

**Need and Demand Analysis For  
Lawson Homes and Montgomery Homes  
208 Lawson Drive  
Eatonton, Georgia 31024**

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

**Effective Date**  
August 15, 2017

**Date of Report**  
August 21, 2017

**Prepared By**

The logo for Gill Group features the word "Gill" in a blue serif font above a large, stylized blue "G" that overlaps with the word "Group" below it. The "G" is significantly larger and more prominent than the other text.  
*P.O. Box 784  
512 N. One Mile Road  
Dexter, MO 63841*



---

512 North One Mile Road \* Dexter, Missouri 63841

Ph: 573-624-6614 \* Fax: 573-624-2942

August 21, 2017

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

Dear Ms. Turner:

Following is a market study which was completed for the property known as Lawson Homes and Montgomery Homes, according to the guidelines set forth by the Georgia Department of Community Affairs as authorized by The Office of Affordable Housing. The subject site consists of two apartment complexes known as Lawson Homes and Montgomery Homes and is located at 208 Lawson Drive in Eatonton, Georgia. The site is improved with 48 one-story garden-style buildings containing 114 Section 8 units designed for families. The property also contains an accessory building that houses the meeting room and leasing office and a maintenance shed. Of the total 114 units, 18 will have a preference for elderly occupants. The subject also contains asphalt parking with approximately 115 parking spaces. The total site size is approximately 25.50 acres, or 1,110,780+/- 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 Edwin E. Walker while visiting the site. The site was inspected on August 15, 2017, by Edwin E. Walker and Samuel T. Gill. 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, Investors Management Company and Churchill Stateside Group, LLC 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.

Handwritten signature of Edwin E. Walker in cursive.

---

Edwin E. Walker  
Market Analyst

Handwritten signature of Samuel T. Gill in cursive.

---

Samuel T. Gill  
Market Analyst

**TABLE OF CONTENTS**

**Title Page** ..... 1  
**Letter of Transmittal** ..... 2  
**Table of Contents** ..... 3-4  
**Certification** ..... 5  
**Identity of Interest** ..... 6-7  
**NCHMA Member Certification** ..... 8

**PART I: EXECUTIVE SUMMARY**

Executive Summary ..... 10-16  
Executive Summary Table ..... 17

**PART II: PROJECT DESCRIPTION**

General Project Information ..... 19-21

**PART III: SITE EVALUATION**

Location & Site Characteristics ..... 23-25  
Subject Photos ..... 26-43  
Location Map ..... 44  
Vicinity Map ..... 45  
Community Service Legend ..... 46-47  
Community Service Map ..... 48  
Subsidized/Restricted Legend ..... 49  
Subsidized/Restricted Map ..... 50

**PART IV: MARKET AREA**

Delineation of Market Area ..... 52-56  
Primary Market Area Map ..... 57

**PART V: COMMUNITY DEMOGRAPHIC DATA**

***POPULATION***

Population Household Trends and Analysis ..... 59-62

***HOUSEHOLDS***

Tenure ..... 63-67  
Household Income Trends and Analysis ..... 67-72

**PART VI: EMPLOYMENT TREND**

***EMPLOYMENT***

Labor Force and Employment Trends ..... 74-75  
Major Employers ..... 76  
Place of Work Employment Data ..... 76-78  
Employment Outside the County ..... 79

**PART VII: PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS**

Household Income Trends ..... 81  
Sources of Demand ..... 82  
Eligible Households ..... 82-83  
New & Pipeline Units ..... 83  
Demand and Capture Rate ..... 84-87

**PART VIII: EXISTING RENTAL HOUSING STOCK**

Comparable Properties ..... 89-108  
Vacancy Data ..... 109  
Existing Housing Map Legend ..... 110  
Existing Housing Map ..... 111-112  
Additional Developments ..... 113  
Comparable Comparisons ..... 114  
Evaluation of the Rehabilitated Development..... 115-116  
Rent Grid Analysis ..... 117-125  
Average Rents/Rent Advantage ..... 126  
Housing Profile..... 127-131

**PART IX: ABSORPTION & STABILIZATION RATES ..... 133**

**PART X: INTERVIEWS ..... 135**

**PART XI: RECOMMENDATIONS AND CONCLUSIONS**

Recommendations and Conclusions ..... 137-140  
Certification ..... 141

**ADDENDA**

Market Study Index ..... A  
Market Study Terminology ..... B  
Subject Data ..... C  
Flood, Google, Zoning ..... D  
Ribbon Demographics ..... E  
Experience and Qualifications ..... F

**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 Eatonton.

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.



---

Edwin E. Walker  
Market Analyst  
August 21, 2017



---

Samuel T. Gill  
Market Analyst

**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.



Edwin E. Walker  
Market Analyst



Samuel T. Gill  
Market Analyst

August 21, 2017



Formerly known as  
National Council of Affordable  
Housing Market Analysts

### **NCHMA MEMBER CERTIFICATION**

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

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

---

Samuel T. Gill  
Market Analyst  
August 21, 2017

**PART I:**

**EXECUTIVE SUMMARY**

**EXECUTIVE SUMMARY**

It is the opinion of the analyst that a market does exist for the 114-unit development designed for families. The subject consists of Lawson Homes and Montgomery Homes and are approximately 0.25 miles from each other. For the purposes of this report, the two properties were considered one development. The rehabilitated existing development designed for families will be viable within the market area. The report was prepared assuming that the project will be rehabilitated as detailed in this report.

**Project Description**

The subject, Lawson Homes and Montgomery Homes, consists of two existing development that contain a total of 114-units designed for families. Of the total 114 units, 18 units will have a preference for elderly occupants. The site is located at 208 Lawson Drive, Eatonton, Putnam County, Georgia, 31024. Lawson Homes and Montgomery Homes is located east of U.S. Highway Business 129.

The existing development contains 48 one-story garden-style buildings, with brick exterior. The property also contains an accessory building that houses the meeting room and leasing office and a maintenance shed. It is currently 100 percent occupied. The property contains 28 one-bedroom/one-bath units with 598 square feet for a total of 16,744 square feet; 46 two-bedroom/one-bath unit with 750 square feet for a total of 34,500 square feet; 36 three-bedroom/one-bath units with 945 square feet for a total of 34,020 square feet; and four four-bedroom/one-bath units with 1,092 square feet for a total of 4,368 square feet. The total net rentable area is 89,632 square feet.

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	15	598	50%	\$517	\$458	\$387	\$71
1/1	13	598	60%	\$621	\$458	\$387	\$71
2/1	28	750	50%	\$621	\$609	\$508	\$101
2/1	18	750	60%	\$745	\$609	\$508	\$101
3/1	24	945	50%	\$717	\$876	\$737	\$139
3/1	12	945	60%	\$861	\$876	\$737	\$139
4/1	2	1,092	50%	\$800	\$897	\$759	\$138
4/1	2	1,092	60%	\$960	\$897	\$759	\$138

*\*Of the total 114 units, 14 one-bedroom and four two-bedroom will have a preference for elderly occupants. The subject's proposed gross rent for the three-bedroom units at 50 percent of the area median income is higher than the maximum LIHTC rent. However, the subject is 100 percent Section 8 with subsidies for all units and at no time will the tenants pay more than the maximum gross rent. Therefore, for the purpose of the demand analysis, the maximum LIHTC rents was utilized for the three-bedroom units at 50 percent of the area median income.*

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

Unit amenities include a refrigerator, range/oven, washer/dryer hook-ups (70% of units), vinyl floor coverings, blinds, walk-in closet, coat closet, patio, pull cords and safety bars. Once rehabilitation is complete, all units will contain a washer and dryer. Project amenities include a meeting room, picnic area, on-site management, on-site maintenance, perimeter fencing and video surveillance. Once rehabilitation is complete, the subject will also offer a gazebo that will contain picnic and barbecue facilities, a wellness center and exterior storage. The subject also contains an open parking lot with 115 spaces. The subject's unit mix and project amenities are similar to most surveyed comparables.

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

The subject property's proposed net rents are lower than the market rents of \$755 for the one-bedroom units, \$830 for the two-bedroom units, \$930 for the three-bedroom units, and \$1,030 for the four-bedroom units.

**Site Description/Evaluation**

The subject is located at 208 Lawson Drive and contains approximately 25.50 acres, or 1,110,780+/- square feet. The subject property is currently zoned R-3, Multiple Residential District. The subject is a legal, conforming use. The subject is located east of U.S. Highway Business 129. 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 95 percent built up. Approximately 70 percent of the land use is made up of single-family residences. About 15 percent is comprised of multifamily dwellings. Another 10 percent of the land use is made up of commercial properties. The remaining five percent is vacant land. The area is mostly suburban. The neighborhood is comprised primarily of single-family residences. Single-family residences and commercial properties are located north of the site. Single-family residences and God of Peace Ministries are located south of the site. Single-family residences and commercial properties are located east of the subject. Single-family residences and commercial properties are located west of the subject.

The site is located near a major thoroughfare which provides it with average visibility and access. The site has access off Lawson Drive and Pond Street. 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 site is located in an elevated crime area; however, the subject contains video surveillance to offset any negative impact due to crime. According to [www.neighborhoodscout.com](http://www.neighborhoodscout.com), the crime index for the neighborhood is 20 (100 is the safest).

The subject is an existing development designed for family households. The subject will be 100 percent Section 8 and Low Income Housing Tax Credit, with all units set at 50 and 60 percent of the area median income, which will provide affordable housing to residents in the area.

The site is appropriate for the development. It's close proximity to major services and employers provides a good location for the subject.

### **Market Area Definition**

The market area for the subject consists of Putnam County. The market area has the following boundaries: North – Morgan County; South – Baldwin and Jones Counties; East – Greene and Hancock Counties; and West – Jasper County. The northern boundary is approximately 11.58 miles from the subject. The western boundary is approximately 10.54 miles from the subject, and the southern boundary is approximately 14.63 miles from the subject. The eastern boundary is approximately 14.45 miles from the subject.

### **Community Demographic Data**

In 2000, this geographic market area contained an estimated population of 18,812. By 2010, population in this market area had increased by 12.8 percent to 21,218. In 2017, the population in this market area had increased by 1.1 percent to 21,452. It is projected that between 2017 and 2019, population in the market area will increase 1.1 percent to 21,685. It is projected that between 2019 and 2022, population in the market area will increase 2.7 percent to 22,034.

Between 2000 and 2010, the market area gained approximately 122 households per year. The market area gained 27 households per year between 2010 and 2017 and is projected to gain 56 households per year through 2022. The households in the market area are predominantly owner-occupied. The percentage of owner-occupied is projected to remain stable through 2022.

Households who have between one and two persons and annual incomes between \$15,703 and \$22,100 are potential tenants for the one-bedroom units at 50 percent of the area median income. Approximately nine percent (9.2%) of the primary market area tenants are within this range. Households who have between one and two persons and annual incomes between \$15,703 and \$26,520 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 18 percent (17.6%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes between \$20,880 and \$24,850 are potential tenants for the two-bedroom units at 50 percent of the area median income. Approximately seven percent (7.5%) of the primary market area tenants are within this range. Households who have between two and three persons and annual incomes between \$20,880 and \$29,820 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately 17 percent (16.9%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes between \$24,583 and \$29,800 are potential tenants for the three-bedroom units at 50 percent of the area median income. Approximately 10 percent (9.8%) of the primary market area tenants are within this range. Households who have between three and five persons and annual incomes between \$30,034 and \$35,760 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately 8 percent (7.7%) of the primary market area tenants are within this range.

Households who have between four and six persons and annual incomes between \$30,754 and \$32,000 are potential tenants for the four-bedroom units at 50 percent of the area median income. Approximately two percent (1.7%) of the primary market area tenants are within this range. Households who have between four and six persons and annual incomes between \$30,754 and \$38,400 are potential tenants for the four-bedroom units at 60 percent of the area median income. Approximately 10 percent (10.3%) of the primary market area tenants are within this range.

Households who have between one and six persons and annual incomes between \$15,703 and \$32,000 are potential tenants for all units at 50 percent of the area median income. Approximately 27 percent (26.8%) of the primary market area tenants are within this range. Households who have between one and six persons and annual incomes between \$15,703 and \$38,400 are potential tenants for all units at 60 percent of the area median income. Approximately 36 percent (35.5%) of the primary market area tenants are within this range.

According to [www.realtytrac.com](http://www.realtytrac.com), there are currently 43 properties in some stage of foreclosure within the subject's zip code. In July 2017, the number of properties that received a foreclosure filing in 31024 was 100 percent lower than the previous month and 100 percent lower than the same time last year. The subject's zip code has a foreclosure rate of 0.00 percent which is similar to the City of Eatonton's foreclosure rate and similar to the Putnam County's foreclosure rate. Although there have been some fluctuations, the overall foreclosure rate has been decreasing over the past few years in the zip code. 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; manufacturing; retail trade; and educational, health and social services sectors. Each of these categories has experienced reasonable growth within the past few years.

The average annual wage for 2016 was \$31,033, an increase of 5.2 percent from 2015. Wages in the agriculture, forestry and fisheries; construction; transportation and warehousing; retail trade; leisure and hospitality; education and health services; other services; and public administration sectors are within the income limits of the development.

Employment in Putnam County has been increasing an average of 1.9 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.6 percent per year since 2005. The unemployment rate for Putnam County has fluctuated from 4.4 to 13.0 percent since 2005. These fluctuations are in line with the unemployment rate for the State of Georgia.

Aalto Scientific, a leading manufacturer in the medical diagnostics industry created 80 jobs with a \$9 million investment into a new manufacturing facility in Eatonton. There have been no recent closures in the county. Overall, it is believed that the economy of Eatonton and Putnam County will remain stable.

**Project-Specific Affordability and Demand Analysis**

The following table uses a 35 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each 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	\$458	\$15,703	\$22,100	9.2%	200
1/1	\$458	\$15,703	\$26,520	17.6%	382
2/1	\$609	\$20,880	\$24,850	7.5%	163
2/1	\$609	\$20,880	\$29,820	16.9%	367
3/1	\$717	\$24,583	\$29,800	9.8%	214
3/1	\$876	\$30,034	\$35,760	7.7%	168
4/1	\$897	\$30,754	\$32,000	1.7%	36
4/1	\$897	\$30,754	\$38,400	10.3%	224
All Units @ 50%	\$458	\$15,703	\$32,000	26.8%	583
All Units @ 60%	\$458	\$15,703	\$38,400	35.5%	770
<b>Total Units</b>		<b>\$15,703</b>	<b>\$38,400</b>	<b>35.5%</b>	<b>770</b>

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

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

AMI	Unit Size	Income Limits	Units Vacant	Total Demand	Supply	Net Demand	Net Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
50%	1 BR/ 1 BA	\$15,703 to \$22,100	0	19	0	19	0.0%	N/A	\$755	N/A	\$387
	2 BR / 1 BA	\$20,880 to \$24,850	0	24	0	24	0.0%	N/A	\$830	N/A	\$508
	3 BR / 1 BA	\$24,583 to \$29,800	0	60	0	60	0.0%	N/A	\$930	N/A	\$737
	4 BR / 1 BA	\$30,754 to \$32,000	0	8	0	8	0.0%	N/A	\$1,030	N/A	\$759
60%	1 BR/ 1 BA	\$15,703 to \$26,520	2	29	3	26	7.7%	1-2/Mo.	\$755	N/A	\$387
	2 BR / 1 BA	\$20,880 to \$29,820	2	54	2	52	3.8%	1-2/Mo.	\$830	N/A	\$508
	3 BR / 1 BA	\$30,034 to \$35,760	2	62	0	62	3.2%	N/A	\$930	N/A	\$737
	4 BR / 1 BA	\$30,754 to \$38,400	2	16	0	16	12.5%	N/A	\$1,030	N/A	\$759
Total	All Units @ 50%	\$15,703 to \$32,000	0	331	0	331	0.0%	N/A	\$755-\$1,030	N/A	\$387-\$759
	All Units @ 60%	\$15,703 to \$38,400	8	374	5	369	2.2%	1-2/Mo.	\$755-\$1,030	N/A	\$387-\$759
	All UNITS	\$15,703 to \$38,400	8	374	5	369	2.2%	1-2/Mo.	\$755-\$1,030	N/A	\$387-\$759

The subject is an existing Section 8 property applying for tax credits at 50 and 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 100 percent occupied with subsidies for all units. However, the subject will have six to eight units vacant for residents to relocate to during the construction process. While these eight units will contain subsidies, they were considered in the demand supply to remain conservative. Therefore, these eight units were distributed evenly among each unit type.

Additionally, there are no tax credit comparables located in the market area constructed within the past two years that compete with the subject. There was one project that has recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Sumter Street Station was placed in service in May 2016 with all units preleased. Since the property is 100 percent occupied, no additional supply was added.

Finally, there are only five vacancies in projects placed in service prior to 2015 which have not reached stabilized occupancy. Therefore, there is only five additional units that should be subtracted from the demand. The subject will need to capture 2.2 percent of the overall demand for all tax credit units; 0.0 percent for one-bedroom units at 50 percent of the area median income; 7.7 percent of the demand for one-bedroom units at 60 percent of the area median income; 0.0 for the two-bedroom units at 50 percent of the area median income; 3.8 percent of the demand for the two-bedroom units at 60 percent of the area median income; 0.0 for the three-bedroom units at 50 percent of the area median income; 3.2 percent of the demand for three-bedroom units at 60 percent of the area median income; 0.0 percent for the four-bedroom units at 50 percent of the area median income; 12.5 percent of the demand for four-bedroom units at 60 percent of the area median income; 0.0 for all units at 50 percent of the area median income; and 2.2 percent for all units at 60 percent of the area median income. As indicated in the chart above, the capture rate for all units is well below the 35 percent threshold requirement indicated in the market study guidelines. The capture rates for all one- and two-bedroom units are below the 35 percent threshold requirement, and the capture rate for all three- and four-bedroom units is below the 40 percent threshold requirement. Additionally, the capture rates for each percent of area median income for each bedroom type is below the

70 percent threshold requirement. As a result, the analyst feels there is a need for affordable housing, and the subject will fill the need for affordable units in the market area.

### **Competitive Rental Analysis**

There were 16 confirmed apartment complexes, including the subject, in and surrounding the market area. There were 39 vacant units at the time of the survey out of 1,341 surveyed, for an overall vacancy rate of 2.9 percent. The overall occupancy rate for the market area is 97.1 percent. However, Heritage Villas of Eatonton Apartments is currently under renovation and has several down units. Without considering this comparable, the vacancy rate is 2.6 and the overall occupancy would be 97.4 percent. There are nine market-rate properties confirmed with a total of 845 units, 28 of which are vacant. Therefore, the market vacancy rate is 3.3 percent. There were seven restricted properties, including the subject, with a total of 496 units, 11 of which are vacant. Therefore, the total restricted vacancy rate is 2.2 percent. The subsidized/restricted occupancy is 97.8 percent. However, Heritage Villas of Eatonton Apartments is currently under renovation and has several down units. Without considering this comparable, the vacancy rate is 1.3 and the subsidized/restricted occupancy would be 98.7 percent. The vacancy appears to be stable and typical for the market area.

There are two existing properties in the market area that compete with the subject. Sumter Street Station is a LIHTC family property with 62 one-, two-, and three-bedroom units. The property was placed in service in May 2016 with all units preleased. The rental rate is \$401 for a one-bedroom unit; \$395 for a two-bedroom unit; and \$433 for a three-bedroom unit. Heritage Villas of Eatonton Apartments is a Section 8 and Rural Development family property with 30 one- and two-bedroom units, with all units having subsidies. The property is currently under renovation with several units down. The one-bedroom units rent for \$521 per month for non-renovated units and \$670 per month for renovated units. Therefore, for the purpose of this report, the below calculation were based upon the rental rates for renovated units. There was insufficient data for four-bedroom units.

The qualified rent bands for the subject are as follows:

- One-Bedroom Units at 60% AMI - \$714 to \$802
- Two-Bedroom Units at 60% AMI - \$744 to \$904
- Three-Bedroom Units at 60% AMI - \$855 to \$1,079
- Four-Bedroom Units at 60% AMI - \$915 to \$1,141

Market rental rate grids were completed for the subject. The subject property's proposed net rents are lower than the market rents of \$755 for the one-bedroom units, \$830 for the two-bedroom units, \$930 for the three-bedroom units, and \$1,030 for the four-bedroom units. The analyst was only able to locate one market-rate comparable inside the market area. Four additional market-rate comparables outside the market area were utilized that were considered similar in location. These five comparables were utilized to determine the market rents indicated in this study. 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 an existing multifamily development that contains 114 one-, two-, three- and four-bedroom units and is currently 100 percent occupied. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The development will have six to eight unit vacant during the rehabilitation and will be used for relocation during construction. These units will be mitigated by the current waitlist.

**Conclusion**

The overall capture rate and the individual capture rate for the development are reasonable for the tax credit units. The property is currently applying for Low Income Housing Tax Credits at 50 and 60 percent of the area median income. The capture rate was figured by unit size and percent of area median income. Therefore, it is believed that the subject is a viable development.

<b>Summary Table:</b> (must be completed by the analyst in the executive summary)										
Development Name: <u>Lawson Homes and Montgomery Homes</u>								Total #		
Units: <u>114</u>										
Location: <u>208 Lawson Drive, Eatonton, GA</u>								# LIHTC Units: <u>114</u>		
PMA Boundary: <u>The primary market area consists of Putnam County</u>										
Farthest Boundary Distance to Subject: <u>14.63 miles</u>										
<b>RENTAL HOUSING STOCK (found on page 89-108)</b>										
Type	# Properties	Total Units	Vacant Units	Average Occupancy						
All Rental Housing	14	1,229	38	96.9%						
Market-Rate Housing	9	845	28	96.7%						
<i>Assisted/Subsidized Housing not to include LIHTC</i>	2	70	6	91.5%						
<b>LIHTC</b>	4	314	5	98.4%						
Stabilized Comps	13	1,199	5	98.1%						
Properties in Construction & Lease Up	0	0	0	0.0%						
<b>Subject Development</b>					<b>Average Market Rent</b>			<b>Highest Unadjusted Comp Rent</b>		
# Units	# Bedrooms	# Baths	Size SF	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF	
28	1	1	598	\$387	\$755	\$1.26	48.7%	\$725	\$1.27	
46	2	1	750	\$508	\$830	\$1.10	38.8%	\$875	\$1.05	
36	3	1	945	\$737	\$930	\$0.98	20.8%	\$1,065	\$0.97	
4	4	1	1,092	\$759	\$1,030	\$0.94	23.3%	N/A	N/A	
<b>DEMOGRAPHIC DATA (found on page 63-67)</b>										
					2010		2017		2019	
Renters Households					2,163	25.1%	2,172	24.7%	2,193	24.6%
Income-Qualified Renter HHS (LIHTC)					768	35.5%	771	35.5%	779	35.5%
Income-Qualified Renter HHS (MR) (if applicable)										
<b>Targeted Income-Qualified Renter Household Demand (found on page 84-87)</b>										
Type of Demand	30%	50%	60%	Market-rate	Other:	Overall				
Renter Household Growth		8	10			10				
Existing Households (Overburdened & Substandard)		323	369			369				
Homeowner Conversion (Seniors)		0	0			0				
Secondary Market Demand		0	0			0				
Less Comparable/Competitive Study		0	0			0				
<b>Net Income-Qualified Renters HHS</b>		331	379			379				
<b>Capture Rates (found on page 84-87)</b>										
Target Population	30%%	50%	60%	Market-rate	Other:	Overall				
Capture Rate		0.0%	2.2%			2.2%				

**PART II:**

**PROJECT DESCRIPTION**

**PROJECT DESCRIPTION**

Project Name: Lawson Homes and Montgomery Homes  
Location: 208 Lawson Drive  
Eatonton, Putnam County, Georgia 31024  
  
Occupancy Type: Family  
  
Construction Type: Rehabilitation  
  
Developer: Bear Development, LLC

The existing development contains 48 one-story garden-style buildings, with brick exterior. The property also contains an accessory building that houses the meeting room and leasing office and a maintenance shed. It is currently 100 percent occupied. The property contains 28 one-bedroom/one-bath units with 598 square feet for a total of 16,744 square feet; 46 two-bedroom/one-bath unit with 750 square feet for a total of 34,500 square feet; 36 three-bedroom/one-bath units with 945 square feet for a total of 34,020 square feet; and four four-bedroom/one-bath units with 1,092 square feet for a total of 4,368 square feet. The total net rentable area is 89,632 square feet.

