

**Need and Demand Analysis For  
Dogwood Square Apartments  
555 Janis Lane  
Alpharetta, Georgia 30009**

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

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**Effective Date**  
May 19, 2016

**Date of Report**  
May 26, 2016

**Prepared By**

The logo for Gill Group features the word "Gill" in a blue serif font above a large, stylized blue "G" that overlaps with the word "Group" below it. The "G" is also in a blue serif font.

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May 26, 2016

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

Dear Ms. Hart:

Following is a market study which was completed for Dogwood Square Apartments according to the guidelines set forth by the Georgia Department of Community Affairs as authorized by The Office of Affordable Housing. The subject site is located at 555 Janis Lane in Alpharetta, Georgia. The site is improved with one five-story elevator building containing 100 Section 8 and Section 202 units designed for seniors 62 and older and disabled residents. Each unit contains a refrigerator, range/oven, carpet, tile, blinds, coat closet and safety bars. Upon completion of renovations, the units will also contain a garbage disposal. Project amenities include a meeting room, picnic area, laundry facility, on-site management, on-site maintenance, intercom/electronic entry, video surveillance, library and gazebo. Upon completion of renovations, the property will also contain a business center with computers, scanners and printers; raised garden boxes; and patio. The subject also contains asphalt parking with approximately 96 parking spaces. The total site size is approximately 3.426 acres, or 149,247+/- 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 David Warren while visiting the site. The site was inspected on May 19, 2016, by David Warren. An attempt was made to survey 100 percent of all housing in the area.

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 Georgia Department of Community Affairs and written consent to such identity of interest by 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.

Georgia Department of Community Affairs may rely on the representation made in the market study provided, and the document is assignable to other lenders that are parties to the DCA loan transaction.

A handwritten signature in blue ink, appearing to read 'David Warren', is written over a horizontal line.

David Warren  
Market Analyst

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**CERTIFICATION**

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

In accordance with Georgia Department of Community Affairs, I hereby certify that the information provided in this Market Study was written according to 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 Georgia Department of Community Affairs, before or after the fact, and that I will have no interest in the housing project.



---

David Warren  
Market Analyst

May 26, 2016

**IDENTITY OF INTEREST**

I understand and agree that 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 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 Georgia Department of Community Affairs and written consent to such identity of interest by 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.



---

David Warren  
Market Analyst

May 26, 2016



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.

---

David Warren  
Market Analyst  
May 26, 2016

**PART I:**

**EXECUTIVE SUMMARY**

**EXECUTIVE SUMMARY**

It is the opinion of the analyst that a market does exist for the 100-unit development designed for seniors 62 and older and disabled residents. The existing development designed for seniors 62 and older and disabled residents 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, Dogwood Square Apartments, is an existing 100-unit development designed for seniors 62 and older and disabled residents and is located at 555 Janis Lane, Alpharetta, Fulton County, Georgia, 30009. Janis Lane is located east of South Main Street/State Highways 9 and 120. The nearest cross street is South Main Street/State Highways 9 and 120, approximately 0.1 miles from the site. Janis Lane connects to South Main Street/State Highways 9 and 120 which is one of the main thoroughfares in the city.

The existing development contains one five-story elevator building, with brick exterior. It is currently 100 percent occupied. The property contains 25 efficiency units with 415 square feet for a total of 10,375 square feet and 75 one-bedroom/one-bath units with 540 square feet for a total of 40,500 square feet. The total net rentable area is 50,875 square feet.

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

<b>MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES</b>							
<b>Unit Type</b>	<b># of Units</b>	<b>Avg. Square Feet</b>	<b>% of Median Income</b>	<b>Maximum LIHTC Rent</b>	<b>Gross Rent</b>	<b>Utility Allowance</b>	<b>Net Rent</b>
Efficiency	5	415	50%	\$591	\$964	\$0	\$964
Efficiency	20	415	60%	\$709	\$1,022	\$0	\$1,022
1/1	15	540	50%	\$633	\$964	\$0	\$964
1/1	60	540	60%	\$759	\$1,022	\$0	\$1,022

\*The proposed rents for the units at 30 percent of the area median income are higher than the maximum allowable rent. However, the subject will retain its Section 8 HAP contract upon completion of the rehabilitation. As a result, the tenant will only pay an amount equal to 30 percent of his income. At no time will the tenant's portion exceed the maximum allowable rent.

The subject is currently Section 8 and Section 202. It will continue to be Section 8 and will also be 100 percent Low Income Housing Tax Credit, with units set at 50 and 60 percent of the area median income. Unit amenities include a refrigerator, range/oven, carpet, tile, blinds, coat closet and safety bars. Upon completion of renovations, the units will also contain a garbage disposal. Project amenities include meeting room, picnic area, laundry facility, on-site management, on-site maintenance, intercom/electronic entry, video surveillance, library and gazebo. Upon completion of renovations, the property will also contain a business center with computers, scanners and printers; raised garden boxes; and patio. The subject's unit and project amenities will be slightly inferior to similar to most surveyed comparables.

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

Market rental rate grids were completed for the subject. The subject property's proposed net rents are lower than the market rents of \$1,125 for the efficiency units and \$1,265 for the one-bedroom units.

### **Site Description/Evaluation**

The subject is located at 555 Janis Lane, containing approximately 3.426 acres, or 149,247+/- square feet. The subject property is currently zoned C-2, General Commercial District. The subject is a legal use. Janis Lane is located east of South Main Street/State Highways 9 and 120. The nearest cross street is South Main Street/State Highways 9 and 120, approximately 0.1 miles from the site. Janis Lane connects to South Main Street/State Highways 9 and 120 which is one of the main thoroughfares in the city. Due to the subject's location on a secondary road, it is the opinion of the analyst that there is average visibility/access to the site.

The subject neighborhood is comprised primarily of commercial properties and is 95 percent built up. Approximately 70 percent of the land use is made up of commercial properties and approximately 25 percent of the land use is multifamily dwellings. The remaining five 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 is average for the area. 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 currently Section 8 and Section 202. It will continue to be Section 8 and will also be 100 percent Low Income Housing Tax Credit, with units set at 50 and 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: 0116.10, 0116.11, 0116.14, 0116.15, 0116.16, 0116.17, 0116.18, 0116.19, 0116.20 and 0116.21. The market area has the following boundaries: North – Copper Sandy Creek, Bethany Road, Hopewell Road, Starnes Lake, an unnamed stream, Forsyth County, Bethany Road and McGinnis Ferry Road; South – Long Indian Creek, Big Creek and Foe Killer Creek; East – Jones Bridge Road and Buice Road; and West – Foe Killer Creek, Mid Broadwell Road, Bethany Road, Mayfield Road and Freemanville Road. The northern boundary is approximately 4.0 miles from the subject, and the southern boundary is approximately 4.1 miles from the subject. The western boundary is approximately 3.6 miles from the subject, and the eastern boundary is approximately 5.3 miles from the subject.

### **Community Demographic Data**

In 2000, this geographic market area contained an estimated population of 52,294. By 2010, population in this market area had increased by 40.3 percent to 73,386. In 2016, the population in this market area has increased by 12.6 percent to 82,606. It is projected that between 2016 and 2018, population in the market area will increase 16.2 percent to 85,293. It is projected that between 2018 and 2021, population in the market area will increase 8.1 percent to 89,323.

Between 2000 and 2010, the market area gained 839 households per year. The market area gained an additional 509 households between 2016 and 2018. The market area is projected to continue to gain households through 2021. The households in the market area are predominantly owner-occupied. The percentage of owner-occupied is projected to remain stable through 2021.

Of the surveyed comparables, one-bedroom units typically range from \$713 to \$1,950 per month. These rental rates have remained similar within the past few years.

As all units are included in the Section 8 HAP contract, households who have one person and annual incomes below \$23,650 are potential tenants for the efficiency units at 50 percent of the area median income. Households who have one person and annual incomes below \$28,380 are potential tenants for the efficiency units at 60 percent of the area median income. Households who have between one and two persons and annual incomes below \$27,000 are potential tenants for the one-bedroom units at 50 percent of the area median income. Households who have between one and two persons and annual incomes below \$32,400 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 49 percent (49.1%) of the primary market area tenants are within this range.

According to [www.realtytrac.com](http://www.realtytrac.com), there are currently 50 properties for sale that are foreclosures within the subject's zip code. This ratio is in the mid-range for the City of Alpharetta. In April, the number of properties that received a foreclosure filing in 30009 was zero percent higher than the previous month and zero percent higher than the same time last year. The City of Alpharetta foreclosure rate is 0.03 percent which is lower than the state's 0.07 percent rate. It is also lower than for Fulton County which is at 0.07 percent. The number of foreclosures per month lowered considerably in December 2015 and has only slightly fluctuated since that time. Therefore, it appears that the foreclosure rate in the city has been stabilizing to improving. 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; finance, insurance and real estate; professional and related services; and education and health services; and entertainment and recreation services sectors. Each of these categories has experienced reasonable growth within the past few years.

Employment in the City of Alpharetta has been increasing an average of 3.7 percent per year since 2000. Employment in Fulton County has been increasing an average of 1.0 percent per year since 2000. Employment in the State of Georgia has been increasing an average of 0.6 percent per year since 2000. The unemployment rate for the City of Alpharetta has fluctuated from 1.9 percent to 7.9 percent over the past 10 years. These fluctuations are lower than with the unemployment rates for Fulton County and the State of Georgia.

According to the City of Alpharetta, there are more than 600 technology companies located in the Alpharetta area. In addition, the city has a very low unemployment rate. Therefore, it is believed that the economy of Alpharetta will remain stable.

According to the City of Alpharetta, several new jobs were created in the area in the last two years. In addition, [www.realtytrac.com](http://www.realtytrac.com) indicated the rate of foreclosures within the subject’s zip code has been stabilizing to improving. For these reasons, it is believed that the area will continue to grow and remain stabilized.

**Project-Specific Affordability and Demand Analysis**

The following table uses no minimum target income required for each unit as all units have subsidy. The tax credit income limits are used to determine the upper range of eligibility for each LIHTC unit. The following table lists how the number of households within the required target income for each unit type.

<b>INCOME ELIGIBLE HOUSEHOLDS</b>					
<b>Unit Type</b>	<b>Gross Rent</b>	<b>Lower Range</b>	<b>Upper Range</b>	<b>Percent Renter</b>	<b>Age Qual. Renter Households</b>
Efficiency (50%)	\$964	\$0	\$23,650	39.7%	634
Efficiency (60%)	\$1,022	\$0	\$28,380	45.2%	722
1/1 (50%)	\$964	\$0	\$27,000	43.6%	696
1/1 (60%)	\$1,022	\$0	\$32,400	49.1%	784
All 50% Units	\$964	\$0	\$27,000	43.6%	696
All 60% Units	\$964	\$0	\$32,400	49.1%	784
<b>Total Units</b>		<b>\$0</b>	<b>\$32,400</b>	<b>49.1%</b>	<b>784</b>

*Source: U.S. Census Bureau, Nielsen Claritas and Ribbon Demographics and HUD*

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

AMI	Unit Size	Income Limits	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min - Max	Proposed Rents
50% AMI	0 BR/1 BA	\$0 to \$23,650	0	316	0	316	0.0%	0	\$1,125	N/A	\$964
50% AMI	1 BR/1 BA	\$0 to \$28,380	0	378	0	378	0.0%	0	\$1,265	N/A	\$1,022
60% AMI	0 BR/1 BA	\$0 to \$27,000	0	360	0	360	0.0%	0	\$1,125	N/A	\$964
60% AMI	1 BR/1 BA	\$0 to \$32,400	0	428	0	428	0.0%	0	\$1,265	N/A	\$1,022
	All 50% Units	\$0 to \$28,380	0	361	0	361	0.0%	0	\$1,125-\$1,265	N/A	\$964-\$1,022
	All 60% Units	\$0 to \$32,400	0	428	0	428	0.0%	0	\$1,125-\$1,265	N/A	\$964-\$1,022
	Total	\$0 to \$32,400	0	428	0	428	0.0%	0	\$1,125-\$1,265	N/A	\$964-\$1,022

The subject is applying for tax credits at 50 and 60 percent of the area median income. There are no tax credit comparables located in the market area constructed within the past two years that compete with the subject. If the subject were vacant, it would need to capture 23.4 percent of the demand in the market area for units at 50 and 60 percent of the area median income. However, the subject is an existing property that is currently 100 percent occupied. Therefore, the capture rate considering only the vacant units is determined to be a more accurate indication of the capture rate for the subject. 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 chose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. The subject is currently 100 percent Section 8 and Section 202. The current tenant population is restricted to individuals and families whose incomes do not exceed 115 percent of the area median income. Due to the fact that the subject property has these income restrictions and will remain under these restrictions after rehabilitation, households whose incomes do not exceed 115 percent of the area median income will still be eligible to live at the property despite the fact that their incomes may exceed the LIHTC maximum income limits. Since the subject is currently restricted through an extended use agreement and all households were originally determined to be income-qualified, they should remain income-qualified with the allocation of the new tax credits. Consequently, it was considered appropriate to determine the capture rate estimates considering only the vacant units at the property. However, the subject does not have any vacant units. Therefore, the capture rate for the subject's vacant and non-income qualified units overall is 0.0 percent for units at 60 percent of the area median income. As indicated in the chart above, the capture rates are below the 30 percent threshold requirements. The overall capture rate for all vacant tax credit units does not exceed the 30 percent threshold requirement for rural areas. As a result, the analyst feels there is a need for affordable housing, and the subject will help fill the need by continuing to offer affordable units to the market area. As a result, the analyst feels there is a need for affordable housing, and the subject will help fill the need by continuing to offer affordable units to the market area.

### **Competitive Rental Analysis**

There were a total of 14 confirmed apartment complexes in and surrounding the market area. There were approximately 75 market-rate vacant units of 3,533 surveyed, for an overall vacancy rate of 2.1 percent. There were two subsidized/rent-restricted vacant units out of 511 surveyed, for an overall vacancy rate of 0.4 percent. The amenities of these comparables are slightly superior to similar to the subject's proposed amenities. However, the subject is currently 100 percent occupied. Therefore, it is believed the subject will be competitive within the market area.

Market rental rate grids were completed for the subject. The adjusted rents range from \$1,074 to \$1,154 for the efficiency comparison and from \$1,211 to \$1,291 for the one-bedroom comparison. The subject property's proposed net rents are lower than the market rents of \$1,125 for the efficiency units and \$1,265 for the one-bedroom units. The proposed tax credit rents are lower than the adjusted market rental rates. Therefore, it is believed that the proposed rents will be competitive with existing properties.

### **Absorption/Stabilization Estimate**

The subject is an existing multifamily development that contains 100 one-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 overall capture rate for the proposed development is reasonable for the tax credit units. The property is currently applying for Low Income Housing Tax Credits. The capture rate was calculated by unit size. The capture rates for the units are within the acceptable range. It is believed that the subject is a viable development.

<b>Summary Table:</b>										
(must be completed by the analyst and included in the executive summary)										
Development Name: <u>Dogwood Square Apartments</u>							Total # Units:		100	
Location: <u>555 Janis Lane, Alpharetta, Fulton County, GA 30009</u>							# LIHTC Units:		100	
PMA Boundary: <u>The market area for the subject consists of the following Census Tracts: 0116.10, 0116.11, 0116.14, 0116.15, 0116.16, 0116.17, 0116.18, 0116.19, 0116.20 and 0116.21. North – Copper Sandy Creek, Bethany Road, Hopewell Road, Starnes Lake, an unnamed stream, Forsyth County, Bethany Road and McGinnis Ferry Road; South – Long Indian Creek, Big Creek and Foe Killer Creek; East – Jones Bridge Road and Buice Road; and West – Foe Killer Creek, Mid Broadwell Road, Bethany Road, Mayfield Road and Freemanville Road.</u>										
							Farthest Boundary Distance to Subject:		5.3 miles	
<b>RENTAL HOUSING STOCK (found on page 111)</b>										
Type	# Properties	Total Units	Vacant Units	Average Occupancy						
All Rental Housing	14	4,044	77	98.1%						
Market-Rate Housing	10	3,533	75	97.9%						
<i>Assisted/Subsidized Housing not to include LIHTC</i>	---	---	---	---						
<b>LIHTC</b>	<b>4</b>	<b>511</b>	<b>2</b>	<b>99.6%</b>						
Stabilized Comps	14	4,044	77	98.1%						
Properties in Construction & Lease Up	---	---	---	---						
Subject Development					Average Market Rent			Highest Unadjusted Comp Rent		
# Units	# Bedrooms	# Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF	
5	Efficiency	1	415	\$964.00	\$1,125.00	\$2.71	14.31%	---	---	
20	Efficiency	1	415	\$1,022.00	\$1,125.00	\$2.71	9.16%	---	---	
15	1	1	540	\$964.00	\$1,265.00	\$2.34	23.79%	\$2,150.00	\$3.98	
60	1	1	540	\$1,022.00	\$1,265.00	\$2.34	19.21%	\$2,150.00	\$3.98	
<b>DEMOGRAPHIC DATA (found on page 60)</b>										
					2010		2016		2018	
Renter Households					10,683	37.3%	12,046	37.6%	12,445	37.6%
Income-Qualified HHs (LIHTC)					784	49.1%	884	49.1%	913	49.1%
Income-Qualified HHs (MR) (if applicable)					---	---	---	---	---	---
<b>TARGET INCOME-QUALIFIED RENTER HOUSEHOLD DEMAND (found on page 80)</b>										
Type of Demand					30%	50%	60%	Market-Rate	Other:	Overall
Renter Household Growth						57	65			65
Existing Households (Overburd + Substand)						303	363			363
Homeowner Conversion (Seniors)						---	---			---
<b>Total Primary Market Demand</b>						360	428			428
Less Comparable/Competitive Supply						0	0			0
<b>Adjusted Income-Qualified Renter HHs</b>						360	428			428
<b>Capture Rates (found on page 80)</b>										
Targeted Population					30%	50%	60%	Market-Rate	Other:	Overall
Capture Rate						0.0%	0.0%			0.0%

**PART II:**

**PROJECT DESCRIPTION**

**PROJECT DESCRIPTION**

Project Name: Dogwood Square Apartments  
Location: 555 Janis Lane  
Alpharetta, Fulton County, Georgia 30009

Project Type: Other Occupancy: Older Persons and Persons with Disabilities

Construction Type: Existing Rehab Development

Developer: ReBuild America, Inc.; Tapestry Development Group, Psalms  
127 and Mansermar

The existing development contains one five-story elevator building, with brick and wood siding exterior. The property contains 25 efficiency units with 415 square feet for a total of 10,375 square feet and 75 one-bedroom/one-bath units with 540 square feet for a total of 40,500 square feet. The total net rentable area is 50,875 square feet.

**Project Design**

The subject contains one five-story elevator building containing 100 units. The building is of wood frame construction with brick exterior. The property was constructed in 1986.

**Unit Features, Project Amenities and Services**

Unit amenities include a refrigerator, range/oven, carpet, tile, blinds, coat closet and safety bars. Upon completion of renovations, the units will also contain a garbage disposal. Project amenities include meeting room, picnic area, laundry facility, on-site management, on-site maintenance, intercom/electronic entry, video surveillance, library and gazebo. Upon completion of renovations, the property will also contain a business center with computers, scanners and printers; raised garden boxes; and patio.

**Parking**

The subject contains open parking areas with approximately 96 parking spaces. The parking ratio is 0.96 spaces per unit.

**Utilities**

The following table describes the project's utility combination.

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

The landlord provides electricity, water, sewer and trash removal. Tenants are responsible for telephone and cable for individual units.

**Unit Mix, Size and Rent Structure**

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

Unit Type	# of Units	Avg. Square	Contract Rent	Utility Allowance
Efficiency	25	415	\$964	\$0
1/1	75	540	\$1,022	\$0
	<b>100</b>			

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
Efficiency	5	415	50%	\$591	\$964	\$0	\$964
Efficiency	20	415	60%	\$709	\$1,022	\$0	\$1,022
1/1	15	540	50%	\$633	\$964	\$0	\$964
1/1	60	540	60%	\$759	\$1,022	\$0	\$1,022

\*The proposed rents for the units at 30 percent of the area median income are higher than the maximum allowable rent. However, the subject will retain its Section 8 HAP contract upon completion of the rehabilitation. As a result, the tenant will only pay an amount equal to 30 percent of his income. At no time will the tenant's portion exceed the maximum allowable rent.

The subject is currently Section 8 and Section 202. It will continue to be Section 8 and will also be 100 percent Low Income Housing Tax Credit, with units set at 50 and 60 percent of the area median income.

**Eligibility**

As all units are included in the Section 8 HAP contract, households who have one person and annual incomes below \$23,650 are potential tenants for the efficiency units at 50 percent of the area median income. Households who have one person and annual incomes below \$28,380 are potential tenants for the efficiency units at 60 percent of the area median income. Households who have between one and two persons and annual incomes below \$27,000 are potential tenants for the one-bedroom units at 50 percent of the area median income. Households who have between one and two persons and annual incomes below \$32,400 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 49 percent (49.1%) of the primary market area tenants are within this range.

<b>LIHTC INCOME LIMITS</b>		
<b>Person in Households</b>	<b>50%</b>	<b>60%</b>
1	\$23,650	\$28,380
2	\$27,000	\$32,400
3	\$30,400	\$36,480
4	\$33,750	\$40,500
5	\$36,450	\$43,740
6	\$39,150	\$46,980

**Scope of Rehabilitation**

The proposed scope of work is comprehensive and includes a rehabilitation of units, appliances and systems (adding garbage disposals), kitchen cabinets, bathroom vanities and medicine cabinets, windows, interior and exterior doors, hot water heaters, air conditioning units, toilets and baths, flooring and structural elements such as exterior brick and wall supports, roofing and re-grading and striping of the parking lots. The developer will also be adding a business center with computers, scanners and printers; raised garden boxes; and patio. The rehabilitation is currently in progress and it is anticipated to end in August 2017.

**PART III:**  
**SITE EVALUATION**

## **SITE EVALUATION**

**Date of Inspection:** May 19, 2016

**Site Inspectors:** David Warren

### **Project Location**

The subject is located at 555 Janis Lane in the southern portion of the City of Alpharetta, Georgia. Janis Lane is located east of South Main Street/State Highways 9 and 120. The nearest cross street is South Main Street/State Highways 9 and 120, approximately 0.1 miles from the site. Janis Lane connects to South Main Street/State Highways 9 and 120 which is one of the main thoroughfares in the city.

### **Site Characteristics**

The subject neighborhood is comprised primarily of commercial properties and is 95 percent built up. Approximately 70 percent of the land use is made up of commercial properties and approximately 25 percent of the land use is multifamily dwellings. The remaining five percent is vacant land. The area is mostly suburban.

### **Zoning**

According to Fulton County, the subject is zoned C-2, General Commercial District. The subject is a legal use. The subject has been grandfathered into the zoning district. Therefore, it is unlikely that a zoning change will occur. The subject appears to meet site and setback requirements and appears to conform to the current zoning restrictions. The subject could be re-built if it were destroyed. The current zoning is consistent with the Highest and Best Use of the subject. A copy of the zoning ordinances and permitted uses can be seen in Addendum C. Since there are no obvious conflicts between the subject property and the zoning of the property, there is no negative impact on the market value by the zoning classification.

### **Surrounding Land Uses**

The neighborhood is comprised primarily of commercial properties. Commercial properties are located north, east and west of the site. Vacant land is located south of the subject.

### **Developments**

All of the market-rate developments are located within the market area. Due to the lack of senior LIHTC properties located in Alpharetta, it was necessary to locate senior LIHTC properties in the surrounding communities. These properties are listed as follows: Creek Walk Apartments, Aston Arbors Apartments, Heritage Station Senior Apartments and Columbia Senior Residences at MLK Village Apartments. All of these developments are designated for Older Persons 62 and older and all but one property have extensive waiting lists.

### **Schools**

According to [www.neighborhoodscout.com](http://www.neighborhoodscout.com), the subject is served by the Fulton County School District. The district has 105 schools for grades pre-kindergarten through high school. There are 95,232 students enrolled in the district. Schools assigned to the subject property include the following: Manning Oaks Elementary School, Northwestern Middle School and Milton High School.

### **Transportation**

Major highways in the County of Fulton include Interstates 20, 75, I. S. Routes 19, 23, 29, 41, 78, 278, and State Routes 3, 6, 8, 9, 10, 13, 14, 42, 54, 70, 74, 92, 120, 138, 139, 140, 141, 154, 1666, 236, 237, 279, 280, 372, and 400. Hartsfield-Jackson Atlanta International Airport is approximately 35 miles away in Atlanta. Amtrak is available in the area for passenger rail service. There is a MARTA bus stop located at Janis Lane and Main Street, approximately 0.9 miles from the subject.

### **Health Services**

North Fulton Regional Hospital is a health care facility located in Roswell, approximately six miles from Alpharetta that serves the residents of the city and the surrounding area. Additional health care and medical facilities nearby include Emory Johns Creek Hospital in Johns Creek, approximately 10 miles from Alpharetta, Northside Hospital Forsyth in Cumming, approximately 16 miles from the city, and Northside Hospital, approximately 19 miles away in Canton. St. Joseph's Hospital of Atlanta, Northside Hospital, Wesley Woods LTC Hospital, Piedmont Hospital, Emory University Hospital, Hillside Hospital, Laurel Heights Hospital, Kindred Hospital-Atlanta, Atlanta Medical Center, Grady Memorial Hospital, and South Fulton Medical Center are health care and medical facilities located in Atlanta, which is approximately 27 miles from Alpharetta.

### **Parks and Recreational Opportunities**

Alpharetta offers several recreational opportunities including the following: Alpharetta Adult Activity Center, Big Creek Greenway, City Pool at Wills Park, Veterans Field, Cogburn Road Park, Crabapple Government Center, Equestrian Center, North Park, Rock Mill Park, Union Hill Park, Wacky World Playground, Waggy World Paw Park, Webb Bridge Park, Wills Park and Windward Soccer Complex. Alpharetta also offers Main Event Entertainment, Regal Cinemas, Crabapple Senior Center, Gallery 35, Mainstreet Yoga and Somerset Recreational Facility.

### **Crime**

According to [www.neighborhoodscout.com](http://www.neighborhoodscout.com), the crime index for the subject neighborhood is 46. There were 176 total crimes annually in the neighborhood, 11 of which are violent crimes and 165 of which are property crimes. The annual violent crime rate is 1.72 per 1,000 residents, while the property crime rate is 25.73 per 1,000 residents. The total annual crime rate is 27.44 per 1,000 residents. The chances of becoming a victim of a violent crime are 1 in 583 which is lower than the rate for the state which is 1 in 265. The chances of becoming a victim of a property crime are 1 in 39 which is slightly lower than the rate for the state which is 1 in 30.

### **Visibility/Access**

The subject property is located at 555 Janis Lane which is approximately 0.1 miles from South Main Street/State Highways 9 and 120. Due to the subject's location near a major thoroughfare, it is the opinion of the analyst that there is average visibility/access to the site.

### **Planned Road & Infrastructure Improvements**

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

### **Environmental**

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

### **Community and Site Strengths and Weaknesses**

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

Weaknesses – The site has no apparent weaknesses.



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Common Area



View of Common Area



View of Common Area



View of Common Area



View of Mail Center



View of Elevators



View of Meeting Room



View of Meeting Room Kitchen



View of Laundry Facility



View of Laundry Facility



View of Library



View of Hallway



View of Living Area – Studio Unit



View of Kitchen – Studio Unit



View of Sleeping Area – Studio Unit



View of Bath – Studio Unit



View of Living Area – One-Bedroom Unit



View of Kitchen – One-Bedroom Unit



View of Bedroom – One-Bedroom Unit



View of Bath – One-Bedroom Unit



View of Parking Lot



View of Parking Lot



View of Janis Lane



View of Old Milton Parkway



View to the North



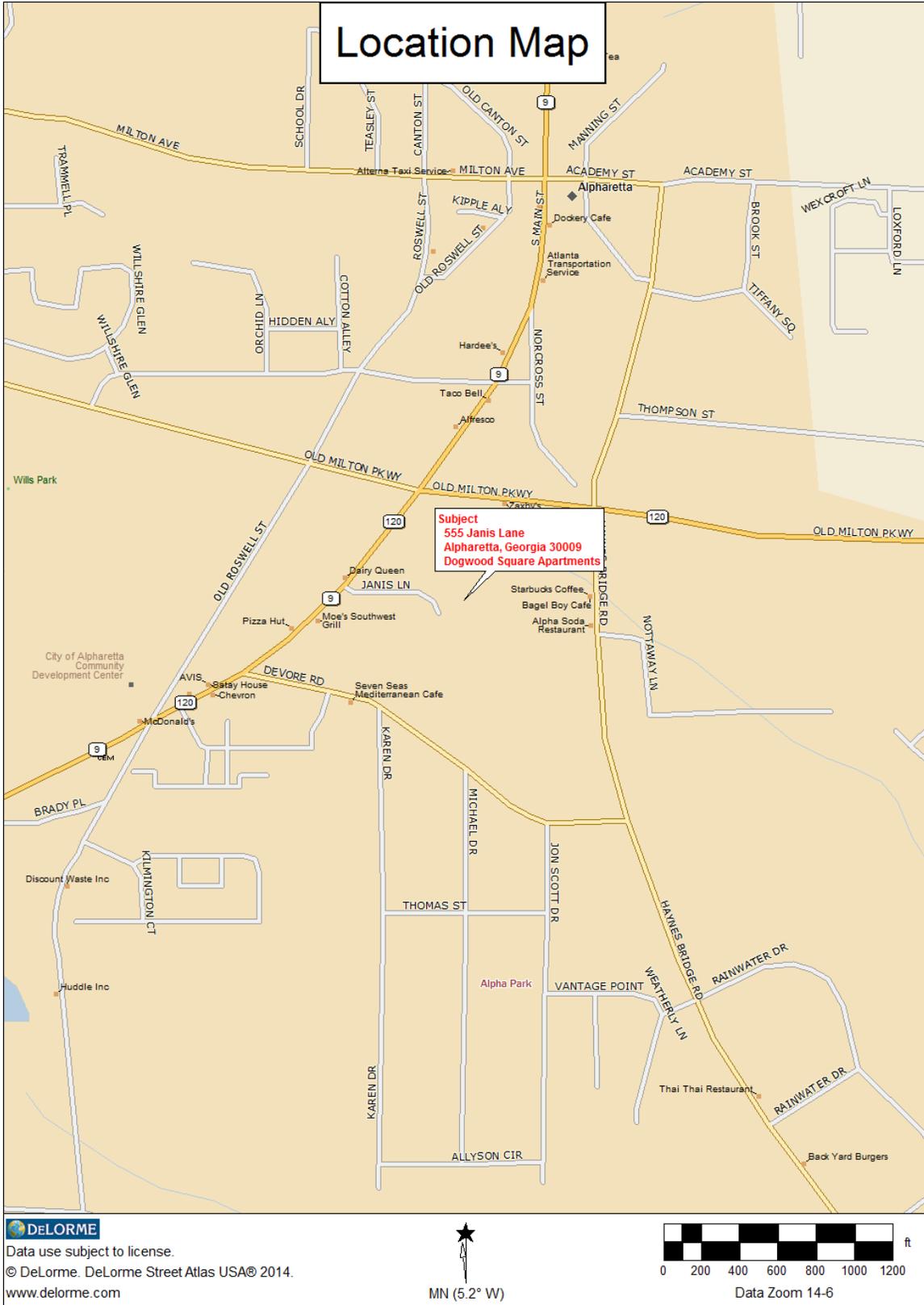
View to the South



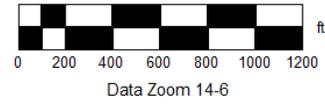
View to the East

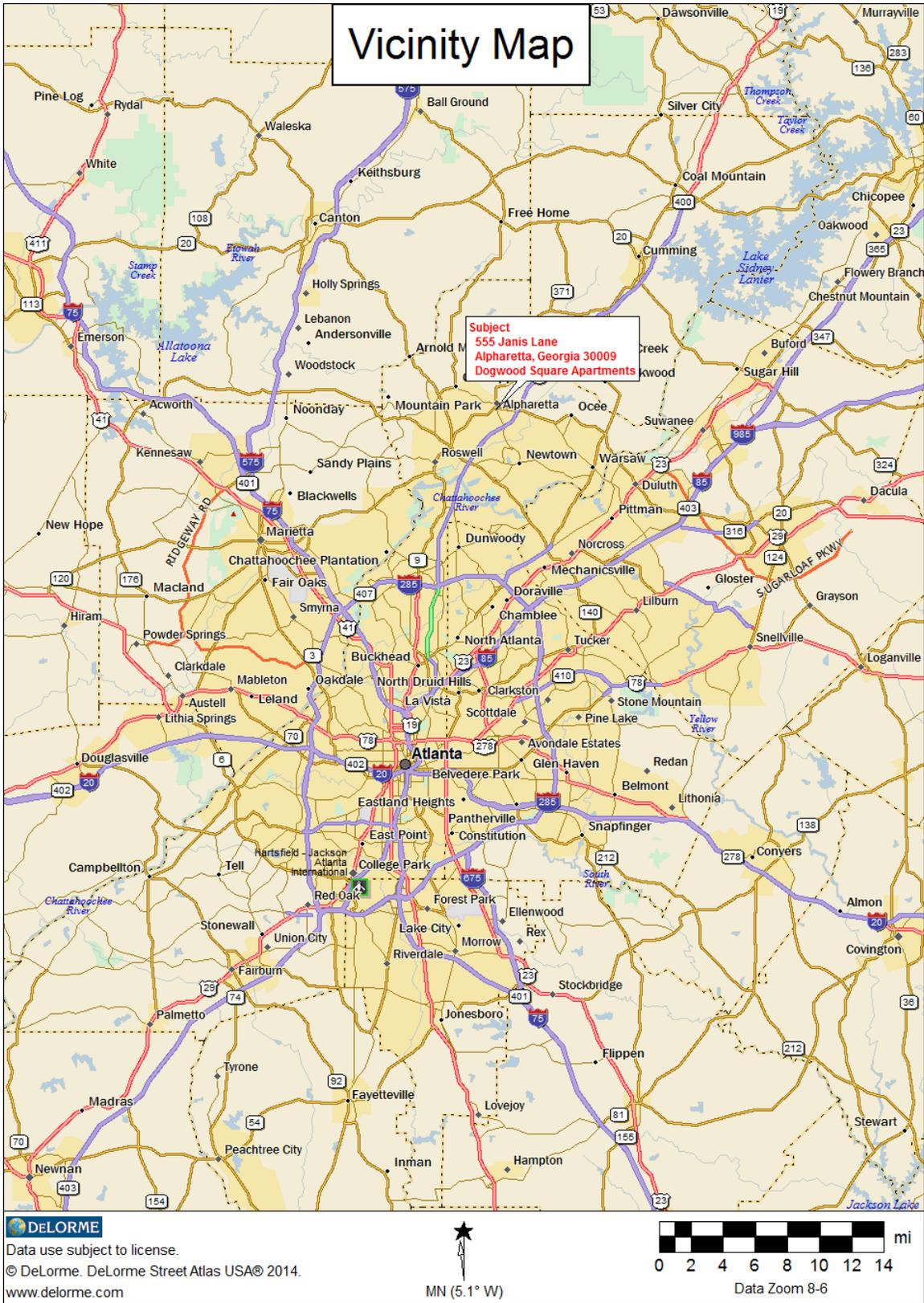


View to the West



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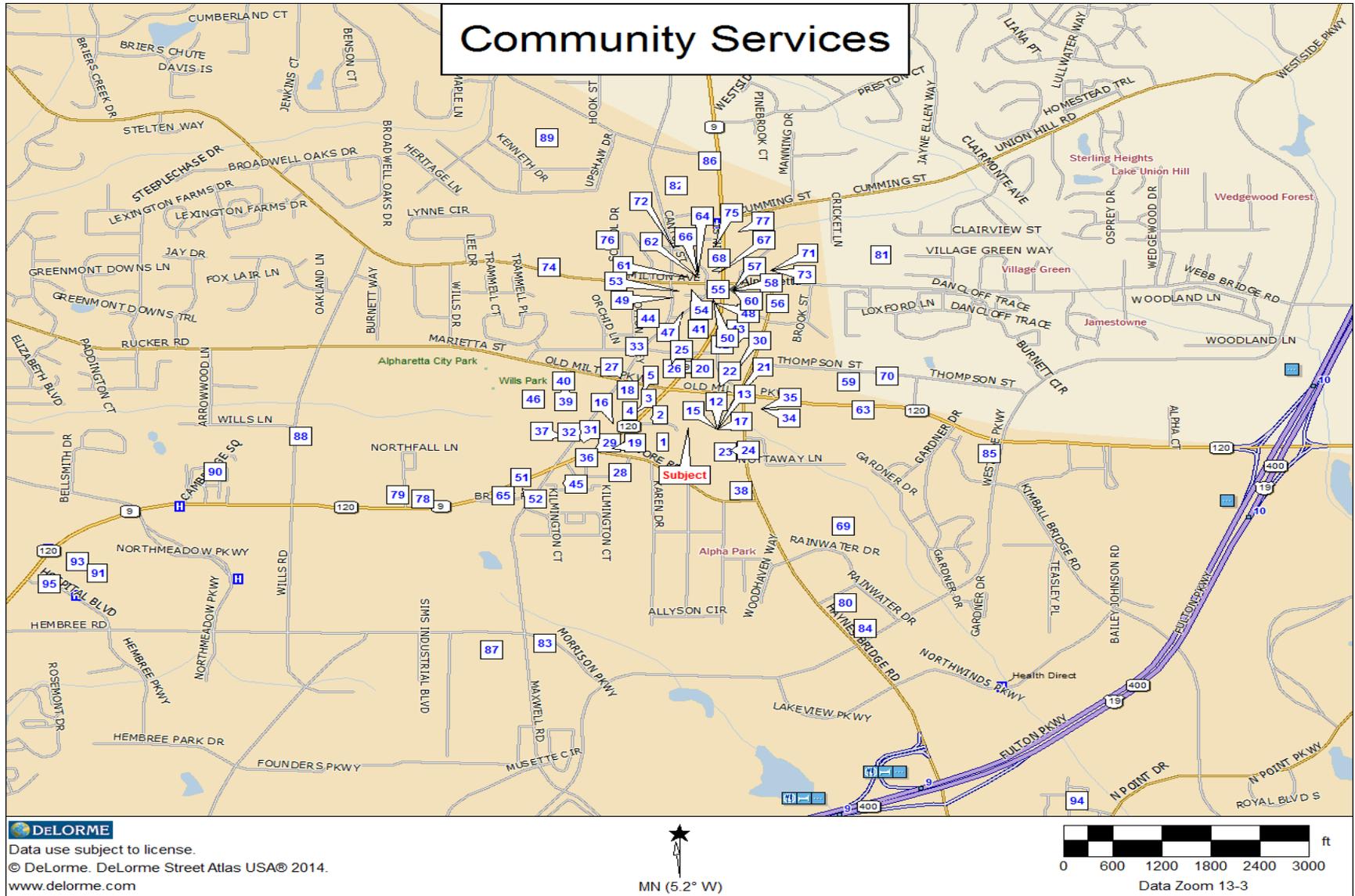
**Community Services Legend**

<b>BANKING SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
19	Bank of America Financial Center	0.15
21	BB&T	0.16
29	Renasant Bank	0.19
30	Chase Bank	0.20
45	Main Street Bank	0.30
<b>GROCERY SUPERMARKET AND BAKERY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
1	International Gourmet Foods	0.04
6	Walmart Neighborhood Market	0.12
23	Istanbul Bazaar Alpharetta	0.17
42	Publix Super Market at Alpharetta	0.29
54	2B Whole	0.40
87	Stephen's Market Place	0.80
<b>PHARMACY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
5	Walgreens Pharmacy	0.10
7	Walmart Pharmacy	0.12
20	Rite Aid Pharmacy	0.15
43	Publix Pharmacy at Alpharetta	0.29
78	North Fulton Pharmacy	0.63
86	CVS Pharmacy	0.77
<b>RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
3	Dairy Queen Brazier	0.09
8	AJ's Home Cooking	0.12
9	Bagel Boy Cafe	0.12
10	Mellow Mushroom	0.12
11	Locos Grill & Pub	0.12
18	Zaxby's Chicken Fingers & Buffalo Wings	0.14
24	Alpha Soda	0.17
31	Pizza Hut	0.20
33	Pure Taqueria	0.21
47	La Casa Italian Grill	0.33
48	Smokejack BBQ	0.37
50	Hop Alley Brew Pub	0.38
75	Mittie's Cafe Tea Room	0.53
80	Thai Thai Restaurant	0.67

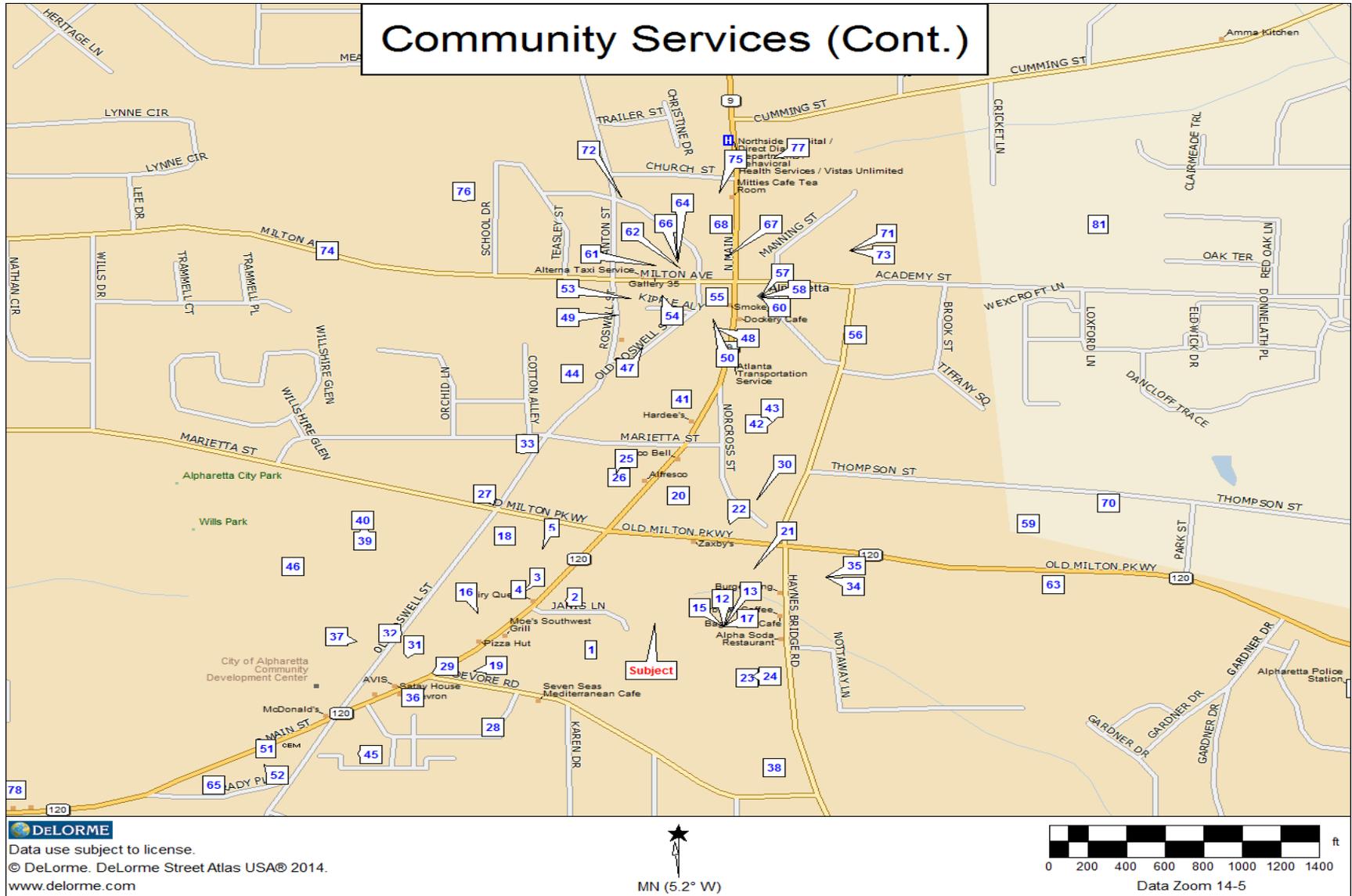
<b>CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
12	Snow Queen Party Girl	0.12
13	Kid to Kid - Alpharetta	0.12
14	Alpharetta Crossing	0.12
41	Alpharetta Outfitters	0.27
49	Academy Apparel Inc	0.37
51	My Thrift Store	0.38
61	Nadine Jean-Marie Collections	0.43
64	Leather N Pearle	0.44
65	ReOwn Consignment	0.44
67	Lemon Drop Shoppe	0.45
<b>SALON/BARBER FLORIST AND JEWELRY STORE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
15	Al's	0.12
16	Rogers Florist	0.12
17	Hair Fitness	0.12
25	V Nails & Spa	0.17
26	Borrelli's Salon	0.17
34	Sabri Guven Fine Jewelry	0.22
35	Wow Floral Design Studio - Alpharetta Flower Shops	0.22
37	Joanne Nails	0.25
53	Aria Salon Spa Shoppe	0.39
55	Alpharetta Flower Market	0.40
57	About Face Skin Studio	0.42
<b>BUS/SUBWAY/TRAIN STATION, TAXI AND AIRPORT SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
4	MARTA Transit	0.09
<b>HOSPITAL, DENTIST, DOCTOR, SPA, AND GYM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
90	Eagle Medical Center	1.06
91	North Fulton Hospital	1.40
93	North Fulton Pain & Spine Center	1.43
94	Optimal Wellness Chiropractic	1.45
95	North Fulton Internal Medicine: Huff Philip G MD	1.51
96	Peachtree Women's Clinic	1.72

<b>LIBRARY, MUSEUM, ZOO, AND AQUARIUM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
44	Sedgwick Gallery	0.29
52	CityFolkArt	0.38
56	Alpharetta Public Library	0.41
58	Oil Paintings Gallery	0.42
62	Chic Evolution in Art	0.43
66	Gallery 35	0.44
<b>PARK AND AMUSEMENT PARK SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
27	Wills Park	0.17
39	Alpharetta City Parks & Rec	0.26
74	Milton Center Soccer	0.52
<b>POST OFFICE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
59	U.S. Post Office	0.42
<b>CONVENIENCE STORE GAS STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
22	Valero	0.16
36	Chevron Alpharetta	0.22
38	QuikTrip	0.25
83	Shell	0.72
84	BP	0.74
<b>CHURCH, SYNAGOGUE, TEMPLE, AND MOSQUE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
40	Grace North Atlanta Church	0.26
46	Turkish American Islamic Institute	0.31
60	Chosen Faith International Church	0.42
71	Alpharetta First Baptist Church	0.51
72	Rivers In the Desert Fellowship	0.51
77	Alpharetta First United Methodist Church	0.59
79	The River Church	0.66
81	Alpharetta Presbyterian Church	0.67
88	Iglesia Pentecostes La Roca	0.86
<b>POLICE, CITY HALL, AND COURTHOUSE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
85	Alpharetta Police Department	0.74

<b>FIRE STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
92	Alpharetta Fire Station Number - 83	1.40
<b>SCHOOL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
32	The Lionheart School	0.20
63	My First Academy	0.43
68	Rivers Academy	0.49
69	Imedex LLC	0.50
73	Alpharetta Christian Academy	0.51
76	Independence High School	0.53
82	Independent Study Academy	0.69
89	Alpharetta Elementary School	0.88
<b>SOCIAL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
2	Daufy Adult Community Services	0.04
28	Senior Helpers	0.18
70	Discovery Support Services	0.50

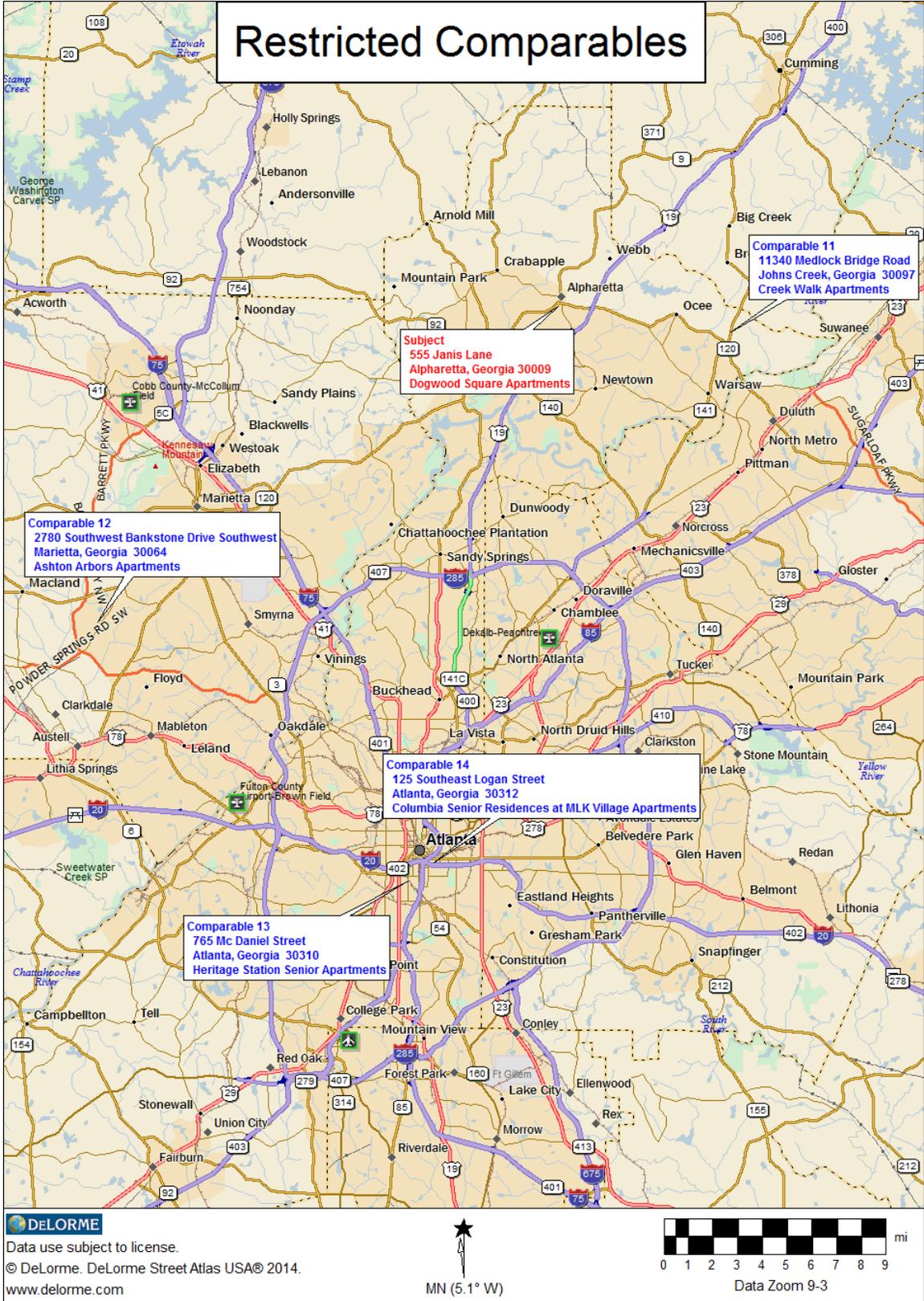


# Community Services (Cont.)



**SUBSIDIZED/RESTRICTED LEGEND**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Creek Walk Apartments	LIHTC	8.2 Miles
Ashton Arbors Apartments	LIHTC	33.0 Miles
Heritage Station Senior Apartments	LIHTC	27.6 Miles
Columbia Sr. Residences @ MLK	LIHTC	26.3 Miles



**PART IV:**

**MARKET AREA**

## **MARKET AREA**

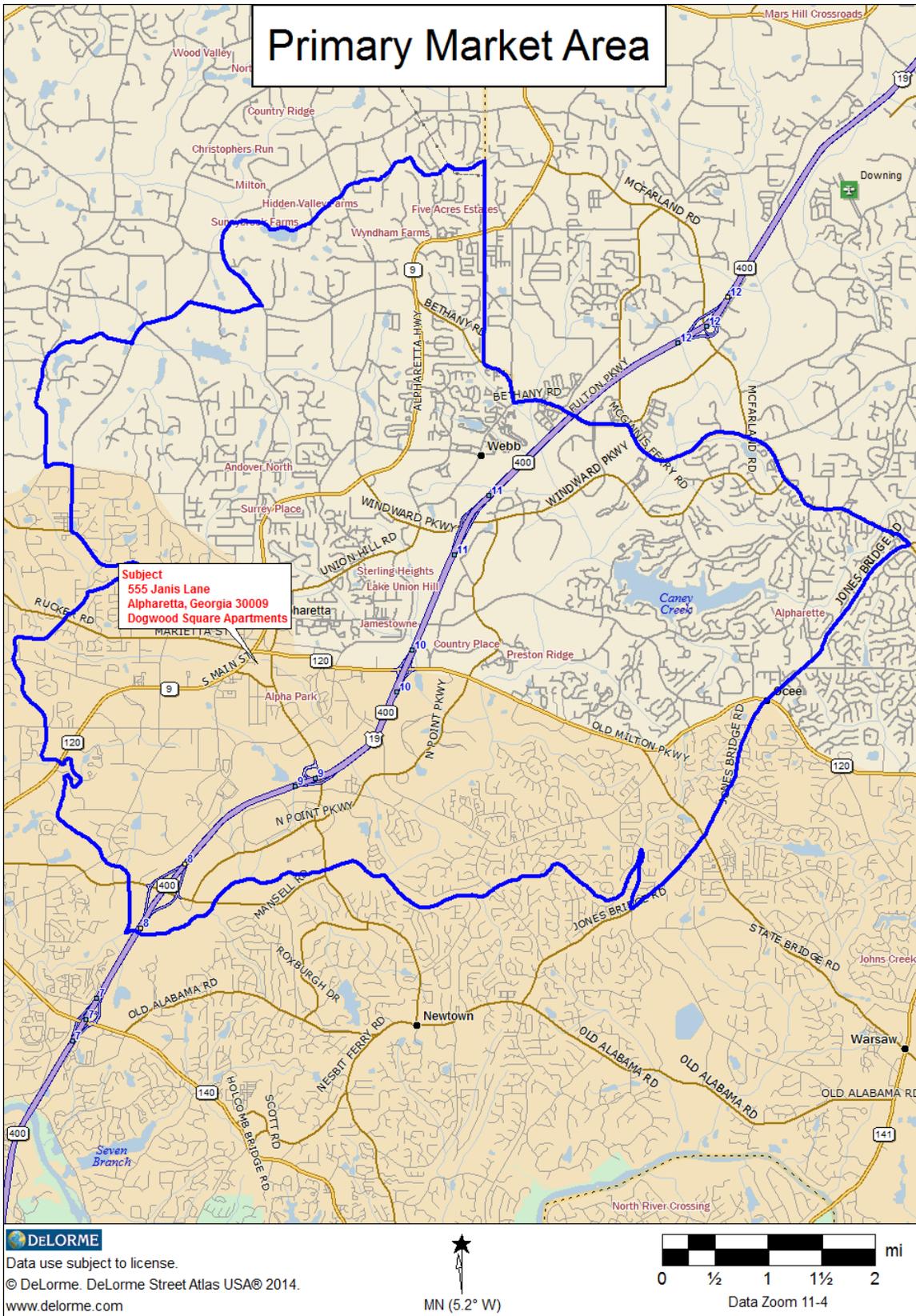
Following is a list of considerations used when determining the market area:

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

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

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

Our determination of the market area is based on the boundaries between governmental units. In such a method, county, division or city boundaries become the boundaries of the market area. The primary market area consists of the following Census Tracts: 0116.10, 0116.11, 0116.14, 0116.15, 0116.16, 0116.17, 0116.18, 0116.19, 0116.20 and 0116.21. The market area has the following boundaries: North – Copper Sandy Creek, Bethany Road, Hopewell Road, Starnes Lake, an unnamed stream, Forsyth County, Bethany Road and McGinnis Ferry Road; South – Long Indian Creek, Big Creek and Foe Killer Creek; East – Jones Bridge Road and Buice Road; and West – Foe Killer Creek, Mid Broadwell Road, Bethany Road, Mayfield Road and Freemanville Road. The northern boundary is approximately 4.0 miles from the subject, and the southern boundary is approximately 4.1 miles from the subject. The western boundary is approximately 3.6 miles from the subject, and the eastern boundary is approximately 5.3 miles from the subject.



**PART V:**

**COMMUNITY DEMOGRAPHIC DATA**

**COMMUNITY DEMOGRAPHIC DATA**

**Population Trends**

The subject is located in the City of Alpharetta, Georgia. The primary market area consists of the following census tracts: 0116.10, 0116.11, 0116.14, 0116.15, 0116.16, 0116.17, 0116.18, 0116.19, 0116.20 and 0116.21. The market area has the following boundaries: North – Copper Sandy Creek, Bethany Road, Hopewell Road, Starnes Lake, an unnamed stream, Forsyth County, Bethany Road and McGinnis Ferry Road; South – Long Indian Creek, Big Creek and Foe Killer Creek; East – Jones Bridge Road and Buice Road; and West – Foe Killer Creek, Mid Broadwell Road, Bethany Road, Mayfield Road and Freemanville Road.

In 2000, this geographic market area contained an estimated population of 52,294. By 2010, population in this market area had increased by 40.3 percent to 73,386. In 2016, the population in this market area has increased by 12.6 percent to 82,606. It is projected that between 2016 and 2018, population in the market area will increase 16.2 percent to 85,293. It is projected that between 2018 and 2021, population in the market area will increase 8.1 percent to 89,323.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
<b>FULTON COUNTY</b>	2000	816,006				
Estimated Estimated Projected	2010	920,581	104,575	12.8%	10,458	1.3%
	2016	1,016,573	95,992	10.4%	15,999	1.7%
	2018	1,043,885	123,304	13.4%	61,652	6.7%
	2021	1,084,852	68,279	6.7%	13,656	1.3%
<b>MARKET AREA</b>	2000	52,294				
Estimated Estimated Projected	2010	73,386	21,092	40.3%	2,109	4.0%
	2016	82,606	9,220	12.6%	1,537	2.1%
	2018	85,293	11,907	16.2%	5,953	8.1%
	2021	89,323	6,717	8.1%	1,343	1.6%
<b>ALPHARETTA</b>	2000	34,854				
Estimated Estimated Projected	2010	57,551	22,697	65.1%	2,270	6.5%
	2016	62,848	5,297	9.2%	883	1.5%
	2018	64,563	7,012	12.2%	3,506	6.1%
	2021	67,135	4,287	6.8%	857	1.4%

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

CHANGE IN POPULATION BY AGE GROUPS						
FULTON COUNTY						
AGE	2010	2016	CHANGE	2018	2021	CHANGE
0-4	61,937	65,201	5.3%	65,494	65,933	0.7%
5-9	60,382	66,111	9.5%	66,735	67,670	1.4%
10-14	56,470	65,695	16.3%	66,946	68,823	2.8%
15-17	35,062	39,487	12.6%	41,029	43,341	5.6%
18-20	39,174	48,203	23.0%	49,321	50,997	3.4%
21-24	54,660	56,385	3.2%	57,117	58,215	1.9%
25-34	148,742	159,160	7.0%	155,481	149,963	-3.5%
35-44	140,608	149,577	6.4%	152,815	157,672	3.2%
45-54	124,718	141,559	13.5%	145,569	151,585	4.1%
55-64	88,318	113,414	28.4%	119,994	129,864	8.2%
65-74	41,978	68,641	63.5%	76,503	88,296	15.4%
75-84	23,640	29,874	26.4%	33,560	39,088	16.5%
85+	11,293	13,266	17.5%	13,322	13,405	0.6%
Total Population	886,982	1,016,573	14.6%	1,043,885	1,084,852	3.9%
Elderly % Population	8.7%	11.0%	1.0%	11.8%	13.0%	1.2%
MARKET AREA						
AGE	2010	2016	CHANGE	2018	2021	CHANGE
0-4	5,738	5,315	-7.4%	5,368	5,448	1.5%
5-9	5,819	5,661	-2.7%	5,698	5,753	1.0%
10-14	5,429	6,622	22.0%	6,433	6,149	-4.4%
15-17	3,497	3,671	5.0%	3,894	4,228	8.6%
18-20	1,417	3,201	125.9%	3,416	3,738	9.4%
21-24	2,163	3,943	82.3%	4,273	4,769	11.6%
25-34	11,823	10,196	-13.8%	10,126	10,022	-1.0%
35-44	13,325	12,798	-4.0%	12,546	12,169	-3.0%
45-54	11,095	14,270	28.6%	14,475	14,783	2.1%
55-64	5,447	9,648	77.1%	10,764	12,438	15.6%
65-74	2,200	4,502	104.6%	5,256	6,388	21.5%
75-84	1,447	1,952	34.9%	2,212	2,603	17.7%
85+	364	827	127.2%	830	835	0.6%
Total Population	69,764	82,606	18.4%	85,293	89,323	4.7%
Elderly % Population	5.7%	8.8%	0.5%	9.7%	11.0%	1.3%
ALPHARETTA						
AGE	2010	2016	CHANGE	2018	2021	CHANGE
0-4	4,387	3,964	-9.6%	3,997	4,047	1.2%
5-9	4,632	4,249	-8.3%	4,243	4,233	-0.2%
10-14	4,581	5,213	13.8%	4,967	4,598	-7.4%
15-17	2,950	2,931	-0.6%	3,072	3,283	6.9%
18-20	1,079	2,573	138.5%	2,715	2,927	7.8%
21-24	1,479	3,211	117.1%	3,439	3,780	9.9%
25-34	7,709	7,300	-5.3%	7,434	7,635	2.7%
35-44	10,622	9,151	-13.8%	8,771	8,201	-6.5%
45-54	8,832	11,055	25.2%	11,083	11,125	0.4%
55-64	4,744	7,688	62.1%	8,494	9,704	14.2%
65-74	1,860	3,522	89.4%	4,150	5,092	22.7%
75-84	1,403	1,444	2.9%	1,649	1,956	18.6%
85+	445	547	22.9%	550	554	0.8%
Total Population	54,723	62,848	14.8%	64,563	67,135	4.0%
Elderly % Population	6.8%	8.8%	0.6%	9.8%	11.3%	1.5%

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

**Population by Gender**

The ratio of men to women in population will influence the project's design and marketing strategy. This is especially true of the older adult population. Nationally, seven of every 10 persons aged 85 and older are women. Differences in mortality rates and life expectancy ages result in this unbalanced relationship. Regional differences do occur, however, based on an area's attractiveness for retirement living.

