

**Need and Demand Analysis For  
The Grove Senior Apartments  
Shoal Creek Manor  
Locust Grove, Georgia 30248**

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

**Effective Date**  
May 26, 2016

**Date of Report**  
June 08, 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 the word "Group".  
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June 08, 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:

1Following is a market study which was completed for The Grove Senior Apartments according to the guidelines set forth by the Georgia Department of Community Affairs as authorized by The Humanities Foundation. The subject will be located along Shoal Creek Manor, Locust Grove, Georgia. The site will be improved with one three-story elevator building containing 80 Low Income Housing Tax Credit units designed for seniors 55 and older. The subject will also contain asphalt parking. The total site size is approximately 11.41 acres, or 497,020 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 26, 2016, by David Warren. An attempt was made to survey 100 percent of all housing in the area. The intended users of the report are Georgia Department of Community Affairs, The Humanities Foundation, and its affiliates or assigns.

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.

The document is assignable to other lenders that are parties to the DCA loan transaction. In addition to this market study, Gill Group, Inc., has also completed an appraisal report.

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

David Warren  
Market Analyst  
GA # 306823

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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 Locust Grove.

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  
June 08, 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

June 08, 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  
June 08, 2016

**PART I:**

**EXECUTIVE SUMMARY**

**EXECUTIVE SUMMARY**

It is the opinion of the analyst that a market does exist for the proposed 80-unit development designed for seniors 55 and older. The proposed development designed for seniors is viable within the market area. The report was prepared assuming that the project will be constructed as detailed in this report.

**Project Description**

The subject, The Grove Senior Apartments, is a proposed 80-unit development designed for seniors. The site will be located along Shoal Creek Manor, Locust Grove, Henry County, Georgia, 30248. Shoal Creek Manor is located southwest of U.S. Highway 23.

The proposed development will contain one three-story elevator building. The property will contain 36 one-bedroom/one-bath units with 700 square feet for a total of 25,200 square feet and 44 two-bedroom/one-bath units with 975 square feet for a total of 42,900 square feet. The total net rentable area will be 68,100 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>
1/1 (50%)	12	700	50%	\$633	\$620	\$171	\$449
1/1 (60%)	24	700	60%	\$759	\$665	\$171	\$494
2/2 (50%)	12	975	50%	\$760	\$752	\$217	\$535
2/2 (60%)	32	975	60%	\$912	\$822	\$217	\$605

The subject will be Low Income Housing Tax Credit with all units set at 50 and 60 percent of the area median income. Unit amenities will include a refrigerator, range/oven, garbage disposal, dishwasher, microwave, washer/dryer hook-ups, carpet and tile floor coverings, blinds, coat closets, walk-in closets, pull cords and safety bars. Project amenities will include a meeting room, fitness center, picnic area, business center, service coordinator, computer room, laundry facility, on-site maintenance, on-site management, intercom/electronic entry, video surveillance and gazebo. The subject's proposed unit mix and project amenities will be superior to most surveyed comparables.

The subject's unit mix of one- and two-bedroom units will be suitable in the market. The subject's unit sizes are smaller than the average unit size of the comparables surveyed; however, the subject's unit are within range of the comparables. Therefore, the subject's unit sizes does not have a negative impact on the unit's marketability.

The subject property's proposed net rents are lower than the market rents of \$810 for the one-bedroom units and \$970 for the two-bedroom units.

### **Site Description/Evaluation**

The subject will be located along Shoal Creek Manor, and contains approximately 11.41 acres. The subject's property is currently zoned PD, Planned Development. The subject is a legal, conforming use. Shoal Creek Manor is located southwest of U.S. Highway 23. Due to the subject's location on a secondary road, it is the opinion of the analyst that there is average visibility/access to the site.

The subject neighborhood is comprised primarily of single-family residences and is 80 percent built up. Approximately 40 percent of the land use is made up of single-family residences. About 25 percent is comprised of multifamily dwellings. Another 15 percent of the land use is made up of commercial and industrial properties. The remaining 20 percent is vacant land. The area is mostly suburban.

The site is located near a major thoroughfare which provides it with average visibility and access. The crime rate for the area is relatively low. 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 a proposed development designed for seniors. The subject will be 100 percent Low Income Housing Tax Credit, with 100 percent 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: 701.11, 701.13, 701.14, 702.02, 702.03, 702.04, 702.05, 703.04, 703.06, 703.07, 703.09, 703.10, 703.11, 704.02, 704.03, 704.04, 701.05, 702.01, 703.03 and 704.01. The primary market area has the following boundaries: North – South River, Rockdale County Line, State Route 138 East, Hood Road, McKenzie Drive, New Hood Road, West Hemphill Road, Flat Rock Road, Rustic Road, Brown Road, Brush Creek, East Atlanta Road, Valley Hill Road, North Davis Drive, Davis Road, State Route 138 and Clayton County Line; East –Butts County Line and South River; South –Spalding County Line, Butts County Line, Tussahaw Creek; and West – Interstate 75 North, Mount Carmel Road, South Mount Carmel Road, New Morn Drive, Highway 20 West, Simpson Mill Road, Painted Turtle Lake, Indian Creek, Highway 155 and Spalding County Line.

### **Community Demographic Data**

In 2000, this geographic market area contained an estimated population of 74,566. By 2010, population in this market area had increased by 77.9 percent to 132,637. In 2016, the population in this market area had increased by 7.3 percent to 142,350. It is projected that between 2016 and 2018, population in the market area will increase 2.4 percent to 145,812. It is projected that between 2018 and 2021, population in the market area will increase 6.1 percent to 151,006.

Between 2000 and 2010, the market area gained approximately 1,984 households per year. The market area is projected to gain 566 households between 2016 and 2018. The market area is projected to continue to gain households between 2018 and 2021. The market area is projected to gain 697 senior households per year. 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 range from \$475 to \$935 and two-bedroom units range from \$550 to \$1,075 per month. These rental rates have remained similar within the past few years.

Senior households who have one to two person and annual incomes between \$18,600 and \$27,000 are potential tenants for the one-bedroom units at 50 percent of the area median income. Approximately 7.2 percent of the primary market area tenants are within this range.

Senior households who have between one and two persons and annual incomes between \$19,950 and \$32,400 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 10.0 percent of the primary market area tenants are within this range.

Senior households who have two persons and annual incomes between \$22,560 and \$27,000 are potential tenants for the two-bedroom units at 50 percent of the area median income. Approximately 3.1 percent of the primary market area tenants are within this range.

Senior households who have two persons and annual incomes between \$24,660 and \$32,400 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately 6.7 percent of the primary market area tenants are within this range.

According to [www.realtytrac.com](http://www.realtytrac.com), there are currently 85 properties for sale that are foreclosures within the subject's zip code. In April, the number of properties that received a foreclosure filing in 30248 was 30 percent lower than the previous month and 66 percent lower than the prior year. The City of Locust Grove foreclosure rate is 1 in every 593 housing units. Henry County foreclosure rate is 1 in 620. Therefore, it appears that the foreclosure rate in the city has been decreasing. 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 construction; retail trade; transportation, communication, and utilities; education, health, and social services sectors. Each of these categories has experienced reasonable growth within the past few years.

Employment in Henry County has been increasing an average of 3.1 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 Henry County has fluctuated from 4.3 percent to 10.3 percent over the past 10 years. These fluctuations are in line with the unemployment rates for Henry County and the State of Georgia.

There have been several new and expanding business within Henry County in the last few years. Recently, King Mill Distribution Park held a groundbreaking and Home Depot Repair Logistics Center held a Grand Opening. Additionally, in March 2015, Norfolk Southern Training Center celebrated its “Railroad University” expansion in McDonough providing an additional 400 jobs. In June 2016, the Georgia United Credit Union opened a new student run full-service branch in McDonough have opened. Whirlpool Corporation opened a new distribution center that brought an additional 120 jobs and continues to grow. Overall, it is believed that the economy of Locust Grove will continue to grow.

**Project-Specific Affordability and Demand Analysis**

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each LIHTC unit. The following table lists the number of senior 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>Renter Households</b>
1/1 (50%)	\$620	\$18,600	\$27,000	7.2%	200
1/1 (60%)	\$665	\$19,950	\$32,400	10.0%	277
2/2 (50%)	\$752	\$22,560	\$27,000	3.1%	86
2/2 (60%)	\$822	\$24,660	\$32,400	6.7%	185
All Units (50%)	\$620	\$18,600	\$27,000	7.2%	200
All Units (60%)	\$665	\$19,950	\$32,400	10.0%	277
<b>Total Units</b>		<b>\$18,600</b>	<b>\$32,400</b>	<b>12.3%</b>	<b>339</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	Proposed Units	Total Demand	Supply	Net Demand	NetCapture Rate	Absorption	Average Market Rent	Market Rents Band Min - Max	Proposed Rents
50% AMI	1 BR/ 1 BA	\$18,600 to \$27,000	12	321	0	321	3.7%	N/A	\$810	N/A	\$620
	2 BR/ 1 BA	\$22,560 to \$27,000	12	168	0	168	7.2%	N/A	\$970	N/A	\$752
	All Units @ 50%	\$18,600 to \$27,000	24	321	0	321	7.5%	N/A	\$810-\$970	N/A	\$620-\$752
60% AMI	1 BR/ 1 BA	\$19,950 to \$32,400	24	481	0	481	5.0%	N/A	\$810	N/A	\$665
	2 BR/ 1 BA	\$24,660 to \$32,400	32	303	0	303	10.6%	N/A	\$970	N/A	\$822
	All Units @ 60%	\$19,950 to \$32,400	56	481	0	481	11.6%	N/A	\$810-\$970	N/A	\$665-\$822
	Total Units	\$18,600 to \$32,400	80	536	0	536	14.9%	N/A	\$810-\$970	N/A	\$620-\$822

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. The subject would need to capture 14.9 percent of the demand in the market area for 80 units at 50 and 60 percent of the area median income. The subject will be 100 percent Low Income Tax Credit. The capture rate for all vacant units is well below the 30 and 40 percent threshold requirements and does not exceed the 35 percent threshold requirement for rural areas. As a result, the analyst feels there is a need for affordable senior 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 nine confirmed market-rate and restricted apartment complexes in and surrounding the market area. There were 26 vacant units at the time of the survey out of 1,258 surveyed, for an overall vacancy rate of 2.1 percent. The amenities of these comparables are relatively similar to inferior to the subject’s proposed amenities. Therefore, it is believed the subject will be competitive within the market area.

Market rental rate grids were completed for the subject. The subject property’s proposed net rents are lower than the market rents of \$810 for the one-bedroom units and \$970 for the two-bedroom units. The analyst was able to locate and verify two market-rate complex within the subject’s market area. Due to lack of conventional market development within the market area, three comparables from outside the market area were used. It is believed that the comparables used in the rent grid analysis were the best available. The proposed tax credit rents are lower than the adjusted market rental rates. Therefore, it is believed that the proposed tax credit rents will be competitive with existing properties.

**Absorption/Stabilization Estimate**

The subject is a proposed senior development that will contain 80 one- and two-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the continued demand for the units within the market. It is estimated that the subject can achieve a 95+ percent occupancy in an eight to ten month time frame. The interviews with apartment managers substantiate the absorption rate. It is believed that the proposed development will absorb eight to ten units per month; therefore, it will reach a stable occupancy level within ten months or earlier.

**Conclusion**

The overall capture rate for the proposed development is reasonable for senior tax credit units. There are few affordable senior housing developments within the market area. Additionally, the market area has a high occupancy rate and many developments maintain large waiting lists that the subject will draw tenants from. As a result, the analyst feels there is a need for affordable housing, and the subject will help fill the need by offering affordable senior units to the market area. The proposed property is currently applying for Low Income Housing Tax Credits. It is believed that the subject will be a viable development.

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

Development Name: The Grove Senior Apartments Total # Units: 80  
 Location: Shoal Creek Manor # LIHTC Units: 80  
 PMA Boundary: The primary market area consists of Census Tracts: 0704.03; 0704.04 and 1503.00  
 Farthest Boundary Distance to Subject: 18.64 Miles

**RENTAL HOUSING STOCK (found on page 79-92)**

Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	9	1,258	26	97.9%
Market-Rate Housing	5	822	22	97.3%
<i>Assisted/Subsidized Housing not to include LIHTC</i>	N/A	N/A	N/A	N/A
<b>LIHTC</b>	4	436	4	99.1%
Stabilized Comps	8	1,010	9	99.1%
Properties in Construction & Lease Up	0	0	0	0%

**Subject Development**

**Average Market Rent**

**Highest Unadjusted Comp Rent**

# Units	# Bedrooms	# Baths	Size SF	Proposed Tenant Rent	Average Market Rent			Highest Unadjusted Comp Rent	
					Per Unit	Per SF	Advantage	Per Unit	Per SF
36	1	1	700	\$620; \$665	\$810	\$1.16	23.5% 17.9%	\$1,050	\$1.10
44	2	2	975	\$752; \$822	\$970	\$0.99	22.5% 15.3%	\$1,195	\$0.95

**DEMOGRAPHIC DATA (found on page 57-59)**

	2010		2016		2018	
Renters Households	11,871	25.9%	12,786	26.1%	13,094	26.1%
Income-Qualified Renter HHS (LIHTC)	1,460	12.3%	1,573	12.3%	1,611	12.3%
Income-Qualified Renter HHS (MR) (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A

**Targeted Income-Qualified Renter Household Demand (found on page 74-77)**

Type of Demand	30%	50%	60%	Market-rate	Other: __	Overall
Renter Household Growth		26	36			45
Existing Households (Overburdened & Substandard)		295	445			491
Homeowner Conversion (Seniors)		N/A	N/A			N/A
Secondary Market Demand		0	0			0
Less Comparable/Competitive Study		0	0			0
<b>Net Income-Qualified Renters HHS</b>		321	481			536

**Capture Rates (found on page 73-74)**

Target Population	30%%	50%	60%	Market-rate	Other: __	Overall
Capture Rate		7.5%	11.6%			14.9%

**PART II:**

**PROJECT DESCRIPTION**

**PROJECT DESCRIPTION**

Project Name: The Grove Senior Apartments  
Location: Shoal Creek Manor  
Locust Grove, Henry County, Georgia 30248  
  
Project Type: Senior 55+  
  
Construction Type: Proposed New Construction  
  
Developer: The Humanities Foundation

The proposed development will contain one three-story elevator building containing 80 units with brick and hardiplank/cement board exterior. The property will contain 36 one-bedroom/one-bath units with 700 square feet for a total of 25,200 square feet and 44 two-bedroom/one-bath units with 975 square feet for a total of 42,900 square feet. The total net rentable area will be 68,100 square feet.

**Project Design**

The subject will contain one three-story elevator building containing 80 one- and two-bedroom units. The building will be of wood frame construction with brick and cement hardi-board siding exterior. The property will be a new construction.

**Unit Features, Project Amenities and Services**

Unit amenities will include a refrigerator, range/oven, garbage disposal, dishwasher, microwave, washer/dryer hook-ups, carpet and tile floor coverings, blinds, coat closets, walk-in closets, pull cords and safety bars. Project amenities will include a meeting room, fitness center, picnic area, business center, service coordinator, computer room, laundry facility, on-site maintenance, on-site management, intercom/electronic entry, video surveillance and gazebo. The subject's unit mix and project amenities will be superior to most surveyed comparables.

**Parking**

The subject contains an open asphalt parking lot with 96 spaces. The parking will be adequate for the subject's proposed development.

**Utilities**

The following table describes the project's utility combination.

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

**Unit Mix, Size and Rent Structure**

The subject will contain 80 total units. The following chart lists the subject's proposed unit distribution by unit type, size, income restriction and rent structure.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1 (50%)	12	700	50%	\$633	\$620	\$171	\$449
1/1 (60%)	24	700	60%	\$759	\$665	\$171	\$494
2/2 (50%)	12	975	50%	\$760	\$752	\$217	\$535
2/2 (60%)	32	975	60%	\$912	\$822	\$217	\$605

The subject will be Low Income Housing Tax Credit with all units set at 50 and 60 percent of the area median income.

**Proposed Construction**

The construction is to begin May 2017, and end in May 2018. The projected in-service date is May 2018.

**Eligibility**

Senior households who have one to two person and annual incomes between \$18,600 and \$27,000 are potential tenants for the one-bedroom units at 50 percent of the area median income. Approximately 7.2 percent of the primary market area tenants are within this range.

Senior households who have between one and two persons and annual incomes between \$19,950 and \$32,400 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 10.0 percent of the primary market area tenants are within this range.

Senior households who have two persons and annual incomes between \$22,560 and \$27,000 are potential tenants for the two-bedroom units at 50 percent of the area median income. Approximately 3.1 percent of the primary market area tenants are within this range.

Senior households who have two persons and annual incomes between \$24,660 and \$32,400 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately 6.7 percent of the primary market area tenants are within this range.

LIHTC INCOME LIMITS		
Person in Households	50%	60%
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

Source: HUD

**Rehabilitation**

The proposed construction is anticipated to begin May 2017 and end in May 2018.

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

## **SITE EVALUATION**

**Site Inspector:** David Warren

### **Project Location**

The subject will be located along Shoal Creek Manor in the south-central portion of the City of Locust Grove, Georgia. Shoal Creek Manor is located southwest of U.S. Highway 23.

### **Site Characteristics**

The subject neighborhood is comprised primarily of single-family residences and is 80 percent built up. Approximately 40 percent of the land use is made up of single-family residences. About 25 percent is comprised of multifamily dwellings. Another 15 percent of the land use is made up of commercial and industrial properties. The remaining 20 percent is vacant land. The area is mostly suburban.

### **Zoning**

According to Henry County Building and Zoning Department, the subject is zoned PD, Planned Development and is part of a larger development known as Locust Grove Station. The first parcel of land, 130-01002008 is zoned RM-1, for apartments. The second parcel, 129-0196000, is zoned C-2 for general commercial use. The subject is a legal, conforming use. Therefore, it is unlikely that a zoning change will occur. The subject appears to meet site and setback requirements and appears to conform to the current zoning restrictions. The subject could be re-built if it were destroyed. Since there are no obvious conflicts between the subject property and the zoning of the property, there is no negative impact on the market value by the zoning classification.

### **Surrounding Land Uses**

The subject neighborhood is comprised primarily of single-family residences and is 80 percent built up. Approximately 40 percent of the land use is made up of single-family residences. About 25 percent is comprised of multifamily dwellings. Another 15 percent of the land use is made up of commercial and industrial properties. The remaining 20 percent is vacant land. The area is mostly suburban.

### **Developments**

Existing developments within the market area include Eagles Brook Apartments Homes. Lakeside Villas Apartments and Shoal Creek Manor. Eagles Brook Apartments is a market-rate development targeting families; therefore would not directly compete with the subject. Lakeside

Villas Apartments Homes is a market-rate development that targets families; therefore, would not directly compete with the subject. Shoal Creek Manor is a Section 8 and Low Income Housing Tax Credit property targeted towards seniors 55 and older and would directly compete with the subject. However, the property is currently 100 percent occupied and maintain an active waiting list that is currently six to twelve months in length; therefore, will be able to draw tenants from Shoal Creek Manor's waiting list.

### **Schools**

According to [www.neighborhoodscout.com](http://www.neighborhoodscout.com), the subject will be served by the Henry County School District. The district has 51 schools for grades pre-kindergarten through high school. There are 40,720 students enrolled in the district. Schools in the district include Locust Grove Elementary School, Locust Grove Middle School and Locust Grove High School.

### **Transportation**

Major highways in the County of Henry includes Interstates 75, 675, U.S. Highways 19, 23, 41 and State Highways 3, 20, 42, 81, 138, 155, 401, and 413. Henry County Airport is approximately 18 miles from the city in Hampton. Hartsfield-Jackson Atlanta International Airport is approximately 30 miles away in Atlanta.

### **Health Services**

Sylvan Grove Hospital is a health care facility located in Jackson, approximately 10 miles from Locust Grove that serves the residents of the city and the surrounding area. Additional health care and medical facilities located nearby include Spalding Regional Medical Center in Griffin, approximately 13 miles from the city, and Henry Medical Center, approximately 17 miles away in Stockbridge.

### **Parks and Recreational Opportunities**

Locust Grove and Henry County offer several recreational opportunities, including the Locust Grove Recreational Center which offers a full size gym, in-door walking track, community room, and fitness center. For seniors, lifetime membership is a one-time fee of ten dollars. Warren Holder Park is located on 40 acres and offers nine lighted baseball/softball fields, two lighted tennis courts, four football fields, batting cages, pavilions, and a playground.

### **Crime**

According to [www.neighborhoodscout.com](http://www.neighborhoodscout.com), the crime index for the subject neighborhood is 18. There are 200 total crimes annually in the neighborhood, 10 of which are violent crimes and 190 of which are property crimes. The annual violent crime rate is 2.61 per 1,000 residents, while the property crime rate is 49.51 per 1,000 residents. The total annual crime rate is 52.12 per 1,000

residents. The chances of becoming a victim of a violent crime are 1 in 300 which is lower than for the state which is 1 in 265. The chances of becoming a victim of a property crime are 16 which is lower than the rate for the state which is 1 in 30.

**Visibility/Access**

The subject property will be located at Shoal Creek Manor which connects to L.G. Griffin Road/Martin Luther King Jr. Boulevard. L G Griffin Road/Martin Luther King Jr. Boulevard then connects to U.S. 23. 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 proposed senior development will provide affordable housing to senior residents in the area. Crime rates are low within the subject's neighborhood. Additionally, the subject is located near all major services.

Weaknesses – The site has no apparent weaknesses.

**Subject Photos**



View of Site



View of Site



View of Site



View of Site



View to the East



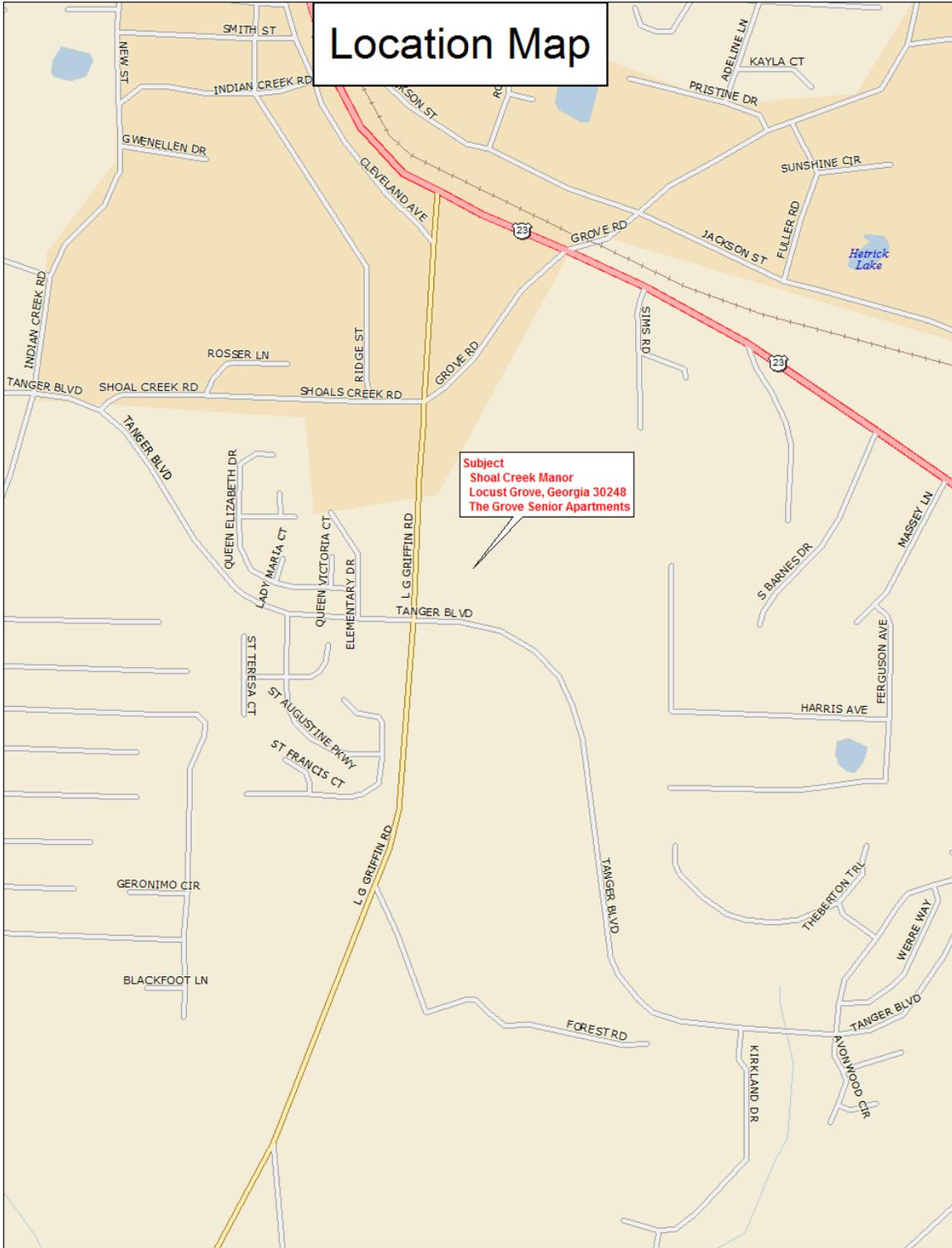
View to the West



View to the South



View to the North



# Location Map

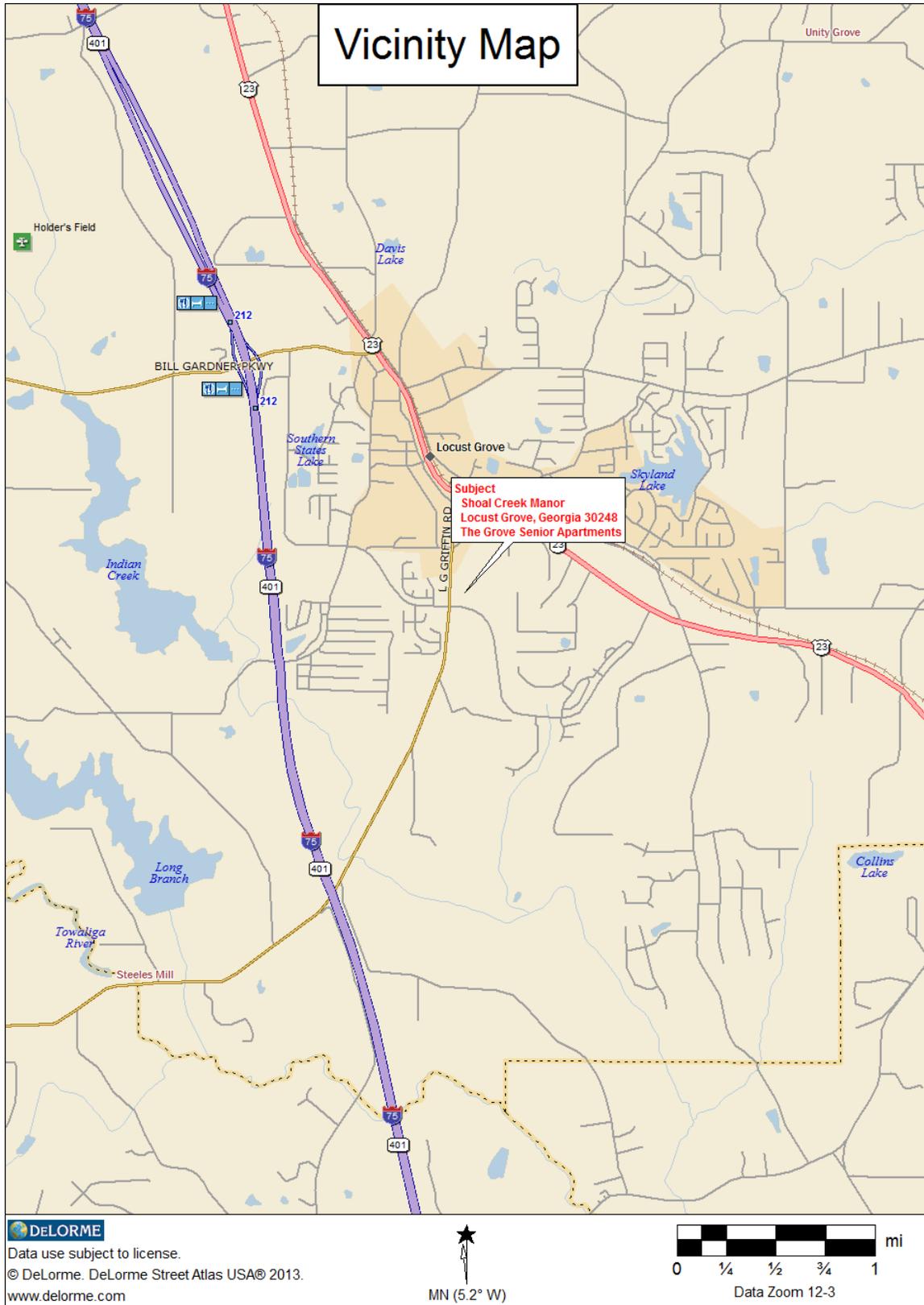
Subject  
Shoal Creek Manor  
Locust Grove, Georgia 30248  
The Grove Senior Apartments



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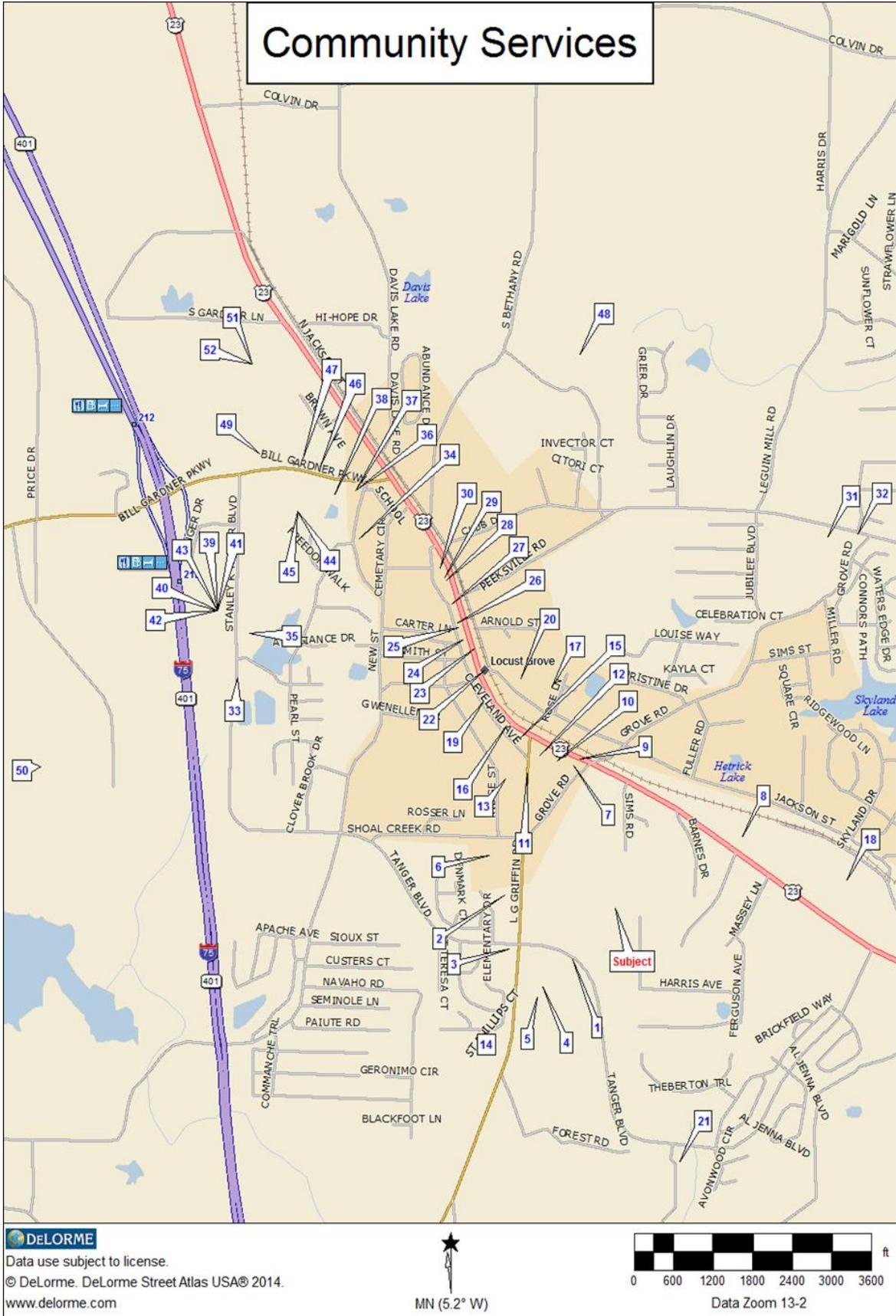
Data Zoom 14-2



<b>BANKING SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
44	United Bank	1.42
46	United Community Bank	1.43
47	Hamilton State Bank	1.52
<b>GROCERY SUPERMARKET AND BAKERY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
45	Ingles Market	1.42
51	Walmart Supercenter	1.82
<b>PHARMACY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
27	Moye's Pharmacy	0.96
30	Eagle's Landing Pharmacy	1.06
52	Walmart Pharmacy	1.82
<b>RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
7	K & J Wings & More	0.41
22	Waffle House	0.75
23	Slices Pizzeria Locust Grove	0.83
32	American Pie Pizzareia	1.24
38	Subway	1.40
<b>CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
33	Van Heusen	1.25
39	Kasper ASL	1.40
40	Banana Republic	1.40
41	Rack Room Shoes	1.40
42	Carter's	1.40
43	Wilson's Leather	1.40
<b>SALON/BARBER FLORIST AND JEWELRY STORE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
8	Bubbly Boutique	0.41
15	The HoneyComb Cottage Day Spa and Waxing Studio	0.54
20	Hair Smithsonian	0.69
24	Heather's Flowers	0.86
25	Looks Hair Salon	0.89
26	Locust GroveFlowers	0.90

<b>HOSPITAL, DENTIST, DOCTOR, SPA, AND GYM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
10	Lindsey Orthodontics	0.44
17	Locust Grove Chiropractic Clinic	0.64
19	Just For You Women's Healthcare	0.68
28	South Atlanta Pediatrics PA	1.03
29	Locust Grove Family Medicine	1.03
49	Southern Heart Specialists PC	1.61
<b>LIBRARY, MUSEUM, ZOO, AND AQUARIUM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
2	Locust Grove Public Library	0.32
<b>PARK AND AMUSEMENT PARK SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
48	Warren Holder Park	1.53
<b>POST OFFICE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
12	US Post Office	0.47
<b>CONVENIENCE STORE GAS STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
3	BP	0.32
9	Chevron	0.42
16	Texaco	0.59
31	Exxon	1.19
36	Marathon Gas	1.37
37	Kangaroo Express	1.37
<b>CHURCH, SYNAGOGUE, TEMPLE, AND MOSQUE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
1	Landmark Baptist Church	0.19
4	First Baptist Church Preschool	0.33
11	Shoal Creek Baptist Church	0.45
18	Locust Grove Church of Christ	0.67
21	Blessed	0.72
<b>POLICE, CITY HALL, AND COURTHOUSE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
34	Locust Grove Police Department	1.25

<b>FIRE STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
53	Audit Fire Protection	3.03
<b>SCHOOL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
5	First Baptist Church Preschool	0.33
6	Locust Grove Elementary School	0.39
13	Henry County Head Start	0.47
35	Faith Academy	1.30
50	Strong Rock Christian School	1.69



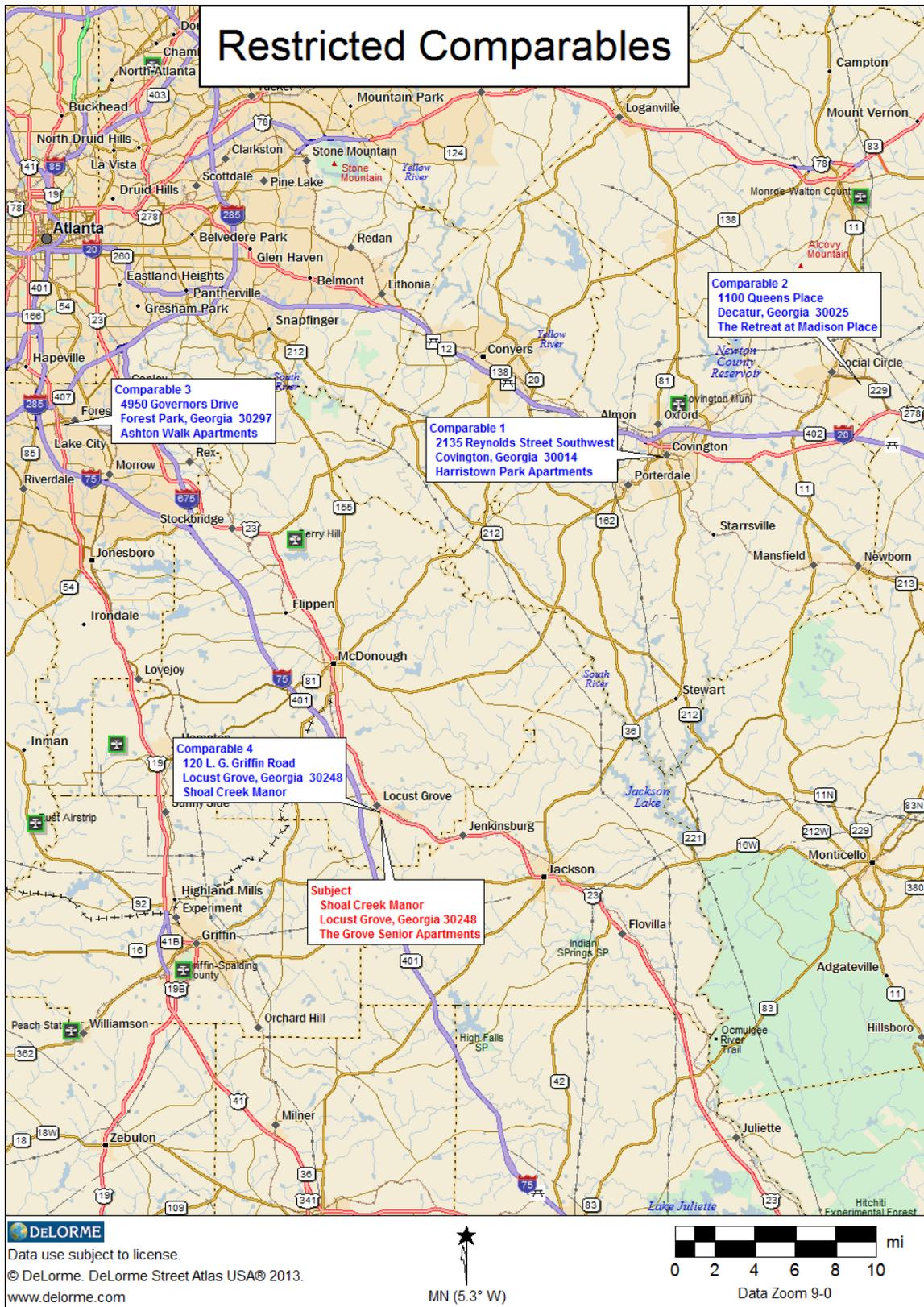
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Data Zoom 13-2

**SUBSIDIZED/RESTRICTED LEGEND**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Harristown Park Apartments	LIHTC	27.2 Miles
The Retreat at Madison Place	LIHTC	37.0 Miles
Ashton Walk Apartments	Sec 8/LIHTC	29.1 Miles
Shoal Creek Manor	Sec 8/LIHTC	4.1 Miles



**PART IV:**

**MARKET AREA**

## **MARKET AREA**

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

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

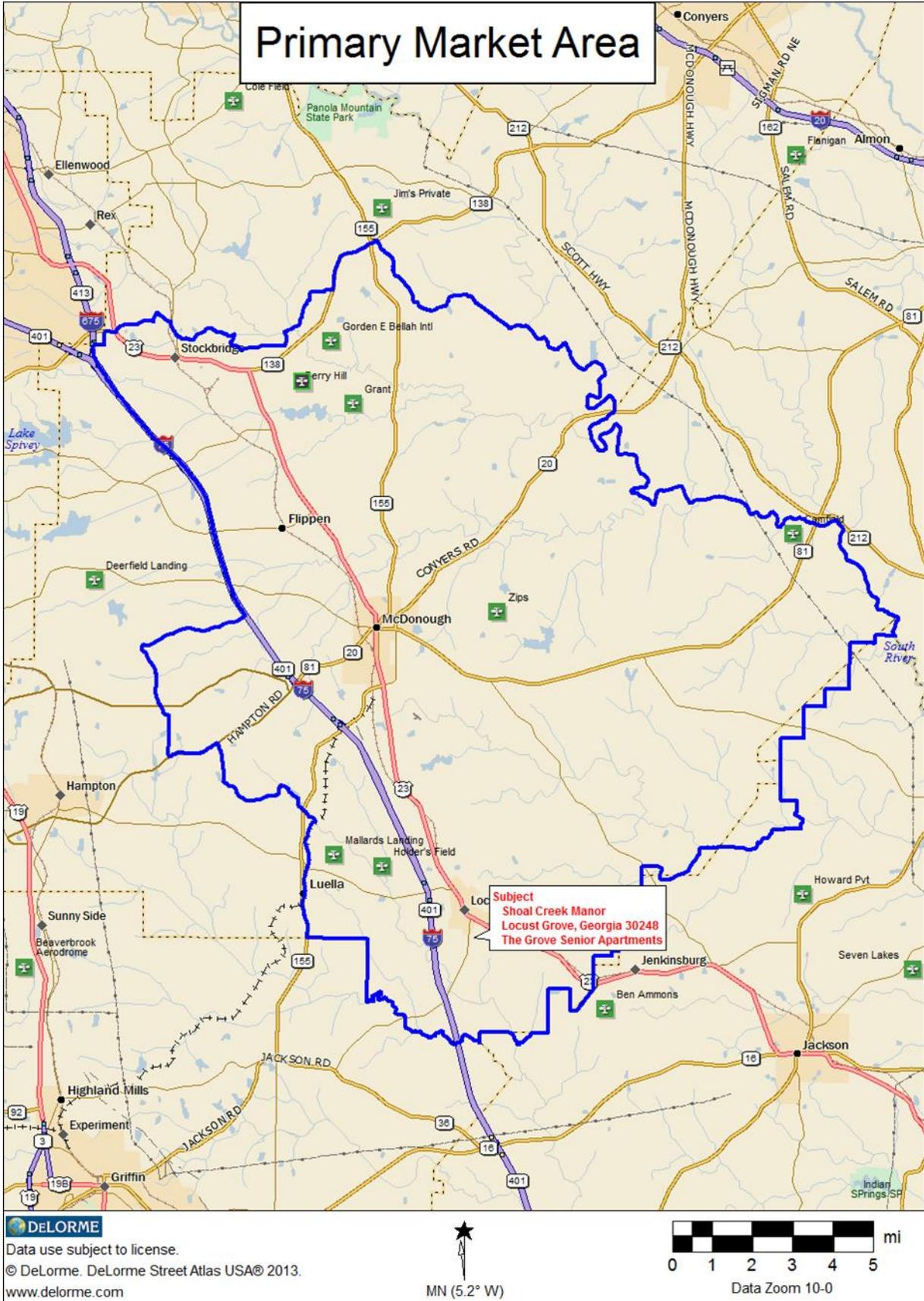
markets, with residents from one side of a submarket may not move to a close by neighborhood, regardless of housing opportunities. The construction of a new, attractive rental community may not necessarily relieve this perception.

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

The 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. Apartment managers within the vicinity of the subject were interviewed to determine the area from which the majority of their tenant bases originate. The information obtained from the apartment managers was reconciled with the governmental boundaries in the city to determine an appropriate market area for the proposed subject. Per the Georgia State Guidelines, the primary market area was expanded for senior developments.

The market area for the subject consists of the following Census Tracts: 701.11, 701.13, 701.14, 702.02, 702.03, 702.04, 702.05, 703.04, 703.06, 703.07, 703.09, 703.10, 703.11, 704.02, 704.03, 704.04, 701.05, 702.01, 703.03 and 704.01. The primary market area has the following boundaries: North – South River, Rockdale County Line, State Route 138 East, Hood Road, McKenzie Drive, New Hood Road, West Hemphill Road, Flat Rock Road, Rustic Road, Brown Road, Brush Creek, East Atlanta Road, Valley Hill Road, North Davis Drive, Davis Road, State Route 138 and Clayton County Line; East –Butts County Line and South River; South –Spalding

County Line, Butts County Line, Tussahaw Creek; and West – Interstate 75 North, Mount Carmel Road, South Mount Carmel Road, New Morn Drive, Highway 20 West, Simpson Mill Road, Painted Turtle Lake, Indian Creek, Highway 155 and Spalding County Line.



**COMMUNITY DEMOGRAPHIC DATA**

**COMMUNITY DEMOGRAPHIC DATA**

**Population Trends**

The subject is located in the City of Locust Grove, Georgia. The primary market area for the subject consists of the following Census Tracts: 701.11, 701.13, 701.14, 702.02, 702.03, 702.04, 702.05, 703.04, 703.06, 703.07, 703.09, 703.10, 703.11, 704.02, 704.03, 704.04, 701.05, 702.01, 703.03 and 704.01. The primary market area has the following boundaries: North – South River, Rockdale County Line, State Route 138 East, Hood Road, McKenzie Drive, New Hood Road, West Hemphill Road, Flat Rock Road, Rustic Road, Brown Road, Brush Creek, East Atlanta Road, Valley Hill Road, North Davis Drive, Davis Road, State Route 138 and Clayton County Line; East –Butts County Line and South River; South –Spalding County Line, Butts County Line, Tussahaw Creek; and West – Interstate 75 North, Mount Carmel Road, South Mount Carmel Road, New Morn Drive, Highway 20 West, Simpson Mill Road, Painted Turtle Lake, Indian Creek, Highway 155 and Spalding County Line.

In 2000, this geographic market area contained an estimated population of 74,566. By 2010, population in this market area had increased by 77.9 percent to 132,637. In 2016, the population in this market area had increased by 7.3 percent to 142,350. It is projected that between 2016 and 2018, population in the market area will increase 2.4 percent to 145,812. It is projected that between 2018 and 2021, population in the market area will increase 6.1 percent to 151,006.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
<b>HENRY COUNTY</b>	2000	119,341				
Estimated	2010	203,922	84,581	70.9%	8,458	7.1%
	2016	217,796	13,874	6.8%	2,312	1.1%
	2018	222,802	5,006	2.3%	2,503	1.1%
Projected	2021	230,311	12,515	5.7%	2,503	1.1%
<b>MARKET AREA</b>	2000	74,566				
Estimated	2010	132,637	58,071	77.9%	5,807	7.8%
	2016	142,350	9,713	7.3%	1,619	1.2%
	2018	145,812	3,462	2.4%	1,731	1.2%
Projected	2021	151,006	8,656	6.1%	1,731	1.2%
<b>LOCUST GROVE</b>	2000	2,322				
Estimated	2010	5,402	3,080	132.6%	308	13.3%
	2016	5,929	527	9.8%	88	1.6%
	2018	6,087	158	2.7%	79	1.3%
Projected	2021	6,325	396	6.7%	79	1.3%

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

The Grove Senior Apartments \* Shoal Creek Manor \* Locust Grove, Georgia

CHANGE IN POPULATION BY AGE GROUPS						
HENRY COUNTY						
AGE	2010	2016	CHANGE	2016	2021	CHANGE
0-4	13,867	12,990	-6.3%	12,990	13,272	2.2%
5-9	16,224	14,609	-10.0%	14,609	13,398	-8.3%
10-14	16,763	17,703	5.6%	17,703	15,085	-14.8%
15-17	10,345	11,170	8.0%	11,170	11,557	3.5%
18-20	7,583	9,880	30.3%	9,880	10,628	7.6%
21-24	7,712	12,594	63.3%	12,594	14,669	16.5%
25-34	24,944	25,077	0.5%	25,077	29,211	16.5%
35-44	34,160	30,727	-10.0%	30,727	27,222	-11.4%
45-54	28,507	33,732	18.3%	33,732	34,143	1.2%
55-64	18,395	25,435	38.3%	25,435	30,595	20.3%
65-74	9,456	15,467	63.6%	15,467	19,271	24.6%
75-84	4,663	6,558	40.6%	6,558	8,956	36.6%
85+	1,098	1,854	68.9%	1,854	2,304	24.3%
Total Population	193,717	217,796	12.4%	217,796	230,311	5.7%
Elderly % Population	7.9%	11.0%	0.9%	11.0%	13.3%	2.3%
MARKET AREA						
AGE	2010	2016	CHANGE	2016	2021	CHANGE
0-4	9,293	8,586	-7.6%	8,586	8,791	2.4%
5-9	10,922	9,666	-11.5%	9,666	8,864	-8.3%
10-14	11,965	11,828	-1.1%	11,828	10,001	-15.4%
15-17	7,139	7,374	3.3%	7,374	7,741	5.0%
18-20	5,079	6,518	28.3%	6,518	7,098	8.9%
21-24	5,101	8,290	62.5%	8,290	9,736	17.4%
25-34	17,131	16,685	-2.6%	16,685	19,267	15.5%
35-44	22,829	20,366	-10.8%	20,366	18,168	-10.8%
45-54	17,887	21,756	21.6%	21,756	22,466	3.3%
55-64	11,895	15,857	33.3%	15,857	19,274	21.5%
65-74	6,187	9,903	60.1%	9,903	12,239	23.6%
75-84	3,206	4,273	33.3%	4,273	5,827	36.4%
85+	723	1,248	72.6%	1,248	1,534	22.9%
Total Population	129,357	142,350	10.0%	142,350	151,006	6.1%
Elderly % Population	7.8%	10.8%	0.8%	10.8%	13.0%	2.1%
LOCUST GROVE						
AGE	2010	2016	CHANGE	2016	2021	CHANGE
0-4	367	390	6.3%	390	403	3.3%
5-9	697	442	-36.6%	442	407	-7.9%
10-14	393	503	28.0%	503	458	-8.9%
15-17	316	305	-3.5%	305	326	6.9%
18-20	149	272	82.6%	272	293	7.7%
21-24	184	343	86.4%	343	400	16.6%
25-34	787	690	-12.3%	690	775	12.3%
35-44	944	899	-4.8%	899	822	-8.6%
45-54	464	892	92.2%	892	937	5.0%
55-64	334	610	82.6%	610	760	24.6%
65-74	234	390	66.7%	390	465	19.2%
75-84	110	159	44.5%	159	228	43.4%
85+	23	34	47.8%	34	51	50.0%
Total Population	5,002	5,929	18.5%	5,929	6,325	6.7%
Elderly % Population	7.3%	9.8%	0.7%	9.8%	11.8%	1.9%

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

**Household Trends**

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

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

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

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

**Tenure**

The percentage of renters in Henry County was 23.1 percent; 18.1 percent in the City of Locust Grove; and 26.1 percent in market area in 2016. 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>HENRY COUNTY</b>	2000	41,332	35,144	85.0%	6,188	15.0%
	2010	70,255	54,139	77.1%	16,116	22.9%
<b>Estimated</b>	2016	74,838	57,519	76.9%	17,319	23.1%
	2018	76,486	58,756	76.8%	17,730	23.2%
<b>Projected</b>	2021	78,959	60,612	76.8%	18,347	23.2%
<b>MARKET AREA</b>	2000	26,059	21,656	83.1%	4,403	16.9%
	2010	45,898	34,027	74.1%	11,871	25.9%
<b>Estimated</b>	2016	49,060	36,274	73.9%	12,786	26.1%
	2018	50,192	37,097	73.9%	13,094	26.1%
<b>Projected</b>	2021	51,889	38,332	73.9%	13,557	26.1%
<b>LOCUST GROVE</b>	2000	806	654	81.1%	152	18.9%
	2010	1,773	1,373	77.4%	400	22.6%
<b>Estimated</b>	2016	1,941	1,590	81.9%	351	18.1%
	2018	1,988	1,626	81.8%	361	18.2%
<b>Projected</b>	2021	2,058	1,681	81.7%	377	18.3%

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>HENRY COUNTY</b>	25-34	6,467	4,348	10,815
	35-44	13,832	4,678	18,510
	45-54	14,304	3,093	17,397
	55-64	9,912	1,546	11,458
	65-74	5,694	709	6,403
	75+	3,273	491	3,764
<b>MARKET AREA</b>	25-34	4,230	3,298	7,528
	35-44	8,810	3,387	12,197
	45-54	8,700	2,184	10,884
	55-64	6,125	1,123	7,248
	65-74	3,618	515	4,133
	75+	2,105	375	2,480
<b>LOCUST GROVE</b>	25-34	279	123	402
	35-44	354	115	469
	45-54	274	75	349
	55-64	193	49	242
	65-74	153	19	172
	75+	84	6	90

Source: U.S. Census Bureau

<b>HOUSEHOLDS BY SIZE AND TYPE</b>			
<b>OWNER-OCCUPIED</b>	<b>HENRY COUNTY</b>	<b>MARKET AREA</b>	<b>LOCUST GROVE</b>
1 person	8,899	5,559	261
2 persons	17,020	10,676	392
3 persons	10,562	6,553	258
4 persons	10,216	6,544	247
5 persons	4,620	2,960	131
6 persons	1,836	1,127	47
7 or more persons	986	608	37
<b>RENTER-OCCUPIED</b>			
1 person	4,102	3,225	51
2 persons	3,827	2,833	75
3 persons	3,131	2,321	95
4 persons	2,524	1,798	71
5 persons	1,428	965	65
6 persons	686	455	29
7 or more persons	418	274	14

Source: U.S. Census Bureau

The subject's units are most suitable for households between one and two persons, who account for 51.1 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	3,225	27.2%
2 persons	2,833	23.9%
3 persons	2,321	19.6%
4 persons	1,798	15.1%
5 persons	965	8.1%
6 persons	455	3.8%
7 or more persons	274	2.3%
<b>TOTAL</b>	<b>11,871</b>	<b>100.0%</b>

Source: U.S. Census Bureau

<b>CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK</b>			
	<b>HENRY COUNTY</b>	<b>MARKET AREA</b>	<b>LOCUST GROVE</b>
<b>TOTAL HOUSING UNITS</b>	76,533	50,073	2,014
<b>OCCUPANCY AND TENURE</b>			
Occupied Housing Units	70,255	45,898	1,773
Owner-Occupied	54,139	34,027	1,373
Percent Owner-Occupied	77.1%	74.1%	77.4%
Renter-Occupied	16,116	11,871	400
<b>VACANT HOUSING UNITS</b>			
For seasonal, recreational, etc.	290	189	11
Persons per owner-occupied unit	2.9	2.29	2.93
Persons per renter-occupied unit	2.84	2.42	3.45
<b>TENURE BY YEAR STRUCTURE BUILT</b>			
<b>RENTER-OCCUPIED</b>			
2005 or later	1,964	1,522	13
2000-2004	4,061	3,344	127
1990-1999	3,176	2,546	13
1980-1989	1,953	1,245	105
1970-1979	962	609	129
1960-1969	445	121	10
1950-1959	198	157	0
1940-1949	81	64	19
1939 or earlier	322	179	0
<b>PERSONS PER ROOM: RENTER</b>			
0.50 or less	7,479	5,343	81
0.51-1.00	5,273	4,109	335
1.01-1.50	244	207	0
1.51-2.00	115	86	0
2.01 or more	51	42	0
<b>PLUMBING FACILITIES -</b>			
<b>PERSON/ROOM: RENTER-OCCUPIED</b>			
Lacking Complete Plumbing Facilities:			
1.00 or less	87	30	0
1.01-1.50	0	0	0
1.51 or more	0	0	0

Source: U.S. Census Bureau

Substandard households are those lacking complete plumbing facilities for exclusive use and/or are overcrowded. The chart above indicates there are 335 renter households with more than 1.01 occupants per room in the market area. There are 30 renter households that are lacking complete plumbing facilities in the market area.

ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
HENRY COUNTY	NUMBER	PERCENT	NUMBER	PERCENT
1, Detached	50,327	94.7%	6,133	46.6%
1, Attached	905	1.7%	435	3.3%
2	41	0.1%	454	3.4%
3 to 4	57	0.1%	405	3.1%
5 to 9	43	0.1%	1,511	11.5%
10 to 19	76	0.1%	1,926	14.6%
20 to 49	0	0.0%	1,216	9.2%
50 or more	0	0.0%	431	3.3%
Mobile Home, Trailer, Other	1,716	3.2%	651	4.9%
<b>TOTAL</b>	<b>53,165</b>	<b>100.0%</b>	<b>13,162</b>	<b>100.0%</b>
<b>MARKET AREA</b>				
1, Detached	32,080	93.9%	3,871	39.6%
1, Attached	681	2.0%	348	3.6%
2	19	0.1%	232	2.4%
3 to 4	47	0.1%	347	3.5%
5 to 9	43	0.1%	1,296	13.2%
10 to 19	12	0.0%	1,621	16.6%
20 to 49	0	0.0%	1,207	12.3%
50 or more	0	0.0%	377	3.9%
Mobile Home, Trailer, Other	1,290	3.8%	488	5.0%
<b>TOTAL</b>	<b>34,172</b>	<b>100.0%</b>	<b>9,787</b>	<b>100.0%</b>
<b>LOCUST GROVE</b>				
1, Detached	835	74.8%	275	66.1%
1, Attached	0	0.0%	0	0.0%
2	0	0.0%	0	0.0%
3 to 4	0	0.0%	0	0.0%
5 to 9	0	0.0%	0	0.0%
10 to 19	12	1.1%	0	0.0%
20 to 49	0	0.0%	0	0.0%
50 or more	0	0.0%	0	0.0%
Mobile Home, Trailer, Other	270	24.2%	141	33.9%
<b>TOTAL</b>	<b>1,117</b>	<b>100.0%</b>	<b>416</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Households Income Trends and Analysis

Households who have between one and two persons and annual incomes between \$18,600 and \$27,000 are potential tenants for the one-bedroom units at 50 percent of the area median income. 7.2 percent of the primary market area tenants are within this range. Households who have between one and two persons and annual incomes between \$19,950 and \$32,400 are potential tenants for the one-bedroom units at 60 percent of the area median income. 10.0 percent of the primary market area tenants are within this range. Households who have two persons and annual incomes between \$22,560 and \$27,000 are potential tenants for the two-bedroom units Assistance at 50 percent of the area median income. 3.1 percent of the primary market area tenants are within this range. Households who have two persons and annual incomes between \$24,660 and \$32,400 are potential tenants for the two-bedroom units at 60 percent of the area median income. 7.2 percent of the primary market area tenants are within this range.

The Grove Senior Apartments \* Shoal Creek Manor \* Locust Grove, Georgia



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	316	139	130	106	154	845
\$10,000-20,000	390	99	295	107	122	1,013
\$20,000-30,000	469	295	273	118	396	1,551
\$30,000-40,000	652	463	211	253	225	1,804
\$40,000-50,000	518	357	234	135	43	1,287
\$50,000-60,000	156	503	105	183	99	1,046
\$60,000-75,000	231	226	152	345	186	1,140
\$75,000-100,000	61	195	175	217	176	824
\$100,000-125,000	32	32	35	95	93	287
\$125,000-150,000	11	64	7	5	6	93
\$150,000-200,000	23	48	18	3	1	93
\$200,000+	14	5	8	8	7	42
<b>Total</b>	<b>2,873</b>	<b>2,426</b>	<b>1,643</b>	<b>1,575</b>	<b>1,508</b>	<b>10,025</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	275	39	14	1	21	350
\$10,000-20,000	269	59	51	45	38	462
\$20,000-30,000	98	26	38	4	27	193
\$30,000-40,000	118	114	56	7	45	340
\$40,000-50,000	283	133	28	3	51	498
\$50,000-60,000	68	118	35	5	10	236
\$60,000-75,000	63	79	45	7	32	226
\$75,000-100,000	57	20	17	12	41	147
\$100,000-125,000	69	10	27	4	5	115
\$125,000-150,000	46	13	17	3	32	111
\$150,000-200,000	26	9	7	0	6	48
\$200,000+	17	7	7	2	2	35
<b>Total</b>	<b>1,389</b>	<b>627</b>	<b>342</b>	<b>93</b>	<b>310</b>	<b>2,761</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	132	1	12	0	4	149
\$10,000-20,000	135	47	49	4	18	253
\$20,000-30,000	81	13	32	3	12	141
\$30,000-40,000	66	108	6	7	45	232
\$40,000-50,000	82	130	26	2	11	251
\$50,000-60,000	60	108	31	4	8	211
\$60,000-75,000	38	52	36	1	11	138
\$75,000-100,000	35	12	9	1	14	71
\$100,000-125,000	56	9	26	3	5	99
\$125,000-150,000	27	12	15	1	0	55
\$150,000-200,000	17	5	6	0	5	33
\$200,000+	5	4	5	2	1	17
<b>Total</b>	<b>734</b>	<b>501</b>	<b>253</b>	<b>28</b>	<b>134</b>	<b>1,650</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	591	178	144	107	175	1,195
\$10,000-20,000	659	158	346	152	160	1,475
\$20,000-30,000	567	321	311	122	423	1,744
\$30,000-40,000	770	577	267	260	270	2,144
\$40,000-50,000	801	490	262	138	94	1,785
\$50,000-60,000	224	621	140	188	109	1,282
\$60,000-75,000	294	305	197	352	218	1,366
\$75,000-100,000	118	215	192	229	217	971
\$100,000-125,000	101	42	62	99	98	402
\$125,000-150,000	57	77	24	8	38	204
\$150,000-200,000	49	57	25	3	7	141
\$200,000+	31	12	15	10	9	77
<b>Total</b>	<b>4,262</b>	<b>3,053</b>	<b>1,985</b>	<b>1,668</b>	<b>1,818</b>	<b>12,786</b>

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>HENRY COUNTY</b>									
Less than \$15,000	1,379	1,857	1,294	1,421	2,689	1,518	1,268	2,506	1,746
\$15,000 - \$24,999	1,419	1,245	1,414	2,235	2,082	1,369	1,998	2,004	1,633
\$25,000 - \$34,999	2,393	1,612	1,058	2,566	1,779	2,225	2,166	1,595	2,491
\$35,000 - \$49,999	4,466	3,325	1,365	4,691	3,820	2,766	4,370	3,824	3,413
\$50,000 - \$74,999	7,229	6,152	1,855	6,256	7,094	3,099	5,781	7,023	3,777
\$75,000 - \$99,999	5,786	4,712	740	3,825	4,968	1,016	3,923	5,500	1,396
\$100,000 - \$149,999	5,350	5,198	603	4,090	6,529	1,248	4,175	7,337	1,713
\$150,000 - \$199,999	974	1,479	149	934	2,191	511	1,016	2,631	755
\$200,000+	673	871	76	578	1,188	38	771	1,798	76
<b>TOTAL</b>	<b>64,674</b>			<b>72,726</b>			<b>76,686</b>		
<b>MARKET AREA</b>									
Less than \$15,000	841	1,177	922	938	1,731	989	846	1,672	1,139
\$15,000 - \$24,999	1,076	712	991	1,596	1,327	986	1,428	1,294	1,163
\$25,000 - \$34,999	1,435	1,078	686	1,771	1,138	1,527	1,526	1,068	1,728
\$35,000 - \$49,999	2,988	2,063	823	3,237	2,545	1,871	3,019	2,616	2,301
\$50,000 - \$74,999	5,095	3,939	1,120	4,213	4,582	1,844	3,957	4,660	2,266
\$75,000 - \$99,999	3,836	3,066	506	2,518	3,280	701	2,540	3,666	938
\$100,000 - \$149,999	3,670	3,237	378	2,674	4,004	729	2,748	4,603	981
\$150,000 - \$199,999	736	909	124	652	1,262	250	681	1,485	356
\$200,000+	493	650	59	386	743	16	474	1,034	26
<b>TOTAL</b>	<b>42,610</b>			<b>47,510</b>			<b>50,215</b>		
<b>MARKET AREA</b>									
Less than \$15,000	27	40	45	23	70	46	22	67	53
\$15,000 - \$24,999	57	33	39	70	90	46	58	84	54
\$25,000 - \$34,999	16	38	37	71	33	46	66	34	56
\$35,000 - \$49,999	231	23	43	163	57	89	154	60	107
\$50,000 - \$74,999	223	108	76	152	140	68	140	142	82
\$75,000 - \$99,999	57	137	0	102	147	33	99	162	43
\$100,000 - \$149,999	189	28	0	123	130	22	130	155	28
\$150,000 - \$199,999	0	37	0	25	74	7	24	86	9
\$200,000+	15	0	0	19	41	1	21	60	3
<b>TOTAL</b>	<b>1,499</b>			<b>1,888</b>			<b>1,999</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 retail trade; transportation, communication and utilities; and educational, health and social services sectors. Each of these categories has experienced reasonable growth within the past few years.

Employment in Henry County has been increasing an average of 3.1 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**	4,846,651	4,583,110	94.6%	263,541	5.4%

\* 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 of 3.6 percent in 2000. The rate for the State of Georgia in March 2016 was 5.4 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR HENRY COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2000	67,461	65,635	97.3%	1,826	2.7%
2001	71,117	68,973	97.0%	2,144	3.0%
2002	75,070	71,914	95.8%	3,156	4.2%
2003	79,163	75,731	95.7%	3,432	4.3%
2004	82,971	79,319	95.6%	3,652	4.4%
2005	88,594	83,860	94.7%	4,734	5.3%
2006	92,567	88,332	95.4%	4,235	4.6%
2007	96,909	92,705	95.7%	4,204	4.3%
2008	99,348	93,281	93.9%	6,067	6.1%
2009	97,375	87,884	90.3%	9,491	9.7%
2010	101,141	90,686	89.7%	10,455	10.3%
2011	102,649	92,065	89.7%	10,584	10.3%
2012	103,111	93,440	90.6%	9,671	9.4%
2013	103,433	94,731	91.6%	8,702	8.4%
2014	103,545	96,055	92.8%	7,490	7.2%
2015	104,569	98,250	94.0%	6,319	6.0%
2016**	105,779	100,340	94.9%	5,439	5.1%

\* 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 10.3 percent in 2010 and 2011 and a low of 2.7 percent in 2000. The annual rate for Henry County in March 2016 was 5.1 percent.

CHANGE IN TOTAL EMPLOYMENT FOR HENRY COUNTY				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2000-2005	18,225	3,645	27.8%	5.6%
2005-2010	6,826	1,365	8.1%	1.6%

Source: U.S. Bureau of Labor Statistics

The data shows that the number of persons employed in Henry County increased an average of 3.6 percent per year between 2000 and 2010.

RECENT CHANGES IN EMPLOYMENT FOR HENRY COUNTY			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2005	83,860	4,541	5.3%
2006	88,332	4,472	4.6%
2007	92,705	4,373	4.3%
2008	93,281	576	6.1%
2009	87,884	(5,397)	9.7%
2010	90,686	2,802	10.3%
2011	92,065	1,379	10.3%
2012	93,440	2,754	9.4%
2013	94,731	2,666	8.4%
2014	96,055	3,990	7.2%

Source: U.S. Bureau of Labor Statistics

The unemployment rate has fluctuated from 4.3 percent to 10.3 percent over the past 10 years. These fluctuations are in line with the unemployment rates for the State of Georgia.

Major employers within Henry County as of March 2016 are in the chart below:

Employer	No. of Employees	No. of Employees
Alpla, Inc.	Plastic Bottles	197
Americold	Cold Chain	75
Atlas Roofing Corporation	Asphalt Roofing	100
Behr Process Corporation	Paints	110
Carlisle Tire & Wheel Company	Tire & Wheel Distribution	55
Carter's Inc.	Children's Apparel	225
Clark Dietrich Metal Framing, Inc.	Structural Steel Products	65
De Wafelbakkers	Food Products	105
Ecolab	Detergents	110
Encompass Group, LLC	Hospital Apparel	200
Excell/Kimberly Clark	Person Care Products	153
Georgia Crown Distributing Company	Beverages	297
Goodyear Tire & Rubber Company	Tires	190
Henry County Government	County Government	1,566
Henry County Water Authority	County Water and Sewer Authority	250
Home Depot Distribution Center	Household Products	204
Home Depot Direct Fulfillment Center	Household Products	350
Home Depot Repair Logistics Center	Household Products	115
IFCO Systems North America	Plastic Containers	150
Inline Plastics Corporation	Plastic Food Containers	150
John Deere Regional Pars Distribution Center	Lawn Mowers	104
Kumho Tire USA, Inc.	Tires	53
Lineage Logistics	Cold Chain	162
Maurice Sporting Goods	Sports Equipment	200
Nestle USA, Inc.	Dairy, Food Products	153
Piedmont Henry Hospital	Community Hospital	1,281
Pep Boys Distribution Center	Exporters	121
PVH Corporation	Apparel	813
Southern States, LLC	High Voltage Disconnects	420

The Grove Senior Apartments \* Shoal Creek Manor \* Locust Grove, Georgia

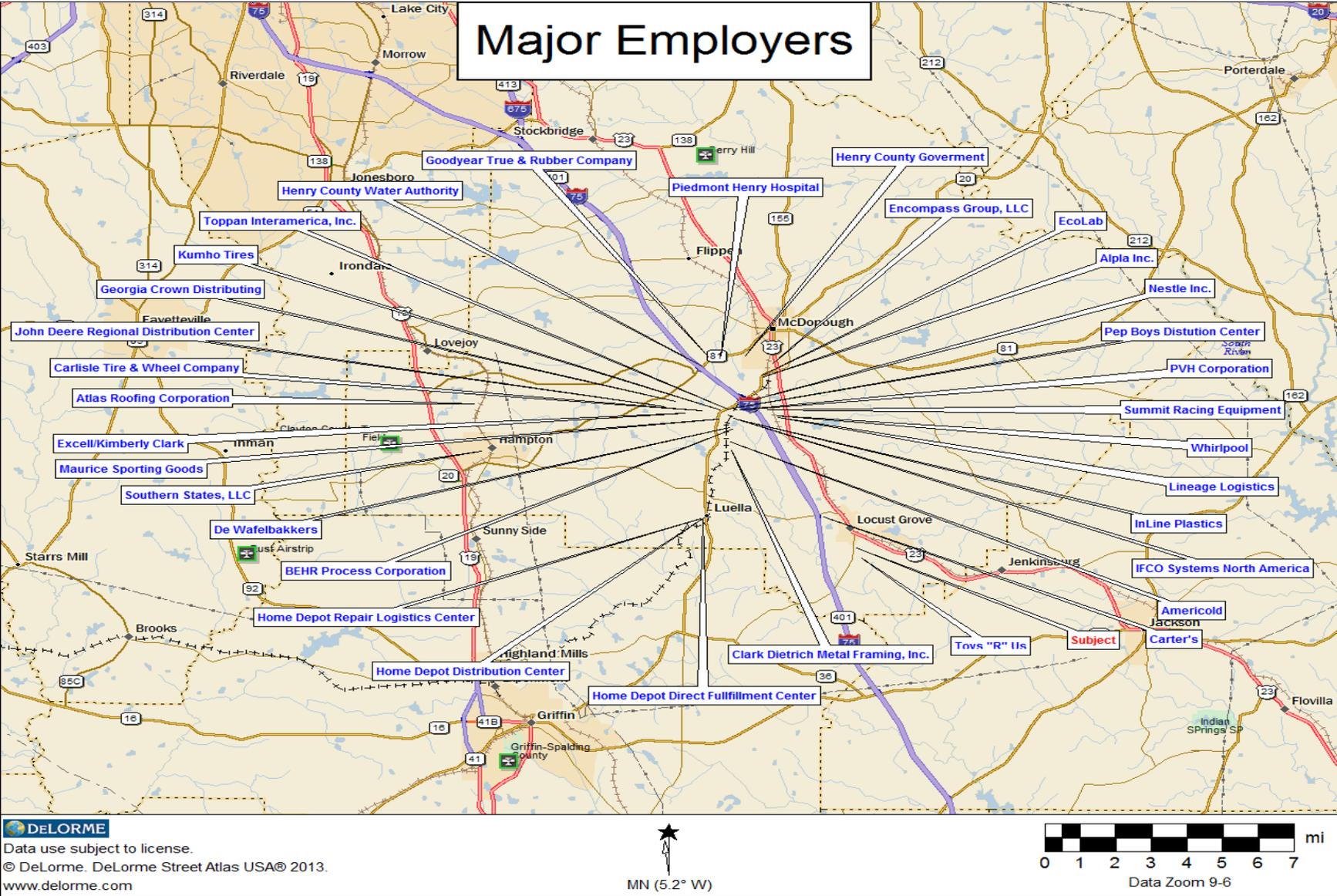
Summit Racing Equipment	High Performance Auto Parts	100
Toppan Interamerica, Inc.	Rotogravure Decorative Paper	177
Toys "R" Us	Toys	220
Whirlpool	Appliances	154

PLACE OF WORK EMPLOYMENT DATA						
INDUSTRY	HENRY COUNTY		MARKET AREA		LOCUST GROVE	
	TOTAL	%	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	276	0.3%	238	0.4%	0	0.0%
Construction	6,037	6.6%	4,243	7.0%	107	5.5%
Manufacturing	6,552	7.2%	4,337	7.1%	178	9.2%
Wholesale Trade	3,298	3.6%	1,947	3.2%	168	8.7%
Retail Trade	9,924	10.8%	6,537	10.8%	169	8.7%
Transportation, Communication & Utilities	12,453	13.6%	8,365	13.8%	230	11.9%
Information	2,104	2.3%	1,208	2.0%	8	0.4%
Finance, Insurance & Real Estate	6,446	7.0%	4,375	7.2%	149	7.7%
Professional & Related Services	7,964	8.7%	5,444	9.0%	157	8.1%
Educational, Health & Social Services	18,196	19.9%	12,020	19.8%	354	18.3%
Entertainment & Recreation Services	5,943	6.5%	3,869	6.4%	183	9.4%
Other	4,625	5.0%	2,947	4.9%	101	5.2%
Public Administration	7,814	8.5%	5,144	8.5%	134	6.9%

Source: U.S. Census Bureau

The above chart shows the number of people employed in different sectors of the Henry County, Locust Grove 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.

# Major Employers



There have been several new and expanding business within Henry County in the last few years. Recently, King Mill Distribution Park held a groundbreaking and Home Depot Repair Logistics Center held a Grand Opening. Additionally, in March 2015, Norfolk Southern Training Center celebrated its “Railroad University” expansion in McDonough providing an additional 400 jobs. In June 2016, the Georgia United Credit Union opened a new student run full-service branch in McDonough have opened. Whirlpool Corporation opened a new distribution center that brought an additional 120 jobs and continues to grow. Overall, it is believed that the economy of Locust Grove will continue to grow.

**Wages**

The average annual wage of Henry County employees was \$36,471 in 2014. Wages have been increasing 1.4 percent per year. Wages in agriculture, forestry, and fisheries; transportation and warehousing; retail trade; leisure and hospitality; professional and business services; and other services sectors are within the income limits of the rehabilitated development.

<b>AVERAGE ANNUAL WAGE BY SECTOR</b>			
<b>INDUSTRY</b>	<b>2013</b>	<b>2014</b>	<b>ANNUAL</b>
Agriculture, Forestry, and Fisheries	\$16,270	\$12,111	-25.6%
Mining	\$60,315	\$60,587	0.5%
Construction	\$43,973	\$44,713	1.7%
Manufacturing	\$49,621	\$50,525	1.8%
Transportation and Warehousing	\$31,196	\$32,344	3.7%
Utilities	*N/A	*N/A	*N/A
Wholesale Trade	*N/A	*N/A	*N/A
Retail Trade	\$24,420	\$24,432	0.0%
Leisure and Hospitality	\$14,062	\$14,030	-0.2%
Education and Health Services	\$39,512	\$39,841	0.8%
Professional and Business Services	\$29,571	\$32,156	8.7%
Financial Activities	\$43,877	\$45,151	2.9%
Information	\$52,292	\$54,480	4.2%
Other Services	\$26,662	\$27,282	2.3%
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 19 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, 27.4 percent in the market area have a travel time of less than 19 minutes; 31.9 percent have a travel time of 20 to 34 minutes; and 40.7 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.

ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS		
TRAVEL TIME IN MINUTES	NUMBER OF COMMUTERS	PERCENT
5 or less	710	1.2%
5-9	3,334	5.9%
10-19	11,577	20.3%
20-24	6,119	10.7%
25-34	12,027	21.1%
35-44	6,442	11.3%
45-59	8,026	14.1%
60-89	6,965	12.2%
90+	1,721	3.0%
Total Commuters	56,921	

Source: U.S. Census Bureau

**PART VII:**

**PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS**

## **PROJECT-SPECIFIC DEMAND ANALYSIS**

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

Income is a key characteristic in analyzing housing markets. Senior renters within the target incomes from \$18,600 to \$27,000 or 7.2 percent, qualify for one-bedroom units at 50 percent of the area median income; senior renters with incomes from \$19,950 to \$32,400, or 10.0 percent, qualify for one-bedroom units at 60 percent of the area median income; senior renters with incomes from \$22,560 to \$27,000, or 3.1 percent, qualify for the two-bedroom units at 50 percent of the area median income; and senior renters with incomes from \$24,660 to \$32,400, or 7.2 percent, qualify for the two-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. 50% AMI) for a unit is divided by 40 percent. The resulting number is then multiplied by 12 to derive an annual income ( $\$620 / 40\% = \$1,550.00 \times 12 = \$18,600$ ). 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. 50% AMI) is a two-bedroom unit, the analyst multiplies this number by 1 (this is due to the Low Income Housing Tax Credit (LIHTC) program being based on the premise that 1 persons per bedroom will occupy senior rental units) to find how many people could reside in that unit. The analyst then consults the state income limits to set the high end of the range (2 bedroom x 1 = 2 people/unit; therefore, the 50% 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 approximately 697 senior households per year.

### **Required Unit Mix**

The LIHTC program is based on the premise that 1.5 persons per bedroom will occupy rental units. We expect that 100 percent of one person households and 50 percent of two person households will occupy one-bedroom units. Fifty percent (50%) of two person households and 50 percent of three person households will occupy two-bedroom units and 50 percent will inhabit three-bedroom dwellings. Among four person households, 50 percent will live in three-bedroom units and 50 percent in four-bedroom. Households with five or more persons will occupy units with four or more bedrooms. 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.

The following tables illustrate the ratio of units required by each household size. These occupancy patterns suggest that studios and one-bedroom units should account for 39.1 percent of the renter housing demand, two-bedroom units account for 21.7 percent, three-bedroom units should account for 21.4 percent of the renter housing demand and units with four or more bedrooms account for 17.8 percent of the renter housing demand in the primary market area.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS					
HOUSEHOLD SIZE	0/1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	3,225	0	0	0	3,225
2 Persons	1,417	1,417	0	0	2,833
3 Persons	0	1,161	1,161	0	2,321
4 Persons	0	0	899	899	1,798
5 Persons	0	0	483	483	965
6 Persons	0	0	0	455	455
7 or More Persons	0	0	0	274	274
<b>TOTAL</b>	<b>4,642</b>	<b>2,577</b>	<b>2,542</b>	<b>2,111</b>	<b>11,871</b>
<b>PERCENT</b>	<b>39.1%</b>	<b>21.7%</b>	<b>21.4%</b>	<b>17.8%</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 a 40 percent lease rent-to-income to determine the minimum target income required for each senior unit and the tax credit income limits to determine the upper range of eligibility for each LIHTC unit. The following table lists the number of households within the required target income for each unit type.

INCOME ELIGIBLE HOUSEHOLDS					
Unit Type	Gross Rent	Lower Range	Upper Range	Percent Renter	Renter Households
1/1 (50%)	\$620	\$18,600	\$27,000	7.2%	200
1/1 (60%)	\$665	\$19,950	\$32,400	10.0%	277
2/2 (50%)	\$752	\$22,560	\$27,000	3.1%	86
2/2 (60%)	\$822	\$24,660	\$32,400	6.7%	185
All Units (50%)	\$620	\$18,600	\$27,000	7.2%	200
All Units (60%)	\$665	\$19,950	\$32,400	10.0%	277
<b>Total Units</b>		<b>\$18,600</b>	<b>\$32,400</b>	<b>12.3%</b>	<b>339</b>

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

**Penetration Rate**

There are no vacant LIHTC units that would compete with the subject. The subject will have 80 units; therefore, the LIHTC inventory is 80 units. If the LIHTC units attain full occupancy, it will have an aggregate penetration rate of 23.6 percent.

REQUIRED PENETRATION RATE	
Income Eligible Renter Households	339
Existing Vacant LIHTC Units	0
LIHTC Units Planned	0
Proposed Units in Subject	80
Total Inventory	80
Penetration Rate	23.6%

**Projects Under Construction**

According to the City of Locust Grove, there are currently no senior projects under construction in the market area.

**Planned Projects**

According to the City of Locust Grove, there are currently no senior 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	1BR @ 50%	1BR @ 60%	2BR @ 50%	2BR @ 60%	All Units (50%)	All Units (60%)
<b>Demand from New Household Growth</b>							
Average Annual Senior Household Growth (2016-202)	1,394	1,394	1,394	1,394	1,394	1,394	1,394
Percent Income Qualified	12.3%	7.2%	10.0%	3.1%	6.7%	7.2%	10.0%
Percent Plan to Rent	26.1%	26.1%	26.1%	26.1%	26.1%	26.1%	26.1%
<b>Demand from New Household Growth</b>	<b>45</b>	<b>26</b>	<b>36</b>	<b>11</b>	<b>24</b>	<b>26</b>	<b>36</b>
<b>Demand from Renter Substandard Housing</b>							
Total Substandard Households	365	365	365	365	365	365	365
Percent Income Qualified	12.3%	7.2%	10.0%	3.1%	6.7%	7.2%	10.0%
Percent Appropriate Household Size	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Demand from Substandard Housing</b>	<b>45</b>	<b>26</b>	<b>37</b>	<b>11</b>	<b>24</b>	<b>26</b>	<b>37</b>
<b>Demand from Rent Overburdened</b>							
Total Rent Overburdened Households	446	269	408	145	254	269	408
Percent Appropriate Household Size	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Demand from Rent Overburdened</b>	<b>446</b>	<b>269</b>	<b>408</b>	<b>145</b>	<b>254</b>	<b>269</b>	<b>408</b>
<b>Total Demand</b>							
Demand from Household Growth	45	26	36	11	24	26	36
Demand from Existing Households	0	0	0	0	0	0	0
Demand from Substandard Housing	45	26	37	11	24	26	37
Demand from Rent Overburdened	446	269	408	145	254	269	408
<b>TOTAL</b>	<b>536</b>	<b>321</b>	<b>481</b>	<b>168</b>	<b>303</b>	<b>321</b>	<b>481</b>
Less Vacant Current Supply and Pipeline	0	0	0	0	0	0	0
<b>NET DEMAND</b>	<b>536</b>	<b>321</b>	<b>481</b>	<b>168</b>	<b>303</b>	<b>321</b>	<b>481</b>
Subject Units	80	12	24	12	32	24	56
<b>Capture Rate</b>	<b>14.9%</b>	<b>3.7%</b>	<b>5.0%</b>	<b>7.2%</b>	<b>10.6%</b>	<b>7.5%</b>	<b>11.6%</b>

**Demand and Net Demand**

	1 BR HH at 50% AMI (\$18,600 to \$27,000)	1 BR HH at 60% AMI (\$19,950 to \$32,400)	2 BR HH at 50% AMI (\$22,560 to \$27,000)	2 BR HH at 60% AMI (\$24,660 to \$32,400)	All Units (\$18,600 to \$32,400)
Demand from New Senior Household (age and income appropriate)	26	36	11	24	45
<b>Plus</b>					
Demand from Existing Renter Households - Existing and Substandard Housing	26	37	11	24	45
<b>Plus</b>					
Demand from Existing Renter Households - Rent Overburdened Households	269	408	145	254	446
<b>Equals Total Demand</b>	<b>321</b>	<b>481</b>	<b>168</b>	<b>303</b>	<b>536</b>
<b>Less</b>					
Supply of Current vacant units, under construction and/or newly constructed in past 2 years	0	0	0	0	0
<b>Equals Net Demand</b>	<b>321</b>	<b>481</b>	<b>168</b>	<b>303</b>	<b>536</b>

**Required Capture Rate**

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

AMI	Unit Size	Income Limits	Proposed Units	Total Demand	Supply	Net Demand	NetCapture Rate	Absorption	Average Market Rent	Market Rents Band Min - Max	Proposed Rents
50% AMI	1 BR/ 1 BA	\$18,600 to \$27,000	12	321	0	321	3.7%	N/A	\$810	N/A	\$620
	2 BR/ 1 BA	\$22,560 to \$27,000	12	168	0	168	7.2%	N/A	\$970	N/A	\$752
	All Units @ 50%	\$18,600 to \$27,000	24	321	0	321	7.5%	N/A	\$810-\$970	N/A	\$620-\$752
60% AMI	1 BR/ 1 BA	\$19,950 to \$32,400	24	481	0	481	5.0%	N/A	\$810	N/A	\$665
	2 BR/ 1 BA	\$24,660 to \$32,400	32	303	0	303	10.6%	N/A	\$970	N/A	\$822
	All Units @ 60%	\$19,950 to \$32,400	56	481	0	481	11.6%	N/A	\$810-\$970	N/A	\$665-\$822
	Total Units	\$18,600 to \$32,400	80	536	0	536	14.9%	N/A	\$810-\$970	N/A	\$620-\$822

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. The subject would need to capture 14.9 percent of the demand in the market area for 80 units at 50 and 60 percent of the area median income. The subject will be 100 percent Low Income Tax Credit. The capture rate for all vacant units is well below the 30 and 40 percent threshold requirements and does not exceed the 35 percent threshold requirement for rural areas. As a result, the analyst feels there is a need for affordable senior 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** 11505  
**Property Name** Willow Chase Cove  
**Address** 201 Willow Chase Drive, McDonough, Henry County, Georgia 30255  
**Verification** Ms. Hicks; 770-282-3810, June 07, 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	12	750	\$525	\$0.70
2/2	48	900	\$789	\$0.88
3/2	16	1,100	\$775	\$0.70

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 76  
**Unit Size Range** 750 – 1,100  
**Avg. Unit Size** 918  
**Avg. Rent/Unit** \$744  
**Avg. Rent/SF** \$0.81  
**SF** 69,800

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

**Physical Data**

<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	1999
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Blinds, Balcony, Patio, Playground, Laundry Facility, On-Site Management

**Remarks**

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

**Multi-Family Lease No. 2**



**Property Identification**

**Record ID** 11720  
**Property Type** Elevator  
**Property Name** Clairmont Crest Apartments  
**Address** 1861 Clairmont Road, Decatur, De Kalb County, Georgia 30033  
**Market Type** Market  
**Verification** Elaine; 404-325-9077, June 07, 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>
0/1	11	500	\$855	\$1.71
1/1	139	700	\$935	\$1.34
2/2	47	1,100	\$1,075	\$0.98

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 197  
**Unit Size Range** 500 – 1,100  
**Avg. Unit Size** 784  
**Avg. Rent/Unit** \$964  
**Avg. Rent/SF** \$1.23  
**SF** 154,500

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

**Physical Data**

<b>No. of Buildings</b>	2
<b>Construction Type</b>	Stucco
<b>HVAC</b>	Wall Elec/Wall Elec
<b>Stories</b>	5
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/15, G/35
<b>Year Built</b>	1986
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Tile, Blinds, Walk-In Closet, Coat Closet, Safety Bars, Meeting Room, Swimming Pool, Transportation, Service Coordinator, Computer Room, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Library, Beauty Salon, Chapel

**Remarks**

The property does maintain an active waiting list that is approximately 8-12 months long for one-bedroom units and 2-3 years for two-bedroom units. The annual turnover rate is approximately 15 percent.

**Multi-Family Lease No. 3**



**Property Identification**

**Record ID** 11722  
**Property Type** Walk-Up  
**Property Name** Eagles Brook Apartments Homes  
**Address** 100 Malaga Way, Locust Grove, Henry County, Georgia 30248  
**Market Type** Market  
**Verification** Jessica; 770-898-5575, June 07, 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	96	949	\$798	\$0.84
1/1		949	\$1,050	\$1.11
1/1	24	955	\$816	\$0.85
1/1		955	\$1,055	\$1.10
2/2	12	1,253	\$991	\$0.79
2/2		1,253	\$1,195	\$0.95
2/2	48	1,276	\$926	\$0.73
2/2		1,276	\$1,205	\$0.94
2/2	44	1,276	\$954	\$0.75
2/2		1,276	\$1,185	\$0.93
3/2	24	1,519	\$1,204	\$0.79
3/2		1,519	\$1,445	\$0.95

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

<b>Occupancy</b>	93%
<b>Rent Premiums</b>	N
<b>Total Units</b>	248
<b>Unit Size Range</b>	949 – 1,519
<b>Avg. Unit Size</b>	1,141
<b>Avg. Rent/Unit</b>	\$901
<b>Avg. Rent/SF</b>	\$0.79
<b>SF</b>	282,908

**Physical Data**

<b>Construction Type</b>	Siding/Stone
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0, G/100
<b>Year Built</b>	2008
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Tile, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Swimming Pool, Fitness Center, Exterior Storage (35), Business Center, On-Site Management, On-Site Maintenance, Security Patrol

**Remarks**

The property does not maintain an active waiting list. The annual turnover rate is 20 percent.

**Multi-Family Lease No. 4**



**Property Identification**

**Record ID** 11723  
**Property Type** Walk-Up  
**Property Name** Lakeside Villas Apartments  
**Address** 1992 Love Joy Road, Hampton , Henry County, Georgia 30228  
**Market Type** Market  
**Verification** Jonathan; 770-744-0831, June 07, 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	691	\$716	\$1.04
1/1	Unknown	880	\$764	\$0.87
2/2	Unknown	1,177	\$864	\$0.73
2/2	Unknown	1,305	\$924	\$0.71
2/2	Unknown	1,309	\$1,002	\$0.77
3/2	Unknown	1,400	\$994	\$0.71
3/2	Unknown	1,479	\$1,094	\$0.74

**Occupancy** 98%  
**Rent Premiums** N  
**Total Units** 250

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

**Physical Data**

<b>No. of Buildings</b>	11
<b>Construction Type</b>	Siding/Stone
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0, G/75
<b>Year Built</b>	2004
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Tile, Hardwood, Blinds, Balcony, Patio, Clubhouse, Swimming Pool, Fitness Center, Picnic Area, Playground, Business Center, On-Site Management, On-Site Maintenance, Limited Access Gate, Dog Park

**Remarks**

The property does not maintain an active waiting list. The annual turnover rate is 15 percent.

**Multi-Family Lease No. 5**



**Property Identification**

**Record ID** 11724  
**Property Type** Walk-Up  
**Property Name** Indian Springs Apartments  
**Address** 480 Brown Lee Road, Jackson, Butts County, Georgia 30233  
**Market Type** Market  
**Verification** Billy; 770-490-2136, June 07, 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	840	\$475	\$0.57
2/1	Unknown	925	\$550	\$0.59

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 51

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

**Physical Data**

<b>No. of Buildings</b>	8
<b>Construction Type</b>	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>	1960
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Washer/Dryer Hook-Ups, Carpet, Tile, Hardwood, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Balcony, Patio, On-Site Management, On-Site Maintenance, Security Patrol, Video Surveillance

**Remarks**

The property does maintain an active waiting list with three applicants currently. The annual turnover rate is 18 percent.

**Multi-Family Lease No. 6**



**Property Identification**

**Record ID** 11725  
**Property Type** Elevator  
**Property Name** Harristown Park Apartments  
**Address** 2135 Reynolds Street Southwest, Covington, Newton County, Georgia 30014  
**Market Type** LIHTC  
**Verification** Melissa; 678-625-3255, June 07, 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	12	671	\$550	\$0.82
2/1	36	841	\$550	\$0.65
2/2	12	1,059	\$550	\$0.52

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 60  
**Unit Size Range** 671 – 1,059  
**Avg. Unit Size** 851  
**Avg. Rent/Unit** \$550  
**Avg. Rent/SF** \$0.65  
**SF** 51,036

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

**Physical Data**

<b>No. of Buildings</b>	4
<b>Construction Type</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/0
<b>Year Built</b>	2011
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Dishwasher, Microwave, Washer, Dryer, Carpet, Hardwood, Blinds, Ceiling Fans, Balcony, Patio, Meeting Room, Fitness Center, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Library, Billiards, Courtyard, Garden

**Remarks**

The property maintains an active waiting list with 1,100 current applicants. The annual turnover rate is 25 percent.

**Multi-Family Lease No. 7**



**Property Identification**

**Record ID** 11726  
**Property Type** Elevator  
**Property Name** The Retreat at Madison Place  
**Address** 1100 Queens Place, Decatur, De Kalb County, Georgia 30025  
**Market Type** LIHTC  
**Verification** Kesha; 404-289-8393, June 07, 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	60	701	\$755	\$1.08
2/2	100	971	\$905	\$0.93

**Occupancy** 99%  
**Rent Premiums** N  
**Total Units** 160  
**Unit Size Range** 701 - 971  
**Avg. Unit Size** 870  
**Avg. Rent/Unit** \$849  
**Avg. Rent/SF** \$0.98  
**SF** 139,160

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

**Physical Data**

<b>No. of Buildings</b>	2
<b>Construction Type</b>	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/0
<b>Year Built</b>	2008
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Tile, Blinds, Ceiling Fans, Walk-In Closet, Meeting Room, Fitness Center, Picnic Area, Computer Room, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry

**Remarks**

The property does not maintain an active waiting list. The annual turnover rate is 20 percent.

**Multi-Family Lease No. 8**



**Property Identification**

**Record ID** 11727  
**Property Type** Elevator  
**Property Name** Ashton Walk Apartments  
**Address** 4950 Governors Drive, Forest Park, Clayton County, Georgia 30297  
**Market Type** Section 8/LIHTC  
**Verification** Carlos; 404-363-4545, June 07, 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	\$718	\$1.02
2/2	84	985	\$860	\$0.87

**Occupancy** 99%  
**Rent Premiums** N  
**Total Units** 150  
**Unit Size Range** 702 - 985  
**Avg. Unit Size** 860  
**Avg. Rent/Unit** \$798  
**Avg. Rent/SF** \$0.93  
**SF** 129,072

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

**Physical Data**

<b>No. of Buildings</b>	2
<b>Construction Type</b>	Siding/Stone
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	2005
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Tile, Blinds, Ceiling Fans, Walk-In closet (2 Bedroom), Pull Cords, Meeting Room, Fitness Center, Picnic Area, Computer Room, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry

**Remarks**

The property does maintain an active waiting list that is currently 3-6 months long. The annual turnover rate was not disclosed.

**Multi-Family Lease No. 9**



**Property Identification**

**Record ID** 11728  
**Property Type** Elevator  
**Property Name** Shoal Creek Manor  
**Address** 120 L. G. Griffin Road, Locust Grove, Henry County, Georgia 30248  
**Market Type** Section 8/LIHTC  
**Verification** Chanel; 678-759-1313, June 07, 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>
2/2 @ 50%	Unknown	1,008	\$642	\$0.64
2/2 @ 60%	Unknown	1,008	\$803	\$0.80

**Occupancy** 100%  
**Rent Premiums** N

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

**Physical Data**

<b>No. of Buildings</b>	1
<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>	2011
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Hardwood, Blinds, Ceiling Fans, Walk-In Closet, Patio, Pull Cords, Safety Bars, Meeting Room, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry

**Remarks**

The property does maintain an active waiting list that is currently 6-12 months long. The annual turnover rate is 20 percent.

**Market-Rate Vacancies**

The field survey was completed during the first week of June 2016. There were 22 vacant units at the time of the survey out of 822 surveyed, for an overall vacancy rate of 2.7 percent. The market-rate occupancy is 97.3 percent. Eagles Brook Apartments Homes does have an unusually high vacancy rate due to an unusually high amount of move-outs that all occurred within two months.

<b>MARKET VACANCIES</b>			
<b>Name of Property</b>	<b># of Units</b>	<b># of Vacant Units</b>	<b>Vacancy Rate</b>
Willow Chase Cove	76	0	0.0%
Clairmont Crest Apartments	197	0	0.0%
Eagles Brook Apartments Homes	248	17	7.0%
Lakeside Villas Apartments	250	5	2.0%
Indian Springs Apartments	51	0	0.0%
<b>Totals</b>	<b>822</b>	<b>22</b>	<b>2.7%</b>

**Subsidized/Restricted Vacancies**

The field survey was completed during the first week of June 2016. There were 4 vacant unit at the time of the survey out of 436 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>
Harristown Park Apartments	60	0	0.0%
The Retreat at Madison Place	160	2	1.0%
Ashton Walk Apartments	150	2	1.0%
Shoal Creek Manor	66	0	0.0%
<b>Totals</b>	<b>436</b>	<b>4</b>	<b>0.9%</b>

**Overall Vacancy**

The overall vacancy rate for the market area is 2.1 percent. Of the 1,258 market and rent restricted units surveyed, 26 units were vacant. The overall occupancy rate for the market area is 97.9 percent.

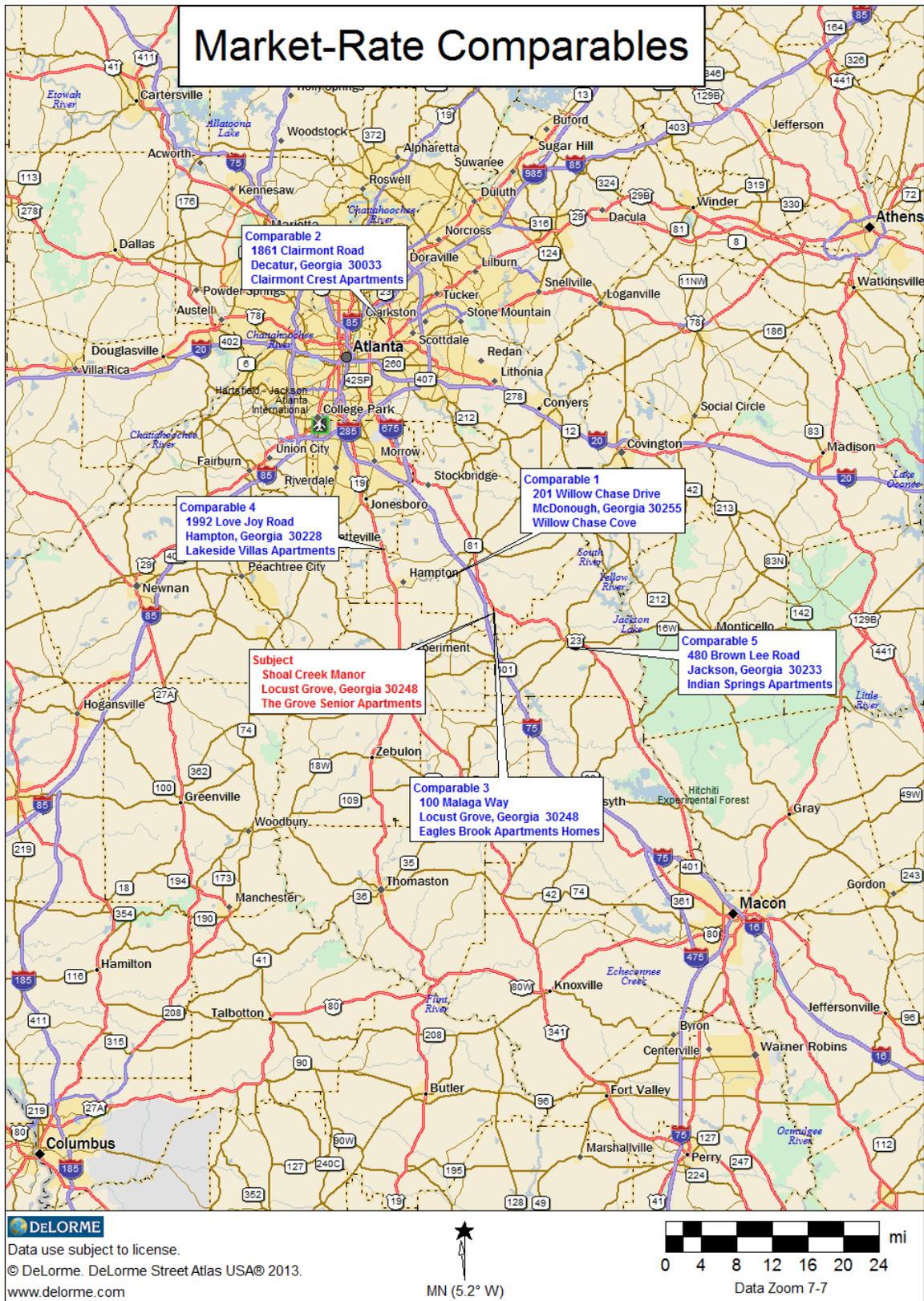
**EXISTING HOUSING MAP LEGEND**

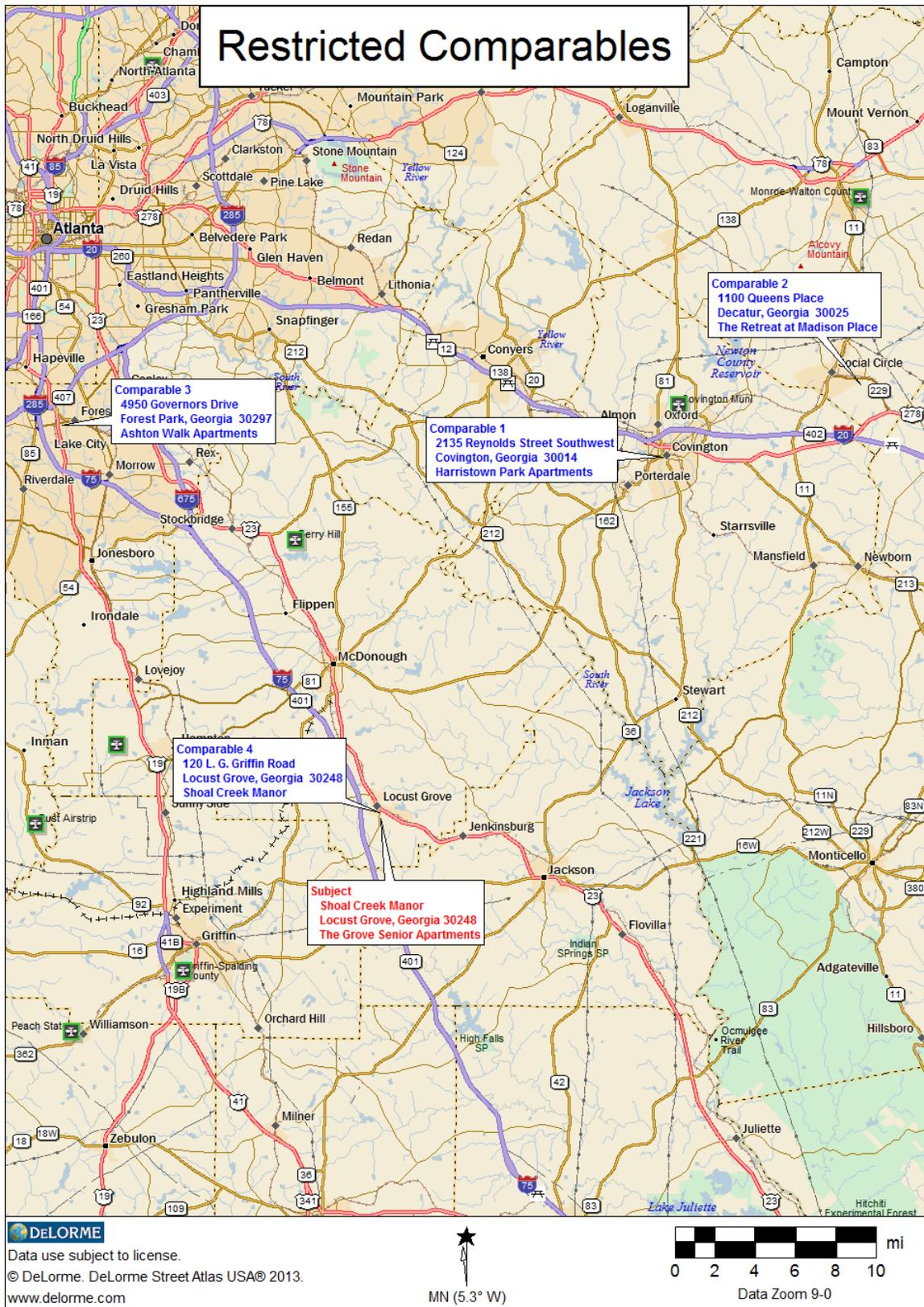
**MARKET-RATE MAP**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Willow Chase Cove	Market Rate	9.3 Miles
Clairmont Crest Apartments	Market Rate	45.5 Miles
Eagles Brook Apartments Homes	Market Rate	5.7 Miles
Lakeside Villas Apartments	Market Rate	18.1 Miles
Indian Springs Apartments	Market Rate	11.5 Miles

**SUBSIDIZED/RESTRICTED LEGEND**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Harristown Park Apartments	LIHTC	27.2 Miles
The Retreat at Madison Place	LIHTC	37.0 Miles
Ashton Walk Apartments	Sec 8/LIHTC	29.1 Miles
Shoal Creek Manor	Sec 8/LIHTC	4.1 Miles





**Additional Developments**

There were no additional developments within the primary market area.

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	LIHTC	Proposed	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y
Comp 1	Market	1999	Y	Y	N	Y	N	N	Y	Y	Y	N	Y	N	N
Comp 2	Market	1986	Y	Y	N	Y	N	N	Y	Y	Y	N	N	N	Y
Comp 3	Market	2008	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	N	N
Comp 4	Market	2004	Y	Y	Y	Y	N	N	Y	Y	Y	N	Y	N	N
Comp 5	Market	1960	Y	Y	N	N	N	N	Y	Y	Y	Y	Y	N	N
Comp 6	LIHTC	2011	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N
Comp 7	LIHTC	2008	Y	Y	N	Y	N	N	Y	Y	Y	Y	N	N	N
Comp 8	Sec 8/LIHTC	2005	Y	Y	Y	Y	N	N	Y	Y	Y	Y	N	Y	N
Comp 9	Sec 8 /LIHTC	2011	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y

UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENT															
	Project Type	Year Built	Club-house	Pool	Meeting Room	Picnic Area	Fitness Center	Bus. Center	Carport Garage	Play Area	Sports Court	Central Laundry	Intercom Entry	Limited Access Gate	Other Security
Subject	LIHTC	Proposed	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N	Y
Comp 1	Market	1999	N	N	N	N	N	N	N	Y	N	Y	N	N	N
Comp 2	Market	1986	N	Y	Y	N	N	N	N	N	N	Y	Y	N	N
Comp 3	Market	2008	Y	Y	N	N	Y	Y	N	N	N	N	N	N	Y
Comp 4	Market	2004	Y	Y	N	Y	Y	Y	N	Y	N	N	N	Y	N
Comp 5	Market	1960	N	N	N	N	N	N	N	N	N	N	N	N	Y
Comp 6	LIHTC	2011	N	N	Y	N	Y	N	N	N	N	N	Y	N	N
Comp 7	LIHTC	2008	N	N	Y	Y	Y	N	N	N	N	Y	Y	N	N
Comp 8	Sec 8/LIHTC	2005	N	N	Y	Y	Y	N	N	N	N	Y	Y	N	N
Comp 9	Sec 8/LIHTC	2011	N	N	Y	N	N	N	N	N	N	Y	Y	N	N

## **Evaluation of the Rehabilitated Development**

### **Location**

The subject is in a commercial and residential 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 is improved with one one-story elevator building containing 80 Low Income Housing Tax Credit units designed for seniors 55 and older.

### **Project Amenities**

Project amenities will include a meeting room, fitness center, picnic area, business center, service coordinator, computer room, laundry facility, on-site maintenance, on-site management, intercom/electronic entry, video surveillance and gazebo.

### **Unit Amenities**

Unit amenities will include a refrigerator, range/oven, garbage disposal, dishwasher, microwave, washer/dryer hook-ups, carpet and tile floor coverings, blinds, coat closets, walk-in closets, pull cords and safety bars.

### **Tenant Services**

The subject does provide a full time Resident Services Coordinator and a part time Service Coordinator. The Service Coordinators plan events and field trips for residents such as shopping, bingo, holiday parties and food pantries. They also do community outreach to civic organizations and churches that often offer services and programs to the residents. None of the comparables offer any tenant services.

### **Parking**

The subject contains an open asphalt parking lot.

### **Unit Mix**

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

### **Utilities**

Heating is forced air electric and cooling are central electric. Cooking and hot water are also electric. The tenants pay electricity, water and sewer. The landlord provides trash collection. This arrangement is similar to most apartment units in the market area.

**Unit Size**

The average size of the units in the surveyed developments is 733 square feet for one-bedroom units and 1,017 square feet for two-bedroom units. The subject's unit sizes are smaller than the average unit size of the comparables surveyed; however, the subject's units are within range of the comparables. Therefore, the subject's unit sizes does not have a negative impact on the unit's marketability.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
	COMPARABLES				
Unit Type	Minimum (SF)	Maximum (SF)	Average (SF)	Subject (SF)	Subject's Advantage
1 BR	671	955	733	700	-4.5%
2 BR	841	1,253	1,017	975	-4.1%

Source: Gill Group Field Survey

**Vacancy Rates/Rental Trends**

There were a total of nine confirmed market-rate and restricted apartment complexes in and surrounding the market area. There were 26 vacant units at the time of the survey out of 1,258 surveyed, for an overall vacancy rate of 2.1 percent. The amenities of these comparables are relatively similar to the subject's proposed amenities. Therefore, it is believed the subject will be competitive within the market area.

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

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 will be located near a major thoroughfare which provides it with average visibility and access. In addition, the subject is a proposed senior development that can draw tenants from the large waiting list of the comparables. The subject's market area has very few affordable senior developments and it will be in superior condition when compared to the comparables in the market area. Additionally, the subject's amenities will be superior when compared to the majority of comparables and the market area's occupancy rates are very strong. The senior population and households are growing in the market area, indicating a need for new housing.

Weaknesses – The development has no apparent weaknesses.