Unit Type	# of Units	Square Footage	Total Square Footage
1/1	28	598	16,744
2/1	46	750	34,500
3/1	36	945	34,020
4/1	4	1,092	4,368
	<b>114</b>		<b>89,632</b>

**Project Design**

The subject contains 48 one-story garden-style apartment buildings containing a total of 114 units. Of the total 114 units, 18 unit will have a preference for elderly occupants. The property also contains an accessory building that houses the meeting room and leasing office and a maintenance shed. The buildings have wood frame construction with brick exterior.

**Unit Features, Project Amenities and Services**

Unit amenities include a refrigerator, range/oven, washer/dryer hook-ups (70% of units), vinyl floor coverings, blinds, walk-in closet, coat closet, patio, pull cords and safety bars. Once rehabilitation is complete, all units will contain a washer and dryer. Project amenities include a meeting room, picnic area, on-site management, on-site maintenance, perimeter fencing and video surveillance. Once rehabilitation is complete, the subject will also offer a gazebo that will contain picnic and barbecue facilities, a wellness center and exterior storage. The subject also

contains an open parking lot with 115 spaces. The subject's unit mix and project amenities are similar to most surveyed comparables.

**Parking**

The subject also contains an open parking lot with 115 spaces. The parking ratio is 1.01 spaces per unit.

**Utilities**

The following table describes the project's utility combination.

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

**Unit Mix, Size and Rent Structure**

The subject currently contains 114 units and is 100 percent occupied. The following charts lists the subject's existing unit distribution by unit type, income restriction and rent structure.

Unit Type	# of Units	Avg. Square Footage	Contract Rent	Utility Allowance
1/1	28	598	\$387	\$71
2/1	46	750	\$508	\$101
3/1	36	945	\$737	\$139
4/1	4	1,092	\$759	\$138
	<b>114</b>			

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	15	598	50%	\$517	\$458	\$387	\$71
1/1	13	598	60%	\$621	\$458	\$387	\$71
2/1	28	750	50%	\$621	\$609	\$508	\$101
2/1	18	750	60%	\$745	\$609	\$508	\$101
3/1	24	945	50%	\$717	\$717	\$578	\$139
3/1	12	945	60%	\$861	\$876	\$737	\$139
4/1	2	1,092	50%	\$800	\$897	\$759	\$138
4/1	2	1,092	60%	\$960	\$897	\$759	\$138

*\*Of the total 114 units, 14 one-bedroom and four two-bedroom will have a preference for elderly occupants. The subject's proposed gross rent for the three-bedroom units at 50 percent of the area median income is higher than the maximum LIHTC rent. However, the subject is 100 percent Section 8 with subsidies for all units and at no time will the tenants pay more than the maximum gross rent. Therefore, for the purpose of the demand analysis, the maximum LIHTC rents was utilized for the three-bedroom units at 50 percent of the area median income.*

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

### Eligibility

Households who have between one and two persons and annual incomes between \$15,703 and \$22,100 are potential tenants for the one-bedroom units at 50 percent of the area median income. Approximately nine percent (9.2%) of the primary market area tenants are within this range. Households who have between one and two persons and annual incomes between \$15,703 and \$26,520 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 18 percent (17.6%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes between \$20,880 and \$24,850 are potential tenants for the two-bedroom units at 50 percent of the area median income. Approximately seven percent (7.5%) of the primary market area tenants are within this range. Households who have between two and three persons and annual incomes between \$20,880 and \$29,820 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately 17 percent (16.9%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes between \$24,583 and \$29,800 are potential tenants for the three-bedroom units at 50 percent of the area median

income. Approximately 10 percent (9.8%) of the primary market area tenants are within this range. Households who have between three and five persons and annual incomes between \$30,034 and \$35,760 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately 8 percent (7.7%) of the primary market area tenants are within this range.

Households who have between four and six persons and annual incomes between \$30,754 and \$32,000 are potential tenants for the four-bedroom units at 50 percent of the area median income. Approximately two percent (1.7%) of the primary market area tenants are within this range. Households who have between four and six persons and annual incomes between \$30,754 and \$38,400 are potential tenants for the four-bedroom units at 60 percent of the area median income. Approximately 10 percent (10.3%) of the primary market area tenants are within this range.

Households who have between one and six persons and annual incomes between \$15,703 and \$32,000 are potential tenants for all units at 50 percent of the area median income. Approximately 27 percent (26.8%) of the primary market area tenants are within this range. Households who have between one and six persons and annual incomes between \$15,703 and \$38,400 are potential tenants for all units at 60 percent of the area median income. Approximately 36 percent (35.5%) of the primary market area tenants are within this range.

<b>LIHTC INCOME LIMITS</b>		
<b>Person in Households</b>	<b>50%</b>	<b>60%</b>
1	\$19,300	\$23,160
2	\$22,100	\$26,520
3	\$24,850	\$29,820
4	\$27,600	\$33,120
5	\$29,800	\$35,760
6	\$32,000	\$38,400

Source: HUD

### **Rehabilitation**

The property was renovated in 1996, had storm doors and windows replaced from 2009-2011, and had the roofs replaced in 2013. The property will undergo a substantial rehabilitation in 2019. The proposed scope of work is comprehensive and includes a rehabilitation of units, appliances and systems, kitchen cabinets, bathroom vanities and medicine cabinets, windows, interior and exterior doors, hot water heaters, air conditioning units, toilets and baths, flooring and structural elements such as exterior brick and wall supports, roofing and re-grading and striping of the parking lots. In addition, once rehabilitation is complete, the subject will also offer a gazebo that will contain picnic and barbecue facilities, a wellness center and exterior storage. The rehabilitation is anticipated to take approximately 15 months.

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

## **SITE EVALUATION**

**Date of Inspection:** August 15, 2017

**Site Inspectors:** Eric Walker and Samuel T. Gill

### **Project Location**

The subject is located at 208 Lawson Drive in the central portion of the City of Eatonton, Georgia. The subject is located east of U.S. Highway Business 129.

### **Site Characteristics**

The subject neighborhood is comprised primarily of single-family residences and is 95 percent built up. Approximately 70 percent of the land use is made up of single-family residences. About 15 percent is comprised of multifamily dwellings. Another 10 percent of the land use is made up of commercial properties. The remaining five percent is vacant land. The area is mostly suburban.

### **Zoning**

According to Putnam County, the subject is zoned R-3, Multiple Residential District. The subject is a legal, conforming use. 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. Since there are no obvious conflicts between the subject property and the zoning of the property, there is no negative impact on the market value by the zoning classification.

### **Surrounding Land Uses**

The neighborhood is comprised primarily of single-family residences. Single-family residences and commercial properties are located north of the site. Single-family residences and God of Peace Ministries are located south of the site. Single-family residences and commercial properties are located east of the subject. Single-family residences and commercial properties are located west of the subject. The surrounding properties are generally well maintained and are in average to good condition.

### **Developments**

Existing developments within the market area include Crossroads at Lake Oconee, Hillside Apartments, Sumter Street Station and Heritage Villas of Eatonton. Of the aforementioned properties, two are subsidized/restricted family developments which will compete directly with the subject's units. Heritage Villas of Eatonton currently has five vacant units due to renovations and maintain an active waiting list. Sumter Street Station is currently 100 percent occupied.

### **Schools**

According to [www.neighborhoodscout.com](http://www.neighborhoodscout.com), the subject is served by the Putnam County School District. The school quality rating is 29. The district has five schools for grades pre-kindergarten through high school. There are 2,795 students enrolled in the district. The school district quality is considered better than 40.5 percent of Georgia school districts. The subject is served by the Putnam County Elementary School, Putnam County Middle School and Putnam County High School.

### **Transportation**

Major highways in Putnam County include U.S. Highways 129 and 441 and State Highways 16, 44, 142 and 212. Middle Georgia Regional Airport is approximately 52 miles from the city Macon. Norfolk Southern is available in the area for passenger rail service. Putnam County Transit provides public bus transportation. Public transit is available through the Putnam County Public Transit System.

### **Health Services**

Eatonton Health and Rehabilitation and Health Care Plus, LLC are health care centers located in Eatonton that serves the residents of the city and the surrounding area. Additional healthcare facilities in the area include Lake Oconee Urgent & Specialty Care Center, Eatonton Medical and Surgical Center, Young-Jones Dental Center, LLC, Putnam County Health Department, Walmart Vision & Glasses and Eyewear Galley of Lake Oconee.

### **Parks and Recreational Opportunities**

Eatonton and Putnam County offer several recreational opportunities including the Jimmy Davis Park, Willard Park, the Poole Recreation Center and the Marion Street Swimming Pool. Putnam County also offers several sport leagues for both adults and children such as softball, baseball, soccer and basketball.

### **Crime**

According to [www.neighborhoodscout.com](http://www.neighborhoodscout.com), the crime index for the subject neighborhood is 20. There were 145 total crimes in the neighborhood, 33 of which are violent crimes and 112 of which are property crimes. The annual violent crime rate is 10.98 per 1,000 residents, while the property crime rate is 37.25 per 1,000 residents. The total annual crime rate is 48.23 per 1,000 residents. The chances of becoming a victim of a violent crime are 1 in 91 which is higher than for the city which is 1 in 112 and higher than for the state which is 1 in 264. The chances of becoming a victim of a property crime are 1 in 27 which is slightly higher than for the city which is 1 in 26 and higher than for the state which is 1 in 33. The subject is located in an elevated crime area; however, the subject contains video surveillance to offset any negative impact due to crime.

**Visibility/Access**

The subject property is located on Lawson Drive and Pond Street. The subject is located east of U.S. Highway Business 129. 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**

No environmental hazards were observed by the market analyst on the site on the date of the inspection.

**Conclusion of Community and Site Strengths and Weaknesses**

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

Weaknesses – The site has no apparent weaknesses.



View of Sign



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior – Office



View of Exterior - Maintenance Shed



View of Meeting Room



View of Meeting Room



View of Meeting Room Kitchen



View of Picnic Area



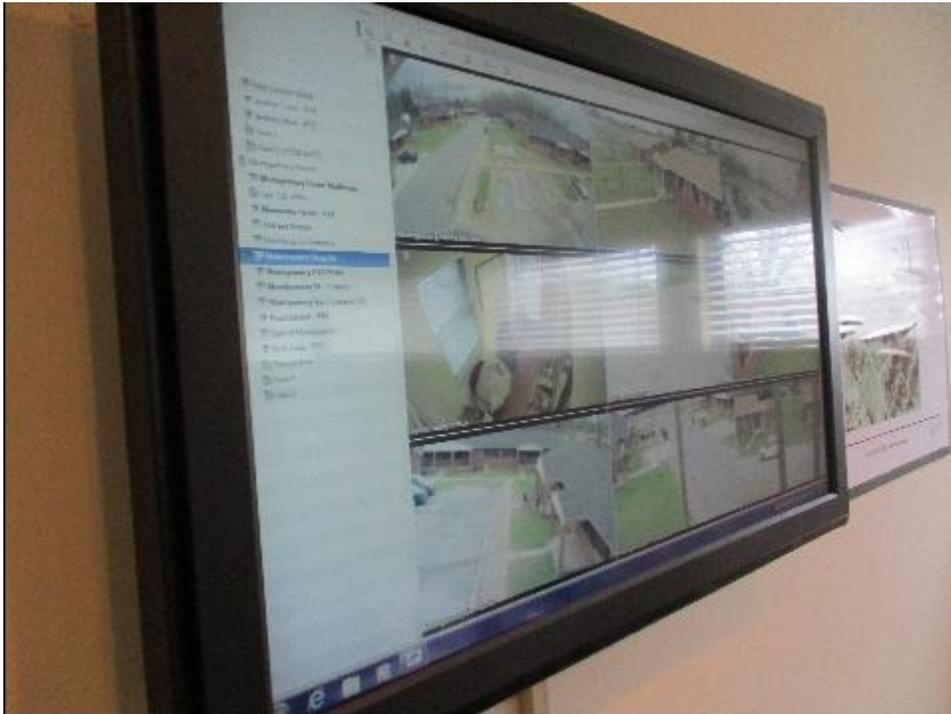
View of Office



View of Maintenance Area



View of Perimeter Fencing



View of Video Surveillance



View of Living Area - One-Bedroom Unit



View of Kitchen - One-Bedroom Unit



View of Bedroom - One-Bedroom Unit



View of Bath - One-Bedroom Unit



View of Living Area - Two-Bedroom Unit



View of Kitchen - Two-Bedroom Unit



View of Bedroom - Two-Bedroom Unit



View of Bath - Two-Bedroom Unit



View of Living Area - Three-Bedroom Unit



View of Kitchen - Three-Bedroom Unit



View of Bedroom - Three-Bedroom Unit



View of Bath - Three-Bedroom Unit



View of Living Area - Four-Bedroom Unit



View of Kitchen - Four-Bedroom Unit



View of Bedroom - Four-Bedroom Unit



View of Bath - Four-Bedroom Unit



View to the North



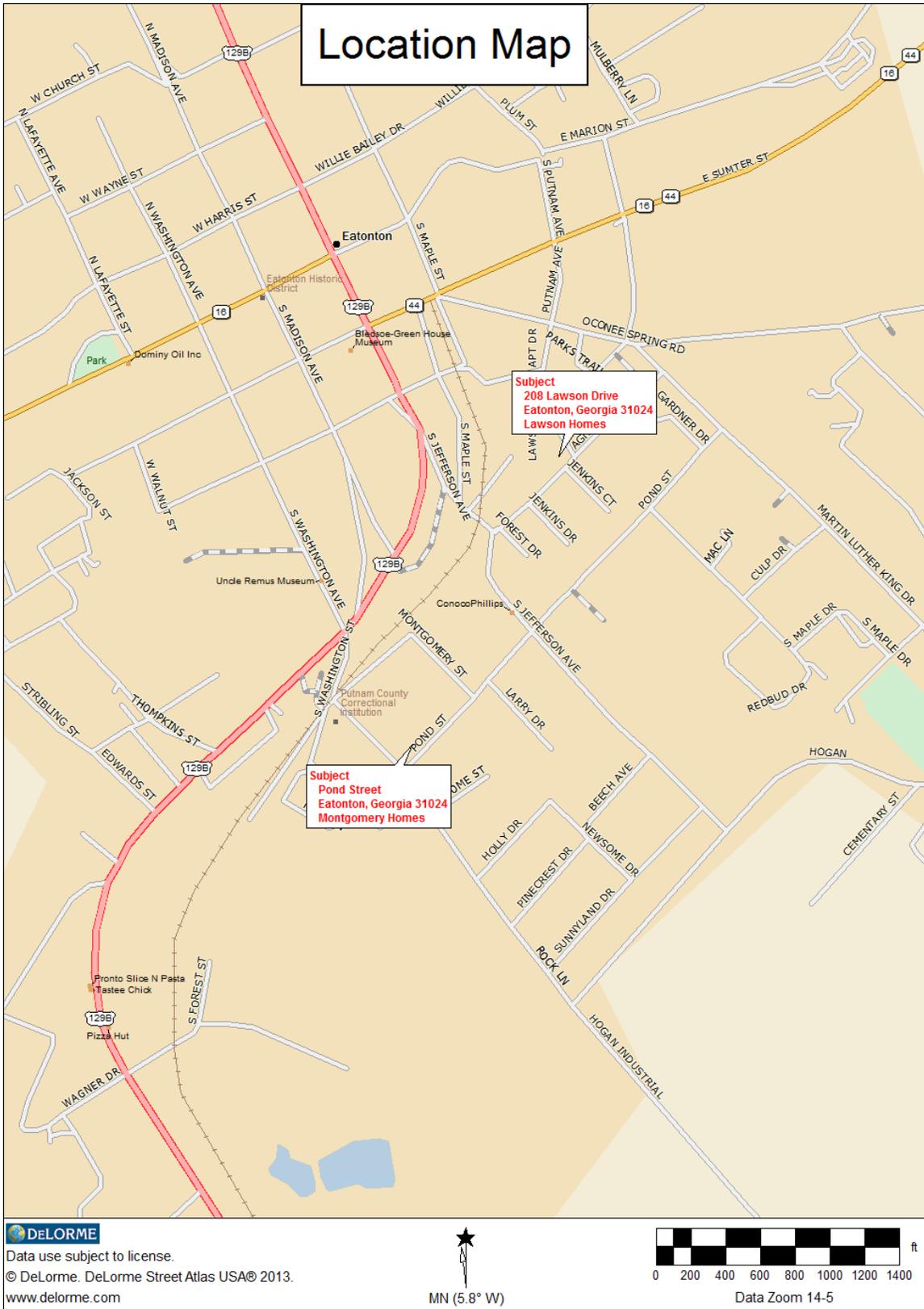
View to the South

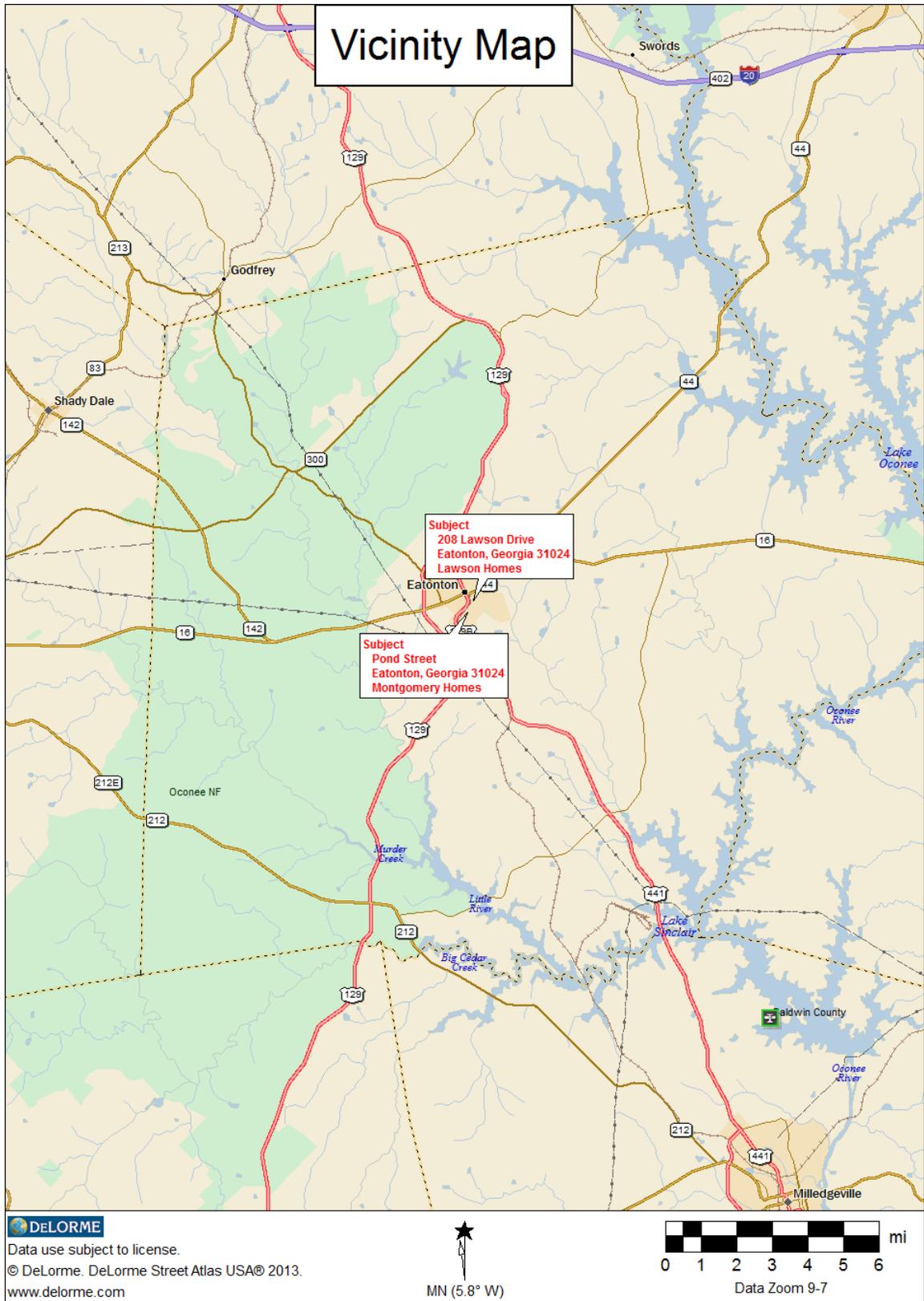


View to the East



View to the West



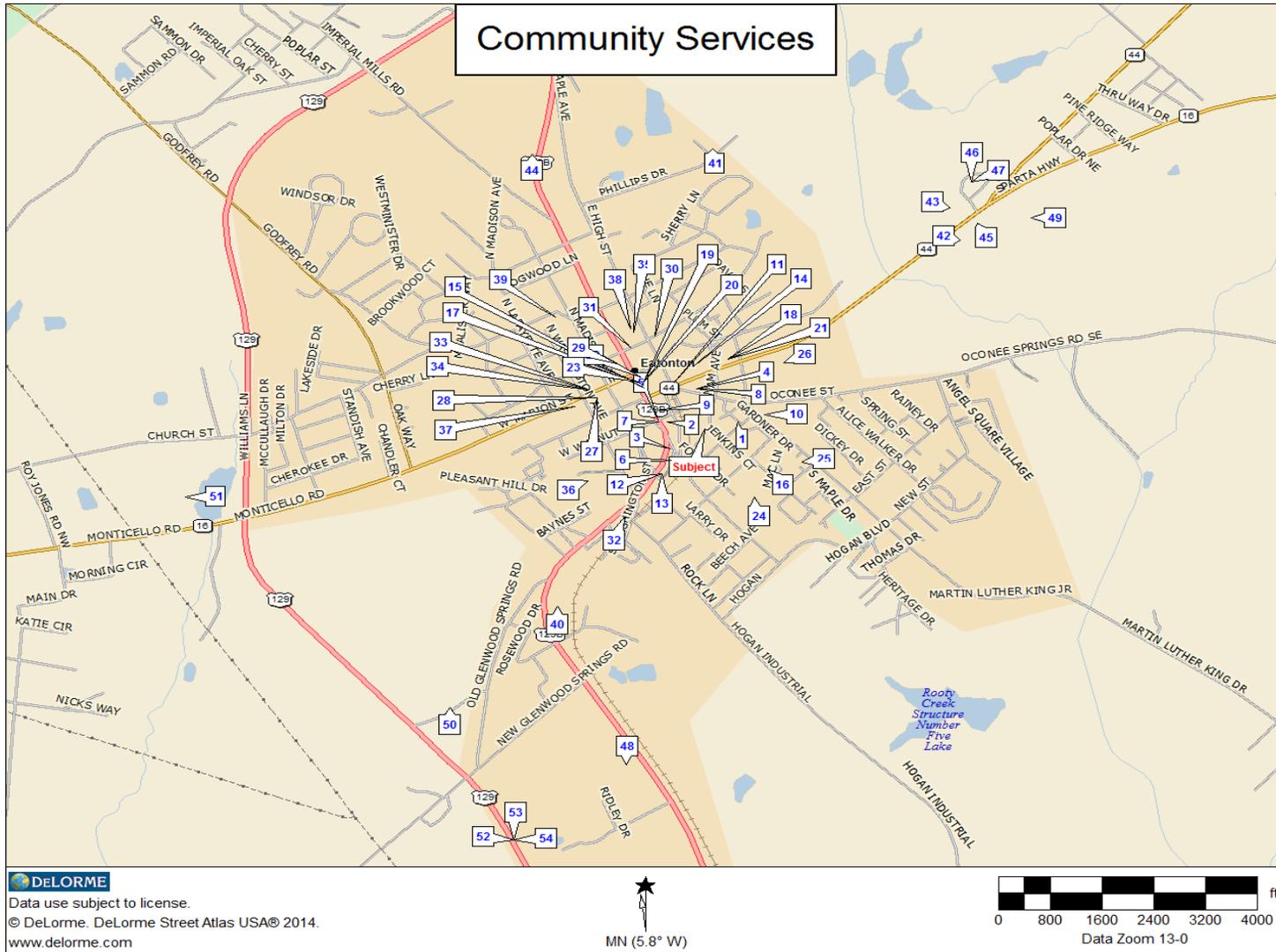


**Community Services Legend**

<b>BANKING SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
9	The Peoples Bank	0.15
27	Farmers & Merchants Bank	0.33
28	Putnam-Green Financial Corporation	0.33
<b>GROCERY SUPERMARKET AND BAKERY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
4	Eatonton Hometown Foods	0.14
10	Buster Pantry	0.18
35	Piggly Wiggly - Eatonton	0.38
44	La Rosa Mexican Store	1.04
48	Edwards Produce	1.14
51	Ingles Markets	1.54
52	Walmart Supercenter	1.98
<b>PHARMACY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
5	Shop Pharmacy	0.14
38	Ray Drug Co.	0.40
40	CVS Pharmacy	0.73
53	Walmart Pharmacy	1.98
<b>RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
2	Popeye's Louisiana Kitchen	0.11
6	McDonald's	0.14
12	Wings & Things	0.19
13	Tienda Tarimoro	0.19
15	Country Kitchen	0.23
<b>CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
17	On Cloud 9 Boutique	0.24
18	The Clothing Depot	0.24
19	Pretty In Pink	0.24
22	Maggie Lane	0.25
54	Walmart Supercenter	1.98

