%
18 to 20 Years	7.0%	7.0%	14.1%	18 to 20 Years	5.2%	4.8%	10.0%	18 to 20 Years	4.8%	4.6%	9.4%
21 to 24 Years	7.4%	6.4%	13.8%	21 to 24 Years	6.5%	6.3%	12.8%	21 to 24 Years	5.9%	5.7%	11.6%
25 to 34 Years	6.4%	6.1%	12.5%	25 to 34 Years	7.5%	7.1%	14.6%	25 to 34 Years	7.7%	7.2%	14.9%
35 to 44 Years	5.1%	5.2%	10.3%	35 to 44 Years	5.1%	5.5%	10.7%	35 to 44 Years	5.9%	6.1%	11.9%
45 to 54 Years	5.2%	5.6%	10.9%	45 to 54 Years	4.8%	5.2%	10.0%	45 to 54 Years	4.6%	5.0%	9.7%
55 to 64 Years	4.3%	4.6%	8.9%	55 to 64 Years	4.7%	5.2%	10.0%	55 to 64 Years	4.5%	5.1%	9.6%
65 to 74 Years	2.5%	2.9%	5.3%	65 to 74 Years	3.4%	3.8%	7.1%	65 to 74 Years	3.8%	4.3%	8.1%
75 to 84 Years	1.1%	1.6%	2.8%	75 to 84 Years	1.4%	1.9%	3.4%	75 to 84 Years	1.7%	2.3%	4.1%
85 Years and Up	0.3%	0.7%	1.0%	85 Years and Up	0.4%	0.7%	1.1%	85 Years and Up	0.4%	0.8%	1.2%
Total	49.9%	50.1%	100.0%	Total	49.3%	50.7%	100.0%	Total	49.3%	50.7%	100.0%
62+ Years	n/a	n/a	11.4%	62+ Years	n/a	n/a	14.4%	62+ Years	n/a	n/a	16.1%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
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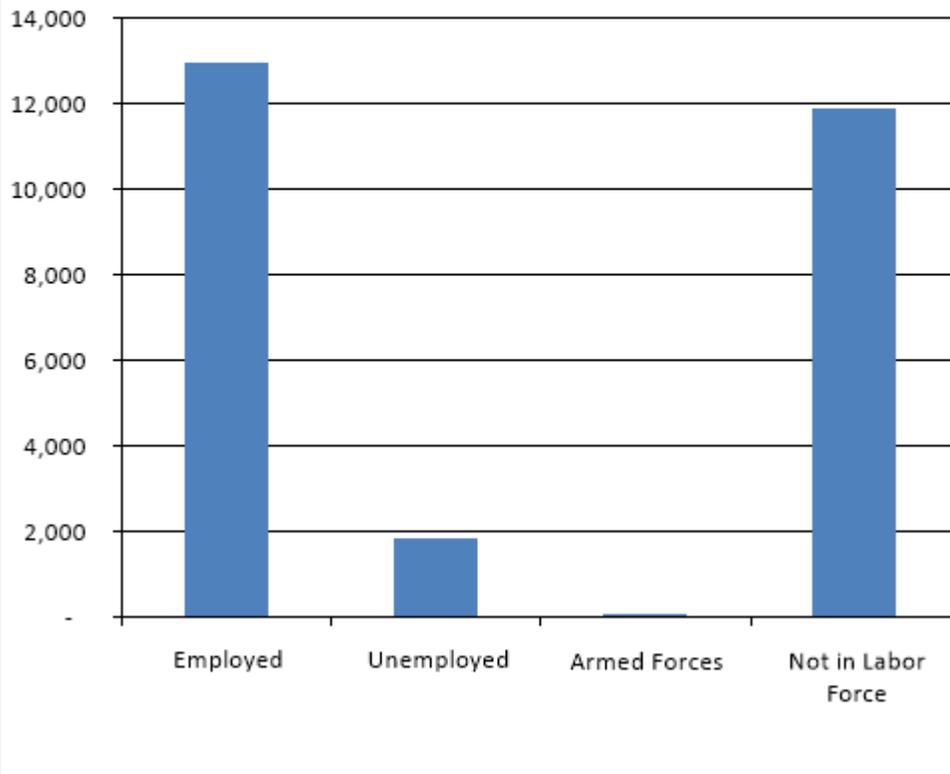
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Changes in Population by Age & Sex									
Market Area									
Estimated Change - 2010 to 2019					Projected Change - 2019 to 2024				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	44	25	69	1.6%	0 to 4 Years	89	67	156	3.7%
5 to 9 Years	26	162	188	4.6%	5 to 9 Years	154	30	184	4.3%
10 to 14 Years	196	240	436	11.6%	10 to 14 Years	65	126	191	4.6%
15 to 17 Years	345	358	703	29.4%	15 to 17 Years	-154	-99	-253	-8.2%
18 to 20 Years	-923	-1,167	-2,090	-21.2%	18 to 20 Years	-33	-8	-41	-0.5%
21 to 24 Years	-179	433	254	2.6%	21 to 24 Years	-157	-249	-406	-4.1%
25 to 34 Years	1,320	1,245	2,565	29.3%	25 to 34 Years	522	448	970	8.6%
35 to 44 Years	437	622	1,059	14.6%	35 to 44 Years	820	704	1,524	18.4%
45 to 54 Years	71	92	163	2.1%	45 to 54 Years	52	120	172	2.2%
55 to 64 Years	642	867	1,509	24.3%	55 to 64 Years	70	110	180	2.3%
65 to 74 Years	887	910	1,797	47.9%	65 to 74 Years	483	609	1,092	19.7%
75 to 84 Years	299	372	671	34.7%	75 to 84 Years	329	410	739	28.4%
85 Years and Up	66	58	124	17.3%	85 Years and Up	70	104	174	20.7%
Total	3,231	4,217	7,448	10.6%	Total	2,310	2,372	4,682	6.0%
62+ Years	n/a	n/a	3,122	38.9%	62+ Years	n/a	n/a	2,130	19.1%

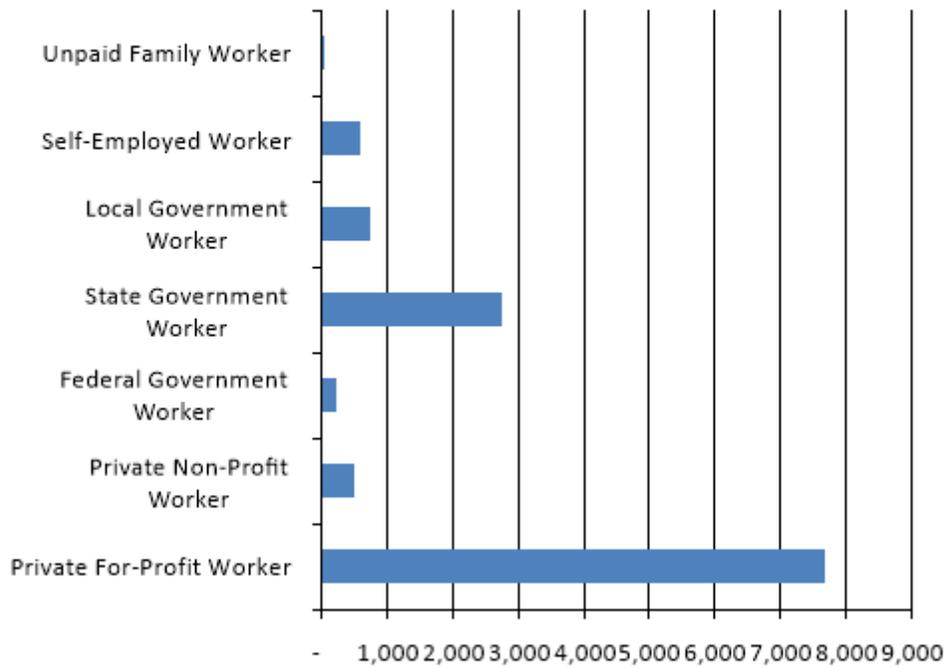
Source: Claritas; Ribbon Demographics

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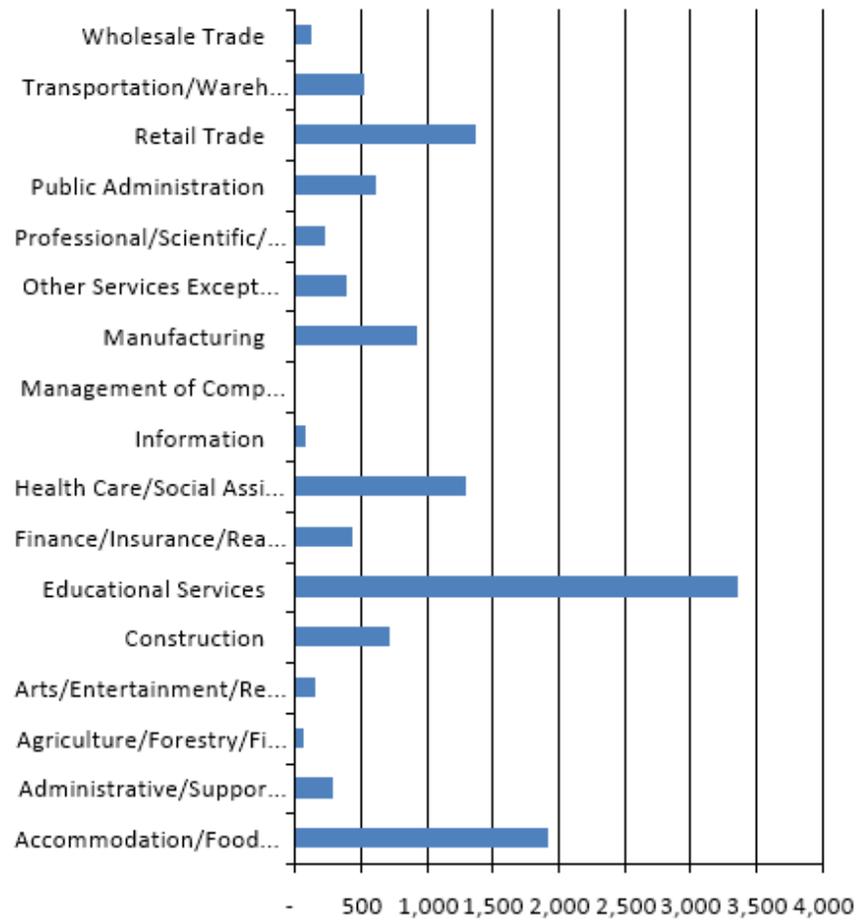
**Employed Civilian Population Aged
16+ Years - Employment Status -
2019 Estimates
Statesboro city, Georgia**



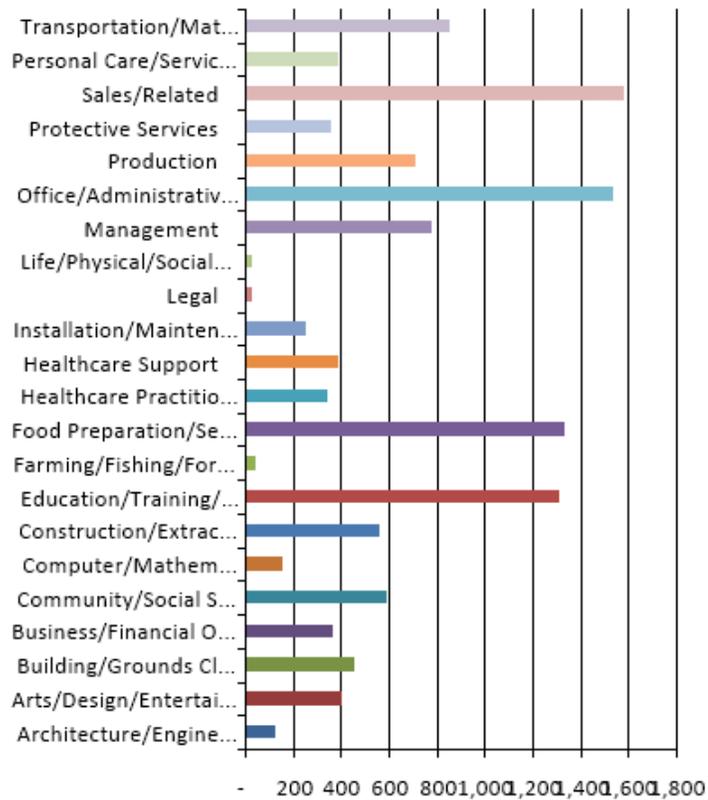
Employed Civilian Population by Class of Worker - 2019 Estimates Statesboro city, Georgia



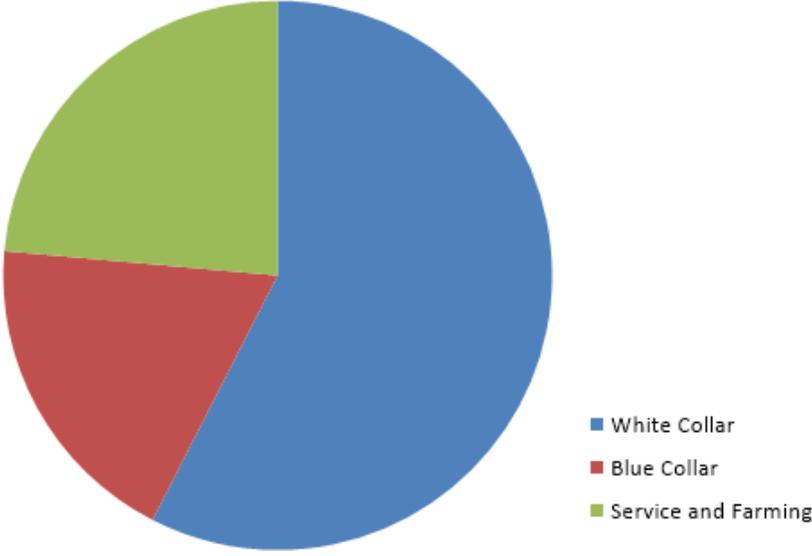
Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Statesboro city, Georgia



