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Need and Demand Analysis For

**Farview Apartments
300 Avenue F
Thomaston, Georgia 30286**

Prepared For
Mr. Major Lee
LEDIC Realty Company, LLC
2 Metroplex Drive, Suite 235
Birmingham, Alabama 35209

Effective Date
November 15, 2019

Date of Report
November 22, 2019



November 22, 2019

Mr. Major Lee
LEDIC Realty Company, LLC
2 Metroplex Drive, Suite 235
Birmingham, Alabama 35209

Dear Mr. Lee:

Following is a market study which was completed for Farview 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 300 Avenue F, Thomaston, Georgia. The site is improved with 15 two-story walk-up buildings containing 100 Section 8 units designed for families. The subject also contains one accessory building that contains a meeting room, business center, leasing office and maintenance area. The property also offers a picnic area, playground, basketball court, and asphalt parking with approximately 175 spaces. The total site size is approximately 11.57 acres, or 503,989 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 Douglas Poer while visiting the site. The site was inspected on November 15, 2019, by Todd Douglas 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 November 15, 2019. The comparables were confirmed on November 15, 2019. Therefore, the effective date of this analysis is November 15, 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.



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 Thomaston.

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
November 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

November 22, 2019



NCHMA MEMBER CERTIFICATION



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
November 22, 2019



INTRODUCTION AND SCOPE OF WORK

The Scope of Work Rule requires us to gather and analyze information about those assignment elements that are necessary to properly identify the problem to be solved. According to the Standards Rule 1-2, identification of the problem to be solved requires us to identify the following assignment elements.

- Client and any other intended users: The client for this need and demand analysis assignment is LEDIC Realty Company, LLC, and the developer is LEDIC Realty Company, LLC. The intended users of the report are LEDIC Realty Company, LLC and the Georgia Department of Community Affairs. No other users are intended.
- Intended use of the analyst's opinions and conclusions: The intended use of this Need and Demand Analysis is to apply for Low Income Housing Tax Credits through the Georgia Department of Community Affairs.
- Effective date of the analyst's opinions and conclusions: The effective date of the rental estimate is November 15, 2019.
- Subject of the assignment and its relevant characteristics: The subject property is an existing 100-unit apartment complex known as Farview Apartments. Farview Apartments is located on the north side of Avenue F. The physical address is 300 Avenue F in Thomaston, Georgia.
- Assignment conditions: Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, supplemental standards, jurisdictional exceptions and other conditions that affect the scope of work. The following assumptions are used in this need and demand analysis assignment:
 - An environmental audit was not provided. I am not qualified to complete an environmental audit. The stated opinion of rental rates, penetration rate, demand and capture rates is predicated on the assumption that no hazardous substances or conditions materially affect the subject property.
 - The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey or analysis of the identified property has been made to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property will not comply with one or more of the requirements of the Act. If so, this fact could have an adverse impact upon the value of the property. Since there is no direct evidence relating to this issue, it is assumed that no substantial immediate outlays will be mandated by governing authorities to meet ADA requirements.
 - The building improvements meet all governing codes, unless otherwise noted in this report.



An **extraordinary assumption**¹ is defined as:

An assumption, directly related to a specific assignment, which, if found to be false, could alter the analyst's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The analyst has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The analyst complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.²

The following extraordinary assumptions are used in this need and demand analysis consultation assignment: *This need and demand analysis was written under the extraordinary assumption that the property will be rehabilitated as proposed.*

A **hypothetical condition**³ is defined as:

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market condition or trends; or about the integrity of data used in an analysis.

A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- Use of the hypothetical condition results in a credible analysis; and
- The analyst complies with the disclosure requirements set forth in USPAP for hypothetical conditions.⁴

The following hypothetical conditions are used in this need and demand analysis consultation assignment: *The market rents in the need and demand analysis were determined under the hypothetical condition that the subject will be unrestricted or conventional and not subject to any rent restrictions.*

¹ Uniform Standards of Professional Appraisal Practice, 2018-2019 Edition (The Appraisal Foundation, 2018), pg. U-3

² Uniform Standards of Professional Appraisal Practice, 2018-2019 Edition (The Appraisal Foundation, 2018), pg. U-19

³ Uniform Standards of Professional Appraisal Practice, 2018-2019 Edition (The Appraisal Foundation, 2018), pg. U-3

⁴ Uniform Standards of Professional Appraisal Practice, 2018-2019 Edition (The Appraisal Foundation, 2018), pg. U-19



This Need and Demand Analysis was completed in accordance with the requirements set forth in the Georgia Department of Community Affairs' 2019 Market Study Guidelines.

Samuel T. Gill, a Market Analyst employed by Gill Group, Inc., oversaw and supervised all data collection and analysis. The following actions were taken to complete this Need and Demand Analysis.

- On November 15, 2019, Todd Douglas Poer, a Market Analyst, conducted an interior and exterior inspection of the subject property to determine the property's physical and functional characteristics. Todd Douglas Poer inspected common areas, mechanical rooms, exterior grounds and a sampling of units. He interviewed Lisa Martin Poore, regional manager, to determine the rental rates, services and amenities offered to the tenants of the subject property.
- The purpose of this Need and Demand Analysis 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 and Ribbon Demographics and various other demographic resources. Community information and opinion was also utilized. If required by guidelines, enter list of persons spoken to in this paragraph. Otherwise, delete highlighted portion. The research retrieved data from several of the following: internet sites, local newspapers and rental publications, town records, owners and managers of local apartment properties, local real estate brokers, fellow analysts and the analyst's office files.
- During the week of November 11, 2019, to November 15, 2019, Todd Douglas Poer inspected the exterior of each comparable property used in the analysis. When available, Todd Douglas Poer inspected the interiors of the comparable properties. Unit sizes were measured when an interior inspection was available or were taken from floor plans (excluding balconies/patios and mechanical areas), if available.
- During the site inspections or in separate phone interviews, Todd Douglas Poer or Samuel T. Gill talked with the managers of the comparable properties to confirm all data and to collect additional information about each comparable including size, age, amenities, occupancy rates and general market information. The property manager provided floor plans or other information describing the size of comparable units after it was explained that the interior size was needed.
- Samuel T. Gill, the primary market analyst, completed the data and adjustments columns of the Rent Comparability Grids and determined the final estimate of rents. After completing the Rent Comparability Grids, Samuel T. Gill derived an estimated market rent and an estimated achievable rent for each unit type. Samuel T. Gill also completed the demand, penetration rate and capture rate conclusions through analysis of all aspects of the subject, market area and demographic data available to the analyst.

EXECUTIVE SUMMARY



Executive Summary

It is the opinion of the analyst that a market does exist for the proposed rehabilitation of the 100-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, Farview Apartments, is an existing 100-unit development designed for families. The site is located at 300 Avenue F, Thomaston, Upson County, Georgia, 30286. Avenue F is located west of Knight Trail and east of Avenue D.

The existing development contains 15 two-story walk-up buildings. The property is 96 percent occupied, with two vacant two-bedroom units and two vacant three-bedroom units. One of the two-bedroom units is a down unit which will be brought back online during the renovations. The property contains 16 one-bedroom/one-bath units with 775 square feet for a total of 12,400 square feet; 38 two-bedroom/one-bath units with 825 square feet for a total of 31,350 square feet; 34 three-bedroom/one-bath units with 975 square feet for a total of 33,150 square feet; and 12 four-bedroom/one-and-one-half-bath units with 1,050 square feet for a total of 12,600 square feet. The total net rentable area is 89,500 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	16	775	60%	\$681	\$839	\$49	\$790
2/1	38	825	60%	\$817	\$930	\$65	\$865
3/1	34	975	60%	\$945	\$1,019	\$84	\$935
4/1.5	12	1,050	60%	\$1,054	\$1,225	\$90	\$1,135

The subject is currently Section 8 with subsidies for all units. As complete, the subject will remain a Section 8 with subsidies for all units as well as be 100 percent Low Income Housing Tax Credit, with all units set at 60 percent of the area median income. The subject's proposed rents are higher than the maximum allowable LIHTC rent. 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 and blinds. As complete, the units will also contain a dishwasher, microwave and vinyl plank flooring. Project amenities include a meeting room, picnic area, playground, basketball court, business center, on-site management, on-site maintenance and neighborhood network meal services. The subject's unit mix and project amenities will be competitive with the majority of the surveyed comparables.

The subject's unit mix of one-, two-, three- and four-bedroom units is suitable in the market. The subject's one-bedroom unit sizes are larger than the average unit size of the comparables surveyed, and the two-, three- and four-bedroom unit sizes are smaller than the average unit size. However, all of the unit sizes are within the comparable range. In addition, 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 in higher than the market rents of \$750 for the one-bedroom units, \$800 for the two-bedroom units, \$900 for three-bedroom units, and \$1,000 for four-bedroom units. The analyst was only able to locate and one market-rate complex within the subject's market area. However, due to the lack of surveyed market-rate comparables in the area, it was necessary to utilize comparables in other areas. It is believed that the comparables used in the rent grid analysis were the best available. In addition, 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 300 Avenue F and contains approximately 11.57 acres. The subject property is currently zoned R-2, Medium-Density Residential District. The subject is a legal, conforming use. Avenue F is located west of Knight Trail and east of Avenue D. Due to the subject's location just off a major thoroughfare, it is the opinion of the analyst that there is good visibility/access to the site.

The subject neighborhood is comprised of commercial properties and residential properties and is approximately 75 percent built up. Approximately 40 percent of the land use is made up of commercial properties. About 10 percent is comprised of multifamily dwellings. Another 10 percent of the land use is residential properties. Another 15 percent of the land use is industrial properties. The remaining 25 percent is vacant land. The area is rural.

The site is located off a major thoroughfare which provides it with good visibility and access. The crime rate for the area is slightly higher than for the State of Georgia. The subject is located in close proximity to most major services. There are multiple pharmacies, convenience stores, department stores, banks and restaurants within two miles of the site. In addition, schools 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 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 the following census tracts in Upson County: 0103.00, 0104.00, 0105.00 and 0106.00; the following census tracts in Talbot County: 9601.00 and 9602.00; and the following census tract in Taylor County: 9501.00. The market area has the following boundaries: North – Pike and Lamar Counties; East – Lamar, Monroe and Crawford Counties; South – Beaver Creek, State 208, Howard Neal Road, Ingram Road, Packing House Road, Taylor Road, County Road 104, Shipp Road, Teal Road, Dennis Creek Road, Callier Road and State Highway 315; and West – Harris and Meriwether Counties. The northern boundary is approximately 6.8 miles from the subject. The western boundary is approximately 23.0 miles from the subject, and the southern boundary is approximately 21.5 miles from the subject. The eastern boundary is approximately 10.3 miles from the subject.

Community Demographic Data

In 2000, this geographic market area contained an estimated population of 33,879. By 2010, population in this market area had decreased by 0.7 percent to 31,654. In 2019, the population in this market area has decreased by 5.7 percent to 31,720. It is projected that between 2019 and 2021, population in the market area will decrease 0.1 percent to 31,702. It is projected that between 2021 and 2024, population in the market area will decrease 0.1 percent to 31,674.

Between 2000 and 2010, the market area gained 23 households per year. However, the market area lost 64 households per year between 2010 and 2019. It is expected to gain six households per year between 2019 and 2021. The market area is projected to continue to gain households through 2024. The households in the market area are predominantly owner-occupied. The percentage of owner-occupied is projected to remain stable through 2024.

Of the surveyed comparables, one-bedroom units typically range from \$500 to \$750 per month, two-bedroom units typically range from \$700 to \$850 per month, and three-bedroom units typically range from \$750 to \$950 per month. These rental rates have remained similar within the past few years.

Households who have between one and two persons and annual incomes below \$29,100 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 45 percent (45.2%) of the primary market area tenants are within this range.



Households who have between two and three persons and annual incomes below \$32,700 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately 50 percent (50.1%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes below \$39,240 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately 47 percent (47.2%) of the primary market area tenants are within this range.

Households who have between four and six persons and annual incomes below \$42,180 are potential tenants for the four-bedroom units at 60 percent of the area median income. Approximately 43 percent (43.2%) of the primary market area tenants are within this range.

According to www.realtytrac.com, there are currently 15 properties for sale that are in some stage of foreclosure within the subject's zip code. In October 2019, the number of properties that received a foreclosure filing in zip code 30286 was 50 percent lower than the previous month and 50 percent lower than the same time last year. The zip code's foreclosure rate is 0.02 percent, while the City of Thomaston's foreclosure rate is also 0.02 percent. Both are lower than the state's foreclosure rate which is 0.05 percent. 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; retail trade; educational, health and social services sectors. Each of these industries has experienced reasonable growth within the past few years.

Employment in Upson County has been decreasing an average of 0.2 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 Upson County has fluctuated from 4.4 percent to 12.2 percent since 2010. These fluctuations are higher than the unemployment rate for the State of Georgia.

According to the Thomaston-Upson Development Authority, there have been several companies opened or relocated to Upson County within the past few years. In addition, there has not been any WARN notices for the city in the past four years. Therefore, it is believed that the economy of Thomaston will remain stable.

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 Section 8 and 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)	\$839	\$0	\$42,180	53.3%	2,020
1 BR (60%)	\$839	\$0	\$29,100	45.2%	1,130
2 BR (60%)	\$930	\$0	\$32,700	54.7%	849
3 BR (60%)	\$1,019	\$0	\$39,240	47.2%	608
4 BR (60%)	\$1,225	\$0	\$42,180	43.2%	346



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

AMI	Unit Size	Income Limits	# Units Vacant	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA	\$0 to \$29,100	0	1,348	0	1,348	0.00%	N/A	\$750	N/A	\$790
	2 BR/1 BA	\$0 to \$32,700	2	1,407	0	1,407	0.14%	N/A	\$800	N/A	\$865
	3 BR/1 BA	\$0 to \$39,240	2	1,420	0	1,420	0.14%	N/A	\$900	N/A	\$935
	4 BR/1.5 BA	\$0 to \$42,180	0	1,414	0	1,414	0.00%	N/A	\$1,000	N/A	\$1,135
Total for Project	60% AMI	\$0 to \$42,180	4	1,435	0	1,435	0.28%	N/A	\$750-\$1,000	N/A	\$790-\$1,135

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 96 percent occupied. Since the subject has project-based subsidies for all units, and 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 at the subject were included in the capture rate calculations. Additionally, there are no tax credit comparables located in the market area constructed within the past two years that would compete with the subject, and 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 no vacancies in projects placed in service prior to 2016 which have not reached stabilized occupancy. In addition, of the properties that are competitive with the subject, there are no vacant units. Therefore, no units should be subtracted from the demand. The subject will need to capture 0.28 percent of the renter housing demand.

Competitive Rental Analysis

There are currently two properties that are directly competitive with the subject. Thomaston Garden Apartment is a Section 8 development that is designated for families. The property currently has no vacant units. Therefore, none of its units would directly compete with the subject. In addition, the amenities of this comparable is 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 in higher than the market rents of \$750 for the one-bedroom units, \$800 for the two-bedroom units, \$900 for three-bedroom units, and \$1,000 for four-bedroom units. The analyst was only able to locate and one market-rate complex within the subject's market area. However, due to the lack of surveyed market-rate comparables in the area, it was necessary to utilize comparables in other areas. It is believed that the comparables used in the rent grid analysis were the best available. In addition, 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 and will be competitive with existing properties.

Absorption/Stabilization Estimate

The subject is an existing multifamily development that contains 100 one-, two-, three- and four-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 will only need to capture 0.28 percent of the demand as all units have project-based subsidies and none of its units are currently vacant. 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: Farview Apartments Total # Units: 100
 Location: 300 Avenue F, Thomaston, Georgia # LIHTC Units: 100
 PMA Boundary: The primary market area consists of the following census tracts in Upson County: 0103.00, 0104.00, 0105.00 and 0106.00; the following census tracts in Talbot County: 9601.00 and 9602.00; and the following census tract in Taylor County: 9501.00
 Farthest Boundary Distance to Subject: 23.0 Miles

RENTAL HOUSING STOCK (found on pages 77-102)				
Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	10	769	18	97.7%
Market-Rate Housing	7	582	16	97.3%
<i>Assisted/Subsidized Housing not to include LIHTC</i>	3	187	2	98.9%
LIHTC	---	---	---	---
Stabilized Comps	10	769	18	97.7%
Properties in Construction & Lease Up	---	---	---	---

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
16	1	1	775	\$790	\$750	\$0.97	-5.3%	\$795	\$0.99
38	2	1	825	\$865	\$800	\$0.97	-8.1%	\$924	\$0.80
34	3	1	975	\$935	\$900	\$0.92	-3.9%	\$980	\$0.79
12	4	1.5	1,050	\$1,135	\$1,000	\$0.95	-13.5%	\$824	\$0.63

Capture Rates (found on page 97)						
Target Population	30%	50%	60%	Market-rate	Other:	Overall
Capture Rate			0.28%			0.28%

PROJECT DESCRIPTION



Project Description

Project Name: Farview Apartments
 Location: 300 Avenue F
 Thomaston, Upson County, Georgia 30286

Project Type: Family

Construction Type: Existing Rehab Development

The existing development contains 15 two-story walk-up buildings containing 100 units with brick and vinyl siding exterior. The property contains 16 one-bedroom/one-bath units with 775 square feet for a total of 12,400 square feet; 38 two-bedroom/one-bath units with 825 square feet for a total of 31,350 square feet; 34 three-bedroom/one-bath units with 975 square feet for a total of 33,150 square feet; and 12 four-bedroom/one-and-one-half-bath units with 1,050 square feet for a total of 12,600 square feet. The total net rentable area is 89,500 square feet. A copy of the plans, completed by Dyke Nelson Architecture of Baton Rouge, Louisiana, on November 8, 2019 are included in the addenda.

Project Design

The subject contains 15 two-story walk-up buildings containing 100 units. The buildings are of wood frame construction with brick and vinyl siding exteriors. The property was constructed in 1970 and was renovated in 2005.

Unit Features, Project Amenities and Services

Unit amenities include a refrigerator, range/oven, washer hook-up, vinyl flooring and blinds. As complete, the units will also contain a dishwasher, microwave and vinyl plank flooring. Project amenities include a meeting room, picnic area, playground, basketball court, business center, on-site management, on-site maintenance and neighborhood network meal services. The school district provides sack breakfasts and lunches to the children at the subject.

Parking

The subject contains open parking areas with 175 parking spaces.

Utilities

The following table describes the project's utility combination.

UTILITY SCHEDULE		
Utility	Type	Who Pays
Heat	Central 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
Cable/Satellite	N/A	Tenant
Internet	N/A	Tenant



Unit Mix, Size and Rent Structure

The subject currently contains 100 total units and is 96 percent occupied, with two vacant two-bedroom units and two vacant three-bedroom units. The following chart lists the subject's existing unit distribution by unit type, size, income restriction and rent structure.

Unit Type	# of Units	Square Footage	Contract Rent	Utility Allowance
1/1	16	775	\$689	\$49
2/1	38	825	\$743	\$65
3/1	34	975	\$882	\$84
4/1.5	12	1,050	\$1,020	\$90
	100			

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	16	775	60%	\$681	\$839	\$49	\$790
2/1	38	825	60%	\$817	\$930	\$65	\$865
3/1	34	975	60%	\$945	\$1,019	\$84	\$935
4/1.5	12	1,050	60%	\$1,054	\$1,225	\$90	\$1,135

The subject is currently Section 8 with subsidies for all units. As complete, the subject will remain a Section 8 with subsidies for all units as well as be 100 percent Low Income Housing Tax Credit, with all units set at 60 percent of the area median income. The subject's proposed rents are lower than the maximum allowable LIHTC rent. 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 below \$29,100 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 45 percent (45.2%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes below \$32,700 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately 50 percent (50.1%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes below \$39,240 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately 47 percent (47.2%) of the primary market area tenants are within this range.

Households who have between four and six persons and annual incomes below \$42,180 are potential tenants for the four-bedroom units at 60 percent of the area median income. Approximately 43 percent (43.2%) of the primary market area tenants are within this range.

LIHTC INCOME LIMITS	
Person in Households	60%
1	\$25,440
2	\$29,100
3	\$32,700
4	\$36,360
5	\$39,240
6	\$42,180

Source: HUD



Current Occupancy Levels

The subject is currently 96 percent occupied, with two vacant two-bedroom units and two vacant three-bedroom units. Historically, the subject's occupancy rate has remained approximately 95 percent for the past three years.

Rehabilitation

The property will undergo a substantial rehabilitation and will be in good condition. The proposed scope of work is comprehensive and includes replacement of windows, roofs, stairwells and railings. The interior upgrades will include repainting unit walls, replacing entry doors and jambs, new HVAC systems as needed, cabinets, flooring, lights, ceiling fans, appliances, blinds and shades, smoke detectors and adding dishwashers and microwaves to the units. The rehabilitation is anticipated to begin April 2020 and be completed by January 2021.

SITE EVALUATION



Site Evaluation

Date of Inspection

November 15, 2019

Site Inspector

Todd Douglas Poer

Project Location

The subject is located at 300 Avenue F in the eastern portion of the City of Thomaston, Georgia. Avenue F is located west of Knight Trail and east of Avenue D.

Site Characteristics

The subject neighborhood is comprised of commercial properties and residential properties and is approximately 75 percent built up. Approximately 40 percent of the land use is made up of commercial properties. About 10 percent is comprised of multifamily dwellings. Another 10 percent of the land use is residential properties. Another 15 percent of the land use is industrial properties. The remaining 25 percent is vacant land. The area is rural.

Zoning

According to the City of Thomaston, the subject is zoned R-2, Medium-Density Residential District. The subject is a legal, conforming use. Overall, there is no negative impact on the market value by the zoning classification.

Surrounding Land Uses

Commercial properties are located north of the site. Avenue D is located south of the site. Harborview Thomaston is located east of the subject. Vacant land is located west of the subject.

Developments

Existing market-rate developments within the market area include Griffin Crossings Apartments, Vineyard Place Apartments, Holiday Cove Apartments, Parkhill Apartments, Magnolia Townhomes, Town's Edge Landing Apartments and Single Family Home in Thomaston. As these properties are market-rate developments, they will not directly compete with the subject. Of the surveyed restricted comparables, only one is a restricted family housing which will compete directly with the subject's units. There are currently two properties that are directly competitive with the subject. Thomaston Garden Apartment is a Section 8 development that is designated for families. The property currently has no vacant units. Therefore, none of its units would directly compete with the subject. Hannah's Mill Apartments and Southern Villas of Thomaston are Rural Development properties that is designated for families. None of these properties' units contain Rental Assistance. As these properties contain different rent restrictions, they are not considered directly competitive with the subject.



Regional and Area Data

Schools

According to AreaVibes, the subject is served by the Upson County School District. There are currently seven public schools and four private schools in the City of Thomaston. The average test scores for the city is 27 percent, and the average student to teacher ratio is 17 to one. Approximately 68.6 percent of people in the city have completed high school. The school that will serve the subject are Upson-Lee North Elementary School, Upson-Lee South Elementary School, Upson-Lee Middle School and Upson-Lee High School.

Transportation

Major highways in the City of Thomaston include U.S. Highway 19 and State Highways 36 and 74. Hartsfield-Jackson Atlanta International Airport is approximately 70 miles away in Atlanta. Three Rivers Regional Commission offers transit service to a six-county area including Upson County.

Health Services

Upson Regional Medical Center is a hospital located in Thomaston that serves the residents of the city and the surrounding area. Additional health care and medical facilities nearby include McMed Urgent Care, Family Medical Center, Upson Family Physicians LLC and Thomaston Pediatrics.

Parks and Recreational Opportunities

Thomaston and Upson County offer several recreational opportunities including Ritz Theatre, Thomaston-Upson County Recreation Department, Raintree Golf Club, Skydive Atlanta, Greater Generation Memorial Park, Weaver Park, Silvertown Ball Park, Park Lane Play Place, Crystal Springs Pool and the Thomaston Public Pool.

Crime

According to AreaVibes, approximately 439 per 100,000 residents are victims of a violent crime annually, and approximately 3,514 per 100,000 residents are victims of a property crime each year. The total of crimes in the city within the past year was not available. The crime rate for Thomaston is 22.8 percent higher than for the state. The total number of crimes in the city has decreased 10.0 percent within the past year, according to AreaVibes. There is a 1 in 228 chance of being the victim of a violent crime and a 1 in 29 chance of being the victim of a property crime. The life cycle is generally in the stability stage. Therefore, 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 300 Avenue F, which connects to Knight Trail. Knight Trail connects to State Highway 74, a major thoroughfare through the city. Due to the subject's location near a major thoroughfare, it is the opinion of the analyst that there is good 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.



Subject Photos



View of Sign



View of Entrance (Gate not in use)



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Accessory Building



View of Leasing Office



View of Laundry Facility



View of Laundry Facility



View of Playground



View of Basketball Court



View of Typical Living Area



View of Typical Living Area



View of Typical Kitchen



View of Typical Dining Area



View of Typical Bedroom



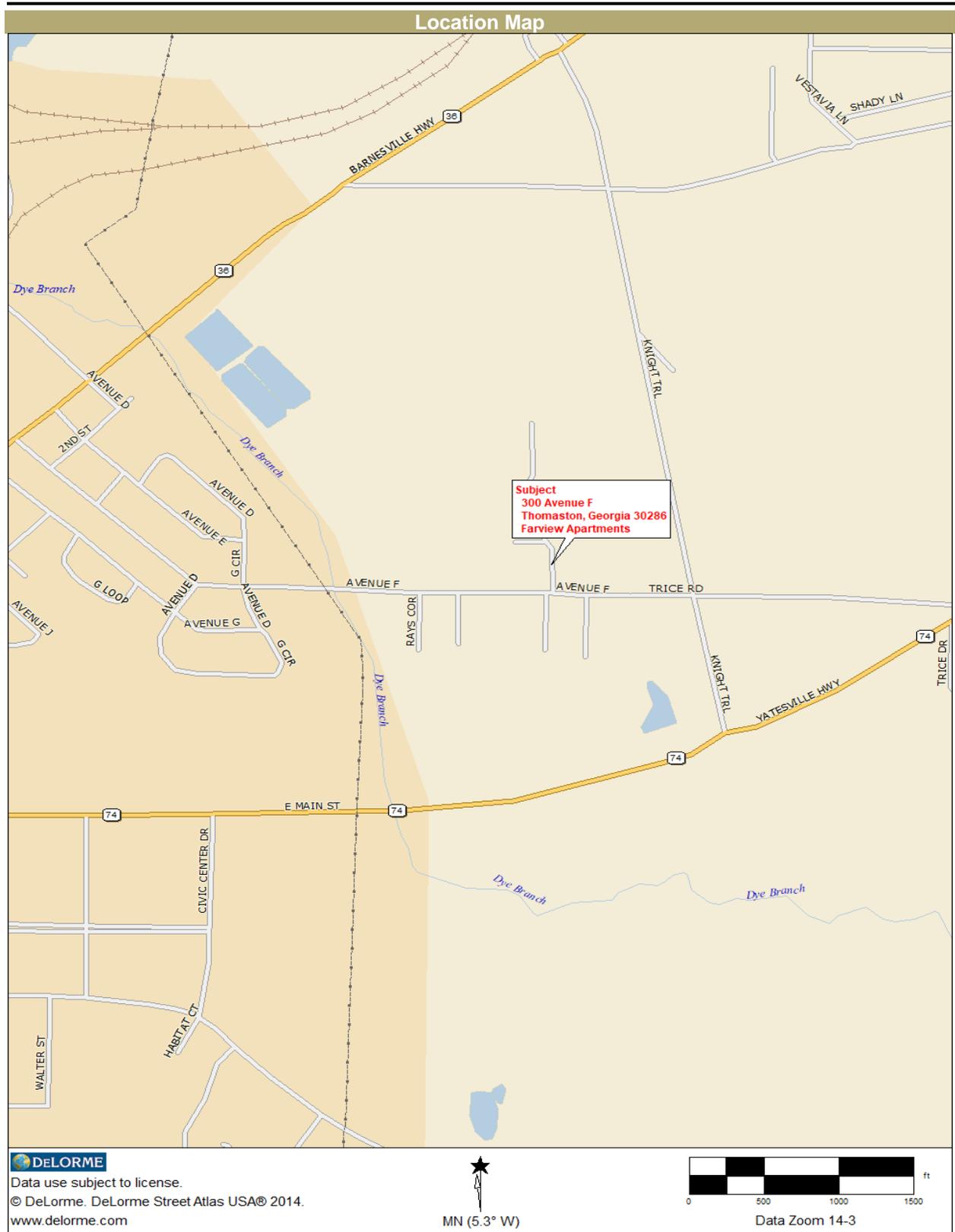
View of Typical Bath



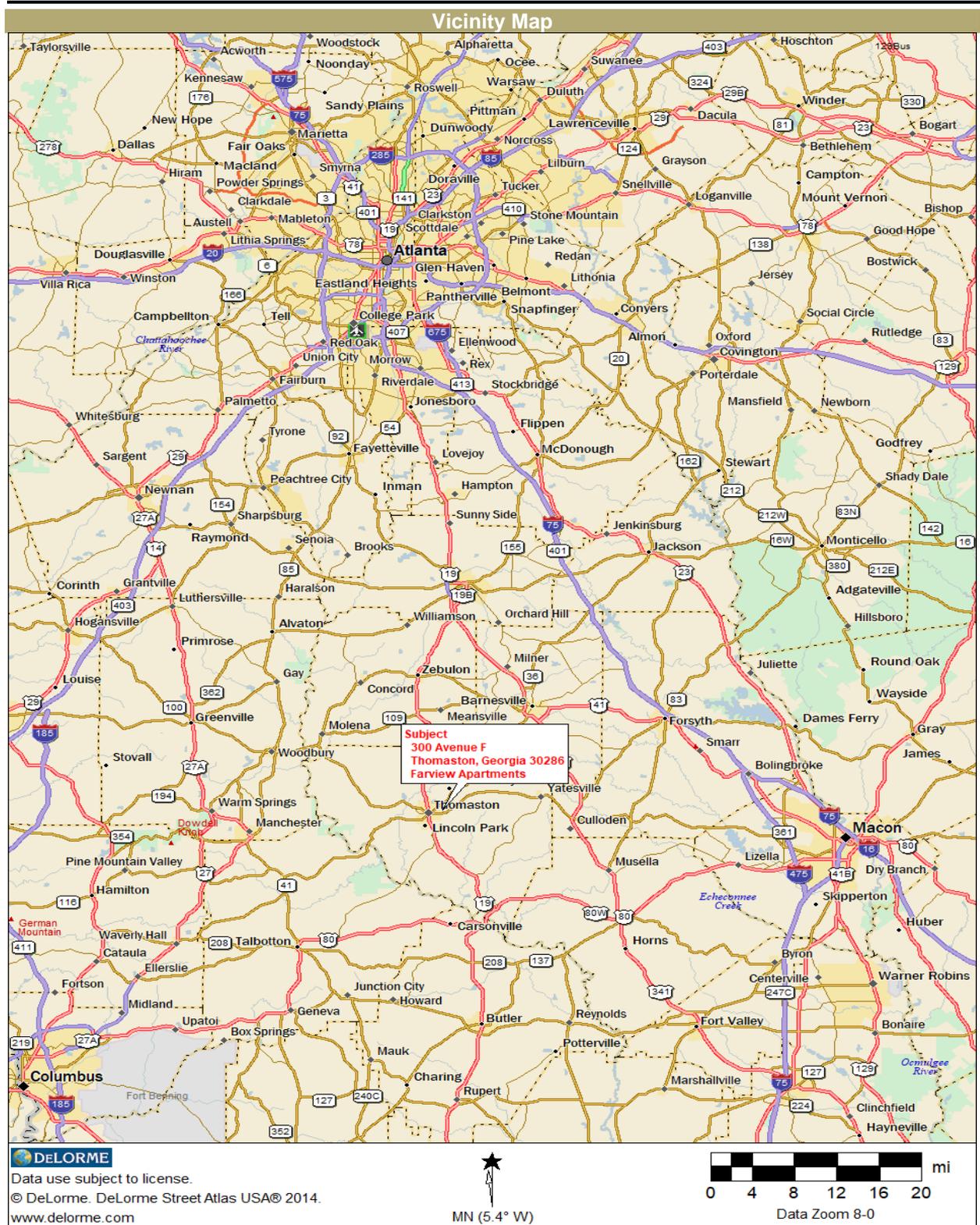
View of Parking Lot



View of Street



Farview Apartments
300 Avenue F
Thomaston, Georgia 30286





Community Services Legend

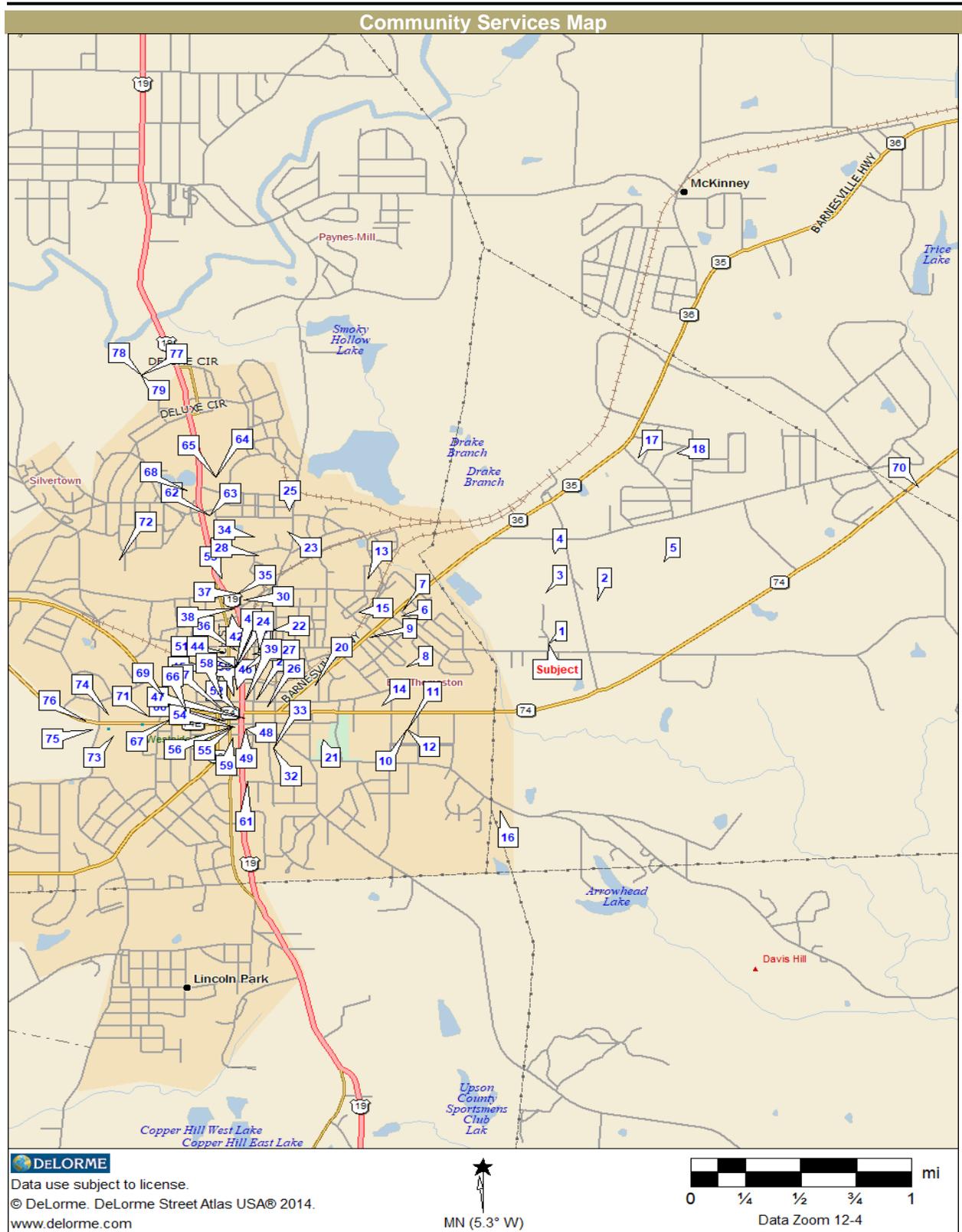
BANKING SERVICES		
Legend	Service	Distance From Site
46	United Bank	1.43
50	Colony Bank	1.46
80	Bank of Upson	3.97
GROCERY SUPERMARKET AND BAKERY SERVICES		
Legend	Service	Distance From Site
35	Family Dollar	1.40
40	Piggly Wiggly	1.42
64	Ingles Market	1.67
77	Walmart Supercenter	2.22
PHARMACY SERVICES		
Legend	Service	Distance From Site
62	Walgreens Pharmacy	1.62
65	Ingles Pharmacy	1.67
67	Thomaston Prescription Shop	1.76
75	Cherokee Pharmacy	2.11
78	Walmart Supercenter Pharmacy	2.22
RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES		
Legend	Service	Distance From Site
14	Tasty Shoppe	0.85
19	Big Chic Downtown	1.08
22	Genevia's	1.23
23	Rusty Buzzard	1.26
29	Sally's	1.36
31	Dairy Queen Grill & Chill	1.38
36	Burger King	1.40
41	Pizza Hut	1.42
42	Georgia Ave Cafeteria	1.42
43	Champs Chicken	1.42
48	Papa John's Pizza	1.45
51	Stubby's Hot Wings	1.46
53	Country Cupboard & Deli	1.48
54	Slices Pizzeria	1.50
56	English's Corner Cafe'	1.51
59	Big Chic Uptown	1.52
60	Ritz Cafe	1.53

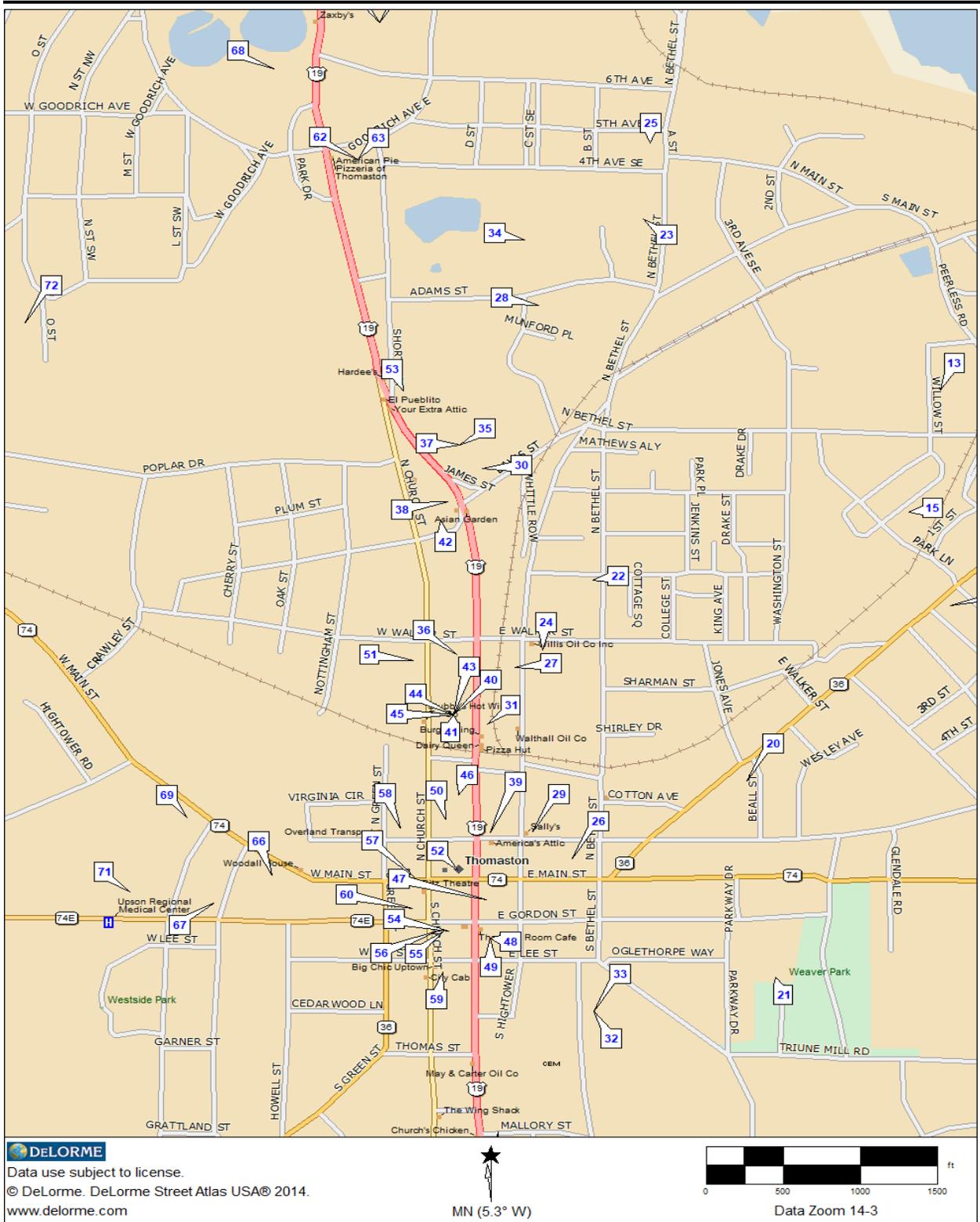


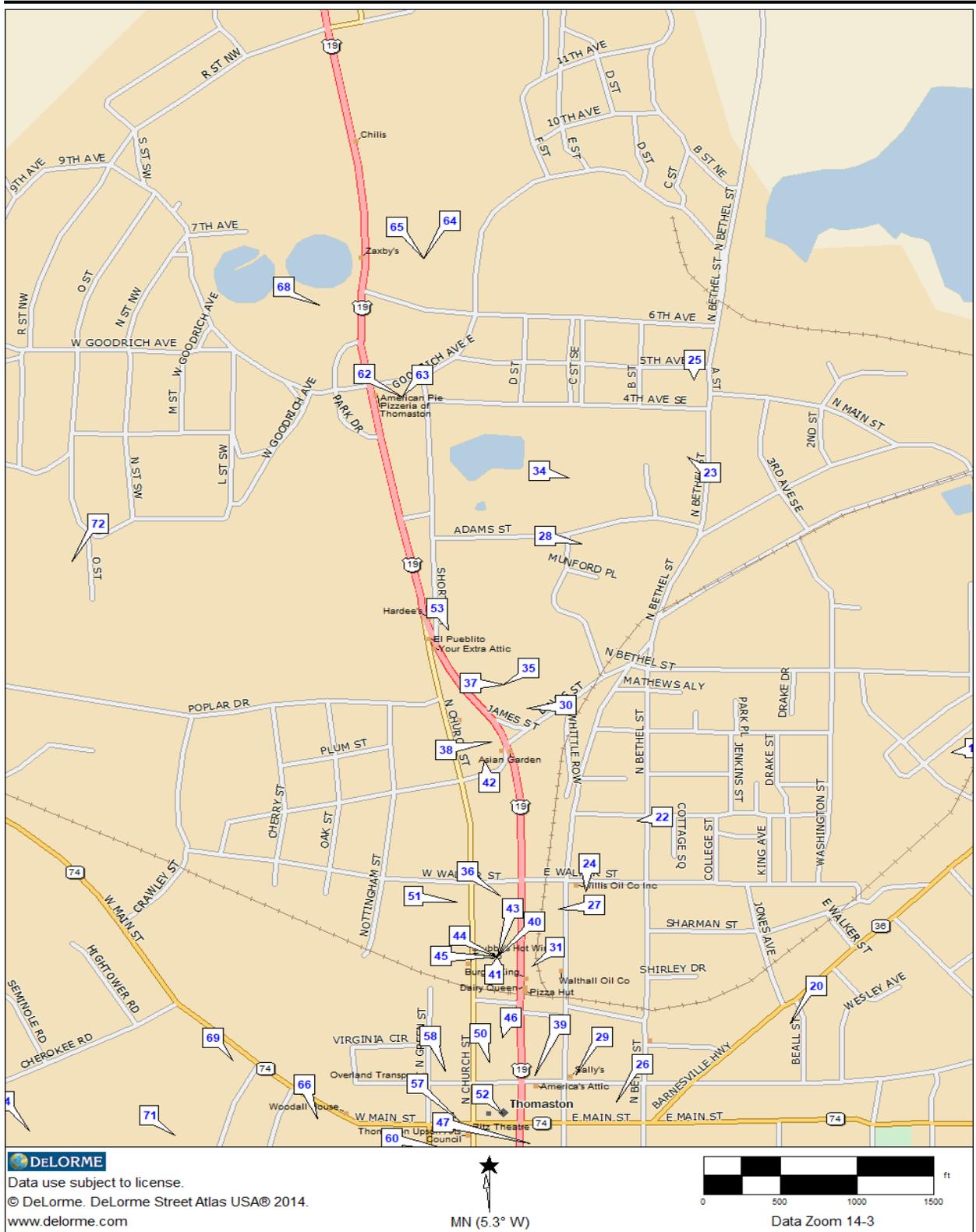
CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES		
Legend	Service	Distance From Site
26	Dollar General	1.32
37	Family Dollar	1.40
38	Peaches & Cotton Boutique	1.41
44	Traditions of Thomaston	1.42
55	French Kiss Boutique	1.50
63	Walgreens	1.62
79	Walmart Supercenter	2.22
SALON/BARBER FLORIST AND JEWELRY STORE SERVICES		
Legend	Service	Distance From Site
13	Cool Hair	0.84
18	Vanity Beauty Shop	1.05
20	Cricket's Beauty Salon	1.08
27	Expressions Beauty Salon	1.33
45	Hair Trends	1.42
47	Salon Twenty One	1.44
52	Jolie's Nails	1.46
57	Unique Beauty Salon	1.51
66	Grand Oak Salon Spa	1.68
BUS/SUBWAY/TRAIN STATION, TAXI AND AIRPORT SERVICES		
Legend	Service	Distance From Site
1	Three Rivers Regional Transit System	0.00
HOSPITAL, DENTIST, DOCTOR, SPA, AND GYM SERVICES		
Legend	Service	Distance From Site
30	Hughston Clinic Thomaston	1.37
71	Upton Orthopedics	1.85
73	Upton Regional Medical Center	2.03
76	Thomaston Clinic Scott	2.13
LIBRARY, MUSEUM, ZOO, AND AQUARIUM SERVICES		
Legend	Service	Distance From Site
74	Hightower Memorial Library	2.03
PARK AND AMUSEMENT PARK SERVICES		
Legend	Service	Distance From Site
21	Weaver Park	1.16
68	Greatest Generation Memorial Park	1.76
72	Silvertown Ball Park	1.95



POST OFFICE SERVICES		
Legend	Service	Distance From Site
39	United States Postal Service	1.41
CONVENIENCE STORE GAS STATION SERVICES		
Legend	Service	Distance From Site
6	Easy Stop	0.65
16	D J's Hot Spot	0.95
24	Handy Mart	1.30
25	Mike's Market	1.30
49	Cooks Market	1.45
61	Quick Stop	1.56
CHURCH, SYNAGOGUE, TEMPLE, AND MOSQUE SERVICES		
Legend	Service	Distance From Site
8	Crystal Hill Baptist Church	0.66
9	Thomaston Mennonite Church	0.80
15	East Thomaston Baptist Church	0.85
17	Twin Oaks Baptist Tabernacle	0.95
POLICE, CITY HALL, AND COURTHOUSE SERVICES		
Legend	Service	Distance From Site
7	Thomaston Police Department	0.65
FIRE STATION SERVICES		
Legend	Service	Distance From Site
58	Thomaston Fire Department	1.51
SCHOOL SERVICES		
Legend	Service	Distance From Site
2	Upton-Lee South Elementary School	0.26
3	Upton-Lee High School	0.30
4	Covenant Christian Academy	0.37
5	Upton-Lee North Elementary School	0.62
10	Thomaston-Upton Schools Supt	0.82
11	Upton-Lee Middle School	0.82
12	Matthews Field	0.82
28	Worthy Middle School	1.35
32	Upton Lee Pre Kindergarten	1.38
33	Thomaston Upton Pre K School	1.38
34	UI/Alternative School	1.39
69	Lu's Learning Center	1.76
70	Upton Christian Academy	1.82



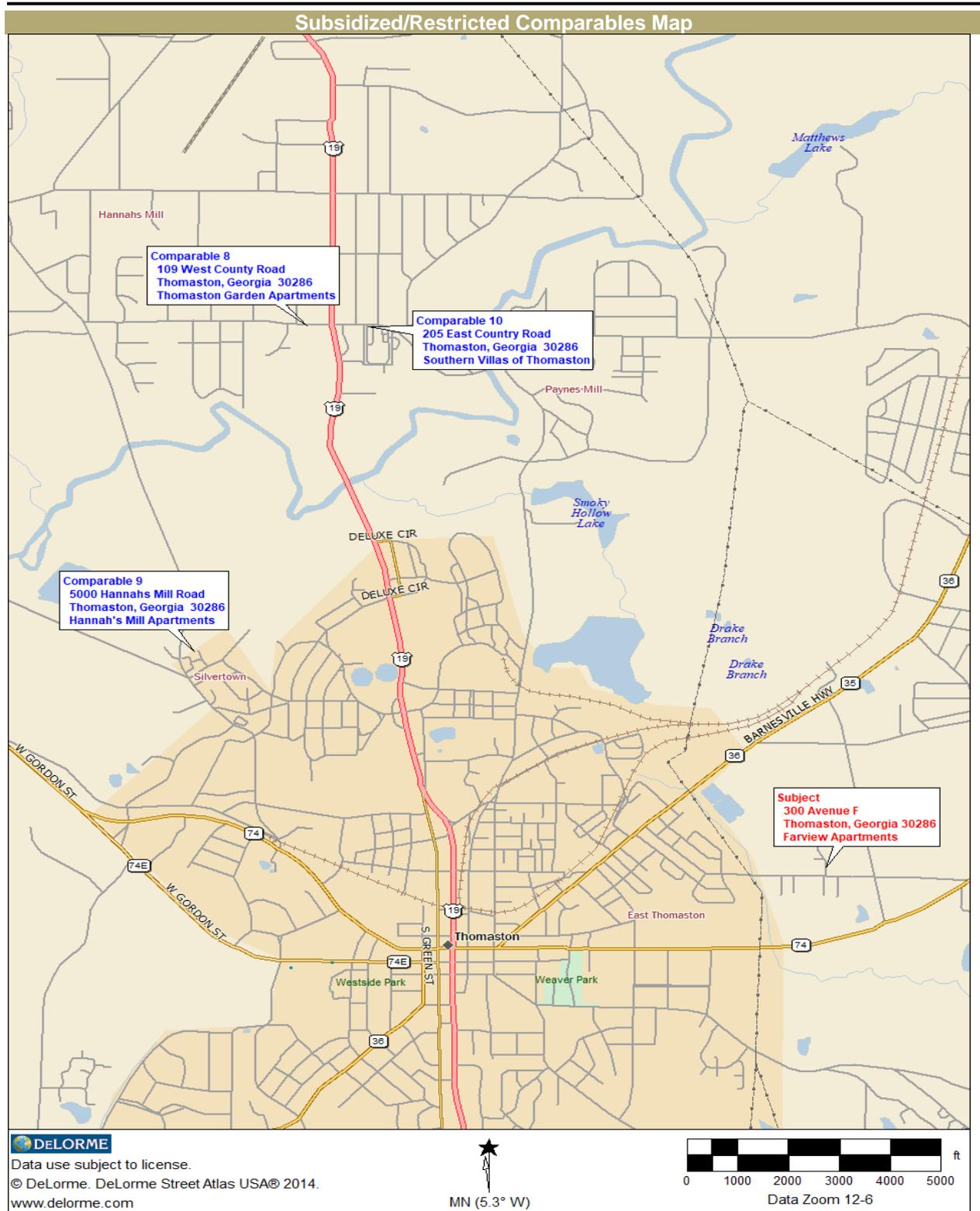






Subsidized/Restricted Legend

<u>Development Name</u>	<u>Type of Financing</u>	<u>Distance to Subject</u>
Thomaston Garden Apartments	Section 8	4.8 Miles
Hannah's Mill Apartments	Rural Development	3.9 Miles
Southern Villas of Thomaston	Rural Development	4.9 Miles



MARKET AREA



Delineation of Primary 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 an existing 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 are 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 movement 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 submarkets, with residents from one side of a submarket not moving to a nearby 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 older persons 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 cosponsor.



- **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.

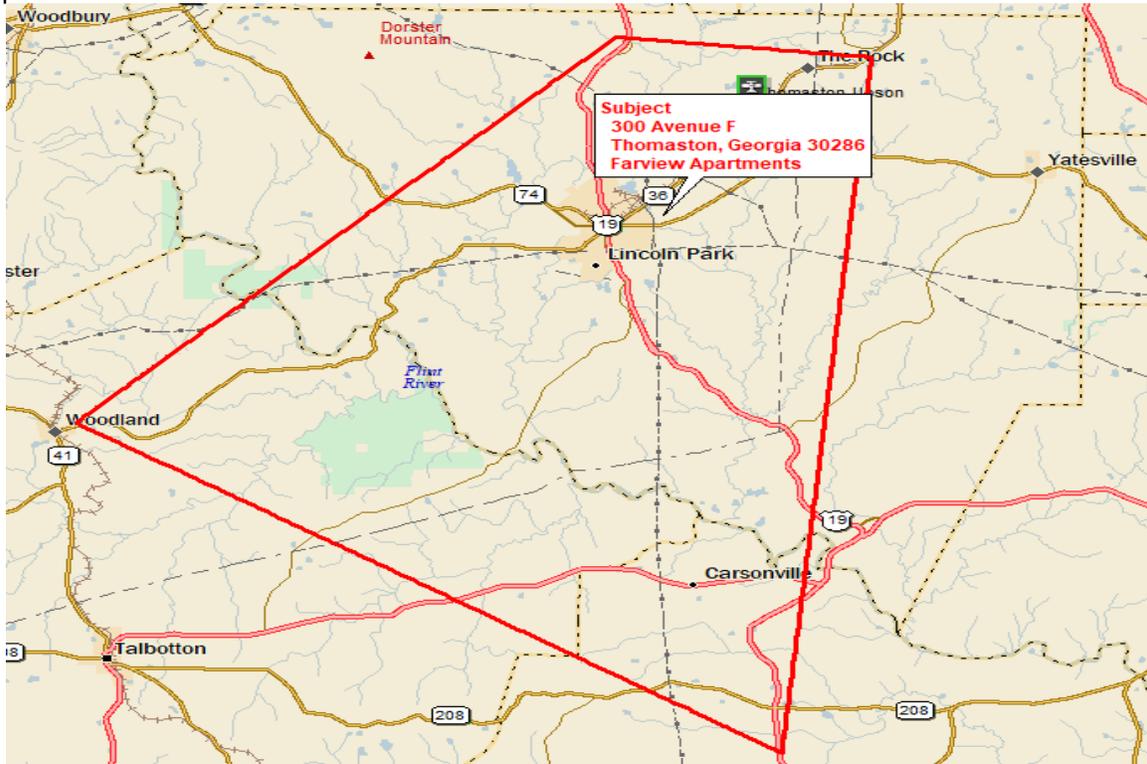
The National Council of Housing Market Analysts (NCHMA) Standards Committee also published a white paper called Best Practices for Rural Market Studies. In that paper, NCHMA discusses using the gravity model to determine market area boundaries in rural areas. The gravity model concept as it relates to 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 Thomaston is adjacent to Griffin to the north, Barnesville to the northeast, Butler to the south, Macon to the east, and Manchester to the west. The distance between the subject and Griffin, Barnesville, Butler, Macon and Manchester 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 Thomaston. Then, the population of the subject city should be divided by the sum of the population of Thomaston 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 8,844. The population of Griffin is 22,710. These two populations are added together to reach a sum of 31,554. Next, Thomaston's population of 8,844 is divided by 31,544. The result is 28.0 percent $((8,844 / (8,844 + 22,710)) = 28.0 \text{ percent})$. Griffin is approximately 27.5 miles from Thomaston. This distance is multiplied by 28.0 percent. The result is approximately 7.7 miles. Therefore, based on the gravity model, the pull for Thomaston is 7.7 miles beyond the city limits when heading east toward Griffin. The same calculation was then applied to the distance between Barnesville, Butler, Macon and Manchester. The following table shows the 2017 population of the subject city and each of the nearby cities, according to the U.S. Census Bureau as well as the distance of each from Thomaston. In addition, the table shows the estimated pull for Thomaston toward each of these cities:

Gravity Model Calculations			
Nearby City	Population (2017)	Distance from Subject City	Gravity Pull
Thomaston	8,844	---	---
Griffin	22,710	27.5 Miles	7.7 Miles
Barnesville	6,553	16.4 Miles	9.4 Miles
Butler	2,135	27.9 Miles	22.5 Miles
Macon	152,663	45.9 Miles	2.52 Miles
Manchester	4,018	25.5 Miles	17.5 Miles

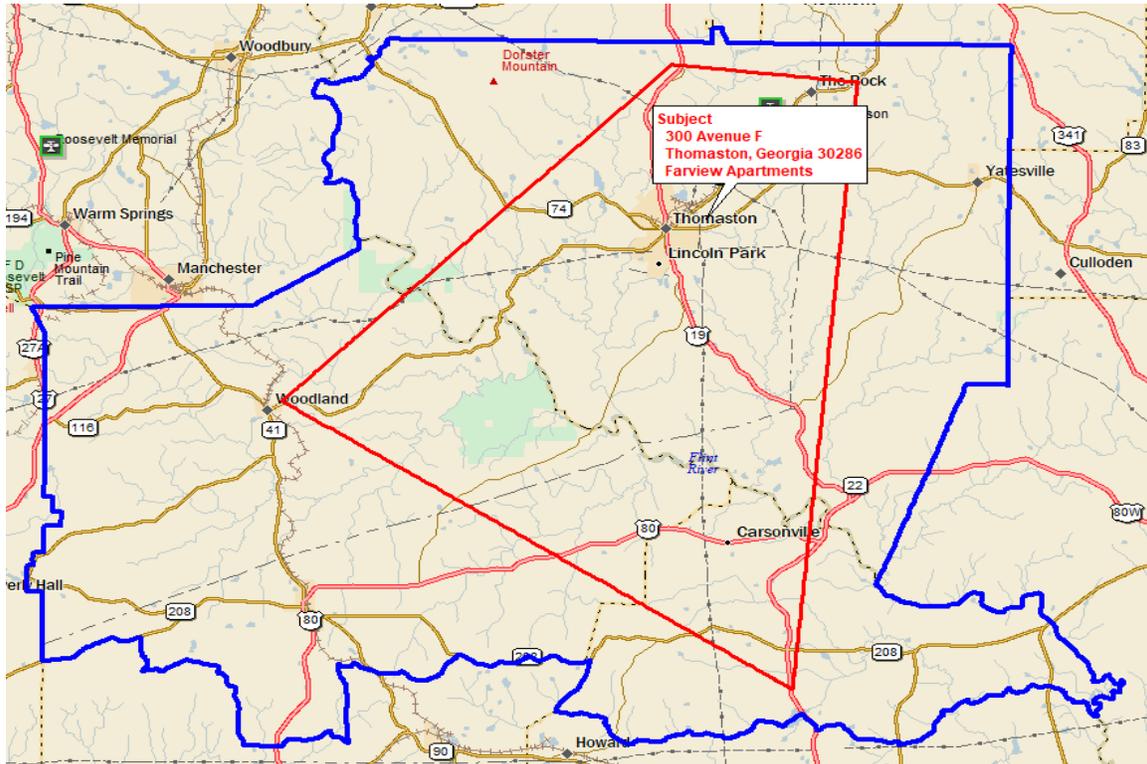


The following map shows what the market area would be if the gravity model based only on the data in the prior table:

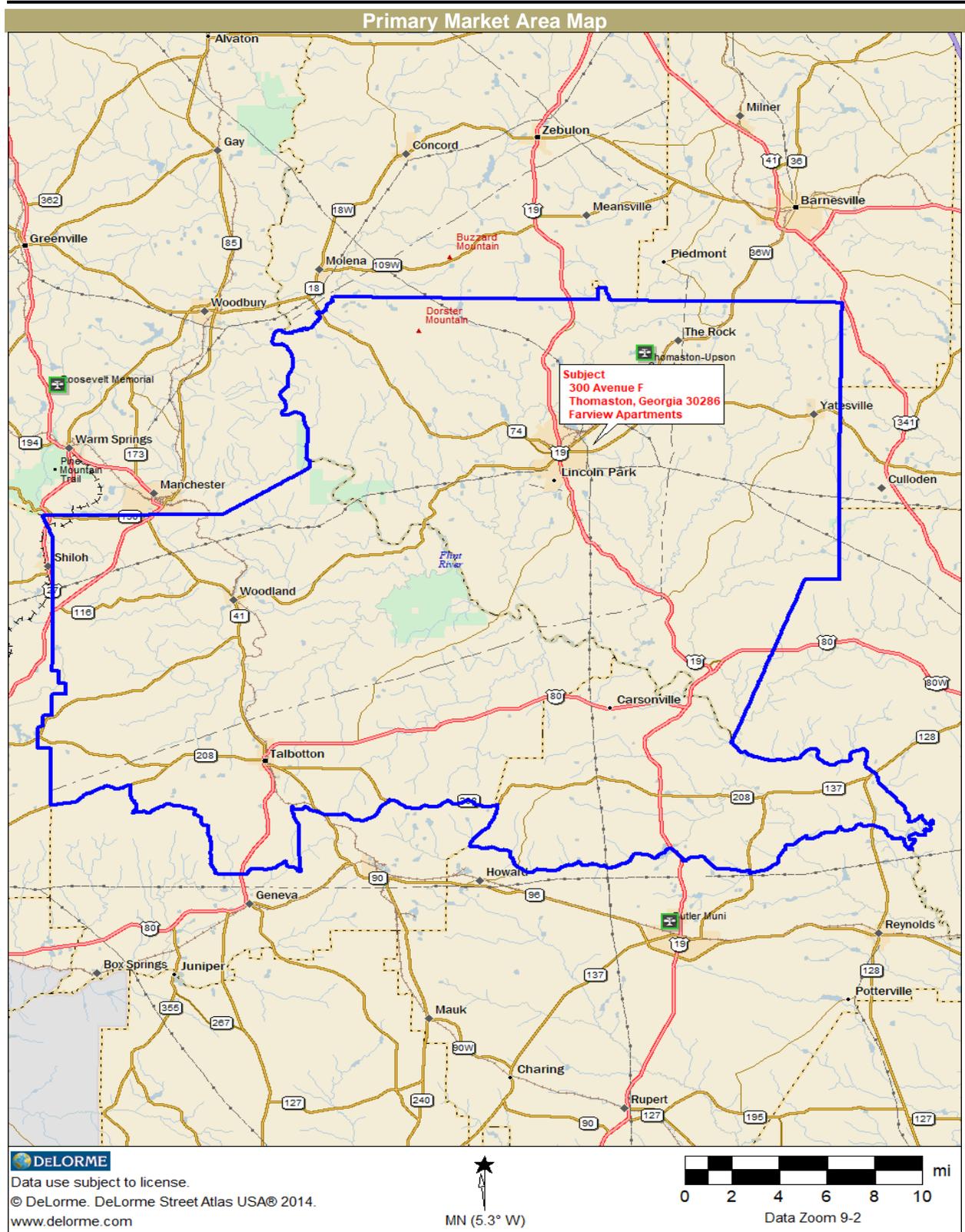


The basic market area shown in the map must be modified, however, because projected demographic data is available based on political boundaries and cannot be quantified based on the map shown on the previous page.

The gravity model map encompasses portions of the following census tracts in Upson County: 0103.00, 0104.00, 0105.00 and 0106.00; the following census tracts in Talbot County: 9601.00 and 9602.00; and the following census tract in Taylor County: 9501.00. 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 the following census tracts in Upson County: 0103.00, 0104.00, 0105.00 and 0106.00; the following census tracts in Talbot County: 9601.00 and 9602.00; and the following census tract in Taylor County: 9501.00. 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.



Therefore, the market area for the subject consists of the following census tracts in Upson County: 0103.00, 0104.00, 0105.00 and 0106.00; the following census tracts in Talbot County: 9601.00 and 9602.00; and the following census tract in Taylor County: 9501.00. The market area has the following boundaries: North – Pike and Lamar Counties; East – Lamar, Monroe and Crawford Counties; South – Beaver Creek, State 208, Howard Neal Road, Ingram Road, Packing House Road, Taylor Road, County Road 104, Shipp Road, Teal Road, Dennis Creek Road, Callier Road and State Highway 315; and West – Harris and Meriwether Counties. The northern boundary is approximately 6.8 miles from the subject. The western boundary is approximately 23.0 miles from the subject, and the southern boundary is approximately 21.5 miles from the subject. The eastern boundary is approximately 10.3 miles from the subject.



COMMUNITY DEMOGRAPHIC DATA



Community Demographic Data

Population Trends

The subject is located in the City of Thomaston, Georgia. The market area for the subject consists of the following census tracts in Upson County: 0103.00, 0104.00, 0105.00 and 0106.00; the following census tracts in Talbot County: 9601.00 and 9602.00; and the following census tract in Taylor County: 9501.00. The market area has the following boundaries: North – Pike and Lamar Counties; East – Lamar, Monroe and Crawford Counties; South – Beaver Creek, State 208, Howard Neal Road, Ingram Road, Packing House Road, Taylor Road, County Road 104, Shipp Road, Teal Road, Dennis Creek Road, Callier Road and State Highway 315; and West – Harris and Meriwether Counties.

In 2000, this geographic market area contained an estimated population of 33,879. By 2010, population in this market area had decreased by 0.7 percent to 31,654. In 2019, the population in this market area has decreased by 5.7 percent to 31,720. It is projected that between 2019 and 2021, population in the market area will decrease 0.1 percent to 31,702. It is projected that between 2021 and 2024, population in the market area will decrease 0.1 percent to 31,674.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
UPSON COUNTY	2000	27,597				
Estimated Projected Projected	2010	27,153	(444)	-1.6%	(44)	-0.2%
	2019	26,011	(1,142)	-4.2%	(127)	-0.5%
	2021	26,055	44	0.2%	22	0.1%
	2024	26,121	66	0.3%	22	0.1%
MARKET AREA	2000	33,879				
Estimated Projected Projected	2010	33,654	(225)	-0.7%	(23)	-0.1%
	2019	31,720	(1,934)	-5.7%	(215)	-0.6%
	2021	31,702	(18)	-0.1%	(9)	0.0%
	2024	31,674	(28)	-0.1%	(9)	0.0%
THOMASTON	2000	9,411				
Estimated Projected Projected	2010	9,170	(241)	-2.6%	(24)	-0.3%
	2019	9,021	(149)	-1.6%	(17)	-0.2%
	2021	9,056	35	0.4%	18	0.2%
	2024	9,109	53	0.6%	18	0.2%

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



CHANGE IN POPULATION BY AGE GROUPS						
UPSON COUNTY						
AGE	2010	2019	CHANGE	2021	2024	CHANGE
0-4	1,691	1,613	-4.6%	1,606	1,595	-0.7%
5-9	1,685	1,595	-5.3%	1,595	1,594	0.0%
10-14	1,812	1,570	-13.4%	1,574	1,579	0.3%
15-17	1,229	992	-19.3%	985	974	-1.1%
18-20	1,108	923	-16.7%	917	909	-0.9%
21-24	1,243	1,291	3.9%	1,287	1,280	-0.5%
25-34	3,017	3,038	0.7%	3,071	3,120	1.6%
35-44	3,489	2,897	-17.0%	2,870	2,830	-1.4%
45-54	4,057	3,343	-17.6%	3,199	2,983	-6.8%
55-64	3,570	3,665	2.7%	3,615	3,539	-2.1%
65-74	2,434	3,102	27.4%	3,304	3,607	9.2%
75-84	1,304	1,473	13.0%	1,501	1,542	2.8%
85+	514	509	-1.0%	533	569	6.8%
Total Population	27,153	26,011	-4.2%	26,055	26,121	0.3%
Elderly % Population	28.8%	33.6%	9.7%	34.4%	35.4%	1.1%
MARKET AREA						
AGE	2010	2019	CHANGE	2021	2024	CHANGE
0-4	2,032	1,865	-8.2%	1,856	1,843	-0.7%
5-9	2,053	1,870	-8.9%	1,858	1,839	-1.0%
10-14	2,225	1,869	-16.0%	1,860	1,846	-0.7%
15-17	1,503	1,188	-21.0%	1,175	1,155	-1.7%
18-20	1,386	1,109	-20.0%	1,099	1,084	-1.4%
21-24	1,486	1,560	5.0%	1,553	1,543	-0.7%
25-34	3,688	3,655	-0.9%	3,702	3,773	1.9%
35-44	4,255	3,459	-18.7%	3,415	3,348	-2.0%
45-54	5,152	4,108	-20.3%	3,903	3,595	-7.9%
55-64	4,593	4,720	2.8%	4,663	4,577	-1.8%
65-74	3,080	3,882	26.0%	4,124	4,488	8.8%
75-84	1,600	1,826	14.1%	1,856	1,901	2.4%
85+	601	609	1.3%	638	682	6.9%
Total Population	33,654	31,720	-5.7%	31,702	31,674	-0.1%
Elderly % Population	29.3%	34.8%	10.2%	35.6%	36.8%	1.2%
THOMASTON						
AGE	2010	2019	CHANGE	2021	2024	CHANGE
0-4	623	598	-4.0%	596	593	-0.5%
5-9	579	597	3.1%	595	593	-0.4%
10-14	592	578	-2.4%	585	595	1.7%
15-17	421	343	-18.5%	349	358	2.6%
18-20	414	306	-26.1%	313	323	3.3%
21-24	450	432	-4.0%	432	433	0.1%
25-34	1,040	1,117	7.4%	1,107	1,093	-1.3%
35-44	1,137	1,018	-10.5%	1,025	1,036	1.1%
45-54	1,231	1,114	-9.5%	1,074	1,015	-5.5%
55-64	1,076	1,129	4.9%	1,127	1,123	-0.3%
65-74	816	1,004	23.0%	1,057	1,136	7.5%
75-84	524	545	4.0%	551	559	1.5%
85+	267	240	-10.1%	245	252	2.9%
Total Population	9,170	9,021	-1.6%	9,056	9,109	0.6%
Elderly % Population	29.3%	32.3%	9.5%	32.9%	33.7%	0.8%

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 Upson County in 2019 was 33.1 percent, and the percentage for Thomaston was 46.0 percent. The percentage of renters in the primary market area in 2019 was 30.9 percent. According to the U.S. Census Bureau, the national rental percentage is 36.2 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.	%
UPSON COUNTY	2000	10,752	7,515	69.9%	3,237	30.1%
	2010	10,716	7,156	66.8%	3,560	33.2%
Estimated	2019	10,363	6,935	66.9%	3,428	33.1%
Projected	2021	10,395	6,955	66.9%	3,440	33.1%
Projected	2024	10,443	6,984	66.9%	3,459	33.1%
MARKET AREA	2000	13,061	9,437	72.3%	3,624	27.7%
	2010	13,292	9,181	69.1%	4,111	30.9%
Estimated	2019	12,713	8,785	69.1%	3,930	30.9%
Projected	2021	12,725	8,789	69.1%	3,936	30.9%
Projected	2024	12,743	8,796	69.0%	3,947	31.0%
THOMASTON	2000	3,937	2,088	53.0%	1,849	47.0%
	2010	3,784	1,752	46.3%	2,032	53.7%
Estimated	2019	3,730	2,015	54.0%	1,715	46.0%
Projected	2021	3,750	2,023	53.9%	1,727	46.1%
Projected	2024	3,780	2,034	53.8%	1,746	46.2%

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



TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
UPSON COUNTY	25-34	574	733	1,307
	35-44	1,092	705	1,797
	45-54	1,579	679	2,258
	55-64	1,562	552	2,114
	65-74	1,270	341	1,611
	75+	982	252	1,234
MARKET AREA	25-34	713	827	1,540
	35-44	1,384	778	2,162
	45-54	2,043	794	2,837
	55-64	2,082	662	2,744
	65-74	1,615	413	2,028
	75+	1,226	296	1,522
THOMASTON	25-34	153	399	552
	35-44	240	368	608
	45-54	303	389	692
	55-64	332	298	630
	65-74	316	227	543
	75+	380	163	543

Source: U.S. Census Bureau

The breakdown of households according to size and type in 2019 is shown in the following table. Renter household size for the market area is shown on the following page.

HOUSEHOLDS BY SIZE AND TYPE			
OWNER-OCCUPIED	UPSON COUNTY	MARKET AREA	THOMASTON
1 person	1,535	2,012	490
2 persons	2,717	3,406	804
3 persons	1,182	1,492	310
4 persons	912	1,131	265
5 persons	375	487	85
6 or more persons	214	257	61
RENTER-OCCUPIED			
1 person	1,364	1,577	706
2 persons	777	624	389
3 persons	584	628	283
4 persons	345	400	170
5 persons	225	260	101
6 or more persons	135	141	67

Source: Nielsen Claritas; Ribbon Demographics



The subject's units are most suitable for households between one and six 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	1,577	43.4%
2 persons	624	17.2%
3 persons	628	17.3%
4 persons	400	11.0%
5 persons	260	7.2%
6 or more persons	141	3.9%
TOTAL	3,630	100.0%

Source: Nielsen Claritas; Ribbon Demographics



CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK			
	UPSON COUNTY	MARKET AREA	THOMASTON
TOTAL HOUSING UNITS	12,161	15,337	4,294
OCCUPANCY AND TENURE			
Occupied Housing Units	10,716	13,292	3,784
Owner-Occupied	7,156	9,181	1,752
Percent Owner-Occupied	66.8%	69.1%	46.3%
Renter-Occupied	3,560	4,111	2,032
VACANT HOUSING UNITS			
For seasonal, recreational, etc.	186	408	25
Persons per owner-occupied unit	2.46	1.46	2.25
Persons per renter-occupied unit	2.55	1.5	2.44
TENURE BY YEAR STRUCTURE BUILT			
RENTER-OCCUPIED			
2005 or later	37	53	26
2000-2004	99	99	77
1990-1999	289	404	149
1980-1989	564	661	249
1970-1979	872	988	505
1960-1969	313	344	132
1950-1959	252	305	124
1940-1949	191	230	80
1939 or earlier	551	598	460
PERSONS PER ROOM: RENTER			
0.50 or less	1,865	2,206	1,092
0.51-1.00	1,110	1,283	571
1.01-1.50	174	174	139
1.51-2.00	19	19	0
2.01 or more	0	0	0
PLUMBING FACILITIES -			
PERSON/ROOM: RENTER-OCCUPIED			
Lacking Complete Plumbing Facilities:			
1.00 or less	10	10	0
1.01-1.50	0	0	0
1.51 or more	0	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 were 193 renter households with more than 1.01 occupants per room in the market area. There are 10 renter households that are lacking complete plumbing facilities in the market area.



ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
UPSON COUNTY	NUMBER	PERCENT	NUMBER	PERCENT
1, Detached	6,292	85.8%	1,417	44.7%
1, Attached	45	0.6%	56	1.8%
2	0	0.0%	289	9.1%
3 to 4	0	0.0%	479	15.1%
5 to 9	0	0.0%	163	5.1%
10 to 19	0	0.0%	34	1.1%
20 to 49	0	0.0%	43	1.4%
50 or more	0	0.0%	46	1.5%
Mobile Home, Trailer, Other	997	13.6%	641	20.2%
TOTAL	7,334	100.0%	3,168	100.0%
MARKET AREA				
1, Detached	7,853	82.9%	1,664	45.2%
1, Attached	84	0.9%	62	1.7%
2	0	0.0%	327	8.9%
3 to 4	0	0.0%	571	15.5%
5 to 9	0	0.0%	188	5.1%
10 to 19	0	0.0%	34	0.9%
20 to 49	0	0.0%	43	1.2%
50 or more	0	0.0%	46	1.2%
Mobile Home, Trailer, Other	1,533	16.2%	747	20.3%
TOTAL	9,470	100.0%	3,682	100.0%
THOMASTON				
1, Detached	1,713	98.4%	754	41.8%
1, Attached	27	1.6%	56	3.1%
2	0	0.0%	267	14.8%
3 to 4	0	0.0%	444	24.6%
5 to 9	0	0.0%	155	8.6%
10 to 19	0	0.0%	34	1.9%
20 to 49	0	0.0%	43	2.4%
50 or more	0	0.0%	39	2.2%
Mobile Home, Trailer, Other	0	0.0%	10	0.6%
TOTAL	1,740	100.0%	1,802	100.0%

Source: U.S. Census Bureau

Households Income Trends and Analysis

Households who have between one and two persons and annual incomes below \$29,100 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 45 percent (45.2%) of the primary market area tenants are within this range. Households who have between two and three persons and annual incomes below \$32,700 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately 50 percent (50.1%) of the primary market area tenants are within this range. Households who have between three and five persons and annual incomes below \$39,240 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately 47 percent (47.2%) of the primary market area tenants are within this range. Households who have between four and six persons and annual incomes below \$42,180 are potential tenants for the four-bedroom units at 60 percent of the area median income. Approximately 43 percent (43.2%) of the primary market area tenants are within this range.



HISTA 2.2 Summary Data Market Area
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Renter Households							
Age 15 to 54 Years							
Year 2019 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	104	71	48	29	11	5	268
\$10,000-20,000	106	52	142	26	17	7	350
\$20,000-30,000	33	65	16	25	21	9	169
\$30,000-40,000	84	17	1	7	61	42	212
\$40,000-50,000	129	11	65	16	8	4	233
\$50,000-60,000	16	37	20	9	34	18	134
\$60,000-75,000	3	0	66	22	31	23	145
\$75,000-100,000	8	12	14	4	13	8	59
\$100,000-125,000	22	2	0	10	4	1	39
\$125,000-150,000	11	2	7	1	15	10	46
\$150,000-200,000	10	3	2	2	11	3	31
\$200,000+	551	137	35	82	4	0	609
Total	877	409	416	233	230	130	2,295

Renter Households							
Aged 55+ Years							
Year 2019 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	266	104	18	2	2	0	392
\$10,000-20,000	93	97	94	23	6	2	315
\$20,000-30,000	57	105	18	19	4	2	205
\$30,000-40,000	44	39	12	5	8	6	114
\$40,000-50,000	25	33	22	4	1	1	86
\$50,000-60,000	19	21	8	20	1	0	69
\$60,000-75,000	32	19	0	34	1	0	86
\$75,000-100,000	12	20	6	3	1	0	42
\$100,000-125,000	10	13	2	3	0	0	28
\$125,000-150,000	10	8	3	2	1	0	24
\$150,000-200,000	13	19	9	4	1	0	46
\$200,000+	119	37	20	48	4	0	228
Total	700	515	212	167	30	11	1,635

Renter Households							
Aged 62+ Years							
Year 2019 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	176	88	18	2	2	0	286
\$10,000-20,000	58	54	53	21	6	2	194
\$20,000-30,000	28	64	17	16	4	2	131
\$30,000-40,000	42	38	5	5	8	6	104
\$40,000-50,000	18	32	3	4	0	0	57
\$50,000-60,000	12	17	8	7	1	0	45
\$60,000-75,000	20	19	0	1	1	0	41
\$75,000-100,000	11	11	6	3	1	0	32
\$100,000-125,000	2	4	1	1	0	0	8
\$125,000-150,000	7	3	3	0	1	0	14
\$150,000-200,000	10	18	8	3	0	0	39
\$200,000+	106	34	20	45	3	0	208
Total	490	382	142	108	27	10	1,159

Renter Households							
All Age Groups							
Year 2019 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	370	175	66	31	13	5	660
\$10,000-20,000	199	149	236	49	23	9	665
\$20,000-30,000	90	170	34	44	25	11	374
\$30,000-40,000	128	56	13	12	69	48	326
\$40,000-50,000	154	44	87	20	9	5	319
\$50,000-60,000	35	58	28	29	35	18	203
\$60,000-75,000	35	19	66	56	32	23	231
\$75,000-100,000	20	32	20	7	14	8	101
\$100,000-125,000	32	15	2	13	4	1	67
\$125,000-150,000	21	10	10	3	16	10	70
\$150,000-200,000	23	22	11	6	12	3	77
\$200,000+	470	174	55	130	8	0	827
Total	1,577	924	628	400	260	141	3,930

* Estimates based on household size ratios; not cross tabulated data



HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE			
INCOME	UPSON COUNTY	MARKET AREA	THOMASTON
Less than \$10,000			
Less than 20%	0	0	0
20-24%	12	12	12
25-29%	105	138	105
30-34%	44	50	30
35%+	401	496	318
Not Computed	136	165	67
\$10,000 - \$19,999			
Less than 20%	9	9	9
20-24%	116	116	0
25-29%	21	21	21
30-34%	101	129	101
35%+	569	657	380
Not Computed	77	144	29
\$20,000 - \$34,999			
Less than 20%	66	85	45
20-24%	126	128	38
25-29%	203	230	83
30-34%	203	203	76
35%+	152	167	127
Not Computed	93	117	26
\$35,000 - \$49,999			
Less than 20%	180	219	60
20-24%	117	117	66
25-29%	20	20	20
30-34%	7	7	0
35%+	9	9	0
Not Computed	44	55	16
\$50,000 - \$74,999			
Less than 20%	164	171	97
20-24%	46	46	16
25-29%	0	0	0
30-34%	19	19	0
35%+	0	0	0
Not Computed	38	38	13
\$75,000 or more			
Less than 20%	70	94	47
20-24%	0	0	0
25-29%	0	0	0
30-34%	0	0	0
35%+	0	0	0
Not Computed	20	20	0
TOTAL	3,168	3,682	1,802

Source: U.S. Census Bureau

Property Name
 Property Address
 Property City, Property State Zip Code



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+
UPSON COUNTY									
Less than \$15,000	341	957	721	611	533	614	562	443	642
\$15,000 - \$24,999	460	497	514	295	443	619	259	361	626
\$25,000 - \$34,999	556	505	465	288	407	550	267	345	581
\$35,000 - \$49,999	593	558	455	324	520	558	330	482	648
\$50,000 - \$74,999	677	622	419	561	860	467	547	762	512
\$75,000 - \$99,999	423	576	101	363	596	182	384	572	219
\$100,000 - \$149,999	106	364	44	283	424	175	347	495	247
\$150,000 - \$199,999	7	72	35	25	110	62	33	136	93
\$200,000+	0	18	9	4	64	128	4	68	179
TOTAL	10,095			10,066			10,144		
MARKET AREA									
Less than \$15,000	449	1,259	899	687	736	790	627	604	818
\$15,000 - \$24,999	515	641	771	327	541	756	287	439	758
\$25,000 - \$34,999	621	561	507	325	479	676	301	406	698
\$35,000 - \$49,999	694	689	476	443	671	681	424	594	766
\$50,000 - \$74,999	898	795	500	662	1,068	583	655	968	660
\$75,000 - \$99,999	477	777	129	394	708	254	415	683	305
\$100,000 - \$149,999	148	539	70	327	491	208	406	583	302
\$150,000 - \$199,999	27	91	35	41	178	71	46	190	104
\$200,000+	0	68	9	21	96	152	29	108	220
TOTAL	12,645			12,366			12,396		
THOMASTON									
Less than \$15,000	165	575	409	272	234	242	257	204	248
\$15,000 - \$24,999	267	167	187	142	155	224	123	133	222
\$25,000 - \$34,999	121	150	175	86	179	203	84	157	215
\$35,000 - \$49,999	192	103	153	129	151	186	140	154	216
\$50,000 - \$74,999	190	99	130	198	289	137	196	256	140
\$75,000 - \$99,999	61	62	25	118	177	66	121	179	73
\$100,000 - \$149,999	14	107	0	100	125	46	123	153	61
\$150,000 - \$199,999	0	21	0	9	29	36	10	36	52
\$200,000+	0	0	0	1	25	59	1	28	80
TOTAL	3,373			3,618			3,662		

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

EMPLOYMENT TRENDS



Employment Trends

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

Employment in Upson County has been decreasing an average of 0.2 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 Upson County has fluctuated from 4.4 percent to 12.2 percent since 2010. These fluctuations are higher than the unemployment rate for the State of Georgia.