<b>SALON/BARBER, FLORIST AND JEWELRY STORE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
3	Happy Nails	0.12
7	Wooten's Barber Shop	0.14
11	Stephanie's Hair Affair Beauty	0.18
16	Master Cuts	0.23
20	Pretty In Pink	0.24
<b>HOSPITAL, DENTIST, DOCTOR, SPA AND GYM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
29	Eatonton Chiropractic Center	0.34
42	Eatonton Medical And Surgical Center	0.97
43	Eatonton Health & Rehabilitation	1.03
45	Young-Jones Dental Center LLC	1.05
46	Putnam General Hospital	1.13
47	Piedmont Heart Institute	1.13
<b>LIBRARY, MUSEUM, ZOO AND AQUARIUM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
23	Georgia Writers Museum	0.25
39	Eatonton-Putnam County Library	0.57
<b>POST OFFICE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
26	United States Postal Service	0.32
<b>CONVENIENCE STORE GAS STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
8	Shell	0.14
14	Eatonton Food Mart	0.22
21	Rossee Oil Co	0.24
32	V-GO	0.36
37	BP	0.39
<b>CHURCH, SYNAGOGUE, TEMPLE AND MOSQUE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
1	Newlife Outreach Christian Center	0.1
24	God of Peace Ministries	0.27
25	Union Baptist Church	0.30
30	St John Ame Church	0.34
31	Ebenezer Baptist Church	0.35

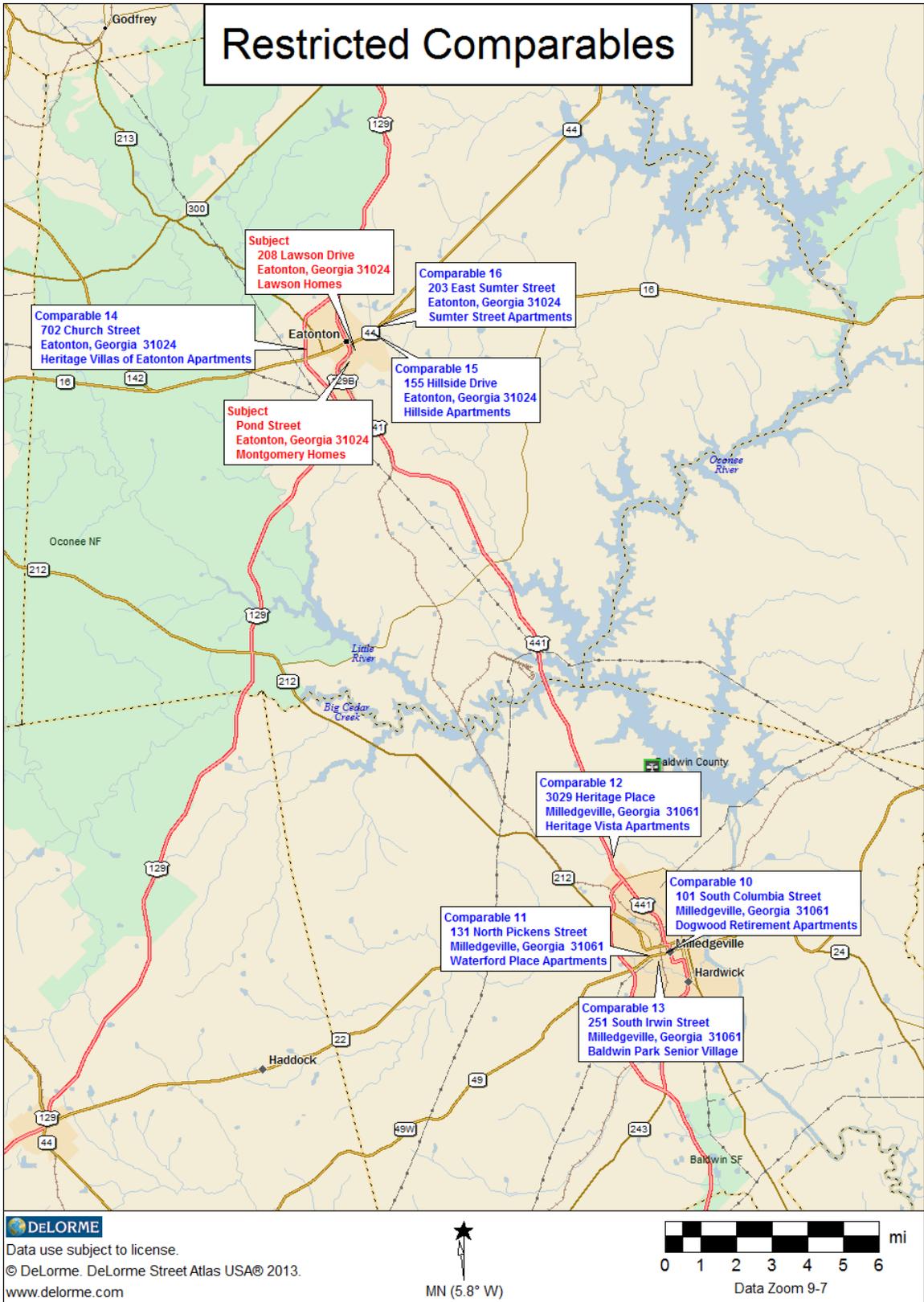
<b>POLICE, CITY HALL AND COURTHOUSE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
33	Eatonton Police Department	0.36
<b>FIRE STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
34	Eatonton Fire Department	0.36
<b>SCHOOL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
36	Putnam County Elementary School	0.38
41	Gatewood Schools Inc.	0.93
49	Putnam County Middle School	1.18
50	Putnam County Primary School	1.18





**SUBSIDIZED/RESTRICTED LEGEND**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Dogwood Retirement Apartments	Section 202	20.9 Miles
Waterford Place Apartments	LIHTC	21.1 Miles
Heritage Vista Apartments	LIHTC	17.9 Miles
Baldwin Park Senior Village	LIHTC	21.7 Miles
Heritage Villas of Eatonton Apartments	Section 8/Rural Development	1.7 Miles
Hillside Apartments	Section 8	0.8 Miles
Sumter Street Station	LIHTC	0.2 Miles



**PART IV:**

**MARKET AREA**

## **MARKET AREA**

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

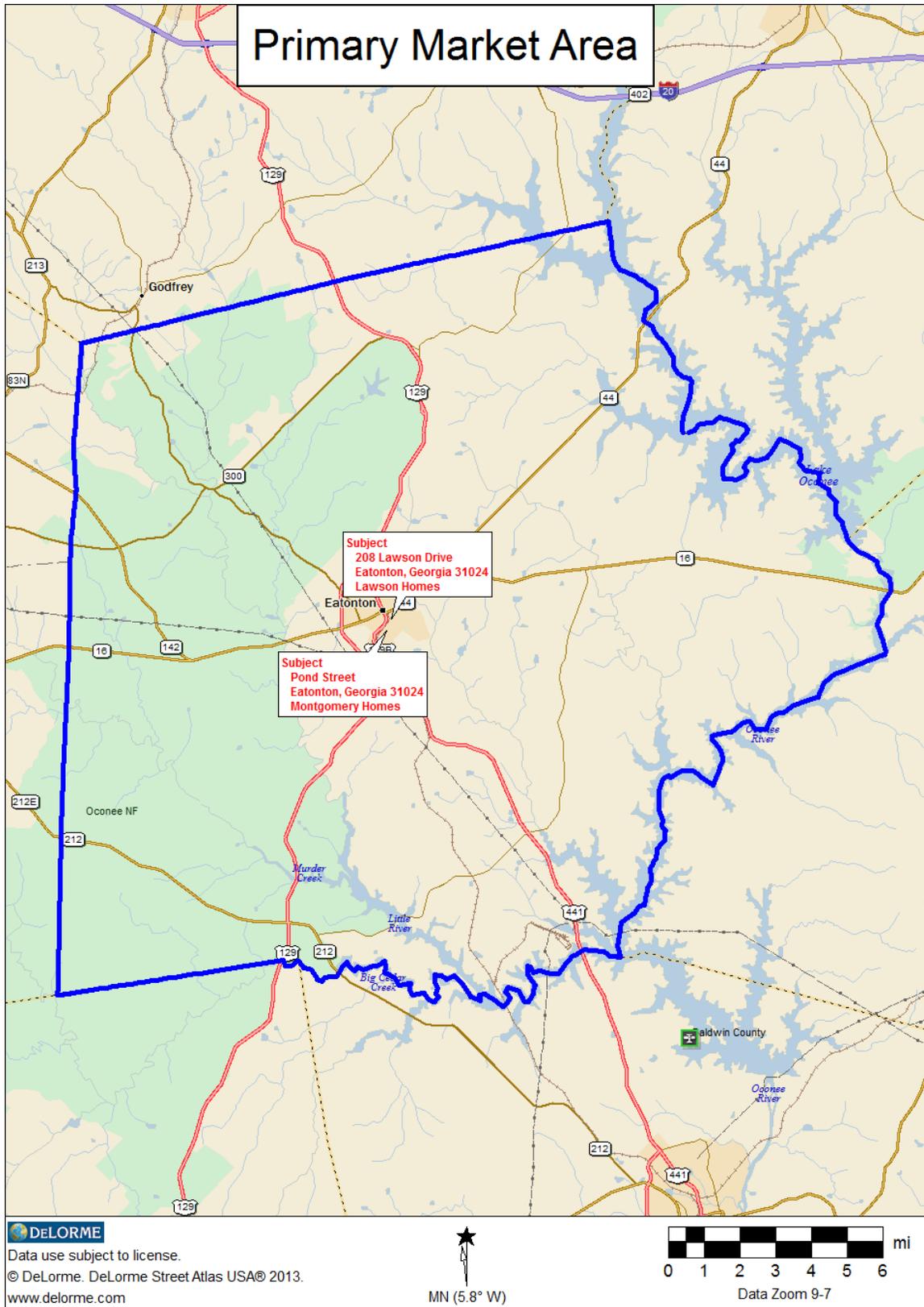
- Population and Households Counts: The number of households in a market area is directly proportionate to its geographic size within an individual market. Total householders residing in a market area can greatly influence demand calculations.
- General Demographics: The socio-economic composition of a market area including income, household size and tenure can be largely influenced by the erroneous inclusion or exclusions of non-comparable areas.
- Demand: Too large of a market may result in overstating demand for a proposed development. Conversely, too conservative of a market area may discount the demand for new product, especially if a lack of quality housing currently exists.
- Supply Analysis: While a larger market area generally includes higher household totals, it likewise may include a higher number of directly comparable units. If using demand methodologies that net out recently constructed and comparable rental units from the demand estimate, the increase in the number of comparable units can outweigh the increase in demand.
- Competitive Stock: The existing rental stock surveyed for a market study is dependent on the number of rental properties in a given market and therefore the boundaries of a primary market area. If existing developments are going to be used as “comparables”, they should be located in the primary market area, if possible.
- Attainable Rents: If the market area includes non-comparable areas, the analysis may use comparables projects that suggest that a project can achieve rents that area significantly higher or lower than the rents its micro location will support.
- Location of Competitive Properties: A primary consideration in defining a market area is identifying those locations that offer alternative opportunities to a potential renter for a subject site. The managers of existing comparable properties near the site are excellent sources in determining those competitive locations.
- Accessibility: Available transportation linkages including both traffic arteries and mass transit options can influence the size of the market. Mass transit can have a significant impact on projects addressing very low income households for which transportation options may be limited.
- Natural Boundaries: Natural boundaries including rivers and mountains can restrict the mover-ship within a market due to a lack of accessibility.
- Housing Project Characteristics: The availability of a unique structure type such as a high rise may alter the typical draw of a potential project.

- **Market Perceptions:** Whether grounded in reality or not, market perceptions can be a significant determinant of market area boundaries. Social stigmas often exist within sub-markets, with residents from one side of a submarket may not move to a close by neighborhood, regardless of housing opportunities. The construction of a new, attractive rental community may not necessarily relieve this perception.
- **Commuting Patterns:** The time spent commuting and employment destination could often reveal distinct patterns. High percentages of workers with long commutes or working in neighboring counties are often indicators of a lack of affordable housing options near employment centers.
- **Target Market:** Proposed developments targeting a special needs population such as seniors generally draw from a larger geographic region. Given the smaller pool of qualified householders, the location and quantity of comparable stock is of additional importance. An acceptable market area for a family oriented rental community will often be too conservative for a rental community targeting senior rental householders.
- **Jurisdictional Boundaries:** Differences in the quality and services provided by school districts, municipalities, or counties often influence consumer location choices.
- **Local Agency Service Boundaries:** The geographic areas covered by local agencies, such as housing authorities, senior citizen centers, community-based organizations, or churches can be a strong indicator of market area boundaries, especially when the project has a community-based sponsor or co-sponsor.
- **Non-Geographic Factors:** Employees who might be expected to reside in a development as a result of planned or existing job opportunities and special needs households who are served by a multi-jurisdictional agency that covers communities that are clearly distinct market areas.

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

However, the City of Eatonton is the largest city and county seat of Putnam County. Therefore, it is the analyst's opinion that the county boundary to north, south, east and west will serve as political boundaries for the market area.

The market area for the subject consists of Putnam County. The market area has the following boundaries: North – Morgan County; South – Baldwin and Jones Counties; East – Greene and Hancock Counties; and West – Jasper County. The northern boundary is approximately 11.58 miles from the subject. The western boundary is approximately 10.54 miles from the subject, and the southern boundary is approximately 14.63 miles from the subject. The eastern boundary is approximately 14.45 miles from the subject.



**PART V:**

**COMMUNITY DEMOGRAPHIC DATA**

**COMMUNITY DEMOGRAPHIC DATA**

**Population Trends**

The market area has the following boundaries: North – Morgan County; South – Baldwin and Jones Counties; East – Greene and Hancock Counties; and West – Jasper County. The northern boundary is approximately 11.58 miles from the subject. The western boundary is approximately 10.54 miles from the subject, and the southern boundary is approximately 14.63 miles from the subject. The eastern boundary is approximately 14.45 miles from the subject.

In 2000, this geographic market area contained an estimated population of 18,812. By 2010, population in this market area had increased by 12.8 percent to 21,218. In 2017, the population in this market area had increased by 1.1 percent to 21,452. It is projected that between 2017 and 2019, population in the market area will increase 1.1 percent to 21,685. It is projected that between 2019 and 2022, population in the market area will increase 2.7 percent to 22,034.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
<b>PUTNAM COUNTY</b>	2000	18,812				
Estimated Projected Projected	2010	21,218	2,406	12.8%	241	1.3%
	2017	21,452	234	1.1%	39	0.2%
	2019	21,685	233	1.1%	116	0.5%
	2022	22,034	582	2.7%	116	0.5%
<b>EATONTON</b>	2000	6,764				
Estimated Projected Projected	2010	6,480	(284)	-4.2%	(28)	-0.4%
	2017	6,142	(338)	-5.2%	(56)	-0.9%
	2019	6,134	(8)	-0.1%	(4)	-0.1%
	2022	6,122	(20)	-0.3%	(4)	-0.1%

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

CHANGE IN POPULATION BY AGE GROUPS						
PUTNAM COUNTY						
AGE	2010	2017	CHANGE	2019	2022	CHANGE
0-4	1,172	1,256	7.2%	1,270	1,290	1.6%
5-9	1,103	1,283	16.3%	1,279	1,274	-0.4%
10-14	1,398	1,274	-8.9%	1,286	1,303	1.4%
15-17	787	742	-5.7%	769	809	5.2%
18-20	751	659	-12.3%	688	732	6.4%
21-24	971	892	-8.1%	920	961	4.5%
25-34	2,090	2,311	10.6%	2,296	2,273	-1.0%
35-44	2,626	2,218	-15.5%	2,246	2,287	1.8%
45-54	3,124	2,639	-15.5%	2,528	2,361	-6.6%
55-64	3,399	3,311	-2.6%	3,279	3,231	-1.5%
65-74	2,297	3,163	37.7%	3,365	3,669	9.0%
75-84	923	1,314	42.4%	1,345	1,391	3.4%
85+	284	390	37.3%	415	453	9.1%
Total Population	20,925	21,452	2.5%	21,685	22,034	1.6%
Elderly % Population	16.7%	22.7%	3.8%	22.7%	25.0%	2.3%
EATONTON						
AGE	2010	2017	CHANGE	2019	2022	CHANGE
0-4	408	449	10.0%	451	453	0.5%
5-9	360	438	21.7%	431	421	-2.4%
10-14	882	443	-49.8%	437	427	-2.2%
15-17	407	257	-36.9%	263	271	3.2%
18-20	340	235	-30.9%	240	247	3.0%
21-24	467	319	-31.7%	322	327	1.5%
25-34	755	765	1.3%	762	758	-0.6%
35-44	932	661	-29.1%	668	679	1.6%
45-54	679	785	15.6%	744	683	-8.2%
55-64	607	771	27.0%	771	770	-0.1%
65-74	440	585	33.0%	603	631	4.6%
75-84	200	307	53.5%	315	326	3.6%
85+	83	127	53.0%	128	129	0.9%
Total Population	6,560	6,142	-6.4%	6,134	6,122	-0.2%
Elderly % Population	11.0%	16.6%	1.8%	16.6%	17.7%	1.1%

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 Putnam County in 2017 was 24.7 percent, and the percentage for Eatonton was 35.3 percent. According to the U.S. Census Bureau, the national rental percentage is 27.0 percent. This percentage is utilized to segment the number of existing households in the demand section of this report. The average household size in the market area is 2.44 persons per household.

HOUSEHOLDS BY TENURE							
SUBJECT	YEAR	TOTAL HOUSEHOLDS	OWNER		RENTER		
			NO.	%	NO.	%	
<b>PUTNAM COUNTY</b>	2000	7,385	5,890	79.8%	1,495	20.2%	
Estimated Projected Projected Projected	2010	8,601	6,438	74.9%	2,163	25.1%	
	2017	8,791	6,619	75.3%	2,172	24.7%	
	2019	8,904	6,711	75.4%	2,193	24.6%	
	2022	9,073	6,849	75.5%	2,224	24.5%	
<b>EATONTON</b>	2000	2,491	1,662	66.7%	829	33.3%	
Estimated Projected Projected Projected	2010	2,411	1,517	62.9%	894	37.1%	
	2017	2,306	1,491	64.7%	815	35.3%	
	2019	2,306	1,493	64.8%	813	35.2%	
	2022	2,305	1,496	64.9%	809	35.1%	

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

<b>HOUSEHOLDS BY SIZE AND TYPE</b>		
<b>OWNER-OCCUPIED</b>	<b>PUTNAM COUNTY</b>	<b>EATONTON</b>
1 person	1,444	377
2 persons	2,928	536
3 persons	922	251
4 persons	680	182
5 persons	292	107
6 persons	98	40
7 or more persons	74	24
<b>RENTER-OCCUPIED</b>		
1 person	678	265
2 persons	532	198
3 persons	373	180
4 persons	305	126
5 persons	170	69
6 persons	62	35
7 or more persons	43	21

Source: U.S. Census Bureau

The subject's units are most suitable for households between one and six persons, who account for 98.0 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	678	31.3%
2 persons	532	24.6%
3 persons	373	17.2%
4 persons	305	14.1%
5 persons	170	7.9%
6 persons	62	2.9%
7 or more persons	43	2.0%
<b>TOTAL</b>	2,163	100.0%

Source: U.S. Census Bureau

<b>CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK</b>		
	<b>PUTNAM COUNTY</b>	<b>EATONTON</b>
<b>TOTAL HOUSING UNITS</b>	12,804	2,744
<b>OCCUPANCY AND TENURE</b>		
Occupied Housing Units	8,601	2,411
Owner-Occupied	6,438	1,517
Percent Owner-Occupied	74.9%	62.9%
Renter-Occupied	2,163	894
<b>VACANT HOUSING UNITS</b>		
For seasonal, recreational, etc.	2747	21
Persons per owner-occupied unit	2.39	2.57
Persons per renter-occupied unit	2.61	2.71
<b>TENURE BY YEAR STRUCTURE BUILT</b>		
<b>RENTER-OCCUPIED</b>		
2005 or later	16	0
2000-2004	143	60
1990-1999	457	145
1980-1989	371	34
1970-1979	245	121
1960-1969	146	146
1950-1959	89	89
1940-1949	42	42
1939 or earlier	190	190
<b>PERSONS PER ROOM: RENTER</b>		
0.50 or less	1,003	487
0.51-1.00	655	324
1.01-1.50	41	16
1.51-2.00	0	0
2.01 or more	0	0
<b>PLUMBING FACILITIES - PERSON/ROOM: RENTER-OCCUPIED</b>		
Lacking Complete Plumbing Facilities:		
1.00 or less	15	15
1.01-1.50	0	0
1.51 or more	0	0

Source: U.S. Census Bureau

Substandard households are those lacking complete plumbing facilities for exclusive use, those that are overcrowded and those that living in housing built prior to 1940. The chart above indicates there are 41 renter households with more than 1.01 occupants per room in the market area. There are 15 renter households that are lacking complete plumbing facilities in the market area. There are 190 households living in units built in 1939 or earlier.

ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
PUTNAM COUNTY	NUMBER	PERCENT	NUMBER	PERCENT
1, Detached	4,515	66.7%	728	42.8%
1, Attached	15	0.2%	16	0.9%
2	0	0.0%	138	8.1%
3 to 4	0	0.0%	99	5.8%
5 to 9	0	0.0%	0	0.0%
10 to 19	0	0.0%	11	0.6%
20 to 49	0	0.0%	0	0.0%
50 or more	0	0.0%	59	3.5%
Mobile Home, Trailer, Other	2,238	33.1%	648	38.1%
<b>TOTAL</b>	<b>6,768</b>	<b>100.0%</b>	<b>1,699</b>	<b>100.0%</b>
EATONTON				
1, Detached	1,020	65.3%	376	45.5%
1, Attached	0	0.0%	0	0.0%
2	0	0.0%	138	16.7%
3 to 4	0	0.0%	99	12.0%
5 to 9	0	0.0%	0	0.0%
10 to 19	0	0.0%	0	0.0%
20 to 49	0	0.0%	0	0.0%
50 or more	0	0.0%	59	7.1%
Mobile Home, Trailer, Other	541	34.7%	155	18.7%
<b>TOTAL</b>	<b>1,561</b>	<b>100.0%</b>	<b>827</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Households Income Trends and Analysis

The following table shows the renter income qualified households for the subject.