HUD-Forms 92273 – As Complete  
One-Bedroom Units (700 SF) – As Complete

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	The Grove Senior Apartments Shoal Creek Manor Locust Grove, Henry, GA	Willow Chase Cove 201 Willow Chase Drive McDonough, Henry, GA			Clairmont Crest Apartments 1861 Clairmont Road Decatur, De Kalb, GA			Eagles Brook Apartments 100 Malaga Way Locust Grove, Henry, GA			Lakeside Villas Apartments 1992 Love Joy Road Hampton, Henry, GA			Indian Springs Apartments 480 Brown Lee Road Jackson, Butts, GA		
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	
3. Effective Date of Rental	06/2016	06/2016		06/2016		06/2016		06/2016		06/2016		06/2016		06/2016		
4. Type of Project/Stories	E/3	WU/3		E/5		WU/3		WU/3		WU/3		WU/3		WU/2		
5. Floor of Unit in Building	Varies	Varies		Varies		Varies		Varies		Varies		Varies		Varies		
6. Project Occupancy %	N/A	100%		100%		93%		93%		98%		98%		100%		
7. Concessions	N	N		N		N		N		N		N		N		
8. Year Built	Proposed	1999	\$50	1986	\$75	2008	\$25	2004	\$25	1960/2007	\$25	1960/2007	\$25	1960/2007	\$25	
9. Sq. Ft. Area	700	750	(\$10)	700		949	(\$50)	691		840	(\$30)	840	(\$30)	840	(\$30)	
10. Number of Bedrooms	1	1		1		1		1		1		1		1		
11. Number of Baths	10	10		10		10		10		10		10		10		
12. Number of Rooms	3	3		3		3		3		3		3		3		
13. Balc./Terrace/Patio	N	Y		N		Y		Y		Y		Y		Y		
14. Garage or Carport	L/0	L/0		L/15, G/35	\$15	L/0, G/100		L/0, G/75		L/0		L/0		L/0		
15. Equipment a. A/C	C	C		W		C		C		C		C		C		
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF		RF		RF		
c. Disposal	Y	N		N		Y		Y		Y		Y		N		
d. Microwave/Dishwasher	MD	D	\$5	D	\$5	D	\$5	D	\$5	D	\$5	D	\$5	N	\$15	
e. Washer/Dryer	HU	HU		HU		HU		HU		HU		HU		HU		
f. Carpet	C	C		C		C		C		HW		HW		HW		
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)	N	\$5	
16. Services a. Heat/Type	N/E	N/E		N/E		N/E		N/E		N/E		N/E		N/E		
b. Cooling	N/E	N/E		N/E		N/E		N/E		N/E		N/E		N/E		
c. Cook/Type	N/E	N/E		N/E		N/E		N/E		N/E		N/E		N/E		
d. Electricity	N	N		N		N		N		N		N		N		
e. Hot Water	N/E	N/E		N/E		N/E		N/E		N/E		N/E		N/E		
f. Cold Water/Sewer	N	Y	(\$37)	Y	(\$37)	N		N		N		N		N		
g. Trash	Y	Y		Y		N	\$22	N	\$22	N	\$22	N	\$22	N	\$22	
17. Storage	N	N		N		Y/35		N		N		N		N		
18. Project Location	Good	Average	\$50	Good		Good		Good		Good		Average	\$250	Average	\$250	
19. Security	Y	N	\$10	Y		Y		Y		Y		Y		Y		
20. Clubhouse/Meeting Room	MR	N	\$5	MR		C		C		C		N	\$5	N	\$5	
21. Special Features	A	N	\$10	Y		N	\$10	N	\$10	N	\$10	N	\$10	N	\$10	
22. Business Center / Nbdh Netwk	BC	N	\$5	N	\$5	BC		BC		BC		N	\$5	N	\$5	
23. Unit Rent Per Month		\$525		\$935		\$798		\$716		\$475		\$475		\$475		
24. Total Adjustment			\$188		\$53		\$2		\$52		\$307		\$307		\$307	
25. Indicated Rent		\$713		\$988		\$800		\$768		\$782		\$782		\$782		
26. Correlated Subject Rent	\$810															
<input type="checkbox"/> If there are any Remarks, check here and add the remarks to the back of page.																
high rent		\$988	low rent		\$713	60% range		\$768	to	\$933						
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/yyyy)			Reviewer's Signature			Date (mm/dd/yyyy)		
								06/08/16								

Previous editions are obsolete

form HUD-92273 (07/2003)

Two-Bedroom Units (975 SF) – As Complete

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 or 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)				
Two-Bedroom	The Grove Senior Apartments Shoal Creek Manor Locust Grove, Henry, GA	Willow Chase Cove 201 Willow Chase Drive McDonough, Henry, GA	Clairmont Crest Apartments 1861 Clairmont Road Decatur, De Kalb, GA	Eagles Brook Apartments 100 Malaga Way Locust Grove, Henry, GA	Lakeside Villas Apartments 1992 Love Joy Road Hampton, Henry, GA	Indian Springs Apartments 480 Brown Lee Road Jackson, Butts, GA				
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	
3. Effective Date of Rental	06/20/16	06/20/16		06/20/16		06/20/16		06/20/16		
4. Type of Project/Stories	E/3	WU/3		E/5		WU/3		WU/3		
5. Floor of Unit in Building	Varies	Varies		Varies		Varies		Varies		
6. Project Occupancy %	N/A	100%		100%		93%		98%		
7. Concessions	N	N		N		N		N		
8. Year Built	Proposed	1999	\$50	1986	\$75	2008	\$25	2004	\$25	
9. Sq. Ft. Area	975	900	\$5	1,100	(\$30)	1,253	(\$65)	1,177	(\$45)	
10. Number of Bedrooms	2	2		2		2		2		
11. Number of Baths	2.0	2.0		2.0		2.0		2.0	\$20	
12. Number of Rooms	4	4		4		4		4		
13. Balc./Terrace/Patio	N	Y		N		Y		Y		
14. Garage or Carport	L/0	L/0		L/15, G/35	\$15	L/0, G/100		L/0, G/75		
15. Equipment	a. A/C	C		W	\$5	C		C		
	b. Range/Refrigerator	RF		RF		RF		RF		
	c. Disposal	Y		N		Y		Y		
	d. Microwave/Dishwasher	MD	\$5	D	\$5	D	\$5	D	\$5	
	e. Washer/Dryer	HU		HU		HU		HU		
	f. Carpet	C		C		C		HW		
	g. Drapes	B		B		B		B		
	h. Pool/Rec. Area	R		PR	(\$10)	PR	(\$10)	PR	(\$10)	
16. Services	a. Heat/Type	N/E		N/E		N/E		N/E		
	b. Cooling	N/E		N/E		N/E		N/E		
	c. Cook/Type	N/E		N/E		N/E		N/E		
	d. Electricity	N		N		N		N		
	e. Hot Water	N/E		N/E		N/E		N/E		
	f. Cold Water/Sewer	N	(\$44)	Y	(\$44)	N		N		
	g. Trash	Y		Y		N	\$22	N	\$22	
17. Storage	N	N		N		Y/35		N		
18. Project Location	Good	Average	\$150	Good		Good		Good	Average	
19. Security	Y	N	\$10	Y		Y		Y		
20. Clubhouse/Meeting Room	MR	N	\$5	MR		C		C		
21. Special Features	A	N	\$10	Y		N	\$10	N	\$10	
22. Business Center / Nbdh Netwk	BC	N	\$5	N	\$5	BC		BC		
23. Unit Rent Per Month		\$789		\$1,075		\$991		\$864		
24. Total Adjustment			\$206		\$21		(\$13)		\$7	
25. Indicated Rent		\$995		\$1,096		\$978		\$871		
26. Correlated Subject Rent	\$970	If there are any Remarks, check here and add the remarks to the back of page.								
	high rent	\$1,096	low rent	\$871	60% range	\$916	to	\$1,051		
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)
						06/08/16				

Previous editions are obsolete

form HUD-92273 (07/2003)

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

### **The Grove Senior Apartments**

#### **Primary Unit Types – One-Bedroom Units (700 SF) and Two-Bedroom Units (975 SF)**

Rent comparability grids were prepared for the primary unit types with 700 and 975 square feet. Comparable apartments used include the following: Willow Chase Cove (Comparable 1), Clairmont Crest Apartments (Comparable 2), Eagles Brook Apartments Homes (Comparable 3), Lakeside Villas Apartments (Comparable 4) and Indian Springs Apartments (Comparable 5).

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

**Project Occupancy** – The subject is proposed. The occupancy rates of the comparables range from 93 to 100 percent. No adjustment was needed.

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

**Year Built/Year Renovated** – The subject is proposed. Comparable 1 was built in 1999, and Comparable 2 was constructed in 1986. Comparable 3 was built in 2008 and Comparable 4 was constructed in 2004. Comparable 5 was constructed in 2007. All comparables will be considered inferior to the subject in various degrees. It is difficult to determine adjustment amounts for condition/street appeal as it is difficult to determine rent level fluctuations based on these items. Therefore, it was necessary to rely in large part on opinions of area apartment managers and tenants. In addition, adjusted rents of the comparables were considered as the difference in rents of the comparables after everything else is factored out is assumed to be attributable to condition/street appeal. After considering all factors, all comparables were adjusted upward as follows: Comparable 1 - \$50; Comparable 2 - \$75; Comparable 3 - \$25; Comparable 4 - \$25; and Comparable 5 - \$25.

**SF Area** – For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparable's dollar per square foot rental rate was determined. This number was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The median dollar per square foot rental rate is determined. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The

selected dollar per square foot for the one-bedroom comparison is \$0.21 and for the two-bedroom comparison is \$0.23. No adjustments were made to comparables within 25 square feet of the subject. The adjustments were rounded to the nearest \$5. These adjustments are reflected on the HUD-Forms 92273, which are attached.

**# of Bedrooms** – The subject will contain one- and two-bedroom units. All comparables are similar. No adjustment was needed.

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

**Balcony/Patio** – The subject will not contains balconies and patios. Comparable 2 is similar. Comparables 1, 3, 4 and 5 contain balconies and patios in the units and were each 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.

**Parking** – The subject will offer an open parking lot. Comparables 1 and 5 are similar. Comparable 2 offers an open parking lot for an additional fee of \$15 per month and garage parking for an additional fee of \$35 per month. Comparable 3 offers an open parking lot for no additional fee and garage parking for an additional fee of \$100 per month. Comparable 4 offers an open parking lot for no additional fee and garage parking for an additional fee of \$75 per month. Therefore, Comparable 2 was adjusted upward \$15 per month.

**AC: Central/Wall** – The subject will contain central air conditioning. Comparables 1, 3, 4 and 5 are similar to the subject. Comparable 2 contain through-the-wall air conditioning and was adjusted upward \$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.

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

**Garbage Disposal** – The subject will contain a garbage disposal in the units. Comparables 3 and 4 are similar. Comparables 1, 2, and 5 do not contain garbage disposals in the units. Since there is no market data concerning units with this feature, no adjustment was given.

**Microwave/Dishwasher** – The subject will contain microwaves and dishwashers in the units. Comparables 1, 2, 3 and 4 contain dishwashers. Comparable 5 does not contain either feature. 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, comparables were adjusted upward \$10 per month for dishwashers and \$5 per month for microwaves.

**Washer/Dryer** – The subject will contain washer/dryer hook-ups. All comparables are similar. No adjustment needed.

**Carpet** – The subject will contain carpet floor coverings in the units. All comparables contain floor coverings. No adjustment was needed.

**Drapes** – The subject will contain blinds. All comparables contain window coverings. No adjustment was needed.

**Pool/Recreation Areas** – The subject will contain a picnic area, fitness center and a gazebo. Comparable 1 contains a playground. Comparable 2 contains a swimming pool and a library. Comparable 3 contains a swimming pool and fitness center. Comparables 4 contains a swimming pool, fitness center, picnic area, playground and dog park. Comparable 5 does not contain either feature. No complex in the market area shows a rent differential based on this particular item; however, the added amenities are an enhancement. Therefore, the comparables with a type of recreation area were considered similar when compared to the subject. Comparables with a swimming pools were adjusted downwards \$10 per month. Comparables without either feature were adjusted upward \$5 per month.

**Heat** – The subject will not have this utility provided. All comparables are similar. No adjustment was needed.

**Cooling** – The subject will not have this utility provided. All comparables are similar. No adjustment was needed.

**Cooking** – The subject will not have this utility provided. All comparables are similar. No adjustment was needed.

**Electricity** – The subject will not have this utility provided. All comparables are similar. No adjustment needed.

**Hot Water** – The subject will not have this utility provided. All comparables are similar. No adjustment was needed.

**Cold Water/Sewer** – The subject will not have this utility provided. Comparables 3, 4 and 5 do not have this utility provided by the landlord. Comparable 1 and 2 have this utility provided and were adjusted downward \$37 per month for the one bedroom units and \$44 for the two-bedroom units. The adjustment was determined using the Utility Allowances Chart provided by Georgia Department of Community Affairs for the Northern Region.

**Trash** – The subject will have this utility provided. Comparables 1 and 2 have this utility provided. Comparables 3, 4 and 5 do not have this utility provided by the landlord and were each adjusted upward \$22 per month. The adjustment was determined using the Utility Allowances Chart provided by Georgia Department of Community Affairs for the Northern Region.

**Extra Storage** – The subject will not contain extra storage. Comparables 1, 2, 4 and 5 do not contain extra storage. Comparable 3 does offer extra storage for an additional fee of \$35 per month. No adjustment were needed.

**Location** – The subject's will be located in Locust Grove. Comparable 1 is located in McDonough. Comparable 2 is located in Decatur. Comparable 3 is located in Locust Grove. Comparable 4 is located in Hampton. Comparable 5 is located in Jackson. The subject's location is good with easy access to all services available within the city limits. Comparables 2, 3 and 4 are similar in location when compared to the subject. Comparables 1 and 5 are located in areas with lower median rent levels; therefore required an upward adjustment. Paired analysis was performed to determine the degree of adjustment needed. The paired analysis is shown in the following table.

	Subject	Comp 1	% Diff	Comp 2	% Diff	Comp 3	% Diff	Comp 4	% Diff	Comp 5	% Diff
Median Rent	\$1,120	\$966	-15.70%	\$1,028	-8.95%	\$1,120	0.00%	\$1,041	-7.59%	\$730	-53.42%

The percentage of difference in the comparison of the comparable to the subject was then multiplied with the subject's median gross rent to determine the needed amount for the adjustment. Therefore, Comparable 1 was adjusted upward \$150 per month, and Comparable 2 was adjusted upward \$250 per month.

**Security** – The subject will contain intercom/electronic entry and video surveillance. Comparable 1 contains no form of security. Comparable 2 contains intercom/electronic entry. Comparable 3 contains security patrol. Comparable 4 contains a limited access gate. Comparable 5 contains a security patrol



## 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 1960 and 2008. The restricted apartment complexes were built between 2005 and 2011. The market area's rental units have average occupancy rates.

### Housing Inventory

#### Number of Units

According to the U.S. Census Bureau, there have been 851 total single-family and multi-family building permits issued in Locust Grove since 2001.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2001	0	0	0
2002	0	0	0
2003	0	0	0
2004	149	0	149
2005	195	0	195
2006	200	0	200
2007	135	0	135
2008	14	0	14
2009	4	0	4
2010	4	0	4
2011	0	66	66
2012	1	0	1
2013	6	0	6
2014	24	0	24
2015	53	0	53
<b>TOTAL</b>	<b>785</b>	<b>66</b>	<b>851</b>

Source: U.S. Census Bureau

### Projects Under Construction

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

### Planned Projects

According to the City of Locust Grove, there are currently no senior planned projects in the market area that would directly compete with the subject. According to the Georgia Department of Community Affairs, there have been no senior 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 decreased considerably since the 2004.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	1,522	15.6%
2000-2004	3,344	34.2%
1990-1999	2,546	26.0%
1980-1989	1,245	12.7%
1970-1979	609	6.2%
1960-1969	121	1.2%
1950-1959	157	1.6%
1940-1949	64	0.7%
1939 or earlier	179	1.8%
<b>TOTAL</b>	<b>9,787</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 Distribution

In 2010, 16.6 percent of the market area's rental units were studio or one-bedroom units, and 35.0 percent were two-bedroom units. Dwellings with three bedrooms accounted for 36.9 percent of the market area's rental housing and dwellings with four or more bedrooms accounted for 11.4 of the market area's rental housing.

BEDROOMS IN OCCUPIED RENTAL UNITS		
TYPE	NUMBER	PERCENT
No Bedrooms	121	1.2%
One-Bedrooms	1,511	15.4%
Two-Bedrooms	3,426	35.0%
Three-Bedrooms	3,612	36.9%
Four-Bedrooms	794	8.1%
Five or More Bedrooms	323	3.3%
<b>TOTAL</b>	<b>9,787</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.

RESIDENTIAL VACANCY RATES				
QUARTER	1st Quarter 2016	1st Quarter 2015	% of 2016 Rate	% of Difference
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%
4th QUARTER 2015 VACANCY RATES BY REGION				
NORTHEAST	MIDWEST	SOUTH	WEST	
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 20 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
Clairmont Crest Apartments	15.0%
Eagles Brook Apartments Homes	20.0%
Lakeside Villas Apartments	15.0%
Indian Springs Apartments	18.0%
Harristown Park Apartments	25.0%
The Retreat at Madison Place	20.0%
Shoal Creek Manor	20.0%
<b>Average Annual Turnover</b>	<b>19.0%</b>

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

The proposed development will not have an adverse impact on the market area. The subject is a proposed development targeted towards seniors. There are few affordable senior developments within the market area. All of the restricted properties in the market area maintain stabilized occupancy rates. The subject's one- and two-bedroom units will be suitable in the market area.

**Foreclosure/Abandoned/Vacant Housing**

According to [www.realtytrac.com](http://www.realtytrac.com), there are currently 85 properties for sale that are foreclosures within the subject's zip code. In April, the number of properties that received a foreclosure filing in 30248 was 30 percent lower than the previous month and 66 percent lower than the prior year. The City of Locust Grove foreclosure rate is 1 in every 593 housing units. Henry County foreclosure rate is 1 in 620. Therefore, it appears that the foreclosure rate in the city has been decreasing. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

**Primary Housing Voids**

There are no significant housing voids in the market area. There is a 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 a proposed senior development that will contain 80 one- and two-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the continued demand for the units within the market. It is estimated that the subject can achieve a 95+ percent occupancy in an eight to ten month time frame. The interviews with apartment managers substantiate the absorption rate. It is believed that the proposed development will absorb eight to ten units per month; therefore, it will reach a stable occupancy level within ten months or earlier.

**PART X:**

**INTERVIEWS**

**INTERVIEWS**

**Housing Interview**

The analyst attempted several times to contact the McDonough Housing Authority, however none were successful. The phone number for the McDonough Housing Authority is (770) 957-4494.

**PART XI:**

**RECOMMENDATIONS AND CONCLUSIONS**

## **RECOMMENDATIONS AND CONCLUSIONS**

### **Project Evaluation**

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

### **Site Evaluation**

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

### **Economic and Demographic Profile**

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

In 2000, this geographic market area contained an estimated population of 74,566. By 2010, population in this market area had increased by 77.9 percent to 132,637. In 2016, the population in this market area had increased by 7.3 percent to 142,350. It is projected that between 2016 and 2018, population in the market area will increase 2.4 percent to 145,812. It is projected that between 2018 and 2021, population in the market area will increase 6.1 percent to 151,006.

Between 2000 and 2010, the market area gained approximately 1,984 households per year. The market area is projected to gain 566 households between 2016 and 2018. The market area is projected to continue to gain households between 2018 and 2021. The market area is projected to gain 697 senior households per year. The households in the market area are predominantly owner-occupied. The percentage of owner-occupied is projected to remain stable through 2021.

Employment in Henry County has been increasing an average of 3.1 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 Henry County has fluctuated from 4.3 percent to 10.3 percent over the past 10 years. These fluctuations are in line with the unemployment rates for Henry County and the State of Georgia.

### **Existing Housing**

There were a total of nine confirmed market-rate and restricted apartment complexes in and surrounding the market area. There were 26 vacant units at the time of the survey out of 1,258 surveyed, for an overall vacancy rate of 2.1 percent. The amenities of these comparables are

relatively similar to inferior to the subject’s proposed amenities. 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 \$810 for the one-bedroom units and \$970 for the two-bedroom units. The analyst was able to locate and verify two market-rate complex within the subject’s market area. Due to lack of conventional market development within the market area, three comparables from outside the market area were used. It is believed that the comparables used in the rent grid analysis were the best available. The proposed tax credit rents are lower than the adjusted market rental rates. Therefore, it is believed that the proposed tax credit rents will be competitive with existing properties.

**Demand & Capture Rates**

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

AMI	Unit Size	Income Limits	Proposed Units	Total Demand	Supply	Net Demand	NetCapture Rate	Absorption	Average Market Rent	Market Rents Band Min - Max	Proposed Rents
50% AMI	1 BR/ 1 BA	\$18,600 to \$27,000	12	321	0	321	3.7%	N/A	\$810	N/A	\$620
	2 BR/ 1 BA	\$22,560 to \$27,000	12	168	0	168	7.2%	N/A	\$970	N/A	\$752
	All Units @ 50%	\$18,600 to \$27,000	24	321	0	321	7.5%	N/A	\$810-\$970	N/A	\$620-\$752
60% AMI	1 BR/ 1 BA	\$19,950 to \$32,400	24	481	0	481	5.0%	N/A	\$810	N/A	\$665
	2 BR/ 1 BA	\$24,660 to \$32,400	32	303	0	303	10.6%	N/A	\$970	N/A	\$822
	All Units @ 60%	\$19,950 to \$32,400	56	481	0	481	11.6%	N/A	\$810-\$970	N/A	\$665-\$822
	Total Units	\$18,600 to \$32,400	80	536	0	536	14.9%	N/A	\$810-\$970	N/A	\$620-\$822

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. The subject would need to capture 14.9 percent of the demand in the market area for 80 units at 50 and 60 percent of the area median income. The subject will be 100 percent Low Income Tax Credit. The capture rate for all vacant units is well below the 30 and 40 percent threshold requirements and does not exceed the 35 percent threshold requirement for rural areas. As a result, the analyst feels there is a need for affordable senior housing, and the subject will help fill the need by continuing to offer affordable units to the market area.

**Absorption Rates**

The subject is a proposed senior development that will contain 80 one- and two-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the continued demand for the units within the market. It is estimated that the subject can achieve a 95+ percent occupancy in an eight to ten month time frame. The interviews with apartment managers substantiate the absorption rate. It is

believed that the proposed development will absorb eight to ten units per month; therefore, it will reach a stable occupancy level within ten months or earlier.

**Conclusion**

The overall capture rate for the proposed development is reasonable for senior tax credit units. There are few affordable senior housing developments within the market area. Additionally, the market area has a high occupancy rate and many developments maintain large waiting list that the subject will draw tenants from. As a result, the analyst feels there is a need for affordable housing, and the subject will help fill the need by offering affordable senior units to the market area. The proposed property is currently applying for Low Income Housing Tax Credits. It is believed that the subject will be a viable development.

**Data Sources**

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

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.

A handwritten signature in black ink, appearing to read "David Warren", written in a cursive style.

---

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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## **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
<b>MULTI-FAMILY</b>	Heating	Natural Gas	21	30	38	47	60	18	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	18	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	36	46	12	17	22	27	35
	Cooking	Natural Gas	5	8	9	12	14	5	8	9	11	14	4	7	8	10	12
		Electric	7	9	12	14	18	7	9	12	15	19	7	10	13	15	20
		Propane	17	21	28	34	41	17	21	28	34	41	17	21	28	34	41
	Hot Water	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
		Propane	41	55	72	86	110	41	55	72	86	110	41	55	72	86	110
	Air Cond.	Electric	18	25	32	39	50	23	33	42	51	65	27	38	49	60	77
	Lights/Refr.	Electric	19	26	34	41	52	19	27	34	42	53	20	28	36	44	56
Sewer		18	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	
<b>SINGLE-FAMILY</b>	Heating	Natural Gas	24	33	43	52	67	19	27	34	42	53	12	16	22	26	33
		Electric	30	43	55	67	85	26	36	46	57	72	20	28	35	43	55
		Propane	69	96	124	151	189	59	79	103	124	158	41	59	72	89	114
		78%+ AFUE Gas	22	29	37	43	55	16	23	28	33	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	Natural Gas	5	8	9	12	14	5	8	9	11	14	4	7	8	10	12
		Electric	7	10	12	14	18	7	9	12	15	19	7	10	13	15	20
		Propane	17	21	28	34	41	17	21	28	34	41	17	21	28	34	41
	Hot Water	Natural Gas	14	20	25	30	38	14	19	24	29	37	12	16	21	25	32
		Electric	20	29	36	44	56	21	29	37	45	57	22	30	39	48	61
		Propane	41	55	72	86	110	41	55	72	86	110	41	55	72	86	110
	Air Cond.	Electric	20	28	35	43	55	26	36	46	57	72	30	43	55	67	85
	Lights/Refr.	Electric	21	30	37	46	58	21	30	38	46	59	22	31	40	49	63
Sewer		18	24	30	36	45	31	43	54	65	81	19	26	32	37	45	
Water		10	14	18	22	28	18	24	30	36	45	12	17	21	26	33	
Trash Collection		22	22	22	22	22	21	21	21	21	21	15	15	15	15	15	



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# GROVE SENIOR APARTMENTS

## LOCUST GROVE, GEORGIA

**PROJECT INFORMATION**  
 PROPERTY: 11.41 ACRES  
 ZONED: RM-1

**UNIT COUNT**  
 1 BD / 1BA UNITS: 36  
 2 BD / 2BA UNITS: 44  
 TOTAL: 80 UNITS  
 (7.01 UNITS PER ACRE)

**PARKING COUNT**  
 96 SPACES REQUIRED  
 @ 125 PER UNIT  
 96 SPACES PROVIDED  
 W/ 5 H.C. SPACES INCLUDED

**REQUIRED AMENITIES**

- (A) COMMUNITY ROOM
- (B) LAUNDRY ROOM
- (C) FITNESS ROOM
- (D) COMPUTER CENTER
- (E) GAZEBO / PICNIC SHELTER
- (F) COMMUNITY GARDENS

**OTHER AMENITIES**

- (G) TRASH & RECYCLING ENCLOSURE
- (H) MAIL ROOM
- (I) PROJECT SIGN
- (J) MAINTENANCE ROOM
- (K) ELECTRIC KEY ACCESS ENTRY
- (L) COMMUNITY WALKING PATH



NO.	DATE	BY	REVISION

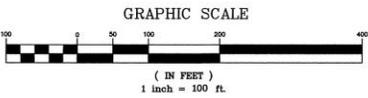
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 3000-3329 404-372-2000  
 GROVE SENIOR APARTMENTS  
 LOCUST GROVE, GEORGIA  
 CONCEPTUAL SITE PLAN

**MARA**  
 ARCHITECTS  
 1000 W. BROADWAY, SUITE 1000  
 ATLANTA, GA 30309  
 404.525.1100  
 www.mararchitects.com

NOT RELEASED FOR CONSTRUCTION

**CSP.1**

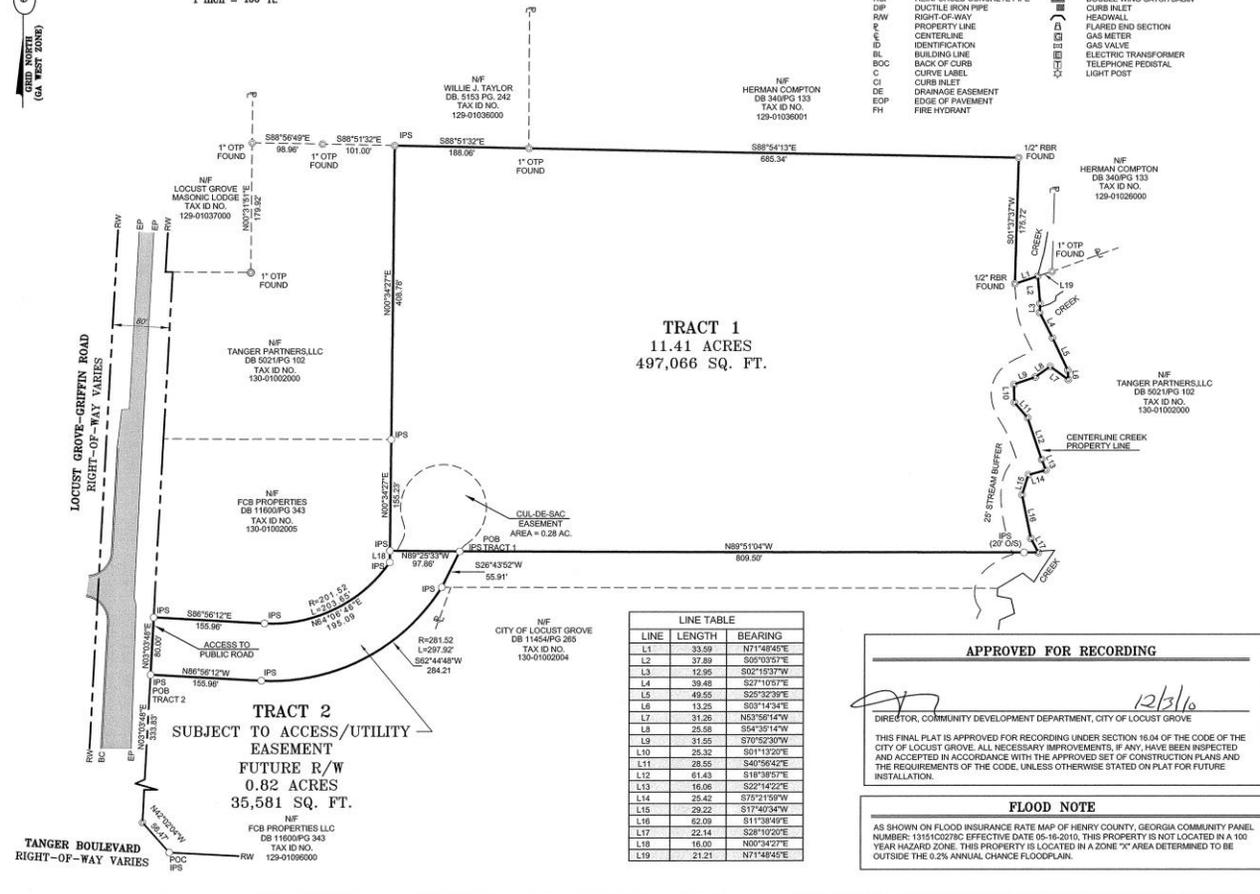
BOUNDARY SURVEY FOR:  
FCB PROPERTIES, LLC  
LAND LOT 154 AND 167 - 2ND DISTRICT  
HENRY COUNTY, GEORGIA



Doc ID: 014828240091 Type: PLAT  
Recorded: 12/10/2010 at 02:48:10 PM  
Fee Amt: \$1,000 Page 1 of 1  
Henry, GA Clerk of Superior Court  
Barbara Harrison Clerk of Court  
BK 51 PG 69

LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	NF	NOW OR FORMERLY
PG	PAGE	PK	PK MAIL SET
LL	LAND LOT	SSE	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE	UE	UTILITY EASEMENT
REB	REBAR	SWMF	STORMWATER MANAGEMENT FACILITY
IPF	IRON PIN FOUND	IPF	IRON PIN FOUND
IPB	IRON PIN SET	IPB	IRON PIN SET
CTP	CRIMP TOP PIPE	CP	CALCULATED POINT
CAG	CURB & GUTTER	CP	POWER POLE
EOP	EDGE OF PAVEMENT	CP	FIRE HYDRANT
-E	NOW OR FORMERLY	CP	WATER VALVE
sq R	SQUARE FOOT	CP	WATER METER
REF	REFERENCE	CP	JUNCTION BOX
TBM	TEMPORARY BENCHMARK	CP	SANITARY SEWER MANHOLE
POB	POINT OF BEGINNING	CP	DROP INLET
POC	POINT OF COMMENCEMENT	CP	R/W MONUMENT
RF	REINFORCED CONCRETE PIPE	CP	SINGLE WING CATCH BASIN
DI	DUCTILE IRON PIPE	CP	DOUBLE WING CATCH BASIN
RW	RIGHT-OF-WAY	CP	CURB INLET
P	PROPERTY LINE	CP	HEADWALL
CL	CENTERLINE	CP	FLARED END SECTION
ID	IDENTIFICATION	CP	GAS METER
BL	BUILDING LINE	CP	GAS VALVE
BOC	BACK OF CURB	CP	ELECTRIC TRANSFORMER
C	CURVE LABEL	CP	TELEPHONE PEDestal
CI	CURB INLET	CP	LIGHT POST
DE	DRAINAGE EASEMENT		
EOP	EDGE OF PAVEMENT		
FH	FIRE HYDRANT		



LINE TABLE

LINE	LENGTH	BEARING
L1	33.59	N71°48'45"E
L2	37.89	S69°03'57"E
L3	12.95	S02°15'37"W
L4	39.48	S27°10'57"E
L5	49.55	S25°32'39"E
L6	13.25	S07°14'34"E
L7	31.26	N53°56'14"W
L8	25.58	S54°39'14"W
L9	31.55	S70°52'30"W
L10	25.32	S01°13'20"E
L11	28.55	S40°56'42"E
L12	61.43	S18°38'57"E
L13	16.08	S27°14'22"E
L14	25.42	S70°21'59"W
L15	29.22	S17°40'34"W
L16	82.09	S11°38'46"E
L17	22.14	S28°18'20"E
L18	16.00	N00°34'22"E
L19	21.21	N71°48'45"E

APPROVED FOR RECORDING

*[Signature]* 12/3/10

DIRECTOR, COMMUNITY DEVELOPMENT DEPARTMENT, CITY OF LOCUST GROVE

THIS FINAL PLAT IS APPROVED FOR RECORDING UNDER SECTION 16.04 OF THE CODE OF THE CITY OF LOCUST GROVE. ALL NECESSARY IMPROVEMENTS, IF ANY, HAVE BEEN INSPECTED AND ACCEPTED IN ACCORDANCE WITH THE APPROVED SET OF CONSTRUCTION PLANS AND THE REQUIREMENTS OF THE CODE. UNLESS OTHERWISE STATED ON PLAT FOR FUTURE INSTALLATION.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAP OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 1215103278; EFFECTIVE DATE 05-16-2010, THIS PROPERTY IS NOT LOCATED IN A 100 YEAR HAZARD ZONE. THIS PROPERTY IS LOCATED IN A ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



BOUNDARY SURVEY FOR FCB PROPERTIES, LLC

LOCATED IN: HENRY COUNTY, GEORGIA

LAND LOTS 154 AND 167 - 2nd DISTRICT

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. NO UNNAMED PERSON WITHOUT AN EXPRESS RESERVATION OF RIGHTS IS TO BE DRAWN.

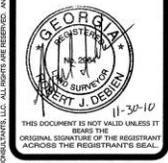
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SCALE:

FILE NUMBER:

DRAWN BY: WKD

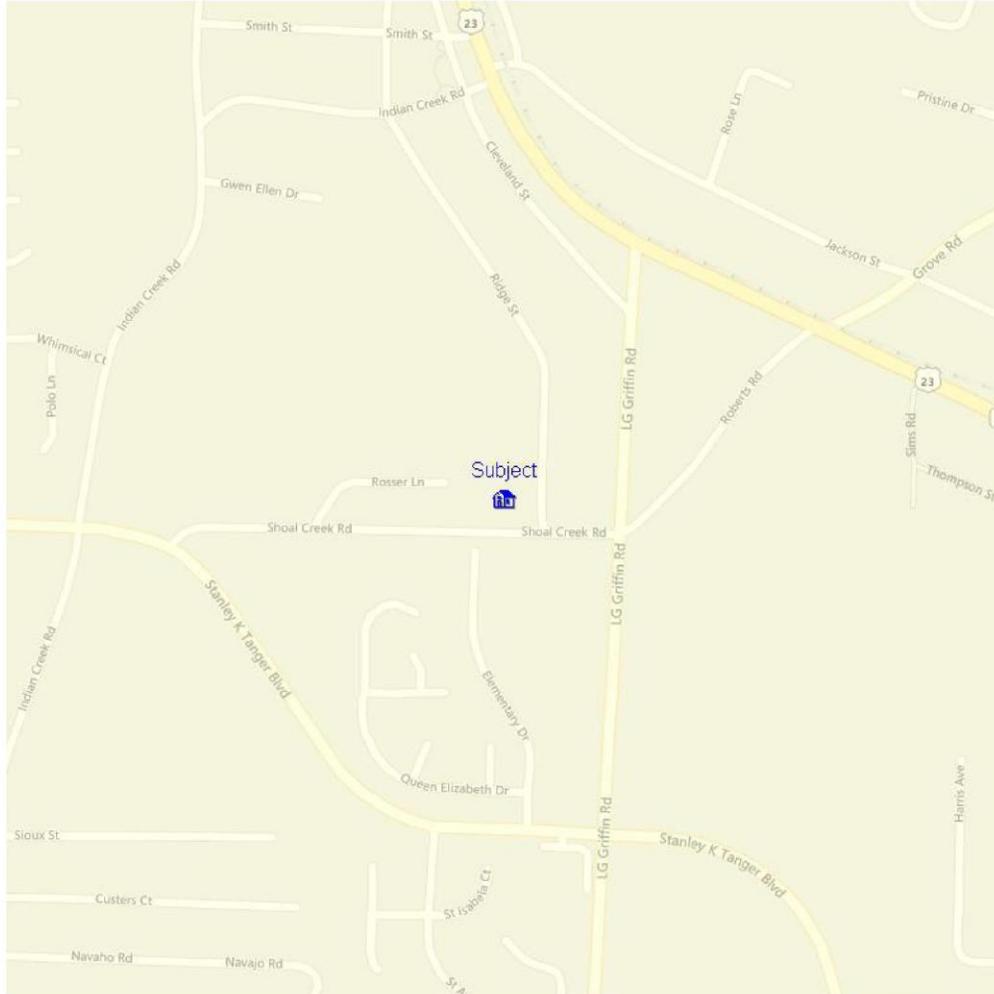
REVIEWED BY: RJD



SHEET NUMBER

2.0

**ADDENDUM D**



### MAP DATA

Map Number : **13151C0278C**  
Panel Date : **May 16,2006**  
FIPS Code : **13151**

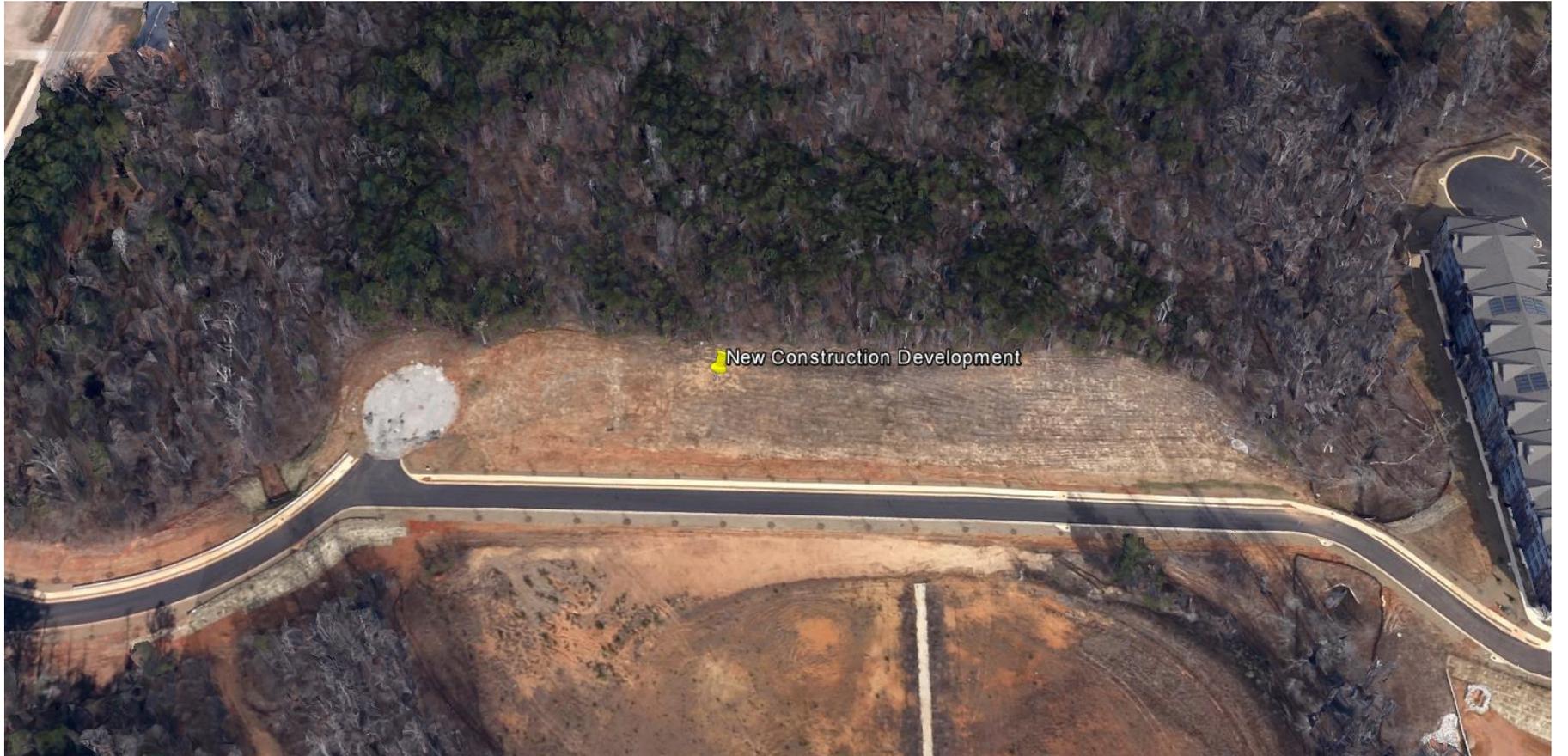
Census Tract : **0704.04**  
Geo Result : **S5 (Most Accurate) -**  
**single close match, point located at**  
**the street address position**

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

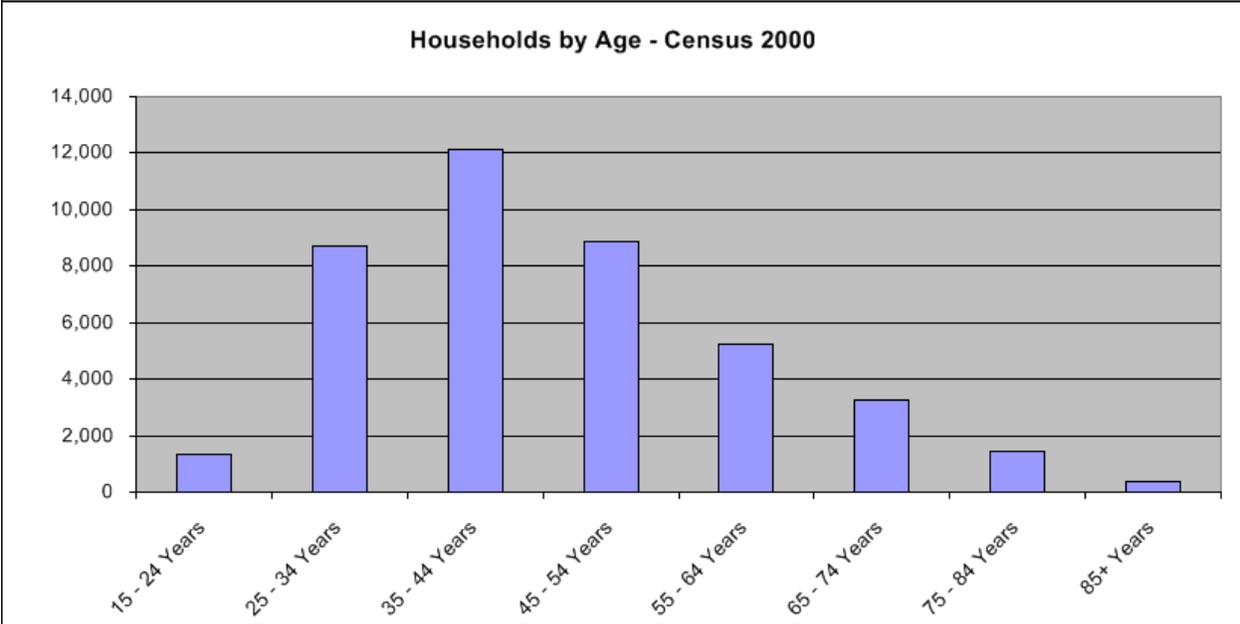
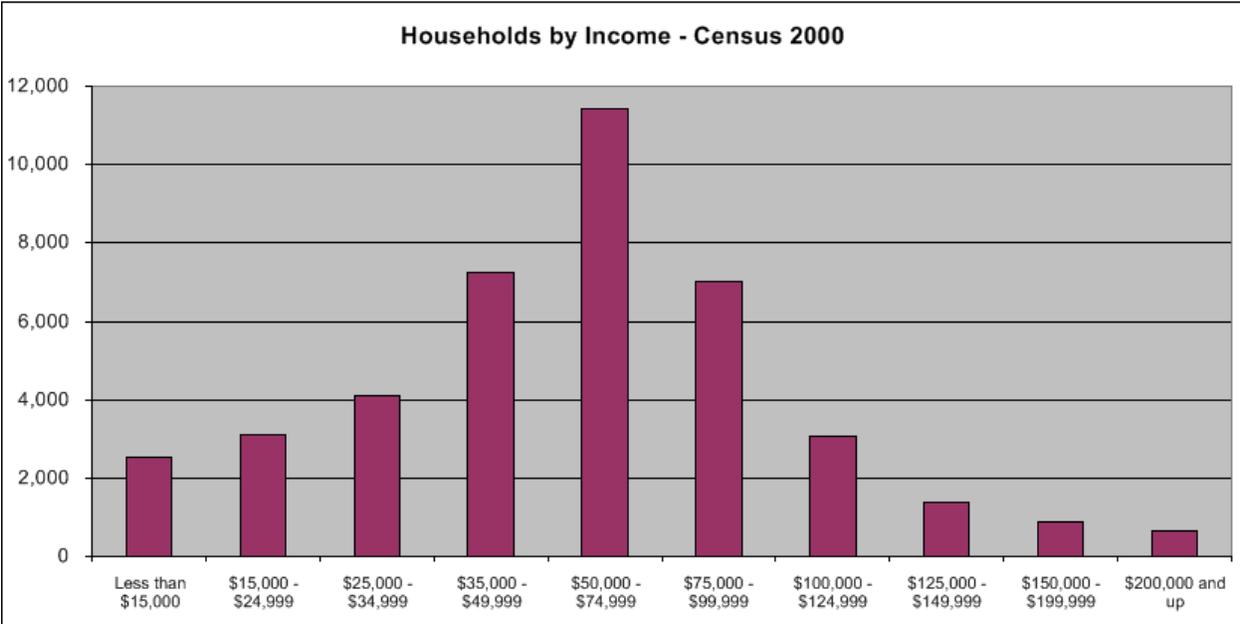
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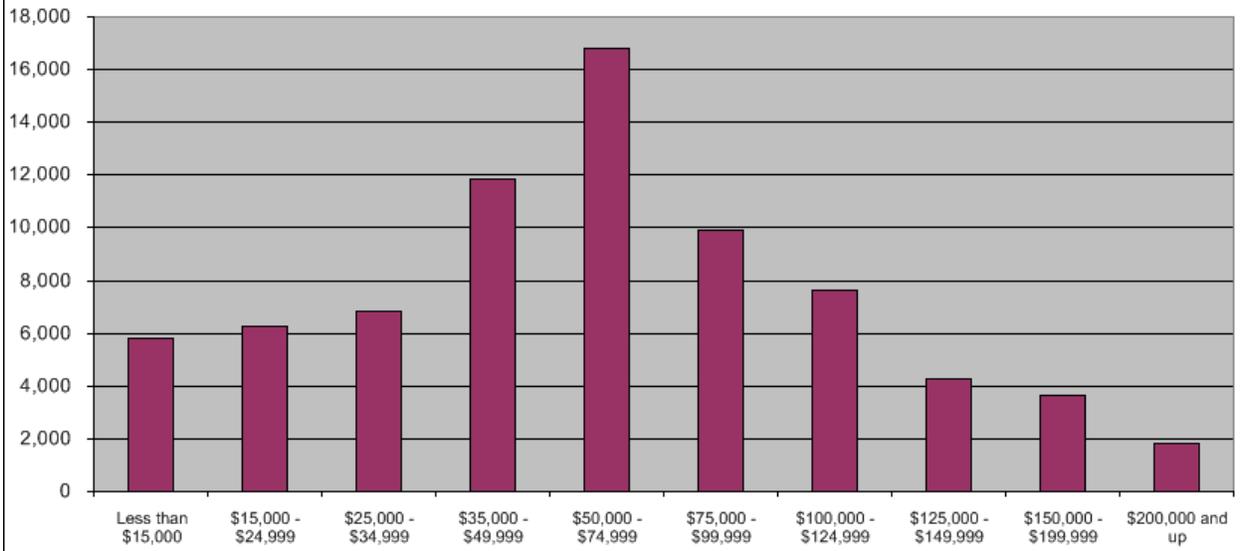
## **ADDENDUM E**



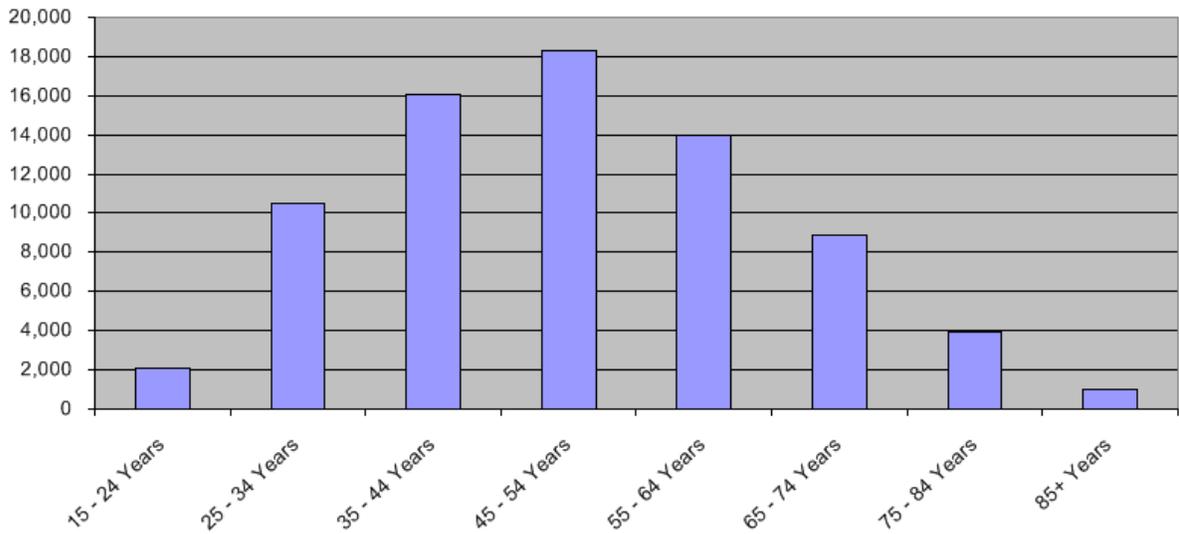
ADDENDUM F



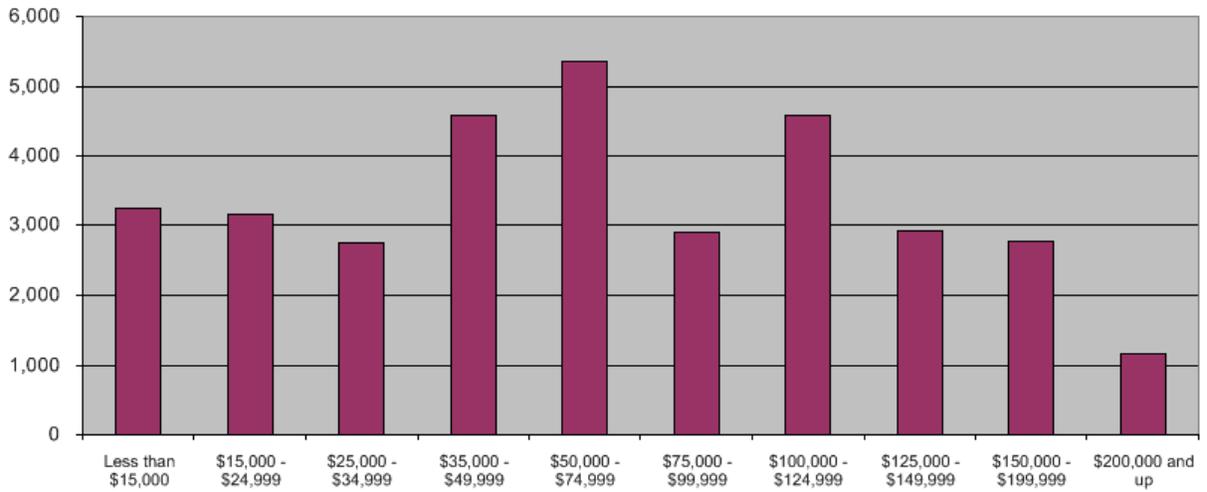
**Estimated Households by Income - 2016**



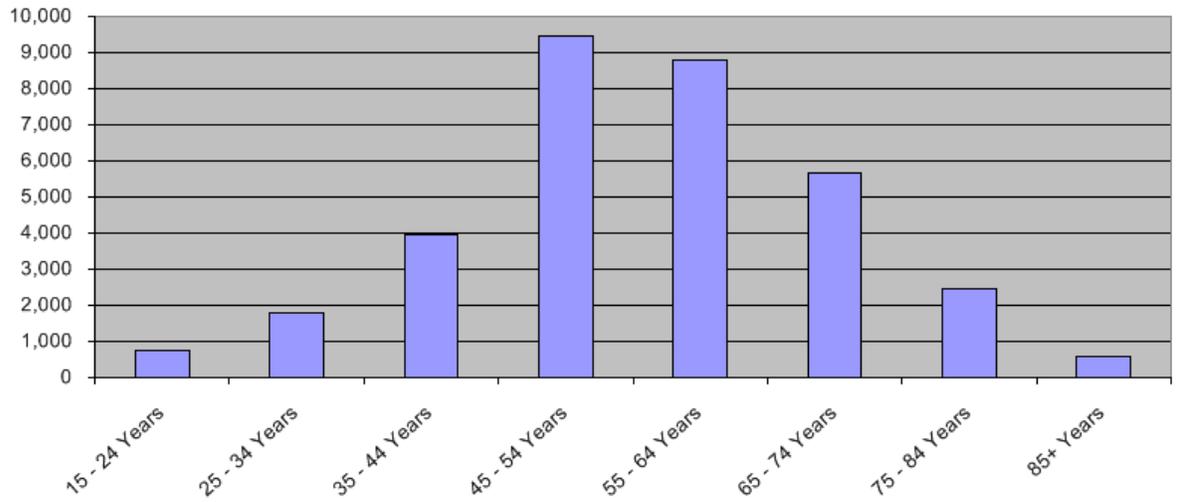
**Estimated Households by Age - 2016**



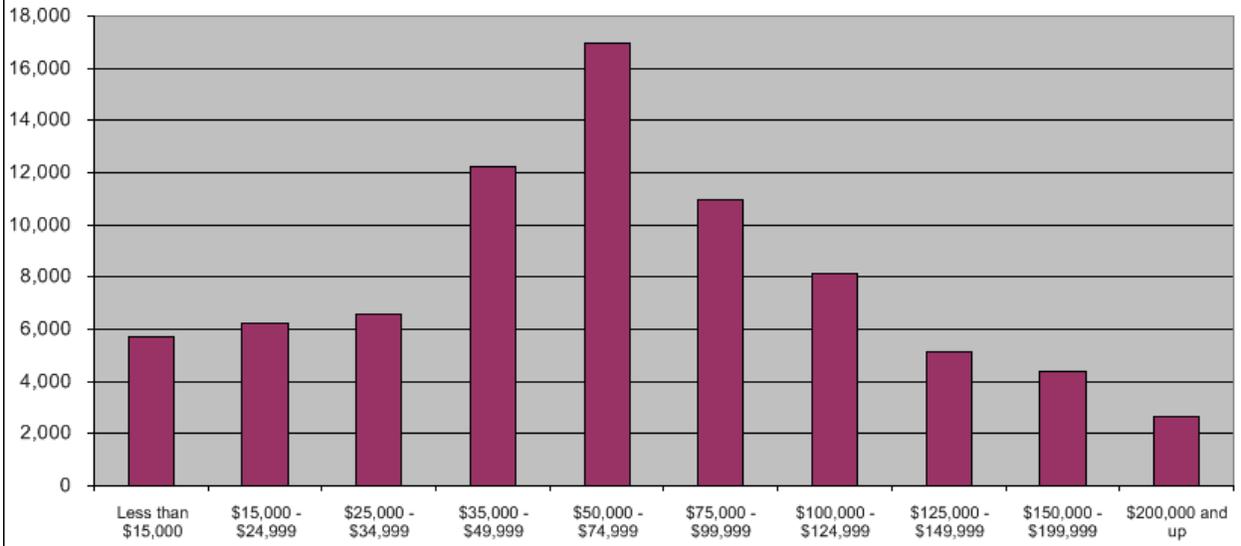
**Estimated Household Income Change 2000 - 2016**