In 2016 senior women in the primary market area outnumbered men by 1,687, or 22.1 percent. Between 2016 and 2021 the ratio is projected to decrease. In summary, the male/female gender ratios indicate a good potential target market between both halves of the populace.

POPULATION DISTRIBUTION BY GENDER						
MARKET AREA						
	2010		2016 Estimated		2021 Projected	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
<b>Total Male</b>	<b>35,616</b>		<b>40,033</b>		<b>43,327</b>	
55-64	3,093	8.7%	4,589	11.5%	5,879	13.6%
65-74	1,222	3.4%	1,987	5.0%	2,899	6.7%
75-84	644	1.8%	756	1.9%	1,029	2.4%
85+	213	0.6%	289	0.7%	291	0.7%
<b>TOTAL 55+</b>	<b>5,172</b>	<b>14.5%</b>	<b>7,621</b>	<b>19.0%</b>	<b>10,098</b>	<b>23.3%</b>
<b>Total Female</b>	<b>37,770</b>		<b>42,573</b>		<b>45,996</b>	
55-64	3,479	9.2%	5,059	11.9%	6,559	14.3%
65-74	1,613	4.3%	2,515	5.9%	3,489	7.6%
75-84	1,003	2.7%	1,196	2.8%	174	0.4%
85+	476	1.3%	538	1.3%	544	1.2%
<b>TOTAL 55+</b>	<b>6,571</b>	<b>0</b>	<b>9,308</b>	<b>21.9%</b>	<b>10,766</b>	<b>23.4%</b>

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

**Household Type and Relationship**

The following tables show the households by type and relationship and group quarter's population by type for persons 65 and older. This data was not available for persons 62 and older. The table indicates the 2010 older adult population according to household type and relationship. The totals are expected to increase as the older adult population increases.

<b>HOUSEHOLDS BY TYPE/RELATIONSHIP, PERSONS 65+</b>			
<b>IN FAMILY HOUSEHOLDS</b>	<b>MARKET AREA</b>	<b>ALPHARETTA</b>	<b>FULTON COUNTY</b>
Householder	1,150	1,118	24,113
Spouse	983	960	15,272
Other Relatives	195	196	3,080
<b>IN NON-FAMILY HOUSEHOLDS</b>			
Male Householder	184	163	7,121
Living Alone	158	150	6,588
Not Living Alone	26	13	533
Female Householder	1,068	883	18,084
Living Alone	1,055	883	17,658
Not Living Alone	13	0	426
Non-Relatives	26	0	811

Source: U.S. Census Bureau

<b>GROUP QUARTERS POPULATION BY TYPE</b>			
<b>INSTITUTIONALIZED POPULATION</b>	<b>MARKET AREA</b>	<b>ALPHARETTA</b>	<b>FULTON COUNTY</b>
Correctional Institutions	38	38	5,500
Nursing Homes	19	19	2,433
Other Institutions	0	0	7
<b>TOTAL</b>	<b>57</b>	<b>57</b>	<b>7,940</b>
<b>NON-INSTITUTIONALIZED POPULATION</b>			
College Dormitories (includes off-campus)	0	0	17,746
Military Quarters	0	0	78
Other Non-Institutionalized Quarters	16	12	5,628
<b>TOTAL</b>	<b>16</b>	<b>12</b>	<b>23,452</b>

Source: U.S. Census Bureau

**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 Fulton County in 2016 was 46.6 percent, and the percentage for Alpharetta was 37.4 percent. The percentage of renters for the market area was 37.6 percent for 2015. According to the U.S. Census Bureau, the national rental percentage is 35.6 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 HOUSEHOLDS	OWNER		RENTER	
			NO.	%	NO.	%
<b>FULTON COUNTY</b>	2000	321,266	167,299	52.1%	153,967	47.9%
	2010	376,377	202,262	53.7%	174,115	46.3%
Estimated	2016	421,370	225,142	53.4%	196,228	46.6%
Estimated	2018	434,180	231,733	53.4%	202,447	46.6%
Projected	2021	453,394	241,619	53.3%	211,775	46.7%
<b>MARKET AREA</b>	2000	20,247	13,832	68.3%	6,415	31.7%
	2010	28,637	17,954	62.7%	10,683	37.3%
Estimated	2016	32,065	20,019	62.4%	12,046	37.6%
Estimated	2018	33,083	20,639	62.4%	12,445	37.6%
Projected	2021	34,611	21,568	62.3%	13,043	37.7%
<b>ALPHARETTA</b>	2000	13,705	8,180	59.7%	5,525	40.3%
	2010	21,742	14,129	65.0%	7,613	35.0%
Estimated	2016	23,956	14,989	62.6%	8,967	37.4%
Estimated	2018	24,636	15,414	62.6%	9,222	37.4%
Projected	2021	25,655	16,051	62.6%	9,604	37.4%

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

<b>TENURE BY AGE</b>				
<b>SUBJECT</b>	<b>AGE</b>	<b>OWNER</b>	<b>RENTER</b>	<b>TOTAL</b>
<b>FULTON COUNTY</b>	25-34	26,607	54,863	81,470
	35-44	46,084	36,191	82,275
	45-54	48,791	26,423	75,214
	55-64	40,626	17,639	58,265
	65-74	22,207	9,042	31,249
	75+	15,799	9,619	25,418
<b>MARKET AREA</b>	25-34	1,776	3,477	5,253
	35-44	4,894	2,806	7,700
	45-54	5,794	1,795	7,589
	55-64	3,174	894	4,068
	65-74	1,343	386	1,729
	75+	891	649	1,540
<b>ALPHARETTA</b>	25-34	1,092	2,386	3,478
	35-44	3,673	1,974	5,647
	45-54	4,835	1,276	6,111
	55-64	2,672	628	3,300
	65-74	1,128	279	1,407
	75+	685	593	1,278

Source: U.S. Census Bureau

<b>HOUSEHOLDS BY SIZE AND TYPE</b>			
<b>OWNER-OCCUPIED</b>	<b>FULTON COUNTY</b>	<b>MARKET AREA</b>	<b>ALPHARETTA</b>
1 person	56,404	3,545	2,414
2 persons	66,211	5,153	4,067
3 persons	32,330	3,451	2,706
4 persons	29,420	3,881	3,282
5 persons	11,766	1,434	1,236
6 persons	3,868	370	332
7 or more persons	2,263	120	92
<b>RENTER-OCCUPIED</b>			
1 person	76,903	4,356	3,144
2 persons	44,044	2,863	1,981
3 persons	22,463	1,721	1,189
4 persons	14,953	1,087	763
5 persons	8,188	426	323
6 persons	3,930	137	115
7 or more persons	3,634	93	98

Source: U.S. Census Bureau

In 2010, there were 2.54 persons per household in Fulton County; there were 2.64 in Alpharetta and 2.56 in the market area. The subject's units are most suitable for households between one and two persons, who account for 67.6 percent of the market area renters.

<b>RENTER HOUSEHOLD SIZE IN THE MARKET AREA</b>		
<b>RENTER-OCCUPIED</b>	<b>NUMBER</b>	<b>PERCENT</b>
1 person	4,356	40.8%
2 persons	2,863	26.8%
3 persons	1,721	16.1%
4 persons	1,087	10.2%
5 persons	426	4.0%
6 persons	137	1.3%
7 or more persons	93	0.9%
<b>TOTAL</b>	<b>10,683</b>	<b>100.0%</b>

Source: U.S. Census Bureau

<b>CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK</b>			
	<b>FULTON COUNTY</b>	<b>MARKET AREA</b>	<b>ALPHARETTA</b>
<b>TOTAL HOUSING UNITS</b>	437,105	30,395	23,029
<b>OCCUPANCY AND TENURE</b>			
Occupied Housing Units	376,377	28,637	21,742
Owner-Occupied	202,262	17,954	14,129
Percent Owner-Occupied	53.7%	62.7%	65.0%
Renter-Occupied	174,115	10,683	7,613
<b>VACANT HOUSING UNITS</b>			
For seasonal, recreational, etc.	3326	161	120
Persons per owner-occupied unit	2.49	1.98	2.88
Persons per renter-occupied unit	2.22	1.61	2.21
<b>TENURE BY YEAR STRUCTURE BUILT</b>			
<b>RENTER-OCCUPIED</b>			
2005 or later	12,306	565	426
2000-2004	18,451	2,122	891
1990-1999	26,063	4,797	3,325
1980-1989	26,052	1,576	1,463
1970-1979	24,387	307	458
1960-1969	21,439	75	79
1950-1959	13,480	110	110
1940-1949	6,086	40	0
1939 or earlier	9,080	40	33
<b>PERSONS PER ROOM: RENTER</b>			
0.50 or less	105,553	5,946	4,184
0.51-1.00	44,610	3,344	2,347
1.01-1.50	5359	295	254
1.51-2.00	1327	47	0
2.01 or more	495	0	0
<b>PLUMBING FACILITES -</b>			
<b>PERSON/ROOM: RENTER-OCCUPIED</b>			
Lacking Complete Plumbing Facilities:			
1.00 or less	1070	0	0
1.01-1.50	67	0	0
1.51 or more	80	0	0

Source: U.S. Census Bureau

Substandard households are those lacking complete plumbing facilities for exclusive use and/or are overcrowded. The chart above indicates there are 342 renter households with more than 1.01 occupants per room in the market area. There are no renter households that are lacking complete plumbing facilities in the market area.

<b>ADDITIONAL HOUSING STOCK CHARACTERISTICS</b>				
<b>HOUSING UNITS IN STRUCTURE</b>	<b>OWNER-OCCUPIED</b>		<b>RENTER-OCCUPIED</b>	
<b>FULTON COUNTY</b>	<b>NUMBER</b>	<b>PERCENT</b>	<b>NUMBER</b>	<b>PERCENT</b>
1, Detached	158,808	79.4%	25,826	16.4%
1, Attached	19,209	9.6%	5,255	3.3%
2	1,056	0.5%	5,824	3.7%
3 to 4	1,862	0.9%	9,812	6.2%
5 to 9	3,456	1.7%	25,135	16.0%
10 to 19	3,419	1.7%	35,763	22.7%
20 to 49	2,839	1.4%	17,883	11.4%
50 or more	8,536	4.3%	30,679	19.5%
Mobile Home, Trailer, Other	934	0.5%	1,167	0.7%
<b>TOTAL</b>	<b>200,119</b>	<b>100.0%</b>	<b>157,344</b>	<b>100.0%</b>
<b>MARKET AREA</b>				
1, Detached	13,677	80.1%	1,008	10.5%
1, Attached	2,859	16.7%	686	7.1%
2	0	0.0%	55	0.6%
3 to 4	162	0.9%	119	1.2%
5 to 9	107	0.6%	990	10.3%
10 to 19	152	0.9%	3,855	40.0%
20 to 49	79	0.5%	2,078	21.6%
50 or more	25	0.1%	841	8.7%
Mobile Home, Trailer, Other	13	0.1%	0	0.0%
<b>TOTAL</b>	<b>17,074</b>	<b>100.0%</b>	<b>9,632</b>	<b>100.0%</b>
<b>ALPHARETTA</b>				
1, Detached	11,761	86.0%	677	10.0%
1, Attached	1,581	11.6%	341	5.0%
2	0	0.0%	48	0.7%
3 to 4	112	0.8%	237	3.5%
5 to 9	47	0.3%	906	13.4%
10 to 19	70	0.5%	2,664	39.3%
20 to 49	60	0.4%	1,297	19.1%
50 or more	25	0.2%	606	8.9%
Mobile Home, Trailer, Other	13	0.1%	9	0.1%
<b>TOTAL</b>	<b>13,669</b>	<b>100.0%</b>	<b>6,785</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Households Income Trends and Analysis

Renters within the target incomes below \$32,400, or 49.1 percent, qualify for efficiency and one-bedroom units at 60 percent of the area median income.



www.ribbondata.com

#### HISTA 2.2 Summary Data

Market Area

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Nielsen Claritas

Renter Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	99	105	61	9	52	326
\$10,000-20,000	321	110	62	98	95	686
\$20,000-30,000	225	234	279	39	11	788
\$30,000-40,000	412	66	266	48	37	829
\$40,000-50,000	275	51	144	170	57	697
\$50,000-60,000	448	494	170	50	170	1,332
\$60,000-75,000	746	236	298	223	195	1,698
\$75,000-100,000	531	548	124	145	125	1,473
\$100,000-125,000	71	309	152	59	75	666
\$125,000-150,000	158	152	76	144	13	543
\$150,000-200,000	175	43	69	73	13	373
\$200,000+	40	43	67	33	62	245
<b>Total</b>	<b>3,501</b>	<b>2,391</b>	<b>1,768</b>	<b>1,091</b>	<b>905</b>	<b>9,656</b>

Renter Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	126	14	9	7	8	164
\$10,000-20,000	396	43	13	13	15	480
\$20,000-30,000	159	63	4	15	9	250
\$30,000-40,000	108	70	7	10	13	208
\$40,000-50,000	96	30	11	8	12	157
\$50,000-60,000	162	45	23	9	10	249
\$60,000-75,000	60	52	11	13	12	148
\$75,000-100,000	122	39	9	13	15	198
\$100,000-125,000	25	76	7	6	11	125
\$125,000-150,000	61	20	10	17	13	121
\$150,000-200,000	52	39	8	4	9	112
\$200,000+	71	37	36	22	12	178
<b>Total</b>	<b>1,438</b>	<b>528</b>	<b>148</b>	<b>137</b>	<b>139</b>	<b>2,390</b>

Renter Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	110	10	3	5	4	132
\$10,000-20,000	383	22	6	12	11	434
\$20,000-30,000	124	37	3	14	8	186
\$30,000-40,000	96	16	4	8	9	133
\$40,000-50,000	72	20	6	7	8	113
\$50,000-60,000	113	24	5	6	7	155
\$60,000-75,000	38	15	4	11	9	77
\$75,000-100,000	65	12	7	12	11	107
\$100,000-125,000	24	16	6	4	7	57
\$125,000-150,000	56	3	4	14	8	85
\$150,000-200,000	42	10	4	3	6	65
\$200,000+	22	2	3	20	2	54
<b>Total</b>	<b>1,145</b>	<b>187</b>	<b>55</b>	<b>116</b>	<b>95</b>	<b>1,598</b>

Renter Households						
All Age Groups						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	225	119	70	16	60	490
\$10,000-20,000	717	153	75	111	110	1,166
\$20,000-30,000	384	297	283	54	20	1,038
\$30,000-40,000	520	136	273	58	50	1,037
\$40,000-50,000	371	81	155	178	69	854
\$50,000-60,000	610	539	193	59	180	1,581
\$60,000-75,000	806	288	309	236	207	1,846
\$75,000-100,000	653	587	133	158	140	1,671
\$100,000-125,000	96	385	159	65	86	791
\$125,000-150,000	219	172	86	161	26	664
\$150,000-200,000	227	82	77	77	22	485
\$200,000+	111	80	103	55	74	423
<b>Total</b>	<b>4,939</b>	<b>2,919</b>	<b>1,916</b>	<b>1,228</b>	<b>1,044</b>	<b>12,046</b>

<b>HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE</b>			
<b>INCOME</b>	<b>FULTON COUNTY</b>	<b>MARKET AREA</b>	<b>ALPHARETTA</b>
<b>Less than \$10,000</b>			
Less than 20%	320	0	0
20-24%	223	0	0
25-29%	1,653	35	35
30-34%	865	0	0
35%+	17,512	399	272
Not Computed	4,994	85	36
<b>\$10,000 - \$19,999</b>			
Less than 20%	1,467	12	12
20-24%	769	0	0
25-29%	1,510	12	12
30-34%	1,260	49	66
35%+	17,981	670	405
Not Computed	706	7	0
<b>\$20,000 - \$34,999</b>			
Less than 20%	1,360	0	0
20-24%	1,536	36	50
25-29%	3,673	49	49
30-34%	5,012	141	114
35%+	20,143	856	594
Not Computed	505	9	0
<b>\$35,000 - \$49,999</b>			
Less than 20%	2,433	16	16
20-24%	5,140	272	192
25-29%	6,903	362	253
30-34%	4,173	406	356
35%+	5,311	317	248
Not Computed	417	17	17
<b>\$50,000 - \$74,999</b>			
Less than 20%	9,008	806	588
20-24%	8,607	1,115	756
25-29%	4,389	532	379
30-34%	1,747	175	104
35%+	1,300	129	121
Not Computed	344	11	11
<b>\$75,000 or more</b>			
Less than 20%	21,370	2,840	1,887
20-24%	2,928	206	167
25-29%	699	19	9
30-34%	406	40	25
35%+	105	0	0
Not Computed	575	9	11
<b>TOTAL</b>	<b>157,344</b>	<b>9,632</b>	<b>6,785</b>

Source: U.S. Census Bureau

HOUSEHOLDS BY INCOME GROUP BY AGE									
INCOME	2010			2016			2021		
	25-44	45-64	65+	25-44	45-64	65+	25-44	45-64	65+
<b>FULTON COUNTY</b>									
Less than \$15,000	15,536	15,995	11,718	18,925	20,634	14,201	17,208	20,933	16,195
\$15,000 - \$24,999	13,306	8,678	7,018	14,313	9,859	10,725	13,254	10,157	12,521
\$25,000 - \$34,999	14,947	10,183	5,428	16,377	10,245	7,237	15,133	10,632	8,632
\$35,000 - \$49,999	22,296	12,649	6,235	21,480	15,575	9,774	20,580	16,641	12,133
\$50,000 - \$74,999	29,415	18,370	6,880	33,986	22,887	9,634	32,751	24,408	11,894
\$75,000 - \$99,999	19,474	13,222	3,908	20,596	14,799	7,460	20,815	16,453	9,645
\$100,000 - \$149,999	22,259	20,066	4,172	23,193	22,209	7,664	24,481	25,668	10,285
\$150,000 - \$199,999	10,628	9,530	1,721	9,941	12,355	2,861	10,567	14,148	3,846
\$200,000+	13,538	17,918	2,238	13,995	24,904	6,013	15,880	30,335	8,586
<b>TOTAL</b>	<b>337,328</b>			<b>401,842</b>			<b>433,781</b>		
<b>MARKET AREA</b>									
Less than \$15,000	417	389	339	508	691	638	379	700	725
\$15,000 - \$24,999	486	251	411	541	618	725	424	624	859
\$25,000 - \$34,999	735	574	235	738	588	428	599	597	557
\$35,000 - \$49,999	1,318	629	377	936	798	650	822	822	852
\$50,000 - \$74,999	2,997	1,504	388	2,835	2,181	688	2,495	2,277	856
\$75,000 - \$99,999	2,191	1,129	234	2,261	1,859	369	2,182	2,112	520
\$100,000 - \$149,999	2,750	2,485	287	2,513	2,923	473	2,535	3,346	678
\$150,000 - \$199,999	1,387	1,339	92	890	1,843	304	892	2,079	438
\$200,000+	1,364	1,642	39	1,042	2,998	208	1,162	3,737	356
<b>TOTAL</b>	<b>25,989</b>			<b>31,246</b>			<b>33,625</b>		
<b>MARKET AREA</b>									
Less than \$15,000	220	295	344	367	497	525	270	476	611
\$15,000 - \$24,999	254	263	305	377	382	443	305	376	542
\$25,000 - \$34,999	556	399	220	499	471	282	396	479	380
\$35,000 - \$49,999	828	542	269	769	739	475	673	744	619
\$50,000 - \$74,999	2,251	1,104	462	1,971	1,575	544	1,757	1,604	685
\$75,000 - \$99,999	1,279	770	195	1,433	1,343	341	1,344	1,469	484
\$100,000 - \$149,999	2,115	2,009	240	1,763	2,335	365	1,740	2,594	539
\$150,000 - \$199,999	927	1,249	80	673	1,404	242	660	1,555	354
\$200,000+	1,263	1,474	49	864	2,482	188	927	3,043	327
<b>TOTAL</b>	<b>19,962</b>			<b>23,349</b>			<b>24,953</b>		

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

**PART VI:**

**EMPLOYMENT TREND**

**Employment Trends**

The economy of the market area is based on manufacturing; retail trade; finance, insurance and real estate; professional and related services; and education and health services sectors. Each of these categories has experienced reasonable growth within the past few years.

According to the City of Alpharetta, there are more than 600 technology companies located in the Alpharetta area. In addition, the city has a very low unemployment rate. Therefore, it is believed that the economy of Alpharetta will remain stable.

According to the U.S. Department of Labor, Fulton County had 45,783 establishments in 2015, or 796,295 employment. No other information was made available regarding total jobs in the county or region.

Employment in Fulton County has been increasing an average of 0.9 percent per year since 2000. Employment in the State of Georgia has been increasing an average of 0.6 percent per year since 2000.

LABOR FORCE AND EMPLOYMENT TRENDS FOR GEORGIA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2000	4,222,257	4,071,562	96.4%	150,695	3.6%
2001	4,262,058	4,089,567	96.0%	172,491	4.0%
2002	4,327,710	4,110,882	95.0%	216,828	5.0%
2003	4,394,454	4,182,530	95.2%	211,924	4.8%
2004	4,451,804	4,239,067	95.2%	212,737	4.8%
2005	4,586,427	4,341,229	94.7%	245,198	5.3%
2006	4,710,786	4,489,132	95.3%	221,654	4.7%
2007	4,815,821	4,597,638	95.5%	218,183	4.5%
2008	4,879,258	4,575,008	93.8%	304,250	6.2%
2009	4,787,765	4,311,867	90.1%	475,898	9.9%
2010	4,696,692	4,202,061	89.5%	494,631	10.5%
2011	4,748,589	4,262,408	89.8%	486,181	10.2%
2012	4,783,322	4,344,689	90.8%	438,633	9.2%
2013	4,758,734	4,367,931	91.8%	390,803	8.2%
2014	4,753,765	4,416,715	92.9%	337,050	7.1%
2015	4,770,873	4,490,931	94.1%	279,942	5.9%
2016**	4,829,352	4,587,484	95.0%	241,868	5.0%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through March 2016

Source: U.S. Bureau of Labor Statistics Data

The State of Georgia reached a high of 10.5 percent in 2010, and a low 3.6 percent in 2000. The rate for the State of Georgia in March 2016 was 5.0 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR ALPHARETTA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2000	20,638	20,256	98.1%	382	1.9%
2001	21,038	20,575	97.8%	463	2.2%
2002	21,038	20,401	97.0%	637	3.0%
2003	21,192	20,582	97.1%	610	2.9%
2004	21,373	20,782	97.2%	591	2.8%
2005	22,471	21,461	95.5%	1,010	4.5%
2006	24,079	23,141	96.1%	938	3.9%
2007	27,592	26,648	96.6%	944	3.4%
2008	27,492	26,217	95.4%	1,275	4.6%
2009	27,131	24,996	92.1%	2,135	7.9%
2010	30,945	28,541	92.2%	2,404	7.8%
2011	31,841	29,492	92.6%	2,349	7.4%
2012	33,168	31,024	93.5%	2,144	6.5%
2013	33,031	31,141	94.3%	1,890	5.7%
2014	33,280	31,540	94.8%	1,740	5.2%
2015	33,703	32,238	95.7%	1,465	4.3%
2016**	34,369	32,902	95.7%	1,467	4.3%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through March 2016

Source: U.S. Bureau of Labor Statistics Data

Unemployment in the city reached a high of 7.9 percent in 2009 and a low of 1.9 percent in 2000. The rate for Alpharetta in March 2016 was 4.3 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR FULTON COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2000	429,759	414,781	96.5%	14,978	3.5%
2001	439,452	421,301	95.9%	18,151	4.1%
2002	442,733	417,741	94.4%	24,992	5.6%
2003	445,338	421,444	94.6%	23,894	5.4%
2004	448,696	425,535	94.8%	23,161	5.2%
2005	457,326	430,634	94.2%	26,692	5.8%
2006	472,127	448,380	95.0%	23,747	5.0%
2007	488,891	465,409	95.2%	23,482	4.8%
2008	497,388	465,380	93.6%	32,008	6.4%
2009	486,983	437,746	89.9%	49,237	10.1%
2010	485,002	434,315	89.5%	50,687	10.5%
2011	498,945	447,939	89.8%	51,006	10.2%
2012	510,964	464,310	90.9%	46,654	9.1%
2013	508,873	467,366	91.8%	41,507	8.2%
2014	509,613	473,655	92.9%	35,958	7.1%
2015	514,221	484,146	94.2%	30,075	5.8%
2016**	522,654	494,113	94.5%	28,541	5.5%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through March 2016

Source: U.S. Bureau of Labor Statistics Data

Unemployment in the county reached a high of 10.5 percent in 2010 and a low of 3.5 percent in 2000. The rate for Fulton County in March 2016 was 5.5 percent.

CHANGE IN TOTAL EMPLOYMENT FOR ALPHARETTA				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2000-2005	1,205	241	5.9%	1.2%
2005-2010	7,080	1,416	33.0%	6.6%

Source: U.S. Bureau of Labor Statistics

The data shows that the number of persons employed in the City of Alpharetta increased an average of 3.9 percent per year between 2000 and 2010.

RECENT CHANGES IN EMPLOYMENT FOR ALPHARETTA			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2005	21,461	679	4.5%
2006	23,141	1,680	3.9%
2007	26,648	3,507	3.4%
2008	26,217	(431)	4.6%
2009	24,996	(1,221)	7.9%
2010	28,541	3,545	7.8%
2011	29,492	951	7.4%
2012	31,024	2,483	6.5%
2013	31,141	1,649	5.7%
2014	32,238	2,746	4.3%

Source: U.S. Bureau of Labor Statistics

The unemployment rate has fluctuated from 3.4 percent to 7.9 percent over the past 10 years. These fluctuations are in line with the unemployment rates for Fulton County and the State of Georgia.

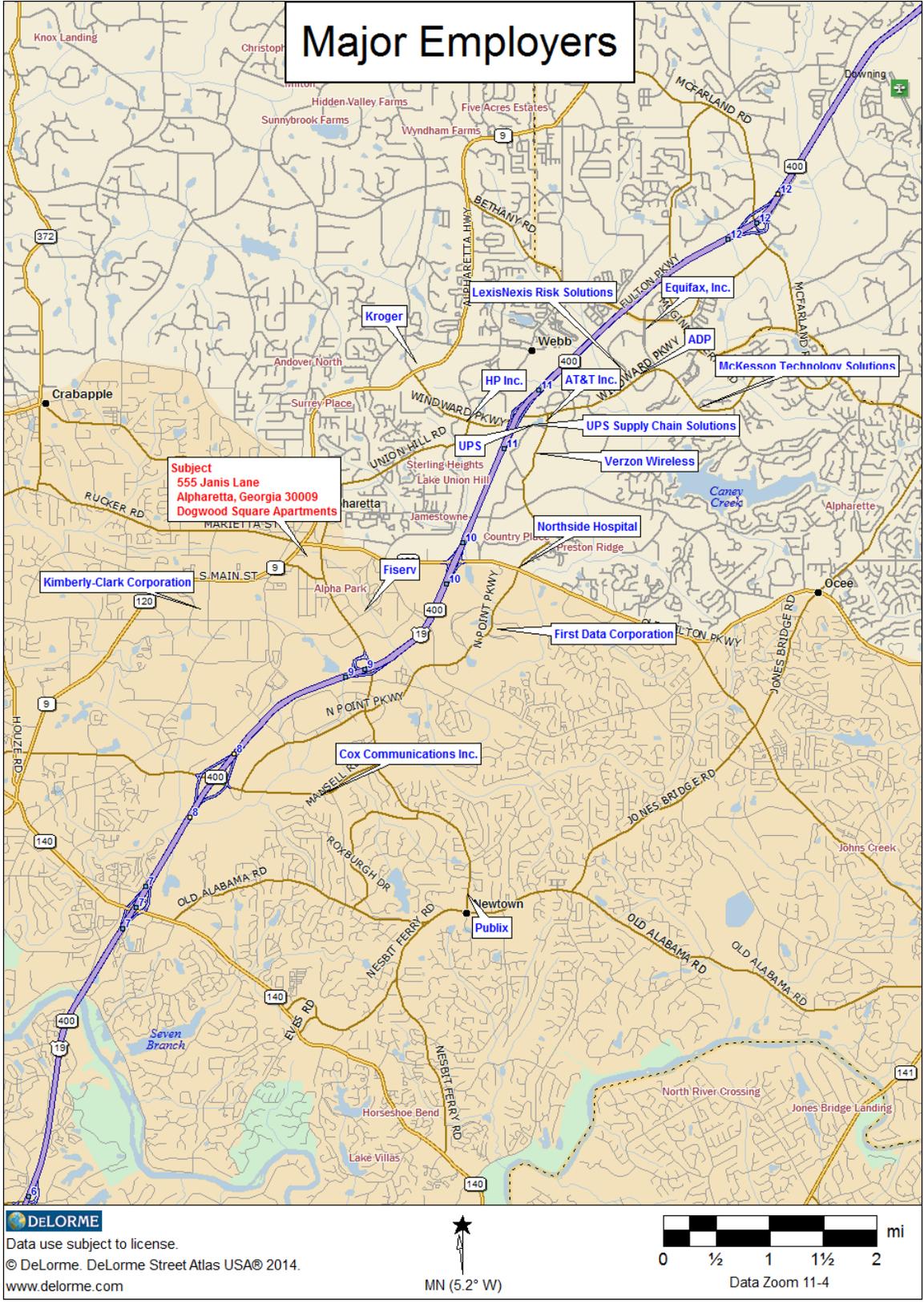
Major employers in Alpharetta are in the chart below:

MAJOR EMPLOYERS		
Name	Product/Service	Total Employees
Northside Hospital	Healthcare	8,000
Verizon Wireless	Telecommunications	4,481
ADP	Financial Services	3,100
McKesson Technology Solutions	Healthcare IT	2,450
AT&T Inc.	Telecommunications	2,200
Cox Communications Inc.	Telecommunications	2,170
Fiserv	Financial Services	2,000
UPS	Transportation	1,900
Publix	Grocery	1,382
HP Inc.	Electronics	1,300
Kimberly-Clark Corporation	Health Care Products	1,300
LexisNexis Risk Solutions	Risk Management	1,225
First Data Corporation	Financial Services	1,200
UPS Supply Chain Solutions	Transportation	1,200
Kroger	Grocery	1,048
Equifax Inc.	Financial Services	1,000

PLACE OF WORK EMPLOYMENT DATA						
INDUSTRY	FULTON COUNTY		MARKET AREA		ALPHARETTA	
	TOTAL	%	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	945	0.2%	32	0.1%	59	0.2%
Construction	22,337	5.1%	1,459	4.0%	1,141	4.1%
Manufacturing	28,100	6.4%	3,193	8.7%	2,480	8.9%
Wholesale Trade	15,757	3.6%	1,956	5.3%	1,607	5.8%
Retail Trade	46,154	10.6%	3,317	9.0%	2,436	8.8%
Transportation, Communication & Utilities	23,815	5.5%	1,371	3.7%	911	3.3%
Information	20,678	4.7%	2,680	7.3%	2,057	7.4%
Finance, Insurance & Real Estate	42,770	9.8%	4,129	11.2%	2,854	10.3%
Professional & Related Services	79,910	18.3%	8,086	22.0%	6,617	23.8%
Educational, Health & Social Services	77,200	17.7%	5,858	15.9%	4,422	15.9%
Entertainment & Recreation Services	43,652	10.0%	2,682	7.3%	1,825	6.6%
Other	19,162	4.4%	1,221	3.3%	873	3.1%
Public Administration	16,282	3.7%	767	2.1%	542	1.9%

Source: U.S. Census Bureau

The above chart shows the number of people employed in different sectors of the Fulton County, Alpharetta and market area economy in 2010. 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.



**Wages**

The average annual wage of Fulton County employees was \$74,655 in 2014. Wages have been increasing 0.8 percent per year. Wages in retail trade and leisure and hospitality sectors are within the income limits of the rehabilitated development.

<b>AVERAGE ANNUAL WAGE BY SECTOR</b>			
<b>INDUSTRY</b>	<b>2013</b>	<b>2014</b>	<b>ANNUAL</b>
Agriculture, Forestry, and Fisheries	\$65,588	\$67,754	3.3%
Mining	\$122,130	\$105,889	-13.3%
Construction	\$62,025	\$65,372	5.4%
Manufacturing	\$98,641	\$99,183	0.5%
Transportation and Warehousing	\$61,837	\$63,482	2.7%
Utilities	\$99,645	\$98,764	-0.9%
Wholesale Trade	\$93,671	\$95,042	1.5%
Retail Trade	\$31,096	\$32,257	3.7%
Leisure and Hospitality	\$28,093	\$29,231	4.1%
Education and Health Services	\$54,479	\$54,506	0.0%
Professional and Business Services	\$74,668	\$77,371	3.6%
Financial Activities	\$105,413	\$110,707	5.0%
Information	\$102,751	\$108,335	5.4%
Other Services	\$37,234	\$37,279	0.1%
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 24 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, 46.0 percent in the market area have a travel time of less than 19 minutes; 27.5 percent have a travel time of 20 to 34 minutes; and 26.5 percent have a travel time of over 35 minutes. This relatively low travel time indicates that the subject site is in an area in close proximity to employment centers.

<b>ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS</b>		
<b>TRAVEL TIME IN MINUTES</b>	<b>NUMBER OF COMMUTERS</b>	<b>PERCENT</b>
5 or less	862	2.6%
5-9	2,924	9.0%
10-19	11,229	34.4%
20-24	3,396	10.4%
25-34	5,562	17.1%
35-44	2,542	7.8%
45-59	3,716	11.4%
60-89	1,790	5.5%
90+	598	1.8%
Total Commuters	32,619	

*Source: U.S. Census Bureau*

### **Future Employment Trends**

According to the Valdosta-Fulton County Chamber of Commerce, a few new jobs were created in the area in the last two years. The stability of the economy will help to sustain the demand for rental housing in the area. As the county grows, a greater need for housing within the bedroom communities of Atlanta will increase. For these reasons, it is believed that the area will continue to grow and remain stabilized.

**PART VII:**

**PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS**

## **PROJECT-SPECIFIC DEMAND ANALYSIS**

### **Household Income Trends and Analysis**

Renters within the target annual incomes below \$23,650, or 39.7 percent, are potential tenants for the efficiency units at 50 percent of the area median income; annual incomes below \$28,380, or 45.2 percent, are potential tenants for the efficiency units at 60 percent of the area median income; annual incomes below \$27,000, or 43.6 percent, are potential tenants for the one-bedroom units at 50 percent of the area median income; and annual incomes below \$32,400, or 49.1 percent, are potential tenants for the one-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 40 percent. The resulting number is then multiplied by 12 to derive an annual income ( $\$964 / 40\% = \$2,410.00 \times 12 = \$28,920$ ). This process is based on the premise that a senior tenant should not pay more than 40 percent of his annual income on rent. For the high end of the range, the analyst consults the income limits set by the state housing authority. For example, if the largest unit in an income limit (i.e. 60% AMI) is a two-bedroom unit, the analyst multiplies this number by 1.5 (this is due to the Low Income Housing Tax Credit (LIHTC) program being based on the premise that 1.5 persons per bedroom will occupy rental units) to find how many people could reside in that unit. The analyst then consults the state income limits to set the high end of the range (1 bedroom x 1.5 = 2 people/unit; therefore, the 60% 2-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 43 senior 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 25 percent of one person households will occupy studio units. Seventy-five percent (75%) and 50 percent of two person households will occupy one-bedroom units. Fifty percent (50%) of two person households and 75 percent of three person households will occupy two-bedroom units. Twenty-five percent (25%) of three person households, 90 percent of four person households and 90 percent of five person households will inhabit three-bedroom dwellings. In four-bedroom households, 10 percent of four and five person households and 100 percent of six and seven or more households will occupy these units.

The following tables illustrate the ratio of units required by each household size. These occupancy patterns suggest that studio units should account for 10.2 percent of the renter housing demand; one-bedroom units should account for 44.0 percent; two-bedroom units account for 25.5 percent; three-bedroom units should account for 16.8 percent of the renter housing demand and units with four or more bedrooms account for 3.6 percent of the renter housing demand in the primary market area.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS						
HOUSEHOLD SIZE	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	1,089	3,267	0	0	0	4,356
2 Persons	0	1,432	1,432	0	0	2,863
3 Persons	0	0	1,291	430	0	1,721
4 Persons	0	0	0	978	109	1,087
5 Persons	0	0	0	383	43	426
6 Persons	0	0	0	0	137	137
7 or More Persons	0	0	0	0	93	93
<b>TOTAL</b>	<b>1,089</b>	<b>4,699</b>	<b>2,722</b>	<b>1,792</b>	<b>381</b>	<b>10,683</b>
<b>PERCENT</b>	<b>10.2%</b>	<b>44.0%</b>	<b>25.5%</b>	<b>16.8%</b>	<b>3.6%</b>	<b>100.0%</b>

The previous statistics relate to family households. For senior households, the maximum allowable median income level per household for all bedroom types is based on a maximum of two persons per household.

**Eligible Households**

The following table uses no minimum target income required for each unit as all units have subsidy. The tax credit income limits are used to determine the upper range of eligibility for each LIHTC unit. The following table lists how the number of households within the required target income for each unit type.

INCOME ELIGIBLE HOUSEHOLDS					
Unit Type	Gross Rent	Lower Range	Upper Range	Percent Renter	Age Qual. Renter Households
Efficiency (50%)	\$964	\$0	\$23,650	39.7%	634
Efficiency (60%)	\$1,022	\$0	\$28,380	45.2%	722
1/1 (50%)	\$964	\$0	\$27,000	43.6%	696
1/1 (60%)	\$1,022	\$0	\$32,400	49.1%	784
All 50% Units	\$964	\$0	\$27,000	43.6%	696
All 60% Units	\$964	\$0	\$32,400	49.1%	784
<b>Total Units</b>		<b>\$0</b>	<b>\$32,400</b>	<b>49.1%</b>	<b>784</b>

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

**Penetration Rate**

There are two vacant LIHTC units. The subject has no vacant units. If all these units attain full occupancy, they will have an aggregate penetration rate of 0.3 percent.

<b>REQUIRED PENETRATION RATE</b>	
Income Eligible Renter Households	784
Existing Vacant LIHTC Units	2
LIHTC Units Planned	0
Vacant Units in Subject	0
Total Inventory	2
Penetration Rate	0.3%

**Projects Under Construction**

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

**Planned Projects**

According to the City of Alpharetta, there are currently no multifamily planned projects in the market area.

**New & Pipeline Units**

There are currently no new developments in the market area.

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

REQUIRED DEMAND - ALL UNITS									
	All Units	All 50% Units	All 60% Units	All 0 BR Units	All 1 BR Units	0 BR Units (50%)	0 BR Units (60%)	1 BR Units (50%)	1 BR Units (60%)
<b>Demand from New Household Growth</b>									
Average Annual Senior Household Growth (2016-2021)	351	351	351	351	351	351	351	351	351
Percent Income Qualified	49.1%	43.6%	49.1%	45.2%	49.1%	39.7%	45.2%	43.6%	49.1%
Percent Plan to Rent	37.6%	37.6%	37.6%	37.6%	37.6%	37.6%	37.6%	37.6%	37.6%
<b>Demand from New Household Growth</b>	<b>65</b>	<b>58</b>	<b>65</b>	<b>60</b>	<b>65</b>	<b>52</b>	<b>60</b>	<b>58</b>	<b>65</b>
<b>Demand from Renter Substandard Housing</b>									
Total Substandard Senior Households	64	64	64	64	64	64	64	64	64
Percent Income Qualified	49.1%	43.6%	49.1%	45.2%	49.1%	39.7%	45.2%	43.6%	49.1%
<b>Demand from Substandard Housing</b>	<b>31</b>	<b>28</b>	<b>31</b>	<b>29</b>	<b>31</b>	<b>25</b>	<b>29</b>	<b>28</b>	<b>31</b>
<b>Demand from Rent Overburdened</b>									
Total Rent Overburdened Senior Households	332	275	332	289	332	239	289	275	332
<b>Demand from Rent Overburdened</b>	<b>332</b>	<b>275</b>	<b>332</b>	<b>289</b>	<b>332</b>	<b>239</b>	<b>289</b>	<b>275</b>	<b>332</b>
<b>Total Demand</b>									
Demand from Household Growth	65	58	65	60	65	52	60	58	65
Demand from Substandard Housing	31	28	31	29	31	25	29	28	31
Demand from Rent Overburdened	332	275	332	289	332	239	289	275	332
<b>TOTAL</b>	<b>428</b>	<b>361</b>	<b>428</b>	<b>378</b>	<b>428</b>	<b>317</b>	<b>378</b>	<b>361</b>	<b>428</b>
Less Vacant Current Supply and Pipeline	0	0	0	0	0	0	0	0	0
<b>NET DEMAND</b>	<b>428</b>	<b>361</b>	<b>428</b>	<b>378</b>	<b>428</b>	<b>317</b>	<b>378</b>	<b>361</b>	<b>428</b>
Subject Units	100	20	80	25	75	5	20	15	60
<b>Capture Rate</b>	<b>23.4%</b>	<b>5.5%</b>	<b>18.7%</b>	<b>6.6%</b>	<b>17.5%</b>	<b>1.6%</b>	<b>5.3%</b>	<b>4.2%</b>	<b>14.0%</b>
Vacant Units at Subject	0	0	0	0	0	0	0	0	0
<b>Net Capture Rate</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>

**Demand and Net Demand**

	0 BR HH at 50% AMI (\$0 to \$23,650)	0 BR HH at 60% AMI (\$0 to \$28,380)	1 BR HH at 50% AMI (\$0 to \$27,000)	1 BR HH at 60% AMI (\$0 to \$32,400)	All 0 BR HH (\$0 to \$27,000)	All 1 BR HH (\$0 to \$32,400)	All Tax Credit 50% AMI (\$0 to \$27,000)	All Tax Credit 60% AMI (\$0 to \$32,400)
Demand from New Household (age and income appropriate)	52	60	57	65	58	65	57	65
<b>Plus</b>								
Demand from Existing Renter Households Substandard Housing	25	29	28	31	28	31	28	31
<b>Plus</b>								
Rent Overburdened Households	239	289	275	332	275	332	275	332
<b>Equals Total Demand</b>	<b>316</b>	<b>378</b>	<b>360</b>	<b>428</b>	<b>361</b>	<b>428</b>	<b>360</b>	<b>428</b>
<b>Less</b>								
and/or newly constructed in past 2 years	0	0	0	0	0	0	0	0
<b>Equals Net Demand</b>	<b>316</b>	<b>378</b>	<b>360</b>	<b>428</b>	<b>361</b>	<b>428</b>	<b>360</b>	<b>428</b>

**Required Capture Rate**

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

AMI	Unit Size	Income Limits	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min - Max	Proposed Rents
50% AMI	0 BR/1 BA	\$0 to \$23,650	0	316	0	316	0.0%	0	\$1,125	N/A	\$964
50% AMI	1 BR/1 BA	\$0 to \$28,380	0	378	0	378	0.0%	0	\$1,265	N/A	\$1,022
60% AMI	0 BR/1 BA	\$0 to \$27,000	0	360	0	360	0.0%	0	\$1,125	N/A	\$964
60% AMI	1 BR/1 BA	\$0 to \$32,400	0	428	0	428	0.0%	0	\$1,265	N/A	\$1,022
	All 50% Units	\$0 to \$28,380	0	361	0	361	0.0%	0	\$1,125-\$1,265	N/A	\$964-\$1,022
	All 60% Units	\$0 to \$32,400	0	428	0	428	0.0%	0	\$1,125-\$1,265	N/A	\$964-\$1,022
	Total	\$0 to \$32,400	0	428	0	428	0.0%	0	\$1,125-\$1,265	N/A	\$964-\$1,022
Project Capture Rate All Units @ 50%							0.0%				
Project Capture Rate All Units @ 60%							0.0%				
Project Stabilization Period							0 Months				

The subject is applying for tax credits at 50 and 60 percent of the area median income. There are no tax credit comparables located in the market area constructed within the past two years that compete with the subject. If the subject were vacant, it would need to capture 23.4 percent of the demand in the market area for units at 50 and 60 percent of the area median income. However, the subject is an existing property that is currently 100 percent occupied. Therefore, the capture rate considering only the vacant units is determined to be a more accurate indication of the capture rate for the subject. 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 chose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. The subject is currently 100 percent Section 8 and Section 202. The current tenant population is restricted to individuals and families whose incomes do not exceed 115 percent of the area median income. Due to the fact that the subject property has these income restrictions and will remain under these restrictions after rehabilitation, households whose incomes do not exceed 115 percent of the area median income will still be eligible to live at the property despite the fact that their incomes may exceed the LIHTC maximum income limits. Since the subject is currently restricted through an extended use agreement and all households were originally determined to be income-qualified, they should remain income-qualified with the allocation of the new tax credits. Consequently, it was considered appropriate to determine the capture rate estimates considering only the vacant units at the property. However, the subject does not have any vacant units. Therefore, the capture rate for the subject's vacant and non-income qualified units overall is 0.0 percent for units at 60 percent of the area median income. As indicated in the chart above, the capture rates are below the 30 percent threshold requirements. The overall capture rate for all vacant tax credit units does not exceed the 30 percent threshold requirement for rural areas. As a result, the analyst feels there is a need for affordable housing, and the subject will help fill the need by continuing to offer affordable units to the market area. As a result, the analyst feels there is a need for affordable housing, and the subject will help fill the need by continuing to offer affordable units to the market area.

**PART VIII:**

**COMPETITIVE RENTAL ANALYSIS**

**COMPARABLE RENTAL DEVELOPMENT ANALYSIS**  
**Multi-Family Lease No. 1**



**Property Identification**

**Record ID** 11554  
**Property Type** Elevator  
**Property Name** Parc Alpharetta Apartments  
**Address** 1000 Fanfare Way, Alpharetta, Fulton County, Georgia 30009  
**Market Type** Market

**Verification** Allen; 770-344-0296, May 19, 2016

<b><u>Unit Mix</u></b>				
<b><u>Unit Type</u></b>	<b><u>No. of Units</u></b>	<b><u>Size SF</u></b>	<b><u>Rent/Mo.</u></b>	<b><u>Mo. Rent/SF</u></b>
1/1	Unknown	793	N/A	N/A
1/1	Unknown	835	N/A	N/A
1/1	Unknown	856	\$1,290	\$1.51
1/1	Unknown	856	\$1,865	\$2.18
1/1	Unknown	879	\$1,345	\$1.53
1/1	Unknown	879	\$1,920	\$2.18
1/1	Unknown	914	\$1,570	\$1.72
1/1	Unknown	914	\$2,150	\$2.35
1/1.5	Unknown	910	\$1,720	\$1.89
1/1.5	Unknown	910	\$2,300	\$2.53

**Multi-Family Lease No. 1 (Cont.)**

1/1.5	Unknown	1,008	N/A	N/A
2/1	Unknown	1,003	N/A	N/A
2/2	Unknown	1,133	\$1,570	\$1.39
2/2	Unknown	1,133	\$2,340	\$2.07
2/2	Unknown	1,190	\$1,470	\$1.24
2/2	Unknown	1,190	\$2,140	\$1.80
2/2	Unknown	1,399	\$1,545	\$1.10
2/2	Unknown	1,399	\$2,490	\$1.78
2/2.5	Unknown	1,201	N/A	N/A
2/2.5	Unknown	1,598	N/A	N/A
2/2.5	Unknown	1,677	\$1,595	\$0.95
2/2.5	Unknown	1,677	\$2,245	\$1.34

<b>Occupancy</b>	97%
<b>Rent Premiums</b>	N
<b>Total Units</b>	210

**Physical Data**

<b>No. of Buildings</b>	3
<b>Construction Type</b>	Brick/Concrete
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	5
<b>Utilities with Rent</b>	Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	2006
<b>Condition</b>	Good
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Ceramic Tile, Blinds, Ceiling Fans (living room only), Vaulted Ceilings, Clubhouse, Meeting Room, Fitness Center, Business Center, Concierge Services, On-Site Management, 24-Hour Maintenance, Intercom/Electronic Entry, Limited Access Gate, Library

**Remarks**

Some of the rental rates were not available. The contact would not disclose the rental rates of the unit types with no available units. This property does not have an active waitlist. The annual turnover rate is approximately seven percent. There are furnished units available. There are 42 units that are LIHTC at 50 and 60 percent of the area median income. This property is for seniors 55 and older.

**Multi-Family Lease No. 2**



**Property Identification**

**Record ID** 11534  
**Property Type** Walk-Up/Townhouse  
**Property Name** The Lakes at Windward Apartments  
**Address** 905 Lake Union Hill Way, Alpharetta, Fulton County, Georgia 30004  
**Market Type** Market  
**Verification** Management; 770-751-1441, May 19, 2016

<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	100	750	\$935	\$1.25
1/1		750	\$1,135	\$1.51
1/1	42	920	\$995	\$1.08
1/1		920	\$1,195	\$1.30
2/2	110	1,050	\$1,175	\$1.12
2/2		1,050	\$1,330	\$1.27
2/2(TH)	42	1,330	\$1,295	\$0.97
2/2(TH)		1,330	\$1,330	\$1.00

**Multi-Family Lease No. 2 (Cont.)**

<b>Occupancy</b>	99%
<b>Rent Premiums</b>	N
<b>Total Units</b>	294
<b>Unit Size Range</b>	750 - 1,330
<b>Avg. Unit Size</b>	969
<b>Avg. Rent/Unit</b>	\$1,085
<b>Avg. Rent/SF</b>	\$1.12

**SF** 285,000

**Physical Data**

<b>No. of Buildings</b>	21
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/O
<b>Year Built</b>	1988
<b>Condition</b>	Good
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Tile, Blinds, Ceiling Fans, Fireplace, Walk-In Closet, Balcony, Patio, Swimming Pool, Fitness Center, Playground, Tennis Court, Pet Park, Private Lake, On-Site Management, On-Site Maintenance

**Remarks**

This property does not have an active waitlist. The annual turnover rate is approximately seven percent. The rent ranges daily due to views, daily pricing, upgraded units. Floorplan and stainless steel appliances in select units.

**Multi-Family Lease No. 3**



**Property Identification**

**Record ID** 11537  
**Property Type** Walk-Up  
**Property Name** AMLI at Northwinds Apartments  
**Address** 32000 Gardner Drive, Alpharetta, Fulton County, Georgia 30009  
**Market Type** Market

**Verification** Haley; 770-754-0999, May 19, 2016

<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	282	696	\$1,096	\$1.57
1/1	2	843	\$1,102	\$1.31
1/1		843	\$1,314	\$1.56
1/1	75	952	\$1,282	\$1.35
2/2	4	1,140	\$1,391	\$1.22
2/2		1,140	\$1,700	\$1.49
2/2	350	1,259	\$1,187	\$0.94
2/2		1,259	\$1,576	\$1.25
2/2	78	1,384	\$1,548	\$1.12
2/2		1,384	\$1,749	\$1.26
2/2	8	1,619	\$1,816	\$1.12
2/2		1,619	\$1,966	\$1.21

**Multi-Family Lease No. 3 (Cont.)**

<b>Occupancy</b>	98%
<b>Rent Premiums</b>	N
<b>Total Units</b>	799
<b>Unit Size Range</b>	696 - 1,619
<b>Avg. Unit Size</b>	1,046
<b>Avg. Rent/Unit</b>	\$1,206
<b>Avg. Rent/SF</b>	\$1.15

**SF** 835,472

**Physical Data**

<b>No. of Buildings</b>	39
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	1997
<b>Condition</b>	Good
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer (select), Dryer (select), Washer/Dryer Hook-Ups, Carpet, Tile, Blinds, Ceiling Fans, Vaulted Ceilings (select), Fireplace, Walk-In Closet, Coat Closet, Balcony, Patio, Swimming Pool, Fitness Center, Tennis Court, Media Center/Movie Theatre, Walking/Biking Trails, Game Room, Sunroom, Exterior Storage, Car Wash Area, On-Site Management, 24 Hour Maintenance, Intercom/Electronic Entry, Limited Access Gate

**Remarks**

This property does not have an active waitlist. The annual turnover rate is approximately 15 percent. The rental range is due to upgrades, floor level, and views, There are furnished units available for additional cost but that cost was not disclosed by the contact.

**Multi-Family Lease No. 4**



**Property Identification**

**Record ID** 11535  
**Property Type** Walk-Up  
**Property Name** Collingwood Apartment Homes  
**Address** 3400 Kimball Bridge Road, Alpharetta, Fulton County, Georgia 30022  
**Market Type** Market  
**Verification** Emma; 770-667-3211, May 19, 2016

<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	57	750	\$959	\$1.28
1/1		750	\$969	\$1.29
1/1	71	933	\$959	\$1.03
1/1		933	\$1,009	\$1.08
1/1	42	950	\$1,029	\$1.08
1/1		950	\$1,114	\$1.17
2/2	70	1,157	\$1,179	\$1.02
2/2	69	1,247	\$1,229	\$0.99
2/2		1,247	\$1,239	\$0.99
3/2	33	1,377	\$1,439	\$1.05

**Multi-Family Lease No. 4 (Cont.)**

<b>Occupancy</b>	98%
<b>Rent Premiums</b>	N
<b>Total Units</b>	342
<b>Unit Size Range</b>	750 - 1,377
<b>Avg. Unit Size</b>	1,057
<b>Avg. Rent/Unit</b>	\$1,113
<b>Avg. Rent/SF</b>	\$1.05

**SF** 361,367

**Physical Data**

<b>No. of Buildings</b>	14
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/O
<b>Year Built</b>	1997
<b>Condition</b>	Good
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Microwave, Washer, Dryer Hook-Up, Carpet, Tile, Blinds, Vaulted Ceilings (select), Fireplace (select), Balcony, Patio, Swimming Pool, Fitness Center, Bark Park, Car Wash Area, Laundry Facility, On-Site Management, 24 Hour Maintenance

**Remarks**

This property does not have an active waitlist. The annual turnover rate was disclosed at six percent. The rent range is due to location of the unit and floorplans. Pets are welcomed here with a \$300 pet fee per animal, and \$15/month pet rent. There is a flat fee for W/S/T and pest control \$50 for one bedroom, \$55 for two bedroom, \$60 for three bedroom. They do offer an option where you can rent a washer and dryer from them for \$35/month.

**Multi-Family Lease No. 5**



**Property Identification**

**Record ID** 11540  
**Property Type** Walk-Up  
**Property Name** Northpark Estates  
**Address** 13201 Deerfield Parkway, Alpharetta, Fulton County, Georgia 30004  
**Market Type** Market  
**Verification** Ida; 770-752-6300, May 19, 2016

<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	89	826	\$985	\$1.19
1/1	89	892	\$1,000	\$1.12
2/1	89	1,088	\$1,200	\$1.10
2/2	89	1,238	\$1,300	\$1.05

**Occupancy** 99%  
**Rent Premiums** N  
**Total Units** 356  
**Unit Size Range** 826 - 1,238  
**Avg. Unit Size** 1,011  
**Avg. Rent/Unit** \$1,121  
**Avg. Rent/SF** \$1.11  
**SF** 359,916

**Multi-Family Lease No. 5 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	15
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/O
<b>Year Built</b>	1997
<b>Condition</b>	Good
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator ,Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Washer/Dryer Hook-Ups, Carpet, Tile, Blinds (select), Ceiling Fans, Vaulted Ceilings (select), Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Meeting Room, Swimming Pool, Spa/Hot Tub, Fitness Center, Picnic Area, Playground, Tennis Court, Coffee Bar, Exterior Storage, Business Center, Car Wash Area, Laundry Facility, On-Site Maintenance, On-Site Management, Limited Access Gate

**Remarks**

This property does not have an active waitlist. The annual turnover rate was not disclosed by the contact.

**Multi-Family Lease No. 6**



**Property Identification**

**Record ID** 11544  
**Property Type** Walk-Up/Townhouse  
**Property Name** The Pointe at Preston Ridge Apartments  
**Address** 950 Executive Drive, Alpharetta, Fulton County, Georgia 30005  
**Market Type** Market

**Verification** JoAnn; 770-751-7242, May 19, 2016

**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	58	985	\$1,100	\$1.12
1/1.5(TH)	40	1,003	\$1,149	\$1.15
2/1	48	1,146	\$1,265	\$1.10
2/2	50	1,200	\$1,290	\$1.08
3/2	70	1,327	\$1,449	\$1.09

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 266  
**Unit Size Range** 985 - 1327  
**Avg. Unit Size** 1,147  
**Avg. Rent/Unit** \$1,265  
**Avg. Rent/SF** \$1.10

**SF** 305,148

**Multi-Family Lease No. 6 (Cont.)**

**Physical Data**

<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	1988
<b>Condition</b>	Good
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Up, Carpet, Tile Blinds, Ceiling Fans, Vaulted Ceilings (2nd Floor units only), Fireplace (select one- and two-bedroom units ), Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Meeting Room, Swimming Pool, Grill Area, Fire Pit, Playground, Business Center, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry

**Remarks**

This property does have a waitlist as needed. The annual turnover rate is eight percent. The rent range is due to only select units having certain amenities.

**Multi-Family Lease No. 7**



**Property Identification**

**Record ID** 11546  
**Property Type** Walk-Up/Townhouse  
**Property Name** AMLI at North Point Apartments  
**Address** 9000 Beaver Creek Road, Alpharetta, Fulton County, Georgia 30022  
**Market Type** Market  
**Verification** Sarah; 678-270-9990, May 19, 2016

<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	Unknown	730	\$1,366	\$1.87
1/1	Unknown	730	\$1,383	\$1.89
1/1	Unknown	804	\$1,366	\$1.70
1/1	Unknown	804	\$1,383	\$1.72
1/1	Unknown	768	\$1,263	\$1.64
1/1	Unknown	920	\$1,426	\$1.55
1/1	Unknown	920	\$1,506	\$1.64
1/1	Unknown	928	\$1,426	\$1.54
1/1	Unknown	928	\$1,506	\$1.62
1/1w/Den	Unknown	1,142	\$1,616	\$1.42
1/1 w/Den	Unknown	1,142	\$1,681	\$1.47
2/2	Unknown	1,274	\$1,876	\$1.47

**Multi-Family Lease No. 7 (Cont.)**

2/2	Unknown	1,274	\$1,971	\$1.55
2/2	Unknown	1,301	\$1,876	\$1.44
2/2	Unknown	1,301	\$1,971	\$1.51
2/2	Unknown	1,112	\$1,811	\$1.63
2/2	Unknown	1,112	\$1,898	\$1.71
2/2	Unknown	1,180	\$1,811	\$1.53
2/2	Unknown	1,180	\$1,898	\$1.61

**Occupancy** 93%  
**Rent Premiums** N  
**Total Units** 366

**Physical Data**

**No. of Buildings** 1  
**Construction Type** Brick  
**HVAC** Central Elec/Central Elec  
**Stories** 4  
**Utilities with Rent** None  
**Parking** L/O  
**Year Built** 2012  
**Condition** Good  
**Electric Utilities** All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer (select), Dryer(select), Tile, Solar Shades, Ceiling Fans, Vaulted Ceilings (select), Screened Porches (select), Private Fenced Yards (select), Pantry, Linen Closet, Event Room with Billiards and Game Tables, Luxury Pet Spa, Courtyard, Clubhouse, Swimming Pool, Spa/Hot Tub, Fitness Center, Exterior Storage, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

This property does not have an active waitlist. The annual turnover rate was not disclosed by the contact. The rent range is due to views, floor level, amenities, and daily pricing is utilized. There are a few other amenities included such as Refrigerator, Range/Oven are Stainless Steel and there is Ceramic Tile in the bathrooms, Granite Countertops, Custom Built-Ins, and Programmable Thermostats. Short term leases are available for furnished units. This property is LEED Certified Gold.

**Multi-Family Lease No. 8**



**Property Identification**

**Record ID** 11552  
**Property Type** Elevator  
**Property Name** Haven at Avalon Apartments  
**Address** 1213 Avalon Boulevard, Alpharetta, Fulton County, Georgia 30009  
**Market Type** Market  
**Verification** Janet; 770-285-8585, May 19, 2016

<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	Unknown	789	\$1,375	\$1.74
1/1	Unknown	789	\$2,475	\$3.14
1/1	Unknown	812	\$1,485	\$1.83
1/1	Unknown	812	\$1,775	\$2.19
1/1	Unknown	840	\$1,680	\$2.00
1/1	Unknown	840	\$2,025	\$2.41
1/1	Unknown	866	\$1,755	\$2.03
1/1	Unknown	866	\$1,950	\$2.25
1/1	Unknown	896	\$1,880	\$2.10

**Multi-Family Lease No. 8 (Cont.)**

1/1	Unknown	908	\$1,770	\$1.95
1/1	Unknown	908	\$2,110	\$2.32
1/1	Unknown	1,161	\$2,100	\$1.81
1/1	Unknown	1,161	\$2,555	\$2.20
2/2	Unknown	1,155	\$2,180	\$1.89
2/2	Unknown	1,191	\$2,568	\$2.16
2/2	Unknown	1,191	\$3,633	\$3.05
2/2	Unknown	1,200	\$2,145	\$1.79
2/2	Unknown	1,200	\$3,173	\$2.64
2/2	Unknown	1,226	\$2,598	\$2.12
2/2	Unknown	1,226	\$2,658	\$2.17
2/2	Unknown	1,242	\$3,243	\$2.61
2/2	Unknown	1,242	\$3,718	\$2.99
2/2	Unknown	1,257	\$3,595	\$2.86
2/2	Unknown	1,257	\$4,718	\$3.75
2/2	Unknown	1,280	\$3,468	\$2.71
2/2	Unknown	1,280	\$4,283	\$3.35
2/2	Unknown	1,537	\$4,543	\$2.96
2/2	Unknown	1,537	\$4,843	\$3.15
2/2	Unknown	1,713	\$4,825	\$2.82
2/2	Unknown	1,728	\$4,768	\$2.76
2/2	Unknown	1,728	\$5,293	\$3.06

**Occupancy** 99%  
**Rent Premiums** N  
**Total Units** 250

**Physical Data**

**No. of Buildings** 1  
**Construction Type** Concrete/Brick  
**HVAC** Central Elec/Central Elec  
**Stories** 5  
**Utilities with Rent** None  
**Parking** L/0  
**Year Built** 2014  
**Condition** Good  
**Electric Utilities** All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Wood Plank Flooring, Blinds, Ceiling Fans, Vaulted Ceilings (select), Walk-In Closet, Coat Closet, Balcony (select), Patio (select), Clubhouse, Meeting Room, Fire Pit, Swimming Pool, Fitness Center, Exterior Storage, Concierge Services, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry

**Remarks**

This property does not have an active waitlist. The annual turnover rate was not disclosed. The rent range is due to lease term, daily pricing, and amenities. There are micro offices available for rent. Some of the other amenities available are granite or quartz countertops, stainless steel appliances, and rooftop terrace. There is also retail space on the first floor.