INCOME ELIGIBLE HOUSEHOLDS					
Unit Type	Gross Rent	Lower Range	Upper Range	Percent Renter	Renter Households
1/1	\$458	\$15,703	\$22,100	9.2%	200
1/1	\$458	\$15,703	\$26,520	17.6%	382
2/1	\$609	\$20,880	\$24,850	7.5%	163
2/1	\$609	\$20,880	\$29,820	16.9%	367
3/1	\$717	\$24,583	\$29,800	9.8%	214
3/1	\$876	\$30,034	\$35,760	7.7%	168
4/1	\$897	\$30,754	\$32,000	1.7%	36
4/1	\$897	\$30,754	\$38,400	10.3%	224
All Units @ 50%	\$458	\$15,703	\$32,000	26.8%	583
All Units @ 60%	\$458	\$15,703	\$38,400	35.5%	770
<b>Total Units</b>		<b>\$15,703</b>	<b>\$38,400</b>	<b>35.5%</b>	<b>770</b>

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

<b>HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE</b>		
<b>INCOME</b>	<b>PUTNAM COUNTY</b>	<b>EATONTON</b>
<b>Less than \$10,000</b>		
Less than 20%	0	0
20-24%	0	0
25-29%	10	10
30-34%	0	0
35%+	195	155
Not Computed	127	81
<b>\$10,000 - \$19,999</b>		
Less than 20%	0	0
20-24%	0	0
25-29%	38	38
30-34%	0	0
35%+	221	192
Not Computed	22	22
<b>\$20,000 - \$34,999</b>		
Less than 20%	0	0
20-24%	34	34
25-29%	32	10
30-34%	200	37
35%+	225	74
Not Computed	48	34
<b>\$35,000 - \$49,999</b>		
Less than 20%	67	11
20-24%	77	25
25-29%	74	17
30-34%	52	28
35%+	0	0
Not Computed	62	39
<b>\$50,000 - \$74,999</b>		
Less than 20%	36	20
20-24%	12	0
25-29%	0	0
30-34%	0	0
35%+	0	0
Not Computed	40	0
<b>\$75,000 or more</b>		
Less than 20%	59	0
20-24%	39	0
25-29%	0	0
30-34%	0	0
35%+	0	0
Not Computed	29	0
<b>TOTAL</b>	<b>1,699</b>	<b>827</b>

Source: U.S. Census Bureau



www.ribbondata.com

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Renter Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	45	32	7	8	47	139
\$10,000-20,000	50	18	55	18	46	187
\$20,000-30,000	75	50	52	35	17	229
\$30,000-40,000	89	60	50	5	1	205
\$40,000-50,000	31	29	51	24	71	206
\$50,000-60,000	8	4	3	20	1	36
\$60,000-75,000	5	1	5	3	70	84
\$75,000-100,000	8	47	9	1	1	66
\$100,000-125,000	6	1	50	5	0	62
\$125,000-150,000	13	42	9	5	9	78
\$150,000-200,000	4	1	4	1	2	12
\$200,000+	5	2	2	2	1	15
<b>Total</b>	<b>339</b>	<b>288</b>	<b>298</b>	<b>128</b>	<b>266</b>	<b>1,319</b>

Renter Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	85	39	2	4	0	130
\$10,000-20,000	63	13	1	1	1	79
\$20,000-30,000	90	49	36	5	1	181
\$30,000-40,000	20	28	3	35	2	88
\$40,000-50,000	30	27	3	2	0	62
\$50,000-60,000	31	14	5	5	1	56
\$60,000-75,000	30	12	6	5	0	53
\$75,000-100,000	18	13	5	3	3	42
\$100,000-125,000	25	3	6	7	0	41
\$125,000-150,000	12	16	5	1	2	36
\$150,000-200,000	28	12	7	5	1	53
\$200,000+	13	3	2	5	2	32
<b>Total</b>	<b>447</b>	<b>229</b>	<b>86</b>	<b>78</b>	<b>13</b>	<b>853</b>

Renter Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	38	36	1	4	0	79
\$10,000-20,000	31	12	1	1	1	46
\$20,000-30,000	62	46	2	4	0	114
\$30,000-40,000	18	26	3	4	1	52
\$40,000-50,000	11	25	2	1	0	39
\$50,000-60,000	28	11	4	3	1	47
\$60,000-75,000	14	11	2	2	0	29
\$75,000-100,000	15	13	4	2	3	37
\$100,000-125,000	23	3	5	5	0	36
\$125,000-150,000	11	13	4	0	2	30
\$150,000-200,000	20	12	4	4	1	41
\$200,000+	11	3	5	4	1	24
<b>Total</b>	<b>282</b>	<b>211</b>	<b>37</b>	<b>34</b>	<b>10</b>	<b>574</b>

Renter Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	130	71	9	12	47	269
\$10,000-20,000	113	31	56	19	47	266
\$20,000-30,000	165	99	88	40	18	410
\$30,000-40,000	109	88	53	40	3	293
\$40,000-50,000	61	56	54	26	71	268
\$50,000-60,000	39	18	8	25	2	92
\$60,000-75,000	35	13	11	8	70	137
\$75,000-100,000	26	60	14	4	4	108
\$100,000-125,000	31	4	56	12	0	103
\$125,000-150,000	25	58	14	6	11	114
\$150,000-200,000	32	13	11	6	3	65
\$200,000+	20	6	10	8	2	47
<b>Total</b>	<b>786</b>	<b>517</b>	<b>384</b>	<b>206</b>	<b>279</b>	<b>2,172</b>



www.ribbondata.com

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	16	12	21	13	8	70
\$10,000-20,000	39	11	35	6	4	95
\$20,000-30,000	41	98	66	45	14	264
\$30,000-40,000	21	46	88	41	68	264
\$40,000-50,000	1	120	29	28	82	260
\$50,000-60,000	20	95	44	21	38	218
\$60,000-75,000	45	29	76	134	114	398
\$75,000-100,000	0	141	104	41	14	300
\$100,000-125,000	22	20	25	182	1	250
\$125,000-150,000	2	106	55	8	9	180
\$150,000-200,000	23	9	45	33	2	112
\$200,000+	1	21	1	65	31	119
<b>Total</b>	<b>231</b>	<b>708</b>	<b>589</b>	<b>617</b>	<b>385</b>	<b>2,530</b>

Owner Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	79	47	2	10	3	141
\$10,000-20,000	322	152	41	7	4	526
\$20,000-30,000	258	232	63	13	3	569
\$30,000-40,000	122	139	31	42	2	336
\$40,000-50,000	167	272	59	9	7	514
\$50,000-60,000	33	193	29	12	16	283
\$60,000-75,000	29	218	31	7	6	291
\$75,000-100,000	46	455	32	3	5	541
\$100,000-125,000	31	250	22	23	3	329
\$125,000-150,000	20	69	10	7	12	118
\$150,000-200,000	70	95	21	8	3	197
\$200,000+	33	182	23	3	3	244
<b>Total</b>	<b>1,210</b>	<b>2,304</b>	<b>364</b>	<b>144</b>	<b>67</b>	<b>4,089</b>

Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	57	29	1	2	3	92
\$10,000-20,000	243	133	35	5	2	418
\$20,000-30,000	250	218	19	5	3	495
\$30,000-40,000	75	97	30	3	2	207
\$40,000-50,000	107	195	38	8	6	354
\$50,000-60,000	31	155	27	3	16	232
\$60,000-75,000	12	150	13	5	4	184
\$75,000-100,000	46	334	24	2	4	410
\$100,000-125,000	19	226	22	1	2	270
\$125,000-150,000	17	39	9	0	0	65
\$150,000-200,000	52	77	21	3	2	155
\$200,000+	2	122	23	3	3	153
<b>Total</b>	<b>911</b>	<b>1,775</b>	<b>262</b>	<b>40</b>	<b>47</b>	<b>3,035</b>

Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	95	59	23	23	11	211
\$10,000-20,000	361	163	76	13	8	621
\$20,000-30,000	299	330	129	58	17	833
\$30,000-40,000	143	185	119	83	70	600
\$40,000-50,000	168	392	88	37	89	774
\$50,000-60,000	53	288	73	33	54	501
\$60,000-75,000	74	247	107	141	120	689
\$75,000-100,000	46	596	136	44	19	841
\$100,000-125,000	53	270	47	205	4	579
\$125,000-150,000	22	175	65	15	21	298
\$150,000-200,000	93	104	66	41	5	309
\$200,000+	34	203	24	68	34	363
<b>Total</b>	<b>1,441</b>	<b>3,012</b>	<b>953</b>	<b>761</b>	<b>452</b>	<b>6,619</b>



www.ribbondata.com

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	45	27	7	6	44	129
\$10,000-20,000	42	16	54	16	44	172
\$20,000-30,000	59	39	44	34	13	189
\$30,000-40,000	86	61	62	5	1	215
\$40,000-50,000	31	28	53	18	70	200
\$50,000-60,000	9	3	4	19	6	41
\$60,000-75,000	7	0	5	0	71	83
\$75,000-100,000	9	41	9	2	1	62
\$100,000-125,000	10	1	58	1	0	70
\$125,000-150,000	18	55	9	8	10	100
\$150,000-200,000	4	0	2	3	2	11
\$200,000+	7	2	2	1	7	21
<b>Total</b>	<b>327</b>	<b>274</b>	<b>310</b>	<b>113</b>	<b>269</b>	<b>1,293</b>

Renter Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	80	38	2	2	1	123
\$10,000-20,000	60	13	3	4	0	80
\$20,000-30,000	88	41	31	5	0	165
\$30,000-40,000	28	27	3	50	3	111
\$40,000-50,000	34	27	5	4	1	71
\$50,000-60,000	35	19	4	5	0	63
\$60,000-75,000	35	13	7	6	0	61
\$75,000-100,000	22	15	7	5	0	49
\$100,000-125,000	33	3	6	7	1	50
\$125,000-150,000	18	18	5	3	2	46
\$150,000-200,000	44	13	7	3	3	70
\$200,000+	24	7	6	5	0	42
<b>Total</b>	<b>501</b>	<b>234</b>	<b>86</b>	<b>99</b>	<b>11</b>	<b>931</b>

Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	39	36	1	2	1	79
\$10,000-20,000	31	12	3	4	0	50
\$20,000-30,000	65	38	3	4	0	110
\$30,000-40,000	26	26	3	7	2	64
\$40,000-50,000	14	26	4	3	0	47
\$50,000-60,000	30	16	3	5	0	54
\$60,000-75,000	18	12	3	4	0	37
\$75,000-100,000	18	15	6	4	0	43
\$100,000-125,000	31	3	5	6	0	45
\$125,000-150,000	16	14	4	1	1	36
\$150,000-200,000	32	13	2	2	3	52
\$200,000+	16	7	6	4	0	33
<b>Total</b>	<b>336</b>	<b>218</b>	<b>43</b>	<b>46</b>	<b>7</b>	<b>650</b>

Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	125	65	9	8	45	252
\$10,000-20,000	102	29	57	20	44	252
\$20,000-30,000	147	80	75	39	13	354
\$30,000-40,000	114	88	65	55	4	326
\$40,000-50,000	65	55	58	22	71	271
\$50,000-60,000	44	22	8	24	6	104
\$60,000-75,000	42	13	12	6	71	144
\$75,000-100,000	31	56	16	7	1	111
\$100,000-125,000	43	4	64	8	1	120
\$125,000-150,000	36	73	14	11	12	146
\$150,000-200,000	48	13	9	6	5	81
\$200,000+	31	10	9	6	7	63
<b>Total</b>	<b>828</b>	<b>508</b>	<b>396</b>	<b>212</b>	<b>280</b>	<b>2,224</b>



www.ribbondata.com

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	12	9	20	11	7	59
\$10,000-20,000	33	6	33	7	4	83
\$20,000-30,000	30	83	51	42	14	220
\$30,000-40,000	26	39	87	41	74	267
\$40,000-50,000	1	89	26	31	65	212
\$50,000-60,000	18	88	44	24	46	220
\$60,000-75,000	37	24	78	125	116	380
\$75,000-100,000	1	137	115	40	13	306
\$100,000-125,000	24	15	26	181	3	249
\$125,000-150,000	3	112	69	11	10	205
\$150,000-200,000	21	8	59	39	4	131
\$200,000+	1	22	4	72	37	136
<b>Total</b>	<b>207</b>	<b>632</b>	<b>612</b>	<b>624</b>	<b>393</b>	<b>2,468</b>

Owner Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	86	42	5	10	4	147
\$10,000-20,000	308	142	39	7	3	499
\$20,000-30,000	250	201	50	14	3	518
\$30,000-40,000	143	141	33	43	2	362
\$40,000-50,000	177	301	62	8	6	554
\$50,000-60,000	42	220	36	15	12	325
\$60,000-75,000	23	219	30	6	6	284
\$75,000-100,000	59	493	26	6	5	589
\$100,000-125,000	35	280	18	26	6	365
\$125,000-150,000	23	91	11	6	16	147
\$150,000-200,000	97	117	27	7	3	251
\$200,000+	46	254	33	4	3	340
<b>Total</b>	<b>1,289</b>	<b>2,501</b>	<b>370</b>	<b>152</b>	<b>69</b>	<b>4,381</b>

Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	63	29	4	2	2	100
\$10,000-20,000	241	127	33	5	2	408
\$20,000-30,000	243	193	13	6	3	458
\$30,000-40,000	90	104	30	4	2	230
\$40,000-50,000	129	228	43	7	4	411
\$50,000-60,000	40	181	35	5	12	273
\$60,000-75,000	9	154	15	4	5	187
\$75,000-100,000	59	377	19	3	4	462
\$100,000-125,000	22	260	18	2	5	307
\$125,000-150,000	20	56	10	1	2	89
\$150,000-200,000	77	97	26	2	2	204
\$200,000+	8	179	31	3	3	224
<b>Total</b>	<b>1,001</b>	<b>1,985</b>	<b>277</b>	<b>44</b>	<b>46</b>	<b>3,353</b>

Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	98	51	25	21	11	206
\$10,000-20,000	341	148	72	14	7	582
\$20,000-30,000	280	284	101	56	17	738
\$30,000-40,000	169	180	120	84	76	629
\$40,000-50,000	178	390	88	39	71	766
\$50,000-60,000	60	308	80	39	58	545
\$60,000-75,000	60	243	108	131	122	664
\$75,000-100,000	60	630	141	46	18	895
\$100,000-125,000	59	295	44	207	9	614
\$125,000-150,000	26	203	80	17	26	352
\$150,000-200,000	118	125	86	46	7	382
\$200,000+	47	276	37	76	40	476
<b>Total</b>	<b>1,496</b>	<b>3,133</b>	<b>982</b>	<b>776</b>	<b>462</b>	<b>6,849</b>

**PART VI:**

**EMPLOYMENT TREND**

## Employment Trends

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

Employment in Putnam County has been increasing an average of 1.9 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.6 percent per year since 2005.

LABOR FORCE AND EMPLOYMENT TRENDS FOR GEORGIA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	4,586,427	4,341,229	94.7%	245,198	5.3%
2006	4,710,786	4,489,132	95.3%	221,654	4.7%
2007	4,815,821	4,597,638	95.5%	218,183	4.5%
2008	4,879,258	4,575,008	93.8%	304,250	6.2%
2009	4,787,765	4,311,867	90.1%	475,898	9.9%
2010	4,696,692	4,202,061	89.5%	494,631	10.5%
2011	4,748,773	4,263,314	89.8%	485,459	10.2%
2012	4,787,389	4,348,099	90.8%	439,290	9.2%
2013	4,758,379	4,367,153	91.8%	391,226	8.2%
2014	4,757,073	4,418,480	92.9%	338,593	7.1%
2015	4,787,379	4,502,025	94.0%	285,354	6.0%
2016	4,920,464	4,656,255	94.6%	264,209	5.4%
2017**	5,077,131	4,820,019	94.9%	257,112	5.1%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through June 2017

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 4.5 percent in 2007. The rate for the State of Georgia in June 2017 was 5.1 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR PUTNAM COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	10,075	9,528	94.6%	547	5.4%
2006	10,374	9,903	95.5%	471	4.5%
2007	10,414	9,960	95.6%	454	4.4%
2008	10,496	9,756	92.9%	740	7.1%
2009	10,371	9,234	89.0%	1,137	11.0%
2010	9,053	7,883	87.1%	1,170	12.9%
2011	8,667	7,541	87.0%	1,126	13.0%
2012	8,292	7,336	88.5%	956	11.5%
2013	8,147	7,304	89.7%	843	10.3%
2014	8,097	7,364	90.9%	733	9.1%
2015	7,799	7,170	91.9%	629	8.1%
2016	7,930	7,371	93.0%	559	7.0%
2017**	8,131	7,641	94.0%	490	6.0%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through June 2017

Source: U.S. Bureau of Labor Statistics Data

Unemployment in the county reached a high of 13.0 percent in 2011 and a low of 4.4 percent in 2007. The unemployment rate for June 2017 was 6.0 percent.

CHANGE IN TOTAL EMPLOYMENT FOR PUTNAM COUNTY				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	(1,645)	(329)	-17.3%	-3.5%
2010-2015	(713)	(143)	-9.0%	-1.8%

Source: U.S. Bureau of Labor Statistics

The data shows that the number of persons employed in Putnam County decreased an average of 2.6 percent per year between 2005 and 2015.

RECENT CHANGES IN EMPLOYMENT FOR PUTNAM COUNTY			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	7,883	(1,351)	12.9%
2011	7,541	(342)	13.0%
2012	7,336	(205)	11.5%
2013	7,304	(32)	10.3%
2014	7,364	60	9.1%
2015	7,170	(194)	8.1%
2016	7,371	201	7.0%

Source: U.S. Bureau of Labor Statistics

The unemployment rate has fluctuated from 7.0 percent to 13.0 percent over the past seven years. These fluctuations are in line with the unemployment rates for the State of Georgia.

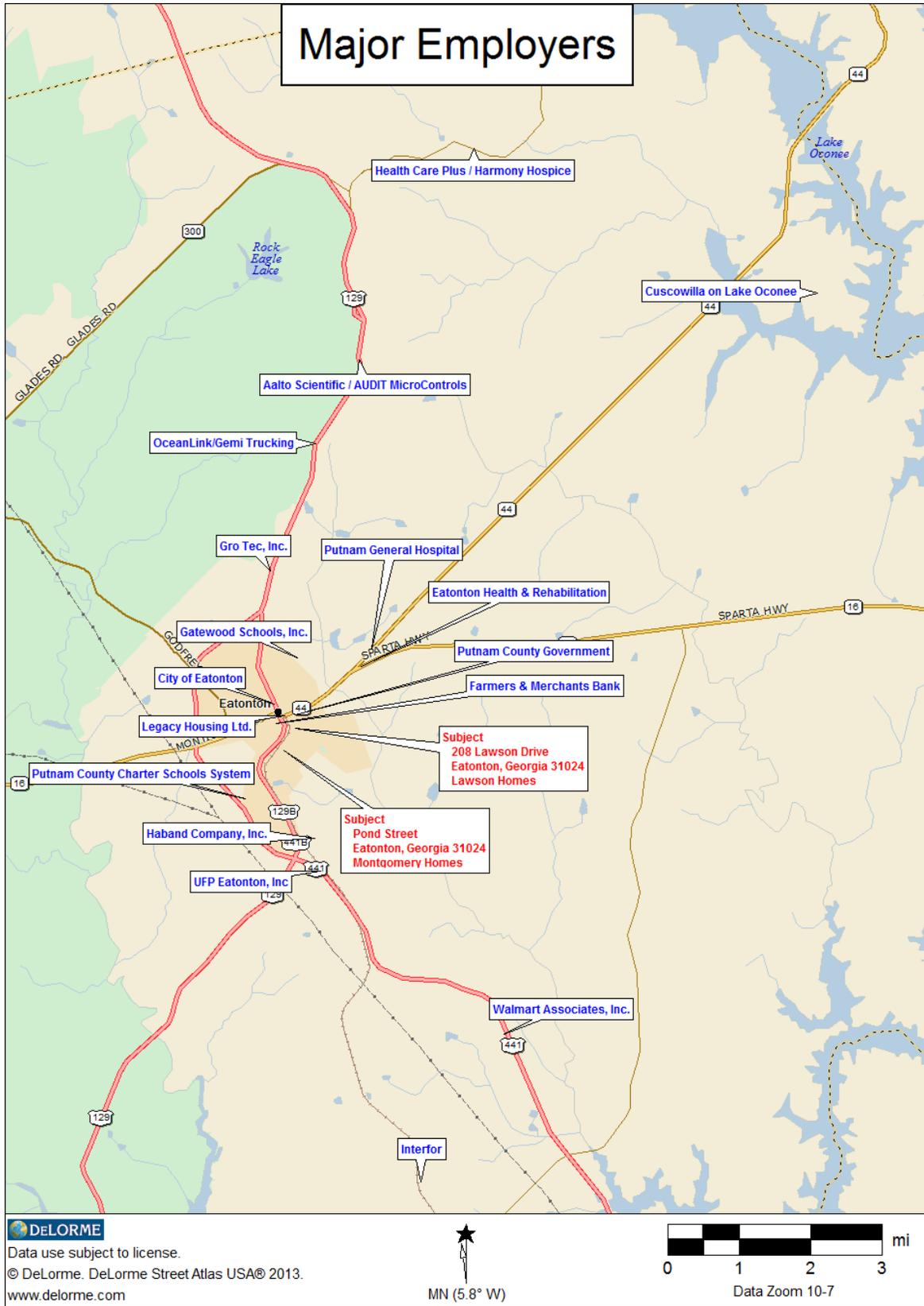
The following table indicates the major employers serving the residents of Putnam County. There are no anticipated expansions or contracts within these employers.

Employer	Product/Industry	No. of Employees
Putnam County Charter School System	Education	460
Haband Company, Inc.	Distribution	281
Putnam County Government	Government	160
Legacy Housing Ltd.	Manufacturing	140
Interfor	Manufacturing	109
Rose Acre Farms	Agriculture	90
Aalto Scientific / AUDIT MicroControls	Manufacturing	88
Putnam General Hospital	Healthcare	88
OceanLink/Gemi Trucking	Distribution	86
Walmart Associates, Inc.	Retail	79
Eatonton Health & Rehabilitation	Healthcare	78
Health Care Plus / Harmony Hospice	Healthcare	70
Farmers & Merchants Bank	Finance	60
Gro Tec, Inc.	Manufacturing	60
City of Eatonton	Government	58
UFP Eatonton, Inc.	Manufacturing	58
Cuscowilla on Lake Oconee	Hospitality	52
Gatewood Schools, Inc.	Education	52

PLACE OF WORK EMPLOYMENT DATA				
INDUSTRY	PUTNAM COUNTY		EATONTON	
	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	340	3.9%	221	8.5%
Construction	970	11.0%	169	6.5%
Manufacturing	1,227	13.9%	327	12.5%
Wholesale Trade	418	4.7%	68	2.6%
Retail Trade	925	10.5%	365	14.0%
Transportation, Communication & Utilities	574	6.5%	89	3.4%
Information	196	2.2%	0	0.0%
Finance, Insurance & Real Estate	508	5.8%	128	4.9%
Professional & Related Services	604	6.9%	130	5.0%
Educational, Health & Social Services	1,500	17.0%	489	18.7%
Entertainment & Recreation Services	716	8.1%	357	13.7%
Other	421	4.8%	163	6.2%
Public Administration	415	4.7%	107	4.1%

Source: U.S. Census Bureau

The above chart shows the number of people employed in different sectors of the Putnam County, Eatonton 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.



Aalto Scientific, a leading manufacturer in the medical diagnostics industry created 80 jobs with a \$9 million investment into a new manufacturing facility in Eatonton. There have been no recent closures in the county. Overall, it is believed that the economy of Eatonton and Putnam County will remain stable.

**Wages**

The average annual wage of Putnam County employees was \$31,033 in 2016. Wages have been increasing 5.2 percent per year. Wages in the agriculture, forestry and fisheries; construction; transportation and warehousing; retail trade; leisure and hospitality; education and health services; other services; and public administration sectors are within the income limits of the development.

<b>AVERAGE ANNUAL WAGE BY SECTOR</b>			
<b>INDUSTRY</b>	<b>2015</b>	<b>2016</b>	<b>ANNUAL</b>
Agriculture, Forestry, and Fisheries	\$29,379	\$30,346	3.3%
Mining	*N/A	*N/A	*N/A
Construction	\$33,573	\$36,537	8.8%
Manufacturing	\$40,189	\$39,589	-1.5%
Transportation and Warehousing	\$29,383	\$30,358	3.3%
Utilities	*N/A	*N/A	*N/A
Wholesale Trade	*N/A	*N/A	*N/A
Retail Trade	\$23,155	\$24,632	6.4%
Leisure and Hospitality	\$15,353	\$15,041	-2.0%
Education and Health Services	\$25,571	\$25,002	-2.2%
Professional and Business Services	\$37,384	\$39,539	5.8%
Financial Activities	\$45,407	\$49,261	8.5%
Information	*N/A	*N/A	*N/A
Other Services	\$18,488	\$22,581	22.1%
Public Administration (Local Government)	\$26,712	\$28,472	6.6%

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 25 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, 45.6 percent in the market area have a travel time of less than 19 minutes; 33.4 percent have a travel time of 20 to 34 minutes; and 21.1 percent have a travel time of over 35 minutes. This relatively low travel time indicates that the subject site is in an area in close proximity to employment centers.