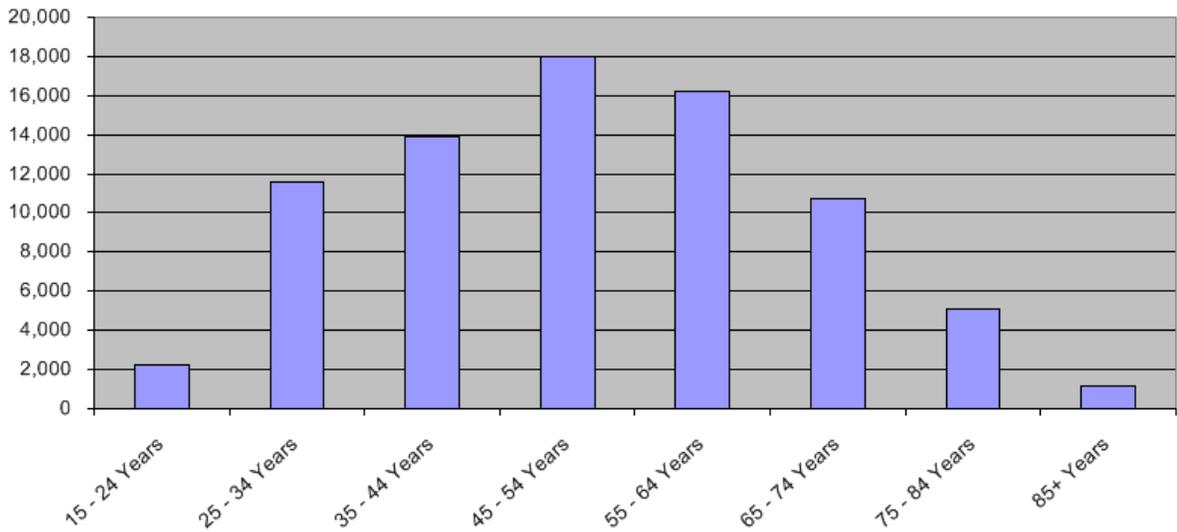
**Estimated Household Age Change 2000 - 2016**



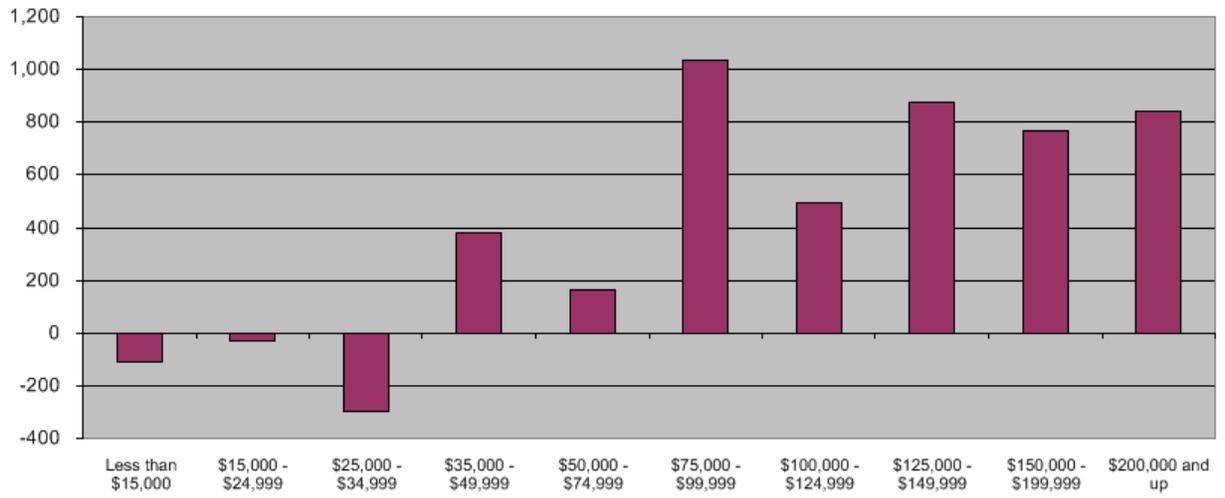
**Projected Households by Income - 2021**



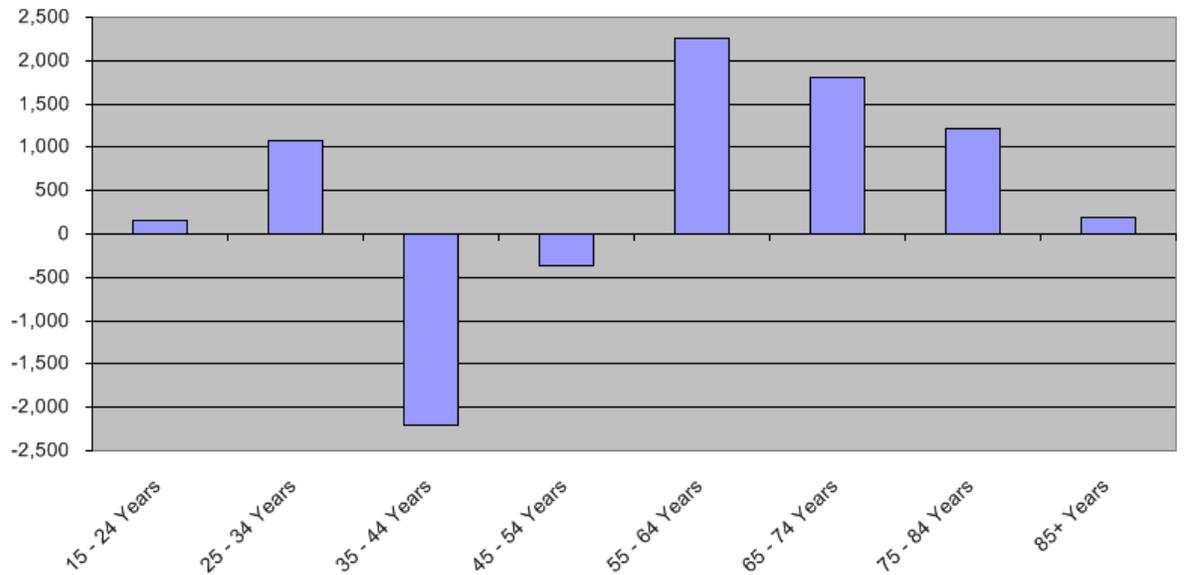
**Projected Households by Age - 2021**

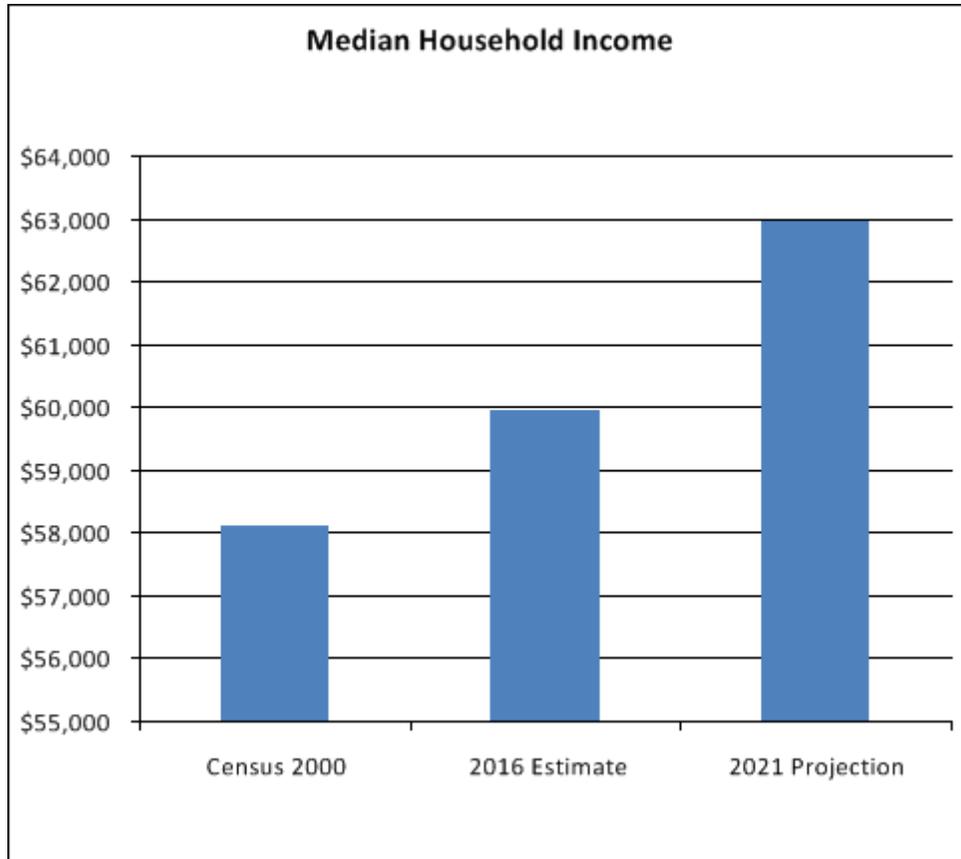


**Projected Household Income Change 2016 to 2021**



**Projected Household Age Change 2016 to 2021**





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## HOUSEHOLD DATA

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Households by Income and Age										
Henry County, Georgia										
Census Data - 2000										
	Age	Age	Age	Age	Age	Age	Age	Age		
	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 - 84	85+	Total	Percent
Income	Years	Years	Years	Years	Years	Years	Years	Years		
Less than \$15,000	115	274	521	269	349	445	422	149	2,544	6.1%
\$15,000 - \$24,999	205	526	505	383	409	621	350	97	3,096	7.5%
\$25,000 - \$34,999	276	1,131	876	613	470	427	244	62	4,099	9.9%
\$35,000 - \$49,999	374	1,842	2,017	1,272	1,010	547	149	34	7,245	17.5%
\$50,000 - \$74,999	280	3,040	3,798	2,182	1,326	622	148	29	11,425	27.6%
\$75,000 - \$99,999	66	1,129	2,686	1,904	759	392	67	14	7,017	17.0%
\$100,000 - \$124,999	20	449	917	1,124	455	84	22	2	3,073	7.4%
\$125,000 - \$149,999	18	113	429	524	216	30	26	6	1,362	3.3%
\$150,000 - \$199,999	0	68	212	372	138	40	27	6	863	2.1%
\$200,000 and up	0	129	176	223	78	45	0	0	651	1.6%
<b>Total</b>	<b>1,354</b>	<b>8,701</b>	<b>12,137</b>	<b>8,866</b>	<b>5,210</b>	<b>3,253</b>	<b>1,455</b>	<b>399</b>	<b>41,375</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.3%</b>	<b>21.0%</b>	<b>29.3%</b>	<b>21.4%</b>	<b>12.6%</b>	<b>7.9%</b>	<b>3.5%</b>	<b>1.0%</b>		<b>100.0%</b>

Source: Nielsen Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Households by Income and Age										
Henry County, 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	173	664	757	1,379	1,310	750	552	216	<b>5,801</b>	<b>7.8%</b>
\$15,000 - \$24,999	567	1,003	1,232	1,060	1,022	693	522	154	<b>6,253</b>	<b>8.4%</b>
\$25,000 - \$34,999	291	1,130	1,436	960	819	1,268	756	201	<b>6,861</b>	<b>9.2%</b>
\$35,000 - \$49,999	556	1,998	2,693	2,077	1,743	1,770	823	173	<b>11,833</b>	<b>15.8%</b>
\$50,000 - \$74,999	336	2,539	3,717	4,020	3,074	2,239	727	133	<b>16,785</b>	<b>22.4%</b>
\$75,000 - \$99,999	119	1,432	2,393	2,890	2,078	766	210	40	<b>9,928</b>	<b>13.3%</b>
\$100,000 - \$124,999	66	936	1,870	2,371	1,555	675	144	38	<b>7,655</b>	<b>10.2%</b>
\$125,000 - \$149,999	3	417	867	1,541	1,062	308	70	13	<b>4,281</b>	<b>5.7%</b>
\$150,000 - \$199,999	1	247	687	1,325	866	408	92	11	<b>3,637</b>	<b>4.9%</b>
\$200,000 and up	<u>0</u>	<u>131</u>	<u>447</u>	<u>713</u>	<u>475</u>	<u>29</u>	<u>8</u>	<u>1</u>	<b>1,804</b>	<b>2.4%</b>
<b>Total</b>	<b>2,112</b>	<b>10,497</b>	<b>16,099</b>	<b>18,336</b>	<b>14,004</b>	<b>8,906</b>	<b>3,904</b>	<b>980</b>	<b>74,838</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.8%</b>	<b>14.0%</b>	<b>21.5%</b>	<b>24.5%</b>	<b>18.7%</b>	<b>11.9%</b>	<b>5.2%</b>	<b>1.3%</b>		

Source: Nielsen Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Households by Income and Age										
Henry County, Georgia										
Estimated Change - 2000 to 2016										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	58	390	236	1,110	961	305	130	67	<b>3,257</b>	<b>128.0%</b>
\$15,000 - \$24,999	362	477	727	677	613	72	172	57	<b>3,157</b>	<b>102.0%</b>
\$25,000 - \$34,999	15	-1	560	347	349	841	512	139	<b>2,762</b>	<b>67.4%</b>
\$35,000 - \$49,999	182	156	676	805	733	1,223	674	139	<b>4,588</b>	<b>63.3%</b>
\$50,000 - \$74,999	56	-501	-81	1,838	1,748	1,617	579	104	<b>5,360</b>	<b>46.9%</b>
\$75,000 - \$99,999	53	303	-293	986	1,319	374	143	26	<b>2,911</b>	<b>41.5%</b>
\$100,000 - \$124,999	46	487	953	1,247	1,100	591	122	36	<b>4,582</b>	<b>149.1%</b>
\$125,000 - \$149,999	-15	304	438	1,017	846	278	44	7	<b>2,919</b>	<b>214.3%</b>
\$150,000 - \$199,999	1	179	475	953	728	368	65	5	<b>2,774</b>	<b>321.4%</b>
\$200,000 and up	<u>0</u>	<u>2</u>	<u>271</u>	<u>490</u>	<u>397</u>	<u>-16</u>	<u>8</u>	<u>1</u>	<b>1,153</b>	<b>177.1%</b>
<b>Total</b>	<b>758</b>	<b>1,796</b>	<b>3,962</b>	<b>9,470</b>	<b>8,794</b>	<b>5,653</b>	<b>2,449</b>	<b>581</b>	<b>33,463</b>	<b>80.9%</b>
<b>Percent Change</b>	<b>56.0%</b>	<b>20.6%</b>	<b>32.6%</b>	<b>106.8%</b>	<b>168.8%</b>	<b>173.8%</b>	<b>168.3%</b>	<b>145.6%</b>		

Source: Nielsen Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Households by Income and Age										
Henry County, Georgia										
Five Year Projections - 2021										
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	171	681	587	1164	1342	827	674	245	5,691	7.2%
\$15,000 - \$24,999	589	1,031	967	936	1,068	795	660	178	6,224	7.9%
\$25,000 - \$34,999	314	1,092	1,074	790	805	1,362	906	223	6,566	8.3%
\$35,000 - \$49,999	605	2,153	2,217	1,910	1,914	2,109	1,096	208	12,212	15.5%
\$50,000 - \$74,999	365	2,725	3,056	3,664	3,359	2,647	968	162	16,946	21.5%
\$75,000 - \$99,999	145	1,725	2,198	2,954	2,546	1,023	317	56	10,964	13.9%
\$100,000 - \$124,999	77	1,086	1,668	2,343	1,845	870	209	51	8,149	10.3%
\$125,000 - \$149,999	5	544	877	1,727	1,422	445	118	20	5,158	6.5%
\$150,000 - \$199,999	2	326	690	1,473	1,158	589	148	18	4,404	5.6%
\$200,000 and up	0	212	559	1,003	795	53	19	4	2,645	3.3%
<b>Total</b>	<b>2,273</b>	<b>11,575</b>	<b>13,893</b>	<b>17,964</b>	<b>16,254</b>	<b>10,720</b>	<b>5,115</b>	<b>1,165</b>	<b>78,959</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.9%</b>	<b>14.7%</b>	<b>17.6%</b>	<b>22.8%</b>	<b>20.6%</b>	<b>13.6%</b>	<b>6.5%</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										
Henry County, Georgia										
Projected Change - 2016 to 2021										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-2	17	-170	-215	32	77	122	29	-110	-1.9%
\$15,000 - \$24,999	22	28	-265	-124	46	102	138	24	-29	-0.5%
\$25,000 - \$34,999	23	-38	-362	-170	-14	94	150	22	-295	-4.3%
\$35,000 - \$49,999	49	155	-476	-167	171	339	273	35	379	3.2%
\$50,000 - \$74,999	29	186	-661	-356	285	408	241	29	161	1.0%
\$75,000 - \$99,999	26	293	-195	64	468	257	107	16	1,036	10.4%
\$100,000 - \$124,999	11	150	-202	-28	290	195	65	13	494	6.5%
\$125,000 - \$149,999	2	127	10	186	360	137	48	7	877	20.5%
\$150,000 - \$199,999	1	79	3	148	292	181	56	7	767	21.1%
\$200,000 and up	0	81	112	290	320	24	11	3	841	46.6%
<b>Total</b>	<b>161</b>	<b>1,078</b>	<b>-2,206</b>	<b>-372</b>	<b>2,250</b>	<b>1,814</b>	<b>1,211</b>	<b>185</b>	<b>4,121</b>	<b>5.5%</b>
<b>Percent Change</b>	<b>7.6%</b>	<b>10.3%</b>	<b>-13.7%</b>	<b>-2.0%</b>	<b>16.1%</b>	<b>20.4%</b>	<b>31.0%</b>	<b>18.9%</b>	<b>5.5%</b>	

Source: Nielsen Claritas; Ribbon Demographics



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## HOUSEHOLD DATA

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Median Household Income Henry County, Georgia		
Census 2000	2016 Estimate	2021 Projection
\$58,104	\$59,936	\$62,962



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### HOUSEHOLD DATA

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Median Household Income by Area			
Henry County, Georgia			
Geography ID	Census 2000	2016 Estimate	2021 Projection
13151	\$58,104	\$59,936	\$62,962

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

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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	344	128	244	73	179	968
\$10,000-20,000	210	121	284	66	135	816
\$20,000-30,000	416	441	297	164	262	1,580
\$30,000-40,000	783	421	203	290	219	1,916
\$40,000-50,000	527	349	260	167	66	1,369
\$50,000-60,000	305	535	197	234	99	1,370
\$60,000-75,000	334	331	210	340	255	1,470
\$75,000-100,000	88	307	303	284	241	1,223
\$100,000-125,000	98	77	130	167	149	621
\$125,000-150,000	16	98	11	4	13	142
\$150,000-200,000	28	77	28	16	16	165
\$200,000+	24	17	13	9	7	70
<b>Total</b>	<b>3,173</b>	<b>2,902</b>	<b>2,180</b>	<b>1,814</b>	<b>1,641</b>	<b>11,710</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	250	32	18	4	32	336
\$10,000-20,000	287	63	55	18	25	448
\$20,000-30,000	211	54	40	5	57	367
\$30,000-40,000	113	107	44	3	28	295
\$40,000-50,000	267	126	37	5	67	502
\$50,000-60,000	138	112	24	5	18	297
\$60,000-75,000	78	115	48	17	53	311
\$75,000-100,000	131	66	30	10	38	275
\$100,000-125,000	101	29	27	4	26	187
\$125,000-150,000	66	29	13	4	37	149
\$150,000-200,000	65	40	12	1	11	129
\$200,000+	34	22	6	1	10	73
<b>Total</b>	<b>1,741</b>	<b>795</b>	<b>354</b>	<b>77</b>	<b>402</b>	<b>3,369</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	139	14	13	2	13	181
\$10,000-20,000	178	53	53	6	20	310
\$20,000-30,000	151	30	35	4	30	250
\$30,000-40,000	40	53	11	1	24	129
\$40,000-50,000	65	91	32	5	18	211
\$50,000-60,000	70	63	19	3	15	170
\$60,000-75,000	45	55	35	2	20	157
\$75,000-100,000	79	35	20	1	10	145
\$100,000-125,000	52	12	25	4	23	116
\$125,000-150,000	31	13	11	2	5	62
\$150,000-200,000	32	11	9	1	7	60
\$200,000+	12	7	4	1	6	30
<b>Total</b>	<b>894</b>	<b>437</b>	<b>267</b>	<b>32</b>	<b>191</b>	<b>1,821</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	594	160	262	77	211	1,304
\$10,000-20,000	497	184	339	84	160	1,264
\$20,000-30,000	627	495	337	169	319	1,947
\$30,000-40,000	896	528	247	293	247	2,211
\$40,000-50,000	794	475	297	172	133	1,871
\$50,000-60,000	443	647	221	239	117	1,667
\$60,000-75,000	412	446	258	357	308	1,781
\$75,000-100,000	219	373	333	294	279	1,498
\$100,000-125,000	199	106	157	171	175	808
\$125,000-150,000	82	127	24	8	50	291
\$150,000-200,000	93	117	40	17	27	294
\$200,000+	58	32	12	10	17	143
<b>Total</b>	<b>4,914</b>	<b>3,697</b>	<b>2,534</b>	<b>1,891</b>	<b>2,043</b>	<b>15,079</b>

HISTA 2.2 Summary Data Henry County, Georgia

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Percent Renter 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	2.9%	1.1%	2.1%	0.6%	1.5%	8.3%
\$10,000-20,000	1.8%	1.0%	2.4%	0.6%	1.2%	7.0%
\$20,000-30,000	3.6%	3.8%	2.5%	1.4%	2.2%	13.5%
\$30,000-40,000	6.7%	3.6%	1.7%	2.5%	1.9%	16.4%
\$40,000-50,000	4.5%	3.0%	2.2%	1.4%	0.6%	11.7%
\$50,000-60,000	2.6%	4.6%	1.7%	2.0%	0.8%	11.7%
\$60,000-75,000	2.9%	2.8%	1.8%	2.9%	2.2%	12.6%
\$75,000-100,000	0.8%	2.6%	2.6%	2.4%	2.1%	10.4%
\$100,000-125,000	0.8%	0.7%	1.1%	1.4%	1.3%	5.3%
\$125,000-150,000	0.1%	0.8%	0.1%	0.0%	0.1%	1.2%
\$150,000-200,000	0.2%	0.7%	0.2%	0.1%	0.1%	1.4%
\$200,000+	0.2%	0.1%	0.1%	0.1%	0.1%	0.6%
<b>Total</b>	<b>27.1%</b>	<b>24.8%</b>	<b>18.6%</b>	<b>15.5%</b>	<b>14.0%</b>	<b>100.0%</b>

Percent Renter 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	7.4%	0.9%	0.5%	0.1%	0.9%	10.0%
\$10,000-20,000	8.5%	1.9%	1.6%	0.5%	0.7%	13.3%
\$20,000-30,000	6.3%	1.6%	1.2%	0.1%	1.7%	10.9%
\$30,000-40,000	3.4%	3.2%	1.3%	0.1%	0.8%	8.8%
\$40,000-50,000	7.9%	3.7%	1.1%	0.1%	2.0%	14.9%
\$50,000-60,000	4.1%	3.3%	0.7%	0.1%	0.5%	8.8%
\$60,000-75,000	2.3%	3.4%	1.4%	0.5%	1.6%	9.2%
\$75,000-100,000	3.9%	2.0%	0.9%	0.3%	1.1%	8.2%
\$100,000-125,000	3.0%	0.9%	0.8%	0.1%	0.8%	5.6%
\$125,000-150,000	2.0%	0.9%	0.4%	0.1%	1.1%	4.4%
\$150,000-200,000	1.9%	1.2%	0.4%	0.0%	0.3%	3.8%
\$200,000+	1.0%	0.7%	0.2%	0.0%	0.3%	2.2%
<b>Total</b>	<b>51.7%</b>	<b>23.6%</b>	<b>10.5%</b>	<b>2.3%</b>	<b>11.9%</b>	<b>100.0%</b>

Percent Renter 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	7.6%	0.8%	0.7%	0.1%	0.7%	9.9%
\$10,000-20,000	9.8%	2.9%	2.9%	0.3%	1.1%	17.0%
\$20,000-30,000	8.3%	1.6%	1.9%	0.2%	1.6%	13.7%
\$30,000-40,000	2.2%	2.9%	0.6%	0.1%	1.3%	7.1%
\$40,000-50,000	3.6%	5.0%	1.8%	0.3%	1.0%	11.6%
\$50,000-60,000	3.8%	3.5%	1.0%	0.2%	0.8%	9.3%
\$60,000-75,000	2.5%	3.0%	1.9%	0.1%	1.1%	8.6%
\$75,000-100,000	4.3%	1.9%	1.1%	0.1%	0.5%	8.0%
\$100,000-125,000	2.9%	0.7%	1.4%	0.2%	1.3%	6.4%
\$125,000-150,000	1.7%	0.7%	0.6%	0.1%	0.3%	3.4%
\$150,000-200,000	1.8%	0.6%	0.5%	0.1%	0.4%	3.3%
\$200,000+	0.7%	0.4%	0.2%	0.1%	0.3%	1.6%
<b>Total</b>	<b>49.1%</b>	<b>24.0%</b>	<b>14.7%</b>	<b>1.8%</b>	<b>10.5%</b>	<b>100.0%</b>

Percent Renter 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	3.9%	1.1%	1.7%	0.5%	1.4%	8.6%
\$10,000-20,000	3.3%	1.2%	2.2%	0.6%	1.1%	8.4%
\$20,000-30,000	4.2%	3.3%	2.2%	1.1%	2.1%	12.9%
\$30,000-40,000	5.9%	3.5%	1.6%	1.9%	1.6%	14.7%
\$40,000-50,000	5.3%	3.2%	2.0%	1.1%	0.9%	12.4%
\$50,000-60,000	2.9%	4.3%	1.5%	1.6%	0.8%	11.1%
\$60,000-75,000	2.7%	3.0%	1.7%	2.4%	2.0%	11.8%
\$75,000-100,000	1.5%	2.5%	2.2%	1.9%	1.9%	9.9%
\$100,000-125,000	1.3%	0.7%	1.0%	1.1%	1.2%	5.4%
\$125,000-150,000	0.5%	0.8%	0.2%	0.1%	0.3%	1.9%
\$150,000-200,000	0.6%	0.8%	0.3%	0.1%	0.2%	1.9%
\$200,000+	0.4%	0.3%	0.1%	0.1%	0.1%	0.9%
<b>Total</b>	<b>32.6%</b>	<b>24.5%</b>	<b>16.8%</b>	<b>12.5%</b>	<b>13.5%</b>	<b>100.0%</b>

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<b>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	393	219	77	100	107	896
\$10,000-20,000	174	188	300	101	276	1,039
\$20,000-30,000	275	292	298	207	189	1,261
\$30,000-40,000	433	459	336	723	339	2,290
\$40,000-50,000	473	774	562	602	498	2,909
\$50,000-60,000	435	653	523	801	494	2,906
\$60,000-75,000	524	1,328	1,187	1,260	732	5,031
\$75,000-100,000	252	1,742	1,679	1,957	1,619	7,249
\$100,000-125,000	179	826	1,259	1,590	1,065	4,919
\$125,000-150,000	31	442	769	861	318	2,421
\$150,000-200,000	25	297	439	470	442	1,673
\$200,000+	68	212	266	300	329	1,175
<b>Total</b>	<b>3,262</b>	<b>7,432</b>	<b>7,695</b>	<b>8,972</b>	<b>6,408</b>	<b>33,769</b>

<b>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	379	316	73	35	43	846
\$10,000-20,000	828	622	107	43	72	1,672
\$20,000-30,000	548	684	255	55	42	1,584
\$30,000-40,000	495	761	233	45	103	1,637
\$40,000-50,000	355	802	198	119	29	1,503
\$50,000-60,000	309	832	245	72	114	1,572
\$60,000-75,000	381	1,481	331	128	118	2,439
\$75,000-100,000	393	1,272	426	329	136	2,556
\$100,000-125,000	139	852	416	165	110	1,682
\$125,000-150,000	43	460	201	62	60	826
\$150,000-200,000	114	267	134	97	105	717
\$200,000+	54	219	97	26	49	445
<b>Total</b>	<b>4,038</b>	<b>8,568</b>	<b>2,716</b>	<b>1,176</b>	<b>981</b>	<b>17,479</b>

<b>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	229	221	44	21	21	536
\$10,000-20,000	737	514	80	35	42	1,408
\$20,000-30,000	436	492	181	39	26	1,174
\$30,000-40,000	335	606	94	37	60	1,132
\$40,000-50,000	229	603	128	92	22	1,074
\$50,000-60,000	199	511	101	40	54	905
\$60,000-75,000	180	858	177	81	93	1,389
\$75,000-100,000	225	581	199	88	50	1,143
\$100,000-125,000	73	399	106	47	57	682
\$125,000-150,000	33	135	52	23	28	271
\$150,000-200,000	72	112	29	26	30	269
\$200,000+	25	85	24	11	13	158
<b>Total</b>	<b>2,773</b>	<b>5,117</b>	<b>1,215</b>	<b>540</b>	<b>496</b>	<b>10,141</b>

<b>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	772	535	150	135	150	1,742
\$10,000-20,000	1,002	810	407	144	348	2,711
\$20,000-30,000	823	976	553	262	231	2,845
\$30,000-40,000	928	1,220	569	768	442	3,927
\$40,000-50,000	828	1,576	760	721	527	4,412
\$50,000-60,000	744	1,485	768	873	608	4,478
\$60,000-75,000	905	2,809	1,518	1,388	850	7,470
\$75,000-100,000	645	3,014	2,105	2,286	1,755	9,805
\$100,000-125,000	318	1,678	1,675	1,755	1,175	6,601
\$125,000-150,000	74	902	970	923	378	3,247
\$150,000-200,000	139	564	573	567	547	2,390
\$200,000+	122	431	363	326	378	1,620
<b>Total</b>	<b>7,300</b>	<b>16,000</b>	<b>10,411</b>	<b>10,148</b>	<b>7,389</b>	<b>51,248</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	1.2%	0.6%	0.2%	0.3%	0.3%	2.7%
\$10,000-20,000	0.5%	0.6%	0.9%	0.3%	0.8%	3.1%
\$20,000-30,000	0.8%	0.9%	0.9%	0.6%	0.6%	3.7%
\$30,000-40,000	1.3%	1.4%	1.0%	2.1%	1.0%	6.8%
\$40,000-50,000	1.4%	2.3%	1.7%	1.8%	1.5%	8.6%
\$50,000-60,000	1.3%	1.9%	1.5%	2.4%	1.5%	8.6%
\$60,000-75,000	1.6%	3.9%	3.5%	3.7%	2.2%	14.9%
\$75,000-100,000	0.7%	5.2%	5.0%	5.8%	4.8%	21.5%
\$100,000-125,000	0.5%	2.4%	3.7%	4.7%	3.2%	14.6%
\$125,000-150,000	0.1%	1.3%	2.3%	2.5%	0.9%	7.2%
\$150,000-200,000	0.1%	0.9%	1.3%	1.4%	1.3%	5.0%
\$200,000+	0.2%	0.6%	0.8%	0.9%	1.0%	3.5%
<b>Total</b>	<b>9.7%</b>	<b>22.0%</b>	<b>22.8%</b>	<b>26.6%</b>	<b>19.0%</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	2.2%	1.8%	0.4%	0.2%	0.2%	4.8%
\$10,000-20,000	4.7%	3.6%	0.6%	0.2%	0.4%	9.6%
\$20,000-30,000	3.1%	3.9%	1.5%	0.3%	0.2%	9.1%
\$30,000-40,000	2.8%	4.4%	1.3%	0.3%	0.6%	9.4%
\$40,000-50,000	2.0%	4.6%	1.1%	0.7%	0.2%	8.6%
\$50,000-60,000	1.8%	4.8%	1.4%	0.4%	0.7%	9.0%
\$60,000-75,000	2.2%	8.5%	1.9%	0.7%	0.7%	14.0%
\$75,000-100,000	2.2%	7.3%	2.4%	1.9%	0.8%	14.6%
\$100,000-125,000	0.8%	4.9%	2.4%	0.9%	0.6%	9.6%
\$125,000-150,000	0.2%	2.6%	1.1%	0.4%	0.3%	4.7%
\$150,000-200,000	0.7%	1.5%	0.8%	0.6%	0.6%	4.1%
\$200,000+	0.3%	1.3%	0.6%	0.1%	0.3%	2.5%
<b>Total</b>	<b>23.1%</b>	<b>49.0%</b>	<b>15.5%</b>	<b>6.7%</b>	<b>5.6%</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	2.3%	2.2%	0.4%	0.2%	0.2%	5.3%
\$10,000-20,000	7.3%	5.1%	0.8%	0.3%	0.4%	13.9%
\$20,000-30,000	4.3%	4.9%	1.8%	0.4%	0.3%	11.6%
\$30,000-40,000	3.3%	6.0%	0.9%	0.4%	0.6%	11.2%
\$40,000-50,000	2.3%	5.9%	1.3%	0.9%	0.2%	10.6%
\$50,000-60,000	2.0%	5.0%	1.0%	0.4%	0.5%	8.9%
\$60,000-75,000	1.8%	8.5%	1.7%	0.8%	0.9%	13.7%
\$75,000-100,000	2.2%	5.7%	2.0%	0.9%	0.5%	11.3%
\$100,000-125,000	0.7%	3.9%	1.0%	0.5%	0.6%	6.7%
\$125,000-150,000	0.3%	1.3%	0.5%	0.2%	0.3%	2.7%
\$150,000-200,000	0.7%	1.1%	0.3%	0.3%	0.3%	2.7%
\$200,000+	0.2%	0.8%	0.2%	0.1%	0.1%	1.6%
<b>Total</b>	<b>27.3%</b>	<b>50.5%</b>	<b>12.0%</b>	<b>5.3%</b>	<b>4.9%</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	1.5%	1.0%	0.3%	0.3%	0.3%	3.4%
\$10,000-20,000	2.0%	1.6%	0.8%	0.3%	0.7%	5.3%
\$20,000-30,000	1.6%	1.9%	1.1%	0.5%	0.5%	5.6%
\$30,000-40,000	1.8%	2.4%	1.1%	1.5%	0.9%	7.7%
\$40,000-50,000	1.6%	3.1%	1.5%	1.4%	1.0%	8.6%
\$50,000-60,000	1.5%	2.9%	1.5%	1.7%	1.2%	8.7%
\$60,000-75,000	1.8%	5.5%	3.0%	2.7%	1.7%	14.6%
\$75,000-100,000	1.3%	5.9%	4.1%	4.5%	3.4%	19.1%
\$100,000-125,000	0.6%	3.3%	3.3%	3.4%	2.3%	12.9%
\$125,000-150,000	0.1%	1.8%	1.9%	1.8%	0.7%	6.3%
\$150,000-200,000	0.3%	1.1%	1.1%	1.1%	1.1%	4.7%
\$200,000+	0.2%	0.8%	0.7%	0.6%	0.7%	3.2%
<b>Total</b>	<b>14.2%</b>	<b>31.2%</b>	<b>20.3%</b>	<b>19.8%</b>	<b>14.4%</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	388	167	263	115	175	1,108
\$10,000-20,000	450	133	529	120	217	1,449
\$20,000-30,000	524	519	353	191	499	2,086
\$30,000-40,000	850	504	225	334	259	2,172
\$40,000-50,000	693	447	333	225	93	1,791
\$50,000-60,000	285	515	222	250	108	1,380
\$60,000-75,000	316	264	190	400	319	1,489
\$75,000-100,000	72	211	206	234	213	936
\$100,000-125,000	36	63	82	131	99	411
\$125,000-150,000	13	75	8	6	16	118
\$150,000-200,000	26	49	22	3	6	106
\$200,000+	17	6	15	11	18	67
<b>Total</b>	<b>3,670</b>	<b>2,953</b>	<b>2,448</b>	<b>2,020</b>	<b>2,022</b>	<b>13,113</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	319	50	17	1	32	419
\$10,000-20,000	431	67	105	51	50	704
\$20,000-30,000	207	56	39	6	47	355
\$30,000-40,000	166	185	58	10	61	480
\$40,000-50,000	337	171	36	3	70	617
\$50,000-60,000	139	163	35	8	28	373
\$60,000-75,000	75	106	47	10	42	280
\$75,000-100,000	142	62	26	13	48	291
\$100,000-125,000	187	28	34	5	38	292
\$125,000-150,000	79	37	26	3	43	188
\$150,000-200,000	76	31	15	0	19	141
\$200,000+	31	14	7	2	12	66
<b>Total</b>	<b>2,189</b>	<b>970</b>	<b>445</b>	<b>112</b>	<b>490</b>	<b>4,206</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	157	6	15	0	12	190
\$10,000-20,000	198	53	103	10	27	391
\$20,000-30,000	167	37	33	5	29	271
\$30,000-40,000	85	111	8	10	59	273
\$40,000-50,000	97	136	34	2	28	297
\$50,000-60,000	86	121	31	6	23	267
\$60,000-75,000	48	53	38	3	19	161
\$75,000-100,000	84	33	18	2	20	157
\$100,000-125,000	153	10	33	3	35	234
\$125,000-150,000	39	19	23	1	8	90
\$150,000-200,000	49	17	14	0	16	96
\$200,000+	10	5	5	2	10	32
<b>Total</b>	<b>1,173</b>	<b>601</b>	<b>355</b>	<b>44</b>	<b>286</b>	<b>2,459</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	707	217	280	116	207	1,527
\$10,000-20,000	881	200	634	171	267	2,153
\$20,000-30,000	731	575	392	197	546	2,441
\$30,000-40,000	1,016	689	283	344	320	2,652
\$40,000-50,000	1,030	618	369	228	163	2,408
\$50,000-60,000	424	678	257	258	136	1,753
\$60,000-75,000	391	370	237	410	361	1,769
\$75,000-100,000	214	273	232	247	261	1,227
\$100,000-125,000	223	91	116	136	137	703
\$125,000-150,000	92	112	34	9	59	306
\$150,000-200,000	102	80	37	3	25	247
\$200,000+	48	20	22	13	30	133
<b>Total</b>	<b>5,859</b>	<b>3,923</b>	<b>2,893</b>	<b>2,132</b>	<b>2,512</b>	<b>17,319</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	3.0%	1.3%	2.0%	0.9%	1.3%	8.4%
\$10,000-20,000	3.4%	1.0%	4.0%	0.9%	1.7%	11.1%
\$20,000-30,000	4.0%	4.0%	2.7%	1.5%	3.8%	15.9%
\$30,000-40,000	6.5%	3.8%	1.7%	2.5%	2.0%	16.6%
\$40,000-50,000	5.3%	3.4%	2.5%	1.7%	0.7%	13.7%
\$50,000-60,000	2.2%	3.9%	1.7%	1.9%	0.8%	10.5%
\$60,000-75,000	2.4%	2.0%	1.4%	3.1%	2.4%	11.4%
\$75,000-100,000	0.5%	1.6%	1.6%	1.8%	1.6%	7.1%
\$100,000-125,000	0.3%	0.5%	0.6%	1.0%	0.8%	3.1%
\$125,000-150,000	0.1%	0.6%	0.1%	0.0%	0.1%	0.9%
\$150,000-200,000	0.2%	0.4%	0.2%	0.0%	0.0%	0.8%
\$200,000+	0.1%	0.0%	0.1%	0.1%	0.1%	0.5%
<b>Total</b>	<b>28.0%</b>	<b>22.5%</b>	<b>18.7%</b>	<b>15.4%</b>	<b>15.4%</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	7.6%	1.2%	0.4%	0.0%	0.8%	10.0%
\$10,000-20,000	10.2%	1.6%	2.5%	1.2%	1.2%	16.7%
\$20,000-30,000	4.9%	1.3%	0.9%	0.1%	1.1%	8.4%
\$30,000-40,000	3.9%	4.4%	1.4%	0.2%	1.5%	11.4%
\$40,000-50,000	8.0%	4.1%	0.9%	0.1%	1.7%	14.7%
\$50,000-60,000	3.3%	3.9%	0.8%	0.2%	0.7%	8.9%
\$60,000-75,000	1.8%	2.5%	1.1%	0.2%	1.0%	6.7%
\$75,000-100,000	3.4%	1.5%	0.6%	0.3%	1.1%	6.9%
\$100,000-125,000	4.4%	0.7%	0.8%	0.1%	0.9%	6.9%
\$125,000-150,000	1.9%	0.9%	0.6%	0.1%	1.0%	4.5%
\$150,000-200,000	1.8%	0.7%	0.4%	0.0%	0.5%	3.4%
\$200,000+	0.7%	0.3%	0.2%	0.0%	0.3%	1.6%
<b>Total</b>	<b>52.0%</b>	<b>23.1%</b>	<b>10.6%</b>	<b>2.7%</b>	<b>11.7%</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	6.4%	0.2%	0.6%	0.0%	0.5%	7.7%
\$10,000-20,000	8.1%	2.2%	4.2%	0.4%	1.1%	15.9%
\$20,000-30,000	6.8%	1.5%	1.3%	0.2%	1.2%	11.0%
\$30,000-40,000	3.5%	4.5%	0.3%	0.4%	2.4%	11.1%
\$40,000-50,000	3.9%	5.5%	1.4%	0.1%	1.1%	12.1%
\$50,000-60,000	3.5%	4.9%	1.3%	0.2%	0.9%	10.9%
\$60,000-75,000	2.0%	2.2%	1.5%	0.1%	0.8%	6.5%
\$75,000-100,000	3.4%	1.3%	0.7%	0.1%	0.8%	6.4%
\$100,000-125,000	6.2%	0.4%	1.3%	0.1%	1.4%	9.5%
\$125,000-150,000	1.6%	0.8%	0.9%	0.0%	0.3%	3.7%
\$150,000-200,000	2.0%	0.7%	0.6%	0.0%	0.7%	3.9%
\$200,000+	0.4%	0.2%	0.2%	0.1%	0.4%	1.3%
<b>Total</b>	<b>47.7%</b>	<b>24.4%</b>	<b>14.4%</b>	<b>1.8%</b>	<b>11.6%</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	4.1%	1.3%	1.6%	0.7%	1.2%	8.8%
\$10,000-20,000	5.1%	1.2%	3.7%	1.0%	1.5%	12.4%
\$20,000-30,000	4.2%	3.3%	2.3%	1.1%	3.2%	14.1%
\$30,000-40,000	5.9%	4.0%	1.6%	2.0%	1.8%	15.3%
\$40,000-50,000	5.9%	3.6%	2.1%	1.3%	0.9%	13.9%
\$50,000-60,000	2.4%	3.9%	1.5%	1.5%	0.8%	10.1%
\$60,000-75,000	2.3%	2.1%	1.4%	2.4%	2.1%	10.2%
\$75,000-100,000	1.2%	1.6%	1.3%	1.4%	1.5%	7.1%
\$100,000-125,000	1.3%	0.5%	0.7%	0.8%	0.8%	4.1%
\$125,000-150,000	0.5%	0.6%	0.2%	0.1%	0.3%	1.8%
\$150,000-200,000	0.6%	0.5%	0.2%	0.0%	0.1%	1.4%
\$200,000+	0.3%	0.1%	0.1%	0.1%	0.2%	0.8%
<b>Total</b>	<b>33.8%</b>	<b>22.7%</b>	<b>16.7%</b>	<b>12.3%</b>	<b>14.5%</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	377	113	51	47	58	646
\$10,000-20,000	258	279	536	146	373	1,592
\$20,000-30,000	364	290	277	337	301	1,569
\$30,000-40,000	380	451	297	717	406	2,251
\$40,000-50,000	502	750	658	696	706	3,312
\$50,000-60,000	359	521	511	809	556	2,756
\$60,000-75,000	432	1,107	1,220	1,395	833	4,987
\$75,000-100,000	183	1,214	1,401	1,669	1,431	5,898
\$100,000-125,000	167	642	1,214	1,675	1,134	4,832
\$125,000-150,000	17	442	811	1,059	381	2,710
\$150,000-200,000	24	365	504	669	592	2,154
\$200,000+	66	223	293	345	297	1,224
<b>Total</b>	<b>3,129</b>	<b>6,397</b>	<b>7,773</b>	<b>9,564</b>	<b>7,068</b>	<b>33,931</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	338	308	97	37	36	816
\$10,000-20,000	998	800	192	89	90	2,169
\$20,000-30,000	615	825	336	38	49	1,863
\$30,000-40,000	927	1,656	414	89	243	3,329
\$40,000-50,000	454	1,062	297	168	39	2,020
\$50,000-60,000	487	1,324	335	124	139	2,409
\$60,000-75,000	481	1,844	479	151	156	3,111
\$75,000-100,000	342	1,394	533	354	180	2,803
\$100,000-125,000	157	1,043	577	196	147	2,120
\$125,000-150,000	80	601	381	109	94	1,265
\$150,000-200,000	219	469	235	149	164	1,236
\$200,000+	36	191	123	23	74	447
<b>Total</b>	<b>5,134</b>	<b>11,517</b>	<b>3,999</b>	<b>1,527</b>	<b>1,411</b>	<b>23,588</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	200	226	62	23	18	529
\$10,000-20,000	793	563	120	67	38	1,581
\$20,000-30,000	509	685	256	29	33	1,512
\$30,000-40,000	735	1,503	247	78	185	2,748
\$40,000-50,000	322	872	215	126	27	1,562
\$50,000-60,000	362	957	184	77	72	1,652
\$60,000-75,000	256	1,135	272	100	128	1,891
\$75,000-100,000	202	726	272	113	86	1,399
\$100,000-125,000	87	596	187	57	65	992
\$125,000-150,000	71	219	153	55	57	555
\$150,000-200,000	162	275	76	52	50	615
\$200,000+	11	59	28	8	7	113
<b>Total</b>	<b>3,710</b>	<b>7,816</b>	<b>2,072</b>	<b>785</b>	<b>766</b>	<b>15,149</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	715	421	148	84	94	1,462
\$10,000-20,000	1,256	1,079	728	235	463	3,761
\$20,000-30,000	979	1,115	613	375	350	3,432
\$30,000-40,000	1,307	2,107	711	806	649	5,580
\$40,000-50,000	956	1,812	955	864	745	5,332
\$50,000-60,000	846	1,845	846	933	695	5,165
\$60,000-75,000	913	2,951	1,699	1,546	989	8,098
\$75,000-100,000	525	2,608	1,934	2,023	1,611	8,701
\$100,000-125,000	324	1,685	1,791	1,871	1,281	6,952
\$125,000-150,000	97	1,043	1,192	1,168	475	3,975
\$150,000-200,000	243	834	739	818	756	3,390
\$200,000+	102	414	416	368	371	1,671
<b>Total</b>	<b>8,263</b>	<b>17,914</b>	<b>11,772</b>	<b>11,091</b>	<b>8,479</b>	<b>57,519</b>

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Percent 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	1.1%	0.3%	0.2%	0.1%	0.2%	1.9%
\$10,000-20,000	0.8%	0.8%	1.6%	0.4%	1.1%	4.7%
\$20,000-30,000	1.1%	0.9%	0.8%	1.0%	0.9%	4.6%
\$30,000-40,000	1.1%	1.3%	0.9%	2.1%	1.2%	6.6%
\$40,000-50,000	1.5%	2.2%	1.9%	2.1%	2.1%	9.8%
\$50,000-60,000	1.1%	1.5%	1.5%	2.4%	1.6%	8.1%
\$60,000-75,000	1.3%	3.3%	3.6%	4.1%	2.5%	14.7%
\$75,000-100,000	0.5%	3.6%	4.1%	4.9%	4.2%	17.4%
\$100,000-125,000	0.5%	1.9%	3.6%	4.9%	3.3%	14.2%
\$125,000-150,000	0.1%	1.3%	2.4%	3.1%	1.1%	8.0%
\$150,000-200,000	0.1%	1.1%	1.5%	2.0%	1.7%	6.3%
\$200,000+	0.2%	0.7%	0.9%	1.0%	0.9%	3.6%
<b>Total</b>	<b>9.2%</b>	<b>18.9%</b>	<b>22.9%</b>	<b>28.2%</b>	<b>20.8%</b>	<b>100.0%</b>

Percent 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	1.4%	1.3%	0.4%	0.2%	0.2%	3.5%
\$10,000-20,000	4.2%	3.4%	0.8%	0.4%	0.4%	9.2%
\$20,000-30,000	2.6%	3.5%	1.4%	0.2%	0.2%	7.9%
\$30,000-40,000	3.9%	7.0%	1.8%	0.4%	1.0%	14.1%
\$40,000-50,000	1.9%	4.5%	1.3%	0.7%	0.2%	8.6%
\$50,000-60,000	2.1%	5.6%	1.4%	0.5%	0.6%	10.2%
\$60,000-75,000	2.0%	7.8%	2.0%	0.6%	0.7%	13.2%
\$75,000-100,000	1.4%	5.9%	2.3%	1.5%	0.8%	11.9%
\$100,000-125,000	0.7%	4.4%	2.4%	0.8%	0.6%	9.0%
\$125,000-150,000	0.3%	2.5%	1.6%	0.5%	0.4%	5.4%
\$150,000-200,000	0.9%	2.0%	1.0%	0.6%	0.7%	5.2%
\$200,000+	0.2%	0.8%	0.5%	0.1%	0.3%	1.9%
<b>Total</b>	<b>21.8%</b>	<b>48.8%</b>	<b>17.0%</b>	<b>6.5%</b>	<b>6.0%</b>	<b>100.0%</b>

Percent 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	1.3%	1.5%	0.4%	0.2%	0.1%	3.5%
\$10,000-20,000	5.2%	3.7%	0.8%	0.4%	0.3%	10.4%
\$20,000-30,000	3.4%	4.5%	1.7%	0.2%	0.2%	10.0%
\$30,000-40,000	4.9%	9.9%	1.6%	0.5%	1.2%	18.1%
\$40,000-50,000	2.1%	5.8%	1.4%	0.8%	0.2%	10.3%
\$50,000-60,000	2.4%	6.3%	1.2%	0.5%	0.5%	10.9%
\$60,000-75,000	1.7%	7.5%	1.8%	0.7%	0.8%	12.5%
\$75,000-100,000	1.3%	4.8%	1.8%	0.7%	0.6%	9.2%
\$100,000-125,000	0.6%	3.9%	1.2%	0.4%	0.4%	6.5%
\$125,000-150,000	0.5%	1.4%	1.0%	0.4%	0.4%	3.7%
\$150,000-200,000	1.1%	1.8%	0.5%	0.3%	0.3%	4.1%
\$200,000+	0.1%	0.4%	0.2%	0.1%	0.0%	0.7%
<b>Total</b>	<b>24.5%</b>	<b>51.6%</b>	<b>13.7%</b>	<b>5.2%</b>	<b>5.1%</b>	<b>100.0%</b>

Percent 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	1.2%	0.7%	0.3%	0.1%	0.2%	2.5%
\$10,000-20,000	2.2%	1.9%	1.3%	0.4%	0.8%	6.5%
\$20,000-30,000	1.7%	1.9%	1.1%	0.7%	0.6%	6.0%
\$30,000-40,000	2.3%	3.7%	1.2%	1.4%	1.1%	9.7%
\$40,000-50,000	1.7%	3.2%	1.7%	1.5%	1.3%	9.3%
\$50,000-60,000	1.5%	3.2%	1.5%	1.6%	1.2%	9.0%
\$60,000-75,000	1.6%	5.1%	3.0%	2.7%	1.7%	14.1%
\$75,000-100,000	0.9%	4.5%	3.4%	3.5%	2.8%	15.1%
\$100,000-125,000	0.6%	2.9%	3.1%	3.3%	2.2%	12.1%
\$125,000-150,000	0.2%	1.8%	2.1%	2.0%	0.8%	6.9%
\$150,000-200,000	0.4%	1.4%	1.3%	1.4%	1.3%	5.9%
\$200,000+	0.2%	0.7%	0.7%	0.6%	0.6%	2.9%
<b>Total</b>	<b>14.4%</b>	<b>31.1%</b>	<b>20.5%</b>	<b>19.3%</b>	<b>14.7%</b>	<b>100.0%</b>

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<b>Renter Households</b>						
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	363	139	252	119	167	1,040
\$10,000-20,000	418	120	500	119	207	1,364
\$20,000-30,000	527	463	341	190	536	2,057
\$30,000-40,000	786	438	229	324	242	2,019
\$40,000-50,000	715	438	353	244	91	1,841
\$50,000-60,000	277	493	234	263	120	1,387
\$60,000-75,000	333	254	213	464	319	1,583
\$75,000-100,000	77	248	228	297	246	1,096
\$100,000-125,000	36	60	91	145	118	450
\$125,000-150,000	26	94	11	2	17	150
\$150,000-200,000	23	55	16	8	11	113
\$200,000+	22	14	23	14	18	91
<b>Total</b>	<b>3,603</b>	<b>2,816</b>	<b>2,491</b>	<b>2,189</b>	<b>2,092</b>	<b>13,191</b>

<b>Renter Households</b>						
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	363	61	18	11	38	491
\$10,000-20,000	503	77	125	51	56	812
\$20,000-30,000	264	66	42	4	61	437
\$30,000-40,000	178	206	67	4	80	535
\$40,000-50,000	414	201	44	4	89	752
\$50,000-60,000	168	193	49	4	37	451
\$60,000-75,000	81	129	62	14	56	342
\$75,000-100,000	189	71	28	17	66	371
\$100,000-125,000	228	30	58	4	53	373
\$125,000-150,000	117	54	35	4	61	271
\$150,000-200,000	108	44	25	5	31	213
\$200,000+	60	23	5	3	17	108
<b>Total</b>	<b>2,673</b>	<b>1,155</b>	<b>558</b>	<b>125</b>	<b>645</b>	<b>5,156</b>

<b>Renter Households</b>						
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	186	11	14	8	13	232
\$10,000-20,000	220	66	122	7	32	447
\$20,000-30,000	212	42	37	4	42	337
\$30,000-40,000	90	137	14	4	75	320
\$40,000-50,000	121	161	41	4	39	366
\$50,000-60,000	104	147	46	4	31	332
\$60,000-75,000	56	72	50	5	26	209
\$75,000-100,000	106	37	17	1	26	187
\$100,000-125,000	186	12	56	3	50	307
\$125,000-150,000	63	27	32	3	13	138
\$150,000-200,000	73	28	23	2	26	152
\$200,000+	13	8	3	2	15	41
<b>Total</b>	<b>1,430</b>	<b>748</b>	<b>455</b>	<b>47</b>	<b>388</b>	<b>3,068</b>

<b>Renter Households</b>						
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	726	200	270	130	205	1,531
\$10,000-20,000	921	197	625	170	263	2,176
\$20,000-30,000	791	529	383	194	597	2,494
\$30,000-40,000	964	644	296	328	322	2,554
\$40,000-50,000	1,129	639	397	248	180	2,593
\$50,000-60,000	445	686	283	267	157	1,838
\$60,000-75,000	414	383	275	478	375	1,925
\$75,000-100,000	266	319	256	314	312	1,467
\$100,000-125,000	264	90	149	149	171	823
\$125,000-150,000	143	148	46	6	78	421
\$150,000-200,000	131	99	41	13	42	326
\$200,000+	82	37	28	17	35	199
<b>Total</b>	<b>6,276</b>	<b>3,971</b>	<b>3,049</b>	<b>2,314</b>	<b>2,737</b>	<b>18,347</b>