LABOR FORCE AND EMPLOYMENT TRENDS FOR GEORGIA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	4,586,420	4,341,223	94.7%	245,197	5.3%
2006	4,710,775	4,489,128	95.3%	221,647	4.7%
2007	4,815,818	4,597,640	95.5%	218,178	4.5%
2008	4,879,253	4,575,010	93.8%	304,243	6.2%
2009	4,787,749	4,311,854	90.1%	475,895	9.9%
2010	4,696,676	4,202,052	89.5%	494,624	10.5%
2011	4,748,754	4,263,305	89.8%	485,449	10.2%
2012	4,787,367	4,348,083	90.8%	439,284	9.2%
2013	4,756,157	4,366,374	91.8%	389,783	8.2%
2014	4,738,946	4,403,433	92.9%	335,513	7.1%
2015	4,775,453	4,490,414	94.0%	285,039	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**	5,112,295	4,955,825	96.9%	156,470	3.1%

* Data based on place of residence.

**Preliminary - based on monthly data through September 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 September 2019 was 3.1 percent.



LABOR FORCE AND EMPLOYMENT TRENDS FOR UPSON COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	12,048	11,233	93.2%	815	6.8%
2006	11,794	11,052	93.7%	742	6.3%
2007	12,011	11,244	93.6%	767	6.4%
2008	12,032	11,037	91.7%	995	8.3%
2009	11,912	10,371	87.1%	1,541	12.9%
2010	11,932	10,471	87.8%	1,461	12.2%
2011	12,013	10,621	88.4%	1,392	11.6%
2012	11,994	10,713	89.3%	1,281	10.7%
2013	11,923	10,752	90.2%	1,171	9.8%
2014	11,271	10,272	91.1%	999	8.9%
2015	11,099	10,295	92.8%	804	7.2%
2016	11,141	10,426	93.6%	715	6.4%
2017	11,276	10,665	94.6%	611	5.4%
2018	11,376	10,875	95.6%	501	4.4%
2019**	11,289	10,913	96.7%	376	3.3%

* Data based on place of residence.

**Preliminary - based on monthly data through September 2019

Source: U.S. Bureau of Labor Statistics

Unemployment in the county reached a high of 12.9 percent in 2009 and a low of 4.4 percent in 2018. The annual rate for Upson County in September 2019 was 3.3 percent.

CHANGE IN TOTAL EMPLOYMENT FOR UPSON COUNTY				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	(762)	(152)	-6.8%	-1.4%
2010-2015	(176)	(35)	-1.7%	-0.3%

Source: U.S. Bureau of Labor Statistics

The data shows that the number of persons employed in Thomaston decreased an average of 0.8 percent per year between 2005 and 2015.

RECENT CHANGES IN EMPLOYMENT FOR UPSON COUNTY			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	10,471	100	12.2%
2011	10,621	150	11.6%
2012	10,713	92	10.7%
2013	10,752	39	9.8%
2014	10,272	(480)	8.9%
2015	10,295	23	7.2%
2016	10,426	131	6.4%
2017	10,665	239	5.4%
2018	10,875	210	4.4%

Source: U.S. Bureau of Labor Statistics

The unemployment rate has fluctuated from 4.4 percent to 12.2 percent since 2010. These fluctuations are slightly higher than the unemployment rate for the State of Georgia



Place of Work Employment						
PLACE OF WORK EMPLOYMENT DATA						
INDUSTRY	UPSON COUNTY		MARKET AREA		THOMASTON	
	TOTAL	%	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	129	1.3%	204	1.7%	46	1.4%
Construction	576	5.9%	731	6.0%	171	5.1%
Manufacturing	1,874	19.1%	2,334	19.2%	610	18.1%
Wholesale Trade	139	1.4%	221	1.8%	37	1.1%
Retail Trade	1,085	11.1%	1,222	10.1%	335	10.0%
Transportation, Communication & Utilities	455	4.6%	652	5.4%	148	4.4%
Information	149	1.5%	184	1.5%	31	0.9%
Finance, Insurance & Real Estate	535	5.5%	636	5.2%	118	3.5%
Professional & Related Services	638	6.5%	818	6.7%	225	6.7%
Educational, Health & Social Services	2,223	22.7%	2,838	23.4%	797	23.7%
Entertainment & Recreation Services	755	7.7%	885	7.3%	357	10.6%
Other	507	5.2%	571	4.7%	237	7.0%
Public Administration	738	7.5%	838	6.9%	253	7.5%

Source: Nielsen Claritas and Ribbon Demographics

The above chart shows the number of people employed in different sectors of the Upson County, primary market area and Thomaston 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.

Major Employers

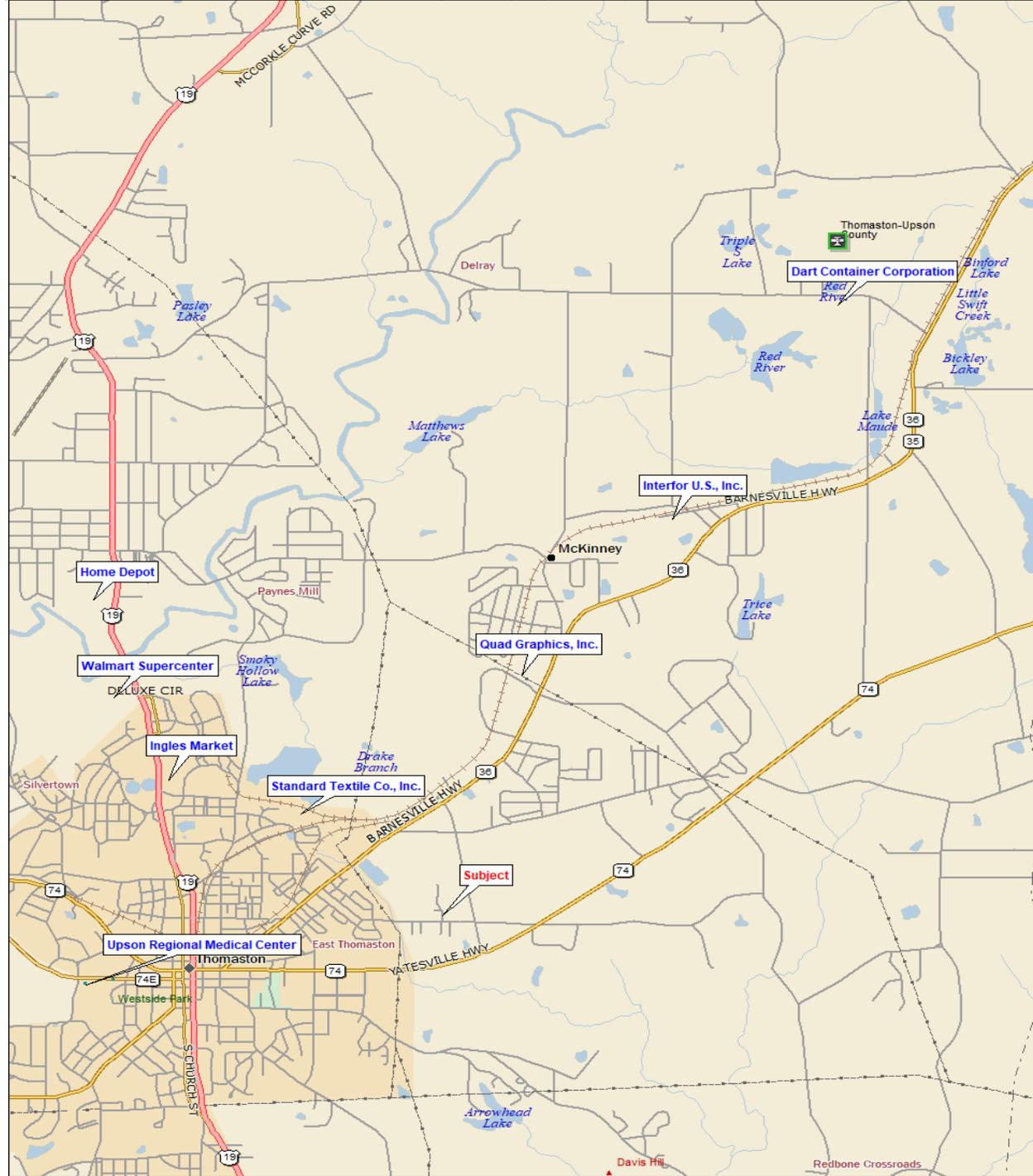
Major employers, product or service and number of employees for the City of Thomaston and Upson County are as follows.

MAJOR EMPLOYERS	
Name	Product/Service
Home Depot	Retail
Ingles Markets, Inc.	Retail/Supermarkets
Interfor U.S., Inc.	Saw Mill
Quad Graphics, Inc.	Graphic Designer
Dart Container Corporation	Manufacturing
Tencate Protective Fabrics	Textile Mill
Standard Textile Co., Inc.	Manufacturing
Upson Regional Medical Center	Healthcare
Walmart Supercenter	Retail

Source: Thomas-Upson Development Authority



Major Employers Map



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Data Zoom 12-0



Future Employment Trends

According to the Thomaston-Upson Development Authority, the following companies have opened or relocated to Upson County within the past few years:

- Planet Fitness opened a fitness club in Thomaston in September 2019.
- Ranew’s, a vehicle part plant, plans to build a new manufacturing plant which will employ 32 personnel and possibly another 55 to 60 within a 12-month period.
- In December 2018, Standard Textile requested a \$12 million bond with its commitment to the creation of 30 additional jobs.
- In August 2018, Interfor Corporation invested \$112 million into the Thomaston Sawmill.
- In 2017, Golden Star, Inc. announced its move to Thomaston which will create 30 jobs in 2018

In addition, there were no WARN notices for the county in the past four years. Therefore, it is believed that the economy of Thomaston will remain stable.

Wages

The average annual wage of Upson County employees was \$38,649 in 2018. Wages have been increasing 0.9 percent per year. Wages in agriculture, forestry and fisheries; retail trade; leisure and hospitality services; 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	\$23,353	\$19,851	N/A*
Mining	N/A*	N/A*	N/A*
Construction	\$44,719	\$47,850	7.0%
Manufacturing	\$44,938	\$46,508	3.5%
Transportation and Warehousing	\$51,224	\$39,913	-22.1%
Utilities	\$45,163	\$47,809	5.9%
Wholesale Trade	\$48,392	\$57,051	17.9%
Retail Trade	\$22,613	\$23,017	1.8%
Leisure and Hospitality	\$14,139	\$14,410	1.9%
Education and Health Services	\$41,935	\$43,361	3.4%
Professional and Business Services	\$38,161	\$36,824	-3.5%
Financial Activities	\$47,386	\$50,520	6.6%
Information	\$47,417	\$44,440	-6.3%
Other Services	\$28,598	\$30,877	8.0%
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, 39.3 percent in the market area have a travel time of less than 15 minutes; 26.4 percent have a travel time of 15 to 29 minutes; and 34.3 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	4,525	39.3%
15-29	3,047	26.4%
30-44	1,687	14.6%
45-59	1,116	9.7%
60+	1,153	10.0%
Total Commuters	11,528	

Source: Nielsen Claritas, Ribbon Demographics

PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS



Household Income Trends and Analysis

Renters within the target incomes below \$29,100, or 45.2 percent, qualify for one-bedroom units at 60 percent of the area median income; renters with incomes below \$32,700, or 54.7 percent, qualify for two-bedroom units at 60 percent of the area median income; renters with incomes below \$39,240, or 47.2 percent, qualify for three-bedroom units at 60 percent of the area median income; and renters with incomes below \$42,180, or 43.2 percent, qualify for four-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 ($\$839 / 35\% = \$2,397.14 \times 12 = \$28,766$). This process is based on the premise that a tenant should not pay more than 35 percent of his annual income on rent. However, the subject is currently a Section 8 property with subsidies for all units. As complete, the subject will remain a Section 8 property with subsidies for all units, as well as be 100 percent LIHTC at 60 percent of the area median income. Tenants will never be required to pay more than 30 percent of their income towards rent and utilities. Therefore, there is no lower income limit.

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 six 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 of one-person households will occupy efficiency units. We expect 95 percent of one-person households and 25 percent of two-person households will occupy one-bedroom units. We expect that 75 percent of two-person households and 50 percent of three-person households will occupy two-bedroom units. We expect that 50 percent three-person households, 95 percent of four-person households and 95 percent of households with five or more persons will occupy three-bedroom units. We expect five percent (5%) of four-person household and five percent (5%) of household with five or more person will occupy units with four or more bedrooms.

The following tables illustrate the ratio of units required by each household size. These occupancy patterns suggest that efficiency units should account for 2.2 percent of the renter housing demand; one-bedroom units should account for 45.6 percent; two-bedroom units should account for 21.5 percent; three-bedroom units should account for 25.9 percent; and four-bedroom units should account for 4.8 percent.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS						
HOUSEHOLD SIZE	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	79	1,498	0	0	0	1,577
2 Persons	0	156	468	0	0	624
3 Persons	0	0	314	314	0	628
4 Persons	0	0	0	380	20	400
5 Persons	0	0	0	247	13	260
6 or More Persons	0	0	0	0	141	141
TOTAL	79	1,654	782	941	174	3,630
PERCENT	2.2%	45.6%	21.5%	25.9%	4.8%	100.0%



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 Section 8 and 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)	\$839	\$0	\$42,180	53.3%	2,020
1 BR (60%)	\$839	\$0	\$29,100	45.2%	1,130
2 BR (60%)	\$930	\$0	\$32,700	54.7%	849
3 BR (60%)	\$1,019	\$0	\$39,240	47.2%	608
4 BR (60%)	\$1,225	\$0	\$42,180	43.2%	346

Penetration Rate

There are no vacant competitive units. The subject has four vacant units. If all these units attain full occupancy, they will have an aggregate penetration rate of 0.2 percent.

REQUIRED PENETRATION RATE	
Income Eligible Renter Households	2,020
Existing Vacant Competitive Units	0
LIHTC Units Planned	0
Vacant Units in Subject	4
Total Inventory	4
Penetration Rate	0.2%

Projects Under Construction

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

Planned Projects

According to the Georgia Department of Community Affairs, there was one rehabilitation LIHTC development awarded tax credits in 2018. Timberfalls Apartments is an existing property for families that contains 48 one-, two- and three-bedroom units set at 50 and 60 percent of the area. The property is located in the City of Thomaston. This property was deemed unverifiable after numerous attempts were made to contact; therefore, this property's occupancy rate is unknown.

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 six households per year in the market area from 2019 to 2024 as shown on the Households by Tenure table on Page 52. The subject's rehabilitation will be complete in 2021. Therefore, the increase of six households per year was multiplied by two years. The result is 12 households. The household growth between 2019 and 2021 (12) was then multiplied by the percent income qualified previously determined on Page 55. The result was then multiplied by the percent in the market area that plan to rent (30.9%) as shown on Page 52. 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 55 indicates there are 203 total substandard households in the primary market area. The number of substandard households is multiplied by the percent income qualified as shown on Page 55. 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 subject property is 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. Any vacant competitive units in the current supply or any units constructed in the past two years must be subtracted from the demand to determine a net demand. Comparable units (vacant or occupied) funded, under construction or placed in service in 2018 and 2019 must be subtracted to calculate net demand. In addition, vacancies in projects placed in service prior to 2016 which have not reached stabilized occupancy must also be considered as part of the supply. There were no vacant LIHTC or competitive units in the market area and no new comparable units under construction or funded in 2018 and 2019. Therefore, no additional units need to be considered.

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

	1 BR HH at 60% AMI (\$0 to \$29,100)	2 BR HH at 60% AMI (\$0 to \$32,700)	3 BR HH at 60% AMI (\$0 to \$39,240)	4 BR HH at 60% AMI (\$0 to \$42,180)	All Units at 60% Households (\$0 to \$43,080)
Demand from New Household (age and income appropriate)	2	2	2	2	2
Plus					
Demand from Existing Renter Households - Substandard Housing	92	111	96	88	108
Plus					
Demand from Existing Renter Households - Rent Overburdened Households	1,254	1,294	1,323	1,324	1,324
Equals Total Demand	1,348	1,407	1,420	1,414	1,435
Less	0	0	0	0	0
Equals Net Demand	1,348	1,407	1,420	1,414	1,435

Required Capture Rate

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

AMI	Unit Size	Income Limits	# Units Vacant	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA	\$0 to \$29,100	0	1,348	0	1,348	0.00%	N/A	\$750	N/A	\$790
	2 BR/1 BA	\$0 to \$32,700	2	1,407	0	1,407	0.14%	N/A	\$800	N/A	\$865
	3 BR/1 BA	\$0 to \$39,240	2	1,420	0	1,420	0.14%	N/A	\$900	N/A	\$935
	4 BR/1.5 BA	\$0 to \$42,180	0	1,414	0	1,414	0.00%	N/A	\$1,000	N/A	\$1,135
Total for Project	60% AMI	\$0 to \$42,180	4	1,435	0	1,435	0.28%	N/A	\$750-\$1,000	N/A	\$790-\$1,135

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 96 percent occupied. Since the subject has project-based subsidies for all units, and 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 at the subject were included in the capture rate calculations. Additionally, there are no tax credit comparables located in the market area constructed within the past two years that would compete with the subject, and 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 no vacancies in projects placed in service prior to 2016 which have not reached stabilized occupancy. In addition, of the properties that are competitive with the subject, there are no vacant units. Therefore, no units should be subtracted from the demand. The subject will need to capture 0.28 percent of the renter housing demand.

COMPETITIVE RENTAL ANALYSIS



Comparable Profile Pages

Multi-Family Lease No. 1



Property Identification

Record ID 11374
Property Type Walk-Up
Property Name Griffin Crossings Apartments
Address 1897 West McIntosh Road, Griffin, Spalding County, Georgia 30223
Market Type Market
Verification Douglas; 770-228-6994, November 15, 2019

<u>Unit Type</u>	<u>Unit Mix</u>			
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	80	824	\$748	\$0.91
2/2	168	944	\$752	\$0.80
2/2		944	\$874	\$0.93
3/2	24	1,090	\$893	\$0.82
3/2		1,090	\$928	\$0.85



Multi-Family Lease No. 1 (Cont.)

Occupancy	96%
Rent Premiums	N
Total Units	272
Unit Size Range	824 - 1090
Avg. Unit Size	922
Avg. Rent/Unit	\$763
Avg. Rent/SF	\$0.83

SF 250,672

Physical Data

No. of Buildings	18
Construction Type	Brick/Siding
HVAC	Central Gas/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	1987
Condition	Average
Gas Utilities	Heating, Cooking, Hot Water
Electric Utilities	Cooling, Other Electric

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Wood Composite, Blinds, Ceiling Fans, Fireplace (Select), Walk-In Closet, Coat Closet, Clubhouse, Swimming Pool, Exercise Room, Playground, On-Site Management, On-Site Maintenance, Limited Access Gate, Common Area Wi-Fi, Stainless Steel Appliances (Select)

Remarks

The property does not maintain an active waiting list. The annual turnover rate is approximately 20 percent. This is a Daily Pricing Property. The property is currently 95 percent occupied; however, it is pre-leased at 96 percent; therefore, 96 percent is the effective occupancy rate. This property is located outside the primary market area. However, due to the lack of surveyed market-rate comparables in the area, it was necessary to utilize comparables in other areas.



Multi-Family Lease No. 2



Property Identification

Record ID 11507
Property Type Walk-Up
Property Name Vineyard Place Apartments
Address 657 Carver Road, Griffin, Spalding County, Georgia 30224
Market Type Market

Verification Becky; 770-229-5072, November 15, 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	745	\$785	\$1.05
1/1	16	805	\$795	\$0.99
2/1	24	1,003	\$850	\$0.85
2/2	8	1,080	\$885	\$0.82
2/2	16	1,093	\$899	\$0.82
2/2	8	1,150	\$924	\$0.80
3/2	24	1,240	\$980	\$0.79



Multi-Family Lease No. 2 (Cont.)

Occupancy	100%
Rent Premiums	N
Total Units	112
Unit Size Range	745 - 1,240
Avg. Unit Size	1,018
Avg. Rent/Unit	\$876
Avg. Rent/SF	\$0.86

SF 113,960

Physical Data

No. of Buildings	12
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	1989/2005
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Fireplace, Walk-In Closet, Balcony, Patio, Clubhouse, Swimming Pool, Sauna, Exercise Room, Playground, Tennis Court, Business Center, Dog Park, Extra Storage, On-Site Management, On-Site Maintenance

Remarks

The property does not maintain an active waiting list. The annual turnover rate is approximately 13 percent. This property is located outside the primary market area. However, due to the lack of surveyed market-rate comparables in the area, it was necessary to utilize comparables in other areas.



Multi-Family Lease No. 3



Property Identification

Record ID 29369
Property Type Walk-Up
Property Name Holiday Cove Apartments
Address 600 Holiday Cove, Forsyth, Monroe County, Georgia 31029
Market Type Market

Verification Pamela; 478-994-4505, November 15, 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	629	\$600	\$0.95
2/2	72	911	\$700	\$0.77

Occupancy 95%
Rent Premiums N
Total Units 96
Unit Size Range 629 - 911
Avg. Unit Size 840
Avg. Rent/Unit \$675
Avg. Rent/SF \$0.80

SF 80,688



Multi-Family Lease No. 3 (Cont.)

Physical Data

No. of Buildings	12
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	1988
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1988
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Balcony, Patio, Swimming Pool, Picnic Area, Playground, On-Site Management, On-Site Maintenance

Remarks

The property does not maintain an active waiting list. The annual turnover rate is approximately 21 percent. This property is located outside the primary market area. However, due to the lack of surveyed market-rate comparables in the area, it was necessary to utilize comparables in other areas.



Multi-Family Lease No. 4



Property Identification

Record ID 11375
Property Type Walk-Up
Property Name Parkhill Apartments
Address 925 South Hill Street, Griffin, Spalding County, Georgia 30224
Market Type Market

Verification Dino; 404-271-9092, November 15, 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	650	\$500	\$0.77
2/1	24	850	\$575	\$0.68

Occupancy	100%
Rent Premiums	N
Total Units	48
Unit Size Range	650 - 850
Avg. Unit Size	750
Avg. Rent/Unit	\$538
Avg. Rent/SF	\$0.72
SF	36,000



Multi-Family Lease No. 4 (Cont.)

Physical Data

No. of Buildings	9
Construction Type	Brick
HVAC	Forced Air Elec/Wall Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/O
Year Built	1964/2015
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Laundry Facility

Remarks

The property does not maintain an active waiting list. The contact would not disclose the annual turnover rate. This property is located outside the primary market area. However, due to the lack of surveyed market-rate comparables in the area, it was necessary to utilize comparables in other areas.



Multi-Family Lease No. 5



Property Identification

Record ID 29360
Property Type Townhouse
Property Name Magnolia Townhomes
Address 627 Greenwood Street, Barnesville, Lamar County, Georgia 30204
Market Type Market
Verification Christy; 770-567-3030, November 15, 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>
2/1.5	15	1,000	\$495	\$0.50
2/1.5		1,000	\$525	\$0.53
3/1.5	10	1,200	\$595	\$0.50
3/1.5		1,200	\$625	\$0.52

Occupancy 100%
Rent Premiums N
Total Units 25
Unit Size Range 1,000 - 1,200
Avg. Unit Size 1,080
Avg. Rent/Unit \$535
Avg. Rent/SF \$0.50
SF 27,000



Multi-Family Lease No. 5 (Cont.)

Physical Data

No. of Buildings	4
Construction Type	Siding
HVAC	Central Elec-Gas/Central Elec
Stories	2
Utilities with Rent	Water, Gas, Sewer, Trash Collection
Parking	L/O
Year Built	1979
Condition	Average
Gas Utilities	Heating, Hot Water
Electric Utilities	Heating, Hot Water, Cooling, Cooking, Other Elec

Amenities

Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds

Remarks

The property does not maintain an active waiting list. The units at the higher rental rate also include gas heating, cooking and hot water utilities. This property is located outside the primary market area. However, due to the lack of surveyed market-rate comparables in the area, it was necessary to utilize comparables in other areas.



Multi-Family Lease No. 6



Property Identification

Record ID 29358
Property Type Townhouse
Property Name Town's Edge Landing Apartments
Address 107 Towns Edge Parkway, Barnesville, Lamar County, Georgia 30204
Market Type Market
Verification Mrs. Gilbert; 70-358-7137, November 15, 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	20	1,000	\$650	\$0.65
2/2.5		1,000	\$750	\$0.75
2/2.5		1,000	\$775	\$0.78
3/2.5	8	1,100	\$700	\$0.64
3/2.5		1,100	\$750	\$0.68
3/2.5		1,100	\$795	\$0.72



Multi-Family Lease No. 6 (Cont.)

Occupancy	100%
Rent Premiums	N
Total Units	28
Unit Size Range	1,000 - 1,100
Avg. Unit Size	1,029
Avg. Rent/Unit	\$664
Avg. Rent/SF	\$0.65

SF 28,800

Physical Data

No. of Buildings	7
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	2001
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

The property does not maintain an active waiting list. The difference in rents is due to updates made to the flooring and appliances. This property is located outside the primary market area. However, due to the lack of surveyed market-rate comparables in the area, it was necessary to utilize comparables in other areas.



Multi-Family Lease No. 7



Property Identification

Record ID 29357
Property Type Single-Family Home
Property Name Single Family Home
Address 218 E Street, Thomaston, Upson County, Georgia 30286
Market Type Market

Verification Renee; 678408-2013, November 15, 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>
3/1	1	1,463	\$800	\$0.55
Occupancy	100%			
Rent Premiums	N			
Total Units	1			
Unit Size Range	1,463			
Avg. Unit Size	1,463			
Avg. Rent/Unit	\$800			
Avg. Rent/SF	\$0.55			
SF	1,463			



Multi-Family Lease No. 7 (Cont.)

Physical Data

No. of Buildings	1
Construction Type	Siding
HVAC	Forced Air Gas/Central Elec
Stories	1
Utilities with Rent	None
Parking	D/0
Year Built	1928
Condition	Average
Gas Utilities	Heating, Hot Water
Electric Utilities	Cooling, Cooking, Other Elec

Amenities

Refrigerator, Range/Oven, Washer/Dryer Hook-Ups, Carpet, Wood, Blinds, Fireplace

Remarks

The fireplace is non-working and has a gas-fired insert.



Multi-Family Lease No. 8



Property Identification

Record ID 29347
Property Type Walk-Up
Property Name Thomaston Garden Apartments
Address 109 West County Road, Thomaston, Upson County, Georgia 3286
Market Type Section 8
Verification Felisha; 706-648-2167, November 15, 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	28	750	\$601	\$0.80
2/1	40	900	\$645	\$0.72
3/2	24	1,150	\$719	\$0.63
4/2	8	1,300	\$824	\$0.63

Occupancy 100%
Rent Premiums N
Total Units 100
Unit Size Range 750 - 1,300
Avg. Unit Size 950
Avg. Rent/Unit \$665
Avg. Rent/SF \$0.70
SF 95,000



Multi-Family Lease No. 8 (Cont.)

Physical Data

No. of Buildings	8
Construction Type	Brick/Siding
HVAC	Central Gas/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1977
Condition	Average
Gas Utilities	Heating, Hot Water
Electric Utilities	Cooling, Cooking, Other Elec

Amenities

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

Remarks

This is a family Section 8 property with all units included in the Section 8 HAP contract. The property is currently 90 percent occupied; however, all units are pre-leased. Therefore, the effective occupancy rate is 100 percent and was used in this analysis. The contact could not verify the utility allowance or the number of applicants on the waiting list. The annual turnover rate is approximately 40 percent.



Multi-Family Lease No. 9



Property Identification

Record ID 29349
Property Type Walk-Up/Townhouse
Property Name Hannah's Mill Apartments
Address 5000 Hannahs Mill Road, Thomaston, Upson County, Georgia 30286
Market Type Rural Development
Verification Mandy; 706-647-7929, November 15, 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	25	650	\$430	\$0.66
2/1 T	25	900	\$480	\$0.53

Occupancy 96%
Rent Premiums N
Total Units 50
Unit Size Range 650 - 900
Avg. Unit Size 775
Avg. Rent/Unit \$455
Avg. Rent/SF \$0.59
SF 38,750



Multi-Family Lease No. 9 (Cont.)

Physical Data

No. of Buildings	9
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1988
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

This is a family Rural Development property with no units receiving Rental Assistance. There are 40 applicants on the waiting list. The contact could not verify the utility allowance. The annual turnover rate is approximately 12 percent.



Multi-Family Lease No. 10



Property Identification

Record ID 29372
Property Type Garden
Property Name Southern Villas of Thomaston
Address 205 East Country Road, Thomaston, Upson County, Georgia 30286
Market Type Rural Development
Verification Dana; 706-648-6591, November 15, 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	8	685	\$484	\$0.71
1/1		685	\$623	\$0.91
1/1		700	\$449	\$0.64
1/1		700	\$595	\$0.85
2/1	23	850	\$488	\$0.57
2/1		850	\$656	\$0.77
2/1		910	\$535	\$0.59
2/1		910	\$710	\$0.78
3/1	6	1,020	\$506	\$0.50
3/1		1,020	\$682	\$0.67



Multi-Family Lease No. 10 (Cont.)

Occupancy 100%
Rent Premiums N
Total Units 37
Unit Size Range 685 - 1,020

Physical Data

No. of Buildings 5
Construction Type Brick
HVAC Central Gas/Central Elec
Utilities with Rent Water, Sewer, Trash Collection
Parking L/O
Year Built 1983/2004
Condition Average
Gas Utilities Heating, Hot Water
Electric Utilities Cooling, Cooking, Other Elec

Amenities

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

Remarks

This is a family Rural Development property with no units receiving Rental Assistance. There are 20 applicants on the waiting list. The contact could not verify the utility allowance. The rent range is based on the minimum to maximum rent allowed.



Market-Rate Vacancies

The field survey was completed during the second week of November 2019. There were 16 vacant units at the time of the survey out of 582 units surveyed, for an overall vacancy rate of 2.7 percent. The market-rate occupancy is 97.3 percent.

MARKET VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Griffin Crossings Apartments	272	11	4.0%
Vineyard Place Apartments	112	0	0.0%
Holiday Cove Apartments	96	5	5.0%
Parkhill Apartments	48	0	0.0%
Magnolia Townhomes	25	0	0.0%
Town's Edge Landing Apartments	28	0	0.0%
Single Family Home	1	0	0.0%
Totals	582	16	2.7%

Subsidized/Restricted Vacancies

The field survey was completed during the second week of November 2019. There were six vacant units at the time of the survey out of 287 surveyed, for an overall vacancy rate of 2.1 percent. The subsidized/restricted occupancy is 97.9 percent.

AFFORDABLE HOUSING VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Farview Apartments	100	4	4.0%
Thomaston Garden Apartments	100	0	0.0%
Hannah's Mill Apartments	50	2	4.0%
Southern Villas of Thomaston	37	0	0.0%
Totals	287	6	2.1%

Overall Vacancy

There was a total of 11 confirmed apartment complexes in the market area, including the subject. There were 22 vacant units at the time of the survey out of 869 surveyed, for an overall vacancy rate of 2.5 percent. There is currently one competitive property in the market area. Thomaston Garden Apartment is a Section 8 development that is designated for families. The property currently has no vacant units. Therefore, none of its units would directly compete with the subject. In addition, the amenities of this comparable is relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.



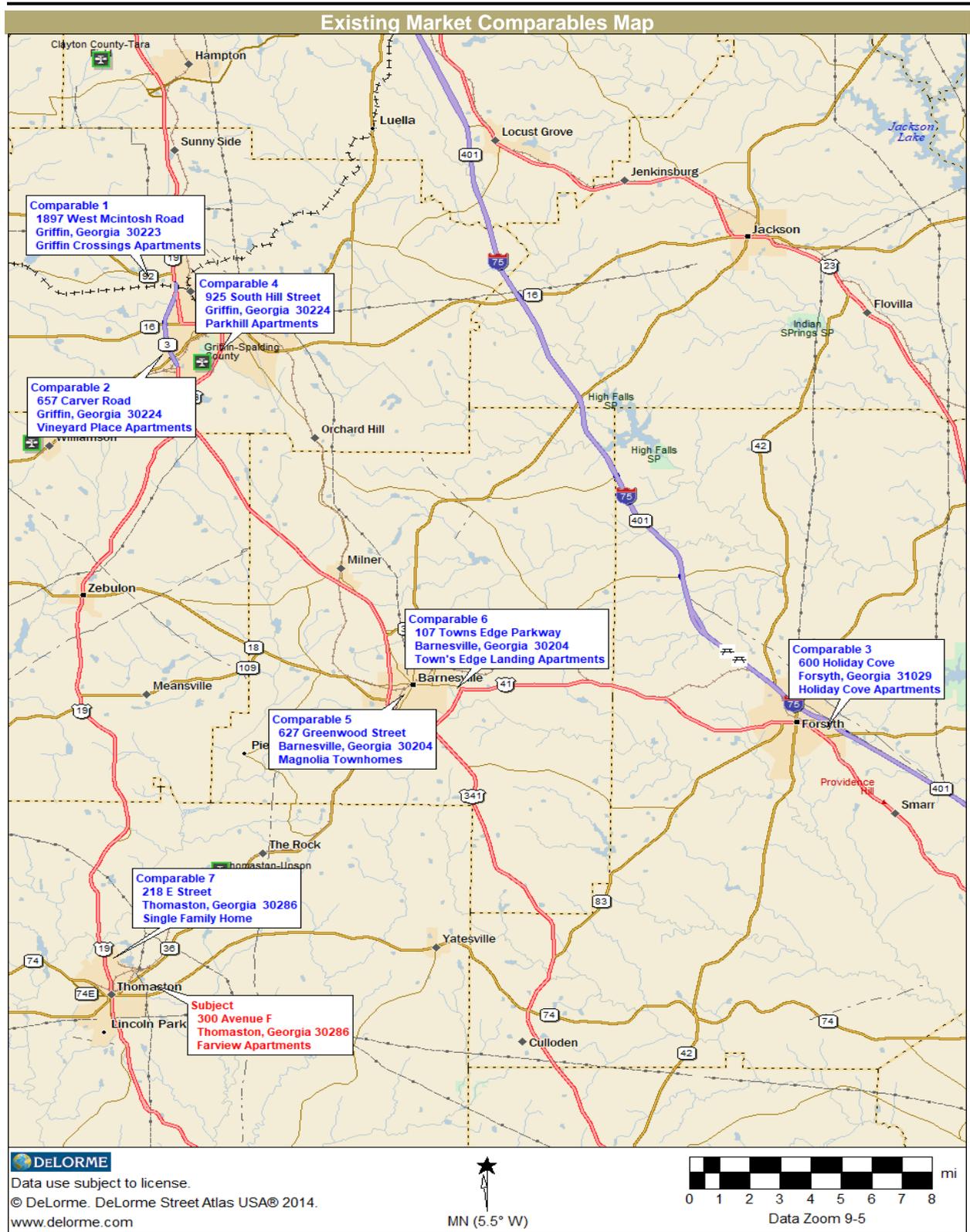
Existing Housing Map Legend

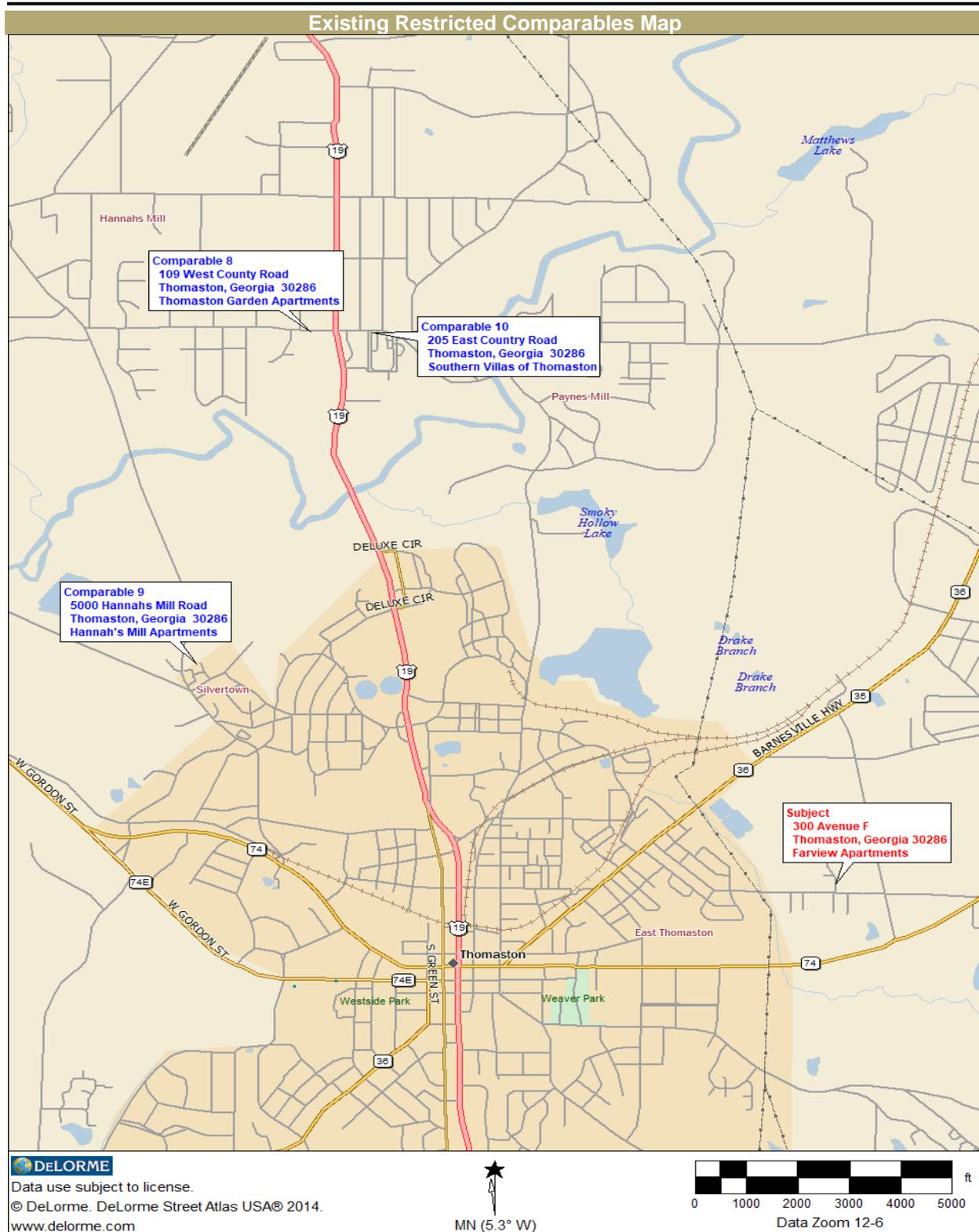
MARKET-RATE MAP

<u>Development Name</u>	<u>Type of Financing</u>	<u>Distance to Subject</u>
Griffin Crossings Apartments	Market	32.1 Miles
Vineyard Place Apartments	Market	27.6 Miles
Holiday Cove Apartments	Market	26.5 Miles
Parkhill Apartments	Market	28.6 Miles
Magnolia Townhomes	Market	15.3 Miles
Town's Edge Landing Apartments	Market	17.1 Miles
Single Family Home	Market	2.8 Miles

RENT-RESTRICTED MAP

<u>Development Name</u>	<u>Type of Financing</u>	<u>Distance to Subject</u>
Thomaston Garden Apartments	Section 8	4.8 Miles
Hannah's Mill Apartments	Rural Development	3.9 Miles
Southern Villas of Thomaston	Rural Development	4.9 Miles







Additional Developments

There were three additional comparables in the market area that could not be confirmed despite numerous attempts to verify the information. West Valley Apartments is a market-rate development located in Thomaston that contains 48 one- and two-bedroom units. Lee Street Apartments is a market-rate property located in Thomaston that contains five two- and three-bedroom units. Potemkin Village is a LIHTC housing development located in Thomaston that contains 28 two- and three-bedroom units. The rents are set at 50 and 60 percent of the area median income. Wood Valley Apartments is a Rural Development property located in Thomaston and contains 48 one- and two-bedroom units. None of these units receive Rental Assistance. Timberfalls Apartments is a LIHTC housing development containing 48 one-, two- and three-bedroom units. Its rents are set at 50 and 60 percent of the area. No other information was available for these properties.

There were two senior properties that were eliminated from the comparable analysis since they will not directly compete with the subject. Logan Senior Village is a senior 55 and older LIHTC development located in Thomaston and contains 58 one- and two-bedroom units at 50 and 60 percent of the area median income. Avera Estates is a senior 62 and older Section 8 development located in Thomaston and contains 40 efficiency and one-bedroom units.



Comparison of Amenities

UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS								
	Project Type	Year Built	Microwave	Dishwasher	Washer/Dryer Hook-Ups	Washer/Dryer	Balcony/Patio	Ceiling Fans
Subject	Sec. 8/TC	1970/2005/2021	x	x				
Comp 1	Market	1987		x	x		x	x
Comp 2	Market	1989/2005	x	x	x		x	
Comp 3	Market	1988	x	x	x		x	x
Comp 4	Market	1964/2015						
Comp 5	Market	1979		x	x			
Comp 6	Market	2001		x	x		x	x
Comp 7	Market	1928			x			
Comp 8	Sec. 8	1977			x			
Comp 9	RD	1988			x		x	
Comp 10	RD	1983/2004			x		x	

PROJECT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS

	Project Type	Year Built	Clubhouse/Meeting Room	Swimming Pool	Exercise Room	Play Area	Sports Court	Other Rec. Area	Garage/Covered Parking	Extra Storage	Business Center	Security
Subject	Sec. 8/TC	1970/2005/2021	x			x	x	x			x	
Comp 1	Market	1987	x	x	x	x						x
Comp 2	Market	1989/2005	x	x	x	x	x	x		x	x	
Comp 3	Market	1988		x		x		x				
Comp 4	Market	1964/2015										
Comp 5	Market	1979										
Comp 6	Market	2001				x						
Comp 7	Market	1928										
Comp 8	Sec. 8	1977				x						
Comp 9	RD	1988				x						
Comp 10	RD	1983/2004				x						



Evaluation of the Development

Location

The subject is in a residential and commercial neighborhood. Its location provides it with good 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 city confers the same locational attributes to all projects.

Project Design

The subject contains 15 two-story walk-up buildings containing 100 units. The buildings are of wood frame construction with brick and vinyl siding exteriors.

Project Amenities

Project amenities include a meeting room, picnic area, playground, basketball court, business center, on-site management, on-site maintenance and neighborhood network meal services. These amenities will be competitive with the competing properties in the market area.

Unit Amenities

Unit amenities include a refrigerator, range/oven, washer hook-up, vinyl flooring and blinds. As compete, the units will also contain a dishwasher, microwave and vinyl plank flooring. These amenities will be competitive with the competing properties in the market area.

Tenant Services

The subject participates in a summer feeding program. The school district provides sack breakfasts and lunches to the children at the subject. None of the comparables offer tenant services.

Parking

The subject contains open parking areas with 175 parking spaces. This arrangement is comparable to other developments in the market area.

Unit Mix

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

Utilities

Heating is central gas, and cooling is central electric. Cooking and hot water are gas. The landlord provides gas, water, sewer and trash. This arrangement is superior to most apartment units in the market area.

Unit Size

The average size of the units in the surveyed developments 715 square feet for one-bedroom units, 969 square feet for two-bedroom units, 1,180 square feet for three-bedroom units, and 1,300 square feet for four-bedroom units. The subject's one-bedroom unit sizes are larger than the average unit size of the comparables surveyed, and the two-, three- and four-bedroom unit sizes are smaller than the average unit size. However, all of the unit sizes are within the comparable range. In addition, the subject maintains a stabilized occupancy. Therefore, the unit sizes do 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	629	824	715	775	8.3%
2 BR	850	1,150	969	825	-14.8%
3 BR	1,020	1,463	1,180	975	-17.4%
4 BR	1,300	1,300	1,300	1,050	-19.2%

Source: Gill Group Field Survey



Vacancy Rates/Rental Trends

There was a total of 11 confirmed apartment complexes in the market area, including the subject. There were 22 vacant units at the time of the survey out of 869 surveyed, for an overall vacancy rate of 2.5 percent. There is currently one competitive property in the market area. Thomaston Garden Apartment is a Section 8 development that is designated for families. The property currently has no vacant units. Therefore, none of its units would directly compete with the subject. In addition, the amenities of this 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 off a major thoroughfare which provides it with good visibility and access. In addition, the subject is an existing development with an established tenant base. The occupancy rate has historically remained above 95 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 (775 SF) – As Complete

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

Rent Comparability Grid

Unit Type →

One-Bedroom

Subject's FHA #:

061-97266

Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4			
Farview Apartments		Griffin Crossings Apartments		Vineyard Place Apartments		Holiday Cove Apartments		Parkhill Apartments			
300 Avenue F		1897 West McIntosh Road		657 Carver Road		600 Holiday Cove		925 South Hill Street			
Thomaston Upson		Griffin Spalding		Griffin Spalding		Forsyth Monroe		Griffin Spalding			
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$748		\$785		\$600		\$500			
2	Date Last Leased (mo/yr)	Nov-19		Nov-19		Nov-19		Nov-19			
3	Rent Concessions	N		N		N		N			
4	Occupancy for Unit Type	96%		100%		95%		100%			
5	Effective Rent & Rent/ sq. ft	\$748	\$0.91	\$785	\$1.05	\$600	\$0.95	\$500	\$0.77		
<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		WU/2		WU/2			
7	Yr. Built/Yr. Renovated	1970/2005/2021		1987		1989/2005		1988		1964/2015	
8	Condition /Street Appeal	G		G	(\$25)	A	\$60	A	\$80		
9	Neighborhood?	A		A		A		A			
10	Same Market? Miles to Subj	N/32.1		N/27.6		N/26.5		N/28.6			
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	1		1		1		1			
12	# Baths	1		1		1		1			
13	Unit Interior Sq. Ft.	775	(\$10)	745	\$5	629	\$35	650	\$30		
14	Balcony/ Patio	N		Y	(\$5)	Y	(\$5)	N			
15	AC: Central/ Wall	C		C		C		C			
16	Range/ Refrigerator	N		RF		RF		RF			
17	Microwave/ Dishwasher	MD	\$5	MD		MD		N	\$15		
18	Washer/Dryer	W HU	(\$5)	HU	(\$5)	HU	(\$5)	L			
19	Floor Coverings	V		C		C		C			
20	Window Coverings	B		B		B		B			
21	Cable/ Satellite/Internet	N	(\$10)	N		N		N			
22	Special Features	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			
25	Extra Storage	N		Y/0	(\$5)	N		N			
26	Security	N	(\$10)	N		N		N			
27	Clubhouse/ Meeting Rooms	MR		C		N	\$5	N	\$5		
28	Pool/ Recreation Areas	R	(\$5)	PER	(\$20)	PR	(\$5)	N	\$15		
29	Business Ctr / Nhd Netwk	BC	\$5	BC		N	\$5	N	\$5		
30	Service Coordination	N		N		N		N			
31	Non-shelter Services	N		N		N		N			
32	Neighborhood Networks	M	\$5	N	\$5	N	\$5	N	\$5		
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	Y/G	N/G \$10	N/E	\$12	N/E	\$12	N/E	\$12		
34	Cooling (in rent?/ type)	N/E		N/E		N/E		N/E			
35	Cooking (in rent?/ type)	Y/G	N/G \$4	N/E	\$7	N/E	\$7	N/E	\$7		
36	Hot Water (in rent?/ type)	Y/G	N/G \$6	N/E	\$13	N/E	\$13	N/E	\$13		
37	Other Electric	N		N		N		N			
38	Cold Water/ Sewer	Y	N \$39	N	\$39	Y		Y			
39	Trash/Recycling	Y	N \$15	N	\$15	Y		Y			
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	3	5	2	5	5	3	7	0		
41	Sum Adjustments B to D	\$15	(\$40)	\$10	(\$60)	\$110	(\$15)	\$155	\$0		
42	Sum Utility Adjustments	\$74	\$0	\$86	\$0	\$32	\$0	\$32	\$0		
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$49	\$129	\$36	\$156	\$127	\$157	\$187	\$187		
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$797		\$821		\$727		\$687			
45	Adj Rent/Last rent		107%		105%		121%		137%		
46	Estimated Market Rent	\$750	\$0.97	Estimated Market Rent/ Sq. Ft							

IN PROGRESS

11/15/2019

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)



Farview Apartments
Primary Unit Type – One-Bedroom Units (775 SF)

A rent comparability grid was prepared for the primary unit type with 775 square feet. Comparable apartments used include Griffin Crossing Apartments (Comparable 1), Vineyard Place Apartments (Comparable 2), Holiday Cove Apartments (Comparable 3) and Parkhill Apartments (Comparable 4).

\$ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from \$500 to \$785. 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 November 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 96 percent. The comparables' occupancy rates range from 95 to 100 percent. No adjustments were needed.

Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from \$500 to \$785, and effective rents per square foot range from \$0.77 to \$1.05 per square foot.

Structure/Stories – The subject and all comparables are located in two-story walk-up buildings. No adjustment was needed.

Year Built/Year Renovated – The subject was built in 1970 and was renovated in 2005. It will be rehabilitated. The proposed scope of rehabilitation is shown in the Addenda. Comparable 1 was constructed in 1987. Comparable 2 was built in 1989 and renovated in 2005. Comparable 3 was built in 1988. Comparable 4 was constructed in 1964 and renovated in 2015. 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 trees, grass and shrubs. The subject will be rehabilitated and will be in good condition. The proposed scope of rehabilitation is comprehensive and is shown in the Addenda. Comparables 1 and 2 were considered in good condition, and Comparables 3 and 4 were considered in average condition as it will be inferior to the subject as complete. In order to determine the appropriate adjustments for condition (year built/year renovated), the appraiser utilized paired analysis to compare the comparables. Comparable 1 was deemed the most similar to the subject "as complete". Therefore, this comparable was considered the subject in the paired analysis calculation. When performing the analysis, the appraiser compared the units at Comparables 2, 3 and 4 individually to the units at Comparable 1. As can be seen in the following tables, the appraiser adjusted the street rent of each comparable for all differences between the subject and comparables to come up with a net adjusted rent for each comparable. Once the net adjusted rents were determined, these rents were compared to the street rent at Comparable 1. The differences between the rents indicate the appropriate adjustments for condition.



Paired Analysis - One-Bedroom Units			
Item	Comparable 2	Comparable 3	Comparable 4
Street Rent	\$785	\$600	\$500
Unit Interior Sq. ft.	\$20	\$45	\$40
Balcony/Patio	-\$5	-\$5	\$0
Microwave/Dishwasher	-\$5	-\$5	\$20
Washer/Dryer	\$0	\$0	\$5
Cable/Satellite/Internet	\$10	\$10	\$10
Extra Storage	-\$5	\$0	\$0
Security	\$10	\$10	\$10
Clubhouse/Meeting Room	\$0	\$5	\$5
Pool/Recreation Areas	-\$25	\$0	\$20
Business Ctr/Nbhd Netwk	-\$5	\$0	\$0
Cold Water/Sewer	\$0	-\$39	-\$39
Trash/Recycling	\$0	-\$15	-\$15
Net Rent	\$780	\$606	\$556
Comparable 1 Street Rent	\$748	\$748	\$748
Indicated Adjustment	-\$32	\$142	\$192

Paired Analysis - Two-Bedroom Units			
Item	Comparable 2	Comparable 3	Comparable 4
Street Rent	\$850	\$700	\$575
# Baths	\$20	\$0	\$20
Unit Interior Sq. ft.	-\$10	\$5	\$20
Balcony/Patio	-\$5	-\$5	\$0
Microwave/Dishwasher	-\$5	-\$5	\$20
Washer/Dryer	\$0	\$0	\$5
Cable/Satellite/Internet	\$10	\$10	\$10
Extra Storage	-\$5	\$0	\$0
Security	\$10	\$10	\$10
Clubhouse/Meeting Room	\$0	\$5	\$5
Pool/Recreation Areas	-\$25	\$0	\$20
Business Ctr/Nbhd Netwk	-\$5	\$0	\$0
Cold Water/Sewer	\$0	-\$48	-\$48
Trash/Recycling	\$0	-\$15	-\$15
Net Rent	\$835	\$657	\$622
Comparable 1 Street Rent	\$752	\$752	\$752
Indicated Adjustment	-\$83	\$95	\$130

Paired Analysis - Three-Bedroom Units			
Item	Comparable 2	Comparable 5	Comparable 6
Street Rent	\$980	\$625	\$750
# Baths	\$0	\$10	-\$10
Unit Interior Sq. ft.	-\$25	-\$20	\$0
Balcony/Patio	-\$5	\$0	-\$5
Microwave/Dishwasher	-\$5	\$0	\$0
Cable/Satellite/Internet	\$10	\$10	\$10
Extra Storage	-\$5	\$0	-\$5
Security	\$10	\$10	\$10
Clubhouse/Meeting Room	\$0	\$5	\$5
Pool/Recreation Areas	-\$25	\$20	\$15
Business Ctr/Nbhd Netwk	-\$5	\$0	\$0
Cold Water/Sewer	\$0	-\$58	\$0
Trash/Recycling	\$0	-\$15	-\$15
Net Rent	\$930	\$587	\$755
Comparable 1 Street Rent	\$893	\$893	\$893
Indicated Adjustment	-\$37	\$306	\$138



As can be seen on the analysis, the amount of adjustments indicated was different for each bedroom type. Due to the nature of the adjustment and the fact that all of the difference may not be attributable entirely to differences in condition, the results were averaged and then divided in half. The math is as follows: $(-\$32 + -\$83 + -\$37 = -\$152/3 = -\$51/2 = -\$25)$. Despite adjusting for the differences between the comparables, it is not always possible to fully account for the differences in rent between comparables as some is due to renter perception or management practices and is not due solely to differences in amenities or condition. If a specific area does not have rents with rent differences based solely on condition, further analytics are needed. Paired analysis, while not perfect, is one of the best ways to determine adjustments for differences in condition as it factors out all other amenities and utilities differences between properties. However, as stated, paired analysis cannot fully quantify a renter's "perception" of differences in condition. Therefore, it is not appropriate to adjust the full amount determined through paired analysis, particularly when the adjustments will significantly decrease or increase the subject's rent. Additionally, the paired analysis results determined for each bedroom type were averaged so that a uniform adjustment can be made on each rent grid. The average provides additional data points in the market and helps to ensure that the adjustment amount is not overstated. The adjustment factor of 50 percent is subjective and is based on the experience and judgement of the appraiser. Gill Group has appraised multifamily properties for years, and that experience has aided in developing guidelines for determining appropriate adjustments when subjective adjustments are required. While opinions may differ as to what percentage is appropriate, this adjustment percentage is considered appropriate for this analysis. It is not accurate to adjust the full amount of the difference as that could substantially understate or overstate the difference in condition and could result in deflated or inflated rents. Based on the paired analysis, the "as complete" adjustments are as follows: Comparable 2 - $-\$25$; Comparable 3 - $\$60$; and Comparable 4 - $\$80$. The remaining comparable will be relatively similar to the subject as complete and was not adjusted.

Neighborhood – In order to determine if adjustments were needed for differences in location between the subject and the comparables, eleven factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore, population counts, median rent levels and median income levels. Based on the analysis, all comparables are located in the subject's neighborhood or in neighborhoods that are similar to the subject's. No adjustments were needed.

Same Market/Miles to Subject – Due to the lack of surveyed market-rate comparables in the area, it was necessary to utilize comparables in other areas. Therefore, all comparables are located outside the subject's market area. Any necessary adjustments were accounted for in Neighborhood.

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 $\$0.23$. 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 and 4 are similar to the subject. The comparables with these features 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 and all comparables contain central air conditioning. No adjustment was needed.

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

Microwave/Dishwasher – After rehabilitation, the subject will contain a microwave and dishwasher in all units. Comparable 1 contains a dishwasher in the units, and Comparables 2 and 3 each contain both amenities in the units. Comparable 4 does not contain either amenity. Although there is little market data available concerning units with this feature versus those without this feature, the added amenity is an enhancement to the unit. Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal \$5 per month for microwaves. Dishwashers are an expensive feature and are likely to factor into a tenant's decision on which unit to lease. Although there is little market data available concerning units with this feature versus those without this feature, the added amenity is an enhancement to the unit. Therefore, an adjustment of \$10 was considered appropriate for dishwashers.

Washer/Dryer – The subject only contains a washer hook-up in the units. Comparables 1, 2 and 3 contain washer/dryer hook-ups in the units. Comparable 4 contains a laundry facility. 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 have a dryer hook-up, a nominal adjustment was necessary. Therefore, Comparables 1, 2 and 3 were adjusted downward \$5 per month. Comparable 4 was deemed similar to the subject and was not adjusted.

Floor Coverings – The subject will contain vinyl plank flooring. All of the 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. In addition, Comparable 1 offers common area Wi-Fi. Common area Wi-Fi is a convenience to the property. This feature is valuable to residents as it allows access to the Internet without having to deplete data from personal accounts which are typically accompanied by data caps and limits. There is no data for these features that could be extracted from the market area. However, an adjustment was needed for the convenience of the on-site amenity. Therefore, an adjustment of \$10 was selected for this comparable.

Special Features – The subject does not contain special features. All comparables are similar to the subject. No adjustment was needed.

Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Extra Storage – The subject does not contain extra storage. Comparables 1, 3 and 4 are similar to the subject. Comparable 2 contains storage. 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, extra storage was given a nominal \$5 adjustment per month.



Security – The subject does not contain any security. None of the comparables except Comparable 1 contain security. Comparable 1 contains a limited access gate. No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. Limited access gates limit access to the grounds and was adjusted \$10 when compared to properties with no security. Therefore, Comparable 1 was adjusted \$10 per month.

Clubhouse/Meeting Rooms/Dining Rooms – The subject contains a meeting room. Comparables 1 and 2 each contain a clubhouse. None of the remaining comparables contain either feature. 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 upward \$5 per month.

Pool/Exercise Room/Recreation Areas – The subject contains a picnic area, playground and basketball court. Comparable 1 contains a swimming pool, exercise room and playground. Comparable 2 contains a swimming pool, sauna, exercise room, playground, tennis court and dog park. Comparable 3 is contains a swimming pool, picnic area and playground. Comparable 4 does not contain any recreation areas. Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a \$10 adjustment was determined for swimming pool, and a \$5 adjustment per feature was determined for each additional recreation area. Comparable 1 was adjusted downward \$5 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for playground - \$5 for subject's picnic area - \$5 for subject's playground - \$5 for subject's basketball court). Comparable 2 was adjusted downward \$20 per month (\$10 for swimming pool + \$5 for sauna + \$5 for exercise room + \$5 for playground + \$5 for tennis court + \$5 for dog park - \$5 for subject's picnic area - \$5 for playground - \$5 for subject's basketball court = \$20). Comparable 3 was adjusted \$5 per month (\$10 for swimming pool + \$5 picnic area + \$5 playground - \$5 for subject's picnic area - \$5 for playground - \$5 for subject's basketball court = \$5). Comparable 4 was adjusted upward \$15 per month (\$5 for subject's picnic area + \$5 for playground + \$5 for subject's basketball court = \$15).

Business Center – The subject does contain this feature. Comparable 2 is similar to the subject. None of the remaining comparables contain this feature. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, Comparables 1, 3 and 4 were adjusted upward \$5 per month.

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 – According to the developer, the school district provides sack breakfasts and lunches to the children at the subject. None of the comparables offer tenant services. None of the comparables contain this feature. The convenience of this service on-site provides an additional enhancement to the units. Therefore, the availability of the service on-site was adjusted. A nominal \$5 adjustment was applied for this feature due to the lack of market-based data on this feature.

Heat – The subject provides this utility. The comparables do not provide this utility. Therefore, the comparables were adjusted upward \$12 for electric and \$10 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Upson County. The amount was substantiated through local utility providers.

Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.



Cooking – The subject provides this utility. The comparables do not provide this utility. Therefore, the comparables were adjusted upward \$7 for electric and \$4 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Upson County. The amount was substantiated through local utility providers.

Hot Water – The subject provides this utility. The comparables do not provide this utility. Therefore, the comparables were adjusted upward \$13 for electric and \$6 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Upson County. The amount was substantiated through local utility providers.

Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Cold Water/Sewer – The subject and Comparables 3 and 4 provide cold water and sewer. All of the remaining comparables were adjusted upward \$39 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Upson County.

Trash/Recycling – The subject has this utility provided. Comparables 3 and 4 are similar. Comparables 1 and 2 were adjusted upward \$15 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Upson County.

Conclusion of Market Rent

The adjusted rents range from \$687 to \$821. Greater emphasis was placed on Griffin Crossing Apartments as it will be the similar to the subject in condition. The remaining comparables were also given consideration.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **775 SF One-Bedroom Units - \$750, or \$0.97 per square foot**



Two-Bedroom Units (825 SF) – As Complete

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

Rent Comparability Grid

Unit Type →

Two-Bedroom

Subject's FHA #:

061-97266

Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4			
Farview Apartments 300 Avenue F Thomaston Upson		Griffin Crossings Apartments 1897 West McIntosh Road Griffin Spalding		Vineyard Place Apartments 657 Carver Road Griffin Spalding		Holiday Cove Apartments 600 Holiday Cove Forsyth Monroe		Parkhill Apartments 925 South Hill Street Griffin Spalding			
Data on Subject		Data		Data		Data		Data		Data	
		\$ Adj		\$ Adj		\$ Adj		\$ Adj		\$ Adj	
A. Rents Charged		Data		Data		Data		Data		Data	
1	\$ Last Rent / Restricted?	\$752		\$850		\$700		\$575			
2	Date Last Leased (mo/yr)	Nov-19		Nov-19		Nov-19		Nov-19			
3	Rent Concessions	N		N		N		N			
4	Occupancy for Unit Type	96%		100%		95%		100%			
5	Effective Rent & Rent/ sq. ft	\$752	\$0.80	\$850	\$0.85	\$700	\$0.77	\$575	\$0.68		
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
B. Design, Location, Condition		Data		Data		Data		Data		Data	
6	Structure / Stories	WU/2		WU/2		WU/2		WU/2			
7	Yr. Built/Yr. Renovated	1970/2005/2021		1987		1989/2005		1988		1964/2015	
8	Condition /Street Appeal	G		G	(\$25)	A	\$60	A	\$80		
9	Neighborhood	A		A		A		A			
10	Same Market? Miles to Subj	N/32.1		N/27.6		N/26.5		N/28.6			
C. Unit Equipment/ Amenities		Data		Data		Data		Data		Data	
11	# Bedrooms	2		2		2		2			
12	# Baths	1	(\$20)	1		2	(\$20)	1			
13	Unit Interior Sq. Ft.	825	(\$25)	944	(\$35)	911	(\$15)	850			
14	Balcony/ Patio	N		N	(\$5)	Y	(\$5)	N			
15	AC: Central/ Wall	C		C		C		C			
16	Range/ Refrigerator	N		RF		RF		RF			
17	Microwave/ Dishwasher	MD	\$5	D		MD		N	\$15		
18	Washer/Dryer	W HU	(\$5)	HU	(\$5)	HU	(\$5)	L			
19	Floor Coverings	V		C		C		C			
20	Window Coverings	B		B		B		B			
21	Cable/ Satellite/Internet	N	(\$10)	I		N		N			
22	Special Features	N		N		N		N			
D. Site Equipment/ Amenities		Data		Data		Data		Data		Data	
24	Parking (\$ Fee)	L/0		L/0		L/0		L/0			
25	Extra Storage	N		N	(\$5)	N		N			
26	Security	N	(\$10)	Y		N		N			
27	Clubhouse/ Meeting Rooms	MR		C		N	\$5	N	\$5		
28	Pool/ Recreation Areas	R	(\$5)	PER	(\$20)	PR	(\$5)	N	\$15		
29	Business Ctr / Nhhd Netwk	BC	\$5	N		BC	\$5	N	\$5		
30	Service Coordination	N		N		N		N			
31	Non-shelter Services	N		N		N		N			
32	Neighborhood Networks	M	\$5	N	\$5	N	\$5	N	\$5		
E. Utilities		Data		Data		Data		Data		Data	
33	Heat (in rent?/ type)	Y/G	N/G \$12	N/G	N/E \$14	N/E	N/E \$14	N/E	N/E \$14		
34	Cooling (in rent?/ type)	N/E		N/E		N/E		N/E			
35	Cooking (in rent?/ type)	Y/G	N/G \$4	N/G	N/E \$9	N/E	N/E \$9	N/E	N/E \$9		
36	Hot Water (in rent?/ type)	Y/G	N/G \$8	N/G	N/E \$18	N/E	N/E \$18	N/E	N/E \$18		
37	Other Electric	N		N		N		N			
38	Cold Water/ Sewer	Y	N \$48	N	N \$48	Y	Y	Y			
39	Trash/Recycling	Y	N \$15	N	N \$15	Y	Y	Y			
F. Adjustments Recap		Pos		Pos		Pos		Pos		Pos	
40	# Adjustments B to D	3	6	1	6	4	5	6	0		
41	Sum Adjustments B to D	\$15	(\$75)	\$5	(\$95)	\$75	(\$50)	\$125	\$0		
42	Sum Utility Adjustments	\$87	\$0	\$104	\$0	\$41	\$0	\$41	\$0		
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$27	\$177	\$14	\$204	\$66	\$166	\$166	\$166		
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$779		\$864		\$766		\$741			
45	Adj Rent/Last rent		104%		102%		109%		129%		
46	Estimated Market Rent	\$800	\$0.97	Estimated Market Rent/ Sq. Ft							

IN PROGRESS

11/15/2019

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)



Farview Apartments
Primary Unit Type – Two-Bedroom Units (825 SF)

A rent comparability grid was prepared for the primary unit type with 825 square feet. Comparable apartments used include Griffin Crossing Apartments (Comparable 1), Vineyard Place Apartments (Comparable 2), Holiday Cove Apartments (Comparable 3) and Parkhill Apartments (Comparable 4).

\$ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from \$575 to \$850. 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 November 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 96 percent. The comparables' occupancy rates range from 95 to 100 percent. No adjustments were needed.

Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from \$575 to \$850, and effective rents per square foot range from \$0.68 to \$0.85 per square foot.

Structure/Stories – The subject and all comparables are located in two-story walk-up buildings. No adjustment was needed.

Year Built/Year Renovated – The subject was built in 1970 and was renovated in 2005. It will be rehabilitated. The proposed scope of rehabilitation is shown in the Addenda. Comparable 1 was constructed in 1987. Comparable 2 was built in 1989 and renovated in 2005. Comparable 3 was built in 1988. Comparable 4 was constructed in 1964 and renovated in 2015. 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 trees, grass and shrubs. The subject will be rehabilitated and will be in good condition. The proposed scope of rehabilitation is comprehensive and is shown in the Addenda. Comparables 1 and 2 were considered in good condition, and Comparables 3 and 4 were considered in average condition as it will be inferior to the subject as complete. In order to determine the appropriate adjustments for condition (year built/year renovated), the appraiser utilized paired analysis to compare the comparables. Comparable 1 was deemed the most similar to the subject "as complete". Therefore, this comparable was considered the subject in the paired analysis calculation. When performing the analysis, the appraiser compared the units at Comparables 2, 3 and 4 individually to the units at Comparable 1. As can be seen in the following tables, the appraiser adjusted the street rent of each comparable for all differences between the subject and comparables to come up with a net adjusted rent for each comparable. Once the net adjusted rents were determined, these rents were compared to the street rent at Comparable 1. The differences between the rents indicate the appropriate adjustments for condition.



Paired Analysis - One-Bedroom Units			
Item	Comparable 2	Comparable 3	Comparable 4
Street Rent	\$785	\$600	\$500
Unit Interior Sq. ft.	\$20	\$45	\$40
Balcony/Patio	-\$5	-\$5	\$0
Microwave/Dishwasher	-\$5	-\$5	\$20
Washer/Dryer	\$0	\$0	\$5
Cable/Satellite/Internet	\$10	\$10	\$10
Extra Storage	-\$5	\$0	\$0
Security	\$10	\$10	\$10
Clubhouse/Meeting Room	\$0	\$5	\$5
Pool/Recreation Areas	-\$25	\$0	\$20
Business Ctr/Nbhd Netwk	-\$5	\$0	\$0
Cold Water/Sewer	\$0	-\$39	-\$39
Trash/Recycling	\$0	-\$15	-\$15
Net Rent	\$780	\$606	\$556
Comparable 1 Street Rent	\$748	\$748	\$748
Indicated Adjustment	-\$32	\$142	\$192

Paired Analysis - Two-Bedroom Units			
Item	Comparable 2	Comparable 3	Comparable 4
Street Rent	\$850	\$700	\$575
# Baths	\$20	\$0	\$20
Unit Interior Sq. ft.	-\$10	\$5	\$20
Balcony/Patio	-\$5	-\$5	\$0
Microwave/Dishwasher	-\$5	-\$5	\$20
Washer/Dryer	\$0	\$0	\$5
Cable/Satellite/Internet	\$10	\$10	\$10
Extra Storage	-\$5	\$0	\$0
Security	\$10	\$10	\$10
Clubhouse/Meeting Room	\$0	\$5	\$5
Pool/Recreation Areas	-\$25	\$0	\$20
Business Ctr/Nbhd Netwk	-\$5	\$0	\$0
Cold Water/Sewer	\$0	-\$48	-\$48
Trash/Recycling	\$0	-\$15	-\$15
Net Rent	\$835	\$657	\$622
Comparable 1 Street Rent	\$752	\$752	\$752
Indicated Adjustment	-\$83	\$95	\$130

Paired Analysis - Three-Bedroom Units			
Item	Comparable 2	Comparable 5	Comparable 6
Street Rent	\$980	\$625	\$750
# Baths	\$0	\$10	-\$10
Unit Interior Sq. ft.	-\$25	-\$20	\$0
Balcony/Patio	-\$5	\$0	-\$5
Microwave/Dishwasher	-\$5	\$0	\$0
Cable/Satellite/Internet	\$10	\$10	\$10
Extra Storage	-\$5	\$0	-\$5
Security	\$10	\$10	\$10
Clubhouse/Meeting Room	\$0	\$5	\$5
Pool/Recreation Areas	-\$25	\$20	\$15
Business Ctr/Nbhd Netwk	-\$5	\$0	\$0
Cold Water/Sewer	\$0	-\$58	\$0
Trash/Recycling	\$0	-\$15	-\$15
Net Rent	\$930	\$587	\$755
Comparable 1 Street Rent	\$893	\$893	\$893
Indicated Adjustment	-\$37	\$306	\$138



As can be seen on the analysis, the amount of adjustments indicated was different for each bedroom type. Due to the nature of the adjustment and the fact that all of the difference may not be attributable entirely to differences in condition, the results were averaged and then divided in half. The math is as follows: $(-\$32 + -\$83 + -\$37 = -\$152/3 = -\$51/2 = -\$25)$. Despite adjusting for the differences between the comparables, it is not always possible to fully account for the differences in rent between comparables as some is due to renter perception or management practices and is not due solely to differences in amenities or condition. If a specific area does not have rents with rent differences based solely on condition, further analytics are needed. Paired analysis, while not perfect, is one of the best ways to determine adjustments for differences in condition as it factors out all other amenities and utilities differences between properties. However, as stated, paired analysis cannot fully quantify a renter's "perception" of differences in condition. Therefore, it is not appropriate to adjust the full amount determined through paired analysis, particularly when the adjustments will significantly decrease or increase the subject's rent. Additionally, the paired analysis results determined for each bedroom type were averaged so that a uniform adjustment can be made on each rent grid. The average provides additional data points in the market and helps to ensure that the adjustment amount is not overstated. The adjustment factor of 50 percent is subjective and is based on the experience and judgement of the appraiser. Gill Group has appraised multifamily properties for years, and that experience has aided in developing guidelines for determining appropriate adjustments when subjective adjustments are required. While opinions may differ as to what percentage is appropriate, this adjustment percentage is considered appropriate for this analysis. It is not accurate to adjust the full amount of the difference as that could substantially understate or overstate the difference in condition and could result in deflated or inflated rents. Based on the paired analysis, the "as complete" adjustments are as follows: Comparable 2 - $-\$25$; Comparable 3 - $\$60$; and Comparable 4 - $\$80$. The remaining comparable will be relatively similar to the subject as complete and was not adjusted.

Neighborhood – In order to determine if adjustments were needed for differences in location between the subject and the comparables, eleven factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore, population counts, median rent levels and median income levels. Based on the analysis, all comparables are located in the subject's neighborhood or in neighborhoods that are similar to the subject's. No adjustments were needed.

Same Market/Miles to Subject – Due to the lack of surveyed market-rate comparables in the area, it was necessary to utilize comparables in other areas. Therefore, all comparables are located outside the subject's market area. Any necessary adjustments were accounted for in Neighborhood.

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 two-bedroom unit types. Comparables 2 and 4 are similar. Comparables 1 and 3 contain two baths in the two-bedroom unit types. 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 in this market contain a similar number of baths. Therefore, a $\$20$ 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 $\$0.20$. 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 and 4 are similar to the subject. The comparables with these features 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 and all comparables contain central air conditioning. No adjustment was needed.

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

Microwave/Dishwasher – After rehabilitation, the subject will contain a microwave and dishwasher in all units. Comparable 1 contains a dishwasher in the units, and Comparables 2 and 3 each contain both amenities in the units. Comparable 4 does not contain either amenity. Although there is little market data available concerning units with this feature versus those without this feature, the added amenity is an enhancement to the unit. Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal \$5 per month for microwaves. Dishwashers are an expensive feature and are likely to factor into a tenant's decision on which unit to lease. Although there is little market data available concerning units with this feature versus those without this feature, the added amenity is an enhancement to the unit. Therefore, an adjustment of \$10 was considered appropriate for dishwashers.

Washer/Dryer – The subject only contains a washer hook-up in the units. Comparables 1, 2 and 3 contain washer/dryer hook-ups in the units. Comparable 4 contains a laundry facility. 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 have a dryer hook-up, a nominal adjustment was necessary. Therefore, Comparables 1, 2 and 3 were adjusted downward \$5 per month. Comparable 4 was deemed similar to the subject and was not adjusted.

Floor Coverings – The subject will contain vinyl plank flooring. All of the 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. In addition, Comparable 1 offers common area Wi-Fi. Common area Wi-Fi is a convenience to the property. This feature is valuable to residents as it allows access to the Internet without having to deplete data from personal accounts which are typically accompanied by data caps and limits. There is no data for these features that could be extracted from the market area. However, an adjustment was needed for the convenience of the on-site amenity. Therefore, an adjustment of \$10 was selected for this comparable.

Special Features – The subject does not contain special features. All comparables are similar to the subject. No adjustment was needed.

Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Extra Storage – The subject does not contain extra storage. Comparables 1, 3 and 4 are similar to the subject. Comparable 2 contains storage. 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, extra storage was given a nominal \$5 adjustment per month.



Security – The subject does not contain any security. None of the comparables except Comparable 1 contain security. Comparable 1 contains a limited access gate. No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. Limited access gates limit access to the grounds and was adjusted \$10 when compared to properties with no security. Therefore, Comparable 1 was adjusted \$10 per month.

Clubhouse/Meeting Rooms/Dining Rooms – The subject contains a meeting room. Comparables 1 and 2 each contain a clubhouse. None of the remaining comparables contain either feature. 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 upward \$5 per month.

Pool/Exercise Room/Recreation Areas – The subject contains a picnic area, playground and basketball court. Comparable 1 contains a swimming pool, exercise room and playground. Comparable 2 contains a swimming pool, sauna, exercise room, playground, tennis court and dog park. Comparable 3 is contains a swimming pool, picnic area and playground. Comparable 4 does not contain any recreation areas. Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a \$10 adjustment was determined for swimming pool, and a \$5 adjustment per feature was determined for each additional recreation area. Comparable 1 was adjusted downward \$5 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for playground - \$5 for subject's picnic area - \$5 for subject's playground - \$5 for subject's basketball court). Comparable 2 was adjusted downward \$20 per month (\$10 for swimming pool + \$5 for sauna + \$5 for exercise room + \$5 for playground + \$5 for tennis court + \$5 for dog park - \$5 for subject's picnic area - \$5 for playground - \$5 for subject's basketball court = \$20). Comparable 3 was adjusted \$5 per month (\$10 for swimming pool + \$5 picnic area + \$5 playground - \$5 for subject's picnic area - \$5 for playground - \$5 for subject's basketball court = \$5). Comparable 4 was adjusted upward \$15 per month (\$5 for subject's picnic area + \$5 for playground + \$5 for subject's basketball court = \$15).

Business Center – The subject does contain this feature. Comparable 2 is similar to the subject. None of the remaining comparables contain this feature. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, Comparables 1, 3 and 4 were adjusted upward \$5 per month.

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 – According to the developer, the school district provides sack breakfasts and lunches to the children at the subject. None of the comparables offer tenant services. None of the comparables contain this feature. The convenience of this service on-site provides an additional enhancement to the units. Therefore, the availability of the service on-site was adjusted. A nominal \$5 adjustment was applied for this feature due to the lack of market-based data on this feature.

Heat – The subject provides this utility. The comparables do not provide this utility. Therefore, the comparables were adjusted upward \$14 for electric and \$12 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Upson County. The amount was substantiated through local utility providers.

Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.



Cooking – The subject provides this utility. The comparables do not provide this utility. Therefore, the comparables were adjusted upward \$9 for electric and \$4 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Upson County. The amount was substantiated through local utility providers.

Hot Water – The subject provides this utility. The comparables do not provide this utility. Therefore, the comparables were adjusted upward \$18 for electric and \$8 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Upson County. The amount was substantiated through local utility providers.

Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Cold Water/Sewer – The subject and Comparables 3 and 4 provide cold water and sewer. All of the remaining comparables were adjusted upward \$48 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Upson County.

Trash/Recycling – The subject has this utility provided. Comparables 3 and 4 are similar. Comparables 1 and 2 were adjusted upward \$15 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Upson County.

Conclusion of Market Rent

The adjusted rents range from \$741 to \$864. Greater emphasis was placed on Griffin Crossing Apartments as it will be the similar to the subject in condition. The remaining comparables were also given consideration.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **825 SF Two-Bedroom Units - \$800, or \$0.97 per square foot**



Three-Bedroom Units (975 SF) – As Complete

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

Rent Comparability Grid		Unit Type	Three-Bedroom				Subject's FHA #:	061-97266				
Subject		Data	Comparable 1		Comparable 2		Comparable 5		Comparable 6			
Farview Apartments 300 Avenue F Thomaston Upson		on Subject	Griffin Crossings Apartments 1897 West McIntosh Road Griffin Spalding		Vineyard Place Apartments 657 Carver Road Griffin Spalding		Magnolia Townhomes 627 Greenwood Street Barnesville Lamar		Town's Edge Landing Apartments 107 Towns Edge Parkway Barnesville Lamar			
A.	Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?		\$893		\$980		\$625		\$750			
2	Date Last Leased (mo/yr)		Nov-19		Nov-19		Nov-19		Nov-19			
3	Rent Concessions		N		N		N		N			
4	Occupancy for Unit Type		96%		100%		100%		100%			
5	Effective Rent & Rent/sq.ft		\$893	\$0.82	\$980	\$0.79	\$625	\$0.52	\$750	\$0.68		
<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		WU/2		T/2		T/2			
7	Yr. Built/Yr. Renovated	1970/2005/2021	1987		1989/2005		1979		2001			
8	Condition /Street Appeal	G	G		G	(\$25)	A	\$155	A	\$70		
9	Neighborhood	A	A		A		A		A			
10	Same Market? Miles to Subj		N/32.1		N/27.6		N/15.3		N/17.1			
C.	Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	3	3		3		3		3			
12	# Baths	1	2	(\$20)	2	(\$20)	1.5	(\$10)	2.5	(\$30)		
13	Unit Interior Sq. Ft.	975	1,090	(\$20)	1,240	(\$50)	1,200	(\$40)	1,100	(\$25)		
14	Balcony/ Patio	N	N		Y	(\$5)	N		Y	(\$5)		
15	AC: Central/ Wall	C	C		C		C		C			
16	Range/ Refrigerator	N	RF		RF		R		RF			
17	Microwave/ Dishwasher	MD	D	\$5	MD		D	\$5	D	\$5		
18	Washer/Dryer	W HU	HU	(\$5)	HU	(\$5)	HU	(\$5)	HU	(\$5)		
19	Floor Coverings	V	C		C		C		C			
20	Window Coverings	B	B		B		B		B			
21	Cable/ Satellite/Internet	N	I	(\$10)	N		N		N			
22	Special Features	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			
25	Extra Storage	N	N		Y/0	(\$5)	N		Y/0	(\$5)		
26	Security	N	Y	(\$10)	N		N		N			
27	Clubhouse/ Meeting Rooms	MR	C		C		N	\$5	N	\$5		
28	Pool/ Recreation Areas	R	PER	(\$5)	PER	(\$20)	N	\$15	R	\$10		
29	Business Ctr / Nhbhd Netwk	BC	N	\$5	BC		N	\$5	N	\$5		
30	Service Coordination	N	N		N		N		N			
31	Non-shelter Services	N	N		N		N		N			
32	Neighborhood Networks	M	N	\$5	N	\$5	N	\$5	N	\$5		
E.	Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	Y/G	N/G	\$15	N/E	\$18	Y/G		N/E	\$18		
34	Cooling (in rent?/ type)	N/E	N/E		N/E		N/E		N/E			
35	Cooking (in rent?/ type)	Y/G	N/G	\$6	N/E	\$11	Y/G		N/E	\$11		
36	Hot Water (in rent?/ type)	Y/G	N/G	\$10	N/E	\$23	Y/G		N/E	\$23		
37	Other Electric	N	N		N		N		N			
38	Cold Water/ Sewer	Y	N	\$58	N	\$58	Y		N	\$58		
39	Trash/Recycling	Y	N	\$15	N	\$15	Y		N	\$15		
F.	Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		3	6	1	7	6	3	6	5		
41	Sum Adjustments B to D		\$15	(\$70)	\$5	(\$130)	\$190	(\$55)	\$100	(\$70)		
42	Sum Utility Adjustments		\$104	\$0	\$125	\$0	\$0	\$0	\$125	\$0		
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E		\$49	\$189	\$0	\$260	\$135	\$245	\$155	\$295		
G.	Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)		\$942		\$980		\$760		\$905			
45	Adj Rent/Last rent			105%		100%		122%		121%		
46	Estimated Market Rent	\$900	\$0.92									

IN PROGRESS

11/15/2019

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)



Farview Apartments
Primary Unit Type – Three-Bedroom Units (975 SF)

A rent comparability grid was prepared for the primary unit type with 975 square feet. Comparable apartments used include Griffin Crossing Apartments (Comparable 1), Vineyard Place Apartments (Comparable 2), Magnolia Townhomes (Comparable 5) and Town's Edge Landing Apartments (Comparable 6).

\$ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from \$625 to \$980. 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 November 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 96 percent. The comparables' occupancy rates range from 95 to 100 percent. No adjustments were needed.

Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from \$625 to \$980, and effective rents per square foot range from \$0.52 to \$0.82 per square foot.

Structure/Stories – The subject is located in two-story walk-up buildings. Comparables 1 and 2 are located in two-story walk-up buildings. Comparables 5 and 6 are located in two-story townhome 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 1970 and was renovated in 2005. It will be rehabilitated. The proposed scope of rehabilitation is shown in the Addenda. Comparable 1 was constructed in 1987. Comparable 2 was built in 1989 and renovated in 2005. Comparable 5 was built in 1979. Comparable 6 was constructed in 2001. 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 trees, grass and shrubs. The subject will be rehabilitated and will be in good condition. The proposed scope of rehabilitation is comprehensive and is shown in the Addenda. Comparables 1 and 2 were considered in good condition, and Comparables 5 and 6 were considered in average condition as it will be inferior to the subject as complete. In order to determine the appropriate adjustments for condition (year built/year renovated), the appraiser utilized paired analysis to compare the comparables. Comparable 1 was deemed the most similar to the subject "as complete". Therefore, this comparable was considered the subject in the paired analysis calculation. When performing the analysis, the appraiser compared the units at Comparables 2, 5 and 6 individually to the units at Comparable 1. As can be seen in the following tables, the appraiser adjusted the street rent of each comparable for all differences between the subject and comparables to come up with a net adjusted rent for each comparable. Once the net adjusted rents were determined, these rents were compared to the street rent at Comparable 1. The differences between the rents indicate the appropriate adjustments for condition.



Paired Analysis - One-Bedroom Units			
Item	Comparable 2	Comparable 3	Comparable 4
Street Rent	\$785	\$600	\$500
Unit Interior Sq. ft.	\$20	\$45	\$40
Balcony/Patio	-\$5	-\$5	\$0
Microwave/Dishwasher	-\$5	-\$5	\$20
Washer/Dryer	\$0	\$0	\$5
Cable/Satellite/Internet	\$10	\$10	\$10
Extra Storage	-\$5	\$0	\$0
Security	\$10	\$10	\$10
Clubhouse/Meeting Room	\$0	\$5	\$5
Pool/Recreation Areas	-\$25	\$0	\$20
Business Ctr/Nbhd Netw k	-\$5	\$0	\$0
Cold Water/Sewer	\$0	-\$39	-\$39
Trash/Recycling	\$0	-\$15	-\$15
Net Rent	\$780	\$606	\$556
Comparable 1 Street Rent	\$748	\$748	\$748
Indicated Adjustment	-\$32	\$142	\$192

Paired Analysis - Two-Bedroom Units			
Item	Comparable 2	Comparable 3	Comparable 4
Street Rent	\$850	\$700	\$575
# Baths	\$20	\$0	\$20
Unit Interior Sq. ft.	-\$10	\$5	\$20
Balcony/Patio	-\$5	-\$5	\$0
Microwave/Dishwasher	-\$5	-\$5	\$20
Washer/Dryer	\$0	\$0	\$5
Cable/Satellite/Internet	\$10	\$10	\$10
Extra Storage	-\$5	\$0	\$0
Security	\$10	\$10	\$10
Clubhouse/Meeting Room	\$0	\$5	\$5
Pool/Recreation Areas	-\$25	\$0	\$20
Business Ctr/Nbhd Netw k	-\$5	\$0	\$0
Cold Water/Sewer	\$0	-\$48	-\$48
Trash/Recycling	\$0	-\$15	-\$15
Net Rent	\$835	\$657	\$622
Comparable 1 Street Rent	\$752	\$752	\$752
Indicated Adjustment	-\$83	\$95	\$130

Paired Analysis - Three-Bedroom Units			
Item	Comparable 2	Comparable 5	Comparable 6
Street Rent	\$980	\$625	\$750
# Baths	\$0	\$10	-\$10
Unit Interior Sq. ft.	-\$25	-\$20	\$0
Balcony/Patio	-\$5	\$0	-\$5
Microwave/Dishwasher	-\$5	\$0	\$0
Cable/Satellite/Internet	\$10	\$10	\$10
Extra Storage	-\$5	\$0	-\$5
Security	\$10	\$10	\$10
Clubhouse/Meeting Room	\$0	\$5	\$5
Pool/Recreation Areas	-\$25	\$20	\$15
Business Ctr/Nbhd Netw k	-\$5	\$0	\$0
Cold Water/Sewer	\$0	-\$58	\$0
Trash/Recycling	\$0	-\$15	-\$15
Net Rent	\$930	\$587	\$755
Comparable 1 Street Rent	\$893	\$893	\$893
Indicated Adjustment	-\$37	\$306	\$138



As can be seen on the analysis, the amount of adjustments indicated was different for each bedroom type. Due to the nature of the adjustment and the fact that all of the difference may not be attributable entirely to differences in condition, the results were averaged and then divided in half. The math is as follows: $(-\$32 + -\$83 + -\$37 = -\$152/3 = -\$51/2 = -\$25)$. Despite adjusting for the differences between the comparables, it is not always possible to fully account for the differences in rent between comparables as some is due to renter perception or management practices and is not due solely to differences in amenities or condition. If a specific area does not have rents with rent differences based solely on condition, further analytics are needed. Paired analysis, while not perfect, is one of the best ways to determine adjustments for differences in condition as it factors out all other amenities and utilities differences between properties. However, as stated, paired analysis cannot fully quantify a renter's "perception" of differences in condition. Therefore, it is not appropriate to adjust the full amount determined through paired analysis, particularly when the adjustments will significantly decrease or increase the subject's rent. Additionally, the paired analysis results determined for each bedroom type were averaged so that a uniform adjustment can be made on each rent grid. The average provides additional data points in the market and helps to ensure that the adjustment amount is not overstated. The adjustment factor of 50 percent is subjective and is based on the experience and judgement of the appraiser. Gill Group has appraised multifamily properties for years, and that experience has aided in developing guidelines for determining appropriate adjustments when subjective adjustments are required. While opinions may differ as to what percentage is appropriate, this adjustment percentage is considered appropriate for this analysis. It is not accurate to adjust the full amount of the difference as that could substantially understate or overstate the difference in condition and could result in deflated or inflated rents. Based on the paired analysis, the "as complete" adjustments are as follows: Comparable 2 - $-\$25$; Comparable 5 - $\$155$; and Comparable 6 - $\$70$. The remaining comparable will be relatively similar to the subject as complete and was not adjusted.

Neighborhood – In order to determine if adjustments were needed for differences in location between the subject and the comparables, eleven factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore, population counts, median rent levels and median income levels. Based on the analysis, all comparables are located in the subject's neighborhood or in neighborhoods that are similar to the subject's. No adjustments were needed.

Same Market/Miles to Subject – Due to the lack of surveyed market-rate comparables in the area, it was necessary to utilize comparables in other areas. Therefore, all comparables are located outside the subject's market area. Any necessary adjustments were accounted for in Neighborhood.

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 three-bedroom unit types. Comparables 1 and 2 contain two baths in the three-bedroom unit types. Comparable 5 contains one-and-one-half-baths, and Comparable 6 contains two-and-one-half-baths in the three-bedroom unit types. 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 in this market contain a similar number of baths. Therefore, $\$10$ half-bath and $\$20$ full bath per month adjustments were 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 \$0.18. 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 and 5 are similar to the subject. The comparables with these features 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 and all comparables contain central air conditioning. No adjustment was needed.

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

Microwave/Dishwasher – After rehabilitation, the subject will contain a microwave and dishwasher in all units. Comparables 1, 5 and 6 each contain a dishwasher in the units, and Comparable 2 contains both amenities in the units. Although there is little market data available concerning units with this feature versus those without this feature, the added amenity is an enhancement to the unit. Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal \$5 per month for microwaves.

Washer/Dryer – The subject only contains a washer hook-up in the units. All comparables contain 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 have a dryer hook-up, a nominal adjustment was necessary. Therefore, all comparables were adjusted downward \$5 per month.

Floor Coverings – The subject will contain vinyl plank flooring. All of the 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. In addition, Comparable 1 offers common area Wi-Fi. Common area Wi-Fi is a convenience to the property. This feature is valuable to residents as it allows access to the Internet without having to deplete data from personal accounts which are typically accompanied by data caps and limits. There is no data for these features that could be extracted from the market area. However, an adjustment was needed for the convenience of the on-site amenity. Therefore, an adjustment of \$10 was selected for this comparable.

Special Features – The subject does not contain special features. All comparables are similar to the subject. No adjustment was needed.

Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Extra Storage – The subject does not contain extra storage. Comparables 1 and 5 are similar to the subject. Comparables 2 and 6 contain storage. 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, extra storage was given a nominal \$5 adjustment per month.



Security – The subject does not contain any security. None of the comparables except Comparable 1 contain security. Comparable 1 contains a limited access gate. No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. Limited access gates limit access to the grounds and was adjusted \$10 when compared to properties with no security. Therefore, Comparable 1 was adjusted \$10 per month.

Clubhouse/Meeting Rooms/Dining Rooms – The subject contains a meeting room. Comparables 1 and 2 each contain a clubhouse. None of the remaining comparables contain either feature. 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 upward \$5 per month.

Pool/Exercise Room/Recreation Areas – The subject contains a picnic area, playground and basketball court. Comparable 1 contains a swimming pool, exercise room and playground. Comparable 2 contains a swimming pool, sauna, exercise room, playground, tennis court and dog park. Comparable 6 is contains a playground. Comparable 5 does not contain any recreation areas. Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a \$10 adjustment was determined for swimming pool, and a \$5 adjustment per feature was determined for each additional recreation area. Comparable 1 was adjusted downward \$5 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for playground - \$5 for subject's picnic area - \$5 for subject's playground - \$5 for subject's basketball court). Comparable 2 was adjusted downward \$20 per month (\$10 for swimming pool + \$5 for sauna + \$5 for exercise room + \$5 for playground + \$5 for tennis court + \$5 for dog park - \$5 for subject's picnic area - \$5 for playground - \$5 for subject's basketball court = \$20). Comparable 6 was adjusted \$10 per month (\$5 playground - \$5 for subject's picnic area - \$5 for playground - \$5 for subject's basketball court = \$10). Comparable 5 was adjusted upward \$15 per month (\$5 for subject's picnic area + \$5 for playground + \$5 for subject's basketball court = \$15).

Business Center – The subject does contain this feature. Comparable 2 is similar to the subject. None of the remaining comparables contain this feature. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, Comparables 1, 3 and 4 were adjusted upward \$5 per month.

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 – According to the developer, the school district provides sack breakfasts and lunches to the children at the subject. None of the comparables offer tenant services. None of the comparables contain this feature. The convenience of this service on-site provides an additional enhancement to the units. Therefore, the availability of the service on-site was adjusted. A nominal \$5 adjustment was applied for this feature due to the lack of market-based data on this feature.

Heat – The subject and Comparable 5 provide this utility. None of the remaining comparables provide this utility. Therefore, Comparables 1, 2 and 6 were adjusted upward \$18 for electric or \$15 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Upson County. The amount was substantiated through local utility providers.

Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.



Cooking – The subject and Comparable 5 provide this utility. None of the remaining comparables provide this utility. Therefore, Comparables 1, 2 and 6 were adjusted upward \$11 for electric or \$6 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Upson County. The amount was substantiated through local utility providers.

Hot Water – The subject and Comparable 5 provide this utility. None of the remaining comparables provide this utility. Therefore, Comparables 1, 2 and 6 were adjusted upward \$23 for electric or \$10 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Upson County. The amount was substantiated through local utility providers.

Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Cold Water/Sewer – The subject and Comparable 5 provide cold water and sewer. All of the remaining comparables were adjusted upward \$58 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Upson County.

Trash/Recycling – The subject and Comparable 5 have this utility provided. Comparables 1, 2 and 6 were adjusted upward \$15 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Upson County.

Conclusion of Market Rent

The adjusted rents range from \$760 to \$980. Greater emphasis was placed on Griffin Crossing Apartments as it will be the similar to the subject in condition. The remaining comparables were also given consideration.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **975 SF Three-Bedroom Units - \$900, or \$0.92 per square foot**



Four-Bedroom Units (1,050 SF) – As Complete

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

Rent Comparability Grid

Unit Type →

Four-Bedroom

Subject's FHA #:

061-97266

Subject		Comparable 1		Comparable 2		Comparable 5		Comparable 6			
Farview Apartments 300 Avenue F Thomaston Upson		Griffin Crossings Apartments 1897 West McIntosh Road Griffin Spalding		Vineyard Place Apartments 657 Carver Road Griffin Spalding		Magnolia Townhomes 627 Greenwood Street Barnesville Lamar		Town's Edge Landing Apartments 107 Towns Edge Parkway Barnesville Lamar			
Data on Subject		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
In Parts B thru E, adjust only for differences the subject's market values.											
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	WU/2		WU/2		T/2		T/2			
7	Yr. Built/Yr. Renovated	1970/2005/2021		1987		1989/2005		1979		2001	
8	Condition /Street Appeal	G		G	(\$25)	F	\$155	F	\$70		
9	Neighborhood	A		A		A		A			
10	Same Market? Miles to Subj	N/32.1		N/27.6		N/15.3		N/17.1			
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	4	\$0	3	\$50	3	\$50	3	\$50	3	\$50
12	# Baths	1.5	(\$10)	2	(\$10)	2	(\$10)	1.5	(\$20)	2.5	(\$20)
13	Unit Interior Sq. Ft.	1,050	(\$5)	1,090	(\$5)	1,240	(\$35)	1,200	(\$25)	1,100	(\$10)
14	Balcony/ Patio	N		N		Y	(\$5)	N		Y	(\$5)
15	AC: Central/ Wall	C		C		C		C		C	
16	Range/ Refrigerator	N		RF		RF		R		RF	
17	Microwave/ Dishwasher	MD	\$5	D	\$5	MD	\$5	D	\$5	D	\$5
18	Washer/Dryer	W HU	(\$5)	HU	(\$5)	HU	(\$5)	HU	(\$5)	HU	(\$5)
19	Floor Coverings	V		C		C		C		C	
20	Window Coverings	B		B		B		B		B	
21	Cable/ Satellite/Internet	N	(\$10)	I	(\$10)	N		N		N	
22	Special Features	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	
25	Extra Storage	N		N	(\$5)	Y/0	(\$5)	N		Y/0	(\$5)
26	Security	N	(\$10)	Y	(\$10)	N		N		N	
27	Clubhouse/ Meeting Rooms	MR		C		C		N	\$5	N	\$5
28	Pool/ Recreation Areas	R	(\$5)	PER	(\$5)	PER	(\$20)	N	\$15	R	\$10
29	Business Ctr / Nhd Netwk	BC	\$5	N	\$5	BC	\$5	N	\$5	N	\$5
30	Service Coordination	N		N		N		N		N	
31	Non-shelter Services	N		N		N		N		N	
32	Neighborhood Networks	M	\$5	N	\$5	N	\$5	N	\$5	N	\$5
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	Y/G	N/G \$19	N/G	N/E \$24	Y/G	N/E \$24	N/E	N/E \$24	N/E	N/E \$24
34	Cooling (in rent?/ type)	N/E	N/E	N/E	N/E	N/E	N/E	N/E	N/E	N/E	N/E
35	Cooking (in rent?/ type)	Y/G	N/G \$7	N/G	N/E \$14	Y/G	N/E \$14	N/E	N/E \$14	N/E	N/E \$14
36	Hot Water (in rent?/ type)	Y/G	N/G \$11	N/G	N/E \$28	Y/G	N/E \$28	N/E	N/E \$28	N/E	N/E \$28
37	Other Electric	N	N	N	N	N	N	N	N	N	N
38	Cold Water/ Sewer	Y	N \$69	N	N \$69	Y	N \$69	N	N \$69	N	N \$69
39	Trash/Recycling	Y	N \$15	N	N \$15	Y	N \$15	N	N \$15	N	N \$15
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	4	6	2	7	7	2	7	5		
41	Sum Adjustments B to D	\$65	(\$45)	\$55	(\$105)	\$240	(\$30)	\$150	(\$45)		
42	Sum Utility Adjustments	\$121	\$0	\$150	\$0	\$0	\$0	\$150	\$0		
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$141	\$231	\$100	\$310	\$210	\$270	\$255	\$345		
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$1,034		\$1,080		\$835		\$1,005			
45	Adj Rent/Last rent		116%		110%		134%		134%		
46	Estimated Market Rent	\$1,000	\$0.95	Estimated Market Rent/ Sq. Ft							

IN PROGRESS

11/15/2019

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)



Farview Apartments
Primary Unit Type – Four-Bedroom Units (1,050 SF)

A rent comparability grid was prepared for the primary unit type with 1,050 square feet. Comparable apartments used include Griffin Crossing Apartments (Comparable 1), Vineyard Place Apartments (Comparable 2), Magnolia Townhomes (Comparable 5) and Town's Edge Landing Apartments (Comparable 6).

\$ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from \$625 to \$980. 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 November 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 96 percent. The comparables' occupancy rates range from 95 to 100 percent. No adjustments were needed.

Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from \$625 to \$980, and effective rents per square foot range from \$0.52 to \$0.82 per square foot.

Structure/Stories – The subject is located in two-story walk-up buildings. Comparables 1 and 2 are located in two-story walk-up buildings. Comparables 5 and 6 are located in two-story townhome 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 1970 and was renovated in 2005. It will be rehabilitated. The proposed scope of rehabilitation is shown in the Addenda. Comparable 1 was constructed in 1987. Comparable 2 was built in 1989 and renovated in 2005. Comparable 5 was built in 1979. Comparable 6 was constructed in 2001. 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 trees, grass and shrubs. The subject will be rehabilitated and will be in good condition. The proposed scope of rehabilitation is comprehensive and is shown in the Addenda. Comparables 1 and 2 were considered in good condition, and Comparables 5 and 6 were considered in average condition as it will be inferior to the subject as complete. In order to determine the appropriate adjustments for condition (year built/year renovated), the appraiser utilized paired analysis to compare the comparables. Comparable 1 was deemed the most similar to the subject "as complete". Therefore, this comparable was considered the subject in the paired analysis calculation. When performing the analysis, the appraiser compared the units at Comparables 2, 5 and 6 individually to the units at Comparable 1. As can be seen in the following tables, the appraiser adjusted the street rent of each comparable for all differences between the subject and comparables to come up with a net adjusted rent for each comparable. Once the net adjusted rents were determined, these rents were compared to the street rent at Comparable 1. The differences between the rents indicate the appropriate adjustments for condition.



Paired Analysis - One-Bedroom Units			
Item	Comparable 2	Comparable 3	Comparable 4
Street Rent	\$785	\$600	\$500
Unit Interior Sq. ft.	\$20	\$45	\$40
Balcony/Patio	-\$5	-\$5	\$0
Microwave/Dishwasher	-\$5	-\$5	\$20
Washer/Dryer	\$0	\$0	\$5
Cable/Satellite/Internet	\$10	\$10	\$10
Extra Storage	-\$5	\$0	\$0
Security	\$10	\$10	\$10
Clubhouse/Meeting Room	\$0	\$5	\$5
Pool/Recreation Areas	-\$25	\$0	\$20
Business Ctr/Nbhd Netw k	-\$5	\$0	\$0
Cold Water/Sewer	\$0	-\$39	-\$39
Trash/Recycling	\$0	-\$15	-\$15
Net Rent	\$780	\$606	\$556
Comparable 1 Street Rent	\$748	\$748	\$748
Indicated Adjustment	-\$32	\$142	\$192

Paired Analysis - Two-Bedroom Units			
Item	Comparable 2	Comparable 3	Comparable 4
Street Rent	\$850	\$700	\$575
# Baths	\$20	\$0	\$20
Unit Interior Sq. ft.	-\$10	\$5	\$20
Balcony/Patio	-\$5	-\$5	\$0
Microwave/Dishwasher	-\$5	-\$5	\$20
Washer/Dryer	\$0	\$0	\$5
Cable/Satellite/Internet	\$10	\$10	\$10
Extra Storage	-\$5	\$0	\$0
Security	\$10	\$10	\$10
Clubhouse/Meeting Room	\$0	\$5	\$5
Pool/Recreation Areas	-\$25	\$0	\$20
Business Ctr/Nbhd Netw k	-\$5	\$0	\$0
Cold Water/Sewer	\$0	-\$48	-\$48
Trash/Recycling	\$0	-\$15	-\$15
Net Rent	\$835	\$657	\$622
Comparable 1 Street Rent	\$752	\$752	\$752
Indicated Adjustment	-\$83	\$95	\$130

Paired Analysis - Three-Bedroom Units			
Item	Comparable 2	Comparable 5	Comparable 6
Street Rent	\$980	\$625	\$750
# Baths	\$0	\$10	-\$10
Unit Interior Sq. ft.	-\$25	-\$20	\$0
Balcony/Patio	-\$5	\$0	-\$5
Microwave/Dishwasher	-\$5	\$0	\$0
Cable/Satellite/Internet	\$10	\$10	\$10
Extra Storage	-\$5	\$0	-\$5
Security	\$10	\$10	\$10
Clubhouse/Meeting Room	\$0	\$5	\$5
Pool/Recreation Areas	-\$25	\$20	\$15
Business Ctr/Nbhd Netw k	-\$5	\$0	\$0
Cold Water/Sewer	\$0	-\$58	\$0
Trash/Recycling	\$0	-\$15	-\$15
Net Rent	\$930	\$587	\$755
Comparable 1 Street Rent	\$893	\$893	\$893
Indicated Adjustment	-\$37	\$306	\$138



As can be seen on the analysis, the amount of adjustments indicated was different for each bedroom type. Due to the nature of the adjustment and the fact that all of the difference may not be attributable entirely to differences in condition, the results were averaged and then divided in half. The math is as follows: $(-\$32 + -\$83 + -\$37 = -\$152/3 = -\$51/2 = -\$25)$. Despite adjusting for the differences between the comparables, it is not always possible to fully account for the differences in rent between comparables as some is due to renter perception or management practices and is not due solely to differences in amenities or condition. If a specific area does not have rents with rent differences based solely on condition, further analytics are needed. Paired analysis, while not perfect, is one of the best ways to determine adjustments for differences in condition as it factors out all other amenities and utilities differences between properties. However, as stated, paired analysis cannot fully quantify a renter's "perception" of differences in condition. Therefore, it is not appropriate to adjust the full amount determined through paired analysis, particularly when the adjustments will significantly decrease or increase the subject's rent. Additionally, the paired analysis results determined for each bedroom type were averaged so that a uniform adjustment can be made on each rent grid. The average provides additional data points in the market and helps to ensure that the adjustment amount is not overstated. The adjustment factor of 50 percent is subjective and is based on the experience and judgement of the appraiser. Gill Group has appraised multifamily properties for years, and that experience has aided in developing guidelines for determining appropriate adjustments when subjective adjustments are required. While opinions may differ as to what percentage is appropriate, this adjustment percentage is considered appropriate for this analysis. It is not accurate to adjust the full amount of the difference as that could substantially understate or overstate the difference in condition and could result in deflated or inflated rents. Based on the paired analysis, the "as complete" adjustments are as follows: Comparable 2 - $-\$25$; Comparable 5 - $\$155$; and Comparable 6 - $\$70$. The remaining comparable will be relatively similar to the subject as complete and was not adjusted.

Neighborhood – In order to determine if adjustments were needed for differences in location between the subject and the comparables, eleven factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore, population counts, median rent levels and median income levels. Based on the analysis, all comparables are located in the subject's neighborhood or in neighborhoods that are similar to the subject's. No adjustments were needed.

Same Market/Miles to Subject – Due to the lack of surveyed market-rate comparables in the area, it was necessary to utilize comparables in other areas. Therefore, all comparables are located outside the subject's market area. Any necessary adjustments were accounted for in Neighborhood.

of Bedrooms – The subject has four-bedroom units. Due to the lack of conventional four-bedroom units in the area, four three-bedroom apartments were used to compare to the subject's four-bedroom units. Each comparable with a differing number of bedrooms than the subject was adjusted $\$50$ per bedroom per month. The majority of the difference in number of bedrooms is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional bedrooms. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. The amount selected was chosen after a paired rental analysis was used to determine a range of $\$0$ to $\$115$, with an average of $\$57$ per month. The paired rental analysis ranges are determined by comparing bedroom types within the same comparable and factoring out any other differences (amenities, utilities provided, etc.) if necessary. The resulting difference is assumed to be attributable to the differing number of bedrooms. The results are grouped together in a range. The adjustment is selected based on where the majority of the results fall within the range. If there is no majority, a conservative adjustment at the low end of the range is selected. As there was no majority for this paired analysis, a $\$50$ adjustment was determined for bedroom.



	Griffin Crossings	Vineyard Place	Magnolia Townhomes	Town's Edge
2 BR Rent	\$752	\$885	\$525	\$750
2 BR Size	944	1,080	1,000	1,000
3 BR Rent	\$893	\$980	\$625	\$750
3 BR Size	1,090	1,240	1,200	1,100
Size Adj Factor	\$0.18	\$0.18	\$0.18	\$0.18
Size Difference	146	160	200	100
Indicated Size Adj.	\$26	\$29	\$36	\$18
Adjusted 3 BR Rent	\$867	\$951	\$589	\$732
Indicated BR Adj.	\$115	\$66	\$64	-\$18

of Baths – The subject contains one-and-one-half-baths in the four-bedroom unit types. Comparables 1 and 2 contain two baths in the three-bedroom unit types. Comparable 5 contains one-and-one-half-baths, and Comparable 6 contains two-and-one-half-baths in the three-bedroom unit types. 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 in this market contain a similar number of baths. Therefore, \$10 half-bath and \$20 full bath per month adjustments were 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 \$0.18. 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 and 5 are similar to the subject. The comparables with these features 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 and all comparables contain central air conditioning. No adjustment was needed.

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

Microwave/Dishwasher – After rehabilitation, the subject will contain a microwave and dishwasher in all units. Comparables 1, 5 and 6 each contain a dishwasher in the units, and Comparable 2 contains both amenities in the units. Although there is little market data available concerning units with this feature versus those without this feature, the added amenity is an enhancement to the unit. Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal \$5 per month for microwaves.



Washer/Dryer – The subject only contains a washer hook-up in the units. All comparables contain 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 have a dryer hook-up, a nominal adjustment was necessary. Therefore, all comparables were adjusted downward \$5 per month.

Floor Coverings – The subject will contain vinyl plank flooring. All of the 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. In addition, Comparable 1 offers common area Wi-Fi. Common area Wi-Fi is a convenience to the property. This feature is valuable to residents as it allows access to the Internet without having to deplete data from personal accounts which are typically accompanied by data caps and limits. There is no data for these features that could be extracted from the market area. However, an adjustment was needed for the convenience of the on-site amenity. Therefore, an adjustment of \$10 was selected for this comparable.

Special Features – The subject does not contain special features. All comparables are similar to the subject. No adjustment was needed.

Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Extra Storage – The subject does not contain extra storage. Comparables 1 and 5 are similar to the subject. Comparables 2 and 6 contain storage. 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, extra storage was given a nominal \$5 adjustment per month.

Security – The subject does not contain any security. None of the comparables except Comparable 1 contain security. Comparable 1 contains a limited access gate. No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. Limited access gates limit access to the grounds and was adjusted \$10 when compared to properties with no security. Therefore, Comparable 1 was adjusted \$10 per month.

Clubhouse/Meeting Rooms/Dining Rooms – The subject contains a meeting room. Comparables 1 and 2 each contain a clubhouse. None of the remaining comparables contain either feature. 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 upward \$5 per month.

Pool/Exercise Room/Recreation Areas – The subject contains a picnic area, playground and basketball court. Comparable 1 contains a swimming pool, exercise room and playground. Comparable 2 contains a swimming pool, sauna, exercise room, playground, tennis court and dog park. Comparable 6 is contains a playground. Comparable 5 does not contain any recreation areas. Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a \$10 adjustment was determined for swimming pool, and a \$5 adjustment per feature was determined for each additional recreation area. Comparable 1 was adjusted downward \$5 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for playground - \$5 for subject's picnic area - \$5 for subject's playground - \$5 for subject's basketball court). Comparable 2 was adjusted downward \$20 per month (\$10 for swimming pool + \$5 for sauna + \$5 for exercise room + \$5 for playground + \$5 for tennis court + \$5 for dog park - \$5 for subject's picnic area - \$5 for playground - \$5 for subject's basketball court = \$20). Comparable 6 was



adjusted \$10 per month (\$5 playground - \$5 for subject's picnic area - \$5 for playground - \$5 for subject's basketball court = \$10). Comparable 5 was adjusted upward \$15 per month (\$5 for subject's picnic area + \$5 for playground + \$5 for subject's basketball court = \$15).

Business Center – The subject does contain this feature. Comparable 2 is similar to the subject. None of the remaining comparables contain this feature. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, Comparables 1, 3 and 4 were adjusted upward \$5 per month.

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 – According to the developer, the school district provides sack breakfasts and lunches to the children at the subject. None of the comparables offer tenant services. None of the comparables contain this feature. The convenience of this service on-site provides an additional enhancement to the units. Therefore, the availability of the service on-site was adjusted. A nominal \$5 adjustment was applied for this feature due to the lack of market-based data on this feature.

Heat – The subject and Comparable 5 provide this utility. None of the remaining comparables provide this utility. Therefore, Comparables 1, 2 and 6 were adjusted upward \$24 for electric or \$19 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Upson County. The amount was substantiated through local utility providers.

Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Cooking – The subject and Comparable 5 provide this utility. None of the remaining comparables provide this utility. Therefore, Comparables 1, 2 and 6 were adjusted upward \$14 for electric or \$7 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Upson County. The amount was substantiated through local utility providers.

Hot Water – The subject and Comparable 5 provide this utility. None of the remaining comparables provide this utility. Therefore, Comparables 1, 2 and 6 were adjusted upward \$28 for electric or \$11 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Upson County. The amount was substantiated through local utility providers.

Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Cold Water/Sewer – The subject and Comparable 5 provide cold water and sewer. All of the remaining comparables were adjusted upward \$69 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Upson County.

Trash/Recycling – The subject and Comparable 5 have this utility provided. Comparables 1, 2 and 6 were adjusted upward \$15 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Upson County.

Conclusion of Market Rent

The adjusted rents range from \$830 to \$1,075. Greater emphasis was placed on Griffin Crossing Apartments as it will be the similar to the subject in condition. The remaining comparables were also given consideration.

Based on the above, the appraiser concluded the market rent for the units as follows:

- 1,050 SF Four-Bedroom Units - \$1,000, or \$0.95 per square foot



The following table shows the proposed rents at the subject. The estimated market rents are lower than the proposed rents for the one-, two-, three- and four-bedroom 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.

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	16	775	60%	\$681	\$839	\$49	\$790
2/1	38	825	60%	\$817	\$930	\$65	\$865
3/1	34	975	60%	\$945	\$1,019	\$84	\$935
4/1.5	12	1,050	60%	\$1,054	\$1,225	\$90	\$1,135

Average Rents for Competing Properties and Rent Advantage

Of the surveyed comparables, one-bedroom units typically range from \$500 to \$750 per month, two-bedroom units typically range from \$700 to \$850 per month, and three-bedroom units typically range from \$750 to \$950 per month. These rental rates have remained similar within the past few years. These rental rates have remained similar within the past few years. In addition, the majority of the housing stock in the market area is of newer age or has been renovated and will be similar to the subject in condition.

The subject's one-bedroom rent advantage for units at 60% AMI is -5.3 percent ($\$750 - \$790 = -\$40 / \$750 = -5.3\%$).

The subject's two-bedroom rent advantage for units at 60% AMI is -8.1 percent ($\$800 - \$865 = -\$65 / \$800 = -8.1\%$).

The subject's three-bedroom rent advantage for units at 60% AMI is -3.9 percent ($\$900 - \$935 = -\$35 / \$900 = -3.9\%$).

The subject's four-bedroom rent advantage for units at 60% AMI is -13.5 percent ($\$1,000 - \$1,135 = -\$135 / \$1,000 = -13.5\%$).



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 1970s and 1980s. The market-rate complexes were built between 1928 and 2001. The restricted apartment complexes were built between 1977 and 1988. The market area's rental units have high occupancy rates.

Housing Inventory

From 2005 through September 2019, permit issuing jurisdictions in Upson County authorized the construction of 547 new single-family and multifamily dwelling units. Multifamily units comprise 14.3 percent of the total construction activity. Building permits for the City of Thomaston were unavailable.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2005	107	14	121
2006	96	0	96
2007	65	4	69
2008	27	10	37
2009	21	2	23
2010	23	48	71
2011	18	0	18
2012	11	0	11
2013	10	0	10
2014	22	0	22
2015	14	0	14
2016	18	0	18
2017	19	0	19
2018	14	0	14
2019*	4	0	4
TOTAL	469	78	547

*Preliminary Numbers through September 2019

Source: SOCDS

Projects Under Construction

According to the City of Thomaston, 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 one rehabilitation LIHTC development awarded tax credits in 2018. Timberfalls Apartments is an existing property for families that contains 48 one-, two- and three-bedroom units and rents set at 50 and 60 percent of the area. The property is located in the City of Thomaston. This property was deemed unverifiable after numerous attempts were made to contact; therefore, this property's occupancy rate is unknown.



Age of Rental Units

Rental housing construction in the market area peaked during the 1970s and decreased significantly in 2000.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	53	1.4%
2000-2004	99	2.7%
1990-1999	404	11.0%
1980-1989	661	18.0%
1970-1979	988	26.8%
1960-1969	344	9.3%
1950-1959	305	8.3%
1940-1949	230	6.2%
1939 or earlier	598	16.2%
TOTAL	3,682	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 older age but have been relatively well maintained.

Bedroom Distribution

In 2019, 17.5 percent of the market area's rental units were efficiency or one-bedroom units, 52.1 percent were two-bedroom units, and 26.3 percent were three-bedroom units. Dwellings with four or more bedrooms accounted for 4.0 percent of the market area's rental housing.

BEDROOMS IN OCCUPIED RENTAL UNITS		
TYPE	NUMBER	PERCENT
No Bedrooms	23	0.6%
One-Bedrooms	624	16.9%
Two-Bedrooms	1,918	52.1%
Three-Bedrooms	970	26.3%
Four-Bedrooms	106	2.9%
Five or More Bedrooms	41	1.1%
TOTAL	3,682	100.0%

Source: U.S. Census Bureau



Rental Vacancy Rates

According to the U.S. Census Bureau, the national vacancy rates in the third quarter 2019 were 6.8 percent for rental housing and 1.4 percent for homeowner housing. The rental vacancy rate of 6.8 percent was not statistically different from the rate in the third quarter 2018 and virtually unchanged from the rate in the second quarter 2019. The homeowner vacancy rate of 1.4 percent was 0.2 percentage points lower than the rate in the third quarter 2018 (1.6 percent) and was 0.1 percent higher than the rate in the second quarter 2019 (1.3 percent).

The third quarter 2019 rental vacancy rate outside Metropolitan Statistical Areas (7.7 percent) was higher than in the suburbs (6.1 percent), but not statistically different from the rate in principal cities (7.1 percent). The rental vacancy rate outside MSAs was lower than in the third quarter 2018 (9.2 percent), while rates in principal cities and in the suburbs were not statistically different from third quarter 2018 rates.

The third quarter 2019 rental vacancy rate was highest in the South (8.7 percent), followed by the Midwest (7.0 percent). The rental vacancy rates in Northeast (5.4 percent) and the West (4.8 percent) were not statistically different from each other. The rental vacancy rate for the Midwest, Northeast, South, and West were not statistically different from their third quarter 2018 rates.

RESIDENTIAL VACANCY RATES				
QUARTER	3rd Quarter 2019	3rd Quarter 2018	% of 2019 Rate	% of Difference
United States	6.8%	7.1%	0.2%	0.3%
Inside MSAs	6.7%	6.8%	0.3%	0.4%
Outside MSAs	7.7%	9.2%	0.8%	1.0%
In Principal Cities	7.1%	7.0%	0.4%	0.5%
Not In Principal Cities	6.6%	6.1%	0.4%	0.5%
3rd QUARTER 2019 VACANCY RATES BY REGION				
NORTHEAST	MIDWEST	SOUTH	WEST	
5.4%	7.0%	8.7%	4.8%	

Source: U.S. Census Bureau

Lease Terms and Concessions

The typical lease term is 12 months. The subject will not offer any concessions. None of the comparables are currently offering concessions.

Turnover Rates

An estimated turnover rate of 25 percent was deemed reasonable for the market area. This was based on the Institute of Real Estate Management (IREM); 26.7 percent for low rise apartments. The comparables in the market area were also surveyed and indicated an annual turnover range from 12 to 40 percent, with an average of 21.2 percent. The table below shows the turnover rates of the comparables verified:

TURNOVER RATES	
Property Name	Avg. Annual Turnover Rate
Griffin Crossings Apartments	20.0%
Vineyard Place Apartments	13.0%
Holiday Cove Apartments	21.0%
Thomaston Garden Apartments	40.0%
Hannah's Mill Apartments	12.0%
Average Annual Turnover	21.2%



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 all but one have waiting lists. The subject's one-, two-, three- and four-bedroom units are suitable in the market area.

Foreclosure/Abandoned/Vacant Housing

According to www.realtytrac.com, there are currently 15 properties for sale that are in some stage of foreclosure within the subject's zip code. In October 2019, the number of properties that received a foreclosure filing in zip code 30286 was 50 percent lower than the previous month and 50 percent lower than the same time last year. The zip code's foreclosure rate is 0.02 percent, while the City of Thomaston's foreclosure rate is also 0.02 percent. Both are lower than the state's foreclosure rate which is 0.05 percent. 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 demand for housing in the market area as can be seen in the demand portion of this report.

ABSORPTION & STABILIZATION RATES



Absorption Rates

The subject is an existing multifamily development that contains 100 one-, two-, three- and four-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.

INTERVIEWS



Local Interviews

Housing Interview

The Georgia Department of Community Affairs handles voucher distribution for Upson County. According to David Samloff, Director of Operations with the Georgia Department of Community Affairs, the agency receives 17,154 vouchers for 149 different counties. The vouchers are not specifically set for certain counties, and the agency has over 17,154 vouchers currently available. He stated that the agency has a waiting list of over 20,000 applicants and the waiting list is currently closed. Mr. Samloff indicated that approximately 1,500 households leave the voucher program annually; however, the current housing stock is still insufficient to meet the existing affordable housing needs with SROs, one- and two-bedroom units being the most deficient. The telephone number for Mr. Samloff is 770-806-5030.

Thomaston-Upson County Economic Development

Mr. Kyle Fletcher, Executive Director with the Thomaston-Upson County Economic Development, was interviewed concerning any major businesses closing in the area; none of which were reported recently. In addition, there is demand for additional affordable housing; therefore, the area is stable. The telephone number for the Thomaston-Upson County Economic Development is 706-647-7007.

RECOMMENDATIONS AND CONCLUSIONS



Project Evaluation

It is the opinion of the analyst that the improvements, the unit mix of one-, two-, three- and four-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 good. It is located off a major thoroughfare to the city which provides the site with good 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 33,879. By 2010, population in this market area had decreased by 0.7 percent to 31,654. In 2019, the population in this market area has decreased by 5.7 percent to 31,720. It is projected that between 2019 and 2021, population in the market area will decrease 0.1 percent to 31,702. It is projected that between 2021 and 2024, population in the market area will decrease 0.1 percent to 31,674.

Between 2000 and 2010, the market area gained 23 households per year. However, the market area lost 64 households per year between 2010 and 2019. It is expected to gain six households per year between 2019 and 2021. The market area is projected to continue to gain households through 2024. The households in the market area are predominantly owner-occupied. The percentage of owner-occupied is projected to remain stable through 2024.

Employment in Upson County has been decreasing an average of 0.2 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 Upson County has fluctuated from 4.4 percent to 12.2 percent since 2010. These fluctuations are higher than the unemployment rate for the State of Georgia.

Existing Housing

There was a total of 11 confirmed apartment complexes in the market area, including the subject. There were 22 vacant units at the time of the survey out of 869 surveyed, for an overall vacancy rate of 2.5 percent. There is currently one competitive property in the market area. Thomaston Garden Apartment is a Section 8 development that is designated for families. The property currently has no vacant units. Therefore, none of its units would directly compete with the subject. In addition, the amenities of this comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

Adjusted Market Rental Rates

Market rent grids were completed for the subject. The subject property's proposed net rents are in higher than the market rents of \$750 for the one-bedroom units, \$800 for the two-bedroom units, \$900 for three-bedroom units, and \$1,000 for four-bedroom units. The analyst was only able to locate and one market-rate complex within the subject's market area. However, due to the lack of surveyed market-rate comparables in the area, it was necessary to utilize comparables in other areas. It is believed that the comparables used in the rent grid analysis were the best available. In addition, 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 and will be competitive with existing properties.



Demand and Capture Rates

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

AMI	Unit Size	Income Limits	# Units Vacant	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA	\$0 to \$29,100	0	1,348	0	1,348	0.00%	N/A	\$750	N/A	\$790
	2 BR/1 BA	\$0 to \$32,700	2	1,407	0	1,407	0.14%	N/A	\$800	N/A	\$865
	3 BR/1 BA	\$0 to \$39,240	2	1,420	0	1,420	0.14%	N/A	\$900	N/A	\$935
	4 BR/1.5 BA	\$0 to \$42,180	0	1,414	0	1,414	0.00%	N/A	\$1,000	N/A	\$1,135
Total for Project	60% AMI	\$0 to \$42,180	4	1,435	0	1,435	0.28%	N/A	\$750-\$1,000	N/A	\$790-\$1,135

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 96 percent occupied. Since the subject has project-based subsidies for all units, and 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 at the subject were included in the capture rate calculations. Additionally, there are no tax credit comparables located in the market area constructed within the past two years that would compete with the subject, and 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 no vacancies in projects placed in service prior to 2016 which have not reached stabilized occupancy. In addition, of the properties that are competitive with the subject, there are no vacant units. Therefore, no units should be subtracted from the demand. The subject will need to capture 0.28 percent of the renter housing demand.

Absorption Rates

The subject is an existing multifamily development that contains 100 one-, two-, three- and four-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.

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 subsidies. Therefore, it is believed that the subject will continue to be 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.



CERTIFICATION

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 proposed 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. The document is assignable to other lenders.

IN PROGRESS

Samuel T. Gill
Market Analyst

ADDENDUM A – NCHMA INDEX

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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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, and size for a specific proposed development. Components of demand vary and can include household growth; turnover, those living in substandard conditions, rent over-burdened 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.

Multifamily

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 – SUBJECT DATA

Affordable Rent Roll

Property: Farview Apartments (farview) Sort by: Unit
As of 11/14/2019

Unit	Unit Type	Sqft	Bed Rms	Tenant	Program	Contract No.	Tran Type	Effective Date	Market Rent	Gross Rent	Contract Rent	RD Basic Rent	Subsidy	Tenant Rent	Utility Allowance	TTP	Utility Reimb.
A1	far-s1	775	1	Pennyman, Candris	Sec 8	GA08M000104	GR	06/01/19	689	738	689	0	707	0	49	31	18
A2	far-s1	775	1	Pennyman, Jimmie	Sec 8	GA08M000104	GR	06/01/19	689	738	689	0	495	194	49	243	0
A3	far-s1	775	1	Willis, Barbara	Sec 8	GA08M000104	AR-1	08/01/19	689	738	689	0	612	77	49	126	0
A4	far-s1	775	1	Raines, Terlisha	Sec 8	GA08M000104	AR-1	08/01/19	689	738	689	0	468	201	49	250	0
B1	far-s1	775	1	Austbrooks, Shateria	Sec 8	GA08M000104	GR	06/01/19	689	738	689	0	713	0	49	25	24
B2	far-s1	775	1	Willis, Shaille	Sec 8	GA08M000104	AR	09/01/19	689	738	689	0	433	256	49	305	0
B3	far-s1	775	1	Middlebrooks, Gloria	Sec 8	GA08M000104	GR	06/01/19	689	738	689	0	502	187	49	236	0
B4	far-s1	775	1	Nealy, Letrese	Sec 8	GA08M000104	AR-1	07/01/19	689	738	689	0	705	0	49	33	16
C1	far-s1	775	1	Denson, Joanne	Sec 8	GA08M000104	GR	06/01/19	689	738	689	0	517	172	49	221	0
C2	far-s1	775	1	Thompson, Mashanda	Sec 8	GA08M000104	AR	09/01/19	689	738	689	0	514	175	49	224	0
C3	far-s1	775	1	Smith, Ramondra	Sec 8	GA08M000104	GR	06/01/19	689	738	689	0	713	0	49	25	24
C4	far-s1	775	1	Carter, Ashley	Sec 8	GA08M000104	AR	06/01/19	689	738	689	0	458	231	49	280	0
D1	far-s2	825	2	Dozier, Peggy	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	390	353	65	418	0
D2	far-s2	825	2	Burrowes, Yon	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	505	238	65	303	0
D3	far-s2	825	2	Carter, Gabrielle	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	611	132	65	197	0
D4	far-s2	825	2	Getes, Fretisha	Sec 8	GA08M000104	IR	11/01/19	743	808	743	0	604	139	65	204	0
E1	far-s2	825	2	Easley, Vnecla	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	721	22	65	87	0
E2	far-s2	825	2	McGill, Ashley	Sec 8	GA08M000104	AR	09/01/19	743	808	743	0	480	263	65	328	0
E3	far-s2	825	2	Acely, Breanna	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	471	272	65	337	0
E4	far-s2	825	2	Draine, Jasmine	Sec 8	GA08M000104	AR	09/01/19	743	808	743	0	564	179	65	244	0
F1	far-s2	825	2	Dunaway, Tabatha	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	781	0	65	27	38
F2	far-s2	825	2	ADMIN/DOWN	Sec 8	GA08M000104			743	0	743	0	0	0	65	0	0
F3	far-s2	825	2	Hanes, Mikka	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	783	0	65	25	40
F4	far-s2	825	2	Smith, Tameka	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	783	0	65	25	40
G1	far-s2	825	2	Butler, Mikelya	Sec 8	GA08M000104	MI	08/09/19	743	808	743	0	783	0	65	25	40
G2	far-s2	825	2	Daniel, Tiffany	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	675	68	65	133	0
G3	far-s2	825	2	Smith, Klaundra	Sec 8	GA08M000104	MI	10/03/19	743	808	743	0	490	253	65	318	0
G4	far-s2	825	2	Marshall, Patricia	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	593	150	65	215	0
H1	far-s2	825	2	Walker, Makia	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	599	144	65	209	0
H2	far-s2	825	2	Walker, Keshanna	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	783	0	65	25	40
H3	far-s2	825	2	Maintenance Man Unit	Sec 8	GA08M000104			743	521	743	0	0	521	65	0	0

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H4	far-s2	825	2	Ragland, Yolanda	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	437	306	65	371	0
I1	far-s1	775	1	Carter, Brenda	Sec 8	GA08M000104	AR	06/01/19	689	738	689	0	708	0	49	30	19
I2	far-s1	775	1	Worby, Bertha	Sec 8	GA08M000104	AR	06/01/19	689	738	689	0	424	265	49	314	0
I3	far-s1	775	1	Daniel, Robert	Sec 8	GA08M000104	GR	06/01/19	689	738	689	0	517	172	49	221	0
I4	far-s1	775	1	Dallas, Celia	Sec 8	GA08M000104	AR	08/01/19	689	738	689	0	517	172	49	221	0
J1	far-s3	975	3	Hall, Shantaria	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	941	0	84	25	59
J2	far-s3	975	3	Hall, Shantaria	Sec 8	GA08M000104	AR	07/01/19	882	966	882	0	941	0	84	25	59
J3	far-s3	975	3	Gibson, Yolanda	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	849	33	84	117	0
J4	far-s3	975	3	Wyche, Sommer	Sec 8	GA08M000104	AR	09/01/19	882	966	882	0	718	164	84	248	0
K1	far-s3	975	3	Ferguson, Toniala	Sec 8	GA08M000104	AR	07/01/19	882	966	882	0	941	0	84	25	59
K2	far-s3	975	3	Hall, Tomika	Sec 8	GA08M000104	IC	09/01/19	882	966	882	0	0	882	84	966	0
K3	far-s3	975	3	Harris, Karen	Sec 8	GA08M000104	AR	07/01/19	882	966	882	0	909	0	84	57	27
K4	far-s3	975	3	Nealy, Valencia	Sec 8	GA08M000104	AR	06/01/19	882	966	882	0	941	0	84	25	59
L1	far-s4	1,050	4	Kendrick, Kimberly	Sec 8	GA08M000104	GR	06/01/19	1,020	1,110	1,020	0	1,062	0	90	48	42
L2	far-s4	1,050	4	Hollis, Tykia	Sec 8	GA08M000104	GR	06/01/19	1,020	1,110	1,020	0	1,085	0	90	25	65
L3	far-s4	1,050	4	Bush, Jeanitta	Sec 8	GA08M000104	GR	06/01/19	1,020	1,110	1,020	0	974	46	90	136	0
L4	far-s4	1,050	4	Hartsfield, Tanisha	Sec 8	GA08M000104	GR	06/01/19	1,020	1,110	1,020	0	1,085	0	90	25	65
M1	far-s4	1,050	4	Price, Geisha	Sec 8	GA08M000104	IC	09/01/19	1,020	1,110	1,020	0	0	831	90	921	0
M2	far-s4	1,050	4	Goddard, Damesha	Sec 8	GA08M000104	UT	10/03/19	1,020	1,110	1,020	0	1,008	12	90	102	0
M3	far-s4	1,050	4	Acey, Kenya	Sec 8	GA08M000104	AR	06/01/19	1,020	1,110	1,020	0	1,085	0	90	25	65
M4	far-s4	1,050	4	Kendrick, Otassia	Sec 8	GA08M000104	GR	06/01/19	1,020	1,110	1,020	0	937	83	90	173	0
N1	far-s4	1,050	4	Knox, Lisa	Sec 8	GA08M000104	GR	06/01/19	1,020	1,110	1,020	0	950	70	90	160	0
N2	far-s4	1,050	4	Blackmon, Sharnay	Sec 8	GA08M000104	AR	10/01/19	1,020	1,110	1,020	0	1,085	0	90	25	65
N3	far-s4	1,050	4	Herp, Brihney	Sec 8	GA08M000104	IC	08/01/19	1,020	1,110	1,020	0	0	1,020	90	1,110	0
N4	far-s4	1,050	4	Dubignon, Christy	Sec 8	GA08M000104	GR	06/01/19	1,020	1,110	1,020	0	1,026	0	90	84	6
O1	far-s2	825	2	VACANT	Sec 8	GA08M000104			743	0	743	0	0	0	65	0	0
O2	far-s3	975	3	Skellton, Yolanda	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	941	0	84	25	59
O3	far-s2	825	2	Harris, Colandra	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	783	0	65	25	40
O4	far-s3	975	3	VACANT	Sec 8	GA08M000104			882	0	882	0	0	0	84	0	0
P1	far-s2	825	2	Holmes, Alexis	Sec 8	GA08M000104	AR	07/01/19	743	808	743	0	783	0	65	25	40
P2	far-s2	825	2	Daniel, Corrissa	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	686	57	65	122	0

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P3	far-s2	825	2	Manuel, Tonya	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	783	0	65	25	40
P4	far-s2	825	2	Brown, Debra	Sec 8	GA08M000104	AR	08/01/19	743	808	743	0	310	433	65	498	0
Q1	far-s2	825	2	Paschali, Alaxiona	Sec 8	GA08M000104	MI	08/09/19	743	808	743	0	783	0	65	25	40
Q2	far-s2	825	2	Smith, Charmaine	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	686	57	65	122	0
Q3	far-s2	825	2	Acey, Britney	Sec 8	GA08M000104	AR	09/01/19	743	808	743	0	783	0	65	25	40
Q4	far-s2	825	2	Thompson, Deandrea	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	456	287	65	352	0
R1	far-s3	975	3	Walker, Rosalind	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	648	234	84	318	0
R2	far-s3	975	3	Lochhart, Kendra	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	874	8	84	92	0
R3	far-s3	975	3	Richardson, Roberta	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	741	141	84	225	0
R4	far-s3	975	3	Maines, Raven	Sec 8	GA08M000104	MI	10/16/19	882	966	882	0	941	0	84	25	59
S1	far-s3	975	3	Smith, Janet	Sec 8	GA08M000104	AR	06/01/19	882	966	882	0	631	251	84	335	0
S2	far-s3	975	3	Pennyman, Chiquita	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	771	111	84	195	0
S3	far-s3	975	3	Almond, Jarkata	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	941	0	84	25	59
S4	far-s3	975	3	Shepherd, Sheena	Sec 8	GA08M000104	IC	08/01/19	882	966	882	0	941	0	84	25	59
T1	far-s2	825	2	Buchner, Ashley	Sec 8	GA08M000104	IC	06/01/19	743	808	743	0	743	0	65	65	0
T2	far-s2	825	2	Walker, Chasity	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	783	0	65	25	40
T3	far-s2	825	2	Cook, Brittany	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	783	0	65	25	40
T4	far-s2	825	2	Smith, Catherine	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	587	156	65	221	0
U1	far-s2	825	2	Ford, Jaleesa	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	584	159	65	224	0
U2	far-s2	825	2	Daniel, Shaliedra	Sec 8	GA08M000104	IR	09/01/19	743	808	743	0	783	0	65	25	40
U3	far-s2	825	2	Sullivan, Jaleisa	Sec 8	GA08M000104	AR	08/01/19	743	808	743	0	726	17	65	82	0
U4	far-s2	825	2	Wainwright, Leisa	Sec 8	GA08M000104	GR	06/01/19	743	808	743	0	783	0	65	25	40
V1	far-s3	975	3	VACANT	Sec 8	GA08M000104			882	0	882	0	0	0	84	0	0
V2	far-s3	975	3	Beckham, Matika	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	894	0	84	72	12
V3	far-s3	975	3	Richardson, Rollisha	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	941	0	84	25	59
V4	far-s3	975	3	Colbert, Prishanda	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	878	4	84	88	0
W1	far-s3	975	3	Lewis, Mary	Sec 8	GA08M000104	AR	08/01/19	882	966	882	0	941	0	84	25	59
W2	far-s3	975	3	Craven, Misti	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	903	0	84	63	21
W3	far-s3	975	3	Melone, Anita	Sec 8	GA08M000104	IR	08/01/19	882	966	882	0	941	0	84	25	59
W4	far-s3	975	3	Taylor, Teresa	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	0	888	84	972	0
X1	far-s3	975	3	VACANT	Sec 8	GA08M000104			882	0	882	0	0	0	84	0	0

Affordable Rent Roll

Property: Farview Apartments (farview) Sort by: Unit
As of 11/14/2019

Unit	Unit Type	Sqft	Bed Rms	Tenant	Program	Contract No.	Tran Type	Effective Date	Market Rent	Gross Rent	Contract Rent	RD Basic Rent	Subsidy	Tenant Rent	Utility Allowance	TPP	Utility Reimb.
Farview Apartments (farview)																	
X2	far-s3	975	3	Mathews, Ashley	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	941	0	84	25	59
X3	far-s3	975	3	Miller, Trakita	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	941	0	84	25	59
X4	far-s3	975	3	Warner, Cequilia	Sec 8	GA08M000104	AR	08/01/19	882	966	882	0	941	0	84	25	59
Y1	far-s3	975	3	Acey, Melody	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	941	0	84	25	59
Y2	far-s3	975	3	Wilkins, Teona	Sec 8	GA08M000104	GR	06/01/19	882	966	882	0	941	0	84	25	59
Y3	far-s3	975	3	Adams, Keshia	Sec 8	GA08M000104	IR	10/01/19	882	966	882	0	758	124	84	208	0
Y4	far-s3	975	3	VACANT	Sec 8	GA08M000104			882	0	882	0	0	0	84	0	0
Total :		89,500	242		100				81,486	82,909	81,486	0	66,828	11,210	7,190	15,377	1,971
Grand Total :		89,500	242		100				81,486	82,909	81,486			11,210	7,190	15,377	1,971



National Housing Compliance

www.nhcinc.org

Atlanta Corporate Office

1975 Lakeside Parkway, Suite 310 | Tucker, Georgia 30084-5860
Tel 770.939.3939 | Fax 770.939.3886 | TTY (Hearing Impaired) 877.349.8100 | Toll Free 888.530.8266

May 16, 2019

Lisa Martin Poore
LEDIC Realty Management, LLC
105 Tallapoosa Street, Suite 300
Montgomery, AL 36104

Subject: **Executed Rent Schedule**
HAP Contract No: GA06M000104
Farview Apartments
Thomaston, GA

Enclosed is your copy of the approved HUD 92458, Rent Schedule, for the subject property. The new Rent Schedule is effective on June 1, 2019. If applicable, any decrease in a utility allowance requires a proper 30 day notice to the tenants in accordance with 24CFR245. Any tenant balance created due to this requirement must not be collected from the tenant.

If you have any questions or if we can be of additional assistance, please contact Kim Barnes, Asset Manager, at (770) 939-3939 Ext. 2024, or via e-mail at kim.barnes@nhcinc.org.

Sincerely,


Kimberly B. Lance
Director, Asset Managers

Equal Opportunity Employer

Part G – Information on Mortgagor Entity

Name of Entity

Thomaston Housing Partners Limited

Type of Entity

Individual General Partnership Joint Tenancy/Tenants in Common Other (specify)
 Corporation Limited Partnership Trust

List all Principals Comprising Mortgagor Entity: provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:
• corporation, list: (1) all officers; (2) all directors; and (3) each stockholder having a 10% or more interest.
• partnership, list: (1) all general partners; and (2) limited partners having a 25% or more interest in the partnership.
• trust, list: (1) all managers, directors or trustees and (2) each beneficiary having at least a 10% beneficial interest in the trust.

Name and Title

Farview GP LLC - Managing General Partner

Name and Title

William Daniel Hughes - Key Principal

Name and Title

Part H – Owner Certification

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name and Title

William Daniel Hughes - Key Principal
Chairman of LEDIC Realty Company, LLC

Authorized Official's Signature

4/22/19
Date (mm/dd/yyyy)

Part I – HUD/Lender Approval

Addendum Number

HAP Contract Number

GA06M000104

Exhibit Number

Loan Servicer Signature

Date (mm/dd/yyyy)

Albany Asset Manager 5/16/19

Branch Chief/Lender Official Signature

Director, Housing Management Division Signature

Date (mm/dd/yyyy)

5/16/19
Date (mm/dd/yyyy)

National Housing Compliance

Previous editions are obsolete

Empire Corporation

PROJECT SOV

FARVIEW APARTMENTS THOMASTON, GA	# OF APT BLDGS: 15	BUDGET	PREPARED FOR:
	# OF APTS: 100	ONLY	OWNER
BUDGET DATE :			9/19/2019

	SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
	MASONRY					\$ 9,100
ALLOWANCE	BRICK VENEER MASONRY	TUCK POINTING ALLOWANCE	26	BLDG	\$ 350.00	\$ 9,100
	METALS					\$ 280,845
	METAL STAIRS	DEMO REAR STAIRS	21	EA	\$ 1,274.67	\$ 26,768
	METAL STAIRS - INCLUDES FOOTINGS	R&R FRONT STAIRS; LANDINGS; BALCONIES	12	EA	\$ 19,884.87	\$ 238,618
	METAL RAILINGS	AT INTERIOR BREEZEWAYS	163	LF	\$ 94.84	\$ 15,459
	ROUGH CARPENTRY					\$ 413,373
	ROUGH CARPENTRY - MECHANICAL CLOSET	FRAME OPENING FOR SWING DOORS	100	EA	\$ 203.95	\$ 20,395
	PLASTIC/VINYL SIDING	R&R	60,446	SF	\$ 5.26	\$ 317,946
	PLASTIC/VINYL SIDING	FLASHING AT BRICK	2,876	LF	\$ 2.30	\$ 6,615
	PLASTIC/VINYL SIDING	SOFFIT & FASCIA	9,700	SF	\$ 5.96	\$ 57,812
	FIRE & SMOKE PROTECTION/FIRE STOPPING	EXISTING PENETRATIONS	26	BLDG	\$ 407.89	\$ 10,605
	FINISH CARPENTRY					\$ 3,182
	FINISH CARPENTRY - OTHER TRIM	INT. BREEZEWAYS HANDRAIL - WOOD	390	LF	\$ 8.16	\$ 3,182
	INSULATION					\$ 104,366
	INSULATION - BETWEEN/UNDER FLOOR - BATT		53,797	SF	\$ 0.84	\$ 45,189
	INSULATION - ATTIC, BLOWN/BATT		53,797	SF	\$ 1.10	\$ 59,177
	ROOFING					\$ 222,190
	COMPOSITION SHINGLES		861	SQ	\$ 258.06	\$ 222,190
	SHEET METAL					\$ 62,264
	GUTTERS AND DOWNSPOUTS		8,600	LF	\$ 7.24	\$ 62,264
	DOORS					\$ 175,835
	HLW METAL DOORS W/WOOD FRAMES	BREEZEWAY ENTRY DOORS	13	EA	\$ 493.42	\$ 6,414
	HLW METAL DOORS W/WOOD FRAMES	UNIT ENTRY	100	EA	\$ 493.42	\$ 49,342
	HLW METAL DOORS W/ WOOD FRAMES	WATER HEATER ROOM DOORS	25	EA	\$ 652.63	\$ 16,316
	BYPASS DOORS - MECHANICAL CLOSETS	NEW SWING DOORS @ MECH. CLOSETS	200	EA	\$ 190.79	\$ 38,158
	INTERIOR PREHUNG DOORS	QTY 572 20% (NO CLOSET DOORS)	115	EA	\$ 190.79	\$ 21,941
	DOOR FINISH HARDWARE	EXTERIOR	137	EA	\$ 85.53	\$ 11,718
	DOOR FINISH HARDWARE	ENTRY DOOR VIEWER/CHIME	100	EA	\$ 46.91	\$ 4,691
	DOOR FINISH HARDWARE	INTERIOR (NO CLOSET DOORS)	772	EA	\$ 32.63	\$ 25,190
	DOOR FINISH HARDWARE	BREEZEWAY DOOR CLOSURES	13	EA	\$ 158.88	\$ 2,065
	WINDOWS					\$ 160,966
	VINYL WINDOWS	LOWER SASH TEMPERED	410	EA	\$ 392.60	\$ 160,966
	DRYWALL					\$ 147,895
	GYPSUM BOARD ASSEMBLIES	DRAFT STOPS	26	BLDG	\$ 1,580.59	\$ -
	GYPSUM BOARD /DRYWALL - REPAIR		100	UNIT	\$ 789.47	\$ 78,947
	GYPSUM BOARD /DRYWALL - MISC WALL PREP		100	UNIT	\$ 526.32	\$ 52,632
	GYPSUM BOARD/DRYWALL- MECH. CLOSET	DRYWALL @ MECH. CLOSET DOOR	100	UNIT	\$ 163.16	\$ 16,316
	RESILIENT FLOORING					\$ 425,172
	FLOORING - VINYL STAIR TREADS		182	EA	\$ 66.28	\$ 12,063
	RESILIENT FLOORING - VINYL PLANK	AT INTERIOR BREEZEWAYS	1,573	SF	\$ 4.28	\$ 6,732
	RESILIENT FLOORING - VINYL PLANK	ALL	94,948	SF	\$ 4.28	\$ 406,377
	PAINTING AND DECORATING					\$ 202,826
	PAINTING - EXTERIOR		1	LS	\$ 27,532.89	\$ 27,533
	PAINTING - INTERIOR - FLAT PAINT	COMPLETE PAINT	100	UNIT	\$ 1,580.59	\$ 158,059
	PAINTING - INTERIOR - FLAT PAINT	INTERIOR BREEZEWAYS	13	EA	\$ 1,325.66	\$ 17,234
	SPECIALTIES					\$ 48,279
ALLOWANCE	MONUMENT SIGNAGE		1	LS	\$ 7,500.00	\$ 7,500
	SITE SIGNAGE		1	LS	\$ 2,549.34	\$ 2,549
	BUILDING SIGNAGE		1	LS	\$ 7,138.16	\$ 7,138
	INTERIOR SIGNAGE		100	UNIT	\$ 50.99	\$ 5,099
	BATH ACCESSORIES	FULL BTHS	100	UNIT	\$ 132.57	\$ 13,257

Empire Corporation

PROJECT SOV

FARVIEW APARTMENTS THOMASTON, GA	# OF APT BLDGS: 15	BUDGET	PREPARED FOR:
	# OF APTS: 100	ONLY	OWNER
BUDGET DATE :			9/19/2019

SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
BATH ACCESSORIES	HALF BTHS	12	UNIT	\$ 78.95	\$ 947
BATH ACCESSORIES	MEDICINE CABINET (SURFACE MOUNT)	112	EA	\$ 105.26	\$ 11,789
SPECIAL EQUIPMENT					\$ 59,145
FIRE / SMOKE DETECTION /CO	HRD WRD, INTERCONNECTED	100	UNIT	\$ 591.45	\$ 59,145
CABINETS					\$ 410,330
RES. CASEWORK- KITCHEN CAB & CNTR TOPS		100	UNIT	\$ 3,026.32	\$ 302,632
RES. CASEWORK- KITCH. CAB @ REFRIGERATOR	CABINET END PANEL W/ CABINET ABOVE	100	UNIT	\$ 559.21	\$ 55,921
RES. CASEWORK- KITCH. CAB @ WASH'R/DRY'R	CABINET END PANEL, CABINET, AND DOORS	100	UNIT	\$ 559.21	\$ -
RES. CASEWORK - BATHRM VANITIES	FULL & HALF BATHS	112	EA	\$ 394.74	\$ 44,211
SINK BASES - KITCHEN & BATH	FULL COVER LAMINATE INSERTS IN BOTTOMS	212	EA	\$ 35.69	\$ 7,566
APPLIANCES					\$ 178,947
LAUNDRY EQUIPMENT	STACK WASHER & DRYER (ELECTRIC)	100	EA	\$ 1,675.00	\$ -
APPLIANCES - REFRIGERATOR		100	EA	\$ 815.79	\$ 81,579
APPLIANCES - DISHWASHER	ADD DISHWASHER	100	EA	\$ 539.47	\$ -
APPLIANCES - RANGE	GAS	100	EA	\$ 565.79	\$ 56,579
APPLIANCES - RANGE HOOD W/MICROWAVE		100	EA	\$ 407.89	\$ 40,789
BLINDS AND SHADES, ARTWORK					\$ 13,378
WINDOW TREATMENTS	1" VINYL BLINDS	410	EA	\$ 32.63	\$ 13,378
SPECIAL CONSTRUCTION					\$ 269,883
LUMP SUM - SPECIAL CONSTRUCTION	DEMO GATE @ ENTRANCE	1	LS	\$ 2,039.47	\$ 2,039
ALLOWANCE LUMP SUM - SPECIAL CONSTRUCTION	CRAWLSPACE UPGRADES; VAPOR BARRIER	1	LS	\$ 25,000.00	\$ 25,000
ALLOWANCE LUMP SUM - SPECIAL CONSTRUCTION	ENLARGE ROOF STRUCTURE OVER FRONT STAIRS	12	EA	\$ 11,000.00	\$ -
DEMO REAR DOOR REFRAME FOR WINDOW	INC WNDW, SIDING, DRYWALL, INSUL	84	EA	\$ 1,223.68	\$ 102,789
LUMP SUM - SPECIAL CONSTRUCTION	DEMO WALL BATH&KITCH FAN, FILL OPENING	212	EA	\$ 142.76	\$ 30,265
ACCESSIBLE UNITS - UPGRADES		5	UNIT	\$ 15,143.09	\$ 75,715
SIGHT AND HEARING IMPAIRED UPGRADES		2	UNIT	\$ 1,223.68	\$ 2,447
ALLOWANCE CLUBHOUSE UPGRADES		1	LS	\$ 25,000.00	\$ 25,000
DRY-CHEMICAL FIRE-EXTINGUISHING EQUIP.	RANGE QUEENS	100	EA	\$ 66.28	\$ 6,628
PLUMBING AND HOT WATER					\$ 311,070
PLUMBING PIPING SYSTEMS	ADD FOR DISHWASHER	100	EA	\$ 152.96	\$ -
DOMESTIC WATER PIPING SPECIALTIES	STOP VALVES	100	EA	\$ 32.63	\$ 3,263
ALLOWANCE DOMESTIC WATER PIPING SPECIALTIES	ADD HOSE BIBBS - 2/BLDG	26	EA	\$ 600.00	\$ 15,600
FUEL FIRED DOMESTIC WATER HEATERS		25	EA	\$ 2,549.34	\$ 63,734
PLMBG FIXT. - KITCHEN SINK		100	EA	\$ 230.26	\$ 23,026
PLMBG FIXT. - KITCHEN FAUCET, SUPPLIES,TRIM		100	EA	\$ 184.21	\$ 18,421
PLMBG FIXT. - WATER CLOSET		112	EA	\$ 263.16	\$ 29,474
PLMBG FIXT. - LAVATORIES		112	EA	\$ 190.79	\$ 21,368
PLMBG FIXT. - BTHRM FAUCET, SUPPLIES,TRIM		112	EA	\$ 164.47	\$ 18,421
PLMBG FIXT. - BATHTUB DIVERTER		100	EA	\$ 315.79	\$ 31,579
PLMBG FIXT. - BATHTUBS	CLEAN	100	EA	\$ 203.95	\$ 20,395
TUB SURROUND	REAPLACE	100	EA	\$ 657.89	\$ 65,789
HEAT AND VENTILATION					\$ 45,888
DUCTWORK	NEW VENT FOR DRYER	100	EA	\$ 331.41	\$ -
DUCTWORK	NEW DUCTS FOR EXHUAUST FANS	212	EA	\$ 331.41	\$ -
DUCTWORK	CLEAN DUCTS	100	UNIT	\$ 458.88	\$ 45,888
AIR CONDITIONING					\$ 575,343
CENTRIFUGAL HVAC FANS - BATH FANS	FULL & HALF BATHS	112	EA	\$ 203.95	\$ 22,842
SPLIT SYSTEMS	GAS FURNACE W/ AC	100		\$ 5,525.01	\$ 552,501
ELECTRICAL					\$ 310,496
ELECTRICAL WIRING, BREAKERS, PANELS	ADD WIRING FOR DISHWASHER	100	EA	\$ 203.95	\$ -
ELECTRICAL WIRING, BREAKERS, PANELS	ADD WIRING FOR DRYER	100	EA	\$ 328.95	\$ -
ELECTRICAL WIRING, BREAKERS, PANELS	ADD WIRING FOR NEW 1/2 BTH FAN	12	EA	\$ 203.95	\$ 2,447

Empire Corporation

PROJECT SOV

FARVIEW APARTMENTS THOMASTON, GA	# OF APT BLDGS: 15	BUDGET	PREPARED FOR:
	# OF APTS: 100	ONLY	OWNER
BUDGET DATE :			9/19/2019

SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
ELECTRICAL DEVICES, SWITCHES, RECEPTICLES		100	UNIT	\$ 690.79	\$ 69,079
ELECTRICAL DEVICES, - GFCI'S		100	UNIT	\$ 173.68	\$ 17,368
INTERIOR LIGHTING		100	UNIT	\$ 1,125.00	\$ 112,500
INTERIOR LIGHTING - BREEZEWAY		39	EA	\$ 132.57	\$ 5,170
EXTERIOR LIGHTING - UNIT		100	EA	\$ 144.80	\$ 14,480
EXTERIOR LIGHTING - UNIT	BLANK OFF REAR DOOR LIGHTS	84	EA	\$ 26.32	\$ 2,211
ALLOWANCE EXTERIOR LIGHTING - BLDG		15	BLDG	\$ 1,250.00	\$ 18,750
EXTERIOR LIGHTING - BREEZEWAY	AT BUILDING ENTRANCE & FRONT STAIRS	52	EA	\$ 178.46	\$ 9,280
STRUCTURED CABLING		100	UNIT	\$ 592.11	\$ 59,211
LAND IMPROVEMENT					\$ 241,196
SITE UTILITIES					\$ -
ALLOWANCE SANITARY SEWER & RELATED ITEMS	JET & CAMERA	1	LS	\$ 15,000.00	\$ -
ROADS AND WALKS:					\$ 163,426
PAVEMENT FOR VEHICULAR AREA	NOT INCLUDED IN BUDGET (REPAIR)			\$ -	\$ -
PAVEMENT FOR VEHICULAR AREA	NOT INCLUDED IN BUDGET (MILL & OVERLAY)			\$ -	\$ -
PAVEMENT FOR VEHICULAR AREA	ACCESSIBLE PARKING	3,750	SF	\$ 19.74	\$ -
CONCRETE PAVING	NEW DUMPSTERS PADS & APPROACHES	1,440	SF	\$ 19.74	\$ 28,426
SIDEWALKS, STEPS, HANDRAILS, ETC.					\$ 135,000
ALLOWANCE CONCRETE SIDEWALKS - ALL SIDEWALK WORK		1	LS	\$ 125,000	\$ 125,000
ALLOWANCE CONCRETE STEPS	REPLACEMENT	1	LS	\$ 5,000.00	\$ 5,000
ALLOWANCE METAL HANDRAILS - SITE		1	LS	\$ 5,000.00	\$ 5,000
SITE IMPROVEMENTS:					\$ 65,270
FENCES, WALLS, ETC.					\$ 24,678
RETAINING WALLS	NONE INCLUDED IN BUDGET			\$ -	\$ -
FENCES AND GATES	FENCING REPAIR	1	LS	\$ 1,529.61	\$ 1,530
FENCES AND GATES	REPAINT FENCING AT ENTRANCE	1	LS	\$ 509.87	\$ 510
FENCES AND GATES	DUMPSTER ENCLOSURES	6	EA	\$ 2,753.29	\$ 16,520
METAL BOLLARDS		12	EA	\$ 509.87	\$ 6,118
MISCELLANEOUS					\$ 40,592
PLAYGROUND EQUIPMENT	NEW - W/ ENGINEERED WOOD MULCH	1	LS	\$ 30,592.11	\$ 30,592
ALLOWANCE GAZEBO		1	LS	\$ 10,000.00	\$ 10,000
MAIL KIOSK	NOT INCLUDED IN BUDGET		LS	\$ -	\$ -
LAWNS AND PLANTINGS:					\$ 12,500
ALLOWANCE PLANTING	LANDSCAPING	1	LS	\$ 10,000.00	\$ 10,000
ALLOWANCE MISCELLANEOUS	TREE REMOVAL	1	LS	\$ 2,500.00	\$ 2,500
CONSTRUCTION HARD COST:					\$ 4,671,969
GENERAL CONDITIONS			6%		\$ 280,318
OVERHEAD			2%		\$ 93,439
PROFIT			6%		\$ 280,318
TOTAL WITH CONTRACTOR FEE:					\$ 5,326,044
BUILDERS RISK			0.00%		\$ -
CONTRACTORS COST CERTIFICATION			LS		\$ 35,000
PERFORMANCE BOND			1.0%		\$ 54,152
ALLOWANCE PERMITS			LS		\$ 15,000
CONTINGENCY			0%		\$ -
TOTAL CONTRACT AMOUNT:					\$ 5,430,196

NOTES/CLARIFICATIONS:

1 ABOVE PRICING EXCLUDES ENVIRONMENTAL ABATEMENT OF ANY KIND

PRICE PER APT:	\$ 54,302
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EMPIRE'S SPECIFICATIONS/SUBSTITUTIONS: THE ABOVE PRICING IS BASED ON THE PROJECT SPECIFICATIONS & THE FOLLOWING ITEMS BELOW:

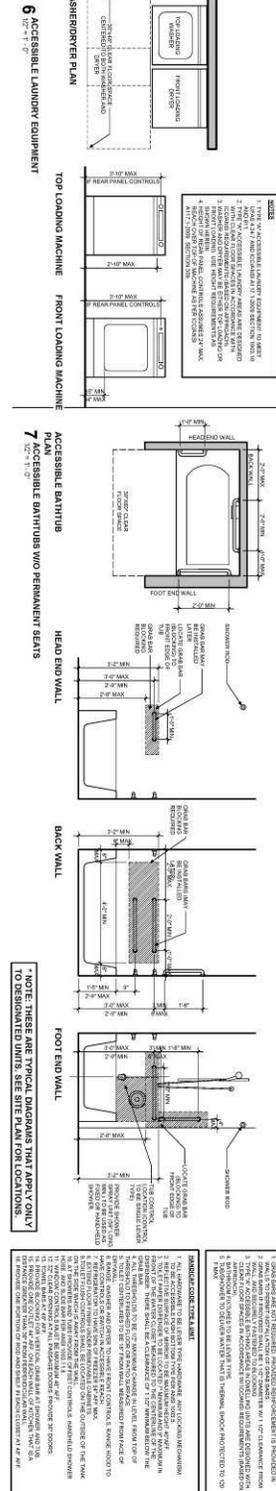
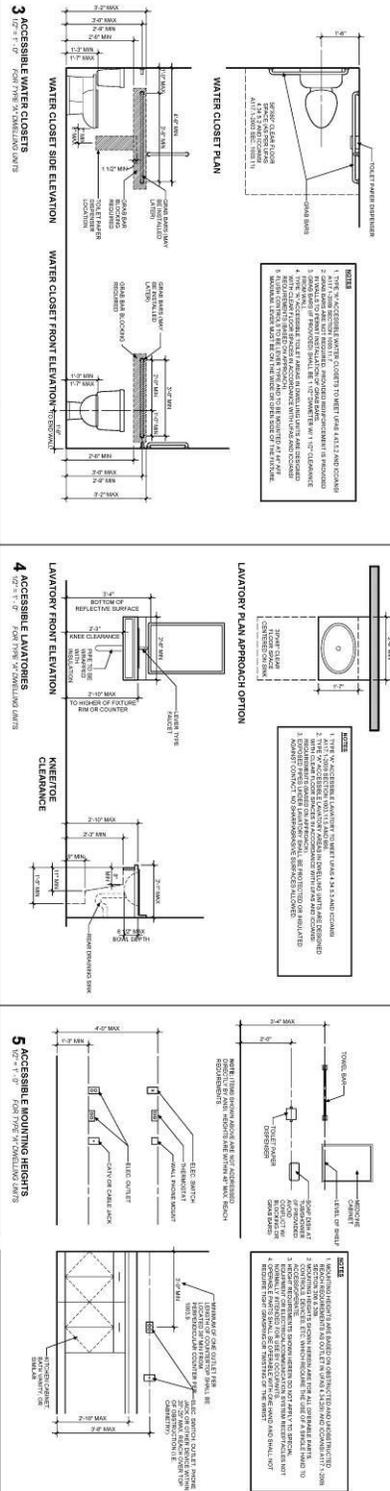
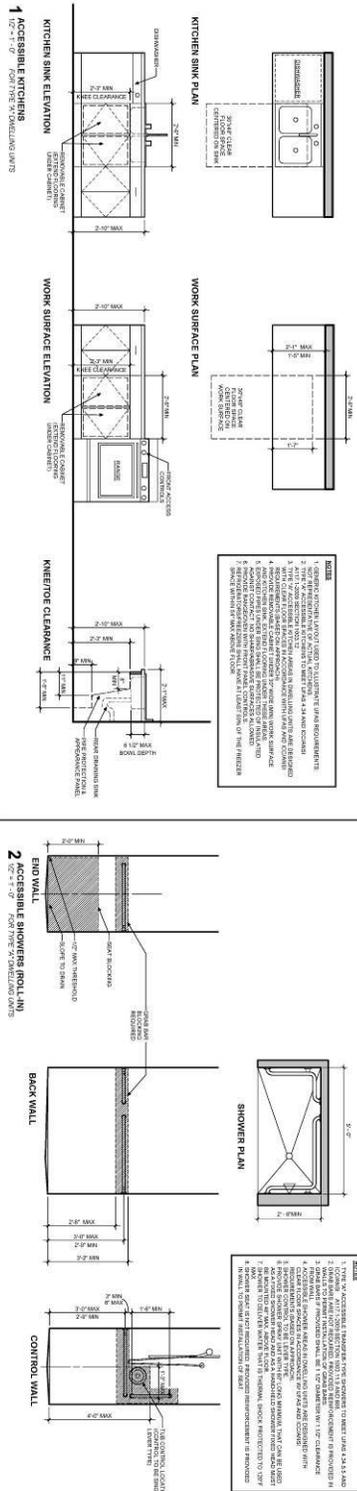
1 INTERIOR HOLLOW CORE DOORS BY STEVE'S DOOR COMPANY

Empire Corporation

PROJECT SOV

FARVIEW APARTMENTS THOMASTON, GA	# OF APT BLDGS: 15	BUDGET	PREPARED FOR:
	# OF APTS: 100	ONLY	OWNER
BUDGET DATE :			9/19/2019

SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
2	METAL DOORS BY MESKER AND OR MASONITE				
3	VINYL WINDOWS MANUFACTURED BY MGM, M.I., SILVERLINE, PLYGEM AND/OR COMFORT VIEW				
4	SHINGLES BY TAMKO AND/OR OWENS CORNING				
5	FLOORING PRODUCTS BY MOHAWK				
6	BATHROOM ACCESSORIES BY PAMEX				
7	INTERIOR DOOR HARDWARE BY PAMEX				
8	MEDICINE CABINETS BY AMERICAN PRIDE				
9	PLUMBING FIXTURES BY CFG, MOEN, AND/OR PROFLO				
10	LIGHTING FIXTURES BY SEAGULL, EFFICIENT, AND/OR PROGRESS				
11	APPLIANCES BY FRIGIDAIRE AND/OR KENMORE				
12	PAINT BY SHERWIN WILLIAMS				
13	HVAC UNITS BY CARRIER AND/OR GOODMAN				
14	SITE LIGHTING NOT INCLUDED				



REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/2021	ISSUED FOR PERMITS
2	11/11/2021	ISSUED FOR PERMITS
3	11/11/2021	ISSUED FOR PERMITS
4	11/11/2021	ISSUED FOR PERMITS
5	11/11/2021	ISSUED FOR PERMITS
6	11/11/2021	ISSUED FOR PERMITS
7	11/11/2021	ISSUED FOR PERMITS
8	11/11/2021	ISSUED FOR PERMITS
9	11/11/2021	ISSUED FOR PERMITS
10	11/11/2021	ISSUED FOR PERMITS

NOTES

1. ALL MOUNTING HEIGHTS ARE BASED ON OBSERVATIONS AND MEASUREMENTS TAKEN AT THE TIME OF VISITATION. THE HEIGHTS MAY VARY SLIGHTLY FROM THE INDICATED HEIGHTS DUE TO VARIATIONS IN THE BUILDING CONSTRUCTION.
2. THE HEIGHTS ARE BASED ON THE FINISHED FLOOR FINISH. THE HEIGHTS MAY VARY SLIGHTLY FROM THE INDICATED HEIGHTS DUE TO VARIATIONS IN THE BUILDING CONSTRUCTION.
3. THE HEIGHTS ARE BASED ON THE FINISHED FLOOR FINISH. THE HEIGHTS MAY VARY SLIGHTLY FROM THE INDICATED HEIGHTS DUE TO VARIATIONS IN THE BUILDING CONSTRUCTION.
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10. THE HEIGHTS ARE BASED ON THE FINISHED FLOOR FINISH. THE HEIGHTS MAY VARY SLIGHTLY FROM THE INDICATED HEIGHTS DUE TO VARIATIONS IN THE BUILDING CONSTRUCTION.