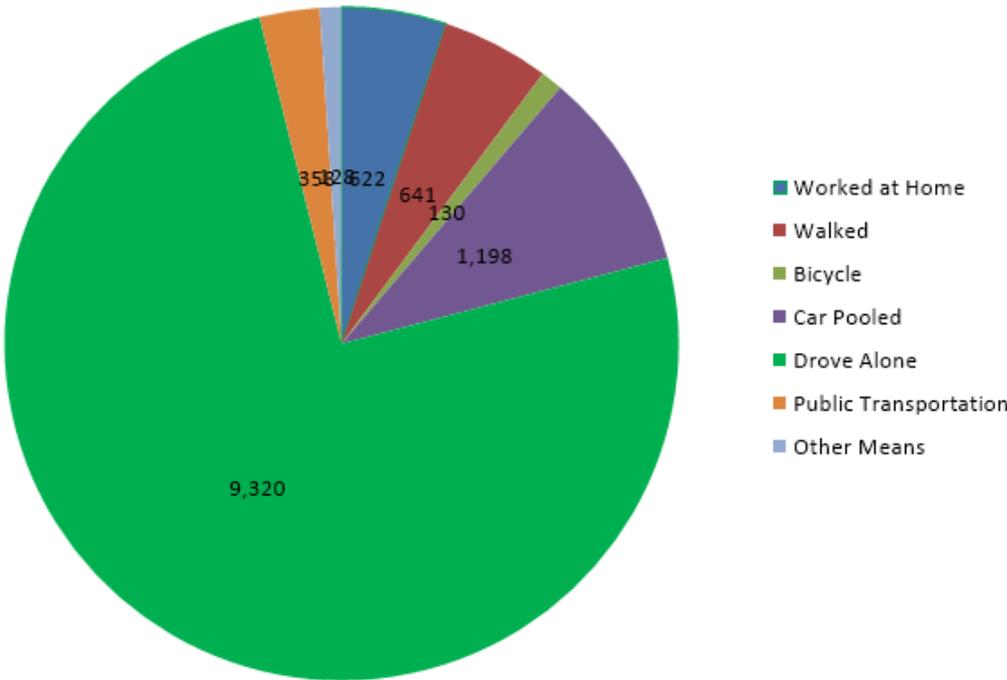
Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Statesboro city, Georgia



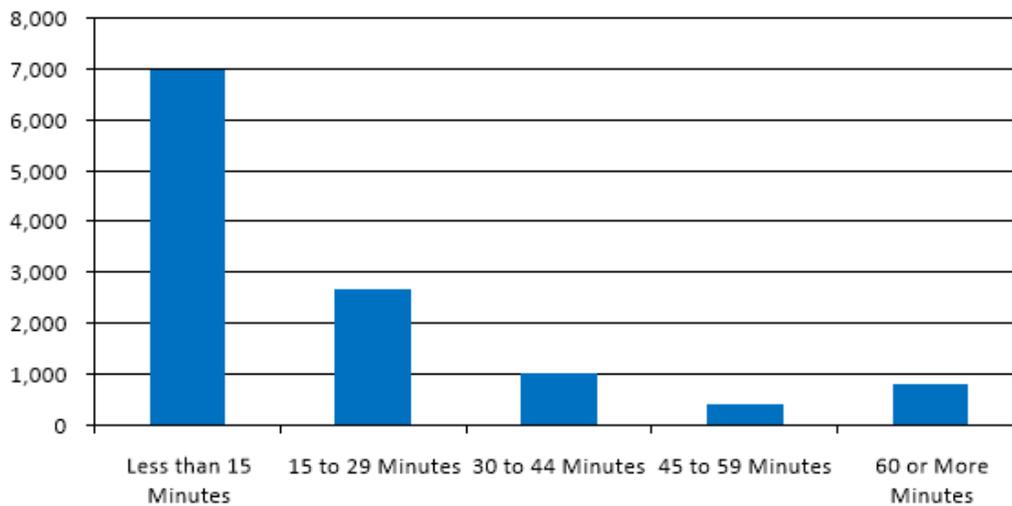
**Employed Civilian Population Aged 16+ Years by
Occupation - 2019 Estimates
Statesboro city, Georgia**



**Employed Civilian Population Aged 16+ Years
Transportation to Work - 2019 Estimates
Statesboro city, Georgia**



Employed Civilian Population Aged 16+ Years Transportation to Work - 2019 Estimates Statesboro city, Georgia



Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years Employment Status Current Year Estimates - 2019 Statesboro city, Georgia	
Status	Number
Employed	12,937
Unemployed	1,799
Armed Forces	29
Not in Labor Force	11,871
Unemployed	12.21%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population by Class of Worker		
Current Year Estimates - 2019		
Statesboro city, Georgia		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	7,696	60.9%
Private Non-Profit Worker	506	4.0%
Federal Government Worker	252	2.0%
State Government Worker	2,777	22.0%
Local Government Worker	745	5.9%
Self-Employed Worker	597	4.7%
Unpaid Family Worker	73	0.6%
Total:	12,646	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2019		
Statesboro city, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	1,927	15.2%
Administrative/Support/Waste Management	303	2.4%
Agriculture/Forestry/Fishing/Hunting/Mining	72	0.6%
Arts/Entertainment/Recreation	162	1.3%
Construction	731	5.8%
Educational Services	3,359	26.6%
Finance/Insurance/Real Estate/Rent/Lease	449	3.6%
Health Care/Social Assistance	1,302	10.3%
Information	87	0.7%
Management of Companies and Enterprises	-	0.0%
Manufacturing	936	7.4%
Other Services Except Public Administration	406	3.2%
Professional/Scientific/Technical Services	242	1.9%
Public Administration	621	4.9%
Retail Trade	1,381	10.9%
Transportation/Warehousing/Utilities	531	4.2%
Wholesale Trade	137	1.1%
Total:	12,646	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2019		
Statesboro city, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	124	1.0%
Arts/Design/Entertainment/Sports/Media	407	3.2%
Building/Grounds Cleaning/Maintenance	461	3.6%
Business/Financial Operations	367	2.9%
Community/Social Services	593	4.7%
Computer/Mathematical	157	1.2%
Construction/Extraction	565	4.5%
Education/Training/Library	1,316	10.4%
Farming/Fishing/Forestry	45	0.4%
Food Preparation/Serving Related	1,336	10.6%
Healthcare Practitioner/Technician	344	2.7%
Healthcare Support	391	3.1%
Installation/Maintenance/Repair	254	2.0%
Legal	31	0.2%
Life/Physical/Social Science	32	0.3%
Management	782	6.2%
Office/Administrative Support	1,540	12.2%
Production	715	5.7%
Protective Services	361	2.9%
Sales/Related	1,583	12.5%
Personal Care/Service	388	3.1%
Transportation/Material Moving	854	6.8%
Total:	12,646	100.0%
White Collar	7,276	57.5%
Blue Collar	2,388	18.9%
Service and Farming	2,982	23.6%
Total:	12,646	100.0%

Source: Ribbon Demographics; Claritas



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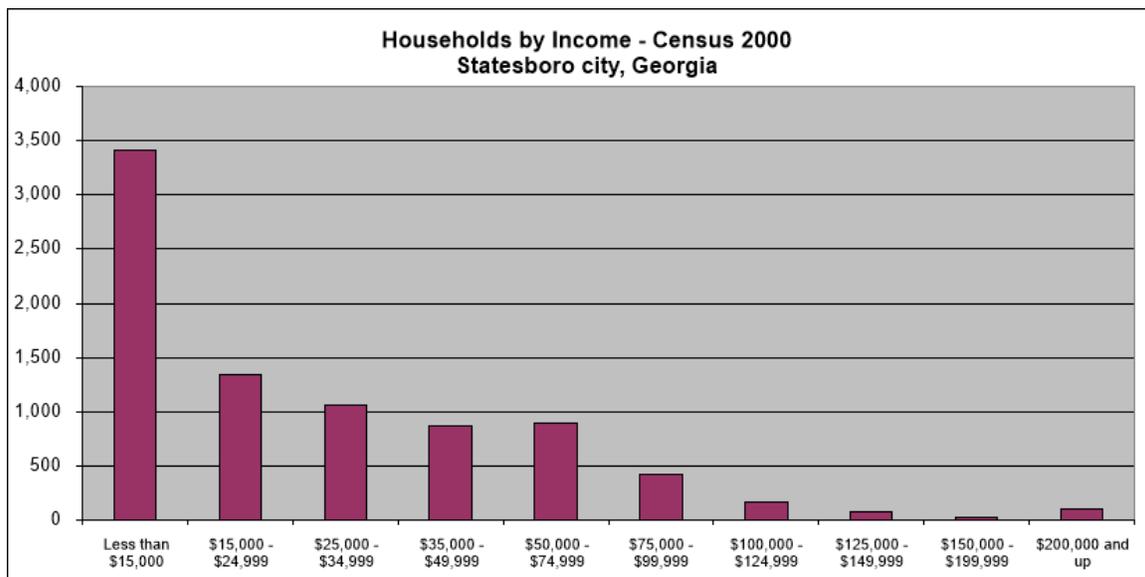
Claritas

Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2019 Statesboro city, Georgia		
Transportation Mode	Number	Percent
Worked at Home	622	5.0%
Walked	641	5.2%
Bicycle	130	1.0%
Car Pooled	1,198	9.7%
Drove Alone	9,320	75.2%
Public Transportation	358	2.9%
Other Means	<u>128</u>	<u>1.0%</u>
Total:	12,397	100.0%

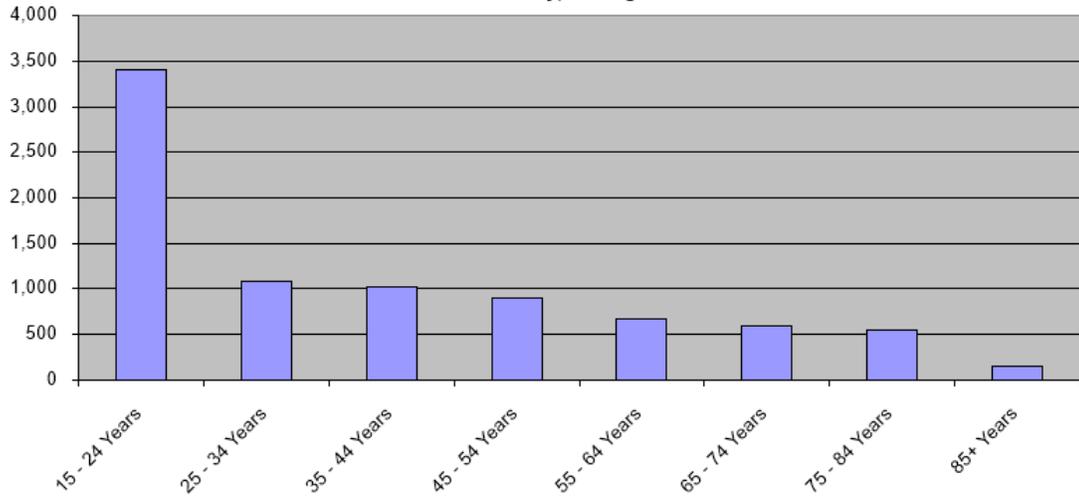
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Travel Time to Work <i>Current Year Estimates - 2019</i> Statesboro city, Georgia		
Travel Time	Number	Percent
Less than 15 Minutes	6,942	58.8%
15 to 29 Minutes	2,662	22.5%
30 to 44 Minutes	1,012	8.6%
45 to 59 Minutes	399	3.4%
60 or More Minutes	799	6.8%
Total:	11,814	100.0%

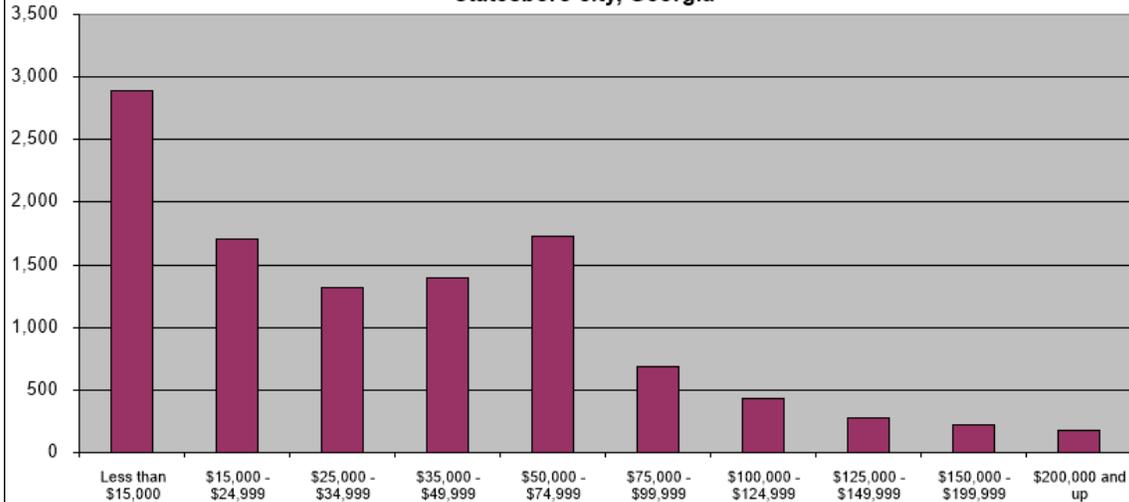
Source: Ribbon Demographics; Claritas



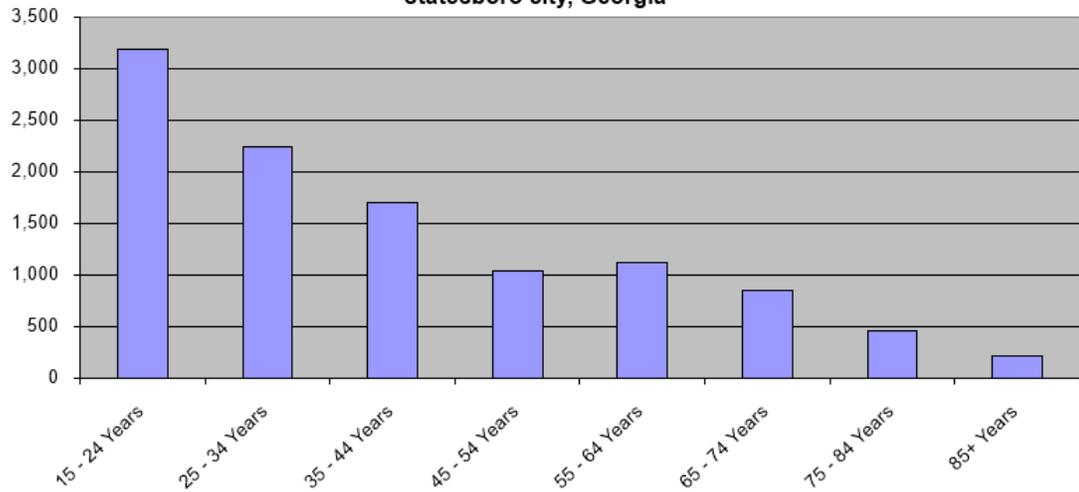
Households by Age - Census 2000
Statesboro city, Georgia