<b>ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS</b>		
<b>TRAVEL TIME IN MINUTES</b>	<b>NUMBER OF COMMUTERS</b>	<b>PERCENT</b>
5 or less	454	5.6%
5-9	684	8.5%
10-19	2,543	31.5%
20-24	1,313	16.3%
25-34	1,383	17.1%
35-44	299	3.7%
45-59	527	6.5%
60-89	571	7.1%
90+	304	3.8%
Total Commuters	8,078	

*Source: U.S. Census Bureau*

### **Conclusions**

Putnam County is experiencing modest growth in employment, and the unemployment rate is stable. The stability of the economy will help to sustain the demand for rental housing in the area. As the county grows, a greater need for affordable housing within the market area will increase. Overall, it is believed that the economy of Eatonton and Putnam County will remain stable.

**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. Households who have between one and two persons and annual incomes between \$15,703 and \$22,100 are potential tenants for the one-bedroom units at 50 percent of the area median income. Approximately nine percent (9.2%) of the primary market area tenants are within this range. Households who have between one and two persons and annual incomes between \$15,703 and \$26,520 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 18 percent (17.6%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes between \$20,880 and \$24,850 are potential tenants for the two-bedroom units at 50 percent of the area median income. Approximately seven percent (7.5%) of the primary market area tenants are within this range. Households who have between two and three persons and annual incomes between \$20,880 and \$29,820 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately 17 percent (16.9%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes between \$24,583 and \$29,800 are potential tenants for the three-bedroom units at 50 percent of the area median income. Approximately 10 percent (9.8%) of the primary market area tenants are within this range. Households who have between three and five persons and annual incomes between \$30,034 and \$35,760 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately 8 percent (7.7%) of the primary market area tenants are within this range.

Households who have between four and six persons and annual incomes between \$30,754 and \$32,000 are potential tenants for the four-bedroom units at 50 percent of the area median income. Approximately two percent (1.7%) of the primary market area tenants are within this range. Households who have between four and six persons and annual incomes between \$30,754 and \$38,400 are potential tenants for the four-bedroom units at 60 percent of the area median income. Approximately 10 percent (10.3%) of the primary market area tenants are within this range.

Households who have between one and six persons and annual incomes between \$15,703 and \$32,000 are potential tenants for all units at 50 percent of the area median income. Approximately 27 percent (26.8%) of the primary market area tenants are within this range. Households who have between one and six persons and annual incomes between \$15,703 and \$38,400 are

potential tenants for all units at 60 percent of the area median income. Approximately 36 percent (35.5%) of the primary market area tenants are within this range.

Target incomes for the different unit types are derived by the analyst. For the low end of the range, the lowest gross rent charged in an income limit (i.e. 60% AMI) for a unit is divided by 35 percent for family properties. The resulting number is then multiplied by 12 to derive an annual income ( $\$458 / 35\% = \$1,308.57 \times 12 = \$15,703$ ). This process is based on the premise that a tenant should not pay more than 35 percent of his annual income on rent and utilities. For the high end of the range, the analyst consults the income limits set by the state housing authority. For example, if the largest unit in an income limit (i.e. 60% AMI) is a two-bedroom unit, the analyst multiplies this number by 1.5 (this is due to the LIHTC program being based on the premise that 1.5 persons per bedroom will occupy rental units) to find how many people could reside in that unit. The analyst then consults the state income limits to set the high end of the range (2 bedroom  $\times$  1.5 = 3 people/unit; therefore, the 60% 3-person maximum income would be used).

**Sources of Demand**

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

**Required Unit Mix**

The LIHTC program is based on the premise that 1.5 persons per bedroom will occupy rental units. We expect that ten percent of one-person households will occupy efficiency units. We expect that 30 percent of one-person households and 10 percent of two-person households will occupy one-bedroom units. We expect that 60 percent of one-person households, 50 percent of two-person households and 20 percent of three-person households will occupy two-bedroom units. We expect that 40 percent two-person households, 80 percent of three-person households, 80 percent of four-person households and 90 percent of five-person households will occupy three-bedroom units. We expect that 20 percent of four-person households, 10 percent of five-person households and 100 percent of households with six person or more will occupy units with four or more bedrooms. The following tables illustrate the ratio of units required by each household size. These occupancy patterns suggest that efficiency units should account for 3.1 percent of the renter housing demand; one-bedroom units should account for 11.9 percent of the renter housing demand; two-bedroom units should account for 34.6 percent of the renter housing demand; three-bedroom units should account for 42.0 percent of the renter housing demand; and four-bedroom units should account for 8.5 percent of the renter housing demand.

<b>RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS</b>						
<b>HOUSEHOLD SIZE</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>TOTAL</b>
1 Person	68	203	407	0	0	678
2 Persons	0	53	266	213	0	532
3 Persons	0	0	75	298	0	373
4 Persons	0	0	0	244	61	305
5 Persons	0	0	0	153	17	170
6 Persons	0	0	0	0	62	62
7 or More Persons	0	0	0	0	43	43
<b>TOTAL</b>	<b>68</b>	<b>257</b>	<b>747</b>	<b>908</b>	<b>183</b>	<b>2,163</b>
<b>PERCENT</b>	<b>3.1%</b>	<b>11.9%</b>	<b>34.6%</b>	<b>42.0%</b>	<b>8.5%</b>	<b>100.0%</b>

**Eligible Households**

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

INCOME ELIGIBLE HOUSEHOLDS					
Unit Type	Gross Rent	Lower Range	Upper Range	Percent Renter	Renter Households
1/1	\$458	\$15,703	\$22,100	9.2%	200
1/1	\$458	\$15,703	\$26,520	17.6%	382
2/1	\$609	\$20,880	\$24,850	7.5%	163
2/1	\$609	\$20,880	\$29,820	16.9%	367
3/1	\$717	\$24,583	\$29,800	9.8%	214
3/1	\$876	\$30,034	\$35,760	7.7%	168
4/1	\$897	\$30,754	\$32,000	1.7%	36
4/1	\$897	\$30,754	\$38,400	10.3%	224
All Units @ 50%	\$458	\$15,703	\$32,000	26.8%	583
All Units @ 60%	\$458	\$15,703	\$38,400	35.5%	770
<b>Total Units</b>		<b>\$15,703</b>	<b>\$38,400</b>	<b>35.5%</b>	<b>770</b>

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

**Penetration Rate**

There are five vacant family Section 8 or LIHTC units in the market area. There are currently no units planned in the market area. The subject does not have any vacancies. Therefore, the total Section 8/LIHTC inventory is 5, and the aggregate penetration rate is 0.6 percent.

REQUIRED PENETRATION RATE	
Income Eligible Renter Households	770
Existing Vacant Section 8 & LIHTC Units	5
LIHTC Units Planned	0
Vacant Units in Subject	0
Total Inventory	5
Penetration Rate	0.6%

**Projects Under Construction/Planned Projects**

According to the City of Eatonton, there is one project currently under construction. Lakeview Senior will be a LIHTC senior property that will contain 48 one- and two-bedroom units. Due to being a senior property, it will not directly compete with the subject.

**New and Pipeline Units**

There is one new LIHTC property that was placed in service May 2016. Sumter Street Station is a family LIHTC property that contains 62 one-, two- and three-bedroom units. The property is currently 100 percent occupied and will directly compete with the subject.

## **Demand and Net Demand**

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

- a. **Demand from New Household:** New units required in the market area due to projected household growth from migration into the market and growth from existing households in the market should be determined. This should be forecasted using current renter household data and projecting forward to the anticipated placed in service date of the project using a growth rate established from a reputable source such as Claritas or State Data Center or the U.S. Census/American Community Survey (ACS). This household projection must be limited to the target population, age and income group and the demand for each income group targeted (i.e. 60% of median income) must be shown separately.

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

*The market area indicates an increase of 56.4 households per year in the market area from 2017 to 2022 as shown on Pages 65 to 66. The subject's rehabilitation will be complete in 2019. Therefore, the increase of 56.4 households per year was multiplied by two years. The result is 112 households. The household growth between 2017 and 2019 (112) was then multiplied by the percent income qualified previously determined on Page 68. The result was then multiplied by the percent of households in the market area that plan to rent (24.7%). The result is determined to be the new households for each income band at 50 and 60 percent of the area median income as well as the new households for all tax credit units.*

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

realistic source of demand. The analyst is encouraged to be conservative in his/her estimate of demand from both households that are rent-overburdened or living in substandard housing.

*The table on Page 69 indicates there are 56 total substandard households in the primary market area. The number of substandard households is multiplied by the percent income qualified as shown on Page 68. The result was determined to be the demand for substandard housing.*

*The table on Page 69 indicates the number of rent overburdened households within each income sector. The number of rent overburdened households was multiplied by the appropriate percent income qualified within each income sector for units at 50 and 60 percent of the area median income as well as the total tax credit units. The result was determined to be the demand for rent overburdened households.*

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

*The development is a family facility. Therefore, this category is considered not applicable.*

### **Net Demand, Capture Rate and Stabilization Calculations**

The overall demand components were added together to determine total demand. Any vacant competitive units in the current supply or any units constructed in the past two years must be subtracted from the demand to determine a net demand. Comparable units (vacant or occupied) funded, under construction or placed in service in 2015 and 2016 must be subtracted to calculate net demand. There are no units in the market area that meet this criterion. Vacancies in projects placed in service prior to 2015 which have not reached stabilized occupancy must also be considered as part of the supply. There was one non-stabilized Section 8 property in the market area that currently has three vacant one-bedroom units and two vacant two-bedroom units. Therefore, five additional units needed to be considered.

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

	1 BR HH at 50% AMI (\$15,703 to \$22,100)	1 BR HH at 60% AMI (\$15,703 to \$26,520)	2 BR HH at 50% AMI (\$20,880 to \$24,850)	2 BR HH at 60% AMI (\$20,880 to \$29,820)	3 BR HH at 50% AMI (\$24,583 to \$29,800)	3 BR HH at 60% AMI (\$30,034 to \$35,760)	4 BR HH at 50% AMI (\$30,754 to \$32,000)	4 BR HH at 60% AMI (\$30,754 to \$38,400)	All HH at 50% AMI (\$15,703 to \$32,000)	All HH at 60% AMI (\$15,703 to \$38,400)	All Units (\$15,703 to \$38,400)
Demand from New Household (age and income appropriate)	3	5	2	5	4	4	2	5	8	10	10
<b>Plus</b>											
Demand from Existing Renter Households - Substandard Housing	1	1	1	3	4	3	0	1	16	19	19
<b>Plus</b>											
Demand from Existing Renter Households - Rent Overburdened Households	15	23	21	46	52	55	6	10	307	350	350
<b>Equals Total Demand</b>	19	29	24	54	60	62	8	16	331	379	379
<b>Less</b>											
Supply of Current vacant units, under construction and/or newly constructed in past 2 years	0	3	0	2	0	0	0	0	0	5	5
<b>Equals Net Demand</b>	19	26	24	52	60	62	8	16	331	374	374

### Required Capture Rate

Capture rates are calculated by dividing the number of units in the project by the net demand. According to the Market Study Manual, demand and capture rates must be completed for each targeted income group and each bedroom type. In order to determine the capture rates for each bedroom type at each percent of area median income, the demand in the above chart was multiplied by the appropriate household percentage as determined on Page 82. Based on the chart on Page 79, one-bedroom units should account for 11.9 percent of the renter housing demand; two-bedroom units should account for 34.6 percent of the renter housing demand; three-bedroom units should account for 34.6 percent of the renter housing demand; and four-bedroom units should account for 8.5 percent of the renter housing demand.

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

AMI	Unit Size	Income Limits	Units Vacant	Total Demand	Supply	Net Demand	Net Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
50%	1 BR/ 1 BA	\$15,703 to \$22,100	0	19	0	19	0.0%	N/A	\$755	N/A	\$387
	2 BR / 1 BA	\$20,880 to \$24,850	0	24	0	24	0.0%	N/A	\$830	N/A	\$508
	3 BR / 1 BA	\$24,583 to \$29,800	0	60	0	60	0.0%	N/A	\$930	N/A	\$737
	4 BR / 1 BA	\$30,754 to \$32,000	0	8	0	8	0.0%	N/A	\$1,030	N/A	\$759
60%	1 BR/ 1 BA	\$15,703 to \$26,520	2	29	3	26	7.7%	1-2/Mo.	\$755	N/A	\$387
	2 BR / 1 BA	\$20,880 to \$29,820	2	54	2	52	3.8%	1-2/Mo.	\$830	N/A	\$508
	3 BR / 1 BA	\$30,034 to \$35,760	2	62	0	62	3.2%	N/A	\$930	N/A	\$737
	4 BR / 1 BA	\$30,754 to \$38,400	2	16	0	16	12.5%	N/A	\$1,030	N/A	\$759
Total	All Units @ 50%	\$15,703 to \$32,000	0	331	0	331	0.0%	N/A	\$755-\$1,030	N/A	\$387-\$759
	All Units @ 60%	\$15,703 to \$38,400	8	374	5	369	2.2%	1-2/Mo.	\$755-\$1,030	N/A	\$387-\$759
	All UNITS	\$15,703 to \$38,400	8	374	5	369	2.2%	1-2/Mo.	\$755-\$1,030	N/A	\$387-\$759

The subject is an existing Section 8 property applying for tax credits at 50 and 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 100 percent occupied with subsidies for all units. However, the subject will have six to eight units vacant for residents to relocate to during the construction process. While these eight units will contain subsidies, they were considered in the demand supply to remain conservative. Therefore, these eight units were distributed evenly among each unit type.

Additionally, there are no tax credit comparables located in the market area constructed within the past two years that compete with the subject. There was one project that has recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Sumter Street Station was placed in service in May 2016 with all units preleased. Since the property is 100 percent occupied, no additional supply was added.

Finally, there are only five vacancies in projects placed in service prior to 2015 which have not reached stabilized occupancy. Therefore, there is only five additional units that should be subtracted from the demand. The subject will need to capture 2.2 percent of the overall demand for all tax credit units; 0.0 percent for one-bedroom units at 50 percent of the area median income; 7.7 percent of the demand for one-bedroom units at 60 percent of the area median income; 0.0 for the two-bedroom units at 50 percent of the area median income; 3.8 percent of the demand for the two-bedroom units at 60 percent of the area median income; 0.0 for the three-bedroom units at 50 percent of the area median income; 3.2 percent of the demand for three-bedroom units at 60 percent of the area median income; 0.0 percent for the four-bedroom units at 50 percent of the area median income; 12.5 percent of the demand for four-bedroom units at 60 percent of the area median income; 0.0 for all units at 50 percent of the area median income; and 2.2 percent for all units at 60 percent of the area median income. As indicated in the chart above, the capture rate for all units is well below the 35 percent threshold requirement indicated in the market study guidelines. The capture rates for all one- and two-bedroom units are below the 35 percent threshold requirement, and the capture rate for all three- and four-bedroom units is below the 40 percent threshold requirement. Additionally, the capture rates for each percent of area median income for each bedroom type is below the 70 percent threshold requirement. As a result, the analyst feels there is a need for affordable housing, and the subject will fill the need for affordable units in the market area.

**PART VIII:**

**COMPETITIVE RENTAL ANALYSIS**

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



**Property Identification**

**Record ID** 11512  
**Property Type** Walk-Up  
**Property Name** Riverbend Apartments  
**Address** 441 East McIntosh Street, Milledgeville, Baldwin County, Georgia 31061  
**Market Type** Market  
**Verification** Savannah; 563-263-2112, August 15, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	96	570	\$625	\$1.10
1/1		570	\$725	\$1.27
2/2	50	835	\$700	\$0.84
2/2		835	\$875	\$1.05
3/2	30	1,100	\$950	\$0.86
3/2		1,100	\$1,065	\$0.97

**Occupancy** 90%  
**Rent Premiums** Y  
**Total Units** 176  
**Unit Size Range** 570 – 1,100  
**Avg. Unit Size** 736  
**Avg. Rent/Unit** \$692  
**Avg. Rent/SF** \$0.94  
**Net Rentable SF** 129,470

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

**Physical Data**

<b>No. of Buildings</b>	15
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Gas/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0, G/60
<b>Year Built</b>	1979/2000
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Vinyl, Blinds, Balcony (Select), Patio (Select), Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry

**Remarks**

The higher rents are due to units that are located on the first floor. The property does not have a waiting list. The turnover rate was not disclosed.

**Multi-Family Lease No. 2**



**Property Identification**

**Record ID** 11517  
**Property Type** Walk-Up  
**Property Name** Villamer I Apartments  
**Address** 342 Log Cabin Road Northeast, Milledgeville, Baldwin County, Georgia 31061  
**Market Type** Market  
**Verification** Donna; 478-452-1424, August 15, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1.5	2	1,000	\$535	\$0.54
2/2.5	73	1,480	\$605	\$0.41
2/2.5		1,480	\$705	\$0.48
3/2.5	20	1,584	\$650	\$0.41

**Occupancy** 99%  
**Rent Premiums** N  
**Total Units** 95  
**Unit Size Range** 1,000 – 1,584  
**Avg. Unit Size** 1,492  
**Avg. Rent/Unit** \$613  
**Avg. Rent/SF** \$0.41  
**SF** 141,720

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

**Physical Data**

<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	1988
<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, Vinyl, Blinds, Ceiling Fans, Fireplace (Select), Balcony, Patio, Clubhouse, Swimming Pool, On-Site Management, On-Site Maintenance, Boat Dock

**Remarks**

The property does maintain an active waiting list with 25 applicants. The annual turnover rate was not disclosed. The higher rental rate for the two-bedroom unit is due to units containing a fireplace.

**Multi-Family Lease No. 3**



**Property Identification**

**Record ID** 11520  
**Property Type** Walk-Up  
**Property Name** Carrington Woods Apartments  
**Address** 1980 Briarcliff Road, Milledgeville, Baldwin County, Georgia 31061  
**Market Type** Market  
**Verification** Jennifer; 478-452-1918, August 15, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	28	800	\$540	\$0.68
1/1	8	900	\$570	\$0.63
2/1	4	900	\$625	\$0.69
2/1	29	1,100	\$625	\$0.57
3/1.5	7	1,400	\$700	\$0.50

**Occupancy** 93%  
**Rent Premiums** N  
**Total Units** 76  
**Unit Size Range** 800 – 1,400  
**Avg. Unit Size** 986  
**Avg. Rent/Unit** \$595  
**Avg. Rent/SF** \$0.60  
**Net Rentable SF** 74,900

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

**Physical Data**

<b>No. of Buildings</b>	12
<b>Construction Type</b>	Brick
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	1967
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

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

**Remarks**

The property does not maintain a waiting list. The annual turnover rate is 20 percent. The contact stated that they have had several move-outs occur at the same time, resulting in a higher than normal vacancy rate.

**Multi-Family Lease No. 4**



**Property Identification**

**Record ID** 18155  
**Property Type** Condo  
**Property Name** Crossroads at Lake Oconee  
**Address** 111 Sweet Magnolia Lane, Eatonton, Putnam County, Georgia 31024  
**Market Type** Market  
**Verification** Heather; 706-485-4886, August 15, 2017

**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	736	\$700	\$0.95
1/1	Unknown	736	\$725	\$0.99
2/1	Unknown	1,011	\$750	\$0.74
2/2	Unknown	1,123	\$825	\$0.73
3/2	Unknown	1,387	\$875	\$0.63
3/2	Unknown	1,387	\$915	\$0.66

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 144

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

**Physical Data**

<b>No. of Buildings</b>	5
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	2002
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Trash Compactor, Ice Machine, Ceiling Fans, Balcony, Patio, Clubhouse, Swimming Pool, Picnic Area, Pond, Car Wash Area, Laundry Facility, On-Site Management, On-Site Maintenance, Limited Access Gate

**Remarks**

The property does maintain an active waiting list; however, the contact was unable to disclose the current number of applicants. The annual turnover rate was not disclosed. The contact stated that the units with a higher rental rate contain balconies or patios. Therefore, for the purpose of this report, the higher rental rate was utilized.

**Multi-Family Lease No. 5**



**Property Identification**

**Record ID** 11521  
**Property Type** Garden  
**Property Name** Willowood Apartments  
**Address** 1251 Dunlap Road, Milledgeville, Baldwin County, Georgia 31661  
**Market Type** Market  
**Verification** Marie; 478-293-3866, August 15, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Studio/1	6	288	\$450	\$1.56
1/1	37	596	\$520	\$0.87
2/1	3	864	\$575	\$0.67
2/2	15	864	\$600	\$0.69

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 61  
**Unit Size Range** 288 - 864  
**Avg. Unit Size** 645  
**Avg. Rent/Unit** \$535  
**Avg. Rent/SF** \$0.83  
**Net Rentable SF** 39,332

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

**Physical Data**

<b>No. of Buildings</b>	9
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Window Elec
<b>Stories</b>	1
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	1984
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher (2 BR), Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Balcony, Patio, Exterior Storage (Attic), Laundry Facility

**Remarks**

The property does not maintain a waiting list. The annual turnover rate was not disclosed. The studio units have all utilities provided by the landlord.

**Multi-Family Lease No. 6**



**Property Identification**

**Record ID** 11515  
**Property Type** Walk-Up  
**Property Name** Ivy League Estates  
**Address** 205 Ivey Drive Southwest, Milledgeville, Baldwin County, Georgia 31061  
**Market Type** Market  
**Verification** Doug; 478-451-7186, August 15, 2017

**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	24	1,000	\$575	\$0.58
3/2	4	1,300	\$650	\$0.50

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 28  
**Unit Size Range** 1,000 – 1,300  
**Avg. Unit Size** 1,043  
**Avg. Rent/Unit** \$586  
**Avg. Rent/SF** \$0.56  
**Net Rentable SF** 29,200

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

**Physical Data**

<b>No. of Buildings</b>	7
<b>Construction Type</b>	Brick
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/O
<b>Year Built</b>	2004
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Over, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds

**Remarks**

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

**Multi-Family Lease No. 7**



**Property Identification**

**Record ID** 11519  
**Property Type** Walk-Up/Garden  
**Property Name** Villamer II Apartments  
**Address** 342 Log Cabin Road Northeast, Milledgeville, Baldwin County, Georgia 31061  
**Market Type** Market  
**Verification** Donna; 478-452-1424, August 15, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2.5	93	1,298	\$665	\$0.51
2/2.5		1,298	\$765	\$0.59

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 93  
**Unit Size Range** 1,298  
**Avg. Unit Size** 1,298  
**Avg. Rent/Unit** \$665  
**Avg. Rent/SF** \$0.51  
**SF** 120,714

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

**Physical Data**

<b>No. of Buildings</b>	7
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	1, 2
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	1999
<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, Vinyl, Blinds, Ceiling Fans, Balcony, Clubhouse, Swimming Pool, On-Site Management, On-Site Maintenance, Boat Dock

**Remarks**

The property has 20 applicants on the waiting list. The annual turnover rate was not disclosed.

**Multi-Family Lease No. 8**



**Property Identification**

**Record ID** 11511  
**Property Type** Walk-Up  
**Property Name** Cedar Ridge Apartments  
**Address** 141 Frank Bone Road, Milledgeville, Baldwin County, Georgia 31061  
**Market Type** Market  
**Verification** Donnie; 478-453-7310, August 15, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	20	900	\$525	\$0.58
2/2	40	1,100	\$610	\$0.55

**Occupancy** 94%  
**Rent Premiums** N  
**Total Units** 60  
**Unit Size Range** 900 – 1,100  
**Avg. Unit Size** 1,033  
**Avg. Rent/Unit** \$582  
**Avg. Rent/SF** \$0.56  
**SF** 62,000

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

**Physical Data**

<b>No. of Buildings</b>	7
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	1984
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer, Dryer (1 BR), Washer/Dryer Hook-Ups (2 BR), Carpet, Vinyl, Blinds, Ceiling Fans, Balcony, Patio, Swimming Pool, On-Site Management, On-Site Maintenance

**Remarks**

The property does not maintain a waiting list. The annual turnover rate was 40 percent.