CONTRACTOR NOTES

1. ALL MOUNTING HEIGHTS ARE BASED ON OBSERVATIONS AND MEASUREMENTS TAKEN AT THE TIME OF VISITATION. THE HEIGHTS MAY VARY SLIGHTLY FROM THE INDICATED HEIGHTS DUE TO VARIATIONS IN THE BUILDING CONSTRUCTION.
2. THE HEIGHTS ARE BASED ON THE FINISHED FLOOR FINISH. THE HEIGHTS MAY VARY SLIGHTLY FROM THE INDICATED HEIGHTS DUE TO VARIATIONS IN THE BUILDING CONSTRUCTION.
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10. THE HEIGHTS ARE BASED ON THE FINISHED FLOOR FINISH. THE HEIGHTS MAY VARY SLIGHTLY FROM THE INDICATED HEIGHTS DUE TO VARIATIONS IN THE BUILDING CONSTRUCTION.

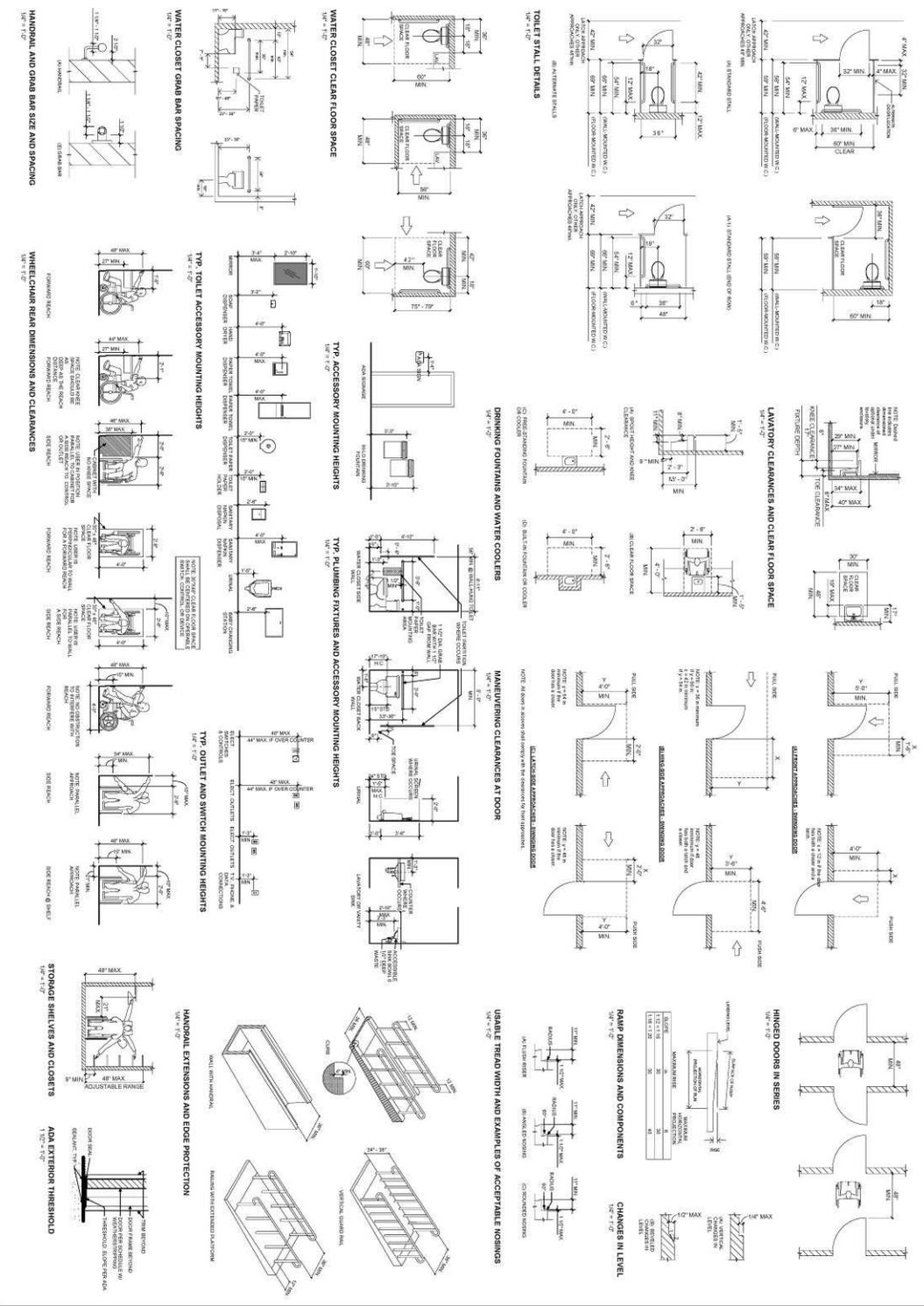
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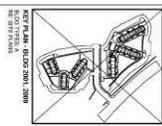
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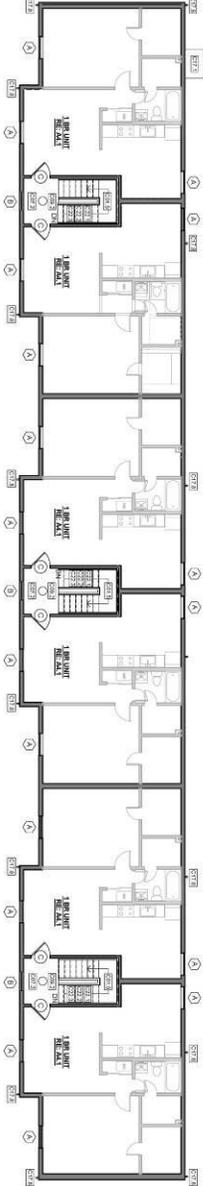
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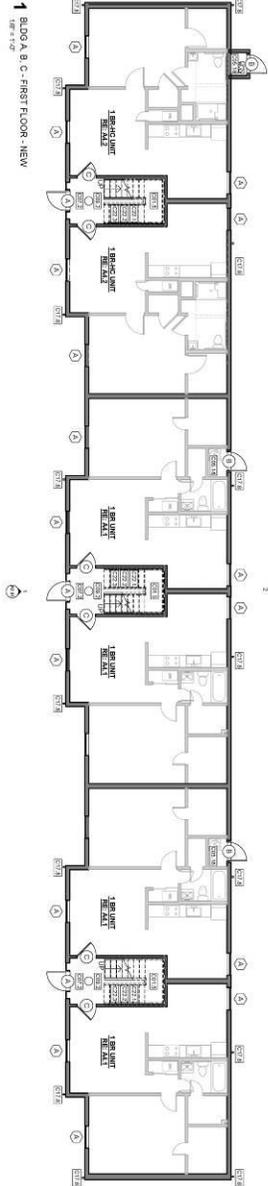




3 BLDG A, B, C - ROOF - NEW



2 BLDG A, B, C - SECOND FLOOR - NEW



1 BLDG A, B, C - FIRST FLOOR - NEW

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 2. THE 2018 INTERNATIONAL BUILDING CODES
 3. THE 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES
 4. THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODES
 5. THE 2018 INTERNATIONAL FIRE AND SAFETY CODES
 6. THE 2018 INTERNATIONAL ENERGY CONSERVATION CODES
 7. THE 2018 INTERNATIONAL SCHEDULING CODES
 8. THE 2018 INTERNATIONAL STRUCTURAL CODES
 9. THE 2018 INTERNATIONAL TRANSPORTATION CODES
 10. THE 2018 INTERNATIONAL WOOD PRESERVATION CODES
 11. THE 2018 INTERNATIONAL ZONING ORDINANCES
 12. THE 2018 INTERNATIONAL CONSTRUCTION CONTRACT DOCUMENTS
 13. THE 2018 INTERNATIONAL CONTRACT ADMINISTRATION AGREEMENTS
 14. THE 2018 INTERNATIONAL CONSTRUCTION SCHEDULES
 15. THE 2018 INTERNATIONAL CONSTRUCTION SPECIFICATIONS
 16. THE 2018 INTERNATIONAL CONSTRUCTION SCHEDULES
 17. THE 2018 INTERNATIONAL CONSTRUCTION SPECIFICATIONS
 18. THE 2018 INTERNATIONAL CONSTRUCTION SCHEDULES
 19. THE 2018 INTERNATIONAL CONSTRUCTION SPECIFICATIONS
 20. THE 2018 INTERNATIONAL CONSTRUCTION SCHEDULES

- GENERAL ROOM AND NOTES**
1. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 2. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
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 20. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.

- CONSTRUCTION AND COMPLETION**
1. ALL WORK SHALL BE COMPLETED BY THE DATE SHOWN ON THE SCHEDULE.
 2. ALL WORK SHALL BE COMPLETED BY THE DATE SHOWN ON THE SCHEDULE.
 3. ALL WORK SHALL BE COMPLETED BY THE DATE SHOWN ON THE SCHEDULE.
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 19. ALL WORK SHALL BE COMPLETED BY THE DATE SHOWN ON THE SCHEDULE.
 20. ALL WORK SHALL BE COMPLETED BY THE DATE SHOWN ON THE SCHEDULE.

- REVISIONS**
- | NO. | DATE | DESCRIPTION |
|-----|------------|---------------------|
| 001 | 01/15/2023 | ISSUED FOR PERMIT |
| 002 | 01/20/2023 | REVISIONS TO PERMIT |
| 003 | 01/25/2023 | REVISIONS TO PERMIT |
| 004 | 02/01/2023 | REVISIONS TO PERMIT |
| 005 | 02/05/2023 | REVISIONS TO PERMIT |
| 006 | 02/10/2023 | REVISIONS TO PERMIT |
| 007 | 02/15/2023 | REVISIONS TO PERMIT |
| 008 | 02/20/2023 | REVISIONS TO PERMIT |
| 009 | 02/25/2023 | REVISIONS TO PERMIT |
| 010 | 03/01/2023 | REVISIONS TO PERMIT |
| 011 | 03/05/2023 | REVISIONS TO PERMIT |
| 012 | 03/10/2023 | REVISIONS TO PERMIT |
| 013 | 03/15/2023 | REVISIONS TO PERMIT |
| 014 | 03/20/2023 | REVISIONS TO PERMIT |
| 015 | 03/25/2023 | REVISIONS TO PERMIT |
| 016 | 04/01/2023 | REVISIONS TO PERMIT |
| 017 | 04/05/2023 | REVISIONS TO PERMIT |
| 018 | 04/10/2023 | REVISIONS TO PERMIT |
| 019 | 04/15/2023 | REVISIONS TO PERMIT |
| 020 | 04/20/2023 | REVISIONS TO PERMIT |

FARVIEW APARTMENTS

300 F AVE, THOMASTON, GA 30286

DYKE NELSON ARCHITECTURE | 235 SOUTH 14TH ST, BATON ROUGE, LA 70802 DNA-WORKSHOP.COM | (225) 224-3365 | DNAworkshop



REVISIONS

NO.	DATE	DESCRIPTION
001	01/15/2023	ISSUED FOR PERMIT
002	01/20/2023	REVISIONS TO PERMIT
003	01/25/2023	REVISIONS TO PERMIT
004	02/01/2023	REVISIONS TO PERMIT
005	02/05/2023	REVISIONS TO PERMIT
006	02/10/2023	REVISIONS TO PERMIT
007	02/15/2023	REVISIONS TO PERMIT
008	02/20/2023	REVISIONS TO PERMIT
009	02/25/2023	REVISIONS TO PERMIT
010	03/01/2023	REVISIONS TO PERMIT
011	03/05/2023	REVISIONS TO PERMIT
012	03/10/2023	REVISIONS TO PERMIT
013	03/15/2023	REVISIONS TO PERMIT
014	03/20/2023	REVISIONS TO PERMIT
015	03/25/2023	REVISIONS TO PERMIT
016	04/01/2023	REVISIONS TO PERMIT
017	04/05/2023	REVISIONS TO PERMIT
018	04/10/2023	REVISIONS TO PERMIT
019	04/15/2023	REVISIONS TO PERMIT
020	04/20/2023	REVISIONS TO PERMIT

JOB WARNINGS

DATE: 01/15/2023

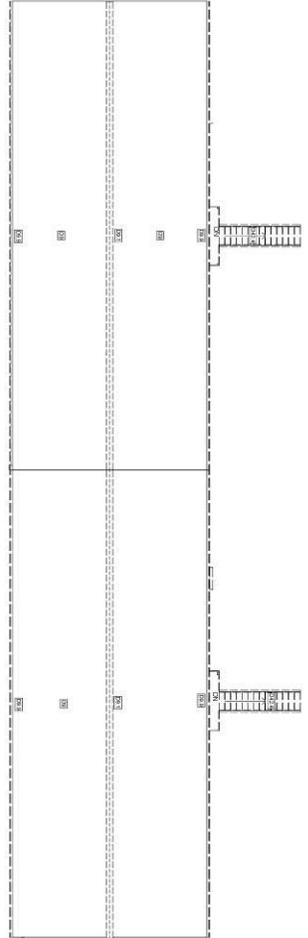
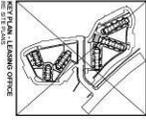
PROJECT: FARVIEW APARTMENTS

NO. OF SHEETS: 10

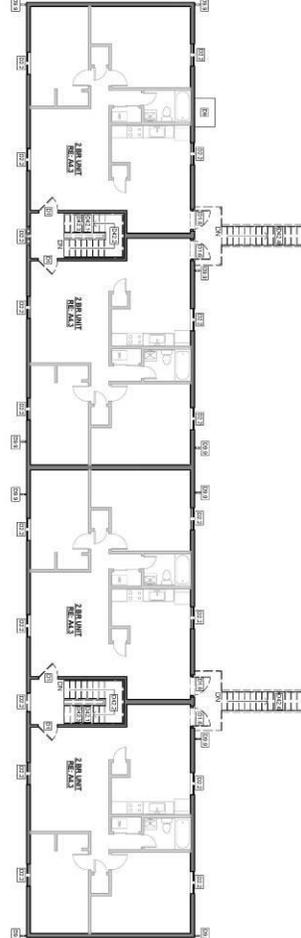
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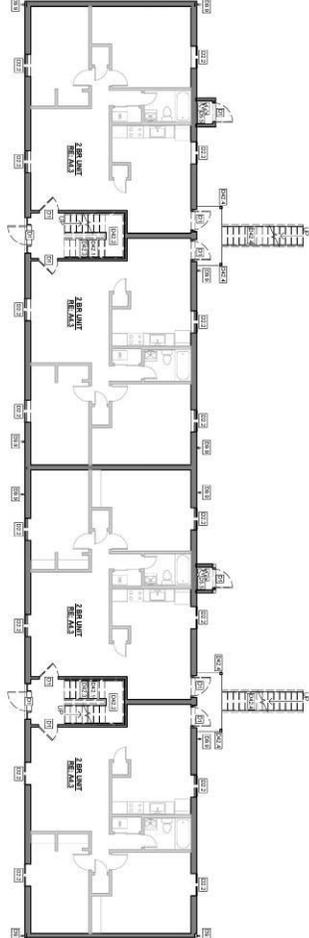
DATE: 01/15/2023



3 BLDG GH-P-Q, T-U - ROOF - DEMO
1/8" = 1'-0"



2 BLDG GH-P-Q, T-U - SECOND FLOOR - DEMO
1/8" = 1'-0"



1 BLDG GH-P-Q, T-U - FIRST FLOOR - DEMO
1/8" = 1'-0"

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING LANDSCAPE AND PLANTING.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING PAVEMENT AND SURFACING.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING STRUCTURES TO REMAIN.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

- GENERAL ROOMING NOTES**
1. GENERAL ROOMING NOTES
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- NOT TO SCALE - DEMONSTRATION**
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- REVISIONS**
- | NO. | DATE | DESCRIPTION |
|-----|------------|-----------------------------|
| 001 | 10/15/2023 | ISSUED FOR PERMITS |
| 002 | 10/20/2023 | REVISED PER PERMIT COMMENTS |
| 003 | 10/25/2023 | REVISED PER PERMIT COMMENTS |
| 004 | 10/30/2023 | REVISED PER PERMIT COMMENTS |
| 005 | 11/05/2023 | REVISED PER PERMIT COMMENTS |
| 006 | 11/10/2023 | REVISED PER PERMIT COMMENTS |
| 007 | 11/15/2023 | REVISED PER PERMIT COMMENTS |
| 008 | 11/20/2023 | REVISED PER PERMIT COMMENTS |
| 009 | 11/25/2023 | REVISED PER PERMIT COMMENTS |
| 010 | 12/01/2023 | REVISED PER PERMIT COMMENTS |

FARVIEW APARTMENTS

300 F AVE, THOMASTON, GA 30286

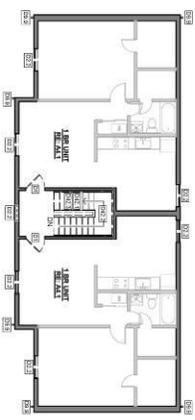
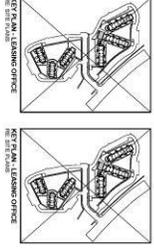
DYKE NELSON ARCHITECTURE | 235 SOUTH 14TH ST, BATON ROUGE, LA 70802-DNA-WORKSHOP.COM | (225) 224 3365 | DNAworkshop



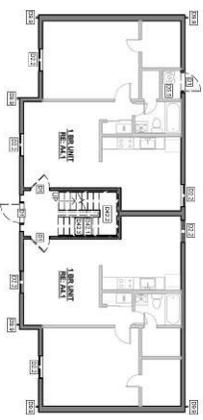
REVISIONS

NO.	DATE	DESCRIPTION
001	10/15/2023	ISSUED FOR PERMITS
002	10/20/2023	REVISED PER PERMIT COMMENTS
003	10/25/2023	REVISED PER PERMIT COMMENTS
004	10/30/2023	REVISED PER PERMIT COMMENTS
005	11/05/2023	REVISED PER PERMIT COMMENTS
006	11/10/2023	REVISED PER PERMIT COMMENTS
007	11/15/2023	REVISED PER PERMIT COMMENTS
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010	12/01/2023	REVISED PER PERMIT COMMENTS

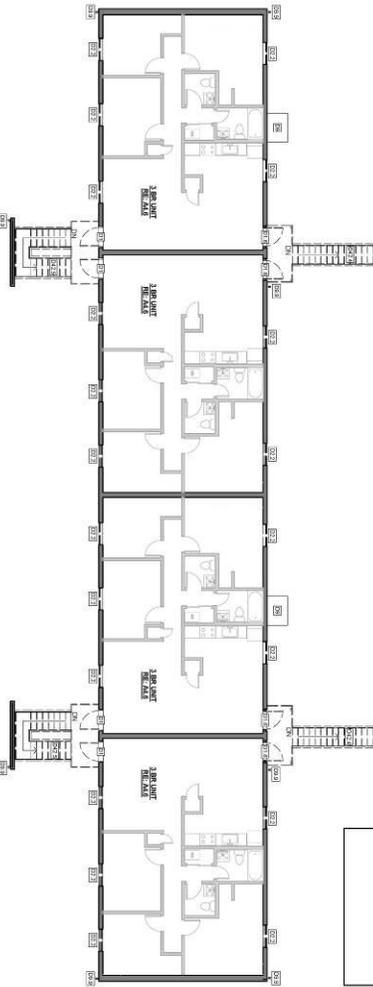
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DATE: 10/15/2023
PROJECT: FARVIEW APARTMENTS
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PREPARED BY: [Name]
CHECKED BY: [Name]
DATE: 10/15/2023
SCALE: 1/8" = 1'-0"
PROJECT: FARVIEW APARTMENTS
NO. / NO. SHEETS: 10 / 10
PREPARED BY: [Name]
CHECKED BY: [Name]
DATE: 10/15/2023
SCALE: 1/8" = 1'-0"
PROJECT: FARVIEW APARTMENTS
NO. / NO. SHEETS: 10 / 10
PREPARED BY: [Name]
CHECKED BY: [Name]
DATE: 10/15/2023
SCALE: 1/8" = 1'-0"



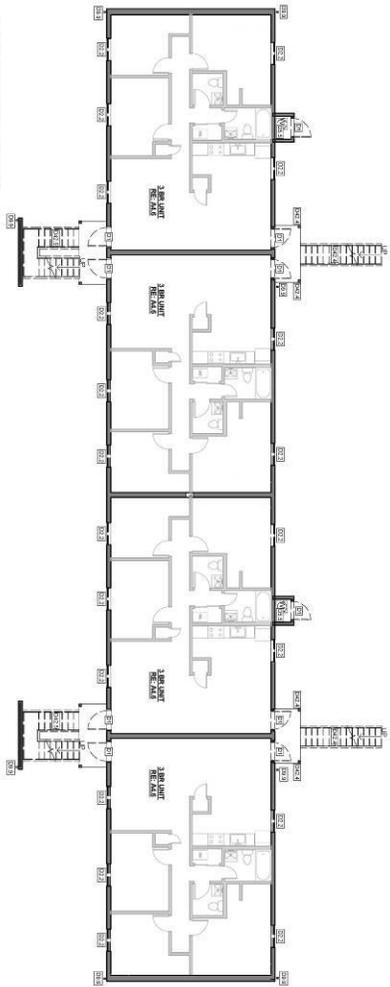
2 BLOCK 1 - SECOND FLOOR - DEMO
1/8" = 1'-0"



1 BLOCK 1 - FIRST FLOOR - DEMO
1/8" = 1'-0"



4 BLDG J-K-K-K-Y - SECOND FLOOR - DEMO
1/8" = 1'-0"



3 BLDG J-K-K-K-Y - FIRST FLOOR - DEMO
1/8" = 1'-0"

NOTED NOTES - CONSTRUCTION

1. REMOVE EXISTING CONCRETE AND REINFORCEMENT TO EXISTING CONCRETE SLAB.
2. REMOVE EXISTING CONCRETE AND REINFORCEMENT TO EXISTING CONCRETE SLAB.
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20. REMOVE EXISTING CONCRETE AND REINFORCEMENT TO EXISTING CONCRETE SLAB.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE INTERNATIONAL WIRE AND CABLE CODE (IWCC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC) AND THE INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC) AND THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CODE (IGBC) AND THE INTERNATIONAL GREEN BUILDING CODE (IGBC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC) AND THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY MANAGEMENT SYSTEM (IQMS) AND THE INTERNATIONAL QUALITY MANAGEMENT SYSTEM (IQMS).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RISK MANAGEMENT SYSTEM (IRMS) AND THE INTERNATIONAL RISK MANAGEMENT SYSTEM (IRMS).
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL COMPLIANCE AND ENFORCEMENT CODE (ICE) AND THE INTERNATIONAL COMPLIANCE AND ENFORCEMENT CODE (ICE).
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION AND DEMOLITION CODE (ICDC) AND THE INTERNATIONAL CONSTRUCTION AND DEMOLITION CODE (ICDC).
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FARVIEW APARTMENTS

300 F AVE, THOMASTON, GA 30286

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REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/11	PRELIMINARY

JOB WARNINGS

DATE: 10/01/11

NO. OF WORKSHEETS: 1

NOT FOR CONSTRUCTION

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON SITE. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

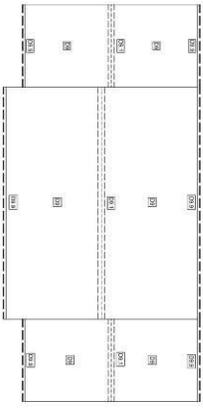
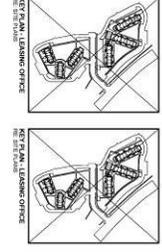
DESIGN FLOOR PLAN

DATE: 10/01/11

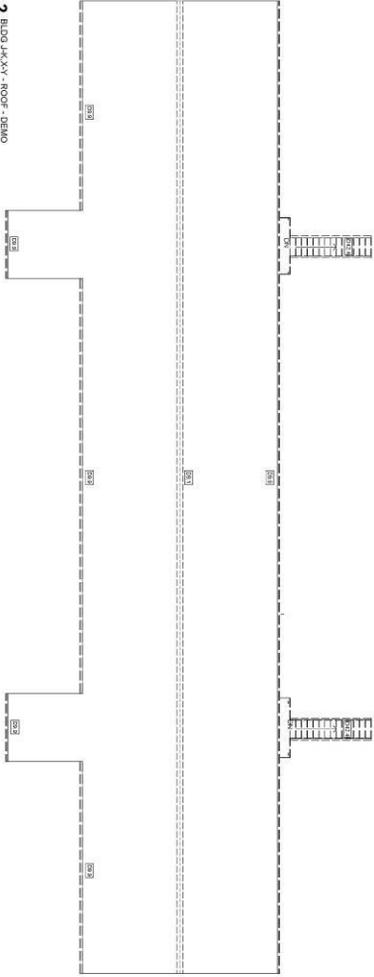
A1.07

SCALE: 1/8" = 1'-0"

DATE: 10/01/11



1 BLDG 1 - ROOF - DEMO
1/8" = 1'-0"



2 BLDG 2A-K,XY - ROOF - DEMO
1/8" = 1'-0"

GENERAL ROOMING NOTES

1. ALL ROOMS TO BE DEMOLISHED AS SHOWN ON THIS PLAN.
2. ALL EXISTING PARTITIONS TO BE REMOVED AND RECONSTRUCTED AS SHOWN ON THIS PLAN.
3. ALL EXISTING CEILING TO BE REMOVED AND RECONSTRUCTED AS SHOWN ON THIS PLAN.
4. ALL EXISTING FLOORING TO BE REMOVED AND RECONSTRUCTED AS SHOWN ON THIS PLAN.
5. ALL EXISTING WALLS TO BE REMOVED AND RECONSTRUCTED AS SHOWN ON THIS PLAN.
6. ALL EXISTING ROOFING TO BE REMOVED AND RECONSTRUCTED AS SHOWN ON THIS PLAN.
7. ALL EXISTING MECHANICAL SYSTEMS TO BE REMOVED AND RECONSTRUCTED AS SHOWN ON THIS PLAN.
8. ALL EXISTING ELECTRICAL SYSTEMS TO BE REMOVED AND RECONSTRUCTED AS SHOWN ON THIS PLAN.
9. ALL EXISTING PLUMBING SYSTEMS TO BE REMOVED AND RECONSTRUCTED AS SHOWN ON THIS PLAN.
10. ALL EXISTING HVAC SYSTEMS TO BE REMOVED AND RECONSTRUCTED AS SHOWN ON THIS PLAN.

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODES AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL LEED STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.

FARVIEW APARTMENTS

300 F AVE, THOMASTON, GA 30286

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST, BATON ROUGE, LA 70802 DINA-WORKSHOP.COM [225] 224 3365



REVISIONS

NO.	DATE	DESCRIPTION
1	11/20/23	ISSUED FOR PERMITS

JOB NUMBER: 23-02

DATE: 11/20/23

NO. OF CONSTRUCTION: PRELIMINARY

PROJECT: FARVIEW APARTMENTS

CLIENT: DINAWORKSHOP

ARCHITECT: DYKE NELSON ARCHITECTURE

SCALE: AS SHOWN

BLDG 1 - ROOF PLAN
11/20/23

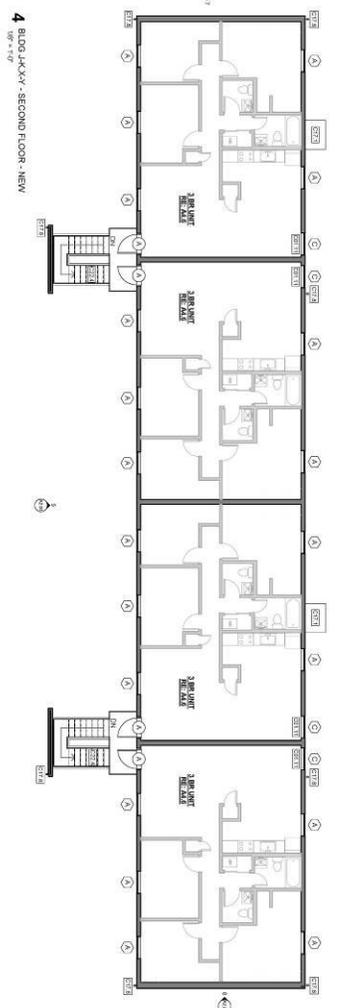
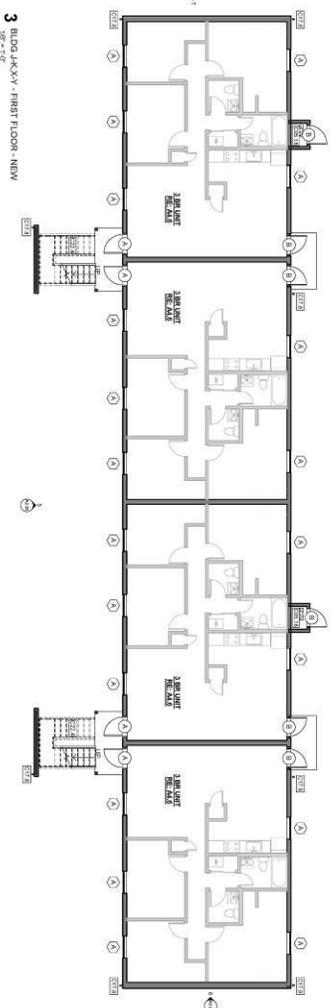
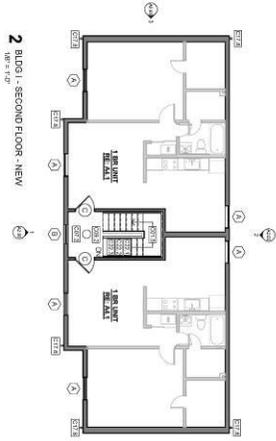
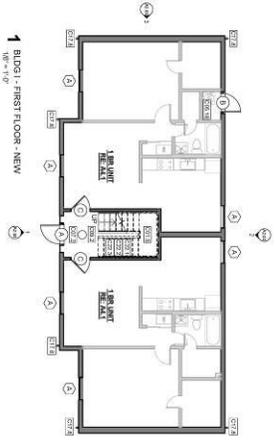
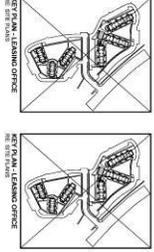
SCALE: 1/8" = 1'-0"

DATE: 11/20/23

PROJECT: FARVIEW APARTMENTS

ARCHITECT: DYKE NELSON ARCHITECTURE

SCALE: AS SHOWN



NOTICE NOTES - NEW CONSTRUCTION

1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL WIRE AND CABLE CODE (IWCC).
4. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
5. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
6. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE (ISAC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
7. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND TECHNIQUES (IAS) AND THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND TECHNIQUES (IAS).
8. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CONSTRUCTION AND MAINTENANCE SOURCEBOOK (IGBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CONSTRUCTION AND MAINTENANCE SOURCEBOOK (IGBC).
9. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION (ISDC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION (ISDC).
10. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY (IW) AND THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY (IW).

GENERAL NOTES

1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL WIRE AND CABLE CODE (IWCC).
4. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
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NO.	REVISIONS	DATE
1	ISSUED FOR PERMITS	11/08/18
2	PRELIMINARY	11/08/18

NEW FLOOR PLAN - BLDG 1 JACKY

A1.09

DATE: 11/08/18

SCALE: AS SHOWN

PROJECT: FARVIEW APARTMENTS

LOCATION: 300 F AVE, THOMASTON, GA 30286

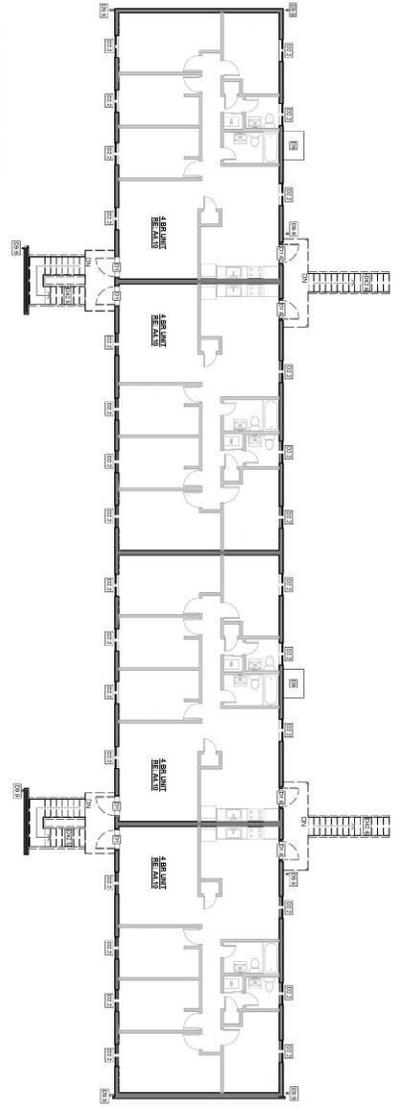
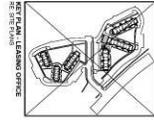
ARCHITECT: OVERNIGHT ARCHITECTURE, LLC

1706513 2018.08.01 09:00 AM DWG OVERNIGHT ARCHITECTURE, LLC

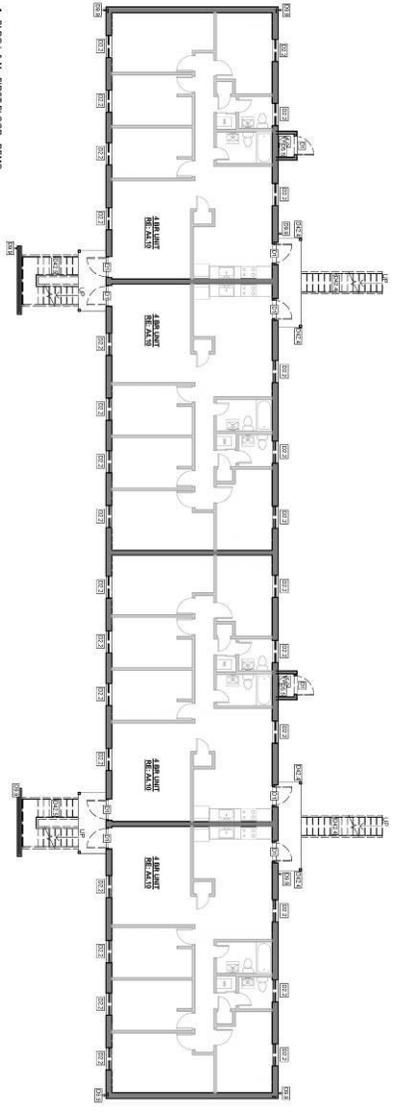
FARVIEW APARTMENTS

300 F AVE, THOMASTON, GA 30286





2 BLDG. L & M - SECOND FLOOR - DEMO
1/8" = 1'-0"



1 BLDG. L & M - FIRST FLOOR - DEMO
1/8" = 1'-0"

- GENERAL NOTES**
1. ALL EXISTING CONDITIONS TO REMAIN UNLESS INDICATED OTHERWISE.
 2. REFER TO ALL APPLICABLE CODES AND REGULATIONS.
 3. REFER TO ALL APPLICABLE CONTRACT DOCUMENTS.
 4. CONSULT WITH ALL AGENCIES FOR ALL PERMITS AND APPROVALS.
 5. CONSULT WITH ALL AGENCIES FOR ALL UTILITIES AND SERVICES.
 6. CONSULT WITH ALL AGENCIES FOR ALL ZONING AND LAND USE REGULATIONS.
 7. CONSULT WITH ALL AGENCIES FOR ALL ENVIRONMENTAL REGULATIONS.
 8. CONSULT WITH ALL AGENCIES FOR ALL HISTORIC PRESERVATION REGULATIONS.
 9. CONSULT WITH ALL AGENCIES FOR ALL TRANSPORTATION REGULATIONS.
 10. CONSULT WITH ALL AGENCIES FOR ALL COMMUNITY DEVELOPMENT REGULATIONS.

- REVISIONS**
- | NO. | DATE | DESCRIPTION |
|-----|----------|--------------------|
| 001 | 11/15/11 | ISSUED FOR PERMITS |
| 002 | 11/15/11 | ISSUED FOR PERMITS |
| 003 | 11/15/11 | ISSUED FOR PERMITS |
| 004 | 11/15/11 | ISSUED FOR PERMITS |
| 005 | 11/15/11 | ISSUED FOR PERMITS |
| 006 | 11/15/11 | ISSUED FOR PERMITS |
| 007 | 11/15/11 | ISSUED FOR PERMITS |
| 008 | 11/15/11 | ISSUED FOR PERMITS |
| 009 | 11/15/11 | ISSUED FOR PERMITS |
| 010 | 11/15/11 | ISSUED FOR PERMITS |

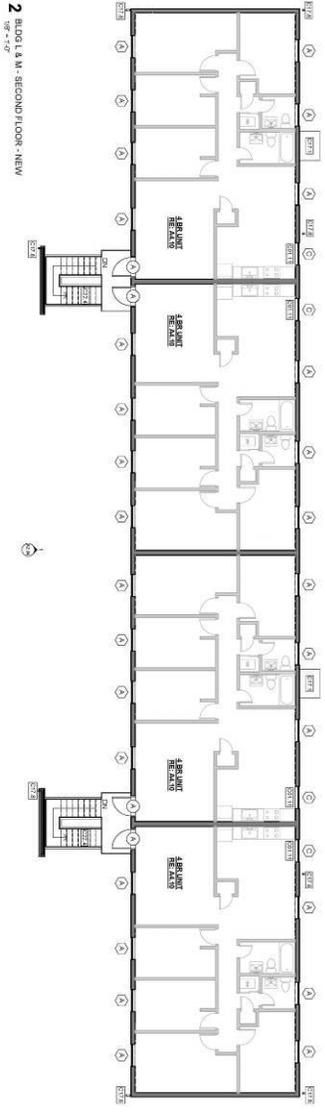
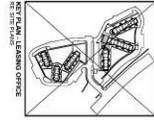
FARVIEW APARTMENTS

300 F AVE, THOMASTON, GA 30286

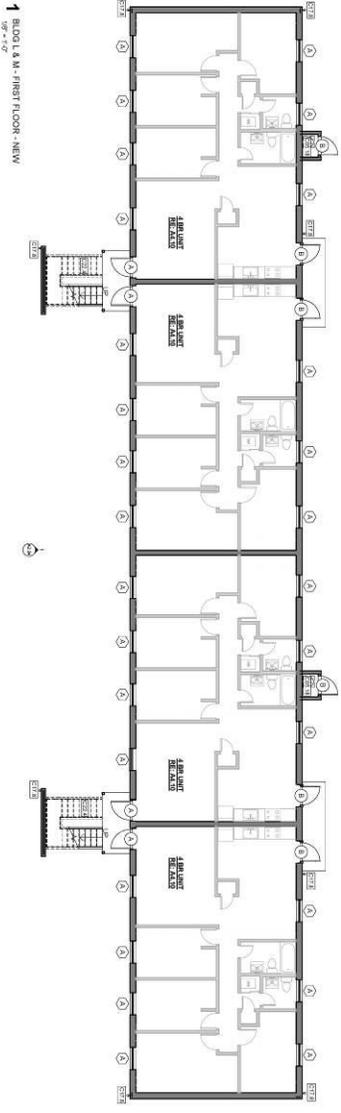
DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST, BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3365



DATE: 11/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: FARVIEW APARTMENTS
 SHEET: A1.11
 TOTAL SHEETS: 02



2 BLDG L & M - SECOND FLOOR - NEW
1/8" = 1'-0"



1 BLDG L & M - FIRST FLOOR - NEW
1/8" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODE (IFAC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE CONTROL CODE (ISCC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE (ISC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION CODE (ITC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

REVISIONS

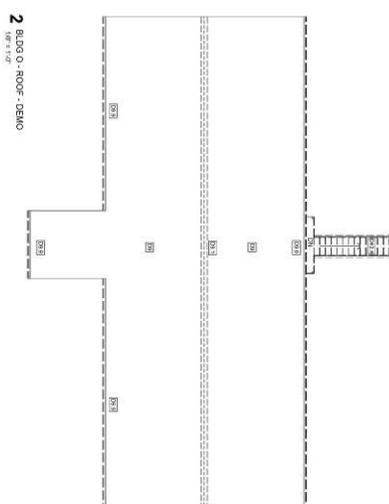
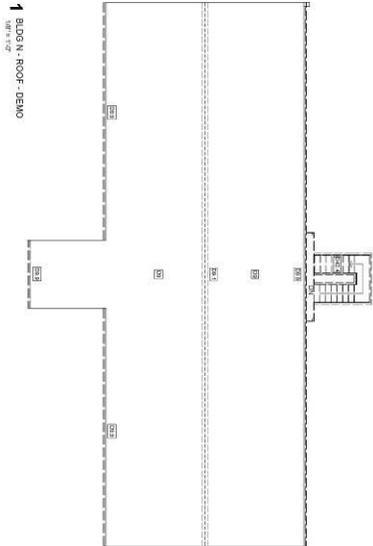
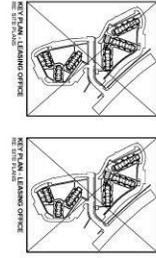
NO.	DATE	DESCRIPTION
001	11/15/18	ISSUED FOR PERMITS
002	11/15/18	ISSUED FOR PERMITS
003	11/15/18	ISSUED FOR PERMITS
004	11/15/18	ISSUED FOR PERMITS
005	11/15/18	ISSUED FOR PERMITS
006	11/15/18	ISSUED FOR PERMITS
007	11/15/18	ISSUED FOR PERMITS
008	11/15/18	ISSUED FOR PERMITS
009	11/15/18	ISSUED FOR PERMITS
010	11/15/18	ISSUED FOR PERMITS

FARVIEW APARTMENTS

300 F AVE, THOMASTON, GA 30286

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST, BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3365 **DNAworkshop**

NEW FLOOR PLAN
DATE: 11/15/18
A1.13
PAGE: 02



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE (NMC) AND THE NATIONAL PLUMBING CODE (NPC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL GAS CODE (NGC) AND THE NATIONAL FUEL GAS CODE (NFGC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL CONSTRUCTION CODE (NCC) AND THE NATIONAL CONSTRUCTION CODE (NCC).
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA).

SCHEMATIC NOTES - ADDITION

1. REMOVE AND REPAIR ALL EXISTING ROOFING.
2. REMOVE AND REPAIR ALL EXISTING INTERIOR FINISHES.
3. REMOVE AND REPAIR ALL EXISTING MECHANICAL SYSTEMS.
4. REMOVE AND REPAIR ALL EXISTING ELECTRICAL SYSTEMS.
5. REMOVE AND REPAIR ALL EXISTING PLUMBING SYSTEMS.
6. REMOVE AND REPAIR ALL EXISTING GAS SYSTEMS.
7. REMOVE AND REPAIR ALL EXISTING STRUCTURAL MEMBERS.
8. REMOVE AND REPAIR ALL EXISTING FOUNDATION.
9. REMOVE AND REPAIR ALL EXISTING EXTERIOR FINISHES.
10. REMOVE AND REPAIR ALL EXISTING LANDSCAPE.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA).
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FARVIEW APARTMENTS

300 F AVE, THOMASTON, GA 30286

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST, BATON ROUGE, LA 70802-DNA-WORKSHOP.COM [225] 224 3365



REVISIONS

NO.	DATE	DESCRIPTION
1	11/09/13	PRELIMINARY

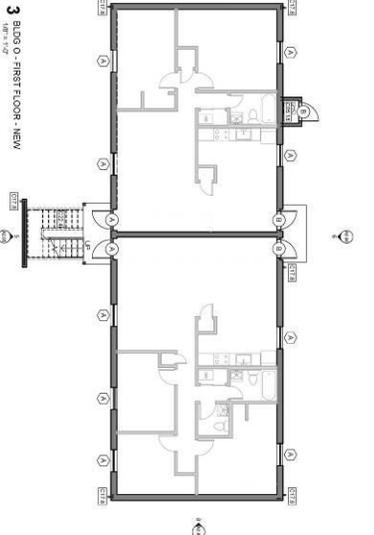
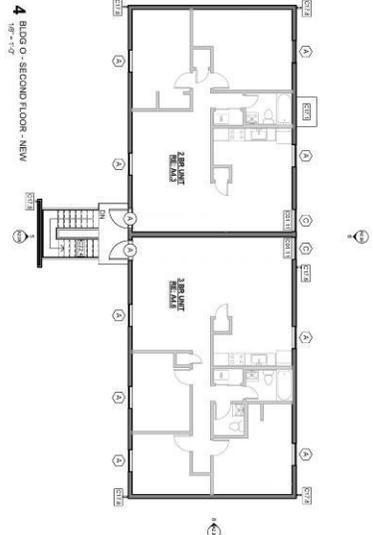
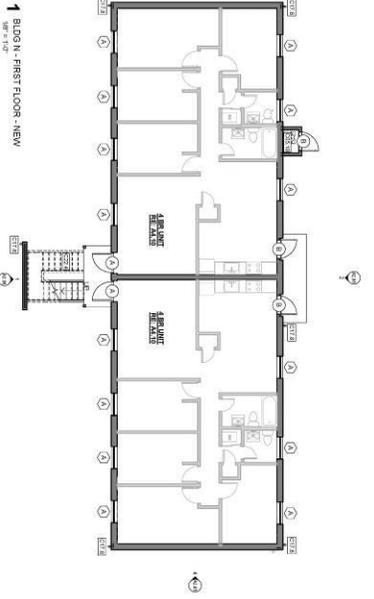
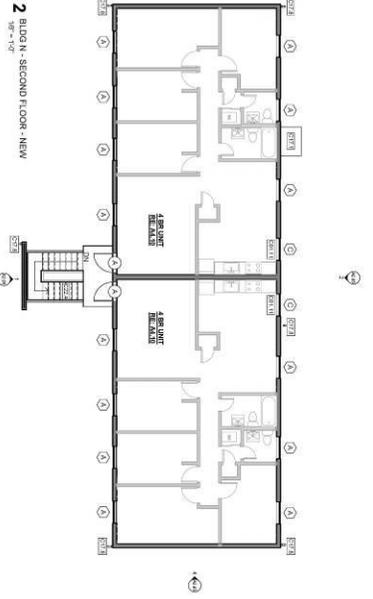
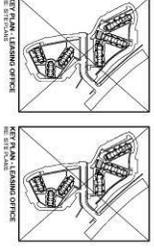
JOB NUMBER: 10000
DATE: 11/09/13
NO. OF SHEETS: 10
NO. FOR CONSTRUCTION: 10

PRELIMINARY

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DNA WORKSHOP
 DAVE NELSON ARCHITECTURE
 235 SOUTH 14TH ST
 BATON ROUGE, LA 70802
 (225) 224-3365
 WWW.DNA-WORKSHOP.COM

DATE: 11/09/13
SCALE: AS SHOWN
PROJECT: 10000



GENERAL NOTES - NEW CONSTRUCTION

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
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GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
7. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

FARVIEW APARTMENTS

300 F AVE, THOMASTON, GA 30286

DYKE NELSON ARCHITECTURE | 235 SOUTH 14TH ST, BATON ROUGE, LA 70802 DNA-WORKSHOP.COM | (225) 224 3365



REVISIONS

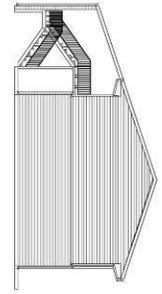
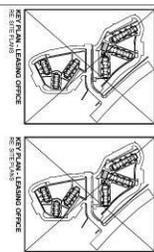
NO.	DATE	DESCRIPTION
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JOB NUMBER: 10-02
DRAWN: 10/15/17
DATE: 10/15/17
NO. OF CONSTRUCTION: 10/15/17

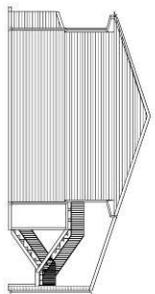
PRELIMINARY

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

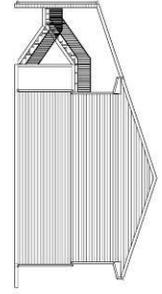
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 10-15-17
A1.17
DATE: 10/15/17



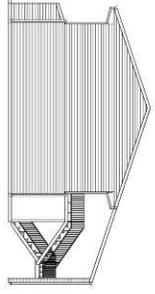
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 1/8" = 1'-0"



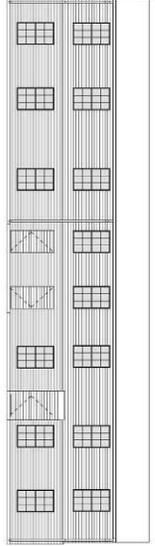
3 BLDG ELEV. - NEW - BLDG N LEFT
 1/8" = 1'-0"



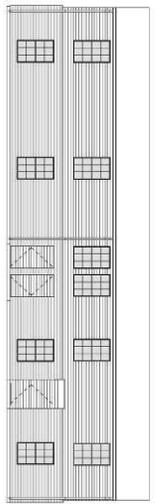
8 BLDG ELEV. - NEW - BLDG S RIGHT
 1/8" = 1'-0"



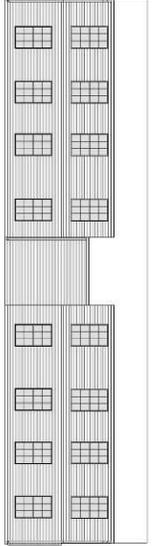
7 BLDG ELEV. - NEW - BLDG S LEFT
 1/8" = 1'-0"



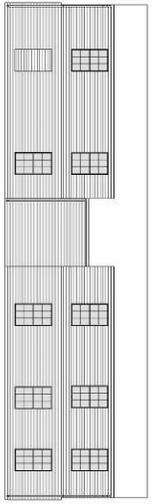
2 BLDG ELEV. - NEW - BLDG N BACK
 1/8" = 1'-0"



6 BLDG ELEV. - NEW - BLDG S BACK
 1/8" = 1'-0"



1 BLDG ELEV. - NEW - BLDG N FRONT
 1/8" = 1'-0"



5 BLDG ELEV. - NEW - BLDG S FRONT
 1/8" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. REFER TO ALL APPLICABLE CONTRACT DOCUMENTS.
3. CONSULT THE ARCHITECT FOR ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS.
4. CONSULT THE ARCHITECT FOR ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS.
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8. CONSULT THE ARCHITECT FOR ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS.

GENERAL EXISTENCE NOTES

1. EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
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7. EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
8. EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.

FARVIEW APARTMENTS

300 F AVE, THOMASTON, GA 30286

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST, BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3365



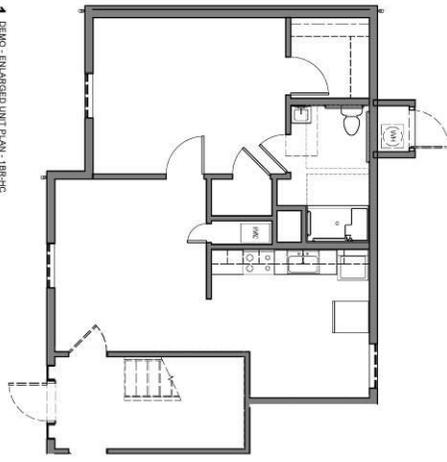
REVISIONS

NO.	DATE	DESCRIPTION

JOB NUMBER: 23502
DATE: 11/20/13
PRELIMINARY
NO FOR CONSTRUCTION

OWNER: DNAWORKSHOP
ARCHITECT: DYKE NELSON ARCHITECTURE, LLC
PROJECT: FARVIEW APARTMENTS
ADDRESS: 300 F AVE, THOMASTON, GA 30286
DATE: 11/20/13

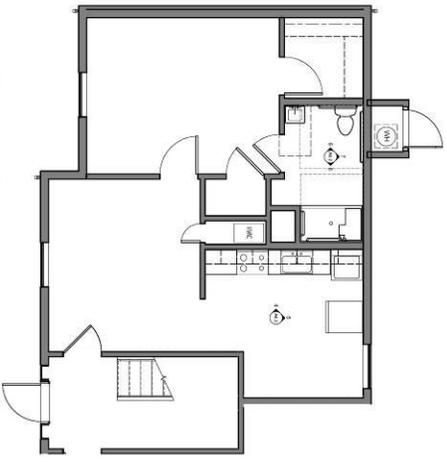
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DATE: 11/20/13
BY: [Signature]



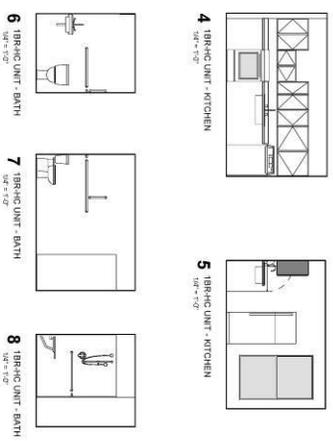
1 DEMO - ENLARGED UNIT PLAN - 1BR-1HC
1/8" = 1'-0"



3 NEW - ENLARGED MEP PLAN - 1BR-1HC
1/8" = 1'-0"



2 NEW - ENLARGED UNIT PLAN - 1BR-1HC
1/8" = 1'-0"



GENERAL NOTES

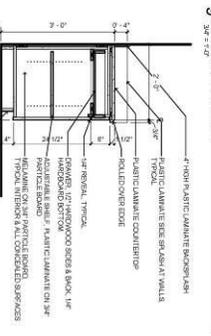
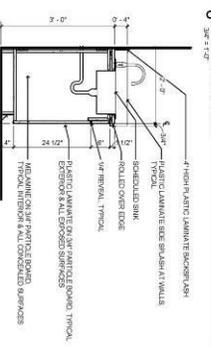
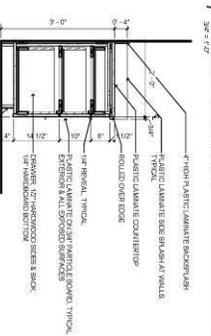
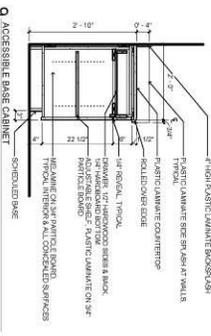
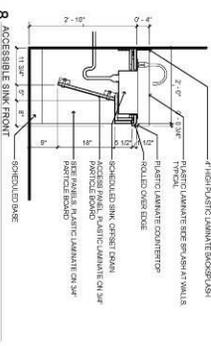
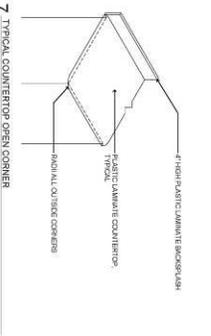
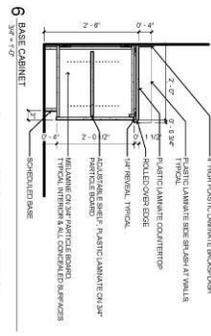
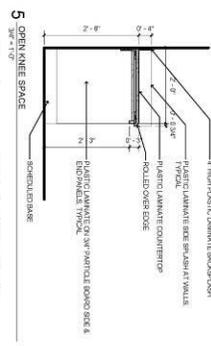
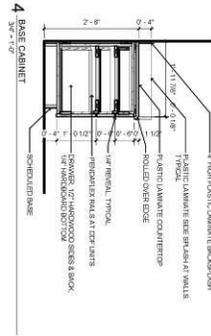
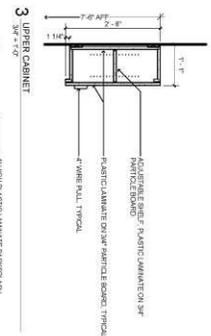
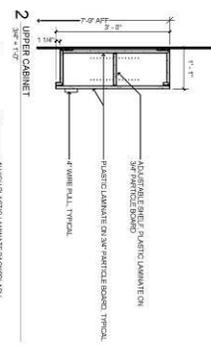
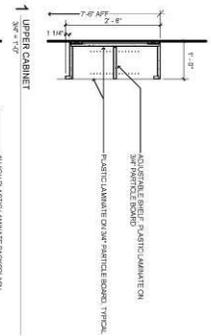
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL WASTE SHALL BE PROPERLY DISPOSED AT ALL TIMES.
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UNIT/TYPE	DESCRIPTION	NOTES
1BR-1HC	KITCHEN	NEW KITCHEN ISLAND WITH SEATING. SEE PLAN FOR DETAILS.
1BR-1HC	BATH	NEW BATH TUB AND VANITY. SEE PLAN FOR DETAILS.
1BR-1HC	WALLS	NEW GYPSONUM BOARD WALLS. SEE PLAN FOR DETAILS.
1BR-1HC	FLOORS	NEW LAMINATE FLOORING. SEE PLAN FOR DETAILS.
1BR-1HC	CEILING	NEW POP CEILING. SEE PLAN FOR DETAILS.
1BR-1HC	MECHANICAL	NEW MECHANICAL SYSTEMS. SEE PLAN FOR DETAILS.
1BR-1HC	ELECTRICAL	NEW ELECTRICAL SYSTEMS. SEE PLAN FOR DETAILS.
1BR-1HC	PLUMBING	NEW PLUMBING SYSTEMS. SEE PLAN FOR DETAILS.

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1BR-1HC	PLUMBING	NEW PLUMBING SYSTEMS. SEE PLAN FOR DETAILS.



REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/20	PRELIMINARY

DATE: 08/15/20
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO.: 02
TOTAL SHEETS: 02

FARVIEW APARTMENTS
300 F AVE, THOMASTON, GA 30286

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST, BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3365



ADDENDUM D – UTILITY ALLOWANCE SCHEDULE

**Allowances for
Tenant-Furnished Utilities
and Other Services**

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality		Unit Type					Date
Georgia South		Garden/Walkup					
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	7	10	12	15	19	22
	b. Bottle Gas	23	33	38	48	61	71
	c. Electric	8	12	14	18	24	27
	d. Heat Pump	4	4	5	6	8	9
Cooking	a. Natural Gas	3	4	4	6	7	8
	b. Bottle Gas	13	15	20	25	30	35
	c. Electric	5	7	9	11	14	17
		-	-	-	-	-	-
Other Electric		15	21	27	33	41	47
Air Conditioning		8	10	13	16	19	21
Water Heating	a. Natural Gas	4	6	8	10	11	14
	b. Bottle Gas	13	18	25	30	35	45
	c. Electric	9	13	18	23	28	33
	d. Oil	-	-	-	-	-	-
Water		18	19	23	28	34	39
Sewer		19	20	25	30	35	40
Trash Collection		15	15	15	15	15	15
Range/Microwave		11	11	11	11	11	11
Refrigerator		13	13	13	13	13	13
Other -							
Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented					Utility or Service	per month cost	
Name of Family					Space Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Other		
					Total		

based on form HUD-52667 (04/15)

Previous editions are obsolete
EFFECTIVE 1/1/2019

ref. Handbook 7420.8

ADDENDUM E – FLOOD MAP

National Flood Hazard Layer FIRMMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL L00107

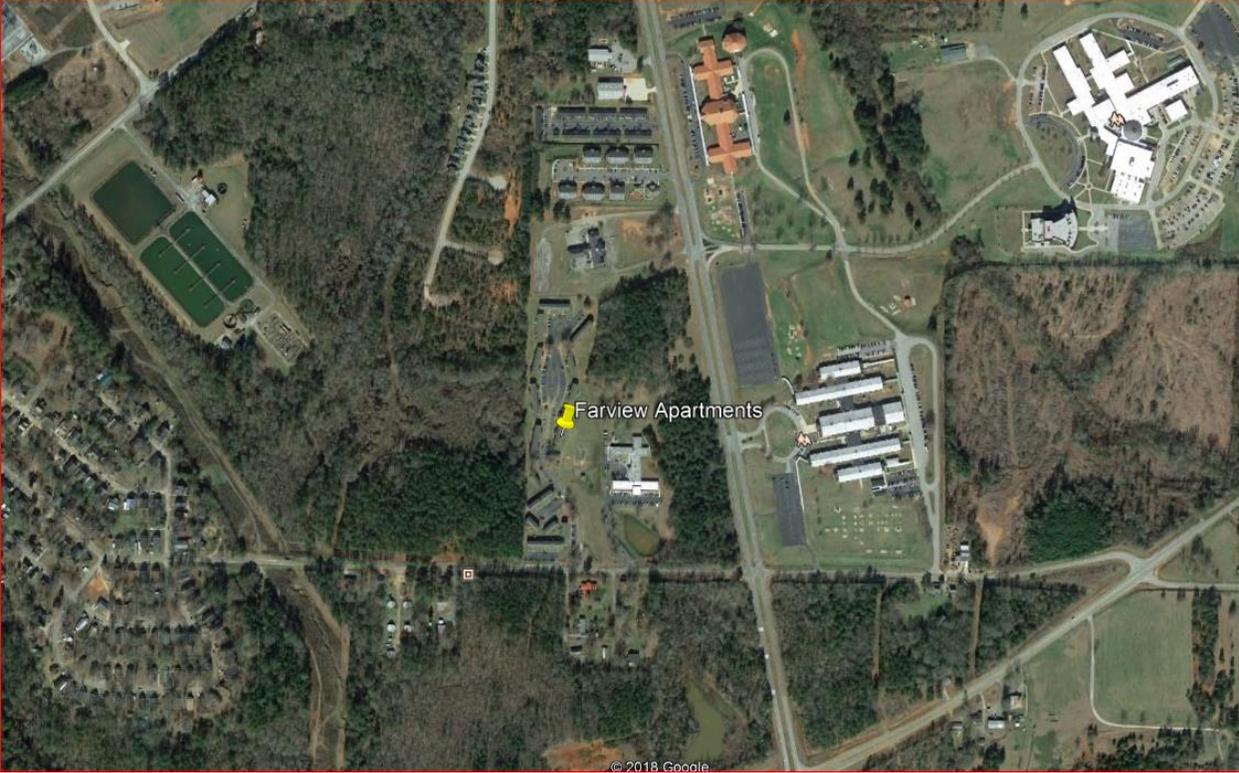
- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AD, S
 - With BFE or Depth Zone AE, AH, AR, VE, AR
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage 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
 - Area of Undetermined 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 Transsect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transsect Base-line
 - 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 void 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 exported on 11/6/2019 at 1:59:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

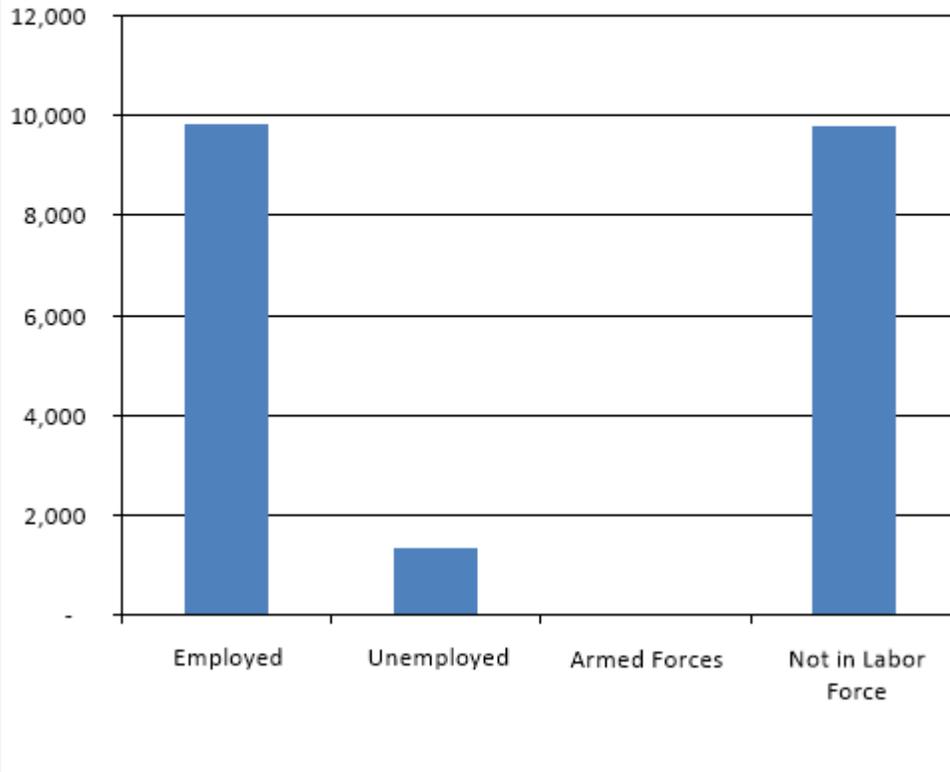
ADDENDUM F – AERIAL MAP



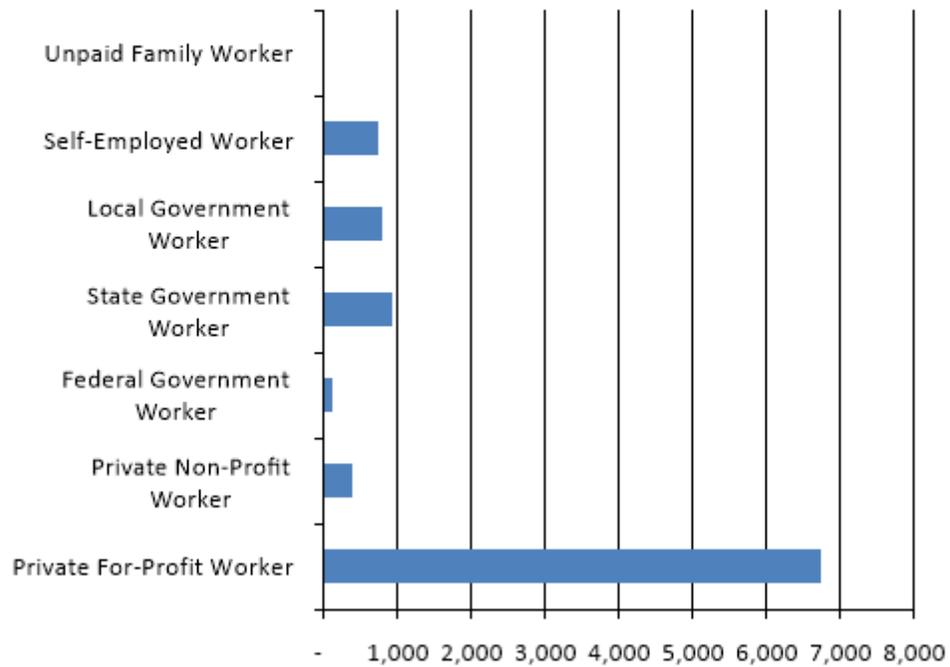
© 2018 Google

ADDENDUM G – DEMOGRAPHICS DATA

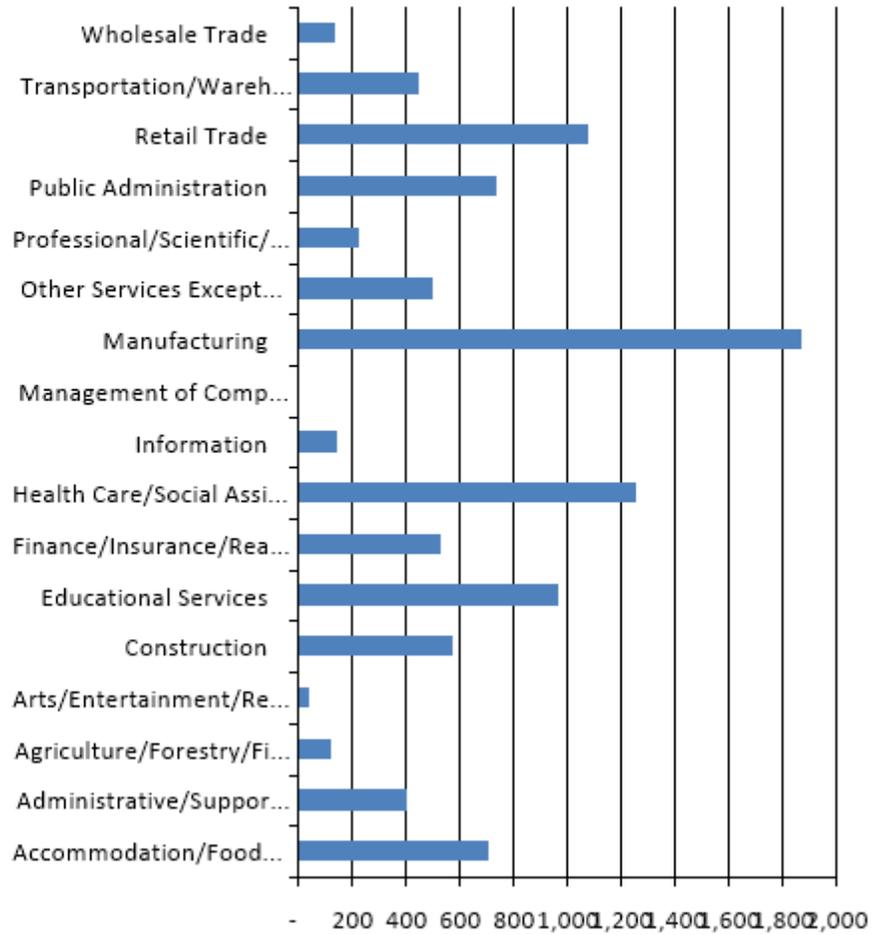
**Employed Civilian Population Aged
16+ Years - Employment Status -
2019 Estimates
Upson County, Georgia**



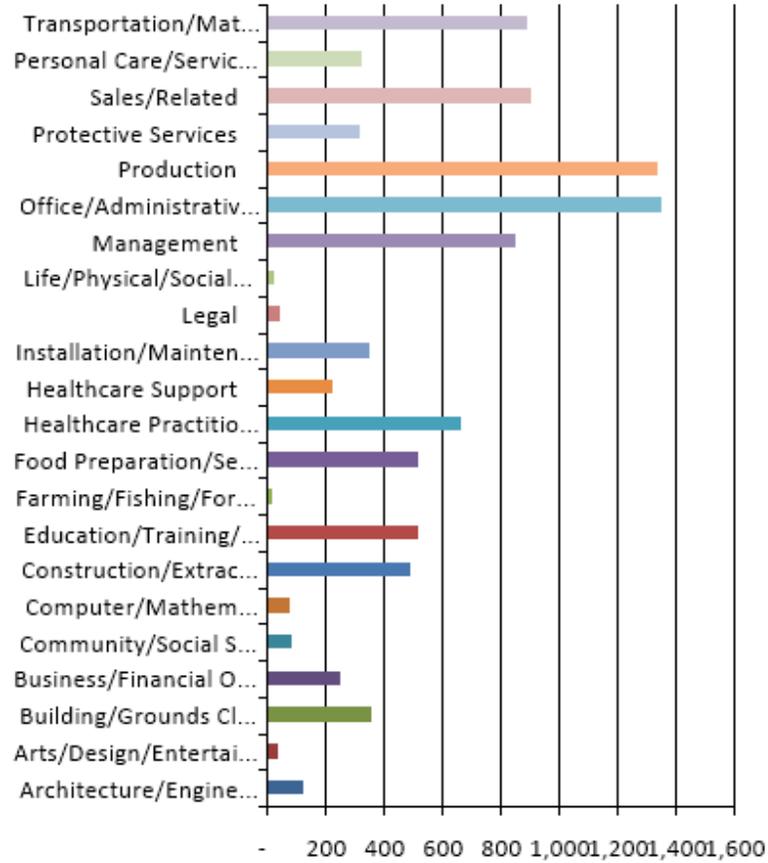
Employed Civilian Population by Class of Worker - 2019 Estimates Upson County, Georgia



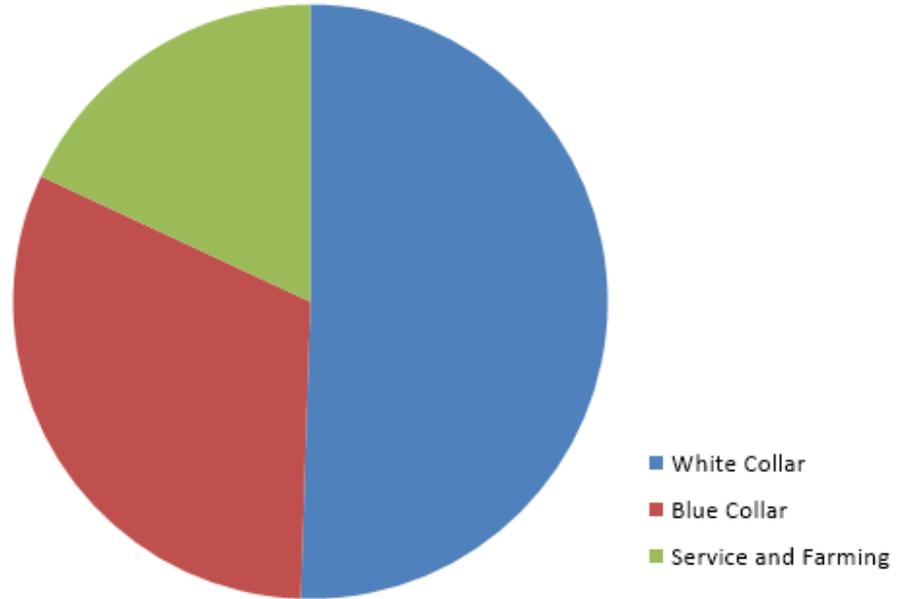
Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Upson County, Georgia