**Multi-Family Lease No. 9**



**Property Identification**

**Record ID** 11555  
**Property Type** Walk-Up/Townhouse  
**Property Name** The Lex Apartments  
**Address** 1000 Lexington Farms Drive, Alpharetta, Fulton County, Georgia 30004  
**Market Type** Market  
**Verification** Terri; 770-475-0222, May 19, 2016

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	Unknown	753	\$1,182	\$1.57
1/1	Unknown	753	\$1,227	\$1.63
1/1	Unknown	791	\$1,163	\$1.47
1/1	Unknown	791	\$1,295	\$1.64
2/2	Unknown	993	\$1,352	\$1.36
2/2	Unknown	993	\$1,599	\$1.61
2/2	Unknown	1,091	\$1,417	\$1.30
2/2	Unknown	1,417	\$1,560	\$1.10
2/2	Unknown	1,244	\$1,557	\$1.25
2/2	Unknown	1,244	\$1,805	\$1.45
3/2	Unknown	1,190	\$1,719	\$1.44
3/2	Unknown	1,190	\$1,904	\$1.60
3/2	Unknown	1,442	\$1,847	\$1.28
3/2	Unknown	1,442	\$1,918	\$1.33

**Multi-Family Lease No. 9 (Cont.)**

<b>Occupancy</b>	99%
<b>Rent Premiums</b>	N
<b>Total Units</b>	362

**Physical Data**

<b>No. of Buildings</b>	24
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0, G/0
<b>Year Built</b>	1995
<b>Condition</b>	Good
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Up, Carpet, Tile, Blinds (two-inch), Ceiling Fans, Vaulted Ceilings (select), Fireplace, Walk-In Closet, Balcony, Patio, Clubhouse, Swimming Pool, Fitness Center, Picnic Area, Playground, Tennis Court, Exterior Storage, Business Center, Dog Park, Concierge Services, Package Service, Grill, Bay Windows, Car Wash Area, Laundry Facility, On-Site Management, On-Site Maintenance, Limited Access Gate, Courtesy Patrol

**Remarks**

This property does not have an active waitlist. The annual turnover rate is approximately 17 percent. The rent range is due to select units having upgrades. Cats and dogs are allowed; however, only a max of two, with a one-time fee of \$275 and a monthly pet rent of \$10-20.

**Multi-Family Lease No. 10**



**Property Identification**

**Record ID** 11556  
**Property Type** Walk-Up  
**Property Name** Windward Place Apartments  
**Address** 3080 Market Place, Alpharetta, Fulton County, Georgia 30005  
**Market Type** Market

**Verification** Tina; 770-751-0202, May 19, 2016

<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	54	841	\$1,010	\$1.20
1/1		841	\$1,025	\$1.22
1/1	54	880	\$1,060	\$1.20
1/1		880	\$1,065	\$1.21
2/2	37	1,224	\$1,155	\$0.94
2/2		1,224	\$1,240	\$1.01
2/2	37	1,269	\$1,175	\$0.93
2/2		1,269	\$1,360	\$1.07
2/2	38	1,330	\$1,240	\$0.93
2/2	38	1,339	\$1,330	\$0.99
2/2		1,339	\$1,395	\$1.04
3/2	15	1,424	\$1,410	\$0.99
3/2		1,424	\$1,630	\$1.14
3/2	15	1,526	\$1,575	\$1.03
3/2		1,526	\$1,630	\$1.07

**Multi-Family Lease No. 10 (Cont.)**

<b>Occupancy</b>	98%
<b>Rent Premiums</b>	N
<b>Total Units</b>	288
<b>Unit Size Range</b>	841 - 1,526
<b>Avg. Unit Size</b>	1,149
<b>Avg. Rent/Unit</b>	\$1,182
<b>Avg. Rent/SF</b>	\$1.03

<b>SF</b>	330,847
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**Physical Data**

<b>Construction Type</b>	Brick
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	Trash Collection
<b>Parking</b>	L/0, G/0
<b>Year Built</b>	1996
<b>Condition</b>	Good
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Carpet, Tile, Blinds, Ceiling Fans, Vaulted Ceilings (select), Walk-In Closet, Patio, Clubhouse, Swimming Pool, Fitness Center, Picnic Area, Playground, Tennis Court, Business Center, Car Wash Area, Laundry Facility, Limited Access Gate

**Remarks**

This property does not have an active waitlist. The annual turnover rate was not disclosed by the contact. Only select units have garages.

**Multi-Family Lease No. 11**



**Property Identification**

**Record ID** 11560  
**Property Type** Elevator  
**Property Name** Creek Walk Apartments  
**Address** 11340 Medlock Bridge Road, Johns Creek, Fulton County, Georgia 30097  
**Market Type** LIHTC  
**Verification** Sharon; 770-418-0555, May 19, 2016

**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	18	752	\$713	\$0.95
2/1	53	942	\$893	\$0.95
2/2	19	1,014	\$962	\$0.95

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 90  
**Unit Size Range** 752 - 1014  
**Avg. Unit Size** 919  
**Avg. Rent/Unit** \$872  
**Avg. Rent/SF** \$0.95  
**SF** 82,728

**Multi-Family Lease No. 11 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	1
<b>Electrical</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	4
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	2012
<b>Condition</b>	Good
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Tile, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Patio (only 11), Pull Cords, Clubhouse, Meeting Room, Fitness Center, Bocce Ball Court, Computer Room, Hair Salon, Art Room, Family Room, Media Room, Sun Room, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Library

**Remarks**

This property does have an active waitlist of 12 applicants. The annual turnover rate is nine percent. The rents are set at 50 and 60 percent of the area median income.

**Multi-Family Lease No. 12**



**Property Identification**

**Record ID** 11570  
**Property Type** Walk-Up  
**Property Name** Ashton Arbors Apartments  
**Address** 2780 Southwest Bankstone Drive Southwest, Marietta, Fulton County, Georgia 30064  
**Market Type** LIHTC  
**Verification** Catrina; 770-420-2301, May 19, 2016

**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	66	702	\$664	\$0.95
2/2	84	985	\$932	\$0.95

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 150  
**Unit Size Range** 702 - 985  
**Avg. Unit Size** 860  
**Avg. Rent/Unit** \$814  
**Avg. Rent/SF** \$0.95  
  
**SF** 129,072

**Multi-Family Lease No. 12 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	2
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/O
<b>Year Built</b>	2006
<b>Condition</b>	Good
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer, Dryer, Carpet, Tile, Blinds, 24-Hour Fitness, Community Lounge, 24-Hour Maintenance

**Remarks**

This property does not have a waitlist. The annual turnover rate was not disclosed by the contact. The rents are set at 50 and 60 percent of the area median income.

**Multi-Family Lease No. 13**



**Property Identification**

**Record ID** 11568  
**Property Type** Walk-Up  
**Property Name** Heritage Station Senior Apartments  
**Address** 765 McDaniel Street, Atlanta, Fulton County, Georgia 30310  
**Market Type** LIHTC

**Verification** Coco; 404-588-5522, May 19, 2016

**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	90	710	\$800	\$1.13
1/1		1,017	\$810	\$0.80
2/2	60	1,058	\$980	\$0.93

**Occupancy** 99%  
**Rent Premiums** N  
**Total Units** 150  
**Unit Size Range** 710 - 1,058  
**Avg. Unit Size** 849  
**Avg. Rent/Unit** \$872  
**Avg. Rent/SF** \$1.03

**SF** 127,380

**Multi-Family Lease No. 13 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	2
<b>Construction Type</b>	Brick
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	4
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	2007
<b>Condition</b>	Good
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Up, Carpet (select), Tile (select), Hardwood (select), Blinds, Ceiling Fans, Vaulted Ceilings (first and fourth floor units), Walk-In Closet, Coat Closet, Balcony, Patio, Pull Cords (HCA units only), Safety Bars (HCA units only), Swimming Pool, Picnic Area, Grill, Playground, Exterior Storage, Laundry Facility, On-Site Management, On-Site Maintenance, Courtesy Patrol, Gazebo

**Remarks**

This property does have a waitlist of one to two years for both unit types. The annual turnover rate is six percent. There is a flat rate for W/S/T of \$50 for one bedroom units, and \$75 for two bedroom units.

**Multi-Family Lease No. 14**



**Property Identification**

**Record ID** 11564  
**Property Type** Elevator  
**Property Name** Columbia Senior Residences at MLK Village Apartments  
**Address** 125 Southeast Logan Street, Atlanta, Fulton County, Georgia 30312  
**Market Type** LIHTC  
**Verification** Michelle; 404-525-3370, May 19, 2016

<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	121	770	\$726	\$0.94
<b>Occupancy</b>	100%			
<b>Rent Premiums</b>	N			
<b>Total Units</b>	121			
<b>Unit Size Range</b>	770			
<b>Avg. Unit Size</b>	770			
<b>Avg. Rent/Unit</b>	\$726			
<b>Avg. Rent/SF</b>	\$0.94			
<b>SF</b>	93,170			

**Multi-Family Lease No. 14 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	1
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	4
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/O
<b>Year Built</b>	2006
<b>Condition</b>	Good
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Up, Carpet, Tile, Blinds, Clubhouse, Picnic Area, Business Center, Laundry Facility, Intercom/Electronic Entry, Limited Access Gate, Video Surveillance

**Remarks**

This property does have an active waitlist of approximately one to two years on all unit types. The annual turnover rate is 10 percent.

**Market-Rate Vacancies**

The field survey was completed during the third week of May 2016. There were 75 vacant units at the time of the survey out of 3,533 surveyed, for an overall vacancy rate of 2.1 percent. The market-rate occupancy is 97.9 percent.

<b>MARKET VACANCIES</b>			
<b>Name of Property</b>	<b># of Units</b>	<b># of Vacant Units</b>	<b>Vacancy Rate</b>
Parc Alpharetta Apartments	210	6	3.0%
The Lakes at Windward Apartments	294	3	1.0%
AML I at Northwinds Apartments	799	16	2.0%
Collingswood Apartment Homes	342	7	2.0%
Northpark Estates	356	4	1.0%
The Pointe at Preston Ridge Apartments	266	0	0.0%
AML I at North Point Apartments	366	26	7.0%
Haven at Avalon Apartments	250	3	1.0%
The Lex Apartments	362	4	1.0%
Windward Place Apartments	288	6	2.0%
<b>Totals</b>	<b>3,533</b>	<b>75</b>	<b>2.1%</b>

**Subsidized/Restricted Vacancies**

The field survey was completed during the third week of May 2016. There were two vacant units at the time of the survey out of 511 surveyed, for an overall vacancy rate of 0.4 percent. The subsidized/restricted occupancy is 99.6 percent.

<b>AFFORDABLE HOUSING VACANCIES</b>			
<b>Name of Property</b>	<b># of Units</b>	<b># of Vacant Units</b>	<b>Vacancy Rate</b>
Creek Walk Apartments	90	0	0.0%
Ashton Arbors Apartments	150	0	0.0%
Heritage Station Senior Apartments	150	2	1.0%
Columbia Senior Residences at MLK Village Apartments	121	0	0.0%
<b>Totals</b>	<b>511</b>	<b>2</b>	<b>0.4%</b>

Due to the lack of LIHTC properties in the subject's market area, it was necessary to expand the search to neighboring communities. All of the affordable housing comparables are senior LIHTC properties for tenants ages 62 and older.

**Overall Vacancy**

The overall vacancy rate for the market area is 1.9 percent. Of the 4,044 market and rent restricted units surveyed, 77 units were vacant. The overall occupancy rate for the market area is 98.1 percent.

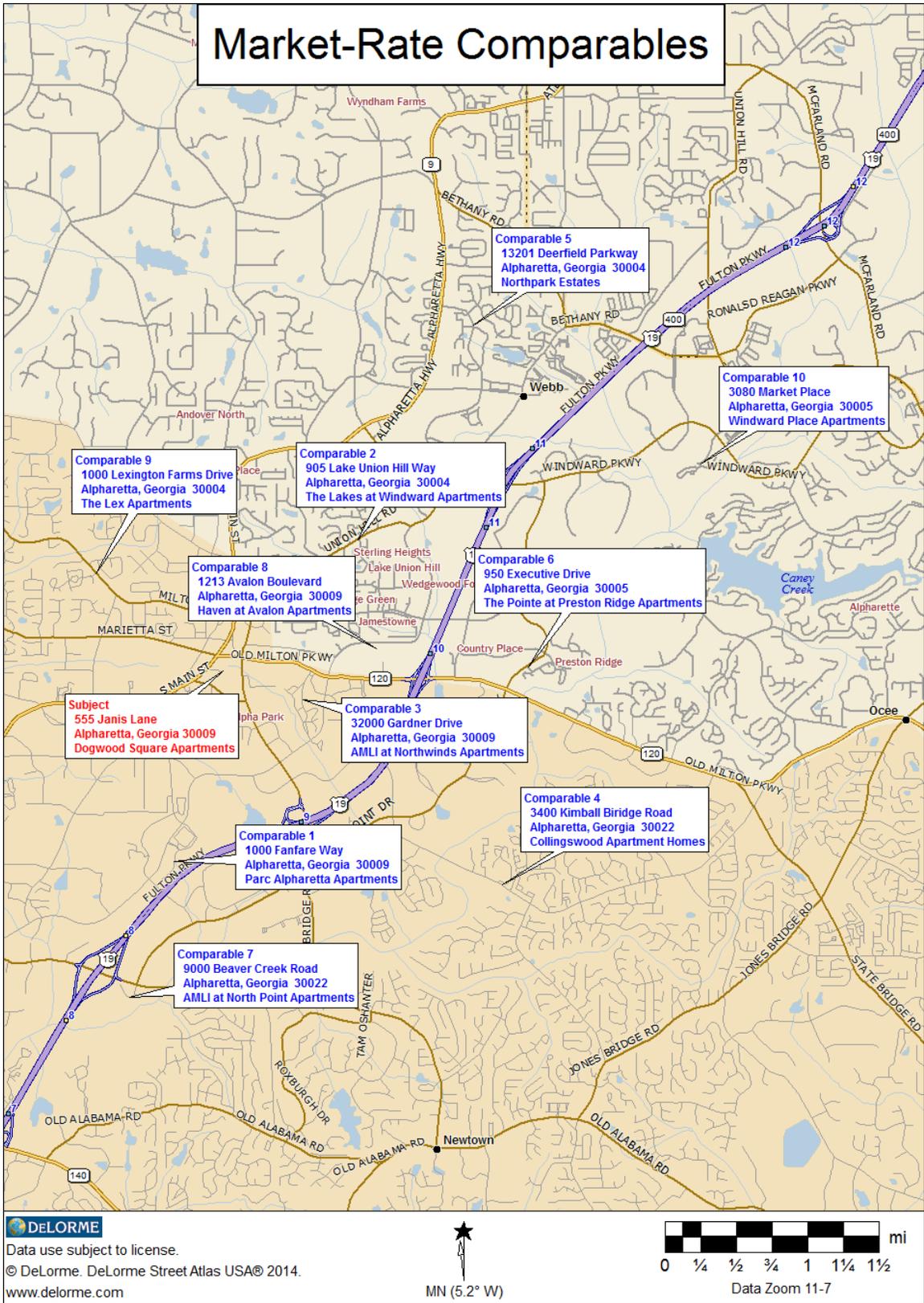
**EXISTING HOUSING MAP LEGEND**

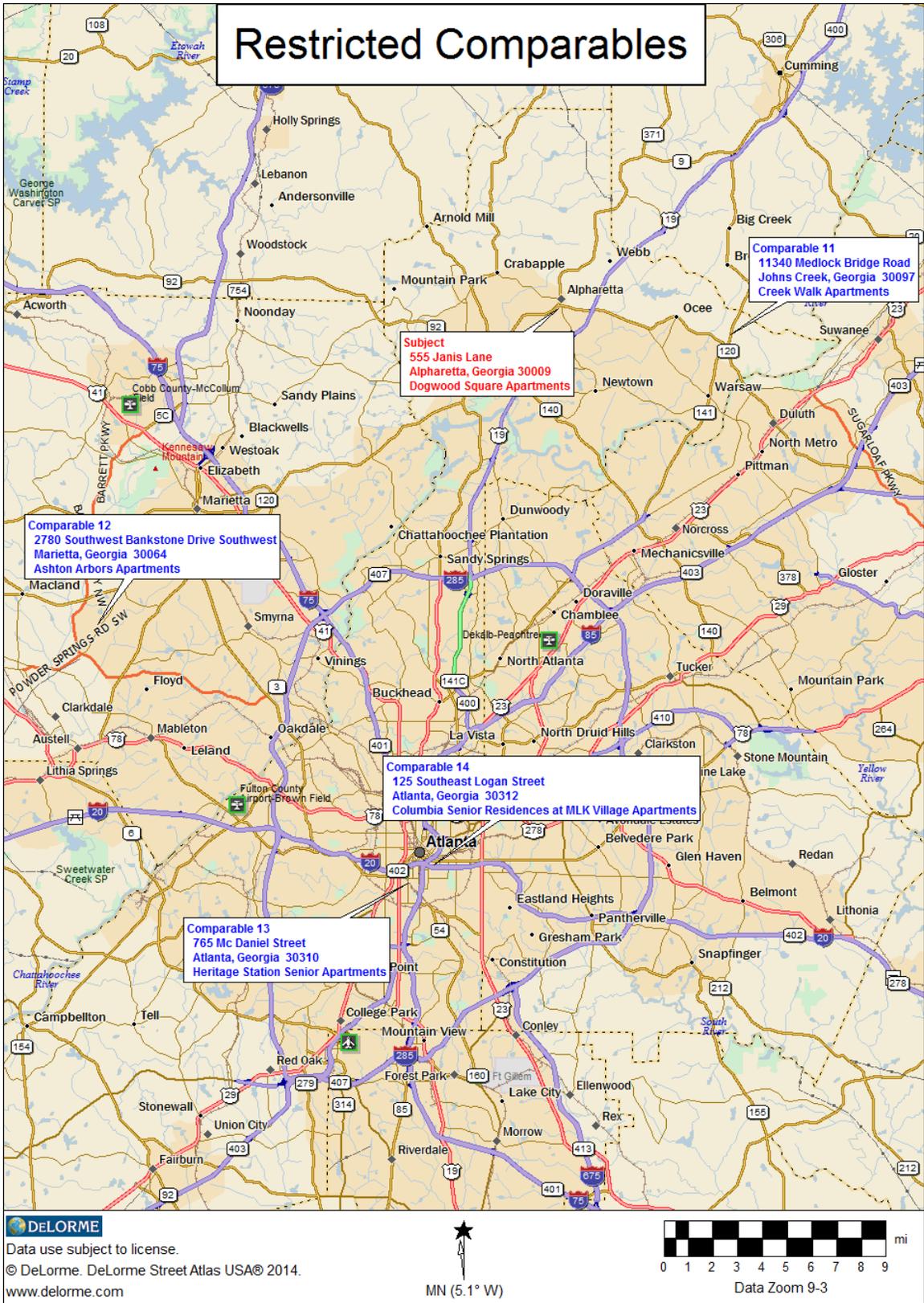
**MARKET-RATE MAP**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Parc Alpharetta	Market Rate	1.6 Miles
The Lakes at Windward Apts	Market Rate	1.7 Miles
AML I at Northwinds Apartments	Market Rate	1.1 Miles
Collingwood Apartment Homes	Market Rate	3.2 Miles
Northpark Estates	Market Rate	3.9 Miles
The Pointe @ Preston Edge	Market Rate	2.5 Miles
AML I @ North Point Apts	Market Rate	3.8 Miles
Haven at Avalon Apartments	Market Rate	1.4 Miles
The Lex Apartments	Market Rate	2.8 Miles
Windward Place Apartments	Market Rate	5.0 Miles

**RENT-RESTRICTED MAP**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Creek Walk Apartments	LIHTC	8.2 Miles
Ashton Arbors Apartments	LIHTC	33.0 Miles
Heritage Station Senior Apartments	LIHTC	27.6 Miles
Columbia Sr. Residences @ MLK	LIHTC	26.3 Miles





**Additional Developments**

There was one additional LIHTC comparable in the market area that could not be confirmed despite numerous attempts to verify the information. This comparable, Saddle Creek Apartments, is a 99-unit LIHTC family property with rents set at 50 and 60 percent of the area income. There are one-, two- and three-bedroom units. No additional information could be verified.

There was one additional market-rate comparable in the market area that could not be confirmed despite numerous attempts to verify the information. Webb Bridge Crossing Apartments contains two-bedroom units. No additional information could be verified.

There was one additional market-rate comparable in the market area that was deemed non-competitive once verified. The Villages of Devonshire only contains two-bedroom units. No additional information could be verified.

UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENT															
	Project Type	Year Built	Refrigerator	Stove	Disposal	Dish-washer	Micro-wave	Washer Dryer	Hook-Ups	Carpet	Blinds	Ceiling Fans	Balc / Patio	Pull Cords	Special Feature
Subject	S8/TC	1986/2018	Y	Y	Y	N	N	N	N	Y	Y	N	N	N	N
Comp 1	Market	2006	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N
Comp 2	Market	1988	Y	Y	N	Y	N	N	Y	Y	Y	Y	Y	N	Y
Comp 3	Market	1997	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
Comp 4	Market	1997	Y	Y	N	N	Y	N	Y	Y	Y	N	Y	N	N
Comp 5	Market	1997	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N
Comp 6	Market	1988	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	N
Comp 7	Market	2012	Y	Y	Y	Y	Y	N	Y	N	Y	N	N	N	N
Comp 8	Market	2014	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
Comp 9	Market	1995	Y	Y	N	Y	N	N	Y	Y	Y	Y	Y	N	Y
Comp 10	Market	1996	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y	N	N
Comp 11	TC	2012	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	Y	N
Comp 12	TC	2006	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	N
Comp 13	TC	2007	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N
Comp 14	TC	2006	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N

UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENT															
	Project Type	Year Built	Club-house	Pool	Comm Room	Picnic Area	Fitness Center	Bus. Center	Carport Garage	Play Area	Sports Court	Central Laundry	Intercom Entry	Limited Access Gate	Other Sec.
Subject	S8/TC	1986/2018	N	N	Y	Y	N	Y	N	N	N	Y	Y	N	Y
Comp 1	Market	2006	Y	N	Y	N	Y	Y	N	N	N	N	Y	Y	N
Comp 2	Market	1988	N	Y	N	N	Y	N	N	Y	Y	N	N	N	N
Comp 3	Market	1997	N	Y	N	N	Y	N	N	N	Y	N	Y	Y	N
Comp 4	Market	1997	N	Y	N	N	Y	N	N	N	N	Y	N	N	N
Comp 5	Market	1997	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	N
Comp 6	Market	1988	Y	Y	Y	Y	N	Y	N	Y	N	N	Y	N	N
Comp 7	Market	2012	Y	Y	N	N	Y	Y	N	N	N	Y	N	N	N
Comp 8	Market	2014	Y	Y	Y	N	Y	N	N	N	N	N	Y	N	N
Comp 9	Market	1995	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y
Comp 10	Market	1996	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N
Comp 11	TC	2012	Y	N	Y	N	Y	Y	N	N	Y	N	Y	Y	N
Comp 12	TC	2006	N	N	Y	N	Y	N	N	N	N	N	N	N	N
Comp 13	TC	2007	N	Y	N	Y	N	N	N	Y	N	Y	N	N	Y
Comp 14	TC	2006	Y	N	N	Y	N	Y	N	N	N	Y	Y	Y	Y

## **Evaluation of the Rehabilitated Development**

### **Location**

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

### **Project Design**

The subject contains one five-story elevator building containing 100 units. The building is of wood frame construction with brick exterior.

### **Project Amenities**

Project amenities include a meeting room, picnic area, laundry facility, on-site management, on-site maintenance, intercom/electronic entry, video surveillance, library and gazebo. Upon completion of renovations, the property will also contain a business center with computers, scanners and printers; raised garden boxes; and patio. These amenities are slightly inferior to competing properties in the market area.

### **Unit Amenities**

Unit amenities include a refrigerator, range/oven, carpet, tile, blinds, coat closet and safety bars. Upon completion of renovations, the units will also contain a garbage disposal. These amenities are slightly inferior to competing properties in the market area.

### **Tenant Services**

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

### **Parking**

The subject contains open parking areas with approximately 96 parking spaces. This arrangement is comparable to other developments in the market area.

### **Unit Mix**

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

**Utilities**

Heating and cooling are central electric. Cooking and hot water are also electric. The landlord-provided utilities will electricity, water, sewer and trash collection. This arrangement will be superior to most apartment units in the market area.

**Unit Size**

The average size of the units in the surveyed developments is 856 for one-bedroom units. There were no comparables confirmed containing efficiency units. The average unit size of the comparables is larger than the subject's unit size. However, the subject is an existing property that maintains a stabilized occupancy rate. Therefore, even though the subject's unit sizes are smaller, it does not appear to have a negative impact on the marketability of the units.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
	COMPARABLES				
Unit Type	Minimum (SF)	Maximum (SF)	Average (SF)	Subject (SF)	Subject's Advantage
1 BR	696	1,161	856	540	-36.9%

*Source: Gill Group Field Survey*

**Vacancy Rates/Rental Trends**

The overall vacancy rate for the market area is 1.9 percent. Of the 4,044 market and rent restricted units surveyed, 77 units were vacant. The overall occupancy rate for the market area is 98.1 percent. Given the substantial waiting lists at the restricted properties, the vacancy appears to be stable and typical for 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 98 percent. After rehabilitation, the property will be in good condition.

Weaknesses – The development has no apparent weaknesses.

**Estimates of Market Rent  
by Comparison - As Complete**

**U.S. Department of Housing and Urban Development**  
Office of Housing  
Federal Housing Commissioner

OMB Approval No. 2502-0029  
(exp. 09/30/2016)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required by the Housing Appropriation Act of 9/28/1994. The information is needed to analyze the reasonableness of the Annual Adjustment Factor formula, and will be used where rent levels for a specific unit type, in a Substantial Rehabilitation or New Construction Contract, exceed the existing FMR rent. The information is considered non-sensitive and does not require special protection. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)	B. Comparable Property No. 2 (address)	C. Comparable Property No. 3 (address)	D. Comparable Property No. 4 (address)	E. Comparable Property No. 5 (address)			
Efficiency	Dogwood Square Apartments 555 Janis Lane Alpharetta, Fulton, GA	Parc Alpharetta Apartments 1000 Fanfare Way Alpharetta, Fulton, GA	Haven at Avalon Apartments 1213 Avalon Boulevard Alpharetta, Fulton, GA	The Lakes at Windward 905 Lake Union Hill Way Alpharetta, Fulton, GA	Collingwood Apartment Homes 3400 Kimball Biridge Road Alpharetta, Fulton, GA	Northpark Estates 13201 Deerfield Parkway Alpharetta, Fulton, GA			
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	05/2016	05/2016		05/2016		05/2016		05/2016	
4. Type of Project/Stories	E/5	E/5		E/5		WU/2	\$100	WU/3	\$100
5. Floor of Unit in Building	First	First		First		Varies		Varies	
6. Project Occupancy %	100%	97%		99%		99%		98%	
7. Concessions	N	N		N		N		N	
8. Year Built	1986/2018	2006		2014		1988/2011,2016	\$165	1997	\$145
9. Sq. Ft. Area	415	856	(\$140)	789	(\$120)	750	(\$105)	750	(\$105)
10. Number of Bedrooms	Efficiency	1	(\$50)	1	(\$50)	1	(\$50)	1	(\$50)
11. Number of Baths	10	10		10		10		10	
12. Number of Rooms	2	3		3		3		3	
13. Balc./Terrace/Patio	N	N		N		Y	(\$5)	Y	(\$5)
14. Garage or Carport	L/0	L/0		UP/0	(\$100)	L/0		L/0	
15. Equipment	a. A/C	W	C	(\$5)	C	C	(\$5)	C	(\$5)
	b. Range/Refrigerator	RF	RF		RF	RF		RF	
	c. Disposal	Y	Y		Y	N		Y	
	d. Microwave/Dishwasher	N	MD	(\$5)	MD	D	(\$10)	MD	(\$5)
	e. Washer/Dryer	L	WD	(\$25)	WD	HU	(\$5)	HU	(\$5)
	f. Carpet	C	CT		HW	C		C	
	g. Drapes	B	B		B	B		B	
	h. Pool/Rec. Area	R	R		PR	PR	(\$10)	PR	(\$10)
16. Services	a. Heat/Type	Y/E	N/E	\$27	N/E	N/E	\$27	N/E	\$27
	b. Cooling	Y/E	N/E	\$16	N/E	N/E	\$16	N/E	\$16
	c. Cook/Type	Y/E	N/E	\$6	N/E	N/E	\$6	N/E	\$6
	d. Electricity	Y	N	\$18	N	N	\$18	N	\$18
	e. Hot Water	Y/E	N/E	\$20	N/E	N/E	\$20	N/E	\$20
	f. Cold Water/Sewer	Y	N	\$26	N	N	\$26	N	\$26
	g. Trash	Y	Y		N	N	\$21	N	\$21
17. Storage	N	N		Y/50-225		N		N	
18. Project Location	Average	Similar		Similar		Similar		Similar	
19. Security	Y	Y		Y		N	\$10	N	\$10
20. Clubhouse/Meeting Room	MR	C.MR	(\$5)	C.MR	(\$5)	N	\$5	N	\$5
21. Special Features	N	N		Upgrades	(\$100)	N		N	
22. Business Center / Nbdh Netwk	BC	BC		N	\$5	N	\$5	N	\$5
23. Unit Rent Per Month		\$1290		\$1375		\$935		\$959	
24. Total Adjustment			(\$137)		(\$301)		\$219		\$194
25. Indicated Rent		\$1,153		\$1,074		\$1,154		\$1,153	
26. Correlated Subject Rent	\$1,125	If there are any Remarks, check here and add the remarks to the back of page.							
	high rent	\$1,154	low rent	\$1,074	60% range	\$1,090 to \$1,138			
Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.		Appraiser's Signature		Date (mm/dd/yy)		Reviewer's Signature		Date (mm/dd/yyyy)	
				05/19/16					

Previous editions are obsolete

form HUD-92273 (07/2003)

**Estimates of Market Rent  
by Comparison - As Complete**

**U.S. Department of Housing and Urban Development**  
Office of Housing  
Federal Housing Commissioner

OMB Approval No. 2502-0029  
(exp. 09/30/2016)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required by the Housing Appropriation Act of 9/28/1994. The information is needed to analyze the reasonableness of the Annual Adjustment Factor formula, and will be used where rent levels for a specific unit type, in a Substantial Rehabilitation or New Construction Contract, exceed the existing FMR rent. The information is considered non-sensitive and does not require special protection. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)			B. Comparable Property No. 2 (address)			C. Comparable Property No. 3 (address)			D. Comparable Property No. 4 (address)			E. Comparable Property No. 5 (address)		
One-Bedroom	Dogwood Square Apartments 555 Janis Lane Alpharetta, Fulton, GA	Parc Alpharetta Apartments 1000 Fanfare Way Alpharetta, Fulton, GA			Haven at Avalon Apartments 1213 Avalon Boulevard Alpharetta, Fulton, GA			The Lakes at Windward 905 Lake Union Hill Way Alpharetta, Fulton, GA			Collingwood Apartment Homes 3400 Kimball Biridge Road Alpharetta, Fulton, GA			Northpark Estates 13201 Deerfield Parkway Alpharetta, Fulton, GA		
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	
3. Effective Date of Rental	05/2016	05/2016		05/2016		05/2016		05/2016		05/2016		05/2016		05/2016		
4. Type of Project/Stories	E/5	E/5		E/5		WU/2		WU/2		WU/3		WU/3		WU/3		
5. Floor of Unit in Building	First	First		First		Varies		Varies		Varies		Varies		Varies		
6. Project Occupancy %	100%	97%		99%		99%		99%		98%		99%		99%		
7. Concessions	N	N		N		N		N		N		N		N		
8. Year Built	1986/2018	2006		2014		1988/2011/2016	\$ 165	1997	\$ 145	1997/2011/2016	\$ 170	1997/2011/2016	\$ 170	1997/2011/2016	\$ 170	
9. Sq. Ft. Area	540	856	(\$ 100)	789	(\$ 80)	750	(\$ 65)	750	(\$ 65)	826	(\$ 90)	826	(\$ 90)	826	(\$ 90)	
10. Number of Bedrooms	1	1		1		1		1		1		1		1		
11. Number of Baths	1.0	1.0		1.0		1.0		1.0		1.0		1.0		1.0		
12. Number of Rooms	3	3		3		3		3		3		3		3		
13. Balc./Terrace/Patio	N	N		N		Y	(\$ 5)	Y	(\$ 5)	Y	(\$ 5)	Y	(\$ 5)	Y	(\$ 5)	
14. Garage or Carport	L/0	L/0		UP/0	(\$ 100)	L/0		L/0		L/0,G/75		L/0,G/75		L/0,G/75		
15. Equipment a. A/C	W	C	(\$ 5)	C	(\$ 15)	C	(\$ 5)	C	(\$ 5)	C	(\$ 5)	C	(\$ 5)	C	(\$ 5)	
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF		RF		RF		
c. Disposal	Y	Y		Y		N		Y		Y		Y		Y		
d. Microwave/Dishwasher	N	MD	(\$ 5)	MD	(\$ 15)	D	(\$ 10)	MD	(\$ 15)	MD	(\$ 15)	MD	(\$ 15)	MD	(\$ 15)	
e. Washer/Dryer	L	WD	(\$ 25)	WD	(\$ 25)	HU	(\$ 5)	HU	(\$ 5)	HU	(\$ 5)	HU	(\$ 5)	HU	(\$ 5)	
f. Carpet	C	CT		HW		C		C		C		C		C		
g. Drapes	B	B		B		B		B		B		B		B		
h. Pool/Rec. Area	R	R		PR	(\$ 10)	PR	(\$ 10)	PR	(\$ 10)	PR	(\$ 10)	PR	(\$ 10)	PR	(\$ 10)	
16. Services a. Heat/Type	Y/E	N/E	\$ 38	N/E	\$ 38	N/E	\$ 38	N/E	\$ 38	N/E	\$ 38	N/E	\$ 38	N/E	\$ 38	
b. Cooling	Y/E	N/E	\$ 23	N/E	\$ 23	N/E	\$ 23	N/E	\$ 23	N/E	\$ 23	N/E	\$ 23	N/E	\$ 23	
c. Cook/Type	Y/E	N/E	\$ 9	N/E	\$ 9	N/E	\$ 9	N/E	\$ 9	N/E	\$ 9	N/E	\$ 9	N/E	\$ 9	
d. Electricity	Y	N	\$ 26	N	\$ 26	N	\$ 26	N	\$ 26	N	\$ 26	N	\$ 26	N	\$ 26	
e. Hot Water	Y/E	N/E	\$ 28	N/E	\$ 28	N/E	\$ 28	N/E	\$ 28	N/E	\$ 28	N/E	\$ 28	N/E	\$ 28	
f. Cold Water/Sewer	Y	N	\$ 36	N	\$ 36	N	\$ 36	N	\$ 36	N	\$ 36	N	\$ 36	N	\$ 36	
g. Trash	Y	Y		N	\$ 21	N	\$ 21	N	\$ 21	N	\$ 21	N	\$ 21	N	\$ 21	
17. Storage	N	N		Y/50-225		N		N		N		Y/20-75		Y/20-75		
18. Project Location	Average	Similar		Similar		Similar		Similar		Similar		Similar		Similar		
19. Security	Y	Y		Y		N	\$ 10	N	\$ 10	Y		Y		Y		
20. Clubhouse/Meeting Room	MR	C.MR	(\$ 5)	C.MR	(\$ 5)	N	\$ 5	N	\$ 5	C.MR	(\$ 5)	C.MR	(\$ 5)	C.MR	(\$ 5)	
21. Special Features	N	N		Upgrades	(\$ 100)	N		N		N		N		N		
22. Business Center / Nbd Netwk	BC	BC		N	\$ 5	N	\$ 5	N	\$ 5	BC		BC		BC		
23. Unit Rent Per Month		\$ 1290		\$ 1375		\$ 935		\$ 959		\$ 985		\$ 985		\$ 985		
24. Total Adjustment					(\$ 164)		\$ 356		\$ 331		\$ 306		\$ 306		\$ 306	
25. Indicated Rent		\$ 1290		\$ 1211		\$ 1291		\$ 1290		\$ 1291		\$ 1291		\$ 1291		
26. Correlated Subject Rent	\$ 1,265	If there are any Remarks, check here and add the remarks to the back of page.														
	high rent	\$ 1291	low rent	\$ 1211	60% range	\$ 1,227	to	###								
Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.				Appraiser's Signature			Date (mm/dd/yy)			Reviewer's Signature			Date (mm/dd/yyyy)			
							05/19/16									

Previous editions are obsolete

form HUD-92273 (07/2003)

## ***Explanation of Adjustments and Market Rent Conclusions – As Complete***

### **Dogwood Square Apartments**

#### **Primary Unit Types – Efficiency Units (415 SF) and One-Bedroom Units (540 SF)**

Rent comparability grids were prepared for the primary unit types with 415 and 540 square feet. Comparable apartments used include the following: Parc Alpharetta Apartments (Comparable 1), Haven at Avalon Apartments (Comparable 2), The Lakes at Windward Apartments (Comparable 3), Collingwood Apartment Homes (Comparable 4) and Northpark Estates (Comparable 5).

**Structure/Stories** – The subject contains a five-story elevator building. Comparables 1 and 2 also contain five-story elevator buildings. The remaining comparables contain walk-up two- or three-story buildings. In an elevator building, the units on all floors are easily accessible without having to utilize stairs. Therefore, it is the appraiser's opinion that all units at the subject property would rent for a premium when compared to units not on the first floor in walk-up buildings. Paired rental analysis was utilized to determine an adjustment for structure. The paired analysis resulted in a range of \$161 to \$264 for structure. The paired rental analysis is determined by comparing units on the first floor to units on floors above the first and factoring out any other differences (amenities, utilities provided, etc.). The resulting difference is assumed to be attributable to the difference in floor. The results are grouped together in a range, which averaged \$106. Therefore, an adjustment of \$100 was selected.

**Project Occupancy** – The subject is currently 100 percent occupied. The occupancy rates of the comparables range from 97 to 99 percent. No adjustment was needed.

**Concessions** – The subject is not currently offering concessions. None of the comparables are currently offering concessions. No adjustment was needed.

**Year Built/Year Renovated** – The subject was constructed in 1986. It will be rehabilitated and will be in good condition. Comparable 1 was built in 2006, and Comparable 2 was constructed in 2014. Comparable 3 was built in 1988 and was renovated in 2011 and 2016. Comparable 4 was constructed in 1997. Comparable 5 was built in 1997 and renovated in 2011 and 2016. Comparable 1 was deemed the most similar to the subject. Therefore, this comparable was considered the subject in the paired analysis calculation. When performing the analysis, the appraiser compared the units at Comparables 2, 3, 4 and 5 individually to the units at Comparable 1. As can be seen in the following table, 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. The differences that warranted adjustments included structure/stories, unit size, balcony/patio, microwave/dishwasher, washer/dryer, pool/recreation area, trash/recycling, security, clubhouse/meeting room, special features and business center/neighborhood

network. 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				
Item	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Street Rent	\$1,375	\$935	\$959	\$985
Structure/Stories	\$0	\$100	\$100	\$100
Unit Interior Sq. ft.	\$20	\$35	\$35	\$10
Balcony/Patio	\$0	-\$5	-\$5	-\$5
Garage or Carport	-\$100	\$0	\$0	\$0
Microwave/Dishwasher	\$0	\$5	\$0	\$0
Washer/Dryer	\$0	\$20	\$20	\$20
Pool/Recreation Areas	-\$10	-\$10	-\$10	-\$10
Trash/Recycling	\$21	\$21	\$21	\$21
Security	\$0	\$10	\$10	\$0
Clubhouse/Meeting Room	\$0	\$10	\$10	\$0
Special Features	-\$100	\$0	\$0	\$0
Business Ctr/Nbhd Netwk	\$5	\$5	\$5	\$0
Net Rent	\$1,211	\$1,126	\$1,145	\$1,121
Comparable 1 Street Rent	\$1,290	\$1,290	\$1,290	\$1,290
Indicated Adjustment	\$79	\$164	\$145	\$169

As can be seen on the analysis, the amount of adjustments indicated was different for each bedroom type. The comparables were adjusted as follows: Comparable 2 - \$0; Comparable 3 - \$165; Comparable 4 - \$145; and Comparable 5 - \$170.

**SF Area** – 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. This number was then multiplied by 33 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 efficiency and one-bedroom comparisons is \$0.32. No adjustments were made to comparables within 25 square feet of the subject’s one-bedroom units. The adjustments were rounded to the nearest \$5. These adjustments are reflected on the HUD-Forms 92273, which are attached.

**# of Bedrooms** – The subject contains efficiency and one-bedroom units. Due to the lack of conventional efficiency units surveyed in the market area, it was necessary to utilize one-bedroom units as a method of comparison. The majority of the difference in number of bedrooms is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of an

additional bedroom. The extra room will enhance marketability of a unit even if the square footage remains somewhat the same. There was insufficient market data available for a paired analysis as the majority of properties contain one-bedroom/one-bath units and two-bedroom/two-bath units. Therefore, it cannot be a true paired analysis. Therefore, a \$50 per bedroom adjustment was selected.

**# of Baths** – The subject contains one bath in the one-bedroom units. All comparables are similar. No adjustment was needed.

**Balcony/Patio** – The subject does not contain either amenity. Comparables 1 and 2 are similar to the subject. All remaining comparables contain either balcony or patio 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.

**Parking** – The subject and all comparables except Comparable 2 contain open parking lots. Comparable 2 contains underground parking for no additional fee per month. Comparable 5 also contains garage parking for an additional \$75 per month. Underground parking is typically superior to garage parking. Therefore, Comparable 2 was adjusted downward \$100 per month, since Comparable 5's fee is \$75.

**AC: Central/Wall** – The subject contains through-the-wall air conditioning. The comparables contain central air conditioning. Central air conditioning is superior to through-the-wall air conditioning and can enhance the marketability of the unit. Therefore, all comparables were adjusted downward \$15 per month.

**Range/Refrigerator** – The subject contains both features in all units. All comparables contain these features in the units. No adjustment was needed.

**Garbage Disposal** – After rehabilitation, the subject will contain a garbage disposal in the units. All of the comparables except Comparable 3 contain garbage disposals. Since there is no market data concerning units with this feature, no adjustment was given.

**Microwave/Dishwasher** – The subject will not contain either feature. All comparables except Comparable 3 contain both dishwashers and microwaves in the units. Comparable 3 contains dishwashers in the units. The complexes did not indicate a rent differential for these features. However, residents in the market area do indicate a preference for these items. Therefore, based on management indications and estimated usage, a \$5 adjustment was selected for microwaves and \$10 adjustment was selected for dishwashers.

**Washer/Dryer** – The subject contains a laundry facility. Comparables 1 and 2 contain washers and dryers in the units and were adjusted downward \$25 per month. Comparables 3, 4 and 5 contain washer/dryer hook-ups in the units and were adjusted downward \$5 per month. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, the adjustments were deemed reasonable.

**Carpet** – The subject and all comparables contain similar floor coverings. No adjustments were needed.

**Drapes** – The subject and all comparables contain window coverings. No adjustment was needed.

**Pool/Recreation Areas** – The subject contains a picnic area, library, gazebo and patio. Comparable 1 contains a fitness center. Comparable 2 contains a swimming pool, fitness center and picnic area. Comparable 3 contains a swimming pool, fitness center, playground, pet park and tennis court. Comparable 4 contains a swimming pool, fitness center, picnic area, playground, lake and tennis court. Comparable 5 contains a swimming pool, spa/hot tub, fitness center, picnic area, playground and tennis court. Apartments with these features can command a higher rent in the market. Tenants in the market area indicated a willingness to pay a small amount for these amenities. Therefore, the comparable with only swimming pool or recreation area was considered similar when compared to the subject. The comparables with both types of recreation areas were adjusted downward \$10 per month.

**Heat** – The subject has this utility provided. None of the comparables have this utility provided and were adjusted upward \$27 for the efficiency comparison and \$38 for the one-bedroom comparison. The adjustments were based on the Allowances for Tenant-Furnished Utilities and Other Services for the Northern Georgia Region. The amounts were substantiated by local utility companies.

**Cooling** – The subject has this utility provided. None of the comparables have this utility provided and were adjusted upward \$16 for the efficiency comparison and \$23 for the one-bedroom comparison. The adjustments were based on the Allowances for Tenant-Furnished Utilities and Other Services for the Northern Georgia Region. The amounts were substantiated by local utility companies.

**Cooking** – The subject has this utility provided. None of the comparables have this utility provided and were adjusted upward \$6 for the efficiency comparison and \$9 for the one-bedroom comparison. The adjustments were based on the Allowances for Tenant-Furnished Utilities and Other Services for the Northern Georgia Region. The amounts were substantiated by local utility companies.

**Electricity** – The subject has this utility provided. None of the comparables have this utility provided and were adjusted upward \$18 for the efficiency comparison and \$26 for the one-bedroom comparison. The adjustments were based on the Allowances for Tenant-Furnished Utilities and Other Services for the Northern Georgia Region. The amounts were substantiated by local utility companies.

**Hot Water** – The subject has this utility provided. None of the comparables have this utility provided and were adjusted upward \$20 for the efficiency comparison and \$28 for the one-bedroom comparison. The adjustments were based on the Allowances for Tenant-Furnished Utilities and Other Services for the Northern Georgia Region. The amounts were substantiated by local utility companies.

**Cold Water/Sewer** – The subject and Comparable 1 have cold water and sewer provided. None of the remaining comparables has these utilities provided and were adjusted upward \$26 for the efficiency comparison and \$36 for the one-bedroom comparison. The adjustments were based on the Allowances for Tenant-Furnished Utilities and Other Services for the Northern Georgia Region. The amounts were substantiated by local utility companies.

**Trash** – The subject and Comparable 1 have this utility provided. Comparables 2 and 3 are similar. None of the remaining comparables has this utility provided and were adjusted upward \$21 for both unit types. The adjustment was based on the Allowances for Tenant-Furnished Utilities and Other Services for the Northern Georgia Region. The amount was substantiated by local utility companies.

**Extra Storage** – The subject does not contain extra storage. All comparables except Comparables 2 and 5 are similar to the subject. Comparable 2 contains extra storage for an additional \$50 to \$225 per month. Comparable 5 contains extra storage for an additional \$20 to \$75 per month. Since there is a fee for this amenity, no adjustments were needed.

**Location** – The subject's location is average. All comparables are similar. No adjustment was needed.

**Security** – The subject contains intercom entry and video surveillance. Comparable 1 contains intercom/electronic entry and limited access gate. Comparable 2 contains intercom/electronic entry. Comparables 3 and 4 do not contain any form of security. Comparable 5 contains a limited access gate. Complexes in the area do not indicate a rent difference based on this feature. However, tenants in the market area indicated a willingness to pay an additional amount for security features, particularly security that limits access to the property. Therefore, the comparables without any form of security were adjusted upward \$10 per month.

**Clubhouse/Meeting Room** – The subject contains a meeting room. Comparables 1, 2 and 5 contain both a clubhouse and meeting room. Comparables 3 and 4 do not contain either feature. Apartments with these features can command a higher rent in the market. Tenants in the market area indicated a willingness to pay a small amount for these amenities. Therefore, the comparables without either feature were adjusted upward \$5 per month, and the comparables with both features were adjusted downward \$5 per month.

**Special Features** – The subject does not contain any special features. None of the comparables except Comparable 2 contain special features. Comparable 2 contains in-unit upgrades such as stainless steel appliances and granite countertops. These features are an enhancement to the units and command a premium rent. Therefore, Comparable 2 was adjusted downward \$100 per month.

**Business Center/Neighborhood Network** – After completion of rehabilitation, the subject will contain a business center. Comparables 1 and 5 contain business centers. The remaining comparables do not contain either feature. Apartments with these features can command a higher rent in the market. Tenants in the market area indicated a willingness to pay a small amount for these amenities. Therefore, the comparables without either feature were adjusted upward \$5 per month.

**Conclusion of Market Rents – As Complete**

The adjusted rents range from \$1,074 to \$1,154 for the efficiency comparison and from \$1,211 to \$1,291 for the one-bedroom comparison. All comparables were given consideration. The appraiser concluded the market rent for the units at the subject as follows:

- **415 SF Efficiency Units** - **\$1,125**
- **540 SF One-Bedroom Units** - **\$1,265**

**Average Rents for Competing Properties and Rent Advantage**

The one-bedroom rents for the competing properties in the market area range from \$713 to \$1,950, with an average rent of \$1,350.

The subject's one-bedroom rent advantage for units at 60% AMI is 19.2 percent ( $\$1,265 - \$1,022 = \$243 / \$1,265 = 19.2\%$ ).

## 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 1988 and 2014. The restricted apartment complexes were built between 2006 and 2012. The market area's rental units have average occupancy rates.

### Housing Inventory

#### Number of Units

From 2001 through April 2016, permit issuing jurisdictions in Alpharetta authorized the construction of 4,797 new single-family dwelling units.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2001	246	304	550
2002	258	0	258
2003	267	0	267
2004	233	0	233
2005	388	0	388
2006	365	216	581
2007	268	0	268
2008	76	0	76
2009	32	0	32
2010	57	0	57
2011	94	340	434
2012	119	0	119
2013	121	250	371
2014	288	0	288
2015	266	511	777
2016*	98	0	98
<b>TOTAL</b>	<b>3,176</b>	<b>1,621</b>	<b>4,797</b>

Source: U.S. Census Bureau

### Projects Under Construction

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

### Planned Projects

According to the City of Alpharetta, there are currently no multifamily planned projects in the market area that would directly compete with the subject. According to Georgia Department of Community Affairs, there have been no projects awarded tax credits in the market area within the past couple of years.

### Age of Rental Units

Rental housing construction in the market area has fluctuated considerably between the 1980s and 2004.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	565	5.9%
2000-2004	2,122	22.0%
1990-1999	4,797	49.8%
1980-1989	1,576	16.4%
1970-1979	307	3.2%
1960-1969	75	0.8%
1950-1959	110	1.1%
1940-1949	40	0.4%
1939 or earlier	40	0.4%
<b>TOTAL</b>	<b>9,632</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Unit Condition

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

### Bedroom 33

In 2010, 33.6 percent of the market area's rental units were efficiency or one-bedroom units, and 45.7 percent were two-bedroom units. Dwellings with three or more bedrooms accounted for 20.7 percent of the market area's rental housing.

BEDROOMS IN OCCUPIED RENTAL UNITS		
TYPE	NUMBER	PERCENT
No Bedrooms	99	1.0%
One-Bedrooms	3,140	32.6%
Two-Bedrooms	4,403	45.7%
Three-Bedrooms	1,770	18.4%
Four-Bedrooms	193	2.0%
Five or More Bedrooms	27	0.3%
<b>TOTAL</b>	<b>9,632</b>	<b>100.0%</b>

Source: U.S. Census Bureau

**Rental Vacancy Rates**

According to the U.S. Census Bureau, the national vacancy rate for the first quarter in 2016 was 7.0 percent in rental housing. The rental vacancy rate of 7.0 percent was 0.1 percentage point lower than the rate in the first quarter of 2015 and virtually unchanged from the rate in the fourth quarter 2015.

For the first quarter 2016, the rental vacancy rate was highest outside Metropolitan Statistical Areas (MSAs) (9.6 percent). The rates inside principal cities (6.7 percent) and the suburbs (6.6 percent) were not statistically different from each other. The rental vacancy rate inside principal cities was lower than the first quarter 2015 rate, while the rates in the suburbs and outside MSAs were not statistically different from the first quarter 2015 rates.

For the first quarter 2016, the rental vacancy rates were highest in the South (8.8 percent), followed by the Midwest (7.7 percent). The rates were lowest in the Northeast (5.4 percent) and West (5.1 percent), though these rates were not statistically different from each other. The rental vacancy rates in each of the four regions were not statistically different from their corresponding first quarter 2015 rates.

<b>RESIDENTIAL VACANCY RATES</b>				
<b>QUARTER</b>	<b>1st Quarter 2016</b>	<b>1st Quarter 2015</b>	<b>% of 2016 Rate</b>	<b>% of Difference</b>
United States	7.0%	7.1%	0.1%	0.1%
Inside MSAs	6.7%	6.9%	0.1%	0.2%
Outside MSAs	9.6%	9.0%	0.3%	0.4%
In Principal Cities	6.7%	7.3%	0.3%	0.3%
Not In Principal Cities	6.6%	6.5%	0.1%	0.2%
<b>4th QUARTER 2015 VACANCY RATES BY REGION</b>				
<b>NORTHEAST</b>	<b>MIDWEST</b>	<b>SOUTH</b>	<b>WEST</b>	
5.4%	7.7%	8.8%	5.1%	

Source: U.S. Census Bureau

**Lease Terms and Concessions**

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

### Turnover Rates

An estimated turnover rate of 10.0 percent was deemed reasonable for the market area. This was based on the Institute of Real Estate Management (IREM) and comparables in the market area. The table below shows the turnover rates of the comparables verified:

TURNOVER RATES	
Property Name	Avg. Annual
Parc Alpharetta Apartments	7.0%
The Lakes at Windward Apartments	7.0%
AMLJ at Northwinds Apartments	15.0%
Collingwood Apartment Homes	6.0%
The Pointe at Preston Ridge Apartments	8.0%
The Lex Apartments	17.0%
Creek Walk Apartments	9.0%
Heritage Station Senior Apartments	6.0%
Columbia Senior Residences @ MLK Village	10.0%
<b>Average Annual Turnover</b>	<b>9.4%</b>

### Likely Impact of Rehabilitated Development on Rental Occupancy Rates

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

### Foreclosure/Abandoned/Vacant Housing

According to [www.realtytrac.com](http://www.realtytrac.com), there are currently 50 properties for sale that are foreclosures within the subject's zip code. This ratio is in the mid-range for the City of Alpharetta. In April, the number of properties that received a foreclosure filing in 30009 was zero percent higher than the previous month and zero percent higher than the same time last year. The City of Alpharetta foreclosure rate is 0.03 percent which is lower than the state's 0.07 percent rate. It is also lower than for Fulton County which is at 0.07 percent. The number of foreclosures per month lowered considerably in December 2015 and has only slightly fluctuated since that time. Therefore, it appears that the foreclosure rate in the city has been stabilizing to improving. 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. Alpharetta serves as a bedroom community to Atlanta, and many of the residents in Alpharetta travel to Atlanta for employment. There is a small demand for housing in the market area as can be seen in the demand portion of this report.

**PART IX:**

**ABSORPTION & STABILIZATION RATES**

**Absorption Rates**

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

**PART X:**

**INTERVIEWS**

## **INTERVIEWS**

### **Housing Interview**

The analyst attempted to contact the Fulton County Housing Authority to determine information concerning housing vouchers in Alpharetta and the county. However, the analyst was unable to verify information pertaining to vouchers. The telephone number for the Fulton County Housing Authority is 404-256-9546.

**PART XI:**

**RECOMMENDATIONS AND CONCLUSIONS**

## **RECOMMENDATIONS AND CONCLUSIONS**

### **Project Evaluation**

It is the opinion of the analyst that the improvements, the unit mix of efficiency and one-bedroom units, unit/project amenities and services are well-suited for the primary market area. The unit sizes are smaller than the average comparable size; however, the subject is 100 percent occupied and has a small waiting list; therefore, it is not anticipated that its smaller unit size will have a negative impact on the 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 52,294. By 2010, population in this market area had increased by 40.3 percent to 73,386. In 2016, the population in this market area has increased by 12.6 percent to 82,606. It is projected that between 2016 and 2018, population in the market area will increase 16.2 percent to 85,293. It is projected that between 2018 and 2021, population in the market area will increase 8.1 percent to 89,323.

Between 2000 and 2010, the market area gained 839 households per year. The market area gained an additional 509 households between 2016 and 2018. The market area is projected to continue to gain households through 2021. The households in the market area are predominantly owner-occupied. The percentage of owner-occupied is projected to remain stable through 2021.

Employment in the City of Alpharetta has been increasing an average of 3.7 percent per year since 2000. Employment in Fulton County has been increasing an average of 1.0 percent per year since 2000. Employment in the State of Georgia has been increasing an average of 0.6 percent per year since 2000.

**Existing Housing**

There were a total of 14 confirmed apartment complexes in and surrounding the market area. There were approximately 75 market-rate vacant units of 3,533 surveyed, for an overall vacancy rate of 2.1 percent. There were two subsidized/rent-restricted vacant units out of 511 surveyed, for an overall vacancy rate of 0.4 percent. The amenities of these comparables are slightly superior to similar to the subject's proposed amenities. However, the subject is currently 100 percent occupied. Therefore, it is believed the subject will be competitive within the market area.

**Adjusted Market Rental Rates**

Market rental rate grids were completed for the subject. The subject property's proposed net rents are lower than the market rents of \$1,125 for the efficiency units and \$1,265 for the one-bedroom units.

**Demand & Capture Rates**

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

AMI	Unit Size	Income Limits	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min - Max	Proposed Rents
50% AMI	0 BR/1 BA	\$0 to \$23,650	0	316	0	316	0.0%	0	\$1,125	N/A	\$964
50% AMI	1 BR/1 BA	\$0 to \$28,380	0	378	0	378	0.0%	0	\$1,265	N/A	\$1,022
60% AMI	0 BR/1 BA	\$0 to \$27,000	0	360	0	360	0.0%	0	\$1,125	N/A	\$964
60% AMI	1 BR/1 BA	\$0 to \$32,400	0	428	0	428	0.0%	0	\$1,265	N/A	\$1,022
	All 50% Units	\$0 to \$28,380	0	361	0	361	0.0%	0	\$1,125-\$1,265	N/A	\$964-\$1,022
	All 60% Units	\$0 to \$32,400	0	428	0	428	0.0%	0	\$1,125-\$1,265	N/A	\$964-\$1,022
	Total	\$0 to \$32,400	0	428	0	428	0.0%	0	\$1,125-\$1,265	N/A	\$964-\$1,022

The subject is applying for tax credits at 50 and 60 percent of the area median income. There are no tax credit comparables located in the market area constructed within the past two years that compete with the subject. If the subject were vacant, it would need to capture 23.4 percent of the demand in the market area for units at 50 and 60 percent of the area median income. However, the subject is an existing property that is currently 100 percent occupied. Therefore, the capture rate considering only the vacant units is determined to be a more accurate indication of the capture rate for the subject. 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 chose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. The subject is currently 100 percent Section 8 and Section 202. The current tenant population is restricted to individuals and families whose incomes do not exceed 115 percent of the area median income. Due to the fact that the subject property has these income restrictions and will remain under these restrictions after rehabilitation, households whose incomes do not exceed 115 percent of the area median income will still be

eligible to live at the property despite the fact that their incomes may exceed the LIHTC maximum income limits. Since the subject is currently restricted through an extended use agreement and all households were originally determined to be income-qualified, they should remain income-qualified with the allocation of the new tax credits. Consequently, it was considered appropriate to determine the capture rate estimates considering only the vacant units at the property. However, the subject does not have any vacant units. Therefore, the capture rate for the subject's vacant and non-income qualified units overall is 0.0 percent for units at 60 percent of the area median income. As indicated in the chart above, the capture rates are below the 30 percent threshold requirements. The overall capture rate for all vacant tax credit units does not exceed the 30 percent threshold requirement for rural areas. As a result, the analyst feels there is a need for affordable housing, and the subject will help fill the need by continuing to offer affordable units to the market area. As a result, the analyst feels there is a need for affordable housing, and the subject will help fill the need by continuing to offer affordable units to the market area.

### **Absorption Rates**

The subject is an existing multifamily development that contains 100 one-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 overall capture rate for the proposed development is reasonable for the tax credit units. The property is currently applying for Low Income Housing Tax Credits. The capture rate was figured by bedroom type and percent of area median income. The capture rates for the units are within the acceptable range. It is believed that the subject is a viable development.

### **Data Sources**

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

I affirm that I have made a physical inspection of the market area and the subject property and that information has been used in the full study of the need and demand for the 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.



---

David Warren  
Market Analyst

## **ADDENDUM A**

## NCHMA Market Study Index

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

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### NCHMA Market Study Index

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

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**ADDENDUM B**

## **MARKET STUDY TERMINOLOGY**

### **Absorption Period**

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

### **Absorption Rate**

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

### **Acceptable Rent Burden**

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

### **Affordable Housing**

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

### **Amenity**

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

### **Annual Demand**

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

### **Area Median Income (AMI)**

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

### **Assisted Housing**

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

### **Attached Housing**

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

**Basic Rent**

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

**Below Market Interest Rate Program (BMIR)**

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

**Capture Rate**

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

**Census Tract**

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

**Central Business District (CBD)**

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

**Community Development Corporation (CDC)**

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

**Comparable Property**

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

**Competitive Property**

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

**Concession**

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

**Condominium**

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

**Contract Rent**

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

**Demand**

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

**Difficult Development Area (DDA)**

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

**Detached Housing**

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

**Effective Rents**

Contract Rent less concessions.

