



GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

Promises Kept. Deadlines Met.



GILL GROUP

Need and Demand Analysis For

**Eastgate Apartments
11 Dowdell Street
Newnan, Georgia 30263**

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

Effective Date
November 14, 2019

Date of Report
June 22, 2020



June 22, 2020

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 Eastgate 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 11 Dowdell Street, Newnan, Georgia. The site is improved with nine two-story walk-up buildings containing 96 Section 8 units designed for families. The subject also contains one accessory building that contains a meeting room, business center, laundry facility, leasing office and maintenance area. The property also offers a picnic area, playground, neighborhood network with meal services, perimeter fencing, security patrol, and asphalt parking with approximately 198 spaces. The total site size is approximately 12.00 acres, or 522,720 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 14, 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 14, 2019. The comparables were confirmed on November 14, 2019. Therefore, the effective date of this analysis is November 14, 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



TABLE OF CONTENTS

TABLE OF CONTENTS **4**

CERTIFICATION **7**

IDENTITY OF INTEREST **8**

NCHMA MEMBER CERTIFICATION **9**

INTRODUCTION AND SCOPE OF WORK **10**

EXECUTIVE SUMMARY **13**

 Executive Summary 14

 Project Description 14

 Site Description/Evaluation 15

 Market Area Definition 15

 Community Demographic Data 15

 Economic Data 16

 Project-Specific Affordability and Demand Analysis 16

 Competitive Rental Analysis 17

 Absorption/Stabilization Estimate 18

 Conclusion 18

PROJECT DESCRIPTION **20**

 Project Description 21

 Project Design 21

 Unit Features, Project Amenities and Services 21

 Parking 21

 Utilities 21

 Unit Mix, Size and Rent Structure 22

 Eligibility 22

 Current Occupancy Levels 22

 Rehabilitation 23

SITE EVALUATION **24**

 Site Evaluation 25

 Date of Inspection 25

 Site Inspector 25

 Project Location 25

 Site Characteristics 25

 Zoning 25

 Surrounding Land Uses 25

 Developments 25

 Regional and Area Data 26

TRANSPORTATION **26**

 Crime 26

 Visibility/Access 26

 Planned Road & Infrastructure Improvements 26

 Environmental 26

 Community and Site Strengths and Weaknesses 26

 Subject Photos 27

 Location Map 39

 Vicinity Map 40

 Community Services Legend 41

 Community Services Map 46

 Subsidized/Restricted Legend 48

 Subsidized/Restricted Comparables Map 49

MARKET AREA **50**

 Delineation of Primary Market Area 51

 Primary Market Area Map 55



COMMUNITY DEMOGRAPHIC DATA	56
Community Demographic Data	57
Population Trends.....	57
Household Trends	59
Tenure.....	59
Households Income Trends and Analysis	63
EMPLOYMENT TRENDS	67
Employment Trends.....	68
Place of Work Employment	70
Major Employers.....	71
Major Employers Map.....	72
Future Employment Trends	73
Wages.....	73
Employment Outside the County	74
PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS	75
Household Income Trends and Analysis	76
Sources of Demand	76
Required Unit Mix	76
Eligible Households	77
Penetration Rate.....	77
Projects Under Construction.....	77
Planned Projects.....	77
New & Pipeline Units	77
Demand and Net Demand.....	78
Net Demand, Capture Rate and Stabilization Calculations.....	79
Required Capture Rate.....	79
COMPETITIVE RENTAL ANALYSIS	80
Comparable Profile Pages.....	81
Market-Rate Vacancies	137
Subsidized/Restricted Vacancies	138
Overall Vacancy.....	138
Existing Housing Map Legend	139
Existing Market Comparables Map.....	140
Existing Restricted Comparables Map	141
Additional Developments	142
Comparison of Amenities.....	143
Evaluation of the Development.....	145
Location	145
Project Design	145
Project Amenities.....	145
Unit Amenities.....	145
Tenant Services.....	145
Parking.....	145
Unit Mix.....	145
Utilities	145
Unit Size.....	145
Vacancy Rates/Rental Trends	146
Summary of Developments Strength and Weaknesses	146
HUD Forms 92273-S8 and Explanations – As Complete.....	147
Average Rents for Competing Properties and Rent Advantage.....	168
Housing Profile	169
Market Area Overview	169
Housing Inventory.....	169
Projects Under Construction.....	169



Planned Projects.....	169
Age of Rental Units.....	170
Unit Condition.....	170
Bedroom Distribution.....	170
Rental Vacancy Rates.....	171
Lease Terms and Concessions.....	171
Turnover Rates.....	172
Likely Impact of Rehabilitated Development on Rental Occupancy Rates.....	172
Foreclosure/Abandoned/Vacant Housing.....	172
Primary Housing Voids.....	172
ABSORPTION & STABILIZATION RATES.....	173
Absorption Rates.....	174
INTERVIEWS.....	175
Local Interviews.....	176
RECOMMENDATIONS AND CONCLUSIONS.....	177
Project Evaluation.....	178
Site Evaluation.....	178
Economic and Demographic Profile.....	178
Existing Housing.....	178
Adjusted Market Rental Rates.....	179
Demand and Capture Rates.....	179
Absorption Rates.....	179
Conclusion.....	179
Data Sources.....	179
CERTIFICATION.....	180
ADDENDUM A – NCHMA INDEX.....	181
ADDENDUM B – MARKET STUDY TERMINOLOGY.....	184
ADDENDUM C – SUBJECT DATA.....	194
ADDENDUM D – UTILITY ALLOWANCE SCHEDULE.....	232
ADDENDUM E – FLOOD MAP.....	234
ADDENDUM F – AERIAL MAP.....	236
ADDENDUM G – DEMOGRAPHICS DATA.....	238
ADDENDUM H – EXPERIENCE AND QUALIFICATIONS.....	347



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 Newnan.

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
June 22, 2020



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

June 22, 2020



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
June 22, 2020



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 14, 2019.
- Subject of the assignment and its relevant characteristics: The subject property is an existing 96-unit apartment complex known as Eastgate Apartments. Eastgate Apartments is located on the south side of Fairmont School Road. The physical address is 11 Dowdell Street in Newnan, 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 14, 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. 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 96-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, Eastgate Apartments, is an existing 96-unit development designed for families. The site is located at 11 Dowdell Street, Newnan, Coweta County, Georgia, 30263. Dowdell Street is located south of Fairmont School Road and east of Amos Place.

The existing development contains nine two-story walk-up buildings. The property is 100 percent occupied. The property contains 12 one-bedroom/one-bath units with 675 square feet for a total of 8,100 square feet; 36 two-bedroom/one-bath units with 887 square feet for a total of 31,932 square feet; and 48 three-bedroom/one-bath units with 987 square feet for a total of 47,376 square feet. The total net rentable area is 87,408 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	12	675	60%	\$897	\$1,055	\$60	\$995
2/1	36	887	60%	\$1,077	\$1,171	\$76	\$1,095
3/1	48	987	60%	\$1,243	\$1,351	\$86	\$1,265

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, vinyl flooring and blinds. As compete, the units will also contain a dishwasher, microwave and vinyl plank flooring. Project amenities include a meeting room, picnic area, playground, business center, laundry facility, 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- and three-bedroom units is suitable in the market. The subject's unit sizes are smaller than the average unit size of the comparables surveyed; however, they 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 one- and two-bedroom net rents are higher than the market rents of \$935 for the one-bedroom units and \$1,015 for the two-bedroom units; however, the subject property's proposed three-bedroom net rent is lower than the market rent of \$1,225 for three-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.



Site Description/Evaluation

The subject is located at 11 Dowdell Street and contains approximately 12.00 acres. The subject property is currently zoned RML, Residential Multiple Family Dwelling. The subject is a legal, non-conforming use. Dowdell Street is located south of Fairmont School Road and east of Amos Place. Due to the subject's location on a secondary road, it is the opinion of the analyst that there is average visibility/access to the site.

The subject neighborhood is comprised of commercial properties and residential properties and is approximately 75 percent built up. Approximately 30 percent of the land use is made up of commercial properties. About 25 percent is comprised of multifamily dwellings. Another 10 percent of the land use is residential properties. Another 10 percent of the land use is industrial properties. The remaining 25 percent is vacant land. The area is mostly suburban.

The site is located near a major thoroughfare which provides it with average visibility and access. The crime rate for the area is similar to 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: 1701.00, 1702.00, 1703.03, 1703.04, 1703.05, 1703.06, 1704.03, 1704.04, 1704.05, 1704.06, 1706.01, 1706.02, 1706.03, 1707.00, 1708.01 and 1708.02 in Coweta County. The market area has the following boundaries: North – Carroll and Fulton Counties; East – Water Works Road, Tommy Lee Cook Road, Ridley Road, State Highway 14, Weldon Road, Palmetto-Tyrone Road, Interstate 85, Shoal Creek, State Highway 34, Lower Fayetteville Road, State Highway 154, Old Georgia 16, State Highway 16 and White Oak Creek; South – Meriwether County; and West – Heard County. The northern boundary is approximately 13.5 miles from the subject. The western boundary is approximately 13.7 miles from the subject, and the southern boundary is approximately 10.9 miles from the subject. The eastern boundary is approximately 9.4 miles from the subject.

Community Demographic Data

In 2000, this geographic market area contained an estimated population of 71,143. By 2010, population in this market area had increased by 42.2 percent to 101,184. In 2019, the population in this market area has increased by 14.8 percent to 116,144. It is projected that between 2019 and 2021, population in the market area will increase 2.8 percent to 119,353. It is projected that between 2021 and 2024, population in the market area will increase 4.1 percent to 124,166.

Between 2000 and 2010, the market area gained 1,152 households per year. The market area gained an additional 638 households per year between 2010 and 2019 and an additional 607 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 \$785 to \$1,125 per month, two-bedroom units typically range from \$900 to \$1,350 per month, and three-bedroom units typically range from \$1,250 to \$1,600 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 \$38,280 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 45 percent (45.4%) of the primary market area tenants are within this range.



Households who have between two and three persons and annual incomes below \$43,080 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 \$51,660 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately 51 percent (50.6%) of the primary market area tenants are within this range.

According to www.realtytrac.com, there are currently 63 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 30263 was 10 percent higher than the previous month and 22 percent higher than the same time last year. The zip code's foreclosure rate is 0.05 percent, while the City of Newnan's foreclosure rate is 0.04 percent. Both are similar to or 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; transportation, communication and utilities; educational, health and social services; and entertainment and recreation services sectors. Each of these industries has experienced reasonable growth within the past few years.

Employment in the City of Newnan has been increasing 4.3 percent per year since 2005. Employment in Coweta County has been increasing an average of 2.4 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 the City of Newnan has fluctuated from 3.8 percent to 10.4 percent since 2010. These fluctuations are in line with the unemployment rates for Coweta County and the State of Georgia.

According to the Newnan-Coweta Chamber of Commerce, there were more than 30 ribbon cuttings for small business in 2019. In addition, a small number of companies have opened or relocated to Coweta County within the past three years. In addition, there have only been two WARN notices for the city in the past two years. Therefore, it is believed that the economy of Newnan 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)	\$1,055	\$0	\$51,660	54.8%	6,399
1 BR (60%)	\$1,055	\$0	\$38,280	45.4%	3,379
2 BR (60%)	\$1,171	\$0	\$43,080	50.1%	2,457
3 BR (60%)	\$1,351	\$0	\$51,660	50.6%	2,140



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 \$38,280	0	3,787	24	3,763	0.00%	N/A	\$935	N/A	\$995
	2 BR/1 BA	\$0 to \$43,080	0	3,899	80	3,819	0.00%	N/A	\$1,015	N/A	\$1,095
	3 BR/1 BA	\$0 to \$51,660	0	4,046	65	3,981	0.00%	N/A	\$1,225	N/A	\$1,190
Total for Project	60% AMI	\$0 to \$51,660	0	4,046	169	3,877	0.00%	N/A	\$935-\$1,225	N/A	\$995-\$1,190

The subject is an existing Section 8 property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 100 percent occupied. 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 was one tax credit comparable located in the market area constructed within the past two years that would compete with the subject. 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. However, of the properties that are competitive with the subject, there are 169 vacant units. Therefore, these 169 units should be subtracted from the demand. The subject will need to capture 0.00 percent of the renter housing demand.

Competitive Rental Analysis

There was a total of 29 confirmed apartment complexes in the market area, including the subject. There were 141 vacant units at the time of the survey out of 4,236 surveyed, for an overall vacancy rate of 3.3 percent. There are currently two properties that are directly competitive with the subject. Highland Apartments is a Section 8 and LIHTC development at 60 percent AMI that is designated for families. The property currently has one vacant unit; however, it is 100 percent pre-leased. Therefore, the effective occupancy rate is 100 percent. Therefore, none of its units would directly compete with the subject. Shenandoah Forest Apartments 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. There are three LIHTC properties that will also compete with the subject. Foxworth Forest Apartments is a LIHTC property with rents at 50 and 60 percent of the area median income. There are two two-bedroom units vacant; therefore, these units would compete with the subject. Columbia Woods Townhomes is a LIHTC property with rents at 60 percent of the area median income. There are three two-bedroom units and one three-bedroom unit vacant; therefore, these units would compete with the subject. Pines by the Creek Apartments is a LIHTC property with rents at 50 and 60 percent of the area median income. There are three two-bedroom units vacant; therefore, these units would compete with the subject. 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.

Market rent grids were completed for the subject. The subject property's proposed one- and two-bedroom net rents are higher than the market rents of \$935 for the one-bedroom units and \$1,015 for the two-bedroom units; however, the subject property's proposed three-bedroom net rent is lower than the market rent of \$1,225 for three-bedroom units. The analyst was able to locate and verify 18 market-rate complexes within the subject's market area. It is believed that the comparables used in the rent grid analysis were the best available. 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 96 one-, two- and three-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income qualified. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units.

Conclusion

The property is currently applying for Low Income Housing Tax Credits. However, the subject will only need to capture 0.00 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: <u>Eastgate Apartments</u>				Total # Units: <u>96</u>					
Location: <u>11 Dowdell Street, Newnan, Georgia</u>				# LIHTC Units: <u>96</u>					
PMA Boundary: <u>The primary market area consists of the following census tracts: 1701.00, 1702.00, 1703.03, 1703.04, 1703.05, 1703.06, 1704.03, 1704.04, 1704.05, 1704.06, 1706.01, 1706.02, 1706.03, 1707.00, 1708.01 and 1708.02 in Coweta County.</u>									
Farthest Boundary Distance to Subject: <u>13.7 Miles</u>									
RENTAL HOUSING STOCK (found on pages 77-102)									
Type		# Properties	Total Units	Vacant Units		Average Occupancy			
All Rental Housing		14	1,516	32		97.9%			
Market-Rate Housing		8	849	13		98.5%			
<i>Assisted/Subsidized Housing not to include LIHTC</i>		2	303	11		96.4%			
LIHTC		4	364	8		97.8%			
Stabilized Comps		14	1,516	32		97.9%			
Properties in Construction & Lease Up		0	0	0		0%			
Subject Development				Average Market Rent				Highest Unadjusted Comp Rent	
# Units	# Bedrooms	# Baths	Size SF	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
12	1	1	675	\$995	\$935	\$1.39	-4.7%	\$1,460	\$2.01
36	2	1	887	\$1,095	\$1,015	\$1.14	-6.8%	\$1,660	\$1.42
48	3	1	997	\$1,265	\$1,225	\$1.23	-3.3%	\$2,340	\$1.44
Capture Rates (found on page 97)									
Target Population				30%	50%	60%	Market-rate	Other:	Overall
Capture Rate						0.00%			0.00%

PROJECT DESCRIPTION



Project Description

Project Name: Eastgate Apartments
 Location: 11 Dowdell Street
 Newnan, Coweta County, Georgia 30263

Project Type: Family

Construction Type: Existing Rehab Development

The existing development contains nine two-story walk-up buildings containing 96 units with vinyl siding exterior. The property contains 12 one-bedroom/one-bath units with 675 square feet for a total of 8,100 square feet; 36 two-bedroom/one-bath units with 887 square feet for a total of 31,932 square feet; and 48 three-bedroom/one-bath units with 987 square feet for a total of 47,376 square feet. The total net rentable area is 87,408 square feet. A copy of the plans, completed by Dyke Nelson Architecture of Baton Rouge, Louisiana, on September 13, 2019 are included in the addenda.

Project Design

The subject contains nine two-story walk-up buildings containing 96 units. The buildings are of wood frame construction with 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, 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, business center, laundry facility, on-site management, on-site maintenance and neighborhood network meal services. According to the developer, the property partners with a local church who provides dry goods to the residents twice a month. There is no cost to the residents. In addition, the subject also participates in a summer feeding program. The school district provides sack lunches to the children at the subject.

Parking

The subject contains open parking areas with 198 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 96 total units and is 100 percent occupied. The following chart lists the subject's existing unit distribution by unit type, size, income restriction and rent structure.

Unit Type	# of Units	Square Footage	Contract Rent	Utility Allowance
1/1	12	675	\$775	\$60
2/1	36	887	\$853	\$76
3/1	48	987	\$1,059	\$86
	96			

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	12	675	60%	\$897	\$1,055	\$60	\$995
2/1	36	887	60%	\$1,077	\$1,171	\$76	\$1,095
3/1	48	987	60%	\$1,243	\$1,351	\$86	\$1,265

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.

Eligibility

Households who have between one and two persons and annual incomes below \$38,280 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 45 percent (45.4%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes below \$43,080 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 \$51,660 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately 51 percent (50.6%) of the primary market area tenants are within this range.

LIHTC INCOME LIMITS	
Person in Households	60%
1	\$33,480
2	\$38,280
3	\$43,080
4	\$47,820
5	\$51,660
6	\$55,500

Source: HUD

Current Occupancy Levels

The subject is currently 100 percent occupied. Historically, the subject's occupancy rate has remained approximately 97 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 14, 2019

Site Inspector

Todd Douglas Poer

Project Location

The subject is located at 11 Dowdell Street in the southeastern portion of the City of Newnan, Georgia. Dowdell Street is located south Fairmont School Road.

Site Characteristics

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

Zoning

According to the City of Newnan, the subject is zoned RML, Residential Multiple Family Dwelling. The subject is a legal, non-conforming use. The subject was grandfathered into the zoning district due to it having a higher density that allowed at the time of being built. It is unlikely that a zoning change will occur. The subject could be re-built if it were destroyed; however, the current zoning standards would be required. In addition, if the property were destroyed and the developer would want to rebuild as it currently is improved, the developer would have to acquire a special exception to re-instate their grandfathered density. Overall, there is no negative impact on the market value by the zoning classification.

Surrounding Land Uses

Fairmont School Road and then Eastview Cemetery are located north of the site. Vacant land and Selcat are located south of the site. Vacant land and then Spancrete are located east of the subject. Eastview Cemetery and residential properties are located west of the subject.

Developments

Existing market-rate developments within the market area include Jefferson Point Apartments, Creekside at White Oak, 60 Jane Lane Apartments, Brighton Farms Apartments, Woodlands at White Oak, Woodtrail Apartments, Preston Mill Apartments, The Vinings at Newnan Lakes, Stillwood Farms Apartments, Villas at Newnan Crossing, The Willows at Ashley Park, The Preserve at Greison Trail, Promenade at Newnan Crossing, Newnan Estates, Lullwater at Calumet, Valleybrook Apartments, Cottages at White Oak and The Ridge at White Oak. As these properties are market-rate developments, they will not directly compete with the subject. Of the surveyed restricted comparables, only two are restricted family housing which will compete directly with the subject's units. Highland Apartments is a Section 8 and LIHTC development at 60 percent AMI that is designated for families. The property currently has one vacant unit; however, it is 100 percent pre-leased. Therefore, the effective occupancy rate is 100 percent. Therefore, none of its units would directly compete with the subject. Shenandoah Forest Apartments 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. Southern Villas of Newnan, Chestnut lane Apartments, Pinewood Villas, Tranquil Villas Apartments and Rolling Hills Apartments 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 Coweta County School District. There are currently 20 public schools and three private schools in the City of Newnan. The average test scores for the city is 41 percent, and the average student to teacher ratio is 16 to one. Approximately 83.7 percent of people in the city have completed high school. The school that will serve the subject are Poplar Road Elementary School, East Coweta Middle School and East Coweta High School.

Transportation

Major highways in Coweta County include Interstate 85; U.S. Highways 27, 29 and 41; and State Highways 5, 16, 34, 54, 70, and 100. Newnan is home to Andy Fields Airport. Hartsfield-Jackson Atlanta International Airport is approximately 38 miles from the city in Atlanta. Public transportation is available through Coweta Transit.

Health Services

Piedmont Newnan Hospital is a hospital located in Newnan that serves the residents of the city and the surrounding area. Additional health care and medical facilities nearby include Peachtree Immediate Care-Newnan; Piedmont Fayette Hospital in Fayetteville, approximately 24 miles from Newnan; and WellStar Atlanta Medical Center in Atlanta, approximately 40 miles from Newnan.

Parks and Recreational Opportunities

Newnan and Coweta County offer several recreational opportunities including Coweta County Recreation Department, Temple Avenue Park, Lynch Park Pool, Carl Miller Park, First Avenue Park, Hunter Recreation Complex, Carroll County Recreation Department, Clarence Duncan Park, Fayette County Parks & Recreation, Pebblepocket Park, Ronald Bridges Park, Cliftondale Park and Chattahoochee Bend State Park.

Crime

According to AreaVibes, approximately 605 per 100,000 residents are victims of a violent crime annually, and approximately 2,632 per 100,000 residents are victims of a property crime each year. There has been a total of 1,257 crimes in the city within the past year, 235 of which are violent crimes and 1,022 of which are property crimes. The crime rate for Newnan is 0.6 percent higher than for the state. The total number of crimes in the city has decreased 4.0 percent within the past year, according to AreaVibes. There is a 1 in 166 chance of being the victim of a violent crime and a 1 in 38 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 11 Dowdell Street which connects to Fairmont School Road. Due to the subject's location near a major thoroughfare, it is the opinion of the analyst that there is average visibility/access to the site.

Planned Road & Infrastructure Improvements

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

Environmental

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

Community and Site Strengths and Weaknesses

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

Weaknesses – The site has no apparent weaknesses.



Subject Photos



View of Sign



View of Entrance (Security Shack and 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 Maintenance Area



View of Maintenance Area



View of Laundry Facility



View of Mail Center



View of Picnic Area



View of Playground



View of Typical Living Area



View of Typical Living Area



View of Typical Kitchen



View of Typical Dining Area



View of Typical Bedroom



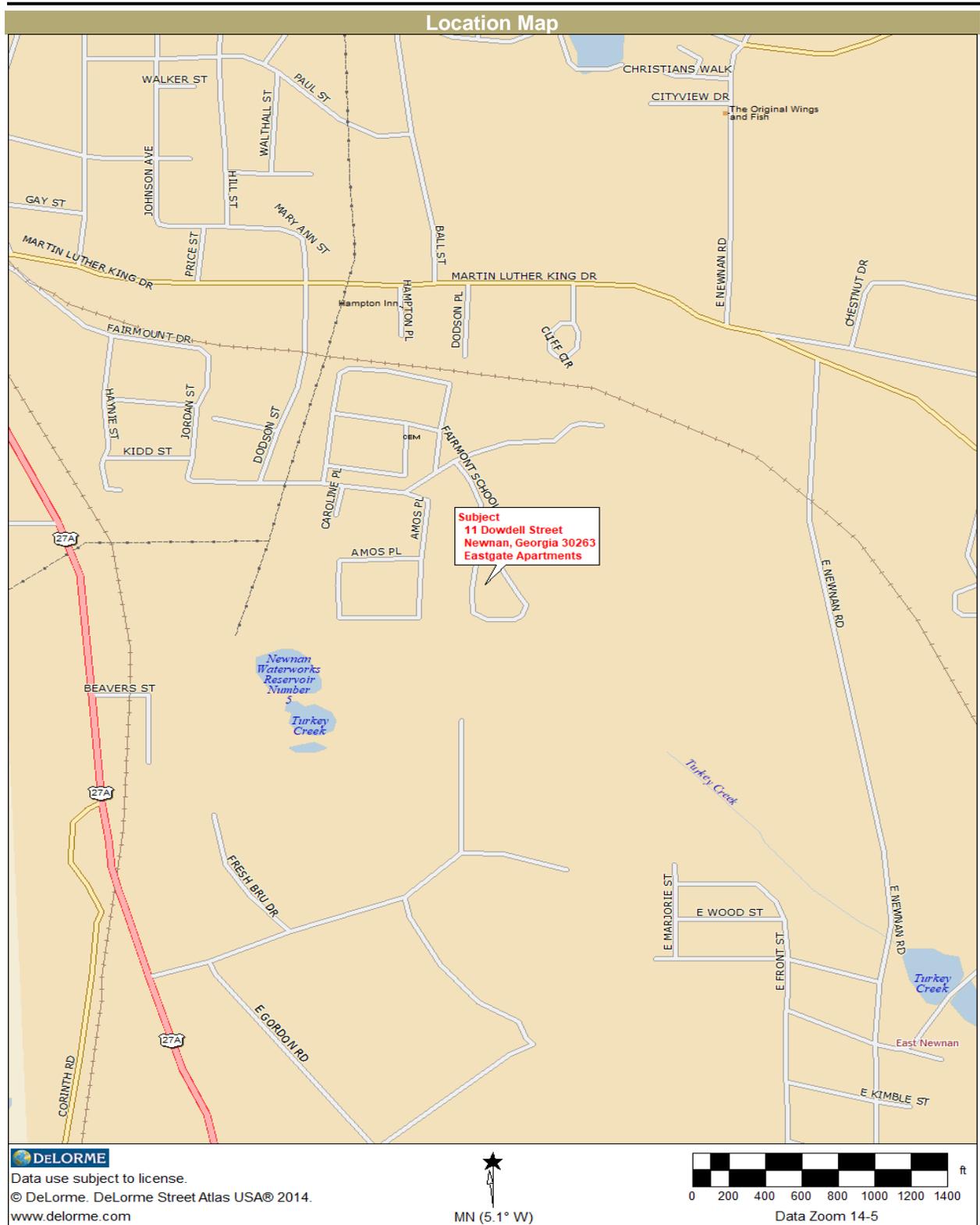
View of Typical Bath



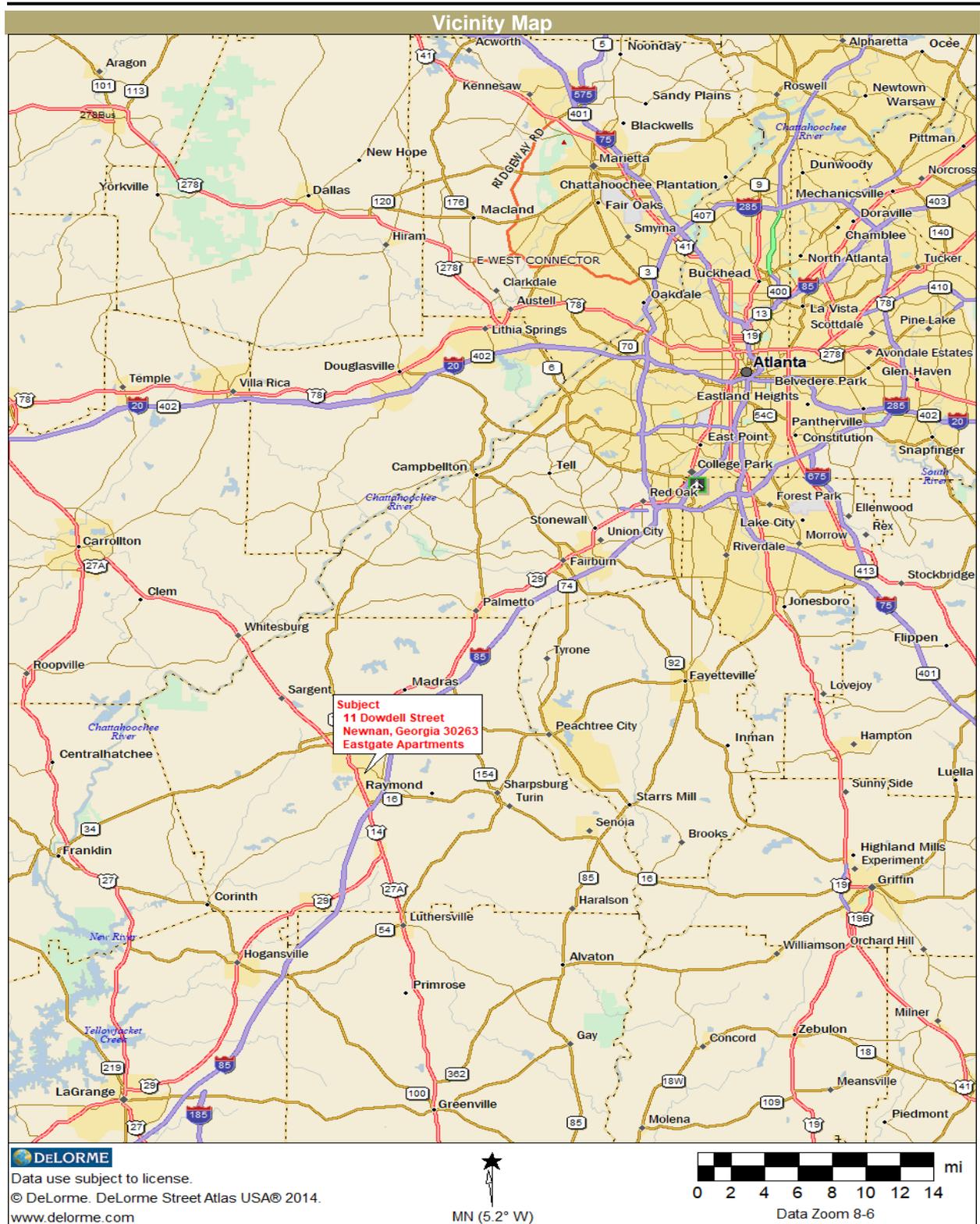
View of Parking Lot



View of Street



Eastgate Apartments
11 Dowdell Street
Newnan, Georgia 30263





Community Services Legend

BANKING SERVICES		
Legend	Service	Distance From Site
29	Wells Fargo Bank	1.20
43	Bank OZK	1.26
79	BB&T	1.42
86	Regions Bank	1.56
88	United Bank	1.57
89	First Coweta Bank	1.57
93	Synovus Bank	1.63
95	First Community Bank	1.64
96	United Community Bank	1.64
99	Bank of America Financial Center	1.69
100	Bank of America Financial Center	1.69
GROCERY SUPERMARKET AND BAKERY SERVICES		
Legend	Service	Distance From Site
25	Super Latino	1.12
37	Arnall Grocery	1.23
41	Local Provisions	1.25
97	Kroger	1.66
113	Publix Super Market	2.03
114	Food Depot	2.07
115	Family Dollar	2.29
116	Target Grocery	2.68
120	ALDI	3.47
PHARMACY SERVICES		
Legend	Service	Distance From Site
15	Coweta Pharmacy	0.63
98	Kroger Pharmacy	1.66
104	Newnan Plaza Pharmacy	1.77
106	AHF Pharmacy - Newnan (Haven of Hope)	1.78
107	Lee-King Pharmacy	1.78
110	CVS Pharmacy	1.95
117	Target Pharmacy	2.68



RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES		
Legend	Service	Distance From Site
7	Magic Wings and Things	0.32
8	Wings & Fish	0.32
16	Mister Robin's Smokehouse	0.63
35	Mother's Kitchen	1.21
50	The Mad Mexican	1.28
52	Southcrest	1.29
53	Golden's on the Square	1.29
57	Redneck Gourmet	1.33
58	Meat N Greet	1.33
66	Domino's Pizza	1.36
67	The Alamo	1.36
68	La Fiesta	1.36
73	RPM Full Service Patio Pub & Grill	1.39
83	Dairy Queen Grill & Chill	1.52
87	Dynasty Restaurant & Bakery	1.56
CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES		
Legend	Service	Distance From Site
5	Dollar General	0.25
18	Apple and Pear	0.97
22	Honey - A Bridal Boutique	1.03
28	WMI Enterprises	1.18
36	Georgia Peach Boutique	1.22
38	New McCBE Boutique	1.23
44	Blue Moon Boutique	1.26
45	Other Side of the Moon	1.27
46	Southern Heritage Outfitters	1.27
51	Blue Fern	1.28
54	Ka & Ki Baby Mother Boutique	1.31
56	Lucy's Alteration	1.32
61	Kendra's	1.34
62	Gillyweeds	1.35
63	Ellie Mack Boutique	1.35
71	Broadway Hi Fashion & Tuxedo Rentals	1.37
74	The Red Letter Merchant	1.39
75	Hope Boutique	1.39
80	Baby's First Images	1.43
85	Family Dollar	1.55
118	Target	2.68



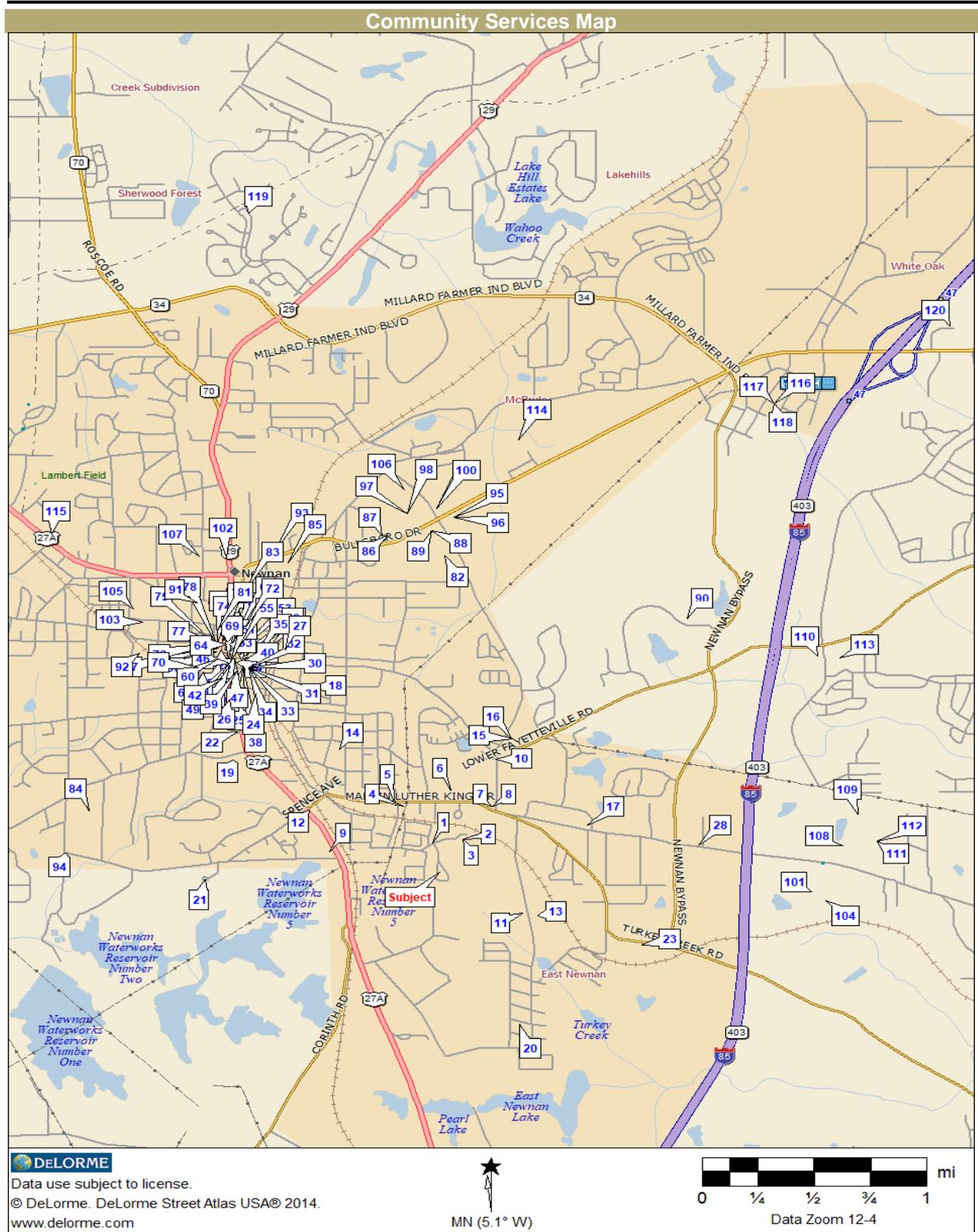
SALON/BARBER FLORIST AND JEWELRY STORE SERVICES		
Legend	Service	Distance From Site
20	HairbyCandie	0.99
27	Hair Station	1.17
30	Salon Chrystal Nailz LLC @The Commercial House (Appt. Only)	1.20
31	Ricochet Studios	1.20
32	Jenkins Ron	1.20
33	Studio Effects	1.20
34	Hair Peace	1.20
40	Jimmie Dee's	1.24
47	Emily's Skincare & Spa	1.27
48	Exclusives Hair Design	1.27
55	Kat Eyes	1.31
64	Genelle's Beauty Shop	1.35
65	Both of You Hair Salon	1.35
69	B. Young Beauty Studio + Spa	1.36
76	A & D Hair Designs	1.39
77	Star Salon	1.39
78	Hair 9 West	1.39
BUS/SUBWAY/TRAIN STATION, TAXI AND AIRPORT SERVICES		
Legend	Service	Distance From Site
1	Coweta County Transit Dial-a-Ride	0.00
HOSPITAL, DENTIST, DOCTOR, SPA, SOCIAL AND GYM SERVICES		
Legend	Service	Distance From Site
59	Newnan Junior Services League	1.33
81	Coweta Pregnancy Services	1.44
90	Ansley Park Health & Rehabilitation	1.60
101	Piedmont Newnan Hospital	1.70
102	Newnan Hospital Redevelopment	1.70
103	Newnan Boys & Girls Club	1.70
108	Advanced Aesthetics Newnan	1.82
109	Encompass Health Rehabilitation Hospital of Newnan	1.89
111	DaVita Poplar Dialysis	1.97
112	Resurgens Orthopedics	1.97
LIBRARY, MUSEUM, ZOO, AND AQUARIUM SERVICES		
Legend	Service	Distance From Site
60	Newnan Carnegie Library	1.33



PARK AND AMUSEMENT PARK SERVICES		
Legend	Service	Distance From Site
21	Carl Miller Park	1.02
24	New Leaf Community Garden	1.09
26	Greenville Street Park	1.15
49	First Avenue Park	1.27
91	Veteran's Memorial Park	1.60
92	Ray Park	1.61
94	Waterworks Park	1.63
105	Lynch Park Pool	1.77
POST OFFICE SERVICES		
Legend	Service	Distance From Site
39	United States Postal Service	1.23
CONVENIENCE STORE GAS STATION SERVICES		
Legend	Service	Distance From Site
4	Rush Foods	0.23
9	Big Peach	0.46
10	Five Points Grocery MARATHON GAS	0.51
12	Stephens Self Service	0.57
CHURCH, SYNAGOGUE, TEMPLE, AND MOSQUE SERVICES		
Legend	Service	Distance From Site
2	One Life Community	0.14
13	Freeman Memorial Methodist Church	0.59
14	Zion Hill Baptist Church	0.62
17	Friendship House of Prayer	0.69
POLICE, CITY HALL, AND COURTHOUSE SERVICES		
Legend	Service	Distance From Site
23	State Patrol Office	1.06
82	Coweta County Sheriff Department	1.45
119	Newnan Police Department	3.27
FIRE STATION SERVICES		
Legend	Service	Distance From Site
72	Newnan Fire Department	1.37



SCHOOL SERVICES		
Legend	Service	Distance From Site
3	Winston Dowdell Academy	0.14
6	Coweta County Adult Education	0.28
11	Headstart	0.54
19	Atkinson Elementary School	0.97
42	Newnan FUMC Preschool	1.25
70	Musicology	1.36
84	Newnan High School	1.53





DeLORME
Data use subject to license.
© DeLorme. DeLorme Street Atlas USA© 2014.
www.delorme.com

0 80 160 240 320 400 ft
Data Zoom 16-3

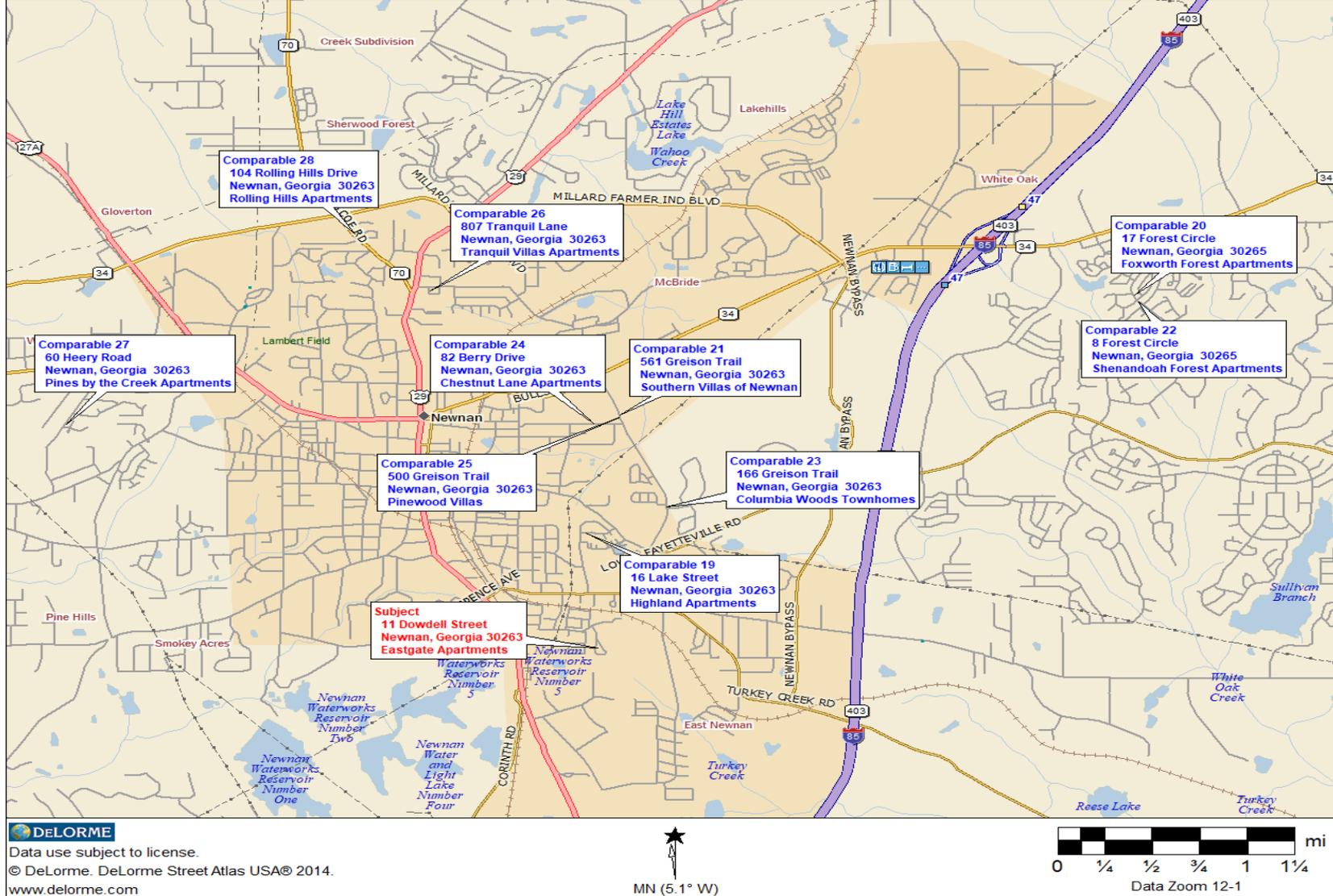


Subsidized/Restricted Legend

<u>Development Name</u>	<u>Type of Financing</u>	<u>Distance to Subject</u>
Highland Apartments	LIHTC	1.1 Miles
Foxworth Forest Apartments	LIHTC	4.9 Miles
Southern Villas of Newnan	Rural Development	2.3 Miles
Shenandoah Forest Apartments	Section 8	4.9 Miles
Columbia Woods Townhomes	LIHTC	1.6 Miles
Chestnut Lane Apartments	Rural Development	2.3 Miles
Pinewood Villas	Rural Development	2.3 Miles
Tranquil Villas Apartments	Rural Development	3.2 Miles
Pines by the Creek Apartments	LIHTC	4.5 Miles
Rolling Hills Apartments	Rural Development	3.6 Miles



Subsidized/Restricted Comparables Map



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.

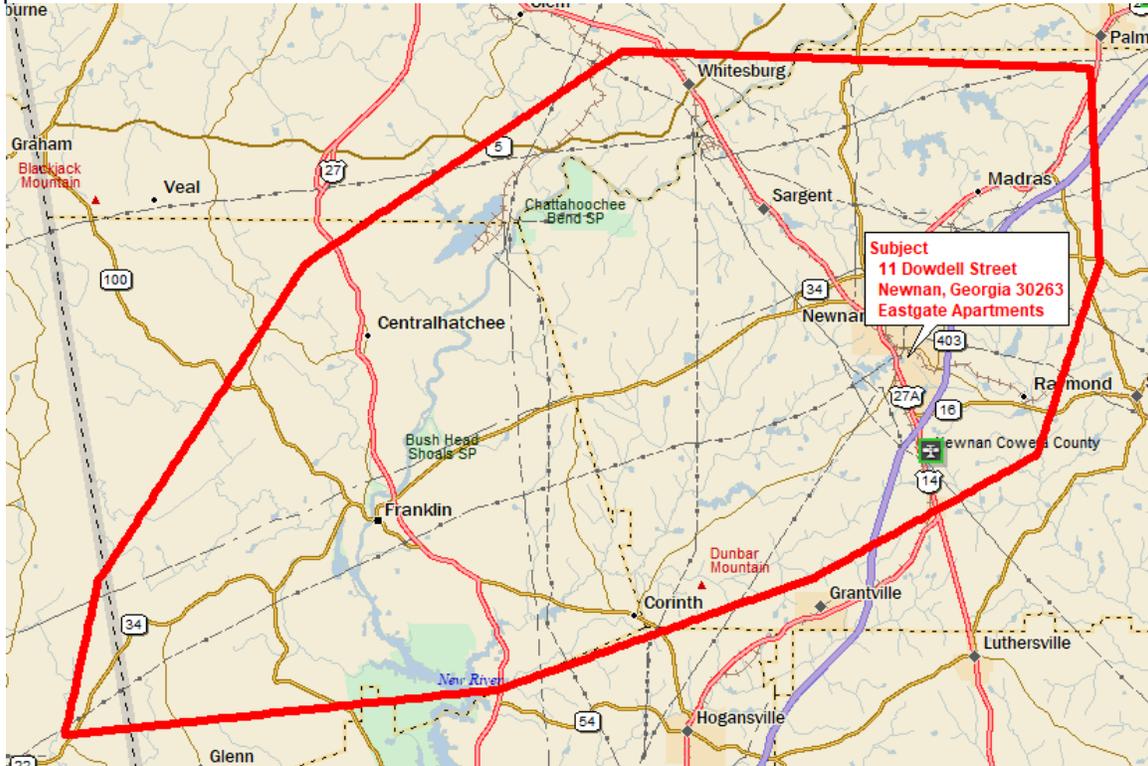
The National Council of Housing Market Analysts (NCHMA) Standards Committee also published a white paper called Best Practices for Rural Market Studies. In that paper, NCHMA discusses using the gravity model to determine market area boundaries in rural areas. The gravity model concept as it relates to 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 Newnan is adjacent to Peachtree City to the east, Palmetto to the northeast, Carrollton to the northwest, Franklin to the southwest and Grantville to the south. The distance between the subject and Peachtree City, Palmetto, Carrollton, Franklin and Grantville 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 Newnan. Then, the population of the subject city should be divided by the sum of the population of Newnan 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 36,792. The population of Peachtree City is 34,988. These two populations are added together to reach a sum of 71,780. Next, Newnan's population of 36,792 is divided by 71,780. The result is 51.3 percent ($(36,792 / (36,792 + 34,988)) = 51.3$ percent). Peachtree City is approximately 8.7 miles from Newnan. This distance is multiplied by 51.3 percent. The result is approximately 4.5 miles. Therefore, based on the gravity model, the pull for Newnan is 4.5 miles beyond the city limits when heading east toward Peachtree City. The same calculation was then applied to the distance between Palmetto, Carrollton, Franklin and Grantville. 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 Newnan. In addition, the table shows the estimated pull for Newnan toward each of these cities:

Gravity Model Calculations			
Nearby City	Population (2017)	Distance from Subject City	Gravity Pull
Newnan	36,792	---	---
Peachtree City	34,988	8.7 Miles	4.4 Miles
Palmetto	5,257	8.4 Miles	7.3 Miles
Carrollton	26,054	18.2 Miles	10.6 Miles
Franklin	1,050	16.9 Miles	16.4 Miles
Grantville	3,185	6.8 Miles	6.3 Miles

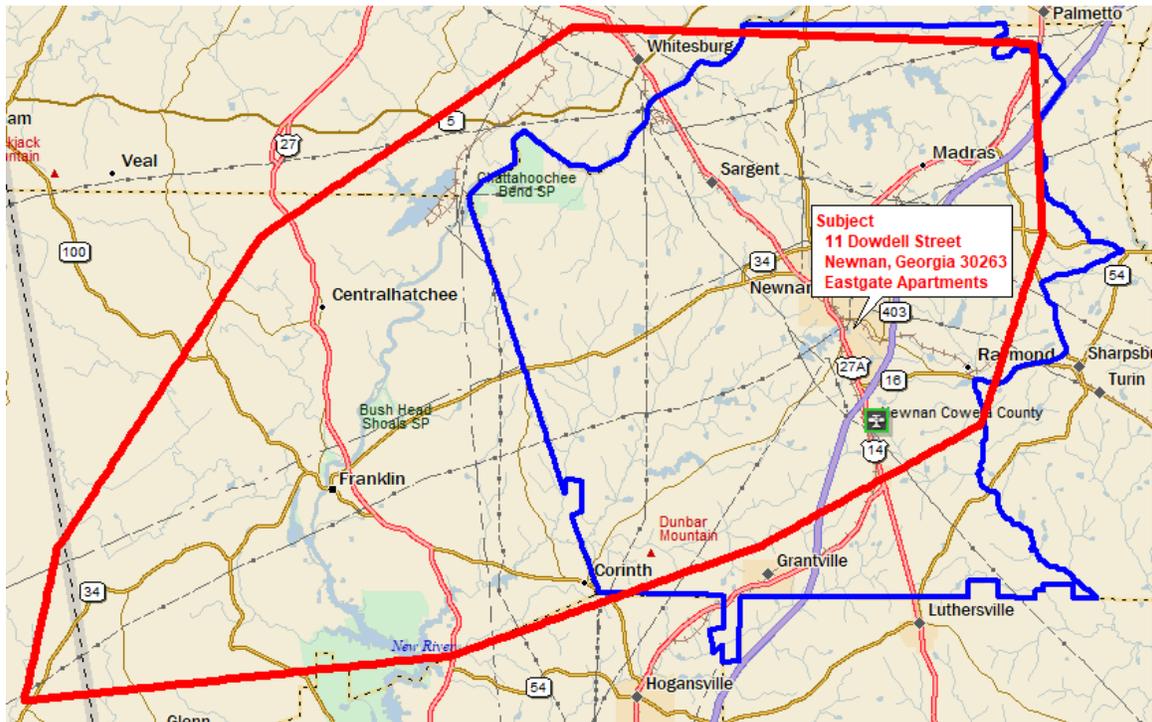


The following map shows what the market area would be if the gravity model based only on the data in the prior table:



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.

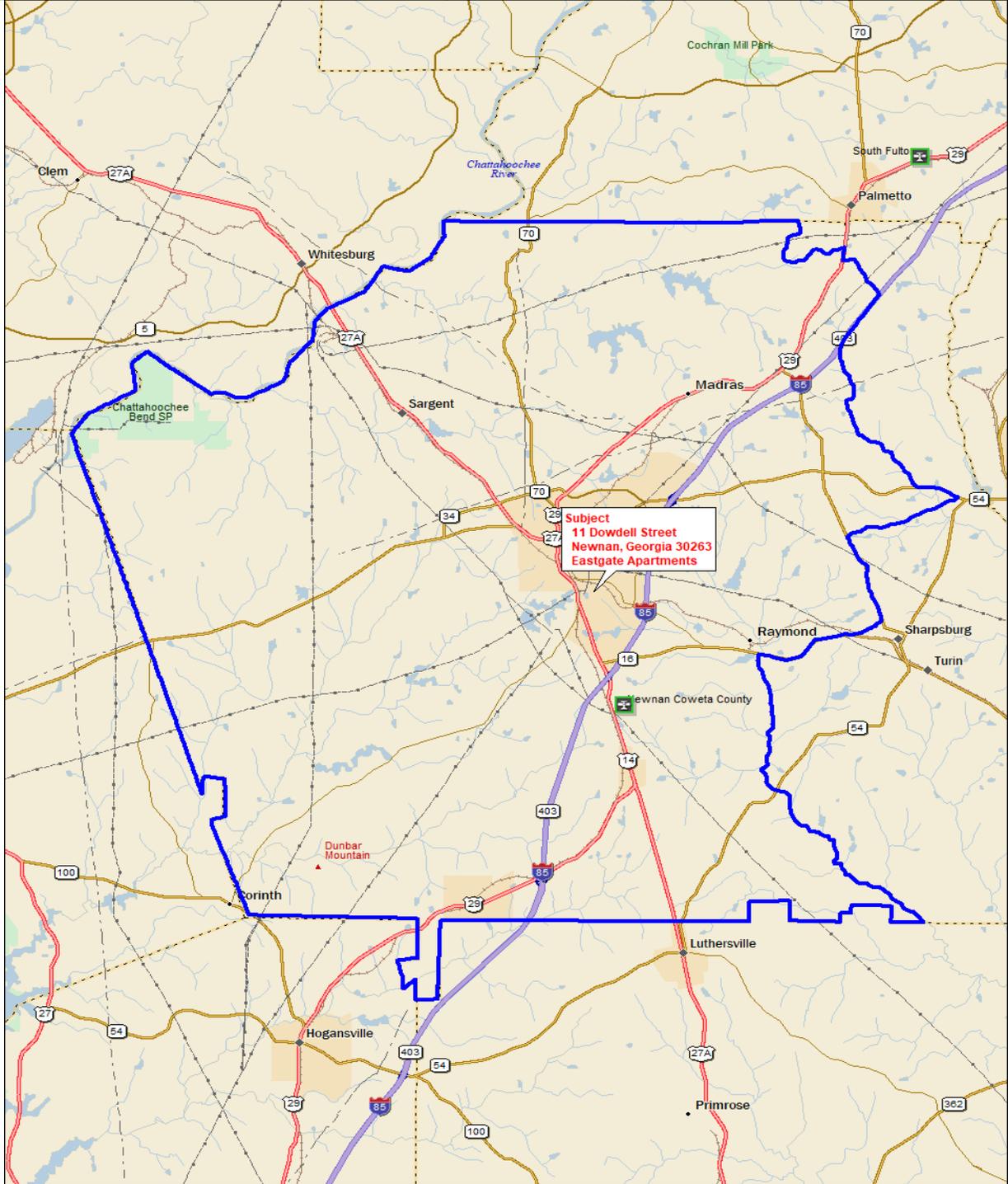
The gravity model map encompasses portions of the following census tracts: 1701.00, 1702.00, 1703.03, 1703.04, 1703.05, 1703.06, 1704.03, 1704.04, 1704.05, 1704.06, 1706.01, 1706.02, 1706.03, 1707.00, 1708.01 and 1708.02 in Coweta County. Because demographic data is available for the census tracts but is not available for the area defined solely through the gravity model, the primary market area was expanded to include all of 1701.00, 1702.00, 1703.03, 1703.04, 1703.05, 1703.06, 1704.03, 1704.04, 1704.05, 1704.06, 1706.01, 1706.02, 1706.03, 1707.00, 1708.01 and 1708.02 in Coweta County. 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.



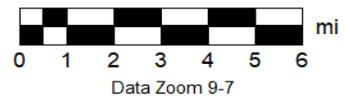
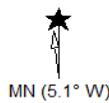
Therefore, the market area for the subject consists of census tracts 1701.00, 1702.00, 1703.03, 1703.04, 1703.05, 1703.06, 1704.03, 1704.04, 1704.05, 1704.06, 1706.01, 1706.02, 1706.03, 1707.00, 1708.01 and 1708.02 in Coweta County. The market area has the following boundaries: North – Carroll and Fulton Counties; East – Water Works Road, Tommy Lee Cook Road, Ridley Road, State Highway 14, Weldon Road, Palmetto-Tyrone Road, Interstate 85, Shoal Creek, State Highway 34, Lower Fayetteville Road, State Highway 154, Old Georgia 16, State Highway 16 and White Oak Creek; South – Meriwether County; and West – Heard County. The northern boundary is approximately 13.5 miles from the subject. The western boundary is approximately 13.7 miles from the subject, and the southern boundary is approximately 10.9 miles from the subject. The eastern boundary is approximately 9.4 miles from the subject.



Primary Market Area Map



Data use subject to license.
© DeLorme. DeLorme Street Atlas USA© 2014.
www.delorme.com



COMMUNITY DEMOGRAPHIC DATA



Community Demographic Data

Population Trends

The subject is located in the City of Newnan, Georgia. The market area for the subject consists of the following census tracts 1701.00, 1702.00, 1703.03, 1703.04, 1703.05, 1703.06, 1704.03, 1704.04, 1704.05, 1704.06, 1706.01, 1706.02, 1706.03, 1707.00, 1708.01 and 1708.02 in Coweta County. The market area has the following boundaries: North – Carroll and Fulton Counties; East – Water Works Road, Tommy Lee Cook Road, Ridley Road, State Highway 14, Weldon Road, Palmetto-Tyrone Road, Interstate 85, Shoal Creek, State Highway 34, Lower Fayetteville Road, State Highway 154, Old Georgia 16, State Highway 16 and White Oak Creek; South – Meriwether County; and West – Heard County.

In 2000, this geographic market area contained an estimated population of 71,143. By 2010, population in this market area had increased by 42.2 percent to 101,184. In 2019, the population in this market area has increased by 14.8 percent to 116,144. It is projected that between 2019 and 2021, population in the market area will increase 2.8 percent to 119,353. It is projected that between 2021 and 2024, population in the market area will increase 4.1 percent to 124,166.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
COWETA COUNTY	2000	89,215				
Estimated Projected Projected Projected	2010	127,317	38,102	42.7%	3,810	4.3%
	2019	146,795	19,478	15.3%	2,164	1.7%
	2021	150,962	4,167	2.8%	2,083	1.4%
	2024	157,212	6,250	4.1%	2,083	1.4%
MARKET AREA	2000	71,143				
Estimated Projected Projected Projected	2010	101,184	30,041	42.2%	3,004	4.2%
	2019	116,144	14,960	14.8%	1,662	1.6%
	2021	119,353	3,209	2.8%	1,604	1.4%
	2024	124,166	4,813	4.1%	1,604	1.4%
NEWNAN	2000	16,242				
Estimated Projected Projected Projected	2010	33,039	16,797	103.4%	1,680	10.3%
	2019	39,898	6,859	20.8%	762	2.3%
	2021	41,142	1,244	3.1%	622	1.6%
	2024	43,008	1,866	4.7%	622	1.6%

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



CHANGE IN POPULATION BY AGE GROUPS						
COWETA COUNTY						
AGE	2010	2019	CHANGE	2021	2024	CHANGE
0-4	9,283	9,048	-2.5%	9,224	9,489	2.9%
5-9	9,748	9,519	-2.3%	9,507	9,490	-0.2%
10-14	9,886	10,517	6.4%	10,312	10,004	-3.0%
15-17	5,915	6,546	10.7%	6,690	6,905	3.2%
18-20	4,335	5,803	33.9%	6,029	6,369	5.6%
21-24	5,335	7,404	38.8%	7,976	8,833	10.8%
25-34	16,228	17,266	6.4%	17,780	18,550	4.3%
35-44	19,940	19,154	-3.9%	19,026	18,833	-1.0%
45-54	19,102	21,526	12.7%	21,355	21,098	-1.2%
55-64	14,305	19,158	33.9%	20,094	21,497	7.0%
65-74	8,215	13,150	60.1%	14,381	16,228	12.8%
75-84	3,789	5,989	58.1%	6,691	7,744	15.7%
85+	1,236	1,715	38.8%	1,898	2,172	14.4%
Total Population	127,317	146,795	15.3%	150,962	157,212	4.1%
Elderly % Population	21.6%	27.3%	5.9%	28.5%	30.3%	1.8%
MARKET AREA						
AGE	2010	2019	CHANGE	2021	2024	CHANGE
0-4	7,548	7,305	-3.2%	7,440	7,643	2.7%
5-9	7,702	7,643	-0.8%	7,630	7,610	-0.3%
10-14	7,748	8,363	7.9%	8,219	8,002	-2.6%
15-17	4,585	5,121	11.7%	5,261	5,470	4.0%
18-20	3,506	4,542	29.5%	4,735	5,025	6.1%
21-24	4,484	5,793	29.2%	6,234	6,895	10.6%
25-34	13,298	14,050	5.7%	14,274	14,611	2.4%
35-44	15,599	15,354	-1.6%	15,365	15,381	0.1%
45-54	14,868	16,694	12.3%	16,621	16,512	-0.7%
55-64	11,318	14,862	31.3%	15,538	16,552	6.5%
65-74	6,422	10,326	60.8%	11,285	12,723	12.7%
75-84	3,052	4,684	53.5%	5,208	5,995	15.1%
85+	1,054	1,407	33.5%	1,543	1,747	13.2%
Total Population	101,184	116,144	14.8%	119,353	124,166	4.0%
Elderly % Population	21.6%	26.9%	5.8%	28.1%	29.8%	1.7%
NEWNAN						
AGE	2010	2019	CHANGE	2021	2024	CHANGE
0-4	2,967	2,952	-0.5%	2,995	3,059	2.1%
5-9	2,631	3,026	15.0%	3,019	3,009	-0.3%
10-14	2,332	3,145	34.9%	3,147	3,150	0.1%
15-17	1,265	1,759	39.1%	1,879	2,059	9.6%
18-20	1,093	1,521	39.2%	1,647	1,835	11.4%
21-24	1,856	1,850	-0.3%	2,060	2,375	15.3%
25-34	5,500	5,302	-3.6%	5,106	4,813	-5.7%
35-44	5,104	6,186	21.2%	6,240	6,321	1.3%
45-54	3,997	5,345	33.7%	5,592	5,962	6.6%
55-64	3,122	4,051	29.8%	4,309	4,697	9.0%
65-74	1,821	2,901	59.3%	3,104	3,408	9.8%
75-84	992	1,389	40.0%	1,542	1,772	14.9%
85+	359	471	31.2%	502	548	9.2%
Total Population	33,039	39,898	20.8%	41,142	43,008	4.5%
Elderly % Population	19.1%	22.1%	4.2%	23.0%	24.2%	1.3%

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



Household Trends

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

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

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

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

Tenure

The percentage of renters in Coweta County in 2019 was 25.7 percent, and the percentage for Newnan was 46.3 percent. The percentage of renters in the primary market area in 2019 was 28.9 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.	%
COWETA COUNTY	2000	31,429	24,629	78.4%	6,800	21.6%
	2010	45,673	34,066	74.6%	11,607	25.4%
Estimated	2019	53,091	39,468	74.3%	13,623	25.7%
Projected	2021	54,658	40,620	74.3%	14,039	25.7%
Projected	2024	57,009	42,347	74.3%	14,662	25.7%
MARKET AREA	2000	25,065	18,931	75.5%	6,134	24.5%
	2010	36,587	26,165	71.5%	10,422	28.5%
Estimated	2019	42,325	30,109	71.1%	12,216	28.9%
Projected	2021	43,538	30,955	71.1%	12,583	28.9%
Projected	2024	45,358	32,224	71.0%	13,134	29.0%
NEWNAN	2000	6,033	2,874	47.6%	3,159	52.4%
	2010	12,439	6,647	53.4%	5,792	46.6%
Estimated	2019	15,074	8,095	53.7%	6,979	46.3%
Projected	2021	15,560	8,349	53.7%	7,212	46.3%
Projected	2024	16,290	8,729	53.6%	7,561	46.4%

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



TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
COWETA COUNTY	25-34	4,026	2,999	7,025
	35-44	7,510	2,799	10,309
	45-54	8,364	2,086	10,450
	55-64	6,896	1,319	8,215
	65-74	4,375	696	5,071
	75+	2,520	593	3,113
MARKET AREA	25-34	3,096	2,727	5,823
	35-44	5,659	2,496	8,155
	45-54	6,317	1,837	8,154
	55-64	5,376	1,165	6,541
	65-74	3,403	624	4,027
	75+	2,022	532	2,554
NEWNAN	25-34	1,165	1,636	2,801
	35-44	1,543	1,347	2,890
	45-54	1,275	952	2,227
	55-64	1,192	627	1,819
	65-74	804	328	1,132
	75+	591	227	818

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	COWETA COUNTY	MARKET AREA	NEWNAN
1 person	5,974	4,747	1,322
2 persons	13,565	10,272	2,717
3 persons	8,150	6,191	1,662
4 persons	7,067	5,286	1,398
5 persons	33,028	2,329	643
6 or more persons	1,686	1,286	353
RENTER-OCCUPIED			
1 person	4,812	4,374	2,582
2 persons	3,412	3,071	1,706
3 persons	2,027	1,832	1,046
4 persons	1,680	1,446	799
5 persons	1,079	950	531
6 or more persons	623	554	319

Source: Nielsen Claritas; Ribbon Demographics



The subject's units are most suitable for households between one and five persons, who account for 95.5 percent of the market area renters.

RENTER HOUSEHOLD SIZE IN THE MARKET AREA		
RENTER-OCCUPIED	NUMBER	PERCENT
1 person	4,374	35.8%
2 persons	3,071	25.1%
3 persons	1,832	15.0%
4 persons	1,446	11.8%
5 persons	950	7.8%
6 or more persons	554	4.5%
TOTAL	12,227	100.0%

Source: Nielsen Claritas; Ribbon Demographics



CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK			
	COWETA COUNTY	MARKET AREA	NEWNAN
TOTAL HOUSING UNITS	50,171	40,078	13,860
OCCUPANCY AND TENURE			
Occupied Housing Units	45,673	36,587	12,439
Owner-Occupied	34,066	26,165	6,647
Percent Owner-Occupied	74.6%	71.5%	53.4%
Renter-Occupied	11,607	10,422	5,792
VACANT HOUSING UNITS			
For seasonal, recreational, etc.	327	234	84
Persons per owner-occupied unit	2.77	2.09	2.61
Persons per renter-occupied unit	2.8	2.23	2.62
TENURE BY YEAR STRUCTURE BUILT			
RENTER-OCCUPIED			
2005 or later	637	600	346
2000-2004	2,415	2,329	1,509
1990-1999	2,160	1,821	690
1980-1989	1,355	1,112	631
1970-1979	1,437	1,350	708
1960-1969	856	751	453
1950-1959	571	433	303
1940-1949	392	378	279
1939 or earlier	853	805	494
PERSONS PER ROOM: RENTER			
0.50 or less	6,336	5,698	3,322
0.51-1.00	3,843	3,439	1,934
1.01-1.50	422	367	108
1.51-2.00	59	59	49
2.01 or more	16	16	0
PLUMBING FACILITIES -			
PERSON/ROOM: RENTER-OCCUPIED			
Lacking Complete Plumbing Facilities:			
1.00 or less	58	58	42
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 442 renter households with more than 1.01 occupants per room in the market area. There are 58 renter households that are lacking complete plumbing facilities in the market area.



ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
COWETA COUNTY	NUMBER	PERCENT	NUMBER	PERCENT
1, Detached	31,791	95.0%	4,824	45.2%
1, Attached	546	1.6%	413	3.9%
2	12	0.0%	746	7.0%
3 to 4	65	0.2%	892	8.4%
5 to 9	55	0.2%	1,071	10.0%
10 to 19	0	0.0%	1,138	10.7%
20 to 49	0	0.0%	518	4.9%
50 or more	9	0.0%	292	2.7%
Mobile Home, Trailer, Other	983	2.9%	782	7.3%
TOTAL	33,461	100.0%	10,676	100.0%
MARKET AREA				
1, Detached	24,352	94.9%	4,262	44.5%
1, Attached	521	2.0%	322	3.4%
2	0	0.0%	631	6.6%
3 to 4	65	0.3%	878	9.2%
5 to 9	55	0.2%	1,050	11.0%
10 to 19	0	0.0%	1,101	11.5%
20 to 49	0	0.0%	518	5.4%
50 or more	9	0.0%	292	3.0%
Mobile Home, Trailer, Other	657	2.6%	525	5.5%
TOTAL	25,659	100.0%	9,579	100.0%
NEWNAN				
1, Detached	5,788	93.2%	1,653	30.5%
1, Attached	345	5.6%	226	4.2%
2	0	0.0%	587	10.8%
3 to 4	44	0.7%	701	13.0%
5 to 9	10	0.2%	714	13.2%
10 to 19	0	0.0%	872	16.1%
20 to 49	0	0.0%	433	8.0%
50 or more	0	0.0%	207	3.8%
Mobile Home, Trailer, Other	26	0.4%	20	0.4%
TOTAL	6,213	100.0%	5,413	100.0%

Source: U.S. Census Bureau

Households Income Trends and Analysis

Households who have between one and two persons and annual incomes below \$38,280 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 45 percent (45.4%) of the primary market area tenants are within this range. Households who have between two and three persons and annual incomes below \$43,080 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 \$51,660 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately 51 percent (50.6%) of the primary market area tenants are within this range.



HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

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	219	178	122	133	49	30	731
\$10,000-20,000	322	169	103	78	111	72	855
\$20,000-30,000	202	261	199	133	87	61	943
\$30,000-40,000	305	548	7	140	48	34	1,082
\$40,000-50,000	236	150	339	97	53	30	905
\$50,000-60,000	81	175	183	161	91	61	752
\$60,000-75,000	357	108	215	154	98	62	994
\$75,000-100,000	149	156	53	68	110	68	604
\$100,000-125,000	45	28	74	31	41	28	247
\$125,000-150,000	86	47	24	24	40	21	242
\$150,000-200,000	60	14	11	106	11	5	207
\$200,000+	513	213	160	83	10	2	982
Total	2,575	2,047	1,490	1,208	749	475	8,544

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	327	59	54	10	9	0	459
\$10,000-20,000	263	143	29	29	6	0	470
\$20,000-30,000	149	198	25	26	23	12	433
\$30,000-40,000	120	101	87	13	17	8	346
\$40,000-50,000	169	68	9	18	6	0	270
\$50,000-60,000	108	70	27	12	8	1	226
\$60,000-75,000	135	101	44	11	7	1	299
\$75,000-100,000	93	62	28	9	30	16	238
\$100,000-125,000	107	52	20	9	7	2	197
\$125,000-150,000	91	30	10	27	42	20	220
\$150,000-200,000	98	103	4	8	33	16	262
\$200,000+	139	37	5	66	13	2	263
Total	1,799	1,024	342	238	201	79	3,683

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	260	23	39	7	7	0	336
\$10,000-20,000	221	124	6	26	4	0	381
\$20,000-30,000	125	104	4	22	8	1	264
\$30,000-40,000	115	87	24	11	16	8	261
\$40,000-50,000	104	29	9	16	5	0	163
\$50,000-60,000	94	62	3	9	5	0	173
\$60,000-75,000	52	55	41	10	5	0	163
\$75,000-100,000	79	40	2	8	13	6	148
\$100,000-125,000	90	18	3	6	6	1	124
\$125,000-150,000	84	14	2	5	11	2	118
\$150,000-200,000	69	62	2	7	7	3	150
\$200,000+	101	34	5	63	6	0	209
Total	1,394	652	140	190	93	21	2,490

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	546	237	176	143	58	30	1,190
\$10,000-20,000	585	312	132	107	117	72	1,325
\$20,000-30,000	351	459	224	159	110	73	1,376
\$30,000-40,000	425	649	94	153	65	42	1,428
\$40,000-50,000	405	218	348	115	59	30	1,175
\$50,000-60,000	189	245	210	173	99	62	978
\$60,000-75,000	492	209	259	165	105	63	1,293
\$75,000-100,000	242	218	81	77	140	84	842
\$100,000-125,000	152	80	94	40	48	30	444
\$125,000-150,000	177	77	34	51	82	41	462
\$150,000-200,000	158	117	15	114	44	21	469
\$200,000+	652	250	165	149	23	6	1,245
Total	4,374	3,071	1,832	1,446	950	554	12,227

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



HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE			
INCOME	COWETA COUNTY	MARKET AREA	NEWNAN
Less than \$10,000			
Less than 20%	0	0	0
20-24%	0	0	0
25-29%	17	17	17
30-34%	17	17	17
35%+	1,116	1,015	713
Not Computed	416	309	227
\$10,000 - \$19,999			
Less than 20%	50	50	50
20-24%	64	64	15
25-29%	14	14	14
30-34%	87	87	38
35%+	1,175	1,146	584
Not Computed	71	50	19
\$20,000 - \$34,999			
Less than 20%	75	70	54
20-24%	157	155	128
25-29%	266	194	124
30-34%	297	287	213
35%+	1,274	1,191	640
Not Computed	105	43	27
\$35,000 - \$49,999			
Less than 20%	392	305	175
20-24%	459	446	334
25-29%	541	492	240
30-34%	105	91	85
35%+	228	224	79
Not Computed	74	74	31
\$50,000 - \$74,999			
Less than 20%	656	546	283
20-24%	479	444	329
25-29%	259	177	49
30-34%	146	142	76
35%+	59	59	36
Not Computed	58	58	8
\$75,000 or more			
Less than 20%	1,680	1,523	671
20-24%	151	151	80
25-29%	26	26	26
30-34%	11	0	0
35%+	26	0	0
Not Computed	125	112	31
TOTAL	10,676	9,579	5,413

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+
COWETA COUNTY									
Less than \$15,000	863	1,582	1,114	1,110	1,181	1,052	945	998	1,160
\$15,000 - \$24,999	1,059	880	1,207	835	807	1,075	651	609	1,088
\$25,000 - \$34,999	1,610	1,458	1,110	727	1,390	1,302	547	1,019	1,272
\$35,000 - \$49,999	2,454	2,126	1,187	1,654	1,917	2,157	1,392	1,573	2,304
\$50,000 - \$74,999	4,229	3,382	1,251	3,774	2,927	2,559	3,439	2,606	3,002
\$75,000 - \$99,999	3,400	2,764	558	3,439	3,615	988	3,296	3,392	1,230
\$100,000 - \$149,999	3,254	3,595	338	3,180	5,160	1,857	3,597	5,599	2,645
\$150,000 - \$199,999	808	1,142	139	1,132	2,384	781	1,454	2,978	1,287
\$200,000+	446	591	109	1,001	2,736	706	1,518	4,121	1,389
TOTAL	42,656			51,446			55,111		
MARKET AREA									
Less than \$15,000	773	1,326	932	1,006	990	877	858	853	957
\$15,000 - \$24,999	965	714	1,009	752	699	959	576	526	965
\$25,000 - \$34,999	1,360	1,219	913	554	1,124	1,105	434	866	1,085
\$35,000 - \$49,999	2,065	1,574	906	1,386	1,608	1,638	1,127	1,338	1,734
\$50,000 - \$74,999	3,310	2,683	1,047	3,171	2,368	1,968	2,922	2,163	2,329
\$75,000 - \$99,999	2,596	2,034	410	2,702	2,793	770	2,588	2,656	965
\$100,000 - \$149,999	2,714	2,719	257	2,572	3,930	1,432	2,893	4,270	2,035
\$150,000 - \$199,999	609	923	111	786	1,747	647	1,028	2,212	1,081
\$200,000+	366	438	75	803	1,973	520	1,235	2,981	1,006
TOTAL	34,048			40,880			43,683		
NEWNAN									
Less than \$15,000	503	665	345	636	519	353	549	490	394
\$15,000 - \$24,999	399	276	271	401	261	296	316	225	306
\$25,000 - \$34,999	612	350	216	285	492	389	219	412	357
\$35,000 - \$49,999	885	534	209	652	621	503	537	598	548
\$50,000 - \$74,999	1,019	636	364	1,174	719	599	1,130	791	752
\$75,000 - \$99,999	741	499	98	1,165	789	213	1,029	815	242
\$100,000 - \$149,999	729	604	64	1,039	1,024	341	1,180	1,318	489
\$150,000 - \$199,999	328	221	48	285	482	152	337	655	222
\$200,000+	86	136	33	202	535	165	318	827	287
TOTAL	10,871			14,292			15,343		

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; transportation, communication and utilities; educational, health and social services; and entertainment and recreation services. Each of these industries has experienced reasonable growth within the past few years.

Employment in the City of Newnan has been increasing 4.3 percent per year since 2005. Employment in Coweta County has been increasing an average of 2.4 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 the City of Newnan has fluctuated from 3.8 percent to 10.4 percent since 2010. These fluctuations are in line with the unemployment rates for Coweta County and 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 COWETA COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	55,824	53,100	95.1%	2,724	4.9%
2006	57,736	55,317	95.8%	2,419	4.2%
2007	59,681	57,316	96.0%	2,365	4.0%
2008	61,411	57,904	94.3%	3,507	5.7%
2009	61,330	55,295	90.2%	6,035	9.8%
2010	64,319	58,095	90.3%	6,224	9.7%
2011	65,009	59,123	90.9%	5,886	9.1%
2012	65,493	60,271	92.0%	5,222	8.0%
2013	65,810	61,216	93.0%	4,594	7.0%
2014	66,310	62,246	93.9%	4,064	6.1%
2015	67,667	64,075	94.7%	3,592	5.3%
2016	70,400	66,914	95.0%	3,486	5.0%
2017	72,646	69,628	95.8%	3,018	4.2%
2018	73,505	70,987	96.6%	2,518	3.4%
2019**	73,771	71,886	97.4%	1,885	2.6%

* 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 9.8 percent in 2009 and a low of 3.4 percent in 2018. The annual rate for Coweta County in September 2019 was 2.6 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR NEWNAN					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	11,249	10,602	94.2%	647	5.8%
2006	12,211	11,589	94.9%	622	5.1%
2007	13,059	12,410	95.0%	649	5.0%
2008	13,758	12,819	93.2%	939	6.8%
2009	13,830	12,272	88.7%	1,558	11.3%
2010	15,258	13,666	89.6%	1,592	10.4%
2011	15,431	13,921	90.2%	1,510	9.8%
2012	15,572	14,203	91.2%	1,369	8.8%
2013	15,717	14,452	92.0%	1,265	8.0%
2014	16,114	14,998	93.1%	1,116	6.9%
2015	16,562	15,574	94.0%	988	6.0%
2016	17,270	16,288	94.3%	982	5.7%
2017	17,929	17,080	95.3%	849	4.7%
2018	18,111	17,414	96.2%	697	3.8%
2019**	18,151	17,634	97.2%	517	2.8%

* Data based on place of residence.