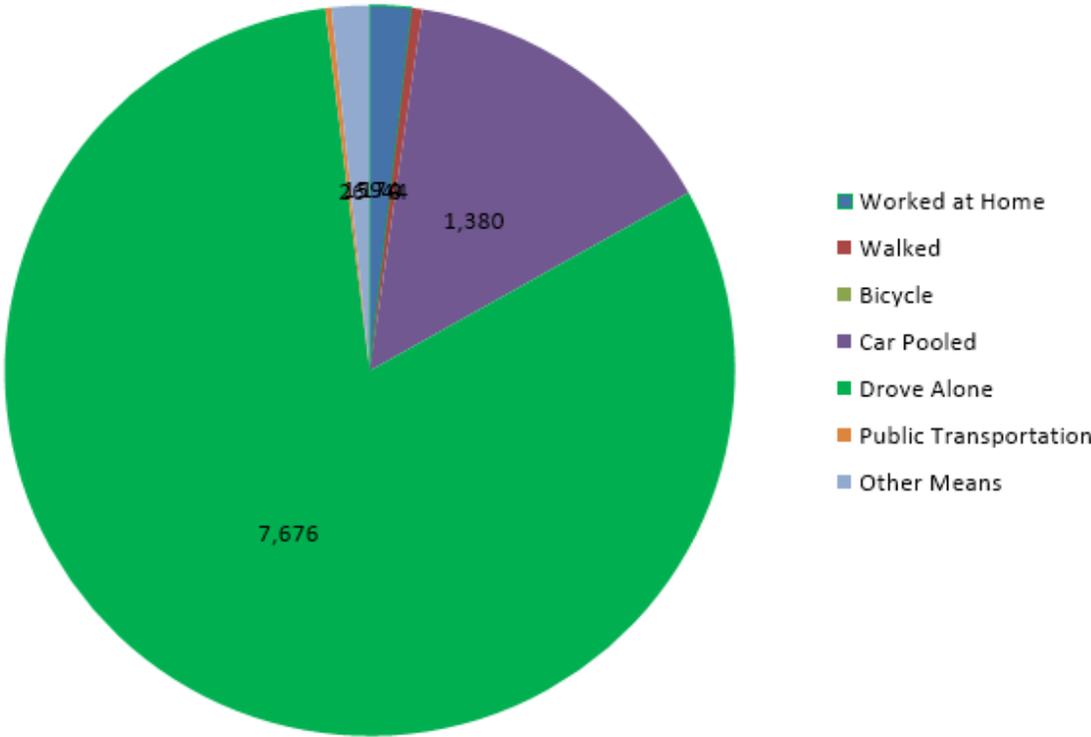
Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Upson County, Georgia



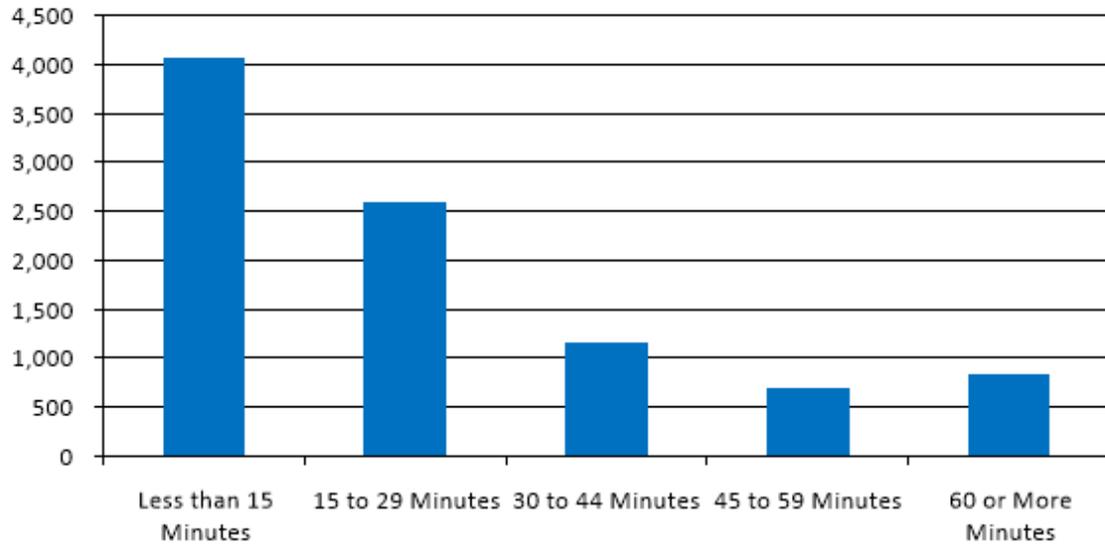
**Employed Civilian Population Aged 16+ Years by
Occupation - 2019 Estimates
Upson County, Georgia**



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



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



Source: Ribbon Demographics; Claritas



www.ribbondata.com

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Claritas

Employed Civilian Population Aged 16+ Years Employment Status Current Year Estimates - 2019	
Upson County, Georgia	
Status	Number
Employed	9,793
Unemployed	1,324
Armed Forces	13
Not in Labor Force	9,776
Unemployed	11.91%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

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Claritas

Employed Civilian Population by Class of Worker		
Current Year Estimates - 2019		
Upson County, Georgia		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	6,750	68.9%
Private Non-Profit Worker	406	4.1%
Federal Government Worker	141	1.4%
State Government Worker	955	9.7%
Local Government Worker	806	8.2%
Self-Employed Worker	745	7.6%
Unpaid Family Worker	-	0.0%
Total:	9,803	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

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Claritas

Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2019		
Upson County, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	712	7.3%
Administrative/Support/Waste Management	410	4.2%
Agriculture/Forestry/Fishing/Hunting/Mining	129	1.3%
Arts/Entertainment/Recreation	43	0.4%
Construction	576	5.9%
Educational Services	967	9.9%
Finance/Insurance/Real Estate/Rent/Lease	535	5.5%
Health Care/Social Assistance	1,256	12.8%
Information	149	1.5%
Management of Companies and Enterprises	-	0.0%
Manufacturing	1,874	19.1%
Other Services Except Public Administration	507	5.2%
Professional/Scientific/Technical Services	228	2.3%
Public Administration	738	7.5%
Retail Trade	1,085	11.1%
Transportation/Warehousing/Utilities	455	4.6%
Wholesale Trade	139	1.4%
Total:	9,803	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

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Claritas

Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2019 Upson County, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	125	1.3%
Arts/Design/Entertainment/Sports/Media	42	0.4%
Building/Grounds Cleaning/Maintenance	357	3.6%
Business/Financial Operations	251	2.6%
Community/Social Services	87	0.9%
Computer/Mathematical	77	0.8%
Construction/Extraction	495	5.0%
Education/Training/Library	521	5.3%
Farming/Fishing/Forestry	20	0.2%
Food Preparation/Serving Related	517	5.3%
Healthcare Practitioner/Technician	665	6.8%
Healthcare Support	230	2.3%
Installation/Maintenance/Repair	354	3.6%
Legal	47	0.5%
Life/Physical/Social Science	27	0.3%
Management	853	8.7%
Office/Administrative Support	1,352	13.8%
Production	1,339	13.7%
Protective Services	322	3.3%
Sales/Related	906	9.2%
Personal Care/Service	324	3.3%
Transportation/Material Moving	892	9.1%
Total:	9,803	100.0%
White Collar	4,953	50.5%
Blue Collar	3,080	31.4%
Service and Farming	1,770	18.1%
Total:	9,803	100.0%

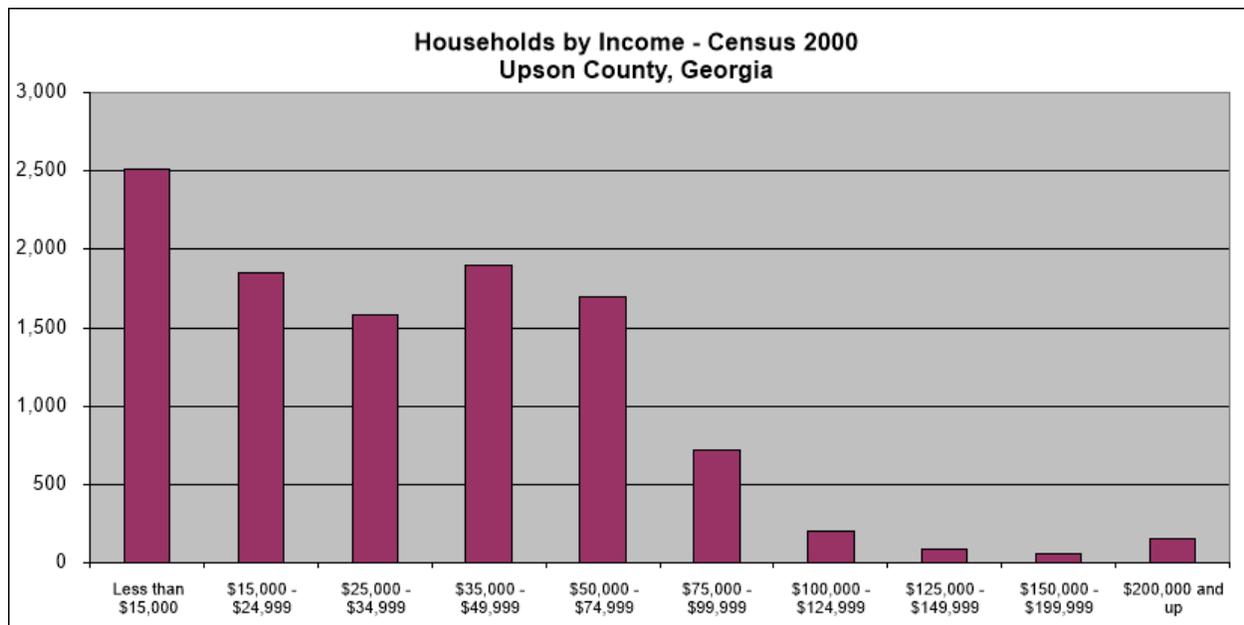
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Transportation to Work <i>Current Year Estimates - 2019</i> Upson County, Georgia		
Transportation Mode	Number	Percent
Worked at Home	174	1.8%
Walked	44	0.5%
Bicycle	0	0.0%
Car Pooled	1,380	14.6%
Drove Alone	7,676	81.2%
Public Transportation	26	0.3%
Other Means	<u>159</u>	<u>1.7%</u>
Total:	9,459	100.0%

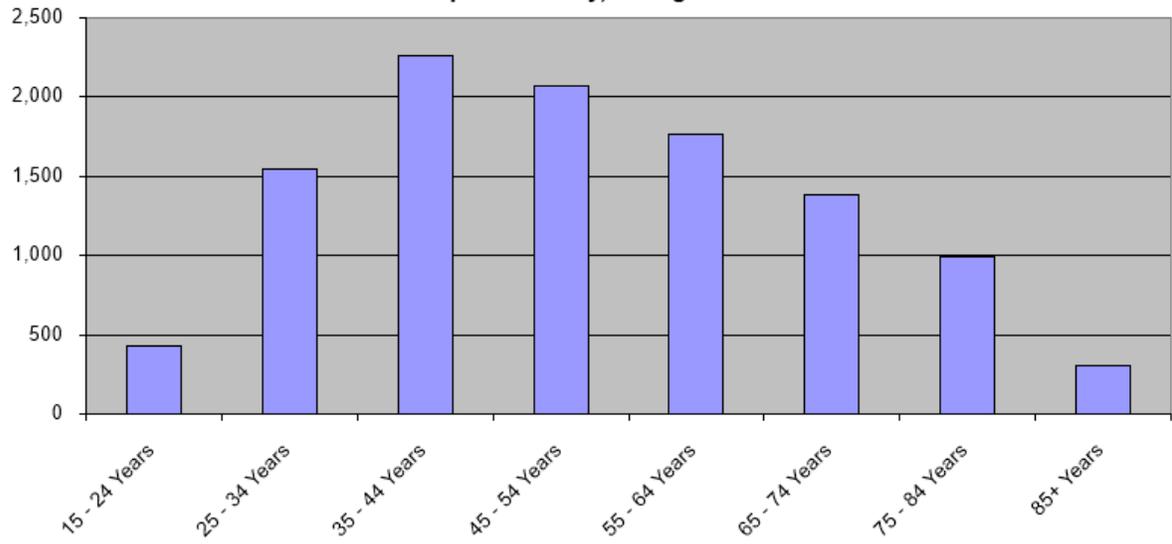
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Travel Time to Work <i>Current Year Estimates - 2019</i> Upson County, Georgia		
Travel Time	Number	Percent
Less than 15 Minutes	4,057	43.6%
15 to 29 Minutes	2,579	27.7%
30 to 44 Minutes	1,159	12.5%
45 to 59 Minutes	679	7.3%
60 or More Minutes	825	8.9%
Total:	9,299	100.0%

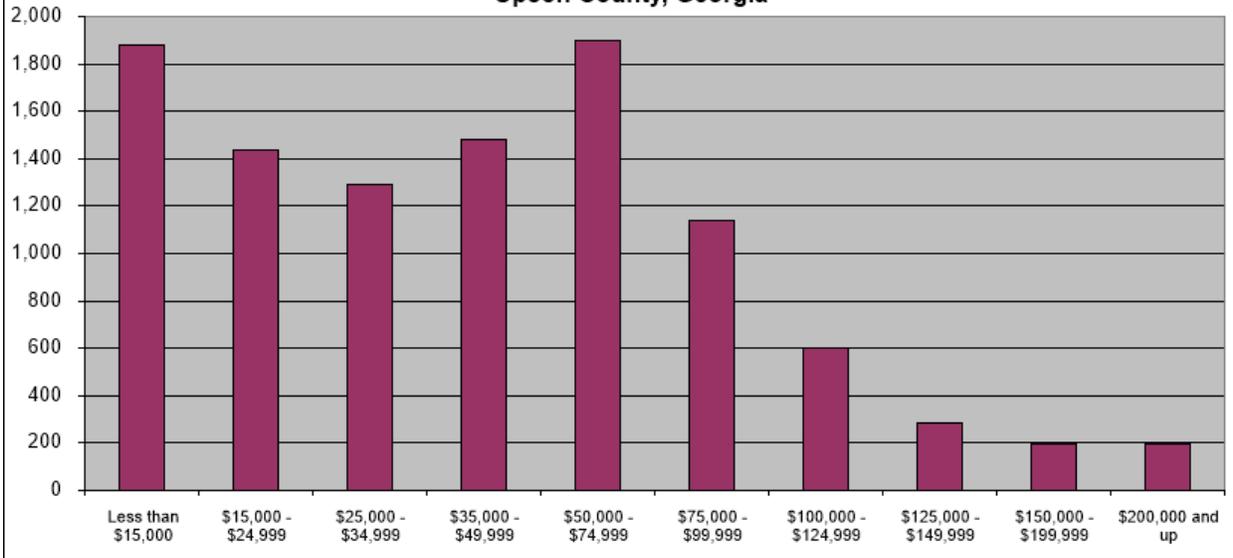
Source: Ribbon Demographics; Claritas



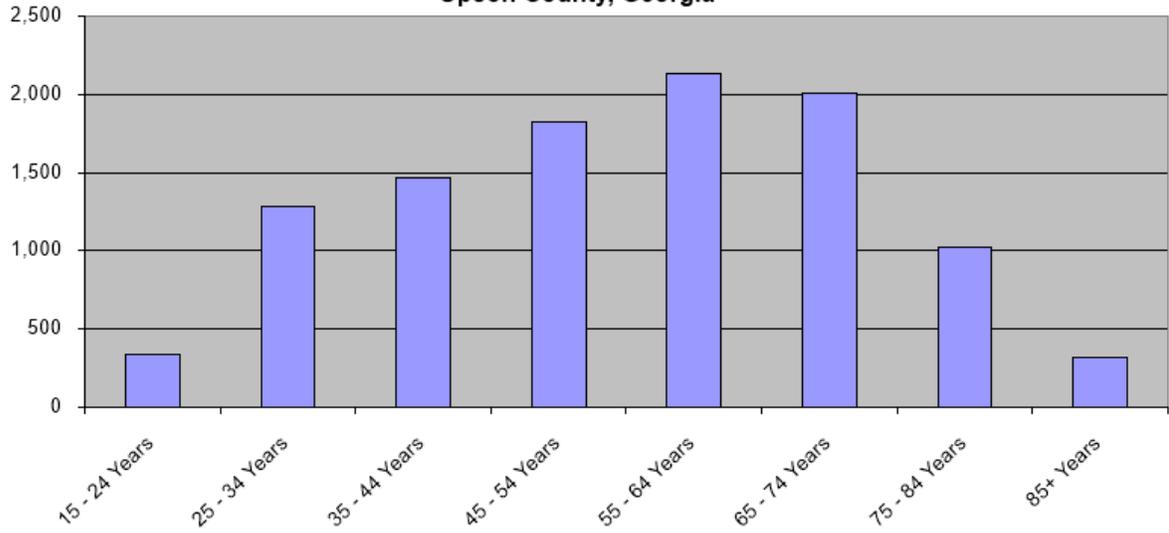
**Households by Age - Census 2000
Upson County, Georgia**



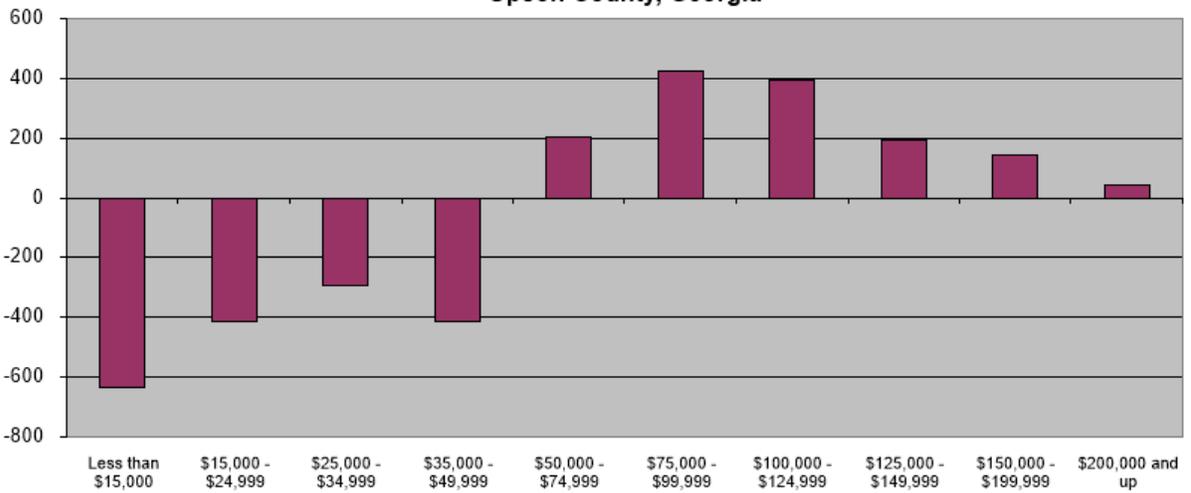
**Estimated Households by Income - 2019
Upson County, Georgia**



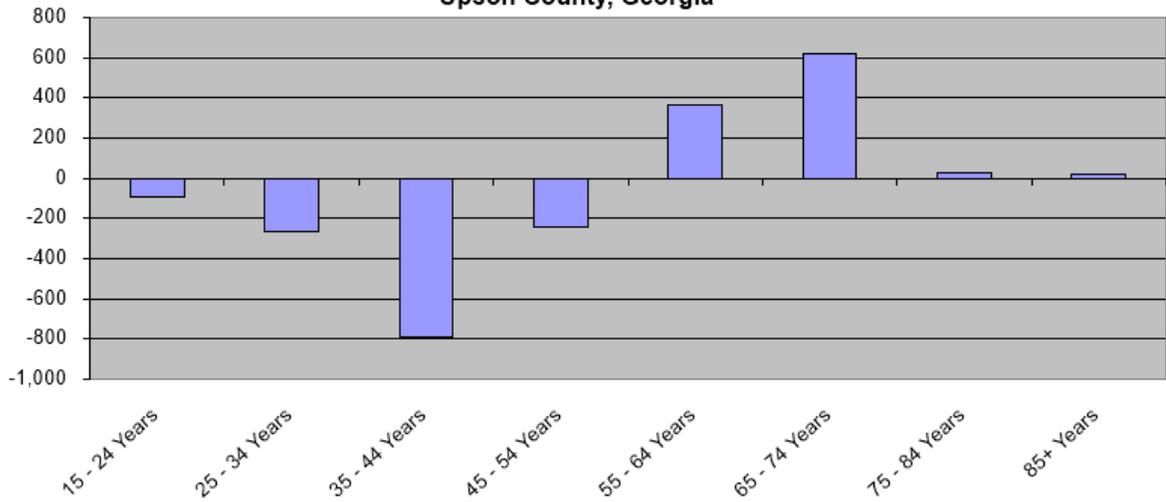
**Estimated Households by Age - 2019
Upson County, Georgia**



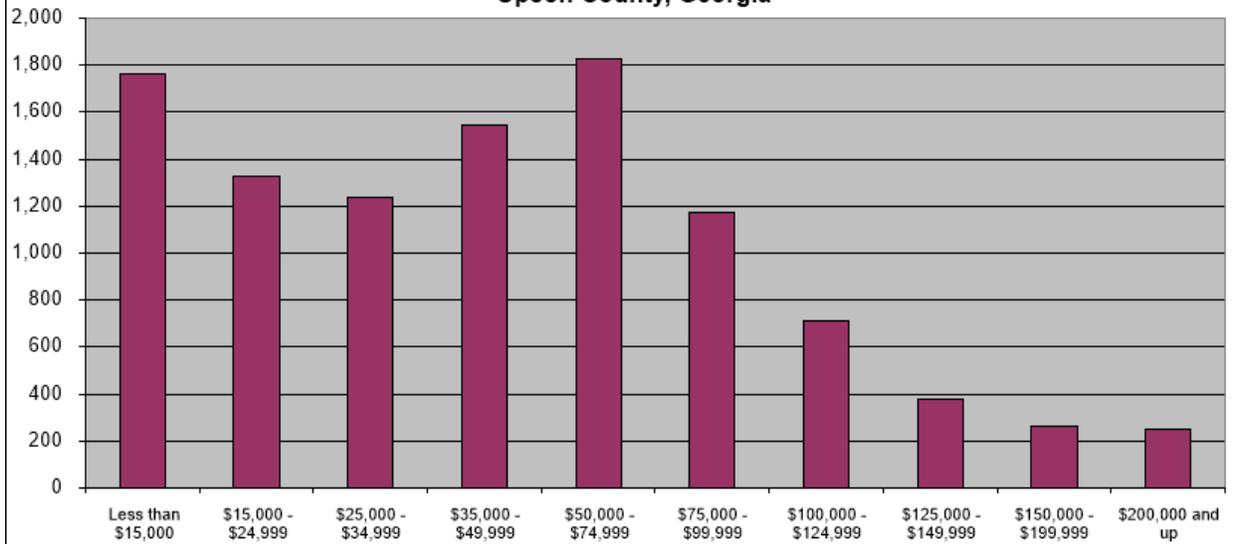
**Estimated Household Income Change 2000 - 2019
Upson County, Georgia**



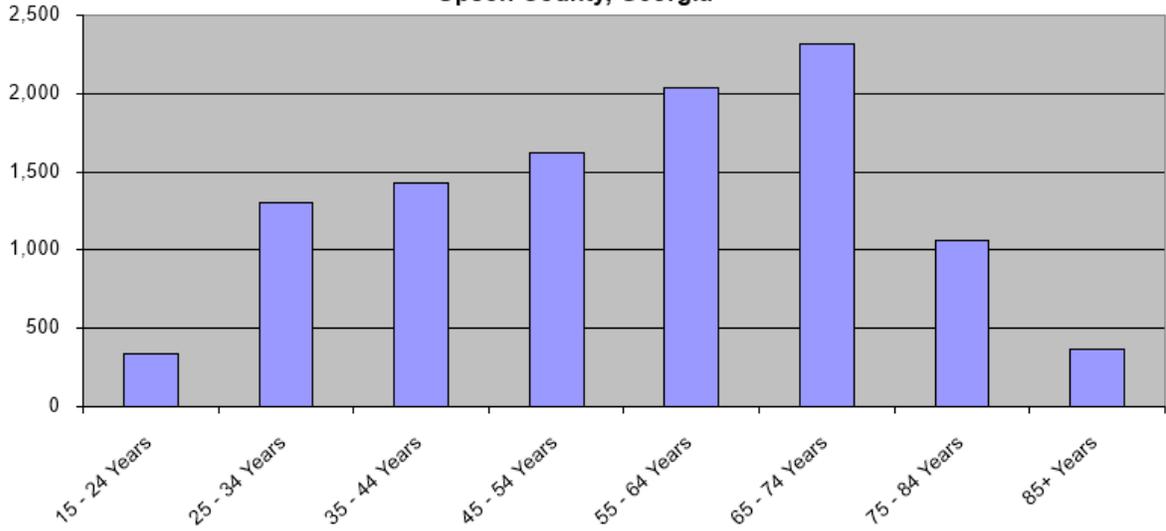
**Estimated Household Age Change 2000 - 2019
Upson County, Georgia**



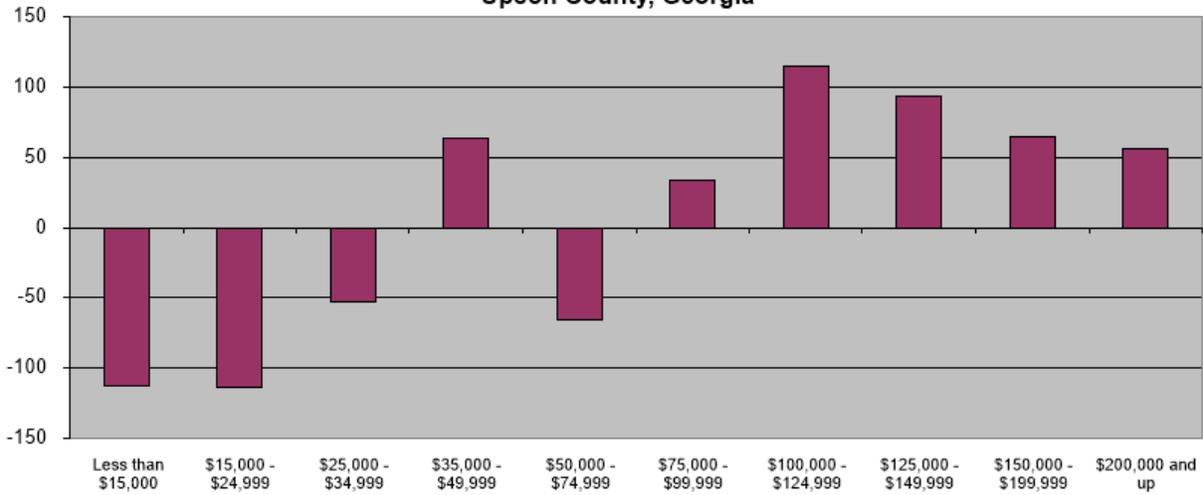
**Projected Households by Income - 2024
Upson County, Georgia**

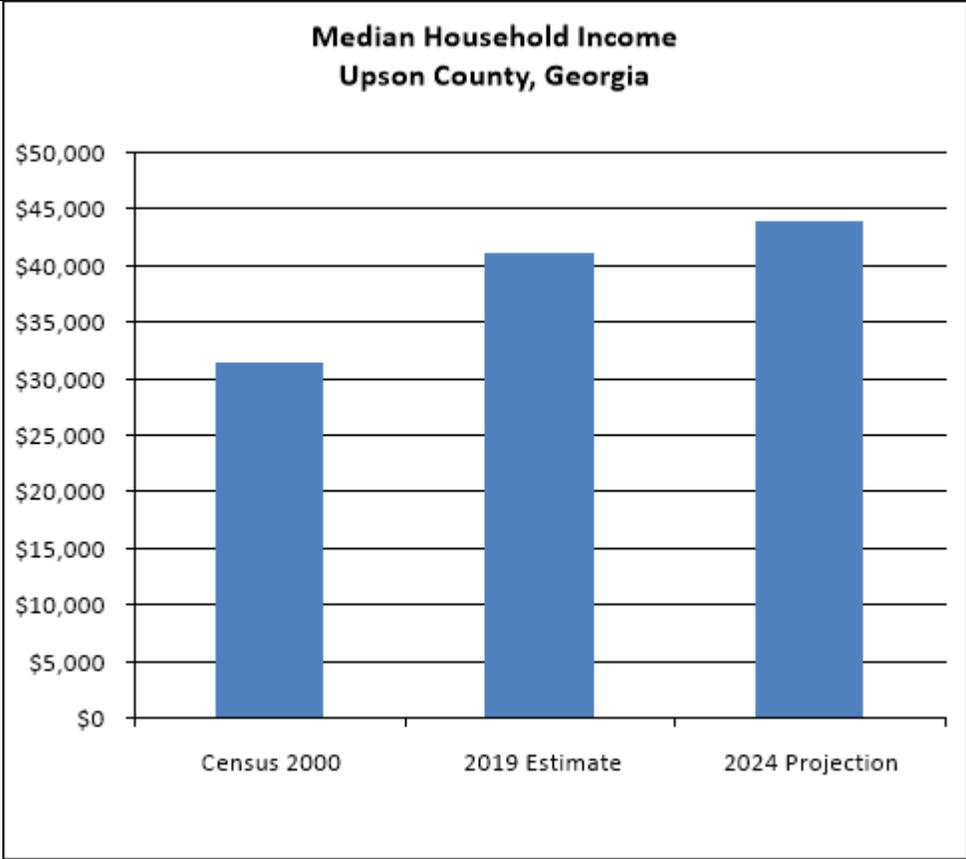
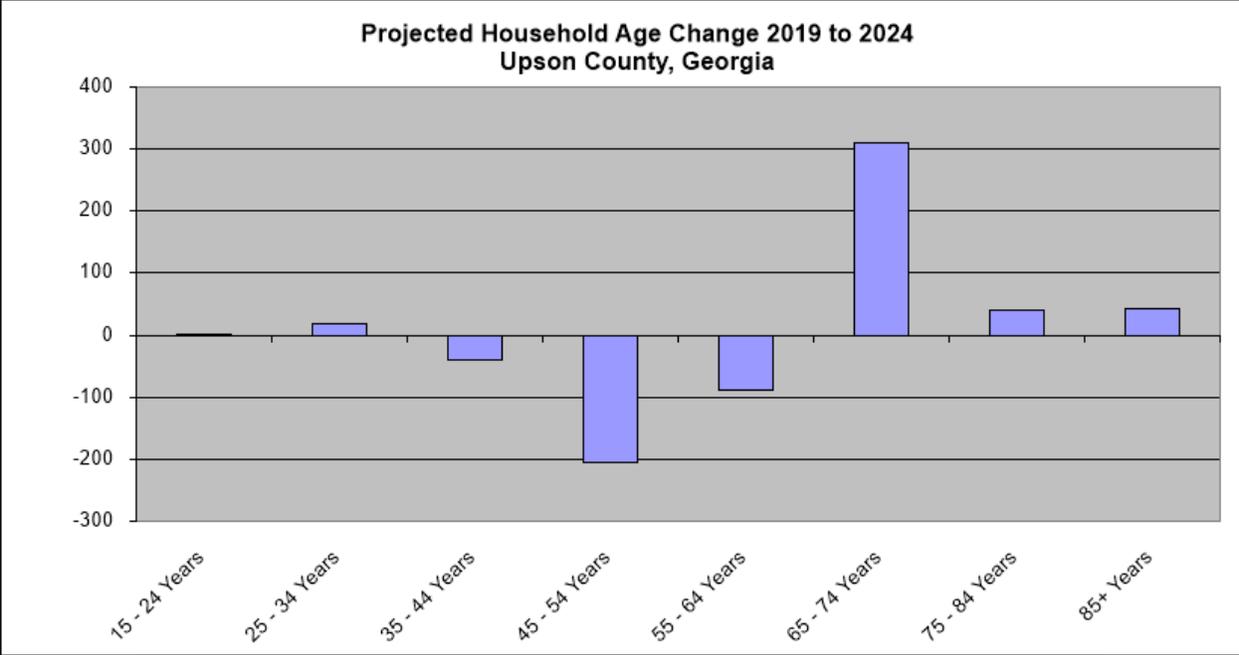


**Projected Households by Age - 2024
Upson County, Georgia**



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





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Households by Income and Age										
Upson County, Georgia										
Census Data - 2000										
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+		
Less than \$15,000	158	220	373	339	308	440	491	181	2,510	23.3%
\$15,000 - \$24,999	96	274	335	328	360	244	167	50	1,854	17.2%
\$25,000 - \$34,999	62	294	297	251	235	241	166	38	1,584	14.7%
\$35,000 - \$49,999	68	415	403	307	364	229	93	19	1,898	17.6%
\$50,000 - \$74,999	41	242	545	452	224	161	23	5	1,693	15.7%
\$75,000 - \$99,999	0	57	230	204	159	48	14	3	715	6.6%
\$100,000 - \$124,999	0	0	19	109	44	14	18	2	206	1.9%
\$125,000 - \$149,999	0	25	20	30	7	3	2	1	88	0.8%
\$150,000 - \$199,999	0	4	0	26	16	0	8	2	56	0.5%
\$200,000 and up	0	18	40	23	47	8	15	2	153	1.4%
Total	425	1,549	2,262	2,069	1,764	1,388	997	303	10,757	100.0%
Percent	4.0%	14.4%	21.0%	19.2%	16.4%	12.9%	9.3%	2.8%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Upson County, Georgia										
Current Year Estimates - 2019										
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+		
Less than \$15,000	119	292	319	215	318	344	194	76	1,877	18.0%
\$15,000 - \$24,999	81	150	145	171	272	309	224	86	1,438	13.8%
\$25,000 - \$34,999	44	141	147	177	230	302	188	60	1,289	12.4%
\$35,000 - \$49,999	80	154	170	253	267	342	175	41	1,482	14.2%
\$50,000 - \$74,999	8	263	298	406	454	303	132	32	1,896	18.2%
\$75,000 - \$99,999	0	162	201	295	301	130	43	9	1,141	11.0%
\$100,000 - \$124,999	1	89	129	122	111	111	29	7	599	5.8%
\$125,000 - \$149,999	0	23	42	101	90	20	7	1	284	2.7%
\$150,000 - \$199,999	1	8	17	57	53	45	13	4	198	1.9%
\$200,000 and up	1	2	2	30	34	103	20	5	197	1.9%
Total	335	1,284	1,470	1,827	2,130	2,009	1,025	321	10,401	100.0%
Percent	3.2%	12.3%	14.1%	17.6%	20.5%	19.3%	9.9%	3.1%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Upson 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	-39	72	-54	-124	10	-96	-297	-105	-633	-25.2%
\$15,000 - \$24,999	-15	-124	-190	-157	-88	65	57	36	-416	-22.4%
\$25,000 - \$34,999	-18	-153	-150	-74	-5	61	22	22	-295	-18.6%
\$35,000 - \$49,999	12	-261	-233	-54	-97	113	82	22	-416	-21.9%
\$50,000 - \$74,999	-33	21	-247	-46	230	142	109	27	203	12.0%
\$75,000 - \$99,999	0	105	-29	91	142	82	29	6	426	59.6%
\$100,000 - \$124,999	1	89	110	13	67	97	11	5	393	190.8%
\$125,000 - \$149,999	0	-2	22	71	83	17	5	0	196	222.7%
\$150,000 - \$199,999	1	4	17	31	37	45	5	2	142	253.6%
\$200,000 and up	<u>1</u>	<u>-16</u>	<u>-38</u>	<u>7</u>	<u>-13</u>	<u>95</u>	<u>5</u>	<u>3</u>	<u>44</u>	<u>28.8%</u>
Total	-90	-265	-792	-242	366	621	28	18	-356	-3.3%
Percent Change	-21.2%	-17.1%	-35.0%	-11.7%	20.7%	44.7%	2.8%	5.9%	-3.3%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Upson County, Georgia										
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	117	282	280	168	275	365	189	88	1,764	16.8%
\$15,000 - \$24,999	78	135	124	131	230	319	217	90	1,324	12.6%
\$25,000 - \$34,999	43	132	135	140	205	325	189	67	1,236	11.8%
\$35,000 - \$49,999	85	161	169	227	255	404	194	50	1,545	14.7%
\$50,000 - \$74,999	9	265	282	341	421	343	135	34	1,830	17.5%
\$75,000 - \$99,999	0	175	209	270	302	160	48	11	1,175	11.2%
\$100,000 - \$124,999	2	108	151	128	125	153	37	10	714	6.8%
\$125,000 - \$149,999	0	32	56	123	119	34	11	2	377	3.6%
\$150,000 - \$199,999	1	11	22	66	70	70	18	5	263	2.5%
\$200,000 and up	<u>2</u>	<u>2</u>	<u>2</u>	<u>29</u>	<u>39</u>	<u>145</u>	<u>27</u>	<u>7</u>	<u>253</u>	<u>2.4%</u>
Total	337	1,303	1,430	1,623	2,041	2,318	1,065	364	10,481	100.0%
Percent	3.2%	12.4%	13.6%	15.5%	19.5%	22.1%	10.2%	3.5%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Upson 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	-2	-10	-39	-47	-43	21	-5	12	-113	-6.0%
\$15,000 - \$24,999	-3	-15	-21	-40	-42	10	-7	4	-114	-7.9%
\$25,000 - \$34,999	-1	-9	-12	-37	-25	23	1	7	-53	-4.1%
\$35,000 - \$49,999	5	7	-1	-26	-12	62	19	9	63	4.3%
\$50,000 - \$74,999	1	2	-16	-65	-33	40	3	2	-66	-3.5%
\$75,000 - \$99,999	0	13	8	-25	1	30	5	2	34	3.0%
\$100,000 - \$124,999	1	19	22	6	14	42	8	3	115	19.2%
\$125,000 - \$149,999	0	9	14	22	29	14	4	1	93	32.7%
\$150,000 - \$199,999	0	3	5	9	17	25	5	1	65	32.8%
\$200,000 and up	1	0	0	-1	5	42	7	2	56	28.4%
Total	2	19	-40	-204	-89	309	40	43	80	0.8%
Percent Change	0.6%	1.5%	-2.7%	-11.2%	-4.2%	15.4%	3.9%	13.4%	0.8%	

Source: Claritas; Ribbon Demographics

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Median Household Income		
Upson County, Georgia		
Census 2000	2019 Estimate	2024 Projection
\$31,405	\$41,037	\$43,898

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Median Household Income by Area			
Upson County, Georgia			
Geography ID	Census 2000	2019 Estimate	2024 Projection
13293	\$31,405	\$41,037	\$43,898

HISTA 2.2 Summary Data Upson County, Georgia

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Renter Households							
Age 15 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	97	77	54	38	8	5	279
\$10,000-20,000	131	75	156	35	13	3	413
\$20,000-30,000	26	53	11	25	22	14	151
\$30,000-40,000	121	6	2	8	63	43	243
\$40,000-50,000	90	6	34	10	11	6	157
\$50,000-60,000	13	52	25	11	30	18	149
\$60,000-75,000	0	1	60	13	31	21	126
\$75,000-100,000	4	6	0	0	11	8	29
\$100,000-125,000	15	1	1	5	2	0	24
\$125,000-150,000	12	6	3	1	12	12	46
\$150,000-200,000	3	3	2	0	4	0	12
\$200,000+	280	120	45	73	1	0	519
Total	792	406	393	219	208	130	2,148

Renter Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	192	116	12	2	2	1	325
\$10,000-20,000	89	94	83	15	5	2	288
\$20,000-30,000	32	70	21	9	3	1	136
\$30,000-40,000	37	27	22	5	6	4	101
\$40,000-50,000	14	11	14	1	3	0	43
\$50,000-60,000	10	26	6	20	0	0	62
\$60,000-75,000	14	13	5	28	0	0	60
\$75,000-100,000	1	6	4	1	0	0	12
\$100,000-125,000	10	5	3	1	0	0	19
\$125,000-150,000	4	2	0	2	0	0	8
\$150,000-200,000	5	10	10	5	0	0	30
\$200,000+	74	17	15	24	0	0	130
Total	482	397	195	113	19	8	1,214

Renter Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	122	95	11	2	2	1	233
\$10,000-20,000	43	35	41	15	5	2	141
\$20,000-30,000	18	43	20	9	3	1	94
\$30,000-40,000	31	25	6	5	6	4	77
\$40,000-50,000	11	11	2	1	2	0	27
\$50,000-60,000	8	24	5	9	0	0	46
\$60,000-75,000	7	13	4	1	0	0	25
\$75,000-100,000	1	3	4	0	0	0	8
\$100,000-125,000	4	2	2	0	0	0	8
\$125,000-150,000	2	1	0	1	0	0	4
\$150,000-200,000	4	9	8	5	0	0	26
\$200,000+	64	13	15	23	0	0	115
Total	315	274	118	71	18	8	804

Renter Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	289	193	66	40	10	6	604
\$10,000-20,000	220	169	239	50	18	5	701
\$20,000-30,000	58	123	32	34	25	15	287
\$30,000-40,000	158	33	24	13	69	47	344
\$40,000-50,000	104	17	48	11	14	6	200
\$50,000-60,000	23	78	31	31	30	18	211
\$60,000-75,000	14	14	65	41	31	21	186
\$75,000-100,000	5	12	4	1	11	8	41
\$100,000-125,000	25	6	4	6	2	0	43
\$125,000-150,000	16	8	3	3	12	12	54
\$150,000-200,000	8	13	12	5	4	0	42
\$200,000+	354	137	60	97	1	0	649
Total	1,274	803	588	332	227	138	3,362

* Estimates based on household size ratios; not cross tabulated data

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Percent Renter Households							
Age 15 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	4.5%	3.6%	2.5%	1.8%	0.4%	0.2%	13.0%
\$10,000-20,000	6.1%	3.5%	7.3%	1.6%	0.6%	0.1%	19.2%
\$20,000-30,000	1.2%	2.5%	0.5%	1.2%	1.0%	0.7%	7.0%
\$30,000-40,000	5.6%	0.3%	0.1%	0.4%	2.9%	2.0%	11.3%
\$40,000-50,000	4.2%	0.3%	1.6%	0.5%	0.5%	0.3%	7.3%
\$50,000-60,000	0.6%	2.4%	1.2%	0.5%	1.4%	0.8%	6.9%
\$60,000-75,000	0.0%	0.0%	2.8%	0.6%	1.4%	1.0%	5.9%
\$75,000-100,000	0.2%	0.3%	0.0%	0.0%	0.5%	0.4%	1.4%
\$100,000-125,000	0.7%	0.0%	0.0%	0.2%	0.1%	0.0%	1.1%
\$125,000-150,000	0.6%	0.3%	0.1%	0.0%	0.6%	0.6%	2.1%
\$150,000-200,000	0.1%	0.1%	0.1%	0.0%	0.2%	0.0%	0.6%
\$200,000+	13.0%	5.6%	2.1%	3.4%	0.0%	0.0%	24.2%
Total	36.9%	18.9%	18.3%	10.2%	9.7%	6.1%	100.0%

Percent Renter Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	15.8%	9.6%	1.0%	0.2%	0.2%	0.1%	26.8%
\$10,000-20,000	7.3%	7.7%	6.8%	1.2%	0.4%	0.2%	23.7%
\$20,000-30,000	2.6%	5.8%	1.7%	0.7%	0.2%	0.1%	11.2%
\$30,000-40,000	3.0%	2.2%	1.8%	0.4%	0.5%	0.3%	8.3%
\$40,000-50,000	1.2%	0.9%	1.2%	0.1%	0.2%	0.0%	3.5%
\$50,000-60,000	0.8%	2.1%	0.5%	1.6%	0.0%	0.0%	5.1%
\$60,000-75,000	1.2%	1.1%	0.4%	2.3%	0.0%	0.0%	4.9%
\$75,000-100,000	0.1%	0.5%	0.3%	0.1%	0.0%	0.0%	1.0%
\$100,000-125,000	0.8%	0.4%	0.2%	0.1%	0.0%	0.0%	1.6%
\$125,000-150,000	0.3%	0.2%	0.0%	0.2%	0.0%	0.0%	0.7%
\$150,000-200,000	0.4%	0.8%	0.8%	0.4%	0.0%	0.0%	2.5%
\$200,000+	6.1%	1.4%	1.2%	2.0%	0.0%	0.0%	10.7%
Total	39.7%	32.7%	16.1%	9.3%	1.6%	0.7%	100.0%

Percent Renter Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	15.2%	11.8%	1.4%	0.2%	0.2%	0.1%	29.0%
\$10,000-20,000	5.3%	4.4%	5.1%	1.9%	0.6%	0.2%	17.5%
\$20,000-30,000	2.2%	5.3%	2.5%	1.1%	0.4%	0.1%	11.7%
\$30,000-40,000	3.9%	3.1%	0.7%	0.6%	0.7%	0.5%	9.6%
\$40,000-50,000	1.4%	1.4%	0.2%	0.1%	0.2%	0.0%	3.4%
\$50,000-60,000	1.0%	3.0%	0.6%	1.1%	0.0%	0.0%	5.7%
\$60,000-75,000	0.9%	1.6%	0.5%	0.1%	0.0%	0.0%	3.1%
\$75,000-100,000	0.1%	0.4%	0.5%	0.0%	0.0%	0.0%	1.0%
\$100,000-125,000	0.5%	0.2%	0.2%	0.0%	0.0%	0.0%	1.0%
\$125,000-150,000	0.2%	0.1%	0.0%	0.1%	0.0%	0.0%	0.5%
\$150,000-200,000	0.5%	1.1%	1.0%	0.6%	0.0%	0.0%	3.2%
\$200,000+	8.0%	1.6%	1.9%	2.9%	0.0%	0.0%	14.3%
Total	39.2%	34.1%	14.7%	8.8%	2.2%	1.0%	100.0%

Percent Renter Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	8.6%	5.7%	2.0%	1.2%	0.3%	0.2%	18.0%
\$10,000-20,000	6.5%	5.0%	7.1%	1.5%	0.5%	0.1%	20.9%
\$20,000-30,000	1.7%	3.7%	1.0%	1.0%	0.7%	0.4%	8.5%
\$30,000-40,000	4.7%	1.0%	0.7%	0.4%	2.1%	1.4%	10.2%
\$40,000-50,000	3.1%	0.5%	1.4%	0.3%	0.4%	0.2%	5.9%
\$50,000-60,000	0.7%	2.3%	0.9%	0.9%	0.9%	0.5%	6.3%
\$60,000-75,000	0.4%	0.4%	1.9%	1.2%	0.9%	0.6%	5.5%
\$75,000-100,000	0.1%	0.4%	0.1%	0.0%	0.3%	0.2%	1.2%
\$100,000-125,000	0.7%	0.2%	0.1%	0.2%	0.1%	0.0%	1.3%
\$125,000-150,000	0.5%	0.2%	0.1%	0.1%	0.4%	0.4%	1.6%
\$150,000-200,000	0.2%	0.4%	0.4%	0.1%	0.1%	0.0%	1.2%
\$200,000+	10.5%	4.1%	1.8%	2.9%	0.0%	0.0%	19.3%
Total	37.9%	23.9%	17.5%	9.9%	6.8%	4.1%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Owner Households							
Age 15 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	71	20	96	39	3	0	229
\$10,000-20,000	38	159	62	33	85	61	438
\$20,000-30,000	106	41	51	71	27	15	311
\$30,000-40,000	76	118	23	45	6	4	272
\$40,000-50,000	0	62	37	106	52	31	288
\$50,000-60,000	3	200	195	67	26	13	504
\$60,000-75,000	77	69	83	180	19	12	440
\$75,000-100,000	0	21	48	135	51	32	287
\$100,000-125,000	0	21	30	42	14	5	112
\$125,000-150,000	4	13	29	9	10	7	72
\$150,000-200,000	0	3	9	10	6	2	30
\$200,000+	85	114	70	4	1	0	274
Total	460	841	733	741	300	182	3,257

Owner Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	368	171	18	5	8	1	571
\$10,000-20,000	153	211	71	43	8	2	488
\$20,000-30,000	102	318	12	17	7	2	458
\$30,000-40,000	74	200	79	55	10	2	420
\$40,000-50,000	49	138	29	14	10	4	244
\$50,000-60,000	53	293	62	7	11	6	432
\$60,000-75,000	21	170	87	2	1	1	282
\$75,000-100,000	17	71	21	14	15	8	146
\$100,000-125,000	15	49	5	13	6	1	89
\$125,000-150,000	6	51	5	10	2	1	75
\$150,000-200,000	13	41	6	4	0	0	64
\$200,000+	163	59	23	6	4	0	255
Total	1,034	1,772	418	190	82	28	3,524

Owner Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	306	164	8	5	7	1	491
\$10,000-20,000	134	207	32	25	4	0	402
\$20,000-30,000	81	267	4	2	6	2	362
\$30,000-40,000	66	157	37	17	9	2	288
\$40,000-50,000	32	94	20	13	7	3	169
\$50,000-60,000	42	161	24	7	4	1	239
\$60,000-75,000	20	120	17	2	1	1	161
\$75,000-100,000	11	52	9	0	6	2	80
\$100,000-125,000	11	31	2	5	5	0	54
\$125,000-150,000	4	31	2	9	1	0	47
\$150,000-200,000	12	29	5	2	0	0	48
\$200,000+	141	32	23	3	3	0	202
Total	860	1,345	183	90	53	12	2,543

Owner Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	439	191	114	44	11	1	800
\$10,000-20,000	191	370	133	76	93	63	926
\$20,000-30,000	208	359	63	88	34	17	769
\$30,000-40,000	150	318	102	100	16	6	692
\$40,000-50,000	49	200	66	120	62	35	532
\$50,000-60,000	56	493	257	74	37	19	936
\$60,000-75,000	98	239	170	182	20	13	722
\$75,000-100,000	17	92	69	149	66	40	433
\$100,000-125,000	15	70	35	55	20	6	201
\$125,000-150,000	10	64	34	19	12	8	147
\$150,000-200,000	13	44	15	14	6	2	94
\$200,000+	248	173	93	10	5	0	529
Total	1,494	2,613	1,151	931	382	210	6,781

* Estimates based on household size ratios; not cross tabulated data

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Percent Owner Households							
Age 15 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	2.2%	0.6%	2.9%	1.2%	0.1%	0.0%	7.0%
\$10,000-20,000	1.2%	4.9%	1.9%	1.0%	2.6%	1.9%	13.4%
\$20,000-30,000	3.3%	1.3%	1.6%	2.2%	0.8%	0.5%	9.5%
\$30,000-40,000	2.3%	3.6%	0.7%	1.4%	0.2%	0.1%	8.4%
\$40,000-50,000	0.0%	1.9%	1.1%	3.3%	1.6%	1.0%	8.8%
\$50,000-60,000	0.1%	6.1%	6.0%	2.1%	0.8%	0.4%	15.5%
\$60,000-75,000	2.4%	2.1%	2.5%	5.5%	0.6%	0.4%	13.5%
\$75,000-100,000	0.0%	0.6%	1.5%	4.1%	1.6%	1.0%	8.8%
\$100,000-125,000	0.0%	0.6%	0.9%	1.3%	0.4%	0.2%	3.4%
\$125,000-150,000	0.1%	0.4%	0.9%	0.3%	0.3%	0.2%	2.2%
\$150,000-200,000	0.0%	0.1%	0.3%	0.3%	0.2%	0.1%	0.9%
\$200,000+	2.6%	3.5%	2.1%	0.1%	0.0%	0.0%	8.4%
Total	14.1%	25.8%	22.5%	22.8%	9.2%	5.6%	100.0%

Percent Owner Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	10.4%	4.9%	0.5%	0.1%	0.2%	0.0%	16.2%
\$10,000-20,000	4.3%	6.0%	2.0%	1.2%	0.2%	0.1%	13.8%
\$20,000-30,000	2.9%	9.0%	0.3%	0.5%	0.2%	0.1%	13.0%
\$30,000-40,000	2.1%	5.7%	2.2%	1.6%	0.3%	0.1%	11.9%
\$40,000-50,000	1.4%	3.9%	0.8%	0.4%	0.3%	0.1%	6.9%
\$50,000-60,000	1.5%	8.3%	1.8%	0.2%	0.3%	0.2%	12.3%
\$60,000-75,000	0.6%	4.8%	2.5%	0.1%	0.0%	0.0%	8.0%
\$75,000-100,000	0.5%	2.0%	0.6%	0.4%	0.4%	0.2%	4.1%
\$100,000-125,000	0.4%	1.4%	0.1%	0.4%	0.2%	0.0%	2.5%
\$125,000-150,000	0.2%	1.4%	0.1%	0.3%	0.1%	0.0%	2.1%
\$150,000-200,000	0.4%	1.2%	0.2%	0.1%	0.0%	0.0%	1.8%
\$200,000+	4.6%	1.7%	0.7%	0.2%	0.1%	0.0%	7.2%
Total	29.3%	50.3%	11.9%	5.4%	2.3%	0.8%	100.0%

Percent Owner Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	12.0%	6.4%	0.3%	0.2%	0.3%	0.0%	19.3%
\$10,000-20,000	5.3%	8.1%	1.3%	1.0%	0.2%	0.0%	15.8%
\$20,000-30,000	3.2%	10.5%	0.2%	0.1%	0.2%	0.1%	14.2%
\$30,000-40,000	2.6%	6.2%	1.5%	0.7%	0.4%	0.1%	11.3%
\$40,000-50,000	1.3%	3.7%	0.8%	0.5%	0.3%	0.1%	6.6%
\$50,000-60,000	1.7%	6.3%	0.9%	0.3%	0.2%	0.0%	9.4%
\$60,000-75,000	0.8%	4.7%	0.7%	0.1%	0.0%	0.0%	6.3%
\$75,000-100,000	0.4%	2.0%	0.4%	0.0%	0.2%	0.1%	3.1%
\$100,000-125,000	0.4%	1.2%	0.1%	0.2%	0.2%	0.0%	2.1%
\$125,000-150,000	0.2%	1.2%	0.1%	0.4%	0.0%	0.0%	1.8%
\$150,000-200,000	0.5%	1.1%	0.2%	0.1%	0.0%	0.0%	1.9%
\$200,000+	5.5%	1.3%	0.9%	0.1%	0.1%	0.0%	7.9%
Total	33.8%	52.9%	7.2%	3.5%	2.1%	0.5%	100.0%

Percent Owner Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	6.5%	2.8%	1.7%	0.6%	0.2%	0.0%	11.8%
\$10,000-20,000	2.8%	5.5%	2.0%	1.1%	1.4%	0.9%	13.7%
\$20,000-30,000	3.1%	5.3%	0.9%	1.3%	0.5%	0.3%	11.3%
\$30,000-40,000	2.2%	4.7%	1.5%	1.5%	0.2%	0.1%	10.2%
\$40,000-50,000	0.7%	2.9%	1.0%	1.8%	0.9%	0.5%	7.8%
\$50,000-60,000	0.8%	7.3%	3.8%	1.1%	0.5%	0.3%	13.8%
\$60,000-75,000	1.4%	3.5%	2.5%	2.7%	0.3%	0.2%	10.6%
\$75,000-100,000	0.3%	1.4%	1.0%	2.2%	1.0%	0.6%	6.4%
\$100,000-125,000	0.2%	1.0%	0.5%	0.8%	0.3%	0.1%	3.0%
\$125,000-150,000	0.1%	0.9%	0.5%	0.3%	0.2%	0.1%	2.2%
\$150,000-200,000	0.2%	0.6%	0.2%	0.2%	0.1%	0.0%	1.4%
\$200,000+	3.7%	2.6%	1.4%	0.1%	0.1%	0.0%	7.8%
Total	22.0%	38.5%	17.0%	13.7%	5.6%	3.1%	100.0%

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Renter Households							
Age 15 to 54 Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	86	41	48	26	11	5	217
\$10,000-20,000	95	44	138	22	16	7	322
\$20,000-30,000	33	61	8	24	20	9	155
\$30,000-40,000	84	1	1	7	56	40	189
\$40,000-50,000	126	7	47	12	8	4	204
\$50,000-60,000	10	36	20	7	28	18	119
\$60,000-75,000	2	0	66	22	31	23	144
\$75,000-100,000	7	6	13	4	13	8	51
\$100,000-125,000	20	0	0	6	3	0	29
\$125,000-150,000	11	2	7	1	15	10	46
\$150,000-200,000	6	1	2	2	2	0	13
\$200,000+	308	111	35	60	2	0	516
Total	788	310	385	193	205	124	2,005

Renter Households							
Aged 55+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	201	99	18	1	1	0	320
\$10,000-20,000	91	86	83	18	5	2	285
\$20,000-30,000	49	98	18	15	4	2	186
\$30,000-40,000	42	39	11	2	7	6	107
\$40,000-50,000	23	33	22	3	1	1	83
\$50,000-60,000	13	17	8	20	0	0	58
\$60,000-75,000	20	19	0	33	0	0	72
\$75,000-100,000	9	17	5	3	0	0	34
\$100,000-125,000	8	12	2	3	0	0	25
\$125,000-150,000	7	7	3	2	0	0	19
\$150,000-200,000	11	17	9	4	1	0	42
\$200,000+	102	23	20	48	1	0	194
Total	576	467	199	152	20	11	1,425

Renter Households							
Aged 62+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	129	85	18	1	1	0	234
\$10,000-20,000	57	44	42	18	5	2	168
\$20,000-30,000	22	61	17	15	4	2	121
\$30,000-40,000	41	38	4	2	7	6	98
\$40,000-50,000	17	32	3	3	0	0	55
\$50,000-60,000	9	15	8	7	0	0	39
\$60,000-75,000	10	19	0	0	0	0	29
\$75,000-100,000	8	10	5	3	0	0	26
\$100,000-125,000	2	4	1	1	0	0	8
\$125,000-150,000	4	3	3	0	0	0	10
\$150,000-200,000	9	16	8	3	0	0	36
\$200,000+	90	20	20	45	1	0	176
Total	398	347	129	98	18	10	1,000

Renter Households							
All Age Groups							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	287	140	66	27	12	5	537
\$10,000-20,000	186	130	221	40	21	9	607
\$20,000-30,000	82	159	26	39	24	11	341
\$30,000-40,000	126	40	12	9	63	46	296
\$40,000-50,000	149	40	69	15	9	5	287
\$50,000-60,000	23	53	28	27	28	18	177
\$60,000-75,000	22	19	66	55	31	23	216
\$75,000-100,000	16	23	18	7	13	8	85
\$100,000-125,000	28	12	2	9	3	0	54
\$125,000-150,000	18	9	10	3	15	10	65
\$150,000-200,000	17	18	11	6	3	0	55
\$200,000+	410	134	55	108	3	0	710
Total	1,364	777	584	345	225	135	3,430

* Estimates based on household size ratios; not cross tabulated data

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Percent Renter Households							
Age 15 to 54 Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	4.3%	2.0%	2.4%	1.3%	0.5%	0.2%	10.8%
\$10,000-20,000	4.7%	2.2%	6.9%	1.1%	0.8%	0.3%	16.1%
\$20,000-30,000	1.6%	3.0%	0.4%	1.2%	1.0%	0.4%	7.7%
\$30,000-40,000	4.2%	0.0%	0.0%	0.3%	2.8%	2.0%	9.4%
\$40,000-50,000	6.3%	0.3%	2.3%	0.6%	0.4%	0.2%	10.2%
\$50,000-60,000	0.5%	1.8%	1.0%	0.3%	1.4%	0.9%	5.9%
\$60,000-75,000	0.1%	0.0%	3.3%	1.1%	1.5%	1.1%	7.2%
\$75,000-100,000	0.3%	0.3%	0.6%	0.2%	0.6%	0.4%	2.5%
\$100,000-125,000	1.0%	0.0%	0.0%	0.3%	0.1%	0.0%	1.4%
\$125,000-150,000	0.5%	0.1%	0.3%	0.0%	0.7%	0.5%	2.3%
\$150,000-200,000	0.3%	0.0%	0.1%	0.1%	0.1%	0.0%	0.6%
\$200,000+	15.4%	5.5%	1.7%	3.0%	0.1%	0.0%	25.7%
Total	39.3%	15.5%	19.2%	9.6%	10.2%	6.2%	100.0%

Percent Renter Households							
Aged 55+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	14.1%	6.9%	1.3%	0.1%	0.1%	0.0%	22.5%
\$10,000-20,000	6.4%	6.0%	5.8%	1.3%	0.4%	0.1%	20.0%
\$20,000-30,000	3.4%	6.9%	1.3%	1.1%	0.3%	0.1%	13.1%
\$30,000-40,000	2.9%	2.7%	0.8%	0.1%	0.5%	0.4%	7.5%
\$40,000-50,000	1.6%	2.3%	1.5%	0.2%	0.1%	0.1%	5.8%
\$50,000-60,000	0.9%	1.2%	0.6%	1.4%	0.0%	0.0%	4.1%
\$60,000-75,000	1.4%	1.3%	0.0%	2.3%	0.0%	0.0%	5.1%
\$75,000-100,000	0.6%	1.2%	0.4%	0.2%	0.0%	0.0%	2.4%
\$100,000-125,000	0.6%	0.8%	0.1%	0.2%	0.0%	0.0%	1.8%
\$125,000-150,000	0.5%	0.5%	0.2%	0.1%	0.0%	0.0%	1.3%
\$150,000-200,000	0.8%	1.2%	0.6%	0.3%	0.1%	0.0%	2.9%
\$200,000+	7.2%	1.6%	1.4%	3.4%	0.1%	0.0%	13.6%
Total	40.4%	32.8%	14.0%	10.7%	1.4%	0.8%	100.0%

Percent Renter Households							
Aged 62+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	12.9%	8.5%	1.8%	0.1%	0.1%	0.0%	23.4%
\$10,000-20,000	5.7%	4.4%	4.2%	1.8%	0.5%	0.2%	16.8%
\$20,000-30,000	2.2%	6.1%	1.7%	1.5%	0.4%	0.2%	12.1%
\$30,000-40,000	4.1%	3.8%	0.4%	0.2%	0.7%	0.6%	9.8%
\$40,000-50,000	1.7%	3.2%	0.3%	0.3%	0.0%	0.0%	5.5%
\$50,000-60,000	0.9%	1.5%	0.8%	0.7%	0.0%	0.0%	3.9%
\$60,000-75,000	1.0%	1.9%	0.0%	0.0%	0.0%	0.0%	2.9%
\$75,000-100,000	0.8%	1.0%	0.5%	0.3%	0.0%	0.0%	2.6%
\$100,000-125,000	0.2%	0.4%	0.1%	0.1%	0.0%	0.0%	0.8%
\$125,000-150,000	0.4%	0.3%	0.3%	0.0%	0.0%	0.0%	1.0%
\$150,000-200,000	0.9%	1.6%	0.8%	0.3%	0.0%	0.0%	3.6%
\$200,000+	9.0%	2.0%	2.0%	4.5%	0.1%	0.0%	17.6%
Total	39.8%	34.7%	12.9%	9.8%	1.8%	1.0%	100.0%

Percent Renter Households							
All Age Groups							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	8.4%	4.1%	1.9%	0.8%	0.3%	0.1%	15.7%
\$10,000-20,000	5.4%	3.8%	6.4%	1.2%	0.6%	0.3%	17.7%
\$20,000-30,000	2.4%	4.6%	0.8%	1.1%	0.7%	0.3%	9.9%
\$30,000-40,000	3.7%	1.2%	0.3%	0.3%	1.8%	1.3%	8.6%
\$40,000-50,000	4.3%	1.2%	2.0%	0.4%	0.3%	0.1%	8.4%
\$50,000-60,000	0.7%	1.5%	0.8%	0.8%	0.8%	0.5%	5.2%
\$60,000-75,000	0.6%	0.6%	1.9%	1.6%	0.9%	0.7%	6.3%
\$75,000-100,000	0.5%	0.7%	0.5%	0.2%	0.4%	0.2%	2.5%
\$100,000-125,000	0.8%	0.3%	0.1%	0.3%	0.1%	0.0%	1.6%
\$125,000-150,000	0.5%	0.3%	0.3%	0.1%	0.4%	0.3%	1.9%
\$150,000-200,000	0.5%	0.5%	0.3%	0.2%	0.1%	0.0%	1.6%
\$200,000+	12.0%	3.9%	1.6%	3.1%	0.1%	0.0%	20.7%
Total	39.8%	22.7%	17.0%	10.1%	6.6%	3.9%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Owner Households							
Age 15 to 54 Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	27	18	79	33	0	0	157
\$10,000-20,000	27	99	46	34	68	51	325
\$20,000-30,000	119	34	52	71	19	10	305
\$30,000-40,000	62	94	19	25	5	1	206
\$40,000-50,000	2	46	38	85	46	29	246
\$50,000-60,000	0	147	157	50	32	17	403
\$60,000-75,000	99	60	101	184	23	13	480
\$75,000-100,000	5	29	56	199	63	40	392
\$100,000-125,000	0	18	41	37	13	6	115
\$125,000-150,000	3	11	28	4	10	9	65
\$150,000-200,000	3	1	8	9	10	4	35
\$200,000+	54	90	86	5	1	0	236
Total	401	647	711	736	290	180	2,965

Owner Households							
Aged 55+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	319	152	16	4	6	1	498
\$10,000-20,000	168	228	77	40	6	1	520
\$20,000-30,000	138	391	14	20	5	1	569
\$30,000-40,000	76	173	74	36	8	4	371
\$40,000-50,000	60	236	34	21	11	5	367
\$50,000-60,000	56	273	67	6	15	8	425
\$60,000-75,000	33	235	108	6	5	1	388
\$75,000-100,000	32	134	38	16	18	11	249
\$100,000-125,000	15	59	7	9	3	1	94
\$125,000-150,000	13	62	7	11	2	1	96
\$150,000-200,000	30	73	11	2	2	0	118
\$200,000+	194	54	18	5	4	0	275
Total	1,134	2,070	471	176	85	34	3,970

Owner Households							
Aged 62+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	270	147	5	4	5	1	432
\$10,000-20,000	155	223	45	30	2	0	455
\$20,000-30,000	108	328	8	3	5	1	453
\$30,000-40,000	71	150	47	20	8	4	300
\$40,000-50,000	42	158	24	21	9	4	258
\$50,000-60,000	43	168	33	6	2	1	253
\$60,000-75,000	33	170	18	4	5	1	231
\$75,000-100,000	18	106	23	1	5	3	156
\$100,000-125,000	6	32	2	3	2	0	45
\$125,000-150,000	8	41	2	11	1	0	63
\$150,000-200,000	28	55	10	2	1	0	96
\$200,000+	179	34	18	2	3	0	236
Total	961	1,612	235	107	48	15	2,978

Owner Households							
All Age Groups							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	346	170	95	37	6	1	655
\$10,000-20,000	195	327	123	74	74	52	845
\$20,000-30,000	257	425	66	91	24	11	874
\$30,000-40,000	138	267	93	61	13	5	577
\$40,000-50,000	62	282	72	106	57	34	613
\$50,000-60,000	56	420	224	56	47	25	828
\$60,000-75,000	132	295	209	190	28	14	868
\$75,000-100,000	37	163	94	215	81	51	641
\$100,000-125,000	15	77	48	46	16	7	209
\$125,000-150,000	16	73	35	15	12	10	161
\$150,000-200,000	33	74	19	11	12	4	153
\$200,000+	248	144	104	10	5	0	511
Total	1,535	2,717	1,182	912	375	214	6,935

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Percent Owner Households							
Age 15 to 54 Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	0.9%	0.6%	2.7%	1.1%	0.0%	0.0%	5.3%
\$10,000-20,000	0.9%	3.3%	1.6%	1.1%	2.3%	1.7%	11.0%
\$20,000-30,000	4.0%	1.1%	1.8%	2.4%	0.6%	0.3%	10.3%
\$30,000-40,000	2.1%	3.2%	0.6%	0.8%	0.2%	0.0%	6.9%
\$40,000-50,000	0.1%	1.6%	1.3%	2.9%	1.6%	1.0%	8.3%
\$50,000-60,000	0.0%	5.0%	5.3%	1.7%	1.1%	0.6%	13.6%
\$60,000-75,000	3.3%	2.0%	3.4%	6.2%	0.8%	0.4%	16.2%
\$75,000-100,000	0.2%	1.0%	1.9%	6.7%	2.1%	1.3%	13.2%
\$100,000-125,000	0.0%	0.6%	1.4%	1.2%	0.4%	0.2%	3.9%
\$125,000-150,000	0.1%	0.4%	0.9%	0.1%	0.3%	0.3%	2.2%
\$150,000-200,000	0.1%	0.0%	0.3%	0.3%	0.3%	0.1%	1.2%
\$200,000+	<u>1.8%</u>	<u>3.0%</u>	<u>2.9%</u>	<u>0.2%</u>	<u>0.0%</u>	<u>0.0%</u>	8.0%
Total	13.5%	21.8%	24.0%	24.8%	9.8%	6.1%	100.0%

Percent Owner Households							
Aged 55+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	8.0%	3.8%	0.4%	0.1%	0.2%	0.0%	12.5%
\$10,000-20,000	4.2%	5.7%	1.9%	1.0%	0.2%	0.0%	13.1%
\$20,000-30,000	3.5%	9.8%	0.4%	0.5%	0.1%	0.0%	14.3%
\$30,000-40,000	1.9%	4.4%	1.9%	0.9%	0.2%	0.1%	9.3%
\$40,000-50,000	1.5%	5.9%	0.9%	0.5%	0.3%	0.1%	9.2%
\$50,000-60,000	1.4%	6.9%	1.7%	0.2%	0.4%	0.2%	10.7%
\$60,000-75,000	0.8%	5.9%	2.7%	0.2%	0.1%	0.0%	9.8%
\$75,000-100,000	0.8%	3.4%	1.0%	0.4%	0.5%	0.3%	6.3%
\$100,000-125,000	0.4%	1.5%	0.2%	0.2%	0.1%	0.0%	2.4%
\$125,000-150,000	0.3%	1.6%	0.2%	0.3%	0.1%	0.0%	2.4%
\$150,000-200,000	0.8%	1.8%	0.3%	0.1%	0.1%	0.0%	3.0%
\$200,000+	<u>4.9%</u>	<u>1.4%</u>	<u>0.5%</u>	<u>0.1%</u>	<u>0.1%</u>	<u>0.0%</u>	6.9%
Total	28.6%	52.1%	11.9%	4.4%	2.1%	0.9%	100.0%

Percent Owner Households							
Aged 62+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	9.1%	4.9%	0.2%	0.1%	0.2%	0.0%	14.5%
\$10,000-20,000	5.2%	7.5%	1.5%	1.0%	0.1%	0.0%	15.3%
\$20,000-30,000	3.6%	11.0%	0.3%	0.1%	0.2%	0.0%	15.2%
\$30,000-40,000	2.4%	5.0%	1.6%	0.7%	0.3%	0.1%	10.1%
\$40,000-50,000	1.4%	5.3%	0.8%	0.7%	0.3%	0.1%	8.7%
\$50,000-60,000	1.4%	5.6%	1.1%	0.2%	0.1%	0.0%	8.5%
\$60,000-75,000	1.1%	5.7%	0.6%	0.1%	0.2%	0.0%	7.8%
\$75,000-100,000	0.6%	3.6%	0.8%	0.0%	0.2%	0.1%	5.2%
\$100,000-125,000	0.2%	1.1%	0.1%	0.1%	0.1%	0.0%	1.5%
\$125,000-150,000	0.3%	1.4%	0.1%	0.4%	0.0%	0.0%	2.1%
\$150,000-200,000	0.9%	1.8%	0.3%	0.1%	0.0%	0.0%	3.2%
\$200,000+	<u>6.0%</u>	<u>1.1%</u>	<u>0.6%</u>	<u>0.1%</u>	<u>0.1%</u>	<u>0.0%</u>	7.9%
Total	32.3%	54.1%	7.9%	3.6%	1.6%	0.5%	100.0%

Percent Owner Households							
All Age Groups							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	5.0%	2.5%	1.4%	0.5%	0.1%	0.0%	9.4%
\$10,000-20,000	2.8%	4.7%	1.8%	1.1%	1.1%	0.7%	12.2%
\$20,000-30,000	3.7%	6.1%	1.0%	1.3%	0.3%	0.2%	12.6%
\$30,000-40,000	2.0%	3.9%	1.3%	0.9%	0.2%	0.1%	8.3%
\$40,000-50,000	0.9%	4.1%	1.0%	1.5%	0.8%	0.5%	8.8%
\$50,000-60,000	0.8%	6.1%	3.2%	0.8%	0.7%	0.4%	11.9%
\$60,000-75,000	1.9%	4.3%	3.0%	2.7%	0.4%	0.2%	12.5%
\$75,000-100,000	0.5%	2.4%	1.4%	3.1%	1.2%	0.7%	9.2%
\$100,000-125,000	0.2%	1.1%	0.7%	0.7%	0.2%	0.1%	3.0%
\$125,000-150,000	0.2%	1.1%	0.5%	0.2%	0.2%	0.1%	2.3%
\$150,000-200,000	0.5%	1.1%	0.3%	0.2%	0.2%	0.1%	2.2%
\$200,000+	<u>3.6%</u>	<u>2.1%</u>	<u>1.5%</u>	<u>0.1%</u>	<u>0.1%</u>	<u>0.0%</u>	7.4%
Total	22.1%	39.2%	17.0%	13.2%	5.4%	3.1%	100.0%

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Renter Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	75	33	45	23	12	6	194
\$10,000-20,000	84	41	134	25	6	3	293
\$20,000-30,000	30	49	4	20	17	8	128
\$30,000-40,000	120	4	0	3	57	39	223
\$40,000-50,000	107	9	35	9	5	4	169
\$50,000-60,000	12	31	30	7	31	18	129
\$60,000-75,000	0	0	75	21	33	22	151
\$75,000-100,000	5	6	19	2	13	10	55
\$100,000-125,000	23	0	3	7	3	0	36
\$125,000-150,000	17	4	11	2	19	16	69
\$150,000-200,000	8	2	2	2	2	1	17
\$200,000+	288	96	31	55	1	1	472
Total	769	275	389	176	199	128	1,936

Renter Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	204	86	20	1	2	0	313
\$10,000-20,000	99	84	86	21	4	2	296
\$20,000-30,000	48	104	20	16	5	2	195
\$30,000-40,000	50	42	13	5	7	6	123
\$40,000-50,000	19	28	19	2	2	0	70
\$50,000-60,000	19	20	6	23	0	0	68
\$60,000-75,000	19	19	5	35	0	0	78
\$75,000-100,000	11	20	5	2	0	0	38
\$100,000-125,000	12	11	4	5	1	0	33
\$125,000-150,000	16	12	2	2	0	0	32
\$150,000-200,000	21	22	14	7	0	0	64
\$200,000+	115	21	26	52	1	0	215
Total	633	469	220	171	22	10	1,525

Renter Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	137	75	19	1	2	0	234
\$10,000-20,000	68	44	49	21	4	2	188
\$20,000-30,000	21	72	18	15	4	2	132
\$30,000-40,000	48	40	7	4	7	6	112
\$40,000-50,000	15	27	3	2	1	0	48
\$50,000-60,000	13	18	6	8	0	0	45
\$60,000-75,000	9	19	3	2	0	0	33
\$75,000-100,000	8	11	3	2	0	0	24
\$100,000-125,000	5	0	4	3	1	0	13
\$125,000-150,000	11	7	1	0	0	0	19
\$150,000-200,000	17	22	14	7	0	0	60
\$200,000+	103	17	24	50	1	0	195
Total	455	352	151	115	20	10	1,103

Renter Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	279	119	65	24	14	6	507
\$10,000-20,000	183	125	220	46	10	5	589
\$20,000-30,000	78	153	24	36	22	10	323
\$30,000-40,000	170	46	13	8	64	45	346
\$40,000-50,000	126	37	54	11	7	4	239
\$50,000-60,000	31	51	36	30	31	18	197
\$60,000-75,000	19	19	80	56	33	22	229
\$75,000-100,000	16	26	24	4	13	10	93
\$100,000-125,000	35	11	7	12	4	0	69
\$125,000-150,000	33	16	13	4	19	16	101
\$150,000-200,000	29	24	16	9	2	1	81
\$200,000+	403	117	57	107	2	1	687
Total	1,402	744	609	347	221	138	3,461

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Percent Renter Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	3.9%	1.7%	2.3%	1.2%	0.6%	0.3%	10.0%
\$10,000-20,000	4.3%	2.1%	6.9%	1.3%	0.3%	0.2%	15.1%
\$20,000-30,000	1.5%	2.5%	0.2%	1.0%	0.9%	0.4%	6.6%
\$30,000-40,000	6.2%	0.2%	0.0%	0.2%	2.9%	2.0%	11.5%
\$40,000-50,000	5.5%	0.5%	1.8%	0.5%	0.3%	0.2%	8.7%
\$50,000-60,000	0.6%	1.6%	1.5%	0.4%	1.6%	0.9%	6.7%
\$60,000-75,000	0.0%	0.0%	3.9%	1.1%	1.7%	1.1%	7.8%
\$75,000-100,000	0.3%	0.3%	1.0%	0.1%	0.7%	0.5%	2.8%
\$100,000-125,000	1.2%	0.0%	0.2%	0.4%	0.2%	0.0%	1.9%
\$125,000-150,000	0.9%	0.2%	0.6%	0.1%	1.0%	0.8%	3.6%
\$150,000-200,000	0.4%	0.1%	0.1%	0.1%	0.1%	0.1%	0.9%
\$200,000+	14.9%	5.0%	1.6%	2.8%	0.1%	0.1%	24.4%
Total	39.7%	14.2%	20.1%	9.1%	10.3%	6.6%	100.0%

Percent Renter Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	13.4%	5.6%	1.3%	0.1%	0.1%	0.0%	20.5%
\$10,000-20,000	6.5%	5.5%	5.6%	1.4%	0.3%	0.1%	19.4%
\$20,000-30,000	3.1%	6.8%	1.3%	1.0%	0.3%	0.1%	12.8%
\$30,000-40,000	3.3%	2.8%	0.9%	0.3%	0.5%	0.4%	8.1%
\$40,000-50,000	1.2%	1.8%	1.2%	0.1%	0.1%	0.0%	4.6%
\$50,000-60,000	1.2%	1.3%	0.4%	1.5%	0.0%	0.0%	4.5%
\$60,000-75,000	1.2%	1.2%	0.3%	2.3%	0.0%	0.0%	5.1%
\$75,000-100,000	0.7%	1.3%	0.3%	0.1%	0.0%	0.0%	2.5%
\$100,000-125,000	0.8%	0.7%	0.3%	0.3%	0.1%	0.0%	2.2%
\$125,000-150,000	1.0%	0.8%	0.1%	0.1%	0.0%	0.0%	2.1%
\$150,000-200,000	1.4%	1.4%	0.9%	0.5%	0.0%	0.0%	4.2%
\$200,000+	7.5%	1.4%	1.7%	3.4%	0.1%	0.0%	14.1%
Total	41.5%	30.8%	14.4%	11.2%	1.4%	0.7%	100.0%

Percent Renter Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	12.4%	6.8%	1.7%	0.1%	0.2%	0.0%	21.2%
\$10,000-20,000	6.2%	4.0%	4.4%	1.9%	0.4%	0.2%	17.0%
\$20,000-30,000	1.9%	6.5%	1.6%	1.4%	0.4%	0.2%	12.0%
\$30,000-40,000	4.4%	3.6%	0.6%	0.4%	0.6%	0.5%	10.2%
\$40,000-50,000	1.4%	2.4%	0.3%	0.2%	0.1%	0.0%	4.4%
\$50,000-60,000	1.2%	1.6%	0.5%	0.7%	0.0%	0.0%	4.1%
\$60,000-75,000	0.8%	1.7%	0.3%	0.2%	0.0%	0.0%	3.0%
\$75,000-100,000	0.7%	1.0%	0.3%	0.2%	0.0%	0.0%	2.2%
\$100,000-125,000	0.5%	0.0%	0.4%	0.3%	0.1%	0.0%	1.2%
\$125,000-150,000	1.0%	0.6%	0.1%	0.0%	0.0%	0.0%	1.7%
\$150,000-200,000	1.5%	2.0%	1.3%	0.6%	0.0%	0.0%	5.4%
\$200,000+	9.3%	1.5%	2.2%	4.5%	0.1%	0.0%	17.7%
Total	41.3%	31.9%	13.7%	10.4%	1.8%	0.9%	100.0%