**Elderly or Senior Housing**

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

**Extremely Low Income**

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

**Fair Market Rent (FMR)**

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

**Garden Apartments**

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

**Gross Rent**

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

**High-rise**

A residential building having more than ten stories.

**Household**

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

**Household Trends**

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

**Housing Unit**

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

**Housing Choice Voucher (Section 8 Program)**

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

**Housing Finance Agency (HFA)**

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

**HUD Section 8 Program**

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

**HUD Section 202 Program**

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

**HUD Section 811 Program**

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

**HUD Section 236 Program**

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

**Income Band**

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

**Income Limits**

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

**Infrastructure**

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

**Low Income**

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

**Low Income Housing Tax Credit**

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

**Low Rise Building**

A building with one to three stories.

**Market Advantage**

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

**Market Analysis**

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

**Market Area or Primary Market Area**

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

**Market Demand**

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

**Market Rent**

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

**Market Study**

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

**Marketability**

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

**Market Vacancy Rate – Physical**

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

**Market Vacancy Rate – Economic**

Percentage of rent loss due to concessions and vacancies.

**Metropolitan Statistical Area (MSA)**

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

**Mid-rise**

A building with four to ten stories.

**Mixed Income Property**

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

**Mobility**

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

**Moderate Income**

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

**Move-up Demand**

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

**Multi-family**

Structures that contain more than two or more housing units.

**Neighborhood**

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

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

Gross Rent less Tenant Paid Utilities.

**Penetration Rate**

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

**Pent-up Demand**

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

**Population Trends**

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

**Primary Market Area**

See Market Area

**Programmatic Rents**

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

**Project Based Rent Assistance**

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

**Public Housing or Low Income Conventional Public Housing**

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

**Qualified Census Tract (QCT)**

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

**Rural Development (RD) Market Rent**

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

**Rural Development (RD) Program**

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

**Redevelopment**

The redesign or rehabilitation of existing properties.

**Rent Burden**

Gross rent divided by gross monthly household income.

**Rent Burdened Households**

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

**Restricted Rent**

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

**Saturation**

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

**Secondary Market Area**

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

**Single-Family Housing**

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

**Special Needs Population**

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

**Stabilized Level of Occupancy**

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

**State Data Center (SDC)**

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

**Subsidy**

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

**Substandard Conditions**

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

**Target Income Band**

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

**Target Population**

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

**Tenant**

One who rents real property from another.

**Tenant Paid Utilities**

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

**Tenure**

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

**Townhouse (or Row House)**

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

**Turnover**

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

**Unmet Housing Need**

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

**Unrestricted Rents**

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

**Vacancy Period**

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

**Vacancy Rate – Economic**

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

**Vacancy Rate – Physical**

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

**Very Low Income**

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

**Zoning**

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

**ADDENDUM C**

Georgia Department of Community Affairs

UTILITY ALLOWANCES

Effective 7/1/2015

Unit Type	Use	Appliance Type	NORTHERN Region					MIDDLE Region					SOUTHERN Region				
			0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR
MULTI-FAMILY	Heating	Natural Gas	21	30	38	47	60	16	24	30	38	48	11	15	20	24	30
		Electric	27	38	49	60	77	23	33	42	51	65	18	25	32	39	50
		Propane	62	86	110	134	172	52	72	93	114	145	38	52	65	79	103
		78%-AFUE Gas	14	19	22	30	37	11	14	18	23	28	5	7	9	11	13
		Electric Heat Pump	9	11	14	20	24	7	7	9	14	17	2	2	2	3	4
		Electric Aquatherm	19	27	34	42	54	16	23	29	38	46	12	17	22	27	35
	Cooking	Gas Aquatherm	14	21	26	33	42	13	16	22	27	34	8	11	14	16	21
		Natural Gas	5	8	9	12	14	5	8	9	11	14	4	7	8	10	12
		Electric	7	9	12	14	16	7	9	12	15	19	7	10	13	15	20
	Hot Water	Propane	17	21	28	34	41	17	21	28	34	41	17	21	28	34	41
		Natural Gas	14	20	25	30	38	14	19	24	29	37	12	16	21	25	32
		Electric	20	28	36	44	56	21	29	37	45	57	22	30	39	48	61
	Air Cond.	Propane	41	55	72	88	110	41	55	72	88	110	41	55	72	88	110
		Electric	16	25	32	39	50	23	33	42	51	65	27	38	49	60	77
		Electric	19	26	34	41	52	19	27	34	42	53	20	28	36	44	56
Sewer	Water	16	24	28	37	45	32	42	53	65	81	20	25	32	38	45	
	Water	10	13	16	22	28	18	24	30	37	45	12	16	21	26	33	
Trash Collection		22	22	22	22	22	21	21	21	21	21	15	15	15	15	15	
SINGLE-FAMILY	Heating	Natural Gas	24	33	43	52	67	19	27	34	42	53	12	16	22	28	35
		Electric	30	43	55	67	85	26	36	46	57	72	20	28	35	43	55
		Propane	68	95	124	151	189	59	79	103	124	158	41	58	72	88	114
		78%-AFUE Gas	22	29	37	43	55	16	23	29	35	42	8	11	13	15	20
		Electric Heat Pump	20	30	33	38	51	14	22	24	28	38	4	7	7	8	11
		Electric Aquatherm	21	30	38	47	60	18	25	33	40	51	14	19	25	30	39
	Cooking	Gas Aquatherm	17	24	30	37	47	14	19	24	29	37	9	12	15	19	23
		Natural Gas	5	8	9	12	14	5	8	9	11	14	4	7	8	10	12
		Electric	7	9	12	14	16	7	9	12	15	19	7	10	13	15	20
	Hot Water	Propane	17	21	28	34	41	17	21	28	34	41	17	21	28	34	41
		Natural Gas	14	20	25	30	38	14	19	24	29	37	12	16	21	25	32
		Electric	20	28	36	44	56	21	29	37	45	57	22	30	39	48	61
	Air Cond.	Propane	41	55	72	88	110	41	55	72	88	110	41	55	72	88	110
		Electric	20	28	35	43	55	29	39	49	57	72	30	43	55	67	85
		Electric	21	30	37	46	58	21	30	38	46	58	22	31	40	48	63
Sewer	Water	16	24	30	38	45	31	43	54	65	81	19	25	32	37	45	
	Water	10	14	18	22	28	18	24	30	38	45	12	17	21	26	33	
Trash Collection		22	22	22	22	22	21	21	21	21	21	15	15	15	15	15	

## **Draft Scope of Work for Rehab of Dogwood Square**

5/2/2016

### **All Apartment Units**

- New kitchen cabinets with new counter tops
- New lighting in kitchen
- Add Garbage Disposals
- Energy Star Ranges, standard sized, with oven light
- New Hood Vents
- New Energy Star Refrigerators
- New windows
- New vanity, sink and counter top in bathrooms
- New mirror
- Reglaze all tubs
- New Toilet ADA height low flow
- New medicine cabinet
- New lighting in bathrooms
- Add levered handles with manual locks to front doors
- Add Ceiling fans with light for livings rooms
- Add Ceiling fans with light for bedrooms
- New flooring throughout unit
- Fresh paint throughout unit
- New PTAC HVAC units

### **Common Areas**

- New Flooring throughout lobby, corridors and all common areas
- Fresh Paint throughout the common areas
- New Artwork throughout building
- Add Business center with Computers and scanner-printers
  - New lighting in all the corridors
- Add Wi-Fi throughout building
- Replace Stairwell Light Fixtures
- Update and upgrade the community room with new furnishings

### **Exterior Areas (Building & Outside Space)**

- New Roof

### **Draft Scope of Work for Rehab of Dogwood Square**

New AC/heating unit central air

Boilers repair/upgrade

A new state of the art generator

More surveillance cameras

Update/upgrade electrical; ballasts, lights, old wiring

Window Replacement with screens - throughout the whole building - windows need to be easier to maneuver

New patio

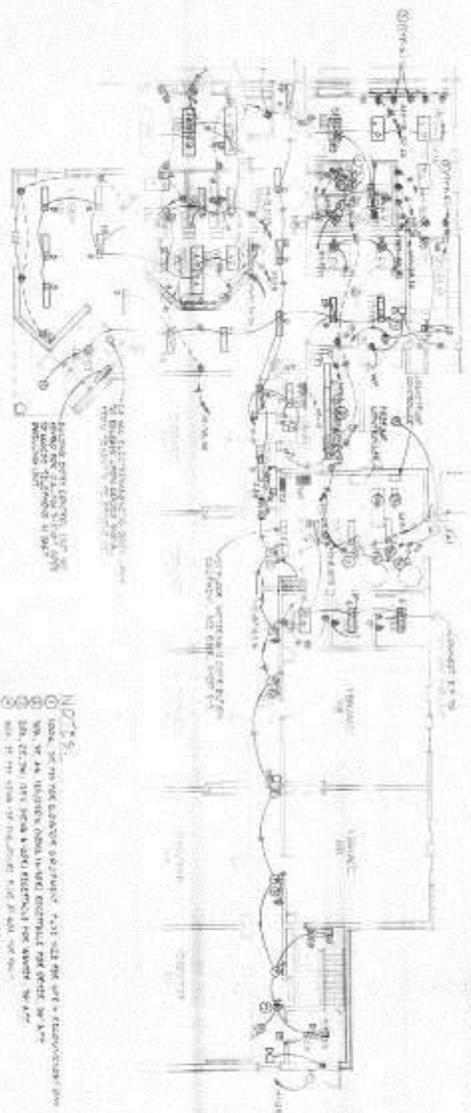
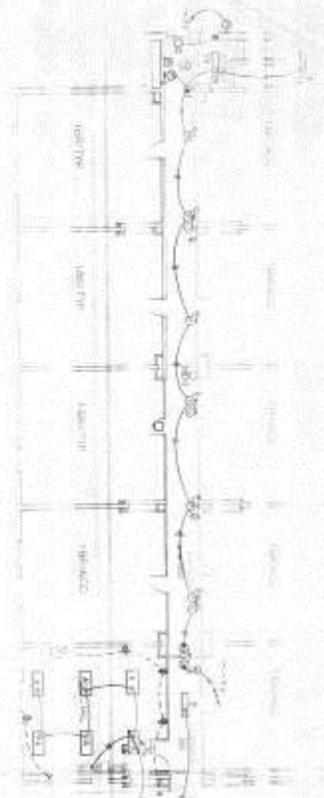
Raised garden boxes

Modernized front sign









- NOTES:**
- 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2002 NATIONAL ELECTRICAL CODE (NEC) AND THE 2002 NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
  - 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2002 NATIONAL ELECTRICAL CODE (NEC) AND THE 2002 NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
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NOTE: ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2002 NATIONAL ELECTRICAL CODE (NEC) AND THE 2002 NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).

NO.	DESCRIPTION	TYPE	STATUS
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2	110V 20A	110V 20A	110V 20A
3	110V 30A	110V 30A	110V 30A
4	110V 40A	110V 40A	110V 40A
5	110V 50A	110V 50A	110V 50A
6	110V 60A	110V 60A	110V 60A
7	110V 70A	110V 70A	110V 70A
8	110V 80A	110V 80A	110V 80A
9	110V 90A	110V 90A	110V 90A
10	110V 100A	110V 100A	110V 100A

**ELECTRICAL  
 FIRST FLOOR  
 PLAN**



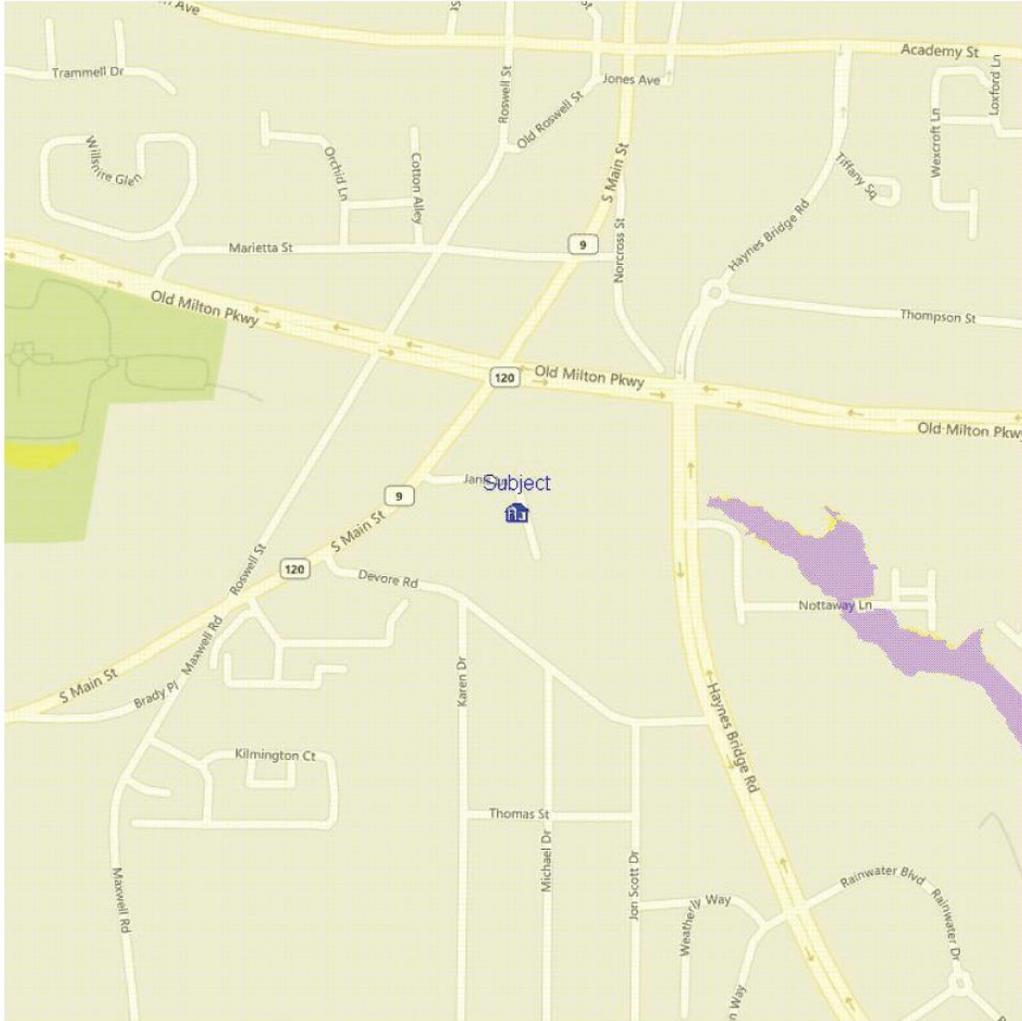
GRAGG - DUMAS AND ASSOCIATES, INC.  
 11170 SHELBY  
 ALPHARETTA, GA 30201



**GRAGG - DUMAS AND ASSOCIATES, INC.**  
 11170 SHELBY, ALPHARETTA, GA 30201  
 404-478-8788  
**DOGWOOD SQUARE**  
 ALPHARETTA, GEORGIA  
 HUD PROJECT NO. 05BEH058-LE-11/10/05-1831-007

NO.	DATE	DESCRIPTION
1	11/10/05	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

## **ADDENDUM D**



### MAP DATA

Map Number : 13121C0058F  
Panel Date : September 18, 2013  
FIPS Code : 13121

Census Tract : 0116.11  
Geo Result : S8 (Most Accurate) -  
single valid address match, point  
located at a single known address  
point candidate (Parcel)

Flood	
	X or C Zone
	X500 or B Zone
	A Zone
	V Zone
	D Zone
	Area Not Mapped

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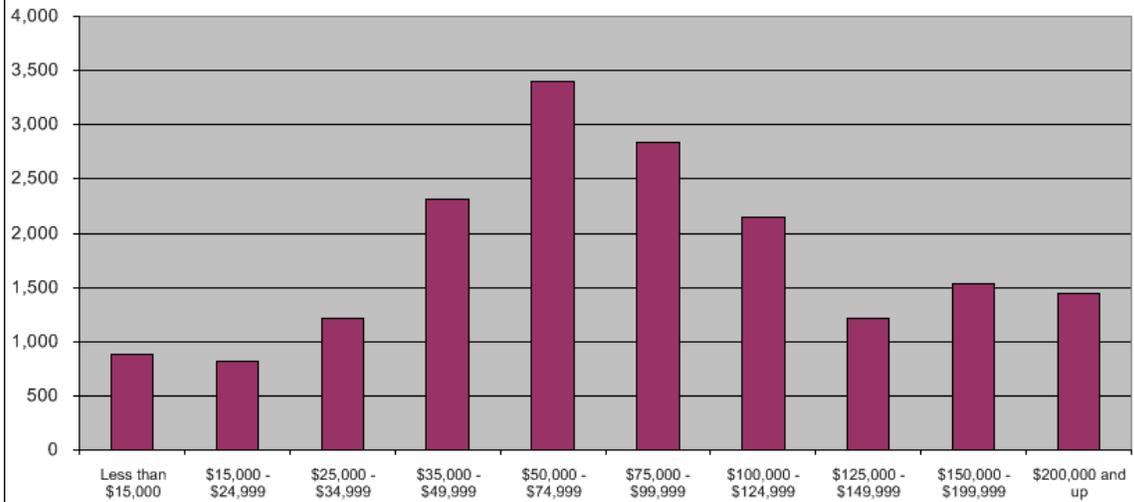
This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

## **ADDENDUM E**

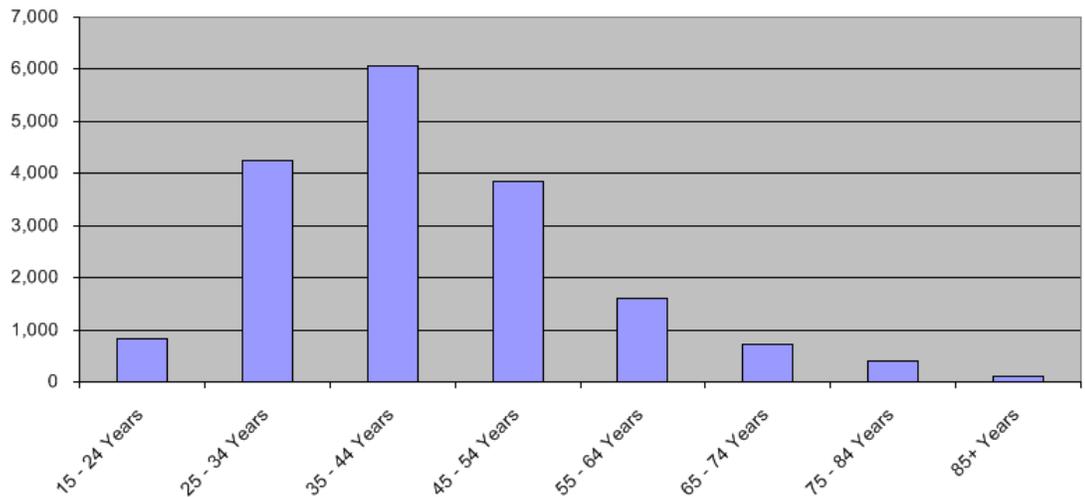


## **ADDENDUM F**

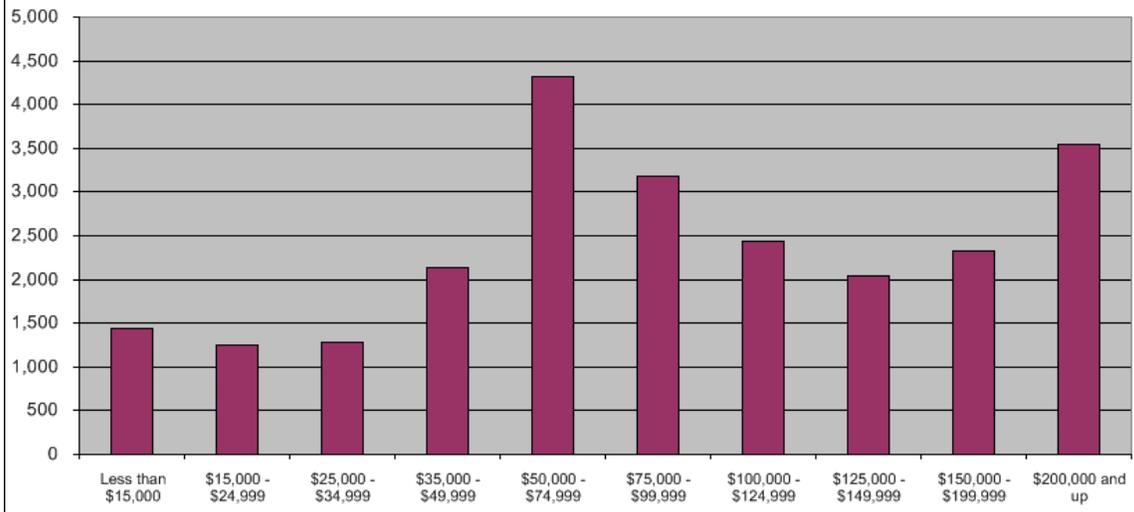
**Households by Income - Census 2000**



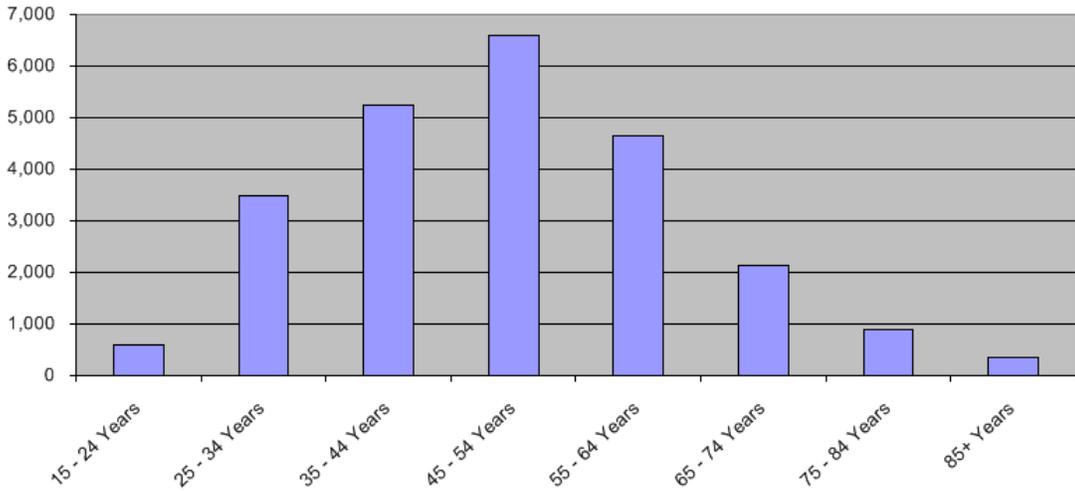
**Households by Age - Census 2000**



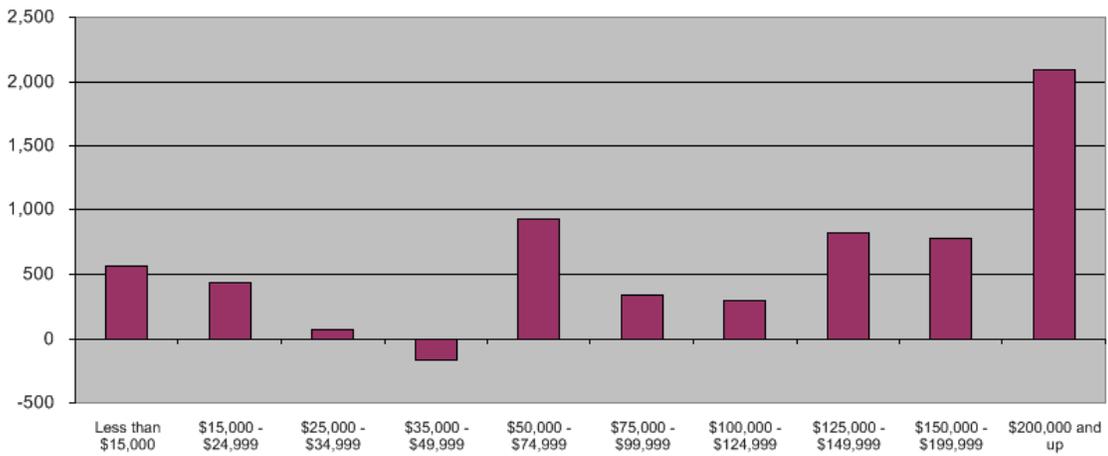
**Estimated Households by Income - 2016**



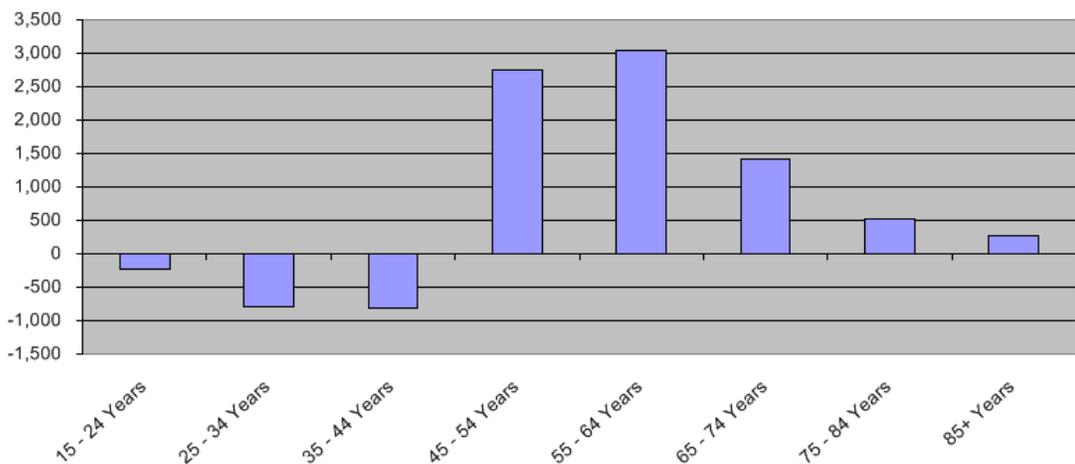
**Estimated Households by Age - 2016**



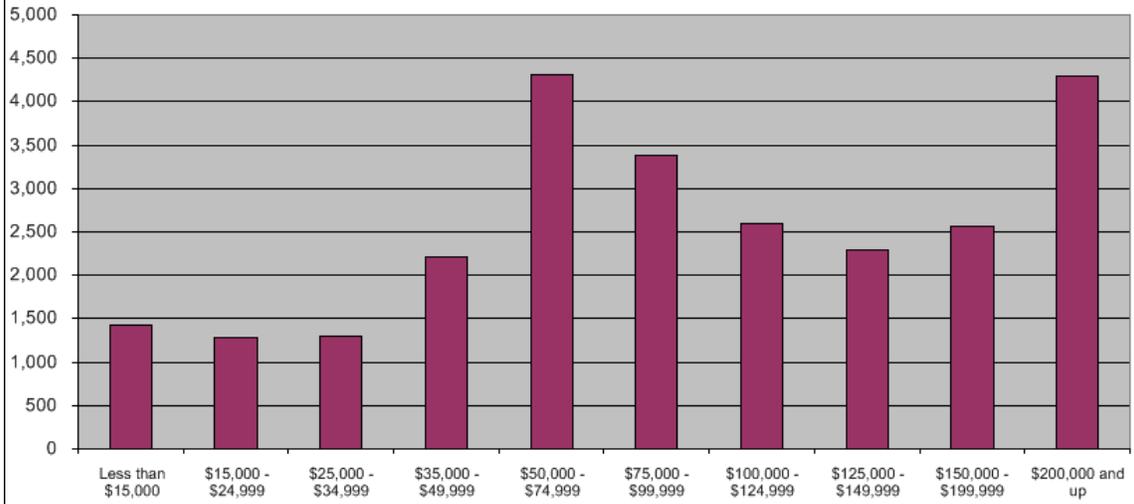
**Estimated Household Income Change 2000 - 2016**



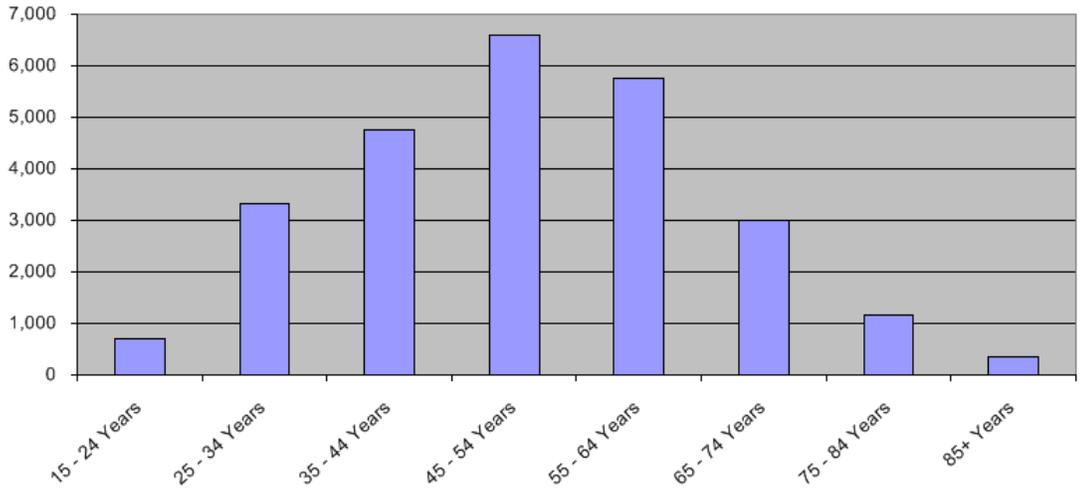
**Estimated Household Age Change 2000 - 2016**



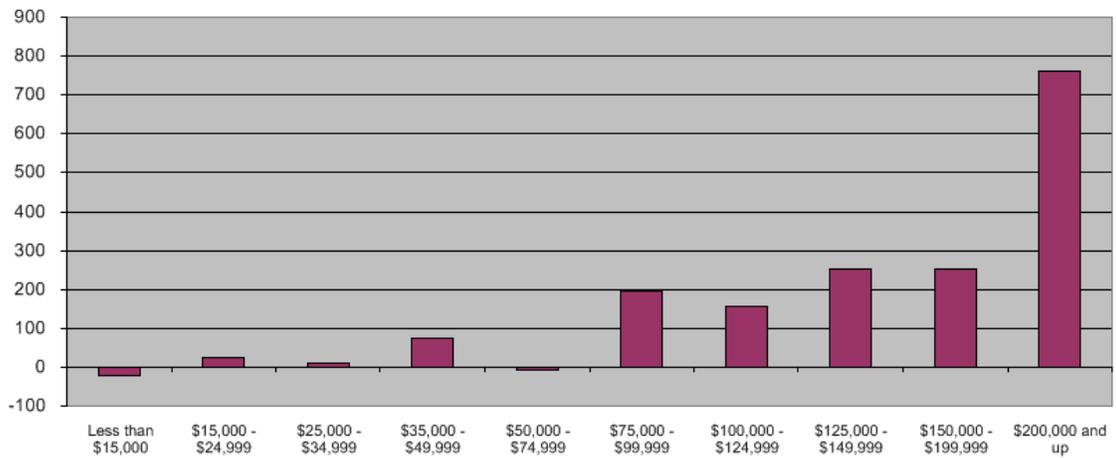
**Projected Households by Income - 2021**

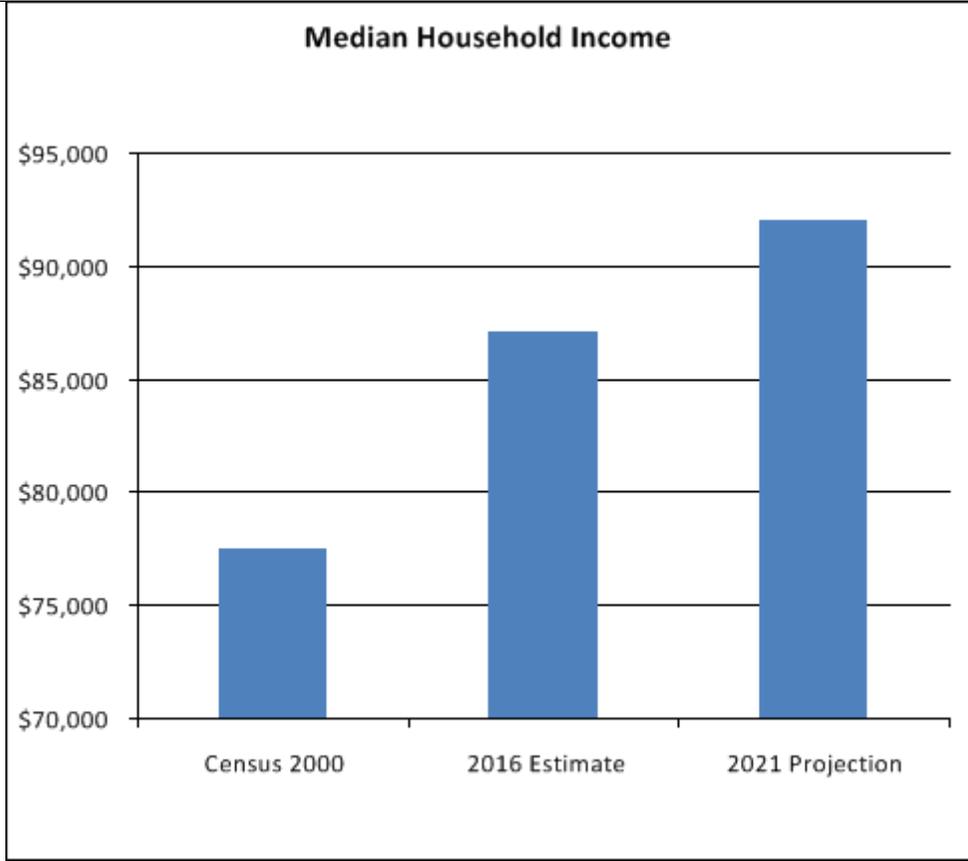
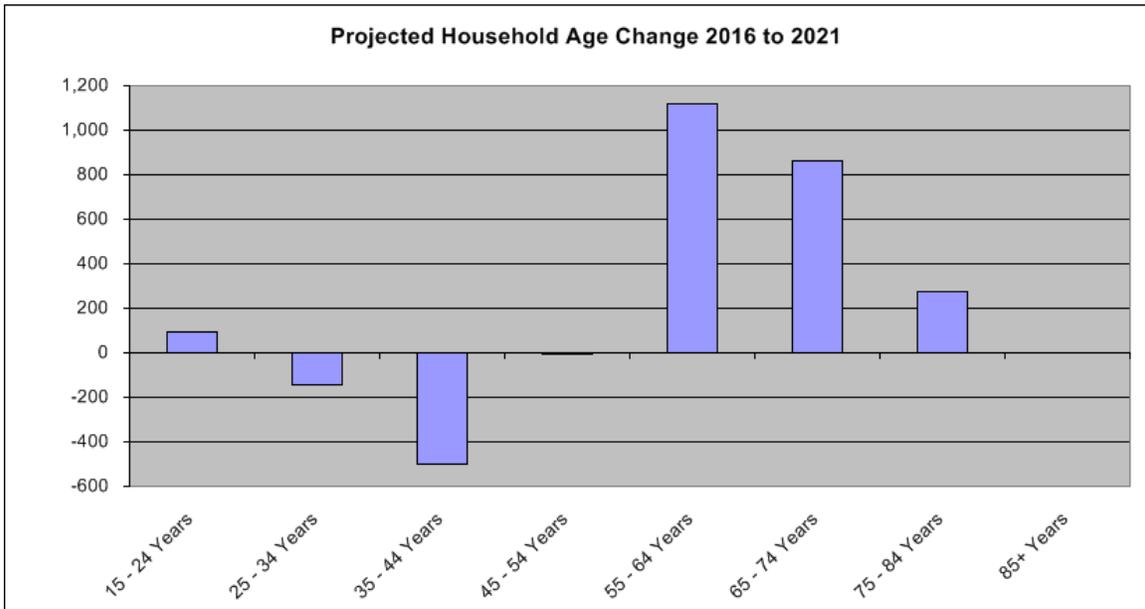


**Projected Households by Age - 2021**



**Projected Household Income Change 2016 to 2021**





HOUSEHOLD DATA

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Nielsen Claritas

Households by Income and Age										
Alpharetta city, Georgia										
Census Data - 2000										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	128	133	225	152	60	92	71	24	885	5.0%
\$15,000 - \$24,999	84	131	183	134	100	86	77	23	818	4.6%
\$25,000 - \$34,999	159	325	261	159	143	85	61	16	1,209	6.8%
\$35,000 - \$49,999	230	767	534	382	187	123	75	15	2,313	13.0%
\$50,000 - \$74,999	144	1,056	998	706	319	112	49	11	3,395	19.1%
\$75,000 - \$99,999	46	735	1,108	648	170	96	31	4	2,838	15.9%
\$100,000 - \$124,999	10	514	819	560	177	59	2	0	2,141	12.0%
\$125,000 - \$149,999	19	232	561	268	98	29	5	0	1,212	6.8%
\$150,000 - \$199,999	0	240	710	429	144	3	11	2	1,539	8.6%
\$200,000 and up	12	128	664	396	209	30	6	0	1,445	8.1%
<b>Total</b>	<b>832</b>	<b>4,261</b>	<b>6,063</b>	<b>3,834</b>	<b>1,607</b>	<b>715</b>	<b>388</b>	<b>95</b>	<b>17,795</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.7%</b>	<b>23.9%</b>	<b>34.1%</b>	<b>21.5%</b>	<b>9.0%</b>	<b>4.0%</b>	<b>2.2%</b>	<b>0.5%</b>	<b>100.0%</b>	

Source: Nielsen Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Households by Income and Age										
Alpharetta city, Georgia										
Current Year Estimates - 2016										
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	57	187	180	259	238	212	187	126	1,446	6.0%
\$15,000 - \$24,999	48	196	181	200	182	188	163	92	1,250	5.2%
\$25,000 - \$34,999	29	240	259	271	200	163	87	32	1,281	5.3%
\$35,000 - \$49,999	160	361	408	420	319	295	137	43	2,143	8.9%
\$50,000 - \$74,999	235	888	1,083	890	685	384	128	32	4,325	18.1%
\$75,000 - \$99,999	64	600	833	788	555	248	74	19	3,181	13.3%
\$100,000 - \$124,999	9	324	645	733	488	191	34	12	2,436	10.2%
\$125,000 - \$149,999	0	287	507	659	455	102	22	4	2,036	8.5%
\$150,000 - \$199,999	1	189	484	847	557	200	40	2	2,320	9.7%
\$200,000 and up	4	202	662	1,519	963	157	29	2	3,538	14.8%
<b>Total</b>	<b>607</b>	<b>3,474</b>	<b>5,242</b>	<b>6,586</b>	<b>4,642</b>	<b>2,140</b>	<b>901</b>	<b>364</b>	<b>23,956</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.5%</b>	<b>14.5%</b>	<b>21.9%</b>	<b>27.5%</b>	<b>19.4%</b>	<b>8.9%</b>	<b>3.8%</b>	<b>1.5%</b>	<b>100.0%</b>	

Source: Nielsen Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Households by Income and Age										
Alpharetta city, Georgia										
Estimated Change - 2000 to 2016										
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	-71	54	-45	107	178	120	116	102	561	63.4%
\$15,000 - \$24,999	-36	65	-2	66	82	102	86	69	432	52.8%
\$25,000 - \$34,999	-130	-85	-2	112	57	78	26	16	72	6.0%
\$35,000 - \$49,999	-70	-406	-126	38	132	172	62	28	-170	-7.3%
\$50,000 - \$74,999	91	-168	85	184	366	272	79	21	930	27.4%
\$75,000 - \$99,999	18	-135	-275	140	385	152	43	15	343	12.1%
\$100,000 - \$124,999	-1	-190	-174	173	311	132	32	12	295	13.8%
\$125,000 - \$149,999	-19	55	-54	391	357	73	17	4	824	68.0%
\$150,000 - \$199,999	1	-51	-226	418	413	197	29	0	781	50.7%
\$200,000 and up	-8	74	-2	1,123	754	127	23	2	2,093	144.8%
<b>Total</b>	<b>-225</b>	<b>-787</b>	<b>-821</b>	<b>2,752</b>	<b>3,035</b>	<b>1,425</b>	<b>513</b>	<b>269</b>	<b>6,161</b>	<b>34.6%</b>
<b>Percent Change</b>	<b>-27.0%</b>	<b>-18.5%</b>	<b>-13.5%</b>	<b>71.8%</b>	<b>188.9%</b>	<b>199.3%</b>	<b>132.2%</b>	<b>283.2%</b>		<b>34.6%</b>

Source: Nielsen Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Nielsen Claritas

Households by Income and Age										
Alpharetta city, Georgia										
Five Year Projections - 2021										
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	66	159	111	207	269	269	221	121	1,423	5.5%
\$15,000 - \$24,999	53	150	155	176	200	241	210	91	1,276	5.0%
\$25,000 - \$34,999	38	185	211	250	229	224	126	30	1,293	5.0%
\$35,000 - \$49,999	180	314	359	385	359	399	177	43	2,216	8.6%
\$50,000 - \$74,999	272	780	977	806	798	493	163	29	4,318	16.8%
\$75,000 - \$99,999	79	567	777	777	692	365	97	22	3,376	13.2%
\$100,000 - \$124,999	9	372	551	711	602	292	44	12	2,593	10.1%
\$125,000 - \$149,999	0	313	504	687	594	155	30	6	2,289	8.9%
\$150,000 - \$199,999	2	219	441	867	688	291	59	4	2,571	10.0%
\$200,000 and up	3	269	658	1,716	1,327	275	48	4	4,300	16.8%
<b>Total</b>	<b>702</b>	<b>3,328</b>	<b>4,744</b>	<b>6,582</b>	<b>5,758</b>	<b>3,004</b>	<b>1,175</b>	<b>362</b>	<b>25,655</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.7%</b>	<b>13.0%</b>	<b>18.5%</b>	<b>25.7%</b>	<b>22.4%</b>	<b>11.7%</b>	<b>4.6%</b>	<b>1.4%</b>		<b>100.0%</b>

Source: Nielsen Claritas; Ribbon Demographics



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Households by Income and Age Alpharetta city, Georgia Projected Change - 2016 to 2021										
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	9	-28	-69	-52	31	57	34	-5	-23	-1.6%
\$15,000 - \$24,999	5	-46	-26	-24	18	53	47	-1	26	2.1%
\$25,000 - \$34,999	9	-55	-48	-21	29	61	39	-2	12	0.9%
\$35,000 - \$49,999	20	-47	-49	-35	40	104	40	0	73	3.4%
\$50,000 - \$74,999	37	-108	-106	-84	113	109	35	-3	-7	-0.2%
\$75,000 - \$99,999	15	-33	-56	-11	137	117	23	3	195	6.1%
\$100,000 - \$124,999	0	48	-94	-22	114	101	10	0	157	6.4%
\$125,000 - \$149,999	0	26	-3	28	139	53	8	2	253	12.4%
\$150,000 - \$199,999	1	30	-43	20	131	91	19	2	251	10.8%
\$200,000 and up	-1	67	-4	197	364	118	19	2	762	21.5%
<b>Total</b>	<b>95</b>	<b>-146</b>	<b>-498</b>	<b>-4</b>	<b>1,116</b>	<b>864</b>	<b>274</b>	<b>-2</b>	<b>1,699</b>	<b>7.1%</b>
<b>Percent Change</b>	<b>15.7%</b>	<b>-4.2%</b>	<b>-9.5%</b>	<b>-0.1%</b>	<b>24.0%</b>	<b>40.4%</b>	<b>30.4%</b>	<b>-0.5%</b>	<b>7.1%</b>	

Source: Nielsen Claritas; Ribbon Demographics



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Median Household Income Alpharetta city, Georgia		
Census 2000	2016 Estimate	2021 Projection
\$77,445	\$87,048	\$92,043

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Steven Clarke

Median Household Income by Area			
Alpharetta city, Georgia			
Geography ID	2014 Census	2016 Estimate	2021 Projection
1381646	\$77,405	\$87,648	\$92,043

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Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	66	78	41	4	39	228
\$10,000-20,000	125	61	25	34	35	280
\$20,000-30,000	98	107	152	20	6	383
\$30,000-40,000	259	48	170	36	38	551
\$40,000-50,000	273	59	133	160	59	684
\$50,000-60,000	302	353	147	35	130	967
\$60,000-75,000	422	173	208	103	108	1,014
\$75,000-100,000	357	299	53	78	24	811
\$100,000-125,000	45	229	102	42	66	484
\$125,000-150,000	80	72	20	75	9	256
\$150,000-200,000	155	43	34	121	10	363
\$200,000+	46	27	14	35	50	172
<b>Total</b>	<b>2,228</b>	<b>1,549</b>	<b>1,099</b>	<b>743</b>	<b>574</b>	<b>6,193</b>

Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	48	17	5	4	8	82
\$10,000-20,000	126	17	7	8	8	166
\$20,000-30,000	69	48	5	7	5	134
\$30,000-40,000	76	40	6	8	6	136
\$40,000-50,000	45	13	11	6	7	82
\$50,000-60,000	58	29	19	5	3	114
\$60,000-75,000	34	22	4	10	8	78
\$75,000-100,000	57	21	6	10	6	100
\$100,000-125,000	28	65	5	5	6	109
\$125,000-150,000	26	14	4	15	8	67
\$150,000-200,000	31	24	6	4	7	72
\$200,000+	45	15	2	11	2	87
<b>Total</b>	<b>643</b>	<b>325</b>	<b>87</b>	<b>93</b>	<b>79</b>	<b>1,227</b>

Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	41	6	2	3	5	57
\$10,000-20,000	121	10	5	7	5	148
\$20,000-30,000	58	28	4	6	4	100
\$30,000-40,000	59	9	4	7	5	84
\$40,000-50,000	32	7	6	5	4	54
\$50,000-60,000	38	10	3	4	2	57
\$60,000-75,000	24	2	2	9	5	42
\$75,000-100,000	37	10	5	8	4	64
\$100,000-125,000	25	10	3	4	3	45
\$125,000-150,000	20	3	2	13	5	43
\$150,000-200,000	21	2	2	3	4	32
\$200,000+	10	0	1	2	3	23
<b>Total</b>	<b>486</b>	<b>97</b>	<b>39</b>	<b>78</b>	<b>49</b>	<b>749</b>

Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	114	95	46	8	47	310
\$10,000-20,000	251	78	32	42	43	446
\$20,000-30,000	167	155	157	27	11	517
\$30,000-40,000	335	88	176	44	44	687
\$40,000-50,000	318	72	144	166	66	766
\$50,000-60,000	360	382	166	40	133	1,081
\$60,000-75,000	456	195	212	113	116	1,092
\$75,000-100,000	414	320	59	88	30	911
\$100,000-125,000	73	294	107	47	72	593
\$125,000-150,000	106	86	24	90	17	323
\$150,000-200,000	186	67	40	125	17	435
\$200,000+	91	42	23	46	57	259
<b>Total</b>	<b>2,871</b>	<b>1,874</b>	<b>1,186</b>	<b>836</b>	<b>653</b>	<b>7,420</b>

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<b>Percent Renter Households</b>						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.1%	1.3%	0.7%	0.1%	0.6%	3.7%
\$10,000-20,000	2.0%	1.0%	0.4%	0.5%	0.6%	4.5%
\$20,000-30,000	1.6%	1.7%	2.5%	0.3%	0.1%	6.2%
\$30,000-40,000	4.2%	0.8%	2.7%	0.6%	0.6%	8.9%
\$40,000-50,000	4.4%	1.0%	2.1%	2.6%	1.0%	11.0%
\$50,000-60,000	4.9%	5.7%	2.4%	0.6%	2.1%	15.6%
\$60,000-75,000	6.8%	2.8%	3.4%	1.7%	1.7%	16.4%
\$75,000-100,000	5.8%	4.8%	0.9%	1.3%	0.4%	13.1%
\$100,000-125,000	0.7%	3.7%	1.6%	0.7%	1.1%	7.8%
\$125,000-150,000	1.3%	1.2%	0.3%	1.2%	0.1%	4.1%
\$150,000-200,000	2.5%	0.7%	0.5%	2.0%	0.2%	5.9%
\$200,000+	0.7%	0.4%	0.2%	0.6%	0.8%	2.8%
<b>Total</b>	<b>36.0%</b>	<b>25.0%</b>	<b>17.7%</b>	<b>12.0%</b>	<b>9.3%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.9%	1.4%	0.4%	0.3%	0.7%	6.7%
\$10,000-20,000	10.3%	1.4%	0.6%	0.7%	0.7%	13.5%
\$20,000-30,000	5.6%	3.9%	0.4%	0.6%	0.4%	10.9%
\$30,000-40,000	6.2%	3.3%	0.5%	0.7%	0.5%	11.1%
\$40,000-50,000	3.7%	1.1%	0.9%	0.5%	0.6%	6.7%
\$50,000-60,000	4.7%	2.4%	1.5%	0.4%	0.2%	9.3%
\$60,000-75,000	2.8%	1.8%	0.3%	0.8%	0.7%	6.4%
\$75,000-100,000	4.6%	1.7%	0.5%	0.8%	0.5%	8.1%
\$100,000-125,000	2.3%	5.3%	0.4%	0.4%	0.5%	8.9%
\$125,000-150,000	2.1%	1.1%	0.3%	1.2%	0.7%	5.5%
\$150,000-200,000	2.5%	2.0%	0.5%	0.3%	0.6%	5.9%
\$200,000+	3.7%	1.2%	0.7%	0.9%	0.6%	7.1%
<b>Total</b>	<b>52.4%</b>	<b>26.5%</b>	<b>7.1%</b>	<b>7.6%</b>	<b>6.4%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	5.5%	0.8%	0.3%	0.4%	0.7%	7.6%
\$10,000-20,000	16.2%	1.3%	0.7%	0.9%	0.7%	19.8%
\$20,000-30,000	7.7%	3.7%	0.5%	0.8%	0.5%	13.4%
\$30,000-40,000	7.9%	1.2%	0.5%	0.9%	0.7%	11.2%
\$40,000-50,000	4.3%	0.9%	0.8%	0.7%	0.5%	7.2%
\$50,000-60,000	5.1%	1.3%	0.4%	0.5%	0.3%	7.6%
\$60,000-75,000	3.2%	0.3%	0.3%	1.2%	0.7%	5.6%
\$75,000-100,000	4.9%	1.3%	0.7%	1.1%	0.5%	8.5%
\$100,000-125,000	3.3%	1.3%	0.4%	0.5%	0.4%	6.0%
\$125,000-150,000	2.7%	0.4%	0.3%	1.7%	0.7%	5.7%
\$150,000-200,000	2.8%	0.3%	0.3%	0.4%	0.5%	4.3%
\$200,000+	1.3%	0.0%	0.1%	1.2%	0.4%	3.1%
<b>Total</b>	<b>64.9%</b>	<b>13.0%</b>	<b>5.2%</b>	<b>10.4%</b>	<b>6.5%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.5%	1.3%	0.6%	0.1%	0.6%	4.2%
\$10,000-20,000	3.4%	1.1%	0.4%	0.6%	0.6%	6.0%
\$20,000-30,000	2.3%	2.1%	2.1%	0.4%	0.1%	7.0%
\$30,000-40,000	4.5%	1.2%	2.4%	0.6%	0.6%	9.3%
\$40,000-50,000	4.3%	1.0%	1.9%	2.2%	0.9%	10.3%
\$50,000-60,000	4.9%	5.1%	2.2%	0.5%	1.8%	14.6%
\$60,000-75,000	6.1%	2.6%	2.9%	1.5%	1.6%	14.7%
\$75,000-100,000	5.6%	4.3%	0.8%	1.2%	0.4%	12.3%
\$100,000-125,000	1.0%	4.0%	1.4%	0.6%	1.0%	8.0%
\$125,000-150,000	1.4%	1.2%	0.3%	1.2%	0.2%	4.4%
\$150,000-200,000	2.5%	0.9%	0.5%	1.7%	0.2%	5.9%
\$200,000+	1.2%	0.6%	0.3%	0.6%	0.8%	3.5%
<b>Total</b>	<b>38.7%</b>	<b>25.3%</b>	<b>16.0%</b>	<b>11.3%</b>	<b>8.8%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	48	15	23	16	8	110
\$10,000-20,000	24	68	38	1	1	132
\$20,000-30,000	53	11	42	22	17	145
\$30,000-40,000	105	77	50	137	57	426
\$40,000-50,000	106	99	48	60	42	355
\$50,000-60,000	152	83	57	78	18	388
\$60,000-75,000	135	108	175	125	89	632
\$75,000-100,000	170	190	330	301	146	1,137
\$100,000-125,000	265	372	236	412	232	1,517
\$125,000-150,000	55	294	146	246	176	917
\$150,000-200,000	76	255	295	455	212	1,293
\$200,000+	42	329	368	666	273	1,678
<b>Total</b>	<b>1,231</b>	<b>1,901</b>	<b>1,808</b>	<b>2,519</b>	<b>1,271</b>	<b>8,730</b>

Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	68	56	17	8	2	151
\$10,000-20,000	137	70	16	9	3	235
\$20,000-30,000	116	79	14	12	7	228
\$30,000-40,000	146	147	25	11	0	329
\$40,000-50,000	101	119	15	2	0	237
\$50,000-60,000	96	94	22	8	3	223
\$60,000-75,000	144	207	55	4	3	413
\$75,000-100,000	94	242	74	16	10	436
\$100,000-125,000	126	276	58	51	3	514
\$125,000-150,000	58	164	86	75	2	385
\$150,000-200,000	57	245	138	52	20	512
\$200,000+	66	253	134	97	17	567
<b>Total</b>	<b>1,209</b>	<b>1,952</b>	<b>654</b>	<b>345</b>	<b>70</b>	<b>4,230</b>

Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	53	30	7	5	0	95
\$10,000-20,000	123	55	9	9	3	199
\$20,000-30,000	87	54	7	6	3	157
\$30,000-40,000	120	103	10	5	0	238
\$40,000-50,000	67	68	12	2	0	149
\$50,000-60,000	56	70	14	2	2	144
\$60,000-75,000	70	127	15	3	2	217
\$75,000-100,000	61	101	45	6	0	213
\$100,000-125,000	48	126	13	10	1	198
\$125,000-150,000	30	81	21	14	0	146
\$150,000-200,000	34	89	24	13	1	161
\$200,000+	35	105	12	7	1	160
<b>Total</b>	<b>784</b>	<b>1,009</b>	<b>189</b>	<b>82</b>	<b>13</b>	<b>2,077</b>

Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	116	71	40	24	10	261
\$10,000-20,000	161	138	54	10	4	367
\$20,000-30,000	169	90	56	34	24	373
\$30,000-40,000	251	224	75	148	57	755
\$40,000-50,000	207	218	63	62	42	592
\$50,000-60,000	248	177	79	86	21	611
\$60,000-75,000	279	315	230	129	92	1,045
\$75,000-100,000	264	432	404	317	156	1,573
\$100,000-125,000	391	648	294	463	235	2,031
\$125,000-150,000	113	458	232	321	178	1,302
\$150,000-200,000	133	500	433	507	232	1,805
\$200,000+	108	582	502	763	290	2,245
<b>Total</b>	<b>2,440</b>	<b>3,853</b>	<b>2,462</b>	<b>2,864</b>	<b>1,341</b>	<b>12,960</b>

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.5%	0.2%	0.3%	0.2%	0.1%	1.3%
\$10,000-20,000	0.3%	0.8%	0.4%	0.0%	0.0%	1.5%
\$20,000-30,000	0.6%	0.1%	0.5%	0.3%	0.2%	1.7%
\$30,000-40,000	1.2%	0.9%	0.6%	1.6%	0.7%	4.9%
\$40,000-50,000	1.2%	1.1%	0.5%	0.7%	0.5%	4.1%
\$50,000-60,000	1.7%	1.0%	0.7%	0.9%	0.2%	4.4%
\$60,000-75,000	1.5%	1.2%	2.0%	1.4%	1.0%	7.2%
\$75,000-100,000	1.9%	2.2%	3.8%	3.4%	1.7%	13.0%
\$100,000-125,000	3.0%	4.3%	2.7%	4.7%	2.7%	17.4%
\$125,000-150,000	0.6%	3.4%	1.7%	2.8%	2.0%	10.5%
\$150,000-200,000	0.9%	2.9%	3.4%	5.2%	2.4%	14.8%
\$200,000+	0.5%	3.8%	4.2%	7.6%	3.1%	19.2%
<b>Total</b>	<b>14.1%</b>	<b>21.8%</b>	<b>20.7%</b>	<b>28.9%</b>	<b>14.6%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.6%	1.3%	0.4%	0.2%	0.0%	3.6%
\$10,000-20,000	3.2%	1.7%	0.4%	0.2%	0.1%	5.6%
\$20,000-30,000	2.7%	1.9%	0.3%	0.3%	0.2%	5.4%
\$30,000-40,000	3.5%	3.5%	0.6%	0.3%	0.0%	7.8%
\$40,000-50,000	2.4%	2.8%	0.4%	0.0%	0.0%	5.6%
\$50,000-60,000	2.3%	2.2%	0.5%	0.2%	0.1%	5.3%
\$60,000-75,000	3.4%	4.9%	1.3%	0.1%	0.1%	9.8%
\$75,000-100,000	2.2%	5.7%	1.7%	0.4%	0.2%	10.3%
\$100,000-125,000	3.0%	6.5%	1.4%	1.2%	0.1%	12.2%
\$125,000-150,000	1.4%	3.9%	2.0%	1.8%	0.0%	9.1%
\$150,000-200,000	1.3%	5.8%	3.3%	1.2%	0.5%	12.1%
\$200,000+	1.6%	6.0%	3.2%	2.3%	0.4%	13.4%
<b>Total</b>	<b>28.6%</b>	<b>46.1%</b>	<b>15.5%</b>	<b>8.2%</b>	<b>1.7%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.6%	1.4%	0.3%	0.2%	0.0%	4.6%
\$10,000-20,000	5.9%	2.6%	0.4%	0.4%	0.1%	9.6%
\$20,000-30,000	4.2%	2.6%	0.3%	0.3%	0.1%	7.6%
\$30,000-40,000	5.8%	5.0%	0.5%	0.2%	0.0%	11.5%
\$40,000-50,000	3.2%	3.3%	0.6%	0.1%	0.0%	7.2%
\$50,000-60,000	2.7%	3.4%	0.7%	0.1%	0.1%	6.9%
\$60,000-75,000	3.4%	6.1%	0.7%	0.1%	0.1%	10.4%
\$75,000-100,000	2.9%	4.9%	2.2%	0.3%	0.0%	10.3%
\$100,000-125,000	2.3%	6.1%	0.6%	0.5%	0.0%	9.5%
\$125,000-150,000	1.4%	3.9%	1.0%	0.7%	0.0%	7.0%
\$150,000-200,000	1.6%	4.3%	1.2%	0.6%	0.0%	7.8%
\$200,000+	1.7%	5.1%	0.6%	0.3%	0.0%	7.7%
<b>Total</b>	<b>37.7%</b>	<b>48.6%</b>	<b>9.1%</b>	<b>3.9%</b>	<b>0.6%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.9%	0.5%	0.3%	0.2%	0.1%	2.0%
\$10,000-20,000	1.2%	1.1%	0.4%	0.1%	0.0%	2.8%
\$20,000-30,000	1.3%	0.7%	0.4%	0.3%	0.2%	2.9%
\$30,000-40,000	1.9%	1.7%	0.6%	1.1%	0.4%	5.8%
\$40,000-50,000	1.6%	1.7%	0.5%	0.5%	0.3%	4.6%
\$50,000-60,000	1.9%	1.4%	0.6%	0.7%	0.2%	4.7%
\$60,000-75,000	2.2%	2.4%	1.8%	1.0%	0.7%	8.1%
\$75,000-100,000	2.0%	3.3%	3.1%	2.4%	1.2%	12.1%
\$100,000-125,000	3.0%	5.0%	2.3%	3.6%	1.8%	15.7%
\$125,000-150,000	0.9%	3.5%	1.8%	2.5%	1.4%	10.0%
\$150,000-200,000	1.0%	3.9%	3.3%	3.9%	1.8%	13.9%
\$200,000+	0.8%	4.5%	3.9%	5.9%	2.2%	17.3%
<b>Total</b>	<b>18.8%</b>	<b>29.7%</b>	<b>19.0%</b>	<b>22.1%</b>	<b>10.3%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	57	100	30	8	47	242
\$10,000-20,000	289	84	27	41	47	488
\$20,000-30,000	148	160	219	24	8	559
\$30,000-40,000	251	55	211	59	39	615
\$40,000-50,000	247	39	143	172	53	654
\$50,000-60,000	267	336	143	38	150	934
\$60,000-75,000	489	215	261	126	160	1,251
\$75,000-100,000	423	363	67	118	43	1,014
\$100,000-125,000	43	180	96	59	76	454
\$125,000-150,000	121	128	39	90	11	389
\$150,000-200,000	164	40	42	75	13	334
\$200,000+	28	32	21	34	66	181
<b>Total</b>	<b>2,527</b>	<b>1,732</b>	<b>1,299</b>	<b>844</b>	<b>713</b>	<b>7,115</b>

Renter Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	96	12	7	6	8	129
\$10,000-20,000	278	36	13	13	14	354
\$20,000-30,000	111	42	4	13	7	177
\$30,000-40,000	67	61	6	9	11	154
\$40,000-50,000	75	19	14	9	11	128
\$50,000-60,000	108	37	22	7	8	182
\$60,000-75,000	49	45	6	12	11	123
\$75,000-100,000	95	35	8	11	11	160
\$100,000-125,000	28	73	8	6	9	124
\$125,000-150,000	39	23	10	15	10	97
\$150,000-200,000	37	31	8	4	7	87
\$200,000+	61	28	14	23	11	137
<b>Total</b>	<b>1,044</b>	<b>442</b>	<b>120</b>	<b>128</b>	<b>118</b>	<b>1,852</b>