**Preliminary - based on monthly data through September 2019

Source: U.S. Bureau of Labor Statistics

Unemployment in the city reached a high of 11.3 percent in 2009 and a low of 3.8 percent in 2018. The annual rate for the City of Newnan in September 2019 was 2.8 percent.



CHANGE IN TOTAL EMPLOYMENT FOR NEWNAN				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	3,064	613	28.9%	5.8%
2010-2015	1,908	382	14.0%	2.8%

Source: U.S. Bureau of Labor Statistics

The data shows that the number of persons employed in Newnan increased an average of 4.3 percent per year between 2005 and 2015.

RECENT CHANGES IN EMPLOYMENT FOR NEWNAN			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	13,666	1,394	10.4%
2011	13,921	255	9.8%
2012	14,203	282	8.8%
2013	14,452	249	8.0%
2014	14,998	546	6.9%
2015	15,574	576	6.0%
2016	16,288	714	5.7%
2017	17,080	792	4.7%
2018	17,414	334	3.8%

Source: U.S. Bureau of Labor Statistics

The unemployment rate has fluctuated from 3.8 percent to 10.4 percent since 2010. These fluctuations are in line with the unemployment rates for Coweta County and the State of Georgia

Place of Work Employment						
PLACE OF WORK EMPLOYMENT DATA						
INDUSTRY	COWETA COUNTY		MARKET AREA		NEWNAN	
	TOTAL	%	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	167	0.2%	120	0.2%	27	0.1%
Construction	5,462	7.7%	4,184	7.5%	927	5.0%
Manufacturing	8,609	12.1%	6,827	12.3%	2,357	12.8%
Wholesale Trade	2,148	3.0%	1,751	3.1%	530	2.9%
Retail Trade	8,474	11.9%	6,963	12.5%	2,696	14.6%
Transportation, Communication & Utilities	7,439	10.5%	5,875	10.5%	1,896	10.3%
Information	1,353	1.9%	951	1.7%	320	1.7%
Finance, Insurance & Real Estate	3,018	4.2%	2,268	4.1%	779	4.2%
Professional & Related Services	6,794	9.5%	5,399	9.7%	1,491	8.1%
Educational, Health & Social Services	13,293	18.7%	10,203	18.3%	3,415	18.5%
Entertainment & Recreation Services	7,739	10.9%	5,983	10.7%	2,374	12.9%
Other	3,473	4.9%	2,815	5.1%	818	4.4%
Public Administration	3,203	4.5%	2,353	4.2%	787	4.3%

Source: Nielsen Claritas and Ribbon Demographics

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

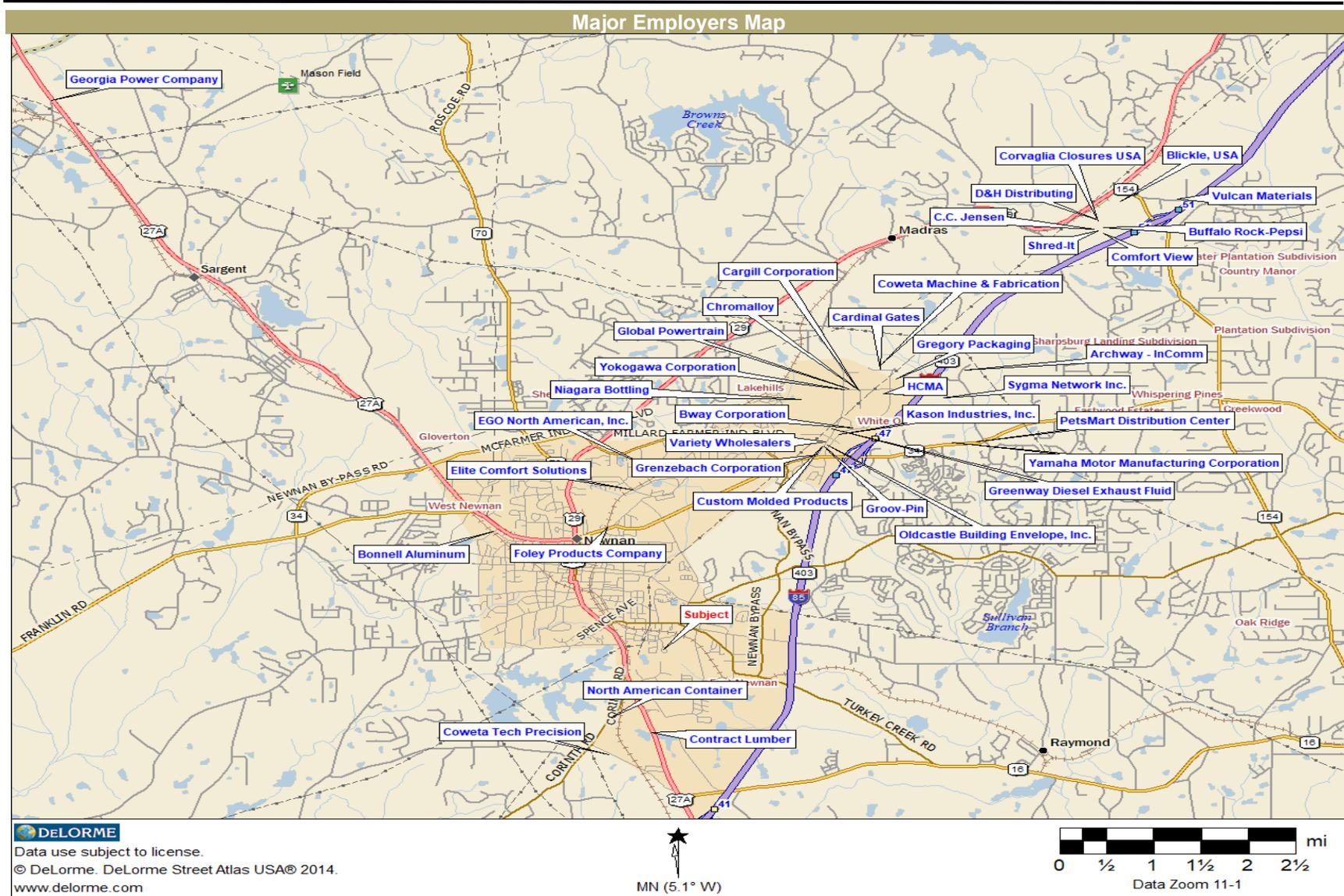


Major Employers

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

MAJOR EMPLOYERS		
Name	Product/Service	Total Employees
Yamaha Motor Manufacturing Corporation	Golf Carts, Personal Watercraft, ATVs	1,300
PetsMart Distribution Center	Distribution Center	560
Bonnell Aluminum	Extended Aluminum	460
Cargill Corporation	Beef/Pork Cutting and Packaging	417
Elite Comfort Solutions	Polyethylene Products	400
Yokogawa Corporation	Analytical Instruments	360
Variety Wholesalers	Wholesale Distribution	310
Syigma Network, Inc.	Food Service Distribution	269
EGO North American, Inc.	Heating Elements	260
TenCate	Industrial Textiles	255
Georgia Power Company	Electricity	250
Kason Industries, Inc.	Refrigeration Hardware	250
Winpak Films, Inc.	Polyethylene Film	225
Bway Corporation	Chicken Boxes, Coops, Drums, Pails	220
D&H Distributing	Computer and Peripheral Products	171
Comfort View	Vinyl Windows	165
Buffalo Rock-Pepsi	Soft Drinks	160
McLane Company	Food Distribution	110
Custom Molded Products	Fiberglass and Custom Injection Moldings	102
Chromalloy	Turbine Engine Compress & Parts	98
Oldcastle BuildingEnvelope, Inc.	Architectural Products	86
Archway-InComm	Distribution	82
Global Powertrain Systems	Supplier for Automotive	80
Grenzebach Corporation	Conveyors & Conveying Equipment	75
Niagara Bottling	Water Bottling	70
North American Container	Welding Company	70
HCMA	Front End Loaders	55
Gregory Packaging	Juice Products	45
Shred-It	Document Management	40
Foley Products Company	Precast Concrete	35
Groov-Pin	Precision Turned Components	35
Blickle, USA	Distribution	25
Vulcan Materials	Stone, Sand, Gravel	17
Cardinal Gates	Manufacturer Safety Gates	14
Coweta Machine & Fabrication	Machine Shop	14
C.C. Jensen	Oil Filtration Equipment	11
Contract Lumber	Supplier; Engineering & Services	10
Greenway Diesel Exhaust Fluid	Industrial Gas Supplier	10
Coweta Tech Precision	Machining & Repair	6
Corvaglia Closures USA	Manufacturer Plastic Enclosures	5

Source: Coweta County Development Authority





Future Employment Trends

According to the Newnan-Coweta Chamber of Commerce, there were more than 30 ribbon cuttings for small business in 2019. In addition, the following companies have opened or relocated to Coweta County within the past three years:

- Saddle Creek Logistics Services signed a lease in order to move its distribution center to Newnan.
- Corvaglia Group, a supplier in the beverage industry, announced its plan to build a new facility in Newnan. The facility was to be operational by the end of 2018.
- Elite Foam, a polyurethane foam manufacturer, expanded its facility in 2016. Approximately 150 new jobs were anticipated.

In addition, there have only been two WARN notices for the city in the past two years. Therefore, it is believed that the economy of Newnan will remain stable.

W.A.R.N. NOTICES			
Company	City	Employees Lost	Layoff Date
The SYGMA Network	Newnan	129	7/22/2019
Polycycle Solutions LLC	Newnan	17	12/28/2018
Sears Holdings Corporation	Newnan	164	4/10/2015
Kmart Distribution Center/Newnan	Newnan	130	4/30/2015
Colson Group	Newnan	55	11/1/2015
Total:		495	

Source: Georgia Department of Labor

Furthermore, Ms. Amanda Fields, Director of Existing Industries & Workforce Development with the Coweta County Development Authority, was interviewed concerning any major businesses closing in the area. Cargill recently added 20 permanent positions; SYGMA recently closed its plant which resulted in 200 lost positions; and Goodyear Tire & Rubber recently lost 250 positions.

Wages

The average annual wage of Coweta County employees was \$46,385 in 2018. Wages have been increasing 5.3 percent per year. Wages in construction; transportation and warehousing; wholesale trade; 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	N/A*	N/A*	N/A*
Mining	N/A*	N/A*	N/A*
Construction	\$47,544	\$47,567	0.0%
Manufacturing	\$50,327	\$51,757	2.8%
Transportation and Warehousing	\$41,919	\$42,159	0.6%
Utilities	\$83,483	\$85,983	3.0%
Wholesale Trade	\$48,104	\$50,254	4.5%
Retail Trade	\$27,702	\$28,640	3.4%
Leisure and Hospitality	\$16,578	\$17,036	2.8%
Education and Health Services	\$54,581	\$57,428	5.2%
Professional and Business Services	\$35,354	\$36,366	2.9%
Financial Activities	\$54,258	\$58,287	7.4%
Information	\$39,252	\$52,163	32.9%
Other Services	\$29,716	\$28,980	-2.5%
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 29 minutes. For the majority of those employed in other parts of the county, the travel time would be within 35 minutes. According to the chart below, 21.3 percent in the market area have a travel time of less than 15 minutes; 30.7 percent have a travel time of 15 to 29 minutes; and 48.0 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	11,066	21.3%
15-29	15,919	30.7%
30-44	12,847	24.7%
45-59	5,922	11.4%
60+	6,159	11.9%
Total Commuters	51,913	

Source: Nielsen Claritas, Ribbon Demographics

PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS



Household Income Trends and Analysis

Renters within the target incomes below \$38,280, or 45.4 percent, qualify for one-bedroom units at 60 percent of the area median income; renters with incomes below \$43,080, or 50.1 percent, qualify for two-bedroom units at 60 percent of the area median income; and renters with incomes below \$51,660, or 50.6 percent, qualify for three-bedroom units at 60 percent of the area median income. Target incomes for the different unit types are derived by the analyst. For the low end of the range, the lowest gross rent charged in an income limit (i.e. 60% AMI) for a unit is divided by 35 percent. The resulting number is then multiplied by 12 to derive an annual income ($\$1,055 / 35\% = \$3,014.29 \times 12 = \$36,171$). 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 607 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 1.8 percent of the renter housing demand; one-bedroom units should account for 40.3 percent; two-bedroom units should account for 26.3 percent; three-bedroom units should account for 26.1 percent; and four-bedroom units should account for 5.5 percent.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS						
HOUSEHOLD SIZE	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	219	4,155	0	0	0	4,374
2 Persons	0	768	2,303	0	0	3,071
3 Persons	0	0	916	916	0	1,832
4 Persons	0	0	0	1,374	72	1,446
5 Persons	0	0	0	903	48	950
6 or More Persons	0	0	0	0	554	554
TOTAL	219	4,923	3,219	3,192	674	12,227
PERCENT	1.8%	40.3%	26.3%	26.1%	5.5%	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)	\$1,055	\$0	\$51,660	54.8%	6,399
1 BR (60%)	\$1,055	\$0	\$38,280	45.4%	3,379
2 BR (60%)	\$1,171	\$0	\$43,080	50.1%	2,457
3 BR (60%)	\$1,351	\$0	\$51,660	50.6%	2,140

Penetration Rate

There are nine vacant family LIHTC units. The subject has no vacant units. In addition, there are 160 newly constructed units. Therefore, if all these units attain full occupancy, they will have an aggregate penetration rate of 2.6 percent.

REQUIRED PENETRATION RATE	
Income Eligible Renter Households	6,399
Existing Vacant Competitive Units	9
LIHTC Units Planned	160
Vacant Units in Subject	0
Total Inventory	169
Penetration Rate	2.6%

Projects Under Construction

According to the City of Newnan, there are currently no multifamily projects under construction in the market area. Jefferson Grove Apartments is an affordable housing development located in Newnan that was just completed its construction. It contains 160 one-, two- and three-bedroom units. It will compete with the subject.

Planned Projects

According to the Georgia Department of Community Affairs, there has been one proposed LIHTC development awarded tax credits in 2019. Newnan Crossing is a proposed housing for older persons development that will contain 74 one- and two-bedroom units set at 50 and 60 percent of the area. The property will be located in the City of Newnan. As this property will be designated for older persons, it will not directly compete with the subject.

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 607 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 607 households per year was multiplied by two years. The result is 1,213 households. The household growth between 2019 and 2021 (1,213) 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 (28.9%) 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 500 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 nine vacant LIHTC units in the market area and no new comparable units under construction or funded in 2018 and 2019. In addition, there were 160 units that just completed construction. Therefore, 169 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 \$38,280)	2 BR HH at 60% AMI (\$0 to \$43,080)	3 BR HH at 60% AMI (\$0 to \$51,660)	All Units at 60% Households (\$0 to \$43,080)
Demand from New Household (age and income appropriate)	159	175	177	192
Plus				
Demand from Existing Renter Households - Substandard Housing	227	251	253	274
Plus				
Demand from Existing Renter Households - Rent Overburdened Households	3,401	3,473	3,580	3,580
Equals Total Demand	3,787	3,899	4,010	4,046
Less	24	80	65	169
Equals Net Demand	3,763	3,819	3,945	3,877

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 \$38,280	0	3,787	24	3,763	0.00%	N/A	\$935	N/A	\$995
	2 BR/1 BA	\$0 to \$43,080	0	3,899	80	3,819	0.00%	N/A	\$1,015	N/A	\$1,095
	3 BR/1 BA	\$0 to \$51,660	0	4,046	65	3,981	0.00%	N/A	\$1,225	N/A	\$1,190
Total for Project	60% AMI	\$0 to \$51,660	0	4,046	169	3,877	0.00%	N/A	\$935-\$1,225	N/A	\$995-\$1,190

The subject is an existing Section 8 property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 100 percent occupied. 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 was one tax credit comparable located in the market area constructed within the past two years that would compete with the subject. 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. However, of the properties that are competitive with the subject, there are 169 vacant units. Therefore, these 169 units should be subtracted from the demand. The subject will need to capture 0.00 percent of the renter housing demand.

COMPETITIVE RENTAL ANALYSIS



Comparable Profile Pages

Multi-Family Lease No. 1



Property Identification

Record ID 5168
Property Type Walk-Up/Townhouse
Property Name Jefferson Point Apartments
Address 66 Jefferson Parkway, Newnan, Coweta County, Georgia 30263
Market Type Market

Verification Rachel; 770-253-0727, November 14, 2019

<u>Unit Type</u>	<u>No. of Units</u>	<u>Unit Mix</u>		
		<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	6	644	\$930	\$1.44
1/1	30	896	\$990	\$1.10
2/2	24	1,119	\$1,070	\$0.96
2/2	24	1,173	\$1,005	\$0.86
3/2	28	1,400	\$1,320	\$0.94
3/2.5 T	8	1,344	\$1,382	\$0.28



Multi-Family Lease No. 1 (Cont.)

Occupancy	99%
Rent Premiums	N
Total Units	120
Unit Size Range	644 - 1,400
Avg. Unit Size	1,131
Avg. Rent/Unit	\$1,109
Avg. Rent/SF	\$0.98

Net SF 135,704

Physical Data

No. of Buildings	9
Construction Type	Siding
HVAC	Central Gas/Central Elec
Stories	2
Utilities with Rent	Trash Collection
Parking	L/0
Year Built	1990/2015
Condition	Average
Gas Utilities	Cooking, Heating, Hot Water
Electric Utilities	Cooling, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer (Select), Dryer (Select), Washer/Dryer Hook-Ups, Carpet, Wood Composite, Ceramic Tile, Blinds, Ceiling Fans (Select), Vaulted Ceilings (Select), Fireplace (Select), Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Tennis Court, Extra Storage, Car Wash Area, Laundry Facility, On-Site Management, On-Site Maintenance, Common Area Wi-Fi, Stainless Steel Appliances, Granite Countertops

Remarks

The property does not maintain an active waiting list. The annual turnover rate is approximately 12 percent.



Multi-Family Lease No. 2



Property Identification

Record ID 5170
Property Type Walk-Up
Property Name Creekside at White Oak
Address 10 Lakeside Way, Newnan, Coweta County, Georgia 30265
Market Type Market

Verification Erin; 770-254-0600, November 14, 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	70	928	\$953	\$1.03
1/1	72	950	\$963	\$1.01
2/2	79	1,128	\$1,090	\$0.97
2/2	151	1,150	\$1,108	\$0.96
3/2	38	1,330	\$1,118	\$0.84
3/2	51	1,380	\$1,090	\$0.79
3/2.5 T	36	1,700	\$1,640	\$0.96
3/2.5 T	41	1,749	\$1,400	\$0.80
4/2.5 T	23	1,780	\$1,550	\$0.87



Multi-Family Lease No. 2 (Cont.)

Occupancy	90%
Rent Premiums	Y
Total Units	561
Unit Size Range	928 - 1,780
Avg. Unit Size	1,232
Avg. Rent/Unit	\$1,140
Avg. Rent/SF	\$0.93

SF 690,891

Physical Data

No. of Buildings	46
Construction Type	Siding
HVAC	Central Gas/Central Elec
Stories	3
Utilities with Rent	Water, Sewer
Parking	L/O
Year Built	1990/2017
Condition	Good
Gas Utilities	Cooking, Heating, Hot Water
Electric Utilities	Cooling, Other

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Ceiling Fans, Vaulted Ceilings (Select), Fireplace (Select), Walk-In Closet, Coat Closet, Balcony, Patio, Pantry, Clubhouse, Conference Room, Swimming Pool, Exercise Room, Picnic Area, Playground, Business Center, Extra Storage, Car Wash Area, On-Site Management, On-Site Maintenance, Cabana, Common Area Wi-Fi, Stainless Steel Appliances (Select), Granite Countertops, Crown Molding, Fire Pit, Coffee Bar

Remarks

The property does not maintain an active waiting list. The annual turnover rate is approximately 40 percent. The rent ranges based upon the length of the lease. The contact stated the occupancy rate is typically lower in the fall months; however, the property is offering the following concession: \$500 off the first month's rent with a signed 12-month lease and a move-in date before November 15, 2019.



Multi-Family Lease No. 3



Property Identification

Record ID 5174
Property Type Garden/Walk-Up
Property Name 60 Jane Lane Apartments
Address 60 Jane Lane, Newnan, Coweta County, Georgia 30263
Market Type Market

Verification Amy; 770-251-7645, November 14, 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	32	895	\$970	\$1.08
2/2	60	1,100	\$985	\$0.90
3/3	22	1,315	\$1,280	\$0.97

Occupancy 100%
Rent Premiums N
Total Units 114
Unit Size Range 895 - 1,315
Avg. Unit Size 1,084
Avg. Rent/Unit \$1,038
Avg. Rent/SF \$0.96

Net SF 123,570



Multi-Family Lease No. 3 (Cont.)

Physical Data

No. of Buildings	27
Construction Type	Siding
HVAC	Central Gas/Central Elec
Stories	1, 2
Utilities with Rent	None
Parking	L/0
Year Built	1986/2017
Condition	Good
Gas Utilities	Heating, Hot Water
Electric Utilities	Cooking, Cooling

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Ceiling Fans, Fireplace, Walk-In Closet, Coat Closet, Balcony, Patio, Swimming Pool, Playground, On-Site Management, On-Site Maintenance

Remarks

The property does not maintain a waiting list. The annual turnover rate was not disclosed.



Multi-Family Lease No. 4



Property Identification

Record ID 5176
Property Type Walk-Up
Property Name Brighton Farms Apartments
Address 80 Christian Drive, Newnan, Coweta County, Georgia 30263
Market Type Market

Verification Jason; 770-253-8181, November 14, 2019

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
1/1	16	800	\$830	\$1.04
1/1		800	\$980	\$1.23
2/1	12	865	\$930	\$1.08
2/1		865	\$1,010	\$1.17
2/1	14	875	\$940	\$1.07
2/1		875	\$945	\$1.08
2/1	16	925	\$980	\$1.06
2/1		925	\$985	\$1.06
2/1	11	1,145	\$1,065	\$0.93
2/1		1,145	\$1,095	\$0.96
2/1.5	33	1,236	\$1,040	\$0.84
2/1.5		1,236	\$1,045	\$0.85
3/2	16	1,345	\$1,325	\$0.99
3/2		1,345	\$1,440	\$1.07



Multi-Family Lease No. 4 (Cont.)

3/2	16	1,380	\$1,255	\$0.91
3/2		1,380	\$1,370	\$0.99

Occupancy	98%
Rent Premiums	Y
Total Units	134
Unit Size Range	800 - 1,380
Avg. Unit Size	1,099
Avg. Rent/Unit	\$1,049
Avg. Rent/SF	\$0.96

Net SF 147,213

Physical Data

No. of Buildings	10
Construction Type	Brick/Siding
HVAC	Central Gas/Central Elec
Stories	3
Utilities with Rent	None
Parking	L/O
Year Built	1972/2016
Condition	Average
Gas Utilities	Heating, Cooking, Hot Water
Electric Utilities	Cooling, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Fireplace (Select), Walk-In Closet, Coat Closet, Balcony, Patio, Swimming Pool, Picnic Area, Playground, Extra Storage, Laundry Facility, On-Site Management, On-Site Maintenance, Gazebo, Sundeck, Lake, Granite Countertops, Crown Molding

Remarks

The annual turnover rate is approximately 12 percent. This complex does not maintain an active waiting list. This is a Daily Pricing Property. The property is currently offering the following concession fee: no admin fee (\$150 value).



Multi-Family Lease No. 5



Property Identification

Record ID 5166
Property Type Walk-Up
Property Name Woodlands at White Oak
Address 22 Forest Circle, Newnan, Coweta County, Georgia 30265
Market Type Market

Verification Cheryl; 770-252-1420, November 14, 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	18	878	\$965	\$1.10
1/1		878	\$1,140	\$1.30
2/2	70	1,130	\$1,045	\$0.92
2/2		1,130	\$1,260	\$1.12
3/2	26	1,329	\$1,240	\$0.93
3/2		1,329	\$1,430	\$1.08

Occupancy 97%
Rent Premiums N
Total Units 114
Unit Size Range 878 - 1,329
Avg. Unit Size 1,136
Avg. Rent/Unit \$1,077
Avg. Rent/SF \$0.95

Net SF 129,458



Multi-Family Lease No. 5 (Cont.)

Physical Data

No. of Buildings	6
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	Trash Collection, Pest Control
Parking	L/0, G/75
Year Built	2002
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Balcony, Patio, Swimming Pool, Exercise Room, Picnic Area, Playground, Business Center, Extra Storage, Car Wash Area, Laundry Facility, On-Site Management, On-Site Maintenance, Common Area Wi-Fi

Remarks

The property does not maintain an active waiting list. The annual turnover rate is approximately 30 percent. The rent ranges based on lease term and floor level. The first parking space is free. Additional parking may be reserved for \$20 per month.



Multi-Family Lease No. 6



Property Identification

Record ID 5173
Property Type Garden
Property Name Woodtrail Apartments
Address 247 Jackson Street, Newnan, Coweta County, Georgia 30263
Market Type Market

Verification Gina; 678-673-3622, November 14, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Efficiency	6	288	\$660	\$2.29
1/1	43	576	\$785	\$1.36
2/1	9	864	\$864	\$1.00
2/2	3	864	\$905	\$1.05

Occupancy 100%
Rent Premiums N
Total Units 61
Unit Size Range 288 - 864
Avg. Unit Size 604
Avg. Rent/Unit \$790
Avg. Rent/SF \$1.31

Net SF 36,864



Multi-Family Lease No. 6 (Cont.)

Physical Data

No. of Buildings	6
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	1
Utilities with Rent	None
Parking	L/O
Year Built	1984/2002
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Vaulted Ceilings, Coat Closet, Patio, Extra Storage, Laundry Facility, On-Site Management, On-Site Maintenance, Linen Closet, Trash Compactor

Remarks

The property has a waiting list with five applicants, and the annual turnover rate is approximately 30 percent.



Multi-Family Lease No. 7



Property Identification

Record ID 5169
Property Type Walk-Up
Property Name Preston Mill Apartments
Address 140 Jefferson Parkway, Newnan, Coweta County, Georgia 30263
Market Type Market
Verification Cory; 770-252-1185, November 14, 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	48	915	\$1,040	\$1.14
2/2	54	1,250	\$1,187	\$0.95
2/2	94	1,228	\$1,151	\$0.94
3/2	32	1,410	\$1,395	\$0.99

Occupancy 95%
Rent Premiums N
Total Units 228
Unit Size Range 915 - 1,410
Avg. Unit Size 1,193
Avg. Rent/Unit \$1,170
Avg. Rent/SF \$0.98

SF 271,972



Multi-Family Lease No. 7 (Cont.)

Physical Data

No. of Buildings	10
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	None
Parking	L/0, G/75
Year Built	1998
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Wood Composite, Blinds, Ceiling Fans, Vaulted Ceilings, Walk-In Closet, Coat Closet, Balcony, Patio, Swimming Pool, Exercise Room, Picnic Area, Playground, Tennis Court, Dog Park, Extra Storage, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Limited Access Gate, Common Area Wi-Fi, Lounge, Stainless Steel Appliances, Granite Countertops

Remarks

This complex does not maintain an active waiting list, and the annual turnover rate is approximately 40 percent.



Multi-Family Lease No. 8



Property Identification

Record ID 5175
Property Type Walk-Up
Property Name The Vinings at Newnan Lakes
Address 80 Newnan Lake Boulevard, Newnan, Coweta County, Georgia
 30263
Market Type Market
Verification James; 770-251-1771, November 14, 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	82	760	\$1,020	\$1.34
2/2	48	1,012	\$1,163	\$1.15
2/2	80	1,030	\$1,215	\$1.18
3/2	38	1,172	\$1,350	\$1.15

Occupancy 99%
Rent Premiums N
Total Units 248
Unit Size Range 760 - 1,172
Avg. Unit Size 959
Avg. Rent/Unit \$1,161
Avg. Rent/SF \$1.21
Net SF 237,832



Multi-Family Lease No. 8 (Cont.)

Physical Data

No. of Buildings	13
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	None
Parking	L/0, G/125
Year Built	2003
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Trash Compactor, Carpet, Wood Composite, Ceramic Tile, Blinds, Ceiling Fans, Vaulted Ceilings (Select), Fireplace (Select), Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Volleyball Court, Tennis Court, Business Center, Extra Storage (\$30), Dog Park, Car Wash Area, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Cabana, Common Area Wi-Fi, Stainless Steel Appliances (Select), Faux Granite Countertops, Crown Molding, Breakfast/Coffee Concierge

Remarks

The property does not maintain a waiting list. The annual turnover rate was not disclosed.



Multi-Family Lease No. 9



Property Identification

Record ID 5178
Property Type Walk-Up
Property Name Stillwood Farms Apartments
Address 2050 Newnan Crossing Boulevard, Newnan, Coweta County, Georgia 30265
Market Type Market
Verification Jessica; 678-616-8497, November 14, 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	84	949	\$1,023	\$1.08
1/1	52	955	\$1,040	\$1.09
2/2	14	1,253	\$1,304	\$1.04
2/2	94	1,276	\$1,254	\$0.98
2/2		1,276	\$1,274	\$1.00
2/2	20	1,315	\$1,315	\$1.00
2/2	8	1,493	\$1,382	\$0.93
3/2	26	1,519	\$1,519	\$1.00



Multi-Family Lease No. 9 (Cont.)

Occupancy	93%
Rent Premiums	N
Total Units	298
Unit Size Range	949 - 1,519
Avg. Unit Size	1,156
Avg. Rent/Unit	\$1,185
Avg. Rent/SF	\$1.02

Net SF 344,600

Physical Data

No. of Buildings	9
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	3, 4
Utilities with Rent	Trash Collection, Pest Control
Parking	L/0
Year Built	2009
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer, Dryer, Carpet, Vinyl, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Balcony, Patio, Common Area Wi-Fi, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Business Center, On-Site Management, On-Site Maintenance, Limited Access Gate

Remarks

The property does not maintain a waiting list. The annual turnover rate is 45 percent.



Multi-Family Lease No. 10



Property Identification

Record ID 5180
Property Type Walk-Up
Property Name Villas at Newnan Crossing
Address 1200 Newnan Crossing Boulevard, Newnan, Coweta County, Georgia 30265
Market Type Market
Verification Tyler; 770-284-9245, November 14, 2019

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
1/1	79	691	\$1,009	\$1.46
1/1		691	\$1,129	\$1.63
1/1	80	880	\$1,159	\$1.32
1/1		880	\$1,299	\$1.48
2/1	80	1,177	\$1,149	\$0.98
2/1		1,177	\$1,349	\$1.15
2/2	85	1,320	\$1,014	\$0.77
2/2		1,320	\$1,250	\$0.95
2/2	1	1,378	\$1,409	\$1.02
2/2		1,378	\$1,659	\$1.20
3/2	30	1,479	\$1,479	\$1.00
3/2		1,479	\$1,869	\$1.26
3/2	1	1,561	\$1,599	\$1.02
3/2		1,561	\$1,909	\$1.22



Multi-Family Lease No. 10 (Cont.)

Occupancy	98%
Rent Premiums	N
Total Units	356
Unit Size Range	691 - 1,561
Avg. Unit Size	1,064
Avg. Rent/Unit	\$1,118
Avg. Rent/SF	\$1.05

SF 378,658

Physical Data

No. of Buildings	15
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	Trash Collection
Parking	L/0, G/150
Year Built	2004
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Vinyl, Wood Composite, Blinds, Ceiling Fans, Vaulted Ceilings (Select), Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Tennis Court, Business Center, Dog Park, Extra Storage, Car Wash Area, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Pergola, Common Area Wi-Fi, Lounge, Stainless Steel Appliances, Granite Countertops, Crown Molding

Remarks

The annual turnover rate was not disclosed by the contact. This complex does not maintain a waiting list. The rents range based upon floor level, lease term and select amenities.



Multi-Family Lease No. 11



Property Identification

Record ID 5164
Property Type Walk-Up
Property Name The Willows at Ashley Park
Address 300 Ashley Park Boulevard, Newnan, Coweta County, Georgia 30263
Market Type Market
Verification Mary; 770-252-4600, November 14, 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	82	674	\$1,005	\$1.49
1/1		674	\$1,700	\$2.52
1/1	82	726	\$1,060	\$1.46
1/1		726	\$1,460	\$2.01
2/2	84	1,013	\$1,205	\$1.19
2/2		1,013	\$1,480	\$1.46
2/2	84	1,165	\$1,320	\$1.13
2/2		1,165	\$1,660	\$1.42
3/2	84	1,309	\$1,400	\$1.07
3/2		1,309	\$1,950	\$1.49
3/2.5	84	1,620	\$2,340	\$1.44



Multi-Family Lease No. 11 (Cont.)

Occupancy	98%
Rent Premiums	N
Total Units	500
Unit Size Range	674 - 1,620
Avg. Unit Size	1,088
Avg. Rent/Unit	\$1,391
Avg. Rent/SF	\$1.28

Net SF 543,788

Physical Data

No. of Buildings	12
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	Trash Collection
Parking	L/0
Year Built	2014/2016
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Business Center, Dog Park, Extra Storage, Car Wash Area, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Common Area Wi-Fi, Outdoor Fireplace, Stainless Steel Appliances, Granite Countertops

Remarks

The property does not maintain a waiting list. The annual turnover rate was not disclosed. The rent ranges based upon length of lease and floor level.



Multi-Family Lease No. 12



Property Identification

Record ID 5167
Property Type Walk-Up
Property Name The Preserve at Greison Trail
Address 138 Greison Trail, Newnan, Coweta County, Georgia 30263
Market Type Market

Verification Sherese; 770-250-1845, November 14, 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	49	734	\$878	\$1.20
1/1		734	\$1,093	\$1.49
1/1	56	772	\$980	\$1.27
1/1	10	1,000	\$1,030	\$1.03
2/2	86	1,104	\$1,120	\$1.01
2/2		1,104	\$1,600	\$1.45
2/2	24	1,190	\$1,050	\$0.88
3/2	10	1,460	\$1,520	\$1.04
3/2		1,460	\$1,600	\$1.10



Multi-Family Lease No. 12 (Cont.)

Occupancy	97%
Rent Premiums	N
Total Units	235
Unit Size Range	734 - 1,460
Avg. Unit Size	967
Avg. Rent/Unit	\$1,042
Avg. Rent/SF	\$1.08

Net SF 227,302

Physical Data

No. of Buildings	8
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	Trash Collection
Parking	L/0, G/150
Year Built	2008
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer, Dryer, Wood Composite, Vinyl, Ceramic Tile, Blinds, Ceiling Fans, Fireplace, Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Game Room, Swimming Pool, Exercise Room, Picnic Area, Business Center, Extra Storage (\$25), Car Wash Area, On-Site Management, On-Site Maintenance, Limited Access Gate, Courtyard, Theatre, Sundeck, Lounge, Outdoor Fire Pit, Common Area Wi-Fi

Remarks

The property does not maintain a waiting list. The annual turnover rate is approximately 36 percent. The rent range is based upon floor level, lease term and amenities.



Multi-Family Lease No. 13



Property Identification

Record ID 29293
Property Type Walk-Up
Property Name Promenade at Newnan Crossing
Address 1450 Newnan Crossing, Newnan, Coweta County, Georgia 30265
Market Type Market
Verification Zack; 770-415-5558, November 14, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Efficiency	Unknown	577	\$1,015	\$1.76
1/1	Unknown	700	\$1,100	\$1.57
1/1	Unknown	700	\$1,125	\$1.61
1/1	Unknown	749	\$1,160	\$1.55
1/1	Unknown	749	\$1,180	\$1.58
1/1	Unknown	840	\$1,215	\$1.45
1/1	Unknown	860	\$1,300	\$1.51
2/2	Unknown	964	\$1,420	\$1.47
2/2	Unknown	1,046	\$1,450	\$1.39
2/2	Unknown	1,049	\$1,465	\$1.40
2/2	Unknown	1,101	\$1,480	\$1.34
2/2	Unknown	1,172	\$1,510	\$1.29
2/2	Unknown	1,177	\$1,510	\$1.28



Multi-Family Lease No. 13 (Cont.)

2/2.5	Unknown	1,064	\$1,900	\$1.79
3/2	Unknown	1,232	\$1,700	\$1.38
3/2	Unknown	1,275	\$1,630	\$1.28
3/2	Unknown	1,306	\$1,755	\$1.34
3/2.5	Unknown	1,423	\$2,100	\$1.48

Occupancy	38%
Rent Premiums	N
Total Units	298

Physical Data

No. of Buildings	14
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	None
Parking	L/0, G/175
Year Built	2019
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Wood Composite, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Game Room, Swimming Pool, Exercise Room, Picnic Area, Business Center, Charging Stations, Dog Park, Community Garden, On-Site Management, On-Site Maintenance, Limited Access Gate, Sundeck, Bike Storage, Lounge, Bocce Ball Court, Common Area Wi-Fi, Stainless Steel Appliances, Granite Countertops

Remarks

The property opened in June 2019 and is currently 38 percent occupied. The contact could not verify the number of units of each unit type.



Multi-Family Lease No. 14



Property Identification

Record ID 29300
Property Type Walk-Up
Property Name Newnan Estates
Address 53 Newnan Estates Drive, Newnan, Coweta County, Georgia 30263
Market Type Market
Verification Paris; 770-691-5506, November 14, 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	53	900	\$950	\$1.06
Occupancy	98%			
Rent Premiums	N			
Total Units	53			
Unit Size Range	900			
Avg. Unit Size	900			
Avg. Rent/Unit	\$950			
Avg. Rent/SF	\$1.06			
SF	47,700			



Multi-Family Lease No. 14 (Cont.)

Physical Data

No. of Buildings	6
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Trash Collection
Parking	L/0
Year Built	1976/2018
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Swimming Pool, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

The property does not maintain an active waiting list. The annual turnover rate is approximately 11 percent.



Multi-Family Lease No. 15



Property Identification

Record ID 5171
Property Type Walk-Up
Property Name Lullwater at Calumet
Address 500 Lullwater Circle, Newnan, Coweta County, Georgia 30263
Market Type Market

Verification Michelle; 770-252-3190, November 14, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	20	815	\$895	\$1.10
1/1	11	940	\$990	\$1.05
1/1	29	981	\$1,020	\$1.04
2/2	130	1,246	\$1,120	\$0.90
2/2	30	1,296	\$1,320	\$1.02
3/2	6	1,459	\$1,405	\$0.96
3/2	14	1,419	\$1,305	\$0.92



Multi-Family Lease No. 15 (Cont.)

Occupancy	96%
Rent Premiums	N
Total Units	240
Unit Size Range	815 - 1,459
Avg. Unit Size	1,186
Avg. Rent/Unit	\$1,126
Avg. Rent/SF	\$0.95

Net SF 284,569

Physical Data

No. of Buildings	12
Construction Type	Siding/Brick
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	None
Parking	L/0, G/100
Year Built	2000
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Wood Composite, Blinds, Ceiling Fans, Vaulted Ceilings, Walk-In Closet, Coat Closet, Balcony, Patio, Common Area Wi-Fi, Swimming Pool, Exercise Room, Picnic Area, Playground, Volleyball Court, Tennis Court, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Limited Access Gate, Trails, Grill, Lake

Remarks

The property does not maintain a waiting list. The annual turnover rate is 20 percent. The rents range based on floor level and lease term.



Multi-Family Lease No. 16



Property Identification

Record ID 29309
Property Type Garden
Property Name Valleybrook Apartments
Address 169 Roscoe Road, Newnan, Coweta County, Georgia 30263
Market Type Market

Verification Management; 678-552-2150, November 14, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Efficiency	13	288	\$645	\$2.24
1/1	53	578	\$750	\$1.30
2/1	2	864	\$840	\$0.97
2/2	3	864	\$940	\$1.09

Occupancy 100%
Rent Premiums N
Total Units 71
Unit Size Range 288 - 864
Avg. Unit Size 545
Avg. Rent/Unit \$741
Avg. Rent/SF \$1.36

SF 38,698



Multi-Family Lease No. 16 (Cont.)

Physical Data

No. of Buildings	8
Construction Type	Siding
HVAC	PTAC Elec/PTAC Elec
Stories	1
Utilities with Rent	Trash Collection
Parking	L/O
Year Built	1986
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, Vaulted Ceilings, Patio, Linen Closet, Extra Storage, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

There are two or three applicants on the waiting list. The annual turnover rate was not disclosed.



Multi-Family Lease No. 17



Property Identification

Record ID 5172
Property Type Garden
Property Name Cottages at White Oak
Address 1 Cottage Lane, Newnan, Coweta County, Georgia 30265
Market Type Market

Verification Katherine; 770-683-1199, November 14, 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>
3/2	65	1,650	\$1,395	\$0.85
3/2		1,650	\$1,495	\$0.91

Occupancy	100%
Rent Premiums	N
Total Units	65
Unit Size Range	1,650
Avg. Unit Size	1,650
Avg. Rent/Unit	\$1,395
Avg. Rent/SF	\$0.85

Net SF	107,250
---------------	---------



Multi-Family Lease No. 17 (Cont.)

Physical Data

No. of Buildings	8
Construction Type	Brick/Siding
HVAC	Central Gas/Central Elec
Stories	1
Utilities with Rent	None
Parking	G/0
Year Built	2001
Condition	Average
Gas Utilities	Cooking, Heating, Hot Water
Electric Utilities	Cooling, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Vaulted Ceilings, Fireplace, Walk-In Closet, Coat Closet, Patio, Swimming Pool, Picnic Area, On-Site Management, On-Site Maintenance, Security Patrol

Remarks

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



Multi-Family Lease No. 18



Property Identification

Record ID 29328
Property Type Garden
Property Name The Ridge at White Oak
Address 101-124 The Ridge Court, Newnan, Coweta County, Georgia 30265
Market Type Market
Verification Katherine; 770-683-1199, November 14, 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>
3/2	25	1,650	\$1,275	\$0.77
Occupancy	100%			
Rent Premiums	N			
Total Units	25			
Unit Size Range	1,650			
Avg. Unit Size	1,650			
Avg. Rent/Unit	\$1,275			
Avg. Rent/SF	\$0.77			
SF	41,250			



Multi-Family Lease No. 18 (Cont.)

Physical Data

No. of Buildings	3
Construction Type	Brick/Siding
HVAC	Central Gas/Central Elec
Stories	1
Utilities with Rent	None
Parking	G/0
Year Built	1996
Condition	Average
Gas Utilities	Heating, Hot Water, Cooking
Electric Utilities	Cooling, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Fireplace, Walk-In Closet, Patio, Swimming Pool, On-Site Management

Remarks

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



Multi-Family Lease No. 19



Property Identification

Record ID 29295
Property Type Walk-Up/Townhouse
Property Name Highland Apartments
Address 16 Lake Street, Newnan, Coweta County, Georgia 30263
Market Type Section 8/LIHTC

Verification April; 770-251-1646, November 14, 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	7	555	\$876	\$1.58
2/1.5 T	18	1,010	\$982	\$0.97
3/1.5 T	48	1,128	\$1,230	\$1.09
4/1.5 T	7	1,336	\$1,356	\$1.01

Occupancy 100%
Rent Premiums N
Total Units 80
Unit Size Range 555 - 1,336
Avg. Unit Size 1,070
Avg. Rent/Unit \$1,154
Avg. Rent/SF \$1.08

SF 85,561



Multi-Family Lease No. 19 (Cont.)

Physical Data

No. of Buildings	16
Construction Type	Brick/Siding
HVAC	Central Gas/Central Elec
Stories	2
Utilities with Rent	Water, Gas, Sewer, Trash Collection
Parking	L/0
Year Built	1971/2015
Condition	Average
Gas Utilities	Heating, Hot Water, Cooking
Electric Utilities	Cooling, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Vinyl, Blinds, Balcony, Patio, Meeting Room, Picnic Area, Playground, Community Garden, Laundry Facility, On-Site Management, On-Site Maintenance, Library, Gazebo

Remarks

This is a family Section 8 and LIHTC property with the rents set at 60 percent of the area median income. The property has one vacant unit; however, it is 100 percent pre-leased. Therefore, the effective occupancy rate is 100 percent. There is a 12- to 24-month waiting list for this property.



Multi-Family Lease No. 20



Property Identification

Record ID 17481
Property Type Walk-Up
Property Name Foxworth Forest Apartments
Address 17 Forest Circle, Newnan, Coweta County, Georgia 30265
Market Type LIHTC

Verification Eloise; 770-502-8582, November 14, 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 (50%)	4	745	\$598	\$0.80
1/1 (60%)	12	745	\$739	\$0.99
2/2 (50%)	7	1,005	\$810	\$0.81
2/2 (60%)	33	1,005	\$883	\$0.88
3/2 T (50%)	4	1,192	\$810	\$0.68
3/2 T (60%)	12	1,192	\$1,005	\$0.84

Occupancy 97%
Rent Premiums N
Total Units 72
Unit Size Range 745 - 1,192
Avg. Unit Size 989
Avg. Rent/Unit \$852
Avg. Rent/SF \$0.86

Net Rentable SF 71,192



Multi-Family Lease No. 20 (Cont.)

Physical Data

No. of Buildings	12
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Trash Collection
Parking	L/O
Year Built	1993/2017
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, Walk-In Closet. Balcony, Patio, Clubhouse, Swimming Pool, Picnic Area, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

This is a family LIHTC property with the rents set at 50 and 60 percent of the area median income. There is a waiting list for this property, with over 100 applicants for each unit type. The annual turnover rate is approximately 11 percent. The utility allowances for the units are as follows: one-bedroom units - \$94; two-bedroom units - \$120; and three-bedroom units - \$147.



Multi-Family Lease No. 21



Property Identification

Record ID 5201
Property Type Garden
Property Name Southern Villas of Newnan
Address 561 Greison Trail, Newnan, Coweta County, Georgia 30263
Market Type Rural Development

Verification Brittney; 770-253-5837, November 14, 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	12	725	\$350	\$0.48
1/1		725	\$500	\$0.69
2/1.5	31	935	\$430	\$0.46
2/1.5		935	\$610	\$0.65
3/1.5	7	1,025	\$500	\$0.49
3/1.5		1,025	\$605	\$0.59

Occupancy 100%
Rent Premiums N
Total Units 50
Unit Size Range 725 - 1,025
Avg. Unit Size 897
Avg. Rent/Unit \$421
Avg. Rent/SF \$0.47

Net SF 44,860



Multi-Family Lease No. 21 (Cont.)

Physical Data

No. of Buildings	7
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	1
Utilities with Rent	Electricity, Water, Sewer, Trash Collection
Parking	L/O
Year Built	1983
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

This is a family Rural Development property. There is a 12- to 24-month waiting list for this property. None of the units receive Rental Assistance.



Multi-Family Lease No. 22



Property Identification

Record ID 5184
Property Type Walk-Up/Townhouse
Property Name Shenandoah Forest Apartments
Address 8 Forest Circle, Newnan, Coweta County, Georgia 30265
Market Type Section 8

Verification Pam; 770-251-0239, November 14, 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	48	900	\$674	\$0.75
2/1.5 T	22	800	\$691	\$0.86
3/1.5 T	30	900	\$890	\$0.99

Occupancy 100%
Rent Premiums N
Total Units 100
Unit Size Range 800 - 900
Avg. Unit Size 878
Avg. Rent/Unit \$743
Avg. Rent/SF \$0.85

Net SF 87,800



Multi-Family Lease No. 22 (Cont.)

Physical Data

No. of Buildings	15
Construction Type	Brick/Siding
HVAC	Central Gas/Central Elec
Stories	2
Utilities with Rent	Water, Sewer
Parking	L/0
Year Built	1980
Condition	Average
Gas Utilities	Cooking, Heating, Hot Water
Electric Utilities	Cooling, Other Elec

Amenities

Refrigerator, Range/Oven, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Walk-In Closet, Coat Closet, Balcony, Patio, 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. There is a 12-month waiting list for two-bedroom units and 12- to 24-month waiting list for the three-bedroom units. The contact was unsure of the utility allowances. The annual turnover rate is low.



Multi-Family Lease No. 23



Property Identification

Record ID 5202
Property Type Townhouse
Property Name Columbia Woods Townhomes
Address 166 Greison Trail, Newnan, Coweta County, Georgia 30263
Market Type LIHTC

Verification Tonya; 770-253-4880, November 14, 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	95	1,244	\$945	\$0.76
3/2	24	1,492	\$1,073	\$0.72

Occupancy 97%
Rent Premiums N
Total Units 119
Unit Size Range 1,244 - 1,492
Avg. Unit Size 1,294
Avg. Rent/Unit \$971
Avg. Rent/SF \$0.75

Net SF 153,988



Multi-Family Lease No. 23 (Cont.)

Physical Data

No. of Buildings	14
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Trash Collection, Pest Control
Parking	L/O
Year Built	2002
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Common Area Wi-Fi, Clubhouse, Swimming Pool, Exercise Room, Playground, Business Center, Laundry Facility, On-Site Maintenance

Remarks

This is a family LIHTC property with the rents set at 60 percent of the area median income. The property does not maintain a waiting list, and the annual turnover rate is 10 percent. The utility allowance for the units are as follows: two-bedroom units - \$205 and three-bedroom units - \$255.



Multi-Family Lease No. 24



Property Identification

Record ID 29327
Property Type Walk-Up/Townhouse
Property Name Chestnut Lane Apartments
Address 82 Berry Drive, Newnan, Coweta County, Georgia 30263
Market Type Rural Development

Verification Lea; 770-254-1569, November 14, 2019

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
1/1	18	850	\$375	\$0.44
2/1	8	954	\$410	\$0.43
2/1.5 T	24	954	\$410	\$0.43

Occupancy 100%
Rent Premiums N
Total Units 50
Unit Size Range 850 - 954
Avg. Unit Size 917
Avg. Rent/Unit \$397
Avg. Rent/SF \$0.43

SF 45,828



Multi-Family Lease No. 24 (Cont.)

Physical Data

No. of Buildings	9
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Trash Collection
Parking	L/0
Year Built	1989
Condition	Average
Gas Utilities	None
Electric Utilities	All

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 Rural Development property. There is a 6- to 12-month waiting list for this property. None of the units receive Rental Assistance.



Multi-Family Lease No. 25



Property Identification

Record ID 5200
Property Type Walk-Up/Townhouse
Property Name Pinewood Villas
Address 500 Greison Trail, Newnan, Coweta County, Georgia 30263
Market Type Rural Development

Verification Brittney; 770-253-1094, November 14, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	12	700	\$350	\$0.50
1/1		700	\$500	\$0.71
2/1.5 T	38	820	\$430	\$0.52
2/1.5 T		820	\$610	\$0.74

Occupancy 100%
Rent Premiums N
Total Units 50
Unit Size Range 700 - 820
Avg. Unit Size 791
Avg. Rent/Unit \$411
Avg. Rent/SF \$0.52

Net SF 39,560



Multi-Family Lease No. 25 (Cont.)

Physical Data

No. of Buildings	9
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Electricity, Water, Sewer, Trash Collection
Parking	L/O
Year Built	1984
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

This is a family Rural Development property. There is a waiting list for this property, with over 100 applicants for each unit type. None of the units receive Rental Assistance. The contact was unsure of the utility allowances.



Multi-Family Lease No. 26



Property Identification

Record ID 5199
Property Type Walk-Up
Property Name Tranquil Villas Apartments
Address 807 Tranquil Lane, Newnan, Coweta County, Georgia 30263
Market Type Rural Development

Verification Brittney; 770-253-0698, November 14, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	12	725	\$350	\$0.48
1/1		725	\$500	\$0.69
2/1.5	38	900	\$430	\$0.48
2/1.5		900	\$610	\$0.68

Occupancy 100%
Rent Premiums N
Total Units 50
Unit Size Range 725 - 900
Avg. Unit Size 858
Avg. Rent/Unit \$411
Avg. Rent/SF \$0.48

Net SF 42,900



Multi-Family Lease No. 26 (Cont.)

Physical Data

No. of Buildings	9
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Electricity, Water, Sewer, Trash Collection
Parking	L/0
Year Built	1986
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

This is a family Rural Development property. There is a 12- to 24-month waiting list for this property. None of the units receive Rental Assistance. The utility allowances for the units are as follows: one-bedroom units - \$132 and two-bedroom units - \$175.



Multi-Family Lease No. 27



Property Identification

Record ID 5204
Property Type Walk-Up
Property Name Pines by the Creek Apartments
Address 60 Heery Road, Newnan, Coweta County, Georgia 30263
Market Type LIHTC

Verification Brittney; 770-253-7646, November 14, 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	96	1,100	\$714	\$0.65
2/1		1,100	\$903	\$0.82

Occupancy 97%
Rent Premiums N
Total Units 96
Unit Size Range 1,100
Avg. Unit Size 1,100
Avg. Rent/Unit \$714
Avg. Rent/SF \$0.65

Net SF 105,600



Multi-Family Lease No. 27 (Cont.)

Physical Data

No. of Buildings	6
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Trash Collection
Parking	L/0
Year Built	1990
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Microwave, Washer/ Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Patio, Common Area Wi-Fi, Swimming Pool, Exercise Room, Business Center, On-Site Management, Courtyard, Grill, Pet Area

Remarks

This is a family LIHTC property with the rents set at 50 and 60 percent of the area median income. The property does maintain a waiting list; however, the contact could not verify the number of applicants. The contact was unsure of the utility allowances. The annual turnover rate is approximately 19 percent.



Multi-Family Lease No. 28



Property Identification

Record ID 24231
Property Type Garden/Townhouse
Property Name Rolling Hills Apartments
Address 104 Rolling Hills Drive, Newnan, Coweta County, Georgia 30263
Market Type Rural Development

Verification Kim; 770-251-1774, 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	620	\$420	\$0.68
2/1.5 T	33	949	\$460	\$0.48
2/1.5 T (Non-Rev)	1	949	N/A	N/A

Occupancy 100%
Rent Premiums N
Total Units 50
Unit Size Range 620 - 949
Avg. Unit Size 844
Avg. Rent/Unit \$438
Avg. Rent/SF \$0.52

SF 42,186



Multi-Family Lease No. 28 (Cont.)

Physical Data

No. of Buildings	8
Construction Type	Brick/Vinyl
HVAC	Central Elec/Central Elec
Stories	1, 2
Utilities with Rent	Trash Collection
Parking	L/0
Year Built	1985
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Walk-In Closet, Coat Closet, Patio, Extra Storage, On-Site Management, On-Site Maintenance

Remarks

This is a family Rural Development property. The contact was unable to verify the current rents since they vary with income. The rents listed are from September 2018; however, they are consistent with other Rural Development properties surveyed. There is a 24-month waiting list for one-bedroom units and 12-month waiting list for the two-bedroom units. None of the units receive Rental Assistance.



Market-Rate Vacancies

The field survey was completed during the second week of November 2019. There were 132 vacant units at the time of the survey out of 3,423 units surveyed, for an overall vacancy rate of 3.9 percent. The market-rate occupancy is 96.1 percent. Promenade at Newnan Crossing was not included in this analysis as it has not yet completed its lease-up period.

MARKET VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Jefferson Point Apartments	120	1	1.0%
Creekside at White Oak	561	56	10.0%
60 Jane Lane Apartments	114	0	0.0%
Brighton Farms Apartments	134	3	2.0%
Woodlands at White Oak	114	3	3.0%
Woodtrail Apartments	61	0	0.0%
Preston Mill Apartments	228	11	5.0%
The Vinings at Newnan Lakes	248	2	1.0%
Stillwood Farms Apartments	298	21	7.0%
Villas at Newnan Crossing	356	7	2.0%
The Willows at Ashley Park	500	10	2.0%
The Preserve at Greison Trail	235	7	3.0%
Newnan Estates	53	1	2.0%
Lullwater at Calumet	240	10	4.0%
Valleybrook Apartments	71	0	0.0%
Cottages at White Oak	65	0	0.0%
The Ridge at White Oak	25	0	0.0%
Totals	3,423	132	3.9%



Subsidized/Restricted Vacancies

The field survey was completed during the second week of November 2019. There were nine vacant units at the time of the survey out of 813 surveyed, for an overall vacancy rate of 1.1 percent. The subsidized/restricted occupancy is 98.9 percent.

AFFORDABLE HOUSING VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Eastgate Apartments	96	0	0.0%
Highland Apartments	80	0	0.0%
Foxworth Forest Apartments	72	2	3.0%
Southern Villas of Newnan	50	0	0.0%
Shenandoah Forest Apartments	100	0	0.0%
Columbia Woods Townhomes	119	4	3.0%
Chestnut Lane Apartments	50	0	0.0%
Pinewood Villas	50	0	0.0%
Tranquil Villas Apartments	50	0	0.0%
Pines by the Creek Apartments	96	3	3.0%
Rolling Hills Apartments	50	0	0.0%
Totals	813	9	1.1%

Overall Vacancy

There was a total of 29 confirmed apartment complexes in the market area, including the subject. There were 141 vacant units at the time of the survey out of 4,236 surveyed, for an overall vacancy rate of 3.3 percent. There are currently two properties that are directly competitive with the subject. Highland Apartments is a Section 8 and LIHTC development at 60 percent AMI that is designated for families. The property currently has one vacant unit; however, it is 100 percent pre-leased. Therefore, the effective occupancy rate is 100 percent. Therefore, none of its units would directly compete with the subject. Shenandoah Forest Apartments 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. There are three LIHTC properties that will also compete with the subject. Foxworth Forest Apartments is a LIHTC property with rents at 50 and 60 percent of the area median income. There are two two-bedroom units vacant; therefore, these units would compete with the subject. Columbia Woods Townhomes is a LIHTC property with rents at 60 percent of the area median income. There are three two-bedroom units and one three-bedroom unit vacant; therefore, these units would compete with the subject. Pines by the Creek Apartments is a LIHTC property with rents at 50 and 60 percent of the area median income. There are three two-bedroom units vacant; therefore, these units would compete with the subject. 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.



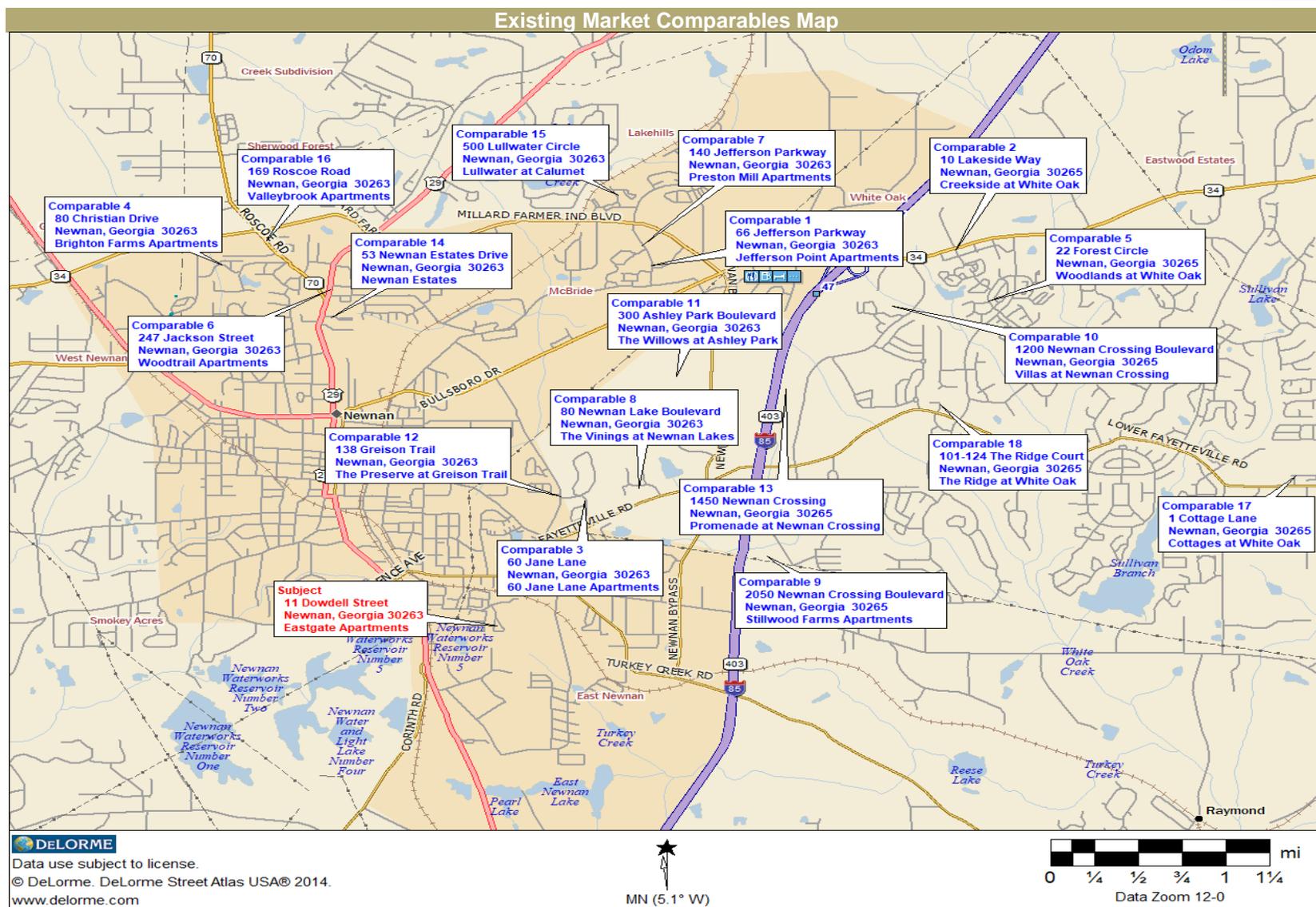
Existing Housing Map Legend

MARKET-RATE MAP

<u>Development Name</u>	<u>Type of Financing</u>	<u>Distance to Subject</u>
Jefferson Point Apartments	Market	4.5 Miles
Creekside at White Oak	Market	5.1 Miles
60 Jane Lane Apartments	Market	1.8 Miles
Brighton Farms Apartments	Market	3.9 Miles
Woodlands at White Oak	Market	4.9 Miles
Woodtrail Apartments	Market	3.2 Miles
Preston Mill Apartments	Market	4.8 Miles
The Vinings at Newnan Lakes	Market	2.3 Miles
Stillwood Farms Apartments	Market	3.6 Miles
Villas at Newnan Crossing	Market	4.3 Miles
The Willows at Ashley Park	Market	3.2 Miles
The Preserve at Greison Trail	Market	1.6 Miles
Promenade at Newnan Crossing	Market	3.4 Miles
Newnan Estates	Market	3.0 Miles
Lullwater at Calumet	Market	4.9 Miles
Valleybrook Apartments	Market	3.7 Miles
Cottages at White Oak	Market	6.2 Miles
The Ridge at White Oak	Market	3.8 Miles

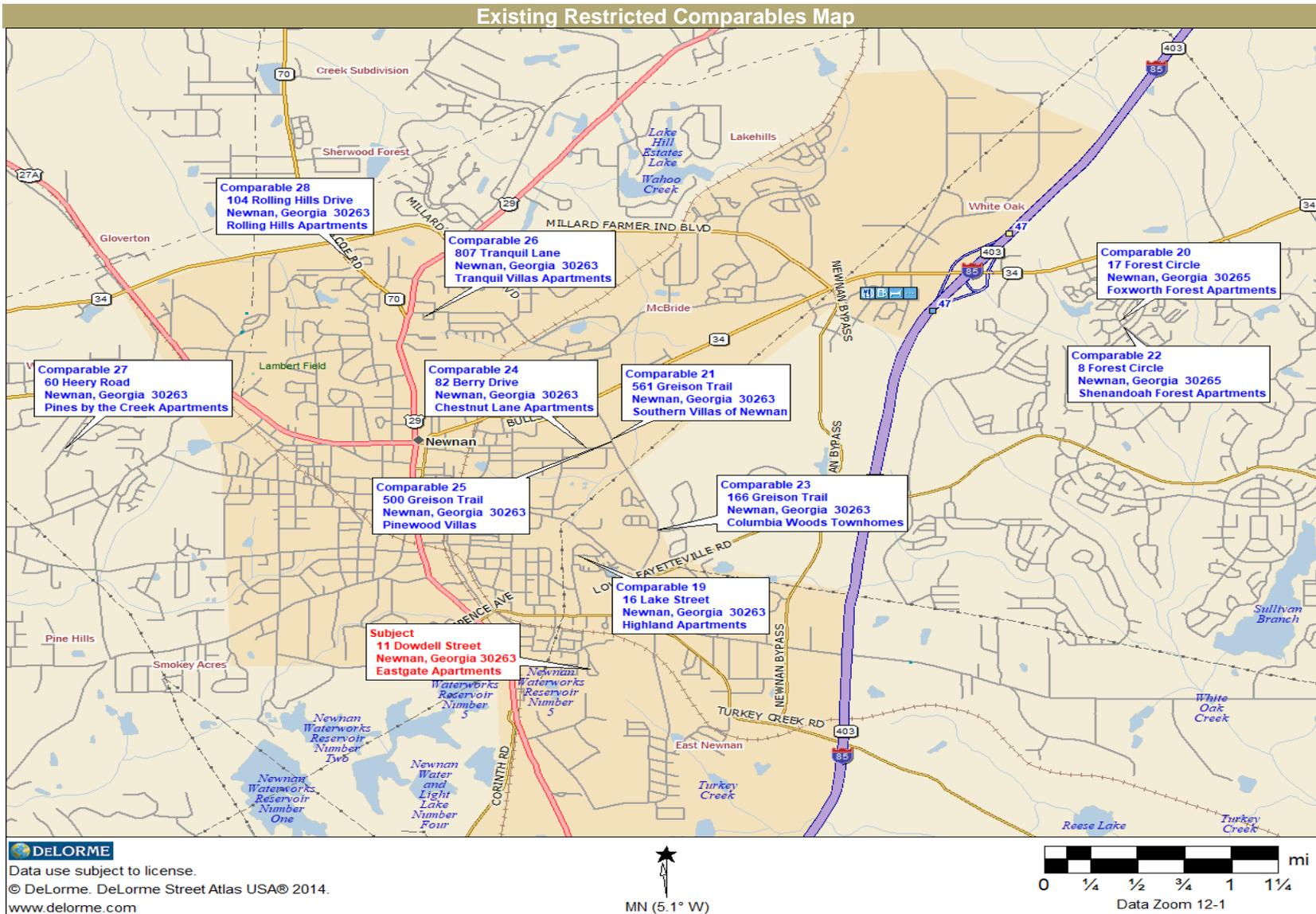
RENT-RESTRICTED MAP

<u>Development Name</u>	<u>Type of Financing</u>	<u>Distance to Subject</u>
Highland Apartments	LIHTC	1.1 Miles
Foxworth Forest Apartments	LIHTC	4.9 Miles
Southern Villas of Newnan	Rural Development	2.3 Miles
Shenandoah Forest Apartments	Section 8	4.9 Miles
Columbia Woods Townhomes	LIHTC	1.6 Miles
Chestnut Lane Apartments	Rural Development	2.3 Miles
Pinewood Villas	Rural Development	2.3 Miles
Tranquil Villas Apartments	Rural Development	3.2 Miles
Pines by the Creek Apartments	LIHTC	4.5 Miles
Rolling Hills Apartments	Rural Development	3.6 Miles





Existing Restricted Comparables Map





Additional Developments

There were three additional comparables in the market area that could not be confirmed despite numerous attempts to verify the information. Winthrop Apartments is a market-rate development located in Newnan that contains 48 one- and two-bedroom units. Jefferson Grove Apartments is an affordable housing development located in Newnan that was just completed. It contains 160 one-, two- and three-bedroom units. Newnan Crossing is a LIHTC and market-rate development located in Newnan and contains 192 one-, two-, three- and four-bedroom units. 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. Forest at York is a senior 55 and older LIHTC development located in Newnan and contains 72 one- and two-bedroom units at 60 percent of the area median income. Shenandoah Villas is a senior 62 and older Section 8 development located in Newnan and contains 60 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	1990/2015		x	x	x*	x	x*
Comp 2	Market	1990/2017	x	x	x		x	x
Comp 3	Market	1986/2017		x	x		x	x
Comp 4	Market	1972/2016		x	x		x	x
Comp 5	Market	2002	x	x	x		x	x
Comp 6	Market	1984/2002		x	x		x	x
Comp 7	Market	1998	x	x		x	x	x
Comp 8	Market	2003	x	x		x	x	x
Comp 9	Market	2009		x		x	x	x
Comp 10	Market	2004	x	x		x	x	x
Comp 11	Market	2014/2016	x	x	x		x	x
Comp 12	Market	2008		x		x	x	
Comp 13	Market	2019	x	x		x	x	x
Comp 14	Market	1976/2018	x	x	x			
Comp 15	Market	2000		x	x		x	x
Comp 16	Market	1986	x	x	x		x	x
Comp 17	Market	2001	x	x	x			x
Comp 18	Market	1996	x	x	x		x	x
Comp 19	LIHTC	1971/2015		x			x	
Comp 20	LIHTC	1993/2017	x	x	x		x	x
Comp 21	RD	1983			x		x	
Comp 22	Sec. 8	1980			x		x	
Comp 23	LIHTC	2002		x	x			x
Comp 24	RD	1989			x			
Comp 25	RD	1984			x		x	
Comp 26	RD	1986			x		x	
Comp 27	LIHTC	1990	x		x		x	x
Comp 28	RD	1985			x		x	

*Select



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	
Comp 1	Market	1990/2015	x	x	x	x	x	x		x		
Comp 2	Market	1990/2017	x	x	x	x		x		x	x	
Comp 3	Market	1986/2017		x		x						
Comp 4	Market	1972/2016		x		x		x		x		
Comp 5	Market	2002		x	x	x		x	x	x	x	
Comp 6	Market	1984/2002								x		
Comp 7	Market	1998		x	x	x	x	x	x	x	x	x
Comp 8	Market	2003	x	x	x	x	x	x	x	x	x	
Comp 9	Market	2009	x	x	x			x			x	x
Comp 10	Market	2004	x	x	x		x	x	x	x	x	x
Comp 11	Market	2014/2016	x	x	x	x		x		x	x	x
Comp 12	Market	2008	x	x	x			x	x	x	x	x
Comp 13	Market	2019	x	x	x			x	x		x	x
Comp 14	Market	1976/2018		x		x						
Comp 15	Market	2000		x	x	x	x	x	x		x	x
Comp 16	Market	1986								x		
Comp 17	Market	2001		x				x	x			x
Comp 18	Market	1996		x								
Comp 19	LIHTC	1971/2015	x			x		x				
Comp 20	LIHTC	1993/2017	x	x		x		x				
Comp 21	RD	1983				x						
Comp 22	Sec. 8	1980				x						
Comp 23	LIHTC	2002	x	x	x	x					x	
Comp 24	RD	1989				x						
Comp 25	RD	1984				x						
Comp 26	RD	1986				x						
Comp 27	LIHTC	1990		x	x			x			x	
Comp 28	RD	1985								x		



Evaluation of the Development

Location

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

Project Design

The subject contains nine two-story walk-up buildings containing 96 units. The buildings are of wood frame construction with vinyl siding exteriors.

Project Amenities

Project amenities include a meeting room, picnic area, playground, business center, laundry facility, 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, 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

According to the developer, the property partners with a local church who provides dry goods to the residents twice a month. There is no cost to the residents. In addition, the subject also participates in a summer feeding program. The school district provides sack lunches to the children at the subject. None of the comparables offer tenant services.

Parking

The subject contains open parking areas with 198 parking spaces. This arrangement is comparable to other developments in the market area.

Unit Mix

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

Utilities

Heating 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 794 square feet for one-bedroom units, 1,092 square feet for two-bedroom units, and 1,387 square feet for three-bedroom units. The subject's unit sizes are smaller than the average unit size of the comparables; however, they are within the comparable range. In addition, the subject is an existing property that typically maintains a stabilized occupancy rate. Therefore, the subject's unit sizes do not appear to have a negative impact on the marketability of the units.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
Unit Type	COMPARABLES			Subject (SF)	Subject's Advantage
	Minimum (SF)	Maximum (SF)	Average (SF)		
1 BR	555	1,000	794	675	-15.0%
2 BR	800	1,493	1,092	887	-18.8%
3 BR	900	1,749	1,387	987	-28.8%

Source: Gill Group Field Survey



Vacancy Rates/Rental Trends

There was a total of 29 confirmed apartment complexes in the market area, including the subject. There were 141 vacant units at the time of the survey out of 4,236 surveyed, for an overall vacancy rate of 3.3 percent. There are currently two properties that are directly competitive with the subject. Highland Apartments is a Section 8 and LIHTC development at 60 percent AMI that is designated for families. The property currently has one vacant unit; however, it is 100 percent pre-leased. Therefore, the effective occupancy rate is 100 percent. Therefore, none of its units would directly compete with the subject. Shenandoah Forest Apartments 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. There are three LIHTC properties that will also compete with the subject. Foxworth Forest Apartments is a LIHTC property with rents at 50 and 60 percent of the area median income. There are two two-bedroom units vacant; therefore, these units would compete with the subject. Columbia Woods Townhomes is a LIHTC property with rents at 60 percent of the area median income. There are three two-bedroom units and one three-bedroom unit vacant; therefore, these units would compete with the subject. Pines by the Creek Apartments is a LIHTC property with rents at 50 and 60 percent of the area median income. There are three two-bedroom units vacant; therefore, these units would compete with the subject. 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 near a major thoroughfare which provides it with average visibility and access. In addition, the subject is an existing development with an established tenant base. The occupancy rate has historically remained above 97 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 (675 SF) – As Complete

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

Rent Comparability Grid

Unit Type →

One-Bedroom

Subject's FHA #:

061-35031

Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
Eastgate Apartments 11 Dowdell Street Newnan Coweta County		Jefferson Point Apartments 66 Jefferson Parkway Newnan Coweta		Creekside at White Oak 10 Lakeside Way Newnan Coweta		60 Jane Lane Apartments 60 Jane Lane Newnan Coweta		Brighton Farms Apartments 80 Christian Drive Newnan Coweta		Woodlands at White Oak 22 Forest Circle Newnan Coweta	
Data		Data		Data		Data		Data		Data	
Subject		Newnan Coweta		Newnan Coweta		Newnan Coweta		Newnan Coweta		Newnan Coweta	
A. Rents Charged		Data		Data		Data		Data		Data	
1	\$ Last Rent / Restricted?	\$930		\$953		\$970		\$830		\$965	
2	Date Last Leased (mo/yr)	Nov-19		Nov-19		Nov-19		Nov-19		Nov-19	
3	Rent Concessions	N		Y	(\$42)	N		Y	(\$13)	N	
4	Occupancy for Unit Type	99%		90%		100%		98%		97%	
5	Effective Rent & Rent/ sq. ft	\$930	\$1.44	\$911	\$0.98	\$970	\$1.08	\$817	\$1.02	\$965	\$1.10
<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/3		G1, WU/2		WU/3		WU/3	
7	Yr. Built/Yr. Renovated	1970/2005/2021		1990/2001		1986/2017		1972/2016		2002	
8	Condition /Street Appeal	G		A	\$110	G	(\$15)	G		G	
9	Neighborhood	A		A		A		A		A	
10	Same Market? Miles to Subj	Y/4.5		Y/5.1		Y/1.8		Y/3.9		Y/4.9	
C. Unit Equipment/ Amenities		Data		Data		Data		Data		Data	
11	# Bedrooms	1		1		1		1		1	
12	# Baths	1		1		1		1		1	
13	Unit Interior Sq. Ft.	675		644	\$10	928	(\$70)	895	(\$60)	800	(\$35)
14	Balcony/ Patio	N		Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)
15	AC: Central/ Wall	C		C		C		C		C	
16	Range/ Refrigerator	RF		RF		RF		RF		RF	
17	Microwave/ Dishwasher	MD	\$5	D		MD	\$5	D	\$5	MD	
18	Washer/Dryer	L	(\$5)	HU	(\$5)	HU	(\$5)	HU	(\$5)	HU	(\$5)
19	Floor Coverings	V		C		W		C		C	
20	Window Coverings	B		B		B		B		B	
21	Cable/ Satellite/Internet	N	(\$10)	I	(\$10)	N		N		I	(\$10)
22	Special Features	N	(\$50)	GCSS	(\$50)	F	(\$10)	CMGC	(\$50)	N	
23											
D. Site Equipment/ Amenities		Data		Data		Data		Data		Data	
24	Parking (\$ Fee)	L/0		L/0		L/0		L/0		L/0, G/75	
25	Extra Storage	N	(\$5)	Y/0	(\$5)	N		Y/0	(\$5)	Y/0	(\$5)
26	Security	N		N		N		N		N	
27	Clubhouse/ Meeting Rooms	MR		C		N	\$5	N	\$5	N	\$5
28	Pool/ Recreation Areas	R	(\$20)	PER	(\$30)	PR	(\$5)	PR	(\$25)	PER	(\$15)
29	Business Ctr / Nhd Netwk	BC	\$5	N		BC	\$5	N	\$5	BC	
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		Data		Data		Data		Data	
33	Heat (in rent?/ type)	Y/G	\$39	N/G	\$39	N/G	\$39	N/G	\$39	N/E	\$26
34	Cooling (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)	Y/G	\$4	N/G	\$4	N/E	\$10	N/G	\$4	N/E	\$10
36	Hot Water (in rent?/ type)	Y/G	\$7	N/G	\$7	N/G	\$7	N/G	\$7	N/E	\$17
37	Other Electric	N		N		N		N		N	
38	Cold Water/ Sewer	Y	\$58	N		N	\$58	N	\$58	N	\$58
39	Trash/Recycling	Y		Y		N	\$17	N	\$17	Y	
F. Adjustments Recap		Pos		Neg		Pos		Neg		Pos	
40	# Adjustments B to D	4	6	2	7	4	6	4	6	2	6
41	Sum Adjustments B to D	\$25	(\$95)	\$115	(\$175)	\$20	(\$100)	\$20	(\$125)	\$10	(\$95)
42	Sum Utility Adjustments	\$108	\$0	\$50	\$0	\$131	\$0	\$125	\$0	\$111	\$0
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$38	\$228	(\$10)	\$340	\$51	\$251	\$20	\$270	\$26	\$216
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$968		\$901		\$1,021		\$837		\$991	
45	Adj Rent/Last rent		104%		99%		105%		102%		103%
46	Estimated Market Rent	\$935	\$1.39	Estimated Market Rent/ Sq. Ft							

Samuel S. Zell

11/14/2019

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)



Eastgate Apartments
Primary Unit Type – One-Bedroom Units (675 SF)

A rent comparability grid was prepared for the primary unit type with 675 square feet. Comparable apartments used include Jefferson Point Apartments (Comparable 1), Creekside at White Oak (Comparable 2), 60 Jane Lane Apartments (Comparable 3), Brighton Farms Apartments (Comparable 4) and Woodlands at White Oak (Comparable 5).