Percent Renter Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	8.1%	3.4%	1.9%	0.7%	0.4%	0.2%	14.6%
\$10,000-20,000	5.3%	3.6%	6.4%	1.3%	0.3%	0.1%	17.0%
\$20,000-30,000	2.3%	4.4%	0.7%	1.0%	0.6%	0.3%	9.3%
\$30,000-40,000	4.9%	1.3%	0.4%	0.2%	1.8%	1.3%	10.0%
\$40,000-50,000	3.6%	1.1%	1.6%	0.3%	0.2%	0.1%	6.9%
\$50,000-60,000	0.9%	1.5%	1.0%	0.9%	0.9%	0.5%	5.7%
\$60,000-75,000	0.5%	0.5%	2.3%	1.6%	1.0%	0.6%	6.6%
\$75,000-100,000	0.5%	0.8%	0.7%	0.1%	0.4%	0.3%	2.7%
\$100,000-125,000	1.0%	0.3%	0.2%	0.3%	0.1%	0.0%	2.0%
\$125,000-150,000	1.0%	0.5%	0.4%	0.1%	0.5%	0.5%	2.9%
\$150,000-200,000	0.8%	0.7%	0.5%	0.3%	0.1%	0.0%	2.3%
\$200,000+	11.6%	3.4%	1.6%	3.1%	0.1%	0.0%	19.8%
Total	40.5%	21.5%	17.6%	10.0%	6.4%	4.0%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Owner Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	24	9	67	23	1	0	124
\$10,000-20,000	21	78	37	29	68	54	287
\$20,000-30,000	100	30	43	58	20	9	260
\$30,000-40,000	66	93	18	24	4	2	207
\$40,000-50,000	0	37	27	62	38	24	188
\$50,000-60,000	1	139	167	38	32	15	392
\$60,000-75,000	108	58	90	168	23	12	459
\$75,000-100,000	3	33	69	228	69	42	444
\$100,000-125,000	0	27	35	58	16	5	141
\$125,000-150,000	4	13	30	7	12	11	77
\$150,000-200,000	1	1	6	11	7	2	28
\$200,000+	43	68	69	2	0	0	182
Total	371	586	658	708	290	176	2,789

Owner Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	309	144	11	3	5	1	473
\$10,000-20,000	167	221	74	41	6	1	510
\$20,000-30,000	139	381	10	17	3	0	550
\$30,000-40,000	92	202	84	41	13	4	436
\$40,000-50,000	57	205	40	25	12	6	345
\$50,000-60,000	63	302	66	10	17	6	464
\$60,000-75,000	38	258	114	4	5	1	420
\$75,000-100,000	46	161	53	21	18	11	310
\$100,000-125,000	25	83	11	11	4	1	135
\$125,000-150,000	13	89	8	18	3	1	132
\$150,000-200,000	37	91	19	3	3	0	153
\$200,000+	186	52	21	5	2	1	267
Total	1,172	2,189	511	199	91	33	4,195

Owner Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	270	139	4	2	2	0	417
\$10,000-20,000	157	218	48	32	4	0	459
\$20,000-30,000	113	330	6	3	3	0	455
\$30,000-40,000	86	179	57	23	12	4	361
\$40,000-50,000	45	143	31	24	10	5	258
\$50,000-60,000	53	193	36	9	4	0	295
\$60,000-75,000	38	196	23	3	5	1	266
\$75,000-100,000	32	132	38	3	6	3	214
\$100,000-125,000	12	48	4	1	2	0	67
\$125,000-150,000	8	62	3	16	1	0	90
\$150,000-200,000	36	69	15	3	2	0	125
\$200,000+	174	36	21	4	2	1	238
Total	1,024	1,745	286	123	53	14	3,245

Owner Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	333	153	78	26	6	1	597
\$10,000-20,000	188	299	111	70	74	55	797
\$20,000-30,000	239	411	53	75	23	9	810
\$30,000-40,000	158	295	102	65	17	6	643
\$40,000-50,000	57	242	67	87	50	30	533
\$50,000-60,000	64	441	233	48	49	21	856
\$60,000-75,000	146	316	204	172	28	13	879
\$75,000-100,000	49	194	122	249	87	53	754
\$100,000-125,000	25	110	46	69	20	6	276
\$125,000-150,000	17	102	38	25	15	12	209
\$150,000-200,000	38	92	25	14	10	2	181
\$200,000+	229	120	90	7	2	1	449
Total	1,543	2,775	1,169	907	381	209	6,984

* Estimates based on household size ratios; not cross tabulated data

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Percent Owner Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	0.9%	0.3%	2.4%	0.8%	0.0%	0.0%	4.4%
\$10,000-20,000	0.8%	2.8%	1.3%	1.0%	2.4%	1.9%	10.3%
\$20,000-30,000	3.6%	1.1%	1.5%	2.1%	0.7%	0.3%	9.3%
\$30,000-40,000	2.4%	3.3%	0.6%	0.9%	0.1%	0.1%	7.4%
\$40,000-50,000	0.0%	1.3%	1.0%	2.2%	1.4%	0.9%	6.7%
\$50,000-60,000	0.0%	5.0%	6.0%	1.4%	1.1%	0.5%	14.1%
\$60,000-75,000	3.9%	2.1%	3.2%	6.0%	0.8%	0.4%	16.5%
\$75,000-100,000	0.1%	1.2%	2.5%	8.2%	2.5%	1.5%	15.9%
\$100,000-125,000	0.0%	1.0%	1.3%	2.1%	0.6%	0.2%	5.1%
\$125,000-150,000	0.1%	0.5%	1.1%	0.3%	0.4%	0.4%	2.8%
\$150,000-200,000	0.0%	0.0%	0.2%	0.4%	0.3%	0.1%	1.0%
\$200,000+	1.5%	2.4%	2.5%	0.1%	0.0%	0.0%	6.5%
Total	13.3%	21.0%	23.6%	25.4%	10.4%	6.3%	100.0%

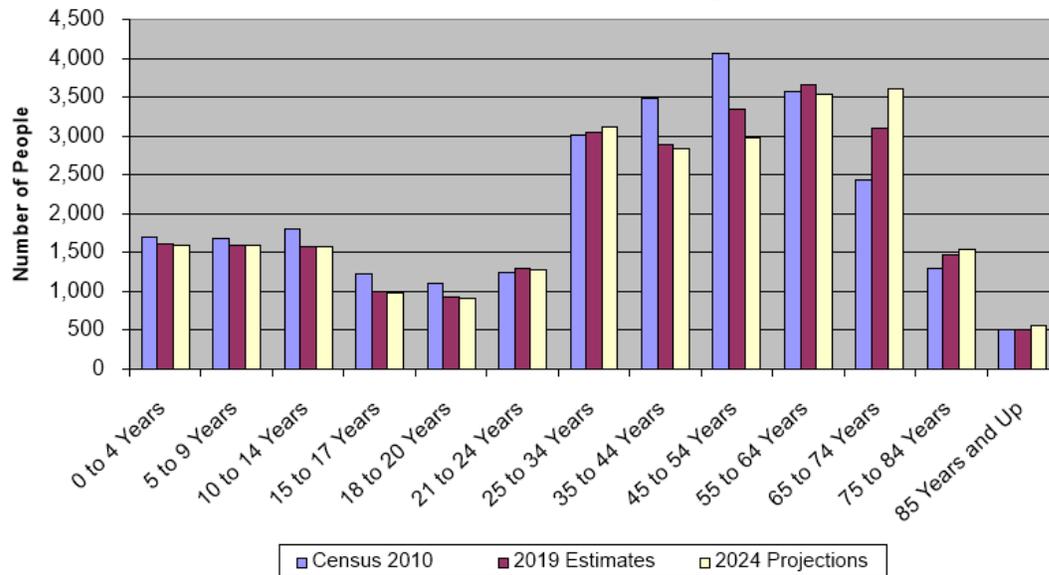
Percent Owner Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	7.4%	3.4%	0.3%	0.1%	0.1%	0.0%	11.3%
\$10,000-20,000	4.0%	5.3%	1.8%	1.0%	0.1%	0.0%	12.2%
\$20,000-30,000	3.3%	9.1%	0.2%	0.4%	0.1%	0.0%	13.1%
\$30,000-40,000	2.2%	4.8%	2.0%	1.0%	0.3%	0.1%	10.4%
\$40,000-50,000	1.4%	4.9%	1.0%	0.6%	0.3%	0.1%	8.2%
\$50,000-60,000	1.5%	7.2%	1.6%	0.2%	0.4%	0.1%	11.1%
\$60,000-75,000	0.9%	6.2%	2.7%	0.1%	0.1%	0.0%	10.0%
\$75,000-100,000	1.1%	3.8%	1.3%	0.5%	0.4%	0.3%	7.4%
\$100,000-125,000	0.6%	2.0%	0.3%	0.3%	0.1%	0.0%	3.2%
\$125,000-150,000	0.3%	2.1%	0.2%	0.4%	0.1%	0.0%	3.1%
\$150,000-200,000	0.9%	2.2%	0.5%	0.1%	0.1%	0.0%	3.6%
\$200,000+	4.4%	1.2%	0.5%	0.1%	0.0%	0.0%	6.4%
Total	27.9%	52.2%	12.2%	4.7%	2.2%	0.8%	100.0%

Percent Owner Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	8.3%	4.3%	0.1%	0.1%	0.1%	0.0%	12.9%
\$10,000-20,000	4.8%	6.7%	1.5%	1.0%	0.1%	0.0%	14.1%
\$20,000-30,000	3.5%	10.2%	0.2%	0.1%	0.1%	0.0%	14.0%
\$30,000-40,000	2.7%	5.5%	1.8%	0.7%	0.4%	0.1%	11.1%
\$40,000-50,000	1.4%	4.4%	1.0%	0.7%	0.3%	0.2%	8.0%
\$50,000-60,000	1.6%	5.9%	1.1%	0.3%	0.1%	0.0%	9.1%
\$60,000-75,000	1.2%	6.0%	0.7%	0.1%	0.2%	0.0%	8.2%
\$75,000-100,000	1.0%	4.1%	1.2%	0.1%	0.2%	0.1%	6.6%
\$100,000-125,000	0.4%	1.5%	0.1%	0.0%	0.1%	0.0%	2.1%
\$125,000-150,000	0.2%	1.9%	0.1%	0.5%	0.0%	0.0%	2.8%
\$150,000-200,000	1.1%	2.1%	0.5%	0.1%	0.1%	0.0%	3.9%
\$200,000+	5.4%	1.1%	0.6%	0.1%	0.1%	0.0%	7.3%
Total	31.6%	53.8%	8.8%	3.8%	1.6%	0.4%	100.0%

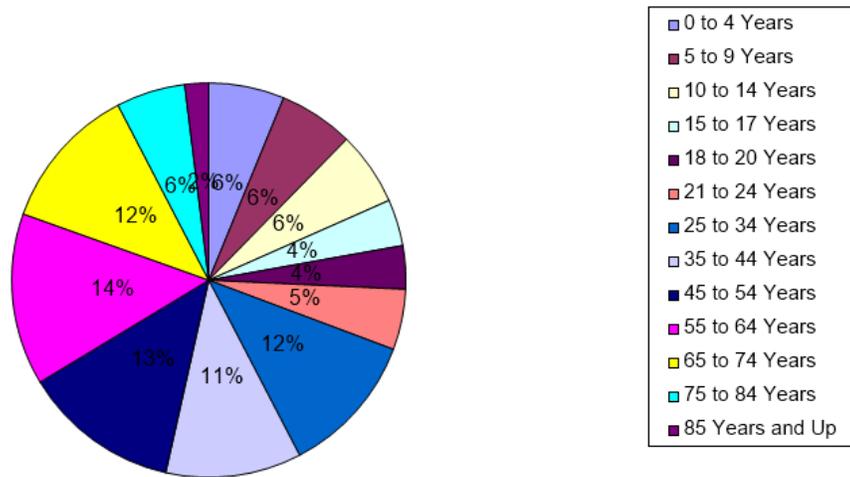
Percent Owner Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	4.8%	2.2%	1.1%	0.4%	0.1%	0.0%	8.5%
\$10,000-20,000	2.7%	4.3%	1.6%	1.0%	1.1%	0.8%	11.4%
\$20,000-30,000	3.4%	5.9%	0.8%	1.1%	0.3%	0.1%	11.6%
\$30,000-40,000	2.3%	4.2%	1.5%	0.9%	0.2%	0.1%	9.2%
\$40,000-50,000	0.8%	3.5%	1.0%	1.2%	0.7%	0.4%	7.6%
\$50,000-60,000	0.9%	6.3%	3.3%	0.7%	0.7%	0.3%	12.3%
\$60,000-75,000	2.1%	4.5%	2.9%	2.5%	0.4%	0.2%	12.6%
\$75,000-100,000	0.7%	2.8%	1.7%	3.6%	1.2%	0.8%	10.8%
\$100,000-125,000	0.4%	1.6%	0.7%	1.0%	0.3%	0.1%	4.0%
\$125,000-150,000	0.2%	1.5%	0.5%	0.4%	0.2%	0.2%	3.0%
\$150,000-200,000	0.5%	1.3%	0.4%	0.2%	0.1%	0.0%	2.6%
\$200,000+	3.3%	1.7%	1.3%	0.1%	0.0%	0.0%	6.4%
Total	22.1%	39.7%	16.7%	13.0%	5.5%	3.0%	100.0%

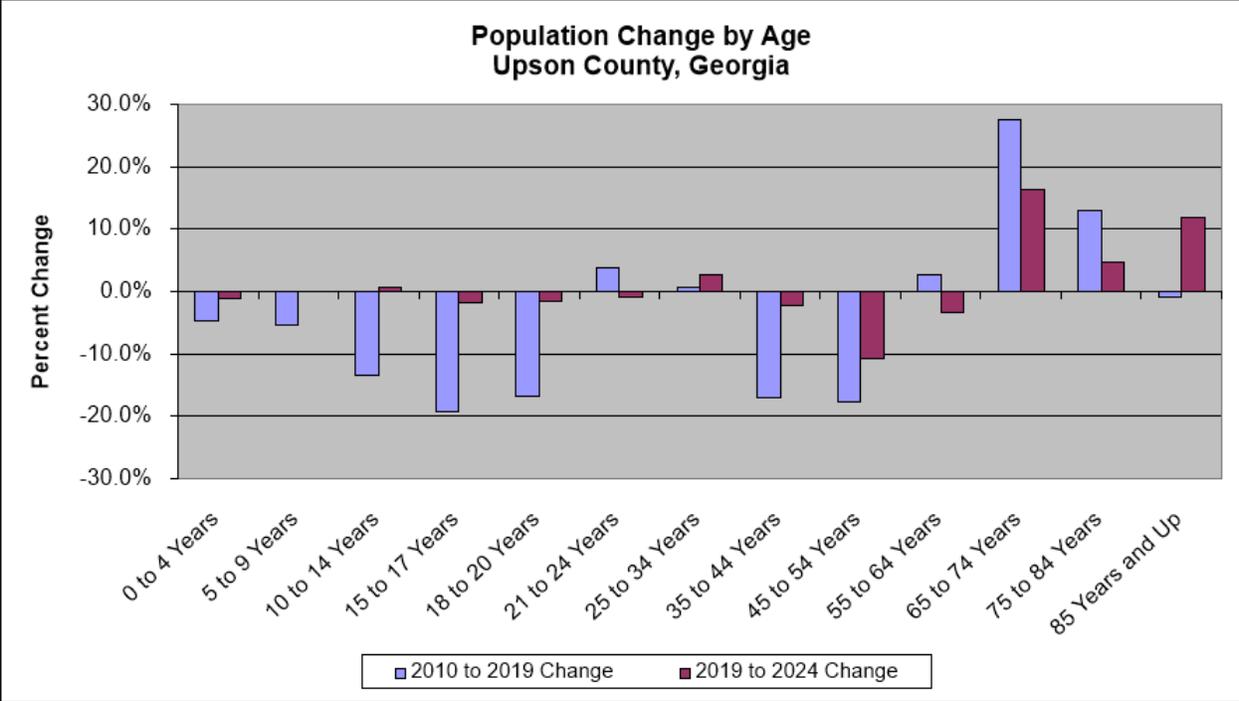
* Estimates based on household size ratios; not cross tabulated data

Population by Age Upson County, Georgia



2019 Population by Age Upson County, Georgia





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Population by Age & Sex Upson 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	876	815	1,691	0 to 4 Years	817	796	1,613	0 to 4 Years	815	780	1,595
5 to 9 Years	860	825	1,685	5 to 9 Years	813	782	1,595	5 to 9 Years	807	787	1,594
10 to 14 Years	905	907	1,812	10 to 14 Years	794	776	1,570	10 to 14 Years	805	774	1,579
15 to 17 Years	636	593	1,229	15 to 17 Years	493	499	992	15 to 17 Years	492	482	974
18 to 20 Years	558	550	1,108	18 to 20 Years	470	453	923	18 to 20 Years	465	444	909
21 to 24 Years	650	593	1,243	21 to 24 Years	653	638	1,291	21 to 24 Years	648	632	1,280
25 to 34 Years	1,472	1,545	3,017	25 to 34 Years	1,485	1,553	3,038	25 to 34 Years	1,555	1,565	3,120
35 to 44 Years	1,693	1,796	3,489	35 to 44 Years	1,374	1,523	2,897	35 to 44 Years	1,339	1,491	2,830
45 to 54 Years	1,944	2,113	4,057	45 to 54 Years	1,574	1,769	3,343	45 to 54 Years	1,402	1,581	2,983
55 to 64 Years	1,692	1,878	3,570	55 to 64 Years	1,747	1,918	3,665	55 to 64 Years	1,660	1,879	3,539
65 to 74 Years	1,110	1,324	2,434	65 to 74 Years	1,405	1,697	3,102	65 to 74 Years	1,644	1,963	3,607
75 to 84 Years	490	814	1,304	75 to 84 Years	621	852	1,473	75 to 84 Years	664	878	1,542
85 Years and Up	138	376	514	85 Years and Up	160	349	509	85 Years and Up	184	385	569
Total	13,024	14,129	27,153	Total	12,406	13,605	26,011	Total	12,480	13,641	26,121
62+ Years	n/a	n/a	5,282	62+ Years	n/a	n/a	6,113	62+ Years	n/a	n/a	6,789
Median Age:			40.1	Median Age:			41.8	Median Age:			42.1

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

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Percent Population by Age & Sex											
Upson 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	3.2%	3.0%	6.2%	0 to 4 Years	3.1%	3.1%	6.2%	0 to 4 Years	3.1%	3.0%	6.1%
5 to 9 Years	3.2%	3.0%	6.2%	5 to 9 Years	3.1%	3.0%	6.1%	5 to 9 Years	3.1%	3.0%	6.1%
10 to 14 Years	3.3%	3.3%	6.7%	10 to 14 Years	3.1%	3.0%	6.0%	10 to 14 Years	3.1%	3.0%	6.0%
15 to 17 Years	2.3%	2.2%	4.5%	15 to 17 Years	1.9%	1.9%	3.8%	15 to 17 Years	1.9%	1.8%	3.7%
18 to 20 Years	2.1%	2.0%	4.1%	18 to 20 Years	1.8%	1.7%	3.5%	18 to 20 Years	1.8%	1.7%	3.5%
21 to 24 Years	2.4%	2.2%	4.6%	21 to 24 Years	2.5%	2.5%	5.0%	21 to 24 Years	2.5%	2.4%	4.9%
25 to 34 Years	5.4%	5.7%	11.1%	25 to 34 Years	5.7%	6.0%	11.7%	25 to 34 Years	6.0%	6.0%	11.9%
35 to 44 Years	6.2%	6.6%	12.8%	35 to 44 Years	5.3%	5.9%	11.1%	35 to 44 Years	5.1%	5.7%	10.8%
45 to 54 Years	7.2%	7.8%	14.9%	45 to 54 Years	6.1%	6.8%	12.9%	45 to 54 Years	5.4%	6.1%	11.4%
55 to 64 Years	6.2%	6.9%	13.1%	55 to 64 Years	6.7%	7.4%	14.1%	55 to 64 Years	6.4%	7.2%	13.5%
65 to 74 Years	4.1%	4.9%	9.0%	65 to 74 Years	5.4%	6.5%	11.9%	65 to 74 Years	6.3%	7.5%	13.8%
75 to 84 Years	1.8%	3.0%	4.8%	75 to 84 Years	2.4%	3.3%	5.7%	75 to 84 Years	2.5%	3.4%	5.9%
85 Years and Up	0.5%	1.4%	1.9%	85 Years and Up	0.6%	1.3%	2.0%	85 Years and Up	0.7%	1.5%	2.2%
Total	48.0%	52.0%	100.0%	Total	47.7%	52.3%	100.0%	Total	47.8%	52.2%	100.0%
62+ Years	n/a	n/a	19.5%	62+ Years	n/a	n/a	23.5%	62+ Years	n/a	n/a	26.0%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

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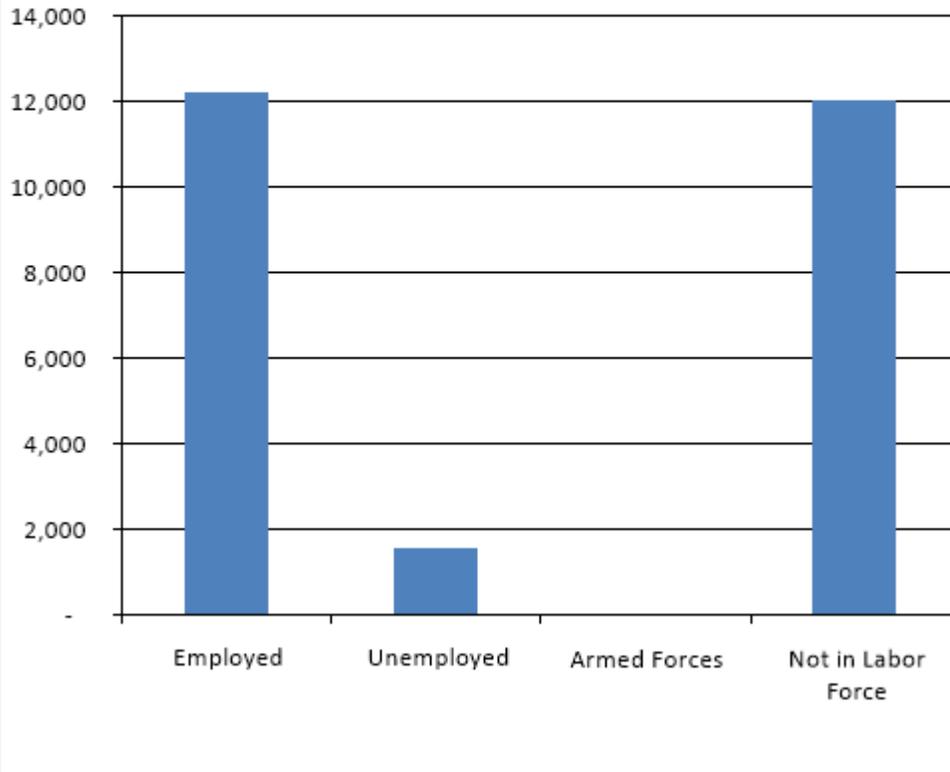
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Changes in Population by Age & Sex									
Upson County, Georgia									
Estimated Change - 2010 to 2019					Projected Change - 2019 to 2024				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-59	-19	-78	-4.6%	0 to 4 Years	-2	-16	-18	-1.1%
5 to 9 Years	-47	-43	-90	-5.3%	5 to 9 Years	-6	5	-1	-0.1%
10 to 14 Years	-111	-131	-242	-13.4%	10 to 14 Years	11	-2	9	0.6%
15 to 17 Years	-143	-94	-237	-19.3%	15 to 17 Years	-1	-17	-18	-1.8%
18 to 20 Years	-88	-97	-185	-16.7%	18 to 20 Years	-5	-9	-14	-1.5%
21 to 24 Years	3	45	48	3.9%	21 to 24 Years	-5	-6	-11	-0.9%
25 to 34 Years	13	8	21	0.7%	25 to 34 Years	70	12	82	2.7%
35 to 44 Years	-319	-273	-592	-17.0%	35 to 44 Years	-35	-32	-67	-2.3%
45 to 54 Years	-370	-344	-714	-17.6%	45 to 54 Years	-172	-188	-360	-10.8%
55 to 64 Years	55	40	95	2.7%	55 to 64 Years	-87	-39	-126	-3.4%
65 to 74 Years	295	373	668	27.4%	65 to 74 Years	239	266	505	16.3%
75 to 84 Years	131	38	169	13.0%	75 to 84 Years	43	26	69	4.7%
85 Years and Up	22	-27	-5	-1.0%	85 Years and Up	24	36	60	11.8%
Total	-618	-524	-1,142	-4.2%	Total	74	36	110	0.4%
62+ Years	n/a	n/a	831	15.7%	62+ Years	n/a	n/a	676	11.1%

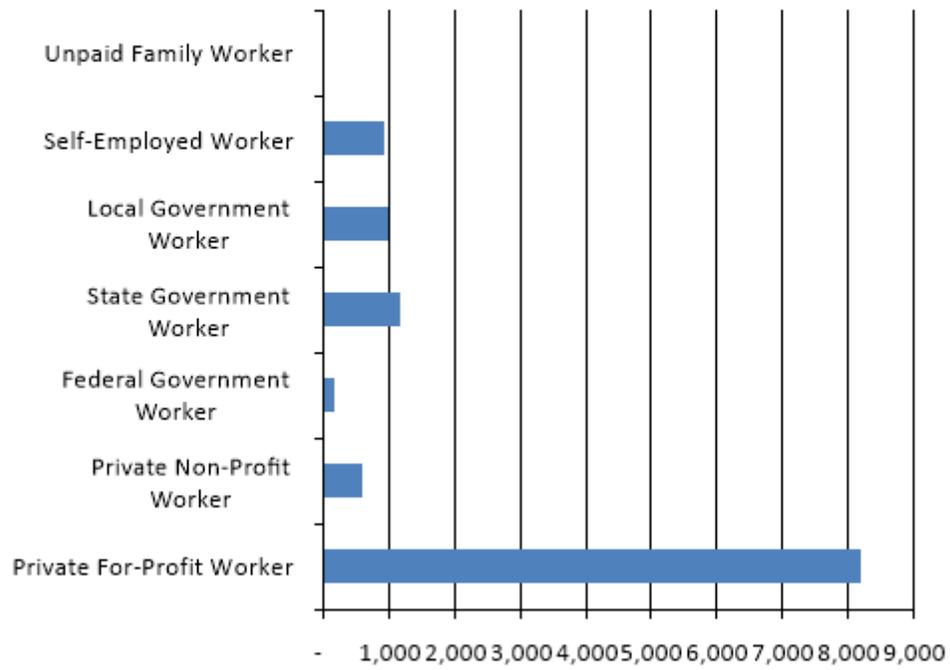
Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

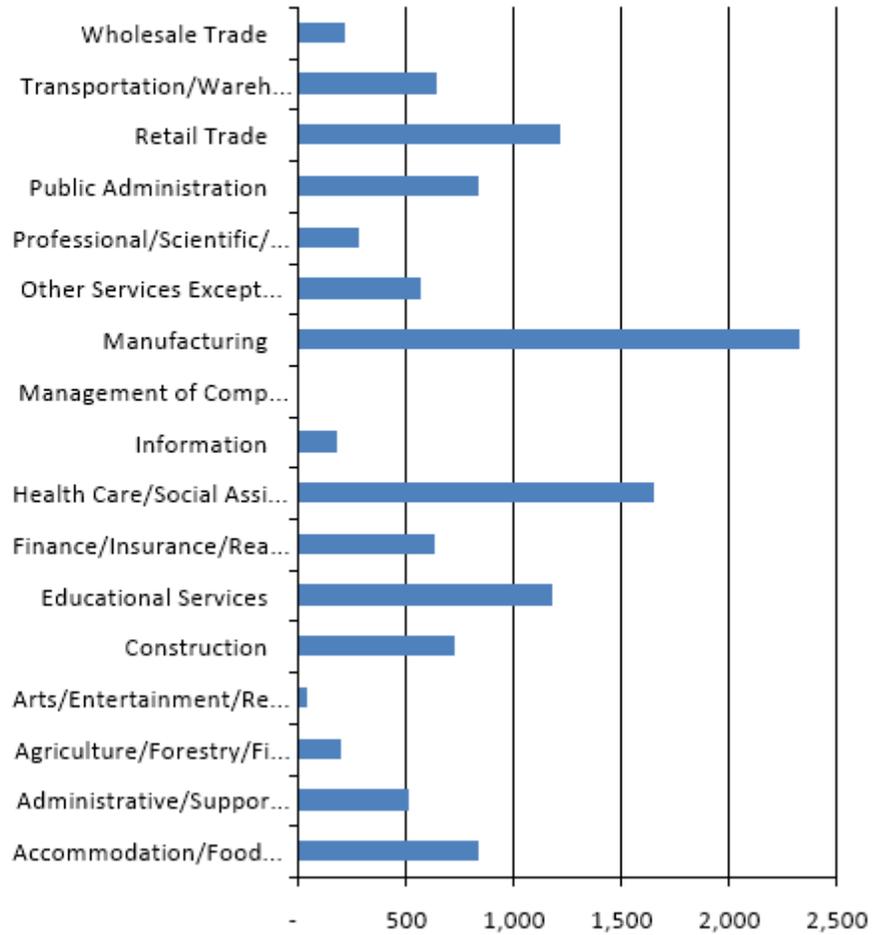
**Employed Civilian Population Aged
16+ Years - Employment Status -
2019 Estimates
Market Area**



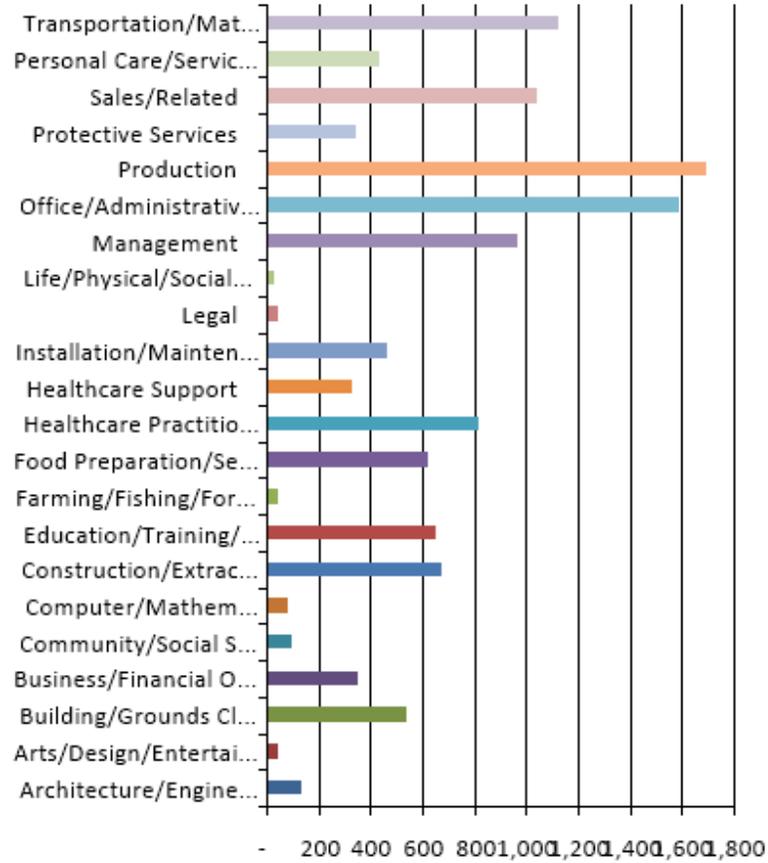
Employed Civilian Population by Class of Worker - 2019 Estimates Market Area



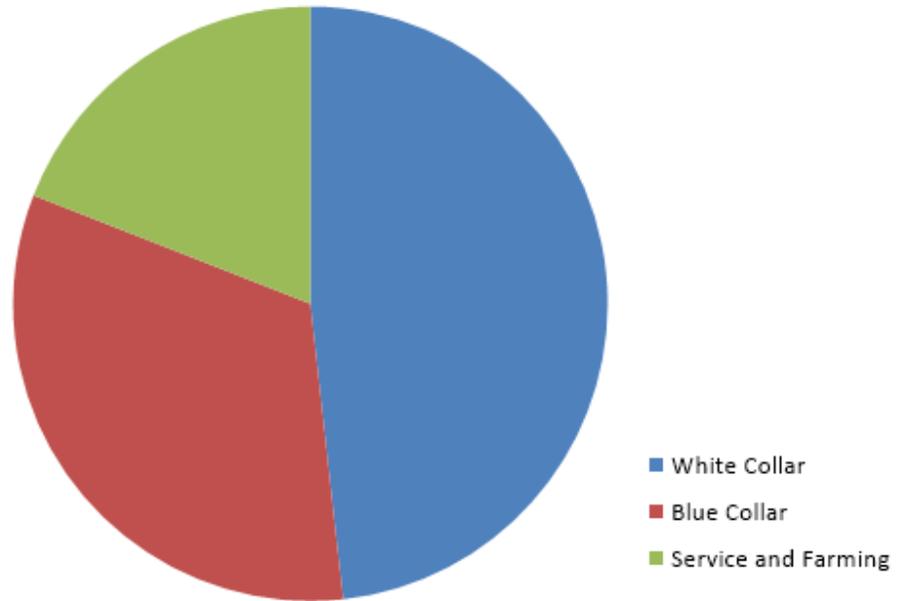
Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Market Area



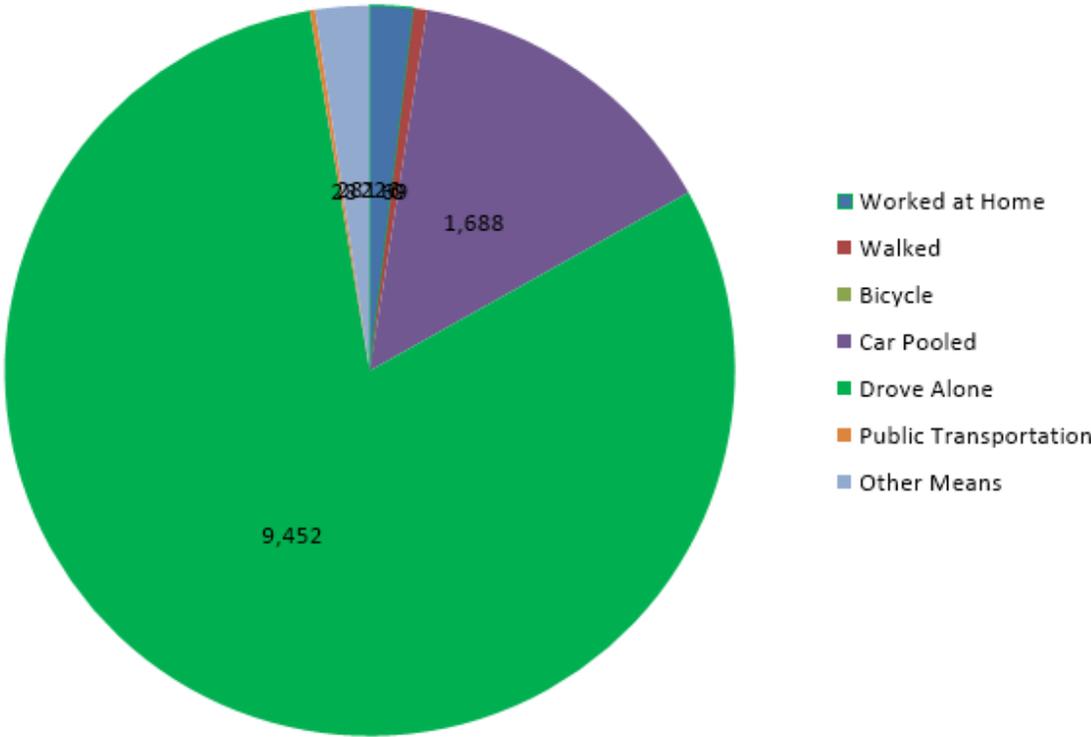
Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Market Area



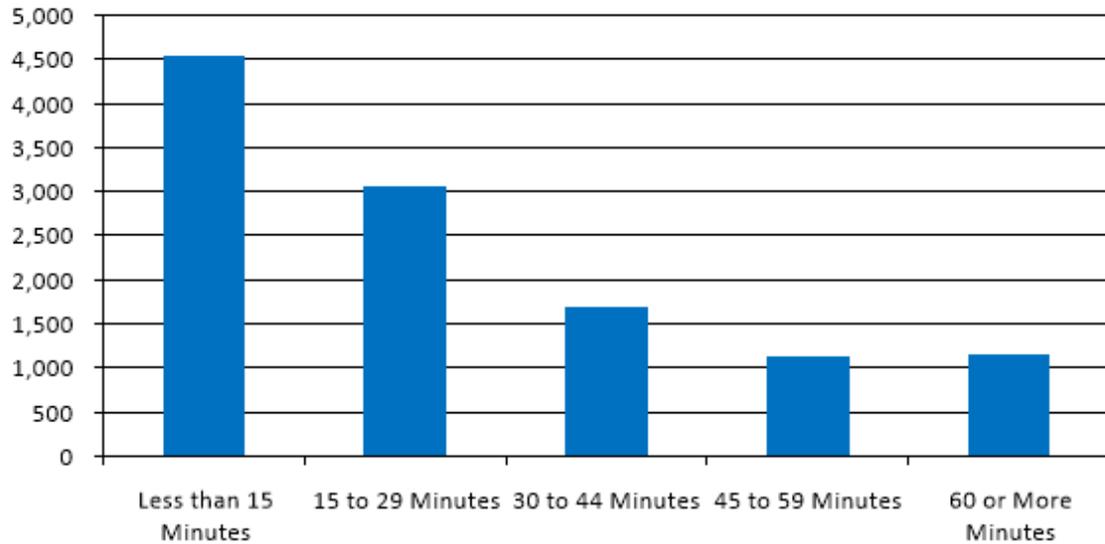
**Employed Civilian Population Aged 16+ Years by
Occupation - 2019 Estimates
Market Area**



**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	12,173
Unemployed	1,548
Armed Forces	13
Not in Labor Force	11,990
Unemployed	11.28%

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	8,214	67.7%
Private Non-Profit Worker	607	5.0%
Federal Government Worker	170	1.4%
State Government Worker	1,173	9.7%
Local Government Worker	1,014	8.4%
Self-Employed Worker	941	7.8%
Unpaid Family Worker	15	0.1%
Total:	12,134	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	838	6.9%
Administrative/Support/Waste Management	523	4.3%
Agriculture/Forestry/Fishing/Hunting/Mining	204	1.7%
Arts/Entertainment/Recreation	47	0.4%
Construction	731	6.0%
Educational Services	1,183	9.7%
Finance/Insurance/Real Estate/Rent/Lease	636	5.2%
Health Care/Social Assistance	1,655	13.6%
Information	184	1.5%
Management of Companies and Enterprises	9	0.1%
Manufacturing	2,334	19.2%
Other Services Except Public Administration	571	4.7%
Professional/Scientific/Technical Services	286	2.4%
Public Administration	838	6.9%
Retail Trade	1,222	10.1%
Transportation/Warehousing/Utilities	652	5.4%
Wholesale Trade	221	1.8%
Total:	12,134	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	134	1.1%
Arts/Design/Entertainment/Sports/Media	42	0.3%
Building/Grounds Cleaning/Maintenance	542	4.5%
Business/Financial Operations	351	2.9%
Community/Social Services	97	0.8%
Computer/Mathematical	81	0.7%
Construction/Extraction	677	5.6%
Education/Training/Library	655	5.4%
Farming/Fishing/Forestry	44	0.4%
Food Preparation/Serving Related	619	5.1%
Healthcare Practitioner/Technician	820	6.8%
Healthcare Support	327	2.7%
Installation/Maintenance/Repair	467	3.8%
Legal	47	0.4%
Life/Physical/Social Science	28	0.2%
Management	965	8.0%
Office/Administrative Support	1,589	13.1%
Production	1,697	14.0%
Protective Services	344	2.8%
Sales/Related	1,045	8.6%
Personal Care/Service	436	3.6%
Transportation/Material Moving	1,127	9.3%
Total:	12,134	100.0%
White Collar	5,854	48.2%
Blue Collar	3,968	32.7%
Service and Farming	2,312	19.1%
Total:	12,134	100.0%

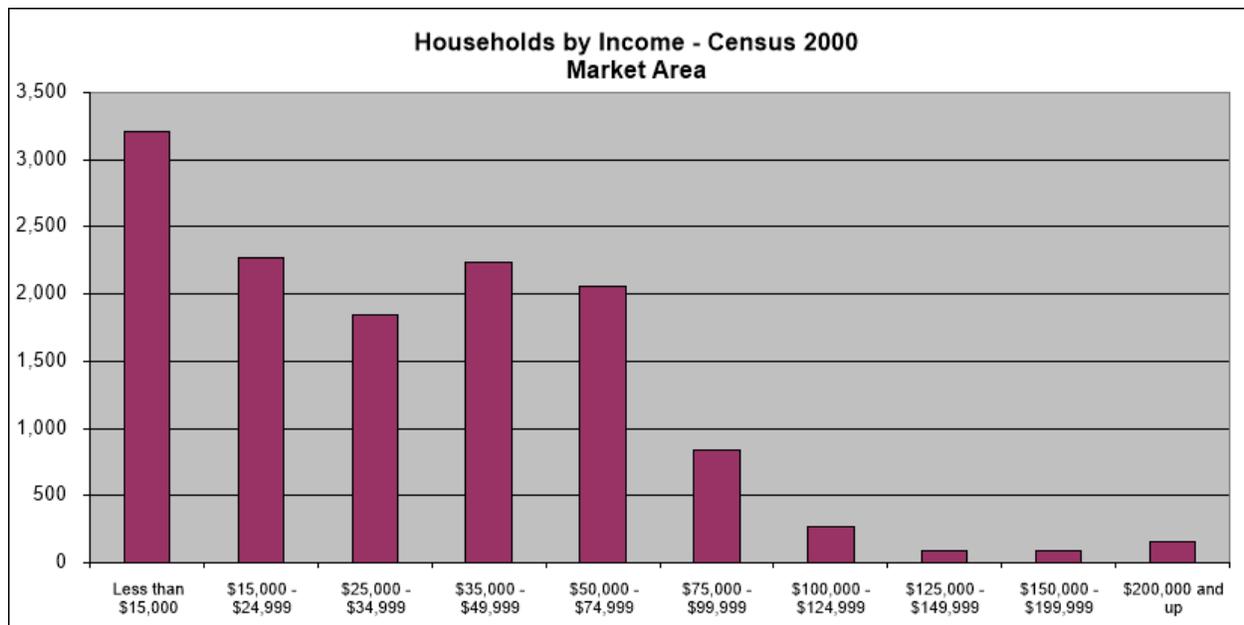
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Transportation to Work <i>Current Year Estimates - 2019</i>		
Market Area		
Transportation Mode	Number	Percent
Worked at Home	226	1.9%
Walked	69	0.6%
Bicycle	0	0.0%
Car Pooled	1,688	14.4%
Drove Alone	9,452	80.5%
Public Transportation	28	0.2%
Other Means	<u>281</u>	<u>2.4%</u>
Total:	11,744	100.0%

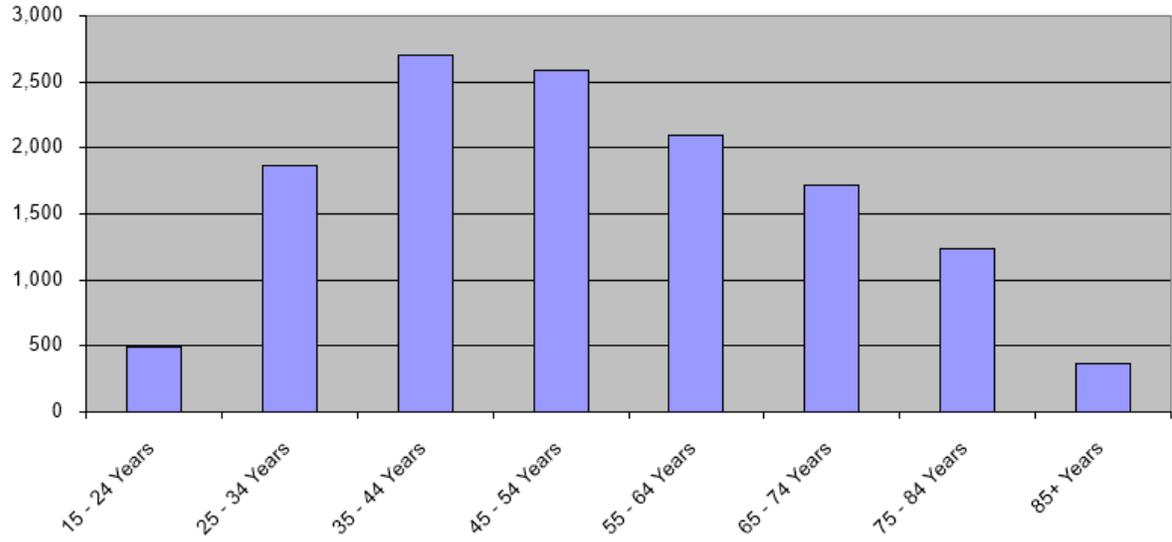
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2019 Market Area		
Travel Time	Number	Percent
Less than 15 Minutes	4,525	39.3%
15 to 29 Minutes	3,047	26.4%
30 to 44 Minutes	1,687	14.6%
45 to 59 Minutes	1,116	9.7%
60 or More Minutes	1,153	10.0%
Total:	11,528	100.0%

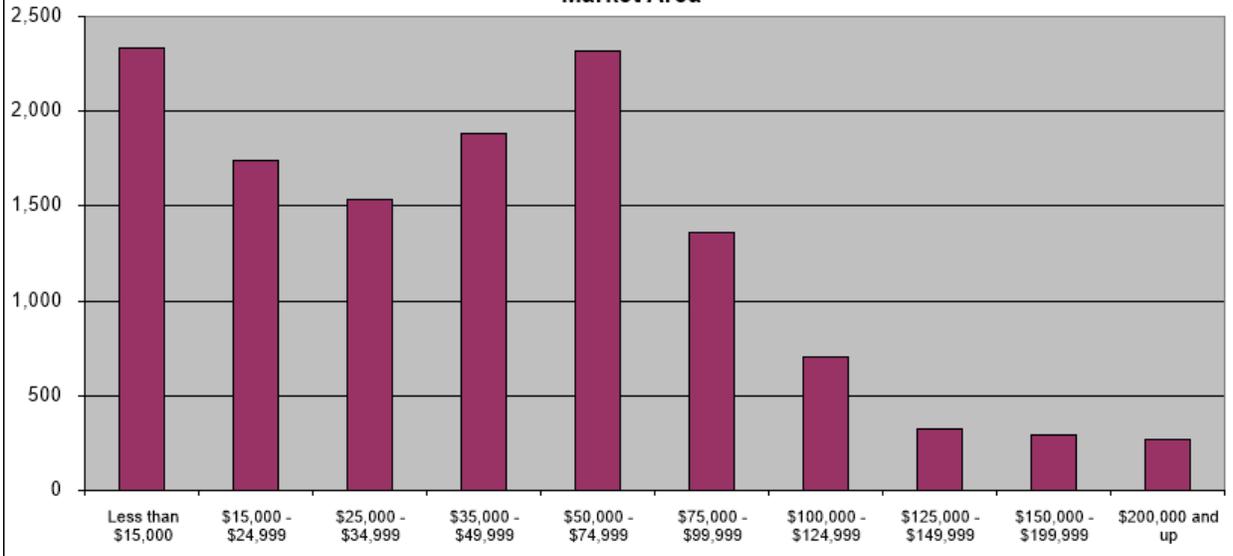
Source: Ribbon Demographics; Claritas



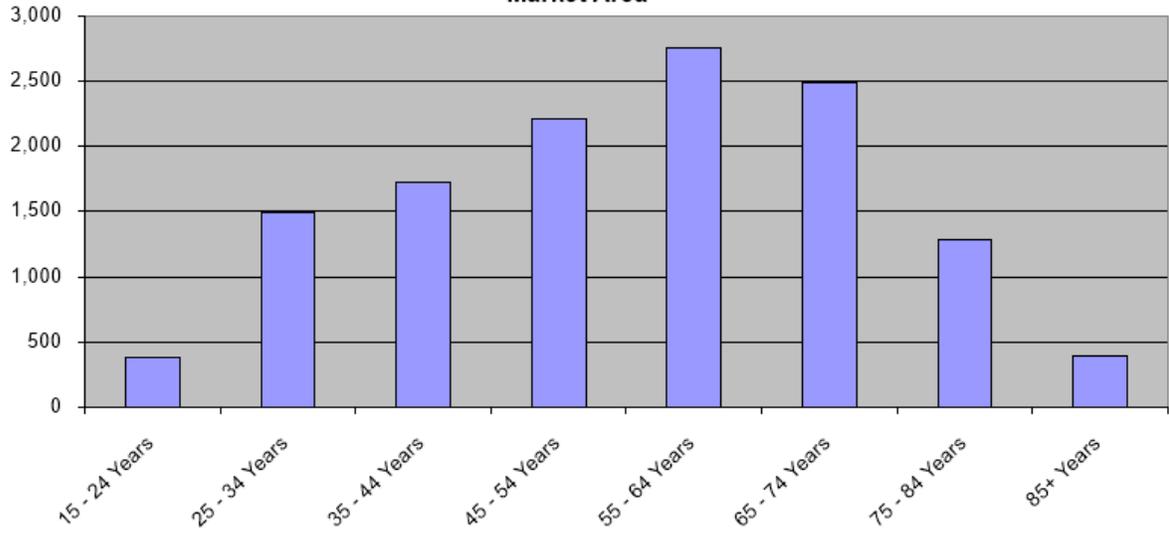
**Households by Age - Census 2000
Market Area**



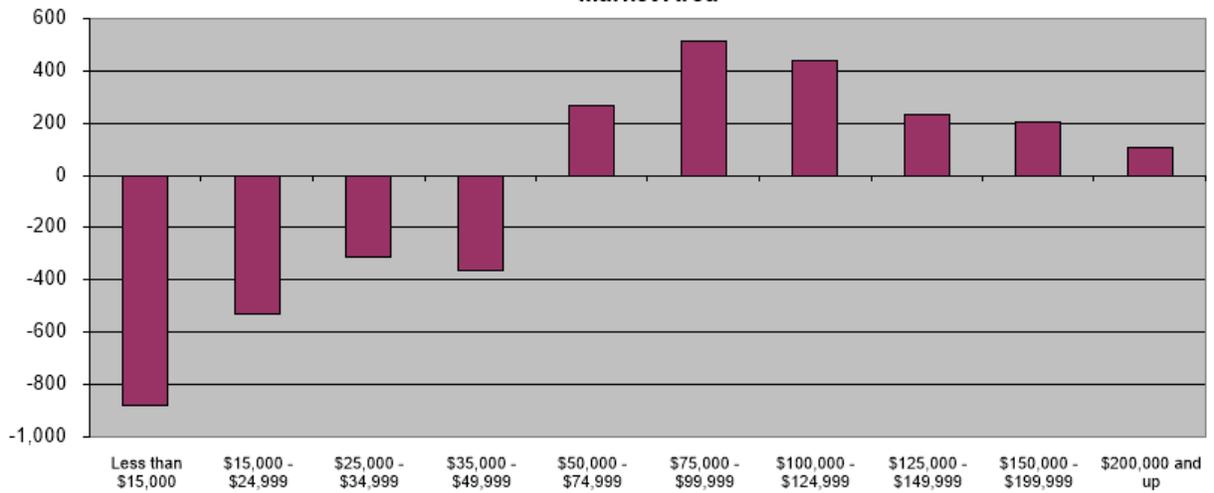
**Estimated Households by Income - 2019
Market Area**



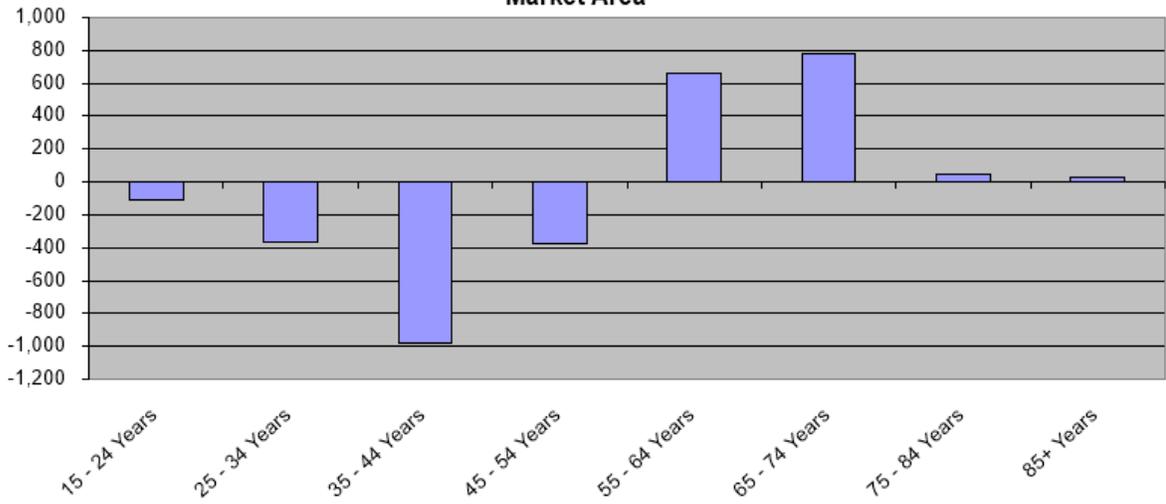
**Estimated Households by Age - 2019
Market Area**



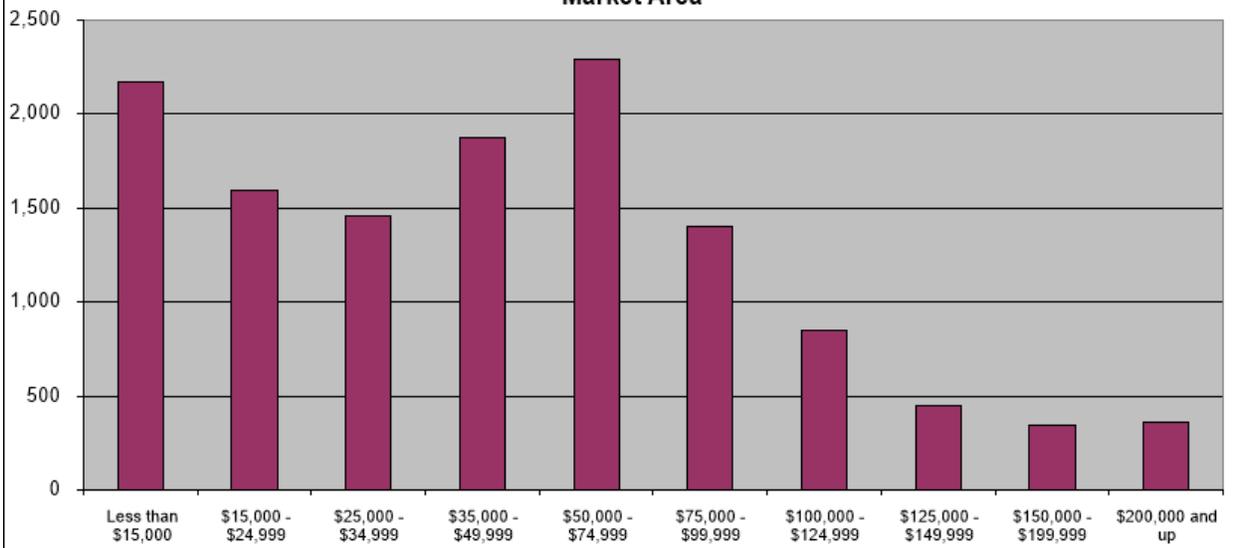
**Estimated Household Income Change 2000 - 2019
Market Area**



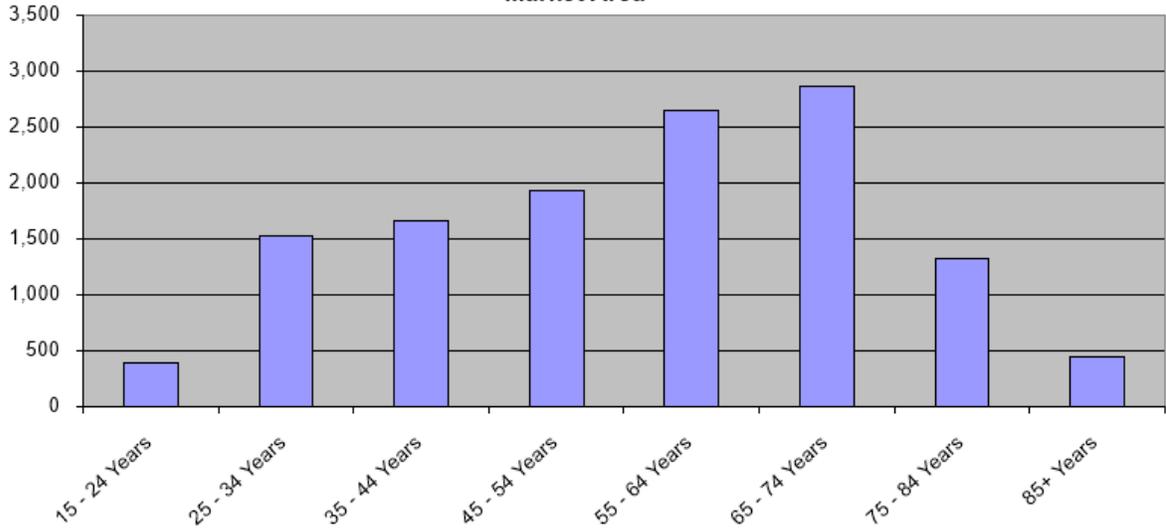
**Estimated Household Age Change 2000 - 2019
Market Area**



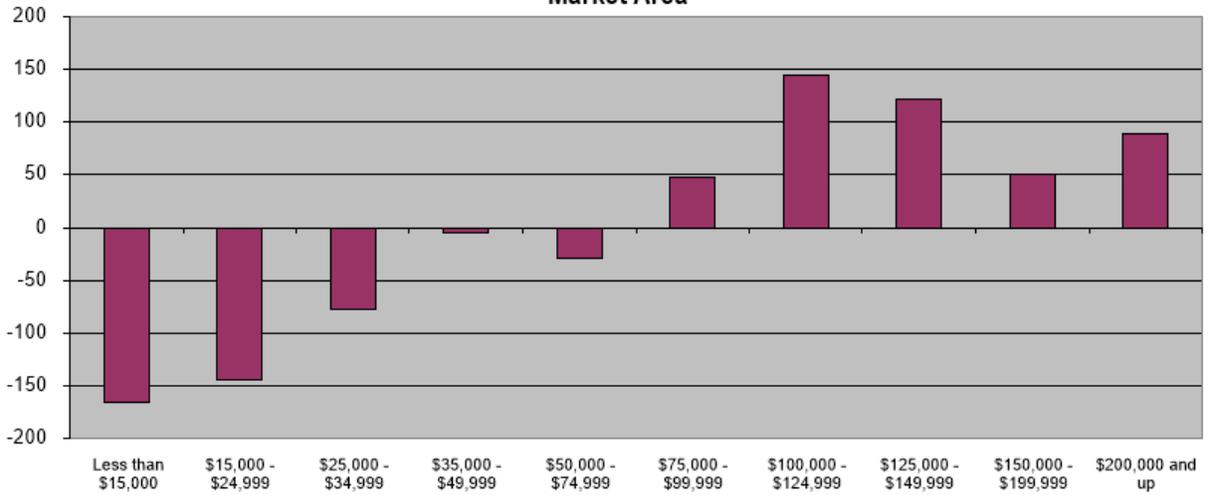
**Projected Households by Income - 2024
Market Area**

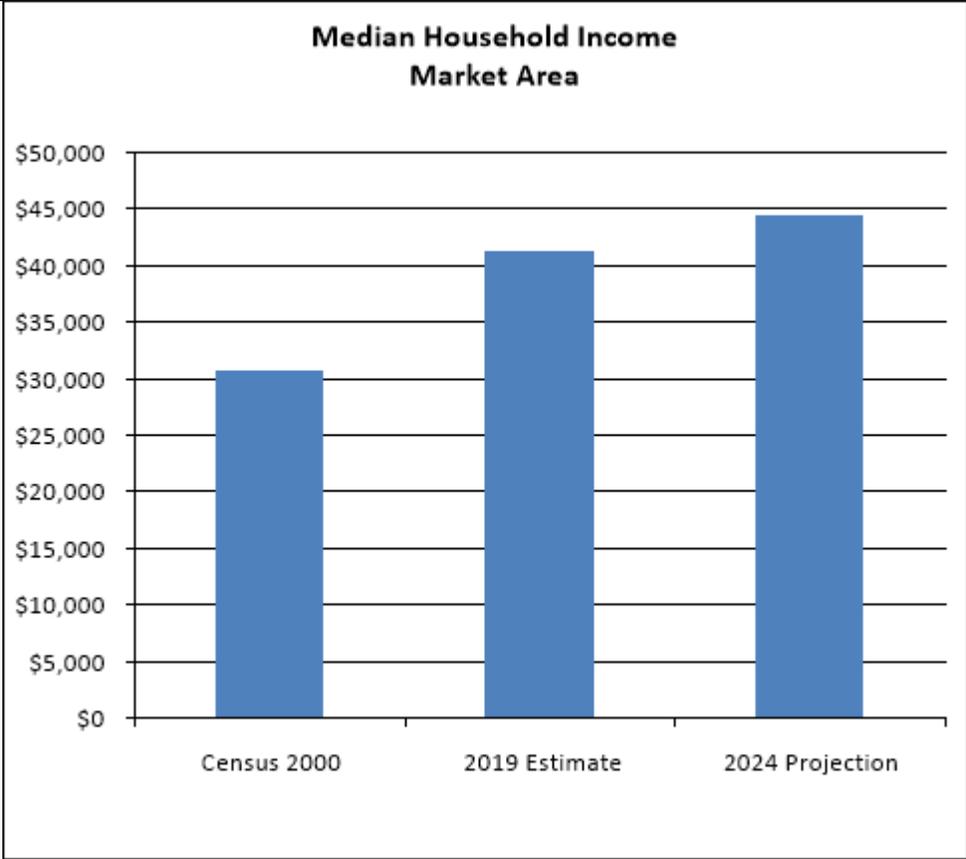
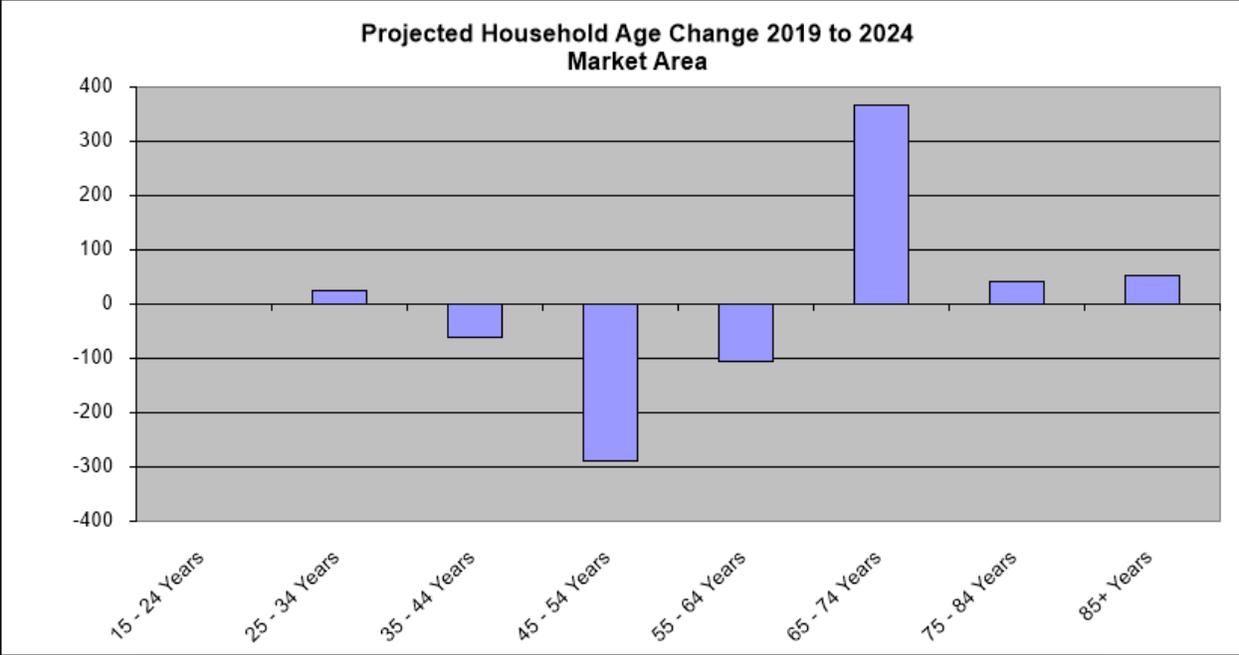


**Projected Households by Age - 2024
Market Area**



**Projected Household Income Change 2019 to 2024
Market Area**





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Households by Income and Age										
Market Area										
Census Data - 2000										
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+		
Less than \$15,000	189	308	485	465	419	540	591	214	3,211	24.6%
\$15,000 - \$24,999	114	356	397	407	418	289	224	64	2,269	17.4%
\$25,000 - \$34,999	70	320	330	312	269	298	198	45	1,842	14.1%
\$35,000 - \$49,999	81	474	484	375	403	294	110	21	2,242	17.2%
\$50,000 - \$74,999	41	285	660	571	267	184	39	8	2,055	15.7%
\$75,000 - \$99,999	0	64	263	247	169	77	19	4	843	6.5%
\$100,000 - \$124,999	0	9	29	118	62	14	30	4	266	2.0%
\$125,000 - \$149,999	0	25	20	32	7	3	2	1	90	0.7%
\$150,000 - \$199,999	0	4	0	43	29	0	8	2	86	0.7%
\$200,000 and up	0	18	40	23	47	17	15	2	162	1.2%
Total	495	1,863	2,708	2,593	2,090	1,716	1,236	365	13,066	100.0%
Percent	3.8%	14.3%	20.7%	19.8%	16.0%	13.1%	9.5%	2.8%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Current Year Estimates - 2019										
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+		
Less than \$15,000	121	328	359	282	454	441	253	96	2,334	18.3%
\$15,000 - \$24,999	113	166	161	202	339	376	277	103	1,737	13.6%
\$25,000 - \$34,999	53	159	166	203	276	370	232	74	1,533	12.0%
\$35,000 - \$49,999	84	209	234	315	356	423	214	44	1,879	14.7%
\$50,000 - \$74,999	8	309	353	487	581	376	166	41	2,321	18.2%
\$75,000 - \$99,999	2	176	218	342	366	181	59	14	1,358	10.6%
\$100,000 - \$124,999	2	105	150	139	132	133	36	8	705	5.5%
\$125,000 - \$149,999	1	25	47	113	107	20	7	4	324	2.5%
\$150,000 - \$199,999	1	15	26	90	88	53	14	4	291	2.3%
\$200,000 and up	1	7	14	44	52	122	24	6	270	2.1%
Total	386	1,499	1,728	2,217	2,751	2,495	1,282	394	12,752	100.0%
Percent	3.0%	11.8%	13.6%	17.4%	21.6%	19.6%	10.1%	3.1%	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	-68	20	-126	-183	35	-99	-338	-118	-877	-27.3%
\$15,000 - \$24,999	-1	-190	-236	-205	-79	87	53	39	-532	-23.4%
\$25,000 - \$34,999	-17	-161	-164	-109	7	72	34	29	-309	-16.8%
\$35,000 - \$49,999	3	-265	-250	-60	-47	129	104	23	-363	-16.2%
\$50,000 - \$74,999	-33	24	-307	-84	314	192	127	33	266	12.9%
\$75,000 - \$99,999	2	112	-45	95	197	104	40	10	515	61.1%
\$100,000 - \$124,999	2	96	121	21	70	119	6	4	439	165.0%
\$125,000 - \$149,999	1	0	27	81	100	17	5	3	234	260.0%
\$150,000 - \$199,999	1	11	26	47	59	53	6	2	205	238.4%
\$200,000 and up	<u>1</u>	<u>-11</u>	<u>-26</u>	<u>21</u>	<u>5</u>	<u>105</u>	<u>9</u>	<u>4</u>	<u>108</u>	<u>66.7%</u>
Total	-109	-364	-980	-376	661	779	46	29	-314	-2.4%
Percent Change	-22.0%	-19.5%	-36.2%	-14.5%	31.6%	45.4%	3.7%	7.9%	-2.4%	

Source: Claritas; Ribbon Demographics

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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	119	315	312	210	394	463	246	109	2,168	17.0%
\$15,000 - \$24,999	108	150	137	153	286	385	267	106	1,592	12.5%
\$25,000 - \$34,999	51	150	151	158	248	390	228	80	1,456	11.4%
\$35,000 - \$49,999	90	208	216	270	324	485	228	53	1,874	14.7%
\$50,000 - \$74,999	9	318	337	413	555	439	176	45	2,292	17.9%
\$75,000 - \$99,999	2	190	225	312	371	221	67	17	1,405	11.0%
\$100,000 - \$124,999	4	130	177	144	150	184	48	13	850	6.6%
\$125,000 - \$149,999	0	36	63	139	150	34	13	10	445	3.5%
\$150,000 - \$199,999	1	17	29	88	102	80	19	5	341	2.7%
\$200,000 and up	<u>2</u>	<u>10</u>	<u>19</u>	<u>42</u>	<u>66</u>	<u>180</u>	<u>32</u>	<u>8</u>	<u>359</u>	<u>2.8%</u>
Total	386	1,524	1,666	1,929	2,646	2,861	1,324	446	12,782	100.0%
Percent	3.0%	11.9%	13.0%	15.1%	20.7%	22.4%	10.4%	3.5%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
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	-2	-13	-47	-72	-60	22	-7	13	-166	-7.1%
\$15,000 - \$24,999	-5	-16	-24	-49	-53	9	-10	3	-145	-8.3%
\$25,000 - \$34,999	-2	-9	-15	-45	-28	20	-4	6	-77	-5.0%
\$35,000 - \$49,999	6	-1	-18	-45	-32	62	14	9	-5	-0.3%
\$50,000 - \$74,999	1	9	-16	-74	-26	63	10	4	-29	-1.2%
\$75,000 - \$99,999	0	14	7	-30	5	40	8	3	47	3.5%
\$100,000 - \$124,999	2	25	27	5	18	51	12	5	145	20.6%
\$125,000 - \$149,999	-1	11	16	26	43	14	6	6	121	37.3%
\$150,000 - \$199,999	0	2	3	-2	14	27	5	1	50	17.2%
\$200,000 and up	<u>1</u>	<u>3</u>	<u>5</u>	<u>-2</u>	<u>14</u>	<u>58</u>	<u>8</u>	<u>2</u>	<u>89</u>	<u>33.0%</u>
Total	0	25	-62	-288	-105	366	42	52	30	0.2%
Percent Change	0.0%	1.7%	-3.6%	-13.0%	-3.8%	14.7%	3.3%	13.2%	0.2%	

Source: Claritas; Ribbon Demographics

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Median Household Income		
Market Area		
Census 2000	2019 Estimate	2024 Projection
\$30,717	\$41,163	\$44,405

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Median Household Income by Area			
Market Area			
Geography ID	Census 2000	2019 Estimate	2024 Projection
13293010600	\$27,843	\$41,884	\$45,301
13293010500	\$24,743	\$31,918	\$33,758
13293010400	\$29,307	\$43,642	\$46,757
13293010300	\$35,663	\$44,805	\$47,432
13293010202	\$43,889	\$47,176	\$49,072
13293010201	\$29,318	\$34,942	\$38,516
13293010100	\$40,086	\$57,025	\$61,771
13269950100	\$27,625	\$42,125	\$46,769
13263960200	\$27,209	\$41,259	\$46,585
13263960100	\$24,921	\$41,742	\$46,941

HISTA 2.2 Summary Data

Market Area

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Renter Households							
Age 15 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	124	101	55	44	8	5	337
\$10,000-20,000	148	86	160	38	14	3	449
\$20,000-30,000	27	58	17	27	26	14	169
\$30,000-40,000	122	29	2	8	70	46	277
\$40,000-50,000	94	14	57	13	11	6	195
\$50,000-60,000	19	52	25	12	36	19	163
\$60,000-75,000	0	2	60	15	33	21	131
\$75,000-100,000	5	11	0	3	12	8	39
\$100,000-125,000	18	3	4	7	3	0	35
\$125,000-150,000	12	6	3	2	15	12	50
\$150,000-200,000	5	4	2	1	10	4	26
\$200,000+	326	157	45	96	1	0	625
Total	900	523	430	266	239	138	2,496

Renter Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	256	119	12	4	4	1	396
\$10,000-20,000	92	106	92	16	7	2	315
\$20,000-30,000	35	77	21	13	3	1	150
\$30,000-40,000	38	27	22	8	8	4	107
\$40,000-50,000	16	13	14	2	4	0	49
\$50,000-60,000	14	31	6	20	1	0	72
\$60,000-75,000	19	13	5	32	2	0	71
\$75,000-100,000	1	10	4	2	1	0	18
\$100,000-125,000	11	5	3	2	1	0	22
\$125,000-150,000	9	4	0	2	0	0	15
\$150,000-200,000	6	10	10	5	0	0	31
\$200,000+	88	29	15	24	0	0	156
Total	585	444	204	130	31	8	1,402

Renter Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	165	96	11	4	3	1	280
\$10,000-20,000	45	47	50	15	7	2	166
\$20,000-30,000	19	48	20	9	3	1	100
\$30,000-40,000	32	25	6	8	8	4	83
\$40,000-50,000	13	12	2	2	3	0	32
\$50,000-60,000	10	29	5	9	1	0	54
\$60,000-75,000	10	13	4	4	2	0	33
\$75,000-100,000	1	6	4	1	1	0	13
\$100,000-125,000	5	2	2	0	0	0	9
\$125,000-150,000	5	3	0	1	0	0	9
\$150,000-200,000	4	9	8	5	0	0	26
\$200,000+	78	25	15	23	0	0	141
Total	387	315	127	81	28	8	946

Renter Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	380	220	67	48	12	6	733
\$10,000-20,000	240	192	252	54	21	5	764
\$20,000-30,000	62	135	38	40	29	15	319
\$30,000-40,000	160	56	24	16	78	50	384
\$40,000-50,000	110	27	71	15	15	6	244
\$50,000-60,000	33	83	31	32	37	19	235
\$60,000-75,000	19	15	65	47	35	21	202
\$75,000-100,000	6	21	4	5	13	8	57
\$100,000-125,000	29	8	7	9	4	0	57
\$125,000-150,000	21	10	3	4	15	12	65
\$150,000-200,000	11	14	12	6	10	4	57
\$200,000+	414	186	60	120	1	0	781
Total	1,485	967	634	396	270	146	3,898

* Estimates based on household size ratios; not cross tabulated data

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Percent Renter Households							
Age 15 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	5.0%	4.0%	2.2%	1.8%	0.3%	0.2%	13.5%
\$10,000-20,000	5.9%	3.4%	6.4%	1.5%	0.6%	0.1%	18.0%
\$20,000-30,000	1.1%	2.3%	0.7%	1.1%	1.0%	0.6%	6.8%
\$30,000-40,000	4.9%	1.2%	0.1%	0.3%	2.8%	1.8%	11.1%
\$40,000-50,000	3.8%	0.6%	2.3%	0.5%	0.4%	0.2%	7.8%
\$50,000-60,000	0.8%	2.1%	1.0%	0.5%	1.4%	0.8%	6.5%
\$60,000-75,000	0.0%	0.1%	2.4%	0.6%	1.3%	0.8%	5.2%
\$75,000-100,000	0.2%	0.4%	0.0%	0.1%	0.5%	0.3%	1.6%
\$100,000-125,000	0.7%	0.1%	0.2%	0.3%	0.1%	0.0%	1.4%
\$125,000-150,000	0.5%	0.2%	0.1%	0.1%	0.6%	0.5%	2.0%
\$150,000-200,000	0.2%	0.2%	0.1%	0.0%	0.4%	0.2%	1.0%
\$200,000+	13.1%	6.3%	1.8%	3.8%	0.0%	0.0%	25.0%
Total	36.1%	21.0%	17.2%	10.7%	9.6%	5.5%	100.0%

Percent Renter Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	18.3%	8.5%	0.9%	0.3%	0.3%	0.1%	28.2%
\$10,000-20,000	6.6%	7.6%	6.6%	1.1%	0.5%	0.1%	22.5%
\$20,000-30,000	2.5%	5.5%	1.5%	0.9%	0.2%	0.1%	10.7%
\$30,000-40,000	2.7%	1.9%	1.6%	0.6%	0.6%	0.3%	7.6%
\$40,000-50,000	1.1%	0.9%	1.0%	0.1%	0.3%	0.0%	3.5%
\$50,000-60,000	1.0%	2.2%	0.4%	1.4%	0.1%	0.0%	5.1%
\$60,000-75,000	1.4%	0.9%	0.4%	2.3%	0.1%	0.0%	5.1%
\$75,000-100,000	0.1%	0.7%	0.3%	0.1%	0.1%	0.0%	1.3%
\$100,000-125,000	0.8%	0.4%	0.2%	0.1%	0.1%	0.0%	1.6%
\$125,000-150,000	0.6%	0.3%	0.0%	0.1%	0.0%	0.0%	1.1%
\$150,000-200,000	0.4%	0.7%	0.7%	0.4%	0.0%	0.0%	2.2%
\$200,000+	6.3%	2.1%	1.1%	1.7%	0.0%	0.0%	11.1%
Total	41.7%	31.7%	14.6%	9.3%	2.2%	0.6%	100.0%

Percent Renter Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	17.4%	10.1%	1.2%	0.4%	0.3%	0.1%	29.6%
\$10,000-20,000	4.8%	5.0%	5.3%	1.6%	0.7%	0.2%	17.5%
\$20,000-30,000	2.0%	5.1%	2.1%	1.0%	0.3%	0.1%	10.6%
\$30,000-40,000	3.4%	2.6%	0.6%	0.8%	0.8%	0.4%	8.8%
\$40,000-50,000	1.4%	1.3%	0.2%	0.2%	0.3%	0.0%	3.4%
\$50,000-60,000	1.1%	3.1%	0.5%	1.0%	0.1%	0.0%	5.7%
\$60,000-75,000	1.1%	1.4%	0.4%	0.4%	0.2%	0.0%	3.5%
\$75,000-100,000	0.1%	0.6%	0.4%	0.1%	0.1%	0.0%	1.4%
\$100,000-125,000	0.5%	0.2%	0.2%	0.0%	0.0%	0.0%	1.0%
\$125,000-150,000	0.5%	0.3%	0.0%	0.1%	0.0%	0.0%	1.0%
\$150,000-200,000	0.4%	1.0%	0.8%	0.5%	0.0%	0.0%	2.7%
\$200,000+	8.2%	2.6%	1.6%	2.4%	0.0%	0.0%	14.9%
Total	40.9%	33.3%	13.4%	8.6%	3.0%	0.8%	100.0%

Percent Renter Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	9.7%	5.6%	1.7%	1.2%	0.3%	0.2%	18.8%
\$10,000-20,000	6.2%	4.9%	6.5%	1.4%	0.5%	0.1%	19.6%
\$20,000-30,000	1.6%	3.5%	1.0%	1.0%	0.7%	0.4%	8.2%
\$30,000-40,000	4.1%	1.4%	0.6%	0.4%	2.0%	1.3%	9.9%
\$40,000-50,000	2.8%	0.7%	1.8%	0.4%	0.4%	0.2%	6.3%
\$50,000-60,000	0.8%	2.1%	0.8%	0.8%	0.9%	0.5%	6.0%
\$60,000-75,000	0.5%	0.4%	1.7%	1.2%	0.9%	0.5%	5.2%
\$75,000-100,000	0.2%	0.5%	0.1%	0.1%	0.3%	0.2%	1.5%
\$100,000-125,000	0.7%	0.2%	0.2%	0.2%	0.1%	0.0%	1.5%
\$125,000-150,000	0.5%	0.3%	0.1%	0.1%	0.4%	0.3%	1.7%
\$150,000-200,000	0.3%	0.4%	0.3%	0.2%	0.3%	0.1%	1.5%
\$200,000+	10.6%	4.8%	1.5%	3.1%	0.0%	0.0%	20.0%
Total	38.1%	24.8%	16.3%	10.2%	6.9%	3.7%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Owner Households							
Age 15 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	84	66	98	40	17	7	312
\$10,000-20,000	43	164	120	44	86	61	518
\$20,000-30,000	111	80	76	76	27	15	385
\$30,000-40,000	78	173	35	61	19	11	377
\$40,000-50,000	12	65	73	108	58	33	349
\$50,000-60,000	16	211	223	111	29	15	605
\$60,000-75,000	77	116	97	215	20	12	537
\$75,000-100,000	1	23	48	157	67	40	336
\$100,000-125,000	8	27	34	49	24	10	152
\$125,000-150,000	9	19	29	26	15	8	106
\$150,000-200,000	2	7	11	11	15	8	54
\$200,000+	167	121	82	22	13	7	412
Total	608	1,072	926	920	390	227	4,143