Renter Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	85	9	3	5	4	106
\$10,000-20,000	270	20	7	12	11	320
\$20,000-30,000	78	18	3	12	5	116
\$30,000-40,000	57	7	4	7	7	82
\$40,000-50,000	64	12	5	7	8	96
\$50,000-60,000	81	17	5	5	5	113
\$60,000-75,000	32	10	4	11	8	65
\$75,000-100,000	57	7	6	10	8	88
\$100,000-125,000	26	10	6	4	6	52
\$125,000-150,000	34	4	4	13	6	61
\$150,000-200,000	29	6	4	3	5	47
\$200,000+	18	4	2	20	7	51
<b>Total</b>	<b>831</b>	<b>124</b>	<b>53</b>	<b>109</b>	<b>80</b>	<b>1,197</b>

Renter Households						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	153	112	37	14	55	371
\$10,000-20,000	567	120	40	54	61	842
\$20,000-30,000	259	202	223	37	15	736
\$30,000-40,000	318	116	217	68	50	769
\$40,000-50,000	322	58	157	181	64	782
\$50,000-60,000	375	373	165	45	158	1,116
\$60,000-75,000	538	260	267	138	171	1,374
\$75,000-100,000	518	398	75	129	54	1,174
\$100,000-125,000	71	253	104	65	85	578
\$125,000-150,000	160	151	49	105	21	486
\$150,000-200,000	201	71	50	79	20	421
\$200,000+	89	60	35	57	77	318
<b>Total</b>	<b>3,571</b>	<b>2,174</b>	<b>1,419</b>	<b>972</b>	<b>831</b>	<b>8,967</b>

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<b>Percent Renter Households</b>						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.8%	1.4%	0.4%	0.1%	0.7%	<b>3.4%</b>
\$10,000-20,000	4.1%	1.2%	0.4%	0.6%	0.7%	<b>6.9%</b>
\$20,000-30,000	2.1%	2.2%	3.1%	0.3%	0.1%	<b>7.9%</b>
\$30,000-40,000	3.5%	0.8%	3.0%	0.8%	0.5%	<b>8.6%</b>
\$40,000-50,000	3.5%	0.5%	2.0%	2.4%	0.7%	<b>9.2%</b>
\$50,000-60,000	3.8%	4.7%	2.0%	0.5%	2.1%	<b>13.1%</b>
\$60,000-75,000	6.9%	3.0%	3.7%	1.8%	2.2%	<b>17.6%</b>
\$75,000-100,000	5.9%	5.1%	0.9%	1.7%	0.6%	<b>14.3%</b>
\$100,000-125,000	0.6%	2.5%	1.3%	0.8%	1.1%	<b>6.4%</b>
\$125,000-150,000	1.7%	1.8%	0.5%	1.3%	0.2%	<b>5.5%</b>
\$150,000-200,000	2.3%	0.6%	0.6%	1.1%	0.2%	<b>4.7%</b>
\$200,000+	<u>0.4%</u>	<u>0.4%</u>	<u>0.3%</u>	<u>0.5%</u>	<u>0.9%</u>	<b>2.5%</b>
<b>Total</b>	<b>35.5%</b>	<b>24.3%</b>	<b>18.3%</b>	<b>11.9%</b>	<b>10.0%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	5.2%	0.6%	0.4%	0.3%	0.4%	<b>7.0%</b>
\$10,000-20,000	15.0%	1.9%	0.7%	0.7%	0.8%	<b>19.1%</b>
\$20,000-30,000	6.0%	2.3%	0.2%	0.7%	0.4%	<b>9.6%</b>
\$30,000-40,000	3.6%	3.3%	0.3%	0.5%	0.6%	<b>8.3%</b>
\$40,000-50,000	4.0%	1.0%	0.8%	0.5%	0.6%	<b>6.9%</b>
\$50,000-60,000	5.8%	2.0%	1.2%	0.4%	0.4%	<b>9.8%</b>
\$60,000-75,000	2.6%	2.4%	0.3%	0.6%	0.6%	<b>6.6%</b>
\$75,000-100,000	5.1%	1.9%	0.4%	0.6%	0.6%	<b>8.6%</b>
\$100,000-125,000	1.5%	3.9%	0.4%	0.3%	0.5%	<b>6.7%</b>
\$125,000-150,000	2.1%	1.2%	0.5%	0.8%	0.5%	<b>5.2%</b>
\$150,000-200,000	2.0%	1.7%	0.4%	0.2%	0.4%	<b>4.7%</b>
\$200,000+	<u>3.3%</u>	<u>1.5%</u>	<u>0.8%</u>	<u>1.2%</u>	<u>0.6%</u>	<b>7.4%</b>
<b>Total</b>	<b>56.4%</b>	<b>23.9%</b>	<b>6.5%</b>	<b>6.9%</b>	<b>6.4%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	7.1%	0.8%	0.3%	0.4%	0.3%	<b>8.9%</b>
\$10,000-20,000	22.6%	1.7%	0.6%	1.0%	0.9%	<b>26.7%</b>
\$20,000-30,000	6.5%	1.5%	0.3%	1.0%	0.4%	<b>9.7%</b>
\$30,000-40,000	4.8%	0.6%	0.3%	0.6%	0.6%	<b>6.9%</b>
\$40,000-50,000	5.3%	1.0%	0.4%	0.6%	0.7%	<b>8.0%</b>
\$50,000-60,000	6.8%	1.4%	0.4%	0.4%	0.4%	<b>9.4%</b>
\$60,000-75,000	2.7%	0.8%	0.3%	0.9%	0.7%	<b>5.4%</b>
\$75,000-100,000	4.8%	0.6%	0.5%	0.8%	0.7%	<b>7.4%</b>
\$100,000-125,000	2.2%	0.8%	0.5%	0.3%	0.5%	<b>4.3%</b>
\$125,000-150,000	2.8%	0.3%	0.3%	1.1%	0.5%	<b>5.1%</b>
\$150,000-200,000	2.4%	0.5%	0.3%	0.3%	0.4%	<b>3.9%</b>
\$200,000+	<u>1.5%</u>	<u>0.3%</u>	<u>0.2%</u>	<u>1.7%</u>	<u>0.6%</u>	<b>4.3%</b>
<b>Total</b>	<b>69.4%</b>	<b>10.4%</b>	<b>4.4%</b>	<b>9.1%</b>	<b>6.7%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.7%	1.2%	0.4%	0.2%	0.6%	<b>4.1%</b>
\$10,000-20,000	6.3%	1.3%	0.4%	0.6%	0.7%	<b>9.4%</b>
\$20,000-30,000	2.9%	2.3%	2.5%	0.4%	0.2%	<b>8.2%</b>
\$30,000-40,000	3.5%	1.3%	2.4%	0.8%	0.6%	<b>8.6%</b>
\$40,000-50,000	3.6%	0.6%	1.8%	2.0%	0.7%	<b>8.7%</b>
\$50,000-60,000	4.2%	4.2%	1.8%	0.5%	1.8%	<b>12.4%</b>
\$60,000-75,000	6.0%	2.9%	3.0%	1.5%	1.9%	<b>15.3%</b>
\$75,000-100,000	5.8%	4.4%	0.8%	1.4%	0.6%	<b>13.1%</b>
\$100,000-125,000	0.8%	2.8%	1.2%	0.7%	0.9%	<b>6.4%</b>
\$125,000-150,000	1.8%	1.7%	0.5%	1.2%	0.2%	<b>5.4%</b>
\$150,000-200,000	2.2%	0.8%	0.6%	0.9%	0.2%	<b>4.7%</b>
\$200,000+	<u>1.0%</u>	<u>0.7%</u>	<u>0.4%</u>	<u>0.6%</u>	<u>0.9%</u>	<b>3.5%</b>
<b>Total</b>	<b>39.8%</b>	<b>24.2%</b>	<b>15.8%</b>	<b>10.8%</b>	<b>9.3%</b>	<b>100.0%</b>

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<b>Owner Households</b>						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	54	17	43	11	8	133
\$10,000-20,000	18	38	12	0	1	69
\$20,000-30,000	81	14	43	30	8	176
\$30,000-40,000	83	77	18	110	70	358
\$40,000-50,000	48	45	15	32	22	162
\$50,000-60,000	126	47	50	73	17	313
\$60,000-75,000	111	97	183	117	90	598
\$75,000-100,000	149	195	386	335	206	1,271
\$100,000-125,000	180	288	207	369	213	1,257
\$125,000-150,000	84	324	171	261	224	1,064
\$150,000-200,000	40	209	273	444	221	1,187
\$200,000+	39	326	480	937	424	2,206
<b>Total</b>	<b>1,013</b>	<b>1,677</b>	<b>1,881</b>	<b>2,719</b>	<b>1,504</b>	<b>8,794</b>

<b>Owner Households</b>						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	93	71	25	12	6	207
\$10,000-20,000	267	125	29	13	3	437
\$20,000-30,000	136	104	32	16	4	292
\$30,000-40,000	147	134	31	12	0	324
\$40,000-50,000	218	215	19	8	2	462
\$50,000-60,000	182	170	32	17	5	406
\$60,000-75,000	178	250	79	8	3	518
\$75,000-100,000	144	397	150	30	15	736
\$100,000-125,000	143	331	62	62	3	601
\$125,000-150,000	68	168	129	118	3	486
\$150,000-200,000	74	359	184	75	20	712
\$200,000+	134	446	252	136	46	1,014
<b>Total</b>	<b>1,784</b>	<b>2,770</b>	<b>1,024</b>	<b>507</b>	<b>110</b>	<b>6,195</b>

<b>Owner Households</b>						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	80	53	11	5	2	151
\$10,000-20,000	223	87	11	10	1	332
\$20,000-30,000	108	75	17	4	1	205
\$30,000-40,000	125	109	17	9	0	260
\$40,000-50,000	190	126	16	6	2	340
\$50,000-60,000	117	140	17	5	2	281
\$60,000-75,000	96	155	22	6	0	279
\$75,000-100,000	109	174	99	14	1	397
\$100,000-125,000	70	199	15	15	2	301
\$125,000-150,000	38	88	31	16	2	175
\$150,000-200,000	55	201	46	22	0	324
\$200,000+	95	221	24	18	5	363
<b>Total</b>	<b>1,306</b>	<b>1,628</b>	<b>326</b>	<b>130</b>	<b>18</b>	<b>3,408</b>

<b>Owner Households</b>						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	147	88	68	23	14	340
\$10,000-20,000	285	163	41	13	4	506
\$20,000-30,000	217	118	75	46	12	468
\$30,000-40,000	230	211	49	122	70	682
\$40,000-50,000	266	260	34	40	24	624
\$50,000-60,000	308	217	82	90	22	719
\$60,000-75,000	289	347	262	125	93	1,116
\$75,000-100,000	293	592	536	365	221	2,007
\$100,000-125,000	323	619	269	431	216	1,858
\$125,000-150,000	152	492	300	379	227	1,550
\$150,000-200,000	114	568	457	519	241	1,899
\$200,000+	173	772	732	1,073	470	3,220
<b>Total</b>	<b>2,797</b>	<b>4,447</b>	<b>2,905</b>	<b>3,226</b>	<b>1,614</b>	<b>14,989</b>

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Percent Owner Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.6%	0.2%	0.5%	0.1%	0.1%	1.5%
\$10,000-20,000	0.2%	0.4%	0.1%	0.0%	0.0%	0.8%
\$20,000-30,000	0.9%	0.2%	0.5%	0.3%	0.1%	2.0%
\$30,000-40,000	0.9%	0.9%	0.2%	1.3%	0.8%	4.1%
\$40,000-50,000	0.5%	0.5%	0.2%	0.4%	0.3%	1.8%
\$50,000-60,000	1.4%	0.5%	0.6%	0.8%	0.2%	3.6%
\$60,000-75,000	1.3%	1.1%	2.1%	1.3%	1.0%	6.8%
\$75,000-100,000	1.7%	2.2%	4.4%	3.8%	2.3%	14.5%
\$100,000-125,000	2.0%	3.3%	2.4%	4.2%	2.4%	14.3%
\$125,000-150,000	1.0%	3.7%	1.9%	3.0%	2.5%	12.1%
\$150,000-200,000	0.5%	2.4%	3.1%	5.0%	2.5%	13.5%
\$200,000+	0.4%	3.7%	5.5%	10.7%	4.8%	25.1%
<b>Total</b>	<b>11.5%</b>	<b>19.1%</b>	<b>21.4%</b>	<b>30.9%</b>	<b>17.1%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.5%	1.1%	0.4%	0.2%	0.1%	3.3%
\$10,000-20,000	4.3%	2.0%	0.5%	0.2%	0.0%	7.1%
\$20,000-30,000	2.2%	1.7%	0.5%	0.3%	0.1%	4.7%
\$30,000-40,000	2.4%	2.2%	0.5%	0.2%	0.0%	5.2%
\$40,000-50,000	3.5%	3.5%	0.3%	0.1%	0.0%	7.5%
\$50,000-60,000	2.9%	2.7%	0.5%	0.3%	0.1%	6.6%
\$60,000-75,000	2.9%	4.0%	1.3%	0.1%	0.0%	8.4%
\$75,000-100,000	2.3%	6.4%	2.4%	0.5%	0.2%	11.9%
\$100,000-125,000	2.3%	5.3%	1.0%	1.0%	0.0%	9.7%
\$125,000-150,000	1.1%	2.7%	2.1%	1.9%	0.0%	7.8%
\$150,000-200,000	1.2%	5.8%	3.0%	1.2%	0.3%	11.5%
\$200,000+	2.2%	7.2%	4.1%	2.2%	0.7%	16.4%
<b>Total</b>	<b>28.8%</b>	<b>44.7%</b>	<b>16.5%</b>	<b>8.2%</b>	<b>1.8%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.3%	1.6%	0.3%	0.1%	0.1%	4.4%
\$10,000-20,000	6.5%	2.6%	0.3%	0.3%	0.0%	9.7%
\$20,000-30,000	3.2%	2.2%	0.5%	0.1%	0.0%	6.0%
\$30,000-40,000	3.7%	3.2%	0.5%	0.3%	0.0%	7.6%
\$40,000-50,000	5.6%	3.7%	0.5%	0.2%	0.1%	10.0%
\$50,000-60,000	3.4%	4.1%	0.5%	0.1%	0.1%	8.2%
\$60,000-75,000	2.8%	4.5%	0.6%	0.2%	0.0%	8.2%
\$75,000-100,000	3.2%	5.1%	2.9%	0.4%	0.0%	11.6%
\$100,000-125,000	2.1%	5.8%	0.4%	0.4%	0.1%	8.8%
\$125,000-150,000	1.1%	2.6%	0.9%	0.5%	0.1%	5.1%
\$150,000-200,000	1.6%	5.9%	1.3%	0.6%	0.0%	9.5%
\$200,000+	2.8%	6.5%	0.7%	0.5%	0.1%	10.7%
<b>Total</b>	<b>38.3%</b>	<b>47.8%</b>	<b>9.6%</b>	<b>3.8%</b>	<b>0.5%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.0%	0.6%	0.5%	0.2%	0.1%	2.3%
\$10,000-20,000	1.9%	1.1%	0.3%	0.1%	0.0%	3.4%
\$20,000-30,000	1.4%	0.8%	0.5%	0.3%	0.1%	3.1%
\$30,000-40,000	1.5%	1.4%	0.3%	0.8%	0.5%	4.6%
\$40,000-50,000	1.8%	1.7%	0.2%	0.3%	0.2%	4.2%
\$50,000-60,000	2.1%	1.4%	0.5%	0.6%	0.1%	4.8%
\$60,000-75,000	1.9%	2.3%	1.7%	0.8%	0.6%	7.4%
\$75,000-100,000	2.0%	3.9%	3.6%	2.4%	1.5%	13.4%
\$100,000-125,000	2.2%	4.1%	1.8%	2.9%	1.4%	12.4%
\$125,000-150,000	1.0%	3.3%	2.0%	2.5%	1.5%	10.3%
\$150,000-200,000	0.8%	3.8%	3.0%	3.5%	1.6%	12.7%
\$200,000+	1.2%	5.2%	4.9%	7.2%	3.1%	21.5%
<b>Total</b>	<b>18.7%</b>	<b>29.7%</b>	<b>19.4%</b>	<b>21.5%</b>	<b>10.8%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	63	82	26	6	33	210
\$10,000-20,000	211	73	25	37	53	399
\$20,000-30,000	122	145	195	25	7	494
\$30,000-40,000	239	50	198	49	39	575
\$40,000-50,000	232	37	167	150	43	629
\$50,000-60,000	248	295	140	44	159	886
\$60,000-75,000	506	185	289	126	173	1,279
\$75,000-100,000	478	381	81	133	58	1,131
\$100,000-125,000	51	200	106	74	82	513
\$125,000-150,000	152	143	49	95	10	449
\$150,000-200,000	177	43	51	101	16	388
\$200,000+	59	41	25	38	29	242
<b>Total</b>	<b>2,538</b>	<b>1,675</b>	<b>1,352</b>	<b>878</b>	<b>752</b>	<b>7,195</b>

Renter Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	117	19	7	10	14	167
\$10,000-20,000	328	42	13	14	16	413
\$20,000-30,000	130	48	4	14	8	204
\$30,000-40,000	102	85	7	12	11	217
\$40,000-50,000	103	30	13	14	11	171
\$50,000-60,000	129	47	23	9	13	221
\$60,000-75,000	74	55	8	13	14	164
\$75,000-100,000	130	58	10	16	13	227
\$100,000-125,000	35	88	9	11	13	156
\$125,000-150,000	55	34	18	19	13	139
\$150,000-200,000	51	42	15	7	12	127
\$200,000+	90	43	25	31	14	203
<b>Total</b>	<b>1,344</b>	<b>591</b>	<b>152</b>	<b>170</b>	<b>152</b>	<b>2,409</b>

Renter Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	101	10	4	8	10	133
\$10,000-20,000	317	27	8	12	12	376
\$20,000-30,000	101	26	2	11	6	146
\$30,000-40,000	89	11	4	10	9	123
\$40,000-50,000	90	17	5	12	8	132
\$50,000-60,000	97	20	4	8	10	139
\$60,000-75,000	49	14	5	11	10	89
\$75,000-100,000	76	15	8	13	9	121
\$100,000-125,000	30	18	6	8	10	72
\$125,000-150,000	48	8	8	16	8	88
\$150,000-200,000	40	13	6	4	9	72
\$200,000+	29	8	3	29	8	77
<b>Total</b>	<b>1,067</b>	<b>187</b>	<b>63</b>	<b>142</b>	<b>109</b>	<b>1,568</b>

Renter Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	180	101	33	16	47	377
\$10,000-20,000	539	115	38	51	69	812
\$20,000-30,000	252	193	199	39	15	698
\$30,000-40,000	341	135	205	61	50	792
\$40,000-50,000	335	67	180	164	54	800
\$50,000-60,000	377	342	163	53	172	1,107
\$60,000-75,000	580	240	297	139	187	1,443
\$75,000-100,000	608	439	91	149	71	1,358
\$100,000-125,000	86	288	115	85	95	669
\$125,000-150,000	207	177	67	114	23	588
\$150,000-200,000	228	85	66	108	28	515
\$200,000+	149	84	50	69	93	445
<b>Total</b>	<b>3,882</b>	<b>2,266</b>	<b>1,504</b>	<b>1,048</b>	<b>904</b>	<b>9,604</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.9%	1.1%	0.4%	0.1%	0.5%	2.9%
\$10,000-20,000	2.9%	1.0%	0.3%	0.5%	0.7%	5.5%
\$20,000-30,000	1.7%	2.0%	2.7%	0.3%	0.1%	6.9%
\$30,000-40,000	3.3%	0.7%	2.8%	0.7%	0.5%	8.0%
\$40,000-50,000	3.2%	0.5%	2.3%	2.1%	0.6%	8.7%
\$50,000-60,000	3.4%	4.1%	1.9%	0.6%	2.2%	12.3%
\$60,000-75,000	7.0%	2.6%	4.0%	1.8%	2.4%	17.8%
\$75,000-100,000	6.6%	5.3%	1.1%	1.8%	0.8%	15.7%
\$100,000-125,000	0.7%	2.8%	1.5%	1.0%	1.1%	7.1%
\$125,000-150,000	2.1%	2.0%	0.7%	1.3%	0.1%	6.2%
\$150,000-200,000	2.5%	0.6%	0.7%	1.4%	0.2%	5.4%
\$200,000+	0.8%	0.6%	0.3%	0.5%	1.1%	3.4%
<b>Total</b>	<b>35.3%</b>	<b>23.3%</b>	<b>18.8%</b>	<b>12.2%</b>	<b>10.5%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.9%	0.8%	0.3%	0.4%	0.6%	6.9%
\$10,000-20,000	13.6%	1.7%	0.5%	0.6%	0.7%	17.1%
\$20,000-30,000	5.4%	2.0%	0.2%	0.6%	0.3%	8.5%
\$30,000-40,000	4.2%	3.5%	0.3%	0.5%	0.5%	9.0%
\$40,000-50,000	4.3%	1.2%	0.5%	0.6%	0.5%	7.1%
\$50,000-60,000	5.4%	2.0%	1.0%	0.4%	0.5%	9.2%
\$60,000-75,000	3.1%	2.3%	0.3%	0.5%	0.6%	6.8%
\$75,000-100,000	5.4%	2.4%	0.4%	0.7%	0.5%	9.4%
\$100,000-125,000	1.5%	3.7%	0.4%	0.5%	0.5%	6.5%
\$125,000-150,000	2.3%	1.4%	0.7%	0.8%	0.5%	5.8%
\$150,000-200,000	2.1%	1.7%	0.6%	0.3%	0.5%	5.3%
\$200,000+	3.7%	1.8%	1.0%	1.3%	0.6%	8.4%
<b>Total</b>	<b>55.8%</b>	<b>24.5%</b>	<b>6.3%</b>	<b>7.1%</b>	<b>6.3%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.4%	0.6%	0.3%	0.5%	0.6%	8.5%
\$10,000-20,000	20.2%	1.7%	0.5%	0.8%	0.8%	24.0%
\$20,000-30,000	6.4%	1.7%	0.1%	0.7%	0.4%	9.3%
\$30,000-40,000	5.7%	0.7%	0.3%	0.6%	0.6%	7.8%
\$40,000-50,000	5.7%	1.1%	0.3%	0.8%	0.5%	8.4%
\$50,000-60,000	6.2%	1.3%	0.3%	0.5%	0.6%	8.9%
\$60,000-75,000	3.1%	0.9%	0.3%	0.7%	0.6%	5.7%
\$75,000-100,000	4.8%	1.0%	0.5%	0.8%	0.6%	7.7%
\$100,000-125,000	1.9%	1.1%	0.4%	0.5%	0.6%	4.6%
\$125,000-150,000	3.1%	0.5%	0.5%	1.0%	0.5%	5.6%
\$150,000-200,000	2.6%	0.8%	0.4%	0.3%	0.6%	4.6%
\$200,000+	1.8%	0.5%	0.2%	1.8%	0.5%	4.9%
<b>Total</b>	<b>68.0%</b>	<b>11.9%</b>	<b>4.0%</b>	<b>9.1%</b>	<b>7.0%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.9%	1.1%	0.3%	0.2%	0.5%	3.9%
\$10,000-20,000	5.6%	1.2%	0.4%	0.5%	0.7%	8.5%
\$20,000-30,000	2.6%	2.0%	2.1%	0.4%	0.2%	7.3%
\$30,000-40,000	3.6%	1.4%	2.1%	0.6%	0.5%	8.2%
\$40,000-50,000	3.5%	0.7%	1.9%	1.7%	0.6%	8.3%
\$50,000-60,000	3.9%	3.6%	1.7%	0.6%	1.8%	11.5%
\$60,000-75,000	6.0%	2.5%	3.1%	1.4%	1.9%	15.0%
\$75,000-100,000	6.3%	4.6%	0.9%	1.6%	0.7%	14.1%
\$100,000-125,000	0.9%	3.0%	1.2%	0.9%	1.0%	7.0%
\$125,000-150,000	2.2%	1.8%	0.7%	1.2%	0.2%	6.1%
\$150,000-200,000	2.4%	0.9%	0.7%	1.1%	0.3%	5.4%
\$200,000+	1.6%	0.9%	0.5%	0.7%	1.0%	4.6%
<b>Total</b>	<b>40.4%</b>	<b>23.6%</b>	<b>15.7%</b>	<b>10.9%</b>	<b>9.4%</b>	<b>100.0%</b>

## HISTA 2.2 Summary Data **Alpharetta city, Georgia**

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<b>Owner Households</b>						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	36	11	31	5	12	<b>95</b>
\$10,000-20,000	15	25	8	1	2	<b>51</b>
\$20,000-30,000	62	11	35	27	7	<b>142</b>
\$30,000-40,000	61	51	16	74	66	<b>268</b>
\$40,000-50,000	43	37	12	26	18	<b>136</b>
\$50,000-60,000	84	29	33	55	11	<b>212</b>
\$60,000-75,000	88	69	135	92	74	<b>458</b>
\$75,000-100,000	123	151	310	282	203	<b>1,069</b>
\$100,000-125,000	157	247	196	331	199	<b>1,130</b>
\$125,000-150,000	76	313	160	277	229	<b>1,055</b>
\$150,000-200,000	42	166	279	430	224	<b>1,141</b>
\$200,000+	<u>49</u>	<u>308</u>	<u>521</u>	<u>1,020</u>	<u>506</u>	<b><u>2,404</u></b>
<b>Total</b>	<b>836</b>	<b>1,418</b>	<b>1,736</b>	<b>2,620</b>	<b>1,551</b>	<b>8,161</b>

<b>Owner Households</b>						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	94	84	37	13	4	<b>232</b>
\$10,000-20,000	312	143	31	18	7	<b>511</b>
\$20,000-30,000	161	118	43	23	8	<b>353</b>
\$30,000-40,000	176	151	37	17	1	<b>382</b>
\$40,000-50,000	256	247	37	19	0	<b>559</b>
\$50,000-60,000	200	183	34	21	8	<b>446</b>
\$60,000-75,000	239	288	107	16	2	<b>652</b>
\$75,000-100,000	189	485	205	46	24	<b>949</b>
\$100,000-125,000	172	435	86	93	8	<b>794</b>
\$125,000-150,000	92	209	174	168	3	<b>646</b>
\$150,000-200,000	95	451	245	92	32	<b>915</b>
\$200,000+	<u>216</u>	<u>591</u>	<u>355</u>	<u>213</u>	<u>76</u>	<b><u>1,451</u></b>
<b>Total</b>	<b>2,202</b>	<b>3,385</b>	<b>1,391</b>	<b>739</b>	<b>173</b>	<b>7,890</b>

<b>Owner Households</b>						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	82	66	21	6	0	<b>175</b>
\$10,000-20,000	261	101	10	16	4	<b>392</b>
\$20,000-30,000	123	92	23	8	3	<b>249</b>
\$30,000-40,000	154	128	21	11	1	<b>315</b>
\$40,000-50,000	228	156	30	15	0	<b>429</b>
\$50,000-60,000	127	158	20	6	5	<b>316</b>
\$60,000-75,000	128	188	36	13	2	<b>367</b>
\$75,000-100,000	146	233	141	22	1	<b>543</b>
\$100,000-125,000	93	272	20	32	2	<b>419</b>
\$125,000-150,000	49	123	44	27	1	<b>244</b>
\$150,000-200,000	71	271	70	26	3	<b>441</b>
\$200,000+	<u>159</u>	<u>326</u>	<u>40</u>	<u>28</u>	<u>8</u>	<b><u>561</u></b>
<b>Total</b>	<b>1,621</b>	<b>2,114</b>	<b>476</b>	<b>210</b>	<b>30</b>	<b>4,451</b>

<b>Owner Households</b>						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	130	95	68	18	16	<b>327</b>
\$10,000-20,000	327	168	39	19	9	<b>562</b>
\$20,000-30,000	223	129	78	50	15	<b>495</b>
\$30,000-40,000	237	202	53	91	67	<b>650</b>
\$40,000-50,000	299	284	49	45	18	<b>695</b>
\$50,000-60,000	284	212	67	76	19	<b>658</b>
\$60,000-75,000	327	357	242	108	76	<b>1,110</b>
\$75,000-100,000	312	636	515	328	227	<b>2,018</b>
\$100,000-125,000	329	682	282	424	207	<b>1,924</b>
\$125,000-150,000	168	522	334	445	232	<b>1,701</b>
\$150,000-200,000	137	617	524	522	256	<b>2,056</b>
\$200,000+	<u>265</u>	<u>899</u>	<u>876</u>	<u>1,233</u>	<u>582</u>	<b><u>3,855</u></b>
<b>Total</b>	<b>3,038</b>	<b>4,803</b>	<b>3,127</b>	<b>3,359</b>	<b>1,724</b>	<b>16,051</b>

HISTA 2.2 Summary Data **Alpharetta city, Georgia**

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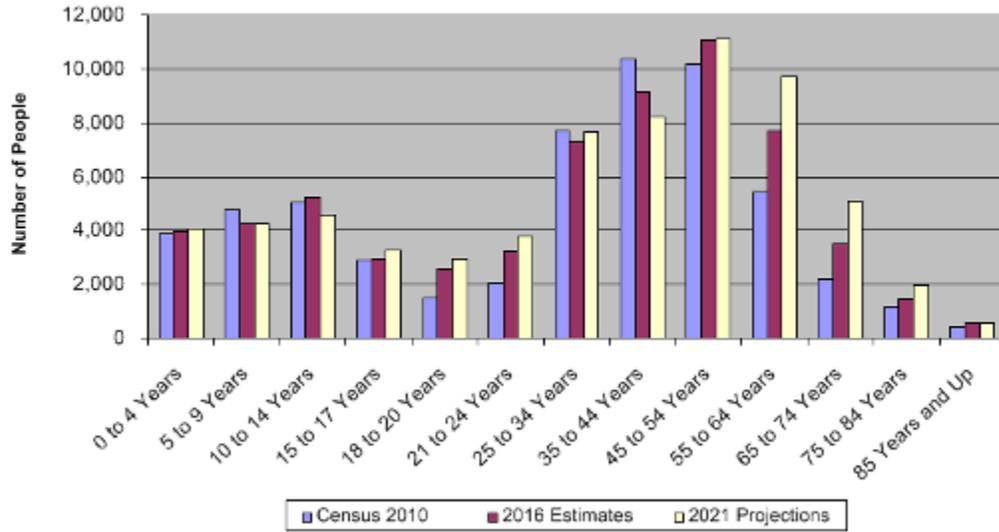
Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.4%	0.1%	0.4%	0.1%	0.1%	1.2%
\$10,000-20,000	0.2%	0.3%	0.1%	0.0%	0.0%	0.6%
\$20,000-30,000	0.8%	0.1%	0.4%	0.3%	0.1%	1.7%
\$30,000-40,000	0.7%	0.6%	0.2%	0.9%	0.8%	3.3%
\$40,000-50,000	0.5%	0.5%	0.1%	0.3%	0.2%	1.7%
\$50,000-60,000	1.0%	0.4%	0.4%	0.7%	0.1%	2.6%
\$60,000-75,000	1.1%	0.8%	1.7%	1.1%	0.9%	5.6%
\$75,000-100,000	1.5%	1.9%	3.8%	3.5%	2.5%	13.1%
\$100,000-125,000	1.9%	3.0%	2.4%	4.1%	2.4%	13.8%
\$125,000-150,000	0.9%	3.8%	2.0%	3.4%	2.8%	12.9%
\$150,000-200,000	0.5%	2.0%	3.4%	5.3%	2.7%	14.0%
\$200,000+	0.6%	3.8%	6.4%	12.5%	6.2%	29.5%
<b>Total</b>	<b>10.2%</b>	<b>17.4%</b>	<b>21.3%</b>	<b>32.1%</b>	<b>19.0%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.2%	1.1%	0.5%	0.2%	0.1%	2.9%
\$10,000-20,000	4.0%	1.8%	0.4%	0.2%	0.1%	6.5%
\$20,000-30,000	2.0%	1.5%	0.5%	0.3%	0.1%	4.5%
\$30,000-40,000	2.2%	1.9%	0.5%	0.2%	0.0%	4.8%
\$40,000-50,000	3.2%	3.1%	0.5%	0.2%	0.0%	7.1%
\$50,000-60,000	2.5%	2.3%	0.4%	0.3%	0.1%	5.7%
\$60,000-75,000	3.0%	3.7%	1.4%	0.2%	0.0%	8.3%
\$75,000-100,000	2.4%	6.1%	2.6%	0.6%	0.3%	12.0%
\$100,000-125,000	2.2%	5.5%	1.1%	1.2%	0.1%	10.1%
\$125,000-150,000	1.2%	2.6%	2.2%	2.1%	0.0%	8.2%
\$150,000-200,000	1.2%	5.7%	3.1%	1.2%	0.4%	11.6%
\$200,000+	2.7%	7.5%	4.5%	2.7%	1.0%	18.4%
<b>Total</b>	<b>27.9%</b>	<b>42.9%</b>	<b>17.6%</b>	<b>9.4%</b>	<b>2.2%</b>	<b>100.0%</b>

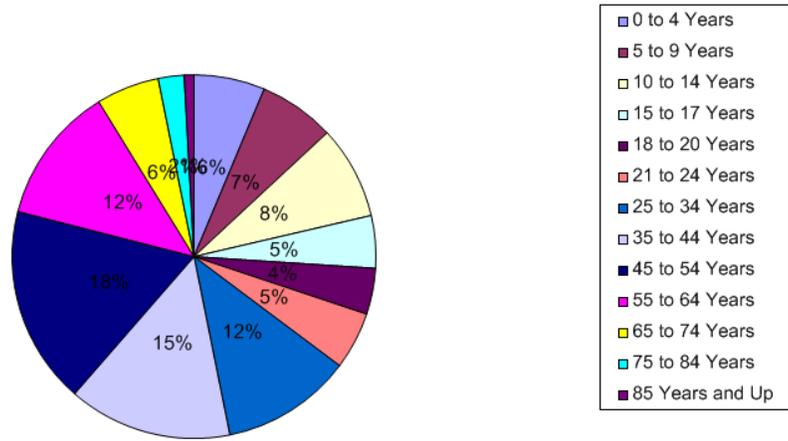
Percent Owner Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.8%	1.5%	0.5%	0.1%	0.0%	3.9%
\$10,000-20,000	5.9%	2.3%	0.2%	0.4%	0.1%	8.8%
\$20,000-30,000	2.8%	2.1%	0.5%	0.2%	0.1%	5.6%
\$30,000-40,000	3.5%	2.9%	0.5%	0.2%	0.0%	7.1%
\$40,000-50,000	5.1%	3.5%	0.7%	0.3%	0.0%	9.6%
\$50,000-60,000	2.9%	3.5%	0.4%	0.1%	0.1%	7.1%
\$60,000-75,000	2.9%	4.2%	0.8%	0.3%	0.0%	8.2%
\$75,000-100,000	3.3%	5.2%	3.2%	0.5%	0.0%	12.2%
\$100,000-125,000	2.1%	6.1%	0.4%	0.7%	0.0%	9.4%
\$125,000-150,000	1.1%	2.8%	1.0%	0.6%	0.0%	5.5%
\$150,000-200,000	1.6%	6.1%	1.6%	0.6%	0.1%	9.9%
\$200,000+	3.6%	7.3%	0.9%	0.6%	0.2%	12.6%
<b>Total</b>	<b>36.4%</b>	<b>47.5%</b>	<b>10.7%</b>	<b>4.7%</b>	<b>0.7%</b>	<b>100.0%</b>

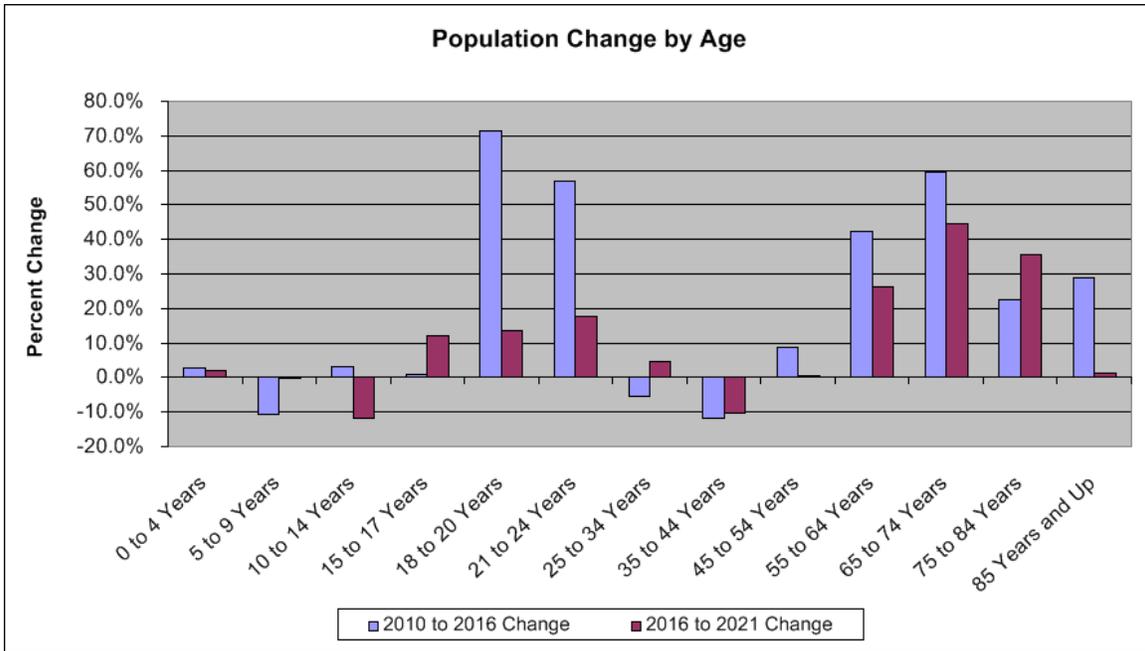
Percent Owner Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.8%	0.6%	0.4%	0.1%	0.1%	2.0%
\$10,000-20,000	2.0%	1.0%	0.2%	0.1%	0.1%	3.5%
\$20,000-30,000	1.4%	0.8%	0.5%	0.3%	0.1%	3.1%
\$30,000-40,000	1.5%	1.3%	0.3%	0.6%	0.4%	4.0%
\$40,000-50,000	1.9%	1.8%	0.3%	0.3%	0.1%	4.3%
\$50,000-60,000	1.8%	1.3%	0.4%	0.5%	0.1%	4.1%
\$60,000-75,000	2.0%	2.2%	1.5%	0.7%	0.5%	6.9%
\$75,000-100,000	1.9%	4.0%	3.2%	2.0%	1.4%	12.6%
\$100,000-125,000	2.0%	4.2%	1.8%	2.6%	1.3%	12.0%
\$125,000-150,000	1.0%	3.3%	2.1%	2.8%	1.4%	10.6%
\$150,000-200,000	0.9%	3.8%	3.3%	3.3%	1.6%	12.8%
\$200,000+	1.7%	5.6%	5.5%	7.7%	3.6%	24.0%
<b>Total</b>	<b>18.9%</b>	<b>29.9%</b>	<b>19.5%</b>	<b>20.9%</b>	<b>10.7%</b>	<b>100.0%</b>

**Population by Age**



**2016 Population by Age**





ribbon demographics

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## POPULATION DATA

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Population by Age & Sex												
Alpharetta city, Georgia												
Census 2010				Current Year Estimates - 2016				Five-Year Projections - 2021				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	1,951	1,907	<b>3,858</b>	0 to 4 Years	2,033	1,931	<b>3,964</b>	0 to 4 Years	2,063	1,984	<b>4,047</b>	
5 to 9 Years	2,411	2,336	<b>4,747</b>	5 to 9 Years	2,136	2,113	<b>4,249</b>	5 to 9 Years	2,173	2,060	<b>4,233</b>	
10 to 14 Years	2,550	2,504	<b>5,054</b>	10 to 14 Years	2,629	2,584	<b>5,213</b>	10 to 14 Years	2,281	2,317	<b>4,598</b>	
15 to 17 Years	1,478	1,427	<b>2,905</b>	15 to 17 Years	1,503	1,428	<b>2,931</b>	15 to 17 Years	1,672	1,611	<b>3,283</b>	
18 to 20 Years	852	649	<b>1,501</b>	18 to 20 Years	1,334	1,239	<b>2,573</b>	18 to 20 Years	1,505	1,422	<b>2,927</b>	
21 to 24 Years	1,023	1,022	<b>2,045</b>	21 to 24 Years	1,648	1,563	<b>3,211</b>	21 to 24 Years	1,911	1,869	<b>3,780</b>	
25 to 34 Years	3,748	3,962	<b>7,710</b>	25 to 34 Years	3,615	3,685	<b>7,300</b>	25 to 34 Years	3,818	3,817	<b>7,635</b>	
35 to 44 Years	4,973	5,384	<b>10,357</b>	35 to 44 Years	4,334	4,817	<b>9,151</b>	35 to 44 Years	3,990	4,211	<b>8,201</b>	
45 to 54 Years	4,983	5,179	<b>10,162</b>	45 to 54 Years	5,357	5,698	<b>11,055</b>	45 to 54 Years	5,319	5,806	<b>11,125</b>	
55 to 64 Years	2,568	2,833	<b>5,401</b>	55 to 64 Years	3,682	4,006	<b>7,688</b>	55 to 64 Years	4,646	5,058	<b>9,704</b>	
65 to 74 Years	989	1,220	<b>2,209</b>	65 to 74 Years	1,620	1,902	<b>3,522</b>	65 to 74 Years	2,349	2,743	<b>5,092</b>	
75 to 84 Years	464	714	<b>1,178</b>	75 to 84 Years	562	882	<b>1,444</b>	75 to 84 Years	815	1,141	<b>1,956</b>	
85 Years and Up	127	297	<b>424</b>	85 Years and Up	186	361	<b>547</b>	85 Years and Up	189	365	<b>554</b>	
<b>Total</b>	<b>28,117</b>	<b>29,434</b>	<b>57,551</b>	<b>Total</b>	<b>30,639</b>	<b>32,209</b>	<b>62,848</b>	<b>Total</b>	<b>32,731</b>	<b>34,404</b>	<b>67,135</b>	
62+ Years	n/a	n/a	5,083	62+ Years	n/a	n/a	7,358	62+ Years	n/a	n/a	10,144	
		<b>Median Age:</b>	<b>35.9</b>			<b>Median Age:</b>	<b>37.2</b>			<b>Median Age:</b>	<b>38.7</b>	

Source: Nielsen Claritas; Ribbon Demographics

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

POPULATION DATA

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Nielsen Claritas

Percent Population by Age & Sex											
Alpharetta city, Georgia											
Census 2010				Current Year Estimates - 2016				Five-Year Projections - 2021			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.4%	3.3%	6.7%	0 to 4 Years	3.2%	3.1%	6.3%	0 to 4 Years	3.1%	3.0%	6.0%
5 to 9 Years	4.2%	4.1%	8.2%	5 to 9 Years	3.4%	3.4%	6.8%	5 to 9 Years	3.2%	3.1%	6.3%
10 to 14 Years	4.4%	4.4%	8.8%	10 to 14 Years	4.2%	4.1%	8.3%	10 to 14 Years	3.4%	3.5%	6.8%
15 to 17 Years	2.6%	2.5%	5.0%	15 to 17 Years	2.4%	2.3%	4.7%	15 to 17 Years	2.5%	2.4%	4.9%
18 to 20 Years	1.5%	1.1%	2.6%	18 to 20 Years	2.1%	2.0%	4.1%	18 to 20 Years	2.2%	2.1%	4.4%
21 to 24 Years	1.8%	1.8%	3.6%	21 to 24 Years	2.6%	2.5%	5.1%	21 to 24 Years	2.8%	2.8%	5.6%
25 to 34 Years	6.5%	6.9%	13.4%	25 to 34 Years	5.8%	5.9%	11.6%	25 to 34 Years	5.7%	5.7%	11.4%
35 to 44 Years	8.6%	9.4%	18.0%	35 to 44 Years	6.9%	7.7%	14.6%	35 to 44 Years	5.9%	6.3%	12.2%
45 to 54 Years	8.7%	9.0%	17.7%	45 to 54 Years	8.5%	9.1%	17.6%	45 to 54 Years	7.9%	8.6%	16.6%
55 to 64 Years	4.5%	4.9%	9.4%	55 to 64 Years	5.9%	6.4%	12.2%	55 to 64 Years	6.9%	7.5%	14.5%
65 to 74 Years	1.7%	2.1%	3.8%	65 to 74 Years	2.6%	3.0%	5.6%	65 to 74 Years	3.5%	4.1%	7.6%
75 to 84 Years	0.8%	1.2%	2.0%	75 to 84 Years	0.9%	1.4%	2.3%	75 to 84 Years	1.2%	1.7%	2.9%
85 Years and Up	0.2%	0.5%	0.7%	85 Years and Up	0.3%	0.6%	0.9%	85 Years and Up	0.3%	0.5%	0.8%
<b>Total</b>	<b>48.9%</b>	<b>51.1%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.8%</b>	<b>51.2%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.8%</b>	<b>51.2%</b>	<b>100.0%</b>
62+ Years	n/a	n/a	8.8%	62+ Years	n/a	n/a	11.7%	62+ Years	n/a	n/a	15.1%

Source: Nielsen Claritas; Ribbon Demographics

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

POPULATION DATA

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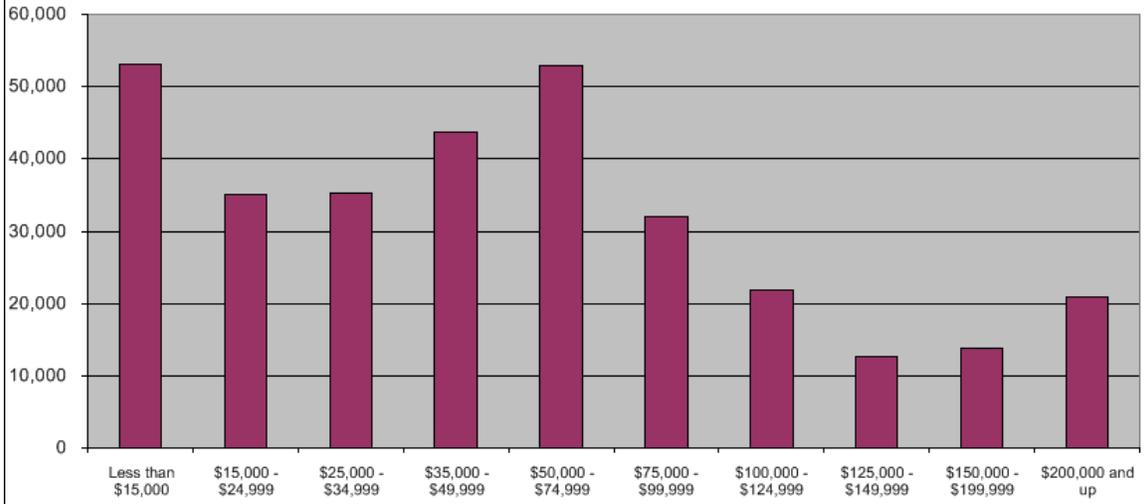
Nielsen Claritas

Changes in Population by Age & Sex										
Alpharetta city, Georgia										
Estimated Change - 2010 to 2016						Projected Change - 2016 to 2021				
Age	Male	Female	Total Change	Percent Change		Age	Male	Female	Total Change	Percent Change
0 to 4 Years	82	24	106	2.7%		0 to 4 Years	30	53	83	2.1%
5 to 9 Years	-275	-223	-498	-10.5%		5 to 9 Years	37	-53	-16	-0.4%
10 to 14 Years	79	80	159	3.1%		10 to 14 Years	-348	-267	-615	-11.8%
15 to 17 Years	25	1	26	0.9%		15 to 17 Years	169	183	352	12.0%
18 to 20 Years	482	590	1,072	71.4%		18 to 20 Years	171	183	354	13.8%
21 to 24 Years	625	541	1,166	57.0%		21 to 24 Years	263	306	569	17.7%
25 to 34 Years	-133	-277	-410	-5.3%		25 to 34 Years	203	132	335	4.6%
35 to 44 Years	-639	-567	-1,206	-11.6%		35 to 44 Years	-344	-606	-950	-10.4%
45 to 54 Years	374	519	893	8.8%		45 to 54 Years	-38	108	70	0.6%
55 to 64 Years	1,114	1,173	2,287	42.3%		55 to 64 Years	964	1,052	2,016	26.2%
65 to 74 Years	631	682	1,313	59.4%		65 to 74 Years	729	841	1,570	44.6%
75 to 84 Years	98	168	266	22.6%		75 to 84 Years	253	259	512	35.5%
85 Years and Up	59	64	123	29.0%		85 Years and Up	3	4	7	1.3%
<b>Total</b>	<b>2,522</b>	<b>2,775</b>	<b>5,297</b>	<b>9.2%</b>		<b>Total</b>	<b>2,092</b>	<b>2,195</b>	<b>4,287</b>	<b>6.8%</b>
62+ Years	n/a	n/a	2,275	44.8%		62+ Years	n/a	n/a	2,786	37.9%

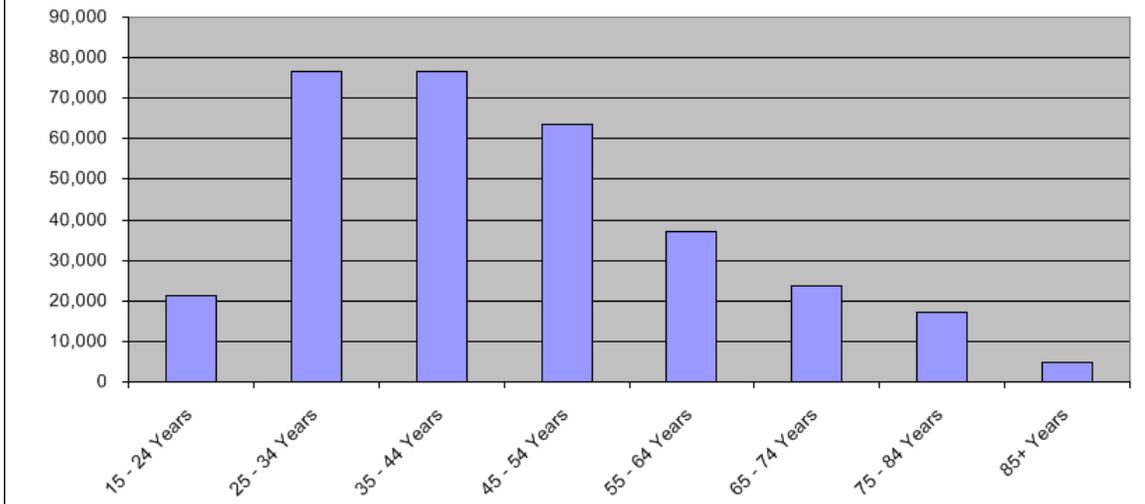
Source: Nielsen Claritas; Ribbon Demographics

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

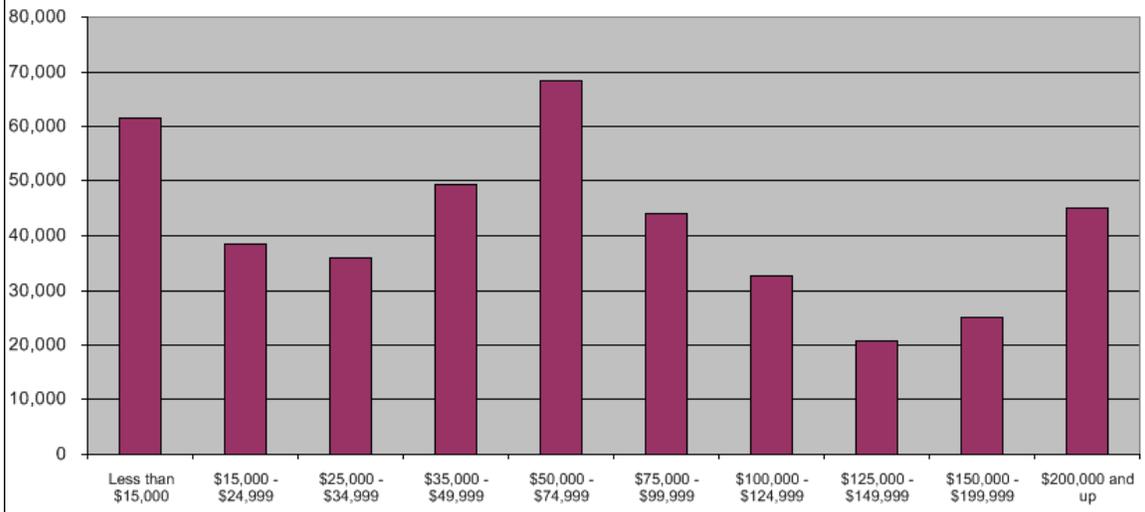
**Households by Income - Census 2000**



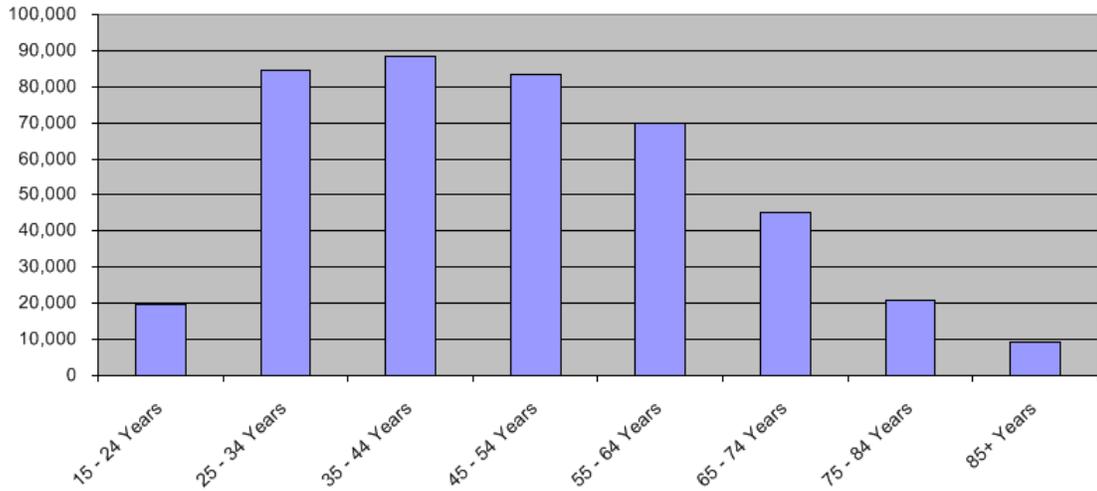
**Households by Age - Census 2000**



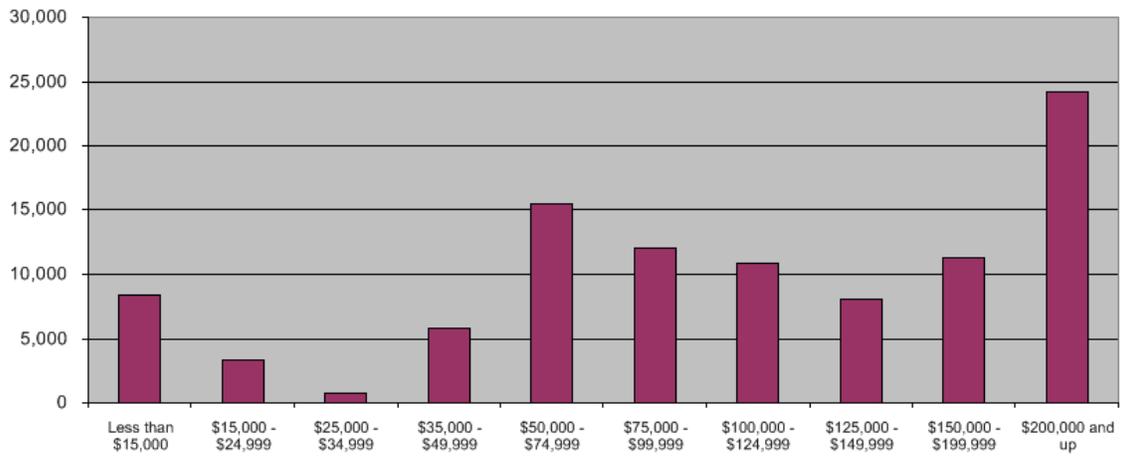
**Estimated Households by Income - 2016**



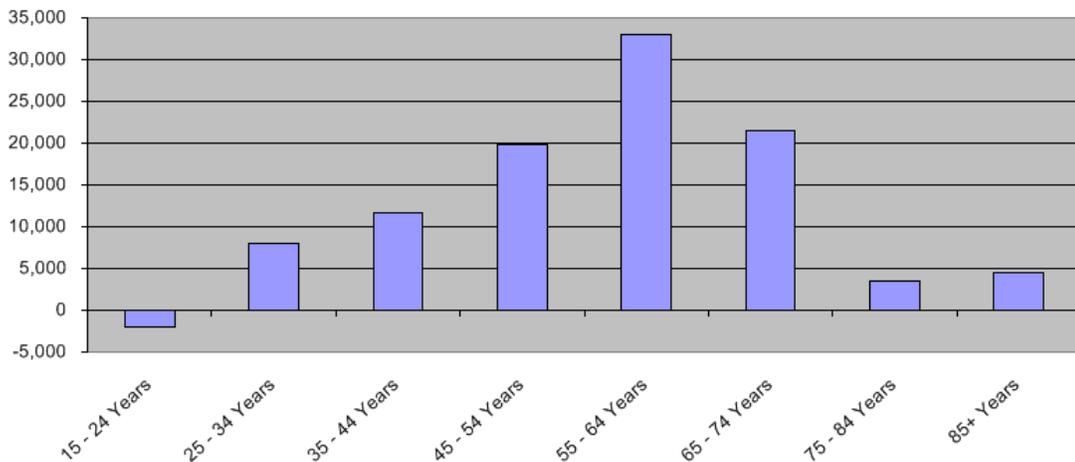
**Estimated Households by Age - 2016**

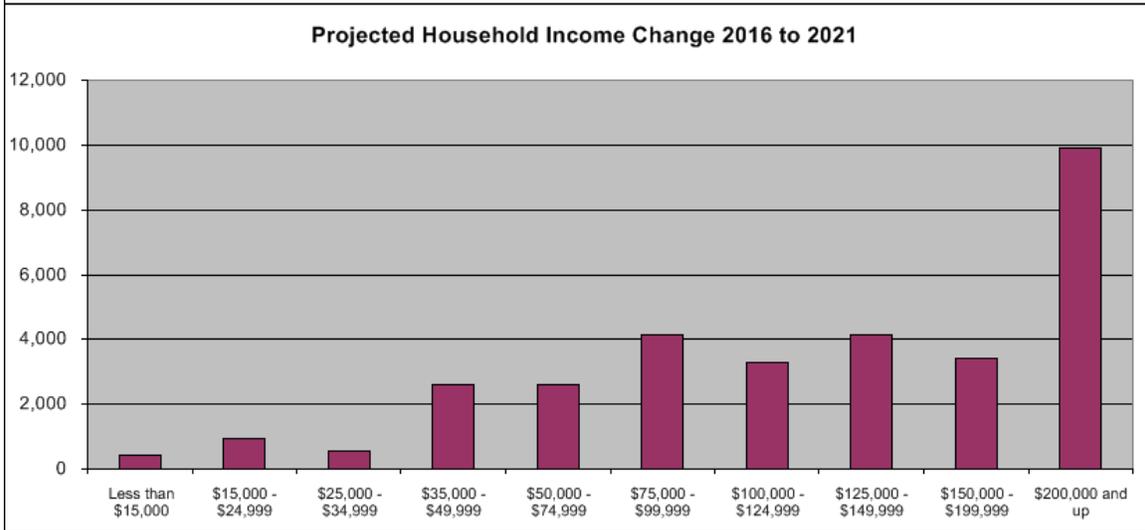
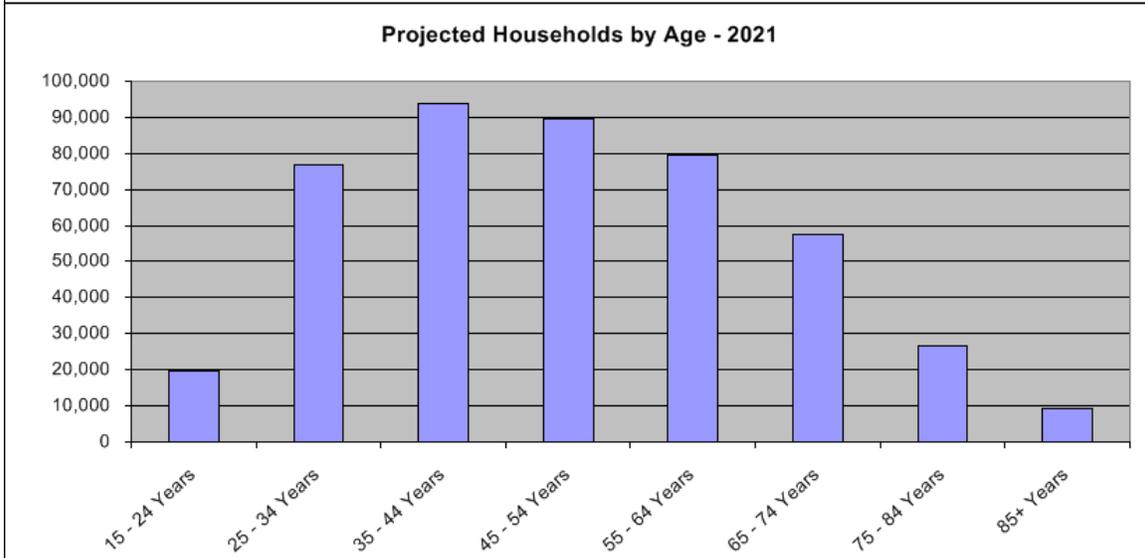
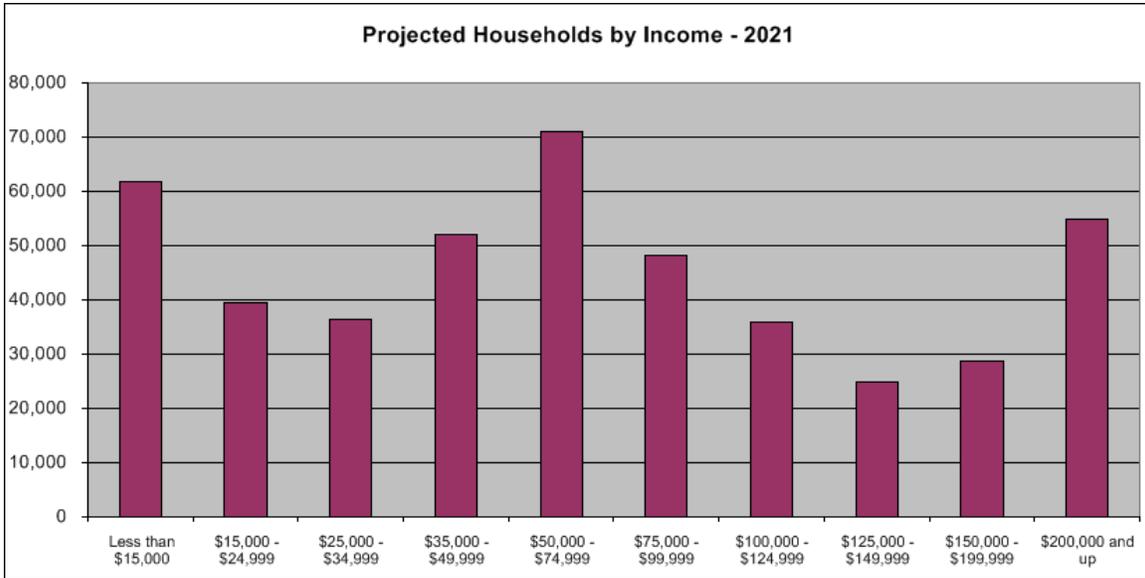