\$ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from \$830 to \$970. 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 except Comparables 2 and 4 are currently offering concessions. Comparable 2 is currently offering the following concession: \$500 off the first month's rent with a signed 12-month lease and a move-in date before November 15, 2019. Therefore, Comparable 2 was adjusted downward \$42 per month ($\$500 / 12 = \41.67 , rounded to \$42). Comparable 4 is currently offering the following concession fee: no admin fee (\$150 value). Therefore, Comparable 4 was adjusted downward \$13 per month ($\$150 / 12 = \12.50 , rounded to \$13).

Occupancy for Unit Type – The subject's current occupancy rate is 100 percent. The comparables' occupancy rates range from 90 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 \$830 to \$970, and effective rents per square foot range from \$0.98 to \$1.44 per square foot.

Structure/Stories – The subject is located in two-story walk-up buildings. Comparables 1, 2, 4 and 5 are located in a two- or three-story walk-up buildings. Comparable 3 is located in one-story garden-style buildings and two-story walk-up buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

Year Built/Year Renovated – The subject was built in 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 1990 and renovated in 2015. Comparable 2 was built in 1990 and renovated in 2001. Comparable 3 was built in 1986 and renovated in 2017. Comparable 4 was constructed in 1972 and renovated in 2016. Comparable 5 was built in 2002. 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 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, 3, 4 and 5 were considered in good condition. Comparable 2 was considered in average condition as it will be inferior to the subject as complete. Comparable 3 will be slightly superior to the subject. 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 and 3 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			Paired Analysis - Two-Bedroom Units		
Item	Comparable 2	Comparable 3	Item	Comparable 2	Comparable 3
Street Rent	\$953	\$970	Street Rent	\$1,090	\$985
Concessions	-\$42	\$0	Concessions	-\$42	\$0
Unit Interior Sq. ft.	-\$75	-\$70	Microwave/Dishwasher	-\$5	\$0
Microwave/Dishwasher	-\$5	\$0	Cable/Satellite/Internet	\$0	\$10
Cable/Satellite/Internet	\$0	\$10	Special Features	\$0	\$40
Special Features	\$0	\$40	Extra Storage	\$0	\$5
Extra Storage	\$0	\$5	Clubhouse/Meeting Room	\$0	\$5
Clubhouse/Meeting Room	\$0	\$5	Pool/Recreation Areas	-\$10	\$15
Pool/Recreation Areas	-\$10	\$15	Business Ctr/Nbhd Netwk	-\$5	\$0
Business Ctr/Nbhd Netwk	-\$5	\$0	Cold Water/Sewer	-\$73	\$0
Cold Water/Sewer	-\$58	\$0	Trash/Recycling	\$0	\$17
Trash/Recycling	\$0	\$17	Net Rent	\$955	\$1,077
Net Rent	\$758	\$992			
Comparable 1 Street Rent	\$930	\$930	Comparable 1 Street Rent	\$1,070	\$1,070
Indicated Adjustment	\$172	-\$62	Indicated Adjustment	\$115	-\$7

Paired Analysis - Three-Bedroom Units		
Item	Comparable 2	Comparable 3
Street Rent	\$1,118	\$1,280
Concessions	-\$42	\$0
# Baths	\$0	-\$50
Unit Interior Sq. ft.	\$15	\$20
Microwave/Dishwasher	-\$5	\$0
Cable/Satellite/Internet	\$0	\$10
Special Features	\$0	\$40
Extra Storage	\$0	\$5
Clubhouse/Meeting Room	\$0	\$5
Pool/Recreation Areas	-\$10	\$15
Business Ctr/Nbhd Netwk	-\$5	\$0
Cold Water/Sewer	-\$113	\$0
Trash/Recycling	\$0	\$17
Net Rent	\$958	\$1,342
Comparable 1 Street Rent	\$1,320	\$1,320
Indicated Adjustment	\$362	-\$22

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: $(\$172 + \$115 + \$362 = \$649/3 = \$216/2 = \$108, \$110 \text{ rounded})$. 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 - \$110; and Comparable 3 - -\$15. The remaining comparables will be relatively similar to the subject as complete and were not adjusted.

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

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

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

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

Unit Interior Square Footage – For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparables dollar per square foot rental rate was determined for each unit type. This number was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The median dollar per square foot rental rate is determined. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is \$0.27. 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. All comparables contain these features and 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. All comparables contain dishwashers, and Comparables 2 and 5 also contain a microwave 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 contains a laundry facility. 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. Therefore, all comparables were adjusted downward \$5 per month.



Floor Coverings – The subject will contain vinyl plank flooring. All of the comparables contain carpet or wood 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, Comparables 1, 2 and 5 offer 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 these comparables.

Special Features – The subject does not contain special features. Comparable 5 is similar to the subject. Comparable 1 contains granite countertops and stainless steel appliances. Comparables 2 and 4 each contain granite countertops and crown molding. Comparable 3 contains a fireplace in the units. Special features such as stainless-steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. After considering all factors, a \$25 adjustment was applied for stainless steel appliances, and a \$25 adjustment was applied for the solid-surface countertops. Therefore, the comparables with either feature were adjusted a total of \$50 per month. Fireplaces are enhancements to the units, and tenants would expect to pay a premium fee if this amenity was included in the units. No complex in the market area shows a rent differential based on this particular item; however, an adjustment was considered appropriate. Therefore, a \$10 adjustment was selected for fireplaces.

Parking – The subject and all comparables contain parking lots with no additional fee. Comparable 5 also contain garage parking with an additional fee. Due to ample parking with no additional fee, no adjustments were needed.

Extra Storage – The subject does not contain extra storage. Comparable 3 is similar to the subject. All of the remaining comparables 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 contain security. No adjustment was needed.

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, 4 and 5 were adjusted upward \$5 per month.

Pool/Exercise Room/Recreation Areas – The subject contains a picnic area and playground. Comparable 1 contains a swimming pool, exercise room, picnic area, playground and tennis court. Comparable 2 contains a swimming pool, exercise room, picnic area, playground, cabana, fire pit and coffee bar. Comparable 3 is contains a swimming pool and playground. Comparable 4 contains a swimming pool, picnic area, playground, gazebo, sundeck and lake. Comparable 5 contains a swimming pool, exercise room, picnic area and playground. 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 \$20 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for picnic area + \$5 for playground + \$5 for tennis court - \$5 for subject's picnic area - \$5 for subject's playground). Comparable 2 was adjusted downward \$30 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for picnic area + \$5 for playground + \$5 for cabana + \$5 for fire pit + \$5 for coffee bar - \$5 for subject's picnic area - \$5 for playground = \$30). Comparable 3 was adjusted \$5 per month (\$10 for swimming pool + \$5 playground - \$5 for subject's picnic area - \$5 for playground = \$5). Comparable 4 was adjusted downward \$25 per month (\$10 for swimming pool + \$5 for picnic area + \$5 for playground + \$5 for gazebo + \$5 for sundeck + \$5 for lake - \$5 for subject's picnic area - \$5 for playground = \$25). Comparable 5 was adjusted downward \$15 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for picnic area + \$5 for playground - \$5 for subject's picnic area - \$5 for playground = \$15).

Business Center – The subject does contain this feature. Comparables 2 and 5 are 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 property partners with a local church who provides dry goods to the residents twice a month. There is no cost to the residents. In addition, the subject also participates in a summer feeding program. The school district provides sack 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 \$26 for electric and \$39 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Coweta County. The Allowances for Tenant-Furnished Utilities and Other Services has an additional service charge of \$28 for natural gas. These service charges were added to the heating adjustments of \$11 for natural gas to determine a total adjustment of \$39 for natural gas. 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 \$10 for electric and \$4 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Coweta 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 \$17 for electric and \$7 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Coweta 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 2 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 Coweta County.

Trash/Recycling – The subject has this utility provided. Comparables 1, 2 and 5 are similar. Comparables 3 and 4 were adjusted upward \$17 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Coweta County.

Conclusion of Market Rent

The adjusted rents range from \$837 to \$1,021. Greater emphasis was placed on Jefferson Point Apartments, Brighton Farms Apartments and Woodlands at White Oak as they will be the similar to the subject in condition. Less weight was placed on Creekside at White Oak since it will be inferior to the subject.

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

- **675 SF One-Bedroom Units - \$935, or \$1.39 per square foot**



Two-Bedroom Units (887 SF) – As Complete

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

Rent Comparability Grid		Unit Type →	Two-Bedroom		Subject's FHA #:		061-35031					
Subject		Data	Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
Eastgate Apartments 11 Dowdell Street Newnan Coweta County		on Subject	Jefferson Point Apartments 66 Jefferson Parkway Newnan Coweta		Creekside at White Oak 10 Lakeside Way Newnan Coweta		60 Jane Lane Apartments 60 Jane Lane Newnan Coweta		Brighton Farms Apartments 80 Christian Drive Newnan Coweta		Woodlands at White Oak 22 Forest Circle Newnan Coweta	
A.	Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?		\$1,070		\$1,090		\$985		\$940		\$1,045	
2	Date Last Leased (mo/yr)		Nov-19		Nov-19		Nov-19		Nov-19		Nov-19	
3	Rent Concessions		N		Y	(\$42)	N		Y	(\$13)	N	
4	Occupancy for Unit Type		99%		90%		100%		98%		97%	
5	Effective Rent & Rent/sq. ft		\$1,070	\$0.96	\$1,048	\$0.93	\$985	\$0.90	\$927	\$1.06	\$1,045	\$0.92
<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/3		G1, WU/2		WU/3		WU/3	
7	Yr. Built/Yr. Renovated	1970/2005/2021	1990/2015		1990/2001		1986/2017		1972/2016		2002	
8	Condition /Street Appeal	G	G		A	\$110	G	(\$15)	G		G	
9	Neighborhood	A	A		A		A		A		A	
10	Same Market? Miles to Subj		Y/4.5		Y/5.1		Y/1.8		Y/3.9		Y/4.9	
C.	Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	2	2		2		2		2		2	
12	# Baths	1	2	(\$50)	2	(\$50)	2	(\$50)	1		2	(\$50)
13	Unit Interior Sq. Ft.	887	1,119	(\$55)	1,128	(\$55)	1,100	(\$50)	875		1,130	(\$55)
14	Balcony/ Patio	N	Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)
15	AC: Central/ Wall	C	C		C		C		C		C	
16	Range/ Refrigerator	RF	RF		RF		RF		RF		RF	
17	Microwave/ Dishwasher	MD	D	\$5	MD		D	\$5	D	\$5	MD	
18	Washer/Dryer	L	HU	(\$5)	HU	(\$5)	HU	(\$5)	HU	(\$5)	HU	(\$5)
19	Floor Coverings	V	C		C		W		C		C	
20	Window Coverings	B	B		B		B		B		B	
21	Cable/ Satellite/Internet	N	I	(\$10)	I	(\$10)	N		N		I	(\$10)
22	Special Features	N	GCSS	(\$50)	CMGC	(\$50)	F	(\$10)	CMGC	(\$50)	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		L/0, G/75	
25	Extra Storage	N	Y/0	(\$5)	Y/0	(\$5)	N		Y/0	(\$5)	Y/0	(\$5)
26	Security	N	N		N		N		N		N	
27	Clubhouse/ Meeting Rooms	MR	C		C		N	\$5	N	\$5	N	\$5
28	Pool/ Recreation Areas	R	PER	(\$20)	PER	(\$30)	PR	(\$5)	PR	(\$25)	PER	(\$15)
29	Business Ctr / Nbhd Netwk	BC	N	\$5	BC		N	\$5	N	\$5	BC	
30	Service Coordination	N	N		N		N		N		N	
31	Non-shelter Services	N	N		N		N		N		N	
32	Neighborhood Networks	M	N	\$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	\$42	N/G	\$42	N/G	\$42	N/G	\$42	N/E	\$32
34	Cooling (in rent?/ type)	N/E	N/E		N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)	Y/G	N/G	\$5	N/G	\$5	N/E	\$12	N/G	\$5	N/E	\$12
36	Hot Water (in rent?/ type)	Y/G	N/G	\$9	N/G	\$9	N/G	\$9	N/G	\$9	N/E	\$23
37	Other Electric	N	N		N		N		N		N	
38	Cold Water/ Sewer	Y	N	\$73	Y		N	\$73	N	\$73	N	\$73
39	Trash/ Recycling	Y	Y		Y		N	\$17	N	\$17	Y	
F.	Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		3	8	2	8	4	7	4	5	2	7
41	Sum Adjustments B to D		\$15	(\$200)	\$115	(\$210)	\$20	(\$140)	\$20	(\$90)	\$10	(\$145)
42	Sum Utility Adjustments		\$129	\$0	\$56	\$0	\$153	\$0	\$146	\$0	\$140	\$0
43	Net/ Gross Adjmts B to E		(\$56)	\$344	(\$39)	\$381	\$33	\$313	\$76	\$256	\$5	\$295
G.	Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)		\$1,014		\$1,009		\$1,018		\$1,003		\$1,050	
45	Adj Rent/Last rent			95%		96%		103%		108%		100%
46	Estimated Market Rent	\$1,015	\$1.14	Estimated Market Rent/ Sq. Ft								

Samuel J. Self
 11/14/2019
 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)



Eastgate Apartments
Primary Unit Type – Two-Bedroom Units (887 SF)

A rent comparability grid was prepared for the primary unit type with 887 square feet. Comparable apartments used include: South Park Apartments (Comparable 1), Northridge Apartments (Comparable 2), Mayfair at Newnan (Comparable 3), New Carrollwood Apartments (Comparable 4) and Harmony Oaks Apartments (Comparable 5).

\$ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from \$940 to \$1,070. 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 except Comparables 2 and 4 are currently offering concessions. Comparable 2 is currently offering the following concession: \$500 off the first month's rent with a signed 12-month lease and a move-in date before November 15, 2019. Therefore, Comparable 2 was adjusted downward \$42 per month ($\$500 / 12 = \41.67 , rounded to \$42). Comparable 4 is currently offering the following concession fee: no admin fee (\$150 value). Therefore, Comparable 4 was adjusted downward \$13 per month ($\$150 / 12 = \12.50 , rounded to \$13).

Occupancy for Unit Type – The subject's current occupancy rate is 100 percent. The comparables' occupancy rates range from 90 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 \$940 to \$1,070, and effective rents per square foot range from \$0.90 to \$1.07 per square foot.

Structure/Stories – The subject is located in two-story walk-up buildings. Comparables 1, 2, 4 and 5 are located in a two- or three-story walk-up buildings. Comparable 3 is located in one-story garden-style buildings and two-story walk-up buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

Year Built/Year Renovated – The subject was built in 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 1990 and renovated in 2015. Comparable 2 was built in 1990 and renovated in 2001. Comparable 3 was built in 1986 and renovated in 2017. Comparable 4 was constructed in 1972 and renovated in 2016. Comparable 5 was built in 2002. 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 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, 3, 4 and 5 were considered in good condition. Comparable 2 was considered in average condition as it will be inferior to the subject as complete. Comparable 3 will be slightly superior to the subject. 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 and 3 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			Paired Analysis - Two-Bedroom Units		
Item	Comparable 2	Comparable 3	Item	Comparable 2	Comparable 3
Street Rent	\$953	\$970	Street Rent	\$1,090	\$985
Concessions	-\$42	\$0	Concessions	-\$42	\$0
Unit Interior Sq. ft.	-\$75	-\$70	Microwave/Dishwasher	-\$5	\$0
Microwave/Dishwasher	-\$5	\$0	Cable/Satellite/Internet	\$0	\$10
Cable/Satellite/Internet	\$0	\$10	Special Features	\$0	\$40
Special Features	\$0	\$40	Extra Storage	\$0	\$5
Extra Storage	\$0	\$5	Clubhouse/Meeting Room	\$0	\$5
Clubhouse/Meeting Room	\$0	\$5	Pool/Recreation Areas	-\$10	\$15
Pool/Recreation Areas	-\$10	\$15	Business Ctr/Nbhd Netwk	-\$5	\$0
Business Ctr/Nbhd Netwk	-\$5	\$0	Cold Water/Sewer	-\$73	\$0
Cold Water/Sewer	-\$58	\$0	Trash/Recycling	\$0	\$17
Trash/Recycling	\$0	\$17	Net Rent	\$955	\$1,077
Net Rent	\$758	\$992			
Comparable 1 Street Rent	\$930	\$930	Comparable 1 Street Rent	\$1,070	\$1,070
Indicated Adjustment	\$172	-\$62	Indicated Adjustment	\$115	-\$7

Paired Analysis - Three-Bedroom Units		
Item	Comparable 2	Comparable 3
Street Rent	\$1,118	\$1,280
Concessions	-\$42	\$0
# Baths	\$0	-\$50
Unit Interior Sq. ft.	\$15	\$20
Microwave/Dishwasher	-\$5	\$0
Cable/Satellite/Internet	\$0	\$10
Special Features	\$0	\$40
Extra Storage	\$0	\$5
Clubhouse/Meeting Room	\$0	\$5
Pool/Recreation Areas	-\$10	\$15
Business Ctr/Nbhd Netwk	-\$5	\$0
Cold Water/Sewer	-\$113	\$0
Trash/Recycling	\$0	\$17
Net Rent	\$958	\$1,342
Comparable 1 Street Rent	\$1,320	\$1,320
Indicated Adjustment	\$362	-\$22

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: $(\$172 + \$115 + \$362 = \$649/3 = \$216/2 = \$108, \$110 \text{ rounded})$. 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 - \$110; and Comparable 3 - -\$15. The remaining comparables will be relatively similar to the subject as complete and were not adjusted.

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

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

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

of Baths – The subject contains one bath in the two-bedroom unit types. Comparable 4 is similar. All of the remaining comparables contain two baths. Each complex with a differing number of baths than the subject was adjusted \$50 per full bath per month. 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 the 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 \$41 to \$212 per bath, as can be seen in the table below.

	Woodtrail Apts	Villas at Newnan Crossing	Valleybrook Apts
Small 2 BR Rent	\$864	\$1,149	\$840
Small 2 BR Size	864	1,177	864
Large 2 BR Rent	\$905	\$1,409	\$940
Large 2 BR Size	864	1,378	864
Size Adj Factor	\$0.24	\$0.24	
Size Difference	0	201	0
Indicated Size Adj.	\$0	\$48	\$0
Adjusted 2 BR Rent	\$905	\$1,361	\$940
Indicated Bath Adj.	\$41	\$212	\$100

The paired rental analysis range is determined by comparing units with differing numbers of baths 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 baths. 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 per full bath 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 \$0.24. 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. All comparables contain these features and 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. All comparables contain dishwashers, and Comparables 2 and 5 also contain a microwave 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 contains a laundry facility. 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. Therefore, all comparables were adjusted downward \$5 per month.

Floor Coverings – The subject will contain vinyl plank flooring. All of the comparables contain carpet or wood 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, Comparables 1, 2 and 5 offer 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 these comparables.

Special Features – The subject does not contain special features. Comparable 5 is similar to the subject. Comparable 1 contains granite countertops and stainless steel appliances. Comparables 2 and 4 each contain granite countertops and crown molding. Comparable 3 contains a fireplace in the units. Special features such as stainless-steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. After considering all factors, a \$25 adjustment was applied for stainless steel appliances, and a \$25 adjustment was applied for the solid-surface countertops. Therefore, the comparables with either feature were adjusted a total of \$50 per month. Fireplaces are enhancements to the units, and tenants would expect to pay a premium fee if this amenity was included in the units. No complex in the market area shows a rent differential based on this particular item; however, an adjustment was considered appropriate. Therefore, a \$10 adjustment was selected for fireplaces.



Parking – The subject and all comparables contain parking lots with no additional fee. Comparable 5 also contain garage parking with an additional fee. Due to ample parking with no additional fee, no adjustments were needed.

Extra Storage – The subject does not contain extra storage. Comparable 3 is similar to the subject. All of the remaining comparables 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 contain security. No adjustment was needed.

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, 4 and 5 were adjusted upward \$5 per month.

Pool/Exercise Room/Recreation Areas – The subject contains a picnic area and playground. Comparable 1 contains a swimming pool, exercise room, picnic area, playground and tennis court. Comparable 2 contains a swimming pool, exercise room, picnic area, playground, cabana, fire pit and coffee bar. Comparable 3 contains a swimming pool and playground. Comparable 4 contains a swimming pool, picnic area, playground, gazebo, sundeck and lake. Comparable 5 contains a swimming pool, exercise room, picnic area and playground. 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 \$20 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for picnic area + \$5 for playground + \$5 for tennis court - \$5 for subject's picnic area - \$5 for subject's playground). Comparable 2 was adjusted downward \$30 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for picnic area + \$5 for playground + \$5 for cabana + \$5 for fire pit + \$5 for coffee bar - \$5 for subject's picnic area - \$5 for playground = \$30). Comparable 3 was adjusted \$5 per month (\$10 for swimming pool + \$5 playground - \$5 for subject's picnic area - \$5 for playground = \$5). Comparable 4 was adjusted downward \$25 per month (\$10 for swimming pool + \$5 for picnic area + \$5 for playground + \$5 for gazebo + \$5 for sundeck + \$5 for lake - \$5 for subject's picnic area - \$5 for playground = \$25). Comparable 5 was adjusted downward \$15 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for picnic area + \$5 for playground - \$5 for subject's picnic area - \$5 for playground = \$15).

Business Center – The subject does contain this feature. Comparables 2 and 5 are 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 property partners with a local church who provides dry goods to the residents twice a month. There is no cost to the residents. In addition, the subject also participates in a summer feeding program. The school district provides sack 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 \$32 for electric and \$42 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Coweta County. The Allowances for Tenant-Furnished Utilities and Other Services has an additional service charge of \$29 for natural gas. These service charges were added to the heating adjustments of \$13 for natural gas to determine a total adjustment of \$42 for natural gas. 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 \$12 for electric and \$5 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Coweta 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 \$23 for electric and \$9 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Coweta 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 2 provide cold water and sewer. All of the remaining comparables were adjusted upward \$73 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Coweta County.

Trash/Recycling – The subject has this utility provided. Comparables 1, 2 and 5 are similar. Comparables 3 and 4 were adjusted upward \$17 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Coweta County.

Conclusion of Market Rent

The adjusted rents range from \$1,003 to \$1,050. Greater emphasis was placed on Jefferson Point Apartments, Brighton Farms Apartments and Woodlands at White Oak as they will be the similar to the subject in condition. Less weight was placed on Creekside at White Oak since it will be inferior to the subject.

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

- **887 SF Two-Bedroom Units - \$1,015, or \$1.14 per square foot**



Three-Bedroom Units (987 SF) – As Complete

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

Rent Comparability Grid Unit Type → **Three-Bedroom** Subject's FHA #: **061-35031**

Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
Eastgate Apartments 11 Dowdell Street Newnan Coweta County		Jefferson Point Apartments 66 Jefferson Parkway Newnan Coweta		Creekside at White Oak 10 Lakeside Way Newnan Coweta		60 Jane Lane Apartments 60 Jane Lane Newnan Coweta		Brighton Farms Apartments 80 Christian Drive Newnan Coweta		Woodlands at White Oak 22 Forest Circle Newnan Coweta	
Data		Data		Data		Data		Data		Data	
Subject		Subject		Subject		Subject		Subject		Subject	
A. Rents Charged		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
1	\$ Last Rent / Restricted?	\$1,320		\$1,118		\$1,280		\$1,325		\$1,240	
2	Date Last Leased (mo/Yr)	Nov-19		Nov-19		Nov-19		Nov-19		Nov-19	
3	Rent Concessions	N		Y (\$42)		N		Y (\$13)		N	
4	Occupancy for Unit Type	99%		90%		100%		98%		97%	
5	Effective Rent & Rent/sq. ft	\$1,320	\$0.94	\$1,076	\$0.81	\$1,280	\$0.97	\$1,312	\$0.98	\$1,240	\$0.93
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/3		G1, WU/2		WU/3		WU/3	
7	Yr. Built/Yr. Renovated	1970/2005/2021		1990/2001		1986/2017		1972/2016		2002	
8	Condition /Street Appeal	G		A	\$110	G	(\$15)	G		G	
9	Neighborhood	A		A		A		A		A	
10	Same Market? Miles to Subj	Y/4.5		Y/5.1		Y/1.8		Y/3.9		Y/4.9	
C. Unit Equipment/ Amenities		Data \$ Adj		Data Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
11	# Bedrooms	3		3		3		3		3	
12	# Baths	1	(\$50)	2	(\$50)	3	(\$100)	2	(\$50)	2	(\$50)
13	Unit Interior Sq. Ft.	987	(\$100)	1,400	(\$100)	1,330	(\$80)	1,315	(\$80)	1,345	(\$85)
14	Balcony/ Patio	N	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)
15	AC: Central/ Wall	C		C		C		C		C	
16	Range/ Refrigerator	RF		RF		RF		RF		RF	
17	Microwave/ Dishwasher	MD	\$5	MD	\$5	D	\$5	D	\$5	MD	\$5
18	Washer/Dryer	L	(\$5)	HU	(\$5)	HU	(\$5)	HU	(\$5)	HU	(\$5)
19	Floor Coverings	V		C		W		C		C	
20	Window Coverings	B		B		B		B		B	
21	Cable/ Satellite/Internet	N	(\$10)	I	(\$10)	N		N		I	(\$10)
22	Special Features	N	(\$50)	GCSS	(\$50)	CMGC	(\$50)	F	(\$10)	CMGC	(\$50)
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, G/75	
25	Extra Storage	N	(\$5)	Y/0	(\$5)	N		Y/0	(\$5)	Y/0	(\$5)
26	Security	N		N		N		N		N	
27	Clubhouse/ Meeting Rooms	MR		C		N	\$5	N	\$5	N	\$5
28	Pool/ Recreation Areas	R	(\$20)	PER	(\$30)	PR	(\$5)	PR	(\$25)	PER	(\$15)
29	Business Ctr / Nhbhd Netwk	BC	\$5	N		BC	\$5	N	\$5	BC	
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	\$46	N/G	\$46	N/G	\$46	N/G	\$46	N/E	\$39
34	Cooling (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)	Y/G	\$5	N/G	\$5	N/E	\$13	N/G	\$5	N/E	\$13
36	Hot Water (in rent?/ type)	Y/G	\$13	N/G	\$13	N/G	\$13	N/G	\$13	N/E	\$37
37	Other Electric	N		N		N		N		N	
38	Cold Water/ Sewer	Y	\$113	N		Y	\$113	N	\$113	N	\$113
39	Trash/ Recycling	Y		Y		N	\$17	N	\$17	Y	
F. Adjustments Recap		Pos Neg		Pos Neg		Pos Neg		Pos Neg		Pos Neg	
40	# Adjustments B to D	3	8	2	8	4	7	4	7	2	7
41	Sum Adjustments B to D	\$15	(\$245)	\$115	(\$235)	\$20	(\$220)	\$20	(\$225)	\$10	(\$170)
42	Sum Utility Adjustments	\$177	\$0	\$64	\$0	\$202	\$0	\$194	\$0	\$202	\$0
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	(\$53)	\$437	(\$56)	\$414	\$2	\$442	(\$11)	\$439	\$42	\$382
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$1,267		\$1,020		\$1,282		\$1,301		\$1,282	
45	Adj Rent/Last rent		96%		95%		100%		99%		103%
46	Estimated Market Rent	\$1,225	\$1,240	Estimated Market Rent/ Sq. Ft							

Samuel S. Zell

11/14/2019

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)



Eastgate Apartments
Primary Unit Type – Three-Bedroom Units (987 SF)

A rent comparability grid was prepared for the primary unit type with 987 square feet. Comparable apartments used include: South Park Apartments (Comparable 1), Northridge Apartments (Comparable 2), Mayfair at Newnan (Comparable 3), New Carrollwood Apartments (Comparable 4) and Harmony Oaks Apartments (Comparable 5).

\$ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from \$1,076 to \$1,325. 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 except Comparables 2 and 4 are currently offering concessions. Comparable 2 is currently offering the following concession: \$500 off the first month's rent with a signed 12-month lease and a move-in date before November 15, 2019. Therefore, Comparable 2 was adjusted downward \$42 per month ($\$500 / 12 = \41.67 , rounded to \$42). Comparable 4 is currently offering the following concession fee: no admin fee (\$150 value). Therefore, Comparable 4 was adjusted downward \$13 per month ($\$150 / 12 = \12.50 , rounded to \$13).

Occupancy for Unit Type – The subject's current occupancy rate is 100 percent. The comparables' occupancy rates range from 90 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 \$1,076 to \$1,325, and effective rents per square foot range from \$0.81 to \$0.99 per square foot.

Structure/Stories – The subject is located in two-story walk-up buildings. Comparables 1, 2, 4 and 5 are located in a two- or three-story walk-up buildings. Comparable 3 is located in one-story garden-style buildings and two-story walk-up buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

Year Built/Year Renovated – The subject was built in 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 1990 and renovated in 2015. Comparable 2 was built in 1990 and renovated in 2001. Comparable 3 was built in 1986 and renovated in 2017. Comparable 4 was constructed in 1972 and renovated in 2016. Comparable 5 was built in 2002. 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 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, 3, 4 and 5 were considered in good condition. Comparable 2 was considered in average condition as it will be inferior to the subject as complete. Comparable 3 will be slightly superior to the subject. 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 and 3 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			Paired Analysis - Two-Bedroom Units		
Item	Comparable 2	Comparable 3	Item	Comparable 2	Comparable 3
Street Rent	\$953	\$970	Street Rent	\$1,090	\$985
Concessions	-\$42	\$0	Concessions	-\$42	\$0
Unit Interior Sq. ft.	-\$75	-\$70	Microwave/Dishwasher	-\$5	\$0
Microwave/Dishwasher	-\$5	\$0	Cable/Satellite/Internet	\$0	\$10
Cable/Satellite/Internet	\$0	\$10	Special Features	\$0	\$40
Special Features	\$0	\$40	Extra Storage	\$0	\$5
Extra Storage	\$0	\$5	Clubhouse/Meeting Room	\$0	\$5
Clubhouse/Meeting Room	\$0	\$5	Pool/Recreation Areas	-\$10	\$15
Pool/Recreation Areas	-\$10	\$15	Business Ctr/Nbhd Netwk	-\$5	\$0
Business Ctr/Nbhd Netwk	-\$5	\$0	Cold Water/Sewer	-\$73	\$0
Cold Water/Sewer	-\$58	\$0	Trash/Recycling	\$0	\$17
Trash/Recycling	\$0	\$17	Net Rent	\$955	\$1,077
Net Rent	\$758	\$992			
Comparable 1 Street Rent	\$930	\$930	Comparable 1 Street Rent	\$1,070	\$1,070
Indicated Adjustment	\$172	-\$62	Indicated Adjustment	\$115	-\$7

Paired Analysis - Three-Bedroom Units		
Item	Comparable 2	Comparable 3
Street Rent	\$1,118	\$1,280
Concessions	-\$42	\$0
# Baths	\$0	-\$50
Unit Interior Sq. ft.	\$15	\$20
Microwave/Dishwasher	-\$5	\$0
Cable/Satellite/Internet	\$0	\$10
Special Features	\$0	\$40
Extra Storage	\$0	\$5
Clubhouse/Meeting Room	\$0	\$5
Pool/Recreation Areas	-\$10	\$15
Business Ctr/Nbhd Netwk	-\$5	\$0
Cold Water/Sewer	-\$113	\$0
Trash/Recycling	\$0	\$17
Net Rent	\$958	\$1,342
Comparable 1 Street Rent	\$1,320	\$1,320
Indicated Adjustment	\$362	-\$22

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: $(\$172 + \$115 + \$362 = \$649/3 = \$216/2 = \$108, \$110 \text{ rounded})$. 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 - \$110; and Comparable 3 - -\$15. The remaining comparables will be relatively similar to the subject as complete and were not adjusted.

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

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

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

of Baths – The subject contains one bath in the three-bedroom unit types. All of the remaining comparables except Comparable 3 contain two baths. Comparable 3 contains three baths. Each complex with a differing number of baths than the subject was adjusted \$50 per full bath per month. 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 the 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 \$41 to \$212 per bath, as can be seen in the table below.

	Woodtrail Apts	Villas at Newnan Crossing	Valleybrook Apts
Small 2 BR Rent	\$864	\$1,149	\$840
Small 2 BR Size	864	1,177	864
Large 2 BR Rent	\$905	\$1,409	\$940
Large 2 BR Size	864	1,378	864
Size Adj Factor	\$0.24	\$0.24	
Size Difference	0	201	0
Indicated Size Adj.	\$0	\$48	\$0
Adjusted 2 BR Rent	\$905	\$1,361	\$940
Indicated Bath Adj.	\$41	\$212	\$100

The paired rental analysis range is determined by comparing units with differing numbers of baths 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 baths. 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 per full bath 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 \$0.24. 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. All comparables contain these features and 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. All comparables contain dishwashers, and Comparables 2 and 5 also contain a microwave 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 contains a laundry facility. 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. Therefore, all comparables were adjusted downward \$5 per month.

Floor Coverings – The subject will contain vinyl plank flooring. All of the comparables contain carpet or wood 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, Comparables 1, 2 and 5 offer 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 these comparables.

Special Features – The subject does not contain special features. Comparable 5 is similar to the subject. Comparable 1 contains granite countertops and stainless steel appliances. Comparables 2 and 4 each contain granite countertops and crown molding. Comparable 3 contains a fireplace in the units. Special features such as stainless-steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. After considering all factors, a \$25 adjustment was applied for stainless steel appliances, and a \$25 adjustment was applied for the solid-surface countertops. Therefore, the comparables with either feature were adjusted a total of \$50 per month. Fireplaces are enhancements to the units, and tenants would expect to pay a premium fee if this amenity was included in the units. No complex in the market area shows a rent differential based on this particular item; however, an adjustment was considered appropriate. Therefore, a \$10 adjustment was selected for fireplaces.



Parking – The subject and all comparables contain parking lots with no additional fee. Comparable 5 also contain garage parking with an additional fee. Due to ample parking with no additional fee, no adjustments were needed.

Extra Storage – The subject does not contain extra storage. Comparable 3 is similar to the subject. All of the remaining comparables 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 contain security. No adjustment was needed.

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, 4 and 5 were adjusted upward \$5 per month.

Pool/Exercise Room/Recreation Areas – The subject contains a picnic area and playground. Comparable 1 contains a swimming pool, exercise room, picnic area, playground and tennis court. Comparable 2 contains a swimming pool, exercise room, picnic area, playground, cabana, fire pit and coffee bar. Comparable 3 contains a swimming pool and playground. Comparable 4 contains a swimming pool, picnic area, playground, gazebo, sundeck and lake. Comparable 5 contains a swimming pool, exercise room, picnic area and playground. 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 \$20 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for picnic area + \$5 for playground + \$5 for tennis court - \$5 for subject's picnic area - \$5 for subject's playground). Comparable 2 was adjusted downward \$30 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for picnic area + \$5 for playground + \$5 for cabana + \$5 for fire pit + \$5 for coffee bar - \$5 for subject's picnic area - \$5 for playground = \$30). Comparable 3 was adjusted \$5 per month (\$10 for swimming pool + \$5 playground - \$5 for subject's picnic area - \$5 for playground = \$5). Comparable 4 was adjusted downward \$25 per month (\$10 for swimming pool + \$5 for picnic area + \$5 for playground + \$5 for gazebo + \$5 for sundeck + \$5 for lake - \$5 for subject's picnic area - \$5 for playground = \$25). Comparable 5 was adjusted downward \$15 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for picnic area + \$5 for playground - \$5 for subject's picnic area - \$5 for playground = \$15).

Business Center – The subject does contain this feature. Comparables 2 and 5 are 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 property partners with a local church who provides dry goods to the residents twice a month. There is no cost to the residents. In addition, the subject also participates in a summer feeding program. The school district provides sack 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 \$39 for electric and \$46 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Coweta County. The Allowances for Tenant-Furnished Utilities and Other Services has an additional service charge of \$31 for natural gas. These service charges were added to the heating adjustments of \$15 for natural gas to determine a total adjustment of \$46 for natural gas. 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 \$13 for electric and \$5 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Coweta 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 \$37 for electric and \$13 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Coweta 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 2 provide cold water and sewer. All of the remaining comparables were adjusted upward \$113 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Coweta County.

Trash/Recycling – The subject has this utility provided. Comparables 1, 2 and 5 are similar. Comparables 3 and 4 were adjusted upward \$17 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Coweta County.

Conclusion of Market Rent

The adjusted rents range from \$1,020 to \$1,301. Greater emphasis was placed on Jefferson Point Apartments, Brighton Farms Apartments and Woodlands at White Oak as they will be the similar to the subject in condition. Less weight was placed on Creekside at White Oak since it will be inferior to the subject.

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

- **987 SF Three-Bedroom Units - \$1,225, or \$1.24 per square foot**



The following table shows the proposed rents at the subject. The estimated market rents are in lower than the proposed rents for the one- and two-bedroom units; however, the three-bedroom market rent is higher than the proposed three-bedroom rent. Since 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, 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	12	675	60%	\$897	\$1,055	\$60	\$995
2/1	36	887	60%	\$1,077	\$1,171	\$76	\$1,095
3/1	48	987	60%	\$1,243	\$1,351	\$86	\$1,265

Average Rents for Competing Properties and Rent Advantage

Of the surveyed comparables, one-bedroom units typically range from \$785 to \$1,125 per month, two-bedroom units typically range from \$900 to \$1,350 per month, and three-bedroom units typically range from \$1,250 to \$1,600 per month. 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 -4.7 percent ($\$935 - \$995 = -\$60 / \$935 = -6.4\%$).

The subject's two-bedroom rent advantage for units at 60% AMI is -7.9 percent ($\$1,015 - \$1,095 = -\$80 / \$1,015 = -7.9\%$).

The subject's three-bedroom rent advantage for units at 60% AMI is -3.3 percent ($\$1,225 - \$1,265 = -\$40 / \$1,225 = -3.3\%$).



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 1990s and 2000s. The market-rate complexes were built between 1972 and 2019. The restricted apartment complexes were built between 1971 and 2002. The market area's rental units have high occupancy rates.

Housing Inventory

From 2005 through September 2019, permit issuing jurisdictions in Newnan authorized the construction of 6,676 new single-family and multifamily dwelling units. Multifamily units comprise 24.1 percent of the total construction activity.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2005	1,035	8	1,043
2006	806	12	818
2007	345	298	643
2008	185	0	185
2009	91	0	91
2010	124	0	124
2011	103	0	103
2012	152	0	152
2013	324	248	572
2014	316	0	316
2015	336	213	549
2016	345	0	345
2017	305	4	309
2018	335	458	793
2019*	268	365	633
TOTAL	5,070	1,606	6,676

*Preliminary Numbers through September 2019

Source: SOCDS

Projects Under Construction

According to the City of Newnan, there are currently no multifamily projects under construction in the market area that would directly compete with the subject. Jefferson Grove Apartments is an affordable housing development located in Newnan that was just completed its construction. It contains 160 one-, two- and three-bedroom units. It will compete with the subject.

Planned Projects

According to the Georgia Department of Community Affairs, there has been one proposed LIHTC development awarded tax credits in 2019. Newnan Crossing is a proposed housing for older persons development that will contain 74 one- and two-bedroom units set at 50 and 60 percent of the area. The property will be located in the City of Newnan. As this property will be designated for older persons, it will not directly compete with the subject.



Age of Rental Units

Rental housing construction in the market area peaked during the 1970s and decreased significantly in 2005.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	600	6.3%
2000-2004	2,329	24.3%
1990-1999	1,821	19.0%
1980-1989	1,112	11.6%
1970-1979	1,350	14.1%
1960-1969	751	7.8%
1950-1959	433	4.5%
1940-1949	378	3.9%
1939 or earlier	805	8.4%
TOTAL	9,579	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 newer age and are well maintained.

Bedroom Distribution

In 2019, 15.8 percent of the market area's rental units were efficiency or one-bedroom units, 40.0 percent were two-bedroom units, and 34.0 percent were three-bedroom units. Dwellings with four or more bedrooms accounted for 10.2 percent of the market area's rental housing.

BEDROOMS IN OCCUPIED RENTAL UNITS		
TYPE	NUMBER	PERCENT
No Bedrooms	204	2.1%
One-Bedrooms	1,311	13.7%
Two-Bedrooms	3,832	40.0%
Three-Bedrooms	3,255	34.0%
Four-Bedrooms	770	8.0%
Five or More Bedrooms	207	2.2%
TOTAL	9,579	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. There are currently two properties offering a concession. Creekside at White Oak is currently offering the following concession: \$500 off the first month's rent with a signed 12-month lease and a move-in date before November 15, 2019. Brighton Farms Apartments is currently offering the following concession fee: no admin fee (\$150 value).



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 10 to 45 percent, with an average of 24.3 percent. The table below shows the turnover rates of the comparables verified:

TURNOVER RATES	
Property Name	Avg. Annual Turnover Rate
Jefferson Point Apartments	12.0%
Creekside at White Oak	40.0%
Brighton Farms Apartments	12.0%
Woodlands at White Oak	30.0%
Woodtrail Apartments	30.0%
Preston Mill Apartments	40.0%
Stillwood Farms Apartments	45.0%
The Preserve at Greison Trail	36.0%
Newnan Estates	11.0%
Lullwater at Calumet	20.0%
Foxworth Forest Apartments	11.0%
Columbia Woods Townhomes	10.0%
Pines by the Creek Apartments	19.0%
Average Annual Turnover	24.3%

Likely Impact of Rehabilitated Development on Rental Occupancy Rates

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

Foreclosure/Abandoned/Vacant Housing

According to www.realtytrac.com, there are currently 63 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 30263 was 10 percent higher than the previous month and 22 percent higher than the same time last year. The zip code's foreclosure rate is 0.05 percent, while the City of Newnan's foreclosure rate is 0.04 percent. Both are similar to or 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 96 one-, two- and three-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income qualified.

INTERVIEWS



Local Interviews

Housing Interview

The Newnan Housing Authority handles voucher distribution for Coweta County. According to Lina Martinez, the agency receives 85 vouchers, all of which have been allocated. The agency has a waiting list of 30 applicants waiting for vouchers. Approximately one household leaves the voucher program, annually. In addition, Ms. Martinez indicated that the current housing stock is insufficient to meet the existing affordable housing need, and she further indicated that all unit types are needed. The telephone number for Mr. Shaw is 404-982-3569.

Coweta County Development Authority

Ms. Amanda Fields, Director of Existing Industries & Workforce Development with the Coweta County Development Authority, was interviewed concerning any major businesses closing in the area. Cargill recently added 20 permanent positions; SYGMA recently closed its plant which resulted in 200 lost positions; and Goodyear Tire & Rubber recently lost 250 positions. However, there is still a demand for additional affordable housing; therefore, the area is considered to be stable. The telephone number for the Coweta County Development Authority is 770-304-1777.

RECOMMENDATIONS AND CONCLUSIONS



Project Evaluation

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

Site Evaluation

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

Economic and Demographic Profile

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

In 2000, this geographic market area contained an estimated population of 71,143. By 2010, population in this market area had increased by 42.2 percent to 101,184. In 2019, the population in this market area has increased by 14.8 percent to 116,144. It is projected that between 2019 and 2021, population in the market area will increase 2.8 percent to 119,353. It is projected that between 2021 and 2024, population in the market area will increase 4.1 percent to 124,166.

Between 2000 and 2010, the market area gained 1,152 households per year. The market area gained an additional 638 households per year between 2010 and 2019 and an additional 607 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 the City of Newnan has been increasing 4.3 percent per year since 2005. Employment in Coweta County has been increasing an average of 2.4 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 the City of Newnan has fluctuated from 3.8 percent to 10.4 percent since 2010. These fluctuations are in line with the unemployment rates for Coweta County and the State of Georgia.

Existing Housing

There was a total of 29 confirmed apartment complexes in the market area, including the subject. There were 141 vacant units at the time of the survey out of 4,236 surveyed, for an overall vacancy rate of 3.3 percent. There are currently two properties that are directly competitive with the subject. Highland Apartments is a Section 8 and LIHTC development at 60 percent AMI that is designated for families. The property currently has one vacant unit; however, it is 100 percent pre-leased. Therefore, the effective occupancy rate is 100 percent. Therefore, none of its units would directly compete with the subject. Shenandoah Forest Apartments 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. There are three LIHTC properties that will also compete with the subject. Foxworth Forest Apartments is a LIHTC property with rents at 50 and 60 percent of the area median income. There are two two-bedroom units vacant; therefore, these units would compete with the subject. Columbia Woods Townhomes is a LIHTC property with rents at 60 percent of the area median income. There are three two-bedroom units and one three-bedroom unit vacant; therefore, these units would compete with the subject. Pines by the Creek Apartments is a LIHTC property with rents at 50 and 60 percent of the area median income. There are three two-bedroom units vacant; therefore, these units would compete with the subject. 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 one- and two-bedroom net rents are higher than the market rents of \$935 for the one-bedroom units and \$1,015 for the two-bedroom units; however, the subject property's proposed three-bedroom net rent is lower than the market rent of \$1,225 for three-bedroom units. The analyst was able to locate and verify 18 market-rate complexes within the subject's market area. It is believed that the comparables used in the rent grid analysis were the best available. 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 \$38,280	0	3,787	24	3,763	0.00%	N/A	\$935	N/A	\$995
	2 BR/1 BA	\$0 to \$43,080	0	3,899	80	3,819	0.00%	N/A	\$1,015	N/A	\$1,095
	3 BR/1 BA	\$0 to \$51,660	0	4,046	65	3,981	0.00%	N/A	\$1,225	N/A	\$1,190
Total for Project	60% AMI	\$0 to \$51,660	0	4,046	169	3,877	0.00%	N/A	\$935-\$1,225	N/A	\$995-\$1,190

The subject is an existing Section 8 property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 100 percent occupied. 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 was one tax credit comparable located in the market area constructed within the past two years that would compete with the subject. 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. However, of the properties that are competitive with the subject, there are 169 vacant units. Therefore, these 169 units should be subtracted from the demand. The subject will need to capture 0.00 percent of the renter housing demand.

Absorption Rates

The subject is an existing multifamily development that contains 96 one-, two- and three-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income qualified.

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.

A handwritten signature in black ink that reads "Samuel T. Gill". The signature is written in a cursive style.

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.

		Page Number(s)
Executive Summary		
1	Executive Summary	13
Scope of Work		
2	Scope of Work	10
Project Description		
3	Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting	22
4	Utilities (and utility sources) included in rent	21
5	Target market/population description	21
6	Project description including unit features and community amenities	21
7	Date of construction/preliminary completion	21
8	If rehabilitation, scope of work, existing rents, and existing vacancies	22
Location		
9	Concise description of the site and adjacent parcels	25
10	Site photos/maps	27
11	Map of community services	46
12	Site evaluation/neighborhood including visibility, accessibility and crime	26
Market Area		
13	PMA description	51
14	PMA Map	55
Employment and Economy		
15	At-Place employment trends	68
16	Employment by sector	70
17	Unemployment rates	68
18	Area major employers/employment centers and proximity to site	71
19	Recent or planned employment expansions/reductions	73
Demographic Characteristics		
20	Population and household estimates and projections	57
21	Area building permits	169
22	Population and household characteristics including income, tenure, and size	57
23	For senior or special needs projects, provide data specific to target market	N/A
Competitive Environment		
24	Comparable property profiles and photos	81
25	Map of comparable properties	140
26	Existing rental housing evaluation including vacancy and rents	138
27	Comparison of subject property to comparable properties	145

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.

		Page Number(s)
28	Discussion of availability and cost of other affordable housing options including homeownership, if applicable	146
29	Rental communities under construction, approved, or proposed	169
30	For senior or special needs populations, provide data specific to target market	N/A
Affordability, Demand, and Penetration Rate Analysis		
31	Estimate of demand	78
32	Affordability analysis with capture rate	79
33	Penetration rate analysis with capture rate	77
Analysis/Conclusions		
34	Absorption rate and estimated stabilized occupancy for subject	174
35	Evaluation of proposed rent levels including estimate of market/achievable rents.	168
36	Precise statement of key conclusions	146
37	Market strengths and weaknesses impacting project	146
38	Product recommendations and/or suggested modifications to subject	146
39	Discussion of subject property's impact on existing housing	146
40	Discussion of risks or other mitigating circumstances impacting subject	146
41	Interviews with area housing stakeholders	176
Other Requirements		
42	Certifications	181
43	Statement of qualifications	Addendum H
44	Sources of data not otherwise identified	180

ADDENDUM B – MARKET STUDY TERMINOLOGY

Absorption Period

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

Absorption Rate

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

Acceptable Rent Burden

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

Affordable Housing

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

Amenity

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

Annual Demand

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

Area Median Income (AMI)

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

Assisted Housing

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

Attached Housing

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

Basic Rent

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

Below Market Interest Rate Program (BMIR)

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

Capture Rate

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

Census Tract

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

Central Business District (CBD)

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

Community Development Corporation (CDC)

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

Comparable Property

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

Competitive Property

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

Concession

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

Condominium

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

Contract Rent

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

Demand

The total number of households in a defined market area that would potentially move into proposed new or renovated housing units. These households must be of the appropriate age, income, tenure and size for a specific proposed development. Components of demand vary and can include household growth; turnover, those living in substandard conditions, rent 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: Eastgate Apartments (eastgate) 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.	
Eastgate Apartments (eastgate)																		
01A	eg-s1	675	1	Arnold, Annette	Sec 8	GA08M000105	AR-1	02/01/19	775	833	775	775	0	618	157	58	215	0
01B	eg-s1	675	1	Perks, Johna	Sec 8	GA08M000105	AR	11/01/19	775	833	775	775	0	780	0	58	53	5
01C	eg-s1	675	1	Morrow, Linda	Sec 8	GA08M000105	AR	08/01/19	775	833	775	775	0	601	174	58	232	0
01D	eg-s1	675	1	McDonald, Donna	Sec 8	GA08M000105	AR	10/01/19	775	833	775	775	0	763	12	58	70	0
02A	eg-s1	675	1	Beasley, Hazel	Sec 8	GA08M000105	AR-2	02/01/19	775	833	775	775	0	808	0	58	25	33
02B	eg-s1	675	1	Johnson, Michael	Sec 8	GA08M000105	MI	06/07/19	775	833	775	775	0	612	163	58	221	0
02C	eg-s1	675	1	Strozier, Martha	Sec 8	GA08M000105	AR-1	09/01/19	775	833	775	775	0	606	169	58	227	0
02D	eg-s1	675	1	Ransby, Mary	Sec 8	GA08M000105	GR	01/01/19	775	833	775	775	0	577	198	58	256	0
03A	eg-s1	675	1	Amie, Vanessa	Sec 8	GA08M000105	AR-2	01/01/19	775	833	775	775	0	808	0	58	25	33
03B	eg-s1	675	1	Reese, Vickie	Sec 8	GA08M000105	GR	01/01/19	775	833	775	775	0	800	0	58	33	25
03C	eg-s1	675	1	Williams, Leon	Sec 8	GA08M000105	AR	09/01/19	775	833	775	775	0	808	0	58	25	33
03D	eg-s1	675	1	Askew, David	Sec 8	GA08M000105	AR	10/01/19	775	833	775	775	0	748	27	58	85	0
04A	eg-s3	987	3	Walker, Saneta	Sec 8	GA08M000105	MI-1	02/19/19	1,059	1,143	1,059	1,059	0	1,118	0	84	25	59
04B	eg-s3	987	3	Moss, Jennifer	Sec 8	GA08M000105	AR	09/01/19	1,059	1,143	1,059	1,059	0	1,117	0	84	26	58
04C	eg-s3	987	3	Roberts, Tashaika	Sec 8	GA08M000105	AR	08/01/19	1,059	1,143	1,059	1,059	0	1,118	0	84	25	59
04D	eg-s3	987	3	Holt, Antoinette	Sec 8	GA08M000105	IR	07/01/19	1,059	1,143	1,059	1,059	0	1,118	0	84	25	59
05A	eg-s2	887	2	Cook, Annie	Sec 8	GA08M000105	AR-1	01/01/19	853	927	853	853	0	706	147	74	221	0
05B	eg-s2	887	2	Newton, Fannie	Sec 8	GA08M000105	AR	10/01/19	853	927	853	853	0	697	156	74	230	0
05C	eg-s2	887	2	Louis, Selina	Sec 8	GA08M000105	IR	02/01/19	853	927	853	853	0	902	0	74	25	49
05D	eg-s2	887	2	Prather, Gladys	Sec 8	GA08M000105	AR-1	02/01/19	853	927	853	853	0	433	420	74	494	0
06A	eg-s3	987	3	Williams, Diamond	Sec 8	GA08M000105	AR-1	03/01/19	1,059	1,143	1,059	1,059	0	1,117	0	84	26	58
06B	eg-s3	987	3	Hamilton, Lashundra	Sec 8	GA08M000105	GR	01/01/19	1,059	1,143	1,059	1,059	0	1,118	0	84	25	59
06C	eg-s3	987	3	Wilson, Darrel	Sec 8	GA08M000105	AR-1	03/01/19	1,059	1,143	1,059	1,059	0	1,118	0	84	25	59
06D	eg-s3	987	3	Moreland, Rosella	Sec 8	GA08M000105	AR	06/01/19	1,059	1,143	1,059	1,059	0	1,113	0	84	30	54
07A	eg-s3	987	3	Henderson, Tamiko	Sec 8	GA08M000105	AR	10/01/19	1,059	1,143	1,059	1,059	0	1,118	0	84	25	59
07B	eg-s3	987	3	Payton, Shandrial	Sec 8	GA08M000105	MI	05/06/19	1,059	1,143	1,059	1,059	0	1,095	0	84	48	36
07C	eg-s3	987	3	Johnson, Conista	Sec 8	GA08M000105	AR	07/01/19	1,059	1,143	1,059	1,059	0	850	209	84	293	0
07D	eg-s3	987	3	Purnell, Terrance	Sec 8	GA08M000105	AR-1	02/01/19	1,059	1,143	1,059	1,059	0	720	339	84	423	0
08A	eg-s2	887	2	Strickland, Jacqueline	Sec 8	GA08M000105	AR-1	03/01/19	853	927	853	853	0	706	147	74	221	0
08B	eg-s2	887	2	Barnes, Abrasia	Sec 8	GA08M000105	AR	04/01/19	853	927	853	853	0	708	145	74	219	0
08C	eg-s2	887	2	Harris, Tameika	Sec 8	GA08M000105	IR	04/01/19	853	927	853	853	0	902	0	74	25	49

Affordable Rent Roll

Property: Eastgate Apartments (eastgate) 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.
08D	eg-s2	887	2	Barner, Regina	Sec 8	GA08M000105	AR	10/01/19	853	927	853	0	902	0	74	25	49
09A	eg-s3	987	3	Johnson, Gwendolyn	Sec 8	GA08M000105	AR	10/01/19	1,059	1,143	1,059	0	1,113	0	84	30	54
09B	eg-s3	987	3	Smith, Karmita	Sec 8	GA08M000105	AR	10/01/19	1,059	1,143	1,059	0	1,118	0	84	25	59
09C	eg-s3	987	3	Hods, Christian	Sec 8	GA08M000105	MI	08/27/19	1,059	1,143	1,059	0	1,118	0	84	25	59
09D	eg-s3	987	3	Phillips, Patrice	Sec 8	GA08M000105	AR	04/01/19	1,059	1,143	1,059	0	1,118	0	84	25	59
10A	eg-s2	887	2	Holt, Jacqueline	Sec 8	GA08M000105	IR	08/01/19	853	927	853	0	880	0	74	47	27
10B	eg-s2	887	2	Jackson, Jessica	Sec 8	GA08M000105	AR	09/01/19	853	927	853	0	679	174	74	248	0
10C	eg-s2	887	2	Green, Merrissa	Sec 8	GA08M000105	AR	05/01/19	853	927	853	0	736	117	74	191	0
10D	eg-s2	887	2	Colton, LaPrentiss	Sec 8	GA08M000105	AR-1	02/01/19	853	927	853	0	902	0	74	25	49
11A	eg-s3	987	3	Ragliand, Jessica	Sec 8	GA08M000105	IR	04/01/19	1,059	1,143	1,059	0	1,118	0	84	25	59
11B	eg-s3	987	3	Johnson, April	Sec 8	GA08M000105	AR	11/01/19	1,059	1,143	1,059	0	1,101	0	84	42	42
11C	eg-s3	987	3	Barnes, LaTonya	Sec 8	GA08M000105	AR	08/01/19	1,059	1,143	1,059	0	897	162	84	246	0
11D	eg-s3	987	3	Arnold, Kenyatta	Sec 8	GA08M000105	AR	04/01/19	1,059	1,143	1,059	0	1,118	0	84	25	59
12A	eg-s2	887	2	Newson, Chikieitha	Sec 8	GA08M000105	AR	11/01/19	853	927	853	0	509	344	74	418	0
12B	eg-s2	887	2	Mathews, Jameka	Sec 8	GA08M000105	MI	10/10/19	853	927	853	0	393	460	74	534	0
12C	eg-s2	887	2	Duhon, Raylisha	Sec 8	GA08M000105	AR	06/01/19	853	927	853	0	902	0	74	25	49
12D	eg-s2	887	2	Edmond, Jennifer	Sec 8	GA08M000105	MI-1	01/10/19	853	927	853	0	902	0	74	25	49
13A	eg-s3	987	3	Brooks, Kiara	Sec 8	GA08M000105	AR	05/01/19	1,059	1,143	1,059	0	1,118	0	84	25	59
13B	eg-s3	987	3	Philpot, Tandra	Sec 8	GA08M000105	AR	08/01/19	1,059	1,143	1,059	0	1,118	0	84	25	59
13C	eg-s3	987	3	Rowe, Tonitra	Sec 8	GA08M000105	AR-1	08/01/19	1,059	1,143	1,059	0	1,093	0	84	50	34
13D	eg-s3	987	3	Woods, Benita	Sec 8	GA08M000105	IR	10/01/19	1,059	1,143	1,059	0	805	254	84	338	0
14A	eg-s2	887	2	Barnes, Aukeon	Sec 8	GA08M000105	AR	11/01/19	853	927	853	0	902	0	74	25	49
14B	eg-s2	887	2	Snelling, Crystal	Sec 8	GA08M000105	MI	08/13/19	853	927	853	0	671	182	74	256	0
14C	eg-s2	887	2	Bennett, Alethia	Sec 8	GA08M000105	MI	07/12/19	853	927	853	0	667	186	74	260	0
14D	eg-s2	887	2	Bennett, Jasmine	Sec 8	GA08M000105	AR	11/01/19	853	927	853	0	901	0	74	26	48
15A	eg-s2	887	2	Smith, Keeshawn	Sec 8	GA08M000105	MI	05/16/19	853	927	853	0	670	183	74	257	0
15B	eg-s2	887	2	Bowles, Catonya	Sec 8	GA08M000105	IR	10/01/19	853	927	853	0	897	0	74	30	44
15C	eg-s2	887	2	St'Vil, Chelsea	Sec 8	GA08M000105	MI	04/22/19	853	927	853	0	882	0	74	45	29
15D	eg-s2	887	2	Talley, Shandrickus	Sec 8	GA08M000105	IC	03/14/19	853	927	853	0	748	105	74	179	0
16A	eg-s3	987	3	Geter, Irena	Sec 8	GA08M000105	AR	05/01/19	1,059	1,143	1,059	0	1,118	0	84	25	59
16B	eg-s3	987	3	Quiroz, Merlyn	Sec 8	GA08M000105	AR	05/01/19	1,059	1,143	1,059	0	1,057	2	84	86	0

Affordable Rent Roll

Property: Eastgate Apartments (eastgate) 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.
16C	eg-s3	987	3	Myers, Jessica	Sec 8	GA08M000105	GR	01/01/19	1,059	1,143	1,059	0	952	107	84	191	0
16D	eg-s3	987	3	Thompson, Miranda	Sec 8	GA08M000105	IR	06/01/19	1,059	1,143	1,059	0	852	207	84	291	0
17A	eg-s2	887	2	Snelling, Eureka	Sec 8	GA08M000105	AR	10/01/19	853	927	853	0	577	276	74	350	0
17B	eg-s2	887	2	Ragland, Whitney	Sec 8	GA08M000105	GR	01/01/19	853	927	853	0	302	0	74	25	49
17C	eg-s2	887	2	Carter, Whitnie	Sec 8	GA08M000105	AR	08/01/19	853	927	853	0	307	546	74	620	0
17D	eg-s2	887	2	Beadles, Sarah	Sec 8	GA08M000105	AR	07/01/19	853	927	853	0	885	0	74	42	32
18A	eg-s3	987	3	Raines, Chasaty	Sec 8	GA08M000105	AR	04/01/19	1,059	1,143	1,059	0	1,093	0	84	50	34
18B	eg-s3	987	3	Perks, Gary	Sec 8	GA08M000105	AR	10/01/19	1,059	1,143	1,059	0	1,118	0	84	25	59
18C	eg-s3	987	3	Ferrell, Jerome	Sec 8	GA08M000105	IC	03/01/19	1,059	1,143	1,059	0	892	167	84	251	0
18D	eg-s3	987	3	Myers, Bridget	Sec 8	GA08M000105	AR	06/01/19	1,059	1,143	1,059	0	1,107	0	84	36	48
19A	eg-s3	987	3	Dornville, Nedeege	Sec 8	GA08M000105	AR	11/01/19	1,059	1,143	1,059	0	945	114	84	198	0
19B	eg-s3	987	3	Johnson, Shyrita	Sec 8	GA08M000105	AR	10/01/19	1,059	1,143	1,059	0	1,048	11	84	95	0
19C	eg-s3	987	3	Drake, Gwendolyn	Sec 8	GA08M000105	IC	10/01/19	1,059	1,143	1,059	0	0	1,059	84	1,143	0
19D	eg-s3	987	3	Jimenez, Tatiana	Sec 8	GA08M000105	IR	08/01/19	1,059	1,143	1,059	0	938	121	84	205	0
20A	eg-s2	887	2	Reese, Marie	Sec 8	GA08M000105	GR	01/01/19	853	927	853	0	681	172	74	246	0
20B	eg-s2	887	2	Gates, Shekema	Sec 8	GA08M000105	AR	08/01/19	853	927	853	0	883	0	74	44	30
20C	eg-s2	887	2	Cameron, Tangle	Sec 8	GA08M000105	AR	11/01/19	853	927	853	0	607	246	74	320	0
20D	eg-s2	887	2	Dennis, Tanesha	Sec 8	GA08M000105	AR	04/01/19	853	927	853	0	902	0	74	25	49
21A	eg-s3	987	3	Perks, Rita	Sec 8	GA08M000105	GR	01/01/19	1,059	1,143	1,059	0	731	328	84	412	0
21B	eg-s3	987	3	Beasley, Erica	Sec 8	GA08M000105	MI	08/01/19	1,059	1,143	1,059	0	1,118	0	84	25	59
21C	eg-s3	987	3	Myers, Helen	Sec 8	GA08M000105	AR	11/01/19	1,059	1,143	1,059	0	1,113	0	84	30	54
21D	eg-s3	987	3	Hazzard, Jasmine	Sec 8	GA08M000105	IC	08/01/19	1,059	1,143	1,059	0	0	322	84	406	0
22A	eg-s3	987	3	Johnson, Darlene	Sec 8	GA08M000105	AR	06/01/19	1,059	1,143	1,059	0	861	198	84	282	0
22B	eg-s3	987	3	Jenkins, Jaleesa	Sec 8	GA08M000105	AR-1	03/01/19	1,059	1,143	1,059	0	958	101	84	185	0
22C	eg-s3	987	3	Harris, Wanda	Sec 8	GA08M000105	GR	01/01/19	1,059	1,143	1,059	0	796	263	84	347	0
22D	eg-s3	987	3	Holt, Talesha	Sec 8	GA08M000105	GR	01/01/19	1,059	1,143	1,059	0	1,118	0	84	25	59
23A	eg-s2	887	2	Keith, Ronnie	Sec 8	GA08M000105	AR	08/01/19	853	927	853	0	706	147	74	221	0
23B	eg-s2	887	2	Keith, Gloria	Sec 8	GA08M000105	AR	05/01/19	853	927	853	0	706	147	74	221	0
23C	eg-s2	887	2	Hardaway, Tracy	Sec 8	GA08M000105	AR	11/01/19	853	927	853	0	732	121	74	195	0
23D	eg-s2	887	2	Snelling, Roseanna	Sec 8	GA08M000105	AR	05/01/19	853	927	853	0	668	185	74	259	0
24A	eg-s3	987	3	Myers, Pamela	Sec 8	GA08M000105	GR	01/01/19	1,059	1,143	1,059	0	1,022	37	84	121	0

Affordable Rent Roll

Property: Eastgate Apartments (eastgate) 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.	
Eastgate Apartments (eastgate)																		
24B	eg-s3	987	3	Daniel, Tequila	Sec 8	GA08M000105	AR	10/01/19	1,059	1,143	1,059	0	933	126	84	210	0	
24C	eg-s3	987	3	Beasley, Amber	Sec 8	GA08M000105	GR	01/01/19	1,059	1,143	1,059	0	923	136	84	220	0	
24D	eg-s3	987	3	Johnson, Tiffany	Sec 8	GA08M000105	AR	08/01/19	1,059	1,143	1,059	0	1,046	13	84	97	0	
Total :		87,608	228		Number of Units:	96			90,840	96,232	90,840	0	82,576	9,782	7,392	14,919	2,255	
Grand Total :		87,608	228		Total Units:	96			90,840	96,232	90,840	0	82,576	9,782	7,392	14,919	2,255	



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

September 18, 2019

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

Subject: Auto OCAF Rent Adjustment
HAP Contract No. GA06M000105 REMS ID 800004795
Eastgate Apts (aka Highland Arms)
Newnan, GA

Thank you for submitting your Rent Increase Request. After processing your requested rent adjustment, we have calculated your net increase to be 2.4 percent. Your new monthly contract rent potential is \$92,988.00. We have enclosed a copy of the Auto OCAF Worksheet for your reference.

You must implement these rents on 01/01/2020, the anniversary date of your HAP contract. Based on our calculations, the adjusted Section 8 rents and Utility Allowances are as follows:

Unit Size	No. of Units	Current Basic Rent	Basic Rent Increase	New Basic Rent	Utility Allowance	Program Type
1BR	12	\$775	\$19	\$794	\$60	Section 8
2BR	36	\$853	\$20	\$873	\$76	Section 8
3BR	48	\$1,059	\$25	\$1,084	\$86	Section 8

We have also reviewed your HAP contract and sufficient funds are available for this rent adjustment. It is your responsibility to monitor the use of these funds as you submit your monthly HAP vouchers so that you will not exceed the amount reserved for this contract. If you anticipate a shortfall, please contact National Housing Compliance, Inc. immediately.

Enclosed is your copy of the approved HUD 92458, Rent Schedule, for the subject property. The new Rent Schedule is effective on January 1, 2020.

Equal Opportunity Employer

The utility allowance has been calculated using the Utility Allowance Factor (UAF-2019) published for the state of Georgia. The applied factor indicates an increase in the tenant utility allowance for all bedroom units. Therefore, posting is not required. Also, in the following year, the utility allowance can be adjusted by the UAF provided by HUD, or another baseline analysis can be submitted if there is a significant disparity between the factor-based analysis and the actual paid utility analysis. You should maintain the data used to compute the utility allowance and our analysis on site for three years.

<u>Unit Size</u>	<u>Current Utility Allowances</u>	<u>New Utility Allowances</u>
1BR	\$58	\$60
2BR	\$74	\$76
3BR	\$84	\$86

If you have any questions or if we can be of additional assistance, please contact Lisa Johnson, Assistant Director-Ga-Asset Manager in our central office, at (770) 939-3939 Ext. 2023, or via e-mail at lisa.johnson@nhcinc.org.

Sincerely,


Kimberly B. Lance
Director, Asset Managers

Enclosures: Approved Rent Adjustment Worksheet
 Utility Allowance Analysis

cc: Rent Adjustment File

OCAF RENT ADJUSTMENT WORKSHEET

PROJECT NAME: Eastgate Apts (aka Highland Arms)
PROJECT ADDRESS: 11 Dowdell Street Newman, 30264
PROJECT OWNER: Eastgate Apartments, Ltd.
PROJECT Contract No.: GA06M000105
FHA PROJECT No.: 06135031
TOTAL UNITS IN PROJECT: 96 **TOTAL SECTION 8 UNITS IN PROJECT:** 96
DATE OF SUBMISSION: 8/28/2019 **DATE RECEIVED BY NHC:** 8/28/2019

STEP 1:

Calculate the current Section 8 Rent Potential for EXPIRING contracts

(A) UNIT TYPE AND CONTRACT AND/OR STAGE	(B) # OF UNITS	(C) CURRENT SECTION 8 CONTRACT RENTS	(D) CURRENT SECTION 8 RENT POTENTIAL (B X C)
1BR	12	\$775	\$9,300
2BR	36	\$853	\$30,708
3BR	48	\$1,059	\$50,832
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
TOTAL	96		\$90,840

(E) Monthly Expiring Section 8 Contract Rent Potential
(total of column D):

(F) Annual Section 8 Rent Potential for Expiring Contracts
(E x 12):

STEP 2:

Calculate Increase Factor Adjusted by OCAF for Expiring Contracts

(G)	TOTAL ANNUAL RENT POTENTIAL FOR NON-EXPIRING SECTION 8 CONTRACTS	
(H)	TOTAL ANNUAL RENT POTENTIAL FOR NON-SEC. 8 UNITS	
(I)	TOTAL ANNUAL PROJECT RENT POTENTIAL (F+G+H)	\$1,090,080.00
(J)	EXPIRING SECTION 8 PORTION OF TOTAL PROJECT RENT POTENTIAL (F/I)	1.00
(K)	TOTAL ANNUAL PROJECT DEBT SERVICE	\$173,292.60
(L)	ANNUAL EXPIRING SECTION 8 SHARE OF DEBT SERVICE (J x K)	\$173,292.60
(M)	ANNUAL EXPIRING SECTION 8 POTENTIAL LESS EXPIRING SEC. 8 SHARE OF DEBT	\$916,787.40
(N)	Published OCAF Factor 2.90%	2.90%
(O)	ANNUAL EXPIRING SECTION 8 RENT POTENTIAL ATTRIBUTED TO OPERATIONS	\$943,374.23
(P)	ADJUSTED CONTRACT RENT POTENTIAL (L+O)	\$1,116,666.83
(Q)	LESSER OF (P) AND COMPARABLE RENT POTENTIAL FROM RENT COMPARABILITY	\$1,116,666.83
(R)	INCREASE FACTOR (Q/P)	1.024

STEP 3:

Calculate OCAF Adjusted Contract Rent Potential for Expiring Section 8 Contracts **ONLY**.

(S)	(T)	(U)	(V)	(W)	(X)	(Y)
UNIT TYPE AND CONTRACT AND/OR STAGE	# UNITS	CURRENT CONTRACT RENTS	OCAF ADJUSTED RENT (RxU)	ANNUAL ADJUSTED RENT (Vx12)	ADJUSTED ANNUAL RENT POTENTIAL (TxW)	OCAF ADJUSTED MONTHLY RENT (TxV)
1BR	12	\$775	\$794	\$9,528	\$114,336	\$9,528
2BR	36	\$853	\$873	\$10,476	\$377,136	\$31,428
3BR	48	\$1,059	\$1,084	\$13,008	\$624,384	\$52,032
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
TOTAL	96				\$1,115,856	\$92,988

(X) Annual Adjusted Rent Potential of the Expiring Contract(s)

(total Column W):	\$1,115,856	\$92,988
-------------------	-------------	----------

GA06M000105

Property Name: Essigate Apts (aka Highland Arms)

Contract Number: GA06M000105

Generate Analysis

Computed Select: 1
 Factor: 1
 Program Type: 1

Working with Initial Baseline

The owner's analysis of the Utility Allowance (UA) must be prepared in accordance with HUD Notice H-2015-04. For two years after a baseline is completed, the UA amounts can be adjusted by a state-specific increase factor, the Utility Allowance Factor (UAF). The UAF can be found here: <https://www.huduser.gov/portal/datasets/musc.html>. After completing the UA under the factor-based method, owners should compare the adjusted UA to their paid utilities at the property over the past 12 months. If the results indicate a significant disparity between the two, the owner should complete another baseline analysis.

Unit Type	# of units	Program Type	Current Utility Allowances			New Factor Utility Allowances			Difference (Amount)	Difference (Percentage)	New Utility Allowances		
			Gas	Electric	WST	Gas	Electric	WST			Gas	Electric	WST
ZBR	22	Section 8	\$0.00	\$58.00	\$0.00	\$0.00	\$60	\$2	3.45%	\$0	\$60	\$0	\$60
ZBR	36	Section 8	\$0.00	\$74.00	\$0.00	\$0	\$76	\$2	2.70%	\$0	\$76	\$0	\$76
ZBR	48	Section 8	\$0.00	\$84.00	\$0.00	\$0	\$86	\$2	2.38%	\$0	\$86	\$0	\$86
TOTAL	96												

Utility Factors	For Year 2019
Electric:	1.026
Gas:	1.249
Water/Sewer/Trash:	1.033

I have compared the factor-based analysis to the paid utilities over the past twelve months and confirmed that there is not a significant disparity between the two.

I (We) hereby recommend the Factor-Based Utility Analysis

OWNER'S NAME: _____

OWNER'S SIGNATURE: _____

DATE: _____

Part G – Information on Mortgagor Entity

Name of Entity

Eastgate Apartments, Ltd.

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

Eastgate 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 and
Chairman LEDIC of Realty Company LLC

Authorized Official's Signature

8/28/19
Date (mm/dd/yyyy)

Part I – HUD/Lender Approval

Addendum Number

HAP Contract Number

GA06M000105

Exhibit Number

Loan Servicer Signature

Date (mm/dd/yyyy)

9/18/19

Branch Chief/Lender Official Signature

Director, Housing Management Division Signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

9/18/19

Previous editions are obsolete

the LIHTC investor will need to be amended to name the investor. In addition, HUD requires that we approve an Identification and Certification of Eligible Limited Liability Corporate Investors (“LLCI”).

- (2) **Assignment of the HAP Contract to the Proposed Owner:** The form of the Assignment of HAP Contract submitted on behalf of the Proposed Owner, has been approved together with Preservation Exhibit. The Chapter 15/MUTM Renewal will include the Addendum to Renewal Contract under Option One or two for Capital Repairs and/or Acquisition (HUD-93181) as modified for this transaction (the "MUTM Addendum"). Atlanta’s Funding Department as well as National Housing Compliance (“NHC”), Georgia’s Project Based Contract Administrator (“PBCA”) will handle the Contract with the Proposed Owner/Management Agent.
- (3) **Approval of Management Agent:** Envolve Community Management LLC (“ECM”) f.k.a. Ledic Realty Management LLC is property’s present Management Agent. The 9839B Project Owner’s/Management Agent’s Certification has been approved and is attached. Please note that the Residential Fee Calculations will be based upon the “As-Is” Rent which is calculated at \$40.57/unit. HUD expects that the 4% incentive fee paid from Surplus Cash will be documented monthly for Financial Accountability. HUD may request this financial proforma at any time as needed.
- (4) **Early Termination and Twenty Year Renewal of the HAP Contract:** HUD approves the early termination of the existing HAP Contract and execution of a new 20 year HAP Contract under MUTM Option One or Two with the an “As-Is” rent increase to take effect at closing in accordance with the NHC’s Review of the Rent Comparability Study (“RCS”). The post-rehabilitation rent increase will be effective when construction is complete. The post-rehabilitation rent increase will be reflected on Exhibit A to the MUTM Renewal Contract and on Exhibit A2 to the MUTM Addendum. HUD further approves keeping the Utilities the same until the first anniversary of the HAP Assignment. A request to postpone the REAC must be submitted once the closing occurs.