Owner Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	479	237	24	26	10	2	778
\$10,000-20,000	199	283	80	55	9	2	628
\$20,000-30,000	142	384	25	18	10	3	582
\$30,000-40,000	89	276	111	58	11	2	547
\$40,000-50,000	70	181	46	14	13	5	329
\$50,000-60,000	70	343	76	8	13	6	516
\$60,000-75,000	35	241	102	4	4	2	388
\$75,000-100,000	24	96	23	17	24	12	196
\$100,000-125,000	15	54	11	16	7	1	104
\$125,000-150,000	12	56	5	19	2	1	95
\$150,000-200,000	15	43	11	5	1	1	76
\$200,000+	222	87	41	11	6	2	369
Total	1,372	2,281	555	251	110	39	4,608

Owner Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	395	226	13	18	9	2	663
\$10,000-20,000	146	276	38	32	5	0	497
\$20,000-30,000	112	318	16	3	8	3	460
\$30,000-40,000	80	194	62	19	9	2	366
\$40,000-50,000	42	125	29	13	10	4	223
\$50,000-60,000	53	202	29	7	6	1	298
\$60,000-75,000	34	170	19	4	2	1	230
\$75,000-100,000	17	65	11	2	13	6	114
\$100,000-125,000	11	35	2	7	6	0	61
\$125,000-150,000	8	35	2	9	1	0	55
\$150,000-200,000	13	30	8	2	0	0	53
\$200,000+	175	56	41	6	3	0	281
Total	1,086	1,732	270	122	72	19	3,301

Owner Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	563	303	122	66	27	9	1,090
\$10,000-20,000	242	447	200	99	95	63	1,146
\$20,000-30,000	253	464	101	94	37	18	967
\$30,000-40,000	167	449	146	119	30	13	924
\$40,000-50,000	82	246	119	122	71	38	678
\$50,000-60,000	86	554	299	119	42	21	1,121
\$60,000-75,000	112	357	199	219	24	14	925
\$75,000-100,000	25	119	71	174	91	52	532
\$100,000-125,000	23	81	45	65	31	11	256
\$125,000-150,000	21	75	34	45	17	9	201
\$150,000-200,000	17	50	22	16	16	9	130
\$200,000+	389	208	123	33	19	9	781
Total	1,980	3,353	1,481	1,171	500	266	8,751

* Estimates based on household size ratios; not cross tabulated data

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Percent Owner Households							
Age 15 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	2.0%	1.6%	2.4%	1.0%	0.4%	0.2%	7.5%
\$10,000-20,000	1.0%	4.0%	2.9%	1.1%	2.1%	1.5%	12.5%
\$20,000-30,000	2.7%	1.9%	1.8%	1.8%	0.7%	0.4%	9.3%
\$30,000-40,000	1.9%	4.2%	0.8%	1.5%	0.5%	0.3%	9.1%
\$40,000-50,000	0.3%	1.6%	1.8%	2.6%	1.4%	0.8%	8.4%
\$50,000-60,000	0.4%	5.1%	5.4%	2.7%	0.7%	0.4%	14.6%
\$60,000-75,000	1.9%	2.8%	2.3%	5.2%	0.5%	0.3%	13.0%
\$75,000-100,000	0.0%	0.6%	1.2%	3.8%	1.6%	1.0%	8.1%
\$100,000-125,000	0.2%	0.7%	0.8%	1.2%	0.6%	0.2%	3.7%
\$125,000-150,000	0.2%	0.5%	0.7%	0.6%	0.4%	0.2%	2.6%
\$150,000-200,000	0.0%	0.2%	0.3%	0.3%	0.4%	0.2%	1.3%
\$200,000+	4.0%	2.9%	2.0%	0.5%	0.3%	0.2%	9.9%
Total	14.7%	25.9%	22.4%	22.2%	9.4%	5.5%	100.0%

Percent Owner Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	10.4%	5.1%	0.5%	0.6%	0.2%	0.0%	16.9%
\$10,000-20,000	4.3%	6.1%	1.7%	1.2%	0.2%	0.0%	13.6%
\$20,000-30,000	3.1%	8.3%	0.5%	0.4%	0.2%	0.1%	12.6%
\$30,000-40,000	1.9%	6.0%	2.4%	1.3%	0.2%	0.0%	11.9%
\$40,000-50,000	1.5%	3.9%	1.0%	0.3%	0.3%	0.1%	7.1%
\$50,000-60,000	1.5%	7.4%	1.6%	0.2%	0.3%	0.1%	11.2%
\$60,000-75,000	0.8%	5.2%	2.2%	0.1%	0.1%	0.0%	8.4%
\$75,000-100,000	0.5%	2.1%	0.5%	0.4%	0.5%	0.3%	4.3%
\$100,000-125,000	0.3%	1.2%	0.2%	0.3%	0.2%	0.0%	2.3%
\$125,000-150,000	0.3%	1.2%	0.1%	0.4%	0.0%	0.0%	2.1%
\$150,000-200,000	0.3%	0.9%	0.2%	0.1%	0.0%	0.0%	1.6%
\$200,000+	4.8%	1.9%	0.9%	0.2%	0.1%	0.0%	8.0%
Total	29.8%	49.5%	12.0%	5.4%	2.4%	0.8%	100.0%

Percent Owner Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	12.0%	6.8%	0.4%	0.5%	0.3%	0.1%	20.1%
\$10,000-20,000	4.4%	8.4%	1.2%	1.0%	0.2%	0.0%	15.1%
\$20,000-30,000	3.4%	9.6%	0.5%	0.1%	0.2%	0.1%	13.9%
\$30,000-40,000	2.4%	5.9%	1.9%	0.6%	0.3%	0.1%	11.1%
\$40,000-50,000	1.3%	3.8%	0.9%	0.4%	0.3%	0.1%	6.8%
\$50,000-60,000	1.6%	6.1%	0.9%	0.2%	0.2%	0.0%	9.0%
\$60,000-75,000	1.0%	5.1%	0.6%	0.1%	0.1%	0.0%	7.0%
\$75,000-100,000	0.5%	2.0%	0.3%	0.1%	0.4%	0.2%	3.5%
\$100,000-125,000	0.3%	1.1%	0.1%	0.2%	0.2%	0.0%	1.8%
\$125,000-150,000	0.2%	1.1%	0.1%	0.3%	0.0%	0.0%	1.7%
\$150,000-200,000	0.4%	0.9%	0.2%	0.1%	0.0%	0.0%	1.6%
\$200,000+	5.3%	1.7%	1.2%	0.2%	0.1%	0.0%	8.5%
Total	32.9%	52.5%	8.2%	3.7%	2.2%	0.6%	100.0%

Percent Owner Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	6.4%	3.5%	1.4%	0.8%	0.3%	0.1%	12.5%
\$10,000-20,000	2.8%	5.1%	2.3%	1.1%	1.1%	0.7%	13.1%
\$20,000-30,000	2.9%	5.3%	1.2%	1.1%	0.4%	0.2%	11.1%
\$30,000-40,000	1.9%	5.1%	1.7%	1.4%	0.3%	0.1%	10.6%
\$40,000-50,000	0.9%	2.8%	1.4%	1.4%	0.8%	0.4%	7.7%
\$50,000-60,000	1.0%	6.3%	3.4%	1.4%	0.5%	0.2%	12.8%
\$60,000-75,000	1.3%	4.1%	2.3%	2.5%	0.3%	0.2%	10.6%
\$75,000-100,000	0.3%	1.4%	0.8%	2.0%	1.0%	0.6%	6.1%
\$100,000-125,000	0.3%	0.9%	0.5%	0.7%	0.4%	0.1%	2.9%
\$125,000-150,000	0.2%	0.9%	0.4%	0.5%	0.2%	0.1%	2.3%
\$150,000-200,000	0.2%	0.6%	0.3%	0.2%	0.2%	0.1%	1.5%
\$200,000+	4.4%	2.4%	1.4%	0.4%	0.2%	0.1%	8.9%
Total	22.6%	38.3%	16.9%	13.4%	5.7%	3.0%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Renter Households							
Age 15 to 54 Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	104	71	48	29	11	5	268
\$10,000-20,000	106	52	142	26	17	7	350
\$20,000-30,000	33	65	16	25	21	9	169
\$30,000-40,000	84	17	1	7	61	42	212
\$40,000-50,000	129	11	65	16	8	4	233
\$50,000-60,000	16	37	20	9	34	18	134
\$60,000-75,000	3	0	66	22	31	23	145
\$75,000-100,000	8	12	14	4	13	8	59
\$100,000-125,000	22	2	0	10	4	1	39
\$125,000-150,000	11	2	7	1	15	10	46
\$150,000-200,000	10	3	2	2	11	3	31
\$200,000+	351	137	35	82	4	0	609
Total	877	409	416	233	230	130	2,295

Renter Households							
Aged 55+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	266	104	18	2	2	0	392
\$10,000-20,000	93	97	94	23	6	2	315
\$20,000-30,000	57	105	18	19	4	2	205
\$30,000-40,000	44	39	12	5	8	6	114
\$40,000-50,000	25	33	22	4	1	1	86
\$50,000-60,000	19	21	8	20	1	0	69
\$60,000-75,000	32	19	0	34	1	0	86
\$75,000-100,000	12	20	6	3	1	0	42
\$100,000-125,000	10	13	2	3	0	0	28
\$125,000-150,000	10	8	3	2	1	0	24
\$150,000-200,000	13	19	9	4	1	0	46
\$200,000+	119	37	20	48	4	0	228
Total	700	515	212	167	30	11	1,635

Renter Households							
Aged 62+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	176	88	18	2	2	0	286
\$10,000-20,000	58	54	53	21	6	2	194
\$20,000-30,000	28	64	17	16	4	2	131
\$30,000-40,000	42	38	5	5	8	6	104
\$40,000-50,000	18	32	3	4	0	0	57
\$50,000-60,000	12	17	8	7	1	0	45
\$60,000-75,000	20	19	0	1	1	0	41
\$75,000-100,000	11	11	6	3	1	0	32
\$100,000-125,000	2	4	1	1	0	0	8
\$125,000-150,000	7	3	3	0	1	0	14
\$150,000-200,000	10	18	8	3	0	0	39
\$200,000+	106	34	20	45	3	0	208
Total	490	382	142	108	27	10	1,159

Renter Households							
All Age Groups							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	370	175	66	31	13	5	660
\$10,000-20,000	199	149	236	49	23	9	665
\$20,000-30,000	90	170	34	44	25	11	374
\$30,000-40,000	128	56	13	12	69	48	326
\$40,000-50,000	154	44	87	20	9	5	319
\$50,000-60,000	35	58	28	29	35	18	203
\$60,000-75,000	35	19	66	56	32	23	231
\$75,000-100,000	20	32	20	7	14	8	101
\$100,000-125,000	32	15	2	13	4	1	67
\$125,000-150,000	21	10	10	3	16	10	70
\$150,000-200,000	23	22	11	6	12	3	77
\$200,000+	470	174	55	130	8	0	837
Total	1,577	924	628	400	260	141	3,930

* Estimates based on household size ratios; not cross tabulated data

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Market Area

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Percent Renter Households							
Age 15 to 54 Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	4.5%	3.1%	2.1%	1.3%	0.5%	0.2%	11.7%
\$10,000-20,000	4.6%	2.3%	6.2%	1.1%	0.7%	0.3%	15.3%
\$20,000-30,000	1.4%	2.8%	0.7%	1.1%	0.9%	0.4%	7.4%
\$30,000-40,000	3.7%	0.7%	0.0%	0.3%	2.7%	1.8%	9.2%
\$40,000-50,000	5.6%	0.5%	2.8%	0.7%	0.3%	0.2%	10.2%
\$50,000-60,000	0.7%	1.6%	0.9%	0.4%	1.5%	0.8%	5.8%
\$60,000-75,000	0.1%	0.0%	2.9%	1.0%	1.4%	1.0%	6.3%
\$75,000-100,000	0.3%	0.5%	0.6%	0.2%	0.6%	0.3%	2.6%
\$100,000-125,000	1.0%	0.1%	0.0%	0.4%	0.2%	0.0%	1.7%
\$125,000-150,000	0.5%	0.1%	0.3%	0.0%	0.7%	0.4%	2.0%
\$150,000-200,000	0.4%	0.1%	0.1%	0.1%	0.5%	0.1%	1.4%
\$200,000+	15.3%	6.0%	1.5%	3.6%	0.2%	0.0%	26.5%
Total	38.2%	17.8%	18.1%	10.2%	10.0%	5.7%	100.0%

Percent Renter Households							
Aged 55+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	16.3%	6.4%	1.1%	0.1%	0.1%	0.0%	24.0%
\$10,000-20,000	5.7%	5.9%	5.7%	1.4%	0.4%	0.1%	19.3%
\$20,000-30,000	3.5%	6.4%	1.1%	1.2%	0.2%	0.1%	12.5%
\$30,000-40,000	2.7%	2.4%	0.7%	0.3%	0.5%	0.4%	7.0%
\$40,000-50,000	1.5%	2.0%	1.3%	0.2%	0.1%	0.1%	5.3%
\$50,000-60,000	1.2%	1.3%	0.5%	1.2%	0.1%	0.0%	4.2%
\$60,000-75,000	2.0%	1.2%	0.0%	2.1%	0.1%	0.0%	5.3%
\$75,000-100,000	0.7%	1.2%	0.4%	0.2%	0.1%	0.0%	2.6%
\$100,000-125,000	0.6%	0.8%	0.1%	0.2%	0.0%	0.0%	1.7%
\$125,000-150,000	0.6%	0.5%	0.2%	0.1%	0.1%	0.0%	1.5%
\$150,000-200,000	0.8%	1.2%	0.6%	0.2%	0.1%	0.0%	2.8%
\$200,000+	7.3%	2.3%	1.2%	2.9%	0.2%	0.0%	13.9%
Total	42.8%	31.5%	13.0%	10.2%	1.8%	0.7%	100.0%

Percent Renter Households							
Aged 62+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	15.2%	7.6%	1.6%	0.2%	0.2%	0.0%	24.7%
\$10,000-20,000	5.0%	4.7%	4.6%	1.8%	0.5%	0.2%	16.7%
\$20,000-30,000	2.4%	5.5%	1.5%	1.4%	0.3%	0.2%	11.3%
\$30,000-40,000	3.6%	3.3%	0.4%	0.4%	0.7%	0.5%	9.0%
\$40,000-50,000	1.6%	2.8%	0.3%	0.3%	0.0%	0.0%	4.9%
\$50,000-60,000	1.0%	1.5%	0.7%	0.6%	0.1%	0.0%	3.9%
\$60,000-75,000	1.7%	1.6%	0.0%	0.1%	0.1%	0.0%	3.5%
\$75,000-100,000	0.9%	0.9%	0.5%	0.3%	0.1%	0.0%	2.8%
\$100,000-125,000	0.2%	0.3%	0.1%	0.1%	0.0%	0.0%	0.7%
\$125,000-150,000	0.6%	0.3%	0.3%	0.0%	0.1%	0.0%	1.2%
\$150,000-200,000	0.9%	1.6%	0.7%	0.3%	0.0%	0.0%	3.4%
\$200,000+	9.1%	2.9%	1.7%	3.9%	0.3%	0.0%	17.9%
Total	42.3%	33.0%	12.3%	9.3%	2.3%	0.9%	100.0%

Percent Renter Households							
All Age Groups							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	9.4%	4.5%	1.7%	0.8%	0.3%	0.1%	16.8%
\$10,000-20,000	5.1%	3.8%	6.0%	1.2%	0.6%	0.2%	16.9%
\$20,000-30,000	2.3%	4.3%	0.9%	1.1%	0.6%	0.3%	9.5%
\$30,000-40,000	3.3%	1.4%	0.3%	0.3%	1.8%	1.2%	8.3%
\$40,000-50,000	3.9%	1.1%	2.2%	0.5%	0.2%	0.1%	8.1%
\$50,000-60,000	0.9%	1.5%	0.7%	0.7%	0.9%	0.5%	5.2%
\$60,000-75,000	0.9%	0.5%	1.7%	1.4%	0.8%	0.6%	5.9%
\$75,000-100,000	0.5%	0.8%	0.5%	0.2%	0.4%	0.2%	2.6%
\$100,000-125,000	0.8%	0.4%	0.1%	0.3%	0.1%	0.0%	1.7%
\$125,000-150,000	0.5%	0.3%	0.3%	0.1%	0.4%	0.3%	1.8%
\$150,000-200,000	0.6%	0.6%	0.3%	0.2%	0.3%	0.1%	2.0%
\$200,000+	12.0%	4.4%	1.4%	3.3%	0.2%	0.0%	21.3%
Total	40.1%	23.5%	16.0%	10.2%	6.6%	3.6%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Owner Households							
Age 15 to 54 Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	34	39	79	34	3	2	191
\$10,000-20,000	29	103	82	43	68	51	376
\$20,000-30,000	126	57	68	78	20	10	359
\$30,000-40,000	62	159	27	50	16	7	321
\$40,000-50,000	7	50	72	88	56	35	308
\$50,000-60,000	7	155	179	98	35	20	494
\$60,000-75,000	101	84	110	211	24	13	543
\$75,000-100,000	12	32	56	215	75	45	435
\$100,000-125,000	2	19	47	39	27	11	145
\$125,000-150,000	10	13	29	13	11	9	85
\$150,000-200,000	7	4	11	12	23	9	66
\$200,000+	111	24	26	18	2	2	330
Total	508	809	856	899	367	214	3,653

Owner Households							
Aged 55+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	415	192	20	20	9	2	658
\$10,000-20,000	216	301	86	51	6	1	661
\$20,000-30,000	184	466	21	20	7	1	699
\$30,000-40,000	91	262	118	38	9	4	522
\$40,000-50,000	96	291	67	22	13	6	495
\$50,000-60,000	79	324	89	7	18	8	525
\$60,000-75,000	44	306	129	10	8	1	498
\$75,000-100,000	47	157	39	19	29	16	307
\$100,000-125,000	17	63	15	10	5	1	111
\$125,000-150,000	23	77	7	22	3	1	133
\$150,000-200,000	41	81	18	6	5	1	152
\$200,000+	251	77	27	7	8	1	371
Total	1,504	2,597	636	232	120	43	5,132

Owner Households							
Aged 62+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	343	186	9	12	7	2	559
\$10,000-20,000	170	294	51	37	2	0	554
\$20,000-30,000	149	393	14	3	7	1	567
\$30,000-40,000	86	201	87	22	8	4	408
\$40,000-50,000	61	199	48	22	11	5	346
\$50,000-60,000	55	205	40	6	5	1	312
\$60,000-75,000	44	215	23	6	6	1	295
\$75,000-100,000	29	120	24	3	15	8	199
\$100,000-125,000	8	35	4	3	4	0	54
\$125,000-150,000	12	50	2	12	1	0	77
\$150,000-200,000	37	62	16	3	1	0	119
\$200,000+	212	55	27	4	4	0	302
Total	1,206	2,015	345	133	71	22	3,792

Owner Households							
All Age Groups							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	449	231	99	54	12	4	849
\$10,000-20,000	245	404	168	94	74	52	1,037
\$20,000-30,000	310	523	89	98	27	11	1,058
\$30,000-40,000	153	421	145	88	25	11	843
\$40,000-50,000	103	341	139	110	69	41	803
\$50,000-60,000	86	479	268	105	53	28	1,019
\$60,000-75,000	145	390	239	221	32	14	1,041
\$75,000-100,000	59	189	95	234	104	61	742
\$100,000-125,000	19	82	62	49	32	12	256
\$125,000-150,000	33	90	36	35	14	10	218
\$150,000-200,000	48	85	29	18	28	10	218
\$200,000+	362	171	123	25	17	3	701
Total	2,012	3,406	1,492	1,131	487	257	8,785

* Estimates based on household size ratios; not cross tabulated data

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Percent Owner Households							
Age 15 to 54 Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	0.9%	1.1%	2.2%	0.9%	0.1%	0.1%	5.2%
\$10,000-20,000	0.8%	2.8%	2.2%	1.2%	1.9%	1.4%	10.3%
\$20,000-30,000	3.4%	1.6%	1.9%	2.1%	0.5%	0.3%	9.8%
\$30,000-40,000	1.7%	4.4%	0.7%	1.4%	0.4%	0.2%	8.8%
\$40,000-50,000	0.2%	1.4%	2.0%	2.4%	1.5%	1.0%	8.4%
\$50,000-60,000	0.2%	4.2%	4.9%	2.7%	1.0%	0.5%	13.5%
\$60,000-75,000	2.8%	2.3%	3.0%	5.8%	0.7%	0.4%	14.9%
\$75,000-100,000	0.3%	0.9%	1.5%	5.9%	2.1%	1.2%	11.9%
\$100,000-125,000	0.1%	0.5%	1.3%	1.1%	0.7%	0.3%	4.0%
\$125,000-150,000	0.3%	0.4%	0.8%	0.4%	0.3%	0.2%	2.3%
\$150,000-200,000	0.2%	0.1%	0.3%	0.3%	0.6%	0.2%	1.8%
\$200,000+	<u>3.0%</u>	<u>2.6%</u>	<u>2.6%</u>	<u>0.5%</u>	<u>0.2%</u>	<u>0.1%</u>	9.0%
Total	13.9%	22.1%	23.4%	24.6%	10.0%	5.9%	100.0%

Percent Owner Households							
Aged 55+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	8.1%	3.7%	0.4%	0.4%	0.2%	0.0%	12.8%
\$10,000-20,000	4.2%	5.9%	1.7%	1.0%	0.1%	0.0%	12.9%
\$20,000-30,000	3.6%	9.1%	0.4%	0.4%	0.1%	0.0%	13.6%
\$30,000-40,000	1.8%	5.1%	2.3%	0.7%	0.2%	0.1%	10.2%
\$40,000-50,000	1.9%	5.7%	1.3%	0.4%	0.3%	0.1%	9.6%
\$50,000-60,000	1.5%	6.3%	1.7%	0.1%	0.4%	0.2%	10.2%
\$60,000-75,000	0.9%	6.0%	2.5%	0.2%	0.2%	0.0%	9.7%
\$75,000-100,000	0.9%	3.1%	0.8%	0.4%	0.6%	0.3%	6.0%
\$100,000-125,000	0.3%	1.2%	0.3%	0.2%	0.1%	0.0%	2.2%
\$125,000-150,000	0.4%	1.5%	0.1%	0.4%	0.1%	0.0%	2.6%
\$150,000-200,000	0.8%	1.6%	0.4%	0.1%	0.1%	0.0%	3.0%
\$200,000+	<u>4.9%</u>	<u>1.5%</u>	<u>0.5%</u>	<u>0.1%</u>	<u>0.2%</u>	<u>0.0%</u>	7.2%
Total	29.3%	50.6%	12.4%	4.5%	2.3%	0.8%	100.0%

Percent Owner Households							
Aged 62+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	9.0%	4.9%	0.2%	0.3%	0.2%	0.1%	14.7%
\$10,000-20,000	4.5%	7.8%	1.3%	1.0%	0.1%	0.0%	14.6%
\$20,000-30,000	3.9%	10.4%	0.4%	0.1%	0.2%	0.0%	15.0%
\$30,000-40,000	2.3%	5.3%	2.3%	0.6%	0.2%	0.1%	10.8%
\$40,000-50,000	1.6%	5.2%	1.3%	0.6%	0.3%	0.1%	9.1%
\$50,000-60,000	1.5%	5.4%	1.1%	0.2%	0.1%	0.0%	8.2%
\$60,000-75,000	1.2%	5.7%	0.6%	0.2%	0.2%	0.0%	7.8%
\$75,000-100,000	0.8%	3.2%	0.6%	0.1%	0.4%	0.2%	5.2%
\$100,000-125,000	0.2%	0.9%	0.1%	0.1%	0.1%	0.0%	1.4%
\$125,000-150,000	0.3%	1.3%	0.1%	0.3%	0.0%	0.0%	2.0%
\$150,000-200,000	1.0%	1.6%	0.4%	0.1%	0.0%	0.0%	3.1%
\$200,000+	<u>5.6%</u>	<u>1.5%</u>	<u>0.7%</u>	<u>0.1%</u>	<u>0.1%</u>	<u>0.0%</u>	8.0%
Total	31.8%	53.1%	9.1%	3.5%	1.9%	0.6%	100.0%

Percent Owner Households							
All Age Groups							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	5.1%	2.6%	1.1%	0.6%	0.1%	0.0%	9.7%
\$10,000-20,000	2.8%	4.6%	1.9%	1.1%	0.8%	0.6%	11.8%
\$20,000-30,000	3.5%	6.0%	1.0%	1.1%	0.3%	0.1%	12.0%
\$30,000-40,000	1.7%	4.8%	1.7%	1.0%	0.3%	0.1%	9.6%
\$40,000-50,000	1.2%	3.9%	1.6%	1.3%	0.8%	0.5%	9.1%
\$50,000-60,000	1.0%	5.5%	3.1%	1.2%	0.6%	0.3%	11.6%
\$60,000-75,000	1.7%	4.4%	2.7%	2.5%	0.4%	0.2%	11.8%
\$75,000-100,000	0.7%	2.2%	1.1%	2.7%	1.2%	0.7%	8.4%
\$100,000-125,000	0.2%	0.9%	0.7%	0.6%	0.4%	0.1%	2.9%
\$125,000-150,000	0.4%	1.0%	0.4%	0.4%	0.2%	0.1%	2.5%
\$150,000-200,000	0.5%	1.0%	0.3%	0.2%	0.3%	0.1%	2.5%
\$200,000+	<u>4.1%</u>	<u>1.9%</u>	<u>1.4%</u>	<u>0.3%</u>	<u>0.2%</u>	<u>0.0%</u>	8.0%
Total	22.9%	38.8%	17.0%	12.9%	5.5%	2.9%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Renter Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	90	55	45	25	12	6	233
\$10,000-20,000	91	53	136	25	6	3	314
\$20,000-30,000	30	54	12	23	19	8	146
\$30,000-40,000	120	17	0	3	61	40	241
\$40,000-50,000	108	14	58	13	5	4	202
\$50,000-60,000	19	31	30	9	36	19	144
\$60,000-75,000	0	0	76	22	34	22	154
\$75,000-100,000	7	13	19	3	15	10	67
\$100,000-125,000	25	5	3	8	3	0	44
\$125,000-150,000	17	5	11	2	20	16	71
\$150,000-200,000	15	3	2	2	8	3	33
\$200,000+	328	118	31	74	1	1	553
Total	850	368	423	209	220	132	2,202

Renter Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	265	91	20	2	3	0	381
\$10,000-20,000	104	94	96	23	5	2	324
\$20,000-30,000	54	113	20	21	6	2	216
\$30,000-40,000	53	42	15	6	8	6	130
\$40,000-50,000	21	28	19	3	3	0	74
\$50,000-60,000	26	24	6	24	1	0	81
\$60,000-75,000	32	19	5	36	1	0	93
\$75,000-100,000	18	23	5	4	2	0	52
\$100,000-125,000	14	11	4	7	2	0	38
\$125,000-150,000	17	14	2	2	1	0	36
\$150,000-200,000	27	28	14	8	1	0	78
\$200,000+	130	34	26	53	1	0	244
Total	761	521	232	189	34	10	1,747

Renter Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	183	79	19	2	3	0	286
\$10,000-20,000	71	54	59	22	5	2	213
\$20,000-30,000	24	77	18	17	5	2	143
\$30,000-40,000	50	40	9	5	8	6	118
\$40,000-50,000	17	27	3	3	2	0	52
\$50,000-60,000	15	20	6	9	1	0	51
\$60,000-75,000	18	19	3	3	1	0	44
\$75,000-100,000	15	12	3	4	2	0	36
\$100,000-125,000	5	0	4	5	2	0	16
\$125,000-150,000	11	8	1	0	1	0	21
\$150,000-200,000	21	25	14	7	1	0	68
\$200,000+	118	30	24	51	1	0	224
Total	548	391	163	128	32	10	1,272

Renter Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	355	146	65	27	15	6	614
\$10,000-20,000	195	147	232	48	11	5	638
\$20,000-30,000	84	167	32	44	25	10	362
\$30,000-40,000	173	59	15	9	69	46	371
\$40,000-50,000	129	42	77	16	8	4	276
\$50,000-60,000	45	55	36	33	37	19	225
\$60,000-75,000	32	19	81	58	35	22	247
\$75,000-100,000	25	36	24	7	17	10	119
\$100,000-125,000	39	16	7	15	5	0	82
\$125,000-150,000	34	19	13	4	21	16	107
\$150,000-200,000	42	31	16	10	9	3	111
\$200,000+	458	152	57	127	2	1	797
Total	1,611	889	655	398	254	142	3,949

* Estimates based on household size ratios; not cross tabulated data

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Market Area

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Percent Renter Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	4.1%	2.5%	2.0%	1.1%	0.5%	0.3%	10.6%
\$10,000-20,000	4.1%	2.4%	6.2%	1.1%	0.3%	0.1%	14.3%
\$20,000-30,000	1.4%	2.5%	0.5%	1.0%	0.9%	0.4%	6.6%
\$30,000-40,000	5.4%	0.8%	0.0%	0.1%	2.8%	1.8%	10.9%
\$40,000-50,000	4.9%	0.6%	2.6%	0.6%	0.2%	0.2%	9.2%
\$50,000-60,000	0.9%	1.4%	1.4%	0.4%	1.6%	0.9%	6.5%
\$60,000-75,000	0.0%	0.0%	3.5%	1.0%	1.5%	1.0%	7.0%
\$75,000-100,000	0.3%	0.6%	0.9%	0.1%	0.7%	0.5%	3.0%
\$100,000-125,000	1.1%	0.2%	0.1%	0.4%	0.1%	0.0%	2.0%
\$125,000-150,000	0.8%	0.2%	0.5%	0.1%	0.9%	0.7%	3.2%
\$150,000-200,000	0.7%	0.1%	0.1%	0.1%	0.4%	0.1%	1.5%
\$200,000+	14.9%	5.4%	1.4%	3.4%	0.0%	0.0%	25.1%
Total	38.6%	16.7%	19.2%	9.5%	10.0%	6.0%	100.0%

Percent Renter Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	15.2%	5.2%	1.1%	0.1%	0.2%	0.0%	21.8%
\$10,000-20,000	6.0%	5.4%	5.5%	1.3%	0.3%	0.1%	18.5%
\$20,000-30,000	3.1%	6.5%	1.1%	1.2%	0.3%	0.1%	12.4%
\$30,000-40,000	3.0%	2.4%	0.9%	0.3%	0.5%	0.3%	7.4%
\$40,000-50,000	1.2%	1.6%	1.1%	0.2%	0.2%	0.0%	4.2%
\$50,000-60,000	1.5%	1.4%	0.3%	1.4%	0.1%	0.0%	4.6%
\$60,000-75,000	1.8%	1.1%	0.3%	2.1%	0.1%	0.0%	5.3%
\$75,000-100,000	1.0%	1.3%	0.3%	0.2%	0.1%	0.0%	3.0%
\$100,000-125,000	0.8%	0.6%	0.2%	0.4%	0.1%	0.0%	2.2%
\$125,000-150,000	1.0%	0.8%	0.1%	0.1%	0.1%	0.0%	2.1%
\$150,000-200,000	1.5%	1.6%	0.8%	0.5%	0.1%	0.0%	4.5%
\$200,000+	7.4%	1.9%	1.5%	3.0%	0.1%	0.0%	14.0%
Total	43.6%	29.8%	13.3%	10.8%	1.9%	0.6%	100.0%

Percent Renter Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	14.4%	6.2%	1.5%	0.2%	0.2%	0.0%	22.5%
\$10,000-20,000	5.6%	4.2%	4.6%	1.7%	0.4%	0.2%	16.7%
\$20,000-30,000	1.9%	6.1%	1.4%	1.3%	0.4%	0.2%	11.2%
\$30,000-40,000	3.9%	3.1%	0.7%	0.4%	0.6%	0.5%	9.3%
\$40,000-50,000	1.3%	2.1%	0.2%	0.2%	0.2%	0.0%	4.1%
\$50,000-60,000	1.2%	1.6%	0.5%	0.7%	0.1%	0.0%	4.0%
\$60,000-75,000	1.4%	1.5%	0.2%	0.2%	0.1%	0.0%	3.5%
\$75,000-100,000	1.2%	0.9%	0.2%	0.3%	0.2%	0.0%	2.8%
\$100,000-125,000	0.4%	0.0%	0.3%	0.4%	0.2%	0.0%	1.3%
\$125,000-150,000	0.9%	0.6%	0.1%	0.0%	0.1%	0.0%	1.7%
\$150,000-200,000	1.7%	2.0%	1.1%	0.6%	0.1%	0.0%	5.3%
\$200,000+	9.3%	2.4%	1.9%	4.0%	0.1%	0.0%	17.6%
Total	43.1%	30.7%	12.8%	10.1%	2.5%	0.8%	100.0%

Percent Renter Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	9.0%	3.7%	1.6%	0.7%	0.4%	0.2%	15.5%
\$10,000-20,000	4.9%	3.7%	5.9%	1.2%	0.3%	0.1%	16.2%
\$20,000-30,000	2.1%	4.2%	0.8%	1.1%	0.6%	0.3%	9.2%
\$30,000-40,000	4.4%	1.5%	0.4%	0.2%	1.7%	1.2%	9.4%
\$40,000-50,000	3.3%	1.1%	1.9%	0.4%	0.2%	0.1%	7.0%
\$50,000-60,000	1.1%	1.4%	0.9%	0.8%	0.9%	0.5%	5.7%
\$60,000-75,000	0.8%	0.5%	2.1%	1.5%	0.9%	0.6%	6.3%
\$75,000-100,000	0.6%	0.9%	0.6%	0.2%	0.4%	0.3%	3.0%
\$100,000-125,000	1.0%	0.4%	0.2%	0.4%	0.1%	0.0%	2.1%
\$125,000-150,000	0.9%	0.5%	0.3%	0.1%	0.5%	0.4%	2.7%
\$150,000-200,000	1.1%	0.8%	0.4%	0.3%	0.2%	0.1%	2.8%
\$200,000+	11.6%	3.8%	1.4%	3.2%	0.1%	0.0%	20.2%
Total	40.8%	22.5%	16.6%	10.1%	6.4%	3.6%	100.0%

* Estimates based on household size ratios; not cross tabulated data

HISTA 2.2 Summary Data

Market Area

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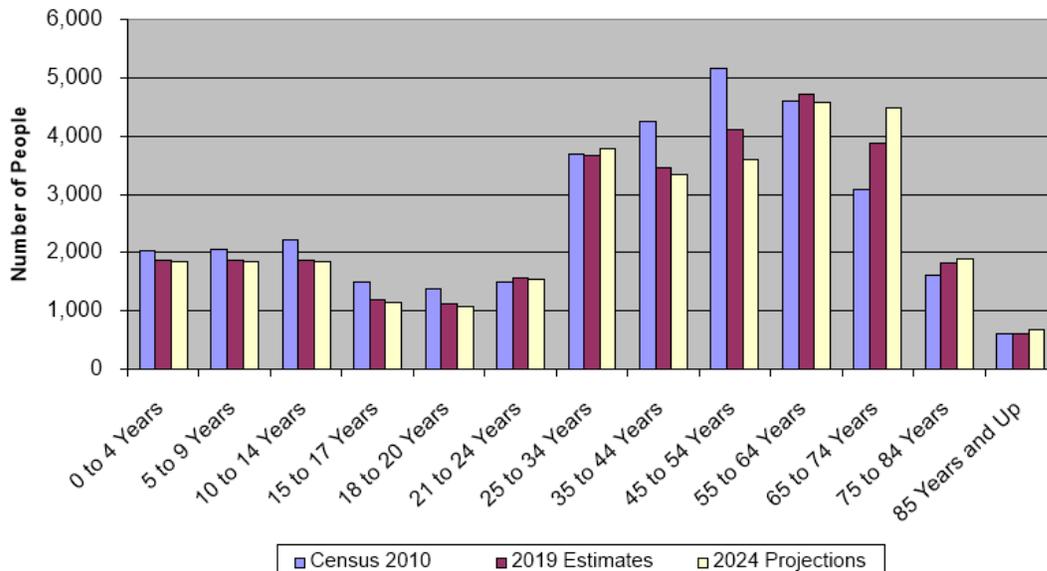
Owner Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	32	24	67	24	4	0	151
\$10,000-20,000	24	81	67	38	68	54	332
\$20,000-30,000	106	50	57	62	20	9	304
\$30,000-40,000	68	138	24	40	12	8	290
\$40,000-50,000	7	39	55	64	44	27	236
\$50,000-60,000	9	145	189	89	35	17	484
\$60,000-75,000	108	78	99	194	23	12	514
\$75,000-100,000	9	36	70	251	80	47	493
\$100,000-125,000	2	30	41	61	32	12	178
\$125,000-150,000	8	14	30	14	16	11	93
\$150,000-200,000	4	4	12	18	16	7	61
\$200,000+	85	72	76	14	9	2	258
Total	462	711	787	869	359	206	3,394

Owner Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	392	182	17	16	6	2	615
\$10,000-20,000	219	294	84	50	7	1	655
\$20,000-30,000	182	448	16	17	5	0	668
\$30,000-40,000	108	270	117	44	14	4	557
\$40,000-50,000	95	270	77	26	13	6	487
\$50,000-60,000	93	366	87	11	21	6	584
\$60,000-75,000	52	340	135	8	8	2	545
\$75,000-100,000	67	188	57	24	31	16	383
\$100,000-125,000	32	97	24	11	6	1	171
\$125,000-150,000	22	101	9	30	5	1	168
\$150,000-200,000	56	103	30	8	7	1	205
\$200,000+	241	74	30	8	7	4	364
Total	1,559	2,733	683	253	130	44	5,402

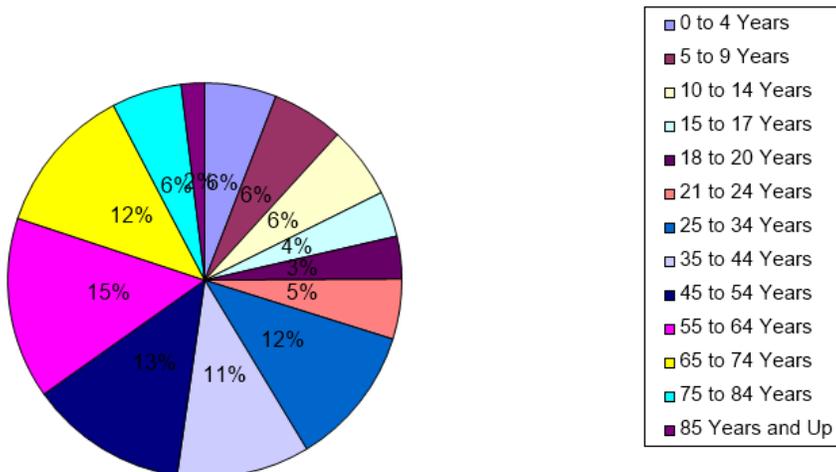
Owner Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	335	176	10	9	3	1	534
\$10,000-20,000	176	290	56	37	4	0	563
\$20,000-30,000	149	391	11	3	5	0	559
\$30,000-40,000	101	224	88	26	12	4	455
\$40,000-50,000	68	192	58	25	11	5	359
\$50,000-60,000	68	242	44	9	8	0	371
\$60,000-75,000	52	250	28	6	6	1	343
\$75,000-100,000	48	150	42	4	18	8	270
\$100,000-125,000	18	55	5	1	4	0	83
\$125,000-150,000	12	69	4	20	2	0	107
\$150,000-200,000	54	80	25	4	2	0	165
\$200,000+	208	57	30	6	3	1	305
Total	1,289	2,176	401	150	78	20	4,114

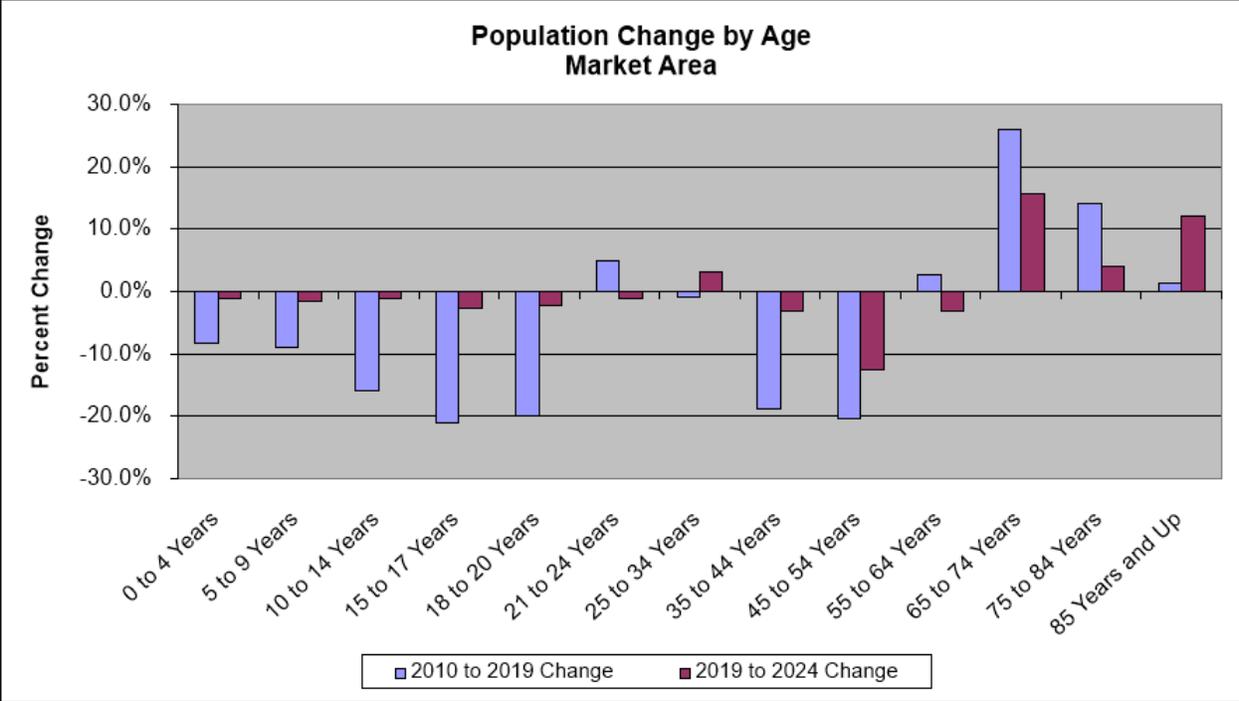
Owner Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	424	206	84	40	10	2	766
\$10,000-20,000	243	375	151	88	75	55	987
\$20,000-30,000	288	498	73	79	25	9	1,172

Population by Age Market Area



2019 Population by Age Market Area





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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	1,054	978	2,032	0 to 4 Years	947	918	1,865	0 to 4 Years	941	902	1,843
5 to 9 Years	1,035	1,018	2,053	5 to 9 Years	952	918	1,870	5 to 9 Years	934	905	1,839
10 to 14 Years	1,103	1,122	2,225	10 to 14 Years	939	930	1,869	10 to 14 Years	940	906	1,846
15 to 17 Years	774	729	1,503	15 to 17 Years	585	603	1,188	15 to 17 Years	579	576	1,155
18 to 20 Years	702	684	1,386	18 to 20 Years	562	547	1,109	18 to 20 Years	552	532	1,084
21 to 24 Years	787	699	1,486	21 to 24 Years	789	771	1,560	21 to 24 Years	783	760	1,543
25 to 34 Years	1,849	1,839	3,688	25 to 34 Years	1,812	1,843	3,655	25 to 34 Years	1,893	1,880	3,773
35 to 44 Years	2,064	2,191	4,255	35 to 44 Years	1,650	1,809	3,459	35 to 44 Years	1,596	1,752	3,348
45 to 54 Years	2,457	2,695	5,152	45 to 54 Years	1,916	2,192	4,108	45 to 54 Years	1,695	1,900	3,595
55 to 64 Years	2,196	2,397	4,593	55 to 64 Years	2,228	2,492	4,720	55 to 64 Years	2,105	2,472	4,577
65 to 74 Years	1,404	1,676	3,080	65 to 74 Years	1,781	2,101	3,882	65 to 74 Years	2,068	2,420	4,488
75 to 84 Years	605	995	1,600	75 to 84 Years	775	1,051	1,826	75 to 84 Years	822	1,079	1,901
85 Years and Up	168	433	601	85 Years and Up	194	415	609	85 Years and Up	226	456	682
Total	16,198	17,456	33,654	Total	15,130	16,590	31,720	Total	15,134	16,540	31,674
62+ Years	n/a	n/a	6,591	62+ Years	n/a	n/a	7,662	62+ Years	n/a	n/a	8,478
Median Age:			40.8	Median Age:			42.9	Median Age:			43.2

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
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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	3.1%	2.9%	6.0%	0 to 4 Years	3.0%	2.9%	5.9%	0 to 4 Years	3.0%	2.8%	5.8%
5 to 9 Years	3.1%	3.0%	6.1%	5 to 9 Years	3.0%	2.9%	5.9%	5 to 9 Years	2.9%	2.9%	5.8%
10 to 14 Years	3.3%	3.3%	6.6%	10 to 14 Years	3.0%	2.9%	5.9%	10 to 14 Years	3.0%	2.9%	5.8%
15 to 17 Years	2.3%	2.2%	4.5%	15 to 17 Years	1.8%	1.9%	3.7%	15 to 17 Years	1.8%	1.8%	3.6%
18 to 20 Years	2.1%	2.0%	4.1%	18 to 20 Years	1.8%	1.7%	3.5%	18 to 20 Years	1.7%	1.7%	3.4%
21 to 24 Years	2.3%	2.1%	4.4%	21 to 24 Years	2.5%	2.4%	4.9%	21 to 24 Years	2.5%	2.4%	4.9%
25 to 34 Years	5.5%	5.5%	11.0%	25 to 34 Years	5.7%	5.8%	11.5%	25 to 34 Years	6.0%	5.9%	11.9%
35 to 44 Years	6.1%	6.5%	12.6%	35 to 44 Years	5.2%	5.7%	10.9%	35 to 44 Years	5.0%	5.5%	10.6%
45 to 54 Years	7.3%	8.0%	15.3%	45 to 54 Years	6.0%	6.9%	13.0%	45 to 54 Years	5.4%	6.0%	11.4%
55 to 64 Years	6.5%	7.1%	13.6%	55 to 64 Years	7.0%	7.9%	14.9%	55 to 64 Years	6.6%	7.8%	14.5%
65 to 74 Years	4.2%	5.0%	9.2%	65 to 74 Years	5.6%	6.6%	12.2%	65 to 74 Years	6.5%	7.6%	14.2%
75 to 84 Years	1.8%	3.0%	4.8%	75 to 84 Years	2.4%	3.3%	5.8%	75 to 84 Years	2.6%	3.4%	6.0%
85 Years and Up	0.5%	1.3%	1.8%	85 Years and Up	0.6%	1.3%	1.9%	85 Years and Up	0.7%	1.4%	2.2%
Total	48.1%	51.9%	100.0%	Total	47.7%	52.3%	100.0%	Total	47.8%	52.2%	100.0%
62+ Years	n/a	n/a	19.6%	62+ Years	n/a	n/a	24.2%	62+ Years	n/a	n/a	26.8%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
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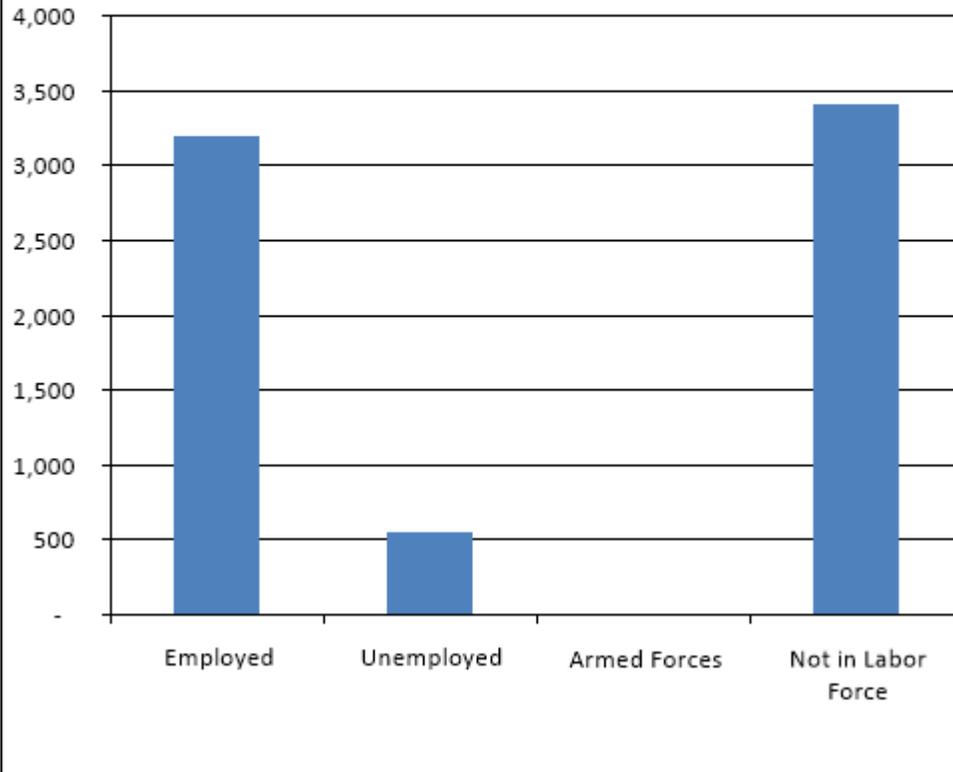
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Changes in Population by Age & Sex									
Market Area									
Estimated Change - 2010 to 2019					Projected Change - 2019 to 2024				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-107	-60	-167	-8.2%	0 to 4 Years	-6	-16	-22	-1.2%
5 to 9 Years	-83	-100	-183	-8.9%	5 to 9 Years	-18	-13	-31	-1.7%
10 to 14 Years	-164	-192	-356	-16.0%	10 to 14 Years	1	-24	-23	-1.2%
15 to 17 Years	-189	-126	-315	-21.0%	15 to 17 Years	-6	-27	-33	-2.8%
18 to 20 Years	-140	-137	-277	-20.0%	18 to 20 Years	-10	-15	-25	-2.3%
21 to 24 Years	2	72	74	5.0%	21 to 24 Years	-6	-11	-17	-1.1%
25 to 34 Years	-37	4	-33	-0.9%	25 to 34 Years	81	37	118	3.2%
35 to 44 Years	-414	-382	-796	-18.7%	35 to 44 Years	-54	-57	-111	-3.2%
45 to 54 Years	-541	-503	-1,044	-20.3%	45 to 54 Years	-221	-292	-513	-12.5%
55 to 64 Years	32	95	127	2.8%	55 to 64 Years	-123	-20	-143	-3.0%
65 to 74 Years	377	425	802	26.0%	65 to 74 Years	287	319	606	15.6%
75 to 84 Years	170	56	226	14.1%	75 to 84 Years	47	28	75	4.1%
85 Years and Up	<u>26</u>	<u>-18</u>	<u>8</u>	<u>1.3%</u>	85 Years and Up	<u>32</u>	<u>41</u>	<u>73</u>	<u>12.0%</u>
Total	-1,068	-866	-1,934	-5.7%	Total	4	-50	-46	-0.1%
62+ Years	n/a	n/a	1,071	16.2%	62+ Years	n/a	n/a	816	10.6%

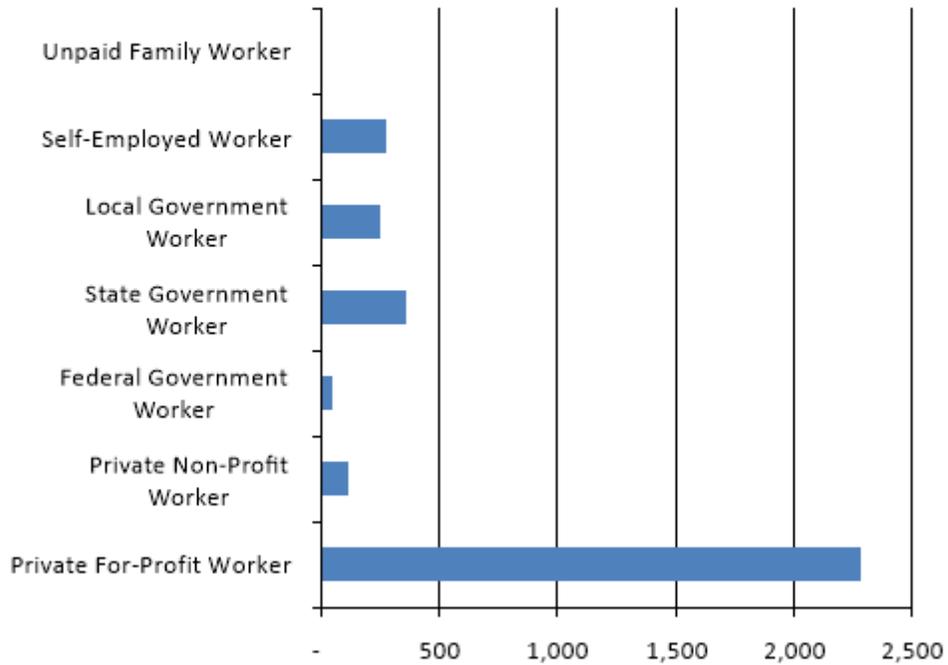
Source: Claritas; Ribbon Demographics

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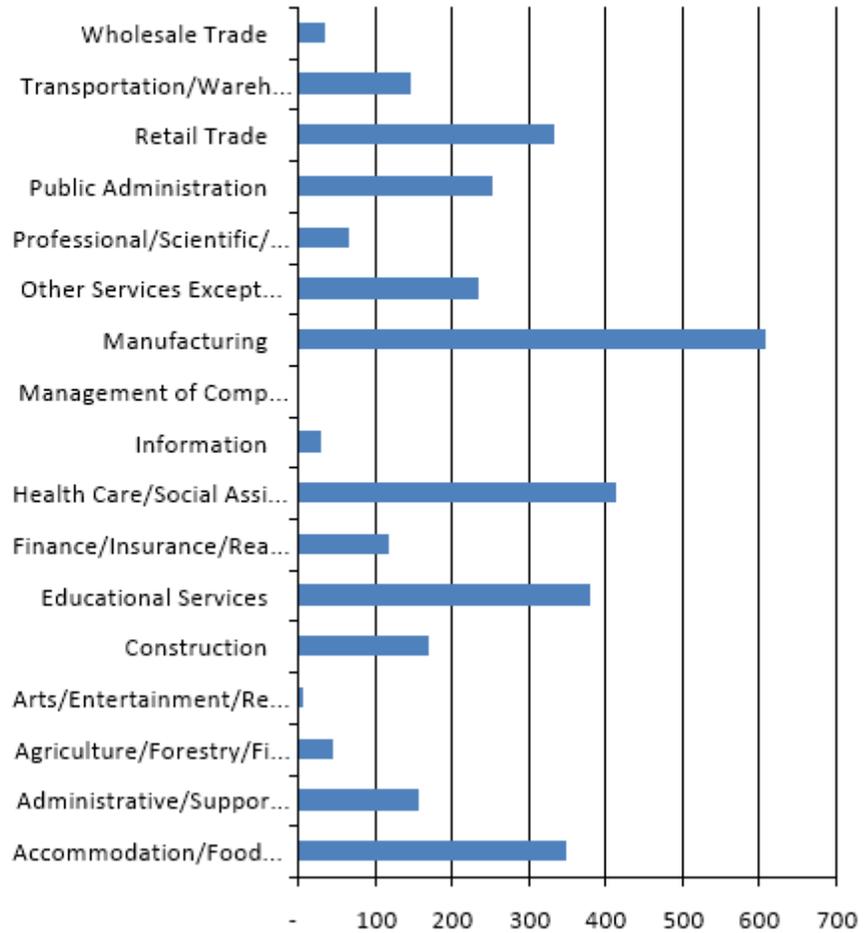
**Employed Civilian Population Aged
16+ Years - Employment Status -
2019 Estimates
Thomaston city, Georgia**



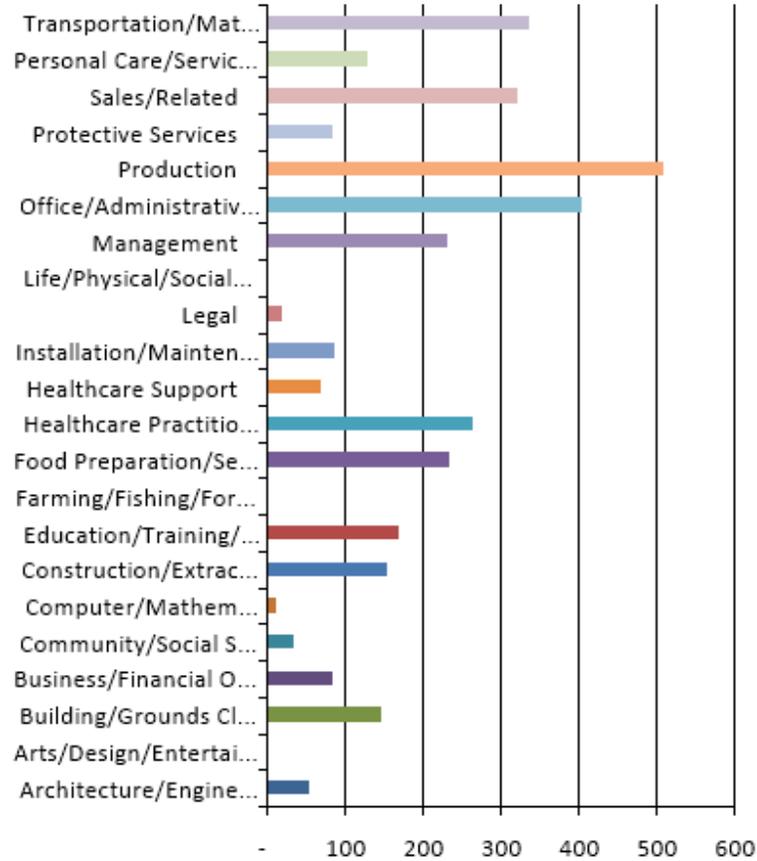
Employed Civilian Population by Class of Worker - 2019 Estimates Thomaston city, Georgia



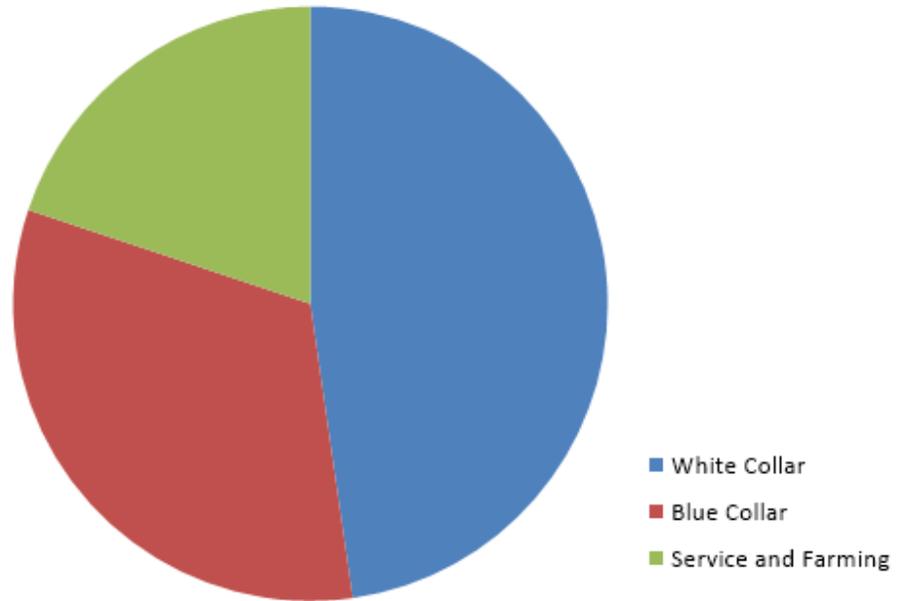
Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Thomaston city, Georgia



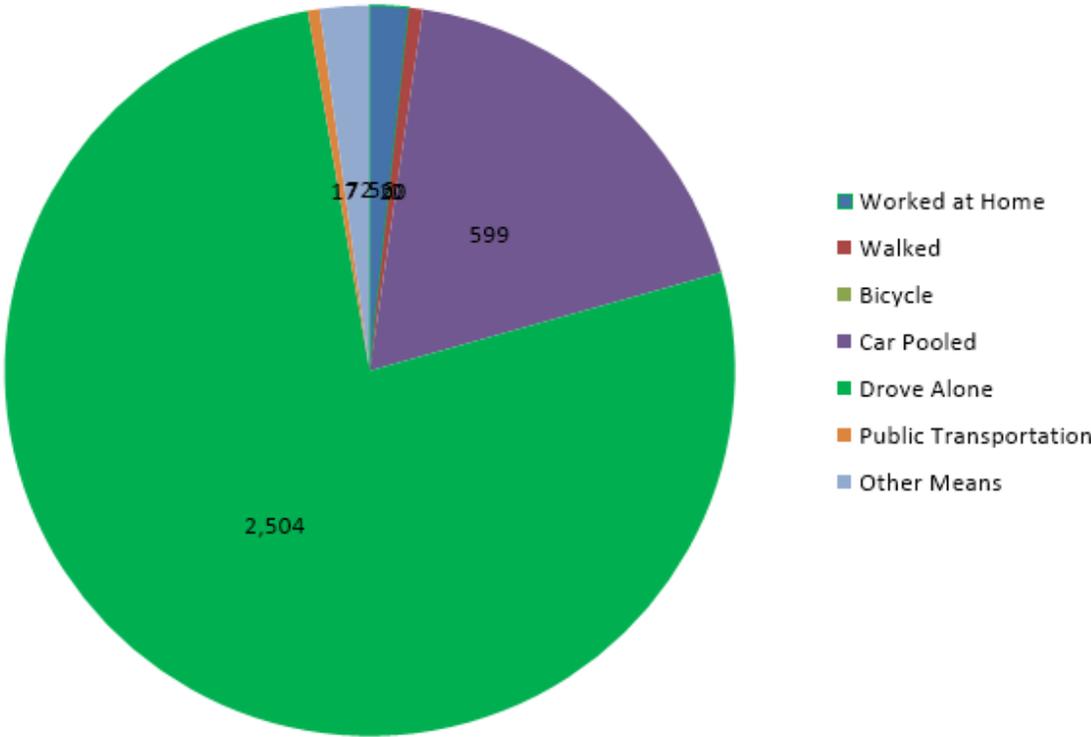
Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Thomaston city, Georgia



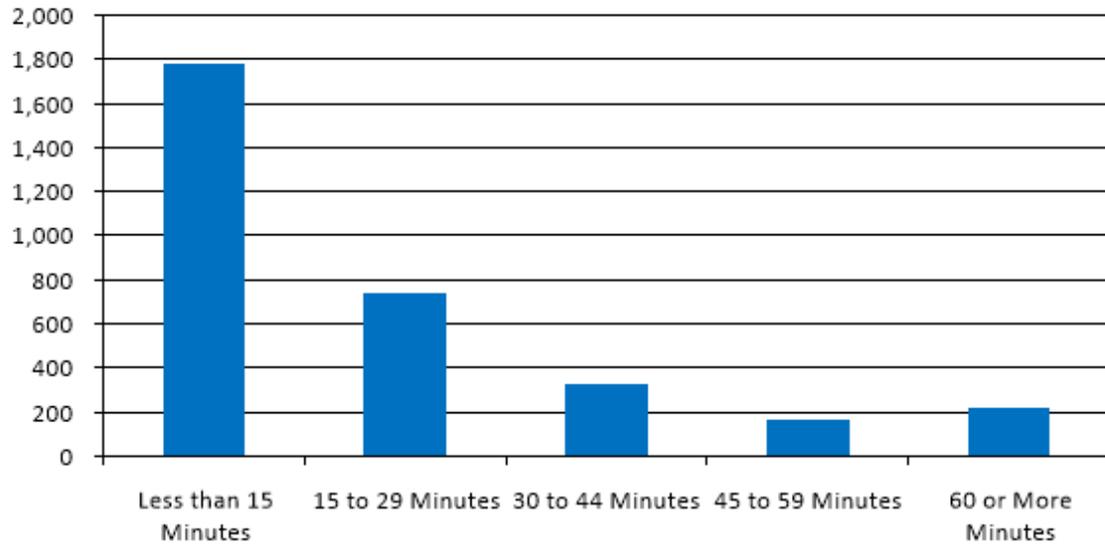
**Employed Civilian Population Aged 16+ Years by
Occupation - 2019 Estimates
Thomaston city, Georgia**



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



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



Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years Employment Status Current Year Estimates - 2019	
Thomaston city, Georgia	
Status	Number
Employed	3,189
Unemployed	545
Armed Forces	-
Not in Labor Force	3,398
Unemployed	14.60%

Source: Ribbon Demographics; Claritas

Employed Civilian Population by Class of Worker Current Year Estimates - 2019 Thomaston city, Georgia		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	2,289	68.0%
Private Non-Profit Worker	119	3.5%
Federal Government Worker	54	1.6%
State Government Worker	364	10.8%
Local Government Worker	257	7.6%
Self-Employed Worker	282	8.4%
Unpaid Family Worker	-	0.0%
Total:	3,365	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2019		
Thomaston city, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	350	10.4%
Administrative/Support/Waste Management	158	4.7%
Agriculture/Forestry/Fishing/Hunting/Mining	46	1.4%
Arts/Entertainment/Recreation	7	0.2%
Construction	171	5.1%
Educational Services	382	11.4%
Finance/Insurance/Real Estate/Rent/Lease	118	3.5%
Health Care/Social Assistance	415	12.3%
Information	31	0.9%
Management of Companies and Enterprises	-	0.0%
Manufacturing	610	18.1%
Other Services Except Public Administration	237	7.0%
Professional/Scientific/Technical Services	67	2.0%
Public Administration	253	7.5%
Retail Trade	335	10.0%
Transportation/Warehousing/Utilities	148	4.4%
Wholesale Trade	37	1.1%
Total:	3,365	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2019 Thomaston city, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	54	1.6%
Arts/Design/Entertainment/Sports/Media	2	0.1%
Building/Grounds Cleaning/Maintenance	147	4.4%
Business/Financial Operations	85	2.5%
Community/Social Services	34	1.0%
Computer/Mathematical	12	0.4%
Construction/Extraction	155	4.6%
Education/Training/Library	171	5.1%
Farming/Fishing/Forestry	1	0.0%
Food Preparation/Serving Related	235	7.0%
Healthcare Practitioner/Technician	264	7.8%
Healthcare Support	71	2.1%
Installation/Maintenance/Repair	87	2.6%
Legal	21	0.6%
Life/Physical/Social Science	3	0.1%
Management	233	6.9%
Office/Administrative Support	405	12.0%
Production	511	15.2%
Protective Services	84	2.5%
Sales/Related	322	9.6%
Personal Care/Service	131	3.9%
Transportation/Material Moving	337	10.0%
Total:	3,365	100.0%
White Collar	1,606	47.7%
Blue Collar	1,090	32.4%
Service and Farming	669	19.9%
Total:	3,365	100.0%

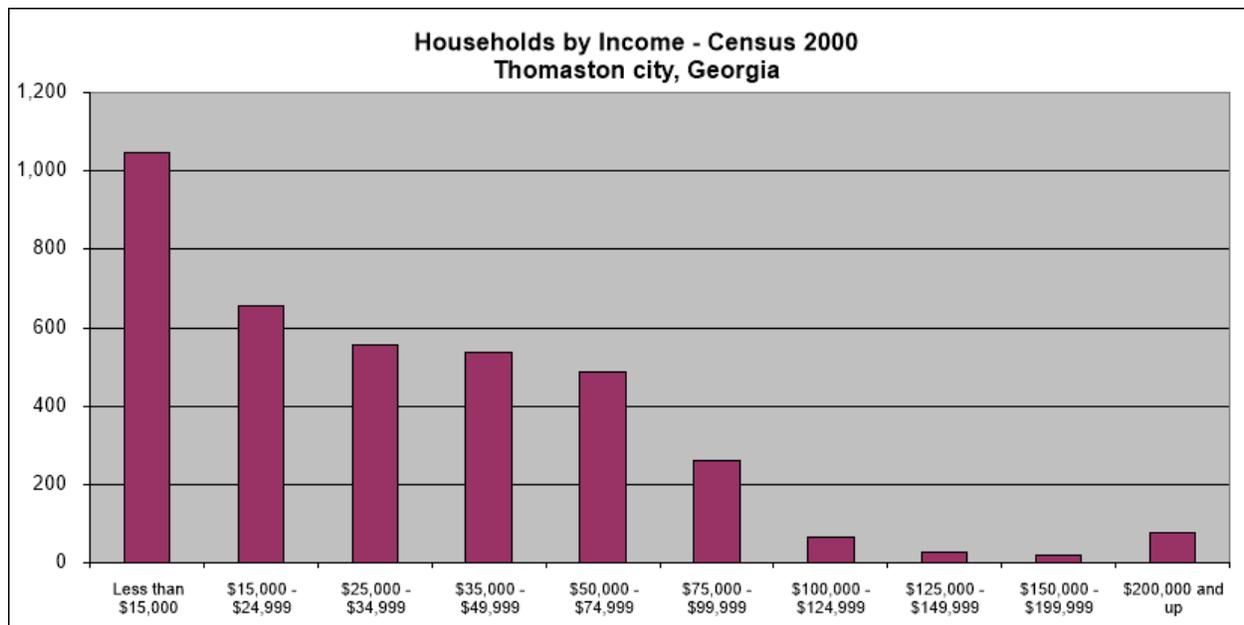
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Transportation to Work <i>Current Year Estimates - 2019</i> Thomaston city, Georgia		
Transportation Mode	Number	Percent
Worked at Home	56	1.7%
Walked	20	0.6%
Bicycle	0	0.0%
Car Pooled	599	18.3%
Drove Alone	2,504	76.6%
Public Transportation	17	0.5%
Other Means	<u>72</u>	<u>2.2%</u>
Total:	3,268	100.0%

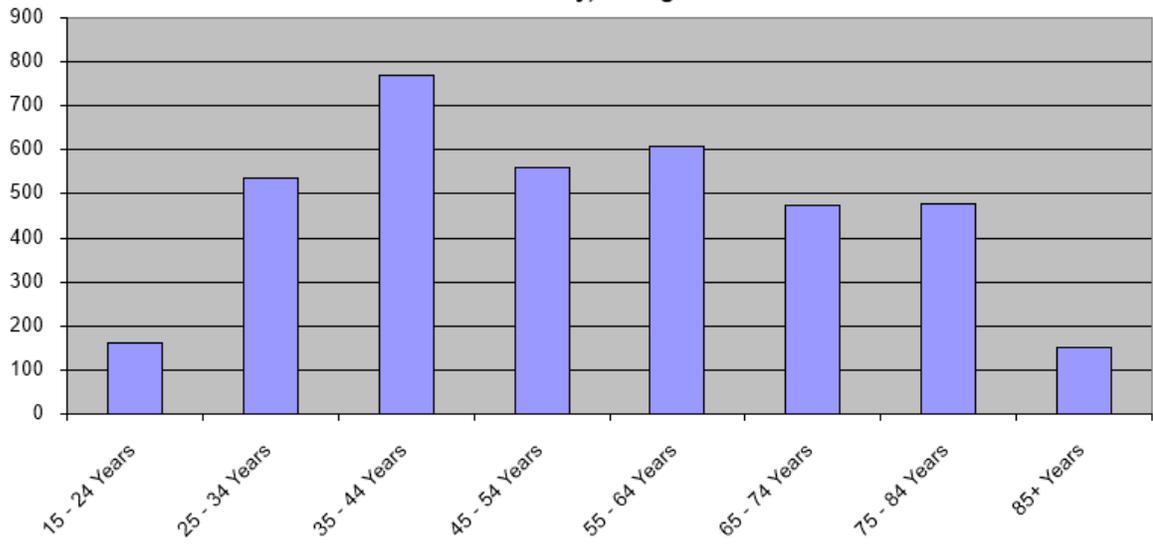
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Travel Time to Work <i>Current Year Estimates - 2019</i> Thomaston city, Georgia		
Travel Time	Number	Percent
Less than 15 Minutes	1,777	55.3%
15 to 29 Minutes	739	23.0%
30 to 44 Minutes	320	10.0%
45 to 59 Minutes	163	5.1%
60 or More Minutes	<u>217</u>	<u>6.7%</u>
Total:	3,216	100.0%

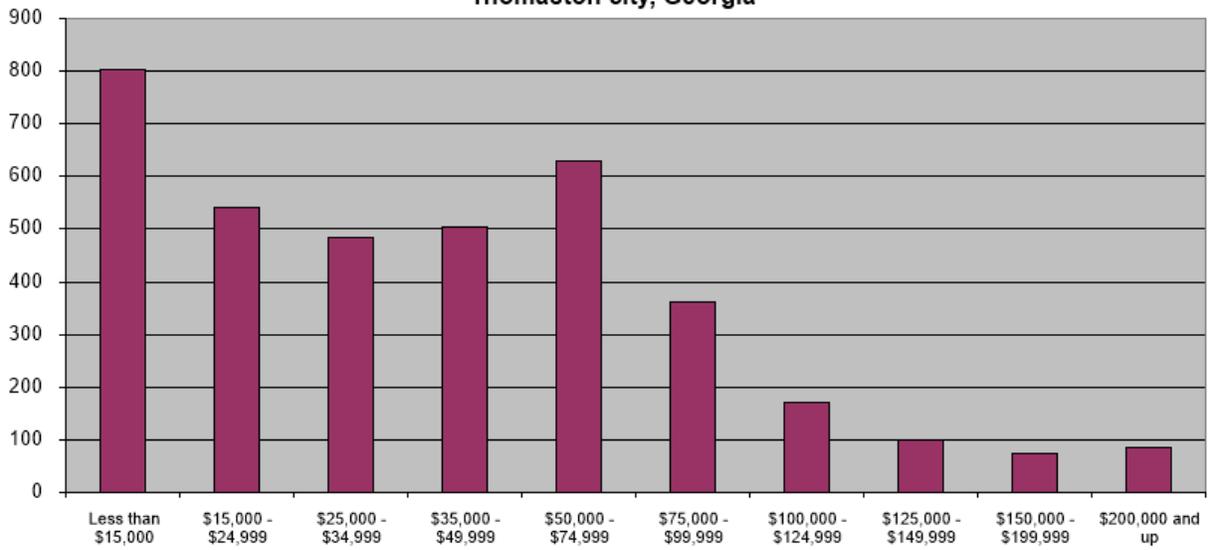
Source: Ribbon Demographics; Claritas



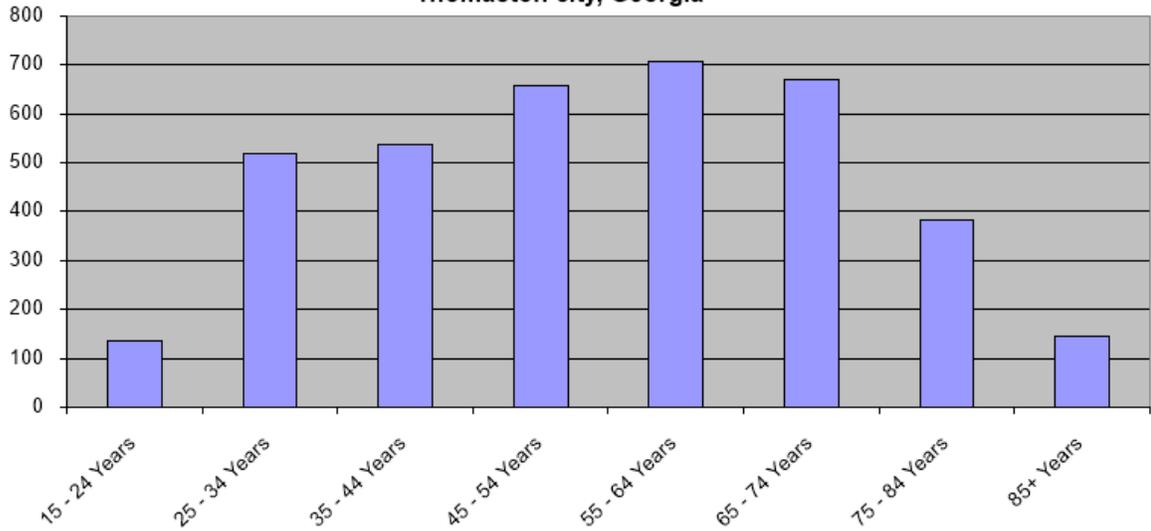
**Households by Age - Census 2000
Thomaston city, Georgia**



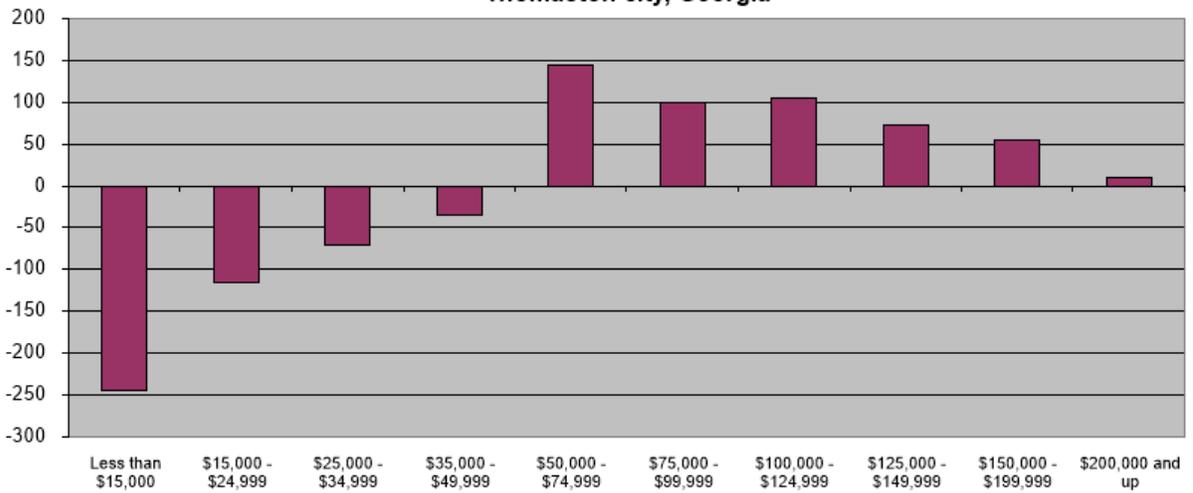
**Estimated Households by Income - 2019
Thomaston city, Georgia**



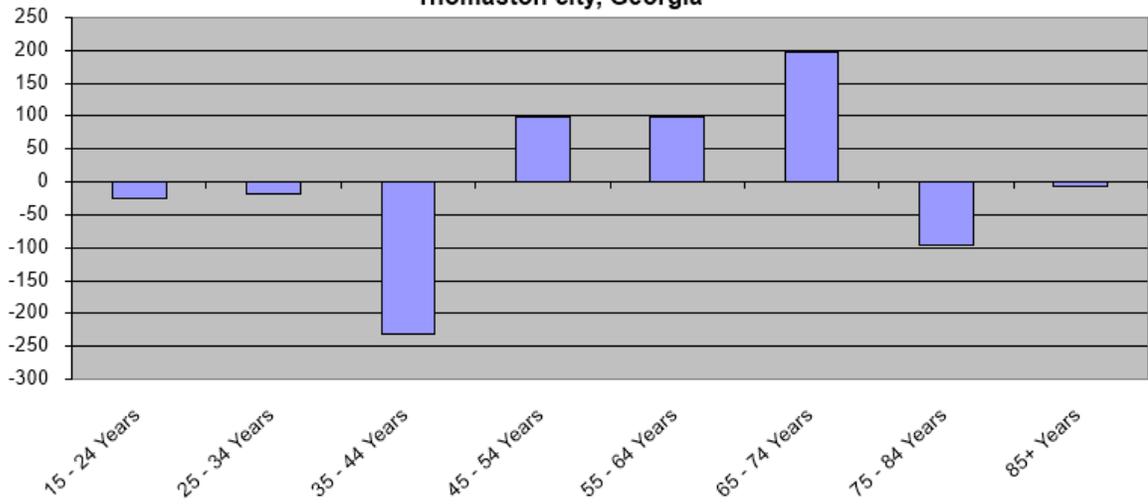
Estimated Households by Age - 2019
Thomaston city, Georgia