**Multi-Family Lease No. 9**



**Property Identification**

**Record ID** 11514  
**Property Type** Walk-Up  
**Property Name** Pine Knoll Apartments  
**Address** 2304 Sherry Drive, Milledgeville, Baldwin County, Georgia 31061  
**Market Type** Market  
**Verification** Cindy; 478-453-2570, August 15, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	16	780	\$515	\$0.66
1/1		780	\$590	\$0.76
2/1	6	925	\$575	\$0.62
2/1		925	\$650	\$0.70
2/2	90	1,025	\$615	\$0.60
2/2		1,025	\$690	\$0.67

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 112  
**Unit Size Range** 780 – 1,025  
**Avg. Unit Size** 985  
**Avg. Rent/Unit** \$599  
**Avg. Rent/SF** \$0.61  
**Net Rentable SF** 110,280

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

**Physical Data**

<b>No. of Buildings</b>	14
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	1986/2015
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

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

**Remarks**

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

**Multi-Family Lease No. 10**



**Property Identification**

**Record ID** 11510  
**Property Type** Elevator  
**Property Name** Dogwood Retirement Apartments  
**Address** 101 South Columbia Street, Milledgeville, Baldwin County, Georgia 31061  
**Market Type** Section 202  
**Verification** Linda; 478-452-8699, August 15, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Efficiency	10	500	\$970	\$1.94
1/1	30	500	\$1,029	\$2.06

**Occupancy** 98%  
**Rent Premiums** N  
**Total Units** 40  
**Unit Size Range** 500  
**Avg. Unit Size** 500  
**Avg. Rent/Unit** \$1,014  
**Avg. Rent/SF** \$2.03  
**SF** 20,000

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

**Physical Data**

<b>No. of Buildings</b>	4
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Electricity, Water, Gas, Sewer, Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	1988
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Walk-In Closet (1 BR), Coat Closet (0 BR), Meeting Room, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Video Surveillance

**Remarks**

The property has a waiting list with four applicants. The annual turnover rate was not disclosed. The property is designated for seniors 62 and older and is located outside the market area; therefore, will not compete directly with the subject. However, due to lack of affordable housing comparables in the market area, the property was utilized in the report for comparison purposes.

**Multi-Family Lease No. 11**



**Property Identification**

**Record ID** 11523  
**Property Type** Walk-Up  
**Property Name** Waterford Place Apartments  
**Address** 131 North Pickens Street, Milledgeville, Baldwin County, Georgia 31061  
**Market Type** LIHTC/Market  
**Verification** Michelle; 478-453-8049, August 15, 2017

**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 @ 50%	5	830	\$370	\$0.45
1/1 @ 60%	6	830	\$377	\$0.45
1/1 @ Market	5	830	\$485	\$0.58
2/2 @ 50%	10	1,010	\$438	\$0.43
2/2 @ 60%	15	1,010	\$448	\$0.44
2/2 @ Market	15	1,010	\$560	\$0.55
3/2 @ 50%	10	1,220	\$506	\$0.41
3/2 @ 60%	7	1,220	\$512	\$0.42
3/2 @ Market	7	1,220	\$610	\$0.50

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 80  
**Unit Size Range** 830 – 1,220  
**Avg. Unit Size** 1,037  
**Avg. Rent/Unit** \$487

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

**Avg. Rent/SF** \$0.47  
**SF** 82,960

**Physical Data**

**No. of Buildings** 10  
**Construction Type** Brick/Siding  
**HVAC** Central Elec/Central Elec  
**Stories** 2  
**Utilities with Rent** None  
**Parking** L/0  
**Year Built** 2003  
**Condition** Good  
**Gas Utilities** None  
**Electric Utilities** All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Ceramic Tile, Blinds, Ceiling Fans, Balcony, Patio, Clubhouse, Swimming Pool, Picnic Area, Playground, Lounge, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry

**Remarks**

The property does not maintain a waiting list. The annual turnover rate was not disclosed. The property is located outside the market area; therefore, will not compete directly with the subject. However, due to lack of affordable housing comparables in the market area, the property was utilized in the report for comparison purposes.

**Multi-Family Lease No. 12**



**Property Identification**

**Record ID** 11524  
**Property Type** Walk-Up  
**Property Name** Heritage Vista Apartments  
**Address** 3029 Heritage Place, Milledgeville, Baldwin County, Georgia 31061  
**Market Type** LIHTC  
**Verification** Ann; 478-295-2565, August 15, 2017

**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 @ 50%	2	850	\$388	\$0.46
1/1 @ 60%	6	850	\$427	\$0.50
2/2 @ 50%	6	965	\$434	\$0.45
2/2 @ 60%	34	965	\$509	\$0.53
3/2 @ 50%	4	1,100	\$476	\$0.43
3/2 @ 60%	12	1,100	\$576	\$0.52

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 64  
**Unit Size Range** 850 – 1,100  
**Avg. Unit Size** 984  
**Avg. Rent/Unit** \$501  
**Avg. Rent/SF** \$0.51  
**SF** 63,000

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

**Physical Data**

<b>No. of Buildings</b>	8
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	2012
<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, Vinyl, Blinds, Ceiling Fans, Swimming Pool, Picnic Area, Playground, Business Center, Laundry Facility, Lounge

**Remarks**

The property has a waiting list with more than 100 applicants. The annual turnover rate is approximately 20 percent. The property is located outside the market area; therefore, will not compete directly with the subject. However, due to lack of affordable housing comparables in the market area, the property was utilized in the report for comparison purposes.

**Multi-Family Lease No. 13**



**Property Identification**

**Record ID** 11525  
**Property Type** Garden  
**Property Name** Baldwin Park Senior Village  
**Address** 251 South Irwin Street, Milledgeville, Baldwin County, Georgia 31061  
**Market Type** LIHTC  
**Verification** Bonnie; 478-452-1177, August 15, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/1 @ 60%	56	847	\$537	\$0.63

**Occupancy** 93%  
**Rent Premiums** N  
**Total Units** 56  
**Unit Size Range** 0 - 847  
**Avg. Unit Size** 847  
**Avg. Rent/Unit** \$537  
**Avg. Rent/SF** \$0.63  
**SF** 47,432

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

**Physical Data**

<b>No. of Buildings</b>	8
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	1
<b>Utilities with Rent</b>	Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	2010
<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, Vinyl, Blinds, Ceiling Fans, Patio, Meeting Room, Exercise Room, Picnic Area, Business Center, Laundry Facility, Limited Access Gate, Library

**Remarks**

The property does not maintain a waiting list. The annual turnover rate was not disclosed. The property is designated for seniors 62 and older and is located outside the market area; therefore, will not compete directly with the subject. However, due to lack of affordable housing comparables in the market area, the property was utilized in the report for comparison purposes.

**Multi-Family Lease No. 14**



**Property Identification**

**Record ID** 18224  
**Property Type** Townhouse  
**Property Name** Heritage Villas of Eatonton Apartments  
**Address** 702 Church Street, Eatonton, Putnam County, Georgia 31024  
**Market Type** Section 8/RD  
**Verification** Chris; 706-485-8230, August 15, 2017

**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	6	700	\$521	\$0.74
1/1		700	\$670	\$0.96
2/1.5	24	887	\$621	\$0.70
2/1.5		887	\$804	\$0.91

**Occupancy** 83%  
**Rent Premiums** N  
**Total Units** 30  
**Unit Size Range** 700 - 887  
**Avg. Unit Size** 850  
**Avg. Rent/Unit** \$601  
**Avg. Rent/SF** \$0.71  
**SF** 25,488

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

**Physical Data**

<b>No. of Buildings</b>	6
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	1985/2017
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

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

**Remarks**

The property does maintain an active waiting list with ten applicants. The annual turnover rate was not disclosed. The contact stated the property is currently has several units down due to renovations, resulting in a higher than normal vacancy rate.

**Multi-Family Lease No. 15**



**Property Identification**

**Record ID** 18230  
**Property Type** Walk-Up  
**Property Name** Hillside Apartments  
**Address** 155 Hillside Drive, Eatonton, Putnam County, Georgia 31024  
**Market Type** Section 8  
**Verification** Patricia; 706-485-5361, August 15, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	10	Unknown	\$521	Unknown
2/1	40	Unknown	\$567	Unknown

**Occupancy** 98%  
**Rent Premiums** N  
**Total Units** 50

**Multi-Family Lease No. 15 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	4
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/None
<b>Stories</b>	2
<b>Utilities with Rent</b>	Electricity, Water, Sewer, Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	1980
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

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

**Remarks**

The property does maintain an active waiting list; however, could not disclose the number applicants. The annual turnover rate was not disclosed. The contact did not disclose the unit size of each unit type.

**Multi-Family Lease No. 16**



**Property Identification**

**Record ID** 18462  
**Property Type** Walk-Up  
**Property Name** Sumter Street Apartments  
**Address** 203 East Sumter Street, Eatonton, Putnam County, Georgia 31024  
**Market Type** LIHTC  
**Verification** Samantha; 706-623-4311, August 31, 2017

**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	761	\$401	\$0.53
2/2	32	851	\$395	\$0.46
3/2	18	1,216	\$433	\$0.36

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 62  
**Unit Size Range** 851 – 1,216  
**Avg. Unit Size** 878  
**Avg. Rent/Unit** \$407  
**Avg. Rent/SF** \$0.70  
**SF** 58,252

**Multi-Family Lease No. 16 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	3
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	2016
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Balcony, Patio, Picnic Area, Playground, Arts and Crafts Room, Computer Room, Laundry Facility, Security Patrol, Library

**Remarks**

The property does maintain an active waiting list with 34 applicants. The annual turnover rate was not disclosed. The property was placed in service May 2016 with all units preleased.

**Market-Rate Vacancies**

The field survey was completed during the third week of August 2017. There were 28 vacant units at the time of the survey out of 845 surveyed, for an overall vacancy rate of 3.3 percent. The market-rate occupancy is 96.7 percent.

<b>MARKET VACANCIES</b>			
<b>Name of Property</b>	<b># of Units</b>	<b># of Vacant Units</b>	<b>Vacancy Rate</b>
Riverbend Apartments	176	18	10.0%
Villamer I Apartments	95	1	1.0%
Carrington Woods Apartments	76	5	7.0%
Crossroads at Lake Oconee	144	0	0.0%
Willowood Apartments	61	0	0.0%
Ivy League Estates	28	0	0.0%
Villamer II Apartments	93	0	0.0%
Cedar Ridge Apartments	60	4	6.0%
Pine Knoll Apartments	112	0	0.0%
<b>Totals</b>	<b>845</b>	<b>28</b>	<b>3.3%</b>

**Subsidized/Restricted Vacancies**

The field survey was completed during the third week of August 2017. There were 10 vacant units at the time of the survey out of 496 surveyed, for an overall vacancy rate of 2.2 percent. The subsidized/restricted occupancy is 97.8 percent. However, Heritage Villas of Eatonton Apartments is currently under renovation and has several down units. Without considering this comparable, the vacancy rate is 1.3 and the subsidized/restricted occupancy would be 98.7 percent.

<b>AFFORDABLE HOUSING VACANCIES</b>			
<b>Name of Property</b>	<b># of Units</b>	<b># of Vacant Units</b>	<b>Vacancy Rate</b>
Eatonton Housing Authority	114	0	0.0%
Dogwood Retirement Apartments	40	1	2.0%
Waterford Place Apartments	80	0	0.0%
Heritage Vista Apartments	64	0	0.0%
Baldwin Park Senior Village	56	4	7.0%
Heritage Villas of Eatonton Apartments	30	5	17.0%
Hillside Apartments	50	1	2.0%
Sumter Street Apartments	62	0	0.0%
<b>Totals</b>	<b>496</b>	<b>11</b>	<b>2.2%</b>

**Overall Vacancy**

The overall vacancy rate for the market area is 2.9 percent. Of the 1,341 market and rent restricted units surveyed, 39 units were vacant. The overall occupancy rate for the market area is 97.1 percent. However, Heritage Villas of Eatonton Apartments is currently under renovation and has several down units. Without considering this comparable, the vacancy rate is 2.6 and the overall occupancy would be 97.4 percent.

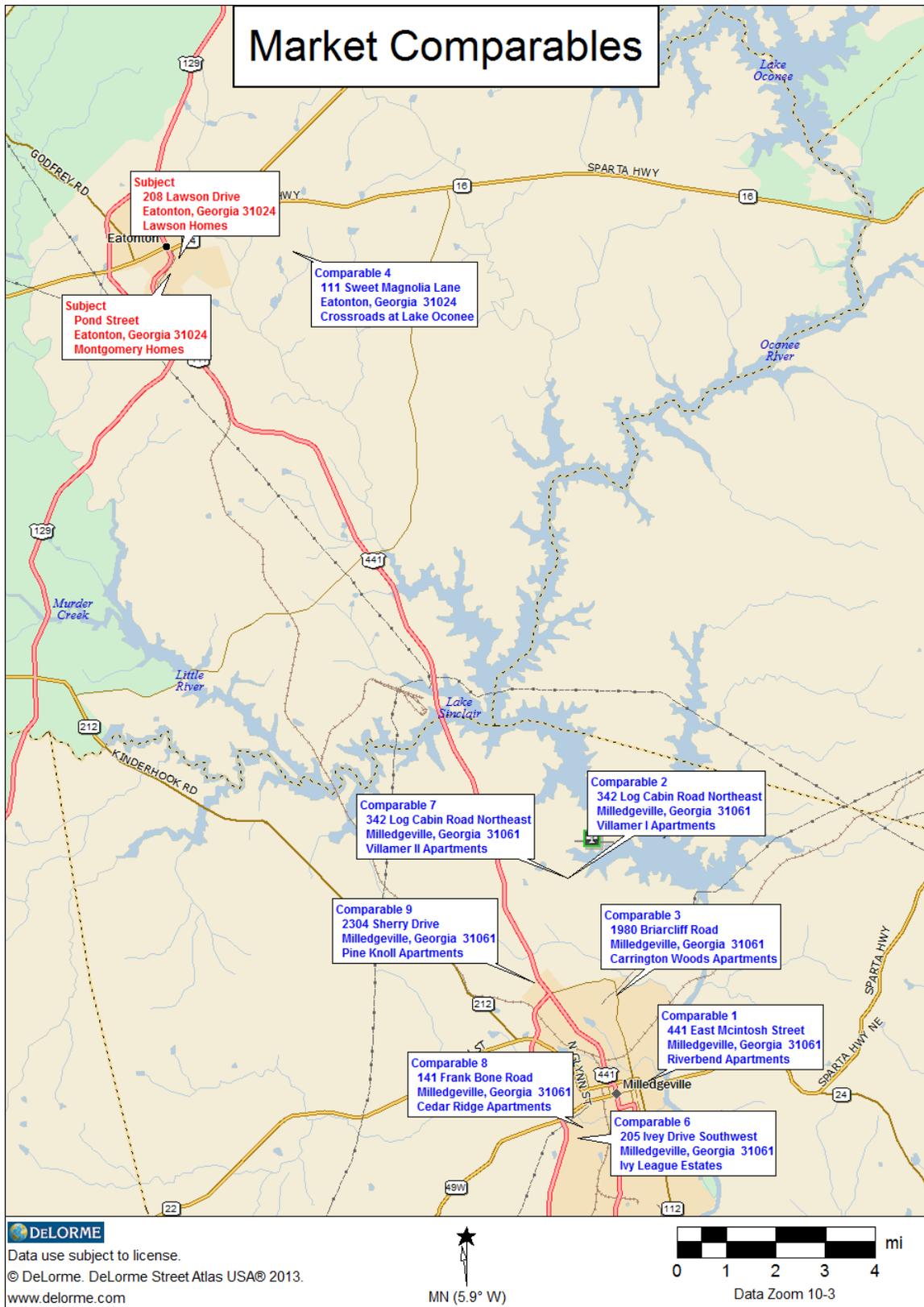
**EXISTING HOUSING MAP LEGEND**

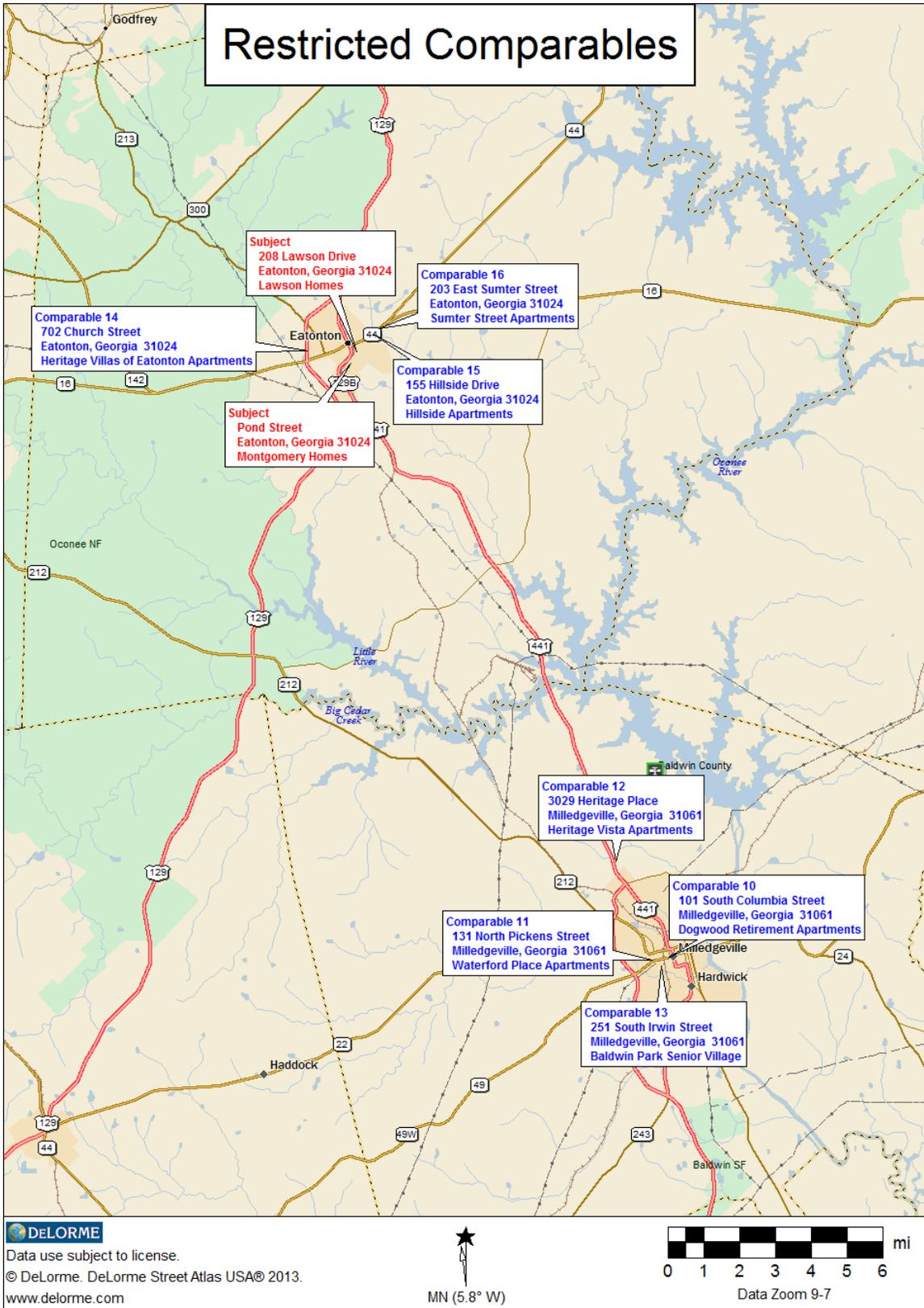
**MARKET-RATE MAP**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Riverbend Apartments	Market Rate	22.2 Miles
Villamer I Apartments	Market Rate	17.6 Miles
Carrington Woods Apartments	Market Rate	20.2 Miles
Crossroads at Lake Oconee	Market Rate	9.9 Miles
Willowood Apartments	Market Rate	18.5 Miles
Ivy League Estates	Market Rate	21.9 Miles
Villamer II Apartments	Market Rate	17.6 Miles
Cedar Ridge Apartments	Market Rate	21.8 Miles
Pine Knoll Apartments	Market Rate	18.2 Miles

**RENT-RESTRICTED MAP**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Dogwood Retirement Apartments	Section 202	20.9 Miles
Waterford Place Apartments	LIHTC	21.1 Miles
Heritage Vista Apartments	LIHTC	17.9 Miles
Baldwin Park Senior Village	LIHTC	21.7 Miles
Heritage Villas of Eatonton Apartments	Section 8/Rural Development	1.7 Miles
Hillside Apartments	Section 8	0.8 Miles
Sumter Street Station	LIHTC	0.2 Miles





**Additional Developments**

There were no additional comparables that could not be verified.

IN-UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS												
	Project Type	Year Built	Refrigerator	Range/Oven	Garbage Disposal	Dishwasher	Microwave	Washer/Dryer	W/D Hook-Ups	Balcony/Patio	Pull Cords	Special Feature
Subject	Sec.8/LIHTC	1950/1996	X	X				X		X	X	
Comp 1	Market	1979	X	X	X	X		X (Select)	X (Select)	X (Select)		
Comp 2	Market	1988	X	X	X	X			X	X		X
Comp 3	Market	1967	X	X	X	X			X	X		
Comp 4	Market	2002	X	X	X	X			X	X		
Comp 5	Market	1984	X	X	X	X			X	X		
Comp 6	Market	2004	X	X	X	X	X		X			
Comp 7	Market	1999	X	X	X	X			X	X		
Comp 8	Market	1984	X	X	X	X		X (1BR)	X (2BR)	X		
Comp 9	Market	1986/2015	X	X	X	X			X	X		
Comp 10	Section 202	1988	X	X								
Comp 11	LIHTC	2003	X	X	X	X			X	X		
Comp 12	LIHTC	2012	X	X	X	X	X		X			
Comp 13	LIHTC	2010	X	X	X	X	X		X	X		
Comp 14	Sec.8/RD	1985/2017	X	X					X			
Comp 15	Sec. 8	1980	X	X								
Comp 16	LIHTC	2016	X	X		X	X		X	X		

EXTERIOR AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS													
	Project Type	Year Built	Clubhouse	Meeting Room	Swimming Pool	Picnic Area	Exercise Room	Business Center	Play Area	Sports Court	Central Laundry	Exterior Storage	Security
Subject	Sec.8/LIHTC	1950/1996		X		X						X	X
Comp 1	Market	1979									X		X
Comp 2	Market	1988	X		X								
Comp 3	Market	1967				X					X		
Comp 4	Market	2002	X		X	X					X		X
Comp 5	Market	1984									X	X	
Comp 6	Market	2004											
Comp 7	Market	1999	X		X								
Comp 8	Market	1984			X								
Comp 9	Market	1986/2015									X		
Comp 10	Section 202	1988		X							X		X
Comp 11	LIHTC	2003	X		X	X			X		X		X
Comp 12	LIHTC	2012			X	X		X	X		X		
Comp 13	LIHTC	2010		X		X	X	X			X		X
Comp 14	Sec.8/RD	1985/2017										X	
Comp 15	Sec. 8	1980									X		
Comp 16	LIHTC	2016				X			X		X		X

## **Evaluation of the Rehabilitated Development**

### **Location**

The subject is in a 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 city confers the same locational attributes to all projects.

### **Project Design**

The subject contains 48 one-story garden-style apartment buildings containing a total of 114 units designed for families. The property also contains an accessory building that houses the meeting room and leasing office and a maintenance shed. Of the total 114 units, 18 units will have a preference for elderly occupants. The buildings have a frame construction with brick exterior.

### **Project Amenities**

Project amenities include a meeting room, picnic area, on-site management, on-site maintenance, perimeter fencing and video surveillance. Once rehabilitation is complete, the subject will also offer a gazebo that will contain picnic and barbecue facilities, a wellness center and exterior storage. These amenities are similar to superior to the competing properties in the market area.

### **Unit Amenities**

Unit amenities include a refrigerator, range/oven, washer/dryer hook-ups (70% of units), vinyl floor coverings, blinds, walk-in closet, coat closet, patio, pull cords and safety bars. Once rehabilitation is complete, all units will contain a washer and dryer. These amenities are generally similar to competing properties in the market area.

### **Tenant Services**

Once rehabilitation is complete, Putnam County Health Department will provide a wellness center on-site at the development at no cost to residents or the property. Services and topics will include diabetes prevention and education, blood pressure screening and management, immunization services, smoking cessation, women's wellness and STD prevention.