The Rent and Utilities will be as follows:

Unit Type	#Units	Utility Allow 01.01.2020	RCS As Is Rent	RCS As Renovated Rent
1	12	\$ 60.00	\$ 895.00	\$ 995.00
2	36	\$ 76.00	\$ 995.00	\$ 1,095.00
3	48	\$ 86.00	\$ 1,165.00	\$ 1,265.00
	96			

- (5) **Use Agreement:** The Use Agreement presented has been deemed acceptable by HUD.
- (6) **Affirmative Fair Housing Marketing Plan (AFHMP):** An AFHMP has been reviewed and will need to be submitted once the Proposed Owner and Management

Empire Corporation

PROJECT SOV

EASTGATE APTARTMENTS NEWNAN, GA	# OF APT BLDGS: 0	BUDGET	PREPARED FOR:
	# OF APTS: 96	ONLY	OWNER
BUDGET DATE :			9/19/2019

SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
MASONRY					\$ 405,450
MANUFACTURED MASONRY	BRICK TILES AT FOUNDATIONS	26,500	SF	\$ 15.30	\$ 405,450
METALS					\$ 283,436
METAL STAIRS	DEMO REAR STAIRS	24	EA	\$ 1,274.67	\$ 30,592
METAL STAIRS - INCLUDES FOOTINGS	R&R FRONT STAIRS;LANDINGS;BALCONIES	12	EA	\$ 19,884.87	\$ 238,618
METAL RAILINGS	AT INTERIOR BREEZEWAYS	150	LF	\$ 94.84	\$ 14,226
ROUGH CARPENTRY					\$ 395,084
PLASTIC/VINYL SIDING	R&R	60,500	SF	\$ 5.26	\$ 318,230
PLASTIC/VINYL SIDING	FLASHING AT BRICK	4,500	LF	\$ 2.30	\$ 10,350
PLASTIC/VINYL SIDING	SOFFIT & FASCIA	9,500	SF	\$ 5.97	\$ 56,715
FIRE & SMOKE PROTECTION/FIRE STOPPING	EXISTING PENETRATIONS	24	BLDG	\$ 407.89	\$ 9,789
FINISH CARPENTRY					\$ 2,938
FINISH CARPENTRY - OTHER TRIM	INT BRZWS HANDRAIL - WOOD	360	LF	\$ 8.16	\$ 2,938
INSULATION					\$ 77,600
INSULATION - BETWEEN/UNDER FLOOR - BATT		40,000	SF	\$ 0.84	\$ 33,600
INSULATION - ATTIC, BLOWN/BATT		40,000	SF	\$ 1.10	\$ 44,000
ROOFING					\$ 178,061
COMPOSITION SHINGLES		690	SQ	\$ 258.06	\$ 178,061
SHEET METAL					\$ 57,920
GUTTERS AND DOWNSPOUTS		8,000	LF	\$ 7.24	\$ 57,920
DOORS					\$ 148,062
HLW METAL DOORS W/WOOD FRAMES	BREEZEWAY ENTRY DOORS	12	EA	\$ 493.42	\$ 5,921
HLW METAL DOORS W/WOOD FRAMES	UNIT ENTRY	96	EA	\$ 493.42	\$ 47,368
HLW METAL DOORS W/WOOD FRAMES	WATER HEATER ROOM DOORS	24	EA	\$ 652.63	\$ 15,663
ALLOWANCE INTERIOR PREHUNG DOORS	888 20%	180	EA	\$ 190.79	\$ 34,342
DOOR FINISH HARDWARE	ENTRY DOOR VIEWER/CHIME	96	EA	\$ 46.91	\$ 4,503
DOOR FINISH HARDWARE	EXTERIOR	132	EA	\$ 85.53	\$ 11,290
DOOR FINISH HARDWARE	INTERIOR	888	EA	\$ 32.63	\$ 28,975
WINDOWS					\$ 181,909
VINYL WINDOWS	NOT TEMPERED	541	EA	\$ 328.95	\$ 177,962
VINYL WINDOWS	AT BREEZEWAYS	12	EA	\$ 328.95	\$ 3,947
DRYWALL					\$ 61,183
GYPSUM BOARD ASSEMBLIES	DRAFT STOPS	24	EA	\$ 1,580.59	\$ -
GYPSUM BOARD /DRYWALL - REPAIR		96	UNIT	\$ 305.92	\$ 29,368
GYPSUM BOARD /DRYWALL - MISC WALL PREP		96	UNIT	\$ 331.41	\$ 31,815
RESILIENT FLOORING					\$ 355,380
FLOORING - VINYL STAIR TREADS		170	EA	\$ 66.28	\$ 11,268
RESILIENT FLOORING - VINYL PLANK	AT INTERIOR BREEZEWAYS	1,200	SF	\$ 4.28	\$ 5,136
RESILIENT FLOORING - VINYL PLANK	ALL	79,200	SF	\$ 4.28	\$ 338,976
PAINTING AND DECORATING					\$ 190,691
PAINTING - EXTERIOR		1	LS	\$ 25,493.42	\$ 25,493
PAINTING - INTERIOR - FLAT PAINT	COMPLETE UNIT	96	UNIT	\$ 1,555.10	\$ 149,290
PAINTING - INTERIOR - FLAT PAINT	INTERIOR BREEZEWAYS	12	EA	\$ 1,325.66	\$ 15,908
SPECIALTIES					\$ 44,404
ALLOWANCE MONUMENT SIGNAGE		1	LS	\$ 7,500.00	\$ 7,500
SITE SIGNAGE		1	LS	\$ 2,549.34	\$ 2,549
BUILDING SIGNAGE		1	LS	\$ 6,628.29	\$ 6,628
INTERIOR SIGNAGE		96	UNIT	\$ 50.99	\$ 4,895
BATH ACCESSORIES		96	EA	\$ 132.57	\$ 12,727
BATH ACCESSORIES	MEDICINE CABINETS	96	EA	\$ 105.26	\$ 10,105
EXTERIOR SHUTTERS		437	SETS	\$ 132.57	\$ -

Empire Corporation

PROJECT SOV

EASTGATE APTARTMENTS NEWNAN, GA	# OF APT BLDGS: 0	BUDGET	PREPARED FOR:
	# OF APTS: 96	ONLY	OWNER
BUDGET DATE :			9/19/2019

SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
SPECIAL EQUIPMENT					
FIRE / SMOKE DETECTION /CO	HRD WRD, INTERCONNECTED	96	UNIT	\$ 591.45	\$ 56,779
CABINETS					
RES. CASEWORK- KITCHEN CAB & CNTR TOPS		96	UNIT	\$ 3,026.32	\$ 290,527
RES. CASEWORK - BATHRM VANITIES		96	EA	\$ 394.74	\$ 37,895
SINK BASES - KITCHEN & BATH	FULL COVER LAMINATE INSERTS IN BOTTOMS	192	EA	\$ 35.69	\$ 6,852
APPLIANCES					
APPLIANCES - REFRIGERATOR		96	EA	\$ 815.79	\$ 78,316
APPLIANCES - RANGE		96	EA	\$ 565.79	\$ 54,316
APPLIANCES - DISHWASHER	ADD DISHWASHER	96	EA	\$ 539.47	\$ -
APPLIANCES - RANGE HOOD/MICROWAVE	COMBO	96	EA	\$ 407.89	\$ 39,157
BLINDS AND SHADES, ARTWORK					
WINDOW TREATMENTS		541	EA	\$ 32.63	\$ 17,653
SPECIAL CONSTRUCTION					
ALLOWANCE LUMP SUM - SPECIAL CONSTRUCTION	CRAWL SPACE UPGRADES; VAPOR BARRIER	1	LS	\$ 25,000.00	\$ 25,000
LUMP SUM - SPECIAL CONSTRUCTION	DEMO GUARD SHACK & AUTO GATE AT ENTRANCE	1	LS	\$ 4,588.82	\$ 4,589
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	192	EA	\$ 142.76	\$ 27,410
ACCESSIBLE UNITS - UPGRADES		5	UNIT	\$ 15,143.09	\$ 75,715
SIGHT AND HEARING IMPAIRED UPGRADES		2	UNIT	\$ 1,223.68	\$ 2,447
ALLOWANCE LAUNDRY ROOM UPGRADES		1	LS	\$ 15,000.00	\$ 15,000
ALLOWANCE CLUBHOUSE UPGRADES		1	LS	\$ 25,000.00	\$ 25,000
ALLOWANCE MAINTENANCE SHED	NEW	1	LS	\$ 25,000.00	\$ -
DRY-CHEMICAL FIRE-EXTINGUISHING EQUIP.	RANGE QUEENS	96	UNIT	\$ 66.28	\$ 6,363
PLUMBING AND HOT WATER					
PLUMBING PIPING SYSTEMS	ADD FOR DISHWASHER	96	EA	\$ 152.96	\$ -
PLUMBING PIPING SYSTEMS	STOP VALVES	480	EA	\$ 32.63	\$ 15,662
FUEL FIRED DOMESTIC WATER HEATERS		24	EA	\$ 2,549.34	\$ 61,184
PLMBG FIXT. - KITCHEN SINK		96	EA	\$ 230.26	\$ 22,105
PLMBG FIXT. - KITCHEN FAUCET, SUPPLIES,TRIM		96	EA	\$ 184.21	\$ 17,684
PLMBG FIXT. - WATER CLOSET		96	EA	\$ 263.16	\$ 25,263
PLMBG FIXT. - LAVATORIES		96	EA	\$ 190.79	\$ 18,316
PLMBG FIXT. - BTHRM FAUCET, SUPPLIES,TRIM		96	EA	\$ 164.47	\$ 15,789
PLMBG FIXT. - BATHTUB DIVERTER		96	EA	\$ 315.79	\$ 30,316
PLMBG FIXT. - BATHTUBS	CLEAN	96	EA	\$ 203.95	\$ 19,579
PLMBG FIXT. - BATHTUB/SHOWER SURROUNDS	REPLACE	96	EA	\$ 657.89	\$ 63,157
HEAT AND VENTILATION					
DUCTWORK	NEW DUCTS FOR BATH FANS	96	EA	\$ 331.41	\$ 31,815
DUCTWORK	CLEAN DUCTS	96	UNIT	\$ 458.88	\$ 44,052
AIR CONDITIONING					
CENTRIFUGAL HVAC FANS - BATH FANS		96	EA	\$ 203.95	\$ 19,579
SPLIT SYSTEMS - CHANGE OUT EQUIPMENT	GAS FURNACE W/AC	96	UNIT	\$ 5,525.00	\$ 530,400
ELECTRICAL					
ELECTRICAL WIRING, BREAKERS, PANELS	ADD WIRING FOR DISHWASHER	96	EA	\$ 203.95	\$ -
ELECTRICAL DEVICES, SWITCHES,RECEPTILES		96	UNIT	\$ 690.79	\$ 66,316
ELECTRICAL DEVICES, - GFCI'S		96	UNIT	\$ 173.68	\$ 16,673
INTERIOR LIGHTING		96	UNIT	\$ 1,125.00	\$ 108,000
INTERIOR LIGHTING - BREEZEWAY	AT INTERIOR BREEZEWAYS	48	EA	\$ 132.57	\$ 6,363
EXTERIOR LIGHTING - UNIT		96	UNIT	\$ 144.80	\$ 13,901
EXTERIOR LIGHTING - BLDG		50	EA	\$ 530.26	\$ 26,513

Empire Corporation

PROJECT SOV

EASTGATE APTARTMENTS NEWNAN, GA	# OF APT BLDGS: 0	BUDGET	PREPARED FOR:
	# OF APTS: 96	ONLY	OWNER
BUDGET DATE :			9/19/2019

SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
EXTERIOR LIGHTING - BREEZEWAY	AT BLDG ENTRANCE/ FRONT STAIRS	48	EA	\$ 178.45	\$ 8,566
STRUCTURED CABLING	CABLE/PHONE	96	UNIT	\$ 592.11	\$ 56,843
LAND IMPROVEMENT					\$ 314,893
SITE UTILITIES					\$ -
ALLOWANCE SANITARY SEWER & RELATED ITEMS	JET & CAMERA	1	LS	\$ 15,000.00	\$ -
ROADS AND WALKS:					\$ 246,488
PAVEMENT FOR VEHICULAR AREA	CRACKFILL, SEALCOAT, STRIPE	80,000	SF	\$ 0.66	\$ 52,800
PAVEMENT FOR VEHICULAR AREA	ACCESSIBLE PARKING	3,750	SF	\$ 19.74	\$ -
PAVEMENT FOR VEHICULAR AREA	DUMPSTER PADS & APPROACHES	1,200	SF	\$ 19.74	\$ 23,688
SIDEWALKS, STEPS, HANDRAILS, ETC.					\$ 170,000
ALLOWANCE CONCRETE SIDEWALKS - ALL SIDEWALK WORK		1	LS	\$ 125,000.00	\$ 125,000
ALLOWANCE CONCRETE STEPS	REPLACEMENT	1	LS	\$ 20,000.00	\$ 20,000
ALLOWANCE METAL HANDRAILS - SITE		1	LS	\$ 25,000.00	\$ 25,000
SITE IMPROVEMENTS:					\$ 55,905
FENCES, WALLS, ETC.					\$ 30,905
ALLOWANCE RETAINING WALLS	REPAIRS	1	LS	\$ 10,000.00	\$ 10,000
FENCES AND GATES	FENCING REPAIR	1	LS	\$ 1,529.61	\$ 1,530
FENCES AND GATES	REPAINT FENCING AT ENTRANCE	1		\$ 509.87	\$ 510
FENCES AND GATES	DUMPSTER ENCLOSURES	5	EA	\$ 2,753.29	\$ 13,766
METAL BOLLARDS		10	EA	\$ 509.87	\$ 5,099
MISCELLANEOUS					\$ 25,000
ALLOWANCE PLAYGROUND- LEAVE EXISTING SIZE	NEW PLAYGROUND EQUIPMENT	1	LS	\$ 15,000.00	\$ 15,000
ALLOWANCE GAZEBO		1	LS	\$ 10,000.00	\$ 10,000
MAIL KIOSKE	REBUILD ROOF OVER MAILBOXES	1	LS	\$ 10,528.78	\$ -
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:					\$ 4,780,895
GENERAL CONDITIONS			6%		\$ 286,854
OVERHEAD			2%		\$ 95,618
PROFIT			6%		\$ 286,854
TOTAL WITH CONTRACTOR FEE:					\$ 5,450,221
BUILDERS RISK			0.00%		\$ -
CONTRACTORS COST CERTIFICATION			LS		\$ 35,000
PERFORMANCE BOND			1.0%		\$ 55,406
PERMITS			LS		\$ 20,000
CONTINGENCY			0%		\$ -
TOTAL CONTRACT AMOUNT:					\$ 5,560,627

NOTES/CLARIFICATIONS:

- 1 ABOVE PRICING EXCLUDES ENVIRONMENTAL ABATEMENT OF ANY KIND
- 2 ABOVE PRICING ASSUMES GEORGIA POWER SUPPLIES SITE LIGHTING
- 3 ABOVE PRICING DOES NOT INCLUDE ANY MODIFICATIONS TO EXISTING HANDICAP RAMPS AND RAILINGS

PRICE PER APT:	\$ 57,923
----------------	-----------

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
- 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

Empire Corporation

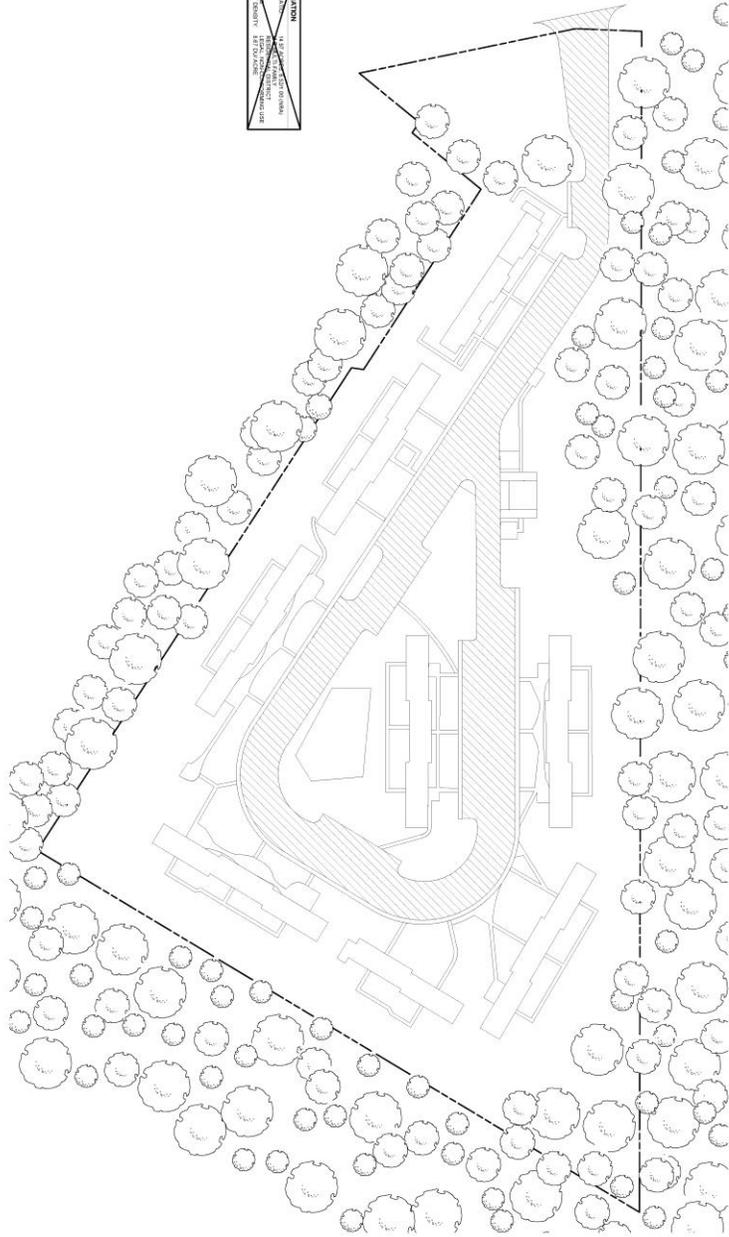
PROJECT SOV

EASTGATE APTARTMENTS NEWNAN, GA	# OF APT BLDGS: 0	BUDGET	PREPARED FOR:
	# OF APTS: 96	ONLY	OWNER
BUDGET DATE :			9/19/2019

SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
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					



SITE INFORMATION
 PROJECT NO. 19-001
 DATE: 11/05/19
 DRAWN BY: D. NELSON
 CHECKED BY: D. NELSON
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1



<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION													<p>NOTES</p> <ol style="list-style-type: none"> 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC). 2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT. 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 	<p>GENERAL SITE NOTES</p> <ol style="list-style-type: none"> 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC). 2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT. 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
NO.	DATE	DESCRIPTION															

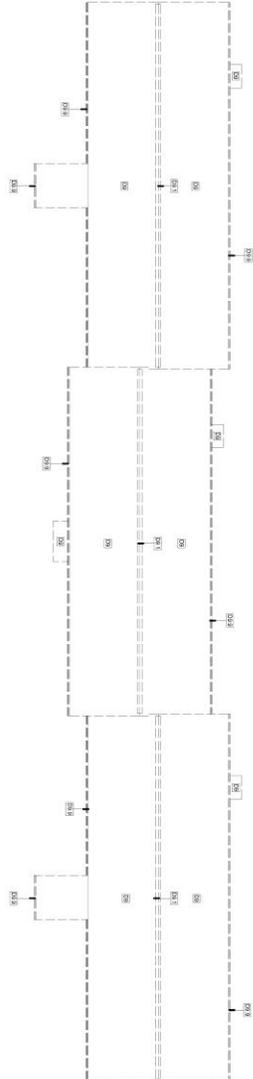
EASTGATE APARTMENTS
 11 FAIRMONT SCHOOL ROAD, NEWNAN, GA 30263

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

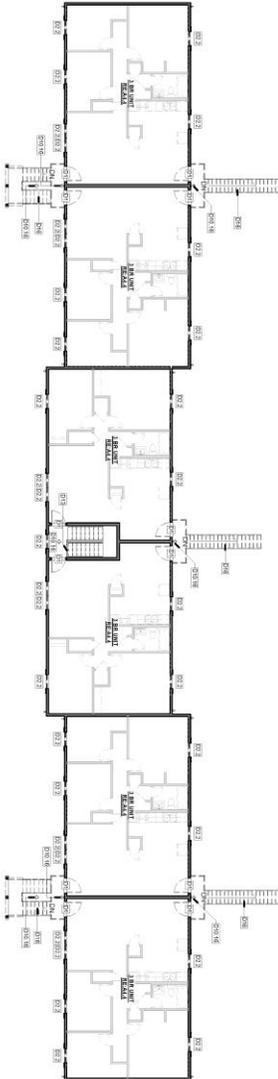


ARCHITECTURAL SITE
 PLAN
A0.1
 02

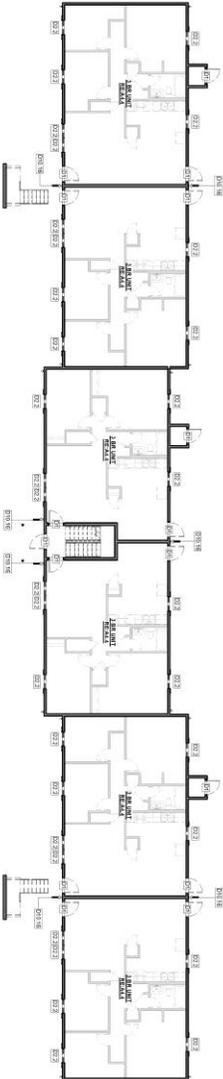
JOB NUMBER: 19-001
DATE: 11/05/19
PROJECT NAME: EASTGATE APARTMENTS
NO. FOR CONSTRUCTION: 100
PRELIMINARY: YES
SCALE: AS SHOWN



1 BUILDING TYPE 2 - DEMOLITION - ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 2 - DEMOLITION - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 2 - DEMOLITION - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL DEMOLITION SHALL BE TO FACE OF FINISH.
2. ALL DEMOLITION SHALL BE TO FACE OF FINISH.
3. ALL DEMOLITION SHALL BE TO FACE OF FINISH.
4. CONTRACTOR TO VERIFY ALL EXISTING WALLS AND CEILING ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
5. CONTRACTOR TO VERIFY ALL EXISTING WALLS AND CEILING ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
6. CONTRACTOR TO VERIFY ALL EXISTING WALLS AND CEILING ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
7. CONTRACTOR TO VERIFY ALL EXISTING WALLS AND CEILING ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
8. CONTRACTOR TO VERIFY ALL EXISTING WALLS AND CEILING ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
9. CONTRACTOR TO VERIFY ALL EXISTING WALLS AND CEILING ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.

GENERAL ROOMING NOTES

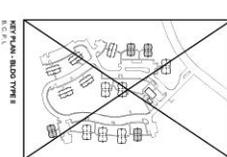
1. VERIFY ALL ROOMING NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
2. VERIFY ALL ROOMING NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
3. VERIFY ALL ROOMING NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
4. VERIFY ALL ROOMING NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
5. VERIFY ALL ROOMING NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
6. VERIFY ALL ROOMING NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
7. VERIFY ALL ROOMING NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
8. VERIFY ALL ROOMING NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
9. VERIFY ALL ROOMING NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.

WALL LEGEND



FOR OTHER CONSULTANTS

1. VERIFY ALL CONSULTANT NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
2. VERIFY ALL CONSULTANT NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
3. VERIFY ALL CONSULTANT NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
4. VERIFY ALL CONSULTANT NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
5. VERIFY ALL CONSULTANT NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
6. VERIFY ALL CONSULTANT NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
7. VERIFY ALL CONSULTANT NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
8. VERIFY ALL CONSULTANT NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.
9. VERIFY ALL CONSULTANT NOTES ARE TO REMAIN AND TO BE DEMOLISHED TO FACE OF FINISH.



KEY PLAN - BUILDING TYPE 2



EASTGATE APARTMENTS
11 FAIRMONT SCHOOL ROAD, NEWNAN, GA 30263

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST, BATON ROUGE, LA 70802-DNA-WORKSHOP.COM [225] 224 3363

REVISIONS

NO.	DATE	DESCRIPTION

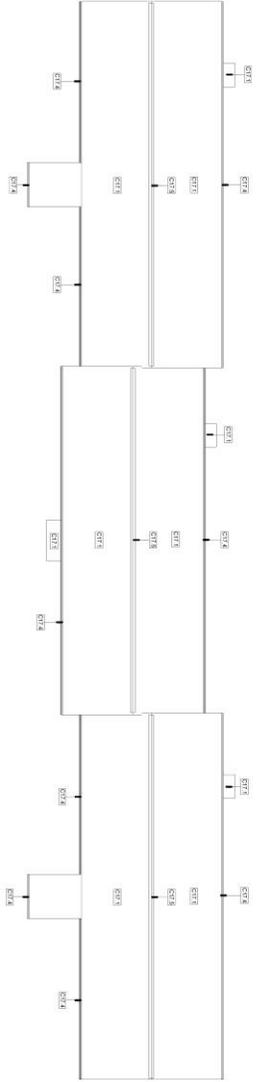
JOB NUMBER: 11002914
DATE: 04/15/16
PROJECT: EASTGATE APARTMENTS
NO. FOR CONSTRUCTION: 11002914
PRELIMINARY: YES
DATE: 04/15/16
SCALE: 1/8" = 1'-0"

OWNER: DNAWORKSHOP
ARCHITECT: DYKE NELSON ARCHITECTURE
DATE: 04/15/16
SCALE: 1/8" = 1'-0"

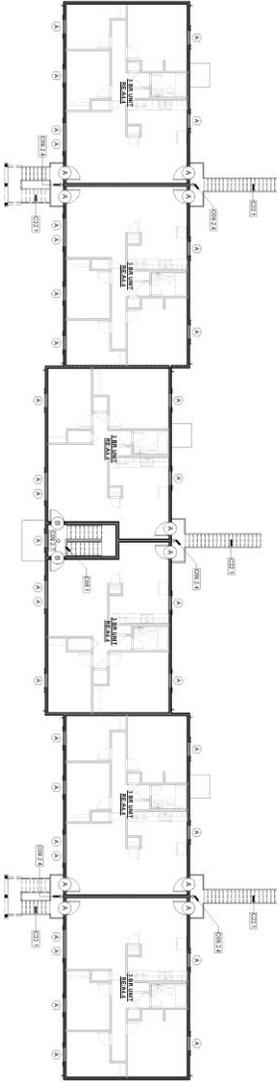
KEY PLAN - BUILDING TYPE 2

A1.03

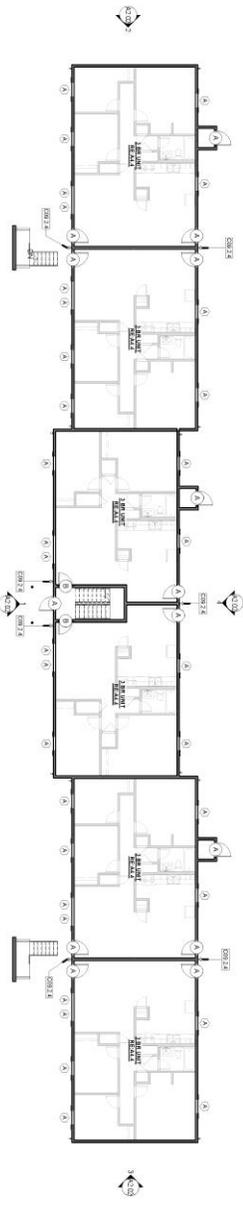
DATE: 04/15/16
SCALE: 1/8" = 1'-0"



1 BLDG TYPE 2 - NEW - ROOF PLAN PLAN
302' x 140'



2 BLDG TYPE 2 - NEW - SECOND FLOOR PLAN
302' x 140'



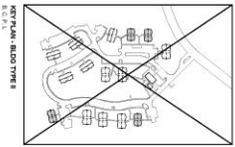
3 BLDG TYPE 2 - NEW - FIRST FLOOR PLAN
302' x 140'

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ELECTRICAL CODE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SWEET'S ARCHITECTURAL SYMBOLS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SYMBOLS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SYMBOLS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SYMBOLS.



NOTES

- REMOVE AND REPAIR ALL EXISTING CEILING, WALL, AND FLOOR FINISHES TO BE REPAIRED.
- REMOVE AND REPAIR ALL EXISTING CEILING, WALL, AND FLOOR FINISHES TO BE REPAIRED.
- REMOVE AND REPAIR ALL EXISTING CEILING, WALL, AND FLOOR FINISHES TO BE REPAIRED.
- REMOVE AND REPAIR ALL EXISTING CEILING, WALL, AND FLOOR FINISHES TO BE REPAIRED.
- REMOVE AND REPAIR ALL EXISTING CEILING, WALL, AND FLOOR FINISHES TO BE REPAIRED.
- REMOVE AND REPAIR ALL EXISTING CEILING, WALL, AND FLOOR FINISHES TO BE REPAIRED.
- REMOVE AND REPAIR ALL EXISTING CEILING, WALL, AND FLOOR FINISHES TO BE REPAIRED.
- REMOVE AND REPAIR ALL EXISTING CEILING, WALL, AND FLOOR FINISHES TO BE REPAIRED.
- REMOVE AND REPAIR ALL EXISTING CEILING, WALL, AND FLOOR FINISHES TO BE REPAIRED.
- REMOVE AND REPAIR ALL EXISTING CEILING, WALL, AND FLOOR FINISHES TO BE REPAIRED.



KEY PLAN - BLDG TYPE 2
8.0' x 14.0'

EASTGATE APARTMENTS
11 FAIRMONT SCHOOL ROAD, NEWNAN, GA 30263

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



REVISIONS

NO.	DATE	DESCRIPTION
1	08/13/14	PRELIMINARY
2	08/13/14	PRELIMINARY
3	08/13/14	PRELIMINARY
4	08/13/14	PRELIMINARY
5	08/13/14	PRELIMINARY
6	08/13/14	PRELIMINARY
7	08/13/14	PRELIMINARY
8	08/13/14	PRELIMINARY
9	08/13/14	PRELIMINARY
10	08/13/14	PRELIMINARY

JOB NUMBER: 14010
DATE: 08/13/14
PROJECT: EASTGATE APARTMENTS
PHASE: PRELIMINARY
SCALE: AS SHOWN
BY: [Signature]
CHECKED: [Signature]
DATE: 08/13/14
APPROVED: [Signature]

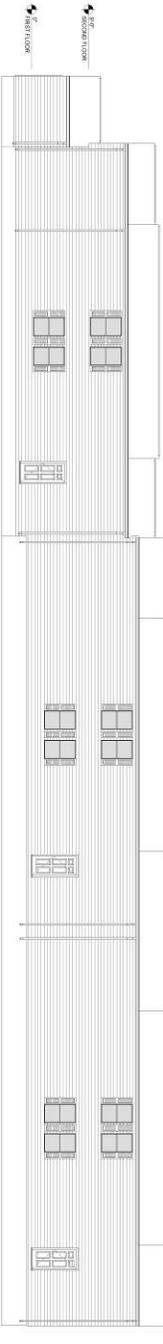
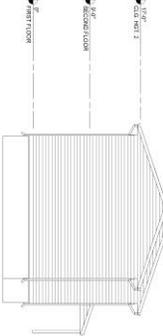
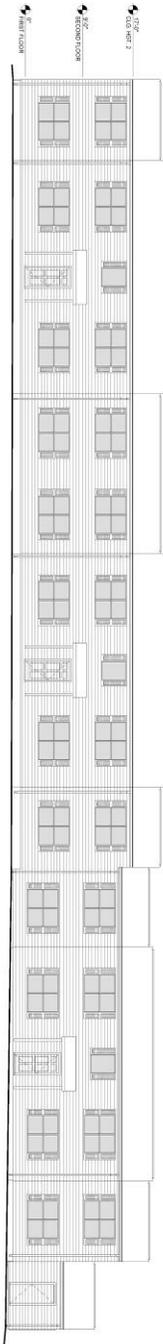
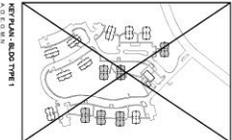
GENERAL NOTES

1. CONSULT THE LOCAL CODES.
2. CONSULT THE APPLICABLE INTERNATIONAL BUILDING CODES.
3. CONSULT THE APPLICABLE LOCAL ORDINANCES.
4. CONSULT THE APPLICABLE STATE AND FEDERAL STATUTES.
5. CONSULT THE APPLICABLE COUNTY ORDINANCES.
6. CONSULT THE APPLICABLE CITY ORDINANCES.
7. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.
8. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.
9. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.
10. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.
11. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.
12. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.
13. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.
14. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.
15. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.
16. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.
17. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.
18. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.
19. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.
20. CONSULT THE APPLICABLE COUNTY AND CITY ORDINANCES.

GENERAL ELEVATION NOTES

1. ALL ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
3. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
4. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
5. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
6. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
7. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
8. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
9. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
10. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
11. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
12. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
13. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
14. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
15. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
16. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
17. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
18. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
19. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.
20. ALL ELEVATIONS ARE TO BE CONSIDERED AS PER THE ARCHITECT'S INTENT.

KEY PLAN - NEW CONSTRUCTION



EASTGATE APARTMENTS

11 FAIRMONT SCHOOL ROAD, NEWNAN, GA 30263

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



REVISIONS

NO.	DATE	DESCRIPTION
1	08/19/19	PRELIMINARY
2	08/19/19	NO/ FOR CONSTRUCTION

JOB NUMBER: 190201
DATE: 08/19/19
PROJECT: EASTGATE APARTMENTS
NO/ FOR CONSTRUCTION: 08/19/19

NEW BUILDING ELEVATION
BLDG TYPE 1
1/8" = 1'-0"

DATE: 08/19/19
PROJECT: EASTGATE APARTMENTS
NO/ FOR CONSTRUCTION: 08/19/19

- GENERAL NOTES**
1. GENERAL NOTES TO BE READ IN ORDER.
 2. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
 3. THE ARCHITECT'S SPECIFICATIONS SHALL BE SUPPLEMENTED BY THE NOTES HEREON.
 4. CONSULT THE ARCHITECT FOR ALL QUESTIONS CONCERNING THE DESIGN AND CONSTRUCTION OF THIS PROJECT.
 5. THE ARCHITECT'S DESIGN INTENT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.
 6. THE ARCHITECT'S DESIGN INTENT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.
 7. THE ARCHITECT'S DESIGN INTENT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.
 8. THE ARCHITECT'S DESIGN INTENT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.
 9. THE ARCHITECT'S DESIGN INTENT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.
 10. THE ARCHITECT'S DESIGN INTENT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.

GENERAL ELEVATION NOTES

1. GENERAL ELEVATION NOTES TO BE READ IN ORDER.

2. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.

3. THE ARCHITECT'S SPECIFICATIONS SHALL BE SUPPLEMENTED BY THE NOTES HEREON.

4. CONSULT THE ARCHITECT FOR ALL QUESTIONS CONCERNING THE DESIGN AND CONSTRUCTION OF THIS PROJECT.

5. THE ARCHITECT'S DESIGN INTENT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.

6. THE ARCHITECT'S DESIGN INTENT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.

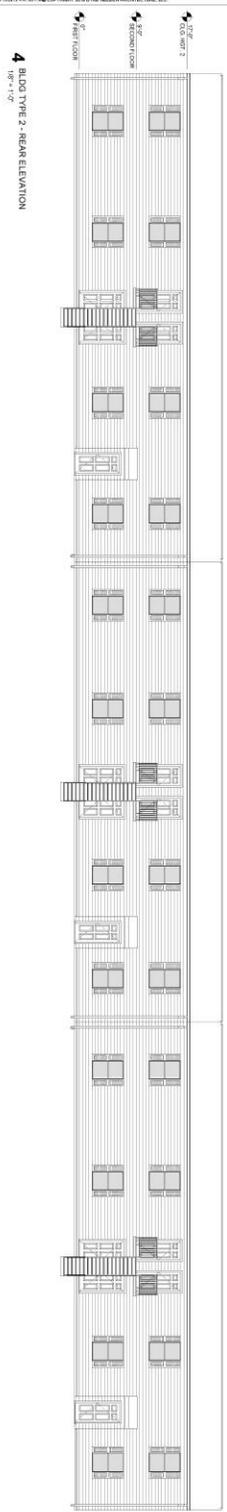
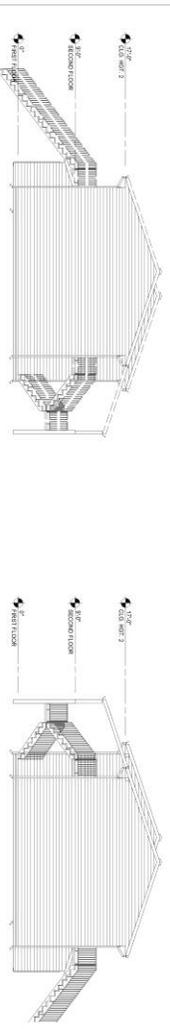
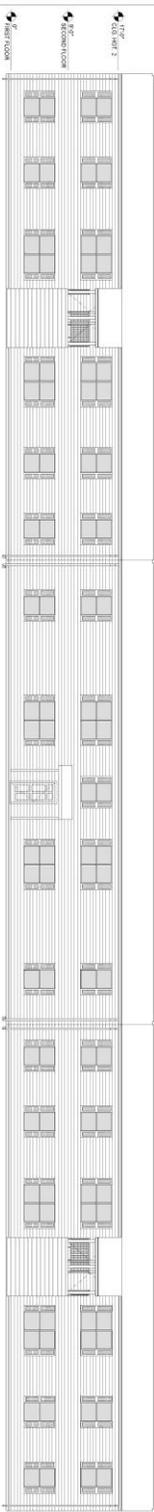
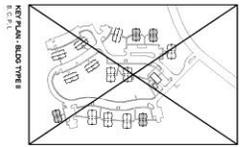
7. THE ARCHITECT'S DESIGN INTENT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.

8. THE ARCHITECT'S DESIGN INTENT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.

9. THE ARCHITECT'S DESIGN INTENT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.

10. THE ARCHITECT'S DESIGN INTENT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.

EXISTING NOTES - NOT CONSTRUCTION



EASTGATE APARTMENTS
 11 FAIRMONT SCHOOL ROAD, NEWNAN, GA 30263

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



REVISIONS

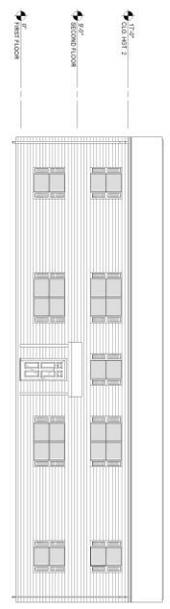
NO.	DATE	DESCRIPTION
1	08/19/18	PRELIMINARY
2	08/19/18	NO FOR CONSTRUCTION

JOB NUMBER: 180202
DATE: 08/19/18
PROJECT: EASTGATE APARTMENTS
NO. FOR CONSTRUCTION: 2

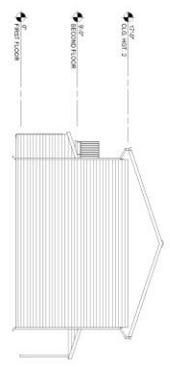
NEWNAN, GEORGIA
 EASTGATE APARTMENTS
 11 FAIRMONT SCHOOL ROAD
 NEWNAN, GA 30263

ARCHITECT: DYKE NELSON ARCHITECTURE
 235 SOUTH 14TH ST
 BATON ROUGE, LA 70802
 TEL: (225) 224-3365
 FAX: (225) 224-3366
 WWW.DYKENELSONARCHITECTURE.COM

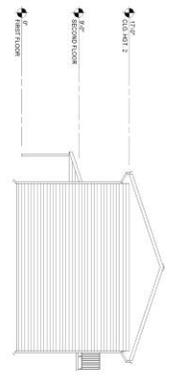
SCALE: AS SHOWN
DATE: 08/19/18
PROJECT: EASTGATE APARTMENTS
NO. FOR CONSTRUCTION: 2



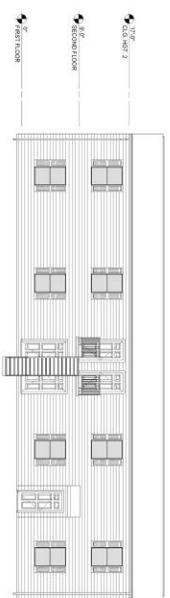
1 BLDG TYPE 3 - FRONT ELEVATION
1/8" = 1'-0"



2 BLDG TYPE 3 - LEFT ELEVATION
1/8" = 1'-0"



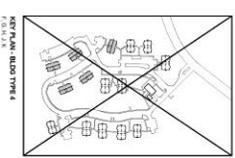
3 BLDG TYPE 3 - RIGHT ELEVATION
1/8" = 1'-0"



4 BLDG TYPE 3 - REAR ELEVATION
1/8" = 1'-0"

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF FINISH.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

- GENERAL EXPLANATIONS**
- ALL DIMENSIONS ARE TO FACE OF FINISH.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.



NEW BUILDING
ELEVATION
DATE: 11/05/18
PAGE: 3
A2.03
CD

REVISIONS

NO.	DATE	DESCRIPTION

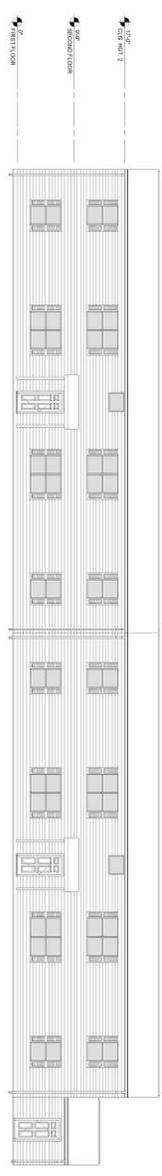
JOB NUMBER: 1802
DATE: 08/13/18
PROJECT: PRELIMINARY
NO. FOR CONSTRUCTION: 1

EASTGATE APARTMENTS

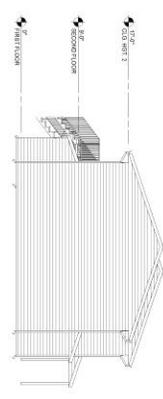
11 FAIRMONT SCHOOL ROAD, NEWNAN, GA 30263

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





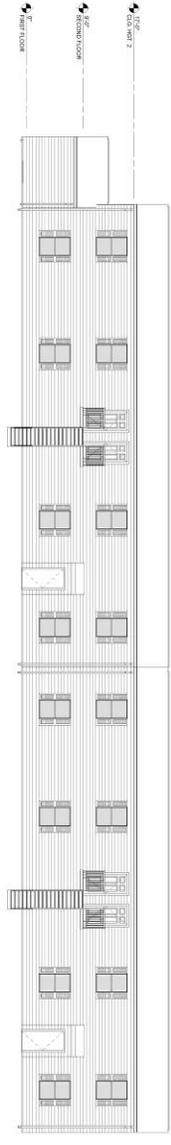
1 BLDG TYPE 4 - FRONT ELEVATION
1/8" = 1'-0"



2 BLDG TYPE 4 - LEFT ELEVATION
1/8" = 1'-0"



3 BLDG TYPE 4 - RIGHT ELEVATION
1/8" = 1'-0"



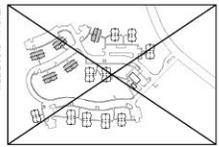
4 BLDG TYPE 4 - REAR ELEVATION
1/8" = 1'-0"

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING TREES AND LANDSCAPE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING TREES AND LANDSCAPE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.

FIELD NOTES - REAR CONSTRUCTION

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING TREES AND LANDSCAPE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING TREES AND LANDSCAPE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.



NO. 1 PLAN - BLDG TYPE II
1/8" = 1'-0"

EASTGATE APARTMENTS

11 FAIRMONT SCHOOL ROAD, NEWNAN, GA 30263

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



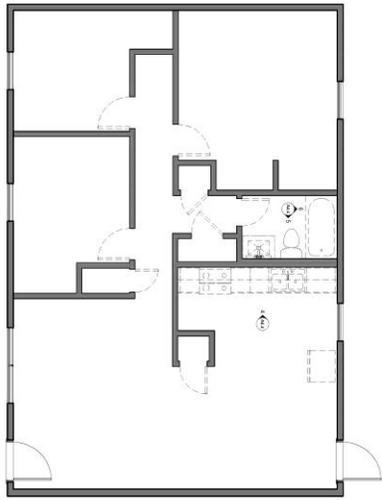
REVISIONS

NO.	DATE	DESCRIPTION

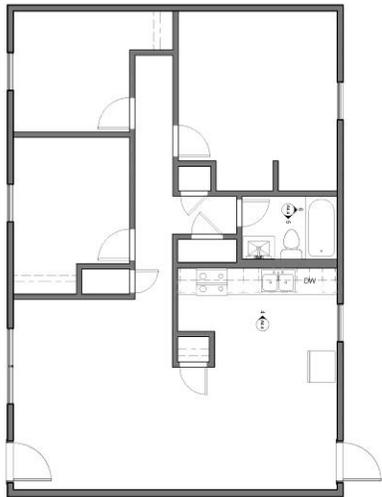
JOB NUMBER: 1100283
DATE: 08/19/18
PROJECT: PRELIMINARY
NO. FOR CONSTRUCTION: 1
NO. FOR CONSTRUCTION: 1

NEWNAN, GEORGIA
EASTGATE APARTMENTS
11 FAIRMONT SCHOOL ROAD
NEWNAN, GA 30263
1100283 4 FT 16 PINE
COPYRIGHT BY DAVE NELSON ARCHITECTURE, LLC

SCALE: 1/8" = 1'-0"
DATE: 08/19/18
BY: [Signature]



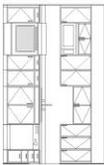
1 BR UNIT - DEMOLITION PLAN
1/8" = 1'-0"



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



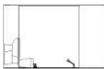
3 BR UNIT - MEP PLAN
1/8" = 1'-0"



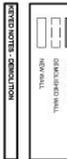
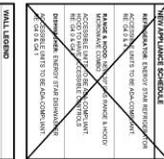
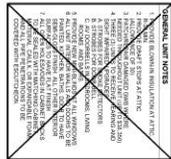
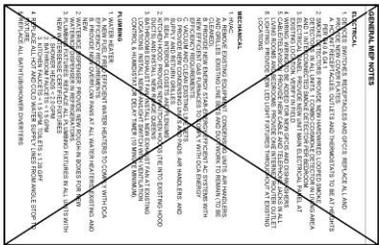
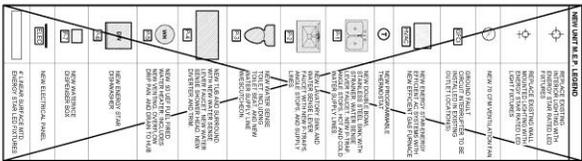
4 BR UNIT - KITCHEN
1/8" = 1'-0"



5 BR UNIT - BATHROOM
1/8" = 1'-0"



6 BR UNIT - BATHROOM 2
1/8" = 1'-0"



ADDENDUM D – UTILITY ALLOWANCE SCHEDULE

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

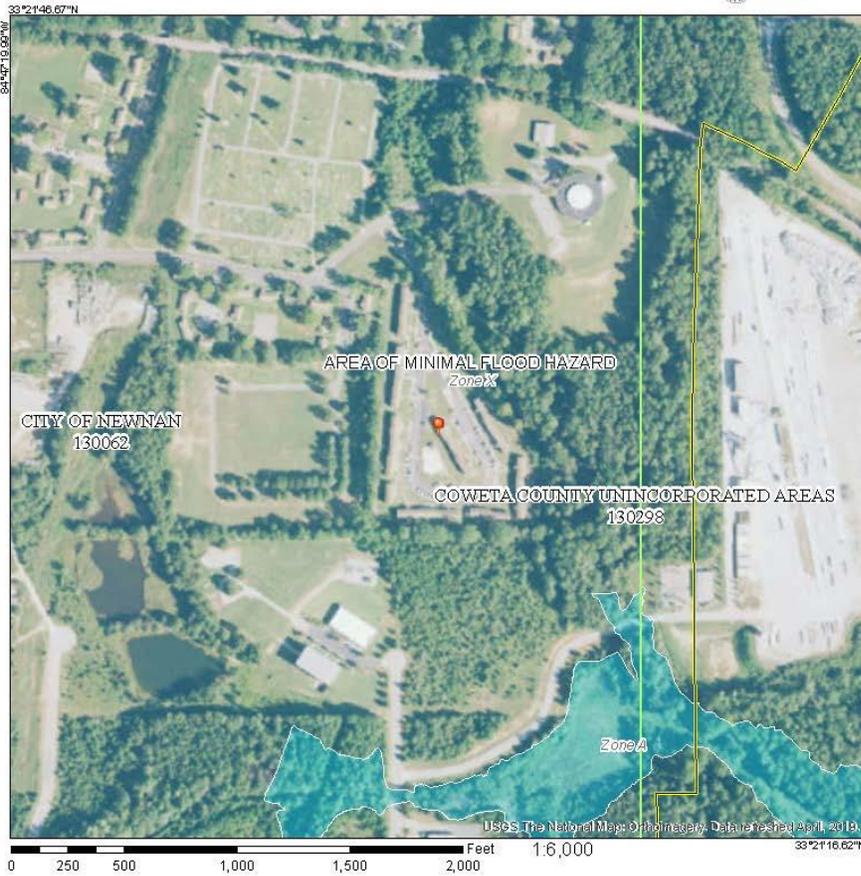
U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169 (4/30/2016)

LOCALITY		UNIT TYPE					DATE
Housing Authority of Newnan		Garden					1/23/2019
UTILITY OR SERVICE	MONTHLY DOLLAR ALLOWANCE						
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	
HEATING							
a. Natural Gas	\$9	\$11	\$13	\$15	\$17	\$19	
b. Electric	\$20	\$26	\$32	\$39	\$47	\$52	
c. Heat Pump	\$11	\$15	\$18	\$21	\$26	\$29	
d. Propane	\$31	\$37	\$44	\$51	\$59	\$65	
AIR CONDITIONING	\$7	\$10	\$12	\$16	\$20	\$23	
COOKING							
a. Natural Gas	\$4	\$4	\$5	\$5	\$5	\$5	
b. Electric	\$10	\$10	\$12	\$13	\$14	\$14	
c. Propane	\$14	\$14	\$17	\$18	\$20	\$20	
OTHER ELECTRIC	\$30	\$32	\$36	\$41	\$45	\$52	
Coweta-Fayette EMC	\$40	\$42	\$45	\$50	\$54	\$62	
WATER HEATING							
a. Natural Gas	\$5	\$7	\$9	\$13	\$17	\$21	
b. Electric	\$10	\$17	\$23	\$37	\$51	\$65	
d. Propane	\$20	\$27	\$34	\$49	\$64	\$79	
WATER (Average)							
a. Newnan Utilities	\$20	\$26	\$32	\$49	\$70	\$93	
SEWER (Average)							
a. Newnan Utilities	\$23	\$32	\$41	\$64	\$87	\$110	
TRASH COLLECTION	\$17	\$17	\$17	\$17	\$17	\$17	
REFRIGERATOR	\$5	\$5	\$5	\$5	\$5	\$5	
RANGE	\$4	\$4	\$4	\$4	\$4	\$4	
OTHER: Nat. Gas Base Charges	\$28	\$28	\$29	\$31	\$32	\$32	
ACTUAL FAMILY ALLOWANCES: (To be used by family to complete allowance. Complete below for Actual Unit Rented)				UTILITY OR SERVICE		PER MONTH	
NAME OF FAMILY				HEATING		\$	
ADDRESS OF UNIT				AIR CONDITIONING		\$	
				COOKING		\$	
				OTHER ELECTRIC		\$	
				WATER HEATING		\$	
				WATER		\$	
				SEWER		\$	
				TRASH COLLECTION		\$	
				REFRIGERATOR		\$	
NUMBER OF BEDROOMS				RANGE		\$	
				OTHER		\$	
				TOTAL		\$	

ADDENDUM E – FLOOD MAP

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LOGO IT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, Y, 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
 - Areas with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Areas with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - NO SCORE** 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

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 11/5/2019 at 2:18:33 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.

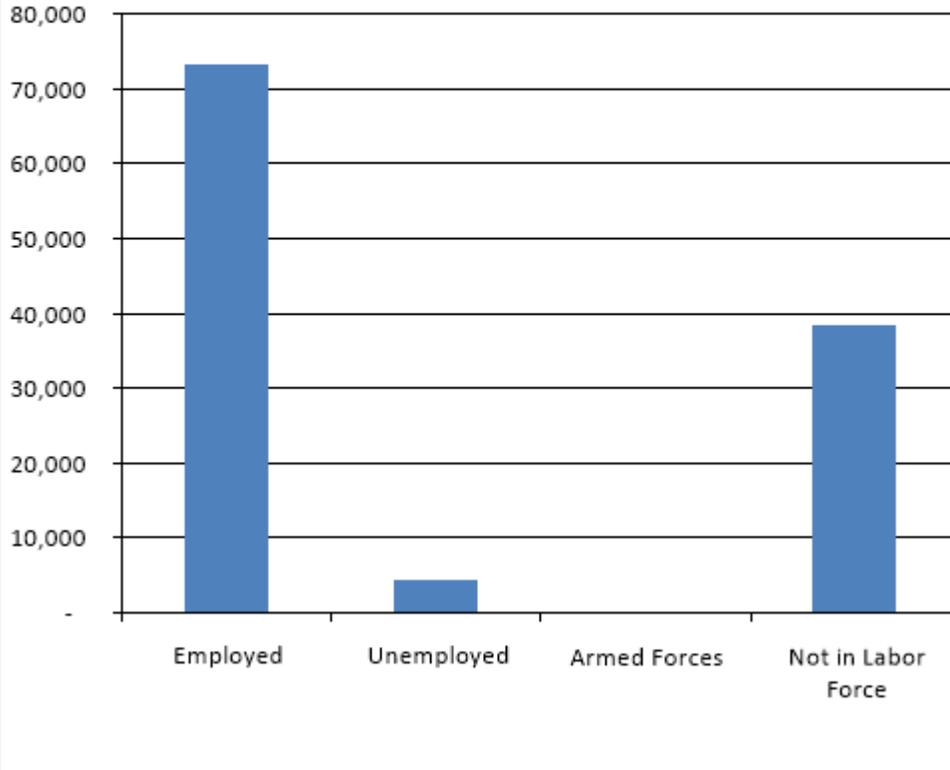
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

ADDENDUM F – AERIAL MAP

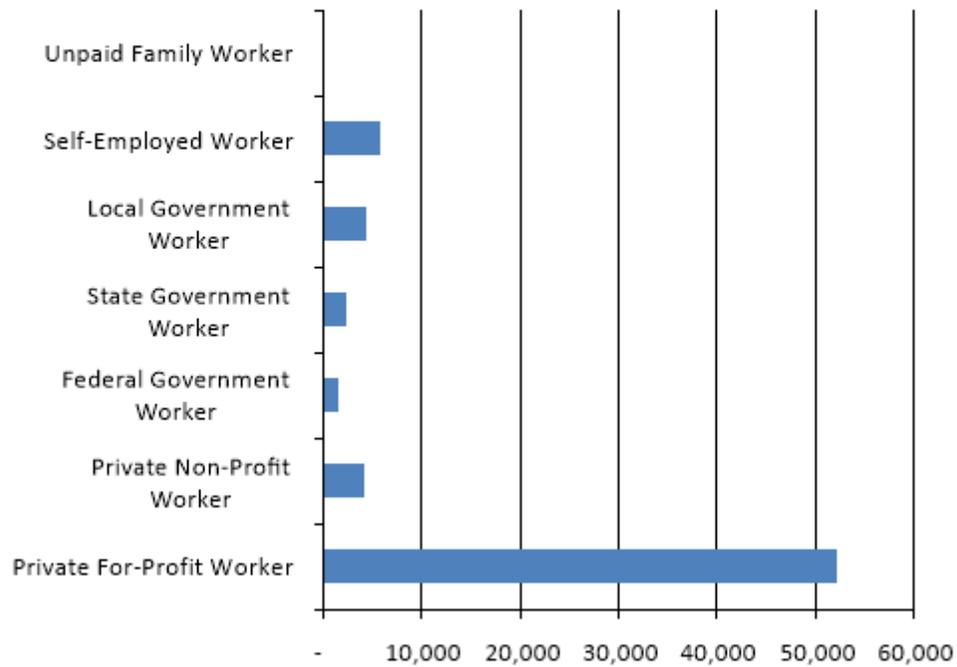


ADDENDUM G – DEMOGRAPHICS DATA

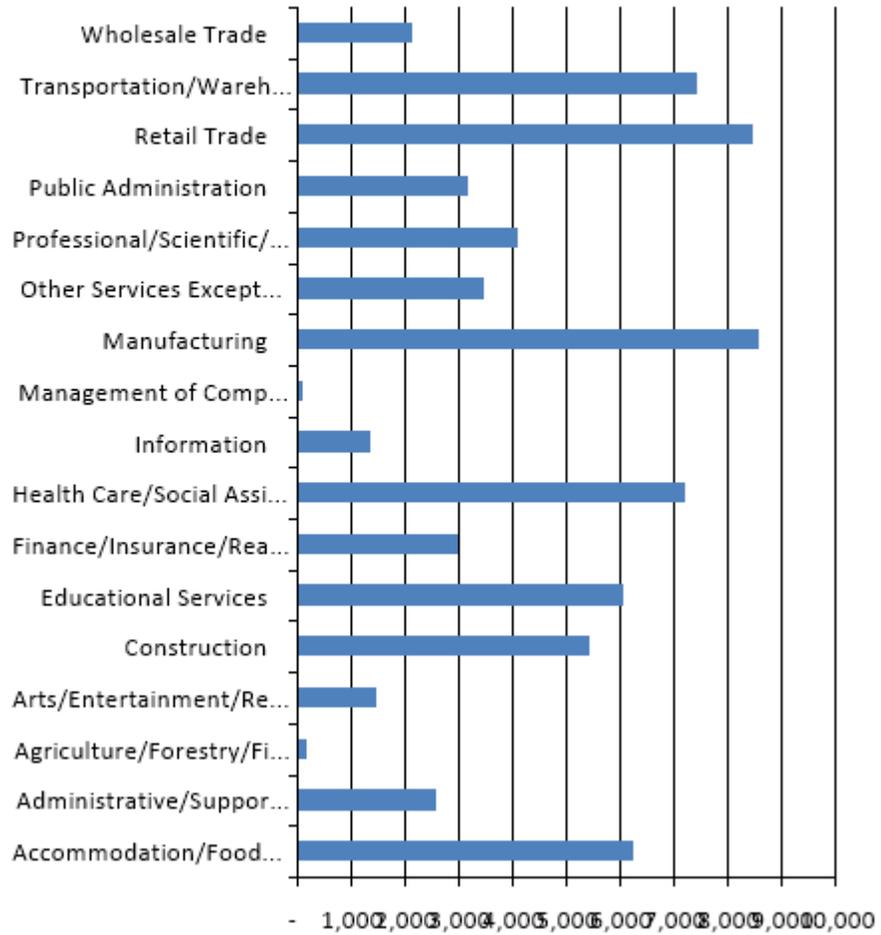
**Employed Civilian Population Aged
16+ Years - Employment Status -
2019 Estimates
Coweta County, Georgia**



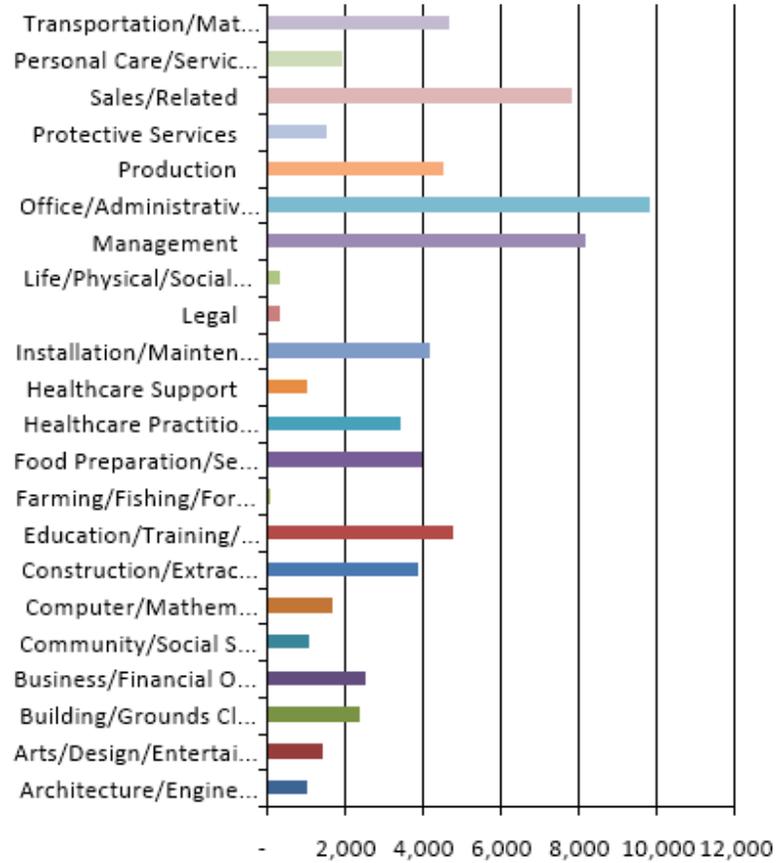
Employed Civilian Population by Class of Worker - 2019 Estimates Coweta County, Georgia



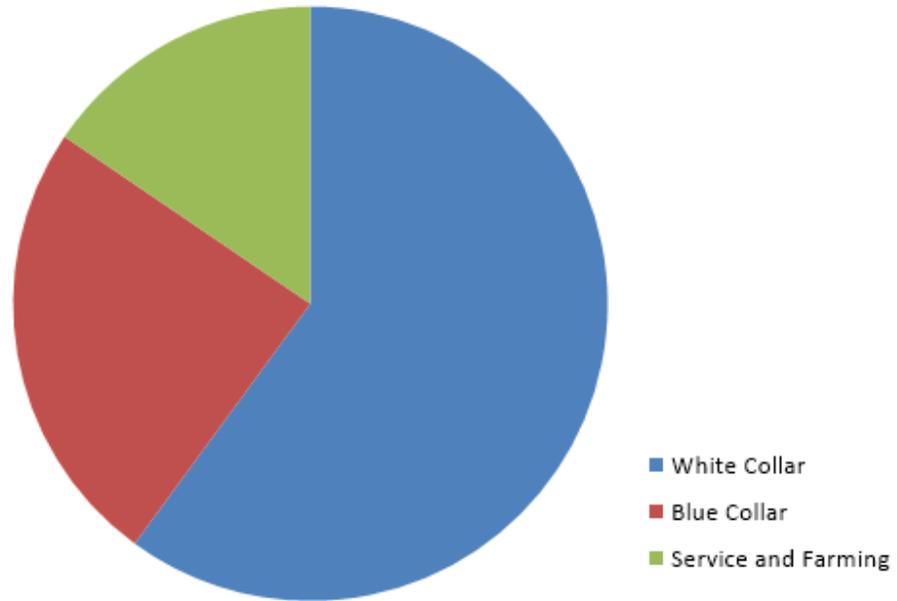
Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Coweta County, Georgia



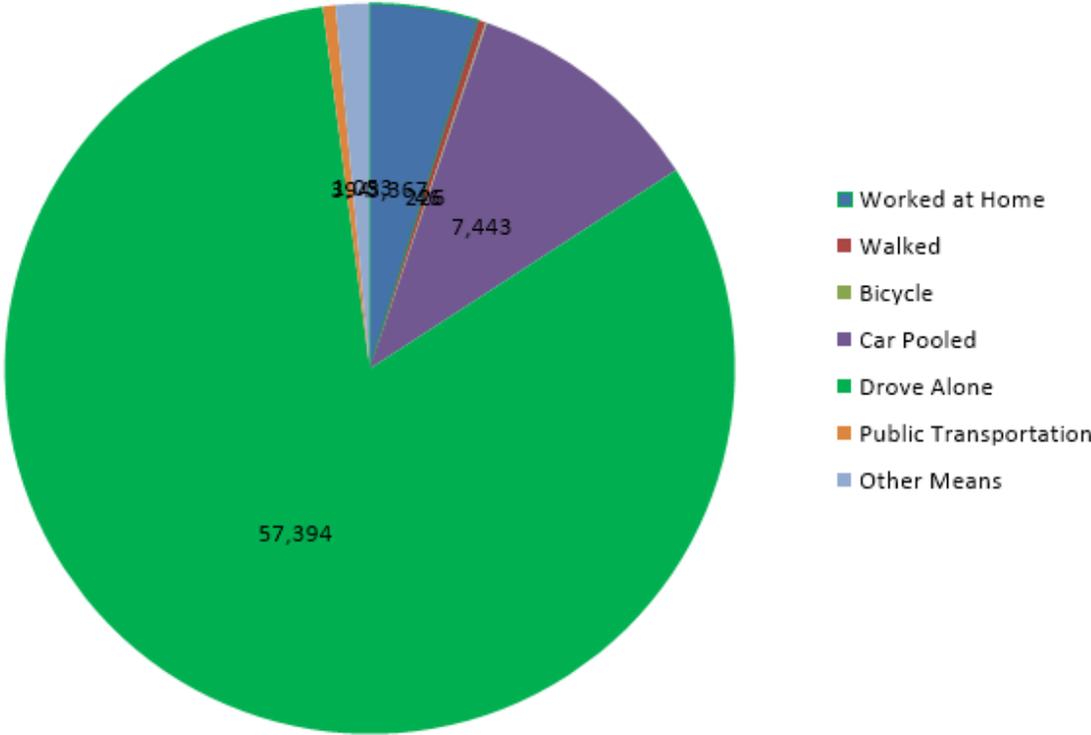
Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Coweta County, Georgia



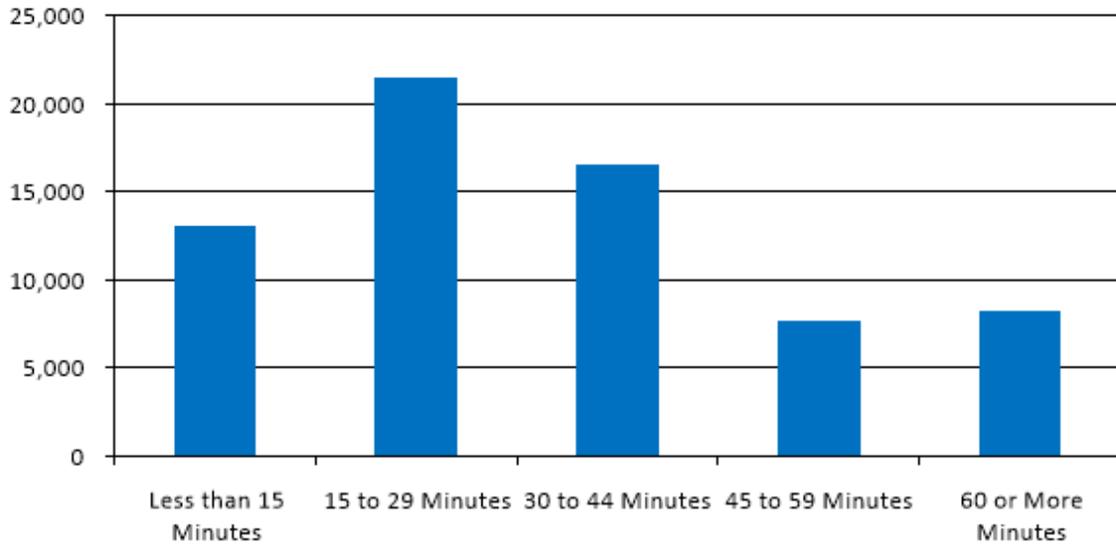
**Employed Civilian Population Aged 16+ Years by
Occupation - 2019 Estimates
Coweta County, Georgia**



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



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



Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years Employment Status Current Year Estimates - 2019 Coweta County, Georgia	
Status	Number
Employed	73,030
Unemployed	4,199
Armed Forces	15
Not in Labor Force	38,316
Unemployed	5.44%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population by Class of Worker		
Current Year Estimates - 2019		
Coweta County, Georgia		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	52,375	73.6%
Private Non-Profit Worker	4,355	6.1%
Federal Government Worker	1,672	2.3%
State Government Worker	2,521	3.5%
Local Government Worker	4,389	6.2%
Self-Employed Worker	5,824	8.2%
Unpaid Family Worker	36	0.1%
Total:	71,172	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2019		
Coweta County, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	6,263	8.8%
Administrative/Support/Waste Management	2,602	3.7%
Agriculture/Forestry/Fishing/Hunting/Mining	167	0.2%
Arts/Entertainment/Recreation	1,476	2.1%
Construction	5,462	7.7%
Educational Services	6,075	8.5%
Finance/Insurance/Real Estate/Rent/Lease	3,018	4.2%
Health Care/Social Assistance	7,218	10.1%
Information	1,353	1.9%
Management of Companies and Enterprises	95	0.1%
Manufacturing	8,609	12.1%
Other Services Except Public Administration	3,473	4.9%
Professional/Scientific/Technical Services	4,097	5.8%
Public Administration	3,203	4.5%
Retail Trade	8,474	11.9%
Transportation/Warehousing/Utilities	7,439	10.5%
Wholesale Trade	2,148	3.0%
Total:	71,172	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2019 Coweta County, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	1,060	1.5%
Arts/Design/Entertainment/Sports/Media	1,448	2.0%
Building/Grounds Cleaning/Maintenance	2,406	3.4%
Business/Financial Operations	2,559	3.6%
Community/Social Services	1,106	1.6%
Computer/Mathematical	1,703	2.4%
Construction/Extraction	3,902	5.5%
Education/Training/Library	4,785	6.7%
Farming/Fishing/Forestry	92	0.1%
Food Preparation/Serving Related	3,983	5.6%
Healthcare Practitioner/Technician	3,463	4.9%
Healthcare Support	1,070	1.5%
Installation/Maintenance/Repair	4,219	5.9%
Legal	353	0.5%
Life/Physical/Social Science	372	0.5%
Management	8,204	11.5%
Office/Administrative Support	9,841	13.8%
Production	4,568	6.4%
Protective Services	1,540	2.2%
Sales/Related	7,855	11.0%
Personal Care/Service	1,935	2.7%
Transportation/Material Moving	4,708	6.6%
Total:	71,172	100.0%
White Collar	42,749	60.1%
Blue Collar	17,397	24.4%
Service and Farming	11,026	15.5%
Total:	71,172	100.0%

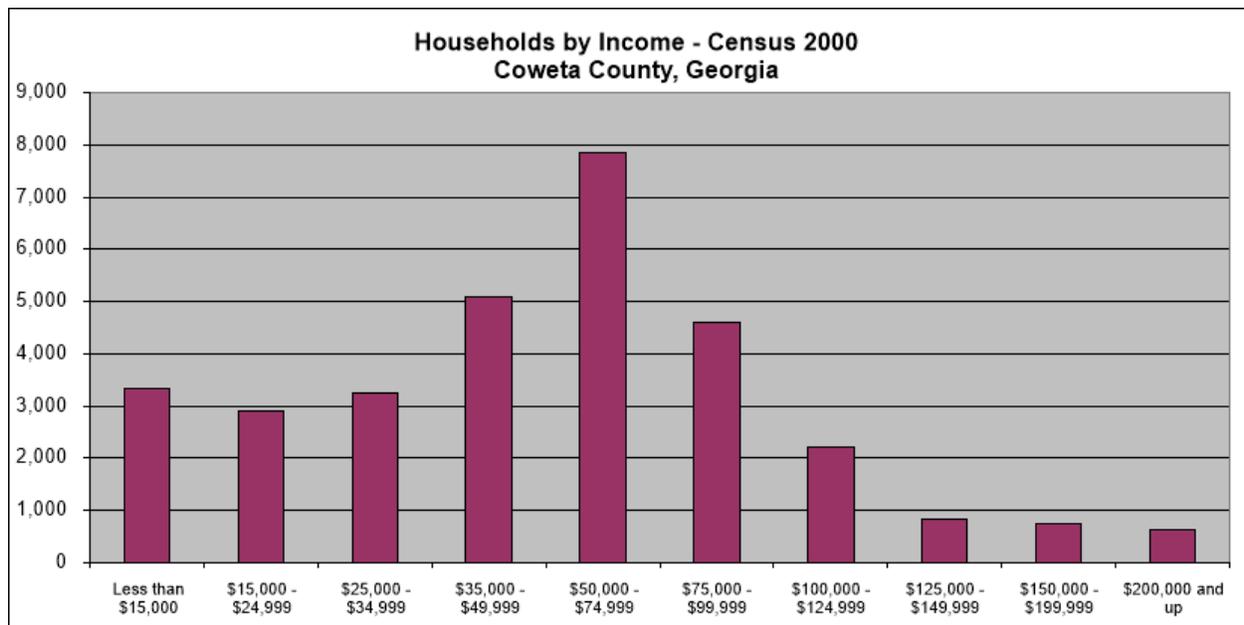
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Transportation to Work <i>Current Year Estimates - 2019</i> Coweta County, Georgia		
Transportation Mode	Number	Percent
Worked at Home	3,367	4.8%
Walked	226	0.3%
Bicycle	46	0.1%
Car Pooled	7,443	10.6%
Drove Alone	57,394	82.1%
Public Transportation	394	0.6%
Other Means	<u>1,053</u>	<u>1.5%</u>
Total:	69,923	100.0%

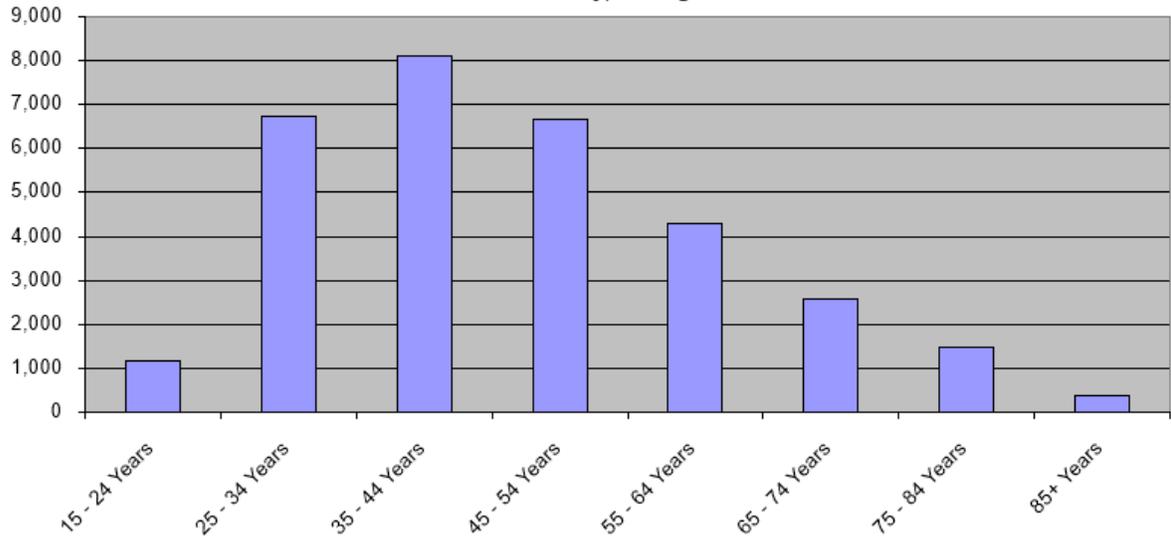
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Travel Time to Work <i>Current Year Estimates - 2019</i> Coweta County, Georgia		
Travel Time	Number	Percent
Less than 15 Minutes	12,970	19.5%
15 to 29 Minutes	21,440	32.2%
30 to 44 Minutes	16,471	24.7%
45 to 59 Minutes	7,572	11.4%
60 or More Minutes	8,217	12.3%
Total:	66,670	100.0%

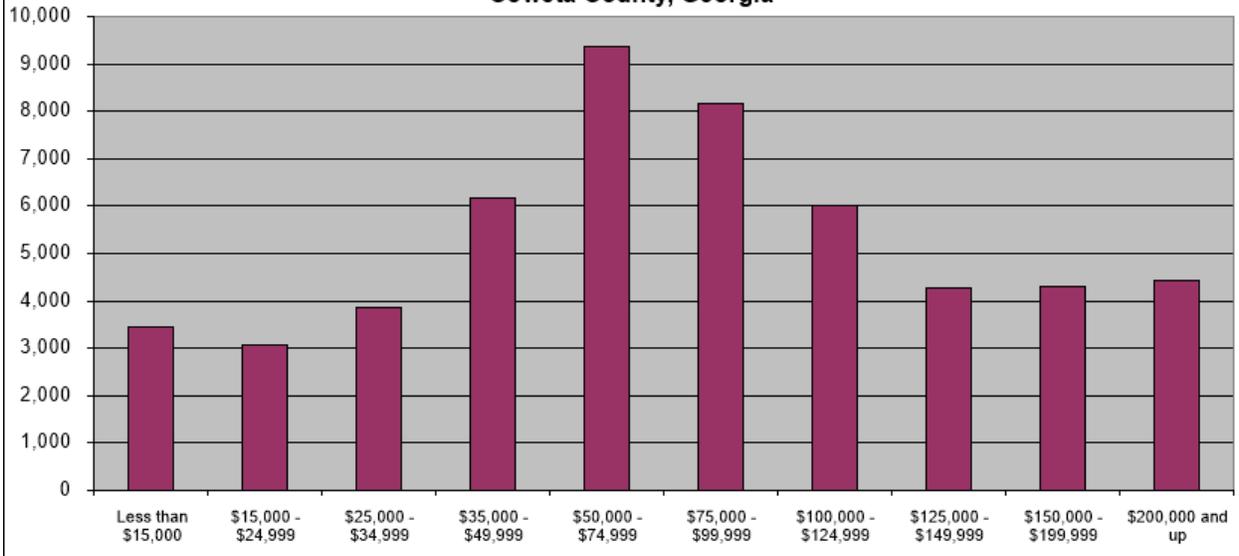
Source: Ribbon Demographics; Claritas



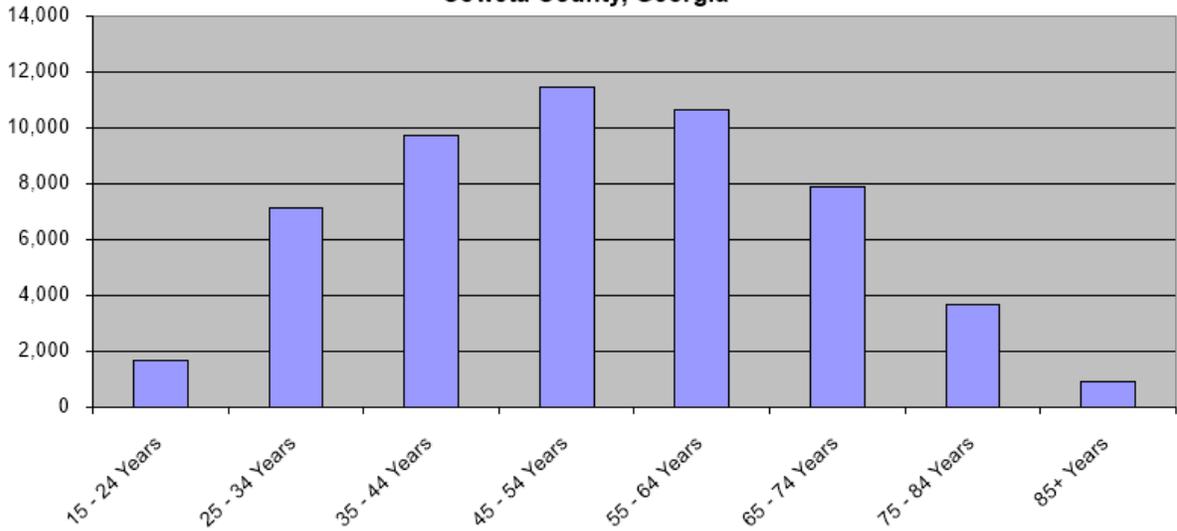
**Households by Age - Census 2000
Coweta County, Georgia**



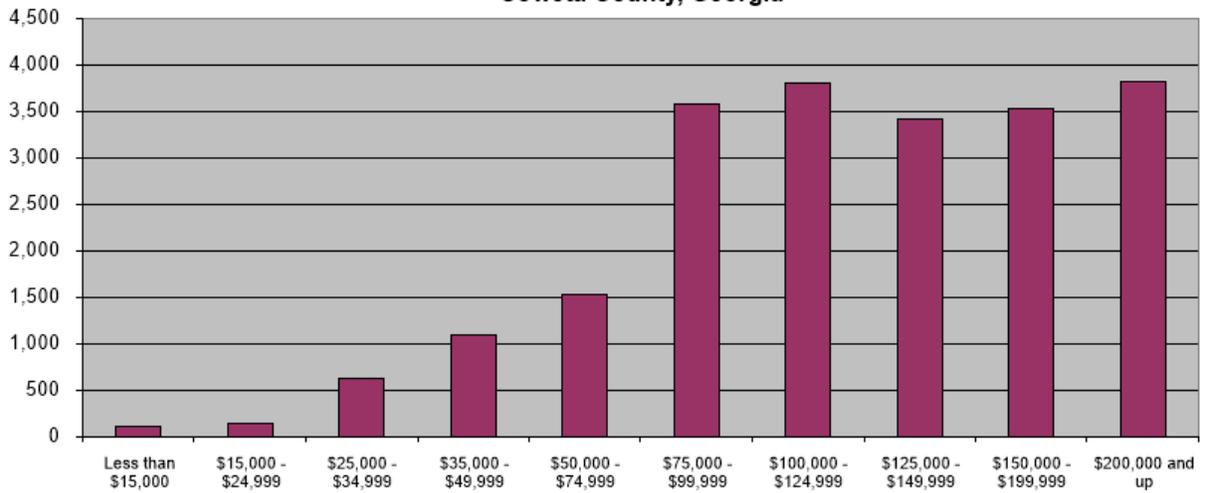
**Estimated Households by Income - 2019
Coweta County, Georgia**