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<b>Percent Renter Households</b>						
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	2.8%	1.1%	1.9%	0.9%	1.3%	<b>7.9%</b>
\$10,000-20,000	3.2%	0.9%	3.8%	0.9%	1.6%	<b>10.3%</b>
\$20,000-30,000	4.0%	3.5%	2.6%	1.4%	4.1%	<b>15.6%</b>
\$30,000-40,000	6.0%	3.3%	1.7%	2.5%	1.8%	<b>15.3%</b>
\$40,000-50,000	5.4%	3.3%	2.7%	1.8%	0.7%	<b>14.0%</b>
\$50,000-60,000	2.1%	3.7%	1.8%	2.0%	0.9%	<b>10.5%</b>
\$60,000-75,000	2.5%	1.9%	1.6%	3.5%	2.4%	<b>12.0%</b>
\$75,000-100,000	0.6%	1.9%	1.7%	2.3%	1.9%	<b>8.3%</b>
\$100,000-125,000	0.3%	0.5%	0.7%	1.1%	0.9%	<b>3.4%</b>
\$125,000-150,000	0.2%	0.7%	0.1%	0.0%	0.1%	<b>1.1%</b>
\$150,000-200,000	0.2%	0.4%	0.1%	0.1%	0.1%	<b>0.9%</b>
\$200,000+	<u>0.2%</u>	<u>0.1%</u>	<u>0.2%</u>	<u>0.1%</u>	<u>0.1%</u>	<b>0.7%</b>
<b>Total</b>	<b>27.3%</b>	<b>21.3%</b>	<b>18.9%</b>	<b>16.6%</b>	<b>15.9%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
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	7.0%	1.2%	0.3%	0.2%	0.7%	<b>9.5%</b>
\$10,000-20,000	9.8%	1.5%	2.4%	1.0%	1.1%	<b>15.7%</b>
\$20,000-30,000	5.1%	1.3%	0.8%	0.1%	1.2%	<b>8.5%</b>
\$30,000-40,000	3.5%	4.0%	1.3%	0.1%	1.6%	<b>10.4%</b>
\$40,000-50,000	8.0%	3.9%	0.9%	0.1%	1.7%	<b>14.6%</b>
\$50,000-60,000	3.3%	3.7%	1.0%	0.1%	0.7%	<b>8.7%</b>
\$60,000-75,000	1.6%	2.5%	1.2%	0.3%	1.1%	<b>6.6%</b>
\$75,000-100,000	3.7%	1.4%	0.5%	0.3%	1.3%	<b>7.2%</b>
\$100,000-125,000	4.4%	0.6%	1.1%	0.1%	1.0%	<b>7.2%</b>
\$125,000-150,000	2.3%	1.0%	0.7%	0.1%	1.2%	<b>5.3%</b>
\$150,000-200,000	2.1%	0.9%	0.5%	0.1%	0.6%	<b>4.1%</b>
\$200,000+	<u>1.2%</u>	<u>0.4%</u>	<u>0.1%</u>	<u>0.1%</u>	<u>0.3%</u>	<b>2.1%</b>
<b>Total</b>	<b>51.8%</b>	<b>22.4%</b>	<b>10.8%</b>	<b>2.4%</b>	<b>12.5%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
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	6.1%	0.4%	0.5%	0.3%	0.4%	<b>7.6%</b>
\$10,000-20,000	7.2%	2.2%	4.0%	0.2%	1.0%	<b>14.6%</b>
\$20,000-30,000	6.9%	1.4%	1.2%	0.1%	1.4%	<b>11.0%</b>
\$30,000-40,000	2.9%	4.5%	0.5%	0.1%	2.4%	<b>10.4%</b>
\$40,000-50,000	3.9%	5.2%	1.3%	0.1%	1.3%	<b>11.9%</b>
\$50,000-60,000	3.4%	4.8%	1.5%	0.1%	1.0%	<b>10.8%</b>
\$60,000-75,000	1.8%	2.3%	1.6%	0.2%	0.8%	<b>6.8%</b>
\$75,000-100,000	3.5%	1.2%	0.6%	0.0%	0.8%	<b>6.1%</b>
\$100,000-125,000	6.1%	0.4%	1.8%	0.1%	1.6%	<b>10.0%</b>
\$125,000-150,000	2.1%	0.9%	1.0%	0.1%	0.4%	<b>4.5%</b>
\$150,000-200,000	2.4%	0.9%	0.7%	0.1%	0.8%	<b>5.0%</b>
\$200,000+	<u>0.4%</u>	<u>0.3%</u>	<u>0.1%</u>	<u>0.1%</u>	<u>0.5%</u>	<b>1.3%</b>
<b>Total</b>	<b>46.6%</b>	<b>24.4%</b>	<b>14.8%</b>	<b>1.5%</b>	<b>12.6%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
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	4.0%	1.1%	1.5%	0.7%	1.1%	<b>8.3%</b>
\$10,000-20,000	5.0%	1.1%	3.4%	0.9%	1.4%	<b>11.9%</b>
\$20,000-30,000	4.3%	2.9%	2.1%	1.1%	3.3%	<b>13.6%</b>
\$30,000-40,000	5.3%	3.5%	1.6%	1.8%	1.8%	<b>13.9%</b>
\$40,000-50,000	6.2%	3.5%	2.2%	1.4%	1.0%	<b>14.1%</b>
\$50,000-60,000	2.4%	3.7%	1.5%	1.5%	0.9%	<b>10.0%</b>
\$60,000-75,000	2.3%	2.1%	1.5%	2.6%	2.0%	<b>10.5%</b>
\$75,000-100,000	1.4%	1.7%	1.4%	1.7%	1.7%	<b>8.0%</b>
\$100,000-125,000	1.4%	0.5%	0.8%	0.8%	0.9%	<b>4.5%</b>
\$125,000-150,000	0.8%	0.8%	0.3%	0.0%	0.4%	<b>2.3%</b>
\$150,000-200,000	0.7%	0.5%	0.2%	0.1%	0.2%	<b>1.8%</b>
\$200,000+	<u>0.4%</u>	<u>0.2%</u>	<u>0.2%</u>	<u>0.1%</u>	<u>0.2%</u>	<b>1.1%</b>
<b>Total</b>	<b>34.2%</b>	<b>21.6%</b>	<b>16.6%</b>	<b>12.6%</b>	<b>14.9%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Henry County, Georgia

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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	335	83	39	48	49	554
\$10,000-20,000	205	199	458	118	319	1,299
\$20,000-30,000	306	232	232	299	275	1,344
\$30,000-40,000	283	326	227	543	347	1,726
\$40,000-50,000	427	631	596	670	713	3,037
\$50,000-60,000	299	423	416	719	517	2,374
\$60,000-75,000	371	915	1,104	1,285	791	4,466
\$75,000-100,000	176	1,115	1,386	1,741	1,508	5,926
\$100,000-125,000	167	540	1,176	1,685	1,156	4,724
\$125,000-150,000	20	438	895	1,224	426	3,003
\$150,000-200,000	32	338	540	760	708	2,378
\$200,000+	71	290	398	481	443	1,683
<b>Total</b>	<b>2,692</b>	<b>5,530</b>	<b>7,467</b>	<b>9,573</b>	<b>7,252</b>	<b>32,514</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	393	334	100	47	42	916
\$10,000-20,000	1,073	817	199	103	93	2,285
\$20,000-30,000	698	950	405	51	55	2,159
\$30,000-40,000	1,003	1,761	436	102	268	3,570
\$40,000-50,000	551	1,294	367	191	52	2,455
\$50,000-60,000	564	1,458	395	146	159	2,722
\$60,000-75,000	571	2,111	561	191	187	3,621
\$75,000-100,000	461	1,724	695	464	227	3,571
\$100,000-125,000	184	1,257	712	248	201	2,602
\$125,000-150,000	122	808	501	162	141	1,734
\$150,000-200,000	307	618	347	194	234	1,700
\$200,000+	65	311	211	36	140	763
<b>Total</b>	<b>5,992</b>	<b>13,443</b>	<b>4,929</b>	<b>1,935</b>	<b>1,799</b>	<b>28,098</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	250	257	68	30	19	624
\$10,000-20,000	871	599	137	83	50	1,740
\$20,000-30,000	587	818	317	39	34	1,795
\$30,000-40,000	805	1,620	276	89	211	3,001
\$40,000-50,000	409	1,090	280	145	38	1,962
\$50,000-60,000	434	1,081	227	92	84	1,918
\$60,000-75,000	333	1,337	321	128	152	2,271
\$75,000-100,000	284	937	373	156	121	1,871
\$100,000-125,000	108	753	235	75	95	1,266
\$125,000-150,000	112	305	206	80	79	782
\$150,000-200,000	230	388	114	65	72	869
\$200,000+	24	109	53	12	22	220
<b>Total</b>	<b>4,447</b>	<b>9,294</b>	<b>2,607</b>	<b>994</b>	<b>977</b>	<b>18,319</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	728	417	139	95	91	1,470
\$10,000-20,000	1,278	1,016	657	221	412	3,584
\$20,000-30,000	1,004	1,182	637	350	330	3,503
\$30,000-40,000	1,286	2,087	663	645	615	5,296
\$40,000-50,000	978	1,925	963	861	765	5,492
\$50,000-60,000	863	1,881	811	865	676	5,096
\$60,000-75,000	942	3,026	1,665	1,476	978	8,087
\$75,000-100,000	637	2,839	2,081	2,205	1,735	9,497
\$100,000-125,000	351	1,797	1,888	1,933	1,357	7,326
\$125,000-150,000	142	1,246	1,396	1,386	567	4,737
\$150,000-200,000	339	956	887	954	942	4,078
\$200,000+	136	601	609	517	583	2,446
<b>Total</b>	<b>8,684</b>	<b>18,973</b>	<b>12,396</b>	<b>11,508</b>	<b>9,051</b>	<b>60,612</b>

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

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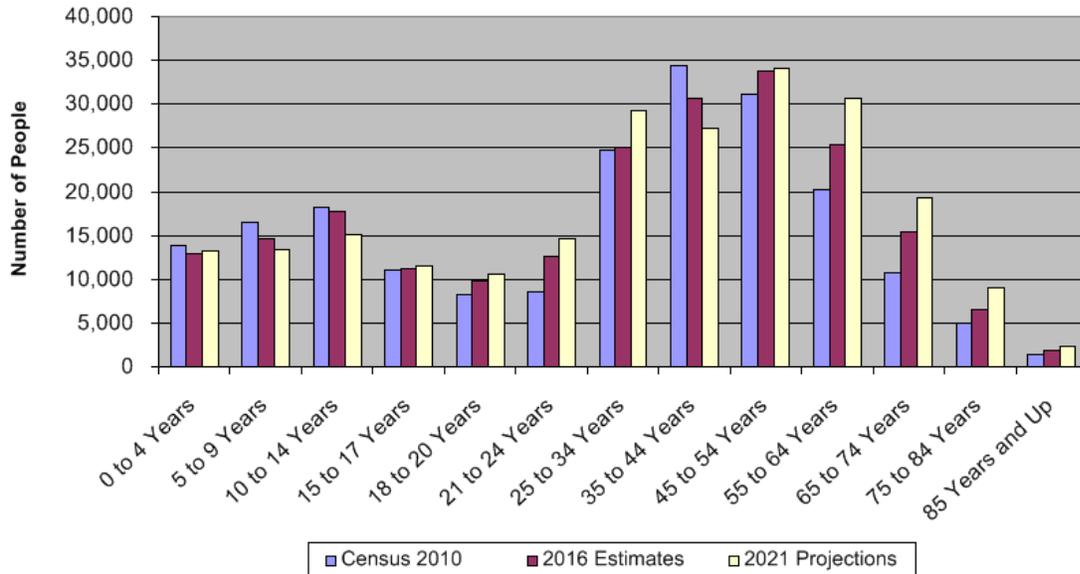
Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.0%	0.3%	0.1%	0.1%	0.2%	1.7%
\$10,000-20,000	0.6%	0.6%	1.4%	0.4%	1.0%	4.0%
\$20,000-30,000	0.9%	0.7%	0.7%	0.9%	0.8%	4.1%
\$30,000-40,000	0.9%	1.0%	0.7%	1.7%	1.1%	5.3%
\$40,000-50,000	1.3%	1.9%	1.8%	2.1%	2.2%	9.3%
\$50,000-60,000	0.9%	1.3%	1.3%	2.2%	1.6%	7.3%
\$60,000-75,000	1.1%	2.8%	3.4%	4.0%	2.4%	13.7%
\$75,000-100,000	0.5%	3.4%	4.3%	5.4%	4.6%	18.2%
\$100,000-125,000	0.5%	1.7%	3.6%	5.2%	3.6%	14.5%
\$125,000-150,000	0.1%	1.3%	2.8%	3.8%	1.3%	9.2%
\$150,000-200,000	0.1%	1.0%	1.7%	2.3%	2.2%	7.3%
\$200,000+	0.2%	0.9%	1.2%	1.5%	1.4%	5.2%
<b>Total</b>	<b>8.3%</b>	<b>17.0%</b>	<b>23.0%</b>	<b>29.4%</b>	<b>22.3%</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	1.4%	1.2%	0.4%	0.2%	0.1%	3.3%
\$10,000-20,000	3.8%	2.9%	0.7%	0.4%	0.3%	8.1%
\$20,000-30,000	2.5%	3.4%	1.4%	0.2%	0.2%	7.7%
\$30,000-40,000	3.6%	6.3%	1.6%	0.4%	1.0%	12.7%
\$40,000-50,000	2.0%	4.6%	1.3%	0.7%	0.2%	8.7%
\$50,000-60,000	2.0%	5.2%	1.4%	0.5%	0.6%	9.7%
\$60,000-75,000	2.0%	7.5%	2.0%	0.7%	0.7%	12.9%
\$75,000-100,000	1.6%	6.1%	2.5%	1.7%	0.8%	12.7%
\$100,000-125,000	0.7%	4.5%	2.5%	0.9%	0.7%	9.3%
\$125,000-150,000	0.4%	2.9%	1.8%	0.6%	0.5%	6.2%
\$150,000-200,000	1.1%	2.2%	1.2%	0.7%	0.8%	6.1%
\$200,000+	0.2%	1.1%	0.8%	0.1%	0.5%	2.7%
<b>Total</b>	<b>21.3%</b>	<b>47.8%</b>	<b>17.5%</b>	<b>6.9%</b>	<b>6.4%</b>	<b>100.0%</b>

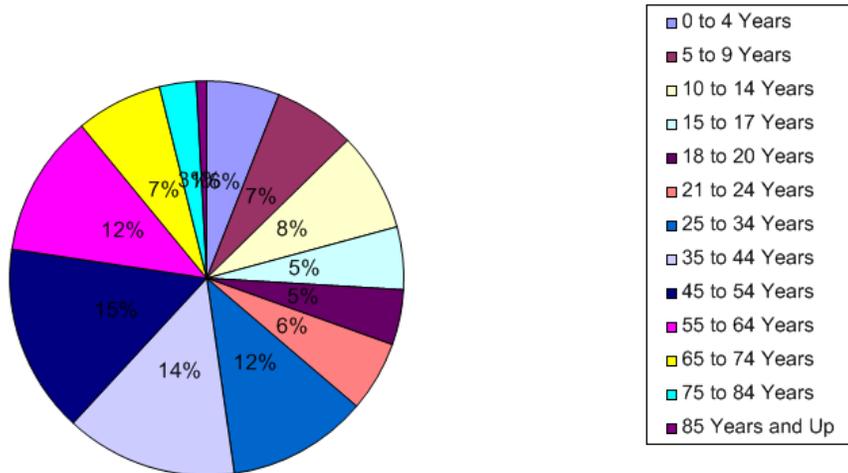
Percent Owner Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.4%	1.4%	0.4%	0.2%	0.1%	3.4%
\$10,000-20,000	4.8%	3.3%	0.7%	0.5%	0.3%	9.5%
\$20,000-30,000	3.2%	4.5%	1.7%	0.2%	0.2%	9.8%
\$30,000-40,000	4.4%	8.8%	1.5%	0.5%	1.2%	16.4%
\$40,000-50,000	2.2%	6.0%	1.5%	0.8%	0.2%	10.7%
\$50,000-60,000	2.4%	5.9%	1.2%	0.5%	0.5%	10.5%
\$60,000-75,000	1.8%	7.3%	1.8%	0.7%	0.8%	12.4%
\$75,000-100,000	1.6%	5.1%	2.0%	0.9%	0.7%	10.2%
\$100,000-125,000	0.6%	4.1%	1.3%	0.4%	0.5%	6.9%
\$125,000-150,000	0.6%	1.7%	1.1%	0.4%	0.4%	4.3%
\$150,000-200,000	1.3%	2.1%	0.6%	0.4%	0.4%	4.7%
\$200,000+	0.1%	0.6%	0.3%	0.1%	0.1%	1.2%
<b>Total</b>	<b>24.3%</b>	<b>50.7%</b>	<b>14.2%</b>	<b>5.4%</b>	<b>5.3%</b>	<b>100.0%</b>

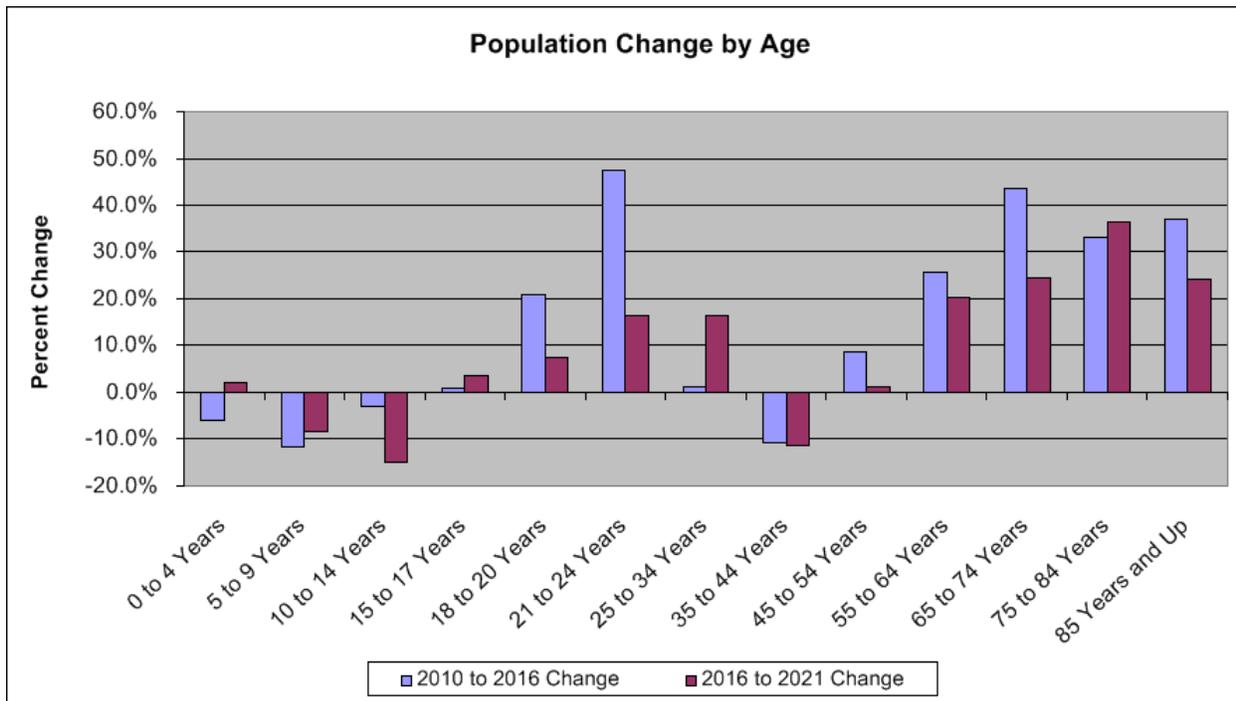
Percent Owner Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.2%	0.7%	0.2%	0.2%	0.2%	2.4%
\$10,000-20,000	2.1%	1.7%	1.1%	0.4%	0.7%	5.9%
\$20,000-30,000	1.7%	2.0%	1.1%	0.6%	0.5%	5.8%
\$30,000-40,000	2.1%	3.4%	1.1%	1.1%	1.0%	8.7%
\$40,000-50,000	1.6%	3.2%	1.6%	1.4%	1.3%	9.1%
\$50,000-60,000	1.4%	3.1%	1.3%	1.4%	1.1%	8.4%
\$60,000-75,000	1.6%	5.0%	2.7%	2.4%	1.6%	13.3%
\$75,000-100,000	1.1%	4.7%	3.4%	3.6%	2.9%	15.7%
\$100,000-125,000	0.6%	3.0%	3.1%	3.2%	2.2%	12.1%
\$125,000-150,000	0.2%	2.1%	2.3%	2.3%	0.9%	7.8%
\$150,000-200,000	0.6%	1.6%	1.5%	1.6%	1.6%	6.7%
\$200,000+	0.2%	1.0%	1.0%	0.9%	1.0%	4.0%
<b>Total</b>	<b>14.3%</b>	<b>31.3%</b>	<b>20.5%</b>	<b>19.0%</b>	<b>14.9%</b>	<b>100.0%</b>

### Population by Age



### 2016 Population by Age





ribbon demographics

[www.ribbondata.com](http://www.ribbondata.com)

## POPULATION DATA

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Population by Age & Sex Henry 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	6,995	6,840	<b>13,835</b>	0 to 4 Years	6,630	6,360	<b>12,990</b>	0 to 4 Years	6,779	6,493	<b>13,272</b>
5 to 9 Years	8,437	8,077	<b>16,514</b>	5 to 9 Years	7,485	7,124	<b>14,609</b>	5 to 9 Years	6,840	6,558	<b>13,398</b>
10 to 14 Years	9,331	8,900	<b>18,231</b>	10 to 14 Years	9,047	8,656	<b>17,703</b>	10 to 14 Years	7,726	7,359	<b>15,085</b>
15 to 17 Years	5,599	5,478	<b>11,077</b>	15 to 17 Years	5,713	5,457	<b>11,170</b>	15 to 17 Years	5,888	5,669	<b>11,557</b>
18 to 20 Years	4,215	3,962	<b>8,177</b>	18 to 20 Years	5,104	4,776	<b>9,880</b>	18 to 20 Years	5,491	5,137	<b>10,628</b>
21 to 24 Years	4,168	4,373	<b>8,541</b>	21 to 24 Years	6,376	6,218	<b>12,594</b>	21 to 24 Years	7,548	7,121	<b>14,669</b>
25 to 34 Years	11,349	13,428	<b>24,777</b>	25 to 34 Years	11,898	13,179	<b>25,077</b>	25 to 34 Years	14,476	14,735	<b>29,211</b>
35 to 44 Years	16,042	18,386	<b>34,428</b>	35 to 44 Years	13,668	17,059	<b>30,727</b>	35 to 44 Years	12,178	15,044	<b>27,222</b>
45 to 54 Years	14,920	16,157	<b>31,077</b>	45 to 54 Years	16,101	17,631	<b>33,732</b>	45 to 54 Years	15,757	18,386	<b>34,143</b>
55 to 64 Years	9,444	10,773	<b>20,217</b>	55 to 64 Years	12,025	13,410	<b>25,435</b>	55 to 64 Years	14,479	16,116	<b>30,595</b>
65 to 74 Years	4,905	5,864	<b>10,769</b>	65 to 74 Years	6,980	8,487	<b>15,467</b>	65 to 74 Years	8,700	10,571	<b>19,271</b>
75 to 84 Years	2,045	2,881	<b>4,926</b>	75 to 84 Years	2,806	3,752	<b>6,558</b>	75 to 84 Years	3,807	5,149	<b>8,956</b>
85 Years and Up	409	944	<b>1,353</b>	85 Years and Up	624	1,230	<b>1,854</b>	85 Years and Up	817	1,487	<b>2,304</b>
<b>Total</b>	<b>97,859</b>	<b>106,063</b>	<b>203,922</b>	<b>Total</b>	<b>104,457</b>	<b>113,339</b>	<b>217,796</b>	<b>Total</b>	<b>110,486</b>	<b>119,825</b>	<b>230,311</b>
62+ Years	n/a	n/a	22,268	62+ Years	n/a	n/a	30,382	62+ Years	n/a	n/a	38,611
<b>Median Age:</b>			<b>35.2</b>	<b>Median Age:</b>			<b>36.6</b>	<b>Median Age:</b>			<b>37.7</b>

Source: Nielsen Claritas; Ribbon Demographics

Ribbon Demographics, LLC  
[www.ribbondata.com](http://www.ribbondata.com)  
 Tel: 916-880-1644

## POPULATION DATA

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Nielsen Claritas

Percent Population by Age & Sex Henry 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	3.4%	3.4%	<b>6.8%</b>	0 to 4 Years	3.0%	2.9%	<b>6.0%</b>	0 to 4 Years	2.9%	2.8%	<b>5.8%</b>	
5 to 9 Years	4.1%	4.0%	<b>8.1%</b>	5 to 9 Years	3.4%	3.3%	<b>6.7%</b>	5 to 9 Years	3.0%	2.8%	<b>5.8%</b>	
10 to 14 Years	4.6%	4.4%	<b>8.9%</b>	10 to 14 Years	4.2%	4.0%	<b>8.1%</b>	10 to 14 Years	3.4%	3.2%	<b>6.5%</b>	
15 to 17 Years	2.7%	2.7%	<b>5.4%</b>	15 to 17 Years	2.6%	2.5%	<b>5.1%</b>	15 to 17 Years	2.6%	2.5%	<b>5.0%</b>	
18 to 20 Years	2.1%	1.9%	<b>4.0%</b>	18 to 20 Years	2.3%	2.2%	<b>4.5%</b>	18 to 20 Years	2.4%	2.2%	<b>4.6%</b>	
21 to 24 Years	2.0%	2.1%	<b>4.2%</b>	21 to 24 Years	2.9%	2.9%	<b>5.8%</b>	21 to 24 Years	3.3%	3.1%	<b>6.4%</b>	
25 to 34 Years	5.6%	6.6%	<b>12.2%</b>	25 to 34 Years	5.5%	6.1%	<b>11.5%</b>	25 to 34 Years	6.3%	6.4%	<b>12.7%</b>	
35 to 44 Years	7.9%	9.0%	<b>16.9%</b>	35 to 44 Years	6.3%	7.8%	<b>14.1%</b>	35 to 44 Years	5.3%	6.5%	<b>11.8%</b>	
45 to 54 Years	7.3%	7.9%	<b>15.2%</b>	45 to 54 Years	7.4%	8.1%	<b>15.5%</b>	45 to 54 Years	6.8%	8.0%	<b>14.8%</b>	
55 to 64 Years	4.6%	5.3%	<b>9.9%</b>	55 to 64 Years	5.5%	6.2%	<b>11.7%</b>	55 to 64 Years	6.3%	7.0%	<b>13.3%</b>	
65 to 74 Years	2.4%	2.9%	<b>5.3%</b>	65 to 74 Years	3.2%	3.9%	<b>7.1%</b>	65 to 74 Years	3.8%	4.6%	<b>8.4%</b>	
75 to 84 Years	1.0%	1.4%	<b>2.4%</b>	75 to 84 Years	1.3%	1.7%	<b>3.0%</b>	75 to 84 Years	1.7%	2.2%	<b>3.9%</b>	
85 Years and Up	0.2%	0.5%	<b>0.7%</b>	85 Years and Up	0.3%	0.6%	<b>0.9%</b>	85 Years and Up	0.4%	0.6%	<b>1.0%</b>	
<b>Total</b>	<b>48.0%</b>	<b>52.0%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.0%</b>	<b>52.0%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.0%</b>	<b>52.0%</b>	<b>100.0%</b>	
62+ Years	n/a	n/a	10.9%	62+ Years	n/a	n/a	13.9%	62+ Years	n/a	n/a	16.8%	

Source: Nielsen Claritas; Ribbon Demographics

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

## POPULATION DATA

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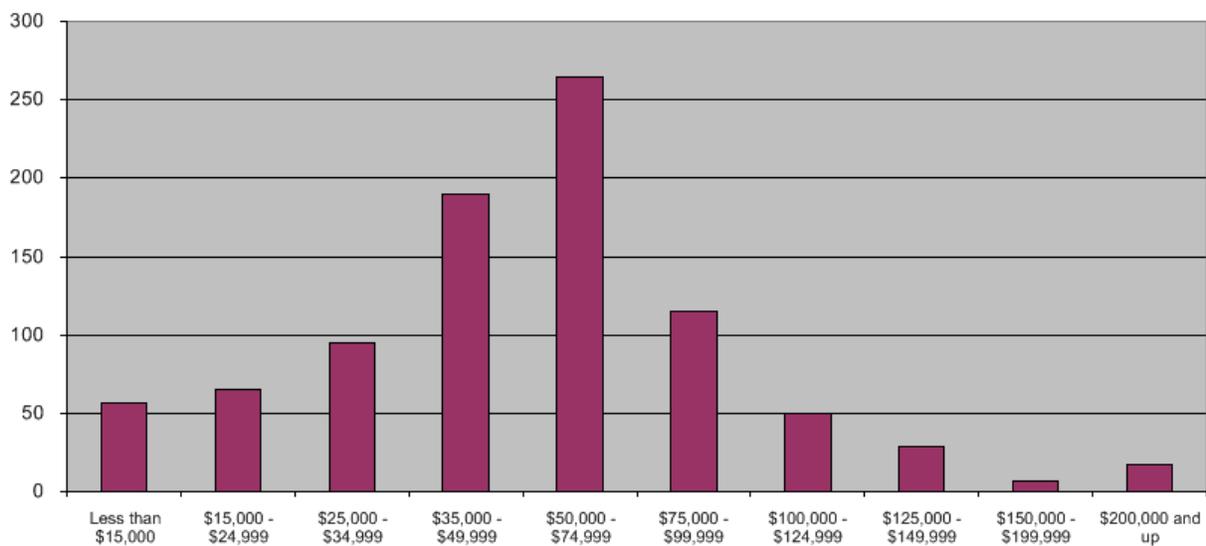
Nielsen Claritas

Changes in Population by Age & Sex Henry 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	-365	-480	<b>-845</b>	<b>-6.1%</b>	0 to 4 Years	149	133	<b>282</b>	<b>2.2%</b>	
5 to 9 Years	-952	-953	<b>-1,905</b>	<b>-11.5%</b>	5 to 9 Years	-645	-566	<b>-1,211</b>	<b>-8.3%</b>	
10 to 14 Years	-284	-244	<b>-528</b>	<b>-2.9%</b>	10 to 14 Years	-1,321	-1,297	<b>-2,618</b>	<b>-14.8%</b>	
15 to 17 Years	114	-21	<b>93</b>	<b>0.8%</b>	15 to 17 Years	175	212	<b>387</b>	<b>3.5%</b>	
18 to 20 Years	889	814	<b>1,703</b>	<b>20.8%</b>	18 to 20 Years	387	361	<b>748</b>	<b>7.6%</b>	
21 to 24 Years	2,208	1,845	<b>4,053</b>	<b>47.5%</b>	21 to 24 Years	1,172	903	<b>2,075</b>	<b>16.5%</b>	
25 to 34 Years	549	-249	<b>300</b>	<b>1.2%</b>	25 to 34 Years	2,578	1,556	<b>4,134</b>	<b>16.5%</b>	
35 to 44 Years	-2,374	-1,327	<b>-3,701</b>	<b>-10.7%</b>	35 to 44 Years	-1,490	-2,015	<b>-3,505</b>	<b>-11.4%</b>	
45 to 54 Years	1,181	1,474	<b>2,655</b>	<b>8.5%</b>	45 to 54 Years	-344	755	<b>411</b>	<b>1.2%</b>	
55 to 64 Years	2,581	2,637	<b>5,218</b>	<b>25.8%</b>	55 to 64 Years	2,454	2,706	<b>5,160</b>	<b>20.3%</b>	
65 to 74 Years	2,075	2,623	<b>4,698</b>	<b>43.6%</b>	65 to 74 Years	1,720	2,084	<b>3,804</b>	<b>24.6%</b>	
75 to 84 Years	761	871	<b>1,632</b>	<b>33.1%</b>	75 to 84 Years	1,001	1,397	<b>2,398</b>	<b>36.6%</b>	
85 Years and Up	<u>215</u>	<u>286</u>	<u>501</u>	<u>37.0%</u>	85 Years and Up	<u>193</u>	<u>257</u>	<u>450</u>	<u>24.3%</u>	
<b>Total</b>	<b>6,598</b>	<b>7,276</b>	<b>13,874</b>	<b>6.8%</b>	<b>Total</b>	<b>6,029</b>	<b>6,486</b>	<b>12,515</b>	<b>5.7%</b>	
62+ Years	n/a	n/a	8,114	<b>36.4%</b>	62+ Years	n/a	n/a	8,229	<b>27.1%</b>	

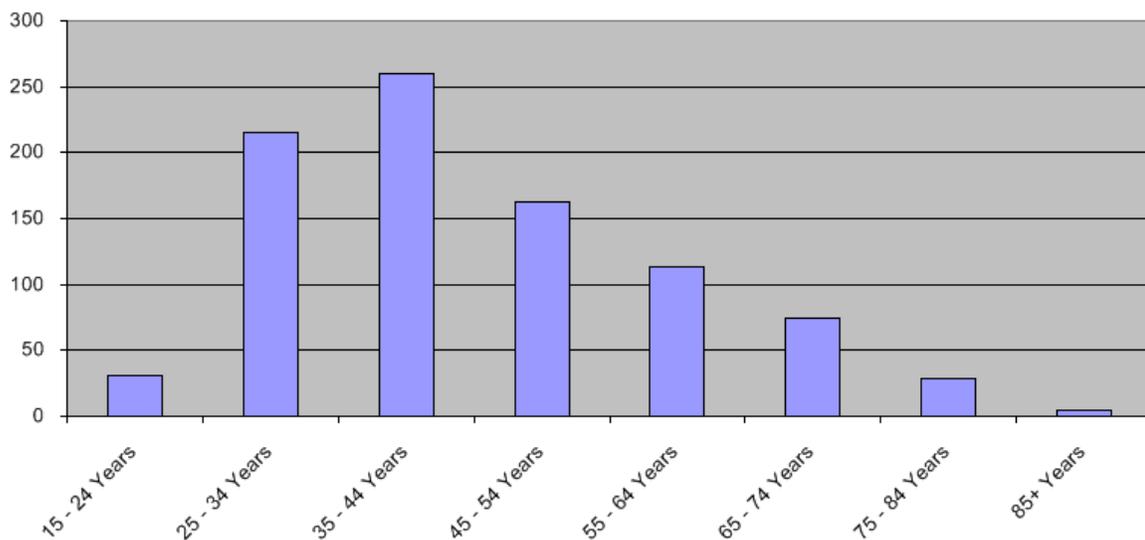
Source: Nielsen Claritas; Ribbon Demographics

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

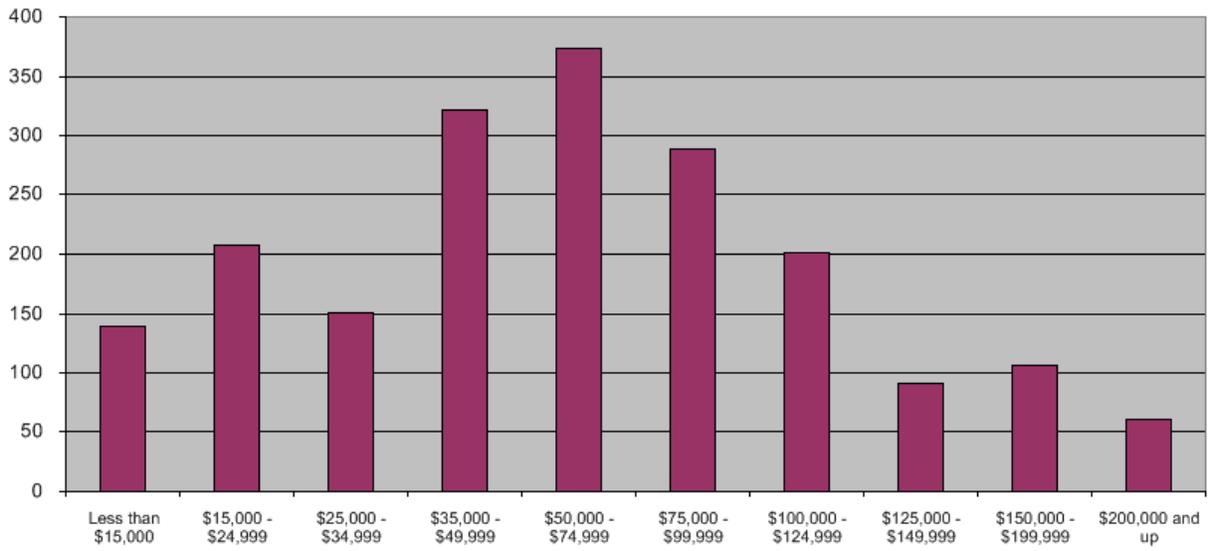
**Households by Income - Census 2000**



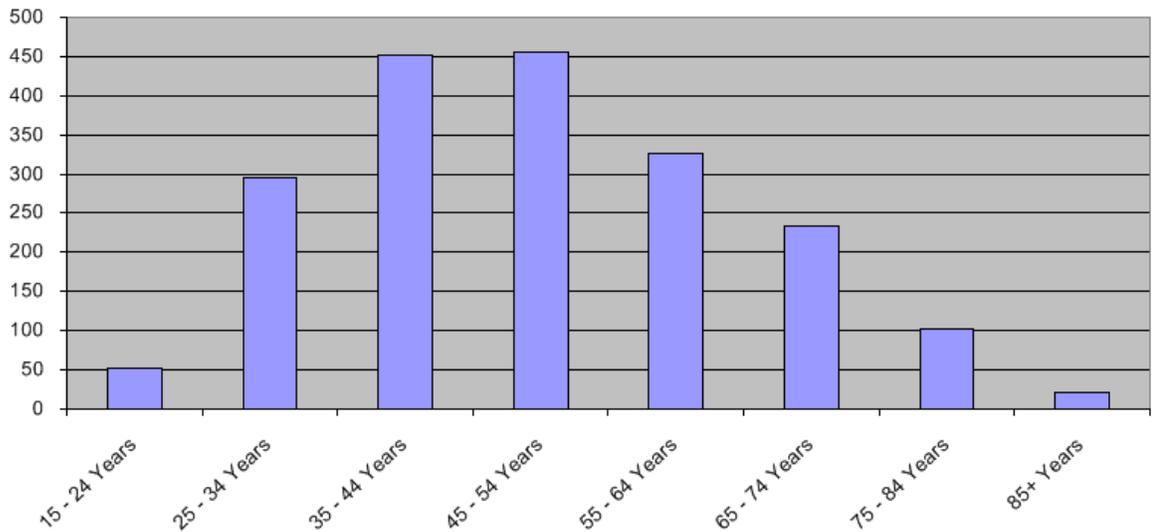
**Households by Age - Census 2000**



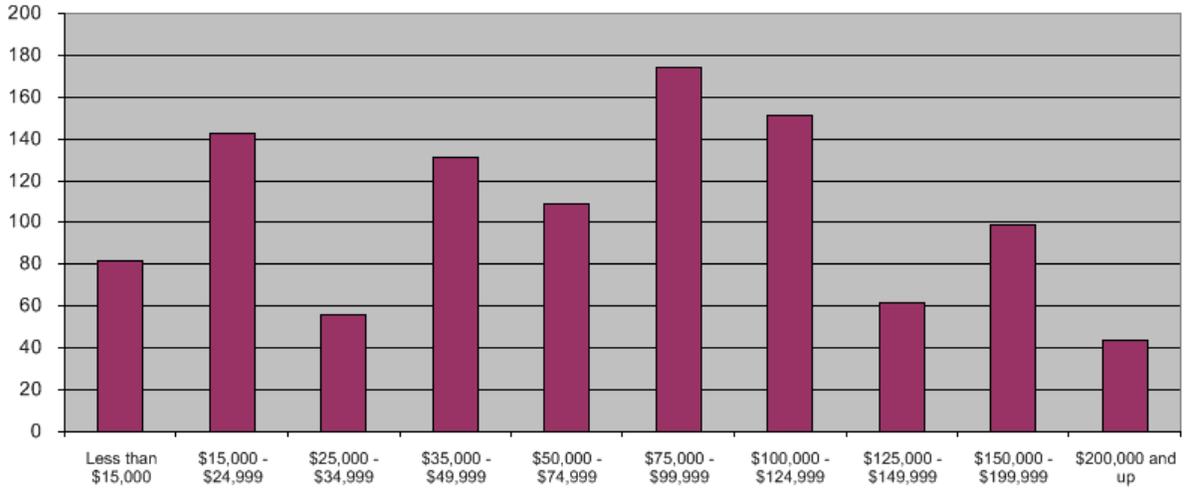
**Estimated Households by Income - 2016**



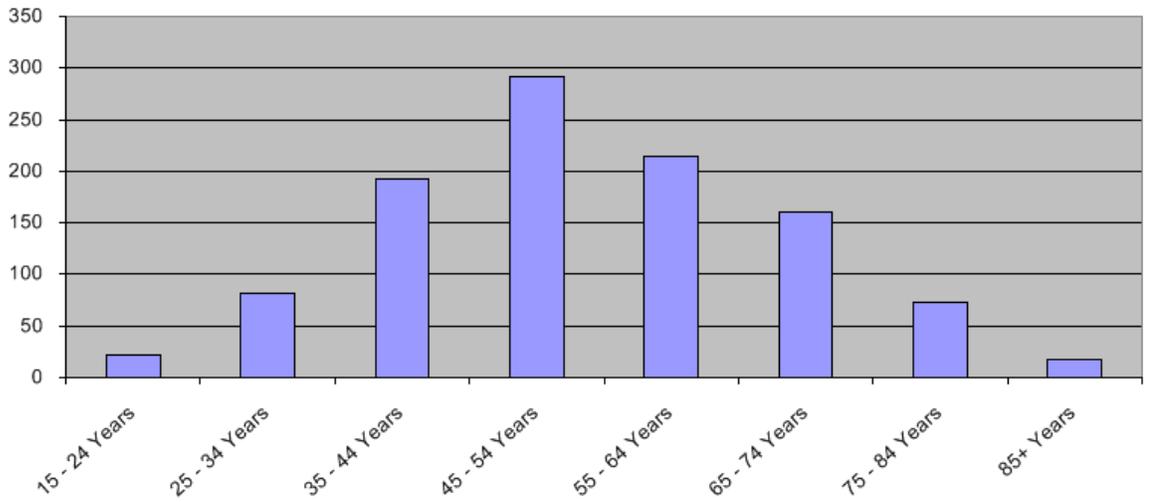
**Estimated Households by Age - 2016**



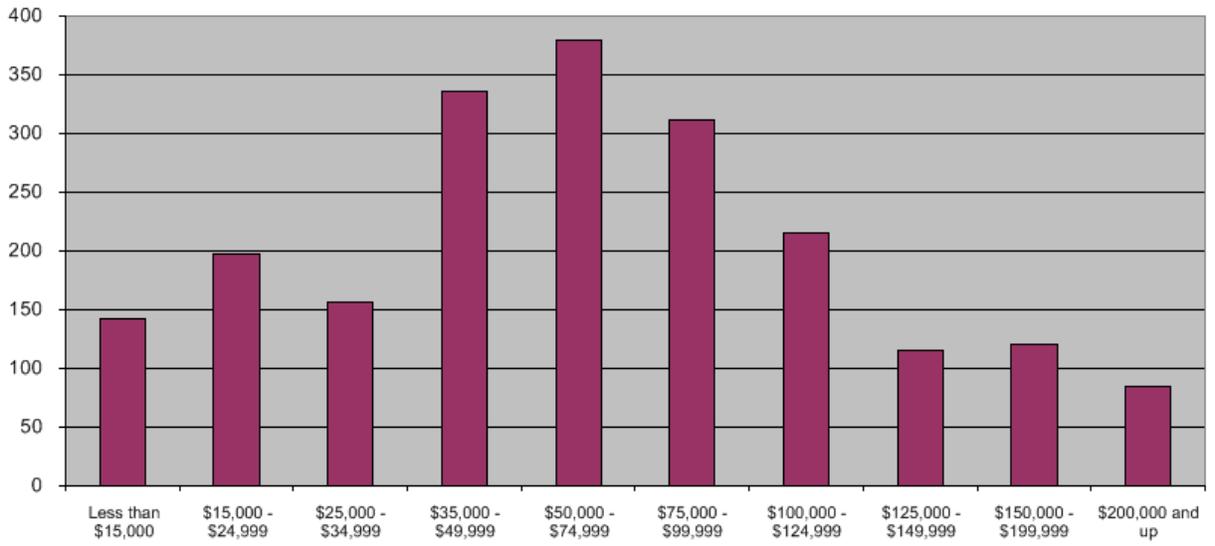
**Estimated Household Income Change 2000 - 2016**



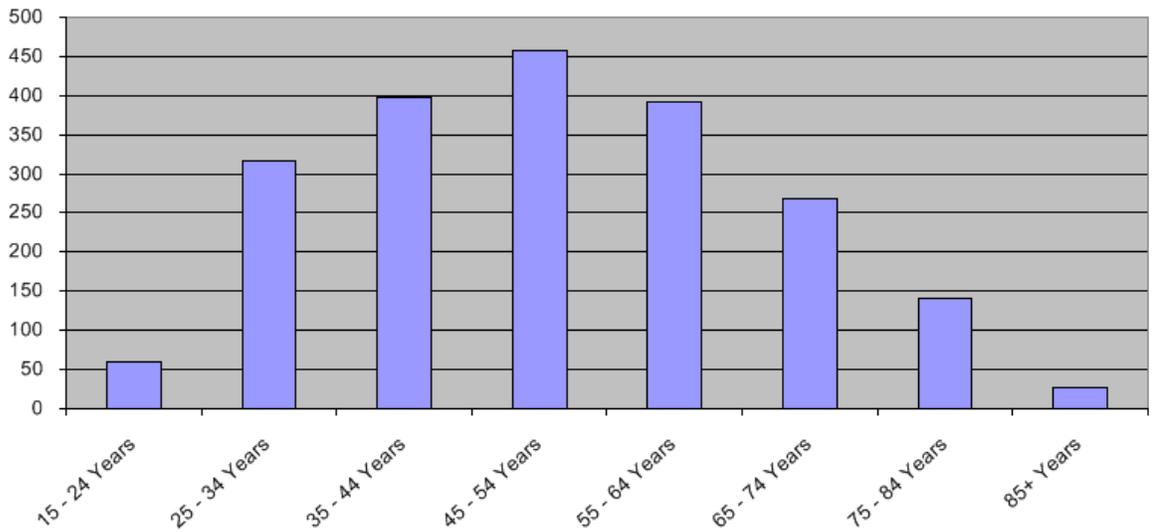
**Estimated Household Age Change 2000 - 2016**



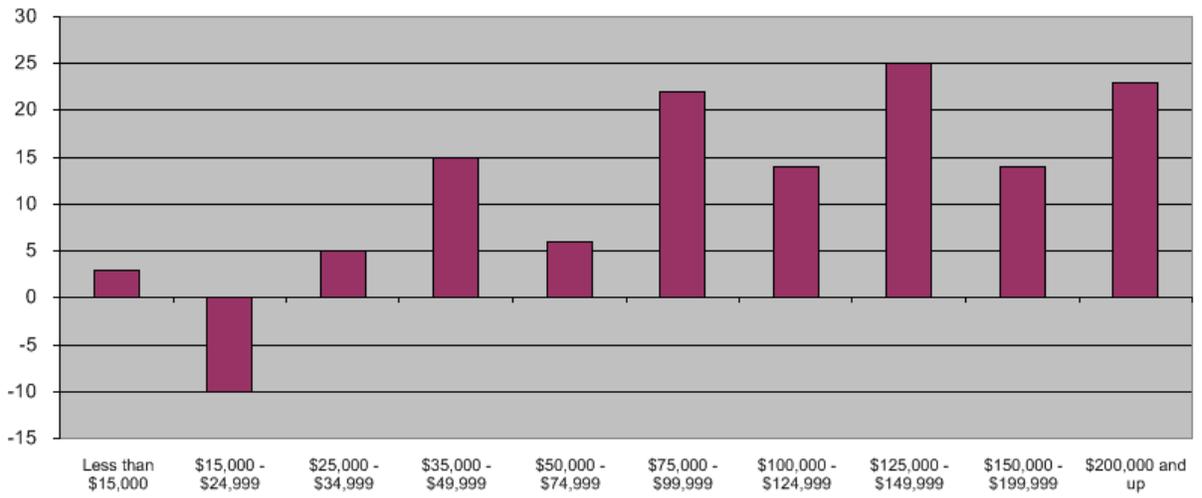
**Projected Households by Income - 2021**



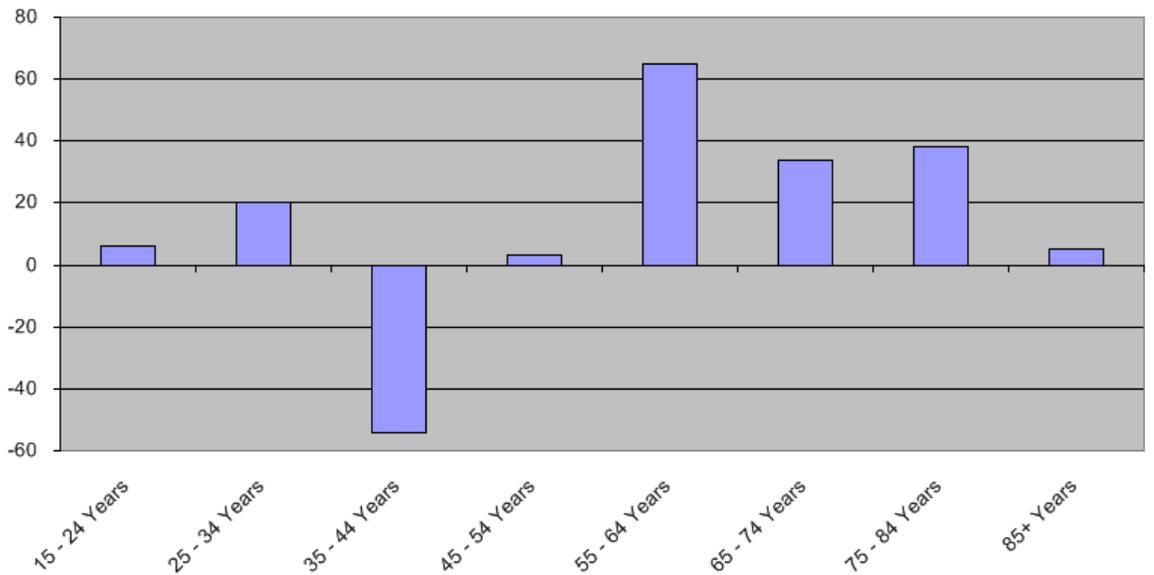
**Projected Households by Age - 2021**

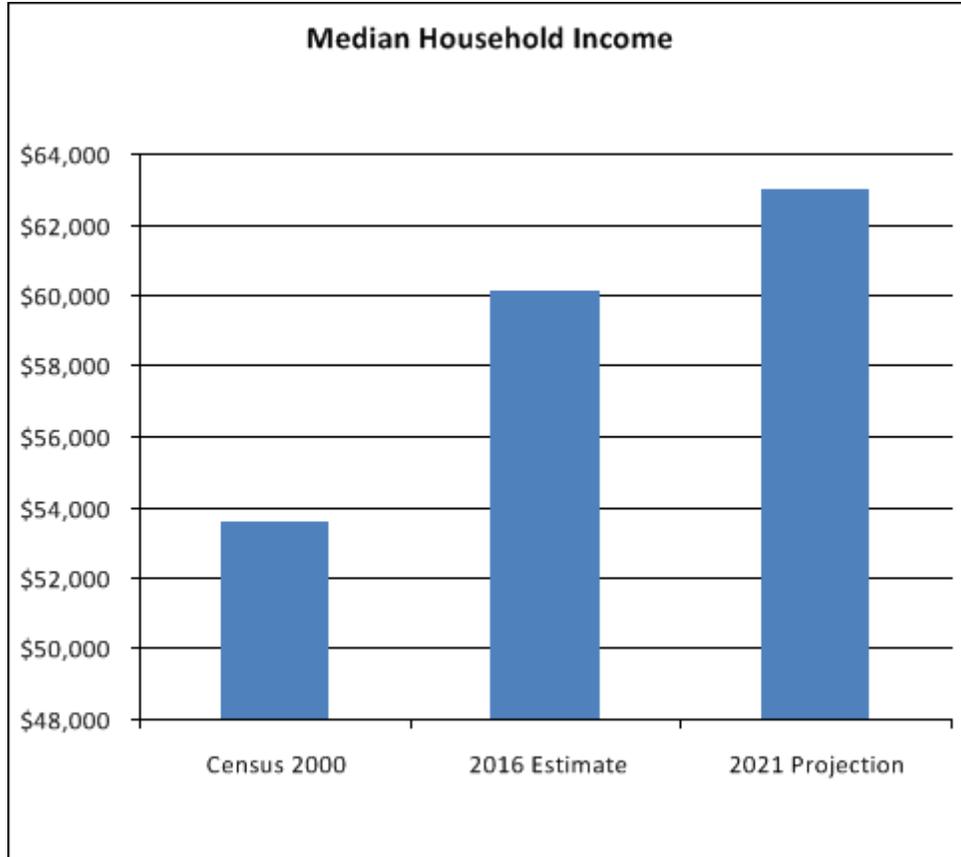


**Projected Household Income Change 2016 to 2021**



**Projected Household Age Change 2016 to 2021**





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## HOUSEHOLD DATA

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Households by Income and Age										
Locust Grove city, Georgia										
Census Data - 2000										
	Age	Age	Age	Age	Age	Age	Age	Age		
	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 - 84	85+	Total	Percent
Income	Years	Years	Years	Years	Years	Years	Years	Years		
Less than \$15,000	2	4	16	10	8	9	6	2	57	6.4%
\$15,000 - \$24,999	0	14	10	7	12	11	10	1	65	7.3%
\$25,000 - \$34,999	0	25	13	19	18	15	4	1	95	10.7%
\$35,000 - \$49,999	17	37	58	34	23	14	6	1	190	21.3%
\$50,000 - \$74,999	12	103	77	33	26	14	0	0	265	29.8%
\$75,000 - \$99,999	0	20	49	23	17	6	0	0	115	12.9%
\$100,000 - \$124,999	0	4	20	15	6	3	2	0	50	5.6%
\$125,000 - \$149,999	0	0	11	14	2	1	1	0	29	3.3%
\$150,000 - \$199,999	0	3	2	1	0	1	0	0	7	0.8%
\$200,000 and up	0	5	4	7	1	0	0	0	17	1.9%
<b>Total</b>	<b>31</b>	<b>215</b>	<b>260</b>	<b>163</b>	<b>113</b>	<b>74</b>	<b>29</b>	<b>5</b>	<b>890</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.5%</b>	<b>24.2%</b>	<b>29.2%</b>	<b>18.3%</b>	<b>12.7%</b>	<b>8.3%</b>	<b>3.3%</b>	<b>0.6%</b>	<b>100.0%</b>	

Source: Nielsen Claritas; Ribbon Demographics

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Households by Income and Age										
Locust Grove 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	0	12	11	37	33	24	15	7	139	7.2%
\$15,000 - \$24,999	2	31	39	46	44	24	19	3	208	10.7%
\$25,000 - \$34,999	1	31	40	18	15	28	14	4	151	7.8%
\$35,000 - \$49,999	12	68	95	31	26	60	25	4	321	16.5%
\$50,000 - \$74,999	14	61	91	81	59	49	17	2	374	19.3%
\$75,000 - \$99,999	7	39	63	89	58	26	6	1	289	14.9%
\$100,000 - \$124,999	16	26	51	53	33	17	4	1	201	10.4%
\$125,000 - \$149,999	1	16	30	27	17	0	0	0	91	4.7%
\$150,000 - \$199,999	0	7	18	47	27	5	2	0	106	5.5%
\$200,000 and up	0	5	14	26	15	1	0	0	61	3.1%
<b>Total</b>	<b>53</b>	<b>296</b>	<b>452</b>	<b>455</b>	<b>327</b>	<b>234</b>	<b>102</b>	<b>22</b>	<b>1,941</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.7%</b>	<b>15.2%</b>	<b>23.3%</b>	<b>23.4%</b>	<b>16.8%</b>	<b>12.1%</b>	<b>5.3%</b>	<b>1.1%</b>		