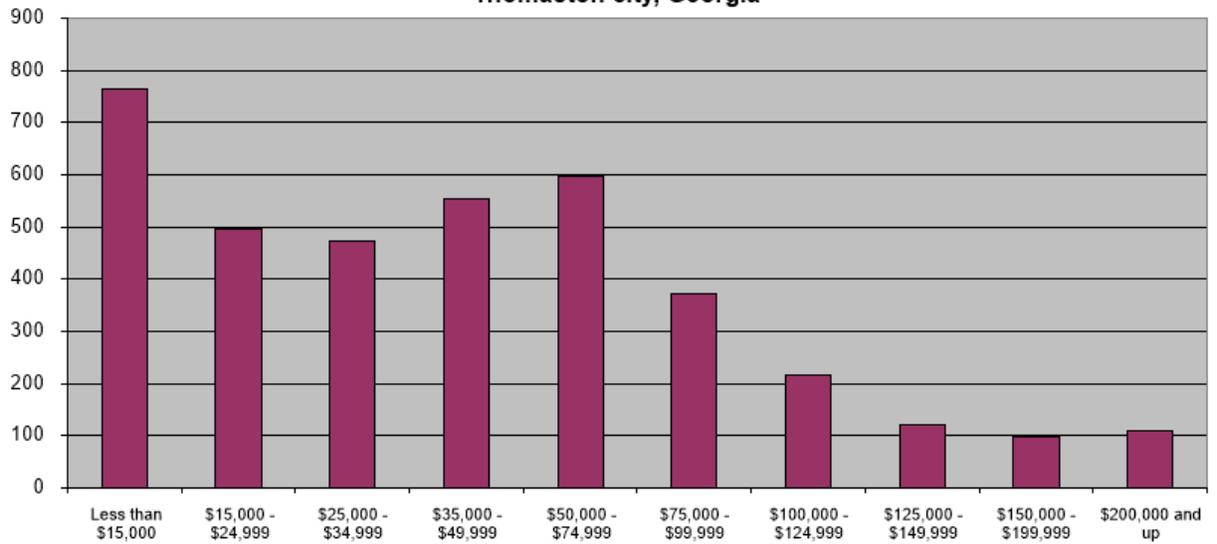
Estimated Household Income Change 2000 - 2019
Thomaston city, Georgia



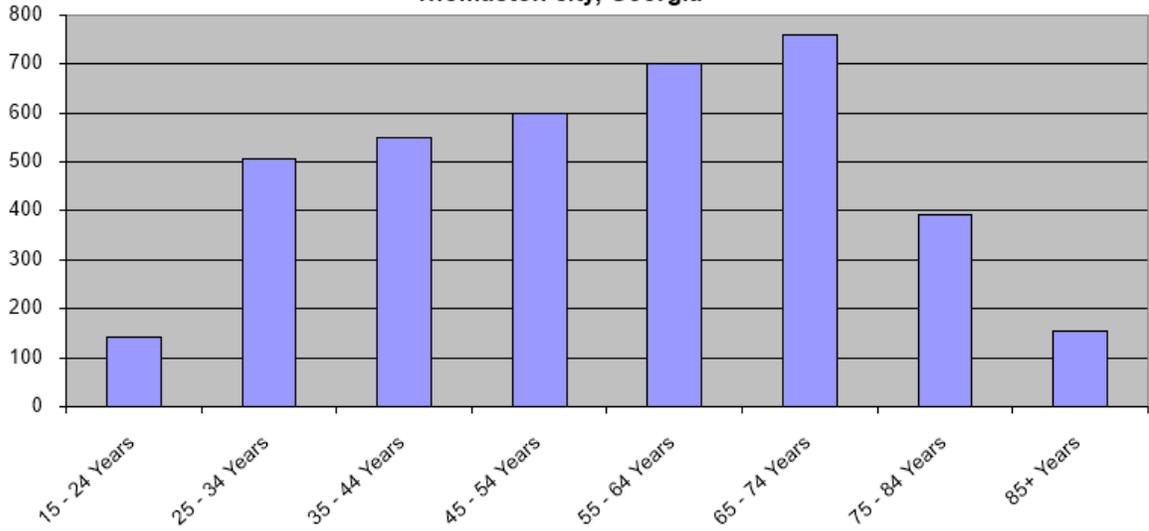
Estimated Household Age Change 2000 - 2019
Thomaston city, Georgia



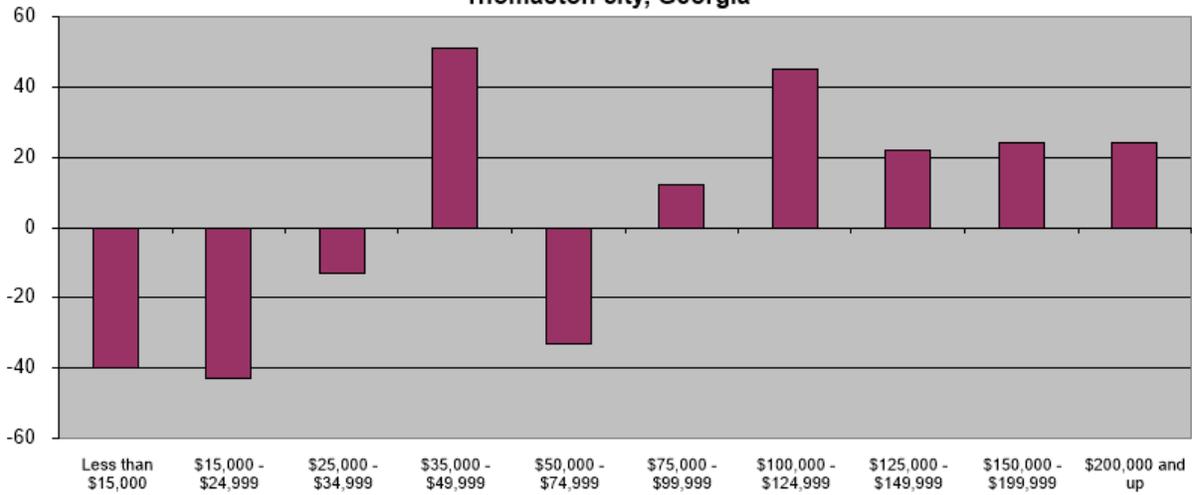
Projected Households by Income - 2024
Thomaston city, Georgia

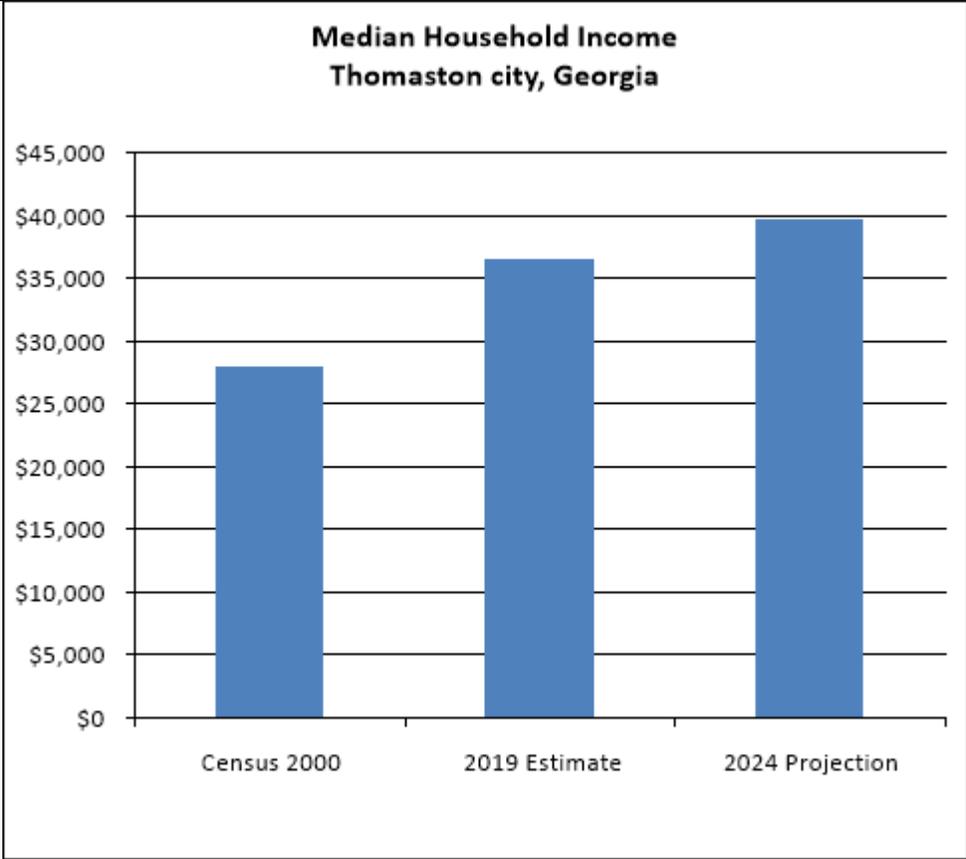
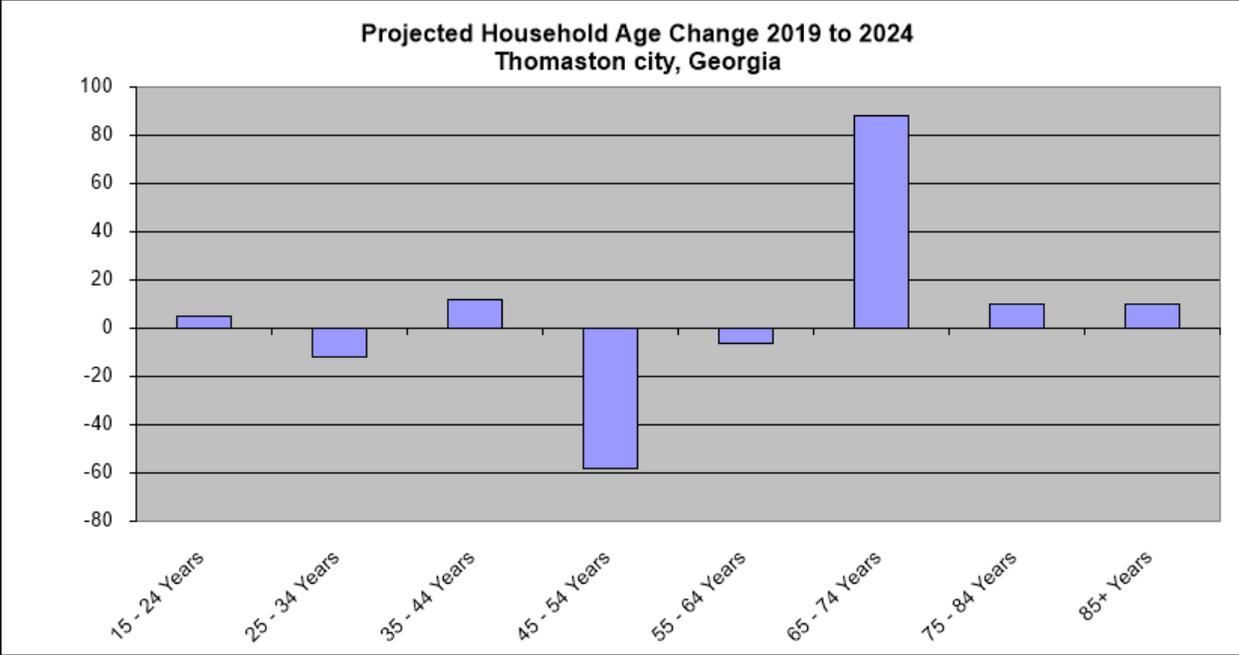


Projected Households by Age - 2024
Thomaston city, Georgia



Projected Household Income Change 2019 to 2024
Thomaston city, Georgia





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Households by Income and Age										
Thomaston city, Georgia										
Census Data - 2000										
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	71	96	143	108	102	189	245	94	1,048	28.1%
\$15,000 - \$24,999	47	118	106	101	121	65	75	23	656	17.6%
\$25,000 - \$34,999	14	121	97	81	76	62	85	20	556	14.9%
\$35,000 - \$49,999	20	91	126	68	90	99	36	8	538	14.4%
\$50,000 - \$74,999	8	67	181	92	85	38	13	2	486	13.0%
\$75,000 - \$99,999	0	27	106	50	59	11	7	1	261	7.0%
\$100,000 - \$124,999	0	0	5	19	34	2	5	1	66	1.8%
\$125,000 - \$149,999	0	2	0	20	6	0	0	0	28	0.7%
\$150,000 - \$199,999	0	3	0	3	7	0	5	1	19	0.5%
\$200,000 and up	0	10	4	17	27	8	8	2	76	2.0%
Total	160	535	768	559	607	474	479	152	3,734	100.0%
Percent	4.3%	14.3%	20.6%	15.0%	16.3%	12.7%	12.8%	4.1%		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Thomaston city, Georgia										
Current Year Estimates - 2019										
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	56	136	136	99	135	126	79	37	804	21.4%
\$15,000 - \$24,999	19	76	66	64	91	103	82	39	540	14.4%
\$25,000 - \$34,999	17	42	44	81	98	106	72	25	485	12.9%
\$35,000 - \$49,999	37	64	65	78	73	107	59	20	503	13.4%
\$50,000 - \$74,999	6	99	99	146	143	80	43	14	630	16.8%
\$75,000 - \$99,999	0	57	61	91	86	47	16	3	361	9.6%
\$100,000 - \$124,999	0	29	37	36	27	29	10	3	171	4.6%
\$125,000 - \$149,999	0	11	23	36	26	2	2	0	100	2.7%
\$150,000 - \$199,999	0	3	6	15	14	24	10	2	74	2.0%
\$200,000 and up	1	1	0	12	13	47	10	2	86	2.3%
Total	136	518	537	658	706	671	383	145	3,754	100.0%
Percent	3.6%	13.8%	14.3%	17.5%	18.8%	17.9%	10.2%	3.9%		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Thomaston city, Georgia										
Estimated Change - 2000 to 2019										
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	-15	40	-7	-9	33	-63	-166	-57	-244	-23.3%
\$15,000 - \$24,999	-28	-42	-40	-37	-30	38	7	16	-116	-17.7%
\$25,000 - \$34,999	3	-79	-53	0	22	44	-13	5	-71	-12.8%
\$35,000 - \$49,999	17	-27	-61	10	-17	8	23	12	-35	-6.5%
\$50,000 - \$74,999	-2	32	-82	54	58	42	30	12	144	29.6%
\$75,000 - \$99,999	0	30	-45	41	27	36	9	2	100	38.3%
\$100,000 - \$124,999	0	29	32	17	-7	27	5	2	105	159.1%
\$125,000 - \$149,999	0	9	23	16	20	2	2	0	72	257.1%
\$150,000 - \$199,999	0	0	6	12	7	24	5	1	55	289.5%
\$200,000 and up	<u>1</u>	<u>-9</u>	<u>-4</u>	<u>-5</u>	<u>-14</u>	<u>39</u>	<u>2</u>	<u>0</u>	<u>10</u>	<u>13.2%</u>
Total	-24	-17	-231	99	99	197	-96	-7	20	0.5%
Percent Change	-15.0%	-3.2%	-30.1%	17.7%	16.3%	41.6%	-20.0%	-4.6%	0.5%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Thomaston 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	55	131	126	78	126	130	76	42	764	20.1%
\$15,000 - \$24,999	19	65	58	49	84	103	79	40	497	13.1%
\$25,000 - \$34,999	16	40	44	66	91	113	75	27	472	12.4%
\$35,000 - \$49,999	44	66	74	79	75	132	65	19	554	14.6%
\$50,000 - \$74,999	5	96	100	122	134	85	39	16	597	15.7%
\$75,000 - \$99,999	0	56	65	88	91	54	16	3	373	9.8%
\$100,000 - \$124,999	1	35	47	46	33	38	14	2	216	5.7%
\$125,000 - \$149,999	0	13	28	43	31	4	3	0	122	3.2%
\$150,000 - \$199,999	0	3	7	16	20	35	14	3	98	2.6%
\$200,000 and up	<u>1</u>	<u>1</u>	<u>0</u>	<u>13</u>	<u>15</u>	<u>65</u>	<u>12</u>	<u>3</u>	<u>110</u>	<u>2.9%</u>
Total	141	506	549	600	700	759	393	155	3,803	100.0%
Percent	3.7%	13.3%	14.4%	15.8%	18.4%	20.0%	10.3%	4.1%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Thomaston 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	-1	-5	-10	-21	-9	4	-3	5	-40	-5.0%
\$15,000 - \$24,999	0	-11	-8	-15	-7	0	-3	1	-43	-8.0%
\$25,000 - \$34,999	-1	-2	0	-15	-7	7	3	2	-13	-2.7%
\$35,000 - \$49,999	7	2	9	1	2	25	6	-1	51	10.1%
\$50,000 - \$74,999	-1	-3	1	-24	-9	5	-4	2	-33	-5.2%
\$75,000 - \$99,999	0	-1	4	-3	5	7	0	0	12	3.3%
\$100,000 - \$124,999	1	6	10	10	6	9	4	-1	45	26.3%
\$125,000 - \$149,999	0	2	5	7	5	2	1	0	22	22.0%
\$150,000 - \$199,999	0	0	1	1	6	11	4	1	24	32.4%
\$200,000 and up	0	0	0	1	2	18	2	1	24	27.9%
Total	5	-12	12	-58	-6	88	10	10	49	1.3%
Percent Change	3.7%	-2.3%	2.2%	-8.8%	-0.8%	13.1%	2.6%	6.9%	1.3%	

Source: Claritas; Ribbon Demographics

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Median Household Income		
Thomaston city, Georgia		
Census 2000	2019 Estimate	2024 Projection
\$27,932	\$36,431	\$39,562

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Median Household Income by Area			
Thomaston city, Georgia			
Geography ID	Census 2000	2019 Estimate	2024 Projection
1376168	\$27,932	\$36,431	\$39,562

HISTA 2.2 Summary Data Thomaston city, Georgia

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Renter Households							
Age 15 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	12	25	22	15	3	2	79
\$10,000-20,000	91	36	74	16	4	3	224
\$20,000-30,000	19	15	0	19	7	7	67
\$30,000-40,000	72	0	0	0	26	21	119
\$40,000-50,000	51	0	25	3	0	0	79
\$50,000-60,000	0	24	14	0	13	8	59
\$60,000-75,000	0	0	17	0	16	13	46
\$75,000-100,000	3	3	0	0	5	4	15
\$100,000-125,000	11	0	0	0	1	0	12
\$125,000-150,000	6	2	0	0	9	9	26
\$150,000-200,000	2	1	1	0	3	0	7
\$200,000+	134	44	23	37	1	0	239
Total	401	150	176	90	88	67	972

Renter Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	88	66	0	0	0	0	154
\$10,000-20,000	33	52	46	8	0	0	139
\$20,000-30,000	16	27	12	7	0	0	62
\$30,000-40,000	13	16	6	2	2	2	41
\$40,000-50,000	4	7	5	0	0	0	16
\$50,000-60,000	2	15	0	8	0	0	25
\$60,000-75,000	7	9	0	20	0	0	36
\$75,000-100,000	0	2	0	0	0	0	2
\$100,000-125,000	5	3	1	1	0	0	10
\$125,000-150,000	1	0	0	0	0	0	1
\$150,000-200,000	2	7	2	3	0	0	14
\$200,000+	37	7	2	13	0	0	59
Total	208	211	74	62	2	2	559

Renter Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	52	66	0	0	0	0	118
\$10,000-20,000	19	15	23	8	0	0	65
\$20,000-30,000	8	20	12	7	0	0	47
\$30,000-40,000	10	15	1	2	2	2	32
\$40,000-50,000	3	7	0	0	0	0	10
\$50,000-60,000	2	15	0	4	0	0	21
\$60,000-75,000	2	9	0	0	0	0	11
\$75,000-100,000	0	0	0	0	0	0	0
\$100,000-125,000	3	1	1	0	0	0	5
\$125,000-150,000	0	0	0	0	0	0	0
\$150,000-200,000	2	7	2	3	0	0	14
\$200,000+	31	6	2	13	0	0	52
Total	132	161	41	37	2	2	375

Renter Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	100	91	22	15	3	2	233
\$10,000-20,000	124	88	120	24	4	3	363
\$20,000-30,000	35	42	12	26	7	7	129
\$30,000-40,000	85	16	6	2	28	23	160
\$40,000-50,000	55	7	30	3	0	0	95
\$50,000-60,000	2	39	14	8	13	8	84
\$60,000-75,000	7	9	17	20	16	13	82
\$75,000-100,000	3	5	0	0	5	4	17
\$100,000-125,000	16	3	1	1	1	0	22
\$125,000-150,000	7	2	0	0	9	9	27
\$150,000-200,000	4	8	3	3	3	0	21
\$200,000+	171	51	25	50	1	0	298
Total	609	361	250	152	90	69	1,531

* Estimates based on household size ratios; not cross tabulated data

HISTA 2.2 Summary Data Thomaston city, Georgia

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Percent Renter Households							
Age 15 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	1.2%	2.6%	2.3%	1.5%	0.3%	0.2%	8.1%
\$10,000-20,000	9.4%	3.7%	7.6%	1.6%	0.4%	0.3%	23.0%
\$20,000-30,000	2.0%	1.5%	0.0%	2.0%	0.7%	0.7%	6.9%
\$30,000-40,000	7.4%	0.0%	0.0%	0.0%	2.7%	2.2%	12.2%
\$40,000-50,000	5.2%	0.0%	2.6%	0.3%	0.0%	0.0%	8.1%
\$50,000-60,000	0.0%	2.5%	1.4%	0.0%	1.3%	0.8%	6.1%
\$60,000-75,000	0.0%	0.0%	1.7%	0.0%	1.6%	1.3%	4.7%
\$75,000-100,000	0.3%	0.3%	0.0%	0.0%	0.5%	0.4%	1.5%
\$100,000-125,000	1.1%	0.0%	0.0%	0.0%	0.1%	0.0%	1.2%
\$125,000-150,000	0.6%	0.2%	0.0%	0.0%	0.9%	0.9%	2.7%
\$150,000-200,000	0.2%	0.1%	0.1%	0.0%	0.3%	0.0%	0.7%
\$200,000+	13.8%	4.5%	2.4%	3.8%	0.1%	0.0%	24.6%
Total	41.3%	15.4%	18.1%	9.3%	9.1%	6.9%	100.0%

Percent Renter Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	15.7%	11.8%	0.0%	0.0%	0.0%	0.0%	27.5%
\$10,000-20,000	5.9%	9.3%	8.2%	1.4%	0.0%	0.0%	24.9%
\$20,000-30,000	2.9%	4.8%	2.1%	1.3%	0.0%	0.0%	11.1%
\$30,000-40,000	2.3%	2.9%	1.1%	0.4%	0.4%	0.4%	7.3%
\$40,000-50,000	0.7%	1.3%	0.9%	0.0%	0.0%	0.0%	2.9%
\$50,000-60,000	0.4%	2.7%	0.0%	1.4%	0.0%	0.0%	4.5%
\$60,000-75,000	1.3%	1.6%	0.0%	3.6%	0.0%	0.0%	6.4%
\$75,000-100,000	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%
\$100,000-125,000	0.9%	0.5%	0.2%	0.2%	0.0%	0.0%	1.8%
\$125,000-150,000	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%
\$150,000-200,000	0.4%	1.3%	0.4%	0.5%	0.0%	0.0%	2.5%
\$200,000+	6.6%	1.3%	0.4%	2.3%	0.0%	0.0%	10.6%
Total	37.2%	37.7%	13.2%	11.1%	0.4%	0.4%	100.0%

Percent Renter Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	13.9%	17.6%	0.0%	0.0%	0.0%	0.0%	31.5%
\$10,000-20,000	5.1%	4.0%	6.1%	2.1%	0.0%	0.0%	17.3%
\$20,000-30,000	2.1%	5.3%	3.2%	1.9%	0.0%	0.0%	12.5%
\$30,000-40,000	2.7%	4.0%	0.3%	0.5%	0.5%	0.5%	8.5%
\$40,000-50,000	0.8%	1.9%	0.0%	0.0%	0.0%	0.0%	2.7%
\$50,000-60,000	0.5%	4.0%	0.0%	1.1%	0.0%	0.0%	5.6%
\$60,000-75,000	0.5%	2.4%	0.0%	0.0%	0.0%	0.0%	2.9%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.8%	0.3%	0.3%	0.0%	0.0%	0.0%	1.3%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.5%	1.9%	0.5%	0.8%	0.0%	0.0%	3.7%
\$200,000+	8.3%	1.6%	0.5%	3.5%	0.0%	0.0%	13.9%
Total	35.2%	42.9%	10.9%	9.9%	0.5%	0.5%	100.0%

Percent Renter Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	6.5%	5.9%	1.4%	1.0%	0.2%	0.1%	15.2%
\$10,000-20,000	8.1%	5.7%	7.8%	1.6%	0.3%	0.2%	23.7%
\$20,000-30,000	2.3%	2.7%	0.8%	1.7%	0.5%	0.5%	8.4%
\$30,000-40,000	5.6%	1.0%	0.4%	0.1%	1.8%	1.5%	10.5%
\$40,000-50,000	3.6%	0.5%	2.0%	0.2%	0.0%	0.0%	6.2%
\$50,000-60,000	0.1%	2.5%	0.9%	0.5%	0.8%	0.5%	5.5%
\$60,000-75,000	0.5%	0.6%	1.1%	1.3%	1.0%	0.8%	5.4%
\$75,000-100,000	0.2%	0.3%	0.0%	0.0%	0.3%	0.3%	1.1%
\$100,000-125,000	1.0%	0.2%	0.1%	0.1%	0.1%	0.0%	1.4%
\$125,000-150,000	0.5%	0.1%	0.0%	0.0%	0.6%	0.6%	1.8%
\$150,000-200,000	0.3%	0.5%	0.2%	0.2%	0.2%	0.0%	1.4%
\$200,000+	11.2%	3.3%	1.6%	3.3%	0.1%	0.0%	19.5%
Total	39.8%	23.6%	16.3%	9.9%	5.9%	4.5%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Owner Households							
Age 15 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	7	7	52	3	0	0	69
\$10,000-20,000	12	30	16	2	44	37	141
\$20,000-30,000	47	8	15	33	4	3	110
\$30,000-40,000	23	39	0	14	0	0	76
\$40,000-50,000	0	0	0	32	14	10	56
\$50,000-60,000	0	47	81	14	3	3	148
\$60,000-75,000	59	1	23	76	0	0	159
\$75,000-100,000	0	2	6	44	4	4	60
\$100,000-125,000	0	7	16	0	2	0	25
\$125,000-150,000	1	1	4	1	6	4	17
\$150,000-200,000	0	1	2	0	1	0	4
\$200,000+	2	32	39	0	0	0	78
Total	156	175	254	219	78	61	943

Owner Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	118	53	3	0	0	0	174
\$10,000-20,000	61	80	0	4	1	1	147
\$20,000-30,000	18	85	0	6	1	1	111
\$30,000-40,000	27	52	23	34	1	1	138
\$40,000-50,000	8	40	3	6	2	1	60
\$50,000-60,000	22	127	0	2	1	1	153
\$60,000-75,000	3	51	26	0	0	0	80
\$75,000-100,000	5	27	5	3	1	1	42
\$100,000-125,000	5	16	1	2	0	0	24
\$125,000-150,000	3	15	0	2	0	0	20
\$150,000-200,000	4	21	1	0	0	0	26
\$200,000+	69	25	0	2	0	0	96
Total	343	592	62	61	7	6	1,071

Owner Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	102	52	0	0	0	0	154
\$10,000-20,000	49	80	0	3	0	0	132
\$20,000-30,000	18	65	0	0	1	1	85
\$30,000-40,000	26	50	13	5	1	1	96
\$40,000-50,000	6	26	0	6	2	1	41
\$50,000-60,000	21	66	0	2	0	0	89
\$60,000-75,000	3	48	4	0	0	0	55
\$75,000-100,000	3	23	1	0	1	1	29
\$100,000-125,000	3	11	0	1	0	0	15
\$125,000-150,000	2	12	0	2	0	0	16
\$150,000-200,000	4	15	1	0	0	0	20
\$200,000+	60	14	0	0	0	0	74
Total	297	462	19	19	5	4	806

Owner Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	125	60	55	3	0	0	243
\$10,000-20,000	73	110	16	6	45	38	288
\$20,000-30,000	65	93	15	39	5	4	221
\$30,000-40,000	50	91	23	48	1	1	214
\$40,000-50,000	8	40	3	38	16	11	116
\$50,000-60,000	22	174	81	16	4	4	301
\$60,000-75,000	62	52	49	76	0	0	239
\$75,000-100,000	5	29	11	47	5	5	102
\$100,000-125,000	5	23	17	2	2	0	49
\$125,000-150,000	4	16	4	3	6	4	37
\$150,000-200,000	4	22	3	0	1	0	30
\$200,000+	76	57	39	2	0	0	174
Total	499	767	316	280	85	67	2,014

* Estimates based on household size ratios; not cross tabulated data

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Percent Owner Households							
Age 15 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	0.7%	0.7%	5.5%	0.3%	0.0%	0.0%	7.3%
\$10,000-20,000	1.3%	3.2%	1.7%	0.2%	4.7%	3.9%	15.0%
\$20,000-30,000	5.0%	0.8%	1.6%	3.5%	0.4%	0.3%	11.7%
\$30,000-40,000	2.4%	4.1%	0.0%	1.5%	0.0%	0.0%	8.1%
\$40,000-50,000	0.0%	0.0%	0.0%	3.4%	1.5%	1.1%	5.9%
\$50,000-60,000	0.0%	5.0%	8.6%	1.5%	0.3%	0.3%	15.7%
\$60,000-75,000	6.3%	0.1%	2.4%	8.1%	0.0%	0.0%	16.9%
\$75,000-100,000	0.0%	0.2%	0.6%	4.7%	0.4%	0.4%	6.4%
\$100,000-125,000	0.0%	0.7%	1.7%	0.0%	0.2%	0.0%	2.7%
\$125,000-150,000	0.1%	0.1%	0.4%	0.1%	0.6%	0.4%	1.8%
\$150,000-200,000	0.0%	0.1%	0.2%	0.0%	0.1%	0.0%	0.4%
\$200,000+	0.7%	3.4%	4.1%	0.0%	0.0%	0.0%	8.3%
Total	16.5%	18.6%	26.9%	23.2%	8.3%	6.5%	100.0%

Percent Owner Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	11.0%	4.9%	0.3%	0.0%	0.0%	0.0%	16.2%
\$10,000-20,000	5.7%	7.5%	0.0%	0.4%	0.1%	0.1%	13.7%
\$20,000-30,000	1.7%	7.9%	0.0%	0.6%	0.1%	0.1%	10.4%
\$30,000-40,000	2.5%	4.9%	2.1%	3.2%	0.1%	0.1%	12.9%
\$40,000-50,000	0.7%	3.7%	0.3%	0.6%	0.2%	0.1%	5.6%
\$50,000-60,000	2.1%	11.9%	0.0%	0.2%	0.1%	0.1%	14.3%
\$60,000-75,000	0.3%	4.8%	2.4%	0.0%	0.0%	0.0%	7.5%
\$75,000-100,000	0.5%	2.5%	0.5%	0.3%	0.1%	0.1%	3.9%
\$100,000-125,000	0.5%	1.5%	0.1%	0.2%	0.0%	0.0%	2.2%
\$125,000-150,000	0.3%	1.4%	0.0%	0.2%	0.0%	0.0%	1.9%
\$150,000-200,000	0.4%	2.0%	0.1%	0.0%	0.0%	0.0%	2.4%
\$200,000+	6.4%	2.3%	0.0%	0.2%	0.0%	0.0%	9.0%
Total	32.0%	55.3%	5.8%	5.7%	0.7%	0.6%	100.0%

Percent Owner Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	12.7%	6.5%	0.0%	0.0%	0.0%	0.0%	19.1%
\$10,000-20,000	6.1%	9.9%	0.0%	0.4%	0.0%	0.0%	16.4%
\$20,000-30,000	2.2%	8.1%	0.0%	0.0%	0.1%	0.1%	10.5%
\$30,000-40,000	3.2%	6.2%	1.6%	0.6%	0.1%	0.1%	11.9%
\$40,000-50,000	0.7%	3.2%	0.0%	0.7%	0.2%	0.1%	5.1%
\$50,000-60,000	2.6%	8.2%	0.0%	0.2%	0.0%	0.0%	11.0%
\$60,000-75,000	0.4%	6.0%	0.5%	0.0%	0.0%	0.0%	6.8%
\$75,000-100,000	0.4%	2.9%	0.1%	0.0%	0.1%	0.1%	3.6%
\$100,000-125,000	0.4%	1.4%	0.0%	0.1%	0.0%	0.0%	1.9%
\$125,000-150,000	0.2%	1.5%	0.0%	0.2%	0.0%	0.0%	2.0%
\$150,000-200,000	0.5%	1.9%	0.1%	0.0%	0.0%	0.0%	2.5%
\$200,000+	7.4%	1.7%	0.0%	0.0%	0.0%	0.0%	9.2%
Total	36.8%	57.3%	2.4%	2.4%	0.6%	0.5%	100.0%

Percent Owner Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	6.2%	3.0%	2.7%	0.1%	0.0%	0.0%	12.1%
\$10,000-20,000	3.6%	5.5%	0.8%	0.3%	2.2%	1.9%	14.3%
\$20,000-30,000	3.2%	4.6%	0.7%	1.9%	0.2%	0.2%	11.0%
\$30,000-40,000	2.5%	4.5%	1.1%	2.4%	0.0%	0.0%	10.6%
\$40,000-50,000	0.4%	2.0%	0.1%	1.9%	0.8%	0.5%	5.8%
\$50,000-60,000	1.1%	8.6%	4.0%	0.8%	0.2%	0.2%	14.9%
\$60,000-75,000	3.1%	2.6%	2.4%	3.8%	0.0%	0.0%	11.9%
\$75,000-100,000	0.2%	1.4%	0.5%	2.3%	0.2%	0.2%	5.1%
\$100,000-125,000	0.2%	1.1%	0.8%	0.1%	0.1%	0.0%	2.4%
\$125,000-150,000	0.2%	0.8%	0.2%	0.1%	0.3%	0.2%	1.8%
\$150,000-200,000	0.2%	1.1%	0.1%	0.0%	0.0%	0.0%	1.5%
\$200,000+	3.8%	2.8%	1.9%	0.1%	0.0%	0.0%	8.6%
Total	24.8%	38.1%	15.7%	13.9%	4.2%	3.3%	100.0%

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Renter Households							
Age 15 to 54 Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	10	14	26	10	4	1	65
\$10,000-20,000	61	22	74	9	8	4	178
\$20,000-30,000	25	19	0	18	7	3	72
\$30,000-40,000	50	0	0	0	26	22	98
\$40,000-50,000	78	0	33	8	0	0	119
\$50,000-60,000	0	18	11	0	13	9	51
\$60,000-75,000	0	0	22	0	15	13	50
\$75,000-100,000	3	3	5	2	7	5	25
\$100,000-125,000	14	0	0	0	3	0	17
\$125,000-150,000	6	2	4	0	12	7	31
\$150,000-200,000	5	0	1	1	1	0	8
\$200,000+	173	47	27	30	1	0	278
Total	425	125	203	78	97	64	992

Renter Households							
Aged 55+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	97	58	0	0	0	0	155
\$10,000-20,000	44	49	50	11	0	0	154
\$20,000-30,000	29	42	10	12	0	0	93
\$30,000-40,000	16	23	3	1	3	3	49
\$40,000-50,000	6	25	8	1	0	0	40
\$50,000-60,000	2	11	0	7	0	0	20
\$60,000-75,000	11	15	1	27	0	0	54
\$75,000-100,000	2	5	0	1	0	0	8
\$100,000-125,000	3	5	0	2	0	0	10
\$125,000-150,000	4	5	0	0	0	0	9
\$150,000-200,000	7	14	4	3	0	0	28
\$200,000+	60	12	4	27	1	0	104
Total	281	264	80	92	4	3	724

Renter Households							
Aged 62+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	56	58	0	0	0	0	114
\$10,000-20,000	31	20	25	11	0	0	87
\$20,000-30,000	13	31	10	12	0	0	66
\$30,000-40,000	15	23	1	1	3	3	46
\$40,000-50,000	4	24	0	1	0	0	29
\$50,000-60,000	2	11	0	3	0	0	16
\$60,000-75,000	3	14	0	0	0	0	17
\$75,000-100,000	2	1	0	1	0	0	4
\$100,000-125,000	1	1	0	1	0	0	3
\$125,000-150,000	3	2	0	0	0	0	5
\$150,000-200,000	6	14	4	3	0	0	27
\$200,000+	52	11	4	26	1	0	94
Total	188	210	44	59	4	3	508

Renter Households							
All Age Groups							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	107	72	26	10	4	1	220
\$10,000-20,000	105	71	124	20	8	4	332
\$20,000-30,000	54	61	10	30	7	3	165
\$30,000-40,000	66	23	3	1	29	25	147
\$40,000-50,000	84	25	41	9	0	0	159
\$50,000-60,000	2	29	11	7	13	9	71
\$60,000-75,000	11	15	23	27	15	13	104
\$75,000-100,000	5	8	5	3	7	5	33
\$100,000-125,000	17	5	0	2	3	0	27
\$125,000-150,000	10	7	4	0	12	7	40
\$150,000-200,000	12	14	5	4	1	0	36
\$200,000+	233	59	31	57	2	0	382
Total	706	389	283	170	101	67	1,716

* Estimates based on household size ratios; not cross tabulated data

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Percent Renter Households							
Age 15 to 54 Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	1.0%	1.4%	2.6%	1.0%	0.4%	0.1%	6.6%
\$10,000-20,000	6.1%	2.2%	7.5%	0.9%	0.8%	0.4%	17.9%
\$20,000-30,000	2.5%	1.9%	0.0%	1.8%	0.7%	0.3%	7.3%
\$30,000-40,000	5.0%	0.0%	0.0%	0.0%	2.6%	2.2%	9.9%
\$40,000-50,000	7.9%	0.0%	3.3%	0.8%	0.0%	0.0%	12.0%
\$50,000-60,000	0.0%	1.8%	1.1%	0.0%	1.3%	0.9%	5.1%
\$60,000-75,000	0.0%	0.0%	2.2%	0.0%	1.5%	1.3%	5.0%
\$75,000-100,000	0.3%	0.3%	0.5%	0.2%	0.7%	0.5%	2.5%
\$100,000-125,000	1.4%	0.0%	0.0%	0.0%	0.3%	0.0%	1.7%
\$125,000-150,000	0.6%	0.2%	0.4%	0.0%	1.2%	0.7%	3.1%
\$150,000-200,000	0.5%	0.0%	0.1%	0.1%	0.1%	0.0%	0.8%
\$200,000+	17.4%	4.7%	2.7%	3.0%	0.1%	0.0%	28.0%
Total	42.8%	12.6%	20.5%	7.9%	9.8%	6.5%	100.0%

Percent Renter Households							
Aged 55+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	13.4%	8.0%	0.0%	0.0%	0.0%	0.0%	21.4%
\$10,000-20,000	6.1%	6.8%	6.9%	1.5%	0.0%	0.0%	21.3%
\$20,000-30,000	4.0%	5.8%	1.4%	1.7%	0.0%	0.0%	12.8%
\$30,000-40,000	2.2%	3.2%	0.4%	0.1%	0.4%	0.4%	6.8%
\$40,000-50,000	0.8%	3.5%	1.1%	0.1%	0.0%	0.0%	5.5%
\$50,000-60,000	0.3%	1.5%	0.0%	1.0%	0.0%	0.0%	2.8%
\$60,000-75,000	1.5%	2.1%	0.1%	3.7%	0.0%	0.0%	7.5%
\$75,000-100,000	0.3%	0.7%	0.0%	0.1%	0.0%	0.0%	1.1%
\$100,000-125,000	0.4%	0.7%	0.0%	0.3%	0.0%	0.0%	1.4%
\$125,000-150,000	0.6%	0.7%	0.0%	0.0%	0.0%	0.0%	1.2%
\$150,000-200,000	1.0%	1.9%	0.6%	0.4%	0.0%	0.0%	3.9%
\$200,000+	8.3%	1.7%	0.6%	3.7%	0.1%	0.0%	14.4%
Total	38.8%	36.5%	11.0%	12.7%	0.6%	0.4%	100.0%

Percent Renter Households							
Aged 62+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	11.0%	11.4%	0.0%	0.0%	0.0%	0.0%	22.4%
\$10,000-20,000	6.1%	3.9%	4.9%	2.2%	0.0%	0.0%	17.1%
\$20,000-30,000	2.6%	6.1%	2.0%	2.4%	0.0%	0.0%	13.0%
\$30,000-40,000	3.0%	4.5%	0.2%	0.2%	0.6%	0.6%	9.1%
\$40,000-50,000	0.8%	4.7%	0.0%	0.2%	0.0%	0.0%	5.7%
\$50,000-60,000	0.4%	2.2%	0.0%	0.6%	0.0%	0.0%	3.1%
\$60,000-75,000	0.6%	2.8%	0.0%	0.0%	0.0%	0.0%	3.3%
\$75,000-100,000	0.4%	0.2%	0.0%	0.2%	0.0%	0.0%	0.8%
\$100,000-125,000	0.2%	0.2%	0.0%	0.2%	0.0%	0.0%	0.6%
\$125,000-150,000	0.6%	0.4%	0.0%	0.0%	0.0%	0.0%	1.0%
\$150,000-200,000	1.2%	2.8%	0.8%	0.6%	0.0%	0.0%	5.3%
\$200,000+	10.2%	2.2%	0.8%	5.1%	0.2%	0.0%	18.5%
Total	37.0%	41.3%	8.7%	11.6%	0.8%	0.6%	100.0%

Percent Renter Households							
All Age Groups							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	6.2%	4.2%	1.5%	0.6%	0.2%	0.1%	12.8%
\$10,000-20,000	6.1%	4.1%	7.2%	1.2%	0.5%	0.2%	19.3%
\$20,000-30,000	3.1%	3.6%	0.6%	1.7%	0.4%	0.2%	9.6%
\$30,000-40,000	3.8%	1.3%	0.2%	0.1%	1.7%	1.5%	8.6%
\$40,000-50,000	4.9%	1.5%	2.4%	0.5%	0.0%	0.0%	9.3%
\$50,000-60,000	0.1%	1.7%	0.6%	0.4%	0.8%	0.5%	4.1%
\$60,000-75,000	0.6%	0.9%	1.3%	1.6%	0.9%	0.8%	6.1%
\$75,000-100,000	0.3%	0.5%	0.3%	0.2%	0.4%	0.3%	1.9%
\$100,000-125,000	1.0%	0.3%	0.0%	0.1%	0.2%	0.0%	1.6%
\$125,000-150,000	0.6%	0.4%	0.2%	0.0%	0.7%	0.4%	2.3%
\$150,000-200,000	0.7%	0.8%	0.3%	0.2%	0.1%	0.0%	2.1%
\$200,000+	13.6%	3.4%	1.8%	3.3%	0.1%	0.0%	22.3%
Total	41.1%	22.7%	16.5%	9.9%	5.9%	3.9%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Owner Households							
Age 15 to 54 Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	2	9	38	1	0	0	50
\$10,000-20,000	4	13	10	2	43	34	106
\$20,000-30,000	48	6	16	35	3	0	108
\$30,000-40,000	11	26	0	9	0	0	46
\$40,000-50,000	0	0	0	19	14	11	44
\$50,000-60,000	0	41	82	10	0	0	133
\$60,000-75,000	71	3	29	62	0	0	165
\$75,000-100,000	3	3	5	73	5	5	94
\$100,000-125,000	0	7	19	0	2	0	28
\$125,000-150,000	0	2	4	0	6	5	17
\$150,000-200,000	2	0	2	2	3	2	11
\$200,000+	2	22	43	0	0	0	67
Total	143	132	248	213	76	57	869

Owner Households							
Aged 55+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	94	46	3	0	0	0	143
\$10,000-20,000	70	86	0	3	1	0	160
\$20,000-30,000	25	107	0	9	1	0	142
\$30,000-40,000	29	43	18	18	2	1	111
\$40,000-50,000	10	87	3	9	2	1	112
\$50,000-60,000	16	90	0	2	1	1	110
\$60,000-75,000	2	66	28	0	1	0	97
\$75,000-100,000	7	44	6	4	1	1	63
\$100,000-125,000	4	14	1	1	0	0	20
\$125,000-150,000	5	31	1	4	0	0	41
\$150,000-200,000	8	32	2	1	0	0	43
\$200,000+	77	26	0	1	0	0	104
Total	347	672	62	52	9	4	1,146

Owner Households							
Aged 62+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	84	45	0	0	0	0	129
\$10,000-20,000	65	86	0	3	0	0	154
\$20,000-30,000	25	80	0	0	1	0	106
\$30,000-40,000	28	43	14	7	2	1	95
\$40,000-50,000	8	56	0	9	2	1	76
\$50,000-60,000	15	43	0	2	0	0	60
\$60,000-75,000	2	64	4	0	1	0	71
\$75,000-100,000	4	40	1	0	1	1	47
\$100,000-125,000	1	7	0	0	0	0	8
\$125,000-150,000	4	26	0	4	0	0	34
\$150,000-200,000	8	23	2	1	0	0	34
\$200,000+	72	17	0	0	0	0	89
Total	316	530	21	26	7	3	903

Owner Households							
All Age Groups							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	96	55	41	1	0	0	193
\$10,000-20,000	74	99	10	5	44	34	266
\$20,000-30,000	73	113	16	44	4	0	250
\$30,000-40,000	40	69	18	27	2	1	157
\$40,000-50,000	10	87	3	28	16	12	156
\$50,000-60,000	16	131	82	12	1	1	243
\$60,000-75,000	73	69	57	62	1	0	262
\$75,000-100,000	10	47	11	77	6	6	157
\$100,000-125,000	4	21	20	1	2	0	48
\$125,000-150,000	5	33	5	4	6	5	58
\$150,000-200,000	10	32	4	3	3	2	54
\$200,000+	79	48	43	1	0	0	171
Total	490	804	310	265	85	61	2,015

* Estimates based on household size ratios; not cross tabulated data

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Percent Owner Households							
Age 15 to 54 Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	0.2%	1.0%	4.4%	0.1%	0.0%	0.0%	5.8%
\$10,000-20,000	0.5%	1.5%	1.2%	0.2%	4.9%	3.9%	12.2%
\$20,000-30,000	5.5%	0.7%	1.8%	4.0%	0.3%	0.0%	12.4%
\$30,000-40,000	1.3%	3.0%	0.0%	1.0%	0.0%	0.0%	5.3%
\$40,000-50,000	0.0%	0.0%	0.0%	2.2%	1.6%	1.3%	5.1%
\$50,000-60,000	0.0%	4.7%	9.4%	1.2%	0.0%	0.0%	15.3%
\$60,000-75,000	8.2%	0.3%	3.3%	7.1%	0.0%	0.0%	19.0%
\$75,000-100,000	0.3%	0.3%	0.6%	8.4%	0.6%	0.6%	10.8%
\$100,000-125,000	0.0%	0.8%	2.2%	0.0%	0.2%	0.0%	3.2%
\$125,000-150,000	0.0%	0.2%	0.5%	0.0%	0.7%	0.6%	2.0%
\$150,000-200,000	0.2%	0.0%	0.2%	0.2%	0.3%	0.2%	1.3%
\$200,000+	0.2%	2.5%	4.9%	0.0%	0.0%	0.0%	7.7%
Total	16.5%	15.2%	28.5%	24.5%	8.7%	6.6%	100.0%

Percent Owner Households							
Aged 55+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	8.2%	4.0%	0.3%	0.0%	0.0%	0.0%	12.5%
\$10,000-20,000	6.1%	7.5%	0.0%	0.3%	0.1%	0.0%	14.0%
\$20,000-30,000	2.2%	9.3%	0.0%	0.8%	0.1%	0.0%	12.4%
\$30,000-40,000	2.5%	3.8%	1.6%	1.6%	0.2%	0.1%	9.7%
\$40,000-50,000	0.9%	7.6%	0.3%	0.8%	0.2%	0.1%	9.8%
\$50,000-60,000	1.4%	7.9%	0.0%	0.2%	0.1%	0.1%	9.6%
\$60,000-75,000	0.2%	5.8%	2.4%	0.0%	0.1%	0.0%	8.5%
\$75,000-100,000	0.6%	3.8%	0.5%	0.3%	0.1%	0.1%	5.5%
\$100,000-125,000	0.3%	1.2%	0.1%	0.1%	0.0%	0.0%	1.7%
\$125,000-150,000	0.4%	2.7%	0.1%	0.3%	0.0%	0.0%	3.6%
\$150,000-200,000	0.7%	2.8%	0.2%	0.1%	0.0%	0.0%	3.8%
\$200,000+	6.7%	2.3%	0.0%	0.1%	0.0%	0.0%	9.1%
Total	30.3%	58.6%	5.4%	4.5%	0.8%	0.3%	100.0%

Percent Owner Households							
Aged 62+ Years							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	9.3%	5.0%	0.0%	0.0%	0.0%	0.0%	14.3%
\$10,000-20,000	7.2%	9.5%	0.0%	0.3%	0.0%	0.0%	17.1%
\$20,000-30,000	2.8%	8.9%	0.0%	0.0%	0.1%	0.0%	11.7%
\$30,000-40,000	3.1%	4.8%	1.6%	0.8%	0.2%	0.1%	10.5%
\$40,000-50,000	0.9%	6.2%	0.0%	1.0%	0.2%	0.1%	8.4%
\$50,000-60,000	1.7%	4.8%	0.0%	0.2%	0.0%	0.0%	6.6%
\$60,000-75,000	0.2%	7.1%	0.4%	0.0%	0.1%	0.0%	7.9%
\$75,000-100,000	0.4%	4.4%	0.1%	0.0%	0.1%	0.1%	5.2%
\$100,000-125,000	0.1%	0.8%	0.0%	0.0%	0.0%	0.0%	0.9%
\$125,000-150,000	0.4%	2.9%	0.0%	0.4%	0.0%	0.0%	3.8%
\$150,000-200,000	0.9%	2.5%	0.2%	0.1%	0.0%	0.0%	3.8%
\$200,000+	8.0%	1.9%	0.0%	0.0%	0.0%	0.0%	9.9%
Total	35.0%	58.7%	2.3%	2.9%	0.8%	0.3%	100.0%

Percent Owner Households							
All Age Groups							
Year 2019 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	4.8%	2.7%	2.0%	0.0%	0.0%	0.0%	9.6%
\$10,000-20,000	3.7%	4.9%	0.5%	0.2%	2.2%	1.7%	13.2%
\$20,000-30,000	3.6%	5.6%	0.8%	2.2%	0.2%	0.0%	12.4%
\$30,000-40,000	2.0%	3.4%	0.9%	1.3%	0.1%	0.0%	7.8%
\$40,000-50,000	0.5%	4.3%	0.1%	1.4%	0.8%	0.6%	7.7%
\$50,000-60,000	0.8%	6.5%	4.1%	0.6%	0.0%	0.0%	12.1%
\$60,000-75,000	3.6%	3.4%	2.8%	3.1%	0.0%	0.0%	13.0%
\$75,000-100,000	0.5%	2.3%	0.5%	3.8%	0.3%	0.3%	7.8%
\$100,000-125,000	0.2%	1.0%	1.0%	0.0%	0.1%	0.0%	2.4%
\$125,000-150,000	0.2%	1.6%	0.2%	0.2%	0.3%	0.2%	2.9%
\$150,000-200,000	0.5%	1.6%	0.2%	0.1%	0.1%	0.1%	2.7%
\$200,000+	3.9%	2.4%	2.1%	0.0%	0.0%	0.0%	8.5%
Total	24.3%	39.9%	15.4%	13.2%	4.2%	3.0%	100.0%

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Renter Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	11	10	20	8	4	2	55
\$10,000-20,000	55	21	70	10	3	2	161
\$20,000-30,000	22	18	0	16	8	2	66
\$30,000-40,000	78	0	0	0	26	20	124
\$40,000-50,000	59	0	25	5	0	0	89
\$50,000-60,000	0	15	22	0	14	7	58
\$60,000-75,000	0	0	24	0	16	12	52
\$75,000-100,000	3	3	10	1	9	5	31
\$100,000-125,000	18	0	0	0	3	0	21
\$125,000-150,000	8	1	5	2	17	14	47
\$150,000-200,000	6	2	2	1	2	1	14
\$200,000+	161	40	25	25	1	1	253
Total	421	110	203	68	103	66	971

Renter Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	103	52	0	0	0	0	155
\$10,000-20,000	48	50	53	12	0	0	163
\$20,000-30,000	29	47	12	11	0	0	99
\$30,000-40,000	20	27	3	1	3	3	57
\$40,000-50,000	7	20	6	1	0	0	34
\$50,000-60,000	5	11	0	9	0	0	25
\$60,000-75,000	10	15	1	27	0	0	53
\$75,000-100,000	2	7	0	1	0	0	10
\$100,000-125,000	5	7	0	2	0	0	14
\$125,000-150,000	8	8	0	1	0	0	17
\$150,000-200,000	10	20	6	5	0	0	41
\$200,000+	66	2	3	20	1	0	108
Total	313	273	84	99	4	3	776

Renter Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	63	52	0	0	0	0	115
\$10,000-20,000	36	20	29	12	0	0	97
\$20,000-30,000	11	38	12	11	0	0	72
\$30,000-40,000	19	27	1	1	3	3	54
\$40,000-50,000	5	20	0	1	0	0	26
\$50,000-60,000	5	11	0	4	0	0	20
\$60,000-75,000	2	14	0	0	0	0	16
\$75,000-100,000	2	2	0	1	0	0	5
\$100,000-125,000	2	0	0	1	0	0	3
\$125,000-150,000	6	5	0	0	0	0	11
\$150,000-200,000	10	20	6	5	0	0	41
\$200,000+	57	8	3	28	1	0	97
Total	218	217	51	64	4	3	557

Renter Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	114	62	20	8	4	2	210
\$10,000-20,000	103	71	123	22	3	2	324
\$20,000-30,000	51	65	12	27	8	2	165
\$30,000-40,000	98	27	3	1	29	23	181
\$40,000-50,000	66	20	31	6	0	0	123
\$50,000-60,000	5	26	22	9	14	7	83
\$60,000-75,000	10	15	25	27	16	12	105
\$75,000-100,000	5	10	10	2	9	5	41
\$100,000-125,000	23	7	0	2	3	0	35
\$125,000-150,000	16	9	5	3	17	14	64
\$150,000-200,000	16	22	8	6	2	1	55
\$200,000+	227	49	28	54	2	1	361
Total	734	383	287	167	107	69	1,747

* Estimates based on household size ratios; not cross tabulated data

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Percent Renter Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	1.1%	1.0%	2.1%	0.8%	0.4%	0.2%	5.7%
\$10,000-20,000	5.7%	2.2%	7.2%	1.0%	0.3%	0.2%	16.6%
\$20,000-30,000	2.3%	1.9%	0.0%	1.6%	0.8%	0.2%	6.8%
\$30,000-40,000	8.0%	0.0%	0.0%	0.0%	2.7%	2.1%	12.8%
\$40,000-50,000	6.1%	0.0%	2.6%	0.5%	0.0%	0.0%	9.2%
\$50,000-60,000	0.0%	1.5%	2.3%	0.0%	1.4%	0.7%	6.0%
\$60,000-75,000	0.0%	0.0%	2.5%	0.0%	1.6%	1.2%	5.4%
\$75,000-100,000	0.3%	0.3%	1.0%	0.1%	0.9%	0.5%	3.2%
\$100,000-125,000	1.9%	0.0%	0.0%	0.0%	0.3%	0.0%	2.2%
\$125,000-150,000	0.8%	0.1%	0.5%	0.2%	1.8%	1.4%	4.8%
\$150,000-200,000	0.6%	0.2%	0.2%	0.1%	0.2%	0.1%	1.4%
\$200,000+	16.6%	4.1%	2.6%	2.6%	0.1%	0.1%	26.1%
Total	43.4%	11.3%	20.9%	7.0%	10.6%	6.8%	100.0%

Percent Renter Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	13.3%	6.7%	0.0%	0.0%	0.0%	0.0%	20.0%
\$10,000-20,000	6.2%	6.4%	6.8%	1.5%	0.0%	0.0%	21.0%
\$20,000-30,000	3.7%	6.1%	1.5%	1.4%	0.0%	0.0%	12.8%
\$30,000-40,000	2.6%	3.5%	0.4%	0.1%	0.4%	0.4%	7.3%
\$40,000-50,000	0.9%	2.6%	0.8%	0.1%	0.0%	0.0%	4.4%
\$50,000-60,000	0.6%	1.4%	0.0%	1.2%	0.0%	0.0%	3.2%
\$60,000-75,000	1.3%	1.9%	0.1%	3.5%	0.0%	0.0%	6.8%
\$75,000-100,000	0.3%	0.9%	0.0%	0.1%	0.0%	0.0%	1.3%
\$100,000-125,000	0.6%	0.9%	0.0%	0.3%	0.0%	0.0%	1.8%
\$125,000-150,000	1.0%	1.0%	0.0%	0.1%	0.0%	0.0%	2.2%
\$150,000-200,000	1.3%	2.6%	0.8%	0.6%	0.0%	0.0%	5.3%
\$200,000+	8.5%	1.2%	0.4%	3.7%	0.1%	0.0%	13.9%
Total	40.3%	35.2%	10.8%	12.8%	0.5%	0.4%	100.0%

Percent Renter Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	11.3%	9.3%	0.0%	0.0%	0.0%	0.0%	20.6%
\$10,000-20,000	6.5%	3.6%	5.2%	2.2%	0.0%	0.0%	17.4%
\$20,000-30,000	2.0%	6.8%	2.2%	2.0%	0.0%	0.0%	12.9%
\$30,000-40,000	3.4%	4.8%	0.2%	0.2%	0.5%	0.5%	9.7%
\$40,000-50,000	0.9%	3.6%	0.0%	0.2%	0.0%	0.0%	4.7%
\$50,000-60,000	0.9%	2.0%	0.0%	0.7%	0.0%	0.0%	3.6%
\$60,000-75,000	0.4%	2.5%	0.0%	0.0%	0.0%	0.0%	2.9%
\$75,000-100,000	0.4%	0.4%	0.0%	0.2%	0.0%	0.0%	0.9%
\$100,000-125,000	0.4%	0.0%	0.0%	0.2%	0.0%	0.0%	0.5%
\$125,000-150,000	1.1%	0.9%	0.0%	0.0%	0.0%	0.0%	2.0%
\$150,000-200,000	1.8%	3.6%	1.1%	0.9%	0.0%	0.0%	7.4%
\$200,000+	10.2%	1.4%	0.5%	5.0%	0.2%	0.0%	17.4%
Total	39.1%	39.0%	9.2%	11.5%	0.7%	0.5%	100.0%

Percent Renter Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	6.5%	3.5%	1.1%	0.5%	0.2%	0.1%	12.0%
\$10,000-20,000	5.9%	4.1%	7.0%	1.3%	0.2%	0.1%	18.5%
\$20,000-30,000	2.9%	3.7%	0.7%	1.5%	0.5%	0.1%	9.4%
\$30,000-40,000	5.6%	1.5%	0.2%	0.1%	1.7%	1.3%	10.4%
\$40,000-50,000	3.8%	1.1%	1.8%	0.3%	0.0%	0.0%	7.0%
\$50,000-60,000	0.3%	1.5%	1.3%	0.5%	0.8%	0.4%	4.8%
\$60,000-75,000	0.6%	0.9%	1.4%	1.5%	0.9%	0.7%	6.0%
\$75,000-100,000	0.3%	0.6%	0.6%	0.1%	0.5%	0.3%	2.3%
\$100,000-125,000	1.3%	0.4%	0.0%	0.1%	0.2%	0.0%	2.0%
\$125,000-150,000	0.9%	0.5%	0.3%	0.2%	1.0%	0.8%	3.7%
\$150,000-200,000	0.9%	1.3%	0.5%	0.3%	0.1%	0.1%	3.1%
\$200,000+	13.0%	2.8%	1.6%	3.1%	0.1%	0.1%	20.7%
Total	42.0%	21.9%	16.4%	9.6%	6.1%	3.9%	100.0%

* Estimates based on household size ratios; not cross tabulated data

HISTA 2.2 Summary Data Thomaston city, Georgia

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Owner Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	3	3	32	1	0	0	39
\$10,000-20,000	3	7	6	0	44	36	96
\$20,000-30,000	44	7	14	30	2	0	97
\$30,000-40,000	10	25	0	10	0	0	45
\$40,000-50,000	0	0	0	14	15	12	41
\$50,000-60,000	0	37	89	7	0	0	133
\$60,000-75,000	80	1	25	55	1	0	162
\$75,000-100,000	1	3	13	88	5	5	115
\$100,000-125,000	0	8	15	0	4	0	27
\$125,000-150,000	2	1	2	2	6	6	19
\$150,000-200,000	0	0	1	1	0	0	2
\$200,000+	3	20	34	0	0	0	57
Total	146	112	231	208	77	59	833

Owner Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	92	46	2	0	0	0	140
\$10,000-20,000	65	83	0	2	0	0	150
\$20,000-30,000	22	108	0	7	0	0	137
\$30,000-40,000	34	54	22	21	3	1	135
\$40,000-50,000	10	66	4	11	3	2	96
\$50,000-60,000	20	101	0	2	1	0	124
\$60,000-75,000	2	74	32	0	0	0	108
\$75,000-100,000	8	57	7	5	2	1	80
\$100,000-125,000	5	17	1	1	0	0	24
\$125,000-150,000	5	45	0	5	0	0	55
\$150,000-200,000	10	37	5	1	0	0	53
\$200,000+	71	28	0	0	0	0	99
Total	344	716	73	55	9	4	1,201

Owner Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	82	45	0	0	0	0	127
\$10,000-20,000	64	83	0	2	0	0	149
\$20,000-30,000	22	83	0	0	0	0	105
\$30,000-40,000	34	53	17	9	3	1	117
\$40,000-50,000	8	42	0	11	3	2	66
\$50,000-60,000	19	51	0	2	0	0	72
\$60,000-75,000	2	72	5	0	0	0	79
\$75,000-100,000	5	51	1	0	2	1	60
\$100,000-125,000	2	10	0	0	0	0	12
\$125,000-150,000	3	38	0	5	0	0	46
\$150,000-200,000	10	27	4	1	0	0	42
\$200,000+	68	19	0	0	0	0	87
Total	319	574	27	30	8	4	962

Owner Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	95	49	34	1	0	0	179
\$10,000-20,000	68	90	6	2	44	36	246
\$20,000-30,000	66	115	14	37	2	0	234
\$30,000-40,000	44	79	22	31	3	1	180
\$40,000-50,000	10	66	4	25	18	14	137
\$50,000-60,000	20	138	89	9	1	0	257
\$60,000-75,000	82	75	57	55	1	0	270
\$75,000-100,000	9	60	20	93	7	6	195
\$100,000-125,000	5	25	16	1	4	0	51
\$125,000-150,000	7	46	2	7	6	6	74
\$150,000-200,000	10	37	6	2	0	0	55
\$200,000+	74	48	34	0	0	0	156
Total	490	828	304	263	86	63	2,034

* Estimates based on household size ratios; not cross tabulated data

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Percent Owner Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	0.4%	0.4%	3.8%	0.1%	0.0%	0.0%	4.7%
\$10,000-20,000	0.4%	0.8%	0.7%	0.0%	5.3%	4.3%	11.5%
\$20,000-30,000	5.3%	0.8%	1.7%	3.6%	0.2%	0.0%	11.6%
\$30,000-40,000	1.2%	3.0%	0.0%	1.2%	0.0%	0.0%	5.4%
\$40,000-50,000	0.0%	0.0%	0.0%	1.7%	1.8%	1.4%	4.9%
\$50,000-60,000	0.0%	4.4%	10.7%	0.8%	0.0%	0.0%	16.0%
\$60,000-75,000	9.6%	0.1%	3.0%	6.6%	0.1%	0.0%	19.4%
\$75,000-100,000	0.1%	0.4%	1.6%	10.6%	0.6%	0.6%	13.8%
\$100,000-125,000	0.0%	1.0%	1.8%	0.0%	0.5%	0.0%	3.2%
\$125,000-150,000	0.2%	0.1%	0.2%	0.2%	0.7%	0.7%	2.3%
\$150,000-200,000	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	0.2%
\$200,000+	0.4%	2.4%	4.1%	0.0%	0.0%	0.0%	6.8%
Total	17.5%	13.4%	27.7%	25.0%	9.2%	7.1%	100.0%

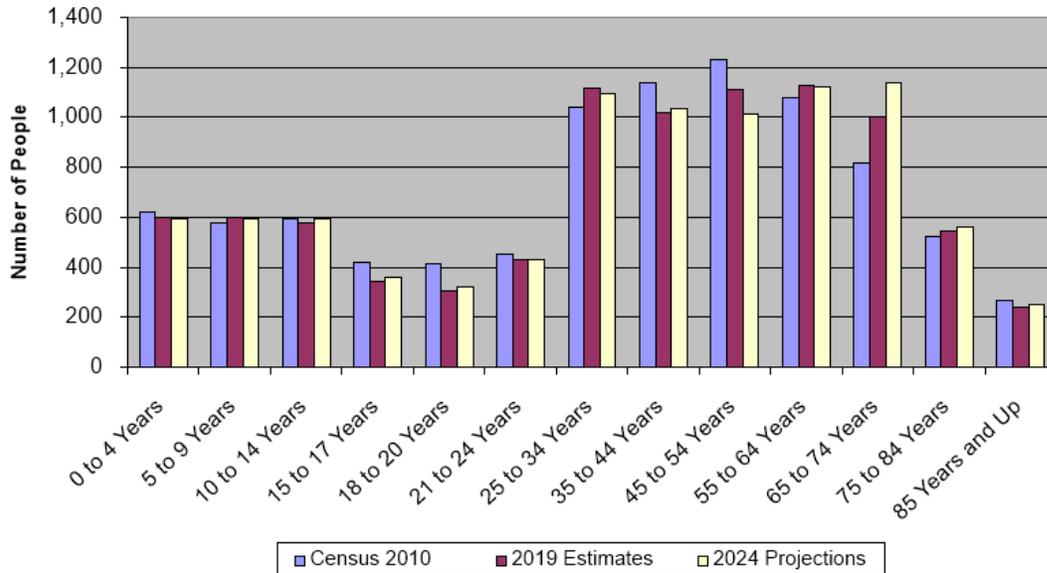
Percent Owner Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	7.7%	3.8%	0.2%	0.0%	0.0%	0.0%	11.7%
\$10,000-20,000	5.4%	6.9%	0.0%	0.2%	0.0%	0.0%	12.5%
\$20,000-30,000	1.8%	9.0%	0.0%	0.6%	0.0%	0.0%	11.4%
\$30,000-40,000	2.8%	4.5%	1.8%	1.7%	0.2%	0.1%	11.2%
\$40,000-50,000	0.8%	5.5%	0.3%	0.9%	0.2%	0.2%	8.0%
\$50,000-60,000	1.7%	8.4%	0.0%	0.2%	0.1%	0.0%	10.3%
\$60,000-75,000	0.2%	6.2%	2.7%	0.0%	0.0%	0.0%	9.0%
\$75,000-100,000	0.7%	4.7%	0.6%	0.4%	0.2%	0.1%	6.7%
\$100,000-125,000	0.4%	1.4%	0.1%	0.1%	0.0%	0.0%	2.0%
\$125,000-150,000	0.4%	3.7%	0.0%	0.4%	0.0%	0.0%	4.6%
\$150,000-200,000	0.8%	3.1%	0.4%	0.1%	0.0%	0.0%	4.4%
\$200,000+	5.9%	2.3%	0.0%	0.0%	0.0%	0.0%	8.2%
Total	28.6%	59.6%	6.1%	4.6%	0.7%	0.3%	100.0%

Percent Owner Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	8.5%	4.7%	0.0%	0.0%	0.0%	0.0%	13.2%
\$10,000-20,000	6.7%	8.6%	0.0%	0.2%	0.0%	0.0%	15.5%
\$20,000-30,000	2.3%	8.6%	0.0%	0.0%	0.0%	0.0%	10.9%
\$30,000-40,000	3.5%	5.5%	1.8%	0.9%	0.3%	0.1%	12.2%
\$40,000-50,000	0.8%	4.4%	0.0%	1.1%	0.3%	0.2%	6.9%
\$50,000-60,000	2.0%	5.3%	0.0%	0.2%	0.0%	0.0%	7.5%
\$60,000-75,000	0.2%	7.5%	0.5%	0.0%	0.0%	0.0%	8.2%
\$75,000-100,000	0.5%	5.3%	0.1%	0.0%	0.2%	0.1%	6.2%
\$100,000-125,000	0.2%	1.0%	0.0%	0.0%	0.0%	0.0%	1.2%
\$125,000-150,000	0.3%	4.0%	0.0%	0.5%	0.0%	0.0%	4.8%
\$150,000-200,000	1.0%	2.8%	0.4%	0.1%	0.0%	0.0%	4.4%
\$200,000+	7.1%	2.0%	0.0%	0.0%	0.0%	0.0%	9.0%
Total	33.2%	59.7%	2.8%	3.1%	0.8%	0.4%	100.0%

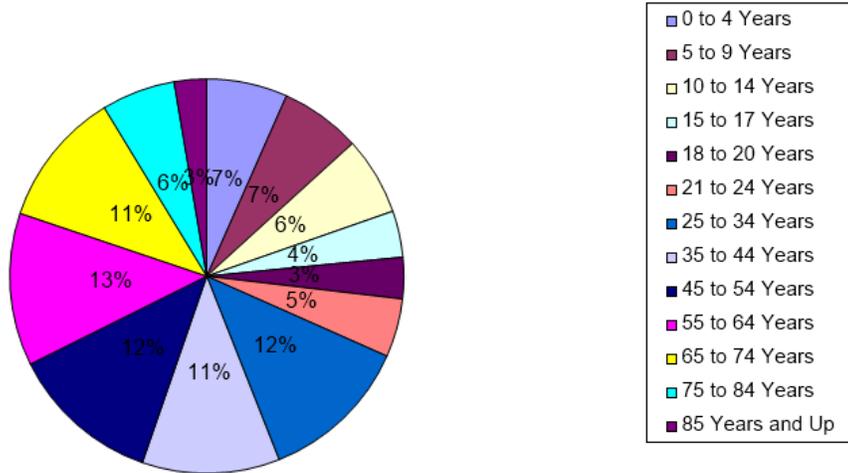
Percent Owner Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	4.7%	2.4%	1.7%	0.0%	0.0%	0.0%	8.8%
\$10,000-20,000	3.3%	4.4%	0.3%	0.1%	2.2%	1.8%	12.1%
\$20,000-30,000	3.2%	5.7%	0.7%	1.8%	0.1%	0.0%	11.5%
\$30,000-40,000	2.2%	3.9%	1.1%	1.5%	0.1%	0.0%	8.8%
\$40,000-50,000	0.5%	3.2%	0.2%	1.2%	0.9%	0.7%	6.7%
\$50,000-60,000	1.0%	6.8%	4.4%	0.4%	0.0%	0.0%	12.6%
\$60,000-75,000	4.0%	3.7%	2.8%	2.7%	0.0%	0.0%	13.3%
\$75,000-100,000	0.4%	2.9%	1.0%	4.6%	0.3%	0.3%	9.6%
\$100,000-125,000	0.2%	1.2%	0.8%	0.0%	0.2%	0.0%	2.5%
\$125,000-150,000	0.3%	2.3%	0.1%	0.3%	0.3%	0.3%	3.6%
\$150,000-200,000	0.5%	1.8%	0.3%	0.1%	0.0%	0.0%	2.7%
\$200,000+	3.6%	2.4%	1.7%	0.0%	0.0%	0.0%	7.7%
Total	24.1%	40.7%	14.9%	12.9%	4.2%	3.1%	100.0%

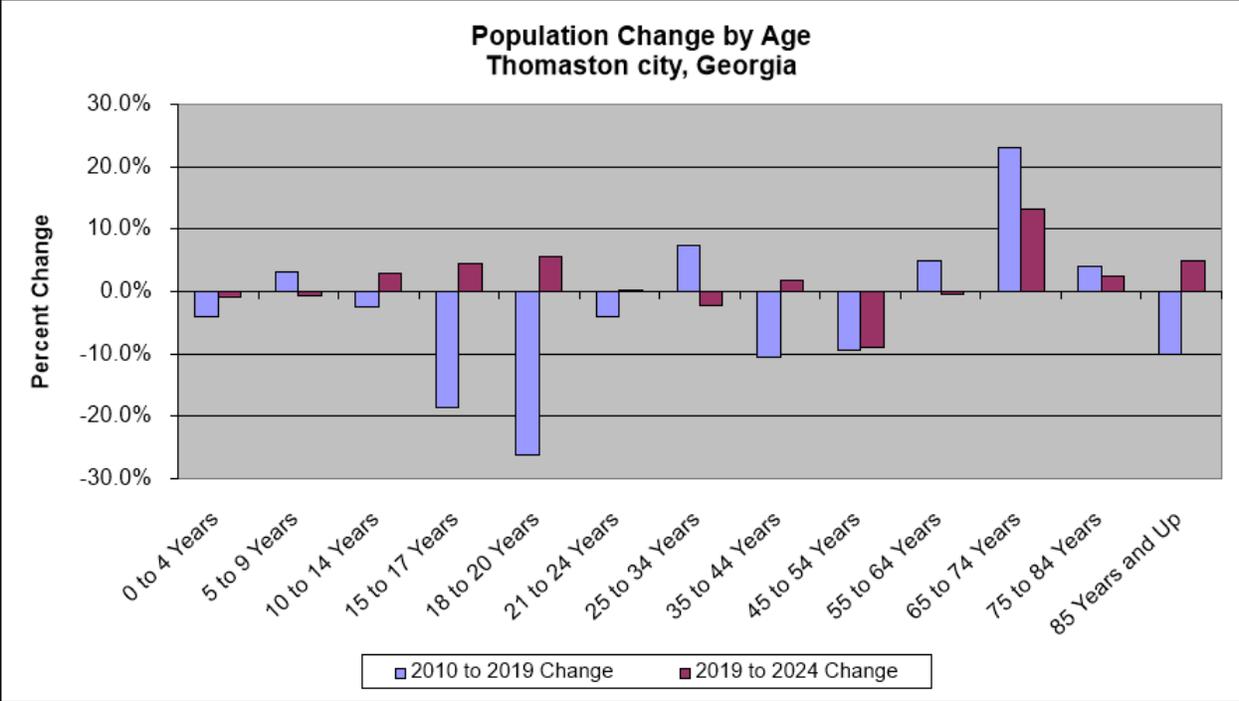
* Estimates based on household size ratios; not cross tabulated data

Population by Age Thomaston city, Georgia



2019 Population by Age Thomaston city, Georgia





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POPULATION DATA

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Population by Age & Sex Thomaston 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	341	282	623	0 to 4 Years	303	295	598	0 to 4 Years	302	291	593
5 to 9 Years	307	272	579	5 to 9 Years	309	288	597	5 to 9 Years	300	293	593
10 to 14 Years	282	310	592	10 to 14 Years	308	270	578	10 to 14 Years	309	286	595
15 to 17 Years	202	219	421	15 to 17 Years	173	170	343	15 to 17 Years	189	169	358
18 to 20 Years	189	225	414	18 to 20 Years	152	154	306	18 to 20 Years	169	154	323
21 to 24 Years	229	221	450	21 to 24 Years	204	228	432	21 to 24 Years	218	215	433
25 to 34 Years	504	536	1,040	25 to 34 Years	520	597	1,117	25 to 34 Years	509	584	1,093
35 to 44 Years	525	612	1,137	35 to 44 Years	481	537	1,018	35 to 44 Years	485	551	1,036
45 to 54 Years	571	660	1,231	45 to 54 Years	500	614	1,114	45 to 54 Years	462	553	1,015
55 to 64 Years	479	597	1,076	55 to 64 Years	522	607	1,129	55 to 64 Years	500	623	1,123
65 to 74 Years	336	480	816	65 to 74 Years	418	586	1,004	65 to 74 Years	484	652	1,136
75 to 84 Years	172	352	524	75 to 84 Years	202	343	545	75 to 84 Years	221	338	559
85 Years and Up	<u>56</u>	<u>211</u>	<u>267</u>	85 Years and Up	<u>63</u>	<u>177</u>	<u>240</u>	85 Years and Up	<u>67</u>	<u>185</u>	<u>252</u>
Total	4,193	4,977	9,170	Total	4,155	4,866	9,021	Total	4,215	4,894	9,109
62+ Years	n/a	n/a	1,914	62+ Years	n/a	n/a	2,102	62+ Years	n/a	n/a	2,271
Median Age:			39.1	Median Age:			40.3	Median Age:			40.5

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

POPULATION DATA

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Percent Population by Age & Sex											
Thomaston 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	3.7%	3.1%	6.8%	0 to 4 Years	3.4%	3.3%	6.6%	0 to 4 Years	3.3%	3.2%	6.5%
5 to 9 Years	3.3%	3.0%	6.3%	5 to 9 Years	3.4%	3.2%	6.6%	5 to 9 Years	3.3%	3.2%	6.5%
10 to 14 Years	3.1%	3.4%	6.5%	10 to 14 Years	3.4%	3.0%	6.4%	10 to 14 Years	3.4%	3.1%	6.5%
15 to 17 Years	2.2%	2.4%	4.6%	15 to 17 Years	1.9%	1.9%	3.8%	15 to 17 Years	2.1%	1.9%	3.9%
18 to 20 Years	2.1%	2.5%	4.5%	18 to 20 Years	1.7%	1.7%	3.4%	18 to 20 Years	1.9%	1.7%	3.5%
21 to 24 Years	2.5%	2.4%	4.9%	21 to 24 Years	2.3%	2.5%	4.8%	21 to 24 Years	2.4%	2.4%	4.8%
25 to 34 Years	5.5%	5.8%	11.3%	25 to 34 Years	5.8%	6.6%	12.4%	25 to 34 Years	5.6%	6.4%	12.0%
35 to 44 Years	5.7%	6.7%	12.4%	35 to 44 Years	5.3%	6.0%	11.3%	35 to 44 Years	5.3%	6.0%	11.4%
45 to 54 Years	6.2%	7.2%	13.4%	45 to 54 Years	5.5%	6.8%	12.3%	45 to 54 Years	5.1%	6.1%	11.1%
55 to 64 Years	5.2%	6.5%	11.7%	55 to 64 Years	5.8%	6.7%	12.5%	55 to 64 Years	5.5%	6.8%	12.3%
65 to 74 Years	3.7%	5.2%	8.9%	65 to 74 Years	4.6%	6.5%	11.1%	65 to 74 Years	5.3%	7.2%	12.5%
75 to 84 Years	1.9%	3.8%	5.7%	75 to 84 Years	2.2%	3.8%	6.0%	75 to 84 Years	2.4%	3.7%	6.1%
85 Years and Up	0.6%	2.3%	2.9%	85 Years and Up	0.7%	2.0%	2.7%	85 Years and Up	0.7%	2.0%	2.8%
Total	45.7%	54.3%	100.0%	Total	46.1%	53.9%	100.0%	Total	46.3%	53.7%	100.0%
62+ Years	n/a	n/a	20.9%	62+ Years	n/a	n/a	23.3%	62+ Years	n/a	n/a	24.9%

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									
Thomaston 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	-38	13	-25	-4.0%	0 to 4 Years	-1	-4	-5	-0.8%
5 to 9 Years	2	16	18	3.1%	5 to 9 Years	-9	5	-4	-0.7%
10 to 14 Years	26	-40	-14	-2.4%	10 to 14 Years	1	16	17	2.9%
15 to 17 Years	-29	-49	-78	-18.5%	15 to 17 Years	16	-1	15	4.4%
18 to 20 Years	-37	-71	-108	-26.1%	18 to 20 Years	17	0	17	5.6%
21 to 24 Years	-25	7	-18	-4.0%	21 to 24 Years	14	-13	1	0.2%
25 to 34 Years	16	61	77	7.4%	25 to 34 Years	-11	-13	-24	-2.1%
35 to 44 Years	-44	-75	-119	-10.5%	35 to 44 Years	4	14	18	1.8%
45 to 54 Years	-71	-46	-117	-9.5%	45 to 54 Years	-38	-61	-99	-8.9%
55 to 64 Years	43	10	53	4.9%	55 to 64 Years	-22	16	-6	-0.5%
65 to 74 Years	82	106	188	23.0%	65 to 74 Years	66	66	132	13.1%
75 to 84 Years	30	-9	21	4.0%	75 to 84 Years	19	-5	14	2.6%
85 Years and Up	7	-34	-27	-10.1%	85 Years and Up	4	8	12	5.0%
Total	-38	-111	-149	-1.6%	Total	60	28	88	1.0%
62+ Years	n/a	n/a	188	9.8%	62+ Years	n/a	n/a	169	8.0%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

ADDENDUM H – EXPERIENCE AND QUALIFICATIONS

Samuel T. Gill
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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 appraisals 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

McKissock, Inc.

Foundations in Sustainability: Greening the Real Estate and Appraisal Industries

McKissock, Inc.

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.