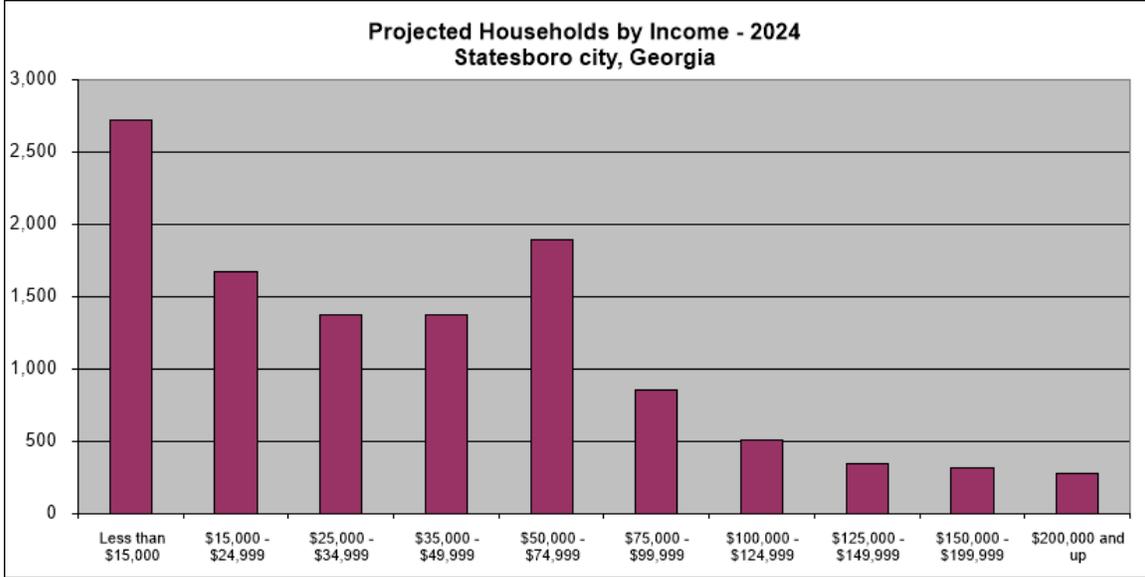
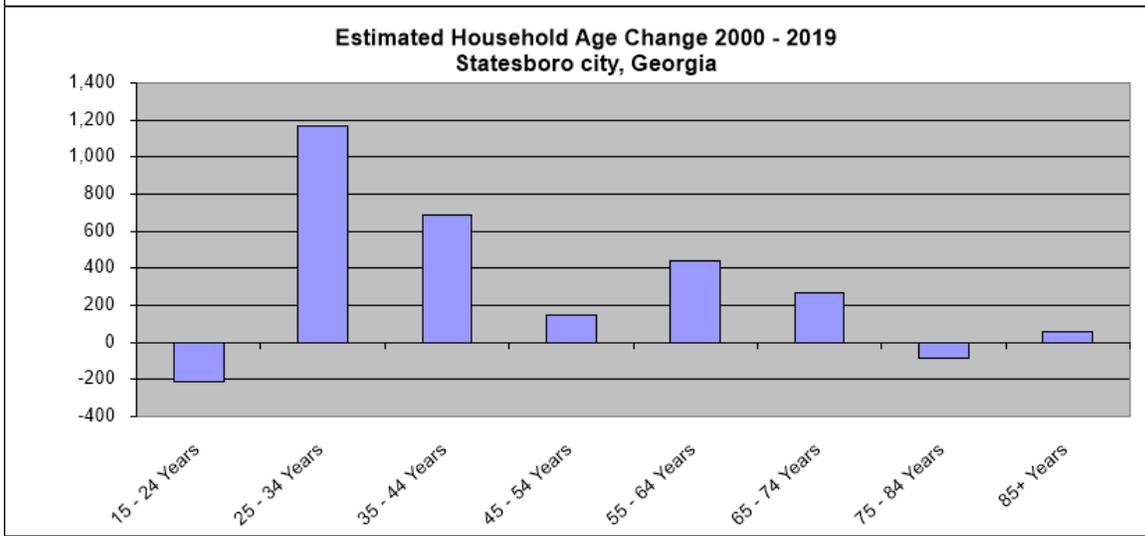
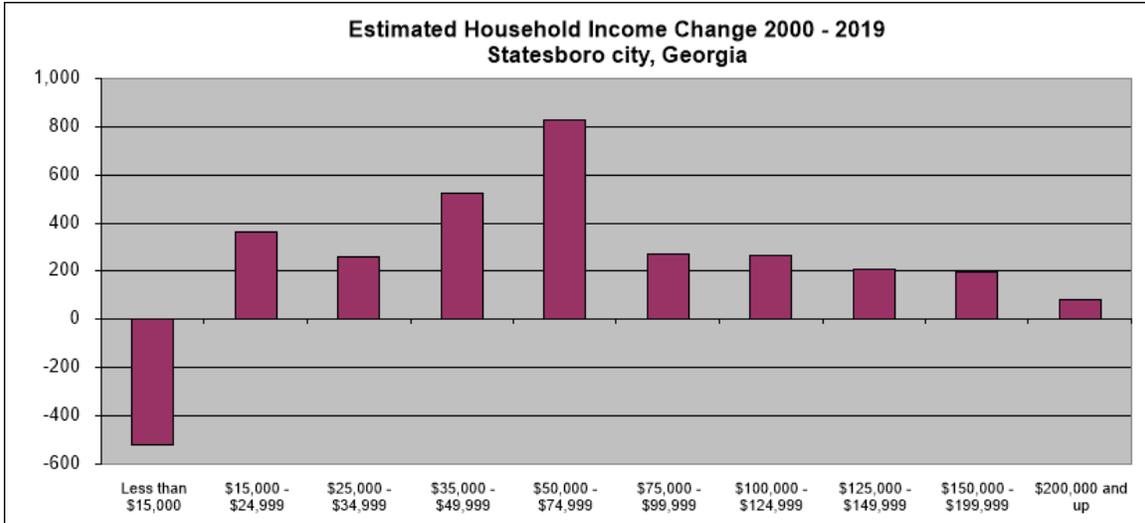


Estimated Households by Income - 2019
Statesboro city, Georgia

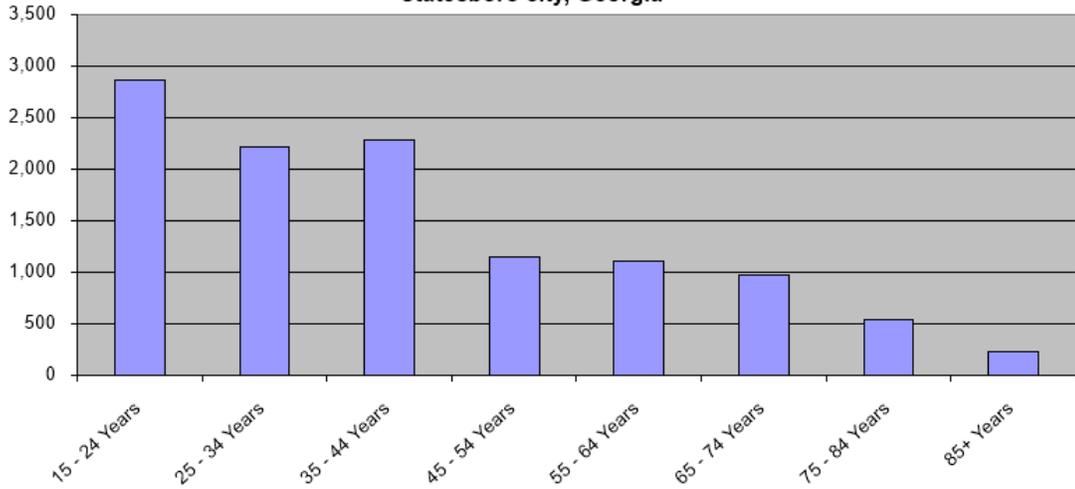


Estimated Households by Age - 2019
Statesboro city, Georgia

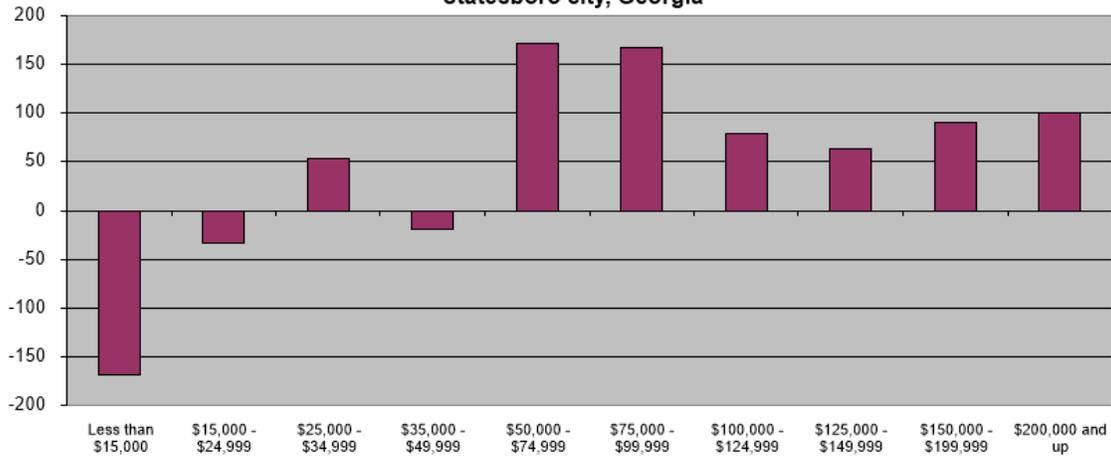




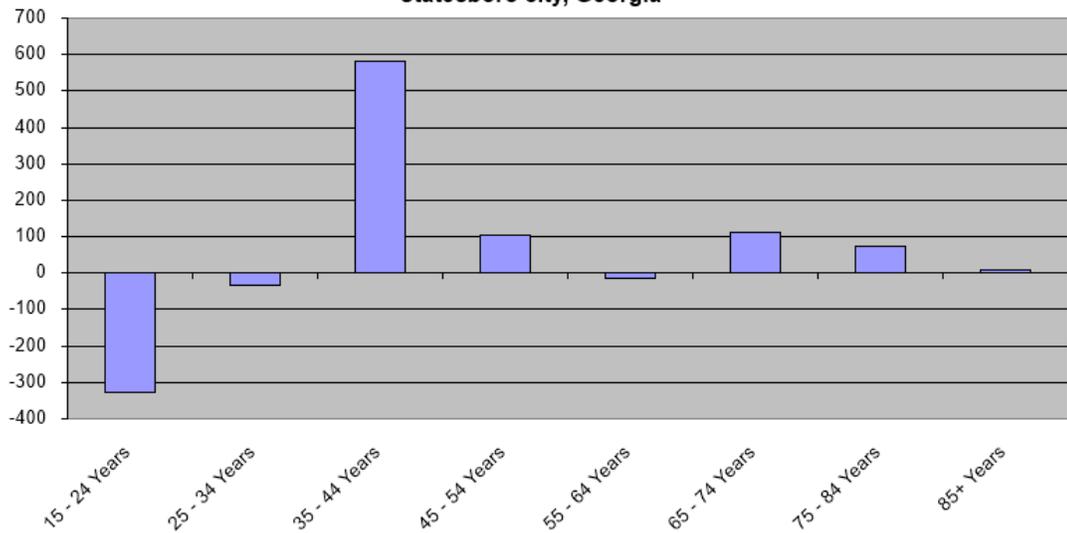
Projected Households by Age - 2024
Statesboro city, Georgia



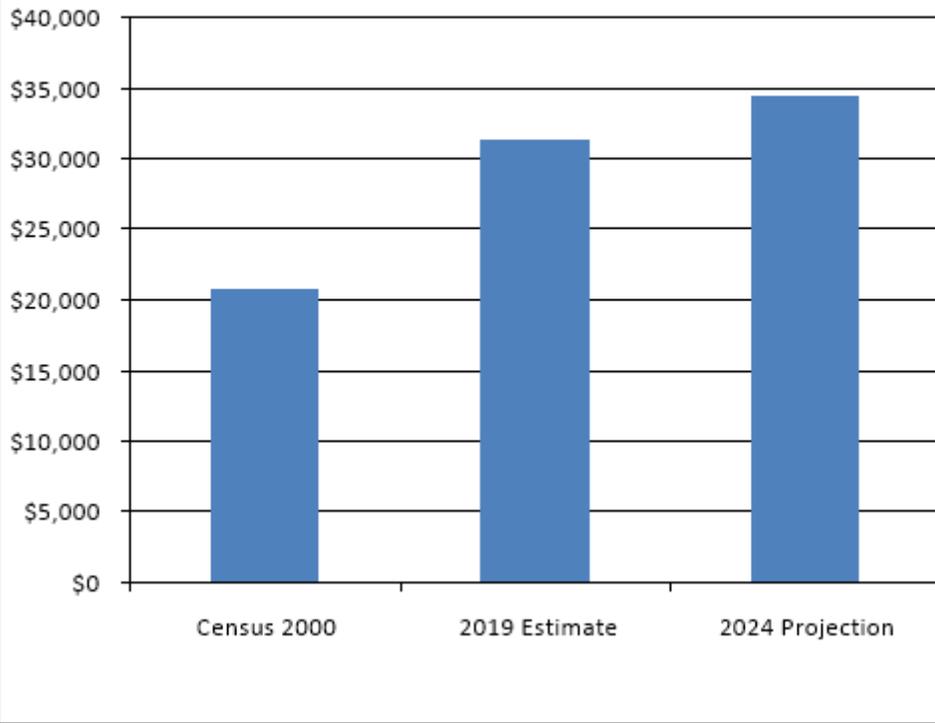
Projected Household Income Change 2019 to 2024
Statesboro city, Georgia