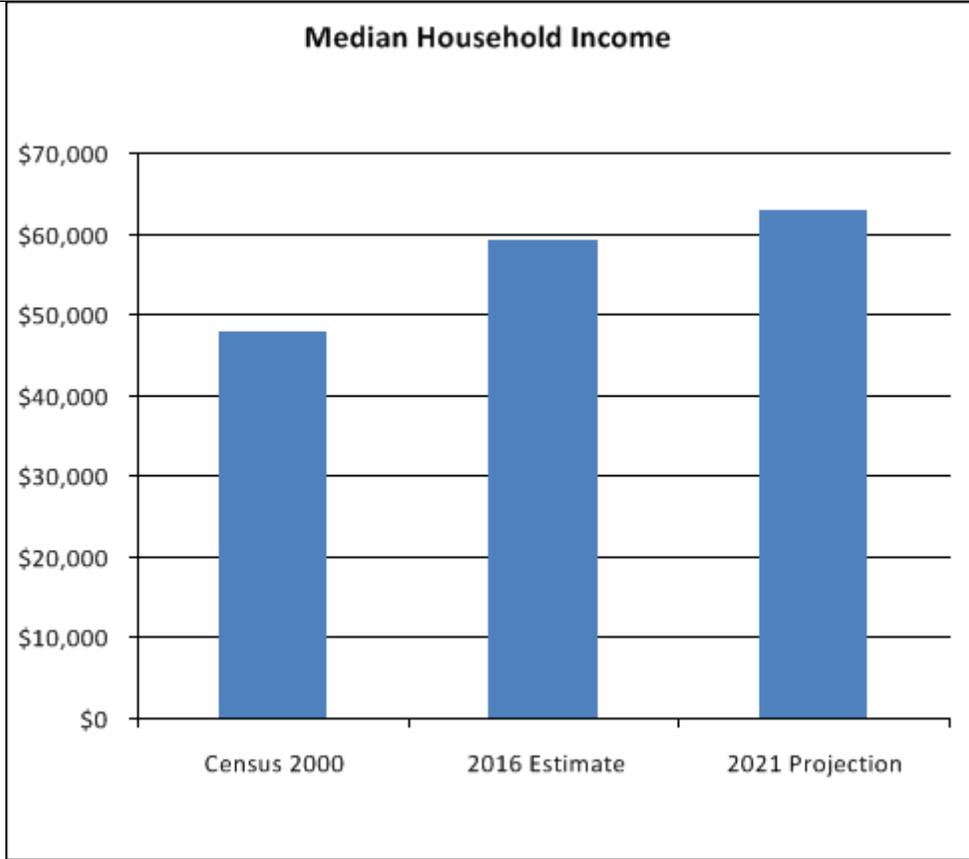
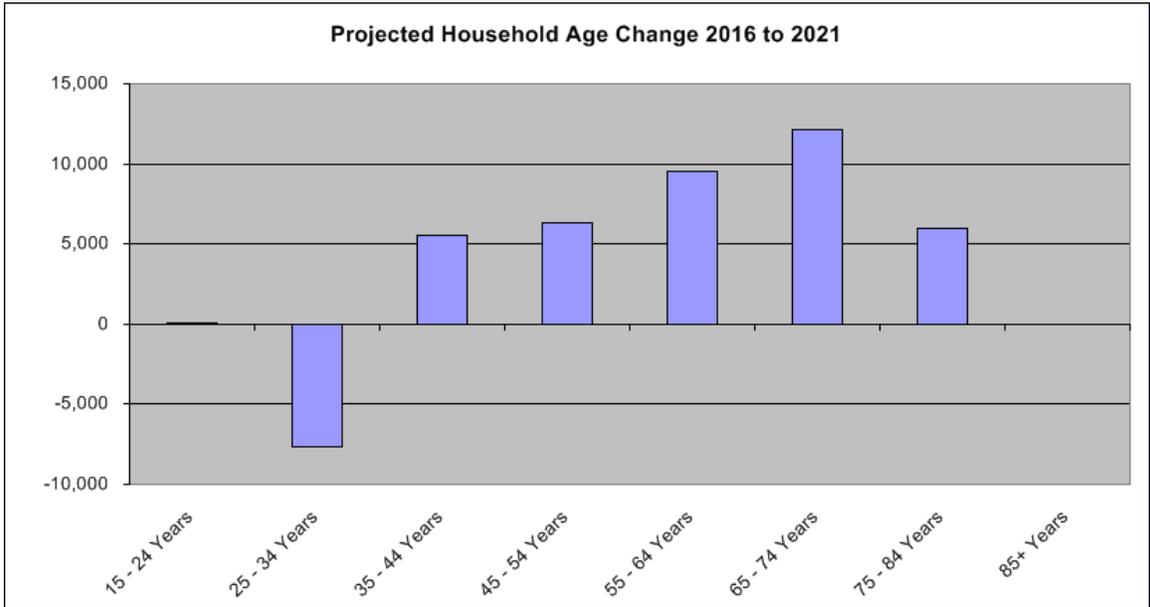
**Estimated Household Income Change 2000 - 2016**



**Estimated Household Age Change 2000 - 2016**







HOUSEHOLD DATA

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Households by Income and Age										
Fulton County, 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	7,566	9,418	8,650	7,282	5,784	6,472	5,726	2,127	53,025	16.5%
\$15,000 - \$24,999	4,054	8,163	7,494	5,128	3,249	3,372	2,861	822	35,143	10.9%
\$25,000 - \$34,999	2,868	10,018	7,813	5,415	3,630	2,765	2,174	537	35,220	11.0%
\$35,000 - \$49,999	3,272	12,551	9,766	8,222	4,235	2,918	2,223	509	43,696	13.6%
\$50,000 - \$74,999	2,288	16,087	12,605	10,427	5,918	3,377	1,864	397	52,963	16.5%
\$75,000 - \$99,999	835	8,485	8,516	7,354	3,926	1,782	949	171	32,018	10.0%
\$100,000 - \$124,999	297	5,036	6,672	5,297	2,844	1,081	527	80	21,834	6.8%
\$125,000 - \$149,999	112	2,560	3,960	3,315	1,871	480	254	69	12,621	3.9%
\$150,000 - \$199,999	85	2,285	4,714	4,133	1,853	516	255	53	13,894	4.3%
\$200,000 and up	86	1,934	6,408	7,070	3,725	1,032	485	89	20,829	6.5%
<b>Total</b>	<b>21,463</b>	<b>76,537</b>	<b>76,598</b>	<b>63,643</b>	<b>37,035</b>	<b>23,795</b>	<b>17,318</b>	<b>4,854</b>	<b>321,243</b>	<b>100.0%</b>
<b>Percent</b>	<b>6.7%</b>	<b>23.8%</b>	<b>23.8%</b>	<b>19.8%</b>	<b>11.5%</b>	<b>7.4%</b>	<b>5.4%</b>	<b>1.5%</b>		

Source: Nielsen Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Households by Income and Age										
Fulton County, Georgia										
Current Year Estimates - 2016										
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	7,696	10,843	8,082	10,138	10,496	6,267	4,811	3,123	61,456	14.6%
\$15,000 - \$24,999	3,575	7,931	6,382	4,805	5,054	4,686	3,873	2,166	38,472	9.1%
\$25,000 - \$34,999	2,109	8,997	7,380	5,254	4,991	3,776	2,353	1,108	35,968	8.5%
\$35,000 - \$49,999	2,637	11,482	9,998	8,056	7,519	5,828	2,942	1,004	49,466	11.7%
\$50,000 - \$74,999	1,904	17,502	16,484	12,432	10,455	6,602	2,286	746	68,411	16.2%
\$75,000 - \$99,999	1,178	9,867	10,729	8,274	6,525	5,404	1,596	460	44,033	10.4%
\$100,000 - \$124,999	216	6,333	8,271	7,513	5,408	3,799	837	346	32,723	7.8%
\$125,000 - \$149,999	105	3,666	4,923	5,307	3,981	1,996	506	180	20,664	4.9%
\$150,000 - \$199,999	29	3,544	6,397	7,210	5,145	2,218	544	99	25,186	6.0%
\$200,000 and up	79	4,353	9,642	14,418	10,486	4,780	1,060	173	44,991	10.7%
<b>Total</b>	<b>19,528</b>	<b>84,518</b>	<b>88,288</b>	<b>83,407</b>	<b>70,060</b>	<b>45,356</b>	<b>20,808</b>	<b>9,405</b>	<b>421,370</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.6%</b>	<b>20.1%</b>	<b>21.0%</b>	<b>19.8%</b>	<b>16.6%</b>	<b>10.8%</b>	<b>4.9%</b>	<b>2.2%</b>		

Source: Nielsen Claritas; Ribbon Demographics

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Households by Income and Age										
Fulton County, Georgia										
Estimated Change - 2000 to 2016										
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	130	1,425	-568	2,856	4,712	-205	-915	996	8,431	15.9%
\$15,000 - \$24,999	-479	-232	-1,112	-323	1,805	1,314	1,012	1,344	3,329	9.5%
\$25,000 - \$34,999	-759	-1,021	-433	-161	1,361	1,011	179	571	748	2.1%
\$35,000 - \$49,999	-635	-1,069	232	-166	3,284	2,910	719	495	5,770	13.2%
\$50,000 - \$74,999	-384	1,415	3,879	2,005	4,537	3,225	422	349	15,448	29.2%
\$75,000 - \$99,999	343	1,382	2,213	920	2,599	3,622	647	289	12,015	37.5%
\$100,000 - \$124,999	-81	1,297	1,599	2,216	2,564	2,718	310	266	10,889	49.9%
\$125,000 - \$149,999	-7	1,106	963	1,992	2,110	1,516	252	111	8,043	63.7%
\$150,000 - \$199,999	-56	1,259	1,683	3,077	3,292	1,702	289	46	11,292	81.3%
\$200,000 and up	-7	2,419	3,234	7,348	6,761	3,748	575	84	24,162	116.0%
<b>Total</b>	<b>-1,935</b>	<b>7,981</b>	<b>11,690</b>	<b>19,764</b>	<b>33,025</b>	<b>21,561</b>	<b>3,490</b>	<b>4,551</b>	<b>100,127</b>	<b>31.2%</b>
<b>Percent Change</b>	<b>-9.0%</b>	<b>10.4%</b>	<b>15.3%</b>	<b>31.1%</b>	<b>89.2%</b>	<b>90.6%</b>	<b>20.2%</b>	<b>93.8%</b>		<b>31.2%</b>

Source: Nielsen Claritas; Ribbon Demographics

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Households by Income and Age										
Fulton County, Georgia										
Five Year Projections - 2021										
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	7,541	9,288	7,920	9,969	10,964	7,349	5,852	2,994	61,877	13.6%
\$15,000 - \$24,999	3,493	6,896	6,358	4,795	5,362	5,581	4,818	2,122	39,425	8.7%
\$25,000 - \$34,999	2,105	7,788	7,345	5,280	5,352	4,562	2,959	1,111	36,502	8.1%
\$35,000 - \$49,999	2,712	10,287	10,293	8,352	8,289	7,274	3,817	1,042	52,066	11.5%
\$50,000 - \$74,999	1,976	15,715	17,036	12,877	11,531	8,176	2,960	758	71,029	15.7%
\$75,000 - \$99,999	1,282	9,253	11,562	8,936	7,517	7,011	2,140	494	48,195	10.6%
\$100,000 - \$124,999	240	5,949	8,956	8,139	6,253	4,966	1,140	373	36,016	7.9%
\$125,000 - \$149,999	130	3,769	5,807	6,271	5,005	2,840	753	213	24,788	5.5%
\$150,000 - \$199,999	36	3,450	7,117	8,019	6,129	2,969	756	121	28,597	6.3%
\$200,000 and up	98	4,466	11,414	17,105	13,230	6,798	1,587	201	54,899	12.1%
<b>Total</b>	<b>19,613</b>	<b>76,861</b>	<b>93,808</b>	<b>89,743</b>	<b>79,632</b>	<b>57,526</b>	<b>26,782</b>	<b>9,429</b>	<b>453,394</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.3%</b>	<b>17.0%</b>	<b>20.7%</b>	<b>19.8%</b>	<b>17.6%</b>	<b>12.7%</b>	<b>5.9%</b>	<b>2.1%</b>		<b>100.0%</b>

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Households by Income and Age Fulton County, Georgia										
Projected Change - 2016 to 2021										
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	-155	-1,555	-162	-169	468	1,082	1,041	-129	421	0.7%
\$15,000 - \$24,999	-82	-1,035	-24	-10	308	895	945	-44	953	2.5%
\$25,000 - \$34,999	-4	-1,209	-35	26	361	786	606	3	534	1.5%
\$35,000 - \$49,999	75	-1,195	295	296	770	1,446	875	38	2,600	5.3%
\$50,000 - \$74,999	72	-1,787	552	445	1,076	1,574	674	12	2,618	3.8%
\$75,000 - \$99,999	104	-614	833	662	992	1,607	544	34	4,162	9.5%
\$100,000 - \$124,999	24	-384	685	626	845	1,167	303	27	3,293	10.1%
\$125,000 - \$149,999	25	103	884	964	1,024	844	247	33	4,124	20.0%
\$150,000 - \$199,999	7	-94	720	809	984	751	212	22	3,411	13.5%
\$200,000 and up	19	113	1,772	2,687	2,744	2,018	527	28	9,908	22.0%
<b>Total</b>	<b>85</b>	<b>-7,657</b>	<b>5,520</b>	<b>6,336</b>	<b>9,572</b>	<b>12,170</b>	<b>5,974</b>	<b>24</b>	<b>32,024</b>	<b>7.6%</b>
<b>Percent Change</b>	<b>0.4%</b>	<b>-9.1%</b>	<b>6.3%</b>	<b>7.6%</b>	<b>13.7%</b>	<b>26.8%</b>	<b>28.7%</b>	<b>0.3%</b>	<b>7.6%</b>	

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Median Household Income Fulton County, Georgia		
Census 2000	2016 Estimate	2021 Projection
\$47,782	\$59,254	\$62,962

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Steven Clarke

Median Household Income by Area			
Fulton County, Georgia			
Geography ID	2010 Census	2010 Estimate	2021 Projection
11121	\$47,762	\$59,254	\$67,962

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<b>Renter Households</b>						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	7,032	3,546	2,655	1,482	1,642	16,357
\$10,000-20,000	6,632	3,692	2,429	1,610	1,720	16,083
\$20,000-30,000	7,441	3,839	2,241	1,485	1,415	16,421
\$30,000-40,000	8,451	3,249	2,035	1,331	1,474	16,540
\$40,000-50,000	6,868	3,087	1,719	1,034	1,424	14,132
\$50,000-60,000	4,724	3,326	1,351	896	1,093	11,390
\$60,000-75,000	4,697	3,524	1,310	754	1,570	11,855
\$75,000-100,000	3,183	4,603	1,531	1,167	916	11,400
\$100,000-125,000	1,760	2,813	1,050	567	796	6,986
\$125,000-150,000	886	901	558	339	265	2,949
\$150,000-200,000	738	1,268	746	465	214	3,431
\$200,000+	874	748	592	401	184	2,799
<b>Total</b>	<b>53,286</b>	<b>34,596</b>	<b>18,217</b>	<b>11,531</b>	<b>12,713</b>	<b>130,343</b>

<b>Renter Households</b>						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4,965	878	400	189	160	6,592
\$10,000-20,000	4,482	1,191	331	176	172	6,352
\$20,000-30,000	2,598	921	299	193	152	4,163
\$30,000-40,000	1,621	864	310	144	214	3,153
\$40,000-50,000	1,243	573	242	148	144	2,350
\$50,000-60,000	831	654	293	165	169	2,112
\$60,000-75,000	1,106	505	193	190	142	2,136
\$75,000-100,000	1,082	469	388	137	145	2,221
\$100,000-125,000	875	445	117	112	111	1,660
\$125,000-150,000	510	215	74	74	76	949
\$150,000-200,000	541	245	131	57	73	1,047
\$200,000+	711	283	120	82	78	1,274
<b>Total</b>	<b>20,565</b>	<b>7,243</b>	<b>2,898</b>	<b>1,667</b>	<b>1,636</b>	<b>34,009</b>

<b>Renter Households</b>						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3,066	458	250	107	123	4,004
\$10,000-20,000	3,431	743	176	91	130	4,571
\$20,000-30,000	1,745	512	142	133	114	2,646
\$30,000-40,000	998	471	126	116	151	1,862
\$40,000-50,000	687	335	132	78	115	1,347
\$50,000-60,000	527	296	119	104	73	1,119
\$60,000-75,000	658	270	88	76	82	1,174
\$75,000-100,000	641	237	158	107	93	1,236
\$100,000-125,000	484	201	77	60	55	877
\$125,000-150,000	278	102	36	50	56	522
\$150,000-200,000	278	136	51	38	44	547
\$200,000+	341	118	43	61	47	610
<b>Total</b>	<b>13,134</b>	<b>3,879</b>	<b>1,398</b>	<b>1,021</b>	<b>1,083</b>	<b>20,515</b>

<b>Renter Households</b>						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	11,997	4,424	3,055	1,671	1,802	22,949
\$10,000-20,000	11,114	4,883	2,760	1,786	1,892	22,435
\$20,000-30,000	10,039	4,760	2,540	1,678	1,567	20,584
\$30,000-40,000	10,072	4,113	2,345	1,475	1,688	19,693
\$40,000-50,000	8,111	3,660	1,961	1,182	1,568	16,482
\$50,000-60,000	5,555	3,980	1,644	1,061	1,262	13,502
\$60,000-75,000	5,803	4,029	1,503	944	1,712	13,991
\$75,000-100,000	4,265	5,072	1,919	1,304	1,061	13,621
\$100,000-125,000	2,635	3,258	1,167	679	907	8,646
\$125,000-150,000	1,396	1,116	632	413	341	3,898
\$150,000-200,000	1,279	1,513	877	522	287	4,478
\$200,000+	1,585	1,031	712	483	262	4,073
<b>Total</b>	<b>73,851</b>	<b>41,839</b>	<b>21,115</b>	<b>13,198</b>	<b>14,349</b>	<b>164,352</b>

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<b>Percent Renter Households</b>						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	
	Household	Household	Household	Household	Household	Total
\$0-10,000	5.4%	2.7%	2.0%	1.1%	1.3%	12.5%
\$10,000-20,000	5.1%	2.8%	1.9%	1.2%	1.3%	12.3%
\$20,000-30,000	5.7%	2.9%	1.7%	1.1%	1.1%	12.6%
\$30,000-40,000	6.5%	2.5%	1.6%	1.0%	1.1%	12.7%
\$40,000-50,000	5.3%	2.4%	1.3%	0.8%	1.1%	10.8%
\$50,000-60,000	3.6%	2.6%	1.0%	0.7%	0.8%	8.7%
\$60,000-75,000	3.6%	2.7%	1.0%	0.6%	1.2%	9.1%
\$75,000-100,000	2.4%	3.5%	1.2%	0.9%	0.7%	8.7%
\$100,000-125,000	1.4%	2.2%	0.8%	0.4%	0.6%	5.4%
\$125,000-150,000	0.7%	0.7%	0.4%	0.3%	0.2%	2.3%
\$150,000-200,000	0.6%	1.0%	0.6%	0.4%	0.2%	2.6%
\$200,000+	0.7%	0.6%	0.5%	0.3%	0.1%	2.1%
<b>Total</b>	<b>40.9%</b>	<b>26.5%</b>	<b>14.0%</b>	<b>8.8%</b>	<b>9.8%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	
	Household	Household	Household	Household	Household	Total
\$0-10,000	14.6%	2.6%	1.2%	0.6%	0.5%	19.4%
\$10,000-20,000	13.2%	3.5%	1.0%	0.5%	0.5%	18.7%
\$20,000-30,000	7.6%	2.7%	0.9%	0.6%	0.4%	12.2%
\$30,000-40,000	4.8%	2.5%	0.9%	0.4%	0.6%	9.3%
\$40,000-50,000	3.7%	1.7%	0.7%	0.4%	0.4%	6.9%
\$50,000-60,000	2.4%	1.9%	0.9%	0.5%	0.5%	6.2%
\$60,000-75,000	3.3%	1.5%	0.6%	0.6%	0.4%	6.3%
\$75,000-100,000	3.2%	1.4%	1.1%	0.4%	0.4%	6.5%
\$100,000-125,000	2.6%	1.3%	0.3%	0.3%	0.3%	4.9%
\$125,000-150,000	1.5%	0.6%	0.2%	0.2%	0.2%	2.8%
\$150,000-200,000	1.6%	0.7%	0.4%	0.2%	0.2%	3.1%
\$200,000+	2.1%	0.8%	0.4%	0.2%	0.2%	3.7%
<b>Total</b>	<b>60.5%</b>	<b>21.3%</b>	<b>8.5%</b>	<b>4.9%</b>	<b>4.8%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	
	Household	Household	Household	Household	Household	Total
\$0-10,000	14.9%	2.2%	1.2%	0.5%	0.6%	19.5%
\$10,000-20,000	16.7%	3.6%	0.9%	0.4%	0.6%	22.3%
\$20,000-30,000	8.5%	2.5%	0.7%	0.6%	0.6%	12.9%
\$30,000-40,000	4.9%	2.3%	0.6%	0.6%	0.7%	9.1%
\$40,000-50,000	3.3%	1.6%	0.6%	0.4%	0.6%	6.6%
\$50,000-60,000	2.6%	1.4%	0.6%	0.5%	0.4%	5.5%
\$60,000-75,000	3.2%	1.3%	0.4%	0.4%	0.4%	5.7%
\$75,000-100,000	3.1%	1.2%	0.8%	0.5%	0.5%	6.0%
\$100,000-125,000	2.4%	1.0%	0.4%	0.3%	0.3%	4.3%
\$125,000-150,000	1.4%	0.5%	0.2%	0.2%	0.3%	2.5%
\$150,000-200,000	1.4%	0.7%	0.2%	0.2%	0.2%	2.7%
\$200,000+	1.7%	0.6%	0.2%	0.3%	0.2%	3.0%
<b>Total</b>	<b>64.0%</b>	<b>18.9%</b>	<b>6.8%</b>	<b>5.0%</b>	<b>5.3%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	
	Household	Household	Household	Household	Household	Total
\$0-10,000	7.3%	2.7%	1.9%	1.0%	1.1%	14.0%
\$10,000-20,000	6.8%	3.0%	1.7%	1.1%	1.2%	13.7%
\$20,000-30,000	6.1%	2.9%	1.5%	1.0%	1.0%	12.5%
\$30,000-40,000	6.1%	2.5%	1.4%	0.9%	1.0%	12.0%
\$40,000-50,000	4.9%	2.2%	1.2%	0.7%	1.0%	10.0%
\$50,000-60,000	3.4%	2.4%	1.0%	0.6%	0.8%	8.2%
\$60,000-75,000	3.5%	2.5%	0.9%	0.6%	1.0%	8.5%
\$75,000-100,000	2.6%	3.1%	1.2%	0.8%	0.6%	8.3%
\$100,000-125,000	1.6%	2.0%	0.7%	0.4%	0.6%	5.3%
\$125,000-150,000	0.8%	0.7%	0.4%	0.3%	0.2%	2.4%
\$150,000-200,000	0.8%	0.9%	0.5%	0.3%	0.2%	2.7%
\$200,000+	1.0%	0.6%	0.4%	0.3%	0.2%	2.5%
<b>Total</b>	<b>44.9%</b>	<b>25.5%</b>	<b>12.8%</b>	<b>8.0%</b>	<b>8.7%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,814	816	382	283	246	3,541
\$10,000-20,000	1,702	550	521	313	255	3,341
\$20,000-30,000	1,920	796	721	720	474	4,631
\$30,000-40,000	2,780	1,495	804	586	921	6,586
\$40,000-50,000	2,961	1,384	1,051	1,023	966	7,385
\$50,000-60,000	3,385	1,661	1,394	837	650	7,927
\$60,000-75,000	3,864	2,562	1,954	1,787	1,167	11,334
\$75,000-100,000	4,469	4,336	2,935	3,494	2,004	17,238
\$100,000-125,000	2,800	3,990	3,255	3,163	1,744	14,952
\$125,000-150,000	1,304	3,091	1,858	2,430	1,231	9,914
\$150,000-200,000	1,115	3,344	3,119	3,359	1,802	12,739
\$200,000+	1,405	5,288	3,723	6,384	3,370	20,170
<b>Total</b>	<b>29,519</b>	<b>29,313</b>	<b>21,717</b>	<b>24,379</b>	<b>14,830</b>	<b>119,758</b>

Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2,294	1,436	442	224	187	4,583
\$10,000-20,000	4,038	2,568	584	272	237	7,699
\$20,000-30,000	2,668	2,602	725	296	243	6,534
\$30,000-40,000	2,473	2,685	730	315	242	6,445
\$40,000-50,000	2,033	2,119	692	397	237	5,478
\$50,000-60,000	1,443	2,101	529	266	319	4,658
\$60,000-75,000	1,799	3,064	824	299	353	6,339
\$75,000-100,000	1,810	3,760	1,025	703	357	7,655
\$100,000-125,000	1,382	3,448	773	467	373	6,443
\$125,000-150,000	733	2,158	597	399	135	4,022
\$150,000-200,000	685	2,671	1,045	439	216	5,056
\$200,000+	1,057	5,205	1,382	606	200	8,450
<b>Total</b>	<b>22,415</b>	<b>33,817</b>	<b>9,348</b>	<b>4,683</b>	<b>3,099</b>	<b>73,362</b>

Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,655	1,001	311	146	142	3,255
\$10,000-20,000	3,439	2,028	449	170	191	6,277
\$20,000-30,000	2,018	2,132	444	178	169	4,941
\$30,000-40,000	1,849	1,824	504	200	169	4,546
\$40,000-50,000	1,152	1,513	506	230	141	3,542
\$50,000-60,000	903	1,428	332	152	198	3,013
\$60,000-75,000	1,090	2,001	404	149	232	3,876
\$75,000-100,000	1,019	2,255	544	226	185	4,229
\$100,000-125,000	662	1,778	341	143	113	3,037
\$125,000-150,000	417	1,015	177	96	61	1,766
\$150,000-200,000	353	1,294	322	92	62	2,123
\$200,000+	556	2,201	373	130	66	3,326
<b>Total</b>	<b>15,113</b>	<b>20,470</b>	<b>4,707</b>	<b>1,912</b>	<b>1,729</b>	<b>43,931</b>

Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4,108	2,252	824	507	433	8,124
\$10,000-20,000	5,740	3,118	1,105	585	492	11,040
\$20,000-30,000	4,588	3,398	1,446	1,016	717	11,165
\$30,000-40,000	5,253	4,180	1,534	901	1,163	13,031
\$40,000-50,000	4,994	3,503	1,743	1,420	1,203	12,863
\$50,000-60,000	4,828	3,762	1,923	1,103	969	12,585
\$60,000-75,000	5,663	5,626	2,778	2,086	1,520	17,673
\$75,000-100,000	6,279	8,096	3,960	4,197	2,361	24,893
\$100,000-125,000	4,182	7,438	4,028	3,630	2,117	21,395
\$125,000-150,000	2,037	5,249	2,455	2,829	1,366	13,936
\$150,000-200,000	1,800	6,015	4,164	3,798	2,018	17,795
\$200,000+	2,462	10,493	5,105	6,990	3,570	28,620
<b>Total</b>	<b>51,934</b>	<b>63,130</b>	<b>31,065</b>	<b>29,062</b>	<b>17,929</b>	<b>193,120</b>

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.5%	0.7%	0.3%	0.2%	0.2%	3.0%
\$10,000-20,000	1.4%	0.5%	0.4%	0.3%	0.2%	2.8%
\$20,000-30,000	1.6%	0.7%	0.6%	0.6%	0.4%	3.9%
\$30,000-40,000	2.3%	1.2%	0.7%	0.5%	0.8%	5.5%
\$40,000-50,000	2.5%	1.2%	0.9%	0.9%	0.8%	6.2%
\$50,000-60,000	2.8%	1.4%	1.2%	0.7%	0.5%	6.6%
\$60,000-75,000	3.2%	2.1%	1.6%	1.5%	1.0%	9.5%
\$75,000-100,000	3.7%	3.6%	2.5%	2.9%	1.7%	14.4%
\$100,000-125,000	2.3%	3.3%	2.7%	2.6%	1.5%	12.5%
\$125,000-150,000	1.1%	2.6%	1.6%	2.0%	1.0%	8.3%
\$150,000-200,000	0.9%	2.8%	2.6%	2.8%	1.5%	10.6%
\$200,000+	1.2%	4.4%	3.1%	5.3%	2.8%	16.8%
<b>Total</b>	<b>24.6%</b>	<b>24.5%</b>	<b>18.1%</b>	<b>20.4%</b>	<b>12.4%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.1%	2.0%	0.6%	0.3%	0.3%	6.2%
\$10,000-20,000	5.5%	3.5%	0.8%	0.4%	0.3%	10.5%
\$20,000-30,000	3.6%	3.5%	1.0%	0.4%	0.3%	8.9%
\$30,000-40,000	3.4%	3.7%	1.0%	0.4%	0.3%	8.8%
\$40,000-50,000	2.8%	2.9%	0.9%	0.5%	0.3%	7.5%
\$50,000-60,000	2.0%	2.9%	0.7%	0.4%	0.4%	6.3%
\$60,000-75,000	2.5%	4.2%	1.1%	0.4%	0.5%	8.6%
\$75,000-100,000	2.5%	5.1%	1.4%	1.0%	0.5%	10.4%
\$100,000-125,000	1.9%	4.7%	1.1%	0.6%	0.5%	8.8%
\$125,000-150,000	1.0%	2.9%	0.8%	0.5%	0.2%	5.5%
\$150,000-200,000	0.9%	3.6%	1.4%	0.6%	0.3%	6.9%
\$200,000+	1.4%	7.1%	1.9%	0.8%	0.3%	11.5%
<b>Total</b>	<b>30.6%</b>	<b>46.1%</b>	<b>12.7%</b>	<b>6.4%</b>	<b>4.2%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.8%	2.3%	0.7%	0.3%	0.3%	7.4%
\$10,000-20,000	7.8%	4.6%	1.0%	0.4%	0.4%	14.3%
\$20,000-30,000	4.6%	4.9%	1.0%	0.4%	0.4%	11.2%
\$30,000-40,000	4.2%	4.2%	1.1%	0.5%	0.4%	10.3%
\$40,000-50,000	2.6%	3.4%	1.2%	0.5%	0.3%	8.1%
\$50,000-60,000	2.1%	3.3%	0.8%	0.3%	0.5%	6.9%
\$60,000-75,000	2.5%	4.6%	0.9%	0.3%	0.5%	8.8%
\$75,000-100,000	2.3%	5.1%	1.2%	0.5%	0.4%	9.6%
\$100,000-125,000	1.5%	4.0%	0.8%	0.3%	0.3%	6.9%
\$125,000-150,000	0.9%	2.3%	0.4%	0.2%	0.1%	4.0%
\$150,000-200,000	0.8%	2.9%	0.7%	0.2%	0.1%	4.8%
\$200,000+	1.3%	5.0%	0.8%	0.3%	0.2%	7.6%
<b>Total</b>	<b>34.4%</b>	<b>46.6%</b>	<b>10.7%</b>	<b>4.4%</b>	<b>3.9%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.1%	1.2%	0.4%	0.3%	0.2%	4.2%
\$10,000-20,000	3.0%	1.6%	0.6%	0.3%	0.3%	5.7%
\$20,000-30,000	2.4%	1.8%	0.7%	0.5%	0.4%	5.8%
\$30,000-40,000	2.7%	2.2%	0.8%	0.5%	0.6%	6.7%
\$40,000-50,000	2.6%	1.8%	0.9%	0.7%	0.6%	6.7%
\$50,000-60,000	2.5%	1.9%	1.0%	0.6%	0.5%	6.5%
\$60,000-75,000	2.9%	2.9%	1.4%	1.1%	0.8%	9.2%
\$75,000-100,000	3.3%	4.2%	2.1%	2.2%	1.2%	12.9%
\$100,000-125,000	2.2%	3.9%	2.1%	1.9%	1.1%	11.1%
\$125,000-150,000	1.1%	2.7%	1.3%	1.5%	0.7%	7.2%
\$150,000-200,000	0.9%	3.1%	2.2%	2.0%	1.0%	9.2%
\$200,000+	1.3%	5.4%	2.6%	3.6%	1.8%	14.8%
<b>Total</b>	<b>26.9%</b>	<b>32.7%</b>	<b>16.1%</b>	<b>15.0%</b>	<b>9.3%</b>	<b>100.0%</b>

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<b>Renter Households</b>						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	10,414	4,387	3,284	1,878	2,044	<b>22,007</b>
\$10,000-20,000	7,192	4,125	2,742	1,717	1,987	<b>17,763</b>
\$20,000-30,000	8,705	4,395	2,772	1,716	1,740	<b>19,328</b>
\$30,000-40,000	9,927	3,666	2,424	1,550	1,575	<b>19,142</b>
\$40,000-50,000	6,392	2,748	1,745	1,010	1,348	<b>13,243</b>
\$50,000-60,000	5,486	3,731	1,569	884	1,250	<b>12,920</b>
\$60,000-75,000	5,985	4,243	1,705	848	1,788	<b>14,569</b>
\$75,000-100,000	3,924	5,251	1,554	1,372	1,037	<b>13,138</b>
\$100,000-125,000	2,295	3,185	1,125	604	716	<b>7,925</b>
\$125,000-150,000	1,143	1,119	628	412	265	<b>3,567</b>
\$150,000-200,000	798	1,163	814	383	233	<b>3,391</b>
\$200,000+	<u>1,001</u>	<u>882</u>	<u>749</u>	<u>464</u>	<u>210</u>	<b><u>3,306</u></b>
<b>Total</b>	<b>63,262</b>	<b>38,895</b>	<b>21,111</b>	<b>12,838</b>	<b>14,193</b>	<b>150,299</b>

<b>Renter Households</b>						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6,656	1,103	494	222	168	<b>8,643</b>
\$10,000-20,000	7,895	1,672	432	196	190	<b>10,385</b>
\$20,000-30,000	3,553	1,077	396	183	165	<b>5,374</b>
\$30,000-40,000	1,983	989	344	138	237	<b>3,691</b>
\$40,000-50,000	1,852	883	315	206	163	<b>3,419</b>
\$50,000-60,000	1,091	743	334	172	189	<b>2,529</b>
\$60,000-75,000	1,309	670	248	195	124	<b>2,546</b>
\$75,000-100,000	1,336	655	430	161	253	<b>2,835</b>
\$100,000-125,000	1,148	551	135	151	153	<b>2,138</b>
\$125,000-150,000	706	271	113	81	112	<b>1,283</b>
\$150,000-200,000	589	291	154	59	90	<b>1,183</b>
\$200,000+	<u>1,033</u>	<u>482</u>	<u>180</u>	<u>107</u>	<u>101</u>	<b><u>1,903</u></b>
<b>Total</b>	<b>29,151</b>	<b>9,387</b>	<b>3,575</b>	<b>1,871</b>	<b>1,945</b>	<b>45,929</b>

<b>Renter Households</b>						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4,274	568	250	106	129	<b>5,327</b>
\$10,000-20,000	6,245	983	228	112	144	<b>7,712</b>
\$20,000-30,000	2,543	626	197	127	123	<b>3,616</b>
\$30,000-40,000	1,294	586	111	115	168	<b>2,274</b>
\$40,000-50,000	1,322	571	185	109	134	<b>2,321</b>
\$50,000-60,000	766	399	133	118	72	<b>1,488</b>
\$60,000-75,000	756	355	128	113	79	<b>1,431</b>
\$75,000-100,000	950	442	228	143	205	<b>1,968</b>
\$100,000-125,000	735	332	90	79	77	<b>1,313</b>
\$125,000-150,000	468	157	69	58	81	<b>833</b>
\$150,000-200,000	356	173	72	41	61	<b>703</b>
\$200,000+	<u>596</u>	<u>284</u>	<u>89</u>	<u>78</u>	<u>68</u>	<b><u>1,115</u></b>
<b>Total</b>	<b>20,305</b>	<b>5,476</b>	<b>1,780</b>	<b>1,199</b>	<b>1,341</b>	<b>30,101</b>

<b>Renter Households</b>						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	17,070	5,490	3,778	2,100	2,212	<b>30,650</b>
\$10,000-20,000	15,087	5,797	3,174	1,913	2,177	<b>28,148</b>
\$20,000-30,000	12,258	5,472	3,168	1,899	1,905	<b>24,702</b>
\$30,000-40,000	11,910	4,655	2,768	1,688	1,812	<b>22,833</b>
\$40,000-50,000	8,244	3,631	2,060	1,216	1,511	<b>16,662</b>
\$50,000-60,000	6,577	4,474	1,903	1,056	1,439	<b>15,449</b>
\$60,000-75,000	7,294	4,913	1,953	1,043	1,912	<b>17,115</b>
\$75,000-100,000	5,260	5,906	1,984	1,533	1,290	<b>15,973</b>
\$100,000-125,000	3,443	3,736	1,260	755	869	<b>10,063</b>
\$125,000-150,000	1,849	1,390	741	493	377	<b>4,850</b>
\$150,000-200,000	1,387	1,454	968	442	323	<b>4,574</b>
\$200,000+	<u>2,034</u>	<u>1,364</u>	<u>929</u>	<u>571</u>	<u>311</u>	<b><u>5,209</u></b>
<b>Total</b>	<b>92,413</b>	<b>48,282</b>	<b>24,686</b>	<b>14,709</b>	<b>16,138</b>	<b>196,228</b>

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<b>Percent Renter Households</b>						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6.9%	2.9%	2.2%	1.2%	1.4%	<b>14.6%</b>
\$10,000-20,000	4.8%	2.7%	1.8%	1.1%	1.3%	<b>11.8%</b>
\$20,000-30,000	5.8%	2.9%	1.8%	1.1%	1.2%	<b>12.9%</b>
\$30,000-40,000	6.6%	2.4%	1.6%	1.0%	1.0%	<b>12.7%</b>
\$40,000-50,000	4.3%	1.8%	1.2%	0.7%	0.9%	<b>8.8%</b>
\$50,000-60,000	3.7%	2.5%	1.0%	0.6%	0.8%	<b>8.6%</b>
\$60,000-75,000	4.0%	2.8%	1.1%	0.6%	1.2%	<b>9.7%</b>
\$75,000-100,000	2.6%	3.5%	1.0%	0.9%	0.7%	<b>8.7%</b>
\$100,000-125,000	1.5%	2.1%	0.7%	0.4%	0.5%	<b>5.3%</b>
\$125,000-150,000	0.8%	0.7%	0.4%	0.3%	0.2%	<b>2.4%</b>
\$150,000-200,000	0.5%	0.8%	0.5%	0.3%	0.2%	<b>2.3%</b>
\$200,000+	<u>0.7%</u>	<u>0.6%</u>	<u>0.5%</u>	<u>0.3%</u>	<u>0.1%</u>	<b>2.2%</b>
<b>Total</b>	<b>42.1%</b>	<b>25.9%</b>	<b>14.0%</b>	<b>8.5%</b>	<b>9.4%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	14.5%	2.4%	1.1%	0.5%	0.4%	<b>18.8%</b>
\$10,000-20,000	17.2%	3.6%	0.9%	0.4%	0.4%	<b>22.6%</b>
\$20,000-30,000	7.7%	2.3%	0.9%	0.4%	0.4%	<b>11.7%</b>
\$30,000-40,000	4.3%	2.2%	0.7%	0.3%	0.5%	<b>8.0%</b>
\$40,000-50,000	4.0%	1.9%	0.7%	0.4%	0.4%	<b>7.4%</b>
\$50,000-60,000	2.4%	1.6%	0.7%	0.4%	0.4%	<b>5.5%</b>
\$60,000-75,000	2.9%	1.5%	0.5%	0.4%	0.3%	<b>5.5%</b>
\$75,000-100,000	2.9%	1.4%	0.9%	0.4%	0.6%	<b>6.2%</b>
\$100,000-125,000	2.5%	1.2%	0.3%	0.3%	0.3%	<b>4.7%</b>
\$125,000-150,000	1.5%	0.6%	0.2%	0.2%	0.2%	<b>2.8%</b>
\$150,000-200,000	1.3%	0.6%	0.3%	0.1%	0.2%	<b>2.6%</b>
\$200,000+	<u>2.2%</u>	<u>1.0%</u>	<u>0.4%</u>	<u>0.2%</u>	<u>0.2%</u>	<b>4.1%</b>
<b>Total</b>	<b>63.5%</b>	<b>20.4%</b>	<b>7.8%</b>	<b>4.1%</b>	<b>4.2%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	14.2%	1.9%	0.8%	0.4%	0.4%	<b>17.7%</b>
\$10,000-20,000	20.7%	3.3%	0.8%	0.4%	0.5%	<b>25.6%</b>
\$20,000-30,000	8.4%	2.1%	0.7%	0.4%	0.4%	<b>12.0%</b>
\$30,000-40,000	4.3%	1.9%	0.4%	0.4%	0.6%	<b>7.6%</b>
\$40,000-50,000	4.4%	1.9%	0.6%	0.4%	0.4%	<b>7.7%</b>
\$50,000-60,000	2.5%	1.3%	0.4%	0.4%	0.2%	<b>4.9%</b>
\$60,000-75,000	2.5%	1.2%	0.4%	0.4%	0.3%	<b>4.8%</b>
\$75,000-100,000	3.2%	1.5%	0.8%	0.5%	0.7%	<b>6.5%</b>
\$100,000-125,000	2.4%	1.1%	0.3%	0.3%	0.3%	<b>4.4%</b>
\$125,000-150,000	1.6%	0.5%	0.2%	0.2%	0.3%	<b>2.8%</b>
\$150,000-200,000	1.2%	0.6%	0.2%	0.1%	0.2%	<b>2.3%</b>
\$200,000+	<u>2.0%</u>	<u>0.9%</u>	<u>0.3%</u>	<u>0.3%</u>	<u>0.2%</u>	<b>3.7%</b>
<b>Total</b>	<b>67.5%</b>	<b>18.2%</b>	<b>5.9%</b>	<b>4.0%</b>	<b>4.5%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	8.7%	2.8%	1.9%	1.1%	1.1%	<b>15.6%</b>
\$10,000-20,000	7.7%	3.0%	1.6%	1.0%	1.1%	<b>14.3%</b>
\$20,000-30,000	6.2%	2.8%	1.6%	1.0%	1.0%	<b>12.6%</b>
\$30,000-40,000	6.1%	2.4%	1.4%	0.9%	0.9%	<b>11.6%</b>
\$40,000-50,000	4.2%	1.9%	1.0%	0.6%	0.8%	<b>8.5%</b>
\$50,000-60,000	3.4%	2.3%	1.0%	0.5%	0.7%	<b>7.9%</b>
\$60,000-75,000	3.7%	2.5%	1.0%	0.5%	1.0%	<b>8.7%</b>
\$75,000-100,000	2.7%	3.0%	1.0%	0.8%	0.7%	<b>8.1%</b>
\$100,000-125,000	1.8%	1.9%	0.6%	0.4%	0.4%	<b>5.1%</b>
\$125,000-150,000	0.9%	0.7%	0.4%	0.3%	0.2%	<b>2.5%</b>
\$150,000-200,000	0.7%	0.7%	0.5%	0.2%	0.2%	<b>2.3%</b>
\$200,000+	<u>1.0%</u>	<u>0.7%</u>	<u>0.5%</u>	<u>0.3%</u>	<u>0.2%</u>	<b>2.7%</b>
<b>Total</b>	<b>47.1%</b>	<b>24.6%</b>	<b>12.6%</b>	<b>7.5%</b>	<b>8.2%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,897	714	384	417	250	3,662
\$10,000-20,000	1,499	494	519	300	238	3,050
\$20,000-30,000	1,823	802	633	681	470	4,409
\$30,000-40,000	2,833	1,337	880	531	1,114	6,695
\$40,000-50,000	2,501	954	826	810	975	6,066
\$50,000-60,000	4,012	1,361	1,509	885	790	8,557
\$60,000-75,000	4,370	2,513	2,061	2,075	1,257	12,276
\$75,000-100,000	4,617	3,836	2,930	3,362	2,165	16,910
\$100,000-125,000	3,029	3,655	3,139	2,957	1,628	14,408
\$125,000-150,000	1,608	3,124	1,919	2,506	1,277	10,434
\$150,000-200,000	1,341	3,244	3,605	3,576	2,023	13,789
\$200,000+	<u>1,852</u>	<u>5,891</u>	<u>4,623</u>	<u>8,257</u>	<u>4,563</u>	<u>25,186</u>
<b>Total</b>	<b>31,382</b>	<b>27,925</b>	<b>23,028</b>	<b>26,357</b>	<b>16,750</b>	<b>125,442</b>

Owner Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2,646	1,468	528	274	242	5,158
\$10,000-20,000	5,265	3,138	792	376	379	9,950
\$20,000-30,000	3,149	2,771	923	364	288	7,495
\$30,000-40,000	3,064	3,060	881	423	229	7,657
\$40,000-50,000	3,188	3,087	1,038	523	389	8,225
\$50,000-60,000	2,222	2,770	834	413	406	6,645
\$60,000-75,000	2,438	3,882	1,129	401	519	8,369
\$75,000-100,000	2,644	5,650	1,470	944	442	11,150
\$100,000-125,000	1,764	4,460	963	593	472	8,252
\$125,000-150,000	1,147	2,766	828	468	171	5,380
\$150,000-200,000	1,025	3,511	1,451	566	270	6,823
\$200,000+	<u>2,015</u>	<u>8,464</u>	<u>2,653</u>	<u>1,086</u>	<u>378</u>	<u>14,596</u>
<b>Total</b>	<b>30,567</b>	<b>45,027</b>	<b>13,490</b>	<b>6,431</b>	<b>4,185</b>	<b>99,700</b>

Owner Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,816	1,009	339	159	166	3,489
\$10,000-20,000	4,610	2,470	573	212	316	8,181
\$20,000-30,000	2,334	2,289	592	203	215	5,633
\$30,000-40,000	2,385	2,180	604	295	153	5,617
\$40,000-50,000	2,254	2,402	801	358	270	6,085
\$50,000-60,000	1,467	1,977	557	249	251	4,501
\$60,000-75,000	1,481	2,551	594	209	353	5,188
\$75,000-100,000	1,721	3,951	884	380	254	7,190
\$100,000-125,000	1,133	2,884	503	230	194	4,944
\$125,000-150,000	785	1,534	297	95	78	2,789
\$150,000-200,000	607	1,971	532	133	94	3,337
\$200,000+	<u>1,317</u>	<u>4,844</u>	<u>790</u>	<u>285</u>	<u>114</u>	<u>7,350</u>
<b>Total</b>	<b>21,910</b>	<b>30,062</b>	<b>7,066</b>	<b>2,808</b>	<b>2,458</b>	<b>64,304</b>

Owner Households						
All Age Groups						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4,543	2,182	912	691	492	8,820
\$10,000-20,000	6,764	3,632	1,311	676	617	13,000
\$20,000-30,000	4,972	3,573	1,556	1,045	758	11,904
\$30,000-40,000	5,897	4,397	1,761	954	1,343	14,352
\$40,000-50,000	5,689	4,041	1,864	1,333	1,364	14,291
\$50,000-60,000	6,234	4,131	2,343	1,298	1,196	15,202
\$60,000-75,000	6,808	6,395	3,190	2,476	1,776	20,645
\$75,000-100,000	7,261	9,486	4,400	4,306	2,607	28,060
\$100,000-125,000	4,793	8,115	4,102	3,550	2,100	22,660
\$125,000-150,000	2,755	5,890	2,747	2,974	1,448	15,814
\$150,000-200,000	2,366	6,755	5,056	4,142	2,293	20,612
\$200,000+	<u>3,867</u>	<u>14,355</u>	<u>7,276</u>	<u>9,343</u>	<u>4,941</u>	<u>39,782</u>
<b>Total</b>	<b>61,949</b>	<b>72,952</b>	<b>36,518</b>	<b>32,788</b>	<b>20,935</b>	<b>225,142</b>

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Percent Owner Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.5%	0.6%	0.3%	0.3%	0.2%	2.9%
\$10,000-20,000	1.2%	0.4%	0.4%	0.2%	0.2%	2.4%
\$20,000-30,000	1.5%	0.6%	0.5%	0.5%	0.4%	3.5%
\$30,000-40,000	2.3%	1.1%	0.7%	0.4%	0.9%	5.3%
\$40,000-50,000	2.0%	0.8%	0.7%	0.6%	0.8%	4.8%
\$50,000-60,000	3.2%	1.1%	1.2%	0.7%	0.6%	6.8%
\$60,000-75,000	3.5%	2.0%	1.6%	1.7%	1.0%	9.8%
\$75,000-100,000	3.7%	3.1%	2.3%	2.7%	1.7%	13.5%
\$100,000-125,000	2.4%	2.9%	2.5%	2.4%	1.3%	11.5%
\$125,000-150,000	1.3%	2.5%	1.5%	2.0%	1.0%	8.3%
\$150,000-200,000	1.1%	2.6%	2.9%	2.9%	1.6%	11.0%
\$200,000+	1.5%	4.7%	3.7%	6.6%	3.6%	20.1%
<b>Total</b>	<b>25.0%</b>	<b>22.3%</b>	<b>18.4%</b>	<b>21.0%</b>	<b>13.4%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.7%	1.5%	0.5%	0.3%	0.2%	5.2%
\$10,000-20,000	5.3%	3.1%	0.8%	0.4%	0.4%	10.0%
\$20,000-30,000	3.2%	2.8%	0.9%	0.4%	0.3%	7.5%
\$30,000-40,000	3.1%	3.1%	0.9%	0.4%	0.2%	7.7%
\$40,000-50,000	3.2%	3.1%	1.0%	0.5%	0.4%	8.2%
\$50,000-60,000	2.2%	2.8%	0.8%	0.4%	0.4%	6.7%
\$60,000-75,000	2.4%	3.9%	1.1%	0.4%	0.5%	8.4%
\$75,000-100,000	2.7%	5.7%	1.5%	0.9%	0.4%	11.2%
\$100,000-125,000	1.8%	4.5%	1.0%	0.6%	0.5%	8.3%
\$125,000-150,000	1.2%	2.8%	0.8%	0.5%	0.2%	5.4%
\$150,000-200,000	1.0%	3.5%	1.5%	0.6%	0.3%	6.8%
\$200,000+	2.0%	8.5%	2.7%	1.1%	0.4%	14.6%
<b>Total</b>	<b>30.7%</b>	<b>45.2%</b>	<b>13.5%</b>	<b>6.5%</b>	<b>4.2%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.8%	1.6%	0.5%	0.2%	0.3%	5.4%
\$10,000-20,000	7.2%	3.8%	0.9%	0.3%	0.5%	12.7%
\$20,000-30,000	3.6%	3.6%	0.9%	0.3%	0.3%	8.8%
\$30,000-40,000	3.7%	3.4%	0.9%	0.5%	0.2%	8.7%
\$40,000-50,000	3.5%	3.7%	1.2%	0.6%	0.4%	9.5%
\$50,000-60,000	2.3%	3.1%	0.9%	0.4%	0.4%	7.0%
\$60,000-75,000	2.3%	4.0%	0.9%	0.3%	0.5%	8.1%
\$75,000-100,000	2.7%	6.1%	1.4%	0.6%	0.4%	11.2%
\$100,000-125,000	1.8%	4.5%	0.8%	0.4%	0.3%	7.7%
\$125,000-150,000	1.2%	2.4%	0.5%	0.1%	0.1%	4.3%
\$150,000-200,000	0.9%	3.1%	0.8%	0.2%	0.1%	5.2%
\$200,000+	2.0%	7.5%	1.2%	0.4%	0.2%	11.4%
<b>Total</b>	<b>34.1%</b>	<b>46.7%</b>	<b>11.0%</b>	<b>4.4%</b>	<b>3.8%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.0%	1.0%	0.4%	0.3%	0.2%	3.9%
\$10,000-20,000	3.0%	1.6%	0.6%	0.3%	0.3%	5.8%
\$20,000-30,000	2.2%	1.6%	0.7%	0.5%	0.3%	5.3%
\$30,000-40,000	2.6%	2.0%	0.8%	0.4%	0.6%	6.4%
\$40,000-50,000	2.5%	1.8%	0.8%	0.6%	0.6%	6.3%
\$50,000-60,000	2.8%	1.8%	1.0%	0.6%	0.5%	6.8%
\$60,000-75,000	3.0%	2.8%	1.4%	1.1%	0.8%	9.2%
\$75,000-100,000	3.2%	4.2%	2.0%	1.9%	1.2%	12.5%
\$100,000-125,000	2.1%	3.6%	1.8%	1.6%	0.9%	10.1%
\$125,000-150,000	1.2%	2.6%	1.2%	1.3%	0.6%	7.0%
\$150,000-200,000	1.1%	3.0%	2.2%	1.8%	1.0%	9.2%
\$200,000+	1.7%	6.4%	3.2%	4.1%	2.2%	17.7%
<b>Total</b>	<b>27.5%</b>	<b>32.4%</b>	<b>16.2%</b>	<b>14.6%</b>	<b>9.3%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	10,240	4,141	3,200	1,864	2,008	21,453
\$10,000-20,000	6,874	3,821	2,629	1,685	1,917	16,926
\$20,000-30,000	8,692	4,227	2,729	1,697	1,764	19,109
\$30,000-40,000	9,732	3,439	2,323	1,561	1,534	18,589
\$40,000-50,000	6,706	2,734	1,854	1,023	1,405	13,722
\$50,000-60,000	5,521	3,465	1,534	880	1,369	12,769
\$60,000-75,000	6,587	4,386	1,820	940	1,993	15,726
\$75,000-100,000	4,533	5,737	1,749	1,599	1,260	14,878
\$100,000-125,000	2,819	3,605	1,315	689	813	9,241
\$125,000-150,000	1,551	1,417	780	514	342	4,604
\$150,000-200,000	1,046	1,479	1,033	472	274	4,304
\$200,000+	<u>1,523</u>	<u>1,202</u>	<u>1,027</u>	<u>615</u>	<u>276</u>	<u>4,643</u>
<b>Total</b>	<b>65,824</b>	<b>39,653</b>	<b>21,993</b>	<b>13,539</b>	<b>14,955</b>	<b>155,964</b>

Renter Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	7,592	1,250	563	243	202	9,850
\$10,000-20,000	8,909	1,888	482	221	204	11,704
\$20,000-30,000	4,256	1,271	465	208	208	6,408
\$30,000-40,000	2,461	1,217	401	176	271	4,526
\$40,000-50,000	2,397	1,098	406	236	196	4,333
\$50,000-60,000	1,369	886	421	199	224	3,099
\$60,000-75,000	1,777	798	301	217	165	3,258
\$75,000-100,000	1,843	831	553	225	338	3,790
\$100,000-125,000	1,469	696	192	173	193	2,723
\$125,000-150,000	1,022	407	142	123	162	1,856
\$150,000-200,000	820	413	196	80	105	1,614
\$200,000+	<u>1,489</u>	<u>649</u>	<u>262</u>	<u>127</u>	<u>123</u>	<u>2,650</u>
<b>Total</b>	<b>35,404</b>	<b>11,404</b>	<b>4,384</b>	<b>2,228</b>	<b>2,391</b>	<b>55,811</b>

Renter Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	5,009	669	301	117	149	6,245
\$10,000-20,000	7,151	1,168	271	132	155	8,877
\$20,000-30,000	3,050	783	244	143	163	4,383
\$30,000-40,000	1,632	730	129	147	205	2,843
\$40,000-50,000	1,709	738	260	125	159	2,991
\$50,000-60,000	984	484	159	139	90	1,856
\$60,000-75,000	1,068	436	168	115	112	1,899
\$75,000-100,000	1,329	575	295	193	275	2,667
\$100,000-125,000	970	424	141	93	106	1,734
\$125,000-150,000	696	240	87	92	119	1,234
\$150,000-200,000	516	262	89	53	64	984
\$200,000+	<u>889</u>	<u>390</u>	<u>136</u>	<u>97</u>	<u>81</u>	<u>1,593</u>
<b>Total</b>	<b>25,003</b>	<b>6,899</b>	<b>2,280</b>	<b>1,446</b>	<b>1,678</b>	<b>37,306</b>

Renter Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	17,832	5,391	3,763	2,107	2,210	31,303
\$10,000-20,000	15,783	5,709	3,111	1,906	2,121	28,630
\$20,000-30,000	12,948	5,498	3,194	1,905	1,972	25,517
\$30,000-40,000	12,193	4,656	2,724	1,737	1,805	23,115
\$40,000-50,000	9,103	3,832	2,260	1,259	1,601	18,055
\$50,000-60,000	6,890	4,351	1,955	1,079	1,593	15,868
\$60,000-75,000	8,364	5,184	2,121	1,157	2,158	18,984
\$75,000-100,000	6,376	6,568	2,302	1,824	1,598	18,668
\$100,000-125,000	4,288	4,301	1,507	862	1,006	11,964
\$125,000-150,000	2,573	1,824	922	637	504	6,460
\$150,000-200,000	1,866	1,892	1,229	552	379	5,918
\$200,000+	<u>3,012</u>	<u>1,851</u>	<u>1,289</u>	<u>742</u>	<u>399</u>	<u>7,293</u>
<b>Total</b>	<b>101,228</b>	<b>51,057</b>	<b>26,377</b>	<b>15,767</b>	<b>17,346</b>	<b>211,775</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.6%	2.7%	2.1%	1.2%	1.3%	13.8%
\$10,000-20,000	4.4%	2.4%	1.7%	1.1%	1.2%	10.9%
\$20,000-30,000	5.6%	2.7%	1.7%	1.1%	1.1%	12.3%
\$30,000-40,000	6.2%	2.2%	1.5%	1.0%	1.0%	11.9%
\$40,000-50,000	4.3%	1.8%	1.2%	0.7%	0.9%	8.8%
\$50,000-60,000	3.5%	2.2%	1.0%	0.6%	0.9%	8.2%
\$60,000-75,000	4.2%	2.8%	1.2%	0.6%	1.3%	10.1%
\$75,000-100,000	2.9%	3.7%	1.1%	1.0%	0.8%	9.5%
\$100,000-125,000	1.8%	2.3%	0.8%	0.4%	0.5%	5.9%
\$125,000-150,000	1.0%	0.9%	0.5%	0.3%	0.2%	3.0%
\$150,000-200,000	0.7%	0.9%	0.7%	0.3%	0.2%	2.8%
\$200,000+	1.0%	0.8%	0.7%	0.4%	0.2%	3.0%
<b>Total</b>	<b>42.2%</b>	<b>25.4%</b>	<b>14.1%</b>	<b>8.7%</b>	<b>9.6%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	13.6%	2.2%	1.0%	0.4%	0.4%	17.6%
\$10,000-20,000	16.0%	3.4%	0.9%	0.4%	0.4%	21.0%
\$20,000-30,000	7.6%	2.3%	0.8%	0.4%	0.4%	11.5%
\$30,000-40,000	4.4%	2.2%	0.7%	0.3%	0.5%	8.1%
\$40,000-50,000	4.3%	2.0%	0.7%	0.4%	0.4%	7.8%
\$50,000-60,000	2.5%	1.6%	0.8%	0.4%	0.4%	5.6%
\$60,000-75,000	3.2%	1.4%	0.5%	0.4%	0.3%	5.8%
\$75,000-100,000	3.3%	1.5%	1.0%	0.4%	0.6%	6.8%
\$100,000-125,000	2.6%	1.2%	0.3%	0.3%	0.3%	4.9%
\$125,000-150,000	1.8%	0.7%	0.3%	0.2%	0.3%	3.3%
\$150,000-200,000	1.5%	0.7%	0.4%	0.1%	0.2%	2.9%
\$200,000+	2.7%	1.2%	0.5%	0.2%	0.2%	4.7%
<b>Total</b>	<b>63.4%</b>	<b>20.4%</b>	<b>7.9%</b>	<b>4.0%</b>	<b>4.3%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	13.4%	1.8%	0.8%	0.3%	0.4%	16.7%
\$10,000-20,000	19.2%	3.1%	0.7%	0.4%	0.4%	23.8%
\$20,000-30,000	8.2%	2.1%	0.7%	0.4%	0.4%	11.7%
\$30,000-40,000	4.4%	2.0%	0.3%	0.4%	0.5%	7.6%
\$40,000-50,000	4.6%	2.0%	0.7%	0.3%	0.4%	8.0%
\$50,000-60,000	2.6%	1.3%	0.4%	0.4%	0.2%	5.0%
\$60,000-75,000	2.9%	1.2%	0.5%	0.3%	0.3%	5.1%
\$75,000-100,000	3.6%	1.5%	0.8%	0.5%	0.7%	7.1%
\$100,000-125,000	2.6%	1.1%	0.4%	0.2%	0.3%	4.6%
\$125,000-150,000	1.9%	0.6%	0.2%	0.2%	0.3%	3.3%
\$150,000-200,000	1.4%	0.7%	0.2%	0.1%	0.2%	2.6%
\$200,000+	2.4%	1.0%	0.4%	0.3%	0.2%	4.3%
<b>Total</b>	<b>67.0%</b>	<b>18.5%</b>	<b>6.1%</b>	<b>3.9%</b>	<b>4.5%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.4%	2.5%	1.8%	1.0%	1.0%	14.8%
\$10,000-20,000	7.5%	2.7%	1.5%	0.9%	1.0%	13.5%
\$20,000-30,000	6.1%	2.6%	1.5%	0.9%	0.9%	12.0%
\$30,000-40,000	5.8%	2.2%	1.3%	0.8%	0.9%	10.9%
\$40,000-50,000	4.3%	1.8%	1.1%	0.6%	0.8%	8.5%
\$50,000-60,000	3.3%	2.1%	0.9%	0.5%	0.8%	7.5%
\$60,000-75,000	3.9%	2.4%	1.0%	0.5%	1.0%	9.0%
\$75,000-100,000	3.0%	3.1%	1.1%	0.9%	0.8%	8.8%
\$100,000-125,000	2.0%	2.0%	0.7%	0.4%	0.5%	5.6%
\$125,000-150,000	1.2%	0.9%	0.4%	0.3%	0.2%	3.1%
\$150,000-200,000	0.9%	0.9%	0.6%	0.3%	0.2%	2.8%
\$200,000+	1.4%	0.9%	0.6%	0.4%	0.2%	3.4%
<b>Total</b>	<b>47.8%</b>	<b>24.1%</b>	<b>12.5%</b>	<b>7.4%</b>	<b>8.2%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,642	552	291	386	199	3,070
\$10,000-20,000	1,261	400	393	243	212	2,509
\$20,000-30,000	1,530	691	525	609	388	3,743
\$30,000-40,000	2,466	1,105	753	410	1,002	5,736
\$40,000-50,000	2,327	806	740	766	926	5,565
\$50,000-60,000	3,633	1,127	1,317	775	716	7,568
\$60,000-75,000	4,284	2,145	1,877	1,944	1,291	11,541
\$75,000-100,000	4,584	3,471	2,691	3,167	2,242	16,155
\$100,000-125,000	3,063	3,394	3,163	2,840	1,583	14,043
\$125,000-150,000	1,932	3,304	2,091	2,686	1,360	11,373
\$150,000-200,000	1,618	3,133	3,748	3,614	2,205	14,318
\$200,000+	2,407	6,427	5,225	9,194	5,187	28,440
<b>Total</b>	<b>30,747</b>	<b>26,555</b>	<b>22,814</b>	<b>26,634</b>	<b>17,311</b>	<b>124,061</b>