### **Parking**

The subject contains 115 open parking spaces. This arrangement is similar to the majority of the other developments in the market area.

### Unit Mix

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

### Utilities

Heating and cooling are central electric. Cooking and hot water are also electric. Water, sewer and trash collection are provided for the residents. This arrangement is similar to most apartment units in the market area.

### Unit Size

The average sizes of the units in the surveyed developments is 742 square feet for one-bedroom units, 933 square feet for the two-bedroom units and 1,251 square feet for the three-bedroom units. There was insufficient market data in the market area for four-bedroom units. The subject's unit sizes are smaller than the average unit sizes of the comparables. However, the subject is an existing property that maintains a stabilized occupancy rate. Therefore, even though the subject's unit sizes are smaller, it does not appear to have a negative impact on the marketability of the units.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
	COMPARABLES				
Unit Type	Minimum (SF)	Maximum (SF)	Average (SF)	Subject (SF)	Subject's Advantage
1 BR	500	900	742	598	-19.4%
2 BR	835	1,100	933	750	-19.6%
3 BR	1,100	1,400	1,251	945	-24.5%

Source: Gill Group Field Survey

### Vacancy Rates/Rental Trends

There were 16 confirmed apartment complexes, including the subject, in and surrounding the market area. There were 39 vacant units at the time of the survey out of 1,341 surveyed, for an overall vacancy rate of 2.9 percent. The overall occupancy rate for the market area is 97.1 percent. However, Heritage Villas of Eatonton Apartments is currently under renovation and has several down units. Without considering this comparable, the vacancy rate is 2.6 and the overall occupancy would be 97.4 percent. There are nine market-rate properties confirmed with a total of 845 units, 28 of which are vacant. Therefore, the market vacancy rate is 3.3 percent. There were seven restricted properties, including the subject, with a total of 496 units, 11 of which are vacant. Therefore, the total restricted vacancy rate is 2.2 percent. The subsidized/restricted occupancy is 97.8 percent. However, Heritage Villas of Eatonton Apartments is currently under renovation and has several down units. Without considering this comparable, the vacancy rate is 1.3 and the subsidized/restricted occupancy would be 98.7 percent. The vacancy appears to be stable and typical for the market area.

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

**Summary of Developments Strength and Weaknesses**

Strengths – The development is located near a major thoroughfare which provides it with average visibility and access. The subject's amenities are similar to superior when compared to the surveyed comparables in the market area and surrounding area.

Weaknesses – The development has no apparent weaknesses.

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

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

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

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

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)	B. Comparable Property No. 2 (address)	C. Comparable Property No. 3 (address)	D. Comparable Property No. 4 (address)	E. Comparable Property No. 5 (address)			
One-Bedroom	Eatonton Housing Authority 208 Lawson Drive Eatonton, Putnam, GA	Riverbend Apartments 441 East McIntosh Street Milledgeville, Baldwin, GA	Villamer I Apartments 342 Log Cabin Road Northeast Milledgeville, Baldwin, GA	Carrington Woods Apartments 1980 Briarcliff Road Milledgeville, Baldwin, GA	Crossroads at Lake Oconee 111 Sweet Magnolia Lane Eatonton, Putnam, GA	Willowood Apartments 1251 Dunlap Road Milledgeville, Baldwin, GA			
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	08/2017	08/2017		08/2017		08/2017		08/2017	
4. Type of Project/Stories	G/1	WU/2		WU/2		WU/2		E/3	
5. Floor of Unit in Building	First	Varies		Varies		Varies		First	
6. Project Occupancy %	100%	90%		99%		93%		100%	
7. Concessions	N	N		N		N		N	
8. Year Built	1952 & 1964/1996/2019	1979/2000		1988	\$220	1967	\$170	2002	\$150
9. Sq. Ft. Area	598	570	\$5	1000	(\$90)	800	(\$45)	736	(\$30)
10. Number of Bedrooms	1	1		1		1		1	
11. Number of Baths	10	10		15		10		10	
12. Number of Rooms	3	3		3		3		3	
13. Balc./Terrace/Patio	Y	N	\$5	Y		Y		Y	
14. Garage or Carport	L/0	L/0, G/60		L/0		L/0		L/0	
15. Equipment a. A/C	C	C		C		C		C	\$5
b. Range/Refrigerator	RF	RF		RF		RF		RF	
c. Disposal	N	N		Y		Y		Y	
d. Microwave/Dishwasher	N	D	(\$10)	D	(\$10)	D	(\$10)	D	(\$10)
e. Washer/Dryer	WD	L	\$25	HU	\$10	HU	\$10	HU	\$10
f. Carpet	V	C		C		C		C	
g. Drapes	B	B		B		B		N	
h. Pool/Rec. Area	R	N	\$10	P		R		PR	(\$10)
16. Services a. Heat/Type	N/E	N/G		N/E		N/E		N/E	
b. Cooling	N/E	N/E		N/E		N/E		N/E	
c. Cook/Type	N/E	N/E		N/E		N/E		N/E	
d. Electricity	N	N		N		N		N	
e. Hot Water	N/E	N/E		N/E		N/E		N/E	
f. Cold Water/Sewer	Y	N	\$41	Y		Y		N	\$41
g. Trash	Y	N	\$15	Y		Y		N	\$15
17. Storage	Y/0	N	\$5	N	\$5	N	\$5	N	\$5
18. Project Location	Average	Similar		Similar		Similar		Similar	
19. Security	Y	Y	(\$5)	N	\$5	N	\$5	Y	(\$5)
20. Clubhouse/Meeting Room	MR	N	\$5	C		N	\$5	C	
21. Special Features	ADA	N	\$10	N	\$10	N	\$10	N	\$10
22. Business Center / Nhd Netwk	WC	N	\$30	N	\$30	N	\$30	N	\$30
23. Unit Rent Per Month		\$725		\$535		\$540		\$725	
24. Total Adjustment			\$136		\$180		\$180		\$56
25. Indicated Rent		\$861		\$715		\$720		\$781	
26. Correlated Subject Rent	\$755								
	high rent	\$861	low rent	\$715	60% range	\$744	to	\$832	
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)	
		<i>Samuel J. Hill</i>		08/21/17					

Previous editions are obsolete

form HUD-92273 (07/2003)

Lawson Homes and Montgomery Homes \* 208 Lawson Drive \* Eatonton, Georgia

**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)				
Two-Bedroom	Eatonton Housing Authority 208 Lawson Drive Eatonton, Putnam, GA	Riverbend Apartments 441 East McIntosh Street Milledgeville, Baldwin, GA	Villamer I Apartments 342 Log Cabin Road Northeast Milledgeville, Baldwin, GA	Carrington Woods Apartments 1980 Briarcliff Road Milledgeville, Baldwin, GA	Crossroads at Lake Oconee 111 Sweet Magnolia Lane Eatonton, Putnam, GA	Willowood Apartments 1251 Dunlap Road Milledgeville, Baldwin, GA				
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	
3. Effective Date of Rental	08/2017	08/2017		08/2017		08/2017		08/2017		
4. Type of Project/Stories	G/1	WU/2		WU/2		WU/2		E/3		
5. Floor of Unit in Building	First	Varies		Varies		Varies		First		
6. Project Occupancy %	100%	90%		99%		93%		100%		
7. Concessions	N	N		N		N		N		
8. Year Built	1952 & 1964/1996/2019	1979/2000		1988	\$220	1967	\$170	2002		
9. Sq. Ft. Area	750	835	(\$15)	1480	(\$25)	900	(\$25)	1011	(\$45)	
10. Number of Bedrooms	2	2		2		2		2	(\$20)	
11. Number of Baths	10	2.0	(\$10)	2.5	(\$30)	10		10		
12. Number of Rooms	4	4		4		4		4		
13. Balc/Terrace/Patio	Y	N	\$5	Y		Y		Y		
14. Garage or Carport	L/0	L/0, G/60		L/0		L/0		L/0		
15. Equipment a. A/C	C	C		C		C		C	\$5	
b. Range/Refrigerator	RF	RF		RF		RF		RF		
c. Disposal	N	N		Y		Y		Y		
d. Microwave/Dishwasher	N	D	(\$10)	D	(\$10)	D	(\$10)	D	(\$10)	
e. Washer/Dryer	WD	L	\$25	HU	\$10	HU	\$10	HU	\$10	
f. Carpet	V	C		C		C		C		
g. Drapes	B	B		B		B		N		
h. Pool/Rec. Area	R	N	\$10	P		R		PR	(\$10)	
16. Services a. Heat/Type	N/E	N/G		N/E		N/E		N/E		
b. Cooling	N/E	N/E		N/E		N/E		N/E		
c. Cook/Type	N/E	N/E		N/E		N/E		N/E		
d. Electricity	N	N		N		N		N		
e. Hot Water	N/E	N/E		N/E		N/E		N/E		
f. Cold Water/Sewer	Y	N	\$48	Y		Y		N	\$48	
g. Trash	Y	N	\$15	Y		Y		N	\$15	
17. Storage	Y/0	N	\$5	N	\$5	N	\$5	N	\$5	
18. Project Location	Average	Similar		Similar		Similar		Similar		
19. Security	Y	Y	(\$5)	N	\$5	N	\$5	Y	(\$5)	
20. Clubhouse/Meeting Room	MR	N	\$5	C		N	\$5	C		
21. Special Features	ADA	N	\$10	N	\$10	N	\$10	N	\$10	
22. Business Center / Nbd Netwk	WC	N	\$30	N	\$30	N	\$30	N	\$30	
23. Unit Rent Per Month		\$875		\$605		\$625		\$750		
24. Total Adjustment			\$113		\$115		\$200		\$48	
25. Indicated Rent		\$988		\$720		\$825		\$798		
26. Correlated Subject Rent	\$830	If there are any Remarks, check here and add the remarks to the back of page.							\$770	
	high rent	\$988	low rent	\$720	60% range	\$774	to	\$934		
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)		
		Samuel J. Zell		08/21/17						

Previous editions are obsolete

form HUD-92273 (07/2003)

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

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

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

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

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)	B. Comparable Property No. 2 (address)	C. Comparable Property No. 3 (address)	D. Comparable Property No. 4 (address)	E. Comparable Property No. 5 (address)			
Three-Bedroom	Eatonton Housing Authority 208 Lawson Drive Eatonton, Putnam, GA	Riverbend Apartments 441 East McIntosh Street Milledgeville, Baldwin, GA	Villamer I Apartments 342 Log Cabin Road Northeast Milledgeville, Baldwin, GA	Carrington Woods Apartments 1980 Briarcliff Road Milledgeville, Baldwin, GA	Crossroads at Lake Oconee 111 Sweet Magnolia Lane Eatonton, Putnam, GA	Ivy League Estates 205 Ivy Drive Southwest Milledgeville, Baldwin, GA			
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	08/2017	08/2017		08/2017		08/2017		08/2017	
4. Type of Project/Stories	G/1	WU/2		WU/2		WU/2		E/3	
5. Floor of Unit in Building	First	Varies		Varies		Varies		First	
6. Project Occupancy %	100%	90%		99%		93%		100%	
7. Concessions	N	N		N		N		N	
8. Year Built	1952 & 1964/1996/2019	1979/2000		1988	\$220	1967	\$170	2002	
9. Sq. Ft. Area	945	1,100	(\$20)	1,584	(\$80)	1,400	(\$55)	1,387	(\$55)
10. Number of Bedrooms	3	3		3		3		3	
11. Number of Baths	10	2.0	(\$10)	2.5	(\$30)	15	(\$10)	2.0	(\$20)
12. Number of Rooms	5	5		5		5		5	
13. Balc./Terrace/Patio	Y	N	\$5	Y		Y		Y	\$5
14. Garage or Carport	L/0	L/0, G/60		L/0		L/0		L/0	
15. Equipment a. A/C	C	C		C		C		C	
b. Range/Refrigerator	RF	RF		RF		RF		RF	
c. Disposal	N	N		Y		Y		Y	
d. Microwave/Dishwasher	N	D	(\$10)	D	(\$10)	D	(\$10)	D	(\$10)
e. Washer/Dryer	WD	L	\$25	HU	\$10	HU	\$10	HU	\$10
f. Carpet	V	C		C		C		C	
g. Drapes	B	B		B		B		N	
h. Pool/Rec. Area	R	N	\$10	P		R		PR	(\$10)
16. Services a. Heat/Type	N/E	N/G		N/E		N/E		N/E	
b. Cooling	N/E	N/E		N/E		N/E		N/E	
c. Cook/Type	N/E	N/E		N/E		N/E		N/E	
d. Electricity	N	N		N		N		N	
e. Hot Water	N/E	N/E		N/E		N/E		N/E	
f. Cold Water/Sewer	Y	N	\$59	Y		Y		N	\$59
g. Trash	Y	N	\$15	Y		Y		N	\$15
17. Storage	Y/0	N	\$5	N	\$5	N	\$5	N	\$5
18. Project Location	Average	Similar		Similar		Similar		Similar	
19. Security	Y	Y	(\$5)	N	\$5	N	\$5	Y	(\$5)
20. Clubhouse/Meeting Room	MR	N	\$5	C		N	\$5	C	
21. Special Features	ADA	N	\$10	N	\$10	N	\$10	N	\$10
22. Business Center / Nbd Netwk	WC	N	\$30	N	\$30	N	\$30	N	\$30
23. Unit Rent Per Month		\$1,065		\$650		\$700		\$915	
24. Total Adjustment			\$119		\$160		\$160		\$29
25. Indicated Rent		\$1,184		\$810		\$860		\$944	
26. Correlated Subject Rent	\$930								
	high rent	\$1,184	low rent	\$810	60% range	\$885	to	\$1,109	

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

*Samuel J. Hill*

Date (mm/dd/yy)

08/21/17

Reviewer's Signature

Date (mm/dd/yyyy)

**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)				
Four-Bedroom	Eatonton Housing Authority 208 Lawson Drive Eatonton, Putnam, GA	Riverbend Apartments 441 East McIntosh Street Milledgeville, Baldwin, GA	Villamer I Apartments 342 Log Cabin Road Northeast Milledgeville, Baldwin, GA	Carrington Woods Apartments 1980 Briarcliff Road Milledgeville, Baldwin, GA	Crossroads at Lake Oconee 111 Sweet Magnolia Lane Eatonton, Putnam, GA	Ivy League Estates 205 Ivy Drive Southwest Milledgeville, Baldwin, GA				
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	
3. Effective Date of Rental	08/2017	08/2017		08/2017		08/2017		08/2017		
4. Type of Project/Stories	G/1	WU/2		WU/2		WU/2		E/3		
5. Floor of Unit in Building	First	Varies		Varies		Varies		First		
6. Project Occupancy %	100%	90%		99%		93%		100%		
7. Concessions	N	N		N		N		N		
8. Year Built	1952 & 1964/1996/2019	1979/2000		1988	\$220	1967	\$170	2002		
9. Sq. Ft. Area	1092	1100		1584	(\$60)	1400	(\$40)	1387	(\$35)	
10. Number of Bedrooms	4	3	\$40	3	\$40	3	\$40	3	\$40	
11. Number of Baths	10	2.0	(\$20)	2.5	(\$30)	15	(\$10)	2.0	(\$20)	
12. Number of Rooms	6	5		5		5		5		
13. Balc./Terrace/Patio	Y	N	\$5	Y		Y		N	\$5	
14. Garage or Carport	L/0	L/0, G/60		L/0		L/0		L/0		
15. Equipment a. A/C	C	C		C		C		C		
b. Range/Refrigerator	RF	RF		RF		RF		RF		
c. Disposal	N	N		Y		Y		Y		
d. Microwave/Dishwasher	N	D	(\$10)	D	(\$10)	D	(\$10)	D	(\$10)	
e. Washer/Dryer	WD	L	\$25	HU	\$10	HU	\$10	HU	\$10	
f. Carpet	V	C		C		C		C		
g. Drapes	B	B		B		B		N		
h. Pool/Rec. Area	R	N	\$10	P		R		PR	(\$10)	
16. Services a. Heat/Type	N/E	N/G		N/E		N/E		N/E		
b. Cooling	N/E	N/E		N/E		N/E		N/E		
c. Cook/Type	N/E	N/E		N/E		N/E		N/E		
d. Electricity	N	N		N		N		N		
e. Hot Water	N/E	N/E		N/E		N/E		N/E		
f. Cold Water/Sewer	Y	N	\$71	Y		Y		N	\$71	
g. Trash	Y	N	\$15	Y		Y		N	\$15	
17. Storage	Y/0	N	\$5	N	\$5	N	\$5	N	\$5	
18. Project Location	Average	Similar		Similar		Similar		Similar		
19. Security	Y	Y	(\$5)	N	\$5	N	\$5	Y	(\$5)	
20. Clubhouse/Meeting Room	MR	N	\$5	C		N	\$5	C		
21. Special Features	ADA	N	\$10	N	\$10	N	\$10	N	\$10	
22. Business Center / Nbrhd Netwk	WC	N	\$30	N	\$30	N	\$30	N	\$30	
23. Unit Rent Per Month		\$1065		\$650		\$700		\$915		
24. Total Adjustment			\$181	\$220		\$915	\$215	\$101	\$356	
25. Indicated Rent		\$1246		\$870		\$915		\$1016	\$1006	
26. Correlated Subject Rent	\$1,030	If there are any Remarks, check here and add the remarks to the back of page.								
	high rent	\$1246	low rent	\$870	60% range	\$945	to	\$1,171		
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 <i>Samuel J. Weil</i>			Date (mm/dd/yy) 08/21/17		Reviewer's Signature			Date (mm/dd/yyyy)

Previous editions are obsolete

form HUD-92273 (07/2003)

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

### **Lawson Homes and Montgomery Homes**

#### **Primary Unit Types – One-Bedroom Units (598 SF), Two-Bedroom Units (750 SF), Three-Bedroom Units (945 SF) and Four-Bedroom Units (1,092 SF)**

**Please note:** Minor adjustments in the \$5 to \$10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (B) (2b) which states: "For minor adjustments (generally in the \$5 to \$10 range), the appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

Rent comparability grids were prepared for the primary unit types. Comparable apartments used include the following: Riverbend Apartments (Comparable 1), Villamer I Apartments (Comparable 2), Carrington Woods Apartments (Comparable 3), Crossroad at Lake Oconee (Comparable 4), Willowood Apartments (Comparable 5) and Ivy League Estates (Comparable 6).

**Structure/Stories** – The subject is located in one-story garden-style buildings. Comparables 5 and 6 are similar. Comparables 1, 2 and 3 are located in walk-up two-story buildings. Comparable 4 is located in a three-story elevator building. The market did not indicate an adjustment for differences in structure. Therefore, no adjustments was made.

**Project Occupancy** – The subject is currently 100 percent occupied. The occupancy rates of the comparables range from 90 to 100 percent. No adjustments were needed.

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

**Year Built/Year Renovated** – The subject was constructed in two phases in 1952 and 1964, renovated in 1996 and will be rehabilitated. It will be in good condition. Comparable 1 was built in 1979 and renovated in 2000. Comparable 2 was constructed in 1988. In order to determine the appropriate adjustments for condition (year built/year renovated), the appraiser utilized paired analysis to compare the comparables. Comparable 1 was deemed the most similar to the subject. Therefore, this comparable was considered the subject in the paired analysis calculation. When performing the analysis, the appraiser compared the units at Comparables 2, 3, 5 and 6 individually to the units at Comparable 1. As can be seen in the following tables, the appraiser adjusted the street rent of each comparable for all differences between the subject and comparables to come up with a net adjusted rent for each comparable. The differences that

warranted adjustments included # of bathrooms, unit size, balcony/patio, microwave/ dishwasher, washer/dryer, extra storage, security, clubhouse/meeting room, pool/recreation area, cold water/sewer and trash collection. Once the net adjusted rents were determined, these rents were compared to the street rent at Comparable 1. The differences between the rents indicate the appropriate adjustments for condition.

Paired Analysis - One-Bedroom Units			
Item	Comparable 2	Comparable 3	Comparable 5
Street Rent	\$535	\$540	\$520
# Baths	-\$10	\$0	\$0
Unit Interior Sq. ft.	-\$95	-\$50	-\$5
Microwave/Dishwasher	\$10	\$0	\$10
Washer/Dryer	\$10	\$10	\$10
Extra Storage	\$0	\$0	-\$5
Security	\$10	\$10	\$0
Clubhouse/Meeting Room	-\$5	\$0	\$0
Pool/Recreation Areas	-\$10	-\$10	\$0
Cold Water/Sewer	-\$41	-\$41	-\$41
Trash/Recycling	-\$15	-\$15	-\$15
Net Rent	\$389	\$444	\$474
Comparable 1 Street Rent	\$725	\$725	\$725
Indicated Adjustment	\$336	\$281	\$251

Paired Analysis - Two-Bedroom Units			
Item	Comparable 2	Comparable 3	Comparable 5
Street Rent	\$605	\$625	\$575
# Baths	-\$10	\$20	\$20
Unit Interior Sq. ft.	-\$110	-\$10	-\$5
Microwave/Dishwasher	\$0	\$0	\$10
Washer/Dryer	\$10	\$10	\$10
Extra Storage	\$0	\$0	-\$5
Security	\$10	\$10	\$0
Clubhouse/Meeting Room	-\$5	\$0	\$0
Pool/Recreation Areas	-\$10	-\$10	\$0
Cold Water/Sewer	-\$48	-\$48	-\$48
Trash/Recycling	-\$15	-\$15	-\$15
Net Rent	\$427	\$582	\$542
Comparable 1 Street Rent	\$875	\$875	\$875
Indicated Adjustment	\$448	\$293	\$333

Paired Analysis - Three-Bedroom Units			
Item	Comparable 2	Comparable 3	Comparable 6
Street Rent	\$650	\$700	\$650
# Baths	-\$10	\$10	\$0
Unit Interior Sq. ft.	-\$60	-\$40	-\$25
Balcony/Patio	\$0	\$0	\$5
Microwave/Dishwasher	\$0	\$0	-\$5
Washer/Dryer	\$10	\$10	\$10
Security	\$10	\$10	\$10
Clubhouse/Meeting Room	-\$5	\$0	\$0
Pool/Recreation Areas	-\$10	-\$10	\$0
Cold Water/Sewer	-\$59	-\$59	\$0
Trash/Recycling	-\$15	-\$15	\$0
Net Rent	\$511	\$606	\$645
Comparable 1 Street Rent	\$1,065	\$1,065	\$1,065
<b>Indicated Adjustment</b>	<b>\$554</b>	<b>\$459</b>	<b>\$420</b>

As can be seen on the analysis, the amount of adjustments indicated was different for each bedroom type. Due to the nature of the adjustment and the fact that all of the difference may not be attributable entirely to differences in condition, the results were averaged and then divided by half. The comparables were adjusted upwards as follows: Comparable 2 - \$220; Comparable 3 - \$170; Comparable 5 - \$150; and Comparable 6 - \$210. All remaining comparables were considered similar to the subject and were not adjusted.

**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 \$0.22, for the two-bedroom comparison is \$0.17 and for the three- and four-bedroom comparison is \$0.13. 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 contains one-, two-, three-, and four-bedroom units. Due to the lack of conventional four -bedroom units in the area, five three-bedroom apartments were used to compare to the subject’s four -bedroom units. Each community with a differing number of bedrooms than the subject was adjusted upward \$40 per bedroom. The majority of the difference in number of bedrooms is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added

convenience of additional bedrooms. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. The amount selected was chosen after a paired rental analysis was used to determine a range for the adjustment. As can be seen in the following table, a paired analysis range of -\$10 to \$145 was determined for the additional bedroom.

	Comp 1	Comp 2	Comp 3	Comp 4
<b>2 BR Rent</b>	\$875	\$535	\$625	\$750
<b>2 BR Size</b>	835	1,000	900	1,011
<b>3 BR Rent</b>	\$1,065	\$705	\$700	\$915
<b>3 BR Size</b>	1,100	1,480	1,400	1,387
<b>Size Adj Factor</b>	\$0.17	\$0.17	\$0.17	\$0.17
<b>Size Difference</b>	265	480	500	376
<b>Indicated Size Adj.</b>	\$45	\$82	\$85	\$64
<b>Adjusted 3 BR Rent</b>	\$1,020	\$623	\$615	\$851
<b>Indicated BR Adj.</b>	<b>\$145</b>	<b>\$88</b>	<b>-\$10</b>	<b>\$101</b>

Due to the nature of the adjustment and the fact that all of the difference may not be attributable entirely to differences in the number of bedrooms, the results were averaged and then divided by half. Therefore, a \$40 per bedroom per month adjustment was selected.