Projected Household Age Change 2019 to 2024
Statesboro city, Georgia



Median Household Income Statesboro city, Georgia



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Households by Income and Age Statesboro city, Georgia Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	2,242	207	214	186	174	116	200	73	3,412	40.8%
\$15,000 - \$24,999	644	172	145	42	96	121	95	27	1,342	16.0%
\$25,000 - \$34,999	233	284	157	127	64	114	68	18	1,065	12.7%
\$35,000 - \$49,999	184	123	150	168	82	83	71	14	875	10.5%
\$50,000 - \$74,999	86	162	208	199	97	78	54	13	897	10.7%
\$75,000 - \$99,999	3	73	85	94	77	47	31	6	416	5.0%
\$100,000 - \$124,999	0	33	23	23	53	2	28	6	168	2.0%
\$125,000 - \$149,999	0	11	33	15	13	0	0	0	72	0.9%
\$150,000 - \$199,999	0	0	1	12	2	14	0	0	29	0.3%
\$200,000 and up	13	15	2	34	20	13	0	0	97	1.2%
Total	3,405	1,080	1,018	900	678	588	547	157	8,373	100.0%
Percent	40.7%	12.9%	12.2%	10.7%	8.1%	7.0%	6.5%	1.9%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Statesboro city, Georgia										
Current Year Estimates - 2019										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	1,629	388	299	119	164	147	97	49	2,892	26.7%
\$15,000 - \$24,999	652	291	192	130	186	107	88	57	1,703	15.7%
\$25,000 - \$34,999	387	358	252	96	114	55	39	22	1,323	12.2%
\$35,000 - \$49,999	284	357	255	171	164	87	59	20	1,397	12.9%
\$50,000 - \$74,999	234	513	374	116	130	212	103	41	1,723	15.9%
\$75,000 - \$99,999	2	168	150	115	110	98	35	11	689	6.4%
\$100,000 - \$124,999	1	106	105	70	66	63	16	8	435	4.0%
\$125,000 - \$149,999	0	8	8	114	94	40	12	4	280	2.6%
\$150,000 - \$199,999	0	39	38	64	51	23	11	1	227	2.1%
\$200,000 and up	0	20	34	50	40	25	4	4	177	1.6%
Total	3,189	2,248	1,707	1,045	1,119	857	464	217	10,846	100.0%
Percent	29.4%	20.7%	15.7%	9.6%	10.3%	7.9%	4.3%	2.0%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Statesboro city, Georgia										
Estimated Change - 2000 to 2019										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-613	181	85	-67	-10	31	-103	-24	-520	-15.2%
\$15,000 - \$24,999	8	119	47	88	90	-14	-7	30	361	26.9%
\$25,000 - \$34,999	154	74	95	-31	50	-59	-29	4	258	24.2%
\$35,000 - \$49,999	100	234	105	3	82	4	-12	6	522	59.7%
\$50,000 - \$74,999	148	351	166	-83	33	134	49	28	826	92.1%
\$75,000 - \$99,999	-1	95	65	21	33	51	4	5	273	65.6%
\$100,000 - \$124,999	1	73	82	47	13	61	-12	2	267	158.9%
\$125,000 - \$149,999	0	-3	-25	99	81	40	12	4	208	288.9%
\$150,000 - \$199,999	0	39	37	52	49	9	11	1	198	682.8%
\$200,000 and up	-13	5	32	16	20	12	4	4	80	82.5%
Total	-216	1,168	689	145	441	269	-83	60	2,473	29.5%
Percent Change	-6.3%	108.1%	67.7%	16.1%	65.0%	45.7%	-15.2%	38.2%	29.5%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Statesboro city, Georgia										
Five Year Projections - 2024										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	1,453	357	353	112	152	152	99	46	2,724	24.0%
\$15,000 - \$24,999	582	276	238	124	173	118	99	59	1,669	14.7%
\$25,000 - \$34,999	351	348	322	101	110	70	55	19	1,376	12.1%
\$35,000 - \$49,999	252	331	303	176	141	96	62	17	1,378	12.1%
\$50,000 - \$74,999	220	516	534	117	118	227	118	45	1,895	16.7%
\$75,000 - \$99,999	2	191	234	135	115	118	47	14	856	7.5%
\$100,000 - \$124,999	2	113	157	74	66	74	20	8	514	4.5%
\$125,000 - \$149,999	0	11	14	141	107	50	17	4	344	3.0%
\$150,000 - \$199,999	0	42	66	94	70	27	14	4	317	2.8%
\$200,000 and up	1	28	68	76	53	37	6	8	277	2.4%
Total	2,863	2,213	2,289	1,150	1,105	969	537	224	11,350	100.0%
Percent	25.2%	19.5%	20.2%	10.1%	9.7%	8.5%	4.7%	2.0%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Statesboro city, Georgia										
Projected Change - 2019 to 2024										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-176	-31	54	-7	-12	5	2	-3	-168	-5.8%
\$15,000 - \$24,999	-70	-15	46	-6	-13	11	11	2	-34	-2.0%
\$25,000 - \$34,999	-36	-10	70	5	-4	15	16	-3	53	4.0%
\$35,000 - \$49,999	-32	-26	48	5	-23	9	3	-3	-19	-1.4%
\$50,000 - \$74,999	-14	3	160	1	-12	15	15	4	172	10.0%
\$75,000 - \$99,999	0	23	84	20	5	20	12	3	167	24.2%
\$100,000 - \$124,999	1	7	52	4	0	11	4	0	79	18.2%
\$125,000 - \$149,999	0	3	6	27	13	10	5	0	64	22.9%
\$150,000 - \$199,999	0	3	28	30	19	4	3	3	90	39.6%
\$200,000 and up	1	8	34	26	13	12	2	4	100	56.5%
Total	-326	-35	582	105	-14	112	73	7	504	4.6%
Percent Change	-10.2%	-1.6%	34.1%	10.0%	-1.3%	13.1%	15.7%	3.2%	4.6%	

Source: Claritas; Ribbon Demographics



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Median Household Income Statesboro city, Georgia		
Census 2000	2019 Estimate	2024 Projection
\$20,771	\$31,259	\$34,317

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Median Household Income by Area			
Statesboro city, Georgia			
Geography ID	Census 2000	2019 Estimate	2024 Projection
1373256	\$20,771	\$31,259	\$34,317

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	394	410	271	316	22	1,413
\$10,000-20,000	249	328	173	145	52	947
\$20,000-30,000	270	212	70	50	28	630
\$30,000-40,000	95	133	102	37	65	432
\$40,000-50,000	106	98	29	113	26	372
\$50,000-60,000	43	33	35	41	36	188
\$60,000-75,000	49	136	33	5	35	258
\$75,000-100,000	4	16	10	2	2	34
\$100,000-125,000	3	1	1	1	0	6
\$125,000-150,000	5	20	1	1	0	27
\$150,000-200,000	1	3	16	0	0	20
\$200,000+	192	222	93	45	10	562
Total	1,411	1,612	834	756	276	4,889

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	70	69	15	14	13	181
\$10,000-20,000	72	93	48	5	13	231
\$20,000-30,000	45	27	5	0	1	78
\$30,000-40,000	24	6	3	0	2	35
\$40,000-50,000	22	42	7	6	2	79
\$50,000-60,000	22	0	4	1	1	28
\$60,000-75,000	15	41	4	2	4	66
\$75,000-100,000	8	10	0	9	0	27
\$100,000-125,000	3	5	0	0	0	8
\$125,000-150,000	5	3	1	3	4	16
\$150,000-200,000	5	6	3	0	1	15
\$200,000+	444	316	282	17	28	1,087
Total	735	618	372	57	69	1,851

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	63	10	2	14	1	90
\$10,000-20,000	64	23	43	4	13	147
\$20,000-30,000	22	17	4	0	1	44
\$30,000-40,000	22	0	1	0	2	25
\$40,000-50,000	20	8	6	6	2	42
\$50,000-60,000	22	0	3	1	0	26
\$60,000-75,000	13	32	3	2	4	54
\$75,000-100,000	8	1	0	8	0	17
\$100,000-125,000	2	5	0	0	0	7
\$125,000-150,000	4	1	1	3	4	13
\$150,000-200,000	3	4	3	0	1	11
\$200,000+	418	310	278	14	27	1,047
Total	661	411	344	52	55	1,523

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	464	479	286	330	35	1,594
\$10,000-20,000	321	421	221	150	65	1,178
\$20,000-30,000	315	239	75	50	29	708
\$30,000-40,000	119	139	105	37	67	467
\$40,000-50,000	128	140	36	119	28	451
\$50,000-60,000	65	33	39	42	37	216
\$60,000-75,000	64	177	37	7	39	324
\$75,000-100,000	12	26	10	11	2	61
\$100,000-125,000	6	6	1	1	0	14
\$125,000-150,000	10	23	2	4	4	43
\$150,000-200,000	6	9	19	0	1	35
\$200,000+	636	538	375	62	38	1,649
Total	2,146	2,230	1,206	813	345	6,740

HISTA 2.2 Summary Data Statesboro city, Georgia

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	8.1%	8.4%	5.5%	6.5%	0.4%	28.9%
\$10,000-20,000	5.1%	6.7%	3.5%	3.0%	1.1%	19.4%
\$20,000-30,000	5.5%	4.3%	1.4%	1.0%	0.6%	12.9%
\$30,000-40,000	1.9%	2.7%	2.1%	0.8%	1.3%	8.8%
\$40,000-50,000	2.2%	2.0%	0.6%	2.3%	0.5%	7.6%
\$50,000-60,000	0.9%	0.7%	0.7%	0.8%	0.7%	3.8%
\$60,000-75,000	1.0%	2.8%	0.7%	0.1%	0.7%	5.3%
\$75,000-100,000	0.1%	0.3%	0.2%	0.0%	0.0%	0.7%
\$100,000-125,000	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%
\$125,000-150,000	0.1%	0.4%	0.0%	0.0%	0.0%	0.6%
\$150,000-200,000	0.0%	0.1%	0.3%	0.0%	0.0%	0.4%
\$200,000+	3.9%	4.5%	1.9%	0.9%	0.2%	11.5%
Total	28.9%	33.0%	17.1%	15.5%	5.6%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.8%	3.7%	0.8%	0.8%	0.7%	9.8%
\$10,000-20,000	3.9%	5.0%	2.6%	0.3%	0.7%	12.5%
\$20,000-30,000	2.4%	1.5%	0.3%	0.0%	0.1%	4.2%
\$30,000-40,000	1.3%	0.3%	0.2%	0.0%	0.1%	1.9%
\$40,000-50,000	1.2%	2.3%	0.4%	0.3%	0.1%	4.3%
\$50,000-60,000	1.2%	0.0%	0.2%	0.1%	0.1%	1.5%
\$60,000-75,000	0.8%	2.2%	0.2%	0.1%	0.2%	3.6%
\$75,000-100,000	0.4%	0.5%	0.0%	0.5%	0.0%	1.5%
\$100,000-125,000	0.2%	0.3%	0.0%	0.0%	0.0%	0.4%
\$125,000-150,000	0.3%	0.2%	0.1%	0.2%	0.2%	0.9%
\$150,000-200,000	0.3%	0.3%	0.2%	0.0%	0.1%	0.8%
\$200,000+	24.0%	17.1%	15.2%	0.9%	1.5%	58.7%
Total	39.7%	33.4%	20.1%	3.1%	3.7%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.1%	0.7%	0.1%	0.9%	0.1%	5.9%
\$10,000-20,000	4.2%	1.5%	2.8%	0.3%	0.9%	9.7%
\$20,000-30,000	1.4%	1.1%	0.3%	0.0%	0.1%	2.9%
\$30,000-40,000	1.4%	0.0%	0.1%	0.0%	0.1%	1.6%
\$40,000-50,000	1.3%	0.5%	0.4%	0.4%	0.1%	2.8%
\$50,000-60,000	1.4%	0.0%	0.2%	0.1%	0.0%	1.7%
\$60,000-75,000	0.9%	2.1%	0.2%	0.1%	0.3%	3.5%
\$75,000-100,000	0.5%	0.1%	0.0%	0.5%	0.0%	1.1%
\$100,000-125,000	0.1%	0.3%	0.0%	0.0%	0.0%	0.5%
\$125,000-150,000	0.3%	0.1%	0.1%	0.2%	0.3%	0.9%
\$150,000-200,000	0.2%	0.3%	0.2%	0.0%	0.1%	0.7%
\$200,000+	27.4%	20.4%	18.3%	0.9%	1.8%	68.7%
Total	43.4%	27.0%	22.6%	3.4%	3.6%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.9%	7.1%	4.2%	4.9%	0.5%	23.6%
\$10,000-20,000	4.8%	6.2%	3.3%	2.2%	1.0%	17.5%
\$20,000-30,000	4.7%	3.5%	1.1%	0.7%	0.4%	10.5%
\$30,000-40,000	1.8%	2.1%	1.6%	0.5%	1.0%	6.9%
\$40,000-50,000	1.9%	2.1%	0.5%	1.8%	0.4%	6.7%
\$50,000-60,000	1.0%	0.5%	0.6%	0.6%	0.5%	3.2%
\$60,000-75,000	0.9%	2.6%	0.5%	0.1%	0.6%	4.8%
\$75,000-100,000	0.2%	0.4%	0.1%	0.2%	0.0%	0.9%
\$100,000-125,000	0.1%	0.1%	0.0%	0.0%	0.0%	0.2%
\$125,000-150,000	0.1%	0.3%	0.0%	0.1%	0.1%	0.6%
\$150,000-200,000	0.1%	0.1%	0.3%	0.0%	0.0%	0.5%
\$200,000+	9.4%	8.0%	5.6%	0.9%	0.6%	24.5%
Total	31.8%	33.1%	17.9%	12.1%	5.1%	100.0%

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6	15	25	9	5	60
\$10,000-20,000	11	21	35	6	58	131
\$20,000-30,000	36	28	18	17	13	112
\$30,000-40,000	41	20	4	58	11	134
\$40,000-50,000	28	40	19	28	0	115
\$50,000-60,000	8	126	30	9	12	185
\$60,000-75,000	48	42	4	121	21	236
\$75,000-100,000	0	50	87	61	18	216
\$100,000-125,000	1	7	24	14	22	68
\$125,000-150,000	2	2	21	9	27	61
\$150,000-200,000	1	18	9	1	3	32
\$200,000+	52	11	22	9	3	97
Total	234	380	298	342	193	1,447