Source: Nielsen Claritas; Ribbon Demographics

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Households by Income and Age										
Locust Grove city, Georgia										
Estimated Change - 2000 to 2016										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-2	8	-5	27	25	15	9	5	82	143.9%
\$15,000 - \$24,999	2	17	29	39	32	13	9	2	143	220.0%
\$25,000 - \$34,999	1	6	27	-1	-3	13	10	3	56	58.9%
\$35,000 - \$49,999	-5	31	37	-3	3	46	19	3	131	68.9%
\$50,000 - \$74,999	2	-42	14	48	33	35	17	2	109	41.1%
\$75,000 - \$99,999	7	19	14	66	41	20	6	1	174	151.3%
\$100,000 - \$124,999	16	22	31	38	27	14	2	1	151	302.0%
\$125,000 - \$149,999	1	16	19	13	15	-1	-1	0	62	213.8%
\$150,000 - \$199,999	0	4	16	46	27	4	2	0	99	1414.3%
\$200,000 and up	0	0	10	19	14	1	0	0	44	258.8%
<b>Total</b>	<b>22</b>	<b>81</b>	<b>192</b>	<b>292</b>	<b>214</b>	<b>160</b>	<b>73</b>	<b>17</b>	<b>1,051</b>	<b>118.1%</b>
<b>Percent Change</b>	<b>71.0%</b>	<b>37.7%</b>	<b>73.8%</b>	<b>179.1%</b>	<b>189.4%</b>	<b>216.2%</b>	<b>251.7%</b>	<b>340.0%</b>		

Source: Nielsen Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Households by Income and Age										
Locust Grove city, Georgia										
Five Year Projections - 2021										
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	0	13	9	32	35	26	21	6	142	6.9%
\$15,000 - \$24,999	2	31	27	38	46	25	25	4	198	9.6%
\$25,000 - \$34,999	0	34	32	17	17	32	20	4	156	7.6%
\$35,000 - \$49,999	15	74	80	30	30	68	33	6	336	16.3%
\$50,000 - \$74,999	16	64	76	75	67	56	22	4	380	18.5%
\$75,000 - \$99,999	7	41	58	91	71	31	10	2	311	15.1%
\$100,000 - \$124,999	18	28	47	55	41	21	5	0	215	10.4%
\$125,000 - \$149,999	0	20	35	33	26	1	0	1	116	5.6%
\$150,000 - \$199,999	1	6	18	51	35	6	3	0	120	5.8%
\$200,000 and up	0	5	16	36	24	2	1	0	84	4.1%
<b>Total</b>	<b>59</b>	<b>316</b>	<b>398</b>	<b>458</b>	<b>392</b>	<b>268</b>	<b>140</b>	<b>27</b>	<b>2,058</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.9%</b>	<b>15.4%</b>	<b>19.3%</b>	<b>22.3%</b>	<b>19.0%</b>	<b>13.0%</b>	<b>6.8%</b>	<b>1.3%</b>	<b>100.0%</b>	

Source: Nielsen Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Households by Income and Age										
Locust Grove city, Georgia										
Projected Change - 2016 to 2021										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	0	1	-2	-5	2	2	6	-1	3	2.2%
\$15,000 - \$24,999	0	0	-12	-8	2	1	6	1	-10	-4.8%
\$25,000 - \$34,999	-1	3	-8	-1	2	4	6	0	5	3.3%
\$35,000 - \$49,999	3	6	-15	-1	4	8	8	2	15	4.7%
\$50,000 - \$74,999	2	3	-15	-6	8	7	5	2	6	1.6%
\$75,000 - \$99,999	0	2	-5	2	13	5	4	1	22	7.6%
\$100,000 - \$124,999	2	2	-4	2	8	4	1	-1	14	7.0%
\$125,000 - \$149,999	-1	4	5	6	9	1	0	1	25	27.5%
\$150,000 - \$199,999	1	-1	0	4	8	1	1	0	14	13.2%
\$200,000 and up	0	0	2	10	9	1	1	0	23	37.7%
<b>Total</b>	<b>6</b>	<b>20</b>	<b>-54</b>	<b>3</b>	<b>65</b>	<b>34</b>	<b>38</b>	<b>5</b>	<b>117</b>	<b>6.0%</b>
<b>Percent Change</b>	<b>11.3%</b>	<b>6.8%</b>	<b>-11.9%</b>	<b>0.7%</b>	<b>19.9%</b>	<b>14.5%</b>	<b>37.3%</b>	<b>22.7%</b>	<b>6.0%</b>	

Source: Nielsen Claritas; Ribbon Demographics



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## HOUSEHOLD DATA

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Median Household Income Locust Grove city, Georgia		
Census 2000	2016 Estimate	2021 Projection
\$53,585	\$60,127	\$62,961



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### HOUSEHOLD DATA

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Median Household Income by Area			
Locust Grove city, Georgia			
Geography ID	Census 2000	2016 Estimate	2021 Projection
1347140	\$53,585	\$60,127	\$62,961

HISTA 2.2 Summary Data Locust Grove city, Georgia

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Renter 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	3	6	0	0	1	10
\$10,000-20,000	12	0	0	0	2	14
\$20,000-30,000	3	1	14	7	2	27
\$30,000-40,000	0	8	11	3	5	27
\$40,000-50,000	2	6	20	0	0	28
\$50,000-60,000	1	16	0	4	6	27
\$60,000-75,000	2	5	0	1	0	8
\$75,000-100,000	3	0	1	3	6	13
\$100,000-125,000	1	0	2	17	2	22
\$125,000-150,000	2	0	0	0	0	2
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>30</b>	<b>42</b>	<b>48</b>	<b>35</b>	<b>24</b>	<b>179</b>

Renter 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	5	0	0	0	0	5
\$10,000-20,000	8	0	0	0	1	9
\$20,000-30,000	3	2	0	0	0	5
\$30,000-40,000	1	8	0	0	4	13
\$40,000-50,000	9	0	1	0	0	10
\$50,000-60,000	2	0	0	0	0	2
\$60,000-75,000	4	0	0	0	0	4
\$75,000-100,000	4	1	0	3	0	8
\$100,000-125,000	1	1	0	0	0	2
\$125,000-150,000	2	0	0	0	0	2
\$150,000-200,000	2	0	0	0	0	2
\$200,000+	2	0	0	0	0	2
<b>Total</b>	<b>43</b>	<b>12</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>64</b>

Renter 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	0	0	0	0	0	0
\$10,000-20,000	2	0	0	0	1	3
\$20,000-30,000	3	0	0	0	0	3
\$30,000-40,000	1	6	0	0	3	10
\$40,000-50,000	2	0	1	0	0	3
\$50,000-60,000	2	0	0	0	0	2
\$60,000-75,000	4	0	0	0	0	4
\$75,000-100,000	3	1	0	0	0	4
\$100,000-125,000	0	1	0	0	0	1
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>19</b>	<b>8</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>32</b>

Renter 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	8	6	0	0	1	15
\$10,000-20,000	20	0	0	0	3	23
\$20,000-30,000	6	3	14	7	2	32
\$30,000-40,000	1	16	11	3	9	40
\$40,000-50,000	11	6	21	0	0	38
\$50,000-60,000	3	16	0	4	6	29
\$60,000-75,000	6	5	0	1	0	12
\$75,000-100,000	7	1	1	6	6	21
\$100,000-125,000	2	1	2	17	2	24
\$125,000-150,000	4	0	0	0	0	4
\$150,000-200,000	3	0	0	0	0	3
\$200,000+	2	0	0	0	0	2
<b>Total</b>	<b>73</b>	<b>54</b>	<b>49</b>	<b>38</b>	<b>29</b>	<b>243</b>

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Percent Renter 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	1.7%	3.4%	0.0%	0.0%	0.6%	5.6%
\$10,000-20,000	6.7%	0.0%	0.0%	0.0%	1.1%	7.8%
\$20,000-30,000	1.7%	0.6%	7.8%	3.9%	1.1%	15.1%
\$30,000-40,000	0.0%	4.5%	6.1%	1.7%	2.8%	15.1%
\$40,000-50,000	1.1%	3.4%	11.2%	0.0%	0.0%	15.6%
\$50,000-60,000	0.6%	8.9%	0.0%	2.2%	3.4%	15.1%
\$60,000-75,000	1.1%	2.8%	0.0%	0.6%	0.0%	4.5%
\$75,000-100,000	1.7%	0.0%	0.6%	1.7%	3.4%	7.3%
\$100,000-125,000	0.6%	0.0%	1.1%	9.5%	1.1%	12.3%
\$125,000-150,000	1.1%	0.0%	0.0%	0.0%	0.0%	1.1%
\$150,000-200,000	0.6%	0.0%	0.0%	0.0%	0.0%	0.6%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total</b>	<b>16.8%</b>	<b>23.5%</b>	<b>26.8%</b>	<b>19.6%</b>	<b>13.4%</b>	<b>100.0%</b>

Percent Renter 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	7.8%	0.0%	0.0%	0.0%	0.0%	7.8%
\$10,000-20,000	12.5%	0.0%	0.0%	0.0%	1.6%	14.1%
\$20,000-30,000	4.7%	3.1%	0.0%	0.0%	0.0%	7.8%
\$30,000-40,000	1.6%	12.5%	0.0%	0.0%	6.3%	20.3%
\$40,000-50,000	14.1%	0.0%	1.6%	0.0%	0.0%	15.6%
\$50,000-60,000	3.1%	0.0%	0.0%	0.0%	0.0%	3.1%
\$60,000-75,000	6.3%	0.0%	0.0%	0.0%	0.0%	6.3%
\$75,000-100,000	6.3%	1.6%	0.0%	4.7%	0.0%	12.5%
\$100,000-125,000	1.6%	1.6%	0.0%	0.0%	0.0%	3.1%
\$125,000-150,000	3.1%	0.0%	0.0%	0.0%	0.0%	3.1%
\$150,000-200,000	3.1%	0.0%	0.0%	0.0%	0.0%	3.1%
\$200,000+	3.1%	0.0%	0.0%	0.0%	0.0%	3.1%
<b>Total</b>	<b>67.2%</b>	<b>18.8%</b>	<b>1.6%</b>	<b>4.7%</b>	<b>7.8%</b>	<b>100.0%</b>

Percent Renter 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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$10,000-20,000	6.3%	0.0%	0.0%	0.0%	3.1%	9.4%
\$20,000-30,000	9.4%	0.0%	0.0%	0.0%	0.0%	9.4%
\$30,000-40,000	3.1%	18.8%	0.0%	0.0%	9.4%	31.3%
\$40,000-50,000	6.3%	0.0%	3.1%	0.0%	0.0%	9.4%
\$50,000-60,000	6.3%	0.0%	0.0%	0.0%	0.0%	6.3%
\$60,000-75,000	12.5%	0.0%	0.0%	0.0%	0.0%	12.5%
\$75,000-100,000	9.4%	3.1%	0.0%	0.0%	0.0%	12.5%
\$100,000-125,000	0.0%	3.1%	0.0%	0.0%	0.0%	3.1%
\$125,000-150,000	3.1%	0.0%	0.0%	0.0%	0.0%	3.1%
\$150,000-200,000	3.1%	0.0%	0.0%	0.0%	0.0%	3.1%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total</b>	<b>59.4%</b>	<b>25.0%</b>	<b>3.1%</b>	<b>0.0%</b>	<b>12.5%</b>	<b>100.0%</b>

Percent Renter 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	3.3%	2.5%	0.0%	0.0%	0.4%	6.2%
\$10,000-20,000	8.2%	0.0%	0.0%	0.0%	1.2%	9.5%
\$20,000-30,000	2.5%	1.2%	5.8%	2.9%	0.8%	13.2%
\$30,000-40,000	0.4%	6.6%	4.5%	1.2%	3.7%	16.5%
\$40,000-50,000	4.5%	2.5%	8.6%	0.0%	0.0%	15.6%
\$50,000-60,000	1.2%	6.6%	0.0%	1.6%	2.5%	11.9%
\$60,000-75,000	2.5%	2.1%	0.0%	0.4%	0.0%	4.9%
\$75,000-100,000	2.9%	0.4%	0.4%	2.5%	2.5%	8.6%
\$100,000-125,000	0.8%	0.4%	0.8%	7.0%	0.8%	9.9%
\$125,000-150,000	1.6%	0.0%	0.0%	0.0%	0.0%	1.6%
\$150,000-200,000	1.2%	0.0%	0.0%	0.0%	0.0%	1.2%
\$200,000+	0.8%	0.0%	0.0%	0.0%	0.0%	0.8%
<b>Total</b>	<b>30.0%</b>	<b>22.2%</b>	<b>20.2%</b>	<b>15.6%</b>	<b>11.9%</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	8	5	0	7	0	20
\$10,000-20,000	0	7	13	0	0	20
\$20,000-30,000	0	4	3	20	0	27
\$30,000-40,000	3	8	0	40	11	62
\$40,000-50,000	17	28	11	9	24	89
\$50,000-60,000	15	8	18	35	20	96
\$60,000-75,000	5	60	21	29	41	156
\$75,000-100,000	6	57	48	55	38	204
\$100,000-125,000	18	32	41	39	25	155
\$125,000-150,000	0	16	11	25	2	54
\$150,000-200,000	0	9	19	14	4	46
\$200,000+	0	8	7	13	0	28
<b>Total</b>	<b>72</b>	<b>242</b>	<b>192</b>	<b>286</b>	<b>165</b>	<b>957</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	17	4	0	0	0	21
\$10,000-20,000	19	23	3	0	1	46
\$20,000-30,000	18	17	13	0	2	50
\$30,000-40,000	14	8	12	0	1	35
\$40,000-50,000	7	24	7	0	0	38
\$50,000-60,000	9	22	13	0	0	44
\$60,000-75,000	10	23	12	0	14	59
\$75,000-100,000	10	25	16	3	8	62
\$100,000-125,000	2	13	6	4	6	31
\$125,000-150,000	2	7	3	0	5	17
\$150,000-200,000	2	3	6	2	11	24
\$200,000+	0	6	4	0	1	11
<b>Total</b>	<b>110</b>	<b>175</b>	<b>95</b>	<b>9</b>	<b>49</b>	<b>438</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	13	4	0	0	0	17
\$10,000-20,000	19	21	2	0	0	42
\$20,000-30,000	18	13	9	0	2	42
\$30,000-40,000	9	5	8	0	1	23
\$40,000-50,000	5	20	2	0	0	27
\$50,000-60,000	5	22	1	0	0	28
\$60,000-75,000	4	17	1	0	12	34
\$75,000-100,000	2	11	3	3	6	25
\$100,000-125,000	2	6	1	0	1	10
\$125,000-150,000	1	1	2	0	0	4
\$150,000-200,000	2	3	1	0	3	9
\$200,000+	0	1	3	0	1	5
<b>Total</b>	<b>80</b>	<b>124</b>	<b>33</b>	<b>3</b>	<b>26</b>	<b>266</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	25	9	0	7	0	41
\$10,000-20,000	19	30	16	0	1	66
\$20,000-30,000	18	21	16	20	2	77
\$30,000-40,000	17	16	12	40	12	97
\$40,000-50,000	24	52	18	9	24	127
\$50,000-60,000	24	30	31	35	20	140
\$60,000-75,000	15	83	33	29	55	215
\$75,000-100,000	16	82	64	58	46	266
\$100,000-125,000	20	45	47	43	31	186
\$125,000-150,000	2	23	14	25	7	71
\$150,000-200,000	2	12	25	16	15	70
\$200,000+	0	14	11	13	1	39
<b>Total</b>	<b>182</b>	<b>417</b>	<b>287</b>	<b>295</b>	<b>214</b>	<b>1,395</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	0.8%	0.5%	0.0%	0.7%	0.0%	<b>2.1%</b>
\$10,000-20,000	0.0%	0.7%	1.4%	0.0%	0.0%	<b>2.1%</b>
\$20,000-30,000	0.0%	0.4%	0.3%	2.1%	0.0%	<b>2.8%</b>
\$30,000-40,000	0.3%	0.8%	0.0%	4.2%	1.1%	<b>6.5%</b>
\$40,000-50,000	1.8%	2.9%	1.1%	0.9%	2.5%	<b>9.3%</b>
\$50,000-60,000	1.6%	0.8%	1.9%	3.7%	2.1%	<b>10.0%</b>
\$60,000-75,000	0.5%	6.3%	2.2%	3.0%	4.3%	<b>16.3%</b>
\$75,000-100,000	0.6%	6.0%	5.0%	5.7%	4.0%	<b>21.3%</b>
\$100,000-125,000	1.9%	3.3%	4.3%	4.1%	2.6%	<b>16.2%</b>
\$125,000-150,000	0.0%	1.7%	1.1%	2.6%	0.2%	<b>5.6%</b>
\$150,000-200,000	0.0%	0.9%	2.0%	1.5%	0.4%	<b>4.8%</b>
\$200,000+	<u>0.0%</u>	<u>0.8%</u>	<u>0.7%</u>	<u>1.4%</u>	<u>0.0%</u>	<b>2.9%</b>
<b>Total</b>	<b>7.5%</b>	<b>25.3%</b>	<b>20.1%</b>	<b>29.9%</b>	<b>17.2%</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	3.9%	0.9%	0.0%	0.0%	0.0%	<b>4.8%</b>
\$10,000-20,000	4.3%	5.3%	0.7%	0.0%	0.2%	<b>10.5%</b>
\$20,000-30,000	4.1%	3.9%	3.0%	0.0%	0.5%	<b>11.4%</b>
\$30,000-40,000	3.2%	1.8%	2.7%	0.0%	0.2%	<b>8.0%</b>
\$40,000-50,000	1.6%	5.5%	1.6%	0.0%	0.0%	<b>8.7%</b>
\$50,000-60,000	2.1%	5.0%	3.0%	0.0%	0.0%	<b>10.0%</b>
\$60,000-75,000	2.3%	5.3%	2.7%	0.0%	3.2%	<b>13.5%</b>
\$75,000-100,000	2.3%	5.7%	3.7%	0.7%	1.8%	<b>14.2%</b>
\$100,000-125,000	0.5%	3.0%	1.4%	0.9%	1.4%	<b>7.1%</b>
\$125,000-150,000	0.5%	1.6%	0.7%	0.0%	1.1%	<b>3.9%</b>
\$150,000-200,000	0.5%	0.7%	1.4%	0.5%	2.5%	<b>5.5%</b>
\$200,000+	<u>0.0%</u>	<u>1.4%</u>	<u>0.9%</u>	<u>0.0%</u>	<u>0.2%</u>	<b>2.5%</b>
<b>Total</b>	<b>25.1%</b>	<b>40.0%</b>	<b>21.7%</b>	<b>2.1%</b>	<b>11.2%</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	4.9%	1.5%	0.0%	0.0%	0.0%	<b>6.4%</b>
\$10,000-20,000	7.1%	7.9%	0.8%	0.0%	0.0%	<b>15.8%</b>
\$20,000-30,000	6.8%	4.9%	3.4%	0.0%	0.8%	<b>15.8%</b>
\$30,000-40,000	3.4%	1.9%	3.0%	0.0%	0.4%	<b>8.6%</b>
\$40,000-50,000	1.9%	7.5%	0.8%	0.0%	0.0%	<b>10.2%</b>
\$50,000-60,000	1.9%	8.3%	0.4%	0.0%	0.0%	<b>10.5%</b>
\$60,000-75,000	1.5%	6.4%	0.4%	0.0%	4.5%	<b>12.8%</b>
\$75,000-100,000	0.8%	4.1%	1.1%	1.1%	2.3%	<b>9.4%</b>
\$100,000-125,000	0.8%	2.3%	0.4%	0.0%	0.4%	<b>3.8%</b>
\$125,000-150,000	0.4%	0.4%	0.8%	0.0%	0.0%	<b>1.5%</b>
\$150,000-200,000	0.8%	1.1%	0.4%	0.0%	1.1%	<b>3.4%</b>
\$200,000+	<u>0.0%</u>	<u>0.4%</u>	<u>1.1%</u>	<u>0.0%</u>	<u>0.4%</u>	<b>1.9%</b>
<b>Total</b>	<b>30.1%</b>	<b>46.6%</b>	<b>12.4%</b>	<b>1.1%</b>	<b>9.8%</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	1.8%	0.6%	0.0%	0.5%	0.0%	<b>2.9%</b>
\$10,000-20,000	1.4%	2.2%	1.1%	0.0%	0.1%	<b>4.7%</b>
\$20,000-30,000	1.3%	1.5%	1.1%	1.4%	0.1%	<b>5.5%</b>
\$30,000-40,000	1.2%	1.1%	0.9%	2.9%	0.9%	<b>7.0%</b>
\$40,000-50,000	1.7%	3.7%	1.3%	0.6%	1.7%	<b>9.1%</b>
\$50,000-60,000	1.7%	2.2%	2.2%	2.5%	1.4%	<b>10.0%</b>
\$60,000-75,000	1.1%	5.9%	2.4%	2.1%	3.9%	<b>15.4%</b>
\$75,000-100,000	1.1%	5.9%	4.6%	4.2%	3.3%	<b>19.1%</b>
\$100,000-125,000	1.4%	3.2%	3.4%	3.1%	2.2%	<b>13.3%</b>
\$125,000-150,000	0.1%	1.6%	1.0%	1.8%	0.5%	<b>5.1%</b>
\$150,000-200,000	0.1%	0.9%	1.8%	1.1%	1.1%	<b>5.0%</b>
\$200,000+	<u>0.0%</u>	<u>1.0%</u>	<u>0.8%</u>	<u>0.9%</u>	<u>0.1%</u>	<b>2.8%</b>
<b>Total</b>	<b>13.0%</b>	<b>29.9%</b>	<b>20.6%</b>	<b>21.1%</b>	<b>15.3%</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	5	16	0	0	2	23
\$10,000-20,000	22	1	4	0	2	29
\$20,000-30,000	4	0	21	18	10	53
\$30,000-40,000	0	6	15	3	9	33
\$40,000-50,000	2	6	20	0	0	28
\$50,000-60,000	1	14	0	5	5	25
\$60,000-75,000	1	4	0	0	2	7
\$75,000-100,000	1	0	1	5	8	15
\$100,000-125,000	2	0	0	20	2	24
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>38</b>	<b>47</b>	<b>61</b>	<b>51</b>	<b>40</b>	<b>237</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	8	0	0	0	0	8
\$10,000-20,000	22	1	1	0	1	25
\$20,000-30,000	2	2	0	0	0	4
\$30,000-40,000	4	23	7	0	10	44
\$40,000-50,000	7	0	0	0	0	7
\$50,000-60,000	3	0	0	0	0	3
\$60,000-75,000	4	0	0	0	0	4
\$75,000-100,000	4	1	0	3	2	10
\$100,000-125,000	2	0	0	0	1	3
\$125,000-150,000	2	0	0	0	0	2
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	3	1	0	0	0	4
<b>Total</b>	<b>61</b>	<b>28</b>	<b>8</b>	<b>3</b>	<b>14</b>	<b>114</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	2	0	0	0	0	2
\$10,000-20,000	1	0	0	0	0	1
\$20,000-30,000	2	0	0	0	0	2
\$30,000-40,000	3	22	7	0	10	42
\$40,000-50,000	1	0	0	0	0	1
\$50,000-60,000	3	0	0	0	0	3
\$60,000-75,000	3	0	0	0	0	3
\$75,000-100,000	2	1	0	0	2	5
\$100,000-125,000	1	0	0	0	1	2
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>18</b>	<b>23</b>	<b>7</b>	<b>0</b>	<b>13</b>	<b>61</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	13	16	0	0	2	31
\$10,000-20,000	44	2	5	0	3	54
\$20,000-30,000	6	2	21	18	10	57
\$30,000-40,000	4	29	22	3	19	77
\$40,000-50,000	9	6	20	0	0	35
\$50,000-60,000	4	14	0	5	5	28
\$60,000-75,000	5	4	0	0	2	11
\$75,000-100,000	5	1	1	8	10	25
\$100,000-125,000	4	0	0	20	3	27
\$125,000-150,000	2	0	0	0	0	2
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	3	1	0	0	0	4
<b>Total</b>	<b>99</b>	<b>75</b>	<b>69</b>	<b>54</b>	<b>54</b>	<b>351</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	2.1%	6.8%	0.0%	0.0%	0.8%	9.7%
\$10,000-20,000	9.3%	0.4%	1.7%	0.0%	0.8%	12.2%
\$20,000-30,000	1.7%	0.0%	8.9%	7.6%	4.2%	22.4%
\$30,000-40,000	0.0%	2.5%	6.3%	1.3%	3.8%	13.9%
\$40,000-50,000	0.8%	2.5%	8.4%	0.0%	0.0%	11.8%
\$50,000-60,000	0.4%	5.9%	0.0%	2.1%	2.1%	10.5%
\$60,000-75,000	0.4%	1.7%	0.0%	0.0%	0.8%	3.0%
\$75,000-100,000	0.4%	0.0%	0.4%	2.1%	3.4%	6.3%
\$100,000-125,000	0.8%	0.0%	0.0%	8.4%	0.8%	10.1%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total</b>	<b>16.0%</b>	<b>19.8%</b>	<b>25.7%</b>	<b>21.5%</b>	<b>16.9%</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	7.0%	0.0%	0.0%	0.0%	0.0%	7.0%
\$10,000-20,000	19.3%	0.9%	0.9%	0.0%	0.9%	21.9%
\$20,000-30,000	1.8%	1.8%	0.0%	0.0%	0.0%	3.5%
\$30,000-40,000	3.5%	20.2%	6.1%	0.0%	8.8%	38.6%
\$40,000-50,000	6.1%	0.0%	0.0%	0.0%	0.0%	6.1%
\$50,000-60,000	2.6%	0.0%	0.0%	0.0%	0.0%	2.6%
\$60,000-75,000	3.5%	0.0%	0.0%	0.0%	0.0%	3.5%
\$75,000-100,000	3.5%	0.9%	0.0%	2.6%	1.8%	8.8%
\$100,000-125,000	1.8%	0.0%	0.0%	0.0%	0.9%	2.6%
\$125,000-150,000	1.8%	0.0%	0.0%	0.0%	0.0%	1.8%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	2.6%	0.9%	0.0%	0.0%	0.0%	3.5%
<b>Total</b>	<b>53.5%</b>	<b>24.6%</b>	<b>7.0%</b>	<b>2.6%</b>	<b>12.3%</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	3.3%	0.0%	0.0%	0.0%	0.0%	3.3%
\$10,000-20,000	1.6%	0.0%	0.0%	0.0%	0.0%	1.6%
\$20,000-30,000	3.3%	0.0%	0.0%	0.0%	0.0%	3.3%
\$30,000-40,000	4.9%	36.1%	11.5%	0.0%	16.4%	68.9%
\$40,000-50,000	1.6%	0.0%	0.0%	0.0%	0.0%	1.6%
\$50,000-60,000	4.9%	0.0%	0.0%	0.0%	0.0%	4.9%
\$60,000-75,000	4.9%	0.0%	0.0%	0.0%	0.0%	4.9%
\$75,000-100,000	3.3%	1.6%	0.0%	0.0%	3.3%	8.2%
\$100,000-125,000	1.6%	0.0%	0.0%	0.0%	1.6%	3.3%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total</b>	<b>29.5%</b>	<b>37.7%</b>	<b>11.5%</b>	<b>0.0%</b>	<b>21.3%</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	3.7%	4.6%	0.0%	0.0%	0.6%	8.8%
\$10,000-20,000	12.5%	0.6%	1.4%	0.0%	0.9%	15.4%
\$20,000-30,000	1.7%	0.6%	6.0%	5.1%	2.8%	16.2%
\$30,000-40,000	1.1%	8.3%	6.3%	0.9%	5.4%	21.9%
\$40,000-50,000	2.6%	1.7%	5.7%	0.0%	0.0%	10.0%
\$50,000-60,000	1.1%	4.0%	0.0%	1.4%	1.4%	8.0%
\$60,000-75,000	1.4%	1.1%	0.0%	0.0%	0.6%	3.1%
\$75,000-100,000	1.4%	0.3%	0.3%	2.3%	2.8%	7.1%
\$100,000-125,000	1.1%	0.0%	0.0%	5.7%	0.9%	7.7%
\$125,000-150,000	0.6%	0.0%	0.0%	0.0%	0.0%	0.6%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.9%	0.3%	0.0%	0.0%	0.0%	1.1%
<b>Total</b>	<b>28.2%</b>	<b>21.4%</b>	<b>19.7%</b>	<b>15.4%</b>	<b>15.4%</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	5	3	0	11	0	19
\$10,000-20,000	0	19	30	0	0	49
\$20,000-30,000	0	8	1	21	8	38
\$30,000-40,000	7	7	0	46	10	70
\$40,000-50,000	17	39	23	15	38	132
\$50,000-60,000	13	3	11	28	21	76
\$60,000-75,000	5	42	18	33	41	139
\$75,000-100,000	6	44	44	48	41	183
\$100,000-125,000	20	19	30	31	22	122
\$125,000-150,000	0	19	14	36	5	74
\$150,000-200,000	0	18	22	24	8	72
\$200,000+	0	16	10	19	0	45
<b>Total</b>	<b>73</b>	<b>237</b>	<b>203</b>	<b>312</b>	<b>194</b>	<b>1,019</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	21	8	2	0	1	32
\$10,000-20,000	21	26	8	2	6	63
\$20,000-30,000	20	24	12	0	2	58
\$30,000-40,000	26	9	19	0	1	55
\$40,000-50,000	8	33	8	0	0	49
\$50,000-60,000	8	43	14	0	0	65
\$60,000-75,000	9	24	9	0	13	55
\$75,000-100,000	9	31	18	3	20	81
\$100,000-125,000	4	29	7	5	7	52
\$125,000-150,000	1	6	2	0	6	15
\$150,000-200,000	1	5	11	3	14	34
\$200,000+	0	8	4	0	0	12
<b>Total</b>	<b>128</b>	<b>246</b>	<b>114</b>	<b>13</b>	<b>70</b>	<b>571</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	17	8	2	0	1	28
\$10,000-20,000	21	21	4	1	3	50
\$20,000-30,000	20	21	6	0	2	49
\$30,000-40,000	20	6	16	0	1	43
\$40,000-50,000	8	31	6	0	0	45
\$50,000-60,000	3	43	1	0	0	47
\$60,000-75,000	3	17	0	0	12	32
\$75,000-100,000	3	15	4	3	18	43
\$100,000-125,000	4	20	1	1	2	28
\$125,000-150,000	1	1	1	0	1	4
\$150,000-200,000	1	5	2	0	5	13
\$200,000+	0	2	2	0	0	5
<b>Total</b>	<b>101</b>	<b>190</b>	<b>46</b>	<b>5</b>	<b>45</b>	<b>387</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	26	11	2	11	1	51
\$10,000-20,000	21	45	38	2	6	112
\$20,000-30,000	20	32	13	21	10	96
\$30,000-40,000	33	16	19	46	11	125
\$40,000-50,000	25	72	31	15	38	181
\$50,000-60,000	21	46	25	28	21	141
\$60,000-75,000	14	66	27	33	54	194
\$75,000-100,000	15	75	62	51	61	264
\$100,000-125,000	24	48	37	36	29	174
\$125,000-150,000	1	25	16	36	11	89
\$150,000-200,000	1	23	33	27	22	106
\$200,000+	0	24	14	19	0	57
<b>Total</b>	<b>201</b>	<b>483</b>	<b>317</b>	<b>325</b>	<b>264</b>	<b>1,590</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	0.5%	0.3%	0.0%	1.1%	0.0%	1.9%
\$10,000-20,000	0.0%	1.9%	2.9%	0.0%	0.0%	4.8%
\$20,000-30,000	0.0%	0.8%	0.1%	2.1%	0.8%	3.7%
\$30,000-40,000	0.7%	0.7%	0.0%	4.5%	1.0%	6.9%
\$40,000-50,000	1.7%	3.8%	2.3%	1.5%	3.7%	13.0%
\$50,000-60,000	1.3%	0.3%	1.1%	2.7%	2.1%	7.5%
\$60,000-75,000	0.5%	4.1%	1.8%	3.2%	4.0%	13.6%
\$75,000-100,000	0.6%	4.3%	4.3%	4.7%	4.0%	18.0%
\$100,000-125,000	2.0%	1.9%	2.9%	3.0%	2.2%	12.0%
\$125,000-150,000	0.0%	1.9%	1.4%	3.5%	0.5%	7.3%
\$150,000-200,000	0.0%	1.8%	2.2%	2.4%	0.8%	7.1%
\$200,000+	0.0%	1.6%	1.0%	1.9%	0.0%	4.4%
<b>Total</b>	<b>7.2%</b>	<b>23.3%</b>	<b>19.9%</b>	<b>30.6%</b>	<b>19.0%</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	3.7%	1.4%	0.4%	0.0%	0.2%	5.6%
\$10,000-20,000	3.7%	4.6%	1.4%	0.4%	1.1%	11.0%
\$20,000-30,000	3.5%	4.2%	2.1%	0.0%	0.4%	10.2%
\$30,000-40,000	4.6%	1.6%	3.3%	0.0%	0.2%	9.6%
\$40,000-50,000	1.4%	5.8%	1.4%	0.0%	0.0%	8.6%
\$50,000-60,000	1.4%	7.5%	2.5%	0.0%	0.0%	11.4%
\$60,000-75,000	1.6%	4.2%	1.6%	0.0%	2.3%	9.6%
\$75,000-100,000	1.6%	5.4%	3.2%	0.5%	3.5%	14.2%
\$100,000-125,000	0.7%	5.1%	1.2%	0.9%	1.2%	9.1%
\$125,000-150,000	0.2%	1.1%	0.4%	0.0%	1.1%	2.6%
\$150,000-200,000	0.2%	0.9%	1.9%	0.5%	2.5%	6.0%
\$200,000+	0.0%	1.4%	0.7%	0.0%	0.0%	2.1%
<b>Total</b>	<b>22.4%</b>	<b>43.1%</b>	<b>20.0%</b>	<b>2.3%</b>	<b>12.3%</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	4.4%	2.1%	0.5%	0.0%	0.3%	7.2%
\$10,000-20,000	5.4%	5.4%	1.0%	0.3%	0.8%	12.9%
\$20,000-30,000	5.2%	5.4%	1.6%	0.0%	0.5%	12.7%
\$30,000-40,000	5.2%	1.6%	4.1%	0.0%	0.3%	11.1%
\$40,000-50,000	2.1%	8.0%	1.6%	0.0%	0.0%	11.6%
\$50,000-60,000	0.8%	11.1%	0.3%	0.0%	0.0%	12.1%
\$60,000-75,000	0.8%	4.4%	0.0%	0.0%	3.1%	8.3%
\$75,000-100,000	0.8%	3.9%	1.0%	0.8%	4.7%	11.1%
\$100,000-125,000	1.0%	5.2%	0.3%	0.3%	0.5%	7.2%
\$125,000-150,000	0.3%	0.3%	0.3%	0.0%	0.3%	1.0%
\$150,000-200,000	0.3%	1.3%	0.5%	0.0%	1.3%	3.4%
\$200,000+	0.0%	0.5%	0.8%	0.0%	0.0%	1.3%
<b>Total</b>	<b>26.1%</b>	<b>49.1%</b>	<b>11.9%</b>	<b>1.3%</b>	<b>11.6%</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	1.6%	0.7%	0.1%	0.7%	0.1%	3.2%
\$10,000-20,000	1.3%	2.8%	2.4%	0.1%	0.4%	7.0%
\$20,000-30,000	1.3%	2.0%	0.8%	1.3%	0.6%	6.0%
\$30,000-40,000	2.1%	1.0%	1.2%	2.9%	0.7%	7.9%
\$40,000-50,000	1.6%	4.5%	1.9%	0.9%	2.4%	11.4%
\$50,000-60,000	1.3%	2.9%	1.6%	1.8%	1.3%	8.9%
\$60,000-75,000	0.9%	4.2%	1.7%	2.1%	3.4%	12.2%
\$75,000-100,000	0.9%	4.7%	3.9%	3.2%	3.8%	16.6%
\$100,000-125,000	1.5%	3.0%	2.3%	2.3%	1.8%	10.9%
\$125,000-150,000	0.1%	1.6%	1.0%	2.3%	0.7%	5.6%
\$150,000-200,000	0.1%	1.4%	2.1%	1.7%	1.4%	6.7%
\$200,000+	0.0%	1.5%	0.9%	1.2%	0.0%	3.6%
<b>Total</b>	<b>12.6%</b>	<b>30.4%</b>	<b>19.9%</b>	<b>20.4%</b>	<b>16.6%</b>	<b>100.0%</b>

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<b>Renter 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	0	13	0	2	6	21
\$10,000-20,000	21	2	4	0	2	29
\$20,000-30,000	0	0	24	21	9	54
\$30,000-40,000	0	7	15	0	8	30
\$40,000-50,000	0	8	29	0	0	37
\$50,000-60,000	0	9	0	7	7	23
\$60,000-75,000	0	4	0	1	3	8
\$75,000-100,000	0	0	1	6	8	15
\$100,000-125,000	0	0	3	23	2	28
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>21</b>	<b>43</b>	<b>76</b>	<b>60</b>	<b>45</b>	<b>245</b>

<b>Renter 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	7	0	0	0	0	7
\$10,000-20,000	35	3	0	0	1	39
\$20,000-30,000	0	4	0	0	0	4
\$30,000-40,000	0	23	8	0	14	45
\$40,000-50,000	11	1	0	0	0	12
\$50,000-60,000	0	0	0	0	0	0
\$60,000-75,000	0	0	0	0	0	0
\$75,000-100,000	0	2	0	4	1	7
\$100,000-125,000	0	1	0	0	0	1
\$125,000-150,000	5	0	0	0	0	5
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	10	2	0	0	0	12
<b>Total</b>	<b>68</b>	<b>36</b>	<b>8</b>	<b>4</b>	<b>16</b>	<b>132</b>

<b>Renter 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	0	0	0	0	0	0
\$10,000-20,000	0	1	0	0	1	2
\$20,000-30,000	0	0	0	0	0	0
\$30,000-40,000	0	23	8	0	14	45
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	0	0	0	0	0	0
\$60,000-75,000	0	0	0	0	0	0
\$75,000-100,000	0	1	0	0	1	2
\$100,000-125,000	0	1	0	0	0	1
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>26</b>	<b>8</b>	<b>0</b>	<b>16</b>	<b>51</b>

<b>Renter 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	7	13	0	2	6	28
\$10,000-20,000	56	5	4	0	3	68
\$20,000-30,000	0	4	24	21	9	58
\$30,000-40,000	0	30	23	0	22	75
\$40,000-50,000	11	9	29	0	0	49
\$50,000-60,000	0	9	0	7	7	23
\$60,000-75,000	0	4	0	1	3	8
\$75,000-100,000	0	2	1	10	9	22
\$100,000-125,000	0	1	3	23	2	29
\$125,000-150,000	5	0	0	0	0	5
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	10	2	0	0	0	12
<b>Total</b>	<b>89</b>	<b>79</b>	<b>84</b>	<b>64</b>	<b>61</b>	<b>377</b>

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<b>Percent Renter Households</b>						
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	0.0%	5.3%	0.0%	0.8%	2.4%	<b>8.6%</b>
\$10,000-20,000	8.6%	0.8%	1.6%	0.0%	0.8%	<b>11.8%</b>
\$20,000-30,000	0.0%	0.0%	9.8%	8.6%	3.7%	<b>22.0%</b>
\$30,000-40,000	0.0%	2.9%	6.1%	0.0%	3.3%	<b>12.2%</b>
\$40,000-50,000	0.0%	3.3%	11.8%	0.0%	0.0%	<b>15.1%</b>
\$50,000-60,000	0.0%	3.7%	0.0%	2.9%	2.9%	<b>9.4%</b>
\$60,000-75,000	0.0%	1.6%	0.0%	0.4%	1.2%	<b>3.3%</b>
\$75,000-100,000	0.0%	0.0%	0.4%	2.4%	3.3%	<b>6.1%</b>
\$100,000-125,000	0.0%	0.0%	1.2%	9.4%	0.8%	<b>11.4%</b>
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
<b>Total</b>	<b>8.6%</b>	<b>17.6%</b>	<b>31.0%</b>	<b>24.5%</b>	<b>18.4%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
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	5.3%	0.0%	0.0%	0.0%	0.0%	<b>5.3%</b>
\$10,000-20,000	26.5%	2.3%	0.0%	0.0%	0.8%	<b>29.5%</b>
\$20,000-30,000	0.0%	3.0%	0.0%	0.0%	0.0%	<b>3.0%</b>
\$30,000-40,000	0.0%	17.4%	6.1%	0.0%	10.6%	<b>34.1%</b>
\$40,000-50,000	8.3%	0.8%	0.0%	0.0%	0.0%	<b>9.1%</b>
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$60,000-75,000	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$75,000-100,000	0.0%	1.5%	0.0%	3.0%	0.8%	<b>5.3%</b>
\$100,000-125,000	0.0%	0.8%	0.0%	0.0%	0.0%	<b>0.8%</b>
\$125,000-150,000	3.8%	0.0%	0.0%	0.0%	0.0%	<b>3.8%</b>
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$200,000+	7.6%	1.5%	0.0%	0.0%	0.0%	<b>9.1%</b>
<b>Total</b>	<b>51.5%</b>	<b>27.3%</b>	<b>6.1%</b>	<b>3.0%</b>	<b>12.1%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
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	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$10,000-20,000	0.0%	2.0%	0.0%	0.0%	2.0%	<b>3.9%</b>
\$20,000-30,000	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$30,000-40,000	0.0%	45.1%	15.7%	0.0%	27.5%	<b>88.2%</b>
\$40,000-50,000	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$60,000-75,000	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$75,000-100,000	0.0%	2.0%	0.0%	0.0%	2.0%	<b>3.9%</b>
\$100,000-125,000	0.0%	2.0%	0.0%	0.0%	0.0%	<b>2.0%</b>
\$125,000-150,000	2.0%	0.0%	0.0%	0.0%	0.0%	<b>2.0%</b>
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
<b>Total</b>	<b>2.0%</b>	<b>51.0%</b>	<b>15.7%</b>	<b>0.0%</b>	<b>31.4%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
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%	3.4%	0.0%	0.5%	1.6%	<b>7.4%</b>
\$10,000-20,000	14.9%	1.3%	1.1%	0.0%	0.8%	<b>18.0%</b>
\$20,000-30,000	0.0%	1.1%	6.4%	5.6%	2.4%	<b>15.4%</b>
\$30,000-40,000	0.0%	8.0%	6.1%	0.0%	5.8%	<b>19.9%</b>
\$40,000-50,000	2.9%	2.4%	7.7%	0.0%	0.0%	<b>13.0%</b>
\$50,000-60,000	0.0%	2.4%	0.0%	1.9%	1.9%	<b>6.1%</b>
\$60,000-75,000	0.0%	1.1%	0.0%	0.3%	0.8%	<b>2.1%</b>
\$75,000-100,000	0.0%	0.5%	0.3%	2.7%	2.4%	<b>5.8%</b>
\$100,000-125,000	0.0%	0.3%	0.8%	6.1%	0.5%	<b>7.7%</b>
\$125,000-150,000	1.3%	0.0%	0.0%	0.0%	0.0%	<b>1.3%</b>
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$200,000+	2.7%	0.5%	0.0%	0.0%	0.0%	<b>3.2%</b>
<b>Total</b>	<b>23.6%</b>	<b>21.0%</b>	<b>22.3%</b>	<b>17.0%</b>	<b>16.2%</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	6	1	0	8	0	15
\$10,000-20,000	0	12	25	0	0	37
\$20,000-30,000	0	6	1	19	5	31
\$30,000-40,000	5	5	0	41	6	57
\$40,000-50,000	13	33	21	16	40	123
\$50,000-60,000	10	3	12	22	17	64
\$60,000-75,000	3	38	18	34	43	136
\$75,000-100,000	4	38	45	53	42	182
\$100,000-125,000	20	19	28	29	24	120
\$125,000-150,000	0	19	16	47	6	88
\$150,000-200,000	0	17	23	26	10	76
\$200,000+	0	18	12	27	0	57
<b>Total</b>	<b>61</b>	<b>209</b>	<b>201</b>	<b>322</b>	<b>193</b>	<b>986</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	27	10	2	0	1	40
\$10,000-20,000	23	20	6	2	2	53
\$20,000-30,000	19	35	15	0	3	72
\$30,000-40,000	31	10	21	2	1	65
\$40,000-50,000	13	41	7	0	0	61
\$50,000-60,000	10	48	15	2	0	75
\$60,000-75,000	9	34	14	0	17	74
\$75,000-100,000	13	41	24	4	25	107
\$100,000-125,000	3	32	11	6	14	66
\$125,000-150,000	2	9	2	0	10	23
\$150,000-200,000	2	7	12	4	19	44
\$200,000+	0	9	5	0	1	15
<b>Total</b>	<b>152</b>	<b>296</b>	<b>134</b>	<b>20</b>	<b>93</b>	<b>695</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	22	10	2	0	1	35
\$10,000-20,000	23	20	6	2	2	53
\$20,000-30,000	19	32	8	0	3	62
\$30,000-40,000	24	7	17	2	1	51
\$40,000-50,000	13	40	7	0	0	60
\$50,000-60,000	5	48	1	2	0	56
\$60,000-75,000	4	26	1	0	14	45
\$75,000-100,000	7	22	5	4	21	59
\$100,000-125,000	3	22	3	1	6	35
\$125,000-150,000	2	2	1	0	2	7
\$150,000-200,000	2	7	1	0	7	17
\$200,000+	0	3	5	0	1	9
<b>Total</b>	<b>124</b>	<b>239</b>	<b>57</b>	<b>11</b>	<b>58</b>	<b>489</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	33	11	2	8	1	55
\$10,000-20,000	23	32	31	2	2	90
\$20,000-30,000	19	41	16	19	8	103
\$30,000-40,000	36	15	21	43	7	122
\$40,000-50,000	26	74	28	16	40	184
\$50,000-60,000	20	51	27	24	17	139
\$60,000-75,000	12	72	32	34	60	210
\$75,000-100,000	17	79	69	57	67	289
\$100,000-125,000	23	51	39	35	38	186
\$125,000-150,000	2	28	18	47	16	111
\$150,000-200,000	2	24	35	30	29	120
\$200,000+	0	27	17	27	1	72
<b>Total</b>	<b>213</b>	<b>505</b>	<b>335</b>	<b>342</b>	<b>286</b>	<b>1,681</b>

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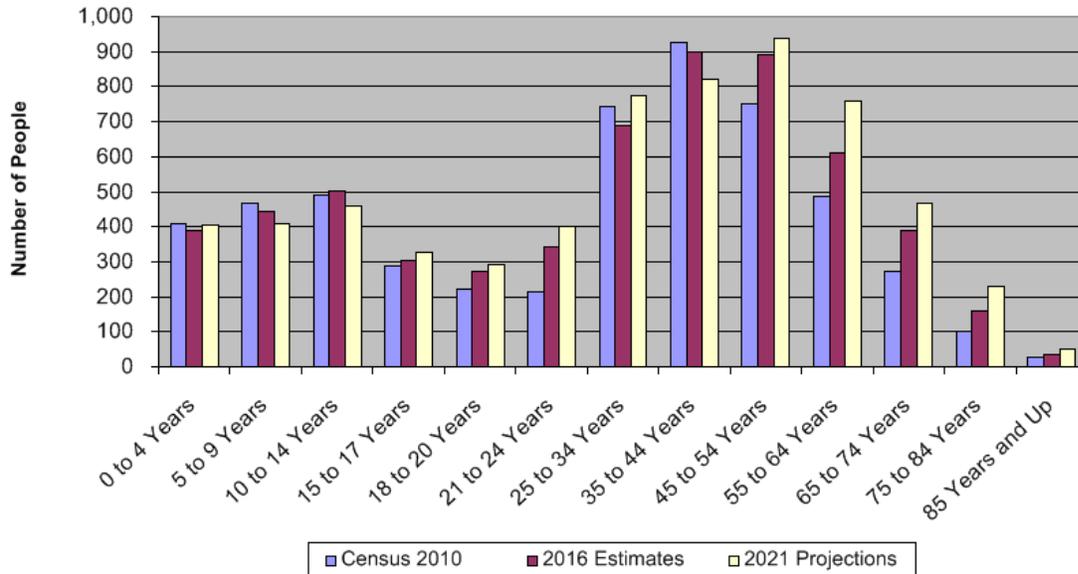
Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.6%	0.1%	0.0%	0.8%	0.0%	1.5%
\$10,000-20,000	0.0%	1.2%	2.5%	0.0%	0.0%	3.8%
\$20,000-30,000	0.0%	0.6%	0.1%	1.9%	0.5%	3.1%
\$30,000-40,000	0.5%	0.5%	0.0%	4.2%	0.6%	5.8%
\$40,000-50,000	1.3%	3.3%	2.1%	1.6%	4.1%	12.5%
\$50,000-60,000	1.0%	0.3%	1.2%	2.2%	1.7%	6.5%
\$60,000-75,000	0.3%	3.9%	1.8%	3.4%	4.4%	13.8%
\$75,000-100,000	0.4%	3.9%	4.6%	5.4%	4.3%	18.5%
\$100,000-125,000	2.0%	1.9%	2.8%	2.9%	2.4%	12.2%
\$125,000-150,000	0.0%	1.9%	1.6%	4.8%	0.6%	8.9%
\$150,000-200,000	0.0%	1.7%	2.3%	2.6%	1.0%	7.7%
\$200,000+	0.0%	1.8%	1.2%	2.7%	0.0%	5.8%
<b>Total</b>	<b>6.2%</b>	<b>21.2%</b>	<b>20.4%</b>	<b>32.7%</b>	<b>19.6%</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	3.9%	1.4%	0.3%	0.0%	0.1%	5.8%
\$10,000-20,000	3.3%	2.9%	0.9%	0.3%	0.3%	7.6%
\$20,000-30,000	2.7%	5.0%	2.2%	0.0%	0.4%	10.4%
\$30,000-40,000	4.5%	1.4%	3.0%	0.3%	0.1%	9.4%
\$40,000-50,000	1.9%	5.9%	1.0%	0.0%	0.0%	8.8%
\$50,000-60,000	1.4%	6.9%	2.2%	0.3%	0.0%	10.8%
\$60,000-75,000	1.3%	4.9%	2.0%	0.0%	2.4%	10.6%
\$75,000-100,000	1.9%	5.9%	3.5%	0.6%	3.6%	15.4%
\$100,000-125,000	0.4%	4.6%	1.6%	0.9%	2.0%	9.5%
\$125,000-150,000	0.3%	1.3%	0.3%	0.0%	1.4%	3.3%
\$150,000-200,000	0.3%	1.0%	1.7%	0.6%	2.7%	6.3%
\$200,000+	0.0%	1.3%	0.7%	0.0%	0.1%	2.2%
<b>Total</b>	<b>21.9%</b>	<b>42.6%</b>	<b>19.3%</b>	<b>2.9%</b>	<b>13.4%</b>	<b>100.0%</b>

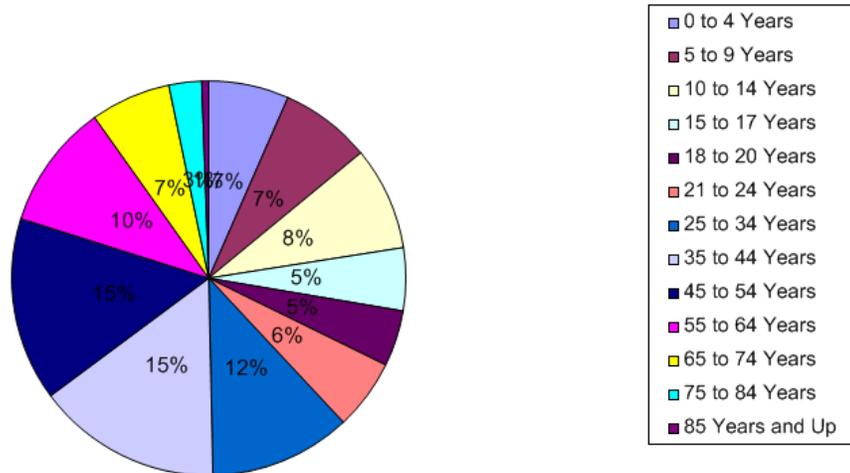
Percent Owner Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.5%	2.0%	0.4%	0.0%	0.2%	7.2%
\$10,000-20,000	4.7%	4.1%	1.2%	0.4%	0.4%	10.8%
\$20,000-30,000	3.9%	6.5%	1.6%	0.0%	0.6%	12.7%
\$30,000-40,000	4.9%	1.4%	3.5%	0.4%	0.2%	10.4%
\$40,000-50,000	2.7%	8.2%	1.4%	0.0%	0.0%	12.3%
\$50,000-60,000	1.0%	9.8%	0.2%	0.4%	0.0%	11.5%
\$60,000-75,000	0.8%	5.3%	0.2%	0.0%	2.9%	9.2%
\$75,000-100,000	1.4%	4.5%	1.0%	0.8%	4.3%	12.1%
\$100,000-125,000	0.6%	4.5%	0.6%	0.2%	1.2%	7.2%
\$125,000-150,000	0.4%	0.4%	0.2%	0.0%	0.4%	1.4%
\$150,000-200,000	0.4%	1.4%	0.2%	0.0%	1.4%	3.5%
\$200,000+	0.0%	0.6%	1.0%	0.0%	0.2%	1.8%
<b>Total</b>	<b>25.4%</b>	<b>48.9%</b>	<b>11.7%</b>	<b>2.2%</b>	<b>11.9%</b>	<b>100.0%</b>