Owner Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,975	1,498	564	276	241	5,554
\$10,000-20,000	5,865	3,310	833	368	364	10,740
\$20,000-30,000	3,715	2,988	1,004	375	299	8,381
\$30,000-40,000	3,463	3,221	959	417	246	8,306
\$40,000-50,000	3,856	3,614	1,174	548	454	9,646
\$50,000-60,000	2,546	2,935	903	449	445	7,278
\$60,000-75,000	2,926	4,489	1,309	464	602	9,790
\$75,000-100,000	3,384	6,492	1,833	1,123	540	13,372
\$100,000-125,000	2,256	5,208	1,179	764	602	10,009
\$125,000-150,000	1,577	3,437	1,075	648	218	6,955
\$150,000-200,000	1,355	4,103	1,818	712	373	8,361
\$200,000+	2,912	10,560	3,595	1,577	522	19,166
<b>Total</b>	<b>36,830</b>	<b>51,855</b>	<b>16,246</b>	<b>7,721</b>	<b>4,906</b>	<b>117,558</b>

Owner Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,075	1,083	382	173	168	3,881
\$10,000-20,000	5,153	2,663	610	228	311	8,965
\$20,000-30,000	2,831	2,543	691	214	220	6,499
\$30,000-40,000	2,782	2,392	692	286	168	6,320
\$40,000-50,000	2,832	2,887	937	388	332	7,376
\$50,000-60,000	1,738	2,208	623	283	286	5,138
\$60,000-75,000	1,843	3,042	714	240	437	6,276
\$75,000-100,000	2,241	4,753	1,145	470	318	8,927
\$100,000-125,000	1,518	3,475	658	320	258	6,229
\$125,000-150,000	1,109	1,989	417	128	114	3,757
\$150,000-200,000	818	2,440	698	189	132	4,277
\$200,000+	1,960	6,440	1,080	442	167	10,089
<b>Total</b>	<b>26,900</b>	<b>35,915</b>	<b>8,647</b>	<b>3,361</b>	<b>2,911</b>	<b>77,734</b>

Owner Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4,617	2,050	855	662	440	8,624
\$10,000-20,000	7,126	3,710	1,226	611	576	13,249
\$20,000-30,000	5,245	3,679	1,529	984	687	12,124
\$30,000-40,000	5,929	4,326	1,712	827	1,248	14,042
\$40,000-50,000	6,183	4,420	1,914	1,314	1,380	15,211
\$50,000-60,000	6,179	4,062	2,220	1,224	1,161	14,846
\$60,000-75,000	7,210	6,634	3,186	2,408	1,893	21,331
\$75,000-100,000	7,968	9,963	4,524	4,290	2,782	29,527
\$100,000-125,000	5,319	8,602	4,342	3,604	2,185	24,052
\$125,000-150,000	3,509	6,741	3,166	3,334	1,578	18,328
\$150,000-200,000	2,973	7,236	5,566	4,326	2,578	22,679
\$200,000+	5,319	16,987	8,820	10,771	5,709	47,606
<b>Total</b>	<b>67,577</b>	<b>78,410</b>	<b>39,060</b>	<b>34,355</b>	<b>22,217</b>	<b>241,619</b>

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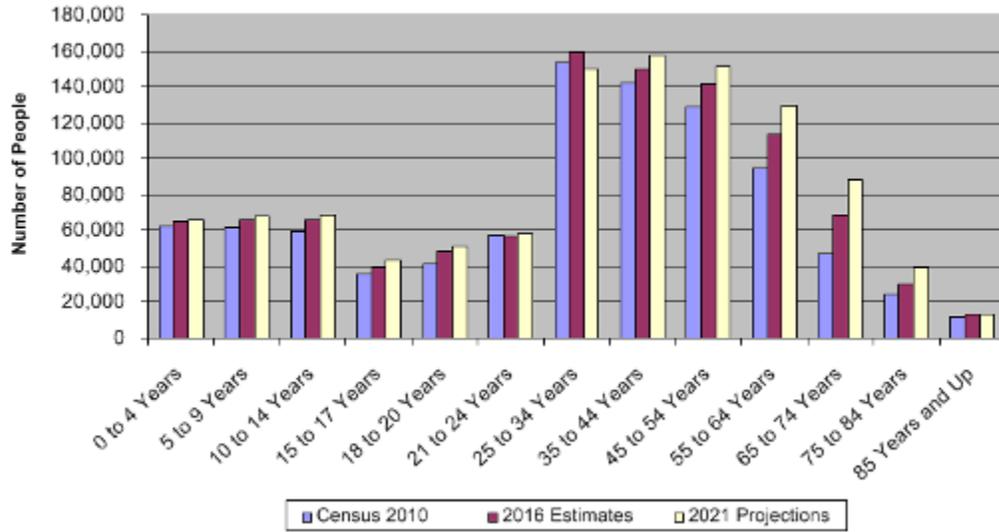
Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.3%	0.4%	0.2%	0.3%	0.2%	2.5%
\$10,000-20,000	1.0%	0.3%	0.3%	0.2%	0.2%	2.0%
\$20,000-30,000	1.2%	0.6%	0.4%	0.5%	0.3%	3.0%
\$30,000-40,000	2.0%	0.9%	0.6%	0.3%	0.8%	4.6%
\$40,000-50,000	1.9%	0.6%	0.6%	0.6%	0.7%	4.5%
\$50,000-60,000	2.9%	0.9%	1.1%	0.6%	0.6%	6.1%
\$60,000-75,000	3.5%	1.7%	1.5%	1.6%	1.0%	9.3%
\$75,000-100,000	3.7%	2.8%	2.2%	2.6%	1.8%	13.0%
\$100,000-125,000	2.5%	2.7%	2.5%	2.3%	1.3%	11.3%
\$125,000-150,000	1.6%	2.7%	1.7%	2.2%	1.1%	9.2%
\$150,000-200,000	1.3%	2.5%	3.0%	2.9%	1.8%	11.5%
\$200,000+	1.9%	5.2%	4.2%	7.4%	4.2%	22.9%
<b>Total</b>	<b>24.8%</b>	<b>21.4%</b>	<b>18.4%</b>	<b>21.5%</b>	<b>14.0%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.5%	1.3%	0.5%	0.2%	0.2%	4.7%
\$10,000-20,000	5.0%	2.8%	0.7%	0.3%	0.3%	9.1%
\$20,000-30,000	3.2%	2.5%	0.9%	0.3%	0.3%	7.1%
\$30,000-40,000	2.9%	2.7%	0.8%	0.4%	0.2%	7.1%
\$40,000-50,000	3.3%	3.1%	1.0%	0.5%	0.4%	8.2%
\$50,000-60,000	2.2%	2.5%	0.8%	0.4%	0.4%	6.2%
\$60,000-75,000	2.5%	3.8%	1.1%	0.4%	0.5%	8.3%
\$75,000-100,000	2.9%	5.5%	1.6%	1.0%	0.5%	11.4%
\$100,000-125,000	1.9%	4.4%	1.0%	0.6%	0.5%	8.5%
\$125,000-150,000	1.3%	2.9%	0.9%	0.6%	0.2%	5.9%
\$150,000-200,000	1.2%	3.5%	1.5%	0.6%	0.3%	7.1%
\$200,000+	2.5%	9.0%	3.1%	1.3%	0.4%	16.3%
<b>Total</b>	<b>31.3%</b>	<b>44.1%</b>	<b>13.8%</b>	<b>6.6%</b>	<b>4.2%</b>	<b>100.0%</b>

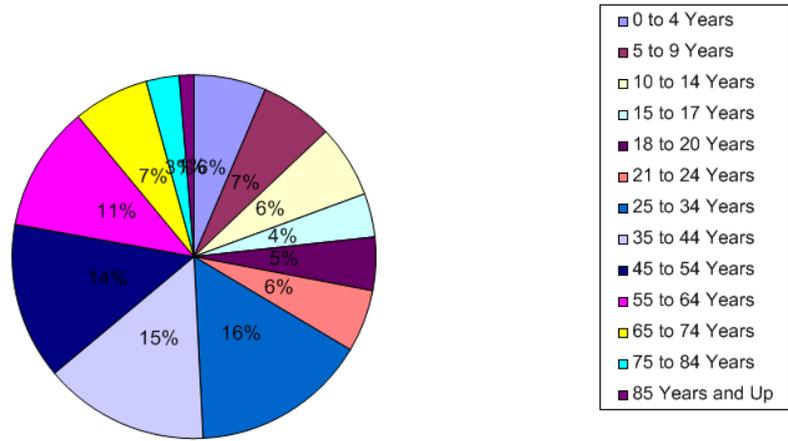
Percent Owner Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.7%	1.4%	0.5%	0.2%	0.2%	5.0%
\$10,000-20,000	6.6%	3.4%	0.8%	0.3%	0.4%	11.5%
\$20,000-30,000	3.6%	3.3%	0.9%	0.3%	0.3%	8.4%
\$30,000-40,000	3.6%	3.1%	0.9%	0.4%	0.2%	8.1%
\$40,000-50,000	3.6%	3.7%	1.2%	0.5%	0.4%	9.5%
\$50,000-60,000	2.2%	2.8%	0.8%	0.4%	0.4%	6.6%
\$60,000-75,000	2.4%	3.9%	0.9%	0.3%	0.6%	8.1%
\$75,000-100,000	2.9%	6.1%	1.5%	0.6%	0.4%	11.5%
\$100,000-125,000	2.0%	4.5%	0.8%	0.4%	0.3%	8.0%
\$125,000-150,000	1.4%	2.6%	0.5%	0.2%	0.1%	4.8%
\$150,000-200,000	1.1%	3.1%	0.9%	0.2%	0.2%	5.5%
\$200,000+	2.5%	8.3%	1.4%	0.6%	0.2%	13.0%
<b>Total</b>	<b>34.6%</b>	<b>46.2%</b>	<b>11.1%</b>	<b>4.3%</b>	<b>3.7%</b>	<b>100.0%</b>

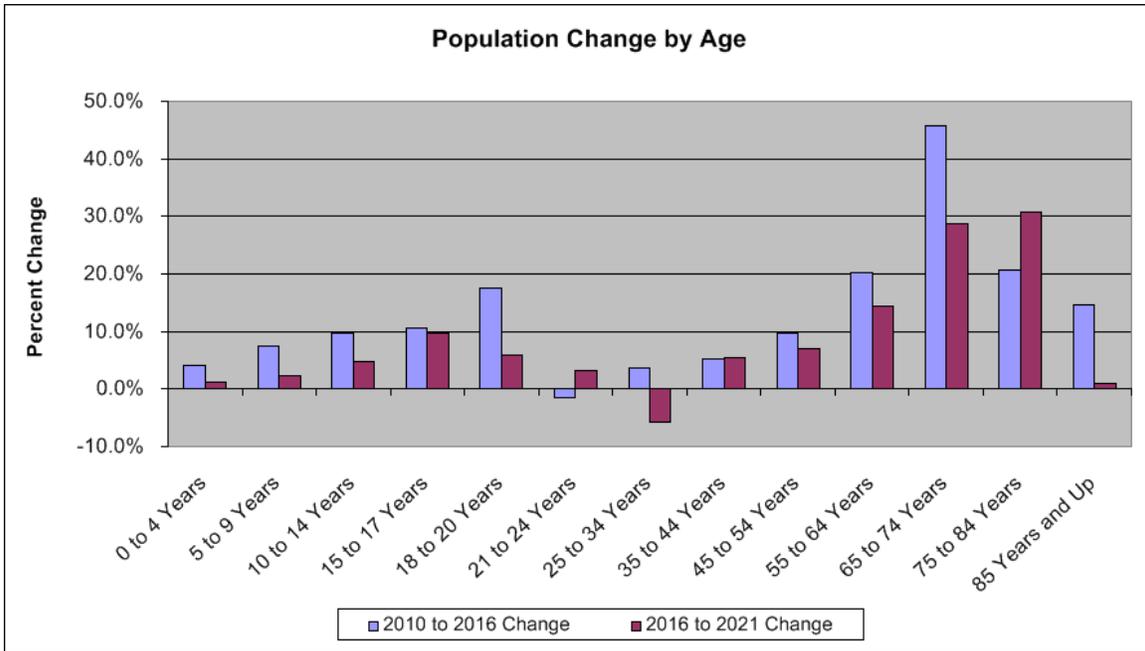
Percent Owner Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.9%	0.8%	0.4%	0.3%	0.2%	3.6%
\$10,000-20,000	2.9%	1.5%	0.5%	0.3%	0.2%	5.5%
\$20,000-30,000	2.2%	1.5%	0.6%	0.4%	0.3%	5.0%
\$30,000-40,000	2.5%	1.8%	0.7%	0.3%	0.5%	5.8%
\$40,000-50,000	2.6%	1.8%	0.8%	0.5%	0.6%	6.3%
\$50,000-60,000	2.6%	1.7%	0.9%	0.5%	0.5%	6.1%
\$60,000-75,000	3.0%	2.7%	1.3%	1.0%	0.8%	8.8%
\$75,000-100,000	3.3%	4.1%	1.9%	1.8%	1.2%	12.2%
\$100,000-125,000	2.2%	3.6%	1.8%	1.5%	0.9%	10.0%
\$125,000-150,000	1.5%	2.8%	1.3%	1.4%	0.7%	7.6%
\$150,000-200,000	1.2%	3.0%	2.3%	1.8%	1.1%	9.4%
\$200,000+	2.2%	7.0%	3.7%	4.5%	2.4%	19.7%
<b>Total</b>	<b>28.0%</b>	<b>32.5%</b>	<b>16.2%</b>	<b>14.2%</b>	<b>9.2%</b>	<b>100.0%</b>

**Population by Age**



**2016 Population by Age**





ribbon demographics

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## POPULATION DATA

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Population by Age & Sex Fulton County, Georgia											
Census 2010				Current Year Estimates - 2016				Five-Year Projections - 2021			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	32,023	30,558	<b>62,581</b>	0 to 4 Years	33,432	31,769	<b>65,201</b>	0 to 4 Years	33,695	32,238	<b>65,933</b>
5 to 9 Years	31,076	30,434	<b>61,510</b>	5 to 9 Years	33,821	32,290	<b>66,111</b>	5 to 9 Years	34,687	32,983	<b>67,670</b>
10 to 14 Years	30,305	29,572	<b>59,877</b>	10 to 14 Years	33,257	32,438	<b>65,695</b>	10 to 14 Years	35,207	33,616	<b>68,823</b>
15 to 17 Years	17,981	17,737	<b>35,718</b>	15 to 17 Years	19,790	19,697	<b>39,487</b>	15 to 17 Years	21,828	21,513	<b>43,341</b>
18 to 20 Years	21,029	19,986	<b>41,015</b>	18 to 20 Years	24,776	23,427	<b>48,203</b>	18 to 20 Years	26,337	24,660	<b>50,997</b>
21 to 24 Years	28,580	28,646	<b>57,226</b>	21 to 24 Years	28,776	27,609	<b>56,385</b>	21 to 24 Years	30,007	28,208	<b>58,215</b>
25 to 34 Years	74,541	79,060	<b>153,601</b>	25 to 34 Years	77,346	81,814	<b>159,160</b>	25 to 34 Years	72,811	77,152	<b>149,963</b>
35 to 44 Years	71,063	71,208	<b>142,271</b>	35 to 44 Years	73,401	76,176	<b>149,577</b>	35 to 44 Years	77,886	79,786	<b>157,672</b>
45 to 54 Years	63,571	65,456	<b>129,027</b>	45 to 54 Years	70,265	71,294	<b>141,559</b>	45 to 54 Years	74,581	77,004	<b>151,585</b>
55 to 64 Years	44,312	50,019	<b>94,331</b>	55 to 64 Years	53,675	59,739	<b>113,414</b>	55 to 64 Years	62,417	67,447	<b>129,864</b>
65 to 74 Years	21,019	26,089	<b>47,108</b>	65 to 74 Years	30,731	37,910	<b>68,641</b>	65 to 74 Years	39,603	48,693	<b>88,296</b>
75 to 84 Years	9,486	15,259	<b>24,745</b>	75 to 84 Years	12,028	17,846	<b>29,874</b>	75 to 84 Years	16,148	22,940	<b>39,088</b>
85 Years and Up	<u>3,281</u>	<u>8,290</u>	<u>11,571</u>	85 Years and Up	<u>4,083</u>	<u>9,183</u>	<u>13,266</u>	85 Years and Up	<u>4,241</u>	<u>9,164</u>	<u>13,405</u>
<b>Total</b>	<b>448,267</b>	<b>472,314</b>	<b>920,581</b>	<b>Total</b>	<b>495,381</b>	<b>521,192</b>	<b>1,016,573</b>	<b>Total</b>	<b>529,448</b>	<b>555,404</b>	<b>1,084,852</b>
62+ Years	n/a	n/a	107,608	62+ Years	n/a	n/a	141,505	62+ Years	n/a	n/a	176,055
	<b>Median Age:</b>	<b>34.3</b>			<b>Median Age:</b>	<b>35.5</b>			<b>Median Age:</b>	<b>37.4</b>	

Source: Nielsen Claritas; Ribbon Demographics

Ribbon Demographics, LLC  
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Nielsen Claritas

Percent Population by Age & Sex Fulton County, Georgia											
Census 2010				Current Year Estimates - 2016				Five-Year Projections - 2021			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.5%	3.3%	<b>6.8%</b>	0 to 4 Years	3.3%	3.1%	<b>6.4%</b>	0 to 4 Years	3.1%	3.0%	<b>6.1%</b>
5 to 9 Years	3.4%	3.3%	<b>6.7%</b>	5 to 9 Years	3.3%	3.2%	<b>6.5%</b>	5 to 9 Years	3.2%	3.0%	<b>6.2%</b>
10 to 14 Years	3.3%	3.2%	<b>6.5%</b>	10 to 14 Years	3.3%	3.2%	<b>6.5%</b>	10 to 14 Years	3.2%	3.1%	<b>6.3%</b>
15 to 17 Years	2.0%	1.9%	<b>3.9%</b>	15 to 17 Years	1.9%	1.9%	<b>3.9%</b>	15 to 17 Years	2.0%	2.0%	<b>4.0%</b>
18 to 20 Years	2.3%	2.2%	<b>4.5%</b>	18 to 20 Years	2.4%	2.3%	<b>4.7%</b>	18 to 20 Years	2.4%	2.3%	<b>4.7%</b>
21 to 24 Years	3.1%	3.1%	<b>6.2%</b>	21 to 24 Years	2.8%	2.7%	<b>5.5%</b>	21 to 24 Years	2.8%	2.6%	<b>5.4%</b>
25 to 34 Years	8.1%	8.6%	<b>16.7%</b>	25 to 34 Years	7.6%	8.0%	<b>15.7%</b>	25 to 34 Years	6.7%	7.1%	<b>13.8%</b>
35 to 44 Years	7.7%	7.7%	<b>15.5%</b>	35 to 44 Years	7.2%	7.5%	<b>14.7%</b>	35 to 44 Years	7.2%	7.4%	<b>14.5%</b>
45 to 54 Years	6.9%	7.1%	<b>14.0%</b>	45 to 54 Years	6.9%	7.0%	<b>13.9%</b>	45 to 54 Years	6.9%	7.1%	<b>14.0%</b>
55 to 64 Years	4.8%	5.4%	<b>10.2%</b>	55 to 64 Years	5.3%	5.9%	<b>11.2%</b>	55 to 64 Years	5.8%	6.2%	<b>12.0%</b>
65 to 74 Years	2.3%	2.8%	<b>5.1%</b>	65 to 74 Years	3.0%	3.7%	<b>6.8%</b>	65 to 74 Years	3.7%	4.5%	<b>8.1%</b>
75 to 84 Years	1.0%	1.7%	<b>2.7%</b>	75 to 84 Years	1.2%	1.8%	<b>2.9%</b>	75 to 84 Years	1.5%	2.1%	<b>3.6%</b>
85 Years and Up	0.4%	0.9%	<b>1.3%</b>	85 Years and Up	0.4%	0.9%	<b>1.3%</b>	85 Years and Up	0.4%	0.8%	<b>1.2%</b>
<b>Total</b>	<b>48.7%</b>	<b>51.3%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.7%</b>	<b>51.3%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.8%</b>	<b>51.2%</b>	<b>100.0%</b>
62+ Years	n/a	n/a	11.7%	62+ Years	n/a	n/a	13.9%	62+ Years	n/a	n/a	16.2%

Source: Nielsen Claritas; Ribbon Demographics

Ribbon Demographics, LLC  
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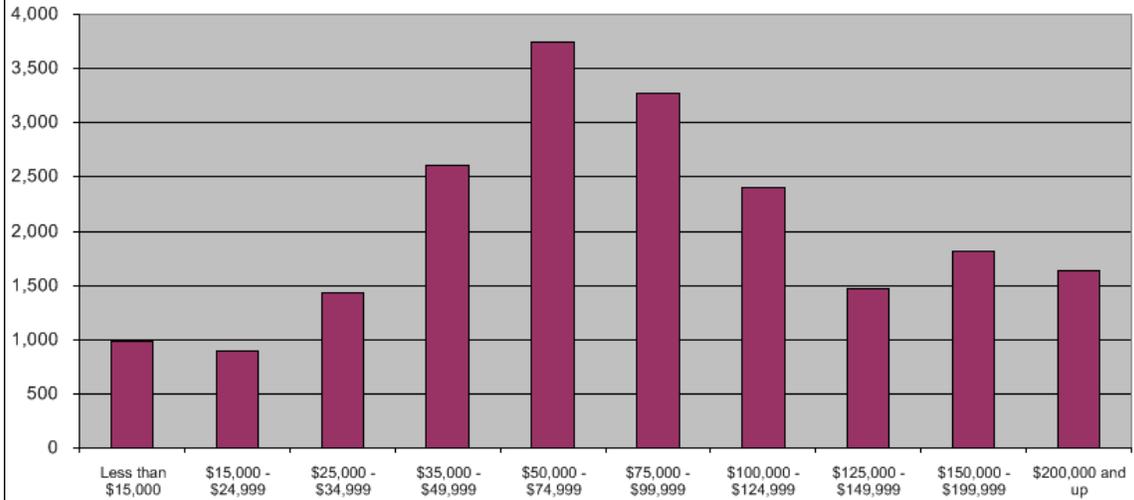
Nielsen Claritas

Changes in Population by Age & Sex Fulton County, Georgia									
Estimated Change - 2010 to 2016					Projected Change - 2016 to 2021				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	1,409	1,211	<b>2,620</b>	<b>4.2%</b>	0 to 4 Years	263	469	<b>732</b>	<b>1.1%</b>
5 to 9 Years	2,745	1,856	<b>4,601</b>	<b>7.5%</b>	5 to 9 Years	866	693	<b>1,559</b>	<b>2.4%</b>
10 to 14 Years	2,952	2,866	<b>5,818</b>	<b>9.7%</b>	10 to 14 Years	1,950	1,178	<b>3,128</b>	<b>4.8%</b>
15 to 17 Years	1,809	1,960	<b>3,769</b>	<b>10.6%</b>	15 to 17 Years	2,038	1,816	<b>3,854</b>	<b>9.8%</b>
18 to 20 Years	3,747	3,441	<b>7,188</b>	<b>17.5%</b>	18 to 20 Years	1,561	1,233	<b>2,794</b>	<b>5.8%</b>
21 to 24 Years	196	-1,037	<b>-841</b>	<b>-1.5%</b>	21 to 24 Years	1,231	599	<b>1,830</b>	<b>3.2%</b>
25 to 34 Years	2,805	2,754	<b>5,559</b>	<b>3.6%</b>	25 to 34 Years	-4,535	-4,662	<b>-9,197</b>	<b>-5.8%</b>
35 to 44 Years	2,338	4,968	<b>7,306</b>	<b>5.1%</b>	35 to 44 Years	4,485	3,610	<b>8,095</b>	<b>5.4%</b>
45 to 54 Years	6,694	5,838	<b>12,532</b>	<b>9.7%</b>	45 to 54 Years	4,316	5,710	<b>10,026</b>	<b>7.1%</b>
55 to 64 Years	9,363	9,720	<b>19,083</b>	<b>20.2%</b>	55 to 64 Years	8,742	7,708	<b>16,450</b>	<b>14.5%</b>
65 to 74 Years	9,712	11,821	<b>21,533</b>	<b>45.7%</b>	65 to 74 Years	8,872	10,783	<b>19,655</b>	<b>28.6%</b>
75 to 84 Years	2,542	2,587	<b>5,129</b>	<b>20.7%</b>	75 to 84 Years	4,120	5,094	<b>9,214</b>	<b>30.8%</b>
85 Years and Up	<u>802</u>	<u>893</u>	<u>1,695</u>	<u>14.6%</u>	85 Years and Up	<u>158</u>	<u>-19</u>	<u>139</u>	<u>1.0%</u>
<b>Total</b>	<b>47,114</b>	<b>48,878</b>	<b>95,992</b>	<b>10.4%</b>	<b>Total</b>	<b>34,067</b>	<b>34,212</b>	<b>68,279</b>	<b>6.7%</b>
62+ Years	n/a	n/a	33,897	<b>31.5%</b>	62+ Years	n/a	n/a	34,550	<b>24.4%</b>

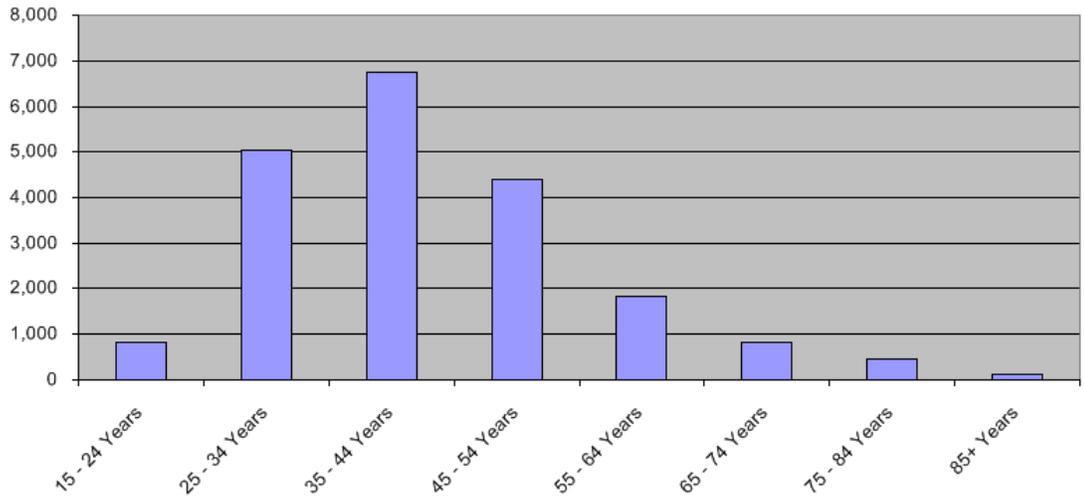
Source: Nielsen Claritas; Ribbon Demographics

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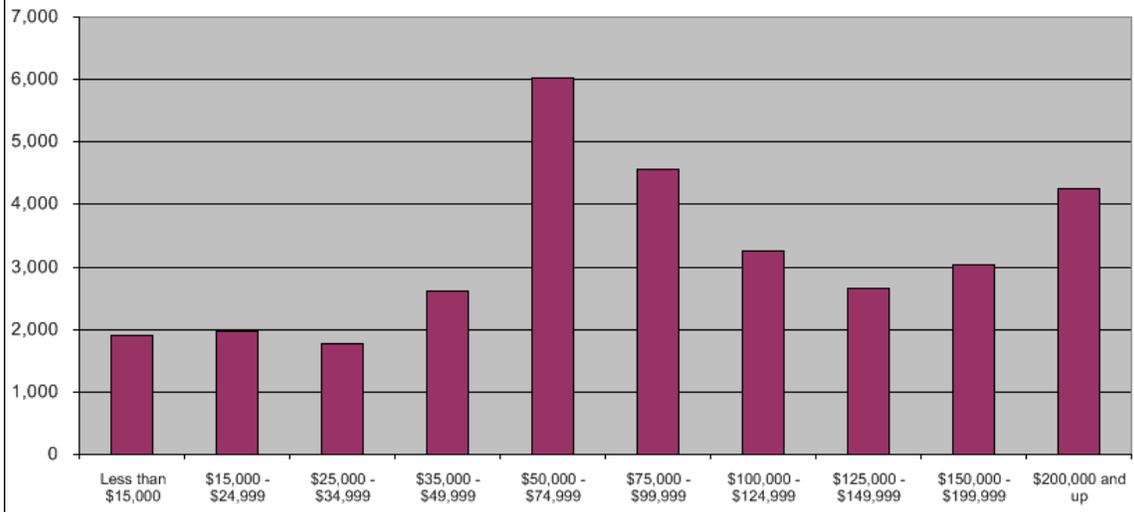
**Households by Income - Census 2000**



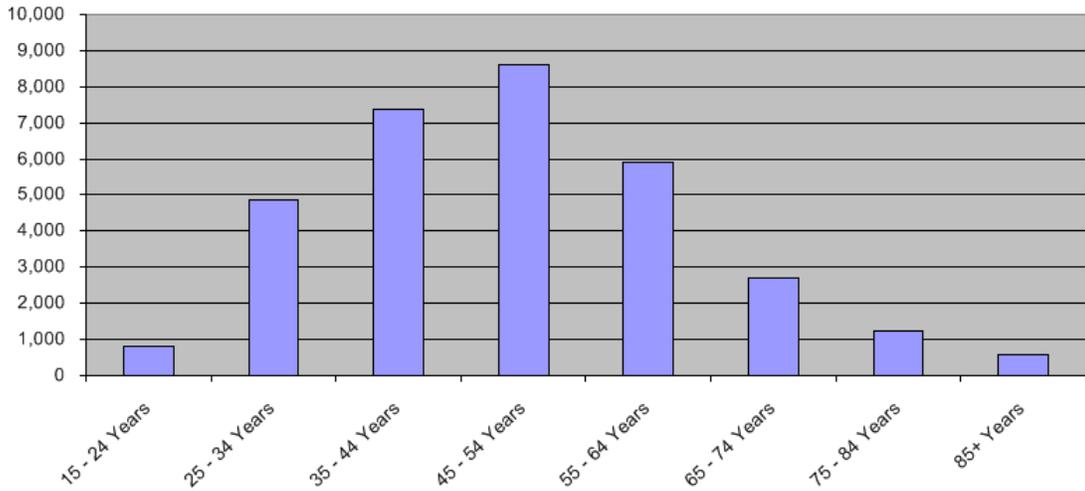
**Households by Age - Census 2000**



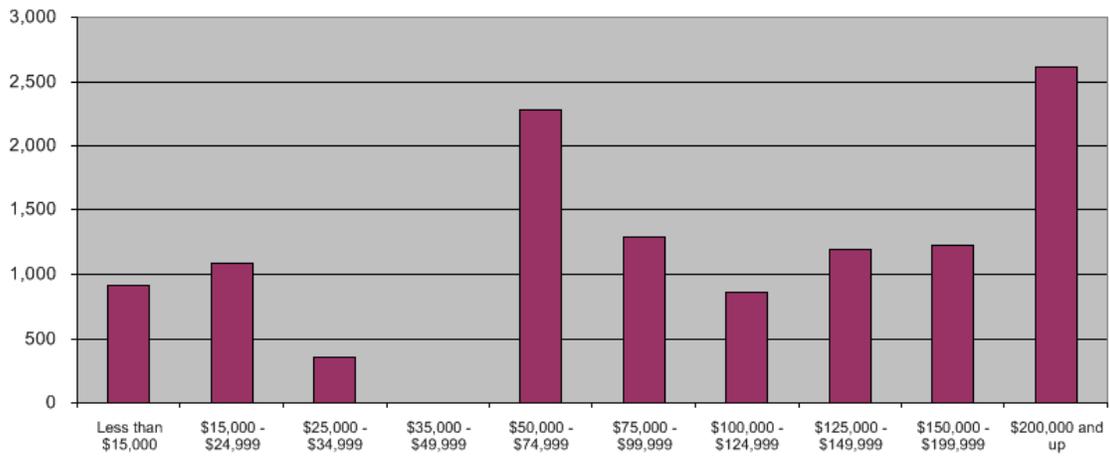
**Estimated Households by Income - 2016**



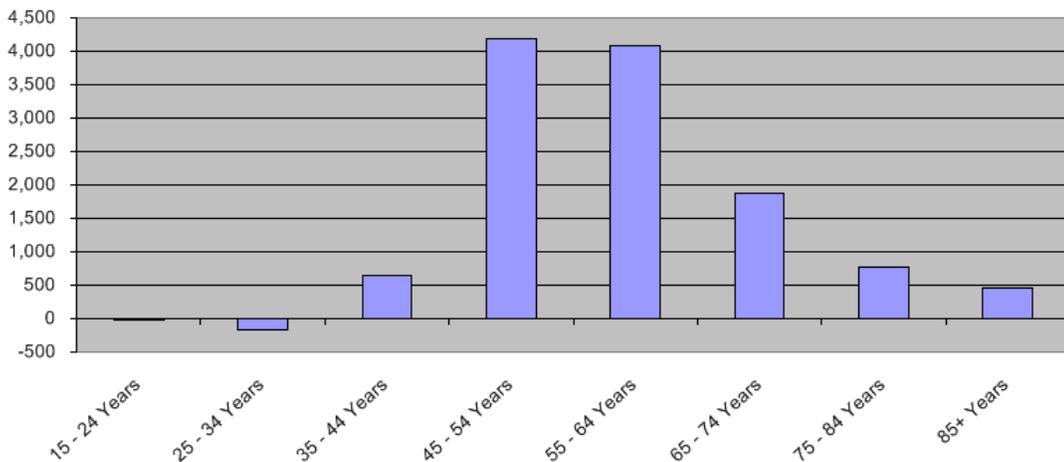
**Estimated Households by Age - 2016**

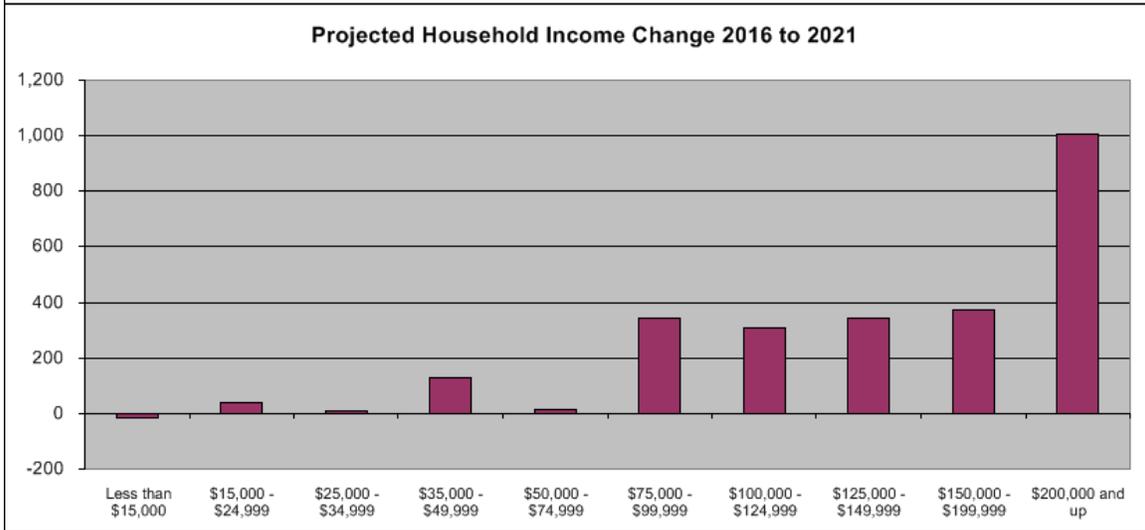
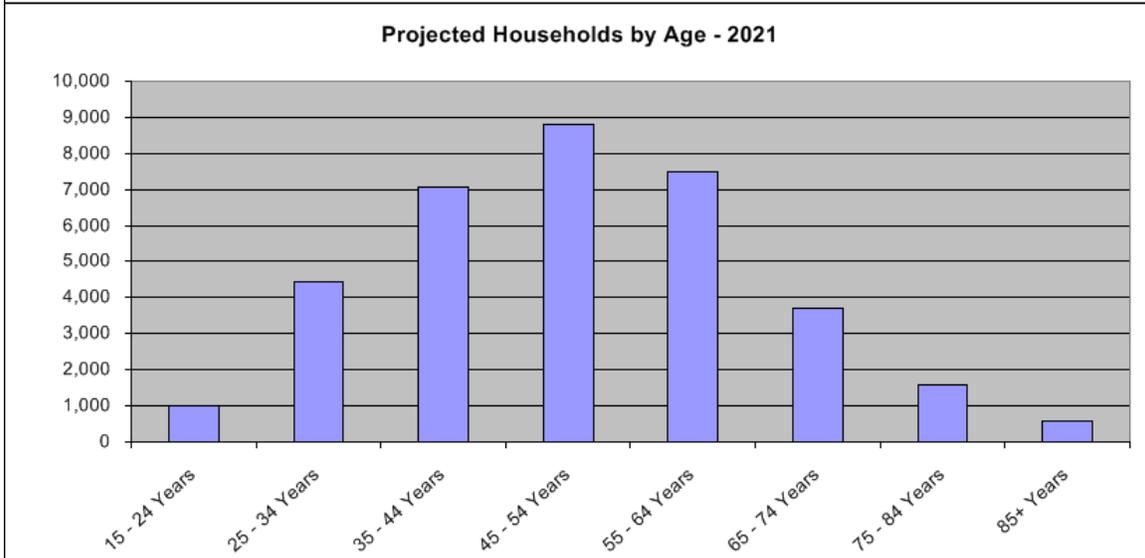
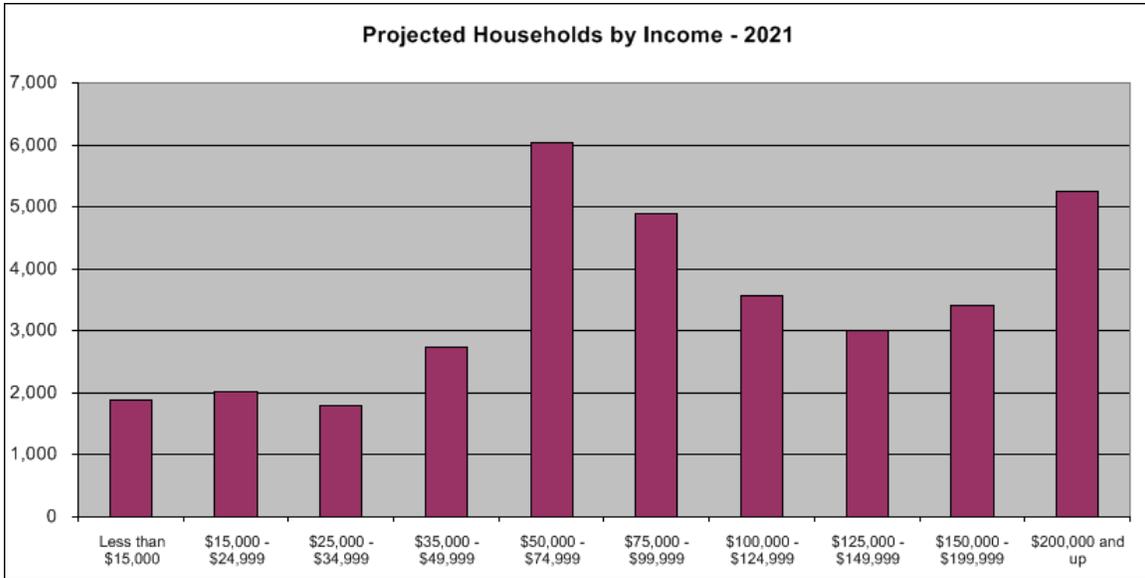


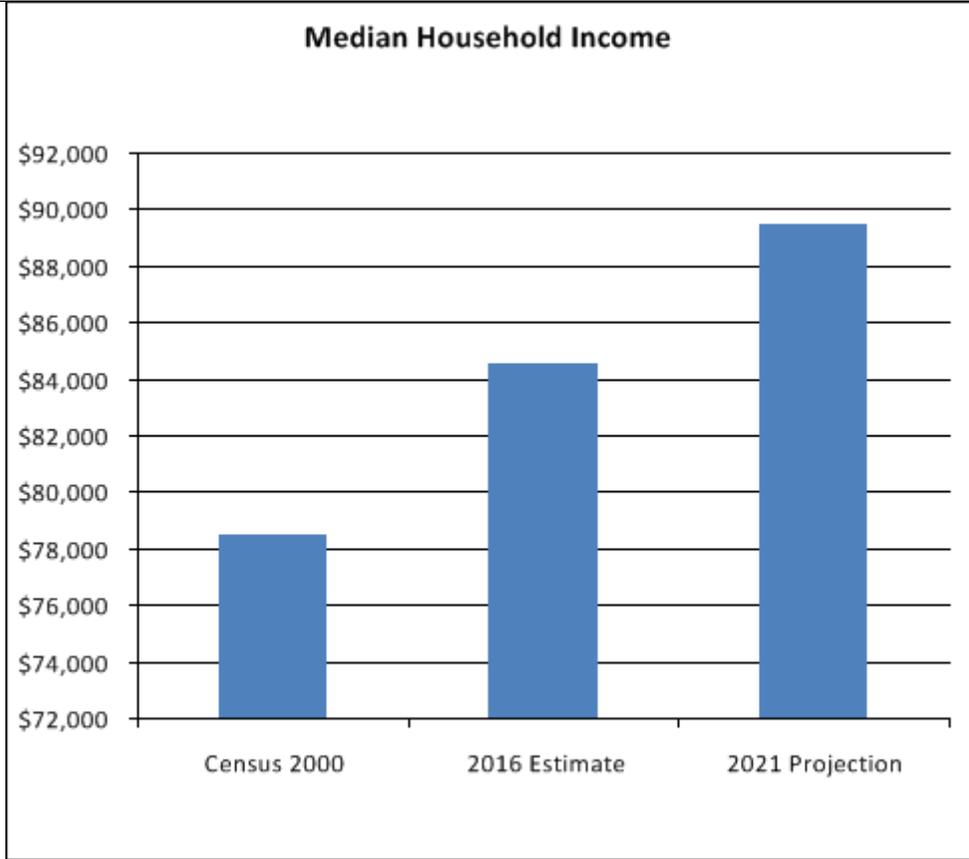
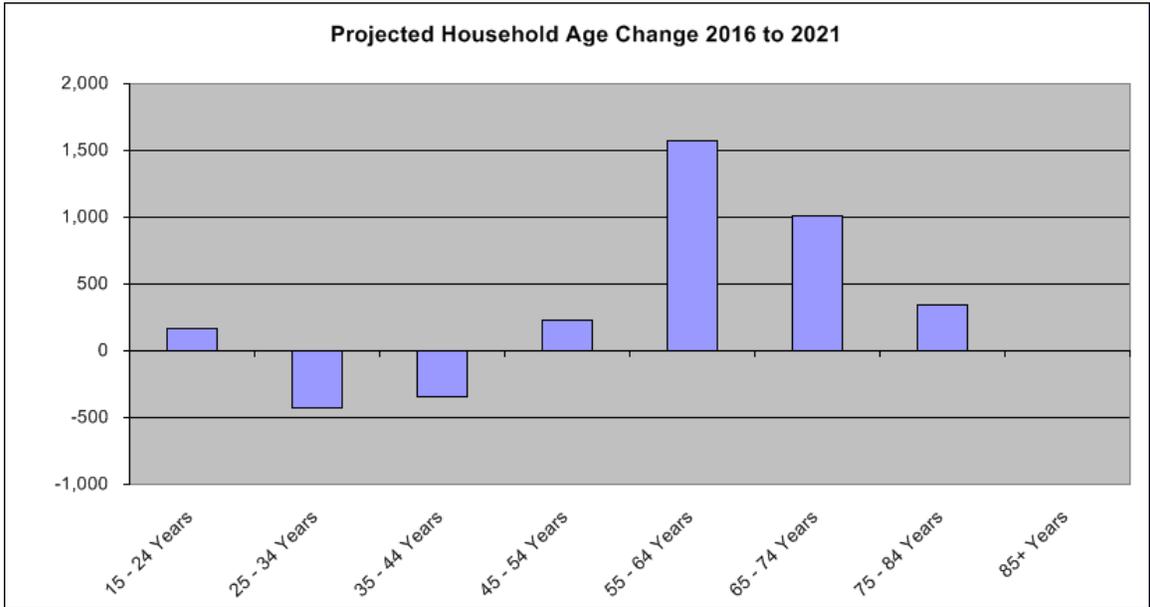
**Estimated Household Income Change 2000 - 2016**



**Estimated Household Age Change 2000 - 2016**







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Households by Income and Age										
Market Area										
Census Data - 2000										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	141	120	236	175	61	117	95	34	979	4.8%
\$15,000 - \$24,999	88	157	187	164	102	83	88	26	895	4.4%
\$25,000 - \$34,999	167	358	323	181	185	123	77	18	1,432	7.1%
\$35,000 - \$49,999	235	901	562	430	223	146	89	21	2,607	12.9%
\$50,000 - \$74,999	139	1,213	1,043	823	347	115	56	12	3,748	18.5%
\$75,000 - \$99,999	44	944	1,233	728	200	89	29	2	3,269	16.2%
\$100,000 - \$124,999	0	596	921	633	191	57	0	0	2,398	11.8%
\$125,000 - \$149,999	8	321	660	303	129	41	5	0	1,467	7.2%
\$150,000 - \$199,999	0	284	824	520	157	6	16	3	1,810	8.9%
\$200,000 and up	14	148	747	445	230	39	12	0	1,635	8.1%
<b>Total</b>	<b>836</b>	<b>5,042</b>	<b>6,736</b>	<b>4,402</b>	<b>1,825</b>	<b>816</b>	<b>467</b>	<b>116</b>	<b>20,240</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.1%</b>	<b>24.9%</b>	<b>33.3%</b>	<b>21.7%</b>	<b>9.0%</b>	<b>4.0%</b>	<b>2.3%</b>	<b>0.6%</b>		

Source: Nielsen Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Current Year Estimates - 2016										
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	58	255	253	366	325	232	219	187	1,895	5.9%
\$15,000 - \$24,999	94	272	269	331	287	303	259	163	1,978	6.2%
\$25,000 - \$34,999	28	346	392	341	247	235	137	56	1,782	5.6%
\$35,000 - \$49,999	225	433	503	446	352	386	199	65	2,609	8.1%
\$50,000 - \$74,999	327	1,255	1,580	1,258	923	478	166	44	6,031	18.8%
\$75,000 - \$99,999	68	938	1,323	1,100	759	259	88	22	4,557	14.2%
\$100,000 - \$124,999	12	497	961	892	571	261	50	17	3,261	10.2%
\$125,000 - \$149,999	0	381	674	874	586	110	27	8	2,660	8.3%
\$150,000 - \$199,999	2	250	640	1,132	711	248	53	3	3,039	9.5%
\$200,000 and up	5	246	796	1,854	1,144	175	30	3	4,253	13.3%
<b>Total</b>	<b>819</b>	<b>4,873</b>	<b>7,391</b>	<b>8,594</b>	<b>5,905</b>	<b>2,687</b>	<b>1,228</b>	<b>568</b>	<b>32,065</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.6%</b>	<b>15.2%</b>	<b>23.1%</b>	<b>26.8%</b>	<b>18.4%</b>	<b>8.4%</b>	<b>3.8%</b>	<b>1.8%</b>		

Source: Nielsen Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Estimated Change - 2000 to 2016										
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	-83	135	17	191	264	115	124	153	916	93.6%
\$15,000 - \$24,999	6	115	82	167	185	220	171	137	1,083	121.0%
\$25,000 - \$34,999	-139	-12	69	160	62	112	60	38	350	24.4%
\$35,000 - \$49,999	-10	-468	-59	16	129	240	110	44	2	0.1%
\$50,000 - \$74,999	188	42	537	435	576	363	110	32	2,283	60.9%
\$75,000 - \$99,999	24	-6	90	372	559	170	59	20	1,288	39.4%
\$100,000 - \$124,999	12	-99	40	259	380	204	50	17	863	36.0%
\$125,000 - \$149,999	-8	60	14	571	457	69	22	8	1,193	81.3%
\$150,000 - \$199,999	2	-34	-184	612	554	242	37	0	1,229	67.9%
\$200,000 and up	-9	98	49	1,409	914	136	18	3	2,618	160.1%
<b>Total</b>	<b>-17</b>	<b>-169</b>	<b>655</b>	<b>4,192</b>	<b>4,080</b>	<b>1,871</b>	<b>761</b>	<b>452</b>	<b>11,825</b>	<b>58.4%</b>
<b>Percent Change</b>	<b>-2.0%</b>	<b>-3.4%</b>	<b>9.7%</b>	<b>95.2%</b>	<b>223.6%</b>	<b>229.3%</b>	<b>163.0%</b>	<b>389.7%</b>		<b>58.4%</b>

Source: Nielsen Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Five Year Projections - 2021										
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	76	209	170	309	391	296	253	176	1,880	5.4%
\$15,000 - \$24,999	108	198	226	297	327	372	326	161	2,015	5.8%
\$25,000 - \$34,999	38	266	333	312	285	312	189	56	1,791	5.2%
\$35,000 - \$49,999	242	375	447	414	408	521	262	69	2,738	7.9%
\$50,000 - \$74,999	415	1,049	1,446	1,172	1,105	610	206	40	6,043	17.5%
\$75,000 - \$99,999	86	860	1,322	1,132	980	380	114	26	4,900	14.2%
\$100,000 - \$124,999	13	517	925	915	730	388	65	18	3,571	10.3%
\$125,000 - \$149,999	0	395	698	935	766	161	36	10	3,001	8.7%
\$150,000 - \$199,999	3	270	622	1,188	891	359	75	4	3,412	9.9%
\$200,000 and up	5	304	858	2,146	1,591	302	49	5	5,260	15.2%
<b>Total</b>	<b>986</b>	<b>4,443</b>	<b>7,047</b>	<b>8,820</b>	<b>7,474</b>	<b>3,701</b>	<b>1,575</b>	<b>565</b>	<b>34,611</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.8%</b>	<b>12.8%</b>	<b>20.4%</b>	<b>25.5%</b>	<b>21.6%</b>	<b>10.7%</b>	<b>4.6%</b>	<b>1.6%</b>		<b>100.0%</b>

Source: Nielsen Claritas; Ribbon Demographics



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Households by Income and Age										
Market Area										
Projected Change - 2016 to 2021										
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	18	-46	-83	-57	66	64	34	-11	-15	-0.8%
\$15,000 - \$24,999	14	-74	-43	-34	40	69	67	-2	37	1.9%
\$25,000 - \$34,999	10	-80	-59	-29	38	77	52	0	9	0.5%
\$35,000 - \$49,999	17	-58	-56	-32	56	135	63	4	129	4.9%
\$50,000 - \$74,999	88	-206	-134	-86	182	132	40	-4	12	0.2%
\$75,000 - \$99,999	18	-78	-1	32	221	121	26	4	343	7.5%
\$100,000 - \$124,999	1	20	-36	23	159	127	15	1	310	9.5%
\$125,000 - \$149,999	0	14	24	61	180	51	9	2	341	12.8%
\$150,000 - \$199,999	1	20	-18	56	180	111	22	1	373	12.3%
\$200,000 and up	0	58	62	292	447	127	19	2	1,007	23.7%
<b>Total</b>	<b>167</b>	<b>-430</b>	<b>-344</b>	<b>226</b>	<b>1,569</b>	<b>1,014</b>	<b>347</b>	<b>-3</b>	<b>2,546</b>	<b>7.9%</b>
<b>Percent Change</b>	<b>20.4%</b>	<b>-8.8%</b>	<b>-4.7%</b>	<b>2.6%</b>	<b>26.6%</b>	<b>37.7%</b>	<b>28.3%</b>	<b>-0.5%</b>	<b>7.9%</b>	

Source: Nielsen Claritas; Ribbon Demographics



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## HOUSEHOLD DATA

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Median Household Income		
Market Area		
Census 2000	2016 Estimate	2021 Projection
\$78,510	\$84,532	\$89,482

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Median Claritas

Median Household Income by Area Market Area			
Geography ID	Census 2009	2010 Estimate	2021 Projection
55123011621	\$196,343	\$128,245	\$155,028
55123011620	\$196,762	\$107,389	\$113,484
55123011619	\$69,251	\$71,548	\$74,486
55123011618	\$185,431	\$101,585	\$111,492
55123011617	\$185,174	\$108,352	\$103,393
55123011616	\$49,328	\$66,738	\$71,991
55123011615	\$87,624	\$128,568	\$137,378
55123011614	\$68,076	\$73,382	\$79,774
55123011611	\$56,198	\$57,315	\$59,195
55123011610	\$75,885	\$85,689	\$89,971

**HISTA 2.2 Summary Data**

**Market Area**

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<b>Renter Households</b>						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	123	85	79	4	41	332
\$10,000-20,000	161	108	61	82	71	483
\$20,000-30,000	121	142	163	21	8	455
\$30,000-40,000	410	67	209	25	35	746
\$40,000-50,000	381	91	143	164	67	846
\$50,000-60,000	432	446	156	32	127	1,193
\$60,000-75,000	648	195	242	192	134	1,411
\$75,000-100,000	442	427	94	104	61	1,128
\$100,000-125,000	65	342	159	42	64	672
\$125,000-150,000	108	94	44	115	9	370
\$150,000-200,000	163	46	56	119	9	393
\$200,000+	56	38	54	36	49	233
<b>Total</b>	<b>3,110</b>	<b>2,081</b>	<b>1,460</b>	<b>936</b>	<b>675</b>	<b>8,262</b>

<b>Renter Households</b>						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	60	18	7	4	9	98
\$10,000-20,000	150	19	6	8	8	191
\$20,000-30,000	92	67	5	6	5	175
\$30,000-40,000	88	45	6	8	9	156
\$40,000-50,000	70	18	9	5	9	111
\$50,000-60,000	83	30	19	6	4	142
\$60,000-75,000	45	28	8	11	9	101
\$75,000-100,000	76	39	6	10	8	139
\$100,000-125,000	22	70	4	7	8	111
\$125,000-150,000	39	15	4	15	11	84
\$150,000-200,000	35	30	6	5	7	83
\$200,000+	52	21	22	11	8	114
<b>Total</b>	<b>812</b>	<b>400</b>	<b>102</b>	<b>96</b>	<b>95</b>	<b>1,505</b>

<b>Renter Households</b>						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	49	8	2	3	6	68
\$10,000-20,000	143	7	4	7	4	165
\$20,000-30,000	81	47	4	5	4	141
\$30,000-40,000	70	14	4	6	8	102
\$40,000-50,000	34	9	4	4	6	57
\$50,000-60,000	52	11	3	5	3	74
\$60,000-75,000	30	4	2	10	6	52
\$75,000-100,000	43	28	5	8	6	90
\$100,000-125,000	20	15	3	5	5	48
\$125,000-150,000	33	4	2	13	7	59
\$150,000-200,000	25	3	2	3	4	37
\$200,000+	11	0	1	2	3	24
<b>Total</b>	<b>591</b>	<b>150</b>	<b>36</b>	<b>78</b>	<b>62</b>	<b>917</b>

<b>Renter Households</b>						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	183	103	86	8	50	430
\$10,000-20,000	311	127	67	90	79	674
\$20,000-30,000	213	209	168	27	13	630
\$30,000-40,000	498	112	215	33	44	902
\$40,000-50,000	451	109	152	169	76	957
\$50,000-60,000	515	476	175	38	131	1,335
\$60,000-75,000	693	223	250	203	143	1,512
\$75,000-100,000	518	466	100	114	69	1,267
\$100,000-125,000	87	412	163	49	72	783
\$125,000-150,000	147	109	48	130	20	454
\$150,000-200,000	198	76	62	124	16	476
\$200,000+	108	59	76	47	57	347
<b>Total</b>	<b>3,922</b>	<b>2,481</b>	<b>1,562</b>	<b>1,032</b>	<b>770</b>	<b>9,767</b>