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	116	53	12	3	6	190
\$10,000-20,000	87	74	18	6	19	204
\$20,000-30,000	38	51	44	14	2	149
\$30,000-40,000	57	87	6	3	2	155
\$40,000-50,000	44	60	12	10	5	131
\$50,000-60,000	63	111	17	12	1	204
\$60,000-75,000	21	82	68	5	6	182
\$75,000-100,000	15	40	20	4	7	86
\$100,000-125,000	6	20	11	11	4	52
\$125,000-150,000	19	33	16	5	10	83
\$150,000-200,000	12	14	9	4	2	41
\$200,000+	46	39	29	7	3,766	3,887
Total	524	664	262	84	3,830	5,364

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	96	51	11	0	5	163
\$10,000-20,000	85	50	3	4	1	143
\$20,000-30,000	37	30	39	13	1	120
\$30,000-40,000	34	71	5	2	1	113
\$40,000-50,000	37	41	4	6	3	91
\$50,000-60,000	43	82	14	12	1	152
\$60,000-75,000	21	57	15	5	5	103
\$75,000-100,000	7	18	8	1	7	41
\$100,000-125,000	3	12	5	0	2	22
\$125,000-150,000	19	26	5	0	1	51
\$150,000-200,000	11	8	7	0	1	27
\$200,000+	40	27	24	5	3,765	3,861
Total	433	473	140	48	3,793	4,887

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	122	68	37	12	11	250
\$10,000-20,000	98	95	53	12	77	335
\$20,000-30,000	74	79	62	31	15	261
\$30,000-40,000	98	107	10	61	13	289
\$40,000-50,000	72	100	31	38	5	246
\$50,000-60,000	71	237	47	21	13	389
\$60,000-75,000	69	124	72	126	27	418
\$75,000-100,000	15	90	107	65	25	302
\$100,000-125,000	7	27	35	25	26	120
\$125,000-150,000	21	35	37	14	37	144
\$150,000-200,000	13	32	18	5	5	73
\$200,000+	98	50	51	16	3,769	3,984
Total	758	1,044	560	426	4,023	6,811

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.4%	1.0%	1.7%	0.6%	0.3%	4.1%
\$10,000-20,000	0.8%	1.5%	2.4%	0.4%	4.0%	9.1%
\$20,000-30,000	2.5%	1.9%	1.2%	1.2%	0.9%	7.7%
\$30,000-40,000	2.8%	1.4%	0.3%	4.0%	0.8%	9.3%
\$40,000-50,000	1.9%	2.8%	1.3%	1.9%	0.0%	7.9%
\$50,000-60,000	0.6%	8.7%	2.1%	0.6%	0.8%	12.8%
\$60,000-75,000	3.3%	2.9%	0.3%	8.4%	1.5%	16.3%
\$75,000-100,000	0.0%	3.5%	6.0%	4.2%	1.2%	14.9%
\$100,000-125,000	0.1%	0.5%	1.7%	1.0%	1.5%	4.7%
\$125,000-150,000	0.1%	0.1%	1.5%	0.6%	1.9%	4.2%
\$150,000-200,000	0.1%	1.2%	0.6%	0.1%	0.2%	2.2%
\$200,000+	3.6%	0.8%	1.5%	0.6%	0.2%	6.7%
Total	16.2%	26.3%	20.6%	23.6%	13.3%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.2%	1.0%	0.2%	0.1%	0.1%	3.5%
\$10,000-20,000	1.6%	1.4%	0.3%	0.1%	0.4%	3.8%
\$20,000-30,000	0.7%	1.0%	0.8%	0.3%	0.0%	2.8%
\$30,000-40,000	1.1%	1.6%	0.1%	0.1%	0.0%	2.9%
\$40,000-50,000	0.8%	1.1%	0.2%	0.2%	0.1%	2.4%
\$50,000-60,000	1.2%	2.1%	0.3%	0.2%	0.0%	3.8%
\$60,000-75,000	0.4%	1.5%	1.3%	0.1%	0.1%	3.4%
\$75,000-100,000	0.3%	0.7%	0.4%	0.1%	0.1%	1.6%
\$100,000-125,000	0.1%	0.4%	0.2%	0.2%	0.1%	1.0%
\$125,000-150,000	0.4%	0.6%	0.3%	0.1%	0.2%	1.5%
\$150,000-200,000	0.2%	0.3%	0.2%	0.1%	0.0%	0.8%
\$200,000+	0.9%	0.7%	0.5%	0.1%	70.2%	72.5%
Total	9.8%	12.4%	4.9%	1.6%	71.4%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.0%	1.0%	0.2%	0.0%	0.1%	3.3%
\$10,000-20,000	1.7%	1.0%	0.1%	0.1%	0.0%	2.9%
\$20,000-30,000	0.8%	0.6%	0.8%	0.3%	0.0%	2.5%
\$30,000-40,000	0.7%	1.5%	0.1%	0.0%	0.0%	2.3%
\$40,000-50,000	0.8%	0.8%	0.1%	0.1%	0.1%	1.9%
\$50,000-60,000	0.9%	1.7%	0.3%	0.2%	0.0%	3.1%
\$60,000-75,000	0.4%	1.2%	0.3%	0.1%	0.1%	2.1%
\$75,000-100,000	0.1%	0.4%	0.2%	0.0%	0.1%	0.8%
\$100,000-125,000	0.1%	0.2%	0.1%	0.0%	0.0%	0.5%
\$125,000-150,000	0.4%	0.5%	0.1%	0.0%	0.0%	1.0%
\$150,000-200,000	0.2%	0.2%	0.1%	0.0%	0.0%	0.6%
\$200,000+	0.8%	0.6%	0.5%	0.1%	77.0%	79.0%
Total	8.9%	9.7%	2.9%	1.0%	77.6%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.8%	1.0%	0.5%	0.2%	0.2%	3.7%
\$10,000-20,000	1.4%	1.4%	0.8%	0.2%	1.1%	4.9%
\$20,000-30,000	1.1%	1.2%	0.9%	0.5%	0.2%	3.8%
\$30,000-40,000	1.4%	1.6%	0.1%	0.9%	0.2%	4.2%
\$40,000-50,000	1.1%	1.5%	0.5%	0.6%	0.1%	3.6%
\$50,000-60,000	1.0%	3.5%	0.7%	0.3%	0.2%	5.7%
\$60,000-75,000	1.0%	1.8%	1.1%	1.8%	0.4%	6.1%
\$75,000-100,000	0.2%	1.3%	1.6%	1.0%	0.4%	4.4%
\$100,000-125,000	0.1%	0.4%	0.5%	0.4%	0.4%	1.8%
\$125,000-150,000	0.3%	0.5%	0.5%	0.2%	0.5%	2.1%
\$150,000-200,000	0.2%	0.5%	0.3%	0.1%	0.1%	1.1%
\$200,000+	1.4%	0.7%	0.7%	0.2%	55.3%	58.5%
Total	11.1%	15.3%	8.2%	6.3%	59.1%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	370	405	276	308	44	1,403
\$10,000-20,000	286	421	223	141	90	1,161
\$20,000-30,000	312	294	102	57	43	808
\$30,000-40,000	128	178	108	69	124	607
\$40,000-50,000	194	162	65	150	30	601
\$50,000-60,000	105	74	83	75	52	389
\$60,000-75,000	39	99	42	10	37	227
\$75,000-100,000	6	27	16	8	3	60
\$100,000-125,000	12	10	4	2	5	33
\$125,000-150,000	10	27	11	5	5	58
\$150,000-200,000	3	4	34	7	1	49
\$200,000+	<u>171</u>	<u>119</u>	<u>67</u>	<u>31</u>	<u>4</u>	<u>392</u>
Total	1,636	1,820	1,031	863	438	5,788

Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	121	50	14	30	25	240
\$10,000-20,000	66	55	38	2	15	176
\$20,000-30,000	65	20	2	1	2	90
\$30,000-40,000	16	10	1	2	5	34
\$40,000-50,000	44	13	4	3	5	69
\$50,000-60,000	41	4	4	2	4	55
\$60,000-75,000	19	49	4	1	8	81
\$75,000-100,000	17	10	3	21	2	53
\$100,000-125,000	9	8	2	0	0	19
\$125,000-150,000	8	2	0	1	2	13
\$150,000-200,000	12	9	3	2	0	26
\$200,000+	<u>423</u>	<u>280</u>	<u>219</u>	<u>17</u>	<u>2</u>	<u>941</u>
Total	841	510	294	82	70	1,797

Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	108	15	0	30	4	157
\$10,000-20,000	52	13	29	0	15	109
\$20,000-30,000	33	18	2	0	2	55
\$30,000-40,000	14	2	0	1	4	21
\$40,000-50,000	41	6	3	2	4	56
\$50,000-60,000	41	4	4	1	1	51
\$60,000-75,000	17	32	4	1	7	61
\$75,000-100,000	17	0	2	21	2	42
\$100,000-125,000	7	3	2	0	0	12
\$125,000-150,000	6	0	0	1	2	9
\$150,000-200,000	6	4	3	1	0	14
\$200,000+	<u>407</u>	<u>280</u>	<u>219</u>	<u>16</u>	<u>1</u>	<u>923</u>
Total	749	377	268	74	42	1,510

Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	491	455	290	338	69	1,643
\$10,000-20,000	352	476	261	143	105	1,337
\$20,000-30,000	377	314	104	58	45	898
\$30,000-40,000	144	188	109	71	129	641
\$40,000-50,000	238	175	69	153	35	670
\$50,000-60,000	146	78	87	77	56	444
\$60,000-75,000	58	148	46	11	45	308
\$75,000-100,000	23	37	19	29	5	113
\$100,000-125,000	21	18	6	2	5	52
\$125,000-150,000	18	29	11	6	7	71
\$150,000-200,000	15	13	37	9	1	75
\$200,000+	<u>594</u>	<u>399</u>	<u>286</u>	<u>48</u>	<u>6</u>	<u>1,333</u>
Total	2,477	2,330	1,325	945	508	7,585

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Percent Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.4%	7.0%	4.8%	5.3%	0.8%	24.2%
\$10,000-20,000	4.9%	7.3%	3.9%	2.4%	1.6%	20.1%
\$20,000-30,000	5.4%	5.1%	1.8%	1.0%	0.7%	14.0%
\$30,000-40,000	2.2%	3.1%	1.9%	1.2%	2.1%	10.5%
\$40,000-50,000	3.4%	2.8%	1.1%	2.6%	0.5%	10.4%
\$50,000-60,000	1.8%	1.3%	1.4%	1.3%	0.9%	6.7%
\$60,000-75,000	0.7%	1.7%	0.7%	0.2%	0.6%	3.9%
\$75,000-100,000	0.1%	0.5%	0.3%	0.1%	0.1%	1.0%
\$100,000-125,000	0.2%	0.2%	0.1%	0.0%	0.1%	0.6%
\$125,000-150,000	0.2%	0.5%	0.2%	0.1%	0.1%	1.0%
\$150,000-200,000	0.1%	0.1%	0.6%	0.1%	0.0%	0.8%
\$200,000+	3.0%	2.1%	1.2%	0.5%	0.1%	6.8%
Total	28.3%	31.4%	17.8%	14.9%	7.6%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.7%	2.8%	0.8%	1.7%	1.4%	13.4%
\$10,000-20,000	3.7%	3.1%	2.1%	0.1%	0.8%	9.8%
\$20,000-30,000	3.6%	1.1%	0.1%	0.1%	0.1%	5.0%
\$30,000-40,000	0.9%	0.6%	0.1%	0.1%	0.3%	1.9%
\$40,000-50,000	2.4%	0.7%	0.2%	0.2%	0.3%	3.8%
\$50,000-60,000	2.3%	0.2%	0.2%	0.1%	0.2%	3.1%
\$60,000-75,000	1.1%	2.7%	0.2%	0.1%	0.4%	4.5%
\$75,000-100,000	0.9%	0.6%	0.2%	1.2%	0.1%	2.9%
\$100,000-125,000	0.5%	0.4%	0.1%	0.0%	0.0%	1.1%
\$125,000-150,000	0.4%	0.1%	0.0%	0.1%	0.1%	0.7%
\$150,000-200,000	0.7%	0.5%	0.2%	0.1%	0.0%	1.4%
\$200,000+	23.5%	15.6%	12.2%	0.9%	0.1%	52.4%
Total	46.8%	28.4%	16.4%	4.6%	3.9%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	7.2%	1.0%	0.0%	2.0%	0.3%	10.4%
\$10,000-20,000	3.4%	0.9%	1.9%	0.0%	1.0%	7.2%
\$20,000-30,000	2.2%	1.2%	0.1%	0.0%	0.1%	3.6%
\$30,000-40,000	0.9%	0.1%	0.0%	0.1%	0.3%	1.4%
\$40,000-50,000	2.7%	0.4%	0.2%	0.1%	0.3%	3.7%
\$50,000-60,000	2.7%	0.3%	0.3%	0.1%	0.1%	3.4%
\$60,000-75,000	1.1%	2.1%	0.3%	0.1%	0.5%	4.0%
\$75,000-100,000	1.1%	0.0%	0.1%	1.4%	0.1%	2.8%
\$100,000-125,000	0.5%	0.2%	0.1%	0.0%	0.0%	0.8%
\$125,000-150,000	0.4%	0.0%	0.0%	0.1%	0.1%	0.6%
\$150,000-200,000	0.4%	0.3%	0.2%	0.1%	0.0%	0.9%
\$200,000+	27.0%	18.5%	14.5%	1.1%	0.1%	61.1%
Total	49.6%	25.0%	17.7%	4.9%	2.8%	100.0%

Percent Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.5%	6.0%	3.8%	4.5%	0.9%	21.7%
\$10,000-20,000	4.6%	6.3%	3.4%	1.9%	1.4%	17.6%
\$20,000-30,000	5.0%	4.1%	1.4%	0.8%	0.6%	11.8%
\$30,000-40,000	1.9%	2.5%	1.4%	0.9%	1.7%	8.5%
\$40,000-50,000	3.1%	2.3%	0.9%	2.0%	0.5%	8.8%
\$50,000-60,000	1.9%	1.0%	1.1%	1.0%	0.7%	5.9%
\$60,000-75,000	0.8%	2.0%	0.6%	0.1%	0.6%	4.1%
\$75,000-100,000	0.3%	0.5%	0.3%	0.4%	0.1%	1.5%
\$100,000-125,000	0.3%	0.2%	0.1%	0.0%	0.1%	0.7%
\$125,000-150,000	0.2%	0.4%	0.1%	0.1%	0.1%	0.9%
\$150,000-200,000	0.2%	0.2%	0.5%	0.1%	0.0%	1.0%
\$200,000+	7.8%	5.3%	3.8%	0.6%	0.1%	17.6%
Total	32.7%	30.7%	17.5%	12.5%	6.7%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	1	2	1	1	5
\$10,000-20,000	3	8	21	4	30	66
\$20,000-30,000	16	9	11	9	8	53
\$30,000-40,000	33	17	3	53	16	122
\$40,000-50,000	22	33	12	16	0	83
\$50,000-60,000	3	115	24	8	14	164
\$60,000-75,000	56	22	2	108	20	208
\$75,000-100,000	1	44	89	70	18	222
\$100,000-125,000	1	18	29	20	29	97
\$125,000-150,000	0	3	26	7	47	83
\$150,000-200,000	0	35	11	4	5	55
\$200,000+	13	2	13	2	4	34
Total	148	307	243	302	192	1,192

Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	155	68	13	3	4	243
\$10,000-20,000	60	56	15	5	20	156
\$20,000-30,000	38	65	34	17	3	157
\$30,000-40,000	48	66	8	7	3	132
\$40,000-50,000	45	83	13	9	2	152
\$50,000-60,000	56	122	21	9	2	210
\$60,000-75,000	29	77	56	6	5	173
\$75,000-100,000	18	50	24	3	5	100
\$100,000-125,000	15	57	38	15	6	131
\$125,000-150,000	15	22	20	4	12	73
\$150,000-200,000	11	21	8	4	3	47
\$200,000+	26	30	19	4	3,115	3,194
Total	516	717	269	86	3,180	4,768

Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	142	67	12	2	3	226
\$10,000-20,000	57	32	4	5	0	98
\$20,000-30,000	36	35	30	16	1	118
\$30,000-40,000	21	53	6	6	1	87
\$40,000-50,000	41	71	4	7	0	123
\$50,000-60,000	43	93	18	9	1	164
\$60,000-75,000	29	59	16	4	5	113
\$75,000-100,000	11	34	12	1	4	62
\$100,000-125,000	9	37	16	3	3	68
\$125,000-150,000	14	17	6	1	0	38
\$150,000-200,000	9	12	4	2	2	29
\$200,000+	24	23	17	4	3,115	3,183
Total	436	533	145	60	3,135	4,309

Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	155	69	15	4	5	248
\$10,000-20,000	63	64	36	9	50	222
\$20,000-30,000	54	74	45	26	11	210
\$30,000-40,000	81	83	11	60	19	254
\$40,000-50,000	67	116	25	25	2	235
\$50,000-60,000	59	237	45	17	16	374
\$60,000-75,000	85	99	58	114	25	381
\$75,000-100,000	19	94	113	73	23	322
\$100,000-125,000	16	75	67	35	35	228
\$125,000-150,000	15	25	46	11	59	156
\$150,000-200,000	11	56	19	8	8	102
\$200,000+	39	32	32	6	3,119	3,228
Total	664	1,024	512	388	3,372	5,960

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Percent Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.0%	0.1%	0.2%	0.1%	0.1%	0.4%
\$10,000-20,000	0.3%	0.7%	1.8%	0.3%	2.5%	5.5%
\$20,000-30,000	1.3%	0.8%	0.9%	0.8%	0.7%	4.4%
\$30,000-40,000	2.8%	1.4%	0.3%	4.4%	1.3%	10.2%
\$40,000-50,000	1.8%	2.8%	1.0%	1.3%	0.0%	7.0%
\$50,000-60,000	0.3%	9.6%	2.0%	0.7%	1.2%	13.8%
\$60,000-75,000	4.7%	1.8%	0.2%	9.1%	1.7%	17.4%
\$75,000-100,000	0.1%	3.7%	7.5%	5.9%	1.5%	18.6%
\$100,000-125,000	0.1%	1.5%	2.4%	1.7%	2.4%	8.1%
\$125,000-150,000	0.0%	0.3%	2.2%	0.6%	3.9%	7.0%
\$150,000-200,000	0.0%	2.9%	0.9%	0.3%	0.4%	4.6%
\$200,000+	1.1%	0.2%	1.1%	0.2%	0.3%	2.9%
Total	12.4%	25.8%	20.4%	25.3%	16.1%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.3%	1.4%	0.3%	0.1%	0.1%	5.1%
\$10,000-20,000	1.3%	1.2%	0.3%	0.1%	0.4%	3.3%
\$20,000-30,000	0.8%	1.4%	0.7%	0.4%	0.1%	3.3%
\$30,000-40,000	1.0%	1.4%	0.2%	0.1%	0.1%	2.8%
\$40,000-50,000	0.9%	1.7%	0.3%	0.2%	0.0%	3.2%
\$50,000-60,000	1.2%	2.6%	0.4%	0.2%	0.0%	4.4%
\$60,000-75,000	0.6%	1.6%	1.2%	0.1%	0.1%	3.6%
\$75,000-100,000	0.4%	1.0%	0.5%	0.1%	0.1%	2.1%
\$100,000-125,000	0.3%	1.2%	0.8%	0.3%	0.1%	2.7%
\$125,000-150,000	0.3%	0.5%	0.4%	0.1%	0.3%	1.5%
\$150,000-200,000	0.2%	0.4%	0.2%	0.1%	0.1%	1.0%
\$200,000+	0.5%	0.6%	0.4%	0.1%	65.3%	67.0%
Total	10.8%	15.0%	5.6%	1.8%	66.7%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.3%	1.6%	0.3%	0.0%	0.1%	5.2%
\$10,000-20,000	1.3%	0.7%	0.1%	0.1%	0.0%	2.3%
\$20,000-30,000	0.8%	0.8%	0.7%	0.4%	0.0%	2.7%
\$30,000-40,000	0.5%	1.2%	0.1%	0.1%	0.0%	2.0%
\$40,000-50,000	1.0%	1.6%	0.1%	0.2%	0.0%	2.9%
\$50,000-60,000	1.0%	2.2%	0.4%	0.2%	0.0%	3.8%
\$60,000-75,000	0.7%	1.4%	0.4%	0.1%	0.1%	2.6%
\$75,000-100,000	0.3%	0.8%	0.3%	0.0%	0.1%	1.4%
\$100,000-125,000	0.2%	0.9%	0.4%	0.1%	0.1%	1.6%
\$125,000-150,000	0.3%	0.4%	0.1%	0.0%	0.0%	0.9%
\$150,000-200,000	0.2%	0.3%	0.1%	0.0%	0.0%	0.7%
\$200,000+	0.6%	0.5%	0.4%	0.1%	72.3%	73.9%
Total	10.1%	12.4%	3.4%	1.4%	72.8%	100.0%

Percent Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.6%	1.2%	0.3%	0.1%	0.1%	4.2%
\$10,000-20,000	1.1%	1.1%	0.6%	0.2%	0.8%	3.7%
\$20,000-30,000	0.9%	1.2%	0.8%	0.4%	0.2%	3.5%
\$30,000-40,000	1.4%	1.4%	0.2%	1.0%	0.3%	4.3%
\$40,000-50,000	1.1%	1.9%	0.4%	0.4%	0.0%	3.9%
\$50,000-60,000	1.0%	4.0%	0.8%	0.3%	0.3%	6.3%
\$60,000-75,000	1.4%	1.7%	1.0%	1.9%	0.4%	6.4%
\$75,000-100,000	0.3%	1.6%	1.9%	1.2%	0.4%	5.4%
\$100,000-125,000	0.3%	1.3%	1.1%	0.6%	0.6%	3.8%
\$125,000-150,000	0.3%	0.4%	0.8%	0.2%	1.0%	2.6%
\$150,000-200,000	0.2%	0.9%	0.3%	0.1%	0.1%	1.7%
\$200,000+	0.7%	0.5%	0.5%	0.1%	52.3%	54.2%
Total	11.1%	17.2%	8.6%	6.5%	56.6%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	354	367	260	299	47	1,327
\$10,000-20,000	293	401	228	140	93	1,155
\$20,000-30,000	353	329	109	56	46	893
\$30,000-40,000	139	165	96	59	126	585
\$40,000-50,000	183	195	64	156	24	622
\$50,000-60,000	141	103	109	122	61	536
\$60,000-75,000	53	130	52	18	82	335
\$75,000-100,000	8	38	25	14	15	100
\$100,000-125,000	16	14	5	3	1	39
\$125,000-150,000	15	47	8	5	8	83
\$150,000-200,000	7	8	59	15	1	90
\$200,000+	172	128	77	41	6	424
Total	1,734	1,925	1,092	928	510	6,189

Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	125	50	15	33	26	249
\$10,000-20,000	74	58	33	0	18	183
\$20,000-30,000	58	24	7	2	3	94
\$30,000-40,000	17	8	2	3	4	34
\$40,000-50,000	48	14	5	1	2	70
\$50,000-60,000	50	8	5	0	1	64
\$60,000-75,000	25	59	6	5	4	99
\$75,000-100,000	19	12	2	25	3	61
\$100,000-125,000	18	8	4	0	3	33
\$125,000-150,000	16	4	3	0	0	23
\$150,000-200,000	18	13	8	1	0	40
\$200,000+	374	258	204	15	0	851
Total	842	516	294	85	64	1,801

Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	113	18	2	33	4	170
\$10,000-20,000	61	18	28	0	17	124
\$20,000-30,000	31	19	7	1	2	60
\$30,000-40,000	14	1	1	2	4	22
\$40,000-50,000	45	7	4	1	2	59
\$50,000-60,000	50	6	4	0	1	61
\$60,000-75,000	23	39	5	3	3	73
\$75,000-100,000	19	2	2	25	3	51
\$100,000-125,000	14	2	4	0	1	21
\$125,000-150,000	13	0	1	0	0	14
\$150,000-200,000	12	5	7	1	0	25
\$200,000+	360	257	202	15	0	834
Total	755	374	267	81	37	1,514

Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	479	417	275	332	73	1,576
\$10,000-20,000	367	459	261	140	111	1,338
\$20,000-30,000	411	353	116	58	49	987
\$30,000-40,000	156	173	98	62	130	619
\$40,000-50,000	231	209	69	157	26	692
\$50,000-60,000	191	111	114	122	62	600
\$60,000-75,000	78	189	58	23	86	434
\$75,000-100,000	27	50	27	39	18	161
\$100,000-125,000	34	22	9	3	4	72
\$125,000-150,000	31	51	11	5	8	106
\$150,000-200,000	25	21	67	16	1	130
\$200,000+	546	386	281	56	6	1,275
Total	2,576	2,441	1,386	1,013	574	7,990

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Percent Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.7%	5.9%	4.2%	4.8%	0.8%	21.4%
\$10,000-20,000	4.7%	6.5%	3.7%	2.3%	1.5%	18.7%
\$20,000-30,000	5.7%	5.3%	1.8%	0.9%	0.7%	14.4%
\$30,000-40,000	2.2%	2.7%	1.6%	1.0%	2.0%	9.5%
\$40,000-50,000	3.0%	3.2%	1.0%	2.5%	0.4%	10.1%
\$50,000-60,000	2.3%	1.7%	1.8%	2.0%	1.0%	8.7%
\$60,000-75,000	0.9%	2.1%	0.8%	0.3%	1.3%	5.4%
\$75,000-100,000	0.1%	0.6%	0.4%	0.2%	0.2%	1.6%
\$100,000-125,000	0.3%	0.2%	0.1%	0.0%	0.0%	0.6%
\$125,000-150,000	0.2%	0.8%	0.1%	0.1%	0.1%	1.3%
\$150,000-200,000	0.1%	0.1%	1.0%	0.2%	0.0%	1.5%
\$200,000+	2.8%	2.1%	1.2%	0.7%	0.1%	6.9%
Total	28.0%	31.1%	17.6%	15.0%	8.2%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.9%	2.8%	0.8%	1.8%	1.4%	13.8%
\$10,000-20,000	4.1%	3.2%	1.8%	0.0%	1.0%	10.2%
\$20,000-30,000	3.2%	1.3%	0.4%	0.1%	0.2%	5.2%
\$30,000-40,000	0.9%	0.4%	0.1%	0.2%	0.2%	1.9%
\$40,000-50,000	2.7%	0.8%	0.3%	0.1%	0.1%	3.9%
\$50,000-60,000	2.8%	0.4%	0.3%	0.0%	0.1%	3.6%
\$60,000-75,000	1.4%	3.3%	0.3%	0.3%	0.2%	5.5%
\$75,000-100,000	1.1%	0.7%	0.1%	1.4%	0.2%	3.4%
\$100,000-125,000	1.0%	0.4%	0.2%	0.0%	0.2%	1.8%
\$125,000-150,000	0.9%	0.2%	0.2%	0.0%	0.0%	1.3%
\$150,000-200,000	1.0%	0.7%	0.4%	0.1%	0.0%	2.2%
\$200,000+	20.8%	14.3%	11.3%	0.8%	0.0%	47.3%
Total	46.8%	28.7%	16.3%	4.7%	3.6%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	7.5%	1.2%	0.1%	2.2%	0.3%	11.2%
\$10,000-20,000	4.0%	1.2%	1.8%	0.0%	1.1%	8.2%
\$20,000-30,000	2.0%	1.3%	0.5%	0.1%	0.1%	4.0%
\$30,000-40,000	0.9%	0.1%	0.1%	0.1%	0.3%	1.5%
\$40,000-50,000	3.0%	0.5%	0.3%	0.1%	0.1%	3.9%
\$50,000-60,000	3.3%	0.4%	0.3%	0.0%	0.1%	4.0%
\$60,000-75,000	1.5%	2.6%	0.3%	0.2%	0.2%	4.8%
\$75,000-100,000	1.3%	0.1%	0.1%	1.7%	0.2%	3.4%
\$100,000-125,000	0.9%	0.1%	0.3%	0.0%	0.1%	1.4%
\$125,000-150,000	0.9%	0.0%	0.1%	0.0%	0.0%	0.9%
\$150,000-200,000	0.8%	0.3%	0.5%	0.1%	0.0%	1.7%
\$200,000+	23.8%	17.0%	13.3%	1.0%	0.0%	55.1%
Total	49.9%	24.7%	17.6%	5.4%	2.4%	100.0%