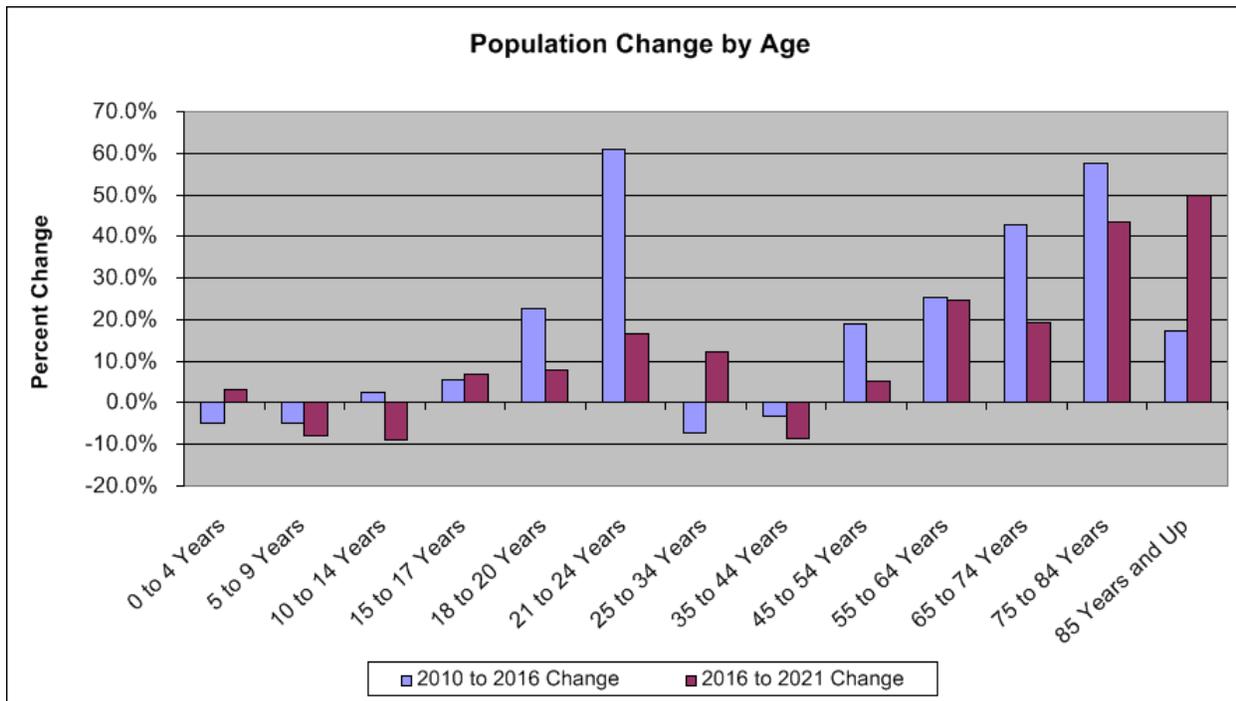
Percent Owner Households						
All Age Groups						
Year 2021 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.0%	0.7%	0.1%	0.5%	0.1%	3.3%
\$10,000-20,000	1.4%	1.9%	1.8%	0.1%	0.1%	5.4%
\$20,000-30,000	1.1%	2.4%	1.0%	1.1%	0.5%	6.1%
\$30,000-40,000	2.1%	0.9%	1.2%	2.6%	0.4%	7.3%
\$40,000-50,000	1.5%	4.4%	1.7%	1.0%	2.4%	10.9%
\$50,000-60,000	1.2%	3.0%	1.6%	1.4%	1.0%	8.3%
\$60,000-75,000	0.7%	4.3%	1.9%	2.0%	3.6%	12.5%
\$75,000-100,000	1.0%	4.7%	4.1%	3.4%	4.0%	17.2%
\$100,000-125,000	1.4%	3.0%	2.3%	2.1%	2.3%	11.1%
\$125,000-150,000	0.1%	1.7%	1.1%	2.8%	1.0%	6.6%
\$150,000-200,000	0.1%	1.4%	2.1%	1.8%	1.7%	7.1%
\$200,000+	0.0%	1.6%	1.0%	1.6%	0.1%	4.3%
<b>Total</b>	<b>12.7%</b>	<b>30.0%</b>	<b>19.9%</b>	<b>20.3%</b>	<b>17.0%</b>	<b>100.0%</b>

**Population by Age**



**2016 Population by Age**





**ribbon demographics**

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## POPULATION DATA

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Nielsen Claritas

Population by Age & Sex Locust Grove 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	198	212	<b>410</b>	0 to 4 Years	199	191	<b>390</b>	0 to 4 Years	206	197	<b>403</b>
5 to 9 Years	227	238	<b>465</b>	5 to 9 Years	217	225	<b>442</b>	5 to 9 Years	209	198	<b>407</b>
10 to 14 Years	259	232	<b>491</b>	10 to 14 Years	252	251	<b>503</b>	10 to 14 Years	226	232	<b>458</b>
15 to 17 Years	149	140	<b>289</b>	15 to 17 Years	155	150	<b>305</b>	15 to 17 Years	163	163	<b>326</b>
18 to 20 Years	109	113	<b>222</b>	18 to 20 Years	140	132	<b>272</b>	18 to 20 Years	149	144	<b>293</b>
21 to 24 Years	105	108	<b>213</b>	21 to 24 Years	173	170	<b>343</b>	21 to 24 Years	205	195	<b>400</b>
25 to 34 Years	355	389	<b>744</b>	25 to 34 Years	330	360	<b>690</b>	25 to 34 Years	386	389	<b>775</b>
35 to 44 Years	437	491	<b>928</b>	35 to 44 Years	421	478	<b>899</b>	35 to 44 Years	382	440	<b>822</b>
45 to 54 Years	367	383	<b>750</b>	45 to 54 Years	432	460	<b>892</b>	45 to 54 Years	437	500	<b>937</b>
55 to 64 Years	236	251	<b>487</b>	55 to 64 Years	292	318	<b>610</b>	55 to 64 Years	366	394	<b>760</b>
65 to 74 Years	128	145	<b>273</b>	65 to 74 Years	186	204	<b>390</b>	65 to 74 Years	218	247	<b>465</b>
75 to 84 Years	37	64	<b>101</b>	75 to 84 Years	68	91	<b>159</b>	75 to 84 Years	101	127	<b>228</b>
85 Years and Up	<u>12</u>	<u>17</u>	<b>29</b>	85 Years and Up	<u>9</u>	<u>25</u>	<b>34</b>	85 Years and Up	<u>19</u>	<u>32</u>	<b>51</b>
<b>Total</b>	<b>2,619</b>	<b>2,783</b>	<b>5,402</b>	<b>Total</b>	<b>2,874</b>	<b>3,055</b>	<b>5,929</b>	<b>Total</b>	<b>3,067</b>	<b>3,258</b>	<b>6,325</b>
62+ Years	n/a	n/a	528	62+ Years	n/a	n/a	739	62+ Years	n/a	n/a	937
<b>Median Age:</b>			<b>33.2</b>	<b>Median Age:</b>			<b>35.2</b>	<b>Median Age:</b>			<b>36.2</b>

Source: Nielsen Claritas; Ribbon Demographics

Ribbon Demographics, LLC  
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## POPULATION DATA

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Percent Population by Age & Sex											
Locust Grove 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	3.7%	3.9%	<b>7.6%</b>	0 to 4 Years	3.4%	3.2%	<b>6.6%</b>	0 to 4 Years	3.3%	3.1%	<b>6.4%</b>
5 to 9 Years	4.2%	4.4%	<b>8.6%</b>	5 to 9 Years	3.7%	3.8%	<b>7.5%</b>	5 to 9 Years	3.3%	3.1%	<b>6.4%</b>
10 to 14 Years	4.8%	4.3%	<b>9.1%</b>	10 to 14 Years	4.3%	4.2%	<b>8.5%</b>	10 to 14 Years	3.6%	3.7%	<b>7.2%</b>
15 to 17 Years	2.8%	2.6%	<b>5.3%</b>	15 to 17 Years	2.6%	2.5%	<b>5.1%</b>	15 to 17 Years	2.6%	2.6%	<b>5.2%</b>
18 to 20 Years	2.0%	2.1%	<b>4.1%</b>	18 to 20 Years	2.4%	2.2%	<b>4.6%</b>	18 to 20 Years	2.4%	2.3%	<b>4.6%</b>
21 to 24 Years	1.9%	2.0%	<b>3.9%</b>	21 to 24 Years	2.9%	2.9%	<b>5.8%</b>	21 to 24 Years	3.2%	3.1%	<b>6.3%</b>
25 to 34 Years	6.6%	7.2%	<b>13.8%</b>	25 to 34 Years	5.6%	6.1%	<b>11.6%</b>	25 to 34 Years	6.1%	6.2%	<b>12.3%</b>
35 to 44 Years	8.1%	9.1%	<b>17.2%</b>	35 to 44 Years	7.1%	8.1%	<b>15.2%</b>	35 to 44 Years	6.0%	7.0%	<b>13.0%</b>
45 to 54 Years	6.8%	7.1%	<b>13.9%</b>	45 to 54 Years	7.3%	7.8%	<b>15.0%</b>	45 to 54 Years	6.9%	7.9%	<b>14.8%</b>
55 to 64 Years	4.4%	4.6%	<b>9.0%</b>	55 to 64 Years	4.9%	5.4%	<b>10.3%</b>	55 to 64 Years	5.8%	6.2%	<b>12.0%</b>
65 to 74 Years	2.4%	2.7%	<b>5.1%</b>	65 to 74 Years	3.1%	3.4%	<b>6.6%</b>	65 to 74 Years	3.4%	3.9%	<b>7.4%</b>
75 to 84 Years	0.7%	1.2%	<b>1.9%</b>	75 to 84 Years	1.1%	1.5%	<b>2.7%</b>	75 to 84 Years	1.6%	2.0%	<b>3.6%</b>
85 Years and Up	0.2%	0.3%	<b>0.5%</b>	85 Years and Up	0.2%	0.4%	<b>0.6%</b>	85 Years and Up	0.3%	0.5%	<b>0.8%</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	9.8%	62+ Years	n/a	n/a	12.5%	62+ Years	n/a	n/a	14.8%

Source: Nielsen Claritas; Ribbon Demographics

Ribbon Demographics, LLC  
www.ribbondata.com  
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## POPULATION DATA

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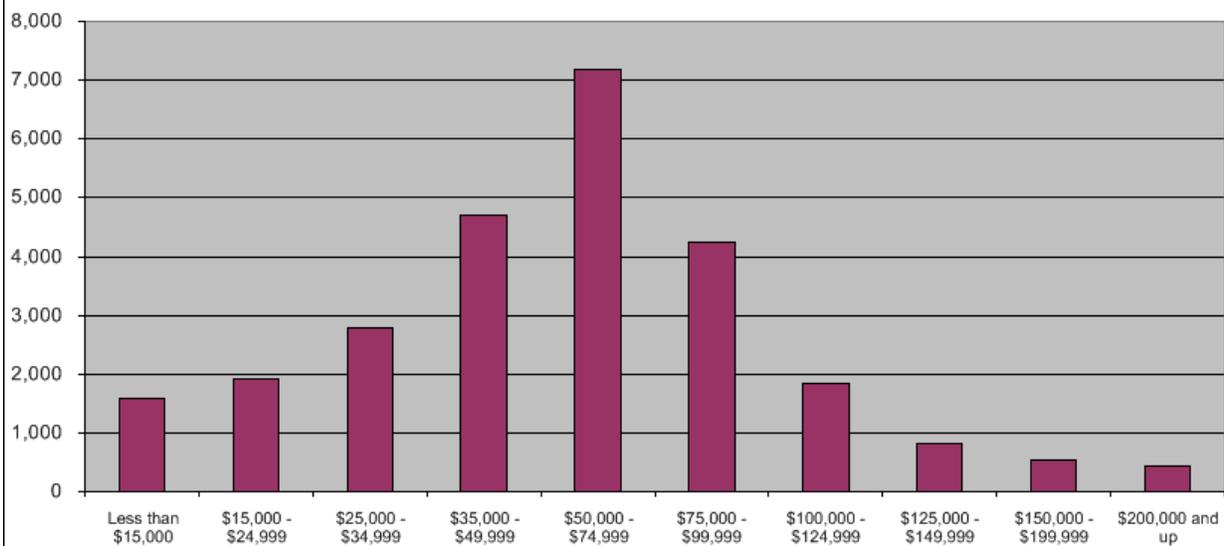
Nielsen Claritas

Changes in Population by Age & Sex									
Locust Grove 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	1	-21	<b>-20</b>	<b>-4.9%</b>	0 to 4 Years	7	6	<b>13</b>	<b>3.3%</b>
5 to 9 Years	-10	-13	<b>-23</b>	<b>-4.9%</b>	5 to 9 Years	-8	-27	<b>-35</b>	<b>-7.9%</b>
10 to 14 Years	-7	19	<b>12</b>	<b>2.4%</b>	10 to 14 Years	-26	-19	<b>-45</b>	<b>-8.9%</b>
15 to 17 Years	6	10	<b>16</b>	<b>5.5%</b>	15 to 17 Years	8	13	<b>21</b>	<b>6.9%</b>
18 to 20 Years	31	19	<b>50</b>	<b>22.5%</b>	18 to 20 Years	9	12	<b>21</b>	<b>7.7%</b>
21 to 24 Years	68	62	<b>130</b>	<b>61.0%</b>	21 to 24 Years	32	25	<b>57</b>	<b>16.6%</b>
25 to 34 Years	-25	-29	<b>-54</b>	<b>-7.3%</b>	25 to 34 Years	56	29	<b>85</b>	<b>12.3%</b>
35 to 44 Years	-16	-13	<b>-29</b>	<b>-3.1%</b>	35 to 44 Years	-39	-38	<b>-77</b>	<b>-8.6%</b>
45 to 54 Years	65	77	<b>142</b>	<b>18.9%</b>	45 to 54 Years	5	40	<b>45</b>	<b>5.0%</b>
55 to 64 Years	56	67	<b>123</b>	<b>25.3%</b>	55 to 64 Years	74	76	<b>150</b>	<b>24.6%</b>
65 to 74 Years	58	59	<b>117</b>	<b>42.9%</b>	65 to 74 Years	32	43	<b>75</b>	<b>19.2%</b>
75 to 84 Years	31	27	<b>58</b>	<b>57.4%</b>	75 to 84 Years	33	36	<b>69</b>	<b>43.4%</b>
85 Years and Up	<u>-3</u>	<u>8</u>	<u>5</u>	<u>17.2%</u>	85 Years and Up	<u>10</u>	<u>7</u>	<u>17</u>	<u>50.0%</u>
<b>Total</b>	<b>255</b>	<b>272</b>	<b>527</b>	<b>9.8%</b>	<b>Total</b>	<b>193</b>	<b>203</b>	<b>396</b>	<b>6.7%</b>
62+ Years	n/a	n/a	211	<b>40.0%</b>	62+ Years	n/a	n/a	198	<b>26.8%</b>

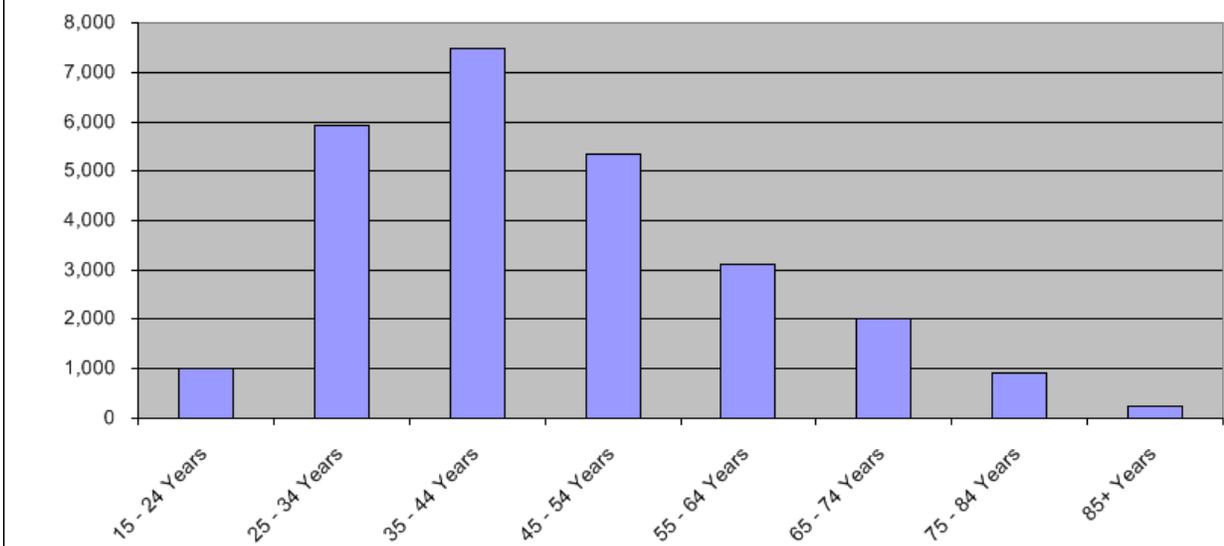
Source: Nielsen Claritas; Ribbon Demographics

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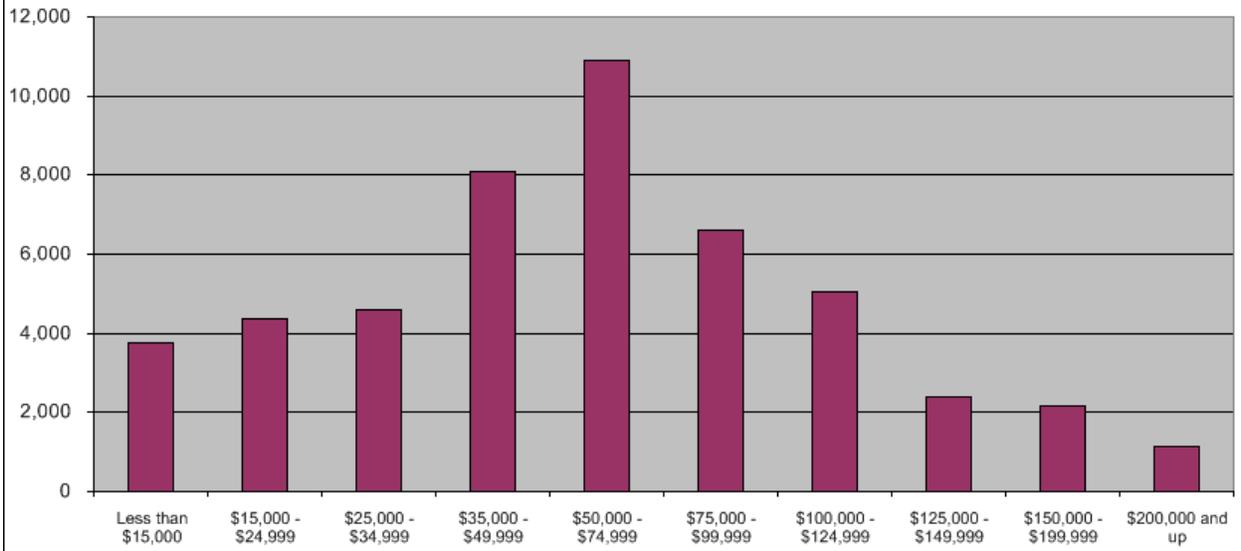
**Households by Income - Census 2000**



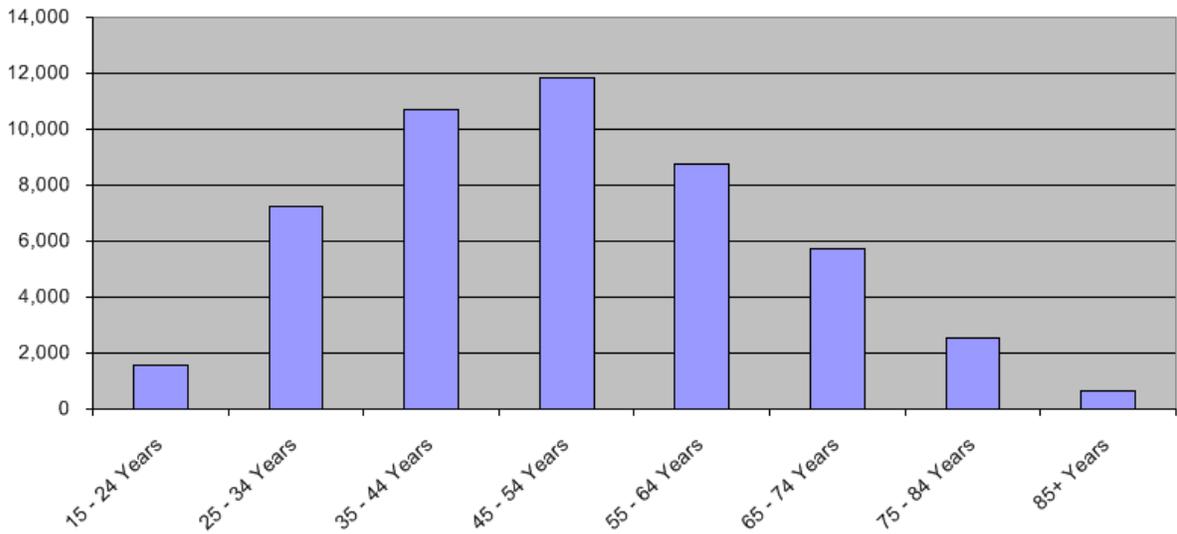
**Households by Age - Census 2000**



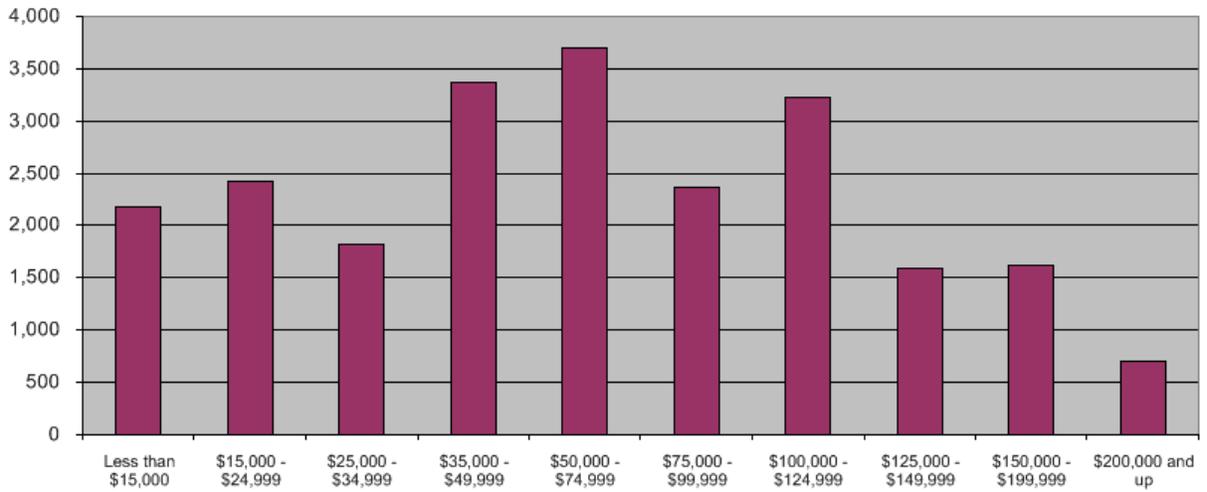
**Estimated Households by Income - 2016**



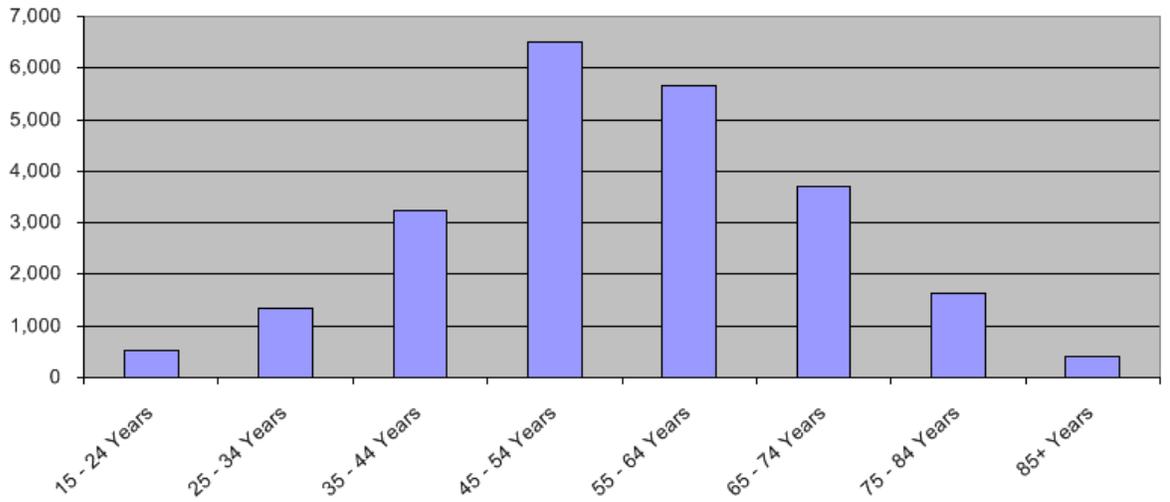
**Estimated Households by Age - 2016**



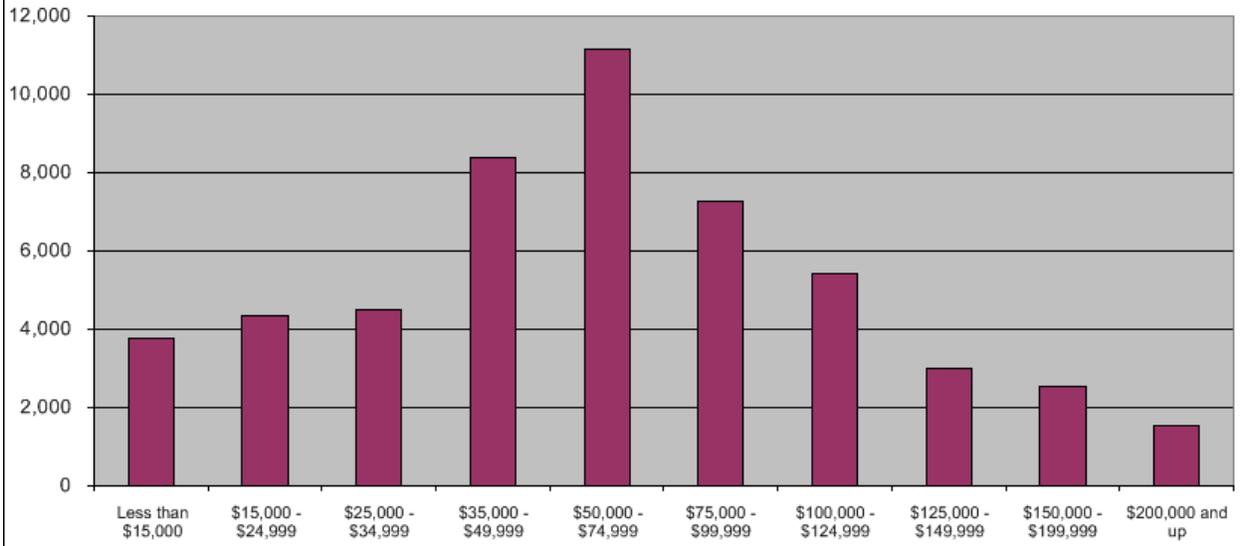
**Estimated Household Income Change 2000 - 2016**



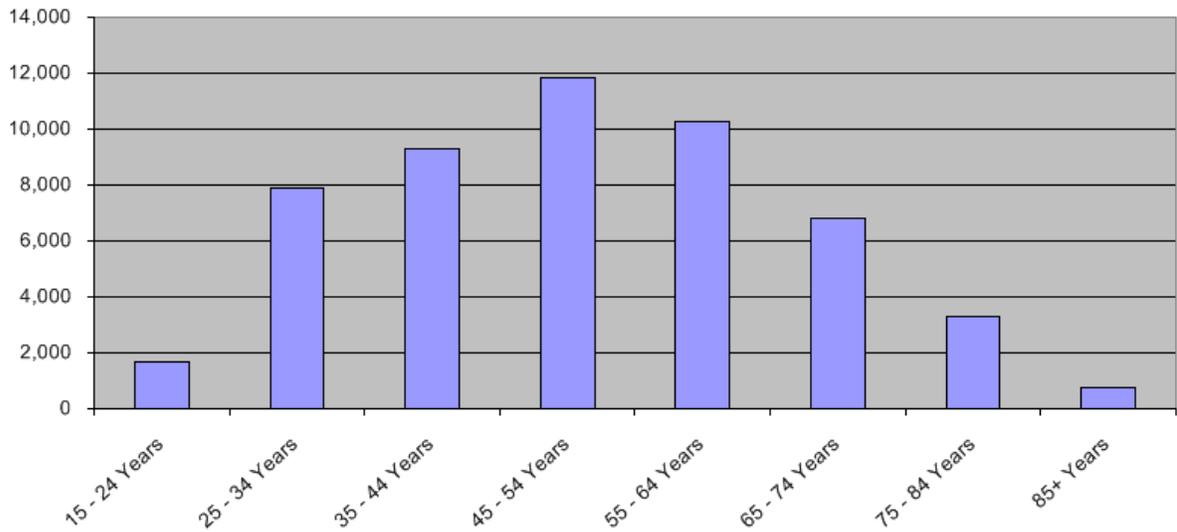
**Estimated Household Age Change 2000 - 2016**



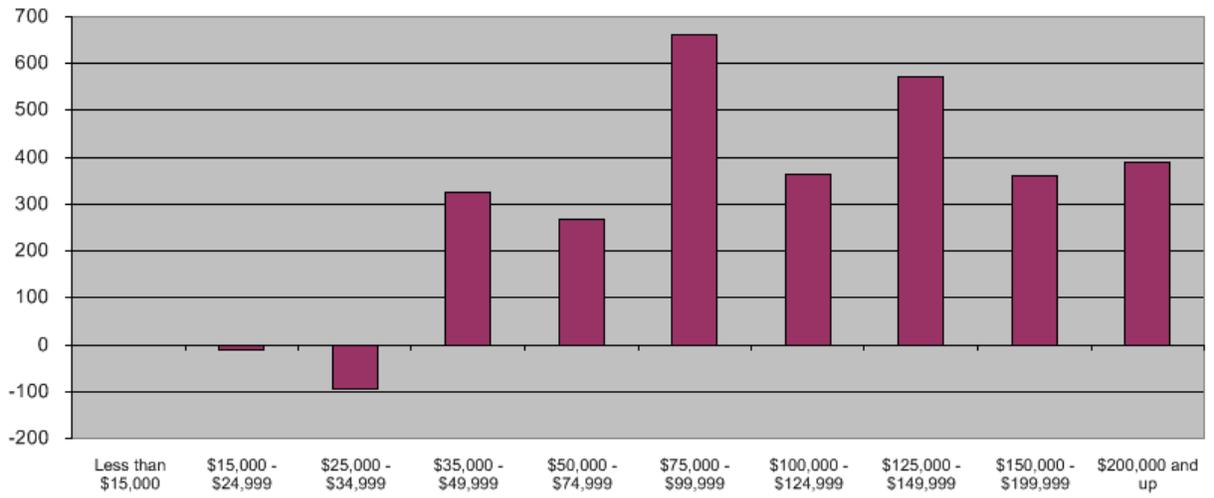
**Projected Households by Income - 2021**



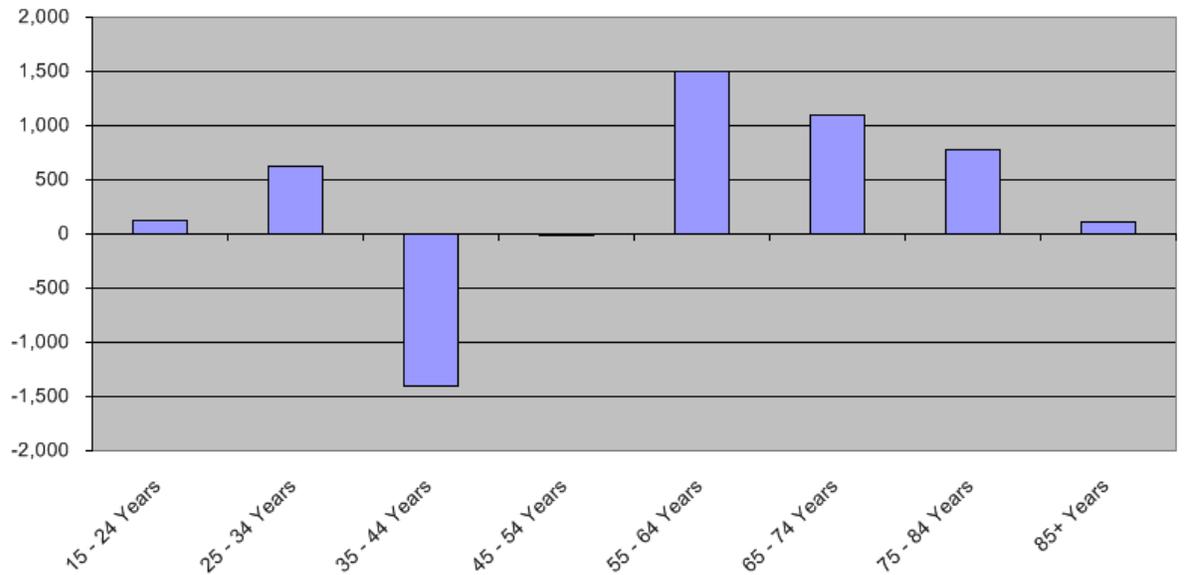
**Projected Households by Age - 2021**

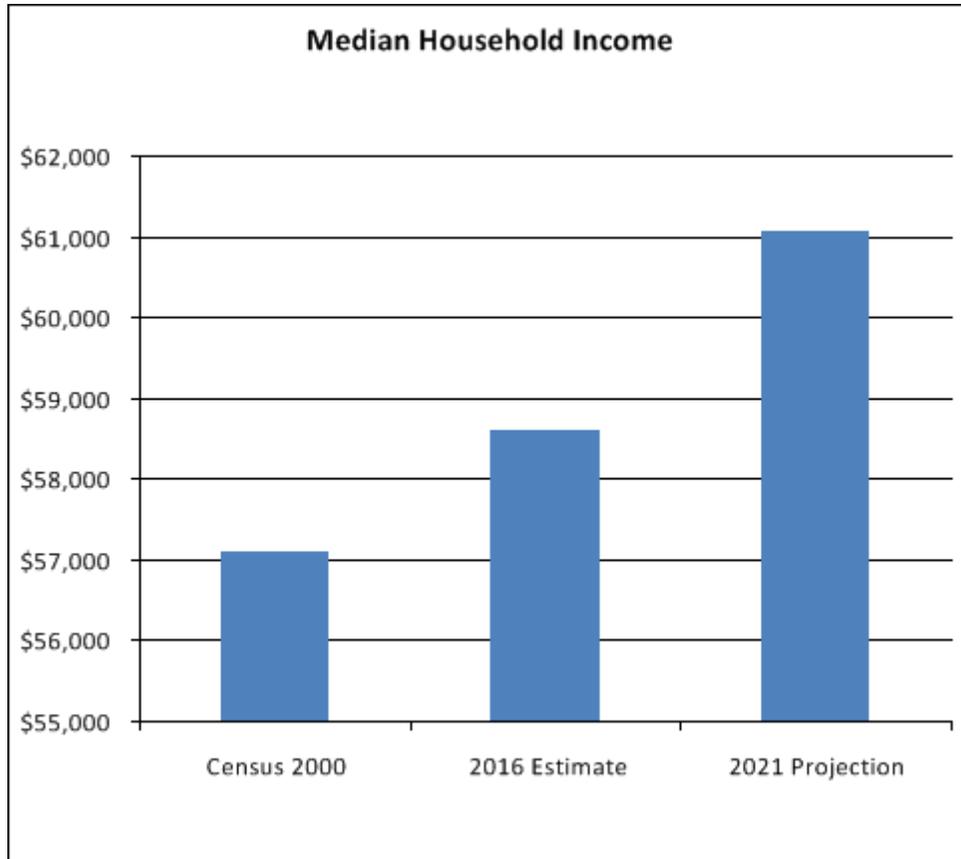


**Projected Household Income Change 2016 to 2021**



**Projected Household Age Change 2016 to 2021**





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## HOUSEHOLD DATA

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Households by Income and Age										
Market Area										
Census Data - 2000										
	Age	Age	Age	Age	Age	Age	Age	Age		
Income	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 - 84	85+	Total	Percent
	Years	Years	Years	Years	Years	Years	Years	Years		
Less than \$15,000	71	168	366	149	252	244	243	87	1,580	6.1%
\$15,000 - \$24,999	165	353	293	230	257	360	213	58	1,929	7.4%
\$25,000 - \$34,999	190	856	579	431	235	287	158	41	2,777	10.7%
\$35,000 - \$49,999	264	1,316	1,296	763	626	315	102	20	4,702	18.0%
\$50,000 - \$74,999	230	2,049	2,294	1,326	790	397	87	17	7,190	27.6%
\$75,000 - \$99,999	61	734	1,628	1,039	442	280	42	8	4,234	16.2%
\$100,000 - \$124,999	20	250	487	756	254	51	22	2	1,842	7.1%
\$125,000 - \$149,999	10	67	278	279	144	20	17	3	818	3.1%
\$150,000 - \$199,999	0	61	147	223	53	40	17	5	546	2.1%
\$200,000 and up	0	81	127	157	56	25	0	0	446	1.7%
<b>Total</b>	<b>1,011</b>	<b>5,935</b>	<b>7,495</b>	<b>5,353</b>	<b>3,109</b>	<b>2,019</b>	<b>901</b>	<b>241</b>	<b>26,064</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.9%</b>	<b>22.8%</b>	<b>28.8%</b>	<b>20.5%</b>	<b>11.9%</b>	<b>7.7%</b>	<b>3.5%</b>	<b>0.9%</b>	<b>100.0%</b>	

Source: Nielsen Claritas; Ribbon Demographics

HOUSEHOLD DATA

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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	106	453	485	908	823	495	352	142	3,764	7.7%
\$15,000 - \$24,999	441	733	863	684	643	504	368	114	4,350	8.9%
\$25,000 - \$34,999	164	803	968	627	511	871	515	141	4,600	9.4%
\$35,000 - \$49,999	422	1,411	1,826	1,414	1,131	1,205	553	113	8,075	16.5%
\$50,000 - \$74,999	249	1,746	2,467	2,624	1,958	1,333	427	84	10,888	22.2%
\$75,000 - \$99,999	105	957	1,561	1,930	1,350	530	145	26	6,604	13.5%
\$100,000 - \$124,999	60	659	1,291	1,529	974	428	94	26	5,061	10.3%
\$125,000 - \$149,999	2	242	482	898	603	140	35	6	2,408	4.9%
\$150,000 - \$199,999	1	174	478	778	484	203	44	3	2,165	4.4%
\$200,000 and up	0	89	297	455	288	13	3	0	1,145	2.3%
<b>Total</b>	<b>1,550</b>	<b>7,267</b>	<b>10,718</b>	<b>11,847</b>	<b>8,765</b>	<b>5,722</b>	<b>2,536</b>	<b>655</b>	<b>49,060</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.2%</b>	<b>14.8%</b>	<b>21.8%</b>	<b>24.1%</b>	<b>17.9%</b>	<b>11.7%</b>	<b>5.2%</b>	<b>1.3%</b>	<b>100.0%</b>	

Source: Nielsen Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Households by Income and Age										
Market Area										
Estimated Change - 2000 to 2016										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	35	285	119	759	571	251	109	55	2,184	138.2%
\$15,000 - \$24,999	276	380	570	454	386	144	155	56	2,421	125.5%
\$25,000 - \$34,999	-26	-53	389	196	276	584	357	100	1,823	65.6%
\$35,000 - \$49,999	158	95	530	651	505	890	451	93	3,373	71.7%
\$50,000 - \$74,999	19	-303	173	1,298	1,168	936	340	67	3,698	51.4%
\$75,000 - \$99,999	44	223	-67	891	908	250	103	18	2,370	56.0%
\$100,000 - \$124,999	40	409	804	773	720	377	72	24	3,219	174.8%
\$125,000 - \$149,999	-8	175	204	619	459	120	18	3	1,590	194.4%
\$150,000 - \$199,999	1	113	331	555	431	163	27	-2	1,619	296.5%
\$200,000 and up	0	8	170	298	232	-12	3	0	699	156.7%
<b>Total</b>	<b>539</b>	<b>1,332</b>	<b>3,223</b>	<b>6,494</b>	<b>5,656</b>	<b>3,703</b>	<b>1,635</b>	<b>414</b>	<b>22,996</b>	<b>88.2%</b>
<b>Percent Change</b>	<b>53.3%</b>	<b>22.4%</b>	<b>43.0%</b>	<b>121.3%</b>	<b>181.9%</b>	<b>183.4%</b>	<b>181.5%</b>	<b>171.8%</b>	<b>88.2%</b>	

Source: Nielsen Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Households by Income and Age										
Market Area										
Five Year Projections - 2021										
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	104	453	393	807	865	549	430	160	3,761	7.2%
\$15,000 - \$24,999	455	738	690	615	679	579	454	130	4,340	8.4%
\$25,000 - \$34,999	183	765	761	545	523	946	632	150	4,505	8.7%
\$35,000 - \$49,999	463	1,486	1,533	1,349	1,267	1,424	740	137	8,399	16.2%
\$50,000 - \$74,999	274	1,869	2,088	2,477	2,183	1,591	574	101	11,157	21.5%
\$75,000 - \$99,999	120	1,131	1,409	2,006	1,660	688	215	35	7,264	14.0%
\$100,000 - \$124,999	70	770	1,151	1,548	1,170	543	138	34	5,424	10.5%
\$125,000 - \$149,999	3	323	504	1,050	835	199	56	11	2,981	5.7%
\$150,000 - \$199,999	2	229	452	845	640	281	70	5	2,524	4.9%
\$200,000 and up	0	133	341	590	444	18	7	1	1,534	3.0%
<b>Total</b>	<b>1,674</b>	<b>7,897</b>	<b>9,322</b>	<b>11,832</b>	<b>10,266</b>	<b>6,818</b>	<b>3,316</b>	<b>764</b>	<b>51,889</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.2%</b>	<b>15.2%</b>	<b>18.0%</b>	<b>22.8%</b>	<b>19.8%</b>	<b>13.1%</b>	<b>6.4%</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										
Market Area										
Projected Change - 2016 to 2021										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-2	0	-92	-101	42	54	78	18	-3	-0.1%
\$15,000 - \$24,999	14	5	-173	-69	36	75	86	16	-10	-0.2%
\$25,000 - \$34,999	19	-38	-207	-82	12	75	117	9	-95	-2.1%
\$35,000 - \$49,999	41	75	-293	-65	136	219	187	24	324	4.0%
\$50,000 - \$74,999	25	123	-379	-147	225	258	147	17	269	2.5%
\$75,000 - \$99,999	15	174	-152	76	310	158	70	9	660	10.0%
\$100,000 - \$124,999	10	111	-140	19	196	115	44	8	363	7.2%
\$125,000 - \$149,999	1	81	22	152	232	59	21	5	573	23.8%
\$150,000 - \$199,999	1	55	-26	67	156	78	26	2	359	16.6%
\$200,000 and up	0	44	44	135	156	5	4	1	389	34.0%
<b>Total</b>	<b>124</b>	<b>630</b>	<b>-1,396</b>	<b>-15</b>	<b>1,501</b>	<b>1,096</b>	<b>780</b>	<b>109</b>	<b>2,829</b>	<b>5.8%</b>
<b>Percent Change</b>	<b>8.0%</b>	<b>8.7%</b>	<b>-13.0%</b>	<b>-0.1%</b>	<b>17.1%</b>	<b>19.2%</b>	<b>30.8%</b>	<b>16.6%</b>	<b>5.8%</b>	

Source: Nielsen Claritas; Ribbon Demographics



[www.ribbondata.com](http://www.ribbondata.com)

## HOUSEHOLD DATA

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Median Household Income Market Area		
Census 2000	2016 Estimate	2021 Projection
\$57,107	\$58,590	\$61,068

HOUSEHOLD DATA

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Median Household Income by Area			
Market Area			
Geography ID	Census 2000	2016 Estimate	2021 Projection
13151070404	\$52,595	\$56,597	\$59,248
13151070403	\$55,097	\$60,703	\$63,127
13151070402	\$54,412	\$61,881	\$63,984
13151070311	\$42,513	\$43,067	\$44,606
13151070310	\$65,729	\$68,635	\$74,664
13151070309	\$75,584	\$74,614	\$79,466
13151070307	\$63,782	\$71,297	\$73,170
13151070306	\$72,994	\$66,318	\$70,086
13151070304	\$38,428	\$38,450	\$39,620
13151070205	\$64,635	\$61,281	\$64,327
13151070204	\$62,330	\$70,129	\$73,532
13151070203	\$73,279	\$74,777	\$78,804
13151070202	\$67,010	\$75,992	\$78,649
13151070114	\$48,242	\$44,734	\$45,419
13151070113	\$49,786	\$42,947	\$44,120
13151070111	\$47,564	\$46,815	\$48,370

HISTA 2.2 Summary Data

Market Area

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Renter 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	312	81	119	61	168	741
\$10,000-20,000	193	91	164	56	60	564
\$20,000-30,000	355	258	207	112	181	1,113
\$30,000-40,000	579	362	182	206	190	1,519
\$40,000-50,000	388	230	168	98	32	916
\$50,000-60,000	166	526	120	166	95	1,073
\$60,000-75,000	262	295	170	301	125	1,153
\$75,000-100,000	75	279	266	270	206	1,096
\$100,000-125,000	97	45	84	130	143	499
\$125,000-150,000	15	82	5	4	1	107
\$150,000-200,000	27	75	25	16	10	153
\$200,000+	17	12	7	6	2	44
<b>Total</b>	<b>2,486</b>	<b>2,336</b>	<b>1,517</b>	<b>1,426</b>	<b>1,213</b>	<b>8,978</b>

Renter 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	209	21	12	4	23	269
\$10,000-20,000	179	59	22	17	18	295
\$20,000-30,000	125	29	35	3	40	232
\$30,000-40,000	79	55	40	2	15	191
\$40,000-50,000	208	87	24	4	55	378
\$50,000-60,000	80	66	21	3	7	177
\$60,000-75,000	72	89	43	16	45	265
\$75,000-100,000	59	21	17	9	33	139
\$100,000-125,000	47	11	22	2	5	87
\$125,000-150,000	45	12	7	4	30	98
\$150,000-200,000	36	26	8	0	5	75
\$200,000+	22	11	4	1	5	43
<b>Total</b>	<b>1,161</b>	<b>487</b>	<b>255</b>	<b>65</b>	<b>281</b>	<b>2,249</b>

Renter 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	115	9	9	2	6	141
\$10,000-20,000	124	50	20	5	14	213
\$20,000-30,000	86	13	30	2	14	145
\$30,000-40,000	29	48	8	1	12	98
\$40,000-50,000	49	81	20	4	8	162
\$50,000-60,000	56	52	16	2	5	131
\$60,000-75,000	39	55	31	1	13	139
\$75,000-100,000	36	12	8	0	6	62
\$100,000-125,000	31	11	21	2	4	69
\$125,000-150,000	25	11	6	2	1	45
\$150,000-200,000	23	7	7	0	2	39
\$200,000+	10	5	3	1	3	22
<b>Total</b>	<b>623</b>	<b>354</b>	<b>179</b>	<b>22</b>	<b>88</b>	<b>1,266</b>

Renter 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	521	102	131	65	191	1,010
\$10,000-20,000	372	150	186	73	78	859
\$20,000-30,000	480	287	242	115	221	1,345
\$30,000-40,000	658	417	222	208	205	1,710
\$40,000-50,000	596	317	192	102	87	1,294
\$50,000-60,000	246	592	141	169	102	1,250
\$60,000-75,000	334	384	213	317	170	1,418
\$75,000-100,000	134	300	283	279	239	1,235
\$100,000-125,000	144	56	106	132	148	586
\$125,000-150,000	60	94	12	8	31	205
\$150,000-200,000	63	101	33	16	15	228
\$200,000+	39	23	11	7	7	87
<b>Total</b>	<b>3,647</b>	<b>2,823</b>	<b>1,772</b>	<b>1,491</b>	<b>1,494</b>	<b>11,227</b>

**HISTA 2.2 Summary Data**

**Market Area**

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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	3.5%	0.9%	1.3%	0.7%	1.9%	<b>8.3%</b>
\$10,000-20,000	2.1%	1.0%	1.8%	0.6%	0.7%	<b>6.3%</b>
\$20,000-30,000	4.0%	2.9%	2.3%	1.2%	2.0%	<b>12.4%</b>
\$30,000-40,000	6.4%	4.0%	2.0%	2.3%	2.1%	<b>16.9%</b>
\$40,000-50,000	4.3%	2.6%	1.9%	1.1%	0.4%	<b>10.2%</b>
\$50,000-60,000	1.8%	5.9%	1.3%	1.8%	1.1%	<b>12.0%</b>
\$60,000-75,000	2.9%	3.3%	1.9%	3.4%	1.4%	<b>12.8%</b>
\$75,000-100,000	0.8%	3.1%	3.0%	3.0%	2.3%	<b>12.2%</b>
\$100,000-125,000	1.1%	0.5%	0.9%	1.4%	1.6%	<b>5.6%</b>
\$125,000-150,000	0.2%	0.9%	0.1%	0.0%	0.0%	<b>1.2%</b>
\$150,000-200,000	0.3%	0.8%	0.3%	0.2%	0.1%	<b>1.7%</b>
\$200,000+	<u>0.2%</u>	<u>0.1%</u>	<u>0.1%</u>	<u>0.1%</u>	<u>0.0%</u>	<b>0.5%</b>
<b>Total</b>	<b>27.7%</b>	<b>26.0%</b>	<b>16.9%</b>	<b>15.9%</b>	<b>13.5%</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	9.3%	0.9%	0.5%	0.2%	1.0%	<b>12.0%</b>
\$10,000-20,000	8.0%	2.6%	1.0%	0.8%	0.8%	<b>13.1%</b>
\$20,000-30,000	5.6%	1.3%	1.6%	0.1%	1.8%	<b>10.3%</b>
\$30,000-40,000	3.5%	2.4%	1.8%	0.1%	0.7%	<b>8.5%</b>
\$40,000-50,000	9.2%	3.9%	1.1%	0.2%	2.4%	<b>16.8%</b>
\$50,000-60,000	3.6%	2.9%	0.9%	0.1%	0.3%	<b>7.9%</b>
\$60,000-75,000	3.2%	4.0%	1.9%	0.7%	2.0%	<b>11.8%</b>
\$75,000-100,000	2.6%	0.9%	0.8%	0.4%	1.5%	<b>6.2%</b>
\$100,000-125,000	2.1%	0.5%	1.0%	0.1%	0.2%	<b>3.9%</b>
\$125,000-150,000	2.0%	0.5%	0.3%	0.2%	1.3%	<b>4.4%</b>
\$150,000-200,000	1.6%	1.2%	0.4%	0.0%	0.2%	<b>3.3%</b>
\$200,000+	<u>1.0%</u>	<u>0.5%</u>	<u>0.2%</u>	<u>0.0%</u>	<u>0.2%</u>	<b>1.9%</b>
<b>Total</b>	<b>51.6%</b>	<b>21.7%</b>	<b>11.3%</b>	<b>2.9%</b>	<b>12.5%</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	9.1%	0.7%	0.7%	0.2%	0.5%	<b>11.1%</b>
\$10,000-20,000	9.8%	3.9%	1.6%	0.4%	1.1%	<b>16.8%</b>
\$20,000-30,000	6.8%	1.0%	2.4%	0.2%	1.1%	<b>11.5%</b>
\$30,000-40,000	2.3%	3.8%	0.6%	0.1%	0.9%	<b>7.7%</b>
\$40,000-50,000	3.9%	6.4%	1.6%	0.3%	0.6%	<b>12.8%</b>
\$50,000-60,000	4.4%	4.1%	1.3%	0.2%	0.4%	<b>10.3%</b>
\$60,000-75,000	3.1%	4.3%	2.4%	0.1%	1.0%	<b>11.0%</b>
\$75,000-100,000	2.8%	0.9%	0.6%	0.0%	0.5%	<b>4.9%</b>
\$100,000-125,000	2.4%	0.9%	1.7%	0.2%	0.3%	<b>5.5%</b>
\$125,000-150,000	2.0%	0.9%	0.5%	0.2%	0.1%	<b>3.6%</b>
\$150,000-200,000	1.8%	0.6%	0.6%	0.0%	0.2%	<b>3.1%</b>
\$200,000+	<u>0.8%</u>	<u>0.4%</u>	<u>0.2%</u>	<u>0.1%</u>	<u>0.2%</u>	<b>1.7%</b>
<b>Total</b>	<b>49.2%</b>	<b>28.0%</b>	<b>14.1%</b>	<b>1.7%</b>	<b>7.0%</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	4.6%	0.9%	1.2%	0.6%	1.7%	<b>9.0%</b>
\$10,000-20,000	3.3%	1.3%	1.7%	0.7%	0.7%	<b>7.7%</b>
\$20,000-30,000	4.3%	2.6%	2.2%	1.0%	2.0%	<b>12.0%</b>
\$30,000-40,000	5.9%	3.7%	2.0%	1.9%	1.8%	<b>15.2%</b>
\$40,000-50,000	5.3%	2.8%	1.7%	0.9%	0.8%	<b>11.5%</b>
\$50,000-60,000	2.2%	5.3%	1.3%	1.5%	0.9%	<b>11.1%</b>
\$60,000-75,000	3.0%	3.4%	1.9%	2.8%	1.5%	<b>12.6%</b>
\$75,000-100,000	1.2%	2.7%	2.5%	2.5%	2.1%	<b>11.0%</b>
\$100,000-125,000	1.3%	0.5%	0.9%	1.2%	1.3%	<b>5.2%</b>
\$125,000-150,000	0.5%	0.8%	0.1%	0.1%	0.3%	<b>1.8%</b>
\$150,000-200,000	0.6%	0.9%	0.3%	0.1%	0.1%	<b>2.0%</b>
\$200,000+	<u>0.3%</u>	<u>0.2%</u>	<u>0.1%</u>	<u>0.1%</u>	<u>0.1%</u>	<b>0.8%</b>
<b>Total</b>	<b>32.5%</b>	<b>25.1%</b>	<b>15.8%</b>	<b>13.3%</b>	<b>13.3%</b>	<b>100.0%</b>

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Market Area

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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	176	108	52	84	43	463
\$10,000-20,000	95	123	253	28	132	631
\$20,000-30,000	111	248	180	162	96	797
\$30,000-40,000	214	241	156	302	249	1,162
\$40,000-50,000	260	536	331	263	431	1,821
\$50,000-60,000	302	326	345	530	299	1,802
\$60,000-75,000	339	898	823	779	422	3,261
\$75,000-100,000	184	968	1,124	1,291	1,053	4,620
\$100,000-125,000	147	482	842	1,222	715	3,408
\$125,000-150,000	21	310	456	598	172	1,557
\$150,000-200,000	6	196	300	385	231	1,118
\$200,000+	38	103	194	213	231	779
<b>Total</b>	<b>1,893</b>	<b>4,539</b>	<b>5,056</b>	<b>5,857</b>	<b>4,074</b>	<b>21,419</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	207	214	48	20	21	510
\$10,000-20,000	529	471	79	26	58	1,163
\$20,000-30,000	351	513	195	30	28	1,117
\$30,000-40,000	352	448	124	22	78	1,024
\$40,000-50,000	242	428	152	60	15	897
\$50,000-60,000	236	518	164	53	65	1,036
\$60,000-75,000	308	876	155	69	50	1,458
\$75,000-100,000	315	907	283	151	54	1,710
\$100,000-125,000	110	550	279	95	90	1,124
\$125,000-150,000	28	335	75	51	38	527
\$150,000-200,000	95	177	81	63	47	463
\$200,000+	41	148	59	13	23	284
<b>Total</b>	<b>2,814</b>	<b>5,585</b>	<b>1,694</b>	<b>653</b>	<b>567</b>	<b>11,313</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	155	148	34	14	11	362
\$10,000-20,000	490	416	59	22	31	1,018
\$20,000-30,000	303	386	121	27	15	852
\$30,000-40,000	221	365	59	20	44	709
\$40,000-50,000	155	336	92	39	14	636
\$50,000-60,000	140	334	56	27	21	578
\$60,000-75,000	111	520	88	42	44	805
\$75,000-100,000	155	438	107	61	27	788
\$100,000-125,000	58	238	62	38	46	442
\$125,000-150,000	20	98	18	20	11	167
\$150,000-200,000	59	72	15	21	22	189
\$200,000+	17	46	18	8	7	96
<b>Total</b>	<b>1,884</b>	<b>3,397</b>	<b>729</b>	<b>339</b>	<b>293</b>	<b>6,642</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	383	322	100	104	64	973
\$10,000-20,000	624	594	332	54	190	1,794
\$20,000-30,000	462	761	375	192	124	1,914
\$30,000-40,000	566	689	280	324	327	2,186
\$40,000-50,000	502	964	483	323	446	2,718
\$50,000-60,000	538	844	509	583	364	2,838
\$60,000-75,000	647	1,774	978	848	472	4,719
\$75,000-100,000	499	1,875	1,407	1,442	1,107	6,330
\$100,000-125,000	257	1,032	1,121	1,317	805	4,532
\$125,000-150,000	49	645	531	649	210	2,084
\$150,000-200,000	101	373	381	448	278	1,581
\$200,000+	79	251	253	226	254	1,063
<b>Total</b>	<b>4,707</b>	<b>10,124</b>	<b>6,750</b>	<b>6,510</b>	<b>4,641</b>	<b>32,732</b>