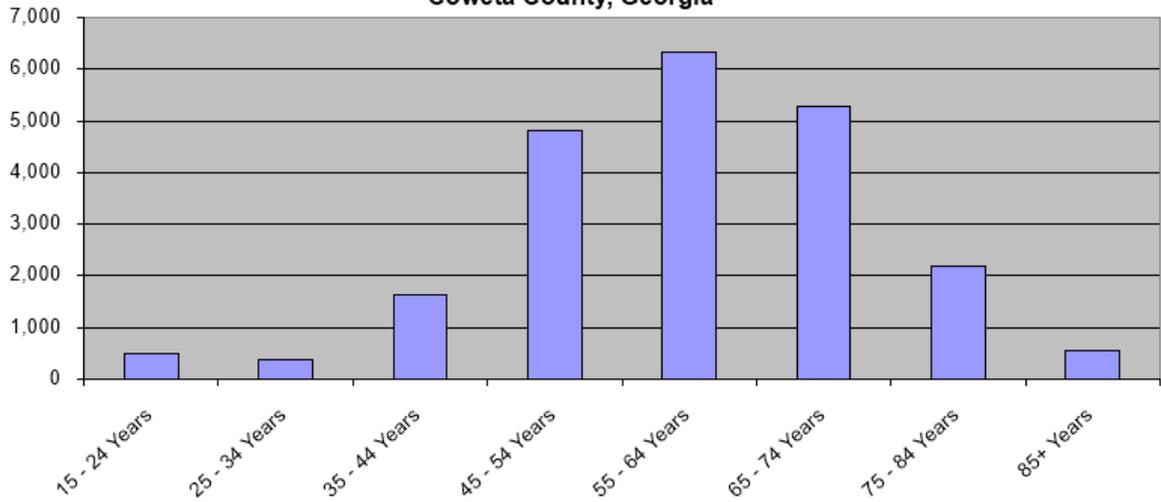
**Estimated Households by Age - 2019
Coweta County, Georgia**



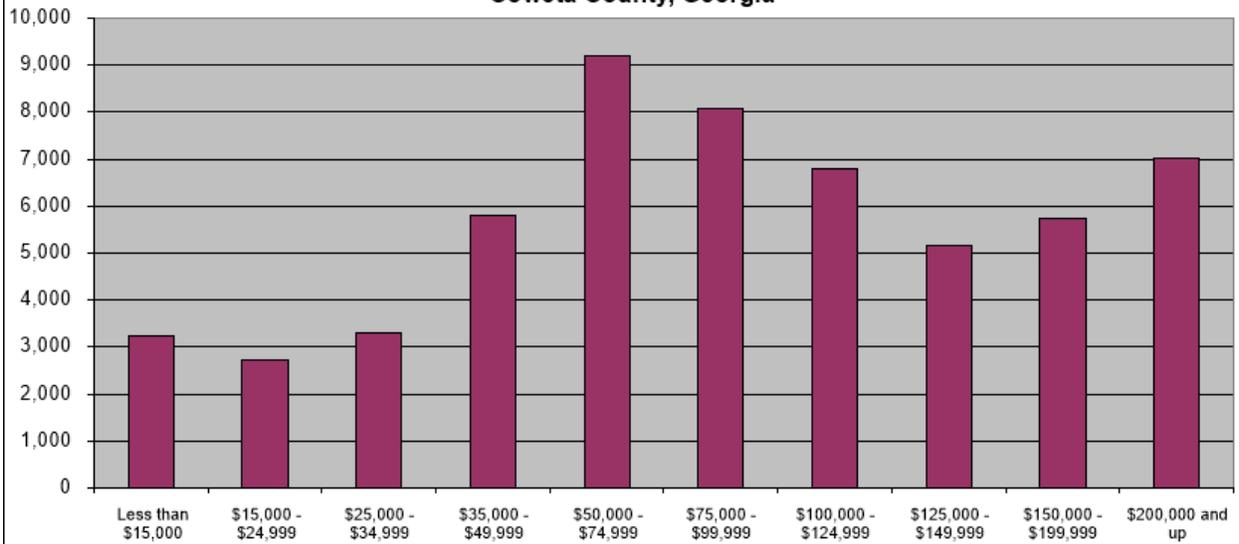
**Estimated Household Income Change 2000 - 2019
Coweta County, Georgia**



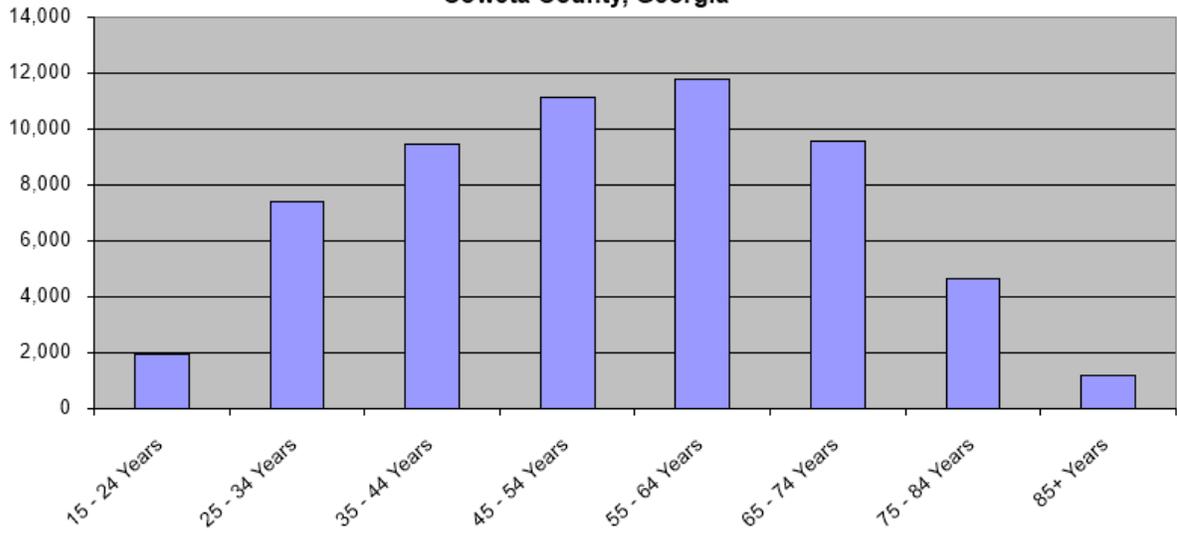
**Estimated Household Age Change 2000 - 2019
Coweta County, Georgia**



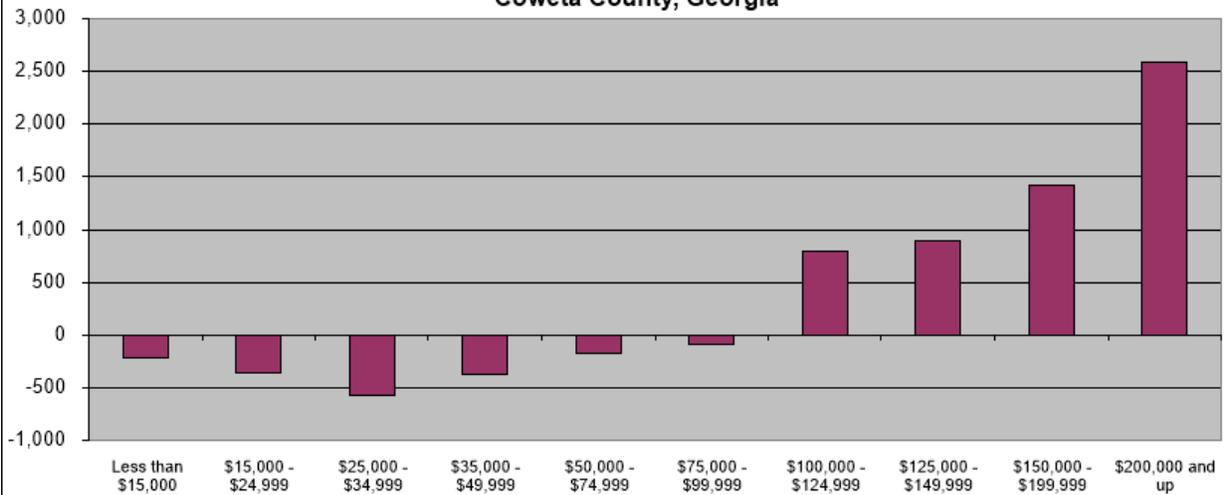
**Projected Households by Income - 2024
Coweta County, Georgia**

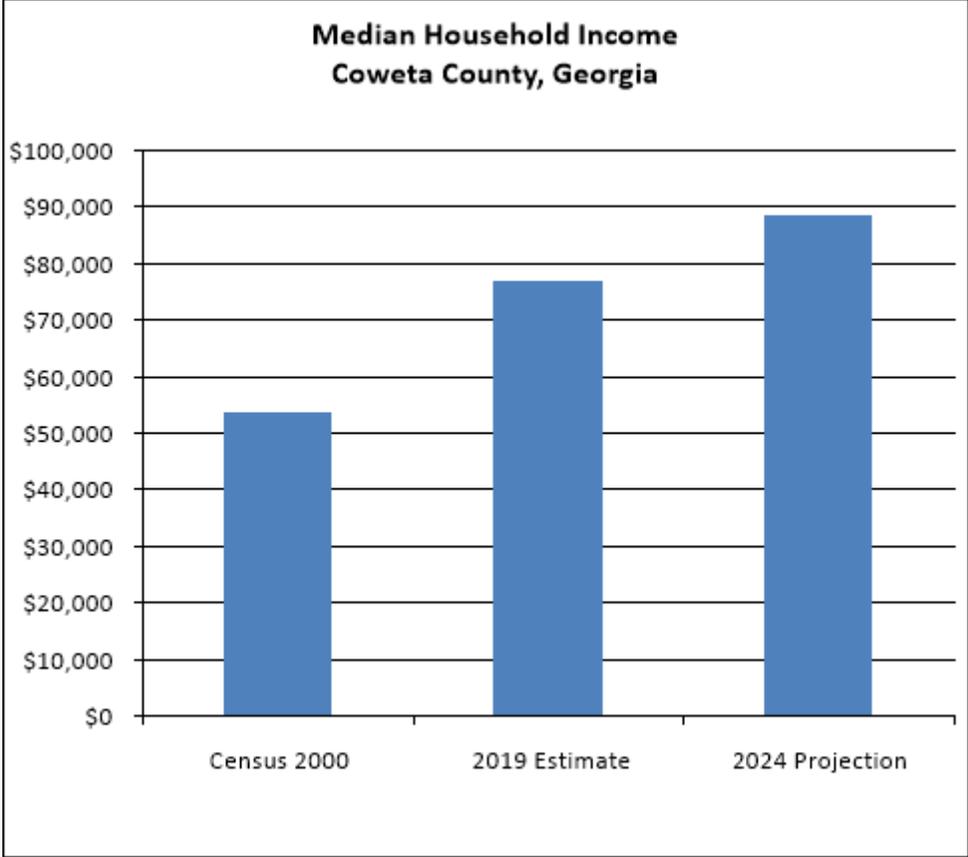
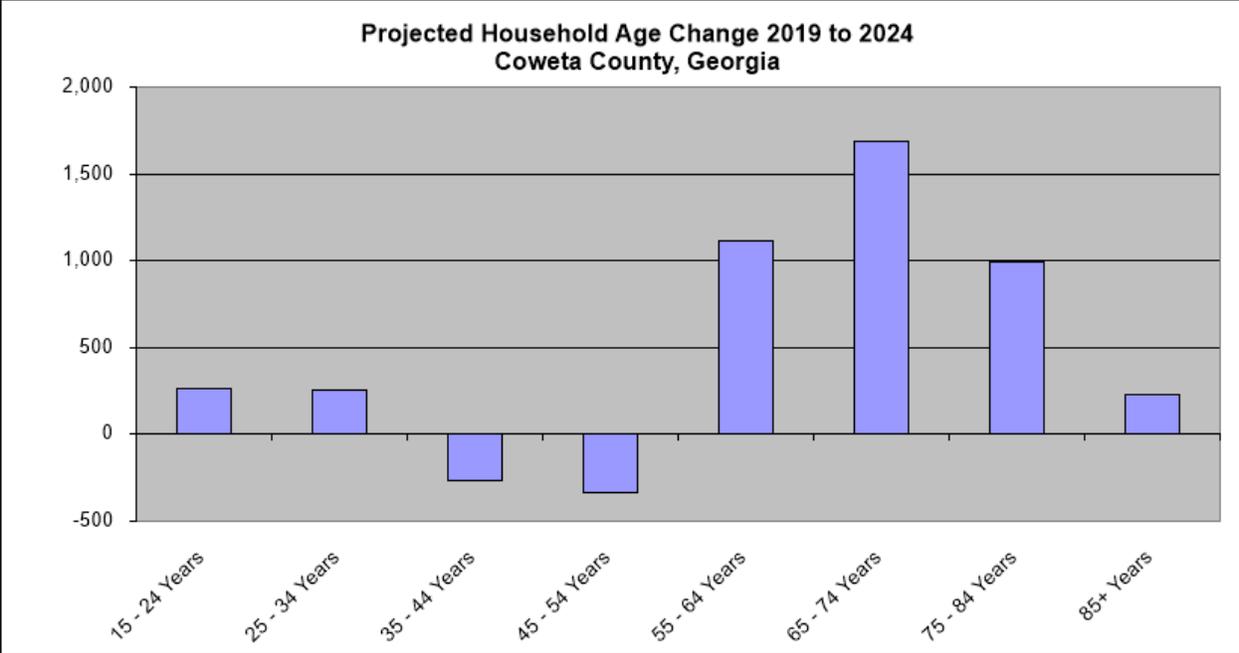


**Projected Households by Age - 2024
Coweta County, Georgia**



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





HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Coweta 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	285	532	413	440	434	553	505	171	3,333	10.6%
\$15,000 - \$24,999	204	569	501	475	366	454	273	76	2,918	9.3%
\$25,000 - \$34,999	184	843	658	553	511	367	97	24	3,237	10.3%
\$35,000 - \$49,999	237	1,208	1,255	992	683	422	230	50	5,077	16.2%
\$50,000 - \$74,999	211	2,005	2,410	1,694	1,012	337	144	34	7,847	25.0%
\$75,000 - \$99,999	40	922	1,516	1,106	636	240	112	18	4,590	14.6%
\$100,000 - \$124,999	16	441	750	599	278	81	33	4	2,202	7.0%
\$125,000 - \$149,999	0	99	200	354	147	7	33	7	847	2.7%
\$150,000 - \$199,999	6	71	245	254	114	44	19	5	758	2.4%
\$200,000 and up	0	49	153	180	127	80	32	3	624	2.0%
Total	1,183	6,739	8,101	6,647	4,308	2,585	1,478	392	31,433	100.0%
Percent	3.8%	21.4%	25.8%	21.1%	13.7%	8.2%	4.7%	1.2%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Coweta 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	104	520	590	502	679	558	358	136	3,447	6.5%
\$15,000 - \$24,999	351	409	426	326	481	505	424	146	3,068	5.8%
\$25,000 - \$34,999	442	342	385	643	747	678	487	137	3,861	7.3%
\$35,000 - \$49,999	450	775	879	962	955	1,271	735	151	6,178	11.6%
\$50,000 - \$74,999	115	1,749	2,025	1,472	1,455	1,599	785	175	9,375	17.7%
\$75,000 - \$99,999	128	1,484	1,955	1,878	1,737	681	252	55	8,170	15.4%
\$100,000 - \$124,999	74	565	833	1,852	1,518	878	231	54	6,005	11.3%
\$125,000 - \$149,999	2	660	1,122	993	797	542	119	33	4,268	8.0%
\$150,000 - \$199,999	1	369	763	1,341	1,043	591	172	18	4,298	8.1%
\$200,000 and up	1	255	746	1,501	1,235	566	109	31	4,444	8.4%
Total	1,668	7,128	9,724	11,470	10,647	7,869	3,672	936	53,114	100.0%
Percent	3.1%	13.4%	18.3%	21.6%	20.0%	14.8%	6.9%	1.8%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Coweta County, Georgia										
Estimated Change - 2000 to 2019										
Income	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	-181	-12	177	62	245	5	-147	-35	114	3.4%
\$15,000 - \$24,999	147	-160	-75	-149	115	51	151	70	150	5.1%
\$25,000 - \$34,999	258	-501	-273	90	236	311	390	113	624	19.3%
\$35,000 - \$49,999	213	-433	-376	-30	272	849	505	101	1,101	21.7%
\$50,000 - \$74,999	-96	-256	-385	-222	443	1,262	641	141	1,528	19.5%
\$75,000 - \$99,999	88	562	439	772	1,101	441	140	37	3,580	78.0%
\$100,000 - \$124,999	58	124	83	1,253	1,240	797	198	50	3,803	172.7%
\$125,000 - \$149,999	2	561	922	639	650	535	86	26	3,421	403.9%
\$150,000 - \$199,999	-5	298	518	1,087	929	547	153	13	3,540	467.0%
\$200,000 and up	<u>1</u>	<u>206</u>	<u>593</u>	<u>1,321</u>	<u>1,108</u>	<u>486</u>	<u>77</u>	<u>28</u>	<u>3,820</u>	<u>612.2%</u>
Total	485	389	1,623	4,823	6,339	5,284	2,194	544	21,681	69.0%
Percent Change	41.0%	5.8%	20.0%	72.6%	147.1%	204.4%	148.4%	138.8%	69.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Coweta County, Georgia										
Five Year Projections - 2024										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	124	466	479	389	609	577	422	161	3,227	5.7%
\$15,000 - \$24,999	365	342	309	220	389	478	451	159	2,713	4.8%
\$25,000 - \$34,999	457	271	276	430	589	625	509	138	3,295	5.8%
\$35,000 - \$49,999	541	693	699	731	842	1,279	847	178	5,810	10.2%
\$50,000 - \$74,999	149	1,692	1,747	1,209	1,397	1,787	996	219	9,196	16.1%
\$75,000 - \$99,999	169	1,513	1,783	1,628	1,764	817	341	72	8,087	14.2%
\$100,000 - \$124,999	115	654	870	1,815	1,739	1,174	353	78	6,798	11.9%
\$125,000 - \$149,999	6	821	1,252	1,050	995	790	196	54	5,164	9.1%
\$150,000 - \$199,999	3	511	943	1,557	1,421	944	309	34	5,722	10.0%
\$200,000 and up	<u>3</u>	<u>420</u>	<u>1,098</u>	<u>2,103</u>	<u>2,018</u>	<u>1,082</u>	<u>237</u>	<u>70</u>	<u>7,031</u>	<u>12.3%</u>
Total	1,932	7,383	9,456	11,132	11,763	9,553	4,661	1,163	57,043	100.0%
Percent	3.4%	12.9%	16.6%	19.5%	20.6%	16.7%	8.2%	2.0%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age											
Coweta County, Georgia											
Projected Change - 2019 to 2024											
Income	Age	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	20	-54	-111	-113	-70	19	64	25		-220	-6.4%
\$15,000 - \$24,999	14	-67	-117	-106	-92	-27	27	13		-355	-11.6%
\$25,000 - \$34,999	15	-71	-109	-213	-158	-53	22	1		-566	-14.7%
\$35,000 - \$49,999	91	-82	-180	-231	-113	8	112	27		-368	-6.0%
\$50,000 - \$74,999	34	-57	-278	-263	-58	188	211	44		-179	-1.9%
\$75,000 - \$99,999	41	29	-172	-250	27	136	89	17		-83	-1.0%
\$100,000 - \$124,999	41	89	37	-37	221	296	122	24		793	13.2%
\$125,000 - \$149,999	4	161	130	57	198	248	77	21		896	21.0%
\$150,000 - \$199,999	2	142	180	216	378	353	137	16		1,424	33.1%
\$200,000 and up	<u>2</u>	<u>165</u>	<u>352</u>	<u>602</u>	<u>783</u>	<u>516</u>	<u>128</u>	<u>39</u>		<u>2,587</u>	<u>58.2%</u>
Total	264	255	-268	-338	1,116	1,684	989	227		3,929	7.4%
Percent Change	15.8%	3.6%	-2.8%	-2.9%	10.5%	21.4%	26.9%	24.3%		7.4%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Median Household Income		
Coweta County, Georgia		
Census 2000	2019 Estimate	2024 Projection
\$53,669	\$76,922	\$88,233

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Median Household Income by Area			
Coweta County, Georgia			
Geography ID	Census 2000	2019 Estimate	2024 Projection
13077	\$53,669	\$76,922	\$88,233

HISTA 2.2 Summary Data Coweta County, Georgia

© 2019 All rights reserved

Powered by Claritas

Renter 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	326	236	149	196	90	62	1,059
\$10,000-20,000	405	262	132	137	118	86	1,140
\$20,000-30,000	227	300	265	143	124	86	1,145
\$30,000-40,000	345	585	7	169	58	39	1,203
\$40,000-50,000	136	152	237	45	106	51	727
\$50,000-60,000	63	183	205	165	88	52	756
\$60,000-75,000	172	115	149	175	90	57	758
\$75,000-100,000	69	113	41	49	70	44	386
\$100,000-125,000	28	70	59	56	49	37	299
\$125,000-150,000	42	37	18	12	18	8	135
\$150,000-200,000	9	11	4	42	10	4	80
\$200,000+	619	349	238	120	10	0	1,336
Total	2,441	2,413	1,504	1,309	831	526	9,024

Renter 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	481	103	90	9	5	1	689
\$10,000-20,000	228	150	35	18	8	0	439
\$20,000-30,000	124	163	23	39	23	14	386
\$30,000-40,000	112	113	74	9	9	4	321
\$40,000-50,000	116	75	8	13	7	0	219
\$50,000-60,000	103	72	36	11	6	2	230
\$60,000-75,000	121	116	80	13	5	0	335
\$75,000-100,000	62	38	19	9	28	13	169
\$100,000-125,000	59	36	15	5	7	1	123
\$125,000-150,000	30	22	3	29	38	19	141
\$150,000-200,000	31	41	1	7	30	13	123
\$200,000+	157	47	18	53	8	0	283
Total	1,624	976	402	215	174	67	3,458

Renter 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	406	51	72	8	4	0	541
\$10,000-20,000	182	134	10	17	7	0	350
\$20,000-30,000	95	71	6	20	7	1	200
\$30,000-40,000	106	79	14	8	9	4	220
\$40,000-50,000	61	26	6	11	6	0	110
\$50,000-60,000	89	57	2	9	3	0	160
\$60,000-75,000	56	58	44	6	3	0	167
\$75,000-100,000	54	27	5	6	13	6	111
\$100,000-125,000	48	8	3	5	6	1	71
\$125,000-150,000	26	13	1	2	6	0	48
\$150,000-200,000	23	29	1	5	5	0	63
\$200,000+	96	43	16	51	3	0	209
Total	1,242	596	180	148	72	12	2,250

Renter 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	807	339	239	205	95	63	1,748
\$10,000-20,000	633	412	167	155	126	86	1,579
\$20,000-30,000	351	463	288	182	147	100	1,531
\$30,000-40,000	457	698	81	178	67	43	1,524
\$40,000-50,000	252	227	245	58	113	51	946
\$50,000-60,000	166	255	241	176	94	54	986
\$60,000-75,000	293	231	229	188	95	57	1,093
\$75,000-100,000	131	151	60	58	98	57	555
\$100,000-125,000	87	106	74	61	56	38	422
\$125,000-150,000	72	59	21	41	56	27	276
\$150,000-200,000	40	52	5	49	40	17	203
\$200,000+	776	396	256	173	18	0	1,619
Total	4,065	3,389	1,906	1,524	1,005	593	12,482

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

HISTA 2.2 Summary Data Coweta County, Georgia

© 2019 All rights reserved

Powered by Claritas

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	3.6%	2.6%	1.7%	2.2%	1.0%	0.7%	11.7%
\$10,000-20,000	4.5%	2.9%	1.5%	1.5%	1.3%	1.0%	12.6%
\$20,000-30,000	2.5%	3.3%	2.9%	1.6%	1.4%	1.0%	12.7%
\$30,000-40,000	3.8%	6.5%	0.1%	1.9%	0.6%	0.4%	13.3%
\$40,000-50,000	1.5%	1.7%	2.6%	0.5%	1.2%	0.6%	8.1%
\$50,000-60,000	0.7%	2.0%	2.3%	1.8%	1.0%	0.6%	8.4%
\$60,000-75,000	1.9%	1.3%	1.7%	1.9%	1.0%	0.6%	8.4%
\$75,000-100,000	0.8%	1.3%	0.5%	0.5%	0.8%	0.5%	4.3%
\$100,000-125,000	0.3%	0.8%	0.7%	0.6%	0.5%	0.4%	3.3%
\$125,000-150,000	0.5%	0.4%	0.2%	0.1%	0.2%	0.1%	1.5%
\$150,000-200,000	0.1%	0.1%	0.0%	0.5%	0.1%	0.0%	0.9%
\$200,000+	6.9%	3.9%	2.6%	1.3%	0.1%	0.0%	14.8%
Total	27.1%	26.7%	16.7%	14.5%	9.2%	5.8%	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	13.9%	3.0%	2.6%	0.3%	0.1%	0.0%	19.9%
\$10,000-20,000	6.6%	4.3%	1.0%	0.5%	0.2%	0.0%	12.7%
\$20,000-30,000	3.6%	4.7%	0.7%	1.1%	0.7%	0.4%	11.2%
\$30,000-40,000	3.2%	3.3%	2.1%	0.3%	0.3%	0.1%	9.3%
\$40,000-50,000	3.4%	2.2%	0.2%	0.4%	0.2%	0.0%	6.3%
\$50,000-60,000	3.0%	2.1%	1.0%	0.3%	0.2%	0.1%	6.7%
\$60,000-75,000	3.5%	3.4%	2.3%	0.4%	0.1%	0.0%	9.7%
\$75,000-100,000	1.8%	1.1%	0.5%	0.3%	0.8%	0.4%	4.9%
\$100,000-125,000	1.7%	1.0%	0.4%	0.1%	0.2%	0.0%	3.6%
\$125,000-150,000	0.9%	0.6%	0.1%	0.8%	1.1%	0.5%	4.1%
\$150,000-200,000	0.9%	1.2%	0.0%	0.2%	0.9%	0.4%	3.6%
\$200,000+	4.5%	1.4%	0.5%	1.5%	0.2%	0.0%	8.2%
Total	47.0%	28.2%	11.6%	6.2%	5.0%	1.9%	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	18.0%	2.3%	3.2%	0.4%	0.2%	0.0%	24.0%
\$10,000-20,000	8.1%	6.0%	0.4%	0.8%	0.3%	0.0%	15.6%
\$20,000-30,000	4.2%	3.2%	0.3%	0.9%	0.3%	0.0%	8.9%
\$30,000-40,000	4.7%	3.5%	0.6%	0.4%	0.4%	0.2%	9.8%
\$40,000-50,000	2.7%	1.2%	0.3%	0.5%	0.3%	0.0%	4.9%
\$50,000-60,000	4.0%	2.5%	0.1%	0.4%	0.1%	0.0%	7.1%
\$60,000-75,000	2.5%	2.6%	2.0%	0.3%	0.1%	0.0%	7.4%
\$75,000-100,000	2.4%	1.2%	0.2%	0.3%	0.6%	0.3%	4.9%
\$100,000-125,000	2.1%	0.4%	0.1%	0.2%	0.3%	0.0%	3.2%
\$125,000-150,000	1.2%	0.6%	0.0%	0.1%	0.3%	0.0%	2.1%
\$150,000-200,000	1.0%	1.3%	0.0%	0.2%	0.2%	0.0%	2.8%
\$200,000+	4.3%	1.9%	0.7%	2.3%	0.1%	0.0%	9.3%
Total	55.2%	26.5%	8.0%	6.6%	3.2%	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%	2.7%	1.9%	1.6%	0.8%	0.5%	14.0%
\$10,000-20,000	5.1%	3.3%	1.3%	1.2%	1.0%	0.7%	12.7%
\$20,000-30,000	2.8%	3.7%	2.3%	1.5%	1.2%	0.8%	12.3%
\$30,000-40,000	3.7%	5.6%	0.6%	1.4%	0.5%	0.3%	12.2%
\$40,000-50,000	2.0%	1.8%	2.0%	0.5%	0.9%	0.4%	7.6%
\$50,000-60,000	1.3%	2.0%	1.9%	1.4%	0.8%	0.4%	7.9%
\$60,000-75,000	2.3%	1.9%	1.8%	1.5%	0.8%	0.5%	8.8%
\$75,000-100,000	1.0%	1.2%	0.5%	0.5%	0.8%	0.5%	4.4%
\$100,000-125,000	0.7%	0.8%	0.6%	0.5%	0.4%	0.3%	3.4%
\$125,000-150,000	0.6%	0.5%	0.2%	0.3%	0.4%	0.2%	2.2%
\$150,000-200,000	0.3%	0.4%	0.0%	0.4%	0.3%	0.1%	1.6%
\$200,000+	6.2%	3.2%	2.1%	1.4%	0.1%	0.0%	13.0%
Total	32.6%	27.2%	15.3%	12.2%	8.1%	4.8%	100.0%

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

HISTA 2.2 Summary Data Coweta County, Georgia

© 2019 All rights reserved

Powered by Claritas

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	64	222	219	192	29	18	744
\$10,000-20,000	202	152	252	133	21	8	768
\$20,000-30,000	93	295	490	346	88	64	1,376
\$30,000-40,000	371	236	251	274	100	59	1,291
\$40,000-50,000	322	187	293	412	91	49	1,354
\$50,000-60,000	234	510	648	1,075	301	168	2,936
\$60,000-75,000	165	731	979	1,109	265	143	3,392
\$75,000-100,000	44	613	695	828	477	270	2,927
\$100,000-125,000	34	273	332	489	356	192	1,676
\$125,000-150,000	48	277	355	635	197	107	1,619
\$150,000-200,000	28	187	343	215	320	182	1,275
\$200,000+	246	236	167	51	129	62	891
Total	1,851	3,919	5,024	5,759	2,374	1,322	20,249

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	660	483	134	53	24	10	1,364
\$10,000-20,000	599	689	124	40	29	13	1,494
\$20,000-30,000	543	727	158	42	55	26	1,551
\$30,000-40,000	348	741	149	75	38	21	1,372
\$40,000-50,000	219	797	202	58	43	24	1,343
\$50,000-60,000	420	986	364	71	22	11	1,874
\$60,000-75,000	199	1,411	394	187	26	14	2,231
\$75,000-100,000	229	998	247	147	78	49	1,748
\$100,000-125,000	89	528	181	67	77	34	976
\$125,000-150,000	94	484	197	102	17	6	900
\$150,000-200,000	57	351	125	97	27	16	673
\$200,000+	216	178	48	14	17	6	479
Total	3,673	8,373	2,323	953	453	230	16,005

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	515	366	99	47	19	10	1,056
\$10,000-20,000	526	519	73	22	17	8	1,165
\$20,000-30,000	419	547	98	26	39	18	1,147
\$30,000-40,000	263	472	111	15	24	14	899
\$40,000-50,000	163	578	126	39	34	20	960
\$50,000-60,000	201	759	253	19	18	9	1,259
\$60,000-75,000	157	639	242	104	11	4	1,157
\$75,000-100,000	157	538	96	35	66	43	935
\$100,000-125,000	61	278	65	16	28	13	461
\$125,000-150,000	67	236	45	45	12	4	409
\$150,000-200,000	46	199	22	20	21	11	319
\$200,000+	187	125	31	11	2	4	367
Total	2,762	5,256	1,261	399	298	158	10,134

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	724	705	353	245	53	28	2,108
\$10,000-20,000	801	841	376	173	50	21	2,262
\$20,000-30,000	636	1,022	648	388	143	90	2,927
\$30,000-40,000	719	977	400	349	138	80	2,663
\$40,000-50,000	541	984	495	470	134	73	2,697
\$50,000-60,000	654	1,496	1,012	1,146	323	179	4,810
\$60,000-75,000	364	2,142	1,373	1,296	291	157	5,623
\$75,000-100,000	273	1,611	942	975	555	319	4,675
\$100,000-125,000	123	801	513	556	433	226	2,652
\$125,000-150,000	142	761	552	737	214	113	2,519
\$150,000-200,000	85	538	468	312	347	198	1,948
\$200,000+	462	414	215	65	146	68	1,370
Total	5,524	12,292	7,347	6,712	2,827	1,552	36,254

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

HISTA 2.2 Summary Data Coweta County, Georgia

© 2019 All rights reserved

Powered by Claritas

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	0.3%	1.1%	1.1%	0.9%	0.1%	0.1%	3.7%
\$10,000-20,000	1.0%	0.8%	1.2%	0.7%	0.1%	0.0%	3.8%
\$20,000-30,000	0.5%	1.5%	2.4%	1.7%	0.4%	0.3%	6.8%
\$30,000-40,000	1.8%	1.2%	1.2%	1.4%	0.5%	0.3%	6.4%
\$40,000-50,000	1.6%	0.9%	1.4%	2.0%	0.4%	0.2%	6.7%
\$50,000-60,000	1.2%	2.5%	3.2%	5.3%	1.5%	0.8%	14.5%
\$60,000-75,000	0.8%	3.6%	4.8%	5.5%	1.3%	0.7%	16.8%
\$75,000-100,000	0.2%	3.0%	3.4%	4.1%	2.4%	1.3%	14.5%
\$100,000-125,000	0.2%	1.3%	1.6%	2.4%	1.8%	0.9%	8.3%
\$125,000-150,000	0.2%	1.4%	1.8%	3.1%	1.0%	0.5%	8.0%
\$150,000-200,000	0.1%	0.9%	1.7%	1.1%	1.6%	0.9%	6.3%
\$200,000+	1.2%	1.2%	0.8%	0.3%	0.6%	0.3%	4.4%
Total	9.1%	19.4%	24.8%	28.4%	11.7%	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	4.1%	3.0%	0.8%	0.3%	0.1%	0.1%	8.5%
\$10,000-20,000	3.7%	4.3%	0.8%	0.2%	0.2%	0.1%	9.3%
\$20,000-30,000	3.4%	4.5%	1.0%	0.3%	0.3%	0.2%	9.7%
\$30,000-40,000	2.2%	4.6%	0.9%	0.5%	0.2%	0.1%	8.6%
\$40,000-50,000	1.4%	5.0%	1.3%	0.4%	0.3%	0.1%	8.4%
\$50,000-60,000	2.6%	6.2%	2.3%	0.4%	0.1%	0.1%	11.7%
\$60,000-75,000	1.2%	8.8%	2.5%	1.2%	0.2%	0.1%	13.9%
\$75,000-100,000	1.4%	6.2%	1.5%	0.9%	0.5%	0.3%	10.9%
\$100,000-125,000	0.6%	3.3%	1.1%	0.4%	0.5%	0.2%	6.1%
\$125,000-150,000	0.6%	3.0%	1.2%	0.6%	0.1%	0.0%	5.6%
\$150,000-200,000	0.4%	2.2%	0.8%	0.6%	0.2%	0.1%	4.2%
\$200,000+	1.3%	1.1%	0.3%	0.1%	0.1%	0.0%	3.0%
Total	22.9%	52.3%	14.5%	6.0%	2.8%	1.4%	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	5.1%	3.6%	1.0%	0.5%	0.2%	0.1%	10.4%
\$10,000-20,000	5.2%	5.1%	0.7%	0.2%	0.2%	0.1%	11.5%
\$20,000-30,000	4.1%	5.4%	1.0%	0.3%	0.4%	0.2%	11.3%
\$30,000-40,000	2.6%	4.7%	1.1%	0.1%	0.2%	0.1%	8.9%
\$40,000-50,000	1.6%	5.7%	1.2%	0.4%	0.3%	0.2%	9.5%
\$50,000-60,000	2.0%	7.5%	2.5%	0.2%	0.2%	0.1%	12.4%
\$60,000-75,000	1.5%	6.3%	2.4%	1.0%	0.1%	0.0%	11.4%
\$75,000-100,000	1.5%	5.3%	0.9%	0.3%	0.7%	0.4%	9.2%
\$100,000-125,000	0.6%	2.7%	0.6%	0.2%	0.3%	0.1%	4.5%
\$125,000-150,000	0.7%	2.3%	0.4%	0.4%	0.1%	0.0%	4.0%
\$150,000-200,000	0.5%	2.0%	0.2%	0.2%	0.2%	0.1%	3.1%
\$200,000+	1.8%	1.2%	0.3%	0.1%	0.1%	0.0%	3.6%
Total	27.3%	51.9%	12.4%	3.9%	2.9%	1.6%	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	2.0%	1.9%	1.0%	0.7%	0.1%	0.1%	5.8%
\$10,000-20,000	2.2%	2.3%	1.0%	0.5%	0.1%	0.1%	6.2%
\$20,000-30,000	1.8%	2.8%	1.8%	1.1%	0.4%	0.2%	8.1%
\$30,000-40,000	2.0%	2.7%	1.1%	1.0%	0.4%	0.2%	7.3%
\$40,000-50,000	1.5%	2.7%	1.4%	1.3%	0.4%	0.2%	7.4%
\$50,000-60,000	1.8%	4.1%	2.8%	3.2%	0.9%	0.5%	13.3%
\$60,000-75,000	1.0%	5.9%	3.8%	3.6%	0.8%	0.4%	15.5%
\$75,000-100,000	0.8%	4.4%	2.6%	2.7%	1.5%	0.9%	12.9%
\$100,000-125,000	0.3%	2.2%	1.4%	1.5%	1.2%	0.6%	7.3%
\$125,000-150,000	0.4%	2.1%	1.5%	2.0%	0.6%	0.3%	6.9%
\$150,000-200,000	0.2%	1.5%	1.3%	0.9%	1.0%	0.5%	5.4%
\$200,000+	1.3%	1.1%	0.6%	0.2%	0.4%	0.2%	3.8%
Total	15.2%	33.9%	20.3%	18.5%	7.8%	4.3%	100.0%

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

HISTA 2.2 Summary Data Coweta County, Georgia

© 2019 All rights reserved

Powered by Claritas

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	273	184	132	156	49	30	824
\$10,000-20,000	360	173	107	114	116	76	946
\$20,000-30,000	263	291	234	146	106	72	1,112
\$30,000-40,000	341	556	7	140	70	48	1,162
\$40,000-50,000	242	169	350	100	85	46	992
\$50,000-60,000	84	199	228	162	99	65	837
\$60,000-75,000	360	183	243	198	99	62	1,145
\$75,000-100,000	157	165	63	70	113	68	636
\$100,000-125,000	46	94	74	85	64	42	405
\$125,000-150,000	86	47	24	25	40	21	243
\$150,000-200,000	62	14	11	106	27	11	231
\$200,000+	551	225	161	97	10	3	1,047
Total	2,825	2,300	1,634	1,399	878	544	9,580

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	352	68	70	12	9	0	511
\$10,000-20,000	275	155	30	32	6	0	498
\$20,000-30,000	156	201	26	44	23	12	462
\$30,000-40,000	183	129	87	17	17	8	441
\$40,000-50,000	175	75	9	21	6	0	286
\$50,000-60,000	119	74	27	13	8	1	242
\$60,000-75,000	145	102	77	15	7	1	347
\$75,000-100,000	101	72	28	10	30	16	257
\$100,000-125,000	110	55	20	11	7	2	205
\$125,000-150,000	98	32	10	28	42	20	230
\$150,000-200,000	108	110	4	10	33	16	281
\$200,000+	165	39	5	68	13	3	293
Total	1,987	1,112	393	281	201	79	4,053

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	284	25	55	9	7	0	380
\$10,000-20,000	230	135	7	29	4	0	405
\$20,000-30,000	128	106	5	23	8	1	271
\$30,000-40,000	177	110	24	14	16	8	349
\$40,000-50,000	110	31	9	19	5	0	174
\$50,000-60,000	104	62	3	10	5	0	184
\$60,000-75,000	57	55	41	11	5	0	169
\$75,000-100,000	87	50	2	9	13	6	167
\$100,000-125,000	92	21	3	8	6	1	131
\$125,000-150,000	90	15	2	6	11	2	126
\$150,000-200,000	78	66	2	9	7	3	165
\$200,000+	114	36	5	65	6	0	226
Total	1,551	712	158	212	93	21	2,747

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	625	252	202	168	58	30	1,335
\$10,000-20,000	635	328	137	146	122	76	1,444
\$20,000-30,000	419	492	260	190	129	84	1,574
\$30,000-40,000	524	685	94	157	87	56	1,603
\$40,000-50,000	417	244	359	121	91	46	1,278
\$50,000-60,000	203	273	255	175	107	66	1,079
\$60,000-75,000	505	285	320	213	106	63	1,492
\$75,000-100,000	258	237	91	80	143	84	893
\$100,000-125,000	156	149	94	96	71	44	610
\$125,000-150,000	184	79	34	53	82	41	473
\$150,000-200,000	170	124	15	116	60	27	512
\$200,000+	716	264	166	165	23	6	1,340
Total	4,812	3,412	2,027	1,680	1,079	623	13,633

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

HISTA 2.2 Summary Data Coweta County, Georgia

© 2019 All rights reserved

Powered by Claritas

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	2.8%	1.9%	1.4%	1.6%	0.5%	0.3%	8.6%
\$10,000-20,000	3.8%	1.8%	1.1%	1.2%	1.2%	0.8%	9.9%
\$20,000-30,000	2.7%	3.0%	2.4%	1.5%	1.1%	0.8%	11.6%
\$30,000-40,000	3.6%	5.8%	0.1%	1.5%	0.7%	0.5%	12.1%
\$40,000-50,000	2.5%	1.8%	3.7%	1.0%	0.9%	0.5%	10.4%
\$50,000-60,000	0.9%	2.1%	2.4%	1.7%	1.0%	0.7%	8.7%
\$60,000-75,000	3.8%	1.9%	2.5%	2.1%	1.0%	0.6%	12.0%
\$75,000-100,000	1.6%	1.7%	0.7%	0.7%	1.2%	0.7%	6.6%
\$100,000-125,000	0.5%	1.0%	0.8%	0.9%	0.7%	0.4%	4.2%
\$125,000-150,000	0.9%	0.5%	0.3%	0.3%	0.4%	0.2%	2.5%
\$150,000-200,000	0.6%	0.1%	0.1%	1.1%	0.3%	0.1%	2.4%
\$200,000+	5.8%	2.3%	1.7%	1.0%	0.1%	0.0%	10.9%
Total	29.5%	24.0%	17.1%	14.6%	9.2%	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	8.7%	1.7%	1.7%	0.3%	0.2%	0.0%	12.6%
\$10,000-20,000	6.8%	3.8%	0.7%	0.8%	0.1%	0.0%	12.3%
\$20,000-30,000	3.8%	5.0%	0.6%	1.1%	0.6%	0.3%	11.4%
\$30,000-40,000	4.5%	3.2%	2.1%	0.4%	0.4%	0.2%	10.9%
\$40,000-50,000	4.3%	1.9%	0.2%	0.5%	0.1%	0.0%	7.1%
\$50,000-60,000	2.9%	1.8%	0.7%	0.3%	0.2%	0.0%	6.0%
\$60,000-75,000	3.6%	2.5%	1.9%	0.4%	0.2%	0.0%	8.6%
\$75,000-100,000	2.5%	1.8%	0.7%	0.2%	0.7%	0.4%	6.3%
\$100,000-125,000	2.7%	1.4%	0.5%	0.3%	0.2%	0.0%	5.1%
\$125,000-150,000	2.4%	0.8%	0.2%	0.7%	1.0%	0.5%	5.7%
\$150,000-200,000	2.7%	2.7%	0.1%	0.2%	0.8%	0.4%	6.9%
\$200,000+	4.1%	1.0%	0.1%	1.7%	0.3%	0.1%	7.2%
Total	49.0%	27.4%	9.7%	6.9%	5.0%	1.9%	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	10.3%	0.9%	2.0%	0.3%	0.3%	0.0%	13.8%
\$10,000-20,000	8.4%	4.9%	0.3%	1.1%	0.1%	0.0%	14.7%
\$20,000-30,000	4.7%	3.9%	0.2%	0.8%	0.3%	0.0%	9.9%
\$30,000-40,000	6.4%	4.0%	0.9%	0.5%	0.6%	0.3%	12.7%
\$40,000-50,000	4.0%	1.1%	0.3%	0.7%	0.2%	0.0%	6.3%
\$50,000-60,000	3.8%	2.3%	0.1%	0.4%	0.2%	0.0%	6.7%
\$60,000-75,000	2.1%	2.0%	1.5%	0.4%	0.2%	0.0%	6.2%
\$75,000-100,000	3.2%	1.8%	0.1%	0.3%	0.5%	0.2%	6.1%
\$100,000-125,000	3.3%	0.8%	0.1%	0.3%	0.2%	0.0%	4.8%
\$125,000-150,000	3.3%	0.5%	0.1%	0.2%	0.4%	0.1%	4.6%
\$150,000-200,000	2.8%	2.4%	0.1%	0.3%	0.3%	0.1%	6.0%
\$200,000+	4.1%	1.3%	0.2%	2.4%	0.2%	0.0%	8.2%
Total	56.5%	25.9%	5.8%	7.7%	3.4%	0.8%	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	4.6%	1.8%	1.5%	1.2%	0.4%	0.2%	9.8%
\$10,000-20,000	4.7%	2.4%	1.0%	1.1%	0.9%	0.6%	10.6%
\$20,000-30,000	3.1%	3.6%	1.9%	1.4%	0.9%	0.6%	11.5%
\$30,000-40,000	3.8%	5.0%	0.7%	1.2%	0.6%	0.4%	11.8%
\$40,000-50,000	3.1%	1.8%	2.6%	0.9%	0.7%	0.3%	9.4%
\$50,000-60,000	1.5%	2.0%	1.9%	1.3%	0.8%	0.5%	7.9%
\$60,000-75,000	3.7%	2.1%	2.3%	1.6%	0.8%	0.5%	10.9%
\$75,000-100,000	1.9%	1.7%	0.7%	0.6%	1.0%	0.6%	6.6%
\$100,000-125,000	1.1%	1.1%	0.7%	0.7%	0.5%	0.3%	4.5%
\$125,000-150,000	1.3%	0.6%	0.2%	0.4%	0.6%	0.3%	3.5%
\$150,000-200,000	1.2%	0.9%	0.1%	0.9%	0.4%	0.2%	3.8%
\$200,000+	5.3%	1.9%	1.2%	1.2%	0.2%	0.0%	9.8%
Total	35.3%	25.0%	14.9%	12.3%	7.9%	4.6%	100.0%

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

HISTA 2.2 Summary Data Coweta County, Georgia

© 2019 All rights reserved

Powered by Claritas

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	134	86	101	10	5	363
\$10,000-20,000	143	66	156	66	16	9	456
\$20,000-30,000	76	218	338	221	51	37	941
\$30,000-40,000	244	156	193	206	101	62	962
\$40,000-50,000	279	126	179	291	64	34	973
\$50,000-60,000	224	397	528	837	206	113	2,305
\$60,000-75,000	253	803	1,155	1,272	206	116	3,805
\$75,000-100,000	49	601	729	847	507	290	3,023
\$100,000-125,000	88	456	563	773	351	186	2,417
\$125,000-150,000	84	359	456	771	338	199	2,207
\$150,000-200,000	75	367	856	535	367	217	2,417
\$200,000+	91	100	115	22	311	153	792
Total	1,633	3,783	5,354	5,942	2,528	1,421	20,661

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	442	269	84	25	14	7	841
\$10,000-20,000	599	608	88	29	18	7	1,349
\$20,000-30,000	639	783	146	30	63	29	1,690
\$30,000-40,000	493	825	153	64	32	17	1,584
\$40,000-50,000	237	857	204	52	37	21	1,408
\$50,000-60,000	523	1,061	413	72	19	8	2,096
\$60,000-75,000	241	1,365	422	182	25	13	2,248
\$75,000-100,000	394	1,383	365	171	79	51	2,443
\$100,000-125,000	146	727	244	83	97	51	1,348
\$125,000-150,000	189	813	350	177	22	11	1,562
\$150,000-200,000	192	914	291	230	50	28	1,705
\$200,000+	246	177	36	10	44	22	535
Total	4,341	9,782	2,796	1,125	500	265	18,809

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	364	198	57	22	14	7	662
\$10,000-20,000	554	504	56	13	9	3	1,139
\$20,000-30,000	471	612	90	20	48	23	1,264
\$30,000-40,000	424	677	130	11	22	13	1,277
\$40,000-50,000	200	700	150	40	33	20	1,143
\$50,000-60,000	284	875	315	20	17	7	1,518
\$60,000-75,000	198	636	216	107	11	6	1,174
\$75,000-100,000	293	844	160	40	72	47	1,456
\$100,000-125,000	104	461	143	25	36	23	792
\$125,000-150,000	161	475	116	90	19	9	870
\$150,000-200,000	161	554	54	47	44	23	883
\$200,000+	224	145	29	9	16	11	434
Total	3,438	6,681	1,516	444	341	192	12,612

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	469	403	170	126	24	12	1,204
\$10,000-20,000	742	674	244	95	34	16	1,805
\$20,000-30,000	715	1,001	484	251	114	66	2,631
\$30,000-40,000	737	981	346	270	133	79	2,546
\$40,000-50,000	516	983	383	343	101	55	2,381
\$50,000-60,000	747	1,458	941	909	225	121	4,401
\$60,000-75,000	494	2,168	1,577	1,454	231	129	6,053
\$75,000-100,000	443	1,984	1,094	1,018	586	341	5,466
\$100,000-125,000	234	1,183	807	856	448	237	3,765
\$125,000-150,000	273	1,172	806	948	360	210	3,769
\$150,000-200,000	267	1,281	1,147	765	417	245	4,122
\$200,000+	337	277	151	32	355	175	1,327
Total	5,974	13,565	8,150	7,067	3,028	1,686	39,470

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

HISTA 2.2 Summary Data Coweta County, Georgia

© 2019 All rights reserved

Powered by Claritas

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	0.1%	0.6%	0.4%	0.5%	0.0%	0.0%	1.8%
\$10,000-20,000	0.7%	0.3%	0.8%	0.3%	0.1%	0.0%	2.2%
\$20,000-30,000	0.4%	1.1%	1.6%	1.1%	0.2%	0.2%	4.6%
\$30,000-40,000	1.2%	0.8%	0.9%	1.0%	0.5%	0.3%	4.7%
\$40,000-50,000	1.4%	0.6%	0.9%	1.4%	0.3%	0.2%	4.7%
\$50,000-60,000	1.1%	1.9%	2.6%	4.1%	1.0%	0.5%	11.2%
\$60,000-75,000	1.2%	3.9%	5.6%	6.2%	1.0%	0.6%	18.4%
\$75,000-100,000	0.2%	2.9%	3.5%	4.1%	2.5%	1.4%	14.6%
\$100,000-125,000	0.4%	2.2%	2.7%	3.7%	1.7%	0.9%	11.7%
\$125,000-150,000	0.4%	1.7%	2.2%	3.7%	1.6%	1.0%	10.7%
\$150,000-200,000	0.4%	1.8%	4.1%	2.6%	1.8%	1.1%	11.7%
\$200,000+	0.4%	0.5%	0.6%	0.1%	1.5%	0.7%	3.8%
Total	7.9%	18.3%	25.9%	28.8%	12.2%	6.9%	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	2.3%	1.4%	0.4%	0.1%	0.1%	0.0%	4.5%
\$10,000-20,000	3.2%	3.2%	0.5%	0.2%	0.1%	0.0%	7.2%
\$20,000-30,000	3.4%	4.2%	0.8%	0.2%	0.3%	0.2%	9.0%
\$30,000-40,000	2.6%	4.4%	0.8%	0.3%	0.2%	0.1%	8.4%
\$40,000-50,000	1.3%	4.6%	1.1%	0.3%	0.2%	0.1%	7.5%
\$50,000-60,000	2.8%	5.6%	2.2%	0.4%	0.1%	0.0%	11.1%
\$60,000-75,000	1.3%	7.3%	2.2%	1.0%	0.1%	0.1%	12.0%
\$75,000-100,000	2.1%	7.4%	1.9%	0.9%	0.4%	0.3%	13.0%
\$100,000-125,000	0.8%	3.9%	1.3%	0.4%	0.5%	0.3%	7.2%
\$125,000-150,000	1.0%	4.3%	1.9%	0.9%	0.1%	0.1%	8.3%
\$150,000-200,000	1.0%	4.9%	1.5%	1.2%	0.3%	0.1%	9.1%
\$200,000+	1.3%	0.9%	0.2%	0.1%	0.2%	0.1%	2.8%
Total	23.1%	52.0%	14.9%	6.0%	2.7%	1.4%	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	2.9%	1.6%	0.5%	0.2%	0.1%	0.1%	5.2%
\$10,000-20,000	4.4%	4.0%	0.4%	0.1%	0.1%	0.0%	9.0%
\$20,000-30,000	3.7%	4.9%	0.7%	0.2%	0.4%	0.2%	10.0%
\$30,000-40,000	3.4%	5.4%	1.0%	0.1%	0.2%	0.1%	10.1%
\$40,000-50,000	1.6%	5.6%	1.2%	0.3%	0.3%	0.2%	9.1%
\$50,000-60,000	2.3%	6.9%	2.5%	0.2%	0.1%	0.1%	12.0%
\$60,000-75,000	1.6%	5.0%	1.7%	0.8%	0.1%	0.0%	9.3%
\$75,000-100,000	2.3%	6.7%	1.3%	0.3%	0.6%	0.4%	11.5%
\$100,000-125,000	0.8%	3.7%	1.1%	0.2%	0.3%	0.2%	6.3%
\$125,000-150,000	1.3%	3.8%	0.9%	0.7%	0.2%	0.1%	6.9%
\$150,000-200,000	1.3%	4.4%	0.4%	0.4%	0.3%	0.2%	7.0%
\$200,000+	1.8%	1.1%	0.2%	0.1%	0.1%	0.1%	3.4%
Total	27.3%	53.0%	12.0%	3.5%	2.7%	1.5%	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	1.2%	1.0%	0.4%	0.3%	0.1%	0.0%	3.1%
\$10,000-20,000	1.9%	1.7%	0.6%	0.2%	0.1%	0.0%	4.6%
\$20,000-30,000	1.8%	2.5%	1.2%	0.6%	0.3%	0.2%	6.7%
\$30,000-40,000	1.9%	2.5%	0.9%	0.7%	0.3%	0.2%	6.5%
\$40,000-50,000	1.3%	2.5%	1.0%	0.9%	0.3%	0.1%	6.0%
\$50,000-60,000	1.9%	3.7%	2.4%	2.3%	0.6%	0.3%	11.2%
\$60,000-75,000	1.3%	5.5%	4.0%	3.7%	0.6%	0.3%	15.3%
\$75,000-100,000	1.1%	5.0%	2.8%	2.6%	1.5%	0.9%	13.8%
\$100,000-125,000	0.6%	3.0%	2.0%	2.2%	1.1%	0.6%	9.5%
\$125,000-150,000	0.7%	3.0%	2.0%	2.4%	0.9%	0.5%	9.5%
\$150,000-200,000	0.7%	3.2%	2.9%	1.9%	1.1%	0.6%	10.4%
\$200,000+	0.9%	0.7%	0.4%	0.1%	0.9%	0.4%	3.4%
Total	15.1%	34.4%	20.6%	17.9%	7.7%	4.3%	100.0%

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

HISTA 2.2 Summary Data Coweta County, Georgia

© 2019 All rights reserved

Powered by Claritas

Renter Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	255	155	119	146	40	28	743
\$10,000-20,000	304	129	84	92	93	60	762
\$20,000-30,000	236	253	217	127	101	64	998
\$30,000-40,000	337	482	9	128	68	47	1,071
\$40,000-50,000	216	187	340	116	76	43	978
\$50,000-60,000	98	255	248	185	99	64	949
\$60,000-75,000	393	191	297	215	111	75	1,282
\$75,000-100,000	198	190	85	84	138	83	778
\$100,000-125,000	77	110	99	104	75	51	516
\$125,000-150,000	107	68	31	35	61	39	341
\$150,000-200,000	128	20	20	203	40	19	430
\$200,000+	515	184	143	80	17	8	947
Total	2,864	2,224	1,692	1,515	919	581	9,795

Renter Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	359	64	74	10	6	2	515
\$10,000-20,000	292	158	30	34	7	1	522
\$20,000-30,000	156	191	26	41	21	8	443
\$30,000-40,000	201	144	79	14	21	11	470
\$40,000-50,000	207	71	20	29	7	0	334
\$50,000-60,000	146	100	41	12	12	2	313
\$60,000-75,000	174	128	75	15	10	1	403
\$75,000-100,000	147	103	44	13	37	18	362
\$100,000-125,000	190	83	25	12	10	3	323
\$125,000-150,000	176	50	12	40	56	30	364
\$150,000-200,000	204	202	13	13	44	21	497
\$200,000+	184	40	7	72	21	6	330
Total	2,436	1,334	446	305	252	103	4,876

Renter Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	298	28	62	8	4	1	401
\$10,000-20,000	246	139	11	32	5	1	434
\$20,000-30,000	124	118	3	23	8	1	277
\$30,000-40,000	196	122	22	12	20	11	383
\$40,000-50,000	136	29	19	24	5	0	213
\$50,000-60,000	121	88	4	10	8	1	232
\$60,000-75,000	79	77	42	7	6	0	211
\$75,000-100,000	125	74	5	7	16	7	234
\$100,000-125,000	159	33	3	10	8	2	215
\$125,000-150,000	161	27	2	10	12	4	216
\$150,000-200,000	162	112	8	11	11	3	307
\$200,000+	132	30	6	71	8	1	257
Total	1,939	886	187	225	111	32	3,380

Renter Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	614	219	193	156	46	30	1,258
\$10,000-20,000	596	287	114	126	100	61	1,284
\$20,000-30,000	392	444	243	168	122	72	1,441
\$30,000-40,000	538	626	88	142	89	58	1,541
\$40,000-50,000	423	258	360	145	83	43	1,312
\$50,000-60,000	244	355	289	197	111	66	1,262
\$60,000-75,000	567	319	372	230	121	76	1,685
\$75,000-100,000	345	293	129	97	175	101	1,140
\$100,000-125,000	267	193	124	116	85	54	839
\$125,000-150,000	283	118	43	75	117	69	705
\$150,000-200,000	332	222	33	216	84	40	927
\$200,000+	692	224	150	152	38	14	1,277
Total	5,300	3,558	2,138	1,820	1,171	684	14,671

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

HISTA 2.2 Summary Data Coweta County, Georgia

© 2019 All rights reserved

Powered by Claritas

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	2.6%	1.6%	1.2%	1.5%	0.4%	0.3%	7.6%
\$10,000-20,000	3.1%	1.3%	0.9%	0.9%	0.9%	0.6%	7.8%
\$20,000-30,000	2.4%	2.6%	2.2%	1.3%	1.0%	0.7%	10.2%
\$30,000-40,000	3.4%	4.9%	0.1%	1.3%	0.7%	0.5%	10.9%
\$40,000-50,000	2.2%	1.9%	3.5%	1.2%	0.8%	0.4%	10.0%
\$50,000-60,000	1.0%	2.6%	2.5%	1.9%	1.0%	0.7%	9.7%
\$60,000-75,000	4.0%	1.9%	3.0%	2.2%	1.1%	0.8%	13.1%
\$75,000-100,000	2.0%	1.9%	0.9%	0.9%	1.4%	0.8%	7.9%
\$100,000-125,000	0.8%	1.1%	1.0%	1.1%	0.8%	0.5%	5.3%
\$125,000-150,000	1.1%	0.7%	0.3%	0.4%	0.6%	0.4%	3.5%
\$150,000-200,000	1.3%	0.2%	0.2%	2.1%	0.4%	0.2%	4.4%
\$200,000+	5.3%	1.9%	1.5%	0.8%	0.2%	0.1%	9.7%
Total	29.2%	22.7%	17.3%	15.5%	9.4%	5.9%	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	7.4%	1.3%	1.5%	0.2%	0.1%	0.0%	10.6%
\$10,000-20,000	6.0%	3.2%	0.6%	0.7%	0.1%	0.0%	10.7%
\$20,000-30,000	3.2%	3.9%	0.5%	0.8%	0.4%	0.2%	9.1%
\$30,000-40,000	4.1%	3.0%	1.6%	0.3%	0.4%	0.2%	9.6%
\$40,000-50,000	4.2%	1.5%	0.4%	0.6%	0.1%	0.0%	6.8%
\$50,000-60,000	3.0%	2.1%	0.8%	0.2%	0.2%	0.0%	6.4%
\$60,000-75,000	3.6%	2.6%	1.5%	0.3%	0.2%	0.0%	8.3%
\$75,000-100,000	3.0%	2.1%	0.9%	0.3%	0.8%	0.4%	7.4%
\$100,000-125,000	3.9%	1.7%	0.5%	0.2%	0.2%	0.1%	6.6%
\$125,000-150,000	3.6%	1.0%	0.2%	0.8%	1.1%	0.6%	7.5%
\$150,000-200,000	4.2%	4.1%	0.3%	0.3%	0.9%	0.4%	10.2%
\$200,000+	3.8%	0.8%	0.1%	1.5%	0.4%	0.1%	6.8%
Total	50.0%	27.4%	9.1%	6.3%	5.2%	2.1%	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	8.8%	0.8%	1.8%	0.2%	0.1%	0.0%	11.9%
\$10,000-20,000	7.3%	4.1%	0.3%	0.9%	0.1%	0.0%	12.8%
\$20,000-30,000	3.7%	3.5%	0.1%	0.7%	0.2%	0.0%	8.2%
\$30,000-40,000	5.8%	3.6%	0.7%	0.4%	0.6%	0.3%	11.3%
\$40,000-50,000	4.0%	0.9%	0.6%	0.7%	0.1%	0.0%	6.3%
\$50,000-60,000	3.6%	2.6%	0.1%	0.3%	0.2%	0.0%	6.9%
\$60,000-75,000	2.3%	2.3%	1.2%	0.2%	0.2%	0.0%	6.2%
\$75,000-100,000	3.7%	2.2%	0.1%	0.2%	0.5%	0.2%	6.9%
\$100,000-125,000	4.7%	1.0%	0.1%	0.3%	0.2%	0.1%	6.4%
\$125,000-150,000	4.8%	0.8%	0.1%	0.3%	0.4%	0.1%	6.4%
\$150,000-200,000	4.8%	3.3%	0.2%	0.3%	0.3%	0.1%	9.1%
\$200,000+	3.9%	1.2%	0.2%	2.1%	0.2%	0.0%	7.6%
Total	57.4%	26.2%	5.5%	6.7%	3.3%	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	4.2%	1.5%	1.3%	1.1%	0.3%	0.2%	8.6%
\$10,000-20,000	4.1%	2.0%	0.8%	0.9%	0.7%	0.4%	8.8%
\$20,000-30,000	2.7%	3.0%	1.7%	1.1%	0.8%	0.5%	9.8%
\$30,000-40,000	3.7%	4.3%	0.6%	1.0%	0.6%	0.4%	10.5%
\$40,000-50,000	2.9%	1.8%	2.5%	1.0%	0.6%	0.3%	8.9%
\$50,000-60,000	1.7%	2.4%	2.0%	1.3%	0.8%	0.4%	8.6%
\$60,000-75,000	3.9%	2.2%	2.5%	1.6%	0.8%	0.5%	11.5%
\$75,000-100,000	2.4%	2.0%	0.9%	0.7%	1.2%	0.7%	7.8%
\$100,000-125,000	1.8%	1.3%	0.8%	0.8%	0.6%	0.4%	5.7%
\$125,000-150,000	1.9%	0.8%	0.3%	0.5%	0.8%	0.5%	4.8%
\$150,000-200,000	2.3%	1.5%	0.2%	1.5%	0.6%	0.3%	6.3%
\$200,000+	4.8%	1.5%	1.0%	1.0%	0.3%	0.1%	8.7%
Total	36.1%	24.3%	14.6%	12.4%	8.0%	4.7%	100.0%

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

HISTA 2.2 Summary Data Coweta County, Georgia

© 2019 All rights reserved

Powered by Claritas

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	22	95	56	75	8	1	257
\$10,000-20,000	104	46	114	48	16	6	334
\$20,000-30,000	48	155	263	142	38	26	672
\$30,000-40,000	188	118	184	168	81	48	787
\$40,000-50,000	198	79	160	242	53	29	761
\$50,000-60,000	176	305	397	688	188	103	1,857
\$60,000-75,000	218	637	1,013	1,197	175	92	3,332
\$75,000-100,000	67	523	752	898	453	258	2,951
\$100,000-125,000	104	450	606	861	342	189	2,552
\$125,000-150,000	116	421	543	943	387	231	2,641
\$150,000-200,000	111	467	1,238	757	431	260	3,264
\$200,000+	68	69	94	17	434	221	903
Total	1,420	3,365	5,420	6,036	2,606	1,464	20,311

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	426	228	74	24	17	9	778
\$10,000-20,000	587	529	79	29	19	4	1,247
\$20,000-30,000	621	717	141	29	59	29	1,596
\$30,000-40,000	533	789	157	54	30	16	1,579
\$40,000-50,000	271	913	225	71	40	20	1,540
\$50,000-60,000	543	1,140	445	68	21	10	2,227
\$60,000-75,000	302	1,438	459	208	27	14	2,448
\$75,000-100,000	516	1,703	428	197	88	52	2,984
\$100,000-125,000	221	949	321	104	116	64	1,775
\$125,000-150,000	316	1,138	500	286	30	14	2,284
\$150,000-200,000	381	1,540	516	381	77	48	2,943
\$200,000+	273	177	47	10	89	41	637
Total	4,990	11,261	3,392	1,461	613	321	22,038

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	362	177	52	21	16	9	637
\$10,000-20,000	554	451	55	11	12	2	1,085
\$20,000-30,000	485	590	93	19	51	25	1,263
\$30,000-40,000	465	669	137	8	20	13	1,312
\$40,000-50,000	242	763	175	62	35	19	1,296
\$50,000-60,000	313	977	359	18	20	9	1,696
\$60,000-75,000	257	725	240	125	16	8	1,371
\$75,000-100,000	392	1,116	191	57	82	50	1,888
\$100,000-125,000	164	629	205	36	43	29	1,106
\$125,000-150,000	277	699	185	147	25	12	1,345
\$150,000-200,000	318	998	118	88	68	40	1,630
\$200,000+	255	150	38	9	35	19	506
Total	4,084	7,944	1,848	601	423	235	15,135

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	448	323	130	99	25	10	1,035
\$10,000-20,000	691	575	193	77	35	10	1,581
\$20,000-30,000	669	872	404	171	97	55	2,268
\$30,000-40,000	721	907	341	222	111	64	2,366
\$40,000-50,000	469	992	385	313	93	49	2,301
\$50,000-60,000	719	1,445	842	756	209	113	4,084
\$60,000-75,000	520	2,075	1,472	1,405	202	106	5,780
\$75,000-100,000	583	2,226	1,180	1,095	541	310	5,935
\$100,000-125,000	325	1,399	927	965	458	253	4,327
\$125,000-150,000	432	1,559	1,043	1,229	417	245	4,925
\$150,000-200,000	492	2,007	1,754	1,138	508	308	6,207
\$200,000+	341	246	141	27	523	262	1,540
Total	6,410	14,626	8,812	7,497	3,219	1,785	42,349

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

HISTA 2.2 Summary Data Coweta County, Georgia

© 2019 All rights reserved

Powered by Claritas

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	0.1%	0.5%	0.3%	0.4%	0.0%	0.0%	1.3%
\$10,000-20,000	0.5%	0.2%	0.6%	0.2%	0.1%	0.0%	1.6%
\$20,000-30,000	0.2%	0.8%	1.3%	0.7%	0.2%	0.1%	3.3%
\$30,000-40,000	0.9%	0.6%	0.9%	0.8%	0.4%	0.2%	3.9%
\$40,000-50,000	1.0%	0.4%	0.8%	1.2%	0.3%	0.1%	3.7%
\$50,000-60,000	0.9%	1.5%	2.0%	3.4%	0.9%	0.5%	9.1%
\$60,000-75,000	1.1%	3.1%	5.0%	5.9%	0.9%	0.5%	16.4%
\$75,000-100,000	0.3%	2.6%	3.7%	4.4%	2.2%	1.3%	14.5%
\$100,000-125,000	0.5%	2.2%	3.0%	4.2%	1.7%	0.9%	12.6%
\$125,000-150,000	0.6%	2.1%	2.7%	4.6%	1.9%	1.1%	13.0%
\$150,000-200,000	0.5%	2.3%	6.1%	3.7%	2.1%	1.3%	16.1%
\$200,000+	0.3%	0.3%	0.5%	0.1%	2.1%	1.1%	4.4%
Total	7.0%	16.6%	26.7%	29.7%	12.8%	7.2%	100.0%

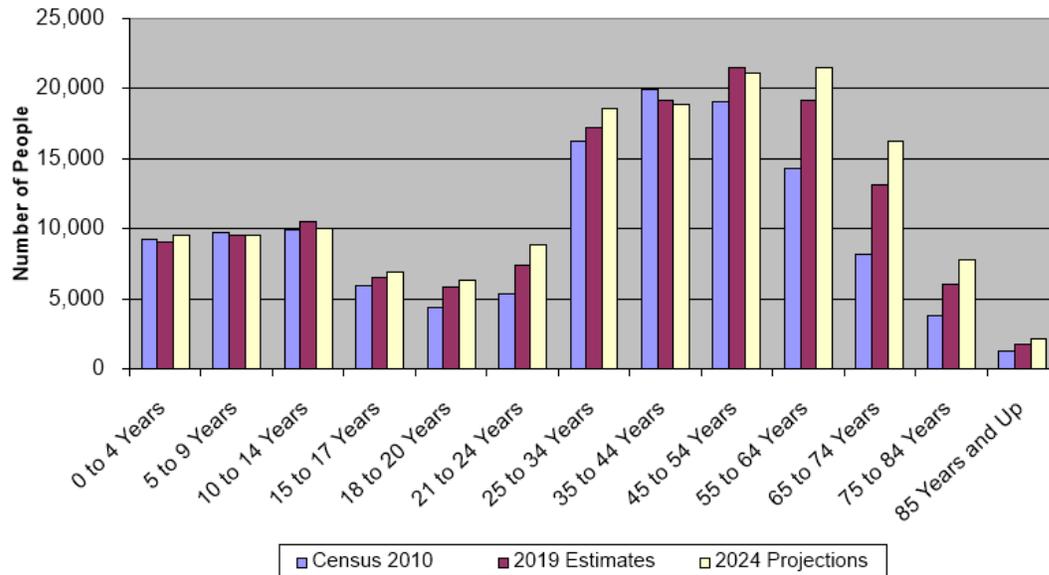
Percent Owner Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	1.9%	1.0%	0.3%	0.1%	0.1%	0.0%	3.5%
\$10,000-20,000	2.7%	2.4%	0.4%	0.1%	0.1%	0.0%	5.7%
\$20,000-30,000	2.8%	3.3%	0.6%	0.1%	0.3%	0.1%	7.2%
\$30,000-40,000	2.4%	3.6%	0.7%	0.2%	0.1%	0.1%	7.2%
\$40,000-50,000	1.2%	4.1%	1.0%	0.3%	0.2%	0.1%	7.0%
\$50,000-60,000	2.5%	5.2%	2.0%	0.3%	0.1%	0.0%	10.1%
\$60,000-75,000	1.4%	6.5%	2.1%	0.9%	0.1%	0.1%	11.1%
\$75,000-100,000	2.3%	7.7%	1.9%	0.9%	0.4%	0.2%	13.5%
\$100,000-125,000	1.0%	4.3%	1.5%	0.5%	0.5%	0.3%	8.1%
\$125,000-150,000	1.4%	5.2%	2.3%	1.3%	0.1%	0.1%	10.4%
\$150,000-200,000	1.7%	7.0%	2.3%	1.7%	0.3%	0.2%	13.4%
\$200,000+	1.2%	0.8%	0.2%	0.0%	0.4%	0.2%	2.9%
Total	22.6%	51.1%	15.4%	6.6%	2.8%	1.5%	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	2.4%	1.2%	0.3%	0.1%	0.1%	0.1%	4.2%
\$10,000-20,000	3.7%	3.0%	0.4%	0.1%	0.1%	0.0%	7.2%
\$20,000-30,000	3.2%	3.9%	0.6%	0.1%	0.3%	0.2%	8.3%
\$30,000-40,000	3.1%	4.4%	0.9%	0.1%	0.1%	0.1%	8.7%
\$40,000-50,000	1.6%	5.0%	1.2%	0.4%	0.2%	0.1%	8.6%
\$50,000-60,000	2.1%	6.5%	2.4%	0.1%	0.1%	0.1%	11.2%
\$60,000-75,000	1.7%	4.8%	1.6%	0.8%	0.1%	0.1%	9.1%
\$75,000-100,000	2.6%	7.4%	1.3%	0.4%	0.5%	0.3%	12.5%
\$100,000-125,000	1.1%	4.2%	1.4%	0.2%	0.3%	0.2%	7.3%
\$125,000-150,000	1.8%	4.6%	1.2%	1.0%	0.2%	0.1%	8.9%
\$150,000-200,000	2.1%	6.6%	0.8%	0.6%	0.4%	0.3%	10.8%
\$200,000+	1.7%	1.0%	0.3%	0.1%	0.2%	0.1%	3.3%
Total	27.0%	52.5%	12.2%	4.0%	2.8%	1.6%	100.0%

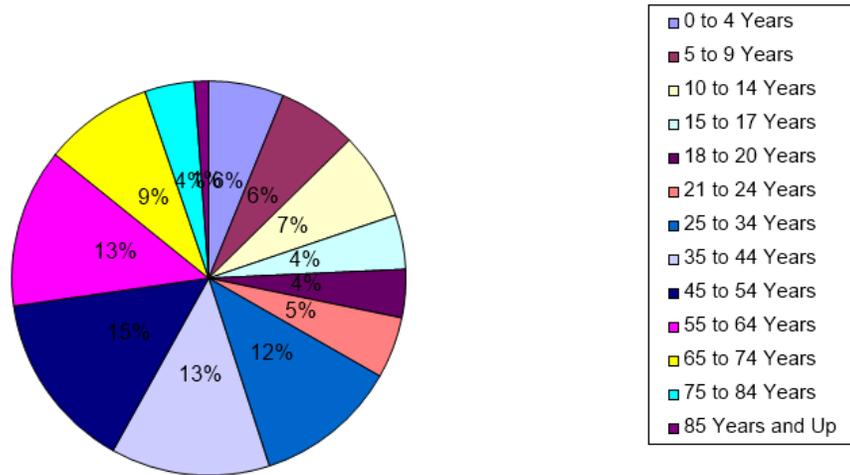
Percent Owner Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	1.1%	0.8%	0.3%	0.2%	0.1%	0.0%	2.4%
\$10,000-20,000	1.6%	1.4%	0.5%	0.2%	0.1%	0.0%	3.7%
\$20,000-30,000	1.6%	2.1%	1.0%	0.4%	0.2%	0.1%	5.4%
\$30,000-40,000	1.7%	2.1%	0.8%	0.5%	0.3%	0.2%	5.6%
\$40,000-50,000	1.1%	2.3%	0.9%	0.7%	0.2%	0.1%	5.4%
\$50,000-60,000	1.7%	3.4%	2.0%	1.8%	0.5%	0.3%	9.6%
\$60,000-75,000	1.2%	4.9%	3.5%	3.3%	0.5%	0.3%	13.6%
\$75,000-100,000	1.4%	5.3%	2.8%	2.6%	1.3%	0.7%	14.0%
\$100,000-125,000	0.8%	3.3%	2.2%	2.3%	1.1%	0.6%	10.2%
\$125,000-150,000	1.0%	3.7%	2.5%	2.9%	1.0%	0.6%	11.6%
\$150,000-200,000	1.2%	4.7%	4.1%	2.7%	1.2%	0.7%	14.7%
\$200,000+	0.8%	0.6%	0.3%	0.1%	1.2%	0.6%	3.6%
Total	15.1%	34.5%	20.8%	17.7%	7.6%	4.2%	100.0%

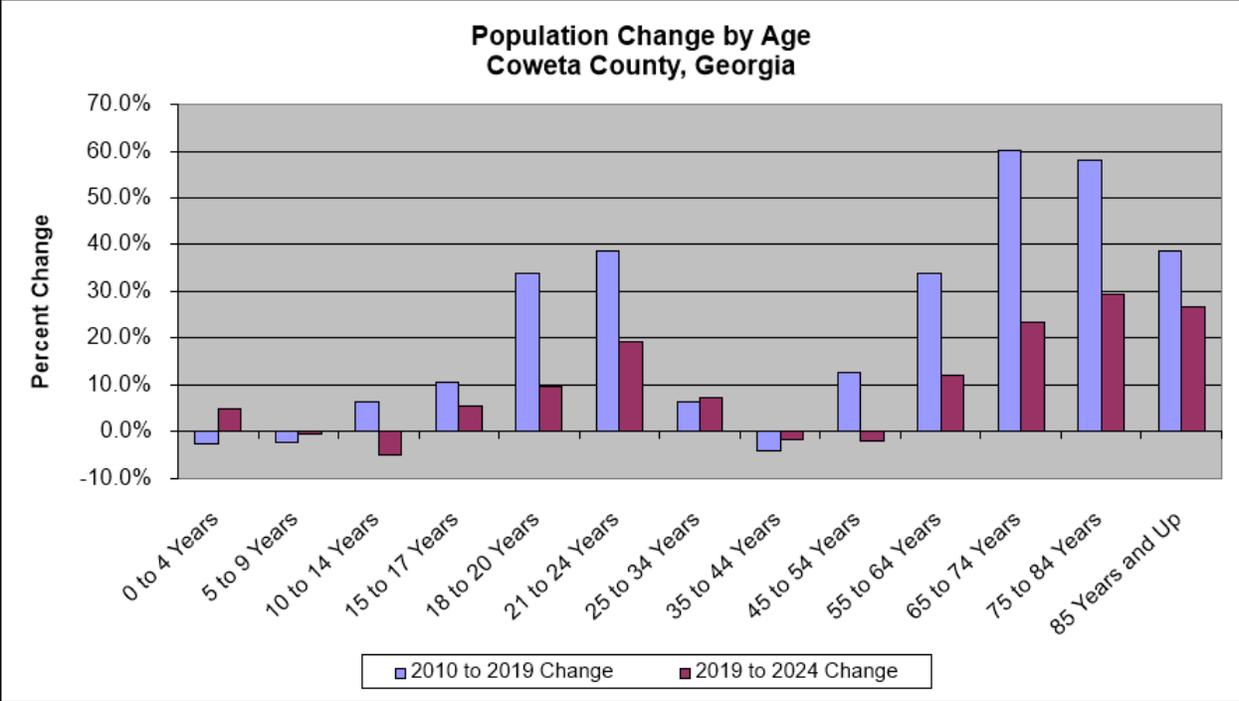
* Estimates based on household size ratios; not cross tabulated data