Percent Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.0%	5.2%	3.4%	4.2%	0.9%	19.7%
\$10,000-20,000	4.6%	5.7%	3.3%	1.8%	1.4%	16.7%
\$20,000-30,000	5.1%	4.4%	1.5%	0.7%	0.6%	12.4%
\$30,000-40,000	2.0%	2.2%	1.2%	0.8%	1.6%	7.7%
\$40,000-50,000	2.9%	2.6%	0.9%	2.0%	0.3%	8.7%
\$50,000-60,000	2.4%	1.4%	1.4%	1.5%	0.8%	7.5%
\$60,000-75,000	1.0%	2.4%	0.7%	0.3%	1.1%	5.4%
\$75,000-100,000	0.3%	0.6%	0.3%	0.5%	0.2%	2.0%
\$100,000-125,000	0.4%	0.3%	0.1%	0.0%	0.1%	0.9%
\$125,000-150,000	0.4%	0.6%	0.1%	0.1%	0.1%	1.3%
\$150,000-200,000	0.3%	0.3%	0.8%	0.2%	0.0%	1.6%
\$200,000+	6.8%	4.8%	3.5%	0.7%	0.1%	16.0%
Total	32.2%	30.6%	17.3%	12.7%	7.2%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	1	1	1	3
\$10,000-20,000	1	10	21	3	20	55
\$20,000-30,000	10	6	5	8	0	29
\$30,000-40,000	33	8	3	39	10	93
\$40,000-50,000	23	20	12	21	1	77
\$50,000-60,000	5	103	28	8	8	152
\$60,000-75,000	66	26	2	116	17	227
\$75,000-100,000	2	49	102	77	16	246
\$100,000-125,000	3	22	41	26	35	127
\$125,000-150,000	1	3	32	6	77	119
\$150,000-200,000	1	57	13	4	8	83
\$200,000+	14	3	10	3	3	33
Total	159	307	270	312	196	1,244

Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	148	67	9	6	2	232
\$10,000-20,000	63	57	12	3	22	157
\$20,000-30,000	45	64	41	14	4	168
\$30,000-40,000	44	60	5	6	1	116
\$40,000-50,000	44	89	9	5	5	152
\$50,000-60,000	60	127	23	11	1	222
\$60,000-75,000	39	95	53	4	4	195
\$75,000-100,000	18	60	22	3	4	107
\$100,000-125,000	18	63	40	15	9	145
\$125,000-150,000	17	30	24	6	15	92
\$150,000-200,000	15	28	11	7	3	64
\$200,000+	29	32	23	3	2,802	2,889
Total	540	772	272	83	2,872	4,539

Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	138	67	8	4	2	219
\$10,000-20,000	61	36	2	2	1	102
\$20,000-30,000	42	40	37	12	2	133
\$30,000-40,000	21	49	4	6	0	80
\$40,000-50,000	40	77	1	4	2	124
\$50,000-60,000	45	102	21	11	1	180
\$60,000-75,000	39	76	14	4	4	137
\$75,000-100,000	11	41	11	2	3	68
\$100,000-125,000	12	40	17	2	6	77
\$125,000-150,000	17	22	7	2	0	48
\$150,000-200,000	12	16	8	2	1	39
\$200,000+	28	26	18	3	2,802	2,877
Total	466	592	148	54	2,824	4,084

Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	148	67	10	7	3	235
\$10,000-20,000	64	67	33	6	42	212
\$20,000-30,000	55	70	46	22	4	197
\$30,000-40,000	77	68	8	45	11	209
\$40,000-50,000	67	109	21	26	6	229
\$50,000-60,000	65	230	51	19	9	374
\$60,000-75,000	105	121	55	120	21	422
\$75,000-100,000	20	109	124	80	20	353
\$100,000-125,000	21	85	81	41	44	272
\$125,000-150,000	18	33	56	12	92	211
\$150,000-200,000	16	85	24	11	11	147
\$200,000+	43	35	33	6	2,805	2,922
Total	699	1,079	542	395	3,068	5,783

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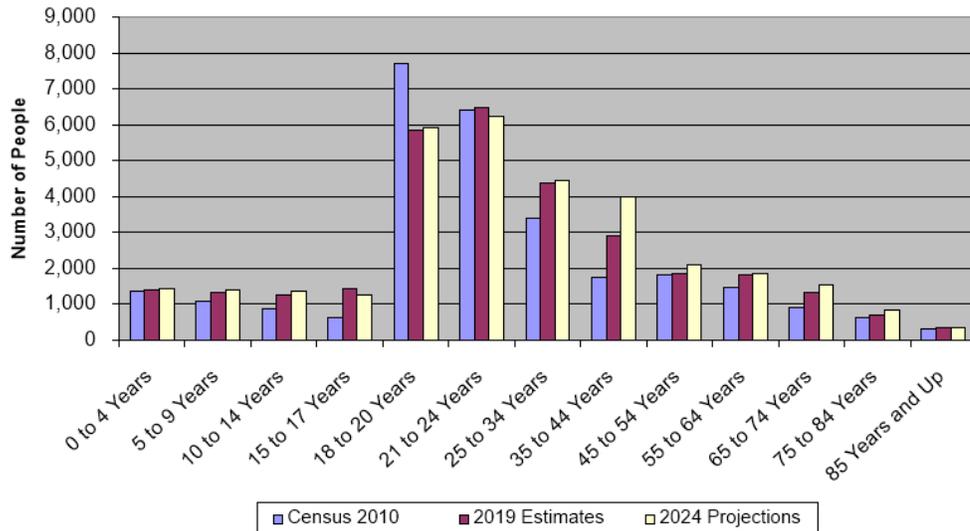
Percent Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.0%	0.0%	0.1%	0.1%	0.1%	0.2%
\$10,000-20,000	0.1%	0.8%	1.7%	0.2%	1.6%	4.4%
\$20,000-30,000	0.8%	0.5%	0.4%	0.6%	0.0%	2.3%
\$30,000-40,000	2.7%	0.6%	0.2%	3.1%	0.8%	7.5%
\$40,000-50,000	1.8%	1.6%	1.0%	1.7%	0.1%	6.2%
\$50,000-60,000	0.4%	8.3%	2.3%	0.6%	0.6%	12.2%
\$60,000-75,000	5.3%	2.1%	0.2%	9.3%	1.4%	18.2%
\$75,000-100,000	0.2%	3.9%	8.2%	6.2%	1.3%	19.8%
\$100,000-125,000	0.2%	1.8%	3.3%	2.1%	2.8%	10.2%
\$125,000-150,000	0.1%	0.2%	2.6%	0.5%	6.2%	9.6%
\$150,000-200,000	0.1%	4.6%	1.0%	0.3%	0.6%	6.7%
\$200,000+	1.1%	0.2%	0.8%	0.2%	0.2%	2.7%
Total	12.8%	24.7%	21.7%	25.1%	15.8%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.3%	1.5%	0.2%	0.1%	0.0%	5.1%
\$10,000-20,000	1.4%	1.3%	0.3%	0.1%	0.5%	3.5%
\$20,000-30,000	1.0%	1.4%	0.9%	0.3%	0.1%	3.7%
\$30,000-40,000	1.0%	1.3%	0.1%	0.1%	0.0%	2.6%
\$40,000-50,000	1.0%	2.0%	0.2%	0.1%	0.1%	3.3%
\$50,000-60,000	1.3%	2.8%	0.5%	0.2%	0.0%	4.9%
\$60,000-75,000	0.9%	2.1%	1.2%	0.1%	0.1%	4.3%
\$75,000-100,000	0.4%	1.3%	0.5%	0.1%	0.1%	2.4%
\$100,000-125,000	0.4%	1.4%	0.9%	0.3%	0.2%	3.2%
\$125,000-150,000	0.4%	0.7%	0.5%	0.1%	0.3%	2.0%
\$150,000-200,000	0.3%	0.6%	0.2%	0.2%	0.1%	1.4%
\$200,000+	0.6%	0.7%	0.5%	0.1%	61.7%	63.6%
Total	11.9%	17.0%	6.0%	1.8%	63.3%	100.0%

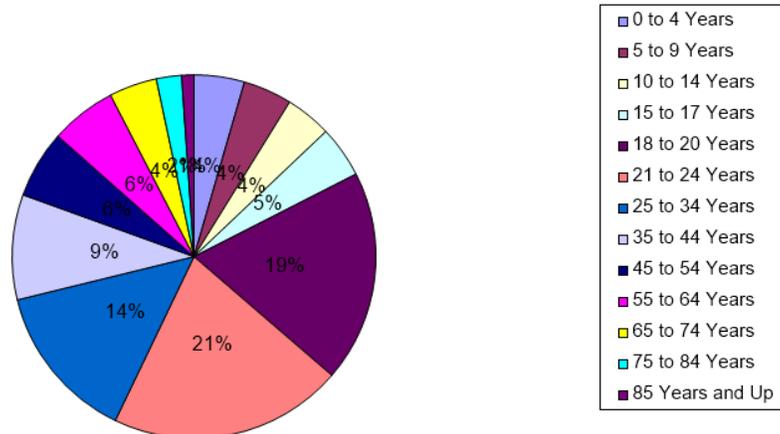
Percent Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.4%	1.6%	0.2%	0.1%	0.0%	5.4%
\$10,000-20,000	1.5%	0.9%	0.0%	0.0%	0.0%	2.5%
\$20,000-30,000	1.0%	1.0%	0.9%	0.3%	0.0%	3.3%
\$30,000-40,000	0.5%	1.2%	0.1%	0.1%	0.0%	2.0%
\$40,000-50,000	1.0%	1.9%	0.0%	0.1%	0.0%	3.0%
\$50,000-60,000	1.1%	2.5%	0.5%	0.3%	0.0%	4.4%
\$60,000-75,000	1.0%	1.9%	0.3%	0.1%	0.1%	3.4%
\$75,000-100,000	0.3%	1.0%	0.3%	0.0%	0.1%	1.7%
\$100,000-125,000	0.3%	1.0%	0.4%	0.0%	0.1%	1.9%
\$125,000-150,000	0.4%	0.5%	0.2%	0.0%	0.0%	1.2%
\$150,000-200,000	0.3%	0.4%	0.2%	0.0%	0.0%	1.0%
\$200,000+	0.7%	0.6%	0.4%	0.1%	68.6%	70.4%
Total	11.4%	14.5%	3.6%	1.3%	69.1%	100.0%

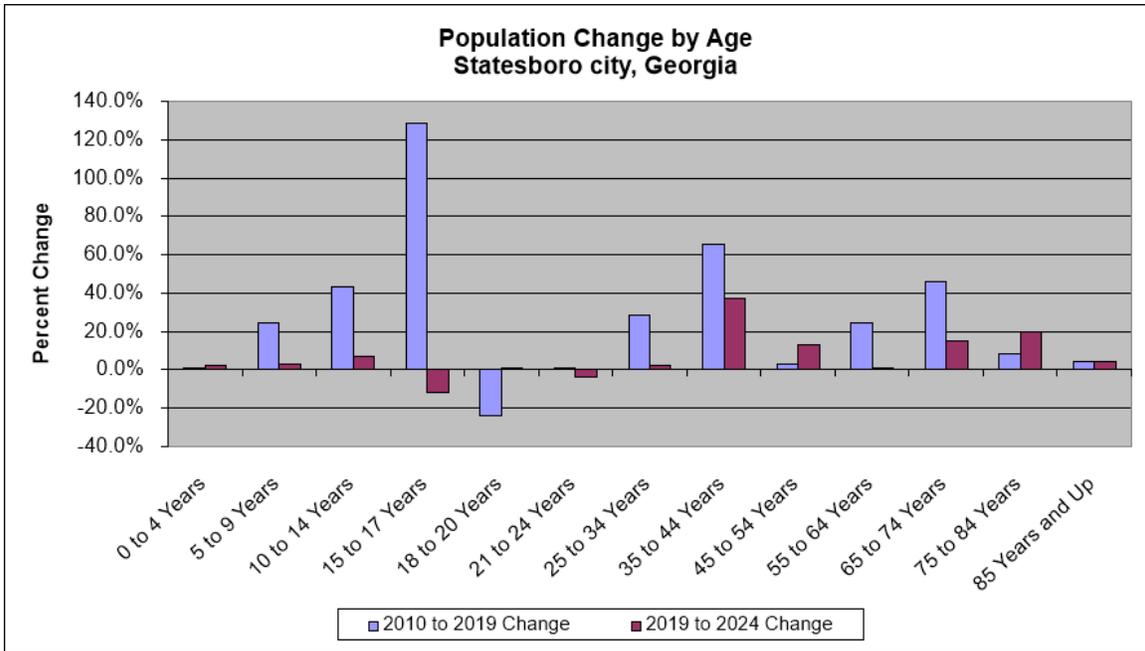
Percent Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2.6%	1.2%	0.2%	0.1%	0.1%	4.1%
\$10,000-20,000	1.1%	1.2%	0.6%	0.1%	0.7%	3.7%
\$20,000-30,000	1.0%	1.2%	0.8%	0.4%	0.1%	3.4%
\$30,000-40,000	1.3%	1.2%	0.1%	0.8%	0.2%	3.6%
\$40,000-50,000	1.2%	1.9%	0.4%	0.4%	0.1%	4.0%
\$50,000-60,000	1.1%	4.0%	0.9%	0.3%	0.2%	6.5%
\$60,000-75,000	1.8%	2.1%	1.0%	2.1%	0.4%	7.3%
\$75,000-100,000	0.3%	1.9%	2.1%	1.4%	0.3%	6.1%
\$100,000-125,000	0.4%	1.5%	1.4%	0.7%	0.8%	4.7%
\$125,000-150,000	0.3%	0.6%	1.0%	0.2%	1.6%	3.6%
\$150,000-200,000	0.3%	1.5%	0.4%	0.2%	0.2%	2.5%
\$200,000+	0.7%	0.6%	0.6%	0.1%	48.5%	50.5%
Total	12.1%	18.7%	9.4%	6.8%	53.1%	100.0%