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<b>Percent Renter Households</b>						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.5%	1.0%	1.0%	0.0%	0.5%	<b>4.0%</b>
\$10,000-20,000	1.9%	1.3%	0.7%	1.0%	0.9%	<b>5.8%</b>
\$20,000-30,000	1.5%	1.7%	2.0%	0.3%	0.1%	<b>5.5%</b>
\$30,000-40,000	5.0%	0.8%	2.5%	0.3%	0.4%	<b>9.0%</b>
\$40,000-50,000	4.6%	1.1%	1.7%	2.0%	0.8%	<b>10.2%</b>
\$50,000-60,000	5.2%	5.4%	1.9%	0.4%	1.5%	<b>14.4%</b>
\$60,000-75,000	7.8%	2.4%	2.9%	2.3%	1.6%	<b>17.1%</b>
\$75,000-100,000	5.3%	5.2%	1.1%	1.3%	0.7%	<b>13.7%</b>
\$100,000-125,000	0.8%	4.1%	1.9%	0.5%	0.8%	<b>8.1%</b>
\$125,000-150,000	1.3%	1.1%	0.5%	1.4%	0.1%	<b>4.5%</b>
\$150,000-200,000	2.0%	0.6%	0.7%	1.4%	0.1%	<b>4.8%</b>
\$200,000+	<u>0.7%</u>	<u>0.5%</u>	<u>0.7%</u>	<u>0.4%</u>	<u>0.6%</u>	<b>2.8%</b>
<b>Total</b>	<b>37.6%</b>	<b>25.2%</b>	<b>17.7%</b>	<b>11.3%</b>	<b>8.2%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.0%	1.2%	0.5%	0.3%	0.6%	<b>6.5%</b>
\$10,000-20,000	10.0%	1.3%	0.4%	0.5%	0.5%	<b>12.7%</b>
\$20,000-30,000	6.1%	4.5%	0.3%	0.4%	0.3%	<b>11.6%</b>
\$30,000-40,000	5.8%	3.0%	0.4%	0.5%	0.6%	<b>10.4%</b>
\$40,000-50,000	4.7%	1.2%	0.6%	0.3%	0.6%	<b>7.4%</b>
\$50,000-60,000	5.5%	2.0%	1.3%	0.4%	0.3%	<b>9.4%</b>
\$60,000-75,000	3.0%	1.9%	0.5%	0.7%	0.6%	<b>6.7%</b>
\$75,000-100,000	5.0%	2.6%	0.4%	0.7%	0.5%	<b>9.2%</b>
\$100,000-125,000	1.5%	4.7%	0.3%	0.5%	0.5%	<b>7.4%</b>
\$125,000-150,000	2.6%	1.0%	0.3%	1.0%	0.7%	<b>5.6%</b>
\$150,000-200,000	2.3%	2.0%	0.4%	0.3%	0.5%	<b>5.5%</b>
\$200,000+	<u>3.5%</u>	<u>1.4%</u>	<u>1.5%</u>	<u>0.7%</u>	<u>0.5%</u>	<b>7.6%</b>
<b>Total</b>	<b>54.0%</b>	<b>26.6%</b>	<b>6.8%</b>	<b>6.4%</b>	<b>6.3%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	5.3%	0.9%	0.2%	0.3%	0.7%	<b>7.4%</b>
\$10,000-20,000	15.6%	0.8%	0.4%	0.8%	0.4%	<b>18.0%</b>
\$20,000-30,000	8.8%	5.1%	0.4%	0.5%	0.4%	<b>15.4%</b>
\$30,000-40,000	7.6%	1.5%	0.4%	0.7%	0.9%	<b>11.1%</b>
\$40,000-50,000	3.7%	1.0%	0.4%	0.4%	0.7%	<b>6.2%</b>
\$50,000-60,000	5.7%	1.2%	0.3%	0.5%	0.3%	<b>8.1%</b>
\$60,000-75,000	3.3%	0.4%	0.2%	1.1%	0.7%	<b>5.7%</b>
\$75,000-100,000	4.7%	3.1%	0.5%	0.9%	0.7%	<b>9.8%</b>
\$100,000-125,000	2.2%	1.6%	0.3%	0.5%	0.5%	<b>5.2%</b>
\$125,000-150,000	3.6%	0.4%	0.2%	1.4%	0.8%	<b>6.4%</b>
\$150,000-200,000	2.7%	0.3%	0.2%	0.3%	0.4%	<b>4.0%</b>
\$200,000+	<u>1.2%</u>	<u>0.0%</u>	<u>0.1%</u>	<u>1.0%</u>	<u>0.3%</u>	<b>2.6%</b>
<b>Total</b>	<b>64.4%</b>	<b>16.4%</b>	<b>3.9%</b>	<b>8.5%</b>	<b>6.8%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.9%	1.1%	0.9%	0.1%	0.5%	<b>4.4%</b>
\$10,000-20,000	3.2%	1.3%	0.7%	0.9%	0.8%	<b>6.9%</b>
\$20,000-30,000	2.2%	2.1%	1.7%	0.3%	0.1%	<b>6.5%</b>
\$30,000-40,000	5.1%	1.1%	2.2%	0.3%	0.5%	<b>9.2%</b>
\$40,000-50,000	4.6%	1.1%	1.6%	1.7%	0.8%	<b>9.8%</b>
\$50,000-60,000	5.3%	4.9%	1.8%	0.4%	1.3%	<b>13.7%</b>
\$60,000-75,000	7.1%	2.3%	2.6%	2.1%	1.5%	<b>15.5%</b>
\$75,000-100,000	5.3%	4.8%	1.0%	1.2%	0.7%	<b>13.0%</b>
\$100,000-125,000	0.9%	4.2%	1.7%	0.5%	0.7%	<b>8.0%</b>
\$125,000-150,000	1.5%	1.1%	0.5%	1.3%	0.2%	<b>4.6%</b>
\$150,000-200,000	2.0%	0.8%	0.6%	1.3%	0.2%	<b>4.9%</b>
\$200,000+	<u>1.1%</u>	<u>0.6%</u>	<u>0.8%</u>	<u>0.5%</u>	<u>0.6%</u>	<b>3.6%</b>
<b>Total</b>	<b>40.2%</b>	<b>25.4%</b>	<b>16.0%</b>	<b>10.6%</b>	<b>7.9%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	56	24	23	25	3	131
\$10,000-20,000	19	77	102	0	1	199
\$20,000-30,000	55	9	66	22	34	186
\$30,000-40,000	135	62	76	167	80	520
\$40,000-50,000	170	195	43	59	44	511
\$50,000-60,000	218	134	86	106	19	563
\$60,000-75,000	220	131	235	213	120	919
\$75,000-100,000	314	356	423	423	205	1,721
\$100,000-125,000	312	486	336	556	278	1,968
\$125,000-150,000	97	342	216	286	217	1,158
\$150,000-200,000	76	384	400	573	252	1,685
\$200,000+	55	436	453	771	352	2,067
<b>Total</b>	<b>1,727</b>	<b>2,636</b>	<b>2,459</b>	<b>3,201</b>	<b>1,605</b>	<b>11,628</b>

Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	83	74	18	11	1	187
\$10,000-20,000	210	70	16	10	4	310
\$20,000-30,000	145	90	16	15	4	270
\$30,000-40,000	202	191	40	6	1	440
\$40,000-50,000	130	137	12	1	0	280
\$50,000-60,000	126	105	17	16	4	268
\$60,000-75,000	184	282	76	9	2	553
\$75,000-100,000	119	265	145	36	18	583
\$100,000-125,000	139	356	60	79	1	635
\$125,000-150,000	138	182	115	76	0	511
\$150,000-200,000	65	310	131	94	11	611
\$200,000+	78	306	169	99	11	663
<b>Total</b>	<b>1,619</b>	<b>2,368</b>	<b>815</b>	<b>452</b>	<b>57</b>	<b>5,311</b>

Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	64	36	7	4	1	112
\$10,000-20,000	192	51	7	9	4	263
\$20,000-30,000	96	65	12	5	2	180
\$30,000-40,000	167	137	11	5	1	321
\$40,000-50,000	88	88	11	1	0	188
\$50,000-60,000	67	69	16	2	2	156
\$60,000-75,000	97	174	12	3	1	287
\$75,000-100,000	77	100	88	6	0	271
\$100,000-125,000	61	155	13	7	1	237
\$125,000-150,000	53	91	18	14	0	176
\$150,000-200,000	42	88	29	22	1	182
\$200,000+	40	126	13	3	8	190
<b>Total</b>	<b>1,044</b>	<b>1,180</b>	<b>237</b>	<b>81</b>	<b>21</b>	<b>2,563</b>

Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	139	98	41	36	4	318
\$10,000-20,000	229	147	118	10	5	509
\$20,000-30,000	200	99	82	37	38	456
\$30,000-40,000	337	253	116	173	81	960
\$40,000-50,000	300	332	55	60	44	791
\$50,000-60,000	344	239	103	122	23	831
\$60,000-75,000	404	413	311	222	122	1,472
\$75,000-100,000	433	621	568	459	223	2,304
\$100,000-125,000	451	842	396	635	279	2,603
\$125,000-150,000	235	524	331	362	217	1,669
\$150,000-200,000	141	694	531	667	263	2,296
\$200,000+	133	742	622	870	363	2,730
<b>Total</b>	<b>3,346</b>	<b>5,004</b>	<b>3,274</b>	<b>3,653</b>	<b>1,662</b>	<b>16,939</b>

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<b>Percent Owner Households</b>						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.5%	0.2%	0.2%	0.2%	0.0%	1.1%
\$10,000-20,000	0.2%	0.7%	0.9%	0.0%	0.0%	1.7%
\$20,000-30,000	0.5%	0.1%	0.6%	0.2%	0.3%	1.6%
\$30,000-40,000	1.2%	0.5%	0.7%	1.4%	0.7%	4.5%
\$40,000-50,000	1.5%	1.7%	0.4%	0.5%	0.4%	4.4%
\$50,000-60,000	1.9%	1.2%	0.7%	0.9%	0.2%	4.8%
\$60,000-75,000	1.9%	1.1%	2.0%	1.8%	1.0%	7.9%
\$75,000-100,000	2.7%	3.1%	3.6%	3.6%	1.8%	14.8%
\$100,000-125,000	2.7%	4.2%	2.9%	4.8%	2.4%	16.9%
\$125,000-150,000	0.8%	2.9%	1.9%	2.5%	1.9%	10.0%
\$150,000-200,000	0.7%	3.3%	3.4%	4.9%	2.2%	14.5%
\$200,000+	0.5%	3.7%	3.9%	6.6%	3.0%	17.8%
<b>Total</b>	<b>14.9%</b>	<b>22.7%</b>	<b>21.1%</b>	<b>27.5%</b>	<b>13.8%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.6%	1.4%	0.3%	0.2%	0.0%	3.5%
\$10,000-20,000	4.0%	1.3%	0.3%	0.2%	0.1%	5.8%
\$20,000-30,000	2.7%	1.7%	0.3%	0.3%	0.1%	5.1%
\$30,000-40,000	3.8%	3.6%	0.8%	0.1%	0.0%	8.3%
\$40,000-50,000	2.4%	2.6%	0.2%	0.0%	0.0%	5.3%
\$50,000-60,000	2.4%	2.0%	0.3%	0.3%	0.1%	5.0%
\$60,000-75,000	3.5%	5.3%	1.4%	0.2%	0.0%	10.4%
\$75,000-100,000	2.2%	5.0%	2.7%	0.7%	0.3%	11.0%
\$100,000-125,000	2.6%	6.7%	1.1%	1.5%	0.0%	12.0%
\$125,000-150,000	2.6%	3.4%	2.2%	1.4%	0.0%	9.6%
\$150,000-200,000	1.2%	5.8%	2.5%	1.8%	0.2%	11.5%
\$200,000+	1.5%	5.8%	3.2%	1.9%	0.2%	12.5%
<b>Total</b>	<b>30.5%</b>	<b>44.6%</b>	<b>15.3%</b>	<b>8.5%</b>	<b>1.1%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.5%	1.4%	0.3%	0.2%	0.0%	4.4%
\$10,000-20,000	7.5%	2.0%	0.3%	0.4%	0.2%	10.3%
\$20,000-30,000	3.7%	2.5%	0.5%	0.2%	0.1%	7.0%
\$30,000-40,000	6.5%	5.3%	0.4%	0.2%	0.0%	12.5%
\$40,000-50,000	3.4%	3.4%	0.4%	0.0%	0.0%	7.3%
\$50,000-60,000	2.6%	2.7%	0.6%	0.1%	0.1%	6.1%
\$60,000-75,000	3.8%	6.8%	0.5%	0.1%	0.0%	11.2%
\$75,000-100,000	3.0%	3.9%	3.4%	0.2%	0.0%	10.6%
\$100,000-125,000	2.4%	6.0%	0.5%	0.3%	0.0%	9.2%
\$125,000-150,000	2.1%	3.6%	0.7%	0.5%	0.0%	6.9%
\$150,000-200,000	1.6%	3.4%	1.1%	0.9%	0.0%	7.1%
\$200,000+	1.6%	4.9%	0.5%	0.1%	0.3%	7.4%
<b>Total</b>	<b>40.7%</b>	<b>46.0%</b>	<b>9.2%</b>	<b>3.2%</b>	<b>0.8%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.8%	0.6%	0.2%	0.2%	0.0%	1.9%
\$10,000-20,000	1.4%	0.9%	0.7%	0.1%	0.0%	3.0%
\$20,000-30,000	1.2%	0.6%	0.5%	0.2%	0.2%	2.7%
\$30,000-40,000	2.0%	1.5%	0.7%	1.0%	0.5%	5.7%
\$40,000-50,000	1.8%	2.0%	0.3%	0.4%	0.3%	4.7%
\$50,000-60,000	2.0%	1.4%	0.6%	0.7%	0.1%	4.9%
\$60,000-75,000	2.4%	2.4%	1.8%	1.3%	0.7%	8.7%
\$75,000-100,000	2.6%	3.7%	3.4%	2.7%	1.3%	13.6%
\$100,000-125,000	2.7%	5.0%	2.3%	3.7%	1.6%	15.4%
\$125,000-150,000	1.4%	3.1%	2.0%	2.1%	1.3%	9.9%
\$150,000-200,000	0.8%	4.1%	3.1%	3.9%	1.6%	13.6%
\$200,000+	0.8%	4.4%	3.7%	5.1%	2.1%	16.1%
<b>Total</b>	<b>19.8%</b>	<b>29.5%</b>	<b>19.3%</b>	<b>21.6%</b>	<b>9.8%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	99	105	61	9	52	326
\$10,000-20,000	321	110	62	98	95	686
\$20,000-30,000	225	234	279	39	11	788
\$30,000-40,000	412	66	266	48	37	829
\$40,000-50,000	275	51	144	170	57	697
\$50,000-60,000	448	494	170	50	170	1,332
\$60,000-75,000	746	236	298	223	195	1,698
\$75,000-100,000	531	548	124	145	125	1,473
\$100,000-125,000	71	309	152	59	75	666
\$125,000-150,000	158	152	76	144	13	543
\$150,000-200,000	175	43	69	73	13	373
\$200,000+	40	43	67	33	62	245
<b>Total</b>	<b>3,501</b>	<b>2,391</b>	<b>1,768</b>	<b>1,091</b>	<b>905</b>	<b>9,656</b>

Renter Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	126	14	9	7	8	164
\$10,000-20,000	396	43	13	13	15	480
\$20,000-30,000	159	63	4	15	9	250
\$30,000-40,000	108	70	7	10	13	208
\$40,000-50,000	96	30	11	8	12	157
\$50,000-60,000	162	45	23	9	10	249
\$60,000-75,000	60	52	11	13	12	148
\$75,000-100,000	122	39	9	13	15	198
\$100,000-125,000	25	76	7	6	11	125
\$125,000-150,000	61	20	10	17	13	121
\$150,000-200,000	52	39	8	4	9	112
\$200,000+	71	37	36	22	12	178
<b>Total</b>	<b>1,438</b>	<b>528</b>	<b>148</b>	<b>137</b>	<b>139</b>	<b>2,390</b>

Renter Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	110	10	3	5	4	132
\$10,000-20,000	383	22	6	12	11	434
\$20,000-30,000	124	37	3	14	8	186
\$30,000-40,000	96	16	4	8	9	133
\$40,000-50,000	72	20	6	7	8	113
\$50,000-60,000	113	24	5	6	7	155
\$60,000-75,000	38	15	4	11	9	77
\$75,000-100,000	65	12	7	12	11	107
\$100,000-125,000	24	16	6	4	7	57
\$125,000-150,000	56	3	4	14	8	85
\$150,000-200,000	42	10	4	3	6	65
\$200,000+	22	2	3	20	7	54
<b>Total</b>	<b>1,145</b>	<b>187</b>	<b>55</b>	<b>116</b>	<b>95</b>	<b>1,598</b>

Renter Households						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	225	119	70	16	60	490
\$10,000-20,000	717	153	75	111	110	1,166
\$20,000-30,000	384	297	283	54	20	1,038
\$30,000-40,000	520	136	273	58	50	1,037
\$40,000-50,000	371	81	155	178	69	854
\$50,000-60,000	610	539	193	59	180	1,581
\$60,000-75,000	806	288	309	236	207	1,846
\$75,000-100,000	653	587	133	158	140	1,671
\$100,000-125,000	96	385	159	65	86	791
\$125,000-150,000	219	172	86	161	26	664
\$150,000-200,000	227	82	77	77	22	485
\$200,000+	111	80	103	55	74	423
<b>Total</b>	<b>4,939</b>	<b>2,919</b>	<b>1,916</b>	<b>1,228</b>	<b>1,044</b>	<b>12,046</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.0%	1.1%	0.6%	0.1%	0.5%	3.4%
\$10,000-20,000	3.3%	1.1%	0.6%	1.0%	1.0%	7.1%
\$20,000-30,000	2.3%	2.4%	2.9%	0.4%	0.1%	8.2%
\$30,000-40,000	4.3%	0.7%	2.8%	0.5%	0.4%	8.6%
\$40,000-50,000	2.8%	0.5%	1.5%	1.8%	0.6%	7.2%
\$50,000-60,000	4.6%	5.1%	1.8%	0.5%	1.8%	13.8%
\$60,000-75,000	7.7%	2.4%	3.1%	2.3%	2.0%	17.6%
\$75,000-100,000	5.5%	5.7%	1.3%	1.5%	1.3%	15.3%
\$100,000-125,000	0.7%	3.2%	1.6%	0.6%	0.8%	6.9%
\$125,000-150,000	1.6%	1.6%	0.8%	1.5%	0.1%	5.6%
\$150,000-200,000	1.8%	0.4%	0.7%	0.8%	0.1%	3.9%
\$200,000+	0.4%	0.4%	0.7%	0.3%	0.6%	2.5%
<b>Total</b>	<b>36.3%</b>	<b>24.8%</b>	<b>18.3%</b>	<b>11.3%</b>	<b>9.4%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.3%	0.6%	0.4%	0.3%	0.3%	6.9%
\$10,000-20,000	16.6%	1.8%	0.5%	0.5%	0.6%	20.1%
\$20,000-30,000	6.7%	2.6%	0.2%	0.6%	0.4%	10.5%
\$30,000-40,000	4.5%	2.9%	0.3%	0.4%	0.5%	8.7%
\$40,000-50,000	4.0%	1.3%	0.5%	0.3%	0.5%	6.6%
\$50,000-60,000	6.8%	1.9%	1.0%	0.4%	0.4%	10.4%
\$60,000-75,000	2.5%	2.2%	0.5%	0.5%	0.5%	6.2%
\$75,000-100,000	5.1%	1.6%	0.4%	0.5%	0.6%	8.3%
\$100,000-125,000	1.0%	3.2%	0.3%	0.3%	0.5%	5.2%
\$125,000-150,000	2.6%	0.8%	0.4%	0.7%	0.5%	5.1%
\$150,000-200,000	2.2%	1.6%	0.3%	0.2%	0.4%	4.7%
\$200,000+	3.0%	1.5%	1.5%	0.9%	0.5%	7.4%
<b>Total</b>	<b>60.2%</b>	<b>22.1%</b>	<b>6.2%</b>	<b>5.7%</b>	<b>5.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.9%	0.6%	0.2%	0.3%	0.3%	8.3%
\$10,000-20,000	24.0%	1.4%	0.4%	0.8%	0.7%	27.2%
\$20,000-30,000	7.8%	2.3%	0.2%	0.9%	0.5%	11.6%
\$30,000-40,000	6.0%	1.0%	0.3%	0.5%	0.6%	8.3%
\$40,000-50,000	4.5%	1.3%	0.4%	0.4%	0.5%	7.1%
\$50,000-60,000	7.1%	1.5%	0.3%	0.4%	0.4%	9.7%
\$60,000-75,000	2.4%	0.9%	0.3%	0.7%	0.6%	4.8%
\$75,000-100,000	4.1%	0.8%	0.4%	0.8%	0.7%	6.7%
\$100,000-125,000	1.5%	1.0%	0.4%	0.3%	0.4%	3.6%
\$125,000-150,000	3.5%	0.2%	0.3%	0.9%	0.5%	5.3%
\$150,000-200,000	2.6%	0.6%	0.3%	0.2%	0.4%	4.1%
\$200,000+	1.4%	0.1%	0.2%	1.3%	0.4%	3.4%
<b>Total</b>	<b>71.7%</b>	<b>11.7%</b>	<b>3.4%</b>	<b>7.3%</b>	<b>5.9%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.9%	1.0%	0.6%	0.1%	0.5%	4.1%
\$10,000-20,000	6.0%	1.3%	0.6%	0.9%	0.9%	9.7%
\$20,000-30,000	3.2%	2.5%	2.3%	0.4%	0.2%	8.6%
\$30,000-40,000	4.3%	1.1%	2.3%	0.5%	0.4%	8.6%
\$40,000-50,000	3.1%	0.7%	1.3%	1.5%	0.6%	7.1%
\$50,000-60,000	5.1%	4.5%	1.6%	0.5%	1.5%	13.1%
\$60,000-75,000	6.7%	2.4%	2.6%	2.0%	1.7%	15.3%
\$75,000-100,000	5.4%	4.9%	1.1%	1.3%	1.2%	13.9%
\$100,000-125,000	0.8%	3.2%	1.3%	0.5%	0.7%	6.6%
\$125,000-150,000	1.8%	1.4%	0.7%	1.3%	0.2%	5.5%
\$150,000-200,000	1.9%	0.7%	0.6%	0.6%	0.2%	4.0%
\$200,000+	0.9%	0.7%	0.9%	0.5%	0.6%	3.5%
<b>Total</b>	<b>41.0%</b>	<b>24.2%</b>	<b>15.9%</b>	<b>10.2%</b>	<b>8.7%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	74	28	54	18	4	178
\$10,000-20,000	22	55	37	0	1	115
\$20,000-30,000	121	20	84	53	18	296
\$30,000-40,000	108	66	41	138	103	456
\$40,000-50,000	86	88	19	26	22	241
\$50,000-60,000	203	103	89	105	13	513
\$60,000-75,000	167	131	256	198	125	877
\$75,000-100,000	269	389	523	478	297	1,956
\$100,000-125,000	195	428	314	518	241	1,696
\$125,000-150,000	123	408	251	319	285	1,386
\$150,000-200,000	42	326	393	592	298	1,651
\$200,000+	54	428	549	1,063	562	2,656
<b>Total</b>	<b>1,464</b>	<b>2,470</b>	<b>2,610</b>	<b>3,508</b>	<b>1,969</b>	<b>12,021</b>

Owner Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	115	77	29	15	8	244
\$10,000-20,000	432	170	38	18	1	659
\$20,000-30,000	223	145	41	24	2	435
\$30,000-40,000	230	204	39	11	0	484
\$40,000-50,000	295	250	19	6	1	571
\$50,000-60,000	251	194	27	27	1	500
\$60,000-75,000	234	350	109	18	3	714
\$75,000-100,000	151	406	292	53	28	930
\$100,000-125,000	193	445	58	76	2	774
\$125,000-150,000	144	184	158	121	3	610
\$150,000-200,000	101	460	198	131	13	903
\$200,000+	138	565	308	134	29	1,174
<b>Total</b>	<b>2,507</b>	<b>3,450</b>	<b>1,316</b>	<b>634</b>	<b>91</b>	<b>7,998</b>

Owner Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	100	49	11	4	3	167
\$10,000-20,000	375	110	11	12	0	508
\$20,000-30,000	153	112	29	4	1	299
\$30,000-40,000	200	165	14	8	0	387
\$40,000-50,000	262	160	18	4	1	445
\$50,000-60,000	156	146	24	4	0	330
\$60,000-75,000	138	221	21	9	0	389
\$75,000-100,000	108	156	185	8	1	458
\$100,000-125,000	119	262	20	3	2	406
\$125,000-150,000	62	96	24	16	2	200
\$150,000-200,000	85	214	69	33	3	404
\$200,000+	100	268	28	6	19	421
<b>Total</b>	<b>1,858</b>	<b>1,959</b>	<b>454</b>	<b>111</b>	<b>32</b>	<b>4,414</b>

Owner Households						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	189	105	83	33	12	422
\$10,000-20,000	454	225	75	18	2	774
\$20,000-30,000	344	165	125	77	20	731
\$30,000-40,000	338	270	80	149	103	940
\$40,000-50,000	381	338	38	32	23	812
\$50,000-60,000	454	297	116	132	14	1,013
\$60,000-75,000	401	481	365	216	128	1,591
\$75,000-100,000	420	795	815	531	325	2,886
\$100,000-125,000	388	873	372	594	243	2,470
\$125,000-150,000	267	592	409	440	288	1,996
\$150,000-200,000	143	786	591	723	311	2,554
\$200,000+	192	993	857	1,197	591	3,830
<b>Total</b>	<b>3,971</b>	<b>5,920</b>	<b>3,926</b>	<b>4,142</b>	<b>2,060</b>	<b>20,019</b>

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Percent Owner Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.6%	0.2%	0.4%	0.1%	0.0%	1.5%
\$10,000-20,000	0.2%	0.5%	0.3%	0.0%	0.0%	1.0%
\$20,000-30,000	1.0%	0.2%	0.7%	0.4%	0.1%	2.5%
\$30,000-40,000	0.9%	0.5%	0.3%	1.1%	0.9%	3.8%
\$40,000-50,000	0.7%	0.7%	0.2%	0.2%	0.2%	2.0%
\$50,000-60,000	1.7%	0.9%	0.7%	0.9%	0.1%	4.3%
\$60,000-75,000	1.4%	1.1%	2.1%	1.6%	1.0%	7.3%
\$75,000-100,000	2.2%	3.2%	4.4%	4.0%	2.5%	16.3%
\$100,000-125,000	1.6%	3.6%	2.6%	4.3%	2.0%	14.1%
\$125,000-150,000	1.0%	3.4%	2.1%	2.7%	2.4%	11.5%
\$150,000-200,000	0.3%	2.7%	3.3%	4.9%	2.5%	13.7%
\$200,000+	0.4%	3.6%	4.6%	8.8%	4.7%	22.1%
<b>Total</b>	<b>12.2%</b>	<b>20.5%</b>	<b>21.7%</b>	<b>29.2%</b>	<b>16.4%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.4%	1.0%	0.4%	0.2%	0.1%	3.1%
\$10,000-20,000	5.4%	2.1%	0.5%	0.2%	0.0%	8.2%
\$20,000-30,000	2.8%	1.8%	0.5%	0.3%	0.0%	5.4%
\$30,000-40,000	2.9%	2.6%	0.5%	0.1%	0.0%	6.1%
\$40,000-50,000	3.7%	3.1%	0.2%	0.1%	0.0%	7.1%
\$50,000-60,000	3.1%	2.4%	0.3%	0.3%	0.0%	6.3%
\$60,000-75,000	2.9%	4.4%	1.4%	0.2%	0.0%	8.9%
\$75,000-100,000	1.9%	5.1%	3.7%	0.7%	0.4%	11.6%
\$100,000-125,000	2.4%	5.6%	0.7%	1.0%	0.0%	9.7%
\$125,000-150,000	1.8%	2.3%	2.0%	1.5%	0.0%	7.6%
\$150,000-200,000	1.3%	5.8%	2.5%	1.6%	0.2%	11.3%
\$200,000+	1.7%	7.1%	3.9%	1.7%	0.4%	14.7%
<b>Total</b>	<b>31.3%</b>	<b>43.1%</b>	<b>16.5%</b>	<b>7.9%</b>	<b>1.1%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.3%	1.1%	0.2%	0.1%	0.1%	3.8%
\$10,000-20,000	8.5%	2.5%	0.2%	0.3%	0.0%	11.5%
\$20,000-30,000	3.5%	2.5%	0.7%	0.1%	0.0%	6.8%
\$30,000-40,000	4.5%	3.7%	0.3%	0.2%	0.0%	8.8%
\$40,000-50,000	5.9%	3.6%	0.4%	0.1%	0.0%	10.1%
\$50,000-60,000	3.5%	3.3%	0.5%	0.1%	0.0%	7.5%
\$60,000-75,000	3.1%	5.0%	0.5%	0.2%	0.0%	8.8%
\$75,000-100,000	2.4%	3.5%	4.2%	0.2%	0.0%	10.4%
\$100,000-125,000	2.7%	5.9%	0.5%	0.1%	0.0%	9.2%
\$125,000-150,000	1.4%	2.2%	0.5%	0.4%	0.0%	4.5%
\$150,000-200,000	1.9%	4.8%	1.6%	0.7%	0.1%	9.2%
\$200,000+	2.3%	6.1%	0.6%	0.1%	0.4%	9.5%
<b>Total</b>	<b>42.1%</b>	<b>44.4%</b>	<b>10.3%</b>	<b>2.5%</b>	<b>0.7%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.9%	0.5%	0.4%	0.2%	0.1%	2.1%
\$10,000-20,000	2.3%	1.1%	0.4%	0.1%	0.0%	3.9%
\$20,000-30,000	1.7%	0.8%	0.6%	0.4%	0.1%	3.7%
\$30,000-40,000	1.7%	1.3%	0.4%	0.7%	0.5%	4.7%
\$40,000-50,000	1.9%	1.7%	0.2%	0.2%	0.1%	4.1%
\$50,000-60,000	2.3%	1.5%	0.6%	0.7%	0.1%	5.1%
\$60,000-75,000	2.0%	2.4%	1.8%	1.1%	0.6%	7.9%
\$75,000-100,000	2.1%	4.0%	4.1%	2.7%	1.6%	14.4%
\$100,000-125,000	1.9%	4.4%	1.9%	3.0%	1.2%	12.3%
\$125,000-150,000	1.3%	3.0%	2.0%	2.2%	1.4%	10.0%
\$150,000-200,000	0.7%	3.9%	3.0%	3.6%	1.6%	12.8%
\$200,000+	1.0%	5.0%	4.3%	6.0%	3.0%	19.1%
<b>Total</b>	<b>19.8%</b>	<b>29.6%</b>	<b>19.6%</b>	<b>20.7%</b>	<b>10.3%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	105	88	56	9	41	299
\$10,000-20,000	235	92	51	85	104	567
\$20,000-30,000	193	220	256	41	11	721
\$30,000-40,000	386	60	252	39	37	774
\$40,000-50,000	251	48	167	141	51	658
\$50,000-60,000	414	432	164	55	196	1,261
\$60,000-75,000	792	202	330	238	216	1,778
\$75,000-100,000	611	583	146	169	169	1,678
\$100,000-125,000	87	358	173	74	84	776
\$125,000-150,000	200	177	96	176	13	662
\$150,000-200,000	193	45	86	97	14	435
\$200,000+	77	52	97	37	75	338
<b>Total</b>	<b>3,544</b>	<b>2,357</b>	<b>1,874</b>	<b>1,161</b>	<b>1,011</b>	<b>9,947</b>

Renter Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	146	22	10	11	15	204
\$10,000-20,000	445	46	14	14	17	536
\$20,000-30,000	194	74	6	16	11	301
\$30,000-40,000	162	104	9	12	15	302
\$40,000-50,000	130	43	8	14	16	211
\$50,000-60,000	196	54	24	12	13	299
\$60,000-75,000	92	63	16	14	16	201
\$75,000-100,000	172	65	10	17	18	282
\$100,000-125,000	28	95	10	12	14	159
\$125,000-150,000	79	32	18	18	16	163
\$150,000-200,000	72	56	16	8	12	164
\$200,000+	107	59	62	31	15	274
<b>Total</b>	<b>1,823</b>	<b>713</b>	<b>203</b>	<b>179</b>	<b>178</b>	<b>3,096</b>

Renter Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	121	12	4	8	10	155
\$10,000-20,000	426	24	7	12	12	481
\$20,000-30,000	164	50	4	13	8	239
\$30,000-40,000	145	29	5	10	11	200
\$40,000-50,000	98	29	5	11	11	154
\$50,000-60,000	134	26	4	10	10	184
\$60,000-75,000	55	19	5	11	11	101
\$75,000-100,000	85	24	8	13	13	143
\$100,000-125,000	25	27	9	9	11	81
\$125,000-150,000	72	7	8	16	10	113
\$150,000-200,000	60	20	7	4	9	100
\$200,000+	36	7	3	29	8	83
<b>Total</b>	<b>1,421</b>	<b>274</b>	<b>69</b>	<b>146</b>	<b>124</b>	<b>2,034</b>

Renter Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	251	110	66	20	56	503
\$10,000-20,000	680	138	65	99	121	1,103
\$20,000-30,000	387	294	262	57	22	1,022
\$30,000-40,000	548	164	261	51	52	1,076
\$40,000-50,000	381	91	175	155	67	869
\$50,000-60,000	610	486	188	67	209	1,560
\$60,000-75,000	884	265	346	252	232	1,979
\$75,000-100,000	783	648	156	186	187	1,960
\$100,000-125,000	115	453	183	86	98	935
\$125,000-150,000	279	209	114	194	29	825
\$150,000-200,000	265	101	102	105	26	599
\$200,000+	184	111	159	68	90	612
<b>Total</b>	<b>5,367</b>	<b>3,070</b>	<b>2,077</b>	<b>1,340</b>	<b>1,189</b>	<b>13,043</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.1%	0.9%	0.6%	0.1%	0.4%	3.0%
\$10,000-20,000	2.4%	0.9%	0.5%	0.9%	1.0%	5.7%
\$20,000-30,000	1.9%	2.2%	2.6%	0.4%	0.1%	7.2%
\$30,000-40,000	3.9%	0.6%	2.5%	0.4%	0.4%	7.8%
\$40,000-50,000	2.5%	0.5%	1.7%	1.4%	0.5%	6.6%
\$50,000-60,000	4.2%	4.3%	1.6%	0.6%	2.0%	12.7%
\$60,000-75,000	8.0%	2.0%	3.3%	2.4%	2.2%	17.9%
\$75,000-100,000	6.1%	5.9%	1.5%	1.7%	1.7%	16.9%
\$100,000-125,000	0.9%	3.6%	1.7%	0.7%	0.8%	7.8%
\$125,000-150,000	2.0%	1.8%	1.0%	1.8%	0.1%	6.7%
\$150,000-200,000	1.9%	0.5%	0.9%	1.0%	0.1%	4.4%
\$200,000+	0.8%	0.5%	1.0%	0.4%	0.8%	3.4%
<b>Total</b>	<b>35.6%</b>	<b>23.7%</b>	<b>18.8%</b>	<b>11.7%</b>	<b>10.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.7%	0.7%	0.3%	0.4%	0.5%	6.6%
\$10,000-20,000	14.4%	1.5%	0.5%	0.5%	0.5%	17.3%
\$20,000-30,000	6.3%	2.4%	0.2%	0.5%	0.4%	9.7%
\$30,000-40,000	5.2%	3.4%	0.3%	0.4%	0.5%	9.8%
\$40,000-50,000	4.2%	1.4%	0.3%	0.5%	0.5%	6.8%
\$50,000-60,000	6.3%	1.7%	0.8%	0.4%	0.4%	9.7%
\$60,000-75,000	3.0%	2.0%	0.5%	0.5%	0.5%	6.5%
\$75,000-100,000	5.6%	2.1%	0.3%	0.5%	0.6%	9.1%
\$100,000-125,000	0.9%	3.1%	0.3%	0.4%	0.5%	5.1%
\$125,000-150,000	2.6%	1.0%	0.6%	0.6%	0.5%	5.3%
\$150,000-200,000	2.3%	1.8%	0.5%	0.3%	0.4%	5.3%
\$200,000+	3.5%	1.9%	2.0%	1.0%	0.5%	8.9%
<b>Total</b>	<b>58.9%</b>	<b>23.0%</b>	<b>6.6%</b>	<b>5.8%</b>	<b>5.7%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.9%	0.6%	0.2%	0.4%	0.5%	7.6%
\$10,000-20,000	20.9%	1.2%	0.3%	0.6%	0.6%	23.6%
\$20,000-30,000	8.1%	2.5%	0.2%	0.6%	0.4%	11.8%
\$30,000-40,000	7.1%	1.4%	0.2%	0.5%	0.5%	9.8%
\$40,000-50,000	4.8%	1.4%	0.2%	0.5%	0.5%	7.6%
\$50,000-60,000	6.6%	1.3%	0.2%	0.5%	0.5%	9.0%
\$60,000-75,000	2.7%	0.9%	0.2%	0.5%	0.5%	5.0%
\$75,000-100,000	4.2%	1.2%	0.4%	0.6%	0.6%	7.0%
\$100,000-125,000	1.2%	1.3%	0.4%	0.4%	0.5%	4.0%
\$125,000-150,000	3.5%	0.3%	0.4%	0.8%	0.5%	5.6%
\$150,000-200,000	2.9%	1.0%	0.3%	0.2%	0.4%	4.9%
\$200,000+	1.8%	0.3%	0.1%	1.4%	0.4%	4.1%
<b>Total</b>	<b>69.9%</b>	<b>13.5%</b>	<b>3.4%</b>	<b>7.2%</b>	<b>6.1%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.9%	0.8%	0.5%	0.2%	0.4%	3.9%
\$10,000-20,000	5.2%	1.1%	0.5%	0.8%	0.9%	8.5%
\$20,000-30,000	3.0%	2.3%	2.0%	0.4%	0.2%	7.8%
\$30,000-40,000	4.2%	1.3%	2.0%	0.4%	0.4%	8.2%
\$40,000-50,000	2.9%	0.7%	1.3%	1.2%	0.5%	6.7%
\$50,000-60,000	4.7%	3.7%	1.4%	0.5%	1.6%	12.0%
\$60,000-75,000	6.8%	2.0%	2.7%	1.9%	1.8%	15.2%
\$75,000-100,000	6.0%	5.0%	1.2%	1.4%	1.4%	15.0%
\$100,000-125,000	0.9%	3.5%	1.4%	0.7%	0.8%	7.2%
\$125,000-150,000	2.1%	1.6%	0.9%	1.5%	0.2%	6.3%
\$150,000-200,000	2.0%	0.8%	0.8%	0.8%	0.2%	4.6%
\$200,000+	1.4%	0.9%	1.2%	0.5%	0.7%	4.7%
<b>Total</b>	<b>41.1%</b>	<b>23.5%</b>	<b>15.9%</b>	<b>10.3%</b>	<b>9.1%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	50	20	41	10	6	127
\$10,000-20,000	21	38	24	1	2	86
\$20,000-30,000	93	15	64	51	15	238
\$30,000-40,000	81	46	29	96	96	348
\$40,000-50,000	75	70	14	21	22	202
\$50,000-60,000	138	63	67	82	10	360
\$60,000-75,000	127	98	195	158	105	683
\$75,000-100,000	221	322	454	429	296	1,722
\$100,000-125,000	171	382	313	494	234	1,594
\$125,000-150,000	102	391	239	341	293	1,366
\$150,000-200,000	45	275	413	599	316	1,648
\$200,000+	73	413	601	1,187	701	2,975
<b>Total</b>	<b>1,197</b>	<b>2,133</b>	<b>2,454</b>	<b>3,469</b>	<b>2,096</b>	<b>11,349</b>

Owner Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	121	94	44	16	4	279
\$10,000-20,000	511	197	46	27	7	788
\$20,000-30,000	256	162	57	35	7	517
\$30,000-40,000	274	232	48	13	2	569
\$40,000-50,000	351	297	35	13	1	697
\$50,000-60,000	282	211	30	32	3	558
\$60,000-75,000	313	414	150	24	2	903
\$75,000-100,000	207	491	391	83	46	1,218
\$100,000-125,000	248	609	76	104	5	1,042
\$125,000-150,000	197	235	207	167	4	810
\$150,000-200,000	132	573	270	170	20	1,165
\$200,000+	215	764	435	208	51	1,673
<b>Total</b>	<b>3,107</b>	<b>4,279</b>	<b>1,789</b>	<b>892</b>	<b>152</b>	<b>10,219</b>

Owner Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	104	63	24	3	0	194
\$10,000-20,000	444	130	13	19	5	611
\$20,000-30,000	167	132	40	9	4	352
\$30,000-40,000	243	194	19	8	2	466
\$40,000-50,000	321	200	31	11	1	564
\$50,000-60,000	176	166	27	4	3	376
\$60,000-75,000	186	273	35	13	2	509
\$75,000-100,000	152	208	256	16	0	632
\$100,000-125,000	163	364	25	10	2	564
\$125,000-150,000	84	134	33	24	1	276
\$150,000-200,000	113	278	105	42	6	544
\$200,000+	163	396	49	10	28	646
<b>Total</b>	<b>2,316</b>	<b>2,538</b>	<b>657</b>	<b>169</b>	<b>54</b>	<b>5,734</b>

Owner Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	171	114	85	26	10	406
\$10,000-20,000	532	235	70	28	9	874
\$20,000-30,000	349	177	121	86	22	755
\$30,000-40,000	355	278	77	109	98	917
\$40,000-50,000	426	367	49	34	23	899
\$50,000-60,000	420	274	97	114	13	918
\$60,000-75,000	440	512	345	182	107	1,586
\$75,000-100,000	428	813	845	512	342	2,940
\$100,000-125,000	419	991	389	598	239	2,636
\$125,000-150,000	299	626	446	508	297	2,176
\$150,000-200,000	177	848	683	769	336	2,813
\$200,000+	288	1,177	1,036	1,395	752	4,648
<b>Total</b>	<b>4,304</b>	<b>6,412</b>	<b>4,243</b>	<b>4,361</b>	<b>2,248</b>	<b>21,568</b>

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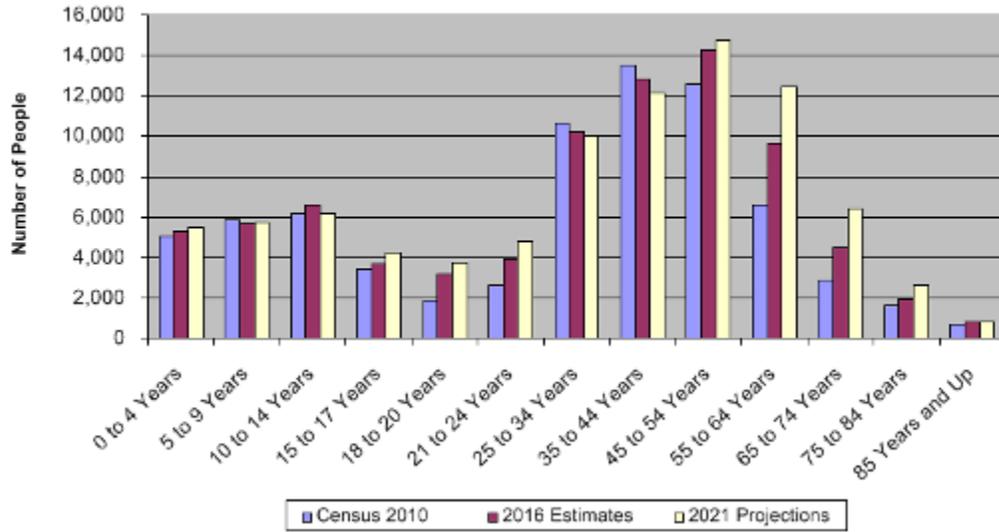
Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.4%	0.2%	0.4%	0.1%	0.1%	1.1%
\$10,000-20,000	0.2%	0.3%	0.2%	0.0%	0.0%	0.8%
\$20,000-30,000	0.8%	0.1%	0.6%	0.4%	0.1%	2.1%
\$30,000-40,000	0.7%	0.4%	0.3%	0.8%	0.8%	3.1%
\$40,000-50,000	0.7%	0.6%	0.1%	0.2%	0.2%	1.8%
\$50,000-60,000	1.2%	0.6%	0.6%	0.7%	0.1%	3.2%
\$60,000-75,000	1.1%	0.9%	1.7%	1.4%	0.9%	6.0%
\$75,000-100,000	1.9%	2.8%	4.0%	3.8%	2.6%	15.2%
\$100,000-125,000	1.5%	3.4%	2.8%	4.4%	2.1%	14.0%
\$125,000-150,000	0.9%	3.4%	2.1%	3.0%	2.6%	12.0%
\$150,000-200,000	0.4%	2.4%	3.6%	5.3%	2.8%	14.5%
\$200,000+	0.6%	3.6%	5.3%	10.5%	6.2%	26.2%
<b>Total</b>	<b>10.5%</b>	<b>18.8%</b>	<b>21.6%</b>	<b>30.6%</b>	<b>18.5%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.2%	0.9%	0.4%	0.2%	0.0%	2.7%
\$10,000-20,000	5.0%	1.9%	0.5%	0.3%	0.1%	7.7%
\$20,000-30,000	2.5%	1.6%	0.6%	0.3%	0.1%	5.1%
\$30,000-40,000	2.7%	2.3%	0.5%	0.1%	0.0%	5.6%
\$40,000-50,000	3.4%	2.9%	0.3%	0.1%	0.0%	6.8%
\$50,000-60,000	2.8%	2.1%	0.3%	0.3%	0.0%	5.5%
\$60,000-75,000	3.1%	4.1%	1.5%	0.2%	0.0%	8.8%
\$75,000-100,000	2.0%	4.8%	3.8%	0.8%	0.5%	11.9%
\$100,000-125,000	2.4%	6.0%	0.7%	1.0%	0.0%	10.2%
\$125,000-150,000	1.9%	2.3%	2.0%	1.6%	0.0%	7.9%
\$150,000-200,000	1.3%	5.6%	2.6%	1.7%	0.2%	11.4%
\$200,000+	2.1%	7.5%	4.3%	2.0%	0.5%	16.4%
<b>Total</b>	<b>30.4%</b>	<b>41.9%</b>	<b>17.5%</b>	<b>8.7%</b>	<b>1.5%</b>	<b>100.0%</b>

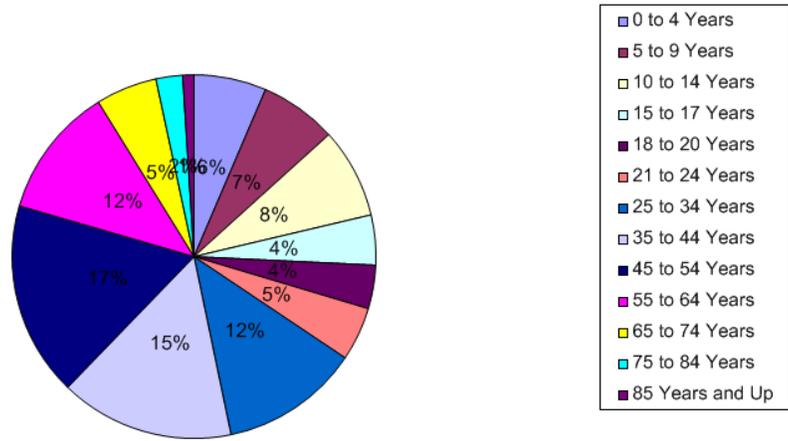
Percent Owner Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.8%	1.1%	0.4%	0.1%	0.0%	3.4%
\$10,000-20,000	7.7%	2.3%	0.2%	0.3%	0.1%	10.7%
\$20,000-30,000	2.9%	2.3%	0.7%	0.2%	0.1%	6.1%
\$30,000-40,000	4.2%	3.4%	0.3%	0.1%	0.0%	8.1%
\$40,000-50,000	5.6%	3.5%	0.5%	0.2%	0.0%	9.8%
\$50,000-60,000	3.1%	2.9%	0.5%	0.1%	0.1%	6.6%
\$60,000-75,000	3.2%	4.8%	0.6%	0.2%	0.0%	8.9%
\$75,000-100,000	2.7%	3.6%	4.5%	0.3%	0.0%	11.0%
\$100,000-125,000	2.8%	6.3%	0.4%	0.2%	0.0%	9.8%
\$125,000-150,000	1.5%	2.3%	0.6%	0.4%	0.0%	4.8%
\$150,000-200,000	2.0%	4.8%	1.8%	0.7%	0.1%	9.5%
\$200,000+	2.8%	6.9%	0.9%	0.2%	0.5%	11.3%
<b>Total</b>	<b>40.4%</b>	<b>44.3%</b>	<b>11.5%</b>	<b>2.9%</b>	<b>0.9%</b>	<b>100.0%</b>

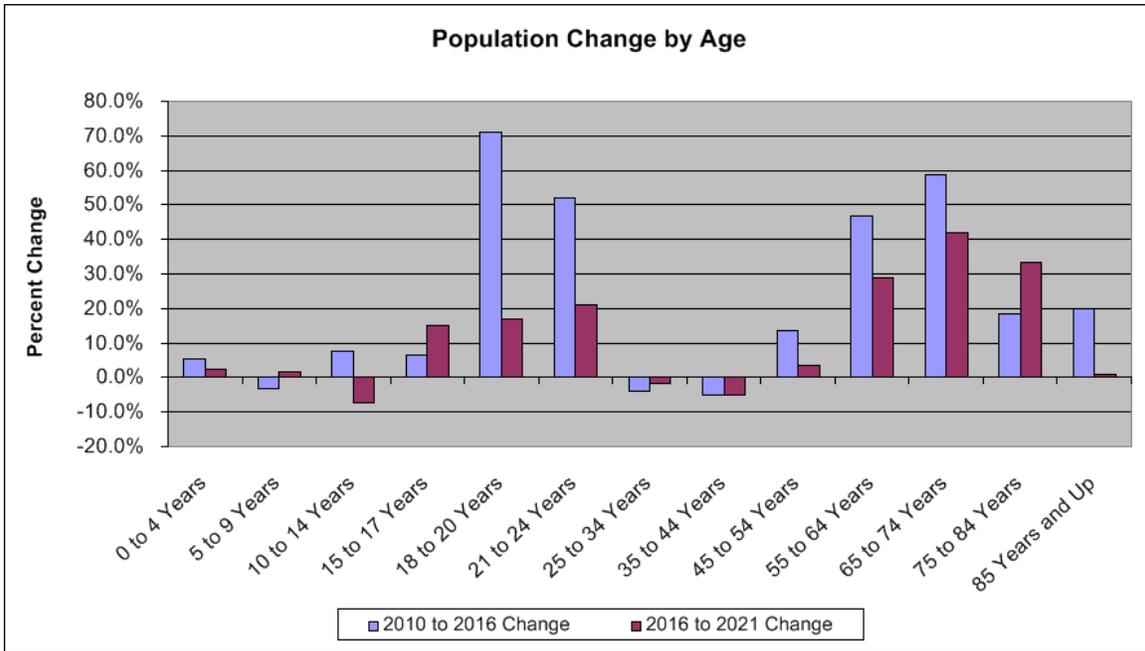
Percent Owner Households						
All Age Groups						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.8%	0.5%	0.4%	0.1%	0.0%	1.9%
\$10,000-20,000	2.5%	1.1%	0.3%	0.1%	0.0%	4.1%
\$20,000-30,000	1.6%	0.8%	0.6%	0.4%	0.1%	3.5%
\$30,000-40,000	1.6%	1.3%	0.4%	0.5%	0.5%	4.3%
\$40,000-50,000	2.0%	1.7%	0.2%	0.2%	0.1%	4.2%
\$50,000-60,000	1.9%	1.3%	0.4%	0.5%	0.1%	4.3%
\$60,000-75,000	2.0%	2.4%	1.6%	0.8%	0.5%	7.4%
\$75,000-100,000	2.0%	3.8%	3.9%	2.4%	1.6%	13.6%
\$100,000-125,000	1.9%	4.6%	1.8%	2.8%	1.1%	12.2%
\$125,000-150,000	1.4%	2.9%	2.1%	2.4%	1.4%	10.1%
\$150,000-200,000	0.8%	3.9%	3.2%	3.6%	1.6%	13.0%
\$200,000+	1.3%	5.5%	4.8%	6.5%	3.5%	21.6%
<b>Total</b>	<b>20.0%</b>	<b>29.7%</b>	<b>19.7%</b>	<b>20.2%</b>	<b>10.4%</b>	<b>100.0%</b>

**Population by Age**



**2016 Population by Age**





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## POPULATION DATA

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Population by Age & Sex											
Market Area											
Census 2010				Current Year Estimates - 2016				Five-Year Projections - 2021			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	2,569	2,476	<b>5,045</b>	0 to 4 Years	2,722	2,593	<b>5,315</b>	0 to 4 Years	2,781	2,667	<b>5,448</b>
5 to 9 Years	2,971	2,875	<b>5,846</b>	5 to 9 Years	2,885	2,776	<b>5,661</b>	5 to 9 Years	2,947	2,806	<b>5,753</b>
10 to 14 Years	3,091	3,062	<b>6,153</b>	10 to 14 Years	3,350	3,272	<b>6,622</b>	10 to 14 Years	3,100	3,049	<b>6,149</b>
15 to 17 Years	1,748	1,699	<b>3,447</b>	15 to 17 Years	1,863	1,808	<b>3,671</b>	15 to 17 Years	2,154	2,074	<b>4,228</b>
18 to 20 Years	1,029	843	<b>1,872</b>	18 to 20 Years	1,641	1,560	<b>3,201</b>	18 to 20 Years	1,917	1,821	<b>3,738</b>
21 to 24 Years	1,290	1,306	<b>2,596</b>	21 to 24 Years	2,005	1,938	<b>3,943</b>	21 to 24 Years	2,387	2,382	<b>4,769</b>
25 to 34 Years	5,107	5,512	<b>10,619</b>	25 to 34 Years	4,942	5,254	<b>10,196</b>	25 to 34 Years	4,863	5,159	<b>10,022</b>
35 to 44 Years	6,519	6,962	<b>13,481</b>	35 to 44 Years	6,113	6,685	<b>12,798</b>	35 to 44 Years	5,929	6,240	<b>12,169</b>
45 to 54 Years	6,120	6,464	<b>12,584</b>	45 to 54 Years	6,891	7,379	<b>14,270</b>	45 to 54 Years	7,151	7,632	<b>14,783</b>
55 to 64 Years	3,093	3,479	<b>6,572</b>	55 to 64 Years	4,589	5,059	<b>9,648</b>	55 to 64 Years	5,879	6,559	<b>12,438</b>
65 to 74 Years	1,222	1,613	<b>2,835</b>	65 to 74 Years	1,987	2,515	<b>4,502</b>	65 to 74 Years	2,899	3,489	<b>6,388</b>
75 to 84 Years	644	1,003	<b>1,647</b>	75 to 84 Years	756	1,196	<b>1,952</b>	75 to 84 Years	1,029	1,574	<b>2,603</b>
85 Years and Up	213	476	<b>689</b>	85 Years and Up	289	538	<b>827</b>	85 Years and Up	291	544	<b>835</b>
<b>Total</b>	<b>35,616</b>	<b>37,770</b>	<b>73,386</b>	<b>Total</b>	<b>40,033</b>	<b>42,573</b>	<b>82,606</b>	<b>Total</b>	<b>43,327</b>	<b>45,996</b>	<b>89,323</b>
62+ Years	n/a	n/a	6,765	62+ Years	n/a	n/a	9,557	62+ Years	n/a	n/a	13,062
	<b>Median Age:</b>	<b>35.7</b>			<b>Median Age:</b>	<b>36.9</b>			<b>Median Age:</b>	<b>38.4</b>	

Source: Nielsen Claritas; Ribbon Demographics

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

## POPULATION DATA

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Percent Population by Age & Sex											
Market Area											
Census 2010				Current Year Estimates - 2016				Five-Year Projections - 2021			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.5%	3.4%	<b>6.9%</b>	0 to 4 Years	3.3%	3.1%	<b>6.4%</b>	0 to 4 Years	3.1%	3.0%	<b>6.1%</b>
5 to 9 Years	4.0%	3.9%	<b>8.0%</b>	5 to 9 Years	3.5%	3.4%	<b>6.9%</b>	5 to 9 Years	3.3%	3.1%	<b>6.4%</b>
10 to 14 Years	4.2%	4.2%	<b>8.4%</b>	10 to 14 Years	4.1%	4.0%	<b>8.0%</b>	10 to 14 Years	3.5%	3.4%	<b>6.9%</b>
15 to 17 Years	2.4%	2.3%	<b>4.7%</b>	15 to 17 Years	2.3%	2.2%	<b>4.4%</b>	15 to 17 Years	2.4%	2.3%	<b>4.7%</b>
18 to 20 Years	1.4%	1.1%	<b>2.6%</b>	18 to 20 Years	2.0%	1.9%	<b>3.9%</b>	18 to 20 Years	2.1%	2.0%	<b>4.2%</b>
21 to 24 Years	1.8%	1.8%	<b>3.5%</b>	21 to 24 Years	2.4%	2.3%	<b>4.8%</b>	21 to 24 Years	2.7%	2.7%	<b>5.3%</b>
25 to 34 Years	7.0%	7.5%	<b>14.5%</b>	25 to 34 Years	6.0%	6.4%	<b>12.3%</b>	25 to 34 Years	5.4%	5.8%	<b>11.2%</b>
35 to 44 Years	8.9%	9.5%	<b>18.4%</b>	35 to 44 Years	7.4%	8.1%	<b>15.5%</b>	35 to 44 Years	6.6%	7.0%	<b>13.6%</b>
45 to 54 Years	8.3%	8.8%	<b>17.1%</b>	45 to 54 Years	8.3%	8.9%	<b>17.3%</b>	45 to 54 Years	8.0%	8.5%	<b>16.6%</b>
55 to 64 Years	4.2%	4.7%	<b>9.0%</b>	55 to 64 Years	5.6%	6.1%	<b>11.7%</b>	55 to 64 Years	6.6%	7.3%	<b>13.9%</b>
65 to 74 Years	1.7%	2.2%	<b>3.9%</b>	65 to 74 Years	2.4%	3.0%	<b>5.4%</b>	65 to 74 Years	3.2%	3.9%	<b>7.2%</b>
75 to 84 Years	0.9%	1.4%	<b>2.2%</b>	75 to 84 Years	0.9%	1.4%	<b>2.4%</b>	75 to 84 Years	1.2%	1.8%	<b>2.9%</b>
85 Years and Up	0.3%	0.6%	<b>0.9%</b>	85 Years and Up	0.3%	0.7%	<b>1.0%</b>	85 Years and Up	0.3%	0.6%	<b>0.9%</b>
<b>Total</b>	<b>48.5%</b>	<b>51.5%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.5%</b>	<b>51.5%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.5%</b>	<b>51.5%</b>	<b>100.0%</b>
62+ Years	n/a	n/a	9.2%	62+ Years	n/a	n/a	11.6%	62+ Years	n/a	n/a	14.6%

Source: Nielsen Claritas; Ribbon Demographics

Ribbon Demographics, LLC  
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## POPULATION DATA

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Changes in Population by Age & Sex									
Market Area									
Estimated Change - 2010 to 2016					Projected Change - 2016 to 2021				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	153	117	<b>270</b>	<b>5.4%</b>	0 to 4 Years	59	74	<b>133</b>	<b>2.5%</b>
5 to 9 Years	-86	-99	<b>-185</b>	<b>-3.2%</b>	5 to 9 Years	62	30	<b>92</b>	<b>1.6%</b>
10 to 14 Years	259	210	<b>469</b>	<b>7.6%</b>	10 to 14 Years	-250	-223	<b>-473</b>	<b>-7.1%</b>
15 to 17 Years	115	109	<b>224</b>	<b>6.5%</b>	15 to 17 Years	291	266	<b>557</b>	<b>15.2%</b>
18 to 20 Years	612	717	<b>1,329</b>	<b>71.0%</b>	18 to 20 Years	276	261	<b>537</b>	<b>16.8%</b>
21 to 24 Years	715	632	<b>1,347</b>	<b>51.9%</b>	21 to 24 Years	382	444	<b>826</b>	<b>20.9%</b>
25 to 34 Years	-165	-258	<b>-423</b>	<b>-4.0%</b>	25 to 34 Years	-79	-95	<b>-174</b>	<b>-1.7%</b>
35 to 44 Years	-406	-277	<b>-683</b>	<b>-5.1%</b>	35 to 44 Years	-184	-445	<b>-629</b>	<b>-4.9%</b>
45 to 54 Years	771	915	<b>1,686</b>	<b>13.4%</b>	45 to 54 Years	260	253	<b>513</b>	<b>3.6%</b>
55 to 64 Years	1,496	1,580	<b>3,076</b>	<b>46.8%</b>	55 to 64 Years	1,290	1,500	<b>2,790</b>	<b>28.9%</b>
65 to 74 Years	765	902	<b>1,667</b>	<b>58.8%</b>	65 to 74 Years	912	974	<b>1,886</b>	<b>41.9%</b>
75 to 84 Years	112	193	<b>305</b>	<b>18.5%</b>	75 to 84 Years	273	378	<b>651</b>	<b>33.4%</b>
85 Years and Up	<u>76</u>	<u>62</u>	<b><u>138</u></b>	<b><u>20.0%</u></b>	85 Years and Up	<u>2</u>	<u>6</u>	<b><u>8</u></b>	<b><u>1.0%</u></b>
<b>Total</b>	<b>4,417</b>	<b>4,803</b>	<b>9,220</b>	<b>12.6%</b>	<b>Total</b>	<b>3,294</b>	<b>3,423</b>	<b>6,717</b>	<b>8.1%</b>
62+ Years	n/a	n/a	2,792	<b>41.3%</b>	62+ Years	n/a	n/a	3,505	<b>36.7%</b>

Source: Nielsen Claritas; Ribbon Demographics

Ribbon Demographics, LLC  
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**ADDENDUM G**

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<b>OVERVIEW</b>	Multifamily and commercial experience specializing in work for private contractors, the Department of Housing and Urban Development (HUD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program.
<b>ACCREDITATIONS</b>	<b>Georgia State Certified General Real Estate Appraiser</b> License No. GACG306823
<b>EMPLOYMENT</b>	<b>Gill Group, Inc.</b> <b>2015-Present</b> Specializing in multi-family market studies, appraisals, and physical inspections.  <b>Adams on Real Estate Advisors</b> <b>2013-2015</b> Performed duties regarding commercial real estate appraisals under the guidance of an MAI. Engaged in the appraisals of lots, large tract vacant land, office, multi-family, retail, flex-industrial properties.
<b>EDUCATION</b>	<b>State University of New York</b> Plattsburgh, NY
<b>EXPERIENCE (2005 To Present)</b>	Provider of appraisals for HUD, Public Housing Authorities, Property Management Companies, Non-Profit Entities, For-Profit Entities, Commercial Property Chains, Banks and Lenders everywhere.
<b>ADDITIONAL EDUCATION</b>	Appraisal Principles, AREA* - 09/2005 Appraisal Applications, AREA* - 10/2005 15-HR National USPAP, AREA* - 10/2005 Appraisal Techniques, AREA* - 06/2006 Residential Sales Comparison & Income Approach Part 1, AREA* - 04/2008 Residential Sales Comparison & Income Approach Part 2, AREA* - 04/2008 Residential Market Analysis and Highest and Best Use, Career Webschool-05/2008 Residential Appraisers Site Valuation and Cost Approach, Career Webschool-05/2008 Advanced Residential Applications and Case Studies, McKissock LP-07/2009 Statistics, Modeling, and Finance, McKissock LP-08/2009 Appraisal Subject Matter Electives, McKissock LP-07/2009 2010-2011 7hr USPAP Update, Career Webschool-10/2009 Appraising FHA Today, McKissock LP-10/10 Introduction to the Uniform Dataset, McKissock LP-08/11 REO & Foreclosure Properties, McKissock LP-09/11 2-4 Family Finesse, McKissock LP-11/12 Even Odder: More Oddball Appraisals, McKissock LP-11/12 2014-2015 7-Hour National USPAP Update, Georgia Appraiser School, LLC-10/13 Income Capitalization Overview, Career Webschool-10/13 General Report Writing and Case Studies, McKissock LP-03-14 General Appraiser Income Approach, McKissock LP, 05-14 General Appraiser Site Valuation and Cost Approach, McKissock LP, 05-14 General Appraiser Sales Comparison Approach, McKissock LP, 05-14 <i>*Americas Real Estate Academy</i>