Population by Age Coweta County, Georgia



2019 Population by Age Coweta County, Georgia





www.ribbondata.com

POPULATION DATA

© 2019 All rights reserved

Claritas

Population by Age & Sex Coweta 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	4,687	4,596	9,283	0 to 4 Years	4,619	4,429	9,048	0 to 4 Years	4,847	4,642	9,489
5 to 9 Years	4,930	4,818	9,748	5 to 9 Years	4,870	4,649	9,519	5 to 9 Years	4,843	4,647	9,490
10 to 14 Years	5,005	4,881	9,886	10 to 14 Years	5,336	5,181	10,517	10 to 14 Years	5,116	4,888	10,004
15 to 17 Years	3,089	2,826	5,915	15 to 17 Years	3,278	3,268	6,546	15 to 17 Years	3,484	3,421	6,905
18 to 20 Years	2,246	2,089	4,335	18 to 20 Years	2,946	2,857	5,803	18 to 20 Years	3,256	3,113	6,369
21 to 24 Years	2,659	2,676	5,335	21 to 24 Years	3,730	3,674	7,404	21 to 24 Years	4,449	4,384	8,833
25 to 34 Years	7,857	8,371	16,228	25 to 34 Years	8,437	8,829	17,266	25 to 34 Years	9,230	9,320	18,550
35 to 44 Years	9,646	10,294	19,940	35 to 44 Years	9,126	10,028	19,154	35 to 44 Years	9,025	9,808	18,833
45 to 54 Years	9,451	9,651	19,102	45 to 54 Years	10,481	11,045	21,526	45 to 54 Years	10,055	11,043	21,098
55 to 64 Years	6,849	7,456	14,305	55 to 64 Years	9,326	9,832	19,158	55 to 64 Years	10,456	11,041	21,497
65 to 74 Years	3,876	4,339	8,215	65 to 74 Years	6,121	7,029	13,150	65 to 74 Years	7,597	8,631	16,228
75 to 84 Years	1,587	2,202	3,789	75 to 84 Years	2,643	3,346	5,989	75 to 84 Years	3,373	4,371	7,744
85 Years and Up	<u>360</u>	<u>876</u>	1,236	85 Years and Up	<u>604</u>	<u>1,111</u>	1,715	85 Years and Up	<u>793</u>	<u>1,379</u>	2,172
Total	62,242	65,075	127,317	Total	71,517	75,278	146,795	Total	76,524	80,688	157,212
62+ Years	n/a	n/a	17,223	62+ Years	n/a	n/a	25,971	62+ Years	n/a	n/a	32,121
Median Age:			36.5	Median Age:			38.8	Median Age:			39.8

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

© 2019 All rights reserved

Claritas

Percent Population by Age & Sex												
Coweta 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	3.7%	3.6%	7.3%	0 to 4 Years	3.1%	3.0%	6.2%	0 to 4 Years	3.1%	3.0%	6.0%	
5 to 9 Years	3.9%	3.8%	7.7%	5 to 9 Years	3.3%	3.2%	6.5%	5 to 9 Years	3.1%	3.0%	6.0%	
10 to 14 Years	3.9%	3.8%	7.8%	10 to 14 Years	3.6%	3.5%	7.2%	10 to 14 Years	3.3%	3.1%	6.4%	
15 to 17 Years	2.4%	2.2%	4.6%	15 to 17 Years	2.2%	2.2%	4.5%	15 to 17 Years	2.2%	2.2%	4.4%	
18 to 20 Years	1.8%	1.6%	3.4%	18 to 20 Years	2.0%	1.9%	4.0%	18 to 20 Years	2.1%	2.0%	4.1%	
21 to 24 Years	2.1%	2.1%	4.2%	21 to 24 Years	2.5%	2.5%	5.0%	21 to 24 Years	2.8%	2.8%	5.6%	
25 to 34 Years	6.2%	6.6%	12.7%	25 to 34 Years	5.7%	6.0%	11.8%	25 to 34 Years	5.9%	5.9%	11.8%	
35 to 44 Years	7.6%	8.1%	15.7%	35 to 44 Years	6.2%	6.8%	13.0%	35 to 44 Years	5.7%	6.2%	12.0%	
45 to 54 Years	7.4%	7.6%	15.0%	45 to 54 Years	7.1%	7.5%	14.7%	45 to 54 Years	6.4%	7.0%	13.4%	
55 to 64 Years	5.4%	5.9%	11.2%	55 to 64 Years	6.4%	6.7%	13.1%	55 to 64 Years	6.7%	7.0%	13.7%	
65 to 74 Years	3.0%	3.4%	6.5%	65 to 74 Years	4.2%	4.8%	9.0%	65 to 74 Years	4.8%	5.5%	10.3%	
75 to 84 Years	1.2%	1.7%	3.0%	75 to 84 Years	1.8%	2.3%	4.1%	75 to 84 Years	2.1%	2.8%	4.9%	
85 Years and Up	0.3%	0.7%	1.0%	85 Years and Up	0.4%	0.8%	1.2%	85 Years and Up	0.5%	0.9%	1.4%	
Total	48.9%	51.1%	100.0%	Total	48.7%	51.3%	100.0%	Total	48.7%	51.3%	100.0%	
62+ Years	n/a	n/a	13.5%	62+ Years	n/a	n/a	17.7%	62+ Years	n/a	n/a	20.4%	

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

© 2019 All rights reserved

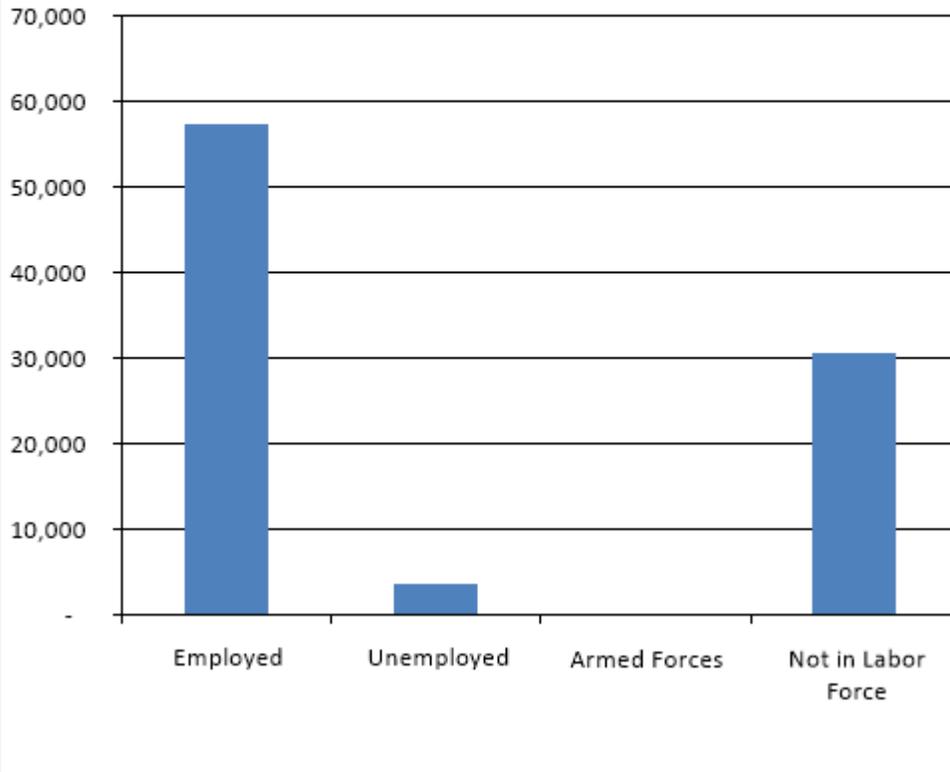
Claritas

Changes in Population by Age & Sex										
Coweta 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	-68	-167	-235	-2.5%	0 to 4 Years	228	213	441	4.9%	
5 to 9 Years	-60	-169	-229	-2.3%	5 to 9 Years	-27	-2	-29	-0.3%	
10 to 14 Years	331	300	631	6.4%	10 to 14 Years	-220	-293	-513	-4.9%	
15 to 17 Years	189	442	631	10.7%	15 to 17 Years	206	153	359	5.5%	
18 to 20 Years	700	768	1,468	33.9%	18 to 20 Years	310	256	566	9.8%	
21 to 24 Years	1,071	998	2,069	38.8%	21 to 24 Years	719	710	1,429	19.3%	
25 to 34 Years	580	458	1,038	6.4%	25 to 34 Years	793	491	1,284	7.4%	
35 to 44 Years	-520	-266	-786	-3.9%	35 to 44 Years	-101	-220	-321	-1.7%	
45 to 54 Years	1,030	1,394	2,424	12.7%	45 to 54 Years	-426	-2	-428	-2.0%	
55 to 64 Years	2,477	2,376	4,853	33.9%	55 to 64 Years	1,130	1,209	2,339	12.2%	
65 to 74 Years	2,245	2,690	4,935	60.1%	65 to 74 Years	1,476	1,602	3,078	23.4%	
75 to 84 Years	1,056	1,144	2,200	58.1%	75 to 84 Years	730	1,025	1,755	29.3%	
85 Years and Up	<u>244</u>	<u>235</u>	479	38.8%	85 Years and Up	<u>189</u>	<u>268</u>	457	26.6%	
Total	9,275	10,203	19,478	15.3%	Total	5,007	5,410	10,417	7.1%	
62+ Years	n/a	n/a	8,748	50.8%	62+ Years	n/a	n/a	6,150	23.7%	

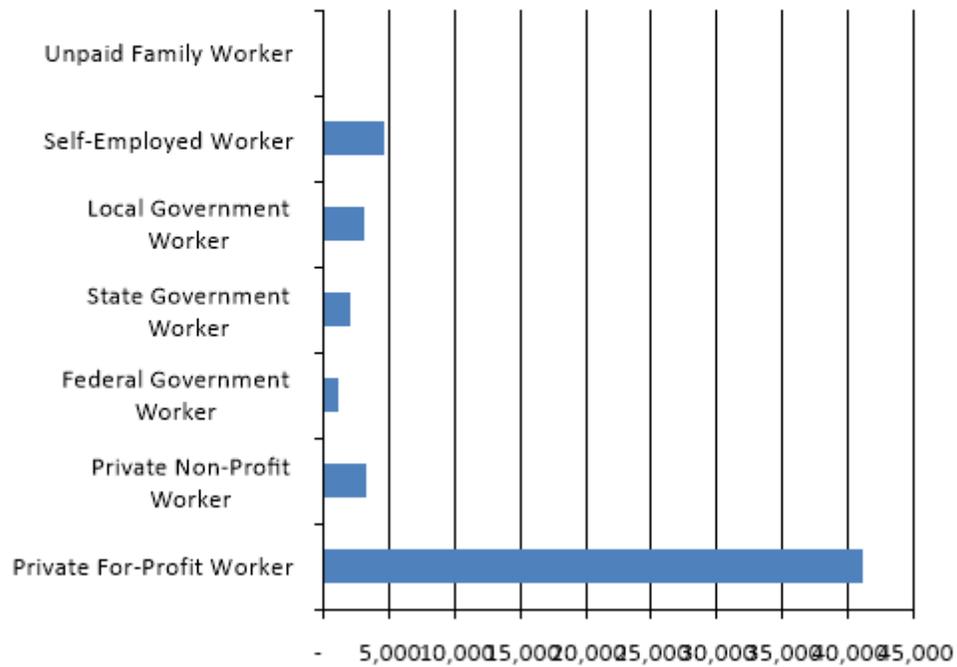
Source: Claritas; Ribbon Demographics

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

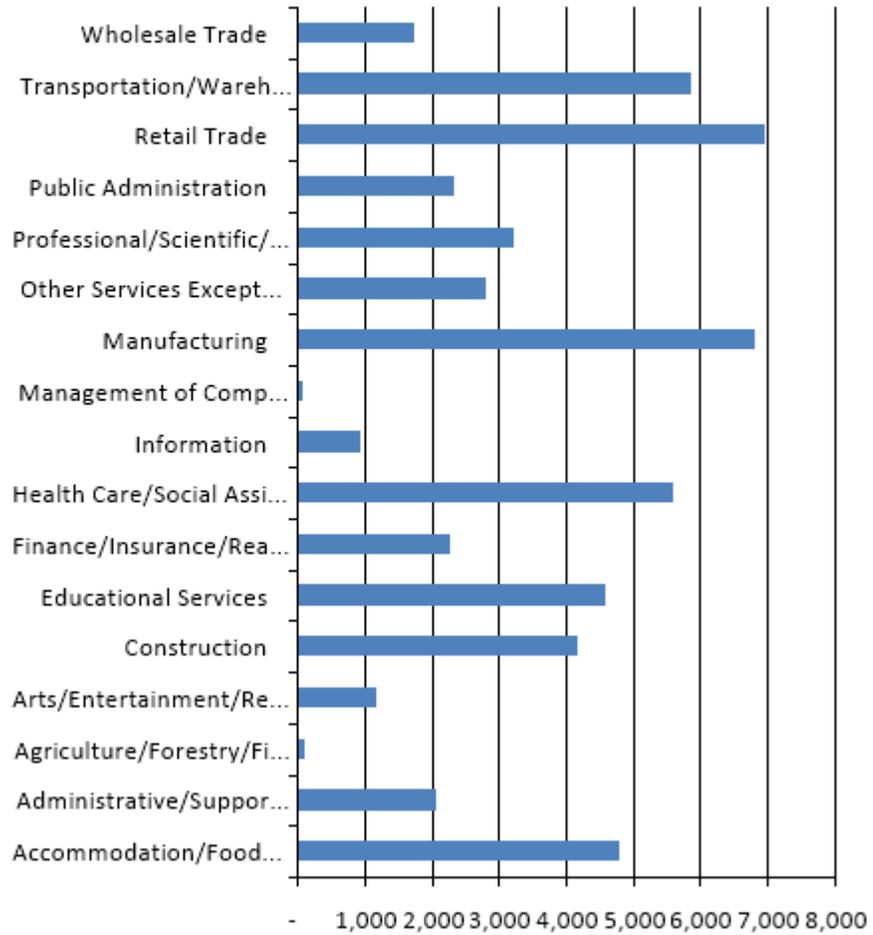
**Employed Civilian Population Aged
16+ Years - Employment Status -
2019 Estimates
Market Area**



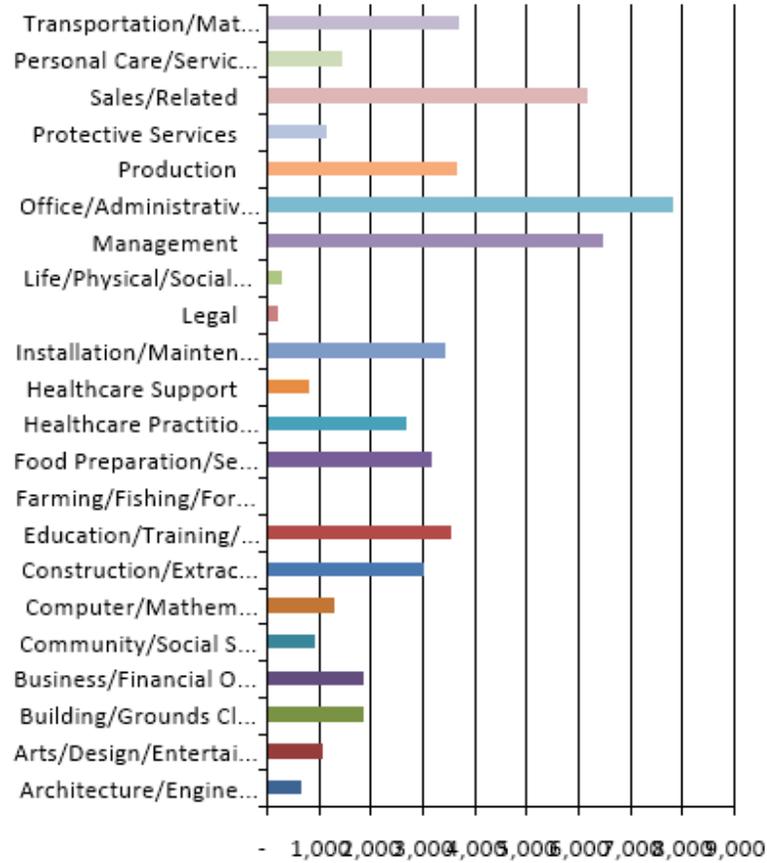
Employed Civilian Population by Class of Worker - 2019 Estimates Market Area



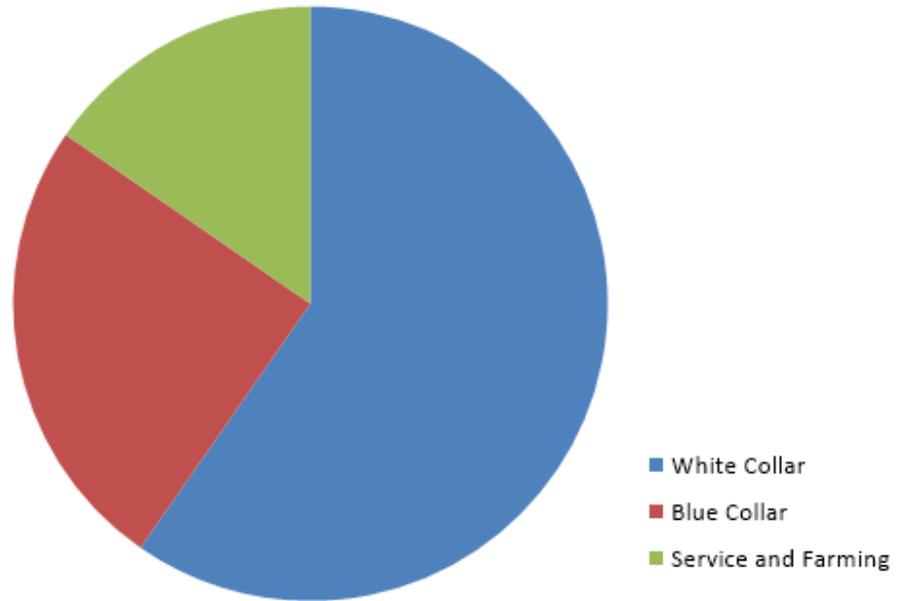
Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Market Area



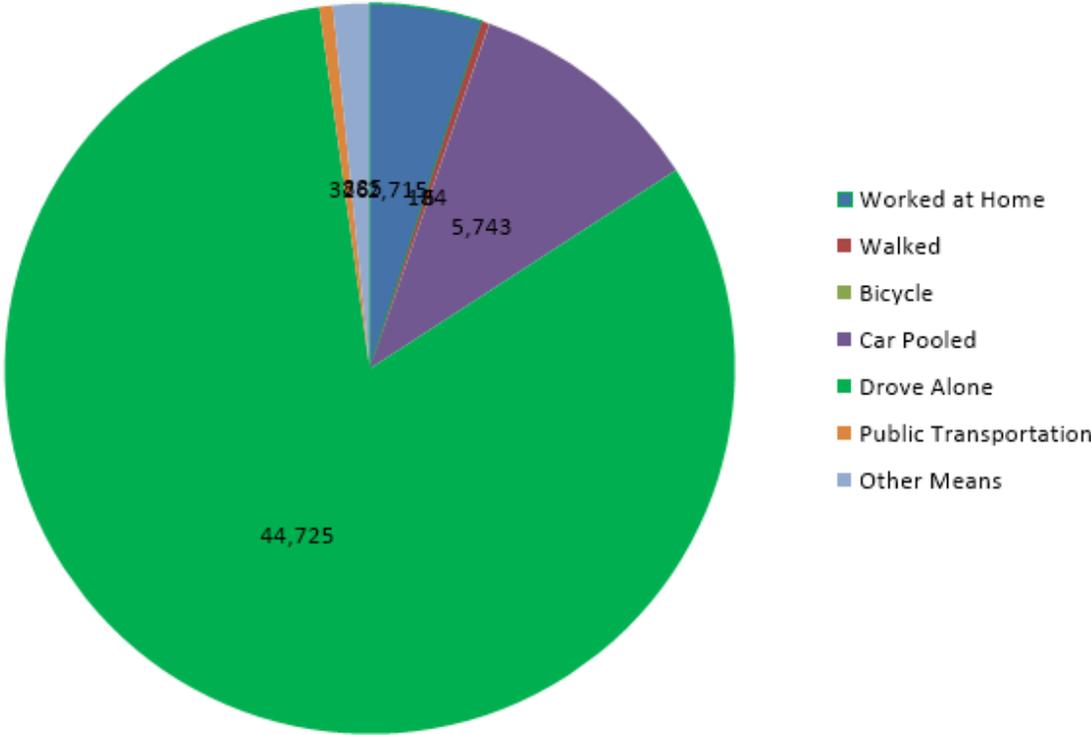
Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Market Area



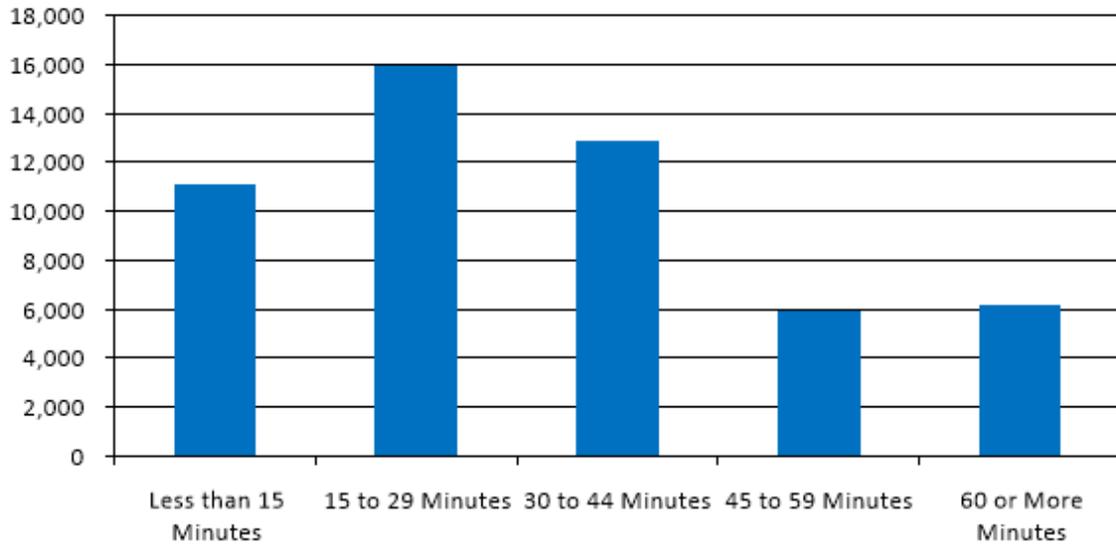
**Employed Civilian Population Aged 16+ Years by
Occupation - 2019 Estimates
Market Area**



**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



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years	
Employment Status	
Current Year Estimates - 2019	
Market Area	
Status	Number
Employed	57,217
Unemployed	3,563
Armed Forces	11
Not in Labor Force	30,360
Unemployed	5.86%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population by Class of Worker		
Current Year Estimates - 2019		
Market Area		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	41,236	74.0%
Private Non-Profit Worker	3,361	6.0%
Federal Government Worker	1,204	2.2%
State Government Worker	2,087	3.7%
Local Government Worker	3,123	5.6%
Self-Employed Worker	4,645	8.3%
Unpaid Family Worker	36	0.1%
Total:	55,692	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2019		
Market Area		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	4,804	8.6%
Administrative/Support/Waste Management	2,067	3.7%
Agriculture/Forestry/Fishing/Hunting/Mining	120	0.2%
Arts/Entertainment/Recreation	1,179	2.1%
Construction	4,184	7.5%
Educational Services	4,600	8.3%
Finance/Insurance/Real Estate/Rent/Lease	2,268	4.1%
Health Care/Social Assistance	5,603	10.1%
Information	951	1.7%
Management of Companies and Enterprises	92	0.2%
Manufacturing	6,827	12.3%
Other Services Except Public Administration	2,815	5.1%
Professional/Scientific/Technical Services	3,240	5.8%
Public Administration	2,353	4.2%
Retail Trade	6,963	12.5%
Transportation/Warehousing/Utilities	5,875	10.5%
Wholesale Trade	1,751	3.1%
Total:	55,692	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years by Occupation		
Current Year Estimates - 2019		
Market Area		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	689	1.2%
Arts/Design/Entertainment/Sports/Media	1,104	2.0%
Building/Grounds Cleaning/Maintenance	1,869	3.4%
Business/Financial Operations	1,892	3.4%
Community/Social Services	932	1.7%
Computer/Mathematical	1,313	2.4%
Construction/Extraction	3,021	5.4%
Education/Training/Library	3,548	6.4%
Farming/Fishing/Forestry	34	0.1%
Food Preparation/Serving Related	3,175	5.7%
Healthcare Practitioner/Technician	2,702	4.9%
Healthcare Support	829	1.5%
Installation/Maintenance/Repair	3,464	6.2%
Legal	226	0.4%
Life/Physical/Social Science	312	0.6%
Management	6,493	11.7%
Office/Administrative Support	7,842	14.1%
Production	3,680	6.6%
Protective Services	1,171	2.1%
Sales/Related	6,189	11.1%
Personal Care/Service	1,481	2.7%
Transportation/Material Moving	3,726	6.7%
Total:	55,692	100.0%
White Collar	33,242	59.7%
Blue Collar	13,891	24.9%
Service and Farming	8,559	15.4%
Total:	55,692	100.0%

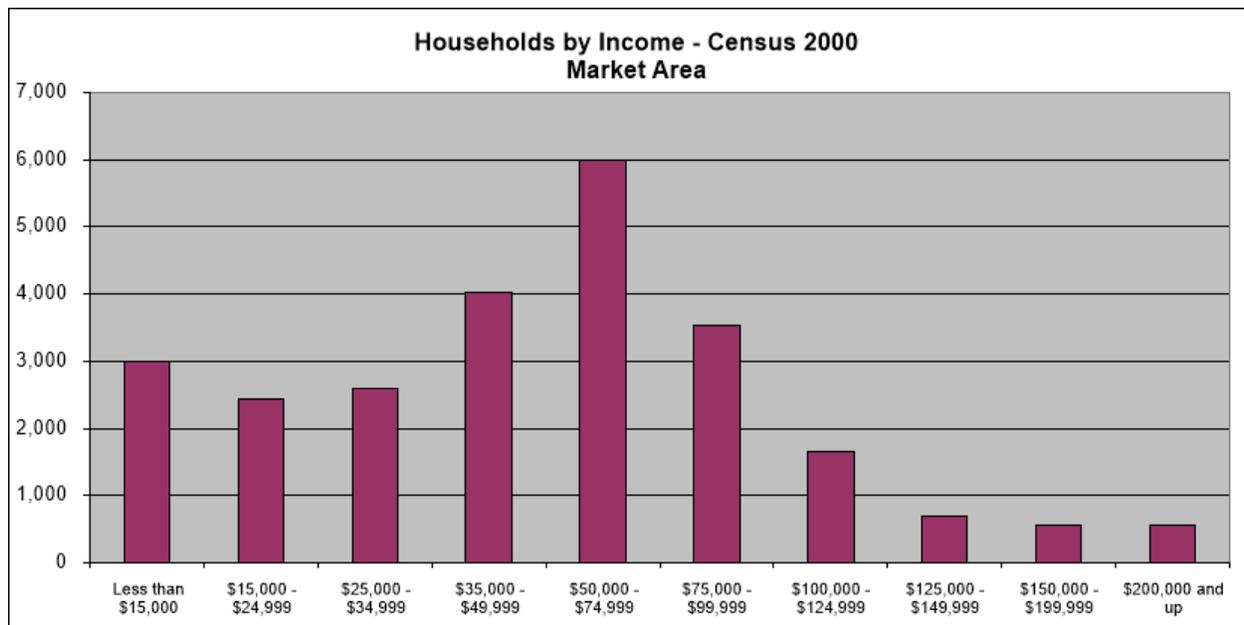
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Transportation to Work <i>Current Year Estimates - 2019</i>		
Market Area		
Transportation Mode	Number	Percent
Worked at Home	2,715	5.0%
Walked	184	0.3%
Bicycle	6	0.0%
Car Pooled	5,743	10.5%
Drove Alone	44,725	81.9%
Public Transportation	326	0.6%
Other Means	885	1.6%
Total:	54,584	100.0%

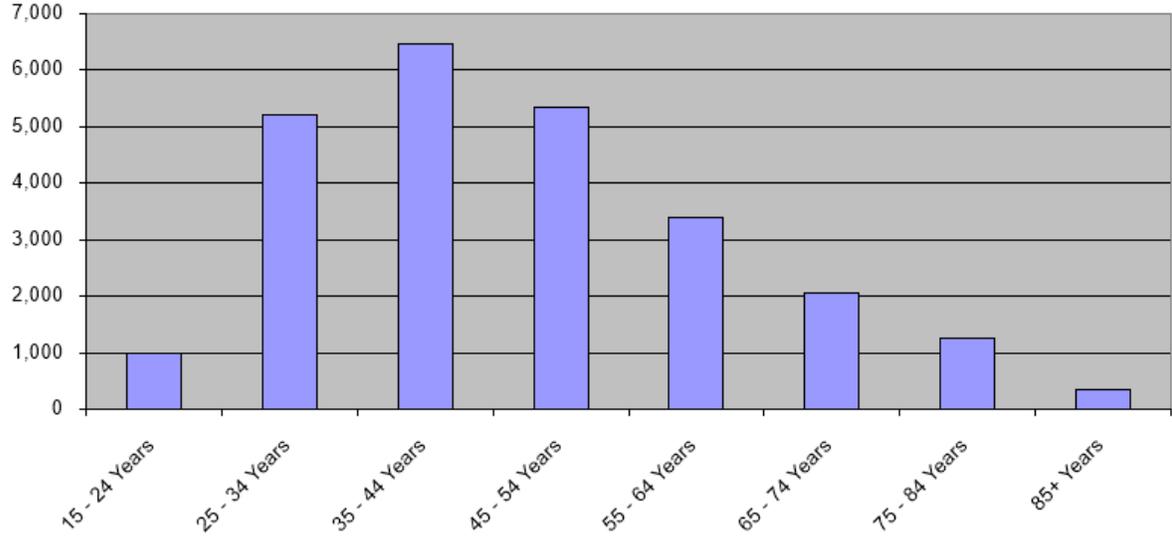
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2019 Market Area		
Travel Time	Number	Percent
Less than 15 Minutes	11,066	21.3%
15 to 29 Minutes	15,919	30.7%
30 to 44 Minutes	12,847	24.7%
45 to 59 Minutes	5,922	11.4%
60 or More Minutes	6,159	11.9%
Total:	51,913	100.0%

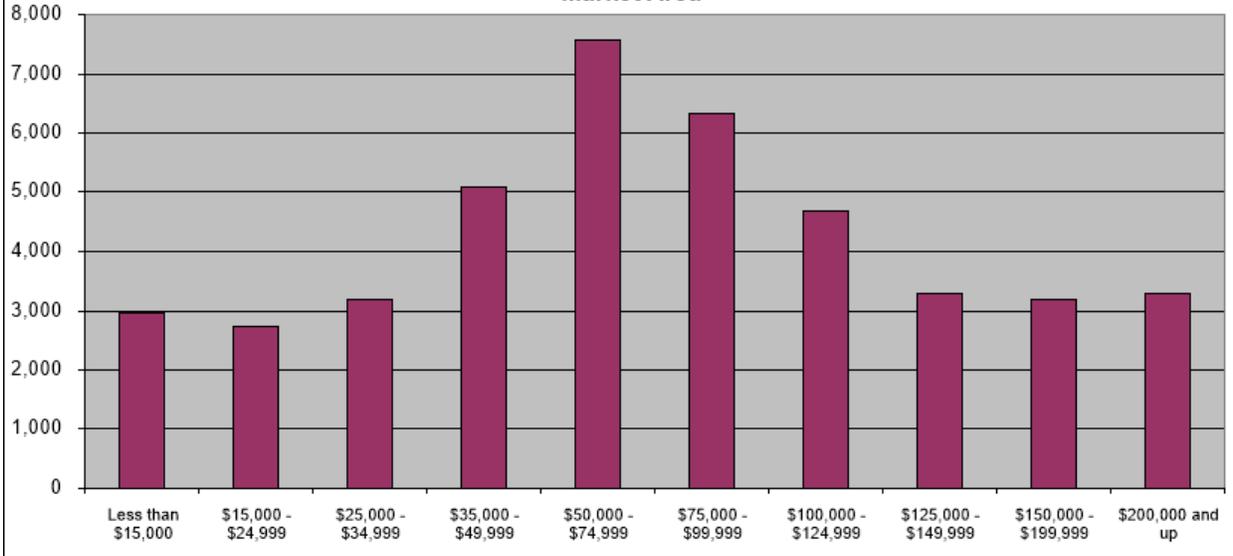
Source: Ribbon Demographics; Claritas



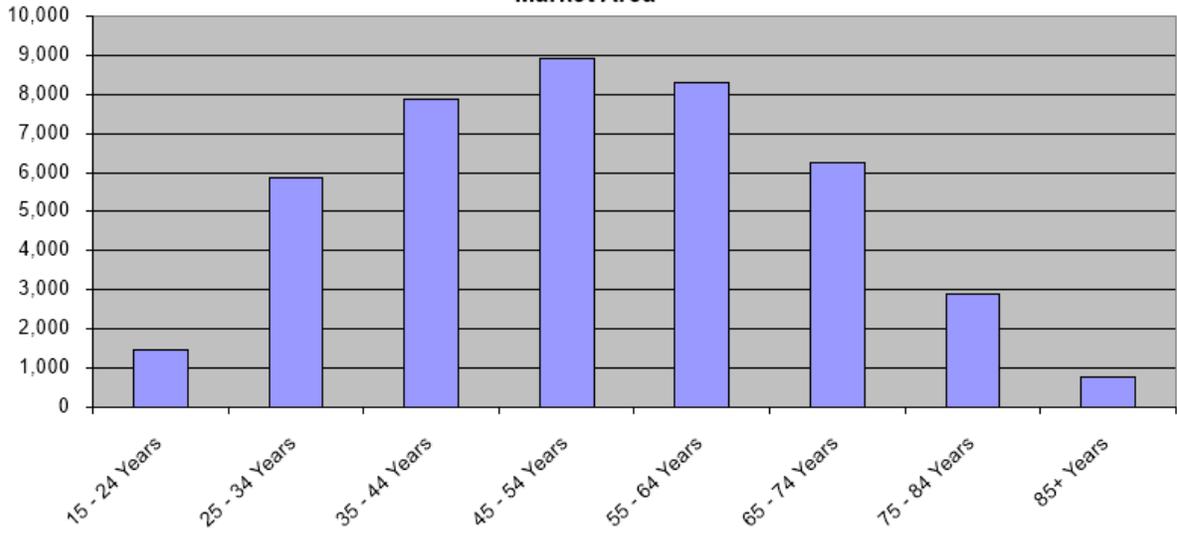
**Households by Age - Census 2000
Market Area**



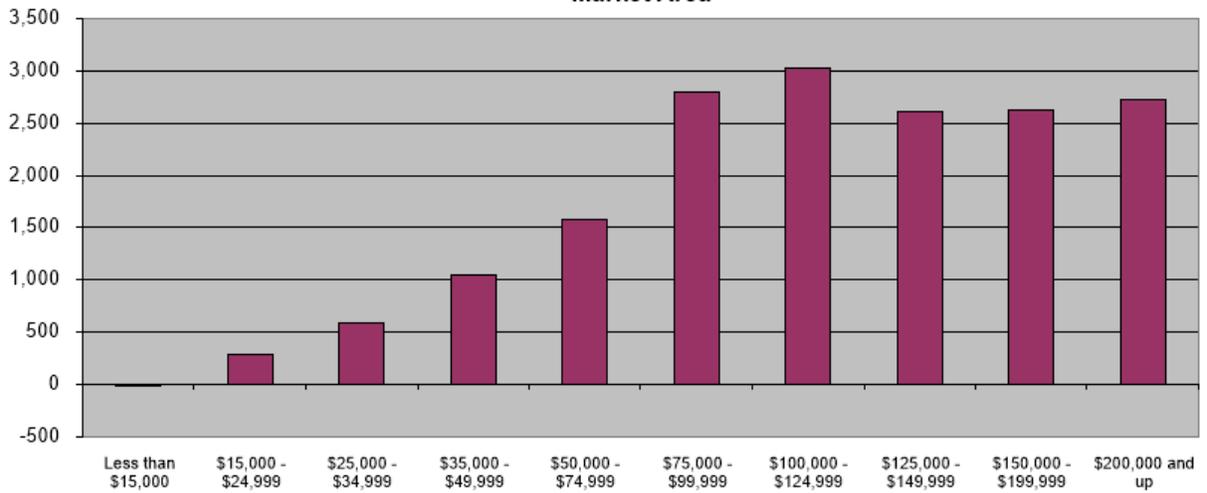
**Estimated Households by Income - 2019
Market Area**



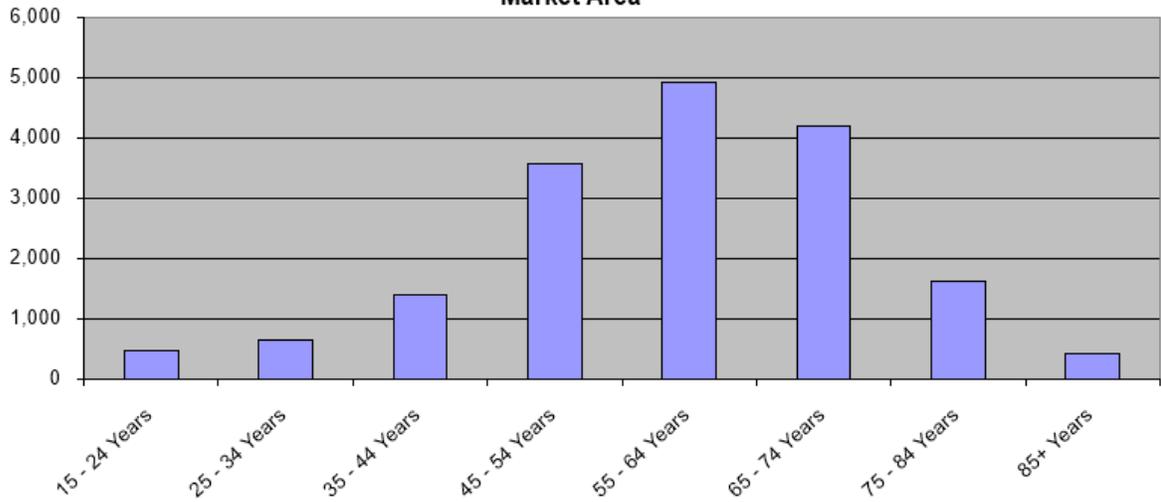
**Estimated Households by Age - 2019
Market Area**



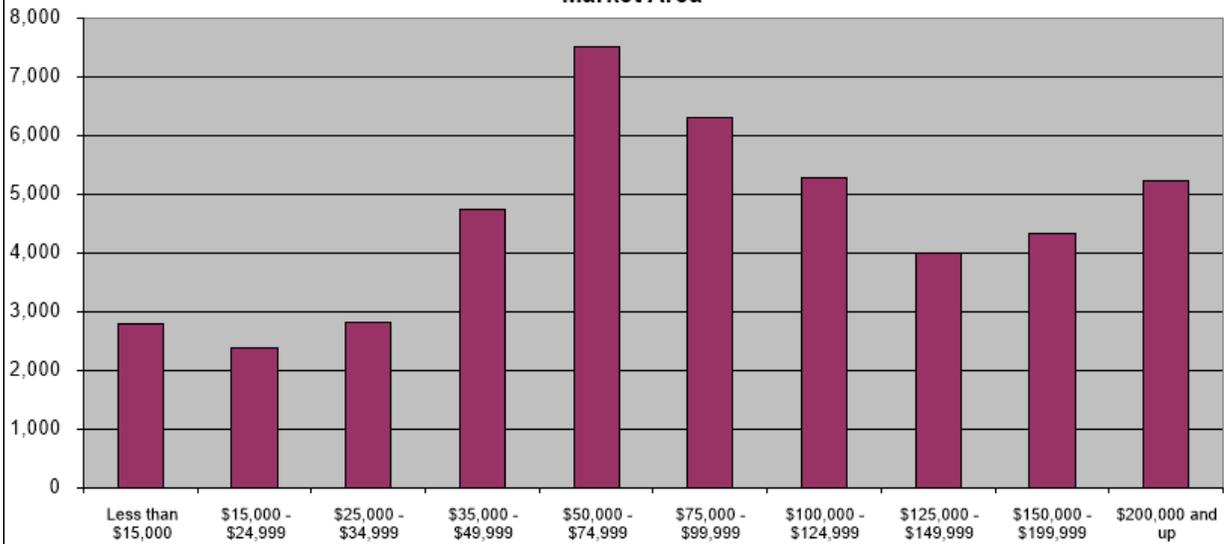
**Estimated Household Income Change 2000 - 2019
Market Area**



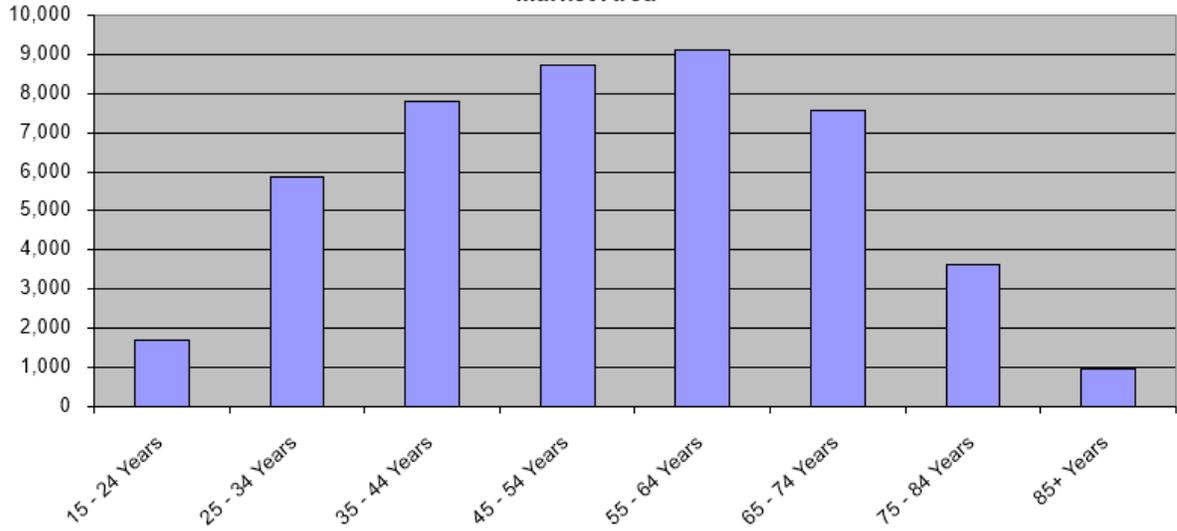
**Estimated Household Age Change 2000 - 2019
Market Area**



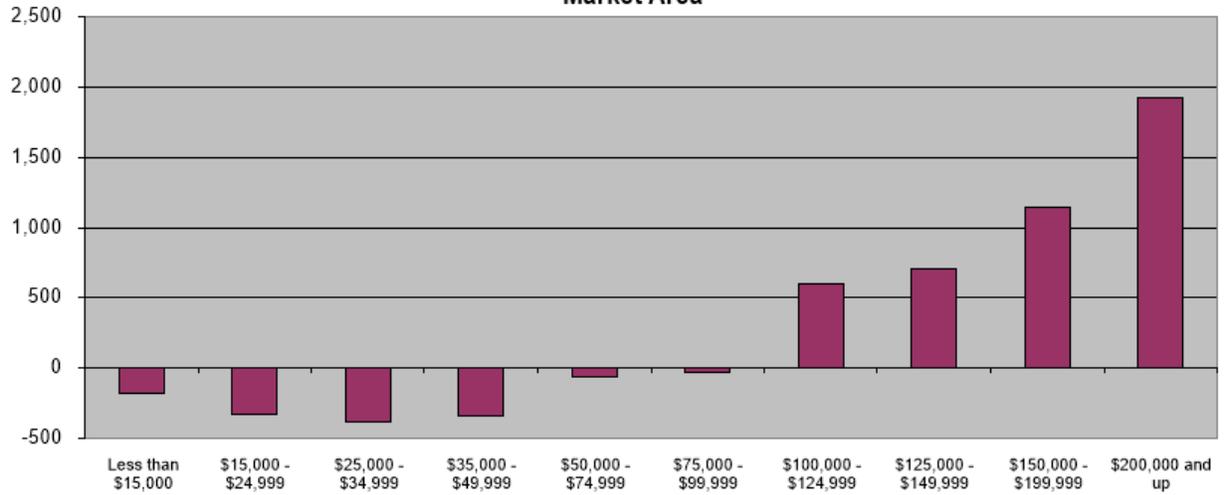
**Projected Households by Income - 2024
Market Area**

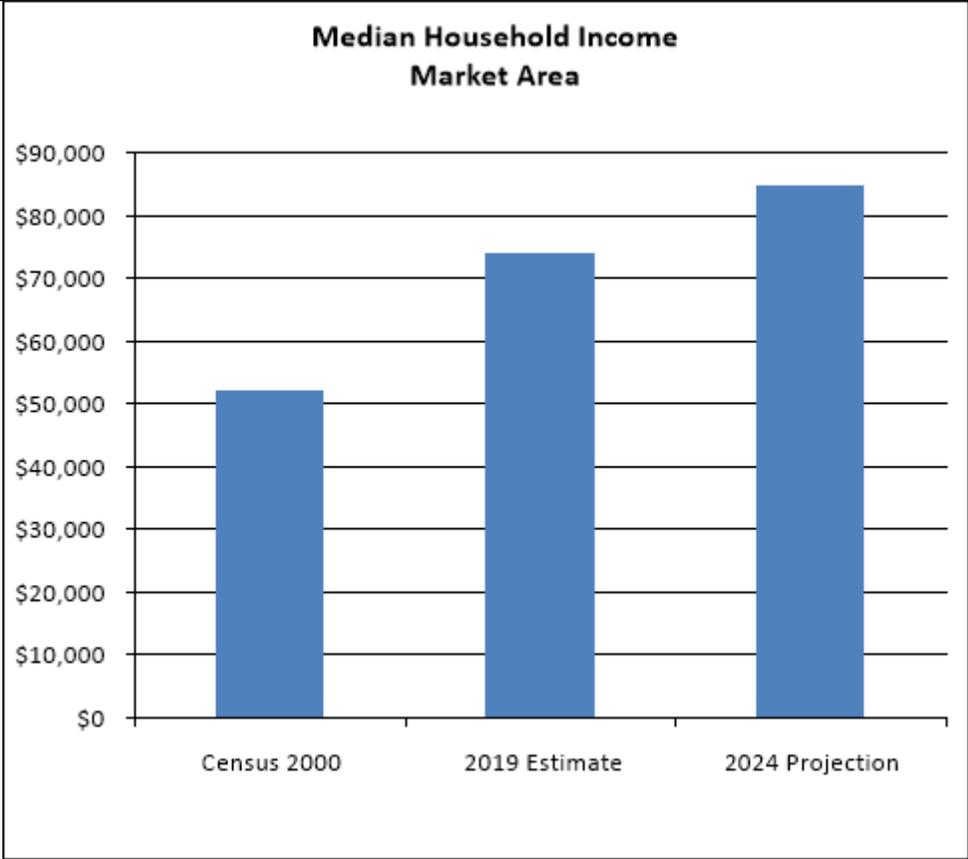
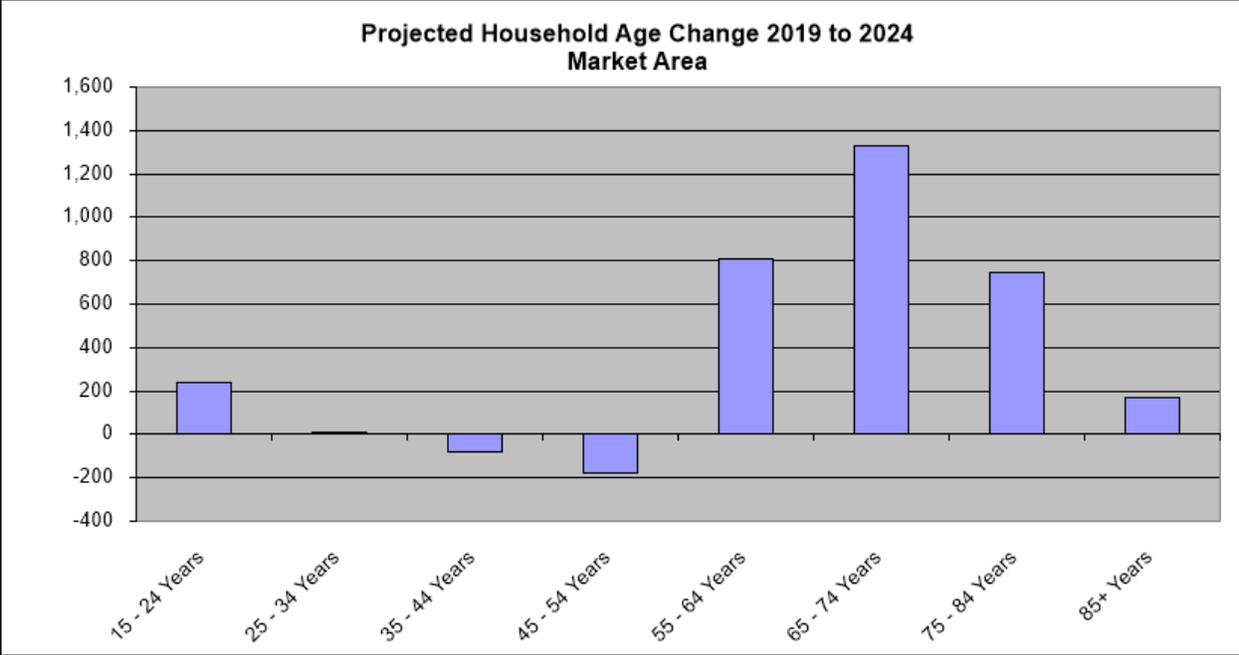


**Projected Households by Age - 2024
Market Area**



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





HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

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	254	489	371	402	388	468	459	157	2,988	11.9%
\$15,000 - \$24,999	171	469	406	410	308	376	227	65	2,432	9.7%
\$25,000 - \$34,999	164	662	486	466	426	302	77	20	2,603	10.4%
\$35,000 - \$49,999	180	913	1,080	805	505	310	191	43	4,027	16.1%
\$50,000 - \$74,999	174	1,513	1,924	1,287	725	223	118	29	5,993	23.9%
\$75,000 - \$99,999	27	663	1,157	900	497	205	72	11	3,532	14.1%
\$100,000 - \$124,999	8	348	558	447	194	70	33	4	1,662	6.6%
\$125,000 - \$149,999	0	69	167	290	136	0	27	7	696	2.8%
\$150,000 - \$199,999	6	54	171	187	96	22	19	5	560	2.2%
\$200,000 and up	0	43	151	157	110	80	27	2	570	2.3%
Total	984	5,223	6,471	5,351	3,385	2,056	1,250	343	25,063	100.0%
Percent	3.9%	20.8%	25.8%	21.4%	13.5%	8.2%	5.0%	1.4%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

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	98	473	533	426	564	472	289	116	2,971	7.0%
\$15,000 - \$24,999	316	367	385	284	415	452	373	134	2,726	6.4%
\$25,000 - \$34,999	416	265	289	519	605	574	407	124	3,199	7.6%
\$35,000 - \$49,999	446	656	730	810	798	972	547	119	5,078	12.0%
\$50,000 - \$74,999	69	1,472	1,699	1,191	1,177	1,240	592	136	7,576	17.9%
\$75,000 - \$99,999	68	1,168	1,534	1,452	1,341	534	192	44	6,333	15.0%
\$100,000 - \$124,999	51	469	688	1,442	1,170	662	164	38	4,684	11.1%
\$125,000 - \$149,999	1	528	887	728	590	447	95	26	3,302	7.8%
\$150,000 - \$199,999	1	257	529	986	761	492	140	15	3,181	7.5%
\$200,000 and up	0	206	597	1,083	890	414	82	24	3,296	7.8%
Total	1,466	5,861	7,871	8,921	8,311	6,259	2,881	776	42,346	100.0%
Percent	3.5%	13.8%	18.6%	21.1%	19.6%	14.8%	6.8%	1.8%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

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	-156	-16	162	24	176	4	-170	-41	-17	-0.6%
\$15,000 - \$24,999	145	-102	-21	-126	107	76	146	69	294	12.1%
\$25,000 - \$34,999	252	-397	-197	53	179	272	330	104	596	22.9%
\$35,000 - \$49,999	266	-257	-350	5	293	662	356	76	1,051	26.1%
\$50,000 - \$74,999	-105	-41	-225	-96	452	1,017	474	107	1,583	26.4%
\$75,000 - \$99,999	41	505	377	552	844	329	120	33	2,801	79.3%
\$100,000 - \$124,999	43	121	130	995	976	592	131	34	3,022	181.8%
\$125,000 - \$149,999	1	459	720	438	454	447	68	19	2,606	374.4%
\$150,000 - \$199,999	-5	203	358	799	665	470	121	10	2,621	468.0%
\$200,000 and up	0	163	446	926	780	334	55	22	2,726	478.2%
Total	482	638	1,400	3,570	4,926	4,203	1,631	433	17,283	69.0%
Percent Change	49.0%	12.2%	21.6%	66.7%	145.5%	204.4%	130.5%	126.2%	69.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

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	118	414	444	344	509	485	339	133	2,786	6.1%
\$15,000 - \$24,999	330	295	281	197	329	430	391	144	2,397	5.3%
\$25,000 - \$34,999	433	211	223	368	498	534	427	124	2,818	6.2%
\$35,000 - \$49,999	538	552	575	633	705	972	618	144	4,737	10.4%
\$50,000 - \$74,999	102	1,404	1,518	1,018	1,145	1,405	754	170	7,516	16.6%
\$75,000 - \$99,999	93	1,153	1,435	1,287	1,369	647	261	57	6,302	13.9%
\$100,000 - \$124,999	84	516	730	1,431	1,333	881	250	55	5,280	11.6%
\$125,000 - \$149,999	5	639	1,008	776	730	650	157	42	4,007	8.8%
\$150,000 - \$199,999	3	351	677	1,171	1,041	799	255	27	4,324	9.5%
\$200,000 and up	2	333	902	1,520	1,461	783	173	50	5,224	11.5%
Total	1,708	5,868	7,793	8,745	9,120	7,586	3,625	946	45,391	100.0%
Percent	3.8%	12.9%	17.2%	19.3%	20.1%	16.7%	8.0%	2.1%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

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	20	-59	-89	-82	-55	13	50	17	-185	-6.2%
\$15,000 - \$24,999	14	-72	-104	-87	-86	-22	18	10	-329	-12.1%
\$25,000 - \$34,999	17	-54	-66	-151	-107	-40	20	0	-381	-11.9%
\$35,000 - \$49,999	92	-104	-155	-177	-93	0	71	25	-341	-6.7%
\$50,000 - \$74,999	33	-68	-181	-173	-32	165	162	34	-60	-0.8%
\$75,000 - \$99,999	25	-15	-99	-165	28	113	69	13	-31	-0.5%
\$100,000 - \$124,999	33	47	42	-11	163	219	86	17	596	12.7%
\$125,000 - \$149,999	4	111	121	48	140	203	62	16	705	21.4%
\$150,000 - \$199,999	2	94	148	185	280	307	115	12	1,143	35.9%
\$200,000 and up	<u>2</u>	<u>127</u>	<u>305</u>	<u>437</u>	<u>571</u>	<u>369</u>	<u>91</u>	<u>26</u>	<u>1,928</u>	<u>58.5%</u>
Total	242	7	-78	-176	809	1,327	744	170	3,045	7.2%
Percent Change	16.5%	0.1%	-1.0%	-2.0%	9.7%	21.2%	25.8%	21.9%	7.2%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Median Household Income		
Market Area		
Census 2000	2019 Estimate	2024 Projection
\$52,009	\$73,756	\$84,685

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Median Household Income by Area			
Market Area			
Geography ID	Census 2000	2019 Estimate	2024 Projection
13077170802	\$44,654	\$74,174	\$87,668
13077170801	\$41,479	\$59,301	\$67,933
13077170700	\$37,089	\$48,566	\$56,996
13077170603	\$60,808	\$81,985	\$94,053
13077170602	\$60,568	\$98,306	\$112,216
13077170601	\$27,288	\$46,569	\$55,048
13077170406	\$67,256	\$105,068	\$121,524
13077170405	\$66,606	\$90,759	\$102,417
13077170404	\$66,923	\$97,385	\$112,674
13077170403	\$59,887	\$128,925	\$149,613
13077170306	\$62,934	\$74,762	\$85,000
13077170305	\$37,921	\$44,580	\$49,861
13077170304	\$62,104	\$86,788	\$99,628
13077170303	\$71,875	\$105,062	\$117,135
13077170200	\$47,541	\$60,609	\$67,895
13077170100	\$50,890	\$66,229	\$74,962

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

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	263	210	137	160	88	62	920
\$10,000-20,000	359	249	124	102	112	83	1,029
\$20,000-30,000	167	254	230	128	106	74	959
\$30,000-40,000	304	579	7	168	40	27	1,125
\$40,000-50,000	133	132	229	42	52	25	613
\$50,000-60,000	63	166	175	165	80	49	698
\$60,000-75,000	172	59	131	158	90	57	667
\$75,000-100,000	65	101	34	46	69	44	359
\$100,000-125,000	27	23	58	23	34	25	190
\$125,000-150,000	41	37	18	12	18	8	134
\$150,000-200,000	8	11	4	40	7	2	72
\$200,000+	592	317	238	96	10	0	1,253
Total	2,194	2,138	1,385	1,140	706	456	8,019

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	460	91	71	8	5	1	636
\$10,000-20,000	215	133	34	17	8	0	407
\$20,000-30,000	119	161	23	20	22	14	359
\$30,000-40,000	92	94	73	7	9	4	279
\$40,000-50,000	112	66	8	11	7	0	204
\$50,000-60,000	98	67	36	9	6	2	218
\$60,000-75,000	112	115	44	8	5	0	284
\$75,000-100,000	57	32	18	8	27	13	155
\$100,000-125,000	57	36	15	5	7	1	121
\$125,000-150,000	24	21	3	28	38	19	133
\$150,000-200,000	29	40	1	5	30	13	118
\$200,000+	140	46	14	52	7	0	259
Total	1,515	902	340	178	171	67	3,173

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	385	48	53	7	4	0	497
\$10,000-20,000	170	121	9	16	7	0	323
\$20,000-30,000	93	70	6	18	6	1	194
\$30,000-40,000	87	64	14	6	9	4	184
\$40,000-50,000	57	23	6	10	6	0	102
\$50,000-60,000	84	57	2	8	3	0	154
\$60,000-75,000	52	58	44	5	3	0	162
\$75,000-100,000	50	22	4	5	13	6	100
\$100,000-125,000	46	8	3	5	6	1	69
\$125,000-150,000	21	13	1	1	6	0	42
\$150,000-200,000	21	29	1	4	5	0	60
\$200,000+	88	42	12	51	3	0	196
Total	1,154	555	155	136	71	12	2,083

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	723	301	208	168	93	63	1,556
\$10,000-20,000	574	382	158	119	120	83	1,436
\$20,000-30,000	286	415	253	148	128	88	1,318
\$30,000-40,000	396	673	80	175	49	31	1,404
\$40,000-50,000	245	198	237	53	59	25	817
\$50,000-60,000	161	233	211	174	86	51	916
\$60,000-75,000	284	174	175	166	95	57	951
\$75,000-100,000	122	133	52	54	96	57	514
\$100,000-125,000	84	59	73	28	41	26	311
\$125,000-150,000	65	58	21	40	56	27	267
\$150,000-200,000	37	51	5	45	37	15	190
\$200,000+	732	363	252	148	17	0	1,512
Total	3,709	3,040	1,725	1,318	877	523	11,192

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

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

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	3.3%	2.6%	1.7%	2.0%	1.1%	0.8%	11.5%
\$10,000-20,000	4.5%	3.1%	1.5%	1.3%	1.4%	1.0%	12.8%
\$20,000-30,000	2.1%	3.2%	2.9%	1.6%	1.3%	0.9%	12.0%
\$30,000-40,000	3.8%	7.2%	0.1%	2.1%	0.5%	0.3%	14.0%
\$40,000-50,000	1.7%	1.6%	2.9%	0.5%	0.6%	0.3%	7.6%
\$50,000-60,000	0.8%	2.1%	2.2%	2.1%	1.0%	0.6%	8.7%
\$60,000-75,000	2.1%	0.7%	1.6%	2.0%	1.1%	0.7%	8.3%
\$75,000-100,000	0.8%	1.3%	0.4%	0.6%	0.9%	0.5%	4.5%
\$100,000-125,000	0.3%	0.3%	0.7%	0.3%	0.4%	0.3%	2.4%
\$125,000-150,000	0.5%	0.5%	0.2%	0.1%	0.2%	0.1%	1.7%
\$150,000-200,000	0.1%	0.1%	0.0%	0.5%	0.1%	0.0%	0.9%
\$200,000+	7.4%	4.0%	3.0%	1.2%	0.1%	0.0%	15.6%
Total	27.4%	26.7%	17.3%	14.2%	8.8%	5.7%	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	14.5%	2.9%	2.2%	0.3%	0.2%	0.0%	20.0%
\$10,000-20,000	6.8%	4.2%	1.1%	0.5%	0.3%	0.0%	12.8%
\$20,000-30,000	3.8%	5.1%	0.7%	0.6%	0.7%	0.4%	11.3%
\$30,000-40,000	2.9%	3.0%	2.3%	0.2%	0.3%	0.1%	8.8%
\$40,000-50,000	3.5%	2.1%	0.3%	0.3%	0.2%	0.0%	6.4%
\$50,000-60,000	3.1%	2.1%	1.1%	0.3%	0.2%	0.1%	6.9%
\$60,000-75,000	3.5%	3.6%	1.4%	0.3%	0.2%	0.0%	9.0%
\$75,000-100,000	1.8%	1.0%	0.6%	0.3%	0.9%	0.4%	4.9%
\$100,000-125,000	1.8%	1.1%	0.5%	0.2%	0.2%	0.0%	3.8%
\$125,000-150,000	0.8%	0.7%	0.1%	0.9%	1.2%	0.6%	4.2%
\$150,000-200,000	0.9%	1.3%	0.0%	0.2%	0.9%	0.4%	3.7%
\$200,000+	4.4%	1.4%	0.4%	1.6%	0.2%	0.0%	8.2%
Total	47.7%	28.4%	10.7%	5.6%	5.4%	2.1%	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	18.5%	2.3%	2.5%	0.3%	0.2%	0.0%	23.9%
\$10,000-20,000	8.2%	5.8%	0.4%	0.8%	0.3%	0.0%	15.5%
\$20,000-30,000	4.5%	3.4%	0.3%	0.9%	0.3%	0.0%	9.3%
\$30,000-40,000	4.2%	3.1%	0.7%	0.3%	0.4%	0.2%	8.8%
\$40,000-50,000	2.7%	1.1%	0.3%	0.5%	0.3%	0.0%	4.9%
\$50,000-60,000	4.0%	2.7%	0.1%	0.4%	0.1%	0.0%	7.4%
\$60,000-75,000	2.5%	2.8%	2.1%	0.2%	0.1%	0.0%	7.8%
\$75,000-100,000	2.4%	1.1%	0.2%	0.2%	0.6%	0.3%	4.8%
\$100,000-125,000	2.2%	0.4%	0.1%	0.2%	0.3%	0.0%	3.3%
\$125,000-150,000	1.0%	0.6%	0.0%	0.0%	0.3%	0.0%	2.0%
\$150,000-200,000	1.0%	1.4%	0.0%	0.2%	0.2%	0.0%	2.9%
\$200,000+	4.2%	2.0%	0.6%	2.4%	0.1%	0.0%	9.4%
Total	55.4%	26.6%	7.4%	6.5%	3.4%	0.6%	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%	2.7%	1.9%	1.5%	0.8%	0.6%	13.9%
\$10,000-20,000	5.1%	3.4%	1.4%	1.1%	1.1%	0.7%	12.8%
\$20,000-30,000	2.6%	3.7%	2.3%	1.3%	1.1%	0.8%	11.8%
\$30,000-40,000	3.5%	6.0%	0.7%	1.6%	0.4%	0.3%	12.5%
\$40,000-50,000	2.2%	1.8%	2.1%	0.5%	0.5%	0.2%	7.3%
\$50,000-60,000	1.4%	2.1%	1.9%	1.6%	0.8%	0.5%	8.2%
\$60,000-75,000	2.5%	1.6%	1.6%	1.5%	0.8%	0.5%	8.5%
\$75,000-100,000	1.1%	1.2%	0.5%	0.5%	0.9%	0.5%	4.6%
\$100,000-125,000	0.8%	0.5%	0.7%	0.3%	0.4%	0.2%	2.8%
\$125,000-150,000	0.6%	0.5%	0.2%	0.4%	0.5%	0.2%	2.4%
\$150,000-200,000	0.3%	0.5%	0.0%	0.4%	0.3%	0.1%	1.7%
\$200,000+	6.5%	3.2%	2.3%	1.3%	0.2%	0.0%	13.5%
Total	33.1%	27.2%	15.4%	11.8%	7.8%	4.7%	100.0%

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

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

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	56	162	160	192	29	18	617
\$10,000-20,000	159	113	207	111	21	8	619
\$20,000-30,000	68	241	333	209	88	64	1,003
\$30,000-40,000	253	205	193	264	100	59	1,074
\$40,000-50,000	275	150	237	316	89	49	1,116
\$50,000-60,000	228	453	570	722	172	102	2,247
\$60,000-75,000	116	591	753	789	196	100	2,545
\$75,000-100,000	40	395	550	591	339	183	2,098
\$100,000-125,000	31	163	235	414	298	154	1,295
\$125,000-150,000	48	226	288	436	168	88	1,254
\$150,000-200,000	28	84	223	215	195	115	860
\$200,000+	120	118	144	35	66	29	512
Total	1,422	2,901	3,893	4,294	1,761	969	15,240

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	530	444	106	50	24	10	1,164
\$10,000-20,000	426	593	90	26	26	12	1,173
\$20,000-30,000	486	555	115	24	47	23	1,250
\$30,000-40,000	307	554	85	59	38	21	1,064
\$40,000-50,000	192	574	145	45	42	24	1,022
\$50,000-60,000	359	710	288	70	20	11	1,458
\$60,000-75,000	173	1,093	237	152	23	13	1,691
\$75,000-100,000	150	714	224	105	72	46	1,311
\$100,000-125,000	81	404	105	60	62	25	737
\$125,000-150,000	70	350	129	97	14	5	665
\$150,000-200,000	34	262	101	30	17	10	454
\$200,000+	167	147	35	11	14	5	379
Total	2,975	6,400	1,660	729	399	205	12,368

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	414	327	86	44	19	10	900
\$10,000-20,000	383	457	62	16	15	7	940
\$20,000-30,000	381	401	75	16	31	15	919
\$30,000-40,000	226	344	73	10	24	14	691
\$40,000-50,000	142	422	96	34	33	20	747
\$50,000-60,000	164	572	204	18	16	9	983
\$60,000-75,000	132	500	117	71	8	3	831
\$75,000-100,000	113	406	86	30	62	41	738
\$100,000-125,000	53	236	41	10	13	4	357
\$125,000-150,000	61	180	32	40	9	3	325
\$150,000-200,000	25	161	16	6	11	5	224
\$200,000+	141	110	21	9	6	3	290
Total	2,235	4,116	909	304	247	134	7,945

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	586	606	266	242	53	28	1,781
\$10,000-20,000	585	706	297	137	47	20	1,792
\$20,000-30,000	554	796	448	233	135	87	2,253
\$30,000-40,000	560	759	278	323	138	80	2,138
\$40,000-50,000	467	724	382	361	131	73	2,138
\$50,000-60,000	587	1,163	858	792	192	113	3,705
\$60,000-75,000	289	1,684	990	941	219	113	4,236
\$75,000-100,000	190	1,109	774	696	411	229	3,409
\$100,000-125,000	112	567	340	474	360	179	2,032
\$125,000-150,000	118	576	417	533	182	93	1,919
\$150,000-200,000	62	346	324	245	212	125	1,314
\$200,000+	287	265	179	46	80	34	891
Total	4,397	9,301	5,553	5,023	2,160	1,174	27,608

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

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

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	0.4%	1.1%	1.0%	1.3%	0.2%	0.1%	4.0%
\$10,000-20,000	1.0%	0.7%	1.4%	0.7%	0.1%	0.1%	4.1%
\$20,000-30,000	0.4%	1.6%	2.2%	1.4%	0.6%	0.4%	6.6%
\$30,000-40,000	1.7%	1.3%	1.3%	1.7%	0.7%	0.4%	7.0%
\$40,000-50,000	1.8%	1.0%	1.6%	2.1%	0.6%	0.3%	7.3%
\$50,000-60,000	1.5%	3.0%	3.7%	4.7%	1.1%	0.7%	14.7%
\$60,000-75,000	0.8%	3.9%	4.9%	5.2%	1.3%	0.7%	16.7%
\$75,000-100,000	0.3%	2.6%	3.6%	3.9%	2.2%	1.2%	13.8%
\$100,000-125,000	0.2%	1.1%	1.5%	2.7%	2.0%	1.0%	8.5%
\$125,000-150,000	0.3%	1.5%	1.9%	2.9%	1.1%	0.6%	8.2%
\$150,000-200,000	0.2%	0.6%	1.5%	1.4%	1.3%	0.8%	5.6%
\$200,000+	0.8%	0.8%	0.9%	0.2%	0.4%	0.2%	3.4%
Total	9.3%	19.0%	25.5%	28.2%	11.6%	6.4%	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	4.3%	3.6%	0.9%	0.4%	0.2%	0.1%	9.4%
\$10,000-20,000	3.4%	4.8%	0.7%	0.2%	0.2%	0.1%	9.5%
\$20,000-30,000	3.9%	4.5%	0.9%	0.2%	0.4%	0.2%	10.1%
\$30,000-40,000	2.5%	4.5%	0.7%	0.5%	0.3%	0.2%	8.6%
\$40,000-50,000	1.6%	4.6%	1.2%	0.4%	0.3%	0.2%	8.3%
\$50,000-60,000	2.9%	5.7%	2.3%	0.6%	0.2%	0.1%	11.8%
\$60,000-75,000	1.4%	8.8%	1.9%	1.2%	0.2%	0.1%	13.7%
\$75,000-100,000	1.2%	5.8%	1.8%	0.8%	0.6%	0.4%	10.6%
\$100,000-125,000	0.7%	3.3%	0.8%	0.5%	0.5%	0.2%	6.0%
\$125,000-150,000	0.6%	2.8%	1.0%	0.8%	0.1%	0.0%	5.4%
\$150,000-200,000	0.3%	2.1%	0.8%	0.2%	0.1%	0.1%	3.7%
\$200,000+	1.4%	1.2%	0.3%	0.1%	0.1%	0.0%	3.1%
Total	24.1%	51.7%	13.4%	5.9%	3.2%	1.7%	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	5.2%	4.1%	1.1%	0.6%	0.2%	0.1%	11.3%
\$10,000-20,000	4.8%	5.8%	0.8%	0.2%	0.2%	0.1%	11.8%
\$20,000-30,000	4.8%	5.0%	0.9%	0.2%	0.4%	0.2%	11.6%
\$30,000-40,000	2.8%	4.3%	0.9%	0.1%	0.3%	0.2%	8.7%
\$40,000-50,000	1.8%	5.3%	1.2%	0.4%	0.4%	0.3%	9.4%
\$50,000-60,000	2.1%	7.2%	2.6%	0.2%	0.2%	0.1%	12.4%
\$60,000-75,000	1.7%	6.3%	1.5%	0.9%	0.1%	0.0%	10.5%
\$75,000-100,000	1.4%	5.1%	1.1%	0.4%	0.8%	0.5%	9.3%
\$100,000-125,000	0.7%	3.0%	0.5%	0.1%	0.2%	0.1%	4.5%
\$125,000-150,000	0.8%	2.3%	0.4%	0.5%	0.1%	0.0%	4.1%
\$150,000-200,000	0.3%	2.0%	0.2%	0.1%	0.1%	0.1%	2.8%
\$200,000+	1.8%	1.4%	0.3%	0.1%	0.1%	0.0%	3.7%
Total	28.1%	51.8%	11.4%	3.8%	3.1%	1.7%	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	2.1%	2.2%	1.0%	0.9%	0.2%	0.1%	6.5%
\$10,000-20,000	2.1%	2.6%	1.1%	0.5%	0.2%	0.1%	6.5%
\$20,000-30,000	2.0%	2.9%	1.6%	0.8%	0.5%	0.3%	8.2%
\$30,000-40,000	2.0%	2.7%	1.0%	1.2%	0.5%	0.3%	7.7%
\$40,000-50,000	1.7%	2.6%	1.4%	1.3%	0.5%	0.3%	7.7%
\$50,000-60,000	2.1%	4.2%	3.1%	2.9%	0.7%	0.4%	13.4%
\$60,000-75,000	1.0%	6.1%	3.6%	3.4%	0.8%	0.4%	15.3%
\$75,000-100,000	0.7%	4.0%	2.8%	2.5%	1.5%	0.8%	12.3%
\$100,000-125,000	0.4%	2.1%	1.2%	1.7%	1.3%	0.6%	7.4%
\$125,000-150,000	0.4%	2.1%	1.5%	1.9%	0.7%	0.3%	7.0%
\$150,000-200,000	0.2%	1.3%	1.2%	0.9%	0.8%	0.5%	4.8%
\$200,000+	1.0%	1.0%	0.6%	0.2%	0.3%	0.1%	3.2%
Total	15.9%	33.7%	20.1%	18.2%	7.8%	4.3%	100.0%

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

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

Renter 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	219	178	122	133	49	30	731
\$10,000-20,000	322	169	103	78	111	72	855
\$20,000-30,000	202	261	199	133	87	61	943
\$30,000-40,000	305	548	7	140	48	34	1,082
\$40,000-50,000	236	150	339	97	53	30	905
\$50,000-60,000	81	175	183	161	91	61	752
\$60,000-75,000	357	108	215	154	98	62	994
\$75,000-100,000	149	156	53	68	110	68	604
\$100,000-125,000	45	28	74	31	41	28	247
\$125,000-150,000	86	47	24	24	40	21	242
\$150,000-200,000	60	14	11	106	11	5	207
\$200,000+	513	213	160	83	10	3	982
Total	2,575	2,047	1,490	1,208	749	475	8,544

Renter 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	327	59	54	10	9	0	459
\$10,000-20,000	263	143	29	29	6	0	470
\$20,000-30,000	149	198	25	26	23	12	433
\$30,000-40,000	120	101	87	13	17	8	346
\$40,000-50,000	169	68	9	18	6	0	270
\$50,000-60,000	108	70	27	12	8	1	226
\$60,000-75,000	135	101	44	11	7	1	299
\$75,000-100,000	93	62	28	9	30	16	238
\$100,000-125,000	107	52	20	9	7	2	197
\$125,000-150,000	91	30	10	27	42	20	220
\$150,000-200,000	98	103	4	8	33	16	262
\$200,000+	139	37	5	66	13	3	263
Total	1,799	1,024	342	238	201	79	3,683

Renter 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	260	23	39	7	7	0	336
\$10,000-20,000	221	124	6	26	4	0	381
\$20,000-30,000	125	104	4	22	8	1	264
\$30,000-40,000	115	87	24	11	16	8	261
\$40,000-50,000	104	29	9	16	5	0	163
\$50,000-60,000	94	62	3	9	5	0	173
\$60,000-75,000	52	55	41	10	5	0	163
\$75,000-100,000	79	40	2	8	13	6	148
\$100,000-125,000	90	18	3	6	6	1	124
\$125,000-150,000	84	14	2	5	11	2	118
\$150,000-200,000	69	62	2	7	7	3	150
\$200,000+	101	34	5	63	6	0	209
Total	1,394	652	140	190	93	21	2,490

Renter 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	546	237	176	143	58	30	1,190
\$10,000-20,000	585	312	132	107	117	72	1,325
\$20,000-30,000	351	459	224	159	110	73	1,376
\$30,000-40,000	425	649	94	153	65	42	1,428
\$40,000-50,000	405	218	348	115	59	30	1,175
\$50,000-60,000	189	245	210	173	99	62	978
\$60,000-75,000	492	209	259	165	105	63	1,293
\$75,000-100,000	242	218	81	77	140	84	842
\$100,000-125,000	152	80	94	40	48	30	444
\$125,000-150,000	177	77	34	51	82	41	462
\$150,000-200,000	158	117	15	114	44	21	469
\$200,000+	652	250	165	149	23	6	1,245
Total	4,374	3,071	1,832	1,446	950	554	12,227