**Population by Age
Statesboro city, Georgia**



**2019 Population by Age
Statesboro city, Georgia**





www.ribbondata.com

POPULATION DATA

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Population by Age & Sex Statesboro city, Georgia											
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	689	692	1,381	0 to 4 Years	704	689	1,393	0 to 4 Years	722	701	1,423
5 to 9 Years	544	537	1,081	5 to 9 Years	666	682	1,348	5 to 9 Years	704	682	1,386
10 to 14 Years	455	436	891	10 to 14 Years	632	643	1,275	10 to 14 Years	677	688	1,365
15 to 17 Years	289	334	623	15 to 17 Years	699	725	1,424	15 to 17 Years	619	638	1,257
18 to 20 Years	3,813	3,887	7,700	18 to 20 Years	3,005	2,853	5,858	18 to 20 Years	3,025	2,881	5,906
21 to 24 Years	3,477	2,942	6,419	21 to 24 Years	3,271	3,199	6,470	21 to 24 Years	3,135	3,107	6,242
25 to 34 Years	1,878	1,529	3,407	25 to 34 Years	2,274	2,098	4,372	25 to 34 Years	2,324	2,137	4,461
35 to 44 Years	843	916	1,759	35 to 44 Years	1,473	1,434	2,907	35 to 44 Years	2,015	1,978	3,993
45 to 54 Years	833	988	1,821	45 to 54 Years	876	995	1,871	45 to 54 Years	1,028	1,088	2,116
55 to 64 Years	670	797	1,467	55 to 64 Years	813	1,011	1,824	55 to 64 Years	822	1,017	1,839
65 to 74 Years	367	540	907	65 to 74 Years	574	752	1,326	65 to 74 Years	659	869	1,528
75 to 84 Years	224	417	641	75 to 84 Years	246	450	696	75 to 84 Years	311	523	834
85 Years and Up	102	223	325	85 Years and Up	102	238	340	85 Years and Up	105	249	354
Total	14,184	14,238	28,422	Total	15,335	15,769	31,104	Total	16,146	16,558	32,704
62+ Years	n/a	n/a	2,277	62+ Years	n/a	n/a	2,856	62+ Years	n/a	n/a	3,254
Median Age:		22.6		Median Age:		23.6		Median Age:		24.2	

Source: Claritas, Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

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Percent Population by Age & Sex											
Statesboro city, Georgia											
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	2.4%	2.4%	4.9%	0 to 4 Years	2.3%	2.2%	4.5%	0 to 4 Years	2.2%	2.1%	4.4%
5 to 9 Years	1.9%	1.9%	3.8%	5 to 9 Years	2.1%	2.2%	4.3%	5 to 9 Years	2.2%	2.1%	4.2%
10 to 14 Years	1.6%	1.5%	3.1%	10 to 14 Years	2.0%	2.1%	4.1%	10 to 14 Years	2.1%	2.1%	4.2%
15 to 17 Years	1.0%	1.2%	2.2%	15 to 17 Years	2.2%	2.3%	4.6%	15 to 17 Years	1.9%	2.0%	3.8%
18 to 20 Years	13.4%	13.7%	27.1%	18 to 20 Years	9.7%	9.2%	18.8%	18 to 20 Years	9.2%	8.8%	18.1%
21 to 24 Years	12.2%	10.4%	22.6%	21 to 24 Years	10.5%	10.3%	20.8%	21 to 24 Years	9.6%	9.5%	19.1%
25 to 34 Years	6.6%	5.4%	12.0%	25 to 34 Years	7.3%	6.7%	14.1%	25 to 34 Years	7.1%	6.5%	13.6%
35 to 44 Years	3.0%	3.2%	6.2%	35 to 44 Years	4.7%	4.6%	9.3%	35 to 44 Years	6.2%	6.0%	12.2%
45 to 54 Years	2.9%	3.5%	6.4%	45 to 54 Years	2.8%	3.2%	6.0%	45 to 54 Years	3.1%	3.3%	6.5%
55 to 64 Years	2.4%	2.8%	5.2%	55 to 64 Years	2.6%	3.3%	5.9%	55 to 64 Years	2.5%	3.1%	5.6%
65 to 74 Years	1.3%	1.9%	3.2%	65 to 74 Years	1.8%	2.4%	4.3%	65 to 74 Years	2.0%	2.7%	4.7%
75 to 84 Years	0.8%	1.5%	2.3%	75 to 84 Years	0.8%	1.4%	2.2%	75 to 84 Years	1.0%	1.6%	2.6%
85 Years and Up	0.4%	0.8%	1.1%	85 Years and Up	0.3%	0.8%	1.1%	85 Years and Up	0.3%	0.8%	1.1%
Total	49.9%	50.1%	100.0%	Total	49.3%	50.7%	100.0%	Total	49.4%	50.6%	100.0%
62+ Years	n/a	n/a	8.0%	62+ Years	n/a	n/a	9.2%	62+ Years	n/a	n/a	9.9%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

POPULATION DATA

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Claritas

Changes in Population by Age & Sex									
Statesboro city, Georgia									
Estimated Change - 2010 to 2019					Projected Change - 2019 to 2024				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	15	-3	12	0.9%	0 to 4 Years	18	12	30	2.2%
5 to 9 Years	122	145	267	24.7%	5 to 9 Years	38	0	38	2.8%
10 to 14 Years	177	207	384	43.1%	10 to 14 Years	45	45	90	7.1%
15 to 17 Years	410	391	801	128.6%	15 to 17 Years	-80	-87	-167	-11.7%
18 to 20 Years	-808	-1,034	-1,842	-23.9%	18 to 20 Years	20	28	48	0.8%
21 to 24 Years	-206	257	51	0.8%	21 to 24 Years	-136	-92	-228	-3.5%
25 to 34 Years	396	569	965	28.3%	25 to 34 Years	50	39	89	2.0%
35 to 44 Years	630	518	1,148	65.3%	35 to 44 Years	542	544	1,086	37.4%
45 to 54 Years	43	7	50	2.7%	45 to 54 Years	152	93	245	13.1%
55 to 64 Years	143	214	357	24.3%	55 to 64 Years	9	6	15	0.8%
65 to 74 Years	207	212	419	46.2%	65 to 74 Years	85	117	202	15.2%
75 to 84 Years	22	33	55	8.6%	75 to 84 Years	65	73	138	19.8%
85 Years and Up	0	15	15	4.6%	85 Years and Up	3	11	14	4.1%
Total	1,151	1,531	2,682	9.4%	Total	811	789	1,600	5.1%
62+ Years	n/a	n/a	579	25.4%	62+ Years	n/a	n/a	398	13.9%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

ADDENDUM G

Samuel T. Gill
512 North One Mile Road
P. O. Box 784
Dexter, Missouri 63841
573-624-6614 (phone)
573-624-2942 (fax)
to dd.gill@gillgroup.com

OVERVIEW

Extensive multifamily experience over the past 25 years specializing in work for the Department of Housing and Urban Development (HUD), United States Department of Agriculture/Rural Development (USDA/RD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program including but not limited to, Section 8, Section 202, Section 236, Section 515 and Section 538 Programs. Additionally, extensive experience since inception of the Multifamily Accelerated Processing (MAP) Program of Sections 202/223(f), 232/223(f), 221(d)3, 221(d)4 and 223(f). Also, more than 20 years of experience with nursing homes, hotels and complicated commercial appraisal assignments.

ACCREDITATIONS

State Certified General Real Estate Appraiser

Alabama State License Number: G00548
Arizona State License Number: 31453
Colorado State License Number: CG40024048
Connecticut State License Number: RCG.0001276
District of Columbia License Number: GA11630
Georgia State License Number: 258907
Hawaii State License Number: CG A1096
Idaho State License Number: CGA-3101
Illinois State License Number: 153.0001384
Indiana State License Number: CG40200270
Iowa State License Number: CG02426
Kansas State License Number: G-1783
Louisiana State License Number: G1126
Maine State License Number: CG3635
Maryland State License Number: 32017
Michigan State License Number: 1201068069
Minnesota State License Number: 40186198
Mississippi State License Number: GA-624
Missouri State License Number: RA002563
Montana State License Number: REA-RAG-LIC-8530
Nebraska State License Number: CG2000046R
New York State License Number: 46000039864
North Carolina State License Number: A5519
North Dakota State License Number: CG-2601
Ohio State License Number: 448306
Oklahoma State License Number: 12524CGA
Oregon State License Number: C000793
Pennsylvania State License Number: GA001813R
South Carolina State License Number: 3976
Tennessee State License Number: 00003478
Texas State License Number: 1329698-G
Utah State License Number: 5510040-CG00
Virginia State License Number: 4001 015446
Washington State License Number: 1101018
West Virginia State License Number: CG358
Wisconsin State License Number: 1078-10
Wyoming State License Number: 479

Also received temporary licenses in the following states: Arkansas, California, Delaware, Florida, Kentucky, Massachusetts, Nevada, New Hampshire, New Jersey, New Mexico, Puerto Rico, Rhode Island, South Dakota, the U.S. Virgin Islands and Vermont.

**EXPERIENCE
(1991 TO PRESENT)**

Primary provider of HUD Mark-to-Market Full Appraisals for mortgage restructuring and Mark-to-Market Lites for rent restructuring and has worked with HUD in this capacity since inception. Completed approximately 350 appraisal assignments under this program.

Provider of HUD MAP and TAP appraisals and market studies for multiple lenders since its inception. Completed approximately 350 appraisal assignments under this program.

Contract MAP quality control reviewer and field inspector for CohnReznick and HUD. Have completed approximately 350 reviews under this program. Have completed approximately 100 field inspections under this program.

Currently approved state reviewer for HUD Rent Comparability Studies for Section 8 Renewals in Alabama, California, Connecticut, Florida, Hawaii, Illinois, Indiana, Iowa, Kansas, Louisiana, Minnesota, Nebraska, New Mexico, North Carolina, Oregon, Utah, Virgin Islands, Virginia, Washington, West Virginia and Wisconsin. Completed approximately 500 reviews under this program.

Provider of HUD Rent Comparability Studies for contract renewal purposes nationwide. Completed approximately 400 rent comparability studies.

Provider of tax credit financing analysis and value of financing analysis. Completed approximately 300 appraisal assignments and market studies under this program.

Provider of multifamily appraisals under the RD 515 and 538 programs. Completed approximately 200 appraisal assignments under these programs.

Partial list of clients include: Colorado Housing Finance Agency, CreditVest, Inc., Foley & Judell, LLP, Kentucky Housing Corporation, Kitsap County Consolidated Housing Authority, Louisiana Housing Finance Agency, Missouri Housing Development Agency, New Mexico Mortgage Finance Authority, Ontra, Inc., Quadel Consulting Corporation, CohnReznick, L.L.P., Group, Siegel Group, Signet Partners and Wachovia Securities.

**DEVELOPMENT/OWNER SHIP/
MANAGEMENT EXPERIENCE
(2006 TO PRESENT)**

For the past 10 years, he has owned three separate companies that develop, own and manage commercial, multifamily, residential, agricultural and vacant land properties.

In his portfolio are over 100,000 square feet of commercial space, over 1,000 units of multifamily, 200 acres of farmland, and 10 parcels of developable commercial and multifamily lots, all in the Midwest.

EDUCATION

Bachelor of Arts Degree

Southeast Missouri State University

Associate of Arts Degree

Three Rivers Community College

HUD/FHA Appraiser Training

Arkansas State Office

Multifamily Accelerated Processing Valuation (MAP)

U.S. Department of Housing and Urban Development

2nd Annual Multifamily Accelerated Processing Basic and Advanced Valuation (MAP)

U.S. Department of Housing and Urban Development

FHA Appraising Today

McKissock, Inc.

Texas USDA Rural Development Multifamily Housing Appraiser Training

Texas Rural Development

Kentucky USDA Rural Development Multifamily Housing Appraiser Training

Kentucky Rural Development

Financial Analysis of Income Properties

National Association of Independent Fee Appraisers

Income Capitalization

McKissock, Inc.

Introduction to Income Property Appraising

National Association of Independent Fee Appraisers

Concepts, Terminology & Techniques

National Association of Independent Fee Appraisers

Uniform Standards of Professional Appraisal Practice

Central Missouri State University

Appraisal of Scenic, Recreational and Forest Properties

University of Missouri-Columbia

Appraiser Liability

McKissock, Inc.

Appraisal Trends

McKissock, Inc.

Sales Comparison Approach

Honáros College

Even Odder: More Oddball Appraisals

McKissock, Inc.

Mortgage Fraud: A Dangerous Business

Honáros College

Private Appraisal Assignments

McKissock, Inc.

Construction Details & Trends

McKissock, Inc.

Condemnation Appraising Principles & Applications

Appraisal Institute

Michigan Law

McKissock, Inc.

Pennsylvania State Mandated Law

McKissock, Inc.

Valuing Real Estate in a Changing Market

National Association of Independent Fee Appraisers

Principles of Residential Real Estate Appraising

National Association of Independent Fee Appraisers

Real Estate Appraisal Methods

Southeast Missouri State University

Lead Inspector Training

The University of Kansas

Lead Inspector Refresher

Safety Support Services, Incorporated

Home Inspections: Common Defects in Homes

National Association of Independent Fee Appraisers

Heating and Air Conditioning Review

National Association of Independent Fee Appraisers

Professional Standards of Practice

National Association of Independent Fee Appraisers

Developing & Growing an Appraisal Practice – Virtual Classroom

McKissock, Inc.

The Appraiser as Expert Witness

McKissock, Inc.

Current Issues in Appraising

McKissock, Inc.

2011 ValExpo: Keynote-Valuation Visionaries

Van Education Center/Real Estate

Residential Report Writing

McKissock, Inc.

The Dirty Dozen

McKissock, Inc.

Risky Business: Ways to Minimize Your Liability

McKissock, Inc.

Introduction to Legal Descriptions

McKissock, Inc.

Introduction to the Uniform Appraisal Dataset

McKissock, Inc.

Mold Pollution and the Appraiser

McKissock, Inc.

Appraising Apartments: The Basics

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Foundations in Sustainability: Greening the Real Estate and Appraisal Industries

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Mortgage Fraud

McKissock, Inc.

The Nuts and Bolts of Green Building for Appraisers

McKissock, Inc.

The Cost Approach

McKissock, Inc.

Pennsylvania State Mandated Law for Appraisers

McKissock, Inc.

Michigan Appraisal Law

McKissock, Inc.

Modern Green Building Concepts

McKissock, Inc.

Residential Appraisal Review

McKissock, Inc.

Residential Report Writing More Than Forms

McKissock, Inc.

2-4 Family Finesse

McKissock, Inc.

Appraisal Applications of Regression Analysis

McKissock, Inc.

Appraisal of Self-Storage Facilities

McKissock, Inc.

Supervisor-Trainee Course for Missouri

McKissock, Inc.

The Thermal Shell

McKissock, Inc.

Even Odder - More Oddball Appraisals

McKissock, Inc.

Online Data Verification Methods

Appraisal Institute

Online Comparative Analysis

Appraisal Institute

Advanced Hotel Appraising - Full Service Hotels

McKissock, Inc.

Appraisal of Fast Food Facilities

McKissock, Inc.

Appraisal Review for Commercial Appraisers

McKissock, Inc.

Exploring Appraiser Liability

McKissock, Inc.