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Market Area

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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	0.8%	0.5%	0.2%	0.4%	0.2%	2.2%
\$10,000-20,000	0.4%	0.6%	1.2%	0.1%	0.6%	2.9%
\$20,000-30,000	0.5%	1.2%	0.8%	0.8%	0.4%	3.7%
\$30,000-40,000	1.0%	1.1%	0.7%	1.4%	1.2%	5.4%
\$40,000-50,000	1.2%	2.5%	1.5%	1.2%	2.0%	8.5%
\$50,000-60,000	1.4%	1.5%	1.6%	2.5%	1.4%	8.4%
\$60,000-75,000	1.6%	4.2%	3.8%	3.6%	2.0%	15.2%
\$75,000-100,000	0.9%	4.5%	5.2%	6.0%	4.9%	21.6%
\$100,000-125,000	0.7%	2.3%	3.9%	5.7%	3.3%	15.9%
\$125,000-150,000	0.1%	1.4%	2.1%	2.8%	0.8%	7.3%
\$150,000-200,000	0.0%	0.9%	1.4%	1.8%	1.1%	5.2%
\$200,000+	0.2%	0.5%	0.9%	1.0%	1.1%	3.6%
<b>Total</b>	<b>8.8%</b>	<b>21.2%</b>	<b>23.6%</b>	<b>27.3%</b>	<b>19.0%</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	1.8%	1.9%	0.4%	0.2%	0.2%	4.5%
\$10,000-20,000	4.7%	4.2%	0.7%	0.2%	0.5%	10.3%
\$20,000-30,000	3.1%	4.5%	1.7%	0.3%	0.2%	9.9%
\$30,000-40,000	3.1%	4.0%	1.1%	0.2%	0.7%	9.1%
\$40,000-50,000	2.1%	3.8%	1.3%	0.5%	0.1%	7.9%
\$50,000-60,000	2.1%	4.6%	1.4%	0.5%	0.6%	9.2%
\$60,000-75,000	2.7%	7.7%	1.4%	0.6%	0.4%	12.9%
\$75,000-100,000	2.8%	8.0%	2.5%	1.3%	0.5%	15.1%
\$100,000-125,000	1.0%	4.9%	2.5%	0.8%	0.8%	9.9%
\$125,000-150,000	0.2%	3.0%	0.7%	0.5%	0.3%	4.7%
\$150,000-200,000	0.8%	1.6%	0.7%	0.6%	0.4%	4.1%
\$200,000+	0.4%	1.3%	0.5%	0.1%	0.2%	2.5%
<b>Total</b>	<b>24.9%</b>	<b>49.4%</b>	<b>15.0%</b>	<b>5.8%</b>	<b>5.0%</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	2.3%	2.2%	0.5%	0.2%	0.2%	5.5%
\$10,000-20,000	7.4%	6.3%	0.9%	0.3%	0.5%	15.3%
\$20,000-30,000	4.6%	5.8%	1.8%	0.4%	0.2%	12.8%
\$30,000-40,000	3.3%	5.5%	0.9%	0.3%	0.7%	10.7%
\$40,000-50,000	2.3%	5.1%	1.4%	0.6%	0.2%	9.6%
\$50,000-60,000	2.1%	5.0%	0.8%	0.4%	0.3%	8.7%
\$60,000-75,000	1.7%	7.8%	1.3%	0.6%	0.7%	12.1%
\$75,000-100,000	2.3%	6.6%	1.6%	0.9%	0.4%	11.9%
\$100,000-125,000	0.9%	3.6%	0.9%	0.6%	0.7%	6.7%
\$125,000-150,000	0.3%	1.5%	0.3%	0.3%	0.2%	2.5%
\$150,000-200,000	0.9%	1.1%	0.2%	0.3%	0.3%	2.8%
\$200,000+	0.3%	0.7%	0.3%	0.1%	0.1%	1.4%
<b>Total</b>	<b>28.4%</b>	<b>51.1%</b>	<b>11.0%</b>	<b>5.1%</b>	<b>4.4%</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	1.2%	1.0%	0.3%	0.3%	0.2%	3.0%
\$10,000-20,000	1.9%	1.8%	1.0%	0.2%	0.6%	5.5%
\$20,000-30,000	1.4%	2.3%	1.1%	0.6%	0.4%	5.8%
\$30,000-40,000	1.7%	2.1%	0.9%	1.0%	1.0%	6.7%
\$40,000-50,000	1.5%	2.9%	1.5%	1.0%	1.4%	8.3%
\$50,000-60,000	1.6%	2.6%	1.6%	1.8%	1.1%	8.7%
\$60,000-75,000	2.0%	5.4%	3.0%	2.6%	1.4%	14.4%
\$75,000-100,000	1.5%	5.7%	4.3%	4.4%	3.4%	19.3%
\$100,000-125,000	0.8%	3.2%	3.4%	4.0%	2.5%	13.8%
\$125,000-150,000	0.1%	2.0%	1.6%	2.0%	0.6%	6.4%
\$150,000-200,000	0.3%	1.1%	1.2%	1.4%	0.8%	4.8%
\$200,000+	0.2%	0.8%	0.8%	0.7%	0.8%	3.2%
<b>Total</b>	<b>14.4%</b>	<b>30.9%</b>	<b>20.6%</b>	<b>19.9%</b>	<b>14.2%</b>	<b>100.0%</b>

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<b>Renter Households</b>						
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	316	139	130	106	154	845
\$10,000-20,000	390	99	295	107	122	1,013
\$20,000-30,000	469	295	273	118	396	1,551
\$30,000-40,000	652	463	211	253	225	1,804
\$40,000-50,000	518	357	234	135	43	1,287
\$50,000-60,000	156	503	105	183	99	1,046
\$60,000-75,000	231	226	152	345	186	1,140
\$75,000-100,000	61	195	175	217	176	824
\$100,000-125,000	32	32	35	95	93	287
\$125,000-150,000	11	64	7	5	6	93
\$150,000-200,000	23	48	18	3	1	93
\$200,000+	14	5	8	8	7	42
<b>Total</b>	<b>2,873</b>	<b>2,426</b>	<b>1,643</b>	<b>1,575</b>	<b>1,508</b>	<b>10,025</b>

<b>Renter Households</b>						
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	275	39	14	1	21	350
\$10,000-20,000	269	59	51	45	38	462
\$20,000-30,000	98	26	38	4	27	193
\$30,000-40,000	118	114	56	7	45	340
\$40,000-50,000	283	133	28	3	51	498
\$50,000-60,000	68	118	35	5	10	236
\$60,000-75,000	63	79	45	7	32	226
\$75,000-100,000	57	20	17	12	41	147
\$100,000-125,000	69	10	27	4	5	115
\$125,000-150,000	46	13	17	3	32	111
\$150,000-200,000	26	9	7	0	6	48
\$200,000+	17	7	7	2	2	35
<b>Total</b>	<b>1,389</b>	<b>627</b>	<b>342</b>	<b>93</b>	<b>310</b>	<b>2,761</b>

<b>Renter Households</b>						
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	132	1	12	0	4	149
\$10,000-20,000	135	47	49	4	18	253
\$20,000-30,000	81	13	32	3	12	141
\$30,000-40,000	66	108	6	7	45	232
\$40,000-50,000	82	130	26	2	11	251
\$50,000-60,000	60	108	31	4	8	211
\$60,000-75,000	38	52	36	1	11	138
\$75,000-100,000	35	12	9	1	14	71
\$100,000-125,000	56	9	26	3	5	99
\$125,000-150,000	27	12	15	1	0	55
\$150,000-200,000	17	5	6	0	5	33
\$200,000+	5	4	5	2	1	17
<b>Total</b>	<b>734</b>	<b>501</b>	<b>253</b>	<b>28</b>	<b>134</b>	<b>1,650</b>

<b>Renter Households</b>						
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	591	178	144	107	175	1,195
\$10,000-20,000	659	158	346	152	160	1,475
\$20,000-30,000	567	321	311	122	423	1,744
\$30,000-40,000	770	577	267	260	270	2,144
\$40,000-50,000	801	490	262	138	94	1,785
\$50,000-60,000	224	621	140	188	109	1,282
\$60,000-75,000	294	305	197	352	218	1,366
\$75,000-100,000	118	215	192	229	217	971
\$100,000-125,000	101	42	62	99	98	402
\$125,000-150,000	57	77	24	8	38	204
\$150,000-200,000	49	57	25	3	7	141
\$200,000+	31	12	15	10	9	77
<b>Total</b>	<b>4,262</b>	<b>3,053</b>	<b>1,985</b>	<b>1,668</b>	<b>1,818</b>	<b>12,786</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	3.2%	1.4%	1.3%	1.1%	1.5%	8.4%
\$10,000-20,000	3.9%	1.0%	2.9%	1.1%	1.2%	10.1%
\$20,000-30,000	4.7%	2.9%	2.7%	1.2%	4.0%	15.5%
\$30,000-40,000	6.5%	4.6%	2.1%	2.5%	2.2%	18.0%
\$40,000-50,000	5.2%	3.6%	2.3%	1.3%	0.4%	12.8%
\$50,000-60,000	1.6%	5.0%	1.0%	1.8%	1.0%	10.4%
\$60,000-75,000	2.3%	2.3%	1.5%	3.4%	1.9%	11.4%
\$75,000-100,000	0.6%	1.9%	1.7%	2.2%	1.8%	8.2%
\$100,000-125,000	0.3%	0.3%	0.3%	0.9%	0.9%	2.9%
\$125,000-150,000	0.1%	0.6%	0.1%	0.0%	0.1%	0.9%
\$150,000-200,000	0.2%	0.5%	0.2%	0.0%	0.0%	0.9%
\$200,000+	0.1%	0.0%	0.1%	0.1%	0.1%	0.4%
<b>Total</b>	<b>28.7%</b>	<b>24.2%</b>	<b>16.4%</b>	<b>15.7%</b>	<b>15.0%</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	10.0%	1.4%	0.5%	0.0%	0.8%	12.7%
\$10,000-20,000	9.7%	2.1%	1.8%	1.6%	1.4%	16.7%
\$20,000-30,000	3.5%	0.9%	1.4%	0.1%	1.0%	7.0%
\$30,000-40,000	4.3%	4.1%	2.0%	0.3%	1.6%	12.3%
\$40,000-50,000	10.2%	4.8%	1.0%	0.1%	1.8%	18.0%
\$50,000-60,000	2.5%	4.3%	1.3%	0.2%	0.4%	8.5%
\$60,000-75,000	2.3%	2.9%	1.6%	0.3%	1.2%	8.2%
\$75,000-100,000	2.1%	0.7%	0.6%	0.4%	1.5%	5.3%
\$100,000-125,000	2.5%	0.4%	1.0%	0.1%	0.2%	4.2%
\$125,000-150,000	1.7%	0.5%	0.6%	0.1%	1.2%	4.0%
\$150,000-200,000	0.9%	0.3%	0.3%	0.0%	0.2%	1.7%
\$200,000+	0.6%	0.3%	0.3%	0.1%	0.1%	1.3%
<b>Total</b>	<b>50.3%</b>	<b>22.7%</b>	<b>12.4%</b>	<b>3.4%</b>	<b>11.2%</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	8.0%	0.1%	0.7%	0.0%	0.2%	9.0%
\$10,000-20,000	8.2%	2.8%	3.0%	0.2%	1.1%	15.3%
\$20,000-30,000	4.9%	0.8%	1.9%	0.2%	0.7%	8.5%
\$30,000-40,000	4.0%	6.5%	0.4%	0.4%	2.7%	14.1%
\$40,000-50,000	5.0%	7.9%	1.6%	0.1%	0.7%	15.2%
\$50,000-60,000	3.6%	6.5%	1.9%	0.2%	0.5%	12.8%
\$60,000-75,000	2.3%	3.2%	2.2%	0.1%	0.7%	8.4%
\$75,000-100,000	2.1%	0.7%	0.5%	0.1%	0.8%	4.3%
\$100,000-125,000	3.4%	0.5%	1.6%	0.2%	0.3%	6.0%
\$125,000-150,000	1.6%	0.7%	0.9%	0.1%	0.0%	3.3%
\$150,000-200,000	1.0%	0.3%	0.4%	0.0%	0.3%	2.0%
\$200,000+	0.3%	0.2%	0.3%	0.1%	0.1%	1.0%
<b>Total</b>	<b>44.5%</b>	<b>30.4%</b>	<b>15.3%</b>	<b>1.7%</b>	<b>8.1%</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	4.6%	1.4%	1.1%	0.8%	1.4%	9.3%
\$10,000-20,000	5.2%	1.2%	2.7%	1.2%	1.3%	11.5%
\$20,000-30,000	4.4%	2.5%	2.4%	1.0%	3.3%	13.6%
\$30,000-40,000	6.0%	4.5%	2.1%	2.0%	2.1%	16.8%
\$40,000-50,000	6.3%	3.8%	2.0%	1.1%	0.7%	14.0%
\$50,000-60,000	1.8%	4.9%	1.1%	1.5%	0.9%	10.0%
\$60,000-75,000	2.3%	2.4%	1.5%	2.8%	1.7%	10.7%
\$75,000-100,000	0.9%	1.7%	1.5%	1.8%	1.7%	7.6%
\$100,000-125,000	0.8%	0.3%	0.5%	0.8%	0.8%	3.1%
\$125,000-150,000	0.4%	0.6%	0.2%	0.1%	0.3%	1.6%
\$150,000-200,000	0.4%	0.4%	0.2%	0.0%	0.1%	1.1%
\$200,000+	0.2%	0.1%	0.1%	0.1%	0.1%	0.6%
<b>Total</b>	<b>33.3%</b>	<b>23.9%</b>	<b>15.5%</b>	<b>13.0%</b>	<b>14.2%</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	214	57	42	43	27	<b>383</b>
\$10,000-20,000	130	172	471	32	180	<b>985</b>
\$20,000-30,000	148	228	153	249	171	<b>949</b>
\$30,000-40,000	195	273	118	301	302	<b>1,189</b>
\$40,000-50,000	306	564	460	369	603	<b>2,302</b>
\$50,000-60,000	243	259	363	569	382	<b>1,816</b>
\$60,000-75,000	249	673	817	864	481	<b>3,084</b>
\$75,000-100,000	129	640	930	1,103	927	<b>3,729</b>
\$100,000-125,000	128	320	800	1,256	748	<b>3,252</b>
\$125,000-150,000	12	279	460	627	153	<b>1,531</b>
\$150,000-200,000	0	226	310	520	282	<b>1,338</b>
\$200,000+	40	107	192	257	203	<b>799</b>
<b>Total</b>	<b>1,794</b>	<b>3,798</b>	<b>5,116</b>	<b>6,190</b>	<b>4,459</b>	<b>21,357</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	181	192	66	17	19	<b>475</b>
\$10,000-20,000	537	558	145	50	72	<b>1,362</b>
\$20,000-30,000	361	654	260	19	30	<b>1,324</b>
\$30,000-40,000	705	1,013	228	48	167	<b>2,161</b>
\$40,000-50,000	350	634	238	74	20	<b>1,316</b>
\$50,000-60,000	365	838	225	88	79	<b>1,595</b>
\$60,000-75,000	363	1,014	214	90	64	<b>1,745</b>
\$75,000-100,000	271	995	351	192	95	<b>1,904</b>
\$100,000-125,000	121	691	364	102	129	<b>1,407</b>
\$125,000-150,000	40	380	117	80	56	<b>673</b>
\$150,000-200,000	163	231	148	79	65	<b>686</b>
\$200,000+	22	121	82	13	31	<b>269</b>
<b>Total</b>	<b>3,479</b>	<b>7,321</b>	<b>2,438</b>	<b>852</b>	<b>827</b>	<b>14,917</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	131	141	53	13	13	<b>351</b>
\$10,000-20,000	442	404	87	39	23	<b>995</b>
\$20,000-30,000	330	574	180	16	16	<b>1,116</b>
\$30,000-40,000	538	945	142	44	129	<b>1,798</b>
\$40,000-50,000	257	543	170	39	17	<b>1,026</b>
\$50,000-60,000	255	620	116	50	27	<b>1,068</b>
\$60,000-75,000	143	612	114	58	56	<b>983</b>
\$75,000-100,000	138	550	145	80	68	<b>981</b>
\$100,000-125,000	70	397	108	46	59	<b>680</b>
\$125,000-150,000	33	137	34	42	23	<b>269</b>
\$150,000-200,000	112	117	37	27	36	<b>329</b>
\$200,000+	4	28	22	8	1	<b>63</b>
<b>Total</b>	<b>2,453</b>	<b>5,068</b>	<b>1,208</b>	<b>462</b>	<b>468</b>	<b>9,659</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	395	249	108	60	46	<b>858</b>
\$10,000-20,000	667	730	616	82	252	<b>2,347</b>
\$20,000-30,000	509	882	413	268	201	<b>2,273</b>
\$30,000-40,000	900	1,286	346	349	469	<b>3,350</b>
\$40,000-50,000	656	1,198	698	443	623	<b>3,618</b>
\$50,000-60,000	608	1,097	588	657	461	<b>3,411</b>
\$60,000-75,000	612	1,687	1,031	954	545	<b>4,829</b>
\$75,000-100,000	400	1,635	1,281	1,295	1,022	<b>5,633</b>
\$100,000-125,000	249	1,011	1,164	1,358	877	<b>4,659</b>
\$125,000-150,000	52	659	577	707	209	<b>2,204</b>
\$150,000-200,000	163	457	458	599	347	<b>2,024</b>
\$200,000+	62	228	274	270	234	<b>1,068</b>
<b>Total</b>	<b>5,273</b>	<b>11,119</b>	<b>7,554</b>	<b>7,042</b>	<b>5,286</b>	<b>36,274</b>

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Percent 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	1.0%	0.3%	0.2%	0.2%	0.1%	1.8%
\$10,000-20,000	0.6%	0.8%	2.2%	0.1%	0.8%	4.6%
\$20,000-30,000	0.7%	1.1%	0.7%	1.2%	0.8%	4.4%
\$30,000-40,000	0.9%	1.3%	0.6%	1.4%	1.4%	5.6%
\$40,000-50,000	1.4%	2.6%	2.2%	1.7%	2.8%	10.8%
\$50,000-60,000	1.1%	1.2%	1.7%	2.7%	1.8%	8.5%
\$60,000-75,000	1.2%	3.2%	3.8%	4.0%	2.3%	14.4%
\$75,000-100,000	0.6%	3.0%	4.4%	5.2%	4.3%	17.5%
\$100,000-125,000	0.6%	1.5%	3.7%	5.9%	3.5%	15.2%
\$125,000-150,000	0.1%	1.3%	2.2%	2.9%	0.7%	7.2%
\$150,000-200,000	0.0%	1.1%	1.5%	2.4%	1.3%	6.3%
\$200,000+	0.2%	0.5%	0.9%	1.2%	1.0%	3.7%
<b>Total</b>	<b>8.4%</b>	<b>17.8%</b>	<b>24.0%</b>	<b>29.0%</b>	<b>20.9%</b>	<b>100.0%</b>

Percent 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	1.2%	1.3%	0.4%	0.1%	0.1%	3.2%
\$10,000-20,000	3.6%	3.7%	1.0%	0.3%	0.5%	9.1%
\$20,000-30,000	2.4%	4.4%	1.7%	0.1%	0.2%	8.9%
\$30,000-40,000	4.7%	6.8%	1.5%	0.3%	1.1%	14.5%
\$40,000-50,000	2.3%	4.3%	1.6%	0.5%	0.1%	8.8%
\$50,000-60,000	2.4%	5.6%	1.5%	0.6%	0.5%	10.7%
\$60,000-75,000	2.4%	6.8%	1.4%	0.6%	0.4%	11.7%
\$75,000-100,000	1.8%	6.7%	2.4%	1.3%	0.6%	12.8%
\$100,000-125,000	0.8%	4.6%	2.4%	0.7%	0.9%	9.4%
\$125,000-150,000	0.3%	2.5%	0.8%	0.5%	0.4%	4.5%
\$150,000-200,000	1.1%	1.5%	1.0%	0.5%	0.4%	4.6%
\$200,000+	0.1%	0.8%	0.5%	0.1%	0.2%	1.8%
<b>Total</b>	<b>23.3%</b>	<b>49.1%</b>	<b>16.3%</b>	<b>5.7%</b>	<b>5.5%</b>	<b>100.0%</b>

Percent 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	1.4%	1.5%	0.5%	0.1%	0.1%	3.6%
\$10,000-20,000	4.6%	4.2%	0.9%	0.4%	0.2%	10.3%
\$20,000-30,000	3.4%	5.9%	1.9%	0.2%	0.2%	11.6%
\$30,000-40,000	5.6%	9.8%	1.5%	0.5%	1.3%	18.6%
\$40,000-50,000	2.7%	5.6%	1.8%	0.4%	0.2%	10.6%
\$50,000-60,000	2.6%	6.4%	1.2%	0.5%	0.3%	11.1%
\$60,000-75,000	1.5%	6.3%	1.2%	0.6%	0.6%	10.2%
\$75,000-100,000	1.4%	5.7%	1.5%	0.8%	0.7%	10.2%
\$100,000-125,000	0.7%	4.1%	1.1%	0.5%	0.6%	7.0%
\$125,000-150,000	0.3%	1.4%	0.4%	0.4%	0.2%	2.8%
\$150,000-200,000	1.2%	1.2%	0.4%	0.3%	0.4%	3.4%
\$200,000+	0.0%	0.3%	0.2%	0.1%	0.0%	0.7%
<b>Total</b>	<b>25.4%</b>	<b>52.5%</b>	<b>12.5%</b>	<b>4.8%</b>	<b>4.8%</b>	<b>100.0%</b>

Percent 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	1.1%	0.7%	0.3%	0.2%	0.1%	2.4%
\$10,000-20,000	1.8%	2.0%	1.7%	0.2%	0.7%	6.5%
\$20,000-30,000	1.4%	2.4%	1.1%	0.7%	0.6%	6.3%
\$30,000-40,000	2.5%	3.5%	1.0%	1.0%	1.3%	9.2%
\$40,000-50,000	1.8%	3.3%	1.9%	1.2%	1.7%	10.0%
\$50,000-60,000	1.7%	3.0%	1.6%	1.8%	1.3%	9.4%
\$60,000-75,000	1.7%	4.7%	2.8%	2.6%	1.5%	13.3%
\$75,000-100,000	1.1%	4.5%	3.5%	3.6%	2.8%	15.5%
\$100,000-125,000	0.7%	2.8%	3.2%	3.7%	2.4%	12.8%
\$125,000-150,000	0.1%	1.8%	1.6%	1.9%	0.6%	6.1%
\$150,000-200,000	0.4%	1.3%	1.3%	1.7%	1.0%	5.6%
\$200,000+	0.2%	0.6%	0.8%	0.7%	0.6%	2.9%
<b>Total</b>	<b>14.5%</b>	<b>30.7%</b>	<b>20.8%</b>	<b>19.4%</b>	<b>14.6%</b>	<b>100.0%</b>

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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	303	119	127	113	145	807
\$10,000-20,000	371	88	276	108	123	966
\$20,000-30,000	467	267	260	117	424	1,535
\$30,000-40,000	609	400	212	244	210	1,675
\$40,000-50,000	538	353	249	137	40	1,317
\$50,000-60,000	157	485	105	190	111	1,048
\$60,000-75,000	242	223	168	400	193	1,226
\$75,000-100,000	63	231	199	273	200	966
\$100,000-125,000	35	35	43	111	111	335
\$125,000-150,000	20	86	11	2	4	123
\$150,000-200,000	23	54	15	7	2	101
\$200,000+	21	10	12	2	4	56
<b>Total</b>	<b>2,849</b>	<b>2,351</b>	<b>1,677</b>	<b>1,711</b>	<b>1,567</b>	<b>10,155</b>

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	309	46	16	8	24	403
\$10,000-20,000	343	69	55	46	40	553
\$20,000-30,000	134	32	39	1	37	243
\$30,000-40,000	125	139	63	1	63	391
\$40,000-50,000	358	159	30	3	60	610
\$50,000-60,000	79	147	46	2	16	290
\$60,000-75,000	67	99	59	13	42	280
\$75,000-100,000	67	21	17	17	55	177
\$100,000-125,000	85	14	46	2	9	156
\$125,000-150,000	65	23	24	3	50	165
\$150,000-200,000	35	20	10	4	10	79
\$200,000+	33	11	4	3	4	55
<b>Total</b>	<b>1,700</b>	<b>780</b>	<b>409</b>	<b>103</b>	<b>410</b>	<b>3,402</b>

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	152	5	13	5	4	179
\$10,000-20,000	159	60	52	2	19	292
\$20,000-30,000	106	17	34	1	19	177
\$30,000-40,000	68	133	10	1	61	273
\$40,000-50,000	104	154	28	3	13	302
\$50,000-60,000	68	137	43	2	13	263
\$60,000-75,000	43	70	47	4	16	180
\$75,000-100,000	39	14	7	1	17	78
\$100,000-125,000	72	12	44	2	9	139
\$125,000-150,000	38	21	21	2	5	87
\$150,000-200,000	23	17	9	2	7	58
\$200,000+	5	5	2	2	4	18
<b>Total</b>	<b>877</b>	<b>645</b>	<b>310</b>	<b>27</b>	<b>187</b>	<b>2,046</b>

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	612	165	143	121	169	1,210
\$10,000-20,000	714	157	331	154	163	1,519
\$20,000-30,000	601	299	299	118	461	1,778
\$30,000-40,000	734	539	275	245	273	2,066
\$40,000-50,000	896	512	279	140	100	1,927
\$50,000-60,000	236	632	151	192	127	1,338
\$60,000-75,000	309	322	227	413	235	1,506
\$75,000-100,000	130	252	216	290	255	1,143
\$100,000-125,000	120	49	89	113	120	491
\$125,000-150,000	85	109	35	5	54	288
\$150,000-200,000	58	74	25	11	12	180
\$200,000+	54	21	16	12	8	111
<b>Total</b>	<b>4,549</b>	<b>3,131</b>	<b>2,086</b>	<b>1,814</b>	<b>1,977</b>	<b>13,557</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	3.0%	1.2%	1.3%	1.1%	1.4%	7.9%
\$10,000-20,000	3.7%	0.9%	2.7%	1.1%	1.2%	9.5%
\$20,000-30,000	4.6%	2.6%	2.6%	1.2%	4.2%	15.1%
\$30,000-40,000	6.0%	3.9%	2.1%	2.4%	2.1%	16.5%
\$40,000-50,000	5.3%	3.5%	2.5%	1.3%	0.4%	13.0%
\$50,000-60,000	1.5%	4.8%	1.0%	1.9%	1.1%	10.3%
\$60,000-75,000	2.4%	2.2%	1.7%	3.9%	1.9%	12.1%
\$75,000-100,000	0.6%	2.3%	2.0%	2.7%	2.0%	9.5%
\$100,000-125,000	0.3%	0.3%	0.4%	1.1%	1.1%	3.3%
\$125,000-150,000	0.2%	0.8%	0.1%	0.0%	0.0%	1.2%
\$150,000-200,000	0.2%	0.5%	0.1%	0.1%	0.0%	1.0%
\$200,000+	0.2%	0.1%	0.1%	0.1%	0.0%	0.6%
<b>Total</b>	<b>28.1%</b>	<b>23.2%</b>	<b>16.5%</b>	<b>16.8%</b>	<b>15.4%</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	9.1%	1.4%	0.5%	0.2%	0.7%	11.8%
\$10,000-20,000	10.1%	2.0%	1.6%	1.4%	1.2%	16.3%
\$20,000-30,000	3.9%	0.9%	1.1%	0.0%	1.1%	7.1%
\$30,000-40,000	3.7%	4.1%	1.9%	0.0%	1.9%	11.5%
\$40,000-50,000	10.5%	4.7%	0.9%	0.1%	1.8%	17.9%
\$50,000-60,000	2.3%	4.3%	1.4%	0.1%	0.5%	8.5%
\$60,000-75,000	2.0%	2.9%	1.7%	0.4%	1.2%	8.2%
\$75,000-100,000	2.0%	0.6%	0.5%	0.5%	1.6%	5.2%
\$100,000-125,000	2.5%	0.4%	1.4%	0.1%	0.3%	4.6%
\$125,000-150,000	1.9%	0.7%	0.7%	0.1%	1.5%	4.9%
\$150,000-200,000	1.0%	0.6%	0.3%	0.1%	0.3%	2.3%
\$200,000+	1.0%	0.3%	0.1%	0.1%	0.1%	1.6%
<b>Total</b>	<b>50.0%</b>	<b>22.9%</b>	<b>12.0%</b>	<b>3.0%</b>	<b>12.1%</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	7.4%	0.2%	0.6%	0.2%	0.2%	8.7%
\$10,000-20,000	7.8%	2.9%	2.5%	0.1%	0.9%	14.3%
\$20,000-30,000	5.2%	0.8%	1.7%	0.0%	0.9%	8.7%
\$30,000-40,000	3.3%	6.5%	0.5%	0.0%	3.0%	13.3%
\$40,000-50,000	5.1%	7.5%	1.4%	0.1%	0.6%	14.8%
\$50,000-60,000	3.3%	6.7%	2.1%	0.1%	0.6%	12.9%
\$60,000-75,000	2.1%	3.4%	2.3%	0.2%	0.8%	8.8%
\$75,000-100,000	1.9%	0.7%	0.3%	0.0%	0.8%	3.8%
\$100,000-125,000	3.5%	0.6%	2.2%	0.1%	0.4%	6.8%
\$125,000-150,000	1.9%	1.0%	1.0%	0.1%	0.2%	4.3%
\$150,000-200,000	1.1%	0.8%	0.4%	0.1%	0.3%	2.8%
\$200,000+	0.2%	0.2%	0.1%	0.1%	0.2%	0.9%
<b>Total</b>	<b>42.9%</b>	<b>31.5%</b>	<b>15.2%</b>	<b>1.3%</b>	<b>9.1%</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	4.5%	1.2%	1.1%	0.9%	1.2%	8.9%
\$10,000-20,000	5.3%	1.2%	2.4%	1.1%	1.2%	11.2%
\$20,000-30,000	4.4%	2.2%	2.2%	0.9%	3.4%	13.1%
\$30,000-40,000	5.4%	4.0%	2.0%	1.8%	2.0%	15.2%
\$40,000-50,000	6.6%	3.8%	2.1%	1.0%	0.7%	14.2%
\$50,000-60,000	1.7%	4.7%	1.1%	1.4%	0.9%	9.9%
\$60,000-75,000	2.3%	2.4%	1.7%	3.0%	1.7%	11.1%
\$75,000-100,000	1.0%	1.9%	1.6%	2.1%	1.9%	8.4%
\$100,000-125,000	0.9%	0.4%	0.7%	0.8%	0.9%	3.6%
\$125,000-150,000	0.6%	0.8%	0.3%	0.0%	0.4%	2.1%
\$150,000-200,000	0.4%	0.5%	0.2%	0.1%	0.1%	1.3%
\$200,000+	0.4%	0.2%	0.1%	0.1%	0.1%	0.8%
<b>Total</b>	<b>33.6%</b>	<b>23.1%</b>	<b>15.4%</b>	<b>13.4%</b>	<b>14.6%</b>	<b>100.0%</b>

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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	192	46	34	45	21	<b>338</b>
\$10,000-20,000	102	120	405	23	158	<b>808</b>
\$20,000-30,000	131	176	137	223	166	<b>833</b>
\$30,000-40,000	148	195	103	228	263	<b>937</b>
\$40,000-50,000	255	471	427	354	617	<b>2,124</b>
\$50,000-60,000	199	204	305	516	368	<b>1,592</b>
\$60,000-75,000	210	561	766	823	482	<b>2,842</b>
\$75,000-100,000	119	573	913	1,116	979	<b>3,700</b>
\$100,000-125,000	128	259	792	1,252	773	<b>3,204</b>
\$125,000-150,000	14	282	538	742	181	<b>1,757</b>
\$150,000-200,000	2	186	327	567	345	<b>1,427</b>
\$200,000+	35	124	242	327	280	<b>1,008</b>
<b>Total</b>	<b>1,535</b>	<b>3,197</b>	<b>4,989</b>	<b>6,216</b>	<b>4,633</b>	<b>20,570</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	215	211	68	25	23	<b>542</b>
\$10,000-20,000	569	582	151	58	70	<b>1,430</b>
\$20,000-30,000	418	774	302	28	36	<b>1,558</b>
\$30,000-40,000	769	1,098	247	52	190	<b>2,356</b>
\$40,000-50,000	421	747	291	89	31	<b>1,579</b>
\$50,000-60,000	411	924	267	104	89	<b>1,795</b>
\$60,000-75,000	420	1,201	266	117	80	<b>2,084</b>
\$75,000-100,000	356	1,219	459	262	125	<b>2,421</b>
\$100,000-125,000	142	826	459	128	174	<b>1,729</b>
\$125,000-150,000	57	508	163	117	91	<b>936</b>
\$150,000-200,000	217	293	219	100	88	<b>917</b>
\$200,000+	41	176	125	17	56	<b>415</b>
<b>Total</b>	<b>4,036</b>	<b>8,559</b>	<b>3,017</b>	<b>1,097</b>	<b>1,053</b>	<b>17,762</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	163	162	54	19	12	<b>410</b>
\$10,000-20,000	476	440	102	48	30	<b>1,096</b>
\$20,000-30,000	386	696	214	23	17	<b>1,336</b>
\$30,000-40,000	596	1,034	160	48	151	<b>1,989</b>
\$40,000-50,000	323	657	219	50	28	<b>1,277</b>
\$50,000-60,000	295	698	141	61	33	<b>1,228</b>
\$60,000-75,000	187	746	135	76	70	<b>1,214</b>
\$75,000-100,000	186	705	199	108	94	<b>1,292</b>
\$100,000-125,000	86	495	132	61	84	<b>858</b>
\$125,000-150,000	50	186	49	56	35	<b>376</b>
\$150,000-200,000	149	159	53	31	52	<b>444</b>
\$200,000+	11	47	38	10	5	<b>111</b>
<b>Total</b>	<b>2,908</b>	<b>6,025</b>	<b>1,496</b>	<b>591</b>	<b>611</b>	<b>11,631</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	407	257	102	70	44	<b>880</b>
\$10,000-20,000	671	702	556	81	228	<b>2,238</b>
\$20,000-30,000	549	950	439	251	202	<b>2,391</b>
\$30,000-40,000	917	1,293	350	280	453	<b>3,293</b>
\$40,000-50,000	676	1,218	718	443	648	<b>3,703</b>
\$50,000-60,000	610	1,128	572	620	457	<b>3,387</b>
\$60,000-75,000	630	1,762	1,032	940	562	<b>4,926</b>
\$75,000-100,000	475	1,792	1,372	1,378	1,104	<b>6,121</b>
\$100,000-125,000	270	1,085	1,251	1,380	947	<b>4,933</b>
\$125,000-150,000	71	790	701	859	272	<b>2,693</b>
\$150,000-200,000	219	479	546	667	433	<b>2,344</b>
\$200,000+	76	300	367	344	336	<b>1,423</b>
<b>Total</b>	<b>5,571</b>	<b>11,756</b>	<b>8,006</b>	<b>7,313</b>	<b>5,686</b>	<b>38,332</b>

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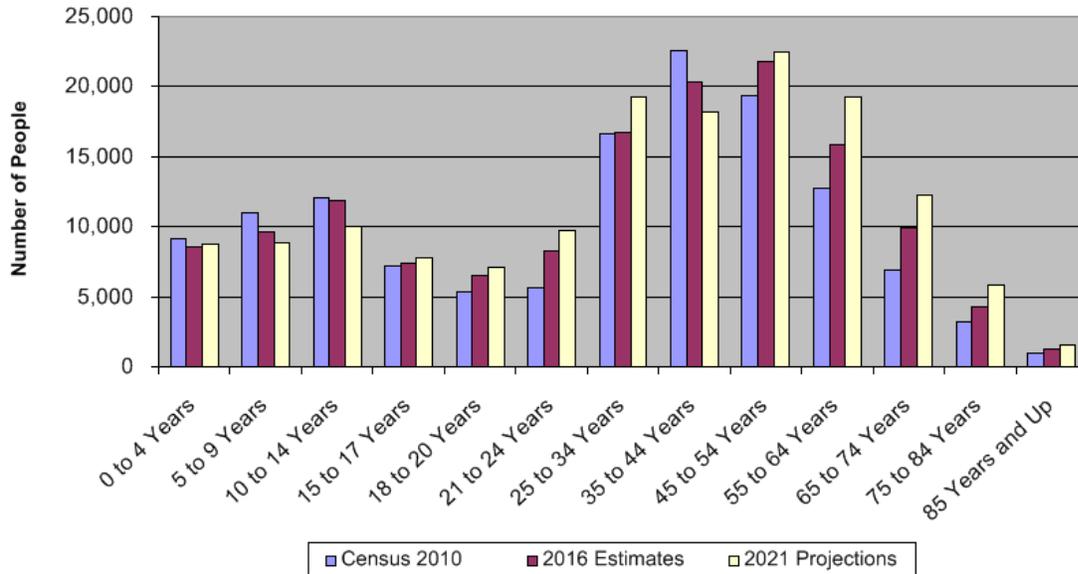
Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.9%	0.2%	0.2%	0.2%	0.1%	1.6%
\$10,000-20,000	0.5%	0.6%	2.0%	0.1%	0.8%	3.9%
\$20,000-30,000	0.6%	0.9%	0.7%	1.1%	0.8%	4.0%
\$30,000-40,000	0.7%	0.9%	0.5%	1.1%	1.3%	4.6%
\$40,000-50,000	1.2%	2.3%	2.1%	1.7%	3.0%	10.3%
\$50,000-60,000	1.0%	1.0%	1.5%	2.5%	1.8%	7.7%
\$60,000-75,000	1.0%	2.7%	3.7%	4.0%	2.3%	13.8%
\$75,000-100,000	0.6%	2.8%	4.4%	5.4%	4.8%	18.0%
\$100,000-125,000	0.6%	1.3%	3.9%	6.1%	3.8%	15.6%
\$125,000-150,000	0.1%	1.4%	2.6%	3.6%	0.9%	8.5%
\$150,000-200,000	0.0%	0.9%	1.6%	2.8%	1.7%	6.9%
\$200,000+	0.2%	0.6%	1.2%	1.6%	1.4%	4.9%
<b>Total</b>	<b>7.5%</b>	<b>15.5%</b>	<b>24.3%</b>	<b>30.2%</b>	<b>22.5%</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%	1.2%	0.4%	0.1%	0.1%	3.1%
\$10,000-20,000	3.2%	3.3%	0.9%	0.3%	0.4%	8.1%
\$20,000-30,000	2.4%	4.4%	1.7%	0.2%	0.2%	8.8%
\$30,000-40,000	4.3%	6.2%	1.4%	0.3%	1.1%	13.3%
\$40,000-50,000	2.4%	4.2%	1.6%	0.5%	0.2%	8.9%
\$50,000-60,000	2.3%	5.2%	1.5%	0.6%	0.5%	10.1%
\$60,000-75,000	2.4%	6.8%	1.5%	0.7%	0.5%	11.7%
\$75,000-100,000	2.0%	6.9%	2.6%	1.5%	0.7%	13.6%
\$100,000-125,000	0.8%	4.7%	2.6%	0.7%	1.0%	9.7%
\$125,000-150,000	0.3%	2.9%	0.9%	0.7%	0.5%	5.3%
\$150,000-200,000	1.2%	1.6%	1.2%	0.6%	0.5%	5.2%
\$200,000+	0.2%	1.0%	0.7%	0.1%	0.3%	2.3%
<b>Total</b>	<b>22.7%</b>	<b>48.2%</b>	<b>17.0%</b>	<b>6.2%</b>	<b>5.9%</b>	<b>100.0%</b>

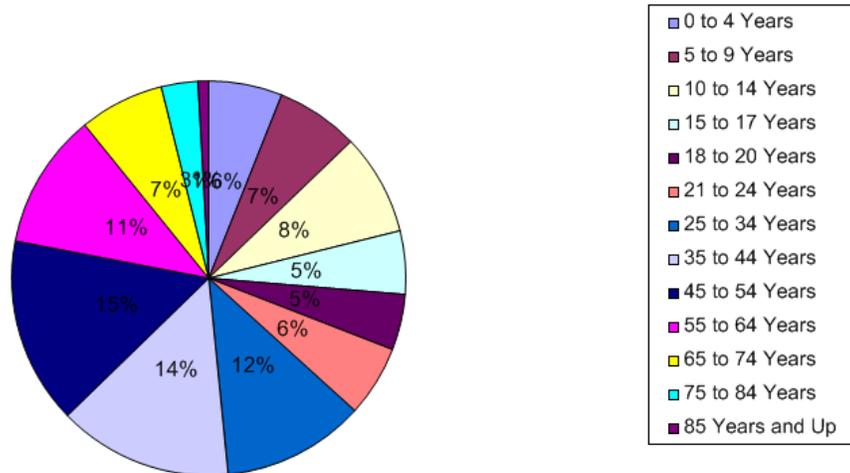
Percent Owner Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.4%	1.4%	0.5%	0.2%	0.1%	3.5%
\$10,000-20,000	4.1%	3.8%	0.9%	0.4%	0.3%	9.4%
\$20,000-30,000	3.3%	6.0%	1.8%	0.2%	0.1%	11.5%
\$30,000-40,000	5.1%	8.9%	1.4%	0.4%	1.3%	17.1%
\$40,000-50,000	2.8%	5.6%	1.9%	0.4%	0.2%	11.0%
\$50,000-60,000	2.5%	6.0%	1.2%	0.5%	0.3%	10.6%
\$60,000-75,000	1.6%	6.4%	1.2%	0.7%	0.6%	10.4%
\$75,000-100,000	1.6%	6.1%	1.7%	0.9%	0.8%	11.1%
\$100,000-125,000	0.7%	4.3%	1.1%	0.5%	0.7%	7.4%
\$125,000-150,000	0.4%	1.6%	0.4%	0.5%	0.3%	3.2%
\$150,000-200,000	1.3%	1.4%	0.5%	0.3%	0.4%	3.8%
\$200,000+	0.1%	0.4%	0.3%	0.1%	0.0%	1.0%
<b>Total</b>	<b>25.0%</b>	<b>51.8%</b>	<b>12.9%</b>	<b>5.1%</b>	<b>5.3%</b>	<b>100.0%</b>

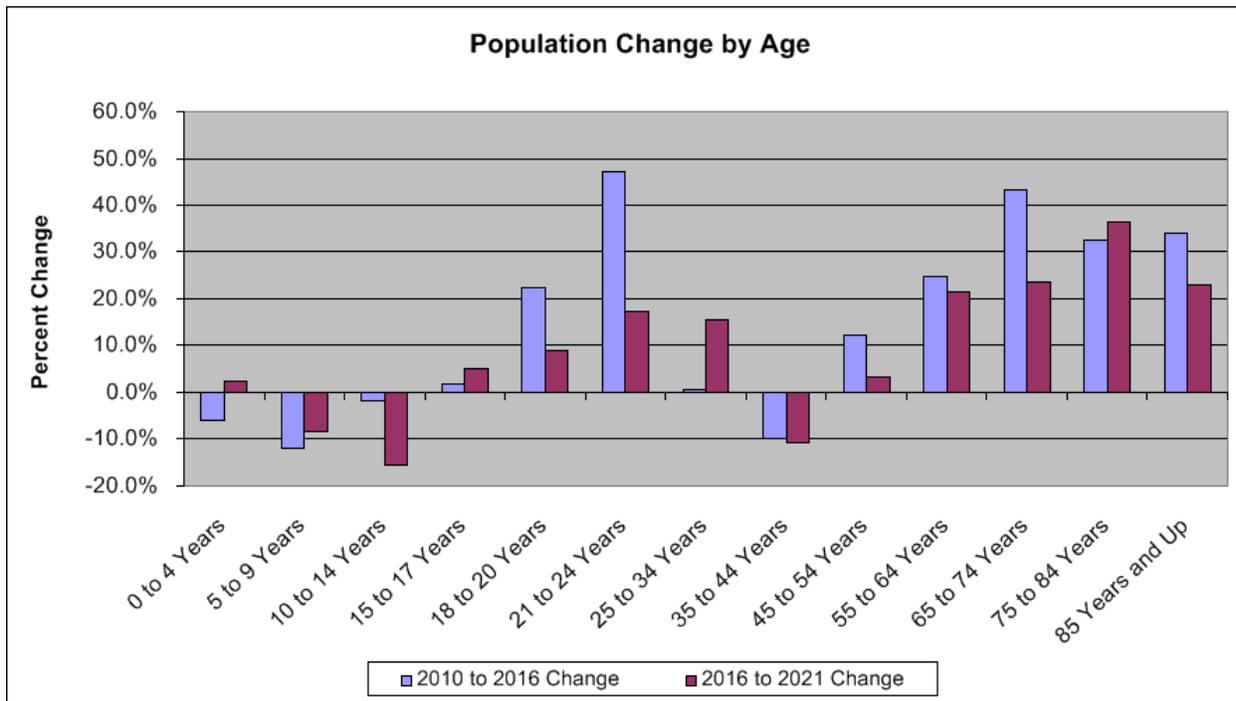
Percent Owner Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.1%	0.7%	0.3%	0.2%	0.1%	2.3%
\$10,000-20,000	1.8%	1.8%	1.5%	0.2%	0.6%	5.8%
\$20,000-30,000	1.4%	2.5%	1.1%	0.7%	0.5%	6.2%
\$30,000-40,000	2.4%	3.4%	0.9%	0.7%	1.2%	8.6%
\$40,000-50,000	1.8%	3.2%	1.9%	1.2%	1.7%	9.7%
\$50,000-60,000	1.6%	2.9%	1.5%	1.6%	1.2%	8.8%
\$60,000-75,000	1.6%	4.6%	2.7%	2.5%	1.5%	12.9%
\$75,000-100,000	1.2%	4.7%	3.6%	3.6%	2.9%	16.0%
\$100,000-125,000	0.7%	2.8%	3.3%	3.6%	2.5%	12.9%
\$125,000-150,000	0.2%	2.1%	1.8%	2.2%	0.7%	7.0%
\$150,000-200,000	0.6%	1.2%	1.4%	1.7%	1.1%	6.1%
\$200,000+	0.2%	0.8%	1.0%	0.9%	0.9%	3.7%
<b>Total</b>	<b>14.5%</b>	<b>30.7%</b>	<b>20.9%</b>	<b>19.1%</b>	<b>14.8%</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											
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	4,575	4,556	<b>9,131</b>	0 to 4 Years	4,380	4,206	<b>8,586</b>	0 to 4 Years	4,489	4,302	<b>8,791</b>
5 to 9 Years	5,562	5,399	<b>10,961</b>	5 to 9 Years	4,896	4,770	<b>9,666</b>	5 to 9 Years	4,524	4,340	<b>8,864</b>
10 to 14 Years	6,249	5,788	<b>12,037</b>	10 to 14 Years	6,061	5,767	<b>11,828</b>	10 to 14 Years	5,066	4,935	<b>10,001</b>
15 to 17 Years	3,642	3,592	<b>7,234</b>	15 to 17 Years	3,797	3,577	<b>7,374</b>	15 to 17 Years	3,958	3,783	<b>7,741</b>
18 to 20 Years	2,738	2,584	<b>5,322</b>	18 to 20 Years	3,391	3,127	<b>6,518</b>	18 to 20 Years	3,688	3,410	<b>7,098</b>
21 to 24 Years	2,686	2,948	<b>5,634</b>	21 to 24 Years	4,214	4,076	<b>8,290</b>	21 to 24 Years	5,058	4,678	<b>9,736</b>
25 to 34 Years	7,641	8,952	<b>16,593</b>	25 to 34 Years	7,814	8,871	<b>16,685</b>	25 to 34 Years	9,439	9,828	<b>19,267</b>
35 to 44 Years	10,525	12,057	<b>22,582</b>	35 to 44 Years	9,090	11,276	<b>20,366</b>	35 to 44 Years	8,185	9,983	<b>18,168</b>
45 to 54 Years	9,348	10,012	<b>19,360</b>	45 to 54 Years	10,409	11,347	<b>21,756</b>	45 to 54 Years	10,357	12,109	<b>22,466</b>
55 to 64 Years	5,905	6,807	<b>12,712</b>	55 to 64 Years	7,501	8,356	<b>15,857</b>	55 to 64 Years	9,161	10,113	<b>19,274</b>
65 to 74 Years	3,111	3,807	<b>6,918</b>	65 to 74 Years	4,434	5,469	<b>9,903</b>	65 to 74 Years	5,489	6,750	<b>12,239</b>
75 to 84 Years	1,306	1,915	<b>3,221</b>	75 to 84 Years	1,809	2,464	<b>4,273</b>	75 to 84 Years	2,449	3,378	<b>5,827</b>
85 Years and Up	282	650	<b>932</b>	85 Years and Up	404	844	<b>1,248</b>	85 Years and Up	531	1,003	<b>1,534</b>
<b>Total</b>	<b>63,570</b>	<b>69,067</b>	<b>132,637</b>	<b>Total</b>	<b>68,200</b>	<b>74,150</b>	<b>142,350</b>	<b>Total</b>	<b>72,394</b>	<b>78,612</b>	<b>151,006</b>
62+ Years	n/a	n/a	14,391	62+ Years	n/a	n/a	19,502	62+ Years	n/a	n/a	24,643
<b>Median Age:</b>			<b>33.7</b>	<b>Median Age:</b>			<b>36.0</b>	<b>Median Age:</b>			<b>37.0</b>

Source: Nielsen Claritas; Ribbon Demographics

Ribbon Demographics, LLC  
[www.ribbondata.com](http://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	3.4%	3.4%	<b>6.9%</b>	0 to 4 Years	3.1%	3.0%	<b>6.0%</b>	0 to 4 Years	3.0%	2.8%	<b>5.8%</b>	
5 to 9 Years	4.2%	4.1%	<b>8.3%</b>	5 to 9 Years	3.4%	3.4%	<b>6.8%</b>	5 to 9 Years	3.0%	2.9%	<b>5.9%</b>	
10 to 14 Years	4.7%	4.4%	<b>9.1%</b>	10 to 14 Years	4.3%	4.1%	<b>8.3%</b>	10 to 14 Years	3.4%	3.3%	<b>6.6%</b>	
15 to 17 Years	2.7%	2.7%	<b>5.5%</b>	15 to 17 Years	2.7%	2.5%	<b>5.2%</b>	15 to 17 Years	2.6%	2.5%	<b>5.1%</b>	
18 to 20 Years	2.1%	1.9%	<b>4.0%</b>	18 to 20 Years	2.4%	2.2%	<b>4.6%</b>	18 to 20 Years	2.4%	2.3%	<b>4.7%</b>	
21 to 24 Years	2.0%	2.2%	<b>4.2%</b>	21 to 24 Years	3.0%	2.9%	<b>5.8%</b>	21 to 24 Years	3.3%	3.1%	<b>6.4%</b>	
25 to 34 Years	5.8%	6.7%	<b>12.5%</b>	25 to 34 Years	5.5%	6.2%	<b>11.7%</b>	25 to 34 Years	6.3%	6.5%	<b>12.8%</b>	
35 to 44 Years	7.9%	9.1%	<b>17.0%</b>	35 to 44 Years	6.4%	7.9%	<b>14.3%</b>	35 to 44 Years	5.4%	6.6%	<b>12.0%</b>	
45 to 54 Years	7.0%	7.5%	<b>14.6%</b>	45 to 54 Years	7.3%	8.0%	<b>15.3%</b>	45 to 54 Years	6.9%	8.0%	<b>14.9%</b>	
55 to 64 Years	4.5%	5.1%	<b>9.6%</b>	55 to 64 Years	5.3%	5.9%	<b>11.1%</b>	55 to 64 Years	6.1%	6.7%	<b>12.8%</b>	
65 to 74 Years	2.3%	2.9%	<b>5.2%</b>	65 to 74 Years	3.1%	3.8%	<b>7.0%</b>	65 to 74 Years	3.6%	4.5%	<b>8.1%</b>	
75 to 84 Years	1.0%	1.4%	<b>2.4%</b>	75 to 84 Years	1.3%	1.7%	<b>3.0%</b>	75 to 84 Years	1.6%	2.2%	<b>3.9%</b>	
85 Years and Up	0.2%	0.5%	<b>0.7%</b>	85 Years and Up	0.3%	0.6%	<b>0.9%</b>	85 Years and Up	0.4%	0.7%	<b>1.0%</b>	
<b>Total</b>	<b>47.9%</b>	<b>52.1%</b>	<b>100.0%</b>	<b>Total</b>	<b>47.9%</b>	<b>52.1%</b>	<b>100.0%</b>	<b>Total</b>	<b>47.9%</b>	<b>52.1%</b>	<b>100.0%</b>	
62+ Years	n/a	n/a	10.8%	62+ Years	n/a	n/a	13.7%	62+ Years	n/a	n/a	16.3%	

Source: Nielsen Claritas; Ribbon Demographics

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

## 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	-195	-350	<b>-545</b>	<b>-6.0%</b>	0 to 4 Years	109	96	<b>205</b>	<b>2.4%</b>	
5 to 9 Years	-666	-629	<b>-1,295</b>	<b>-11.8%</b>	5 to 9 Years	-372	-430	<b>-802</b>	<b>-8.3%</b>	
10 to 14 Years	-188	-21	<b>-209</b>	<b>-1.7%</b>	10 to 14 Years	-995	-832	<b>-1,827</b>	<b>-15.4%</b>	
15 to 17 Years	155	-15	<b>140</b>	<b>1.9%</b>	15 to 17 Years	161	206	<b>367</b>	<b>5.0%</b>	
18 to 20 Years	653	543	<b>1,196</b>	<b>22.5%</b>	18 to 20 Years	297	283	<b>580</b>	<b>8.9%</b>	
21 to 24 Years	1,528	1,128	<b>2,656</b>	<b>47.1%</b>	21 to 24 Years	844	602	<b>1,446</b>	<b>17.4%</b>	
25 to 34 Years	173	-81	<b>92</b>	<b>0.6%</b>	25 to 34 Years	1,625	957	<b>2,582</b>	<b>15.5%</b>	
35 to 44 Years	-1,435	-781	<b>-2,216</b>	<b>-9.8%</b>	35 to 44 Years	-905	-1,293	<b>-2,198</b>	<b>-10.8%</b>	
45 to 54 Years	1,061	1,335	<b>2,396</b>	<b>12.4%</b>	45 to 54 Years	-52	762	<b>710</b>	<b>3.3%</b>	
55 to 64 Years	1,596	1,549	<b>3,145</b>	<b>24.7%</b>	55 to 64 Years	1,660	1,757	<b>3,417</b>	<b>21.5%</b>	
65 to 74 Years	1,323	1,662	<b>2,985</b>	<b>43.1%</b>	65 to 74 Years	1,055	1,281	<b>2,336</b>	<b>23.6%</b>	
75 to 84 Years	503	549	<b>1,052</b>	<b>32.7%</b>	75 to 84 Years	640	914	<b>1,554</b>	<b>36.4%</b>	
85 Years and Up	<u>122</u>	<u>194</u>	<u>316</u>	<u>33.9%</u>	85 Years and Up	<u>127</u>	<u>159</u>	<u>286</u>	<u>22.9%</u>	
<b>Total</b>	<b>4,630</b>	<b>5,083</b>	<b>9,713</b>	<b>7.3%</b>	<b>Total</b>	<b>4,194</b>	<b>4,462</b>	<b>8,656</b>	<b>6.1%</b>	
62+ Years	n/a	n/a	5,111	35.5%	62+ Years	n/a	n/a	5,141	26.4%	

Source: Nielsen Claritas; Ribbon Demographics

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

## **ADDENDUM G**

**David Warren**  
**512 North One Mile Road**  
**P.O. Box 784**  
**Dexter, Missouri 63841**  
**573-624-6614 (phone)**  
**573-624-2942 (fax)**

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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>Adamson 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>