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

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

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	2.6%	2.1%	1.4%	1.6%	0.6%	0.4%	8.6%
\$10,000-20,000	3.8%	2.0%	1.2%	0.9%	1.3%	0.8%	10.0%
\$20,000-30,000	2.4%	3.1%	2.3%	1.6%	1.0%	0.7%	11.0%
\$30,000-40,000	3.6%	6.4%	0.1%	1.6%	0.6%	0.4%	12.7%
\$40,000-50,000	2.8%	1.8%	4.0%	1.1%	0.6%	0.4%	10.6%
\$50,000-60,000	0.9%	2.0%	2.1%	1.9%	1.1%	0.7%	8.8%
\$60,000-75,000	4.2%	1.3%	2.5%	1.8%	1.1%	0.7%	11.6%
\$75,000-100,000	1.7%	1.8%	0.6%	0.8%	1.3%	0.8%	7.1%
\$100,000-125,000	0.5%	0.3%	0.9%	0.4%	0.5%	0.3%	2.9%
\$125,000-150,000	1.0%	0.6%	0.3%	0.3%	0.5%	0.2%	2.8%
\$150,000-200,000	0.7%	0.2%	0.1%	1.2%	0.1%	0.1%	2.4%
\$200,000+	6.0%	2.5%	1.9%	1.0%	0.1%	0.0%	11.5%
Total	30.1%	24.0%	17.4%	14.1%	8.8%	5.6%	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	8.9%	1.6%	1.5%	0.3%	0.2%	0.0%	12.5%
\$10,000-20,000	7.1%	3.9%	0.8%	0.8%	0.2%	0.0%	12.8%
\$20,000-30,000	4.0%	5.4%	0.7%	0.7%	0.6%	0.3%	11.8%
\$30,000-40,000	3.3%	2.7%	2.4%	0.4%	0.5%	0.2%	9.4%
\$40,000-50,000	4.6%	1.8%	0.2%	0.5%	0.2%	0.0%	7.3%
\$50,000-60,000	2.9%	1.9%	0.7%	0.3%	0.2%	0.0%	6.1%
\$60,000-75,000	3.7%	2.7%	1.2%	0.3%	0.2%	0.0%	8.1%
\$75,000-100,000	2.5%	1.7%	0.8%	0.2%	0.8%	0.4%	6.5%
\$100,000-125,000	2.9%	1.4%	0.5%	0.2%	0.2%	0.1%	5.3%
\$125,000-150,000	2.5%	0.8%	0.3%	0.7%	1.1%	0.5%	6.0%
\$150,000-200,000	2.7%	2.8%	0.1%	0.2%	0.9%	0.4%	7.1%
\$200,000+	3.8%	1.0%	0.1%	1.8%	0.4%	0.1%	7.1%
Total	48.8%	27.8%	9.3%	6.5%	5.5%	2.1%	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	10.4%	0.9%	1.6%	0.3%	0.3%	0.0%	13.5%
\$10,000-20,000	8.9%	5.0%	0.2%	1.0%	0.2%	0.0%	15.3%
\$20,000-30,000	5.0%	4.2%	0.2%	0.9%	0.3%	0.0%	10.6%
\$30,000-40,000	4.6%	3.5%	1.0%	0.4%	0.6%	0.3%	10.5%
\$40,000-50,000	4.2%	1.2%	0.4%	0.6%	0.2%	0.0%	6.5%
\$50,000-60,000	3.8%	2.5%	0.1%	0.4%	0.2%	0.0%	6.9%
\$60,000-75,000	2.1%	2.2%	1.6%	0.4%	0.2%	0.0%	6.5%
\$75,000-100,000	3.2%	1.6%	0.1%	0.3%	0.5%	0.2%	5.9%
\$100,000-125,000	3.6%	0.7%	0.1%	0.2%	0.2%	0.0%	5.0%
\$125,000-150,000	3.4%	0.6%	0.1%	0.2%	0.4%	0.1%	4.7%
\$150,000-200,000	2.8%	2.5%	0.1%	0.3%	0.3%	0.1%	6.0%
\$200,000+	4.1%	1.4%	0.2%	2.5%	0.2%	0.0%	8.4%
Total	56.0%	26.2%	5.6%	7.6%	3.7%	0.8%	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	4.5%	1.9%	1.4%	1.2%	0.5%	0.2%	9.7%
\$10,000-20,000	4.8%	2.6%	1.1%	0.9%	1.0%	0.6%	10.8%
\$20,000-30,000	2.9%	3.8%	1.8%	1.3%	0.9%	0.6%	11.3%
\$30,000-40,000	3.5%	5.3%	0.8%	1.3%	0.5%	0.3%	11.7%
\$40,000-50,000	3.3%	1.8%	2.8%	0.9%	0.5%	0.2%	9.6%
\$50,000-60,000	1.5%	2.0%	1.7%	1.4%	0.8%	0.5%	8.0%
\$60,000-75,000	4.0%	1.7%	2.1%	1.3%	0.9%	0.5%	10.6%
\$75,000-100,000	2.0%	1.8%	0.7%	0.6%	1.1%	0.7%	6.9%
\$100,000-125,000	1.2%	0.7%	0.8%	0.3%	0.4%	0.2%	3.6%
\$125,000-150,000	1.4%	0.6%	0.3%	0.4%	0.7%	0.3%	3.8%
\$150,000-200,000	1.3%	1.0%	0.1%	0.9%	0.4%	0.2%	3.8%
\$200,000+	5.3%	2.0%	1.3%	1.2%	0.2%	0.0%	10.2%
Total	35.8%	25.1%	15.0%	11.8%	7.8%	4.5%	100.0%

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

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

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	26	120	65	101	10	5	327
\$10,000-20,000	114	57	134	58	16	9	388
\$20,000-30,000	51	164	267	129	51	37	699
\$30,000-40,000	190	133	138	198	101	62	822
\$40,000-50,000	236	103	143	229	64	34	809
\$50,000-60,000	218	348	449	516	144	79	1,754
\$60,000-75,000	198	660	880	897	152	80	2,867
\$75,000-100,000	45	417	599	640	368	207	2,276
\$100,000-125,000	82	295	400	666	297	157	1,897
\$125,000-150,000	84	280	362	482	291	171	1,670
\$150,000-200,000	75	215	609	535	227	141	1,802
\$200,000+	43	55	97	16	170	78	459
Total	1,362	2,847	4,143	4,467	1,891	1,060	15,770

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	336	250	67	25	14	7	699
\$10,000-20,000	459	549	70	19	18	7	1,122
\$20,000-30,000	536	558	107	14	59	27	1,301
\$30,000-40,000	416	630	93	53	31	17	1,240
\$40,000-50,000	205	647	156	41	36	21	1,106
\$50,000-60,000	417	737	312	70	19	8	1,563
\$60,000-75,000	197	1,038	266	150	23	12	1,686
\$75,000-100,000	247	1,027	325	121	75	48	1,843
\$100,000-125,000	120	553	136	73	76	37	995
\$125,000-150,000	150	582	255	167	18	8	1,180
\$150,000-200,000	111	702	235	77	31	16	1,172
\$200,000+	191	152	26	9	38	18	434
Total	3,385	7,425	2,048	819	438	226	14,341

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	276	179	52	22	14	7	550
\$10,000-20,000	438	463	52	9	9	3	974
\$20,000-30,000	401	404	70	10	44	21	950
\$30,000-40,000	353	514	88	7	21	13	996
\$40,000-50,000	177	520	119	36	32	20	904
\$50,000-60,000	203	628	236	18	17	7	1,109
\$60,000-75,000	155	507	104	76	9	5	856
\$75,000-100,000	187	648	140	27	69	45	1,116
\$100,000-125,000	78	391	84	15	16	9	593
\$125,000-150,000	141	362	96	80	15	6	700
\$150,000-200,000	90	435	38	8	25	11	607
\$200,000+	172	128	20	8	10	7	345
Total	2,671	5,179	1,099	316	281	154	9,700

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	362	370	132	126	24	12	1,026
\$10,000-20,000	573	606	204	77	34	16	1,510
\$20,000-30,000	587	722	374	143	110	64	2,000
\$30,000-40,000	606	763	231	251	132	79	2,062
\$40,000-50,000	441	750	299	270	100	55	1,915
\$50,000-60,000	635	1,085	761	586	163	87	3,317
\$60,000-75,000	395	1,698	1,146	1,047	175	92	4,553
\$75,000-100,000	292	1,444	924	761	443	255	4,119
\$100,000-125,000	202	848	536	739	373	194	2,892
\$125,000-150,000	234	862	617	649	309	179	2,850
\$150,000-200,000	186	917	844	612	258	157	2,974
\$200,000+	234	207	123	25	208	96	893
Total	4,747	10,272	6,191	5,286	2,329	1,286	30,111

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

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

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%	0.8%	0.4%	0.6%	0.1%	0.0%	2.1%
\$10,000-20,000	0.7%	0.4%	0.8%	0.4%	0.1%	0.1%	2.5%
\$20,000-30,000	0.3%	1.0%	1.7%	0.8%	0.3%	0.2%	4.4%
\$30,000-40,000	1.2%	0.8%	0.9%	1.3%	0.6%	0.4%	5.2%
\$40,000-50,000	1.5%	0.7%	0.9%	1.5%	0.4%	0.2%	5.1%
\$50,000-60,000	1.4%	2.2%	2.8%	3.3%	0.9%	0.5%	11.1%
\$60,000-75,000	1.3%	4.2%	5.6%	5.7%	1.0%	0.5%	18.2%
\$75,000-100,000	0.3%	2.6%	3.8%	4.1%	2.3%	1.3%	14.4%
\$100,000-125,000	0.5%	1.9%	2.5%	4.2%	1.9%	1.0%	12.0%
\$125,000-150,000	0.5%	1.8%	2.3%	3.1%	1.8%	1.1%	10.6%
\$150,000-200,000	0.5%	1.4%	3.9%	3.4%	1.4%	0.9%	11.4%
\$200,000+	0.3%	0.3%	0.6%	0.1%	1.1%	0.5%	2.9%
Total	8.6%	18.1%	26.3%	28.3%	12.0%	6.7%	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	2.3%	1.7%	0.5%	0.2%	0.1%	0.0%	4.9%
\$10,000-20,000	3.2%	3.8%	0.5%	0.1%	0.1%	0.0%	7.8%
\$20,000-30,000	3.7%	3.9%	0.7%	0.1%	0.4%	0.2%	9.1%
\$30,000-40,000	2.9%	4.4%	0.6%	0.4%	0.2%	0.1%	8.6%
\$40,000-50,000	1.4%	4.5%	1.1%	0.3%	0.3%	0.1%	7.7%
\$50,000-60,000	2.9%	5.1%	2.2%	0.5%	0.1%	0.1%	10.9%
\$60,000-75,000	1.4%	7.2%	1.9%	1.0%	0.2%	0.1%	11.8%
\$75,000-100,000	1.7%	7.2%	2.3%	0.8%	0.5%	0.3%	12.9%
\$100,000-125,000	0.8%	3.9%	0.9%	0.5%	0.5%	0.3%	6.9%
\$125,000-150,000	1.0%	4.1%	1.8%	1.2%	0.1%	0.1%	8.2%
\$150,000-200,000	0.8%	4.9%	1.6%	0.5%	0.2%	0.1%	8.2%
\$200,000+	1.3%	1.1%	0.2%	0.1%	0.3%	0.1%	3.0%
Total	23.6%	51.8%	14.3%	5.7%	3.1%	1.6%	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	2.8%	1.8%	0.5%	0.2%	0.1%	0.1%	5.7%
\$10,000-20,000	4.5%	4.8%	0.5%	0.1%	0.1%	0.0%	10.0%
\$20,000-30,000	4.1%	4.2%	0.7%	0.1%	0.5%	0.2%	9.8%
\$30,000-40,000	3.6%	5.3%	0.9%	0.1%	0.2%	0.1%	10.3%
\$40,000-50,000	1.8%	5.4%	1.2%	0.4%	0.3%	0.2%	9.3%
\$50,000-60,000	2.1%	6.5%	2.4%	0.2%	0.2%	0.1%	11.4%
\$60,000-75,000	1.6%	5.2%	1.1%	0.8%	0.1%	0.1%	8.8%
\$75,000-100,000	1.9%	6.7%	1.4%	0.3%	0.7%	0.5%	11.5%
\$100,000-125,000	0.8%	4.0%	0.9%	0.2%	0.2%	0.1%	6.1%
\$125,000-150,000	1.5%	3.7%	1.0%	0.8%	0.2%	0.1%	7.2%
\$150,000-200,000	0.9%	4.5%	0.4%	0.1%	0.3%	0.1%	6.3%
\$200,000+	1.8%	1.3%	0.2%	0.1%	0.1%	0.1%	3.6%
Total	27.5%	53.4%	11.3%	3.3%	2.9%	1.6%	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	1.2%	1.2%	0.4%	0.4%	0.1%	0.0%	3.4%
\$10,000-20,000	1.9%	2.0%	0.7%	0.3%	0.1%	0.1%	5.0%
\$20,000-30,000	1.9%	2.4%	1.2%	0.5%	0.4%	0.2%	6.6%
\$30,000-40,000	2.0%	2.5%	0.8%	0.8%	0.4%	0.3%	6.8%
\$40,000-50,000	1.5%	2.5%	1.0%	0.9%	0.3%	0.2%	6.4%
\$50,000-60,000	2.1%	3.6%	2.5%	1.9%	0.5%	0.3%	11.0%
\$60,000-75,000	1.3%	5.6%	3.8%	3.5%	0.6%	0.3%	15.1%
\$75,000-100,000	1.0%	4.8%	3.1%	2.5%	1.5%	0.8%	13.7%
\$100,000-125,000	0.7%	2.8%	1.8%	2.5%	1.2%	0.6%	9.6%
\$125,000-150,000	0.8%	2.9%	2.0%	2.2%	1.0%	0.6%	9.5%
\$150,000-200,000	0.6%	3.0%	2.8%	2.0%	0.9%	0.5%	9.9%
\$200,000+	0.8%	0.7%	0.4%	0.1%	0.7%	0.3%	3.0%
Total	15.8%	34.1%	20.6%	17.6%	7.7%	4.3%	100.0%

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

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

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	204	151	110	129	40	28	662
\$10,000-20,000	277	125	81	63	84	57	687
\$20,000-30,000	175	237	193	114	85	53	857
\$30,000-40,000	297	476	9	125	52	38	997
\$40,000-50,000	210	164	329	112	47	27	889
\$50,000-60,000	96	230	199	185	86	56	852
\$60,000-75,000	389	118	256	157	111	75	1,106
\$75,000-100,000	187	179	65	79	134	83	727
\$100,000-125,000	75	42	99	35	50	34	335
\$125,000-150,000	107	68	31	32	61	39	338
\$150,000-200,000	125	20	20	199	13	7	384
\$200,000+	480	173	143	66	17	8	887
Total	2,622	1,983	1,535	1,296	780	505	8,721

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	331	58	59	8	6	2	464
\$10,000-20,000	274	142	29	33	7	1	486
\$20,000-30,000	147	188	26	27	20	8	416
\$30,000-40,000	133	107	78	12	21	11	362
\$40,000-50,000	200	65	20	25	7	0	317
\$50,000-60,000	131	96	41	11	12	2	293
\$60,000-75,000	163	127	42	9	10	1	352
\$75,000-100,000	135	89	43	12	37	18	334
\$100,000-125,000	180	78	25	9	10	3	305
\$125,000-150,000	161	47	12	39	56	30	345
\$150,000-200,000	175	191	13	11	44	21	455
\$200,000+	153	37	7	71	21	6	295
Total	2,183	1,225	395	267	251	103	4,424

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	271	27	47	6	4	1	356
\$10,000-20,000	232	124	10	31	5	1	403
\$20,000-30,000	119	116	3	22	8	1	269
\$30,000-40,000	129	90	22	11	20	11	283
\$40,000-50,000	129	26	19	21	5	0	200
\$50,000-60,000	107	87	4	9	8	1	216
\$60,000-75,000	74	77	42	5	6	0	204
\$75,000-100,000	114	60	4	7	16	7	208
\$100,000-125,000	150	28	3	7	8	2	198
\$125,000-150,000	147	24	2	10	12	4	199
\$150,000-200,000	134	106	8	10	11	3	272
\$200,000+	113	36	6	70	8	1	234
Total	1,719	801	170	209	111	32	3,042

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	535	209	169	137	46	30	1,126
\$10,000-20,000	551	267	110	96	91	58	1,173
\$20,000-30,000	322	425	219	141	105	61	1,273
\$30,000-40,000	430	583	87	137	73	49	1,359
\$40,000-50,000	410	229	349	137	54	27	1,206
\$50,000-60,000	227	326	240	196	98	58	1,145
\$60,000-75,000	552	245	298	166	121	76	1,458
\$75,000-100,000	322	268	108	91	171	101	1,061
\$100,000-125,000	255	120	124	44	60	37	640
\$125,000-150,000	268	115	43	71	117	69	683
\$150,000-200,000	300	211	33	210	57	28	839
\$200,000+	633	210	150	137	38	14	1,182
Total	4,805	3,208	1,930	1,563	1,031	608	13,145

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

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

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	2.3%	1.7%	1.3%	1.5%	0.5%	0.3%	7.6%
\$10,000-20,000	3.2%	1.4%	0.9%	0.7%	1.0%	0.7%	7.9%
\$20,000-30,000	2.0%	2.7%	2.2%	1.3%	1.0%	0.6%	9.8%
\$30,000-40,000	3.4%	5.5%	0.1%	1.4%	0.6%	0.4%	11.4%
\$40,000-50,000	2.4%	1.9%	3.8%	1.3%	0.5%	0.3%	10.2%
\$50,000-60,000	1.1%	2.6%	2.3%	2.1%	1.0%	0.6%	9.8%
\$60,000-75,000	4.5%	1.4%	2.9%	1.8%	1.3%	0.9%	12.7%
\$75,000-100,000	2.1%	2.1%	0.7%	0.9%	1.5%	1.0%	8.3%
\$100,000-125,000	0.9%	0.5%	1.1%	0.4%	0.6%	0.4%	3.8%
\$125,000-150,000	1.2%	0.8%	0.4%	0.4%	0.7%	0.4%	3.9%
\$150,000-200,000	1.4%	0.2%	0.2%	2.3%	0.1%	0.1%	4.4%
\$200,000+	5.5%	2.0%	1.6%	0.8%	0.2%	0.1%	10.2%
Total	30.1%	22.7%	17.6%	14.9%	8.9%	5.8%	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	7.5%	1.3%	1.3%	0.2%	0.1%	0.0%	10.5%
\$10,000-20,000	6.2%	3.2%	0.7%	0.7%	0.2%	0.0%	11.0%
\$20,000-30,000	3.3%	4.2%	0.6%	0.6%	0.5%	0.2%	9.4%
\$30,000-40,000	3.0%	2.4%	1.8%	0.3%	0.5%	0.2%	8.2%
\$40,000-50,000	4.5%	1.5%	0.5%	0.6%	0.2%	0.0%	7.2%
\$50,000-60,000	3.0%	2.2%	0.9%	0.2%	0.3%	0.0%	6.6%
\$60,000-75,000	3.7%	2.9%	0.9%	0.2%	0.2%	0.0%	8.0%
\$75,000-100,000	3.1%	2.0%	1.0%	0.3%	0.8%	0.4%	7.5%
\$100,000-125,000	4.1%	1.8%	0.6%	0.2%	0.2%	0.1%	6.9%
\$125,000-150,000	3.6%	1.1%	0.3%	0.9%	1.3%	0.7%	7.8%
\$150,000-200,000	4.0%	4.3%	0.3%	0.2%	1.0%	0.5%	10.3%
\$200,000+	3.5%	0.8%	0.2%	1.6%	0.5%	0.1%	6.7%
Total	49.3%	27.7%	8.9%	6.0%	5.7%	2.3%	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	8.9%	0.9%	1.5%	0.2%	0.1%	0.0%	11.7%
\$10,000-20,000	7.6%	4.1%	0.3%	1.0%	0.2%	0.0%	13.2%
\$20,000-30,000	3.9%	3.8%	0.1%	0.7%	0.3%	0.0%	8.8%
\$30,000-40,000	4.2%	3.0%	0.7%	0.4%	0.7%	0.4%	9.3%
\$40,000-50,000	4.2%	0.9%	0.6%	0.7%	0.2%	0.0%	6.6%
\$50,000-60,000	3.5%	2.9%	0.1%	0.3%	0.3%	0.0%	7.1%
\$60,000-75,000	2.4%	2.5%	1.4%	0.2%	0.2%	0.0%	6.7%
\$75,000-100,000	3.7%	2.0%	0.1%	0.2%	0.5%	0.2%	6.8%
\$100,000-125,000	4.9%	0.9%	0.1%	0.2%	0.3%	0.1%	6.5%
\$125,000-150,000	4.8%	0.8%	0.1%	0.3%	0.4%	0.1%	6.5%
\$150,000-200,000	4.4%	3.5%	0.3%	0.3%	0.4%	0.1%	8.9%
\$200,000+	3.7%	1.2%	0.2%	2.3%	0.3%	0.0%	7.7%
Total	56.5%	26.3%	5.6%	6.9%	3.6%	1.1%	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	4.1%	1.6%	1.3%	1.0%	0.3%	0.2%	8.6%
\$10,000-20,000	4.2%	2.0%	0.8%	0.7%	0.7%	0.4%	8.9%
\$20,000-30,000	2.4%	3.2%	1.7%	1.1%	0.8%	0.5%	9.7%
\$30,000-40,000	3.3%	4.4%	0.7%	1.0%	0.6%	0.4%	10.3%
\$40,000-50,000	3.1%	1.7%	2.7%	1.0%	0.4%	0.2%	9.2%
\$50,000-60,000	1.7%	2.5%	1.8%	1.5%	0.7%	0.4%	8.7%
\$60,000-75,000	4.2%	1.9%	2.3%	1.3%	0.9%	0.6%	11.1%
\$75,000-100,000	2.4%	2.0%	0.8%	0.7%	1.3%	0.8%	8.1%
\$100,000-125,000	1.9%	0.9%	0.9%	0.3%	0.5%	0.3%	4.9%
\$125,000-150,000	2.0%	0.9%	0.3%	0.5%	0.9%	0.5%	5.2%
\$150,000-200,000	2.3%	1.6%	0.3%	1.6%	0.4%	0.2%	6.4%
\$200,000+	4.8%	1.6%	1.1%	1.0%	0.3%	0.1%	9.0%
Total	36.6%	24.4%	14.7%	11.9%	7.8%	4.6%	100.0%

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

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

Owner Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	21	88	46	75	6	1	237
\$10,000-20,000	88	41	104	42	16	6	297
\$20,000-30,000	34	124	216	91	38	26	529
\$30,000-40,000	156	104	112	160	81	48	661
\$40,000-50,000	162	66	126	187	53	29	623
\$50,000-60,000	171	275	343	440	132	76	1,437
\$60,000-75,000	175	521	780	828	138	73	2,515
\$75,000-100,000	60	353	628	675	336	191	2,243
\$100,000-125,000	98	286	425	735	292	159	1,995
\$125,000-150,000	116	337	458	566	334	199	2,010
\$150,000-200,000	111	287	886	756	287	180	2,507
\$200,000+	24	39	79	14	224	104	494
Total	1,226	2,521	4,203	4,569	1,937	1,092	15,548

Owner Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	317	209	57	23	17	9	632
\$10,000-20,000	462	481	66	21	17	4	1,051
\$20,000-30,000	519	510	109	17	57	28	1,240
\$30,000-40,000	446	586	94	46	30	16	1,218
\$40,000-50,000	228	672	162	62	39	20	1,183
\$50,000-60,000	438	818	343	67	21	10	1,697
\$60,000-75,000	251	1,101	284	166	26	13	1,841
\$75,000-100,000	317	1,263	376	130	85	51	2,222
\$100,000-125,000	181	715	181	89	93	48	1,307
\$125,000-150,000	257	833	368	269	24	11	1,762
\$150,000-200,000	221	1,188	407	121	45	26	2,008
\$200,000+	209	153	32	10	78	35	517
Total	3,846	8,529	2,479	1,021	532	271	16,678

Owner Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	268	158	47	20	16	9	518
\$10,000-20,000	444	415	51	9	11	2	932
\$20,000-30,000	409	393	73	11	49	24	959
\$30,000-40,000	383	494	87	6	20	13	1,003
\$40,000-50,000	209	550	132	59	34	19	1,003
\$50,000-60,000	230	721	276	17	20	9	1,273
\$60,000-75,000	207	581	112	85	15	7	1,007
\$75,000-100,000	243	851	163	41	80	49	1,427
\$100,000-125,000	124	530	127	21	20	13	835
\$125,000-150,000	243	554	154	130	19	9	1,109
\$150,000-200,000	181	785	78	11	36	18	1,109
\$200,000+	193	132	25	9	24	13	396
Total	3,134	6,164	1,325	419	344	185	11,571

Owner Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	338	297	103	98	23	10	869
\$10,000-20,000	550	522	170	63	33	10	1,348
\$20,000-30,000	553	634	325	108	95	54	1,769
\$30,000-40,000	602	690	206	206	111	64	1,879
\$40,000-50,000	390	738	288	249	92	49	1,806
\$50,000-60,000	609	1,093	686	507	153	86	3,134
\$60,000-75,000	426	1,622	1,064	994	164	86	4,356
\$75,000-100,000	377	1,616	1,004	805	421	242	4,465
\$100,000-125,000	279	1,001	606	824	385	207	3,302
\$125,000-150,000	373	1,170	826	835	358	210	3,772
\$150,000-200,000	332	1,475	1,293	877	332	206	4,515
\$200,000+	243	192	111	24	302	139	1,011
Total	5,072	11,050	6,682	5,590	2,469	1,363	32,226

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

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

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	0.1%	0.6%	0.3%	0.5%	0.0%	0.0%	1.5%
\$10,000-20,000	0.6%	0.3%	0.7%	0.3%	0.1%	0.0%	1.9%
\$20,000-30,000	0.2%	0.8%	1.4%	0.6%	0.2%	0.2%	3.4%
\$30,000-40,000	1.0%	0.7%	0.7%	1.0%	0.5%	0.3%	4.3%
\$40,000-50,000	1.0%	0.4%	0.8%	1.2%	0.3%	0.2%	4.0%
\$50,000-60,000	1.1%	1.8%	2.2%	2.8%	0.8%	0.5%	9.2%
\$60,000-75,000	1.1%	3.4%	5.0%	5.3%	0.9%	0.5%	16.2%
\$75,000-100,000	0.4%	2.3%	4.0%	4.3%	2.2%	1.2%	14.4%
\$100,000-125,000	0.6%	1.8%	2.7%	4.7%	1.9%	1.0%	12.8%
\$125,000-150,000	0.7%	2.2%	2.9%	3.6%	2.1%	1.3%	12.9%
\$150,000-200,000	0.7%	1.8%	5.7%	4.9%	1.8%	1.2%	16.1%
\$200,000+	0.2%	0.3%	0.5%	0.1%	1.4%	0.7%	3.2%
Total	7.9%	16.2%	27.0%	29.4%	12.5%	7.0%	100.0%

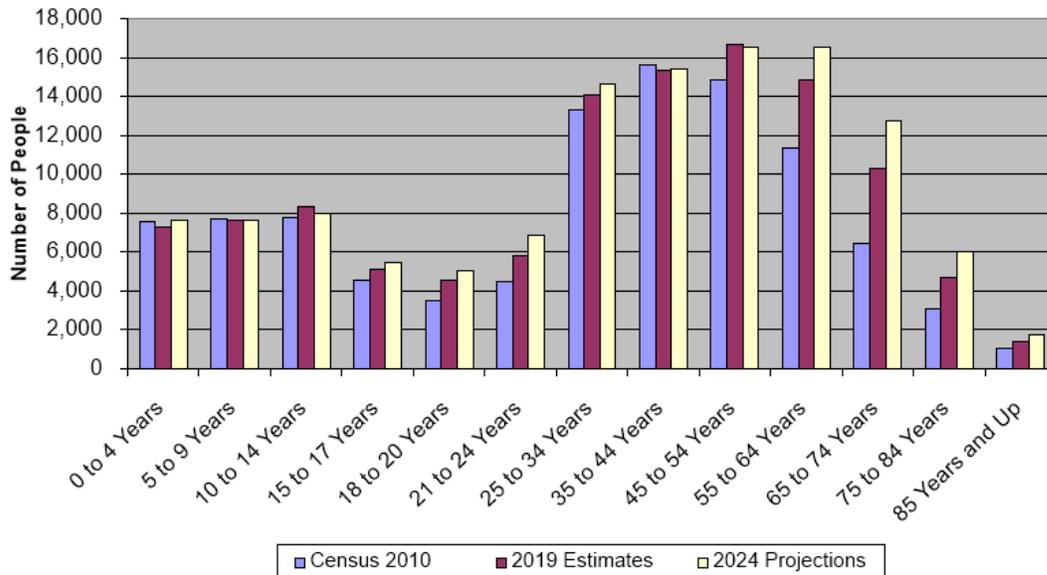
Percent Owner Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	1.9%	1.3%	0.3%	0.1%	0.1%	0.1%	3.8%
\$10,000-20,000	2.8%	2.9%	0.4%	0.1%	0.1%	0.0%	6.3%
\$20,000-30,000	3.1%	3.1%	0.7%	0.1%	0.3%	0.2%	7.4%
\$30,000-40,000	2.7%	3.5%	0.6%	0.3%	0.2%	0.1%	7.3%
\$40,000-50,000	1.4%	4.0%	1.0%	0.4%	0.2%	0.1%	7.1%
\$50,000-60,000	2.6%	4.9%	2.1%	0.4%	0.1%	0.1%	10.2%
\$60,000-75,000	1.5%	6.6%	1.7%	1.0%	0.2%	0.1%	11.0%
\$75,000-100,000	1.9%	7.6%	2.3%	0.8%	0.5%	0.3%	13.3%
\$100,000-125,000	1.1%	4.3%	1.1%	0.5%	0.6%	0.3%	7.8%
\$125,000-150,000	1.5%	5.0%	2.2%	1.6%	0.1%	0.1%	10.6%
\$150,000-200,000	1.3%	7.1%	2.4%	0.7%	0.3%	0.2%	12.0%
\$200,000+	1.3%	0.9%	0.2%	0.1%	0.5%	0.2%	3.1%
Total	23.1%	51.1%	14.9%	6.1%	3.2%	1.6%	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	2.3%	1.4%	0.4%	0.2%	0.1%	0.1%	4.5%
\$10,000-20,000	3.8%	3.6%	0.4%	0.1%	0.1%	0.0%	8.1%
\$20,000-30,000	3.5%	3.4%	0.6%	0.1%	0.4%	0.2%	8.3%
\$30,000-40,000	3.3%	4.3%	0.8%	0.1%	0.2%	0.1%	8.7%
\$40,000-50,000	1.8%	4.8%	1.1%	0.5%	0.3%	0.2%	8.7%
\$50,000-60,000	2.0%	6.2%	2.4%	0.1%	0.2%	0.1%	11.0%
\$60,000-75,000	1.8%	5.0%	1.0%	0.7%	0.1%	0.1%	8.7%
\$75,000-100,000	2.1%	7.4%	1.4%	0.4%	0.7%	0.4%	12.3%
\$100,000-125,000	1.1%	4.6%	1.1%	0.2%	0.2%	0.1%	7.2%
\$125,000-150,000	2.1%	4.8%	1.3%	1.1%	0.2%	0.1%	9.6%
\$150,000-200,000	1.6%	6.8%	0.7%	0.1%	0.3%	0.2%	9.6%
\$200,000+	1.7%	1.1%	0.2%	0.1%	0.2%	0.1%	3.4%
Total	27.1%	53.3%	11.5%	3.6%	3.0%	1.6%	100.0%

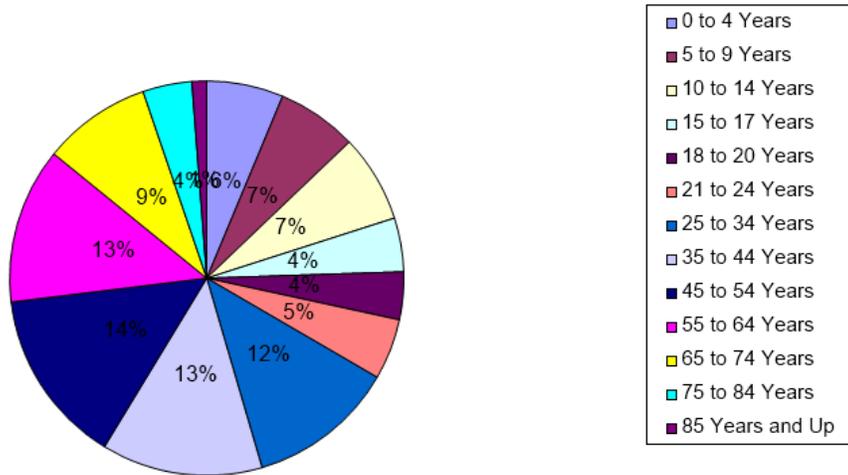
Percent Owner Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	1.0%	0.9%	0.3%	0.3%	0.1%	0.0%	2.7%
\$10,000-20,000	1.7%	1.6%	0.5%	0.2%	0.1%	0.0%	4.2%
\$20,000-30,000	1.7%	2.0%	1.0%	0.3%	0.3%	0.2%	5.5%
\$30,000-40,000	1.9%	2.1%	0.6%	0.6%	0.3%	0.2%	5.8%
\$40,000-50,000	1.2%	2.3%	0.9%	0.8%	0.3%	0.2%	5.6%
\$50,000-60,000	1.9%	3.4%	2.1%	1.6%	0.5%	0.3%	9.7%
\$60,000-75,000	1.3%	5.0%	3.3%	3.1%	0.5%	0.3%	13.5%
\$75,000-100,000	1.2%	5.0%	3.1%	2.5%	1.3%	0.8%	13.9%
\$100,000-125,000	0.9%	3.1%	1.9%	2.6%	1.2%	0.6%	10.2%
\$125,000-150,000	1.2%	3.6%	2.6%	2.6%	1.1%	0.7%	11.7%
\$150,000-200,000	1.0%	4.6%	4.0%	2.7%	1.0%	0.6%	14.0%
\$200,000+	0.8%	0.6%	0.3%	0.1%	0.9%	0.4%	3.1%
Total	15.7%	34.3%	20.7%	17.3%	7.7%	4.2%	100.0%

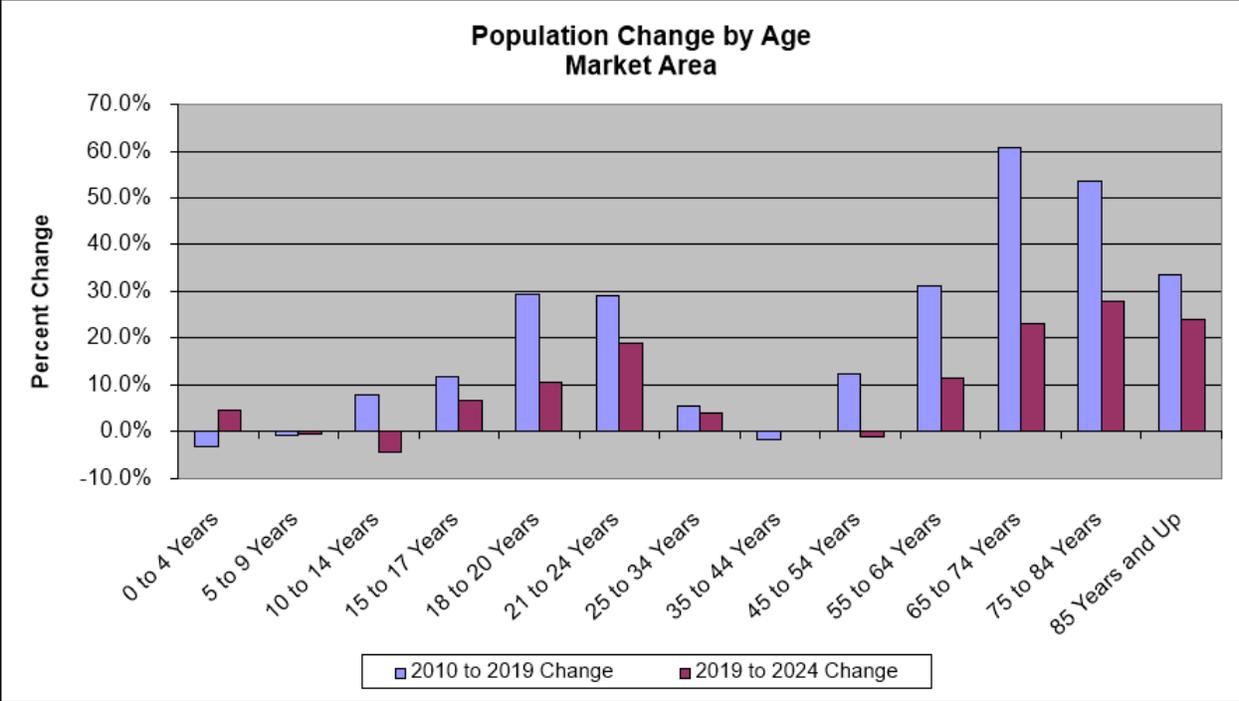
* Estimates based on household size ratios; not cross tabulated data

Population by Age Market Area



2019 Population by Age Market Area





www.ribbondata.com

POPULATION DATA

© 2019 All rights reserved

Claritas

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	3,808	3,740	7,548	0 to 4 Years	3,727	3,578	7,305	0 to 4 Years	3,902	3,741	7,643
5 to 9 Years	3,893	3,809	7,702	5 to 9 Years	3,905	3,738	7,643	5 to 9 Years	3,881	3,729	7,610
10 to 14 Years	3,945	3,803	7,748	10 to 14 Years	4,240	4,123	8,363	10 to 14 Years	4,088	3,914	8,002
15 to 17 Years	2,360	2,225	4,585	15 to 17 Years	2,568	2,553	5,121	15 to 17 Years	2,760	2,710	5,470
18 to 20 Years	1,790	1,716	3,506	18 to 20 Years	2,310	2,232	4,542	18 to 20 Years	2,569	2,456	5,025
21 to 24 Years	2,193	2,291	4,484	21 to 24 Years	2,929	2,864	5,793	21 to 24 Years	3,484	3,411	6,895
25 to 34 Years	6,427	6,871	13,298	25 to 34 Years	6,768	7,282	14,050	25 to 34 Years	7,225	7,386	14,611
35 to 44 Years	7,565	8,034	15,599	35 to 44 Years	7,319	8,035	15,354	35 to 44 Years	7,313	8,068	15,381
45 to 54 Years	7,350	7,518	14,868	45 to 54 Years	8,133	8,561	16,694	45 to 54 Years	7,905	8,607	16,512
55 to 64 Years	5,401	5,917	11,318	55 to 64 Years	7,217	7,645	14,862	55 to 64 Years	8,035	8,517	16,552
65 to 74 Years	2,983	3,439	6,422	65 to 74 Years	4,785	5,541	10,326	65 to 74 Years	5,931	6,792	12,723
75 to 84 Years	1,250	1,802	3,052	75 to 84 Years	2,029	2,655	4,684	75 to 84 Years	2,583	3,412	5,995
85 Years and Up	298	756	1,054	85 Years and Up	479	928	1,407	85 Years and Up	617	1,130	1,747
Total	49,263	51,921	101,184	Total	56,409	59,735	116,144	Total	60,293	63,873	124,166
62+ Years	n/a	n/a	13,652	62+ Years	n/a	n/a	20,412	62+ Years	n/a	n/a	25,078
Median Age:			36.1	Median Age:			38.4	Median Age:			39.4

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

© 2019 All rights reserved

Claritas

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	3.8%	3.7%	7.5%	0 to 4 Years	3.2%	3.1%	6.3%	0 to 4 Years	3.1%	3.0%	6.2%	
5 to 9 Years	3.8%	3.8%	7.6%	5 to 9 Years	3.4%	3.2%	6.6%	5 to 9 Years	3.1%	3.0%	6.1%	
10 to 14 Years	3.9%	3.8%	7.7%	10 to 14 Years	3.7%	3.5%	7.2%	10 to 14 Years	3.3%	3.2%	6.4%	
15 to 17 Years	2.3%	2.2%	4.5%	15 to 17 Years	2.2%	2.2%	4.4%	15 to 17 Years	2.2%	2.2%	4.4%	
18 to 20 Years	1.8%	1.7%	3.5%	18 to 20 Years	2.0%	1.9%	3.9%	18 to 20 Years	2.1%	2.0%	4.0%	
21 to 24 Years	2.2%	2.3%	4.4%	21 to 24 Years	2.5%	2.5%	5.0%	21 to 24 Years	2.8%	2.7%	5.6%	
25 to 34 Years	6.4%	6.8%	13.1%	25 to 34 Years	5.8%	6.3%	12.1%	25 to 34 Years	5.8%	5.9%	11.8%	
35 to 44 Years	7.5%	7.9%	15.4%	35 to 44 Years	6.3%	6.9%	13.2%	35 to 44 Years	5.9%	6.5%	12.4%	
45 to 54 Years	7.3%	7.4%	14.7%	45 to 54 Years	7.0%	7.4%	14.4%	45 to 54 Years	6.4%	6.9%	13.3%	
55 to 64 Years	5.3%	5.8%	11.2%	55 to 64 Years	6.2%	6.6%	12.8%	55 to 64 Years	6.5%	6.9%	13.3%	
65 to 74 Years	2.9%	3.4%	6.3%	65 to 74 Years	4.1%	4.8%	8.9%	65 to 74 Years	4.8%	5.5%	10.2%	
75 to 84 Years	1.2%	1.8%	3.0%	75 to 84 Years	1.7%	2.3%	4.0%	75 to 84 Years	2.1%	2.7%	4.8%	
85 Years and Up	0.3%	0.7%	1.0%	85 Years and Up	0.4%	0.8%	1.2%	85 Years and Up	0.5%	0.9%	1.4%	
Total	48.7%	51.3%	100.0%	Total	48.6%	51.4%	100.0%	Total	48.6%	51.4%	100.0%	
62+ Years	n/a	n/a	13.5%	62+ Years	n/a	n/a	17.6%	62+ Years	n/a	n/a	20.2%	

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

© 2019 All rights reserved

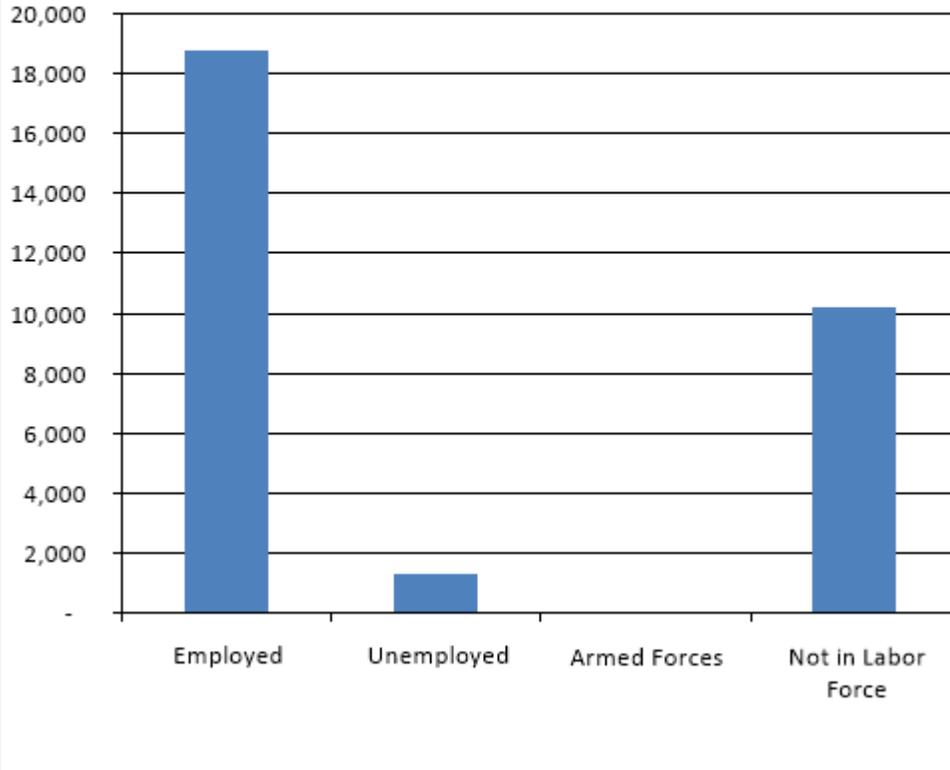
Claritas

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	-81	-162	-243	-3.2%	0 to 4 Years	175	163	338	4.6%	
5 to 9 Years	12	-71	-59	-0.8%	5 to 9 Years	-24	-9	-33	-0.4%	
10 to 14 Years	295	320	615	7.9%	10 to 14 Years	-152	-209	-361	-4.3%	
15 to 17 Years	208	328	536	11.7%	15 to 17 Years	192	157	349	6.8%	
18 to 20 Years	520	516	1,036	29.5%	18 to 20 Years	259	224	483	10.6%	
21 to 24 Years	736	573	1,309	29.2%	21 to 24 Years	555	547	1,102	19.0%	
25 to 34 Years	341	411	752	5.7%	25 to 34 Years	457	104	561	4.0%	
35 to 44 Years	-246	1	-245	-1.6%	35 to 44 Years	-6	33	27	0.2%	
45 to 54 Years	783	1,043	1,826	12.3%	45 to 54 Years	-228	46	-182	-1.1%	
55 to 64 Years	1,816	1,728	3,544	31.3%	55 to 64 Years	818	872	1,690	11.4%	
65 to 74 Years	1,802	2,102	3,904	60.8%	65 to 74 Years	1,146	1,251	2,397	23.2%	
75 to 84 Years	779	853	1,632	53.5%	75 to 84 Years	554	757	1,311	28.0%	
85 Years and Up	181	172	353	33.5%	85 Years and Up	138	202	340	24.2%	
Total	7,146	7,814	14,960	14.8%	Total	3,884	4,138	8,022	6.9%	
62+ Years	n/a	n/a	6,760	49.5%	62+ Years	n/a	n/a	4,666	22.9%	

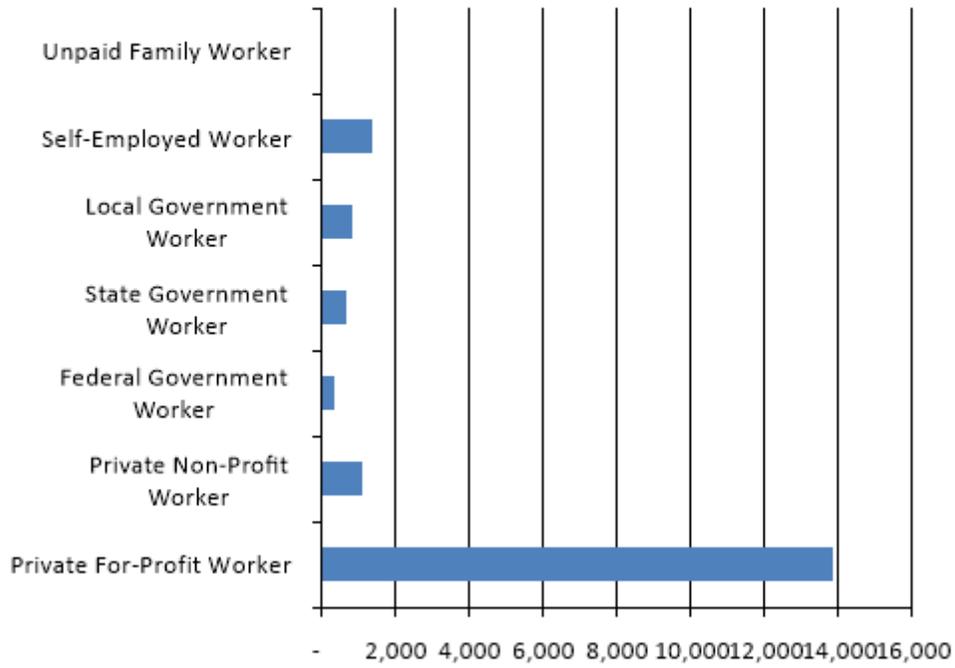
Source: Claritas; Ribbon Demographics

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

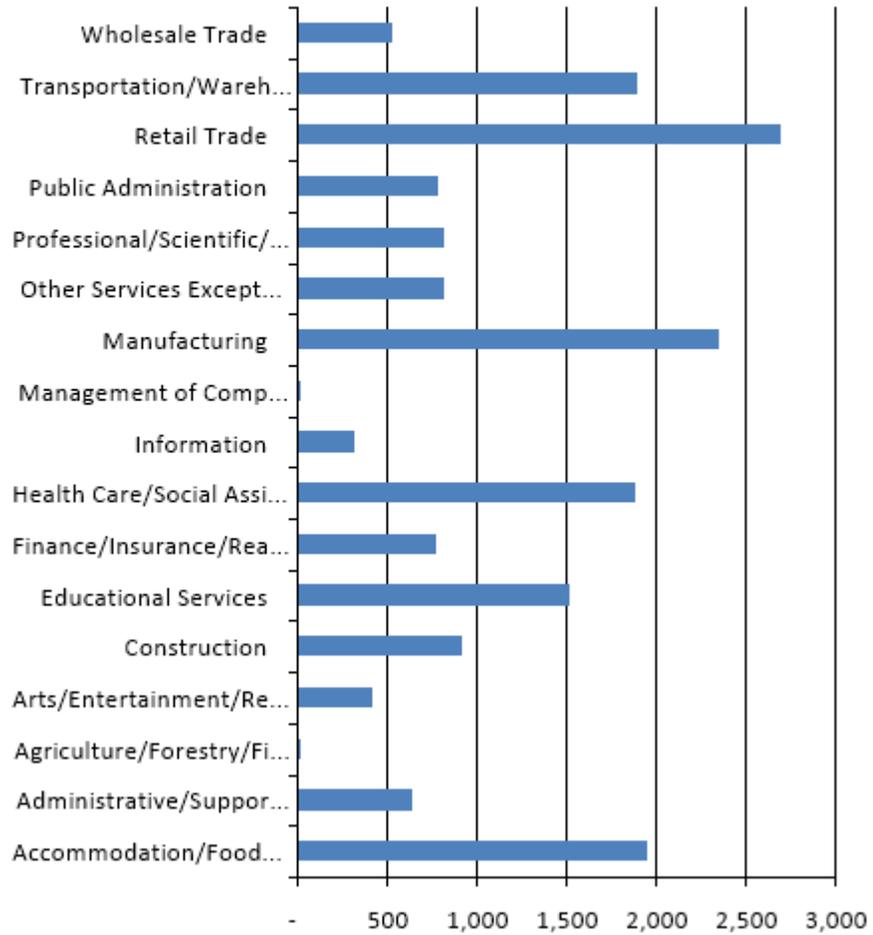
**Employed Civilian Population Aged
16+ Years - Employment Status -
2019 Estimates
Newnan city, Georgia**



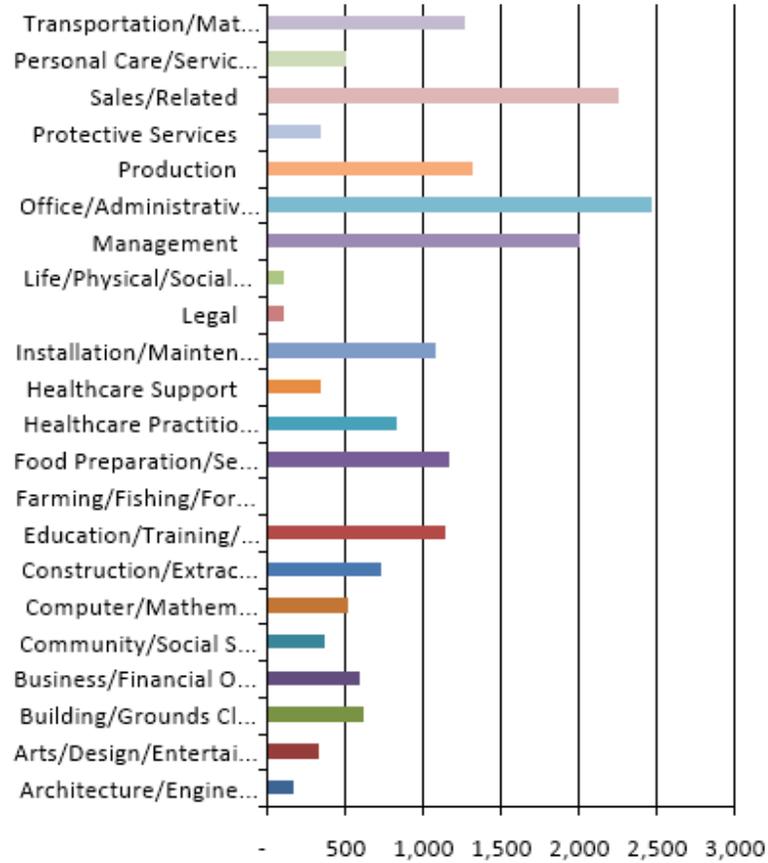
Employed Civilian Population by Class of Worker - 2019 Estimates Newnan city, Georgia



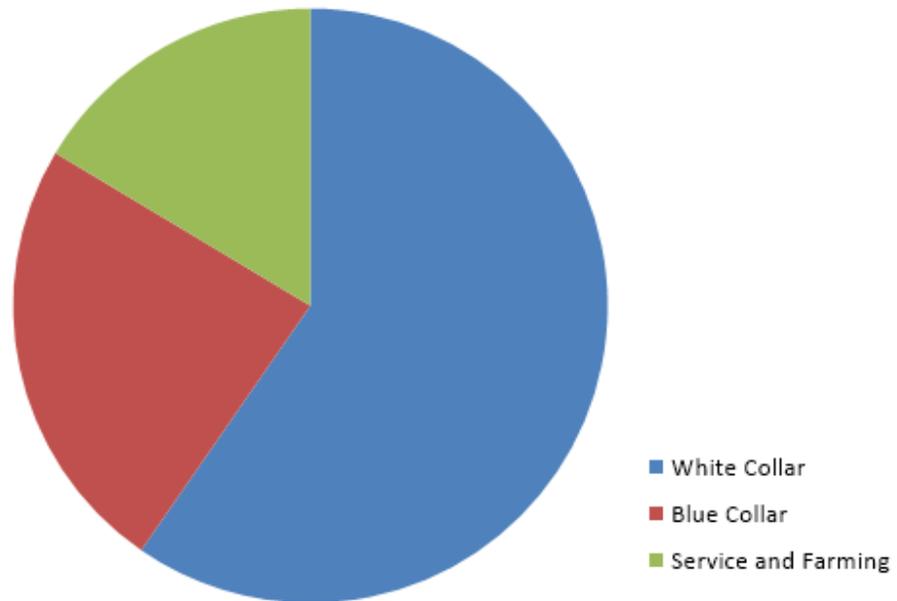
Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Newnan city, Georgia



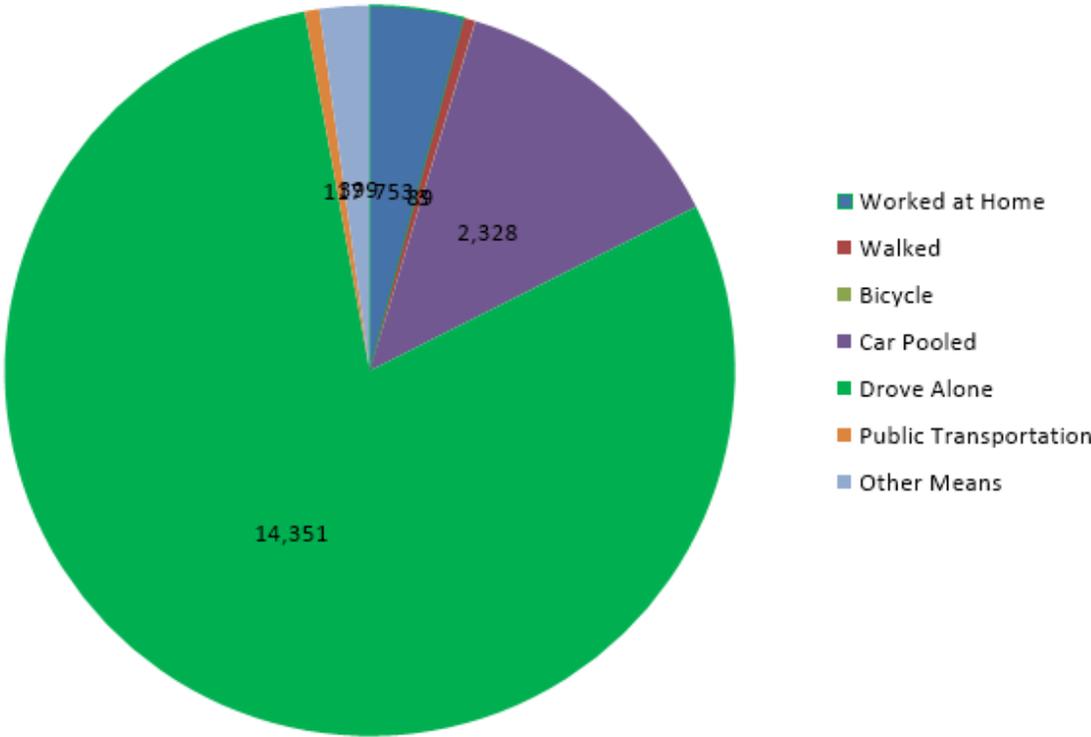
Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Newnan city, Georgia



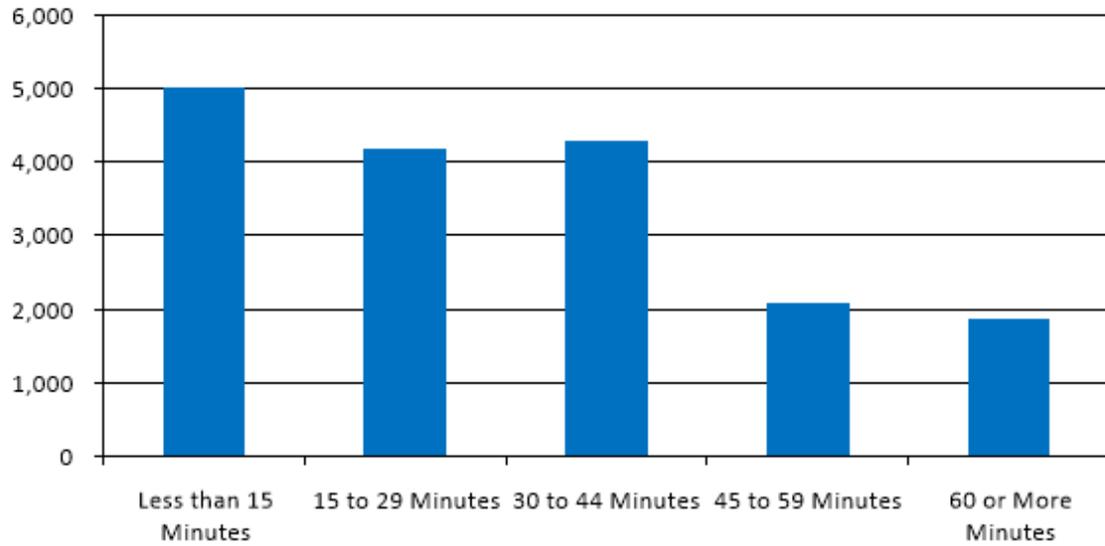
**Employed Civilian Population Aged 16+ Years by
Occupation - 2019 Estimates
Newnan city, Georgia**



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



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



Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years Employment Status Current Year Estimates - 2019 Newnan city, Georgia	
Status	Number
Employed	18,749
Unemployed	1,286
Armed Forces	10
Not in Labor Force	10,153
Unemployed	6.42%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population by Class of Worker		
Current Year Estimates - 2019		
Newnan city, Georgia		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	13,889	75.4%
Private Non-Profit Worker	1,133	6.2%
Federal Government Worker	369	2.0%
State Government Worker	710	3.9%
Local Government Worker	883	4.8%
Self-Employed Worker	1,429	7.8%
Unpaid Family Worker	4	0.0%
Total:	18,417	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2019		
Newnan city, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	1,950	10.6%
Administrative/Support/Waste Management	641	3.5%
Agriculture/Forestry/Fishing/Hunting/Mining	27	0.1%
Arts/Entertainment/Recreation	424	2.3%
Construction	927	5.0%
Educational Services	1,525	8.3%
Finance/Insurance/Real Estate/Rent/Lease	779	4.2%
Health Care/Social Assistance	1,890	10.3%
Information	320	1.7%
Management of Companies and Enterprises	25	0.1%
Manufacturing	2,357	12.8%
Other Services Except Public Administration	818	4.4%
Professional/Scientific/Technical Services	825	4.5%
Public Administration	787	4.3%
Retail Trade	2,696	14.6%
Transportation/Warehousing/Utilities	1,896	10.3%
Wholesale Trade	530	2.9%
Total:	18,417	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2019 Newnan city, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	179	1.0%
Arts/Design/Entertainment/Sports/Media	338	1.8%
Building/Grounds Cleaning/Maintenance	627	3.4%
Business/Financial Operations	604	3.3%
Community/Social Services	373	2.0%
Computer/Mathematical	529	2.9%
Construction/Extraction	734	4.0%
Education/Training/Library	1,145	6.2%
Farming/Fishing/Forestry	-	0.0%
Food Preparation/Serving Related	1,179	6.4%
Healthcare Practitioner/Technician	843	4.6%
Healthcare Support	348	1.9%
Installation/Maintenance/Repair	1,089	5.9%
Legal	107	0.6%
Life/Physical/Social Science	113	0.6%
Management	2,007	10.9%
Office/Administrative Support	2,480	13.5%
Production	1,319	7.2%
Protective Services	349	1.9%
Sales/Related	2,265	12.3%
Personal Care/Service	518	2.8%
Transportation/Material Moving	1,271	6.9%
Total:	18,417	100.0%
White Collar	10,983	59.6%
Blue Collar	4,413	24.0%
Service and Farming	3,021	16.4%
Total:	18,417	100.0%

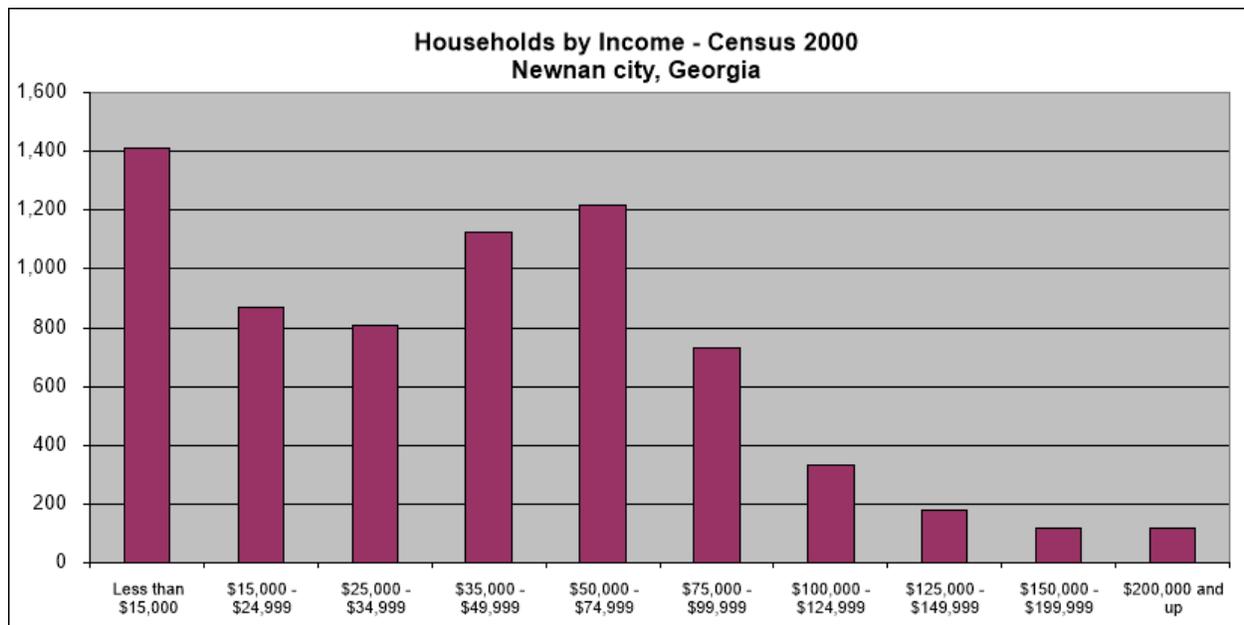
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Transportation to Work <i>Current Year Estimates - 2019</i> Newnan city, Georgia		
Transportation Mode	Number	Percent
Worked at Home	753	4.2%
Walked	89	0.5%
Bicycle	3	0.0%
Car Pooled	2,328	12.9%
Drove Alone	14,351	79.6%
Public Transportation	117	0.6%
Other Means	<u>399</u>	<u>2.2%</u>
Total:	18,040	100.0%

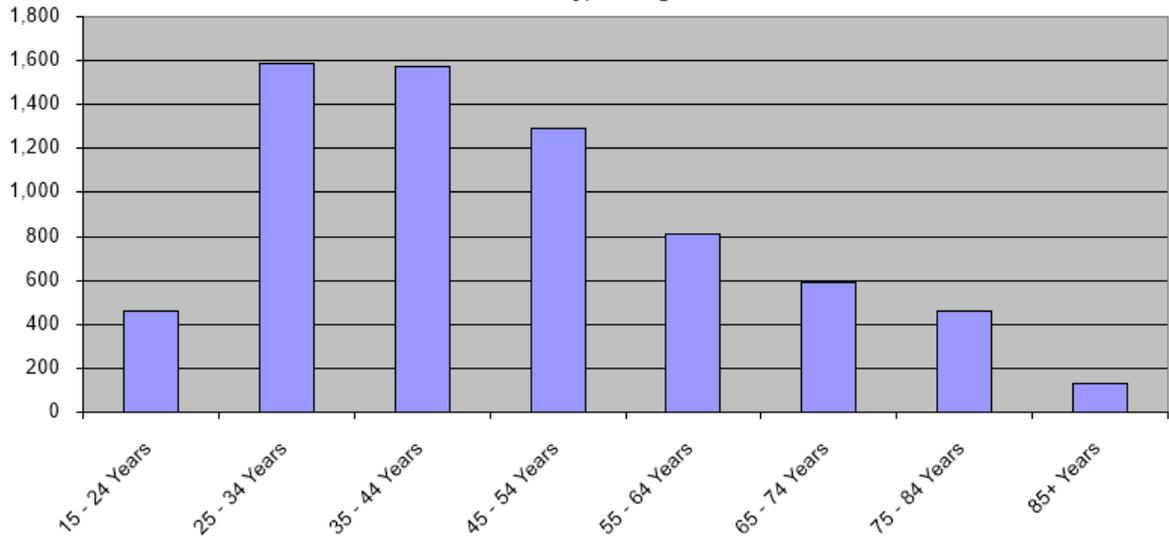
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Travel Time to Work <i>Current Year Estimates - 2019</i> Newnan city, Georgia		
Travel Time	Number	Percent
Less than 15 Minutes	5,006	28.8%
15 to 29 Minutes	4,163	24.0%
30 to 44 Minutes	4,266	24.6%
45 to 59 Minutes	2,069	11.9%
60 or More Minutes	1,869	10.8%
Total:	17,373	100.0%

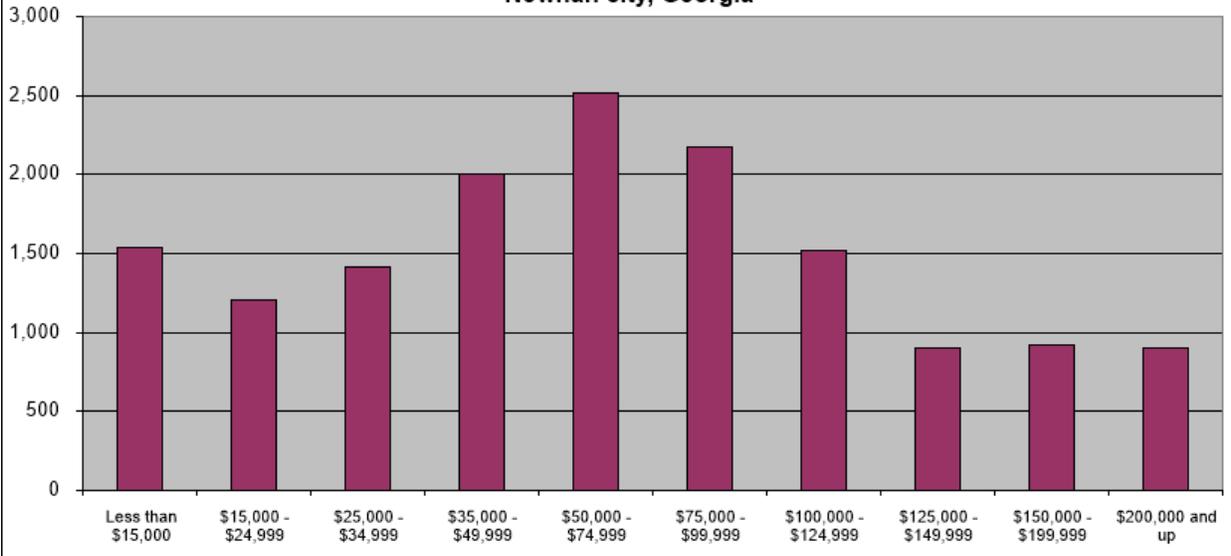
Source: Ribbon Demographics; Claritas



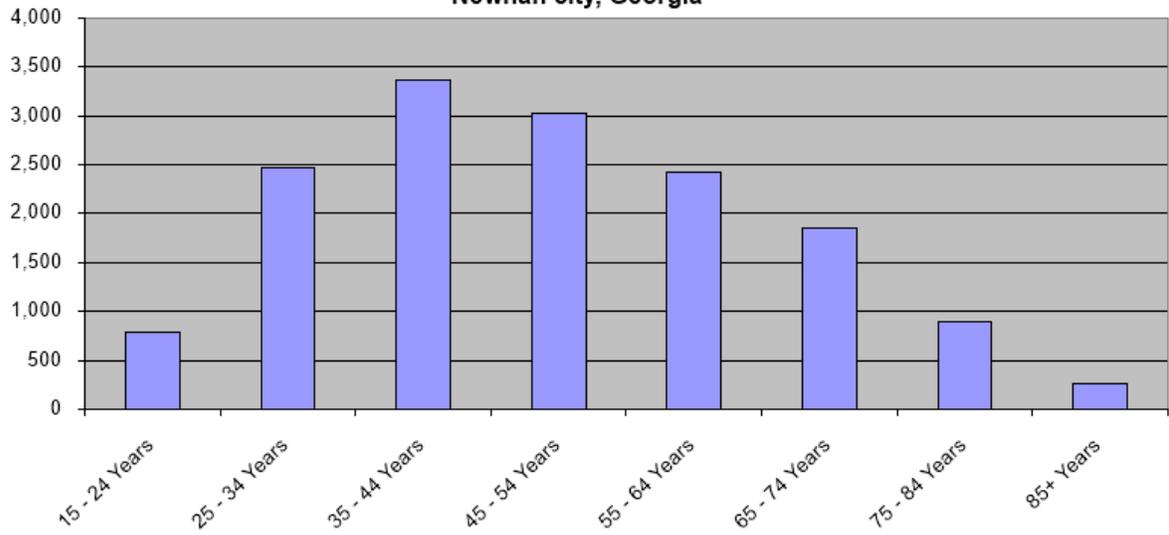
**Households by Age - Census 2000
Newnan city, Georgia**



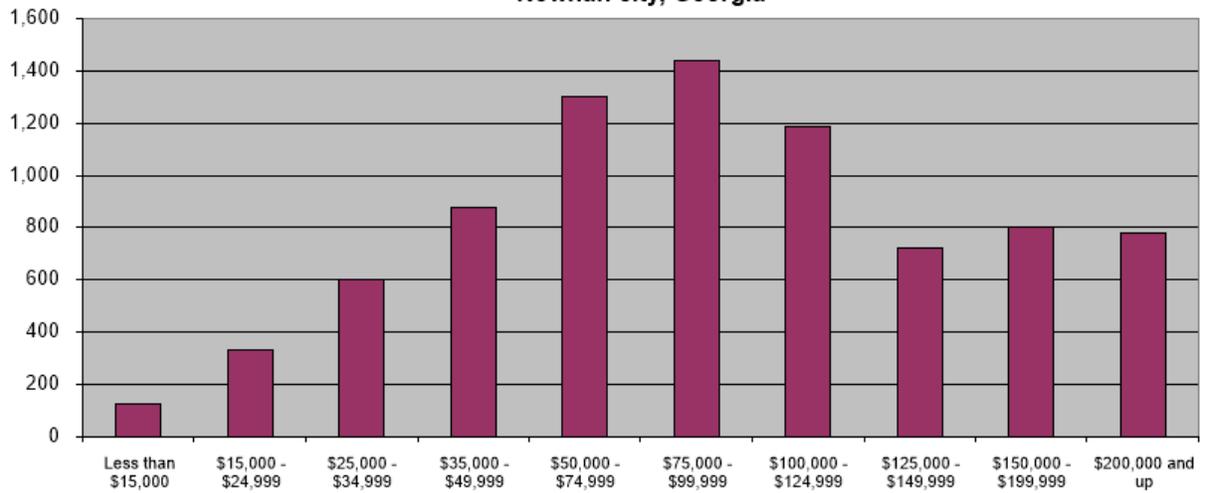
**Estimated Households by Income - 2019
Newnan city, Georgia**



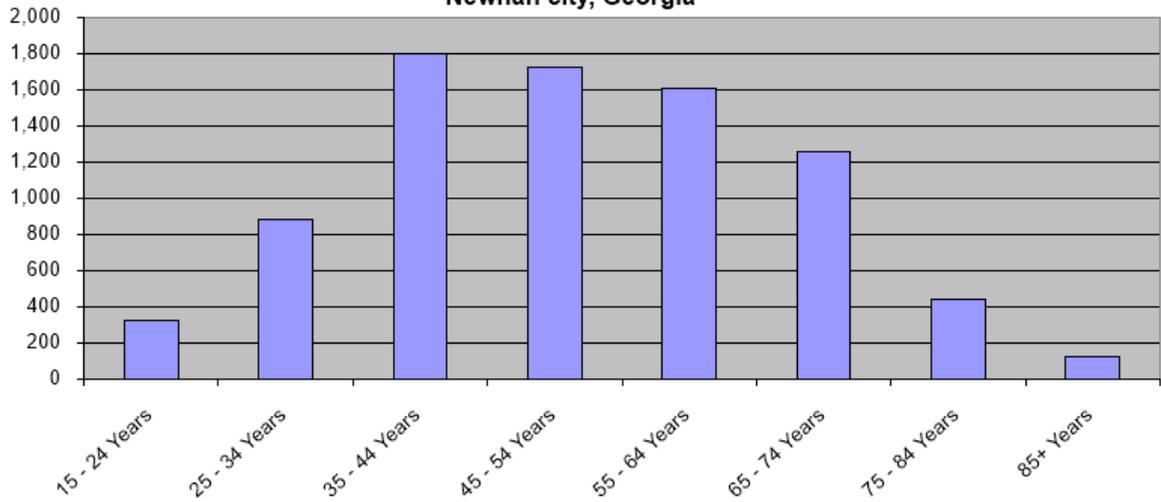
Estimated Households by Age - 2019
Newnan city, Georgia



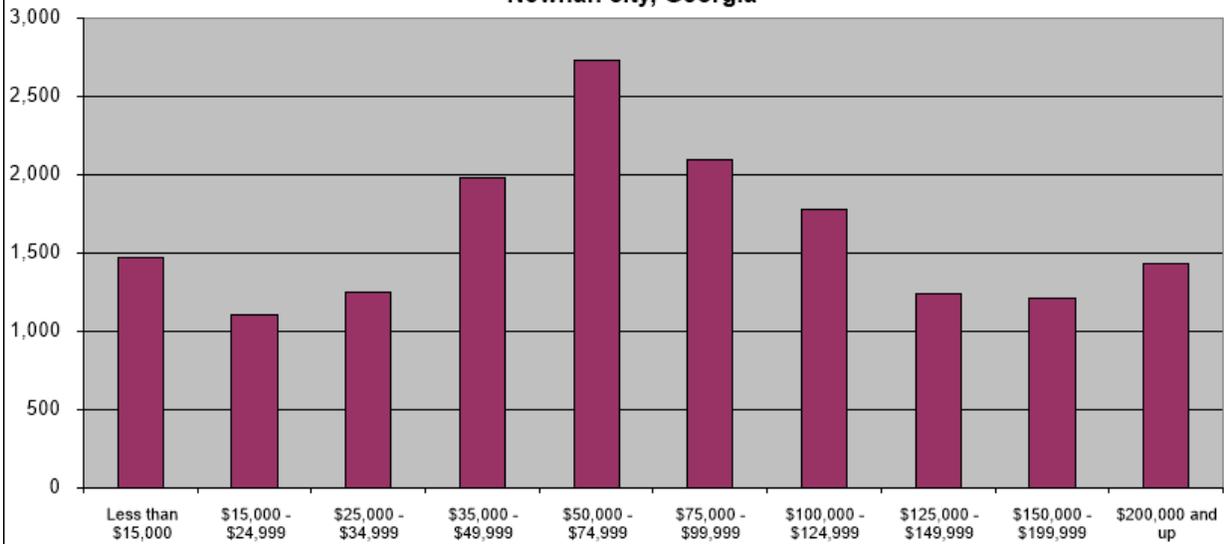
Estimated Household Income Change 2000 - 2019
Newnan city, Georgia



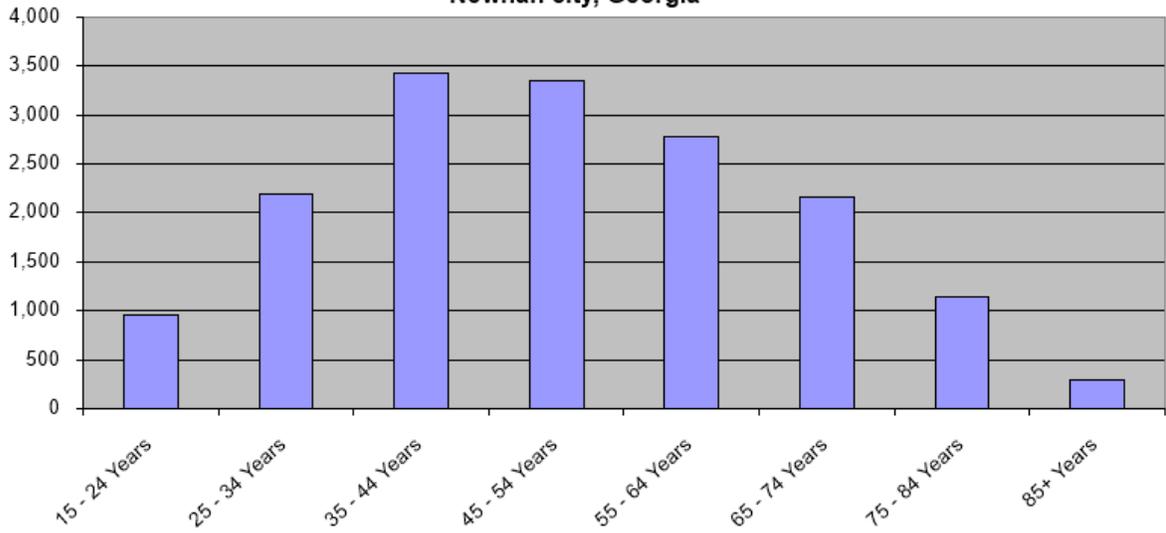
**Estimated Household Age Change 2000 - 2019
Newnan city, Georgia**



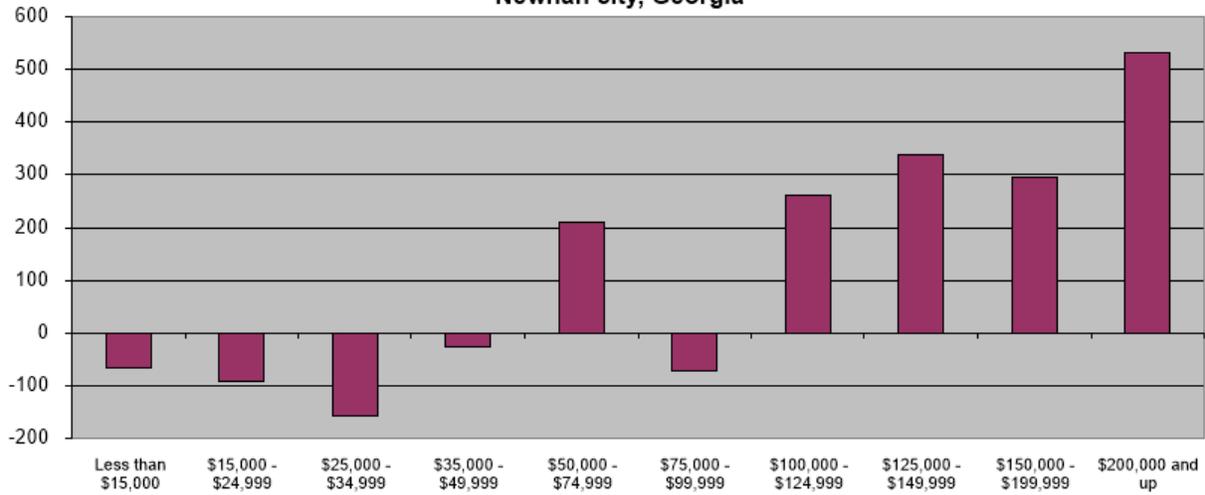
**Projected Households by Income - 2024
Newnan city, Georgia**

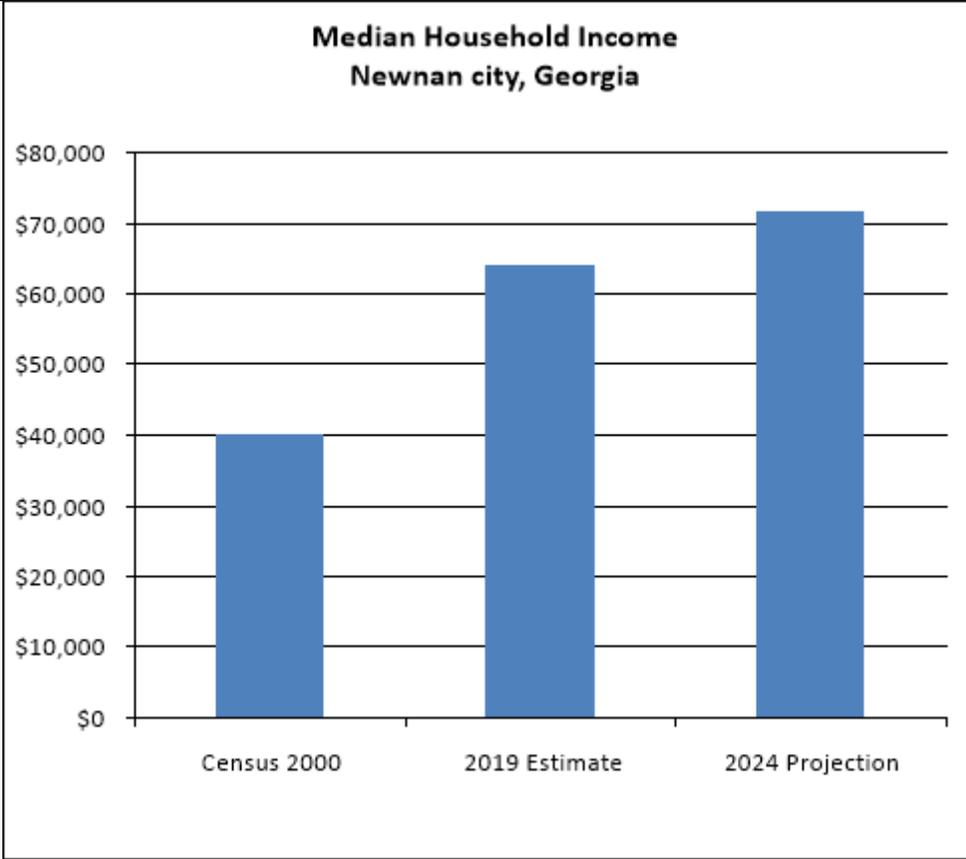
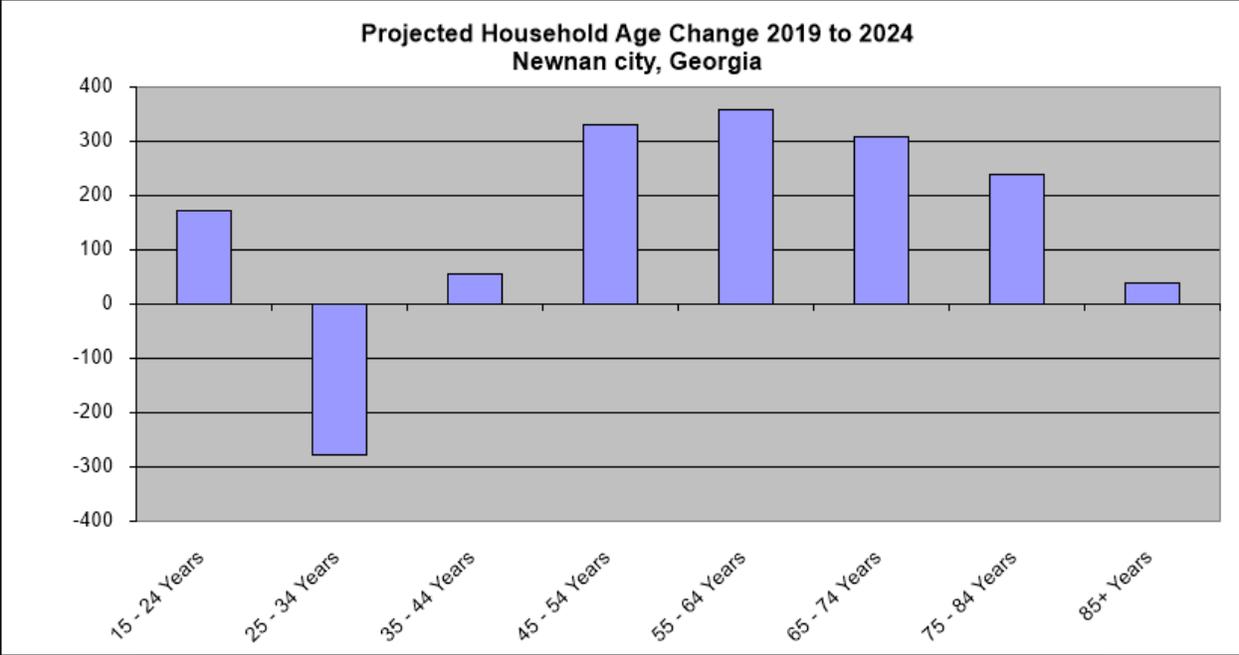


**Projected Households by Age - 2024
Newnan city, Georgia**



**Projected Household Income Change 2019 to 2024
Newnan city, Georgia**





HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Newnan city, Georgia										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	192	301	157	155	146	209	186	63	1,409	20.4%
\$15,000 - \$24,999	54	198	168	176	85	95	68	25	869	12.6%
\$25,000 - \$34,999	66	244	153	131	97	79	32	8	810	11.7%
\$35,000 - \$49,999	64	257	289	196	116	104	81	18	1,125	16.3%
\$50,000 - \$74,999	78	301	349	237	154	58	30	9	1,216	17.6%
\$75,000 - \$99,999	1	161	232	200	93	22	20	3	732	10.6%
\$100,000 - \$124,999	2	85	96	80	43	7	17	2	332	4.8%
\$125,000 - \$149,999	0	13	41	60	51	0	12	2	179	2.6%
\$150,000 - \$199,999	6	17	50	26	8	5	5	1	118	1.7%
\$200,000 and up	0	11	35	31	19	13	10	1	120	1.7%
Total	463	1,588	1,570	1,292	812	592	461	132	6,910	100.0%
Percent	6.7%	23.0%	22.7%	18.7%	11.8%	8.6%	6.7%	1.9%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Newnan city, Georgia										
Current Year Estimates - 2019										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	27	303	333	237	282	191	111	51	1,535	10.2%
\$15,000 - \$24,999	243	199	202	114	147	137	112	47	1,201	8.0%
\$25,000 - \$34,999	244	140	145	245	247	202	141	46	1,410	9.3%
\$35,000 - \$49,999	228	309	343	344	277	300	171	32	2,004	13.3%
\$50,000 - \$74,999	27	529	645	390	329	376	183	40	2,519	16.7%
\$75,000 - \$99,999	6	480	685	451	338	144	57	12	2,173	14.4%
\$100,000 - \$124,999	15	202	324	473	323	133	38	10	1,518	10.1%
\$125,000 - \$149,999	1	182	331	137	91	122	30	8	902	6.0%
\$150,000 - \$199,999	0	82	203	299	183	113	33	6	919	6.1%
\$200,000 and up	0	45	157	330	205	133	27	5	902	6.0%
Total	791	2,471	3,368	3,020	2,422	1,851	903	257	15,083	100.0%
Percent	5.2%	16.4%	22.3%	20.0%	16.1%	12.3%	6.0%	1.7%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Newnan city, Georgia										
Estimated Change - 2000 to 2019										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-165	2	176	82	136	-18	-75	-12	126	8.9%
\$15,000 - \$24,999	189	1	34	-62	62	42	44	22	332	38.2%
\$25,000 - \$34,999	178	-104	-8	114	150	123	109	38	600	74.1%
\$35,000 - \$49,999	164	52	54	148	161	196	90	14	879	78.1%
\$50,000 - \$74,999	-51	228	296	153	175	318	153	31	1,303	107.2%
\$75,000 - \$99,999	5	319	453	251	245	122	37	9	1,441	196.9%
\$100,000 - \$124,999	13	117	228	393	280	126	21	8	1,186	357.2%
\$125,000 - \$149,999	1	169	290	77	40	122	18	6	723	403.9%
\$150,000 - \$199,999	-6	65	153	273	175	108	28	5	801	678.8%
\$200,000 and up	0	34	122	299	186	120	17	4	782	651.7%
Total	328	883	1,798	1,728	1,610	1,259	442	125	8,173	118.3%
Percent Change	70.8%	55.6%	114.5%	133.7%	198.3%	212.7%	95.9%	94.7%	118.3%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Newnan city, 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	35	258	291	212	278	200	137	57	1,468	9.0%
\$15,000 - \$24,999	262	155	161	99	126	134	125	47	1,109	6.8%
\$25,000 - \$34,999	266	103	116	199	213	174	142	41	1,254	7.7%
\$35,000 - \$49,999	295	243	294	317	281	309	205	34	1,978	12.1%
\$50,000 - \$74,999	56	482	648	415	376	451	244	57	2,729	16.7%
\$75,000 - \$99,999	14	405	624	455	360	155	72	15	2,100	12.9%
\$100,000 - \$124,999	30	193	350	558	406	175	54	14	1,780	10.9%
\$125,000 - \$149,999	2	205	432	206	148	180	52	14	1,239	7.6%
\$150,000 - \$199,999	1	86	251	400	255	154	58	10	1,215	7.5%
\$200,000 and up	2	62	256	489	338	228	52	7	1,434	8.8%
Total	963	2,192	3,423	3,350	2,781	2,160	1,141	296	16,306	100.0%
Percent	5.9%	13.4%	21.0%	20.5%	17.1%	13.2%	7.0%	1.8%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Newnan 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	8	-45	-42	-25	-4	9	26	6	-67	-4.4%
\$15,000 - \$24,999	19	-44	-41	-15	-21	-3	13	0	-92	-7.7%
\$25,000 - \$34,999	22	-37	-29	-46	-34	-28	1	-5	-156	-11.1%
\$35,000 - \$49,999	67	-66	-49	-27	4	9	34	2	-26	-1.3%
\$50,000 - \$74,999	29	-47	3	25	47	75	61	17	210	8.3%
\$75,000 - \$99,999	8	-75	-61	4	22	11	15	3	-73	-3.4%
\$100,000 - \$124,999	15	-9	26	85	83	42	16	4	262	17.3%
\$125,000 - \$149,999	1	23	101	69	57	58	22	6	337	37.4%
\$150,000 - \$199,999	1	4	48	101	72	41	25	4	296	32.2%
\$200,000 and up	<u>2</u>	<u>17</u>	<u>99</u>	<u>159</u>	<u>133</u>	<u>95</u>	<u>25</u>	<u>2</u>	<u>532</u>	<u>59.0%</u>
Total	172	-279	55	330	359	309	238	39	1,223	8.1%
Percent Change	21.7%	-11.3%	1.6%	10.9%	14.8%	16.7%	26.4%	15.2%	8.1%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Median Household Income		
Newnan city, Georgia		
Census 2000	2019 Estimate	2024 Projection
\$39,893	\$63,810	\$71,473

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Median Household Income by Area			
Newnan city, Georgia			
Geography ID	Census 2000	2019 Estimate	2024 Projection
1355020	\$39,893	\$63,810	\$71,473

HISTA 2.2 Summary Data **Newnan city, Georgia** Powered by Claritas
 © 2019 All rights reserved

Renter 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	123	126	53	52	39	31	424
\$10,000-20,000	243	105	46	39	55	44	532
\$20,000-30,000	111	109	205	62	82	64	633
\$30,000-40,000	84	351	0	117	32	24	608
\$40,000-50,000	113	17	125	10	12	3	280
\$50,000-60,000	56	124	59	60	37	27	363
\$60,000-75,000	98	17	70	90	41	28	344
\$75,000-100,000	47	77	10	33	36	28	231
\$100,000-125,000	24	17	36	19	16	14	126
\$125,000-150,000	32	29	14	4	11	5	95
\$150,000-200,000	4	3	1	34	5	2	49
\$200,000+	344	140	106	50	4	0	644
Total	1,279	1,115	725	570	370	270	4,329

Renter 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	244	47	23	1	1	0	316
\$10,000-20,000	129	63	15	8	7	0	222
\$20,000-30,000	53	58	13	14	14	7	159
\$30,000-40,000	40	46	41	2	5	2	136
\$40,000-50,000	75	16	2	2	4	0	99
\$50,000-60,000	44	40	21	0	3	1	109
\$60,000-75,000	49	71	14	3	4	0	141
\$75,000-100,000	23	14	13	2	9	2	63
\$100,000-125,000	18	11	4	1	5	0	39
\$125,000-150,000	11	9	1	25	5	0	51
\$150,000-200,000	11	18	0	3	10	3	45
\$200,000+	25	17	2	32	4	0	135
Total	772	410	154	93	71	15	1,515

Renter 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	199	36	16	1	1	0	253
\$10,000-20,000	101	54	7	7	6	0	175
\$20,000-30,000	29	32	3	12	5	0	81
\$30,000-40,000	36	27	9	2	5	2	81
\$40,000-50,000	30	10	1	2	3	0	46
\$50,000-60,000	33	32	1	0	2	0	68
\$60,000-75,000	31	16	14	1	3	0	65
\$75,000-100,000	17	8	1	1	4	0	31
\$100,000-125,000	13	3	1	1	4	0	22
\$125,000-150,000	9	5	0	0	3	0	17
\$150,000-200,000	9	16	0	3	4	0	32
\$200,000+	41	16	6	32	3	0	98
Total	548	255	59	62	43	2	969

Renter 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	367	173	76	53	40	31	740
\$10,000-20,000	372	168	61	47	62	44	754
\$20,000-30,000	164	167	218	76	96	71	792
\$30,000-40,000	124	397	41	119	37	26	744
\$40,000-50,000	188	33	127	12	16	3	379
\$50,000-60,000	100	164	80	60	40	28	472
\$60,000-75,000	147	88	84	93	45	28	485
\$75,000-100,000	70	91	23	35	45	30	294
\$100,000-125,000	42	28	40	20	21	14	165
\$125,000-150,000	43	38	15	29	16	5	146
\$150,000-200,000	15	21	1	37	15	5	94
\$200,000+	419	157	113	82	8	0	779
Total	2,051	1,525	879	663	441	285	5,844

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

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	2.8%	2.9%	1.2%	1.2%	0.9%	0.7%	9.8%
\$10,000-20,000	5.6%	2.4%	1.1%	0.9%	1.3%	1.0%	12.3%
\$20,000-30,000	2.6%	2.5%	4.7%	1.4%	1.9%	1.5%	14.6%
\$30,000-40,000	1.9%	8.1%	0.0%	2.7%	0.7%	0.6%	14.0%
\$40,000-50,000	2.6%	0.4%	2.9%	0.2%	0.3%	0.1%	6.5%
\$50,000-60,000	1.3%	2.9%	1.4%	1.4%	0.9%	0.6%	8.4%
\$60,000-75,000	2.3%	0.4%	1.6%	2.1%	0.9%	0.6%	7.9%
\$75,000-100,000	1.1%	1.8%	0.2%	0.8%	0.8%	0.6%	5.3%
\$100,000-125,000	0.6%	0.4%	0.8%	0.4%	0.4%	0.3%	2.9%
\$125,000-150,000	0.7%	0.7%	0.3%	0.1%	0.3%	0.1%	2.2%
\$150,000-200,000	0.1%	0.1%	0.0%	0.8%	0.1%	0.0%	1.1%
\$200,000+	7.9%	3.2%	2.4%	1.2%	0.1%	0.0%	14.9%
Total	29.5%	25.8%	16.7%	13.2%	8.5%	6.2%	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	16.1%	3.1%	1.5%	0.1%	0.1%	0.0%	20.9%
\$10,000-20,000	8.5%	4.2%	1.0%	0.5%	0.5%	0.0%	14.7%
\$20,000-30,000	3.5%	3.8%	0.9%	0.9%	0.9%	0.5%	10.5%
\$30,000-40,000	2.6%	3.0%	2.7%	0.1%	0.3%	0.1%	9.0%
\$40,000-50,000	5.0%	1.1%	0.1%	0.1%	0.3%	0.0%	6.5%
\$50,000-60,000	2.9%	2.6%	1.4%	0.0%	0.2%	0.1%	7.2%
\$60,000-75,000	3.2%	4.7%	0.9%	0.2%	0.3%	0.0%	9.3%
\$75,000-100,000	1.5%	0.9%	0.9%	0.1%	0.6%	0.1%	4.2%
\$100,000-125,000	1.2%	0.7%	0.3%	0.1%	0.3%	0.0%	2.6%
\$125,000-150,000	0.7%	0.6%	0.1%	1.7%	0.3%	0.0%	3.4%
\$150,000-200,000	0.7%	1.2%	0.0%	0.2%	0.7%	0.2%	3.0%
\$200,000+	5.0%	1.1%	0.5%	2.1%	0.3%	0.0%	8.9%
Total	51.0%	27.1%	10.2%	6.1%	4.7%	1.0%	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	20.5%	3.7%	1.7%	0.1%	0.1%	0.0%	26.1%
\$10,000-20,000	10.4%	5.6%	0.7%	0.7%	0.6%	0.0%	18.1%
\$20,000-30,000	3.0%	3.3%	0.3%	1.2%	0.5%	0.0%	8.4%
\$30,000-40,000	3.7%	2.8%	0.9%	0.2%	0.5%	0.2%	8.4%
\$40,000-50,000	3.1%	1.0%	0.1%	0.2%	0.3%	0.0%	4.7%
\$50,000-60,000	3.4%	3.3%	0.1%	0.0%	0.2%	0.0%	7.0%
\$60,000-75,000	3.2%	1.7%	1.4%	0.1%	0.3%	0.0%	6.7%
\$75,000-100,000	1.8%	0.8%	0.1%	0.1%	0.4%	0.0%	3.2%
\$100,000-125,000	1.3%	0.3%	0.1%	0.1%	0.4%	0.0%	2.3%
\$125,000-150,000	0.9%	0.5%	0.0%	0.0%	0.3%	0.0%	1.8%
\$150,000-200,000	0.9%	1.7%	0.0%	0.3%	0.4%	0.0%	3.3%
\$200,000+	4.2%	1.7%	0.6%	3.3%	0.3%	0.0%	10.1%
Total	56.6%	26.3%	6.1%	6.4%	4.4%	0.2%	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	6.3%	3.0%	1.3%	0.9%	0.7%	0.5%	12.7%
\$10,000-20,000	6.4%	2.9%	1.0%	0.8%	1.1%	0.8%	12.9%
\$20,000-30,000	2.8%	2.9%	3.7%	1.3%	1.6%	1.2%	13.6%
\$30,000-40,000	2.1%	6.8%	0.7%	2.0%	0.6%	0.4%	12.7%
\$40,000-50,000	3.2%	0.6%	2.2%	0.2%	0.3%	0.1%	6.5%
\$50,000-60,000	1.7%	2.8%	1.4%	1.0%	0.7%	0.5%	8.1%
\$60,000-75,000	2.5%	1.5%	1.4%	1.6%	0.8%	0.5%	8.3%
\$75,000-100,000	1.2%	1.6%	0.4%	0.6%	0.8%	0.5%	5.0%
\$100,000-125,000	0.7%	0.5%	0.7%	0.3%	0.4%	0.2%	2.8%
\$125,000-150,000	0.7%	0.7%	0.3%	0.5%	0.3%	0.1%	2.5%
\$150,000-200,000	0.3%	0.4%	0.0%	0.6%	0.3%	0.1%	1.6%
\$200,000+	7.2%	2.7%	1.9%	1.4%	0.1%	0.0%	13.3%
Total	35.1%	26.1%	15.0%	11.3%	7.5%	4.9%	100.0%

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

HISTA 2.2 Summary Data **Newnan city, Georgia** Powered by Claritas
 © 2019 All rights reserved

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	23	87	32	45	0	0	187
\$10,000-20,000	60	21	97	5	21	8	212
\$20,000-30,000	13	52	112	58	45	35	315
\$30,000-40,000	103	65	25	91	24	12	320
\$40,000-50,000	71	32	29	110	5	3	250
\$50,000-60,000	102	132	173	189	41	28	665
\$60,000-75,000	45	188	254	263	19	11	780
\$75,000-100,000	11	83	122	213	116	64	609
\$100,000-125,000	16	33	68	67	92	42	318
\$125,000-150,000	24	55	101	128	37	23	368
\$150,000-200,000	1	23	55	29	39	26	173
\$200,000+	17	25	68	21	26	14	181
Total	486	796	1,136	1,219	475	266	4,378

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	192	138	36	9	8	3	386
\$10,000-20,000	130	166	28	11	9	3	347
\$20,000-30,000	158	119	43	5	8	2	335
\$30,000-40,000	103	148	29	21	11	6	318
\$40,000-50,000	45	170	33	12	17	8	285
\$50,000-60,000	107	196	58	21	4	2	388
\$60,000-75,000	42	321	38	48	5	0	454
\$75,000-100,000	44	166	49	8	34	22	323
\$100,000-125,000	30	122	30	17	30	10	239
\$125,000-150,000	23	121	28	34	5	1	212
\$150,000-200,000	10	104	45	3	10	7	179
\$200,000+	37	35	14	1	2	0	89
Total	921	1,806	431	190	143	64	3,555

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	159	77	34	6	6	3	285
\$10,000-20,000	120	139	26	7	6	1	299
\$20,000-30,000	111	67	40	2	6	1	227
\$30,000-40,000	74	101	25	3	7	4	214
\$40,000-50,000	44	115	25	10	12	7	213
\$50,000-60,000	44	173	54	5	4	2	282
\$60,000-75,000	38	133	34	18	5	0	228
\$75,000-100,000	29	113	15	8	31	21	217
\$100,000-125,000	25	71	6	4	3	1	110
\$125,000-150,000	21	70	8	10	3	1	113
\$150,000-200,000	8	72	6	2	4	2	94
\$200,000+	24	28	10	0	1	0	63
Total	697	1,159	283	75	88	43	2,345

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	215	225	68	54	8	3	573
\$10,000-20,000	190	187	125	16	30	11	559
\$20,000-30,000	171	171	155	63	53	37	650
\$30,000-40,000	206	213	54	112	35	18	638
\$40,000-50,000	116	202	62	122	22	11	535
\$50,000-60,000	209	328	231	210	45	30	1,053
\$60,000-75,000	87	509	292	311	24	11	1,234
\$75,000-100,000	55	249	171	221	150	86	932
\$100,000-125,000	46	155	98	84	122	52	557
\$125,000-150,000	47	176	129	162	42	24	580
\$150,000-200,000	11	127	100	32	49	33	352
\$200,000+	54	60	82	22	38	14	270
Total	1,407	2,602	1,567	1,409	618	330	7,933

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

HISTA 2.2 Summary Data **Newnan city, Georgia** Powered by Claritas
 © 2019 All rights reserved

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	0.5%	2.0%	0.7%	1.0%	0.0%	0.0%	4.3%
\$10,000-20,000	1.4%	0.5%	2.2%	0.1%	0.5%	0.2%	4.8%
\$20,000-30,000	0.3%	1.2%	2.6%	1.3%	1.0%	0.8%	7.2%
\$30,000-40,000	2.4%	1.5%	0.6%	2.1%	0.5%	0.3%	7.3%
\$40,000-50,000	1.6%	0.7%	0.7%	2.5%	0.1%	0.1%	5.7%
\$50,000-60,000	2.3%	3.0%	4.0%	4.3%	0.9%	0.6%	15.2%
\$60,000-75,000	1.0%	4.3%	5.8%	6.0%	0.4%	0.3%	17.8%
\$75,000-100,000	0.3%	1.9%	2.8%	4.9%	2.6%	1.5%	13.9%
\$100,000-125,000	0.4%	0.8%	1.6%	1.5%	2.1%	1.0%	7.3%
\$125,000-150,000	0.5%	1.3%	2.3%	2.9%	0.8%	0.5%	8.4%
\$150,000-200,000	0.0%	0.5%	1.3%	0.7%	0.9%	0.6%	4.0%
\$200,000+	<u>0.4%</u>	<u>0.6%</u>	<u>1.6%</u>	<u>0.5%</u>	<u>0.8%</u>	<u>0.3%</u>	4.1%
Total	11.1%	18.2%	25.9%	27.8%	10.8%	6.1%	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	5.4%	3.9%	1.0%	0.3%	0.2%	0.1%	10.9%
\$10,000-20,000	3.7%	4.7%	0.8%	0.3%	0.3%	0.1%	9.8%
\$20,000-30,000	4.4%	3.3%	1.2%	0.1%	0.2%	0.1%	9.4%
\$30,000-40,000	2.9%	4.2%	0.8%	0.6%	0.3%	0.2%	8.9%
\$40,000-50,000	1.3%	4.8%	0.9%	0.3%	0.5%	0.2%	8.0%
\$50,000-60,000	3.0%	5.5%	1.6%	0.6%	0.1%	0.1%	10.9%
\$60,000-75,000	1.2%	9.0%	1.1%	1.4%	0.1%	0.0%	12.8%
\$75,000-100,000	1.2%	4.7%	1.4%	0.2%	1.0%	0.6%	9.1%
\$100,000-125,000	0.8%	3.4%	0.8%	0.5%	0.8%	0.3%	6.7%
\$125,000-150,000	0.6%	3.4%	0.8%	1.0%	0.1%	0.0%	6.0%
\$150,000-200,000	0.3%	2.9%	1.3%	0.1%	0.3%	0.2%	5.0%
\$200,000+	<u>1.0%</u>	<u>1.0%</u>	<u>0.4%</u>	<u>0.0%</u>	<u>0.1%</u>	<u>0.0%</u>	2.5%
Total	25.9%	50.8%	12.1%	5.3%	4.0%	1.8%	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	6.8%	3.3%	1.4%	0.3%	0.3%	0.1%	12.2%
\$10,000-20,000	5.1%	5.9%	1.1%	0.3%	0.3%	0.0%	12.8%
\$20,000-30,000	4.7%	2.9%	1.7%	0.1%	0.3%	0.0%	9.7%
\$30,000-40,000	3.2%	4.3%	1.1%	0.1%	0.3%	0.2%	9.1%
\$40,000-50,000	1.9%	4.9%	1.1%	0.4%	0.5%	0.3%	9.1%
\$50,000-60,000	1.9%	7.4%	2.3%	0.2%	0.2%	0.1%	12.0%
\$60,000-75,000	1.6%	5.7%	1.4%	0.8%	0.2%	0.0%	9.7%
\$75,000-100,000	1.2%	4.8%	0.6%	0.3%	1.3%	0.9%	9.3%
\$100,000-125,000	1.1%	3.0%	0.3%	0.2%	0.1%	0.0%	4.7%
\$125,000-150,000	0.9%	3.0%	0.3%	0.4%	0.1%	0.0%	4.8%
\$150,000-200,000	0.3%	3.1%	0.3%	0.1%	0.2%	0.1%	4.0%
\$200,000+	<u>1.0%</u>	<u>1.2%</u>	<u>0.4%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	2.7%
Total	29.7%	49.4%	12.1%	3.2%	3.8%	1.8%	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	2.7%	2.8%	0.9%	0.7%	0.1%	0.0%	7.2%
\$10,000-20,000	2.4%	2.4%	1.6%	0.2%	0.4%	0.1%	7.0%
\$20,000-30,000	2.2%	2.2%	2.0%	0.8%	0.7%	0.5%	8.2%
\$30,000-40,000	2.6%	2.7%	0.7%	1.4%	0.4%	0.2%	8.0%
\$40,000-50,000	1.5%	2.5%	0.8%	1.5%	0.3%	0.1%	6.7%
\$50,000-60,000	2.6%	4.1%	2.9%	2.6%	0.6%	0.4%	13.3%
\$60,000-75,000	1.1%	6.4%	3.7%	3.9%	0.3%	0.1%	15.6%
\$75,000-100,000	0.7%	3.1%	2.2%	2.8%	1.9%	1.1%	11.7%
\$100,000-125,000	0.6%	2.0%	1.2%	1.1%	1.5%	0.7%	7.0%
\$125,000-150,000	0.6%	2.2%	1.6%	2.0%	0.5%	0.3%	7.3%
\$150,000-200,000	0.1%	1.6%	1.3%	0.4%	0.6%	0.4%	4.4%
\$200,000+	<u>0.7%</u>	<u>0.8%</u>	<u>1.0%</u>	<u>0.3%</u>	<u>0.3%</u>	<u>0.2%</u>	3.4%
Total	17.7%	32.8%	19.8%	17.8%	7.8%	4.2%	100.0%

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

HISTA 2.2 Summary Data **Newnan city, Georgia** Powered by Claritas
 © 2019 All rights reserved

Renter 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	139	144	59	52	23	18	435
\$10,000-20,000	242	85	48	40	61	40	516
\$20,000-30,000	119	117	200	62	80	58	636
\$30,000-40,000	117	406	0	120	41	27	711
\$40,000-50,000	221	12	213	29	12	7	494
\$50,000-60,000	77	110	65	61	61	45	419
\$60,000-75,000	205	34	106	85	44	27	501
\$75,000-100,000	114	130	21	55	61	43	424
\$100,000-125,000	38	23	49	27	26	16	179
\$125,000-150,000	72	36	16	11	19	12	166
\$150,000-200,000	8	5	4	90	9	4	120
\$200,000+	346	122	114	53	2	1	645
Total	1,698	1,224	895	685	446	298	5,246

Renter 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	174	31	18	2	6	0	231
\$10,000-20,000	164	80	14	12	5	0	275
\$20,000-30,000	62	92	12	18	13	7	204
\$30,000-40,000	54	44	49	4	12	5	168
\$40,000-50,000	110	23	2	0	4	0	139
\$50,000-60,000	49	42	12	0	4	0	107
\$60,000-75,000	53	61	11	2	5	1	133
\$75,000-100,000	44	25	25	1	10	3	108
\$100,000-125,000	34	15	4	0	3	1	57
\$125,000-150,000	31	12	3	20	6	0	72
\$150,000-200,000	28	43	0	1	11	3	86
\$200,000+	81	14	1	54	6	1	157
Total	884	482	151	114	85	21	1,737

Renter 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	132	19	11	1	5	0	168
\$10,000-20,000	134	65	3	11	4	0	217
\$20,000-30,000	38	64	1	16	4	0	123
\$30,000-40,000	51	33	14	3	11	5	117
\$40,000-50,000	58	13	2	0	4	0	77
\$50,000-60,000	40	37	0	0	3	0	80
\$60,000-75,000	27	15	10	2	3	0	57
\$75,000-100,000	31	13	0	1	5	0	50
\$100,000-125,000	29	7	1	0	2	0	39
\$125,000-150,000	28	4	0	0	5	0	37
\$150,000-200,000	22	35	0	1	3	0	61
\$200,000+	51	13	1	53	3	0	121
Total	641	318	43	88	52	5	1,147

Renter 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	313	175	77	54	29	18	666
\$10,000-20,000	406	165	62	52	66	40	791
\$20,000-30,000	181	209	212	80	93	65	840
\$30,000-40,000	171	450	49	124	53	32	879
\$40,000-50,000	331	35	215	29	16	7	633
\$50,000-60,000	126	152	77	61	65	45	526
\$60,000-75,000	258	95	117	87	49	28	634
\$75,000-100,000	158	155	46	56	71	46	532
\$100,000-125,000	72	38	53	27	29	17	236
\$125,000-150,000	103	48	19	31	25	12	238
\$150,000-200,000	36	48	4	91	20	7	206
\$200,000+	427	136	115	107	15	2	802
Total	2,582	1,706	1,046	799	531	319	6,983

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

HISTA 2.2 Summary Data **Newnan city, Georgia** Powered by Claritas
 © 2019 All rights reserved

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	2.6%	2.7%	1.1%	1.0%	0.4%	0.3%	8.3%
\$10,000-20,000	4.6%	1.6%	0.9%	0.8%	1.2%	0.8%	9.8%
\$20,000-30,000	2.3%	2.2%	3.8%	1.2%	1.5%	1.1%	12.1%
\$30,000-40,000	2.2%	7.7%	0.0%	2.3%	0.8%	0.5%	13.6%
\$40,000-50,000	4.2%	0.2%	4.1%	0.6%	0.2%	0.1%	9.4%
\$50,000-60,000	1.5%	2.1%	1.2%	1.2%	1.2%	0.9%	8.0%
\$60,000-75,000	3.9%	0.6%	2.0%	1.6%	0.8%	0.5%	9.6%
\$75,000-100,000	2.2%	2.5%	0.4%	1.0%	1.2%	0.8%	8.1%
\$100,000-125,000	0.7%	0.4%	0.9%	0.5%	0.5%	0.3%	3.4%
\$125,000-150,000	1.4%	0.7%	0.3%	0.2%	0.4%	0.2%	3.2%
\$150,000-200,000	0.2%	0.1%	0.1%	1.7%	0.2%	0.1%	2.3%
\$200,000+	6.6%	2.3%	2.2%	1.0%	0.2%	0.0%	12.3%
Total	32.4%	23.3%	17.1%	13.1%	8.5%	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	10.0%	1.8%	1.0%	0.1%	0.3%	0.0%	13.3%
\$10,000-20,000	9.4%	4.6%	0.8%	0.7%	0.3%	0.0%	15.8%
\$20,000-30,000	3.6%	5.3%	0.7%	1.0%	0.7%	0.4%	11.7%
\$30,000-40,000	3.1%	2.5%	2.8%	0.2%	0.7%	0.3%	9.7%
\$40,000-50,000	6.3%	1.3%	0.1%	0.0%	0.2%	0.0%	8.0%
\$50,000-60,000	2.8%	2.4%	0.7%	0.0%	0.2%	0.0%	6.2%
\$60,000-75,000	3.1%	3.5%	0.6%	0.1%	0.3%	0.1%	7.7%
\$75,000-100,000	2.5%	1.4%	1.4%	0.1%	0.6%	0.2%	6.2%
\$100,000-125,000	2.0%	0.9%	0.2%	0.0%	0.2%	0.1%	3.3%
\$125,000-150,000	1.8%	0.7%	0.2%	1.2%	0.3%	0.0%	4.1%
\$150,000-200,000	1.6%	2.5%	0.0%	0.1%	0.6%	0.2%	5.0%
\$200,000+	4.7%	0.8%	0.1%	3.1%	0.3%	0.1%	9.0%
Total	50.9%	27.7%	8.7%	6.6%	4.9%	1.2%	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	11.5%	1.7%	1.0%	0.1%	0.4%	0.0%	14.6%
\$10,000-20,000	11.7%	5.7%	0.3%	1.0%	0.3%	0.0%	18.9%
\$20,000-30,000	3.3%	5.6%	0.1%	1.4%	0.3%	0.0%	10.7%
\$30,000-40,000	4.4%	2.9%	1.2%	0.3%	1.0%	0.4%	10.2%
\$40,000-50,000	5.1%	1.1%	0.2%	0.0%	0.3%	0.0%	6.7%
\$50,000-60,000	3.5%	3.2%	0.0%	0.0%	0.3%	0.0%	7.0%
\$60,000-75,000	2.4%	1.3%	0.9%	0.2%	0.3%	0.0%	5.0%
\$75,000-100,000	2.7%	1.1%	0.0%	0.1%	0.4%	0.0%	4.4%
\$100,000-125,000	2.5%	0.6%	0.1%	0.0%	0.2%	0.0%	3.4%
\$125,000-150,000	2.4%	0.3%	0.0%	0.0%	0.4%	0.0%	3.2%
\$150,000-200,000	1.9%	3.1%	0.0%	0.1%	0.3%	0.0%	5.3%
\$200,000+	4.4%	1.1%	0.1%	4.6%	0.3%	0.0%	10.5%
Total	55.9%	27.7%	3.7%	7.7%	4.5%	0.4%	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	4.5%	2.5%	1.1%	0.8%	0.4%	0.3%	9.5%
\$10,000-20,000	5.8%	2.4%	0.9%	0.7%	0.9%	0.6%	11.3%
\$20,000-30,000	2.6%	3.0%	3.0%	1.1%	1.3%	0.9%	12.0%
\$30,000-40,000	2.4%	6.4%	0.7%	1.8%	0.8%	0.5%	12.6%
\$40,000-50,000	4.7%	0.5%	3.1%	0.4%	0.2%	0.1%	9.1%
\$50,000-60,000	1.8%	2.2%	1.1%	0.9%	0.9%	0.6%	7.5%
\$60,000-75,000	3.7%	1.4%	1.7%	1.2%	0.7%	0.4%	9.1%
\$75,000-100,000	2.3%	2.2%	0.7%	0.8%	1.0%	0.7%	7.6%
\$100,000-125,000	1.0%	0.5%	0.8%	0.4%	0.4%	0.2%	3.4%
\$125,000-150,000	1.5%	0.7%	0.3%	0.4%	0.4%	0.2%	3.4%
\$150,000-200,000	0.5%	0.7%	0.1%	1.3%	0.3%	0.1%	3.0%
\$200,000+	6.1%	1.9%	1.6%	1.5%	0.2%	0.0%	11.5%
Total	37.0%	24.4%	15.0%	11.4%	7.6%	4.6%	100.0%

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

HISTA 2.2 Summary Data **Newnan city, Georgia** Powered by Claritas
 © 2019 All rights reserved

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	9	75	23	38	1	0	146
\$10,000-20,000	39	11	58	5	14	9	136
\$20,000-30,000	11	42	81	40	20	15	209
\$30,000-40,000	78	27	23	81	18	13	240
\$40,000-50,000	56	24	7	58	6	0	151
\$50,000-60,000	85	93	105	125	33	20	461
\$60,000-75,000	81	242	290	289	13	7	922
\$75,000-100,000	11	109	137	260	117	69	703
\$100,000-125,000	43	66	119	126	90	45	489
\$125,000-150,000	34	66	132	131	77	52	492
\$150,000-200,000	4	68	149	71	44	29	365
\$200,000+	2	8	54	8	89	34	198
Total	456	831	1,178	1,232	522	293	4,512

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	95	88	28	6	3	2	222
\$10,000-20,000	107	140	25	9	5	1	287
\$20,000-30,000	194	147	39	4	5	0	389
\$30,000-40,000	115	166	28	13	8	5	335
\$40,000-50,000	43	204	48	7	12	8	322
\$50,000-60,000	95	198	56	21	4	1	375
\$60,000-75,000	45	233	31	53	3	0	365
\$75,000-100,000	64	211	73	7	28	21	404
\$100,000-125,000	27	127	18	16	37	13	238
\$125,000-150,000	28	138	50	24	2	2	244
\$150,000-200,000	17	189	75	4	10	5	300
\$200,000+	36	45	13	2	4	2	102
Total	866	1,886	484	166	121	60	3,583

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	80	47	25	4	3	2	161
\$10,000-20,000	103	126	24	4	3	0	260
\$20,000-30,000	135	90	36	2	4	0	267
\$30,000-40,000	90	145	26	1	5	4	271
\$40,000-50,000	42	154	41	6	11	8	262
\$50,000-60,000	48	182	54	5	4	1	294
\$60,000-75,000	42	107	27	24	2	0	202
\$75,000-100,000	40	141	24	6	26	20	257
\$100,000-125,000	24	106	4	5	4	2	145
\$125,000-150,000	26	97	21	11	1	1	157
\$150,000-200,000	13	127	7	2	5	1	155
\$200,000+	29	40	11	1	3	2	86
Total	672	1,362	300	71	71	41	2,517

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	104	163	51	44	4	2	368
\$10,000-20,000	146	151	83	14	19	10	423
\$20,000-30,000	205	189	120	44	25	15	598
\$30,000-40,000	193	193	51	94	26	18	575
\$40,000-50,000	99	228	55	65	18	8	473
\$50,000-60,000	180	291	161	146	37	21	836
\$60,000-75,000	126	475	321	342	16	7	1,287
\$75,000-100,000	75	320	210	267	145	90	1,107
\$100,000-125,000	70	193	137	142	127	58	727
\$125,000-150,000	62	204	182	155	79	54	736
\$150,000-200,000	21	257	224	75	54	34	665
\$200,000+	41	52	67	10	93	36	300
Total	1,322	2,717	1,662	1,398	643	353	8,095

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

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%	1.7%	0.5%	0.8%	0.0%	0.0%	3.2%
\$10,000-20,000	0.9%	0.2%	1.3%	0.1%	0.3%	0.2%	3.0%
\$20,000-30,000	0.2%	0.9%	1.8%	0.9%	0.4%	0.3%	4.6%
\$30,000-40,000	1.7%	0.6%	0.5%	1.8%	0.4%	0.3%	5.3%
\$40,000-50,000	1.2%	0.5%	0.2%	1.3%	0.1%	0.0%	3.3%
\$50,000-60,000	1.9%	2.1%	2.3%	2.8%	0.7%	0.4%	10.2%
\$60,000-75,000	1.8%	5.4%	6.4%	6.4%	0.3%	0.2%	20.4%
\$75,000-100,000	0.2%	2.4%	3.0%	5.8%	2.6%	1.5%	15.6%
\$100,000-125,000	1.0%	1.5%	2.6%	2.8%	2.0%	1.0%	10.8%
\$125,000-150,000	0.8%	1.5%	2.9%	2.9%	1.7%	1.2%	10.9%
\$150,000-200,000	0.1%	1.5%	3.3%	1.6%	1.0%	0.6%	8.1%
\$200,000+	0.1%	0.2%	1.2%	0.2%	2.0%	0.8%	4.4%
Total	10.1%	18.4%	26.1%	27.3%	11.6%	6.5%	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	2.7%	2.5%	0.8%	0.2%	0.1%	0.1%	6.2%
\$10,000-20,000	3.0%	3.9%	0.7%	0.3%	0.1%	0.0%	8.0%
\$20,000-30,000	5.4%	4.1%	1.1%	0.1%	0.1%	0.0%	10.9%
\$30,000-40,000	3.2%	4.6%	0.8%	0.4%	0.2%	0.1%	9.3%
\$40,000-50,000	1.2%	5.7%	1.3%	0.2%	0.3%	0.2%	9.0%
\$50,000-60,000	2.7%	5.5%	1.6%	0.6%	0.1%	0.0%	10.5%
\$60,000-75,000	1.3%	6.5%	0.9%	1.5%	0.1%	0.0%	10.2%
\$75,000-100,000	1.8%	5.9%	2.0%	0.2%	0.8%	0.6%	11.3%
\$100,000-125,000	0.8%	3.5%	0.5%	0.4%	1.0%	0.4%	6.6%
\$125,000-150,000	0.8%	3.9%	1.4%	0.7%	0.1%	0.1%	6.8%
\$150,000-200,000	0.5%	5.3%	2.1%	0.1%	0.3%	0.1%	8.4%
\$200,000+	1.0%	1.3%	0.4%	0.1%	0.1%	0.1%	2.8%
Total	24.2%	52.6%	13.5%	4.6%	3.4%	1.7%	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	3.2%	1.9%	1.0%	0.2%	0.1%	0.1%	6.4%
\$10,000-20,000	4.1%	5.0%	1.0%	0.2%	0.1%	0.0%	10.3%
\$20,000-30,000	5.4%	3.6%	1.4%	0.1%	0.2%	0.0%	10.6%
\$30,000-40,000	3.6%	5.8%	1.0%	0.0%	0.2%	0.2%	10.8%
\$40,000-50,000	1.7%	6.1%	1.6%	0.2%	0.4%	0.3%	10.4%
\$50,000-60,000	1.9%	7.2%	2.1%	0.2%	0.2%	0.0%	11.7%
\$60,000-75,000	1.7%	4.3%	1.1%	1.0%	0.1%	0.0%	8.0%
\$75,000-100,000	1.6%	5.6%	1.0%	0.2%	1.0%	0.8%	10.2%
\$100,000-125,000	1.0%	4.2%	0.2%	0.2%	0.2%	0.1%	5.8%
\$125,000-150,000	1.0%	3.9%	0.8%	0.4%	0.0%	0.0%	6.2%
\$150,000-200,000	0.5%	5.0%	0.3%	0.1%	0.2%	0.0%	6.2%
\$200,000+	1.2%	1.6%	0.4%	0.0%	0.1%	0.1%	3.4%
Total	26.7%	54.1%	11.9%	2.8%	2.8%	1.6%	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	1.3%	2.0%	0.6%	0.5%	0.0%	0.0%	4.5%
\$10,000-20,000	1.8%	1.9%	1.0%	0.2%	0.2%	0.1%	5.2%
\$20,000-30,000	2.5%	2.3%	1.5%	0.5%	0.3%	0.2%	7.4%
\$30,000-40,000	2.4%	2.4%	0.6%	1.2%	0.3%	0.2%	7.1%
\$40,000-50,000	1.2%	2.8%	0.7%	0.8%	0.2%	0.1%	5.8%
\$50,000-60,000	2.2%	3.6%	2.0%	1.8%	0.5%	0.3%	10.3%
\$60,000-75,000	1.6%	5.9%	4.0%	4.2%	0.2%	0.1%	15.9%
\$75,000-100,000	0.9%	4.0%	2.6%	3.3%	1.8%	1.1%	13.7%
\$100,000-125,000	0.9%	2.4%	1.7%	1.8%	1.6%	0.7%	9.0%
\$125,000-150,000	0.8%	2.5%	2.2%	1.9%	1.0%	0.7%	9.1%
\$150,000-200,000	0.3%	3.2%	2.8%	0.9%	0.7%	0.4%	8.2%
\$200,000+	0.5%	0.7%	0.8%	0.1%	1.1%	0.4%	3.7%
Total	16.3%	33.6%	20.5%	17.3%	7.9%	4.4%	100.0%

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

Renter Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	140	127	67	49	18	13	414
\$10,000-20,000	215	65	32	30	47	32	421
\$20,000-30,000	113	111	197	52	75	57	605
\$30,000-40,000	127	364	1	104	43	33	672
\$40,000-50,000	196	14	209	33	11	6	469
\$50,000-60,000	94	161	91	78	61	42	527
\$60,000-75,000	225	35	106	77	52	35	530
\$75,000-100,000	151	156	28	54	72	52	513
\$100,000-125,000	71	35	72	31	32	20	261
\$125,000-150,000	91	52	19	16	31	22	231
\$150,000-200,000	18	10	11	169	9	4	221
\$200,000+	338	99	102	42	8	5	594
Total	1,779	1,229	935	735	459	321	5,488

Renter Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	182	28	16	1	2	0	229
\$10,000-20,000	178	76	14	15	5	1	289
\$20,000-30,000	66	97	14	16	13	4	210
\$30,000-40,000	61	46	44	2	15	6	174
\$40,000-50,000	141	22	6	3	5	0	177
\$50,000-60,000	75	69	22	2	6	1	175
\$60,000-75,000	64	76	12	2	6	1	161
\$75,000-100,000	65	31	42	3	11	3	155
\$100,000-125,000	68	24	5	0	6	1	104
\$125,000-150,000	50	19	5	26	6	2	108
\$150,000-200,000	55	72	3	2	13	4	149
\$200,000+	95	14	1	57	2	1	175
Total	1,100	574	184	129	95	24	2,106

Renter Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	138	20	12	1	1	0	172
\$10,000-20,000	146	62	5	14	4	1	232
\$20,000-30,000	38	73	1	14	5	0	131
\$30,000-40,000	58	33	12	2	14	6	125
\$40,000-50,000	80	13	6	2	4	0	105
\$50,000-60,000	56	62	2	1	5	1	127
\$60,000-75,000	36	25	12	1	4	0	78
\$75,000-100,000	47	17	1	2	4	0	71
\$100,000-125,000	54	12	1	0	4	0	71
\$125,000-150,000	46	6	0	1	4	1	58
\$150,000-200,000	45	57	1	2	4	0	109
\$200,000+	63	14	1	57	4	0	139
Total	807	394	54	97	57	9	1,418

Renter Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	322	155	83	50	20	13	643
\$10,000-20,000	393	141	46	45	52	33	710
\$20,000-30,000	179	208	211	68	88	61	815
\$30,000-40,000	188	410	45	106	58	39	846
\$40,000-50,000	337	36	215	36	16	6	646
\$50,000-60,000	169	230	113	80	67	43	702
\$60,000-75,000	289	111	118	79	58	36	691
\$75,000-100,000	216	187	70	57	83	55	668
\$100,000-125,000	139	59	77	31	38	21	365
\$125,000-150,000	141	71	24	42	37	24	339
\$150,000-200,000	73	82	14	171	22	8	370
\$200,000+	433	113	103	99	15	6	769
Total	2,879	1,803	1,119	864	554	345	7,564

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

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	2.6%	2.3%	1.2%	0.9%	0.3%	0.2%	7.6%
\$10,000-20,000	3.9%	1.2%	0.6%	0.5%	0.9%	0.6%	7.7%
\$20,000-30,000	2.1%	2.0%	3.6%	1.0%	1.4%	1.0%	11.1%
\$30,000-40,000	2.3%	6.7%	0.0%	1.9%	0.8%	0.6%	12.3%
\$40,000-50,000	3.6%	0.3%	3.8%	0.6%	0.2%	0.1%	8.6%
\$50,000-60,000	1.7%	2.9%	1.7%	1.4%	1.1%	0.8%	9.7%
\$60,000-75,000	4.1%	0.6%	1.9%	1.4%	1.0%	0.6%	9.7%
\$75,000-100,000	2.8%	2.9%	0.5%	1.0%	1.3%	1.0%	9.4%
\$100,000-125,000	1.3%	0.6%	1.3%	0.6%	0.6%	0.4%	4.8%
\$125,000-150,000	1.7%	1.0%	0.3%	0.3%	0.6%	0.4%	4.2%
\$150,000-200,000	0.3%	0.2%	0.2%	3.1%	0.2%	0.1%	4.0%
\$200,000+	6.2%	1.8%	1.9%	0.8%	0.1%	0.1%	10.9%
Total	32.6%	22.5%	17.1%	13.5%	8.4%	5.9%	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	8.6%	1.3%	0.8%	0.0%	0.1%	0.0%	10.9%
\$10,000-20,000	8.5%	3.6%	0.7%	0.7%	0.2%	0.0%	13.7%
\$20,000-30,000	3.1%	4.6%	0.7%	0.8%	0.6%	0.2%	10.0%
\$30,000-40,000	2.9%	2.2%	2.1%	0.1%	0.7%	0.3%	8.3%
\$40,000-50,000	6.7%	1.0%	0.3%	0.1%	0.2%	0.0%	8.4%
\$50,000-60,000	3.6%	3.3%	1.0%	0.1%	0.3%	0.0%	8.3%
\$60,000-75,000	3.0%	3.6%	0.6%	0.1%	0.3%	0.0%	7.6%
\$75,000-100,000	3.1%	1.5%	2.0%	0.1%	0.5%	0.1%	7.4%
\$100,000-125,000	3.2%	1.1%	0.2%	0.0%	0.3%	0.0%	4.9%
\$125,000-150,000	2.4%	0.9%	0.2%	1.2%	0.3%	0.1%	5.1%
\$150,000-200,000	2.6%	3.4%	0.1%	0.1%	0.6%	0.2%	7.1%
\$200,000+	4.5%	0.7%	0.0%	2.7%	0.3%	0.0%	8.3%
Total	52.2%	27.3%	8.7%	6.1%	4.5%	1.1%	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	9.7%	1.4%	0.8%	0.1%	0.1%	0.0%	12.1%
\$10,000-20,000	10.3%	4.4%	0.4%	1.0%	0.3%	0.1%	16.4%
\$20,000-30,000	2.7%	5.1%	0.1%	1.0%	0.4%	0.0%	9.2%
\$30,000-40,000	4.1%	2.3%	0.8%	0.1%	1.0%	0.4%	8.8%
\$40,000-50,000	5.6%	0.9%	0.4%	0.1%	0.3%	0.0%	7.4%
\$50,000-60,000	3.9%	4.4%	0.1%	0.1%	0.4%	0.1%	9.0%
\$60,000-75,000	2.5%	1.8%	0.8%	0.1%	0.3%	0.0%	5.5%
\$75,000-100,000	3.3%	1.2%	0.1%	0.1%	0.3%	0.0%	5.0%
\$100,000-125,000	3.8%	0.8%	0.1%	0.0%	0.3%	0.0%	5.0%
\$125,000-150,000	3.2%	0.4%	0.0%	0.1%	0.3%	0.1%	4.1%
\$150,000-200,000	3.2%	4.0%	0.1%	0.1%	0.3%	0.0%	7.7%
\$200,000+	4.4%	1.0%	0.1%	4.0%	0.3%	0.0%	9.8%
Total	56.9%	27.8%	3.8%	6.8%	4.0%	0.6%	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	4.3%	2.0%	1.1%	0.7%	0.3%	0.2%	8.5%
\$10,000-20,000	5.2%	1.9%	0.6%	0.6%	0.7%	0.4%	9.4%
\$20,000-30,000	2.4%	2.7%	2.8%	0.9%	1.2%	0.8%	10.8%
\$30,000-40,000	2.5%	5.4%	0.6%	1.4%	0.8%	0.5%	11.2%
\$40,000-50,000	4.5%	0.5%	2.8%	0.5%	0.2%	0.1%	8.5%
\$50,000-60,000	2.2%	3.0%	1.5%	1.1%	0.9%	0.6%	9.3%
\$60,000-75,000	3.8%	1.5%	1.6%	1.0%	0.8%	0.5%	9.1%
\$75,000-100,000	2.9%	2.5%	0.9%	0.8%	1.1%	0.7%	8.8%
\$100,000-125,000	1.8%	0.8%	1.0%	0.4%	0.5%	0.3%	4.8%
\$125,000-150,000	1.9%	0.9%	0.3%	0.6%	0.5%	0.3%	4.5%
\$150,000-200,000	1.0%	1.1%	0.2%	2.3%	0.3%	0.1%	4.9%
\$200,000+	5.7%	1.5%	1.4%	1.3%	0.2%	0.1%	10.2%
Total	38.1%	23.8%	14.8%	11.4%	7.3%	4.6%	100.0%

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

Owner Households							
Age 15 to 54 Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	9	59	19	34	1	0	122
\$10,000-20,000	34	12	51	6	13	6	122
\$20,000-30,000	7	36	74	33	17	11	178
\$30,000-40,000	70	19	19	71	15	11	205
\$40,000-50,000	45	12	5	42	5	0	109
\$50,000-60,000	68	80	77	132	36	22	415
\$60,000-75,000	67	197	253	252	10	6	785
\$75,000-100,000	11	101	148	288	101	61	710
\$100,000-125,000	60	71	140	158	94	48	571
\$125,000-150,000	43	72	178	157	90	64	604
\$150,000-200,000	4	89	217	110	58	39	517
\$200,000+	6	7	45	6	119	49	232
Total	424	755	1,226	1,289	559	317	4,570

Owner Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	86	77	26	5	6	2	202
\$10,000-20,000	103	127	24	12	5	1	272
\$20,000-30,000	198	135	41	5	4	0	383
\$30,000-40,000	123	155	27	17	10	4	336
\$40,000-50,000	51	213	51	10	11	7	343
\$50,000-60,000	106	242	72	24	3	1	448
\$60,000-75,000	58	233	28	60	1	0	380
\$75,000-100,000	85	254	83	11	32	23	488
\$100,000-125,000	47	192	23	23	49	19	353
\$125,000-150,000	49	181	66	41	2	2	341
\$150,000-200,000	26	315	129	5	13	10	498
\$200,000+	40	49	14	2	6	4	115
Total	972	2,173	584	215	142	73	4,159

Owner Households							
Aged 62+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	76	42	23	3	6	2	152
\$10,000-20,000	99	115	24	5	3	0	246
\$20,000-30,000	144	85	38	2	4	0	273
\$30,000-40,000	102	138	25	3	6	3	277
\$40,000-50,000	51	162	46	9	10	7	285
\$50,000-60,000	58	223	70	6	3	1	361
\$60,000-75,000	53	104	24	28	1	0	210
\$75,000-100,000	56	176	24	11	31	22	320
\$100,000-125,000	42	154	6	8	6	3	219
\$125,000-150,000	43	127	29	19	0	1	219
\$150,000-200,000	20	217	14	1	5	3	260
\$200,000+	36	43	10	1	2	3	98
Total	780	1,586	333	96	80	45	2,920

Owner Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	95	136	45	39	7	2	324
\$10,000-20,000	137	139	75	18	18	7	394
\$20,000-30,000	205	171	115	38	21	11	561
\$30,000-40,000	193	174	46	88	25	15	541
\$40,000-50,000	96	225	56	52	16	7	452
\$50,000-60,000	174	322	149	156	39	23	863
\$60,000-75,000	125	430	281	312	11	6	1,165
\$75,000-100,000	96	355	231	299	133	84	1,198
\$100,000-125,000	107	263	163	181	143	67	924
\$125,000-150,000	92	253	244	198	92	66	945
\$150,000-200,000	30	404	346	115	71	49	1,015
\$200,000+	46	56	59	8	125	53	347
Total	1,396	2,928	1,810	1,504	701	390	8,729

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

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	0.2%	1.3%	0.4%	0.7%	0.0%	0.0%	2.7%
\$10,000-20,000	0.7%	0.3%	1.1%	0.1%	0.3%	0.1%	2.7%
\$20,000-30,000	0.2%	0.8%	1.6%	0.7%	0.4%	0.2%	3.9%
\$30,000-40,000	1.5%	0.4%	0.4%	1.6%	0.3%	0.2%	4.5%
\$40,000-50,000	1.0%	0.3%	0.1%	0.9%	0.1%	0.0%	2.4%
\$50,000-60,000	1.5%	1.8%	1.7%	2.9%	0.8%	0.5%	9.1%
\$60,000-75,000	1.5%	4.3%	5.5%	5.5%	0.2%	0.1%	17.2%
\$75,000-100,000	0.2%	2.2%	3.2%	6.3%	2.2%	1.3%	15.5%
\$100,000-125,000	1.3%	1.6%	3.1%	3.5%	2.1%	1.1%	12.5%
\$125,000-150,000	0.9%	1.6%	3.9%	3.4%	2.0%	1.4%	13.2%
\$150,000-200,000	0.1%	1.9%	4.7%	2.4%	1.3%	0.9%	11.3%
\$200,000+	0.1%	0.2%	1.0%	0.1%	2.6%	1.1%	5.1%
Total	9.3%	16.5%	26.8%	28.2%	12.2%	6.9%	100.0%

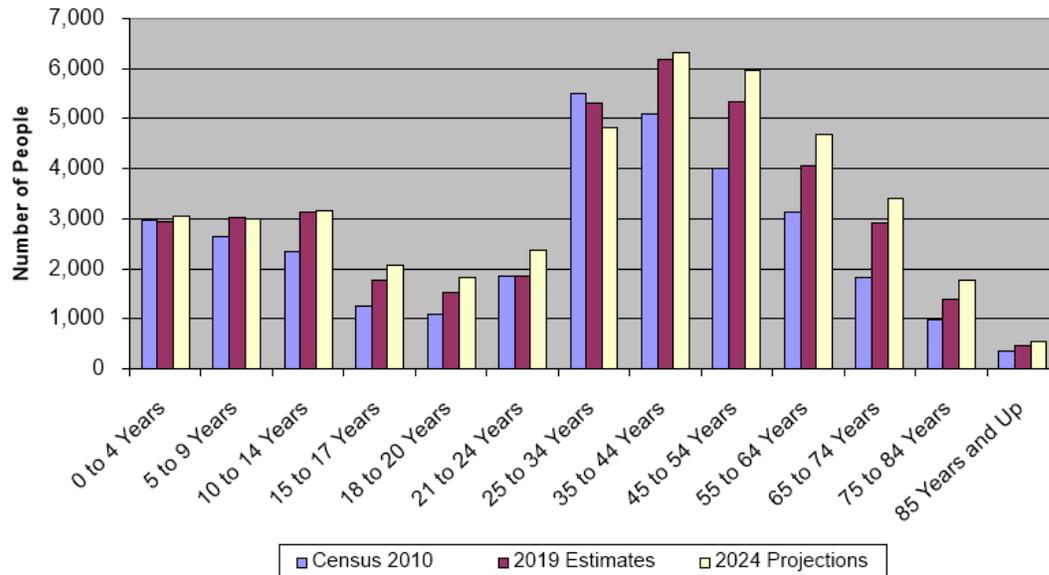
Percent Owner Households							
Aged 55+ Years							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	2.1%	1.9%	0.6%	0.1%	0.1%	0.0%	4.9%
\$10,000-20,000	2.5%	3.1%	0.6%	0.3%	0.1%	0.0%	6.5%
\$20,000-30,000	4.8%	3.2%	1.0%	0.1%	0.1%	0.0%	9.2%
\$30,000-40,000	3.0%	3.7%	0.6%	0.4%	0.2%	0.1%	8.1%
\$40,000-50,000	1.2%	5.1%	1.2%	0.2%	0.3%	0.2%	8.2%
\$50,000-60,000	2.5%	5.8%	1.7%	0.6%	0.1%	0.0%	10.8%
\$60,000-75,000	1.4%	5.6%	0.7%	1.4%	0.0%	0.0%	9.1%
\$75,000-100,000	2.0%	6.1%	2.0%	0.3%	0.8%	0.6%	11.7%
\$100,000-125,000	1.1%	4.6%	0.6%	0.6%	1.2%	0.5%	8.5%
\$125,000-150,000	1.2%	4.4%	1.6%	1.0%	0.0%	0.0%	8.2%
\$150,000-200,000	0.6%	7.6%	3.1%	0.1%	0.3%	0.2%	12.0%
\$200,000+	1.0%	1.2%	0.3%	0.0%	0.1%	0.1%	2.8%
Total	23.4%	52.2%	14.0%	5.2%	3.4%	1.8%	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	2.6%	1.4%	0.8%	0.1%	0.2%	0.1%	5.2%
\$10,000-20,000	3.4%	3.9%	0.8%	0.2%	0.1%	0.0%	8.4%
\$20,000-30,000	4.9%	2.9%	1.3%	0.1%	0.1%	0.0%	9.3%
\$30,000-40,000	3.5%	4.7%	0.9%	0.1%	0.2%	0.1%	9.5%
\$40,000-50,000	1.7%	5.5%	1.6%	0.3%	0.3%	0.2%	9.8%
\$50,000-60,000	2.0%	7.6%	2.4%	0.2%	0.1%	0.0%	12.4%
\$60,000-75,000	1.8%	3.6%	0.8%	1.0%	0.0%	0.0%	7.2%
\$75,000-100,000	1.9%	6.0%	0.8%	0.4%	1.1%	0.8%	11.0%
\$100,000-125,000	1.4%	5.3%	0.2%	0.3%	0.2%	0.1%	7.5%
\$125,000-150,000	1.5%	4.3%	1.0%	0.7%	0.0%	0.0%	7.5%
\$150,000-200,000	0.7%	7.4%	0.5%	0.0%	0.2%	0.1%	8.9%
\$200,000+	1.2%	1.5%	0.3%	0.0%	0.2%	0.1%	3.4%
Total	26.7%	54.3%	11.4%	3.3%	2.7%	1.5%	100.0%

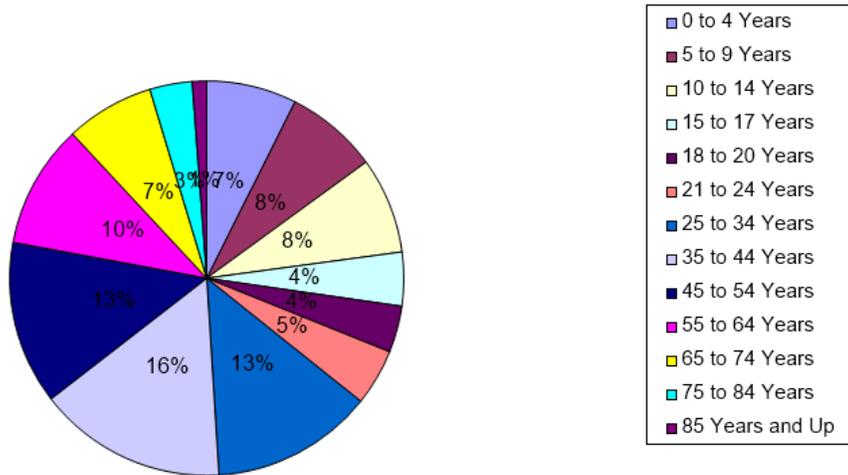
Percent Owner Households							
All Age Groups							
Year 2024 Projections							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	
	HH	HH	HH	HH	Estimates*	Estimates*	Total
\$0-10,000	1.1%	1.6%	0.5%	0.4%	0.1%	0.0%	3.7%
\$10,000-20,000	1.6%	1.6%	0.9%	0.2%	0.2%	0.1%	4.5%
\$20,000-30,000	2.3%	2.0%	1.3%	0.4%	0.2%	0.1%	6.4%
\$30,000-40,000	2.2%	2.0%	0.5%	1.0%	0.3%	0.2%	6.2%
\$40,000-50,000	1.1%	2.6%	0.6%	0.6%	0.2%	0.1%	5.2%
\$50,000-60,000	2.0%	3.7%	1.7%	1.8%	0.4%	0.3%	9.9%
\$60,000-75,000	1.4%	4.9%	3.2%	3.6%	0.1%	0.1%	13.3%
\$75,000-100,000	1.1%	4.1%	2.6%	3.4%	1.5%	1.0%	13.7%
\$100,000-125,000	1.2%	3.0%	1.9%	2.1%	1.6%	0.8%	10.6%
\$125,000-150,000	1.1%	2.9%	2.8%	2.3%	1.1%	0.8%	10.8%
\$150,000-200,000	0.3%	4.6%	4.0%	1.3%	0.8%	0.6%	11.6%
\$200,000+	0.5%	0.6%	0.7%	0.1%	1.4%	0.6%	4.0%
Total	16.0%	33.5%	20.7%	17.2%	8.0%	4.5%	100.0%

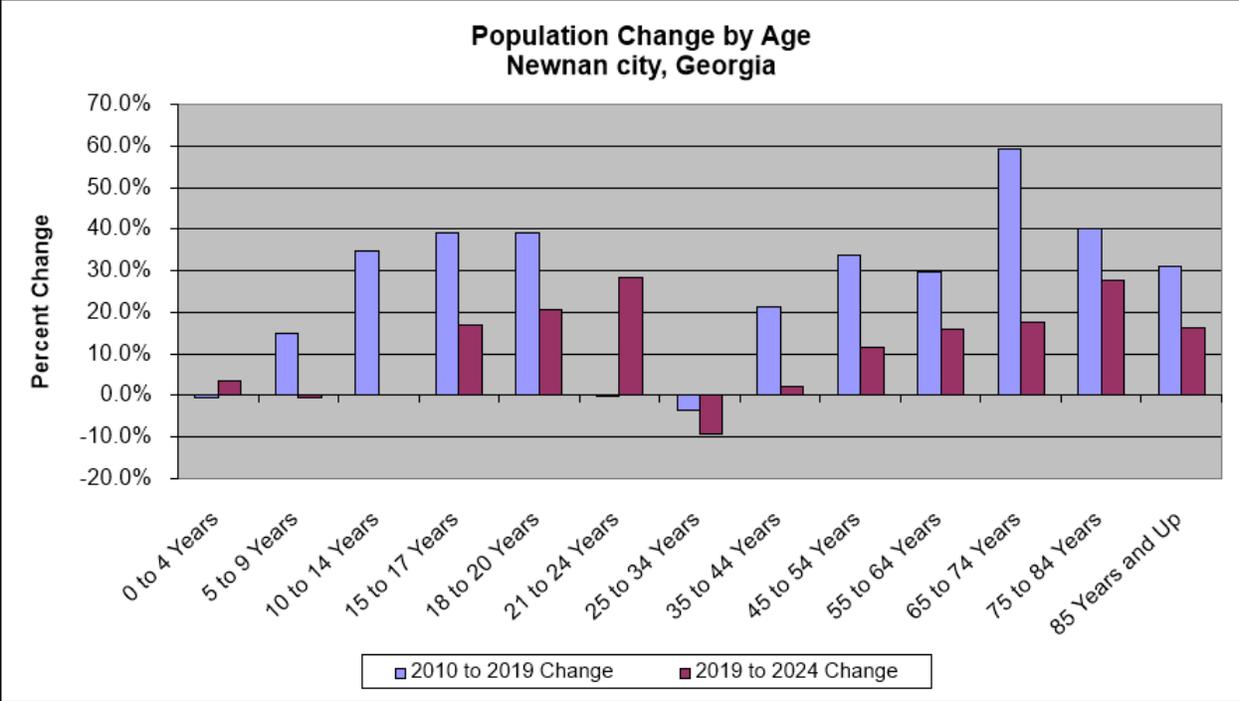
* Estimates based on household size ratios; not cross tabulated data

Population by Age Newnan city, Georgia



2019 Population by Age Newnan city, Georgia





www.ribbondata.com

POPULATION DATA

© 2019 All rights reserved

Claritas

Population by Age & Sex Newnan 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	1,472	1,495	2,967	0 to 4 Years	1,490	1,462	2,952	0 to 4 Years	1,554	1,505	3,059
5 to 9 Years	1,317	1,314	2,631	5 to 9 Years	1,531	1,495	3,026	5 to 9 Years	1,525	1,484	3,009
10 to 14 Years	1,152	1,180	2,332	10 to 14 Years	1,590	1,555	3,145	10 to 14 Years	1,594	1,556	3,150
15 to 17 Years	639	626	1,265	15 to 17 Years	881	878	1,759	15 to 17 Years	1,038	1,021	2,059
18 to 20 Years	557	536	1,093	18 to 20 Years	769	752	1,521	18 to 20 Years	938	897	1,835
21 to 24 Years	898	958	1,856	21 to 24 Years	933	917	1,850	21 to 24 Years	1,215	1,160	2,375
25 to 34 Years	2,694	2,806	5,500	25 to 34 Years	2,539	2,763	5,302	25 to 34 Years	2,348	2,465	4,813
35 to 44 Years	2,486	2,618	5,104	35 to 44 Years	2,949	3,237	6,186	35 to 44 Years	2,996	3,325	6,321
45 to 54 Years	1,943	2,054	3,997	45 to 54 Years	2,621	2,724	5,345	45 to 54 Years	2,870	3,092	5,962
55 to 64 Years	1,404	1,718	3,122	55 to 64 Years	1,914	2,137	4,051	55 to 64 Years	2,247	2,450	4,697
65 to 74 Years	766	1,055	1,821	65 to 74 Years	1,242	1,659	2,901	65 to 74 Years	1,493	1,915	3,408
75 to 84 Years	379	613	992	75 to 84 Years	545	844	1,389	75 to 84 Years	701	1,071	1,772
85 Years and Up	87	272	359	85 Years and Up	145	326	471	85 Years and Up	177	371	548
Total	15,794	17,245	33,039	Total	19,149	20,749	39,898	Total	20,696	22,312	43,008
62+ Years	n/a	n/a	4,036	62+ Years	n/a	n/a	5,835	62+ Years	n/a	n/a	6,982
Median Age:			33.0	Median Age:			35.6	Median Age:			36.9

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

© 2019 All rights reserved

Claritas

Percent Population by Age & Sex											
Newnan 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	4.5%	4.5%	9.0%	0 to 4 Years	3.7%	3.7%	7.4%	0 to 4 Years	3.6%	3.5%	7.1%
5 to 9 Years	4.0%	4.0%	8.0%	5 to 9 Years	3.8%	3.7%	7.6%	5 to 9 Years	3.5%	3.5%	7.0%
10 to 14 Years	3.5%	3.6%	7.1%	10 to 14 Years	4.0%	3.9%	7.9%	10 to 14 Years	3.7%	3.6%	7.3%
15 to 17 Years	1.9%	1.9%	3.8%	15 to 17 Years	2.2%	2.2%	4.4%	15 to 17 Years	2.4%	2.4%	4.8%
18 to 20 Years	1.7%	1.6%	3.3%	18 to 20 Years	1.9%	1.9%	3.8%	18 to 20 Years	2.2%	2.1%	4.3%
21 to 24 Years	2.7%	2.9%	5.6%	21 to 24 Years	2.3%	2.3%	4.6%	21 to 24 Years	2.8%	2.7%	5.5%
25 to 34 Years	8.2%	8.5%	16.6%	25 to 34 Years	6.4%	6.9%	13.3%	25 to 34 Years	5.5%	5.7%	11.2%
35 to 44 Years	7.5%	7.9%	15.4%	35 to 44 Years	7.4%	8.1%	15.5%	35 to 44 Years	7.0%	7.7%	14.7%
45 to 54 Years	5.9%	6.2%	12.1%	45 to 54 Years	6.6%	6.8%	13.4%	45 to 54 Years	6.7%	7.2%	13.9%
55 to 64 Years	4.2%	5.2%	9.4%	55 to 64 Years	4.8%	5.4%	10.2%	55 to 64 Years	5.2%	5.7%	10.9%
65 to 74 Years	2.3%	3.2%	5.5%	65 to 74 Years	3.1%	4.2%	7.3%	65 to 74 Years	3.5%	4.5%	7.9%
75 to 84 Years	1.1%	1.9%	3.0%	75 to 84 Years	1.4%	2.1%	3.5%	75 to 84 Years	1.6%	2.5%	4.1%
85 Years and Up	0.3%	0.8%	1.1%	85 Years and Up	0.4%	0.8%	1.2%	85 Years and Up	0.4%	0.9%	1.3%
Total	47.8%	52.2%	100.0%	Total	48.0%	52.0%	100.0%	Total	48.1%	51.9%	100.0%
62+ Years	n/a	n/a	12.2%	62+ Years	n/a	n/a	14.6%	62+ Years	n/a	n/a	16.2%

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

© 2019 All rights reserved

Claritas

Changes in Population by Age & Sex									
Newnan 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	18	-33	-15	-0.5%	0 to 4 Years	64	43	107	3.6%
5 to 9 Years	214	181	395	15.0%	5 to 9 Years	-6	-11	-17	-0.6%
10 to 14 Years	438	375	813	34.9%	10 to 14 Years	4	1	5	0.2%
15 to 17 Years	242	252	494	39.1%	15 to 17 Years	157	143	300	17.1%
18 to 20 Years	212	216	428	39.2%	18 to 20 Years	169	145	314	20.6%
21 to 24 Years	35	-41	-6	-0.3%	21 to 24 Years	282	243	525	28.4%
25 to 34 Years	-155	-43	-198	-3.6%	25 to 34 Years	-191	-298	-489	-9.2%
35 to 44 Years	463	619	1,082	21.2%	35 to 44 Years	47	88	135	2.2%
45 to 54 Years	678	670	1,348	33.7%	45 to 54 Years	249	368	617	11.5%
55 to 64 Years	510	419	929	29.8%	55 to 64 Years	333	313	646	15.9%
65 to 74 Years	476	604	1,080	59.3%	65 to 74 Years	251	256	507	17.5%
75 to 84 Years	166	231	397	40.0%	75 to 84 Years	156	227	383	27.6%
85 Years and Up	<u>38</u>	<u>54</u>	<u>112</u>	<u>31.2%</u>	85 Years and Up	<u>32</u>	<u>45</u>	<u>77</u>	<u>16.3%</u>
Total	3,355	3,504	6,859	20.8%	Total	1,547	1,563	3,110	7.8%
62+ Years	n/a	n/a	1,799	44.6%	62+ Years	n/a	n/a	1,147	19.7%

Source: Claritas; Ribbon Demographics

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

ADDENDUM H – EXPERIENCE AND QUALIFICATIONS

Samuel T. Gill
512 North One Mile Road
P. O. Box 784
Dexter, Missouri 63841
573-624-6614 (phone)
573-624-2942 (fax)
to dd.gill@gillgroup.com

OVERVIEW

Extensive multifamily experience over the past 25 years specializing in work for the Department of Housing and Urban Development (HUD), United States Department of Agriculture/Rural Development (USDA/RD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program including but not limited to, Section 8, Section 202, Section 236, Section 515 and Section 538 Programs. Additionally, extensive experience since inception of the Multifamily Accelerated Processing (MAP) Program of Sections 202/223(f), 232/223(f), 221(d)3, 221(d)4 and 223(f). Also, more than 20 years of experience with nursing homes, hotels and complicated commercial appraisal assignments.

ACCREDITATIONS

State Certified General Real Estate Appraiser

Alabama State License Number: G00548
Arizona State License Number: 31453
Colorado State License Number: CG40024048
Connecticut State License Number: RCG.0001276
District of Columbia License Number: GA11630
Georgia State License Number: 258907
Hawaii State License Number: CG A1096
Idaho State License Number: CGA-3101
Illinois State License Number: 153.0001384
Indiana State License Number: CG40200270
Iowa State License Number: CG02426
Kansas State License Number: G-1783
Louisiana State License Number: G1126
Maine State License Number: CG3635
Maryland State License Number: 32017
Michigan State License Number: 1201068069
Minnesota State License Number: 40186198
Mississippi State License Number: GA-624
Missouri State License Number: RA002563
Montana State License Number: REA-RAG-LIC-8530
Nebraska State License Number: CG2000046R
New York State License Number: 4600039864
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

Honors College

Even Odder: More Oddball Appraisals

McKissock, Inc.

Mortgage Fraud: A Dangerous Business

Honors 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.