**# of Baths** – The subject contains one bath in all unit types. Each complex with a differing number of baths than the subject was adjusted \$10 per half-bath and \$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 similar number of bedroom units in this market contain similar number of baths. Therefore, a \$10 per half- bath and \$20 per full bath adjustment was selected.

**Balcony/Patio** – The subject contains balconies and patios. Comparables 2, 3, 4 and 5 are similar. The remaining comparables do not contain balconies or patios and were adjusted upward \$5 per month. Although the comparables do not indicate a rent differential for units with these features versus units without these features, the added amenity is an enhancement. Therefore, a nominal \$5 adjustment was selected for these features.

**Parking** – The subject contains open asphalt parking for all units. All comparables contain lot parking for no additional fee. In addition, Comparable 1 offers garage parking for an additional fee of \$60 per month. No adjustments were needed.

**AC: Central/Wall** – The subject contains central air conditioning. All comparables are similar except Comparable 5. Comparable 5 contains window air conditioning and was adjusted upward \$5 per month. Although the comparables do not indicate a rent differential for units with these features versus units without these features, the added amenity is an enhancement. Therefore, a nominal \$5 adjustment was selected for these features.

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

**Garbage Disposal** – The subject does not contain a garbage disposal in the units. Comparable 1 is similar. The remaining comparable contain garbage disposals in the units. However, since there is no market data concerning units with this feature, no adjustment was given.

**Microwave/Dishwasher** – The subject does not contain either microwave or dishwasher. All comparables contain dishwashers. Comparable 6 also contain microwaves. 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 1, 2, 3, 4 and 4 were adjusted downward \$10 per month, and Comparable 6 was adjusted downward \$15 per month.

**Washer/Dryer** – The subject will contain a washer and dryer in the units once rehabilitation is complete. Comparable 1 contains a laundry facility and was adjusted upward \$25 per month. The remaining comparables contain washer/dryer hook-ups and were adjusted upward \$10 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.

**Carpet** – The subject contains vinyl floor covering. All comparables contain carpet floor covering. No adjustments were needed.

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

**Pool/Exercise Room/Recreation Areas** – The subject will contain a picnic area and gazebo. Comparable 1, 5 and 6 do not contain either feature. Comparable 2 contains a swimming pool. Comparable 3 contains a picnic area. Comparable 4 contains swimming pool and picnic area. No comparable in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Therefore, Comparables 1, 5 and 6 were adjusted upward \$10 per month, Comparable 4 was adjusted downward \$10 per month. The remaining comparables were considered similar and were not adjusted.

**Heat** – The subject does not have this utility provided by the landlord. None of the comparables have this utility provided. No adjustments were needed.

**Cooling** – The subject does not have this utility provided by the landlord. None of the comparables have this utility provided. No adjustments were needed.

**Cooking** – The subject does not have this utility provided by the landlord. None of the comparables have this utility provided. No adjustments were needed.

**Electricity** – The subject does not have this utility provided by the landlord. None of the comparables have this utility provided. No adjustments were needed.

**Hot Water** – The subject does not have this utility provided by the landlord. None of the comparables have this utility provided. No adjustments were needed.

**Cold Water/Sewer** – The subject has these utilities provided by the landlord. All comparables are similar except Comparables 1, 4 and 6. Therefore, Comparables 1, 4 were each adjusted upward \$41 per month for one-bedroom units and \$48 per month for two-bedroom units. Comparable 1, 4 and 6 were adjusted upward \$59 per month for three-bedroom units and \$71 per month for four-bedroom units. The adjustments were determined using the Georgia Department of Community Affairs Housing Authority's Allowances for Tenant-Furnished Utilities and Other Services.

**Trash** – The subject does have this utility provided by the landlord. All comparables are similar except Comparables 1, 4 and 6. Therefore, Comparable 1, 4 and 6 were adjusted upward \$15 per month for all unit types. The adjustments were determined using the Georgia Department of Community Affairs Housing Authority's Allowances for Tenant-Furnished Utilities and Other Services.

**Extra Storage** – The subject does contain this feature. Comparable 5 is similar. The remaining comparables do not contain this feature. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement to the unit. Therefore, the comparables without this amenity were adjusted upward \$5 per month.

**Location** – The subject's location is average with easy access to all services available within the city limits. Comparable 4 is located within the same city as the subject. Comparables 1, 2, 3, 5 and 6 are located in Milledgeville. The subject's City of Eatonton is consider similar to the City of Milledgeville. Therefore, no adjustments were made.

**Security** – The subject contains video surveillance. Comparable 1 contains intercom/electronic entry. Comparable 4 contains a limited access gate. The remaining comparables do not contain security. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement to the unit, particularly security that limits access to the property. Therefore, Comparables 1 and 4 were adjusted downward \$5 per month, and Comparables 1, 2, 3 and 6 were adjusted upward \$5 per month.

**Clubhouse/Meeting Room** – The subject contains a meeting room. Comparables 2 and 4 contain clubhouses and were considered similar. The remaining comparables do not contain either feature. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Therefore, all comparables without either feature were adjusted upward \$5 per month for each amenity.

**Special Features** – The subject contains pull cords and safety bars. None of the comparables contain special features and were each adjusted upward \$10 per month. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement.

**Business Center/Neighborhood Network** – Once rehabilitation is complete, Putnam County Health Department will offer a wellness center at no additional cost to residents or the property. Services and topics will include diabetes prevention and education, blood pressure screening and management, immunization services, smoking cessation, women’s wellness and STD prevention. None of the comparables offer either feature and were adjusted upward \$30 per month.

**Conclusion of Market Rents – As Complete**

The adjusted rents range from \$715 to \$861 for the one-bedroom comparison; from \$720 to \$988 for the two-bedroom comparison; from \$810 to \$1,184 for the three-bedroom comparison; and from \$870 to \$1,246 for the four-bedroom comparison. Comparable 1 was recently renovated in 2000, and is the most similar in unit size, unit mix and condition. Comparable 4 is the most similar and location and is similar in condition, unit mix, utilities and amenities. Therefore, these comparables were given significant consideration. The remaining comparables were also considered. The appraiser concluded the market rent for the units at the subject as follows:

- **598 SF One-Bedroom Units** - **\$755**
- **750 SF Two-Bedroom Unit** - **\$830**
- **945 SF Two-Bedroom Units** - **\$930**
- **1,092 SF Three-Bedroom Units** - **\$1,030**

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

There are two existing properties in the market area that compete with the subject. Sumter Street Station is a LIHTC family property with 62 one-, two-, and three-bedroom units. The property was placed in service in May 2016 with all units preleased. The rental rate is \$401 for a one-bedroom unit; \$395 for a two-bedroom unit; and \$433 for a three-bedroom unit. Heritage Villas of Eatonton Apartments is a Section 8 and Rural Development family property with 30 one- and two-bedroom units, with all units having subsidies. The property is currently under renovation with several units down. The one-bedroom units rent for \$521 per month for non-renovated units and \$670 per month for renovated units. The two-bedroom units rent for \$804 a month. Therefore, for the purpose of this report, the below calculation were based upon the rental rates for renovated units. The average rent for a one-bedroom units would be \$536, for a two-bedroom unit would be \$599. There was insufficient data to determine an average for three- and four-bedroom units.

The subject's one-bedroom rent advantage for units at 50% and 60% AMI is 27.8 percent ( $\$536 - \$387 = \$149 / \$536 = 27.8\%$ ).

The subject's two-bedroom rent advantage at 50% and 60% AMI is 15.2 percent ( $\$599 - \$508 = \$91 / \$599 = 15.2\%$ ).

## HOUSING PROFILE

### Market Area Overview

The rental housing stock in the market area is comprised of market-rate and restricted apartment complexes. The majority of the housing stock was built in the 1980s. The market-rate complexes were built between 1967 and 2004. The restricted apartment complexes were built between 1985 and 2012. The market area's rental units have high occupancy rates.

### Housing Inventory

#### Number of Units

The following table shows the building permits data for Putnam County since 2005. There have been 1,502 building permits issued, with zero percent of the building permits issued for multifamily units.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2005	340	0	340
2006	444	0	444
2007	315	0	315
2008	159	0	159
2009	56	0	56
2010	35	0	35
2011	50	0	50
2012	27	0	27
2013	41	0	41
2014	35	0	35
2015	0	0	0
2016	0	0	0
2017*	0	0	0
<b>TOTAL</b>	<b>1,502</b>	<b>0</b>	<b>1,502</b>

*\*Preliminary Numbers through June 2017*

*Source: SOCDs*

### Projects Under Construction/Planned Projects

According to the City of Eatonton, there is one project currently under construction. Lakeview Senior will be a LIHTC senior property that will contain 48 one- and two-bedroom units. Due to being a senior property, it will not directly compete with the subject.

### New and Pipeline Units

There is one new LIHTC property that was placed in service May 2016. Sumter Street Station is a family LIHTC property that contains 62 one-, two- and three-bedroom units. The property is currently 100 percent occupied and will directly compete with the subject.

### Age of Rental Units

Rental housing construction in the market area has decreased considerably since the 1990s.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	16	0.9%
2000-2004	143	8.4%
1990-1999	457	26.9%
1980-1989	371	21.8%
1970-1979	245	14.4%
1960-1969	146	8.6%
1950-1959	89	5.2%
1940-1949	42	2.5%
1939 or earlier	190	11.2%
<b>TOTAL</b>	<b>1,699</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, 2.5 percent of the market area's rental units were efficiency units; 11.5 percent were one-bedroom units, 32.0 percent were two-bedroom units, 46.9 percent were three-bedroom units and 7.1 percent were four-bedroom units. Dwellings with five or more bedrooms accounted for 0.0 percent of the market area's rental housing.

BEDROOMS IN OCCUPIED RENTAL UNITS		
TYPE	NUMBER	PERCENT
No Bedrooms	43	2.5%
One-Bedrooms	195	11.5%
Two-Bedrooms	544	32.0%
Three-Bedrooms	797	46.9%
Four-Bedrooms	120	7.1%
Five or More Bedrooms	0	0.0%
<b>TOTAL</b>	<b>1,699</b>	<b>100.0%</b>

Source: U.S. Census Bureau

## Rental Vacancy Rates

### Historic Trends

According to the U.S. Census Bureau, the national vacancy rate for the second quarter 2017 were 7.3 percent for rental housing and 1.5 percent for homeowner housing. The rental vacancy rate of 7.3 percent was 0.6 percentage points higher than the rate in the second quarter 2016 (6.7 percent) and 0.3 percentage points higher than the rate in the first quarter 2017 (7.0 percent). The homeowner vacancy rate of 1.5 percent was 0.2 percentage points lower than the rates in the second quarter 2016 and the first quarter 2017 (1.7 percent each).

For rental housing by area, the second quarter 2017 rental vacancy rate was highest outside Metropolitan Statistical Areas (8.8 percent). The rates inside principal cities (7.2 percent) and in the suburbs (7.1 percent) were not statistically different from each other. The rental vacancy rate outside MSAs was lower than the second quarter 2016 rate, while the rates inside principal cities and in the suburbs were higher than the second quarter 2016 rates.

For the first quarter 2017, the rental vacancy rate was highest in the South (9.0 percent), followed by the Midwest (8.0 percent), West (6.0 percent) and Northeast (5.2 percent). The rental vacancy rate in the West was higher than the second quarter 2016 rate, while the rates in the Northeast, Midwest and South were not statistically different from the second quarter 2016 rates.

<b>RESIDENTIAL VACANCY RATES</b>				
<b>QUARTER</b>	<b>2nd Quarter 2017</b>	<b>2nd Quarter 2016</b>	<b>% of 2017 Rate</b>	<b>% of Difference</b>
United States	7.3%	6.7%	0.3%	0.3%
Inside MSAs	7.2%	6.3%	0.3%	0.4%
Outside MSAs	8.8%	10.0%	0.9%	1.1%
In Principal Cities	7.2%	6.4%	0.4%	0.5%
Not In Principal Cities	7.1%	6.3%	0.4%	0.5%
<b>2nd QUARTER 2017 VACANCY RATES BY REGION</b>				
<b>NORTHEAST</b>	<b>MIDWEST</b>	<b>SOUTH</b>	<b>WEST</b>	
5.2%	8.0%	9.0%	6.0%	

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 26.7 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 following table shows the turnover rates of the comparables verified:

<b>TURNOVER RATES</b>	
<b>Property Name</b>	<b>Avg. Annual</b>
Carrington Woods Apartments	20.0%
Cedar Ridge Apartments	40.0%
Heritage Vista Apartments	20.0%
<b>Average Annual Turnover</b>	<b>26.7%</b>

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

The rehabilitated development will not have an adverse impact on the market area. All restricted properties in the market area maintain stabilized occupancy rates, and some have waiting lists. There was one comparable that did not have a current stabilized occupancy rate; however, it is due to renovations. In addition, the population and households in the market area are increasing. The subject will not result in a higher long-term vacancy rate than the competitive units in the market area. The subject's one-, two- three- and four-bedroom units are suitable in the market area.

### **Foreclosure/Abandoned/Vacant Housing**

According to [www.realtytrac.com](http://www.realtytrac.com), there are currently 43 properties in some stage of foreclosure within the subject's zip code. In July 2017, the number of properties that received a foreclosure filing in 31024 was 100 percent lower than the previous month and 100 percent lower than the same time last year. The subject's zip code has a foreclosure rate of 0.00 percent which is similar to the City of Eatonton's foreclosure rate and similar to the Putnam County's foreclosure rate. Although there have been some fluctuations, the overall foreclosure rate has been decreasing over the past few years in the zip code. 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. Eatonton does not serve as a bedroom community. There is a demand for housing in the market area as can be seen in the demand portion of this report.

She stated that based upon the traffic in the office, more affordable housing would be beneficial. The biggest challenge is that majority of applicants are extremely low income.

### **Housing Vouchers**

The Lawson Homes and Montgomery Homes is an independent governmental authority with a Board of Commissioners appointed by the Mayor of the City. Funds are received from the federal government as subsidy for rents – Housing Assistance Payments (HAP). Ms. Vonda Gibson with the Lawson Homes and Montgomery Homes was interviewed on August 17, 2017. Ms. Gibson stated the Lawson Homes and Montgomery Homes covers only the City of Eatonton. Vouchers are administered from the regional office in Eastman, Georgia. She stated that based upon the traffic in the office, more affordable housing would be beneficial. The biggest challenge is that majority of applicants are extremely low income. There are currently 30 applicants for one-bedroom units, seven applicants for two-bedroom units, eight applicants for three-bedroom units, and four applicants for four-bedroom units.

**PART IX:**

**ABSORPTION & STABILIZATION RATES**

**Absorption/Stabilization Estimate**

The subject is an existing multifamily development that contains 114 one-, two-, three- and four-bedroom units and is currently 100 percent occupied. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The development will have six to eight unit vacant during the rehabilitation and will be used for relocation during construction. These units will be mitigated by the current waitlist.

**PART X:**

**INTERVIEWS**

## **INTERVIEWS**

### **Housing Interview**

The Lawson Homes and Montgomery Homes is an independent governmental authority with a Board of Commissioners appointed by the Mayor of the City. Funds are received from the federal government as subsidy for rents – Housing Assistance Payments (HAP). Ms. Vonda Gibson with the Lawson Homes and Montgomery Homes was interviewed on August 17, 2017. Ms. Gibson stated the Lawson Homes and Montgomery Homes covers only the City of Eatonton. Vouchers are administered from the regional office in Eastman, Georgia. She stated that based upon the traffic in the office, more affordable housing would be beneficial. The biggest challenge is that majority of applicants are extremely low income. There are currently 30 applicants for one-bedroom units, seven applicants for two-bedroom units, eight applicants for three-bedroom units, and four applicants for four-bedroom units. The telephone number for Ms. Gibson is 706-485-5361.

**PART XI:**

**RECOMMENDATIONS AND CONCLUSIONS**

## **RECOMMENDATIONS AND CONCLUSIONS**

### **Project Evaluation**

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

### **Site Evaluation**

The site's location is considered average. It is located near a major thoroughfare to the city which provides the site with average visibility and access. It is located in relatively close proximity to medical facilities, schools, shopping, employment, local government facilities and recreational facilities. The site is 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 18,812. By 2010, population in this market area had increased by 12.8 percent to 21,218. In 2017, the population in this market area had increased by 1.1 percent to 21,452. It is projected that between 2017 and 2019, population in the market area will increase 1.1 percent to 21,685. It is projected that between 2019 and 2022, population in the market area will increase 2.7 percent to 22,034.

Between 2000 and 2010, the market area gained approximately 122 households per year. The market area gained 27 households per year between 2010 and 2017 and is projected to gain 56 households per year through 2022. The households in the market area are predominantly owner-occupied. The percentage of owner-occupied is projected to remain stable through 2022.

Employment in Putnam County has been increasing an average of 1.9 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.6 percent per year since 2005. The unemployment rate for Putnam County has fluctuated from 4.4 to 13.0 percent since 2005. These fluctuations are in line with the unemployment rate for the State of Georgia.

### **Existing Housing**

There were 16 confirmed apartment complexes, including the subject, in and surrounding the market area. There were 39 vacant units at the time of the survey out of 1,341 surveyed, for an overall vacancy rate of 2.9 percent. The overall occupancy rate for the market area is 97.1 percent. However, Heritage Villas of Eatonton Apartments is currently under renovation and has several down units. Without considering this comparable, the vacancy rate is 2.6 and the overall

occupancy would be 97.4 percent. There are nine market-rate properties confirmed with a total of 845 units, 28 of which are vacant. Therefore, the market vacancy rate is 3.3 percent. There were seven restricted properties, including the subject, with a total of 496 units, 11 of which are vacant. Therefore, the total restricted vacancy rate is 2.2 percent. The subsidized/restricted occupancy is 97.8 percent. However, Heritage Villas of Eatonton Apartments is currently under renovation and has several down units. Without considering this comparable, the vacancy rate is 1.3 and the subsidized/restricted occupancy would be 98.7 percent. The vacancy appears to be stable and typical for 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 \$755 for the one-bedroom units, \$830 for the two-bedroom units, \$930 for the three-bedroom units, and \$1,030 for the four-bedroom units. The analyst was only able to locate one market-rate comparable inside the market area. Four additional market-rate comparables outside the market area were utilized that were considered similar in location. These five comparables were utilized to determine the market rents indicated in this study. 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	Units Vacant	Total Demand	Supply	Net Demand	Net Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
50%	1 BR/ 1 BA	\$15,703 to \$22,100	0	19	0	19	0.0%	N/A	\$755	N/A	\$387
	2 BR / 1 BA	\$20,880 to \$24,850	0	24	0	24	0.0%	N/A	\$830	N/A	\$508
	3 BR / 1 BA	\$24,583 to \$29,800	0	60	0	60	0.0%	N/A	\$930	N/A	\$737
	4 BR / 1 BA	\$30,754 to \$32,000	0	8	0	8	0.0%	N/A	\$1,030	N/A	\$759
60%	1 BR/ 1 BA	\$15,703 to \$26,520	2	29	3	26	7.7%	1-2/Mo.	\$755	N/A	\$387
	2 BR / 1 BA	\$20,880 to \$29,820	2	54	2	52	3.8%	1-2/Mo.	\$830	N/A	\$508
	3 BR / 1 BA	\$30,034 to \$35,760	2	62	0	62	3.2%	N/A	\$930	N/A	\$737
	4 BR / 1 BA	\$30,754 to \$38,400	2	16	0	16	12.5%	N/A	\$1,030	N/A	\$759
Total	All Units @ 50%	\$15,703 to \$32,000	0	331	0	331	0.0%	N/A	\$755-\$1,030	N/A	\$387-\$759
	All Units @ 60%	\$15,703 to \$38,400	8	374	5	369	2.2%	1-2/Mo.	\$755-\$1,030	N/A	\$387-\$759
	All UNITS	\$15,703 to \$38,400	8	374	5	369	2.2%	1-2/Mo.	\$755-\$1,030	N/A	\$387-\$759

The subject is an existing Section 8 property applying for tax credits at 50 and 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 100 percent occupied with subsidies for all units. However, the subject will have six to eight units vacant for residents to relocate to during the construction process. While these eight units will contain subsidies, they were considered in the demand supply to remain conservative. Therefore, these eight units were distributed evenly among each unit type.

Additionally, there are no tax credit comparables located in the market area constructed within the past two years that compete with the subject. There was one project that has recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Sumter Street Station was placed in service in May 2016 with all units preleased. Since the property is 100 percent occupied, no additional supply was added.

Finally, there are only five vacancies in projects placed in service prior to 2015 which have not reached stabilized occupancy. Therefore, there is only five additional units that should be subtracted from the demand. The subject will need to capture 2.2 percent of the overall demand for all tax credit units; 0.0 percent for one-bedroom units at 50 percent of the area median income; 7.7 percent of the demand for one-bedroom units at 60 percent of the area median income; 0.0 for the two-bedroom units at 50 percent of the area median income; 3.8 percent of the demand for the two-bedroom units at 60 percent of the area median income; 0.0 for the three-bedroom units at 50 percent of the area median income; 3.2 percent of the demand for three-bedroom units at 60 percent of the area median income; 0.0 percent for the four-bedroom units at 50 percent of the area median income; 12.5 percent of the demand for four-bedroom units at 60 percent of the area median income; 0.0 for all units at 50 percent of the area median income; and 2.2 percent for all units at 60 percent of the area median income. As indicated in the chart above, the capture rate for all units is well below the 35 percent threshold requirement indicated in the market study guidelines. The capture rates for all one- and two-bedroom units are below the 35 percent threshold requirement, and the capture rate for all three- and four-bedroom units is below the 40 percent threshold requirement. Additionally, the capture rates for each percent of area median income for each bedroom type is below the 70 percent threshold requirement. As a result, the analyst feels there is a need for affordable housing, and the subject will fill the need for affordable units in the market area.

#### **Absorption/Stabilization Estimate**

The subject is an existing multifamily development that contains 114 one-, two-, three- and four-bedroom units and is currently 100 percent occupied. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The development will have six to eight unit vacant during the rehabilitation and will be used for relocation during construction. These units will be mitigated by the current waitlist.

**Conclusion**

The overall capture rate for the development is reasonable. The property is currently applying for Low Income Housing Tax Credits. The capture rate was figured by unit size and percent of area median income. The capture rates for the individual unit types are also within the acceptable range. It is believed that the rehabilitated subject will continue to be a viable development.

**Data Sources**

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

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

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

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



---

Edwin E. Walker  
Market Analyst



---

Samuel T. Gill  
Market Analyst

## **ADDENDUM A**

## NCHMA Market Study Index

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

		Page Number(s)
<b>Executive Summary</b>		
1	Executive Summary	10-16
<b>Scope of Work</b>		
2	Scope of Work	21
<b>Project Description</b>		
3	Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting	19
4	Utilities (and utility sources) included in rent	20
5	Target market/population description	19
6	Project description including unit features and community amenities	19-21
7	Date of construction/preliminary completion	21
8	If rehabilitation, scope of work, existing rents, and existing vacancies	19-21
<b>Location</b>		
9	Concise description of the site and adjacent parcels	23
10	Site photos/maps	26-43
11	Map of community services	48
12	Site evaluation/neighborhood including visibility, accessibility, and crime	23-25
<b>Market Area</b>		
13	PMA description	52-56
14	PMA Map	57
<b>Employment and Economy</b>		
15	At-Place employment trends	74-75
16	Employment by sector	76
17	Unemployment rates	74-75
18	Area major employers/employment centers and proximity to site	76
19	Recent or planned employment expansions/reductions	76
<b>Demographic Characteristics</b>		
20	Population and household estimates and projections	59-67
21	Area building permits	133
22	Population and household characteristics including income, tenure, and	59-67
23	For senior or special needs projects, provide data specific to target market	N/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.

		Page Number(s)
<b>Competitive Environment</b>		
24	Comparable property profiles and photos	89-108
25	Map of comparable properties	111-112
26	Existing rental housing evaluation including vacancy and rents	89-108
27	Comparison of subject property to comparable properties	115-116
28	Discussion of availability and cost of other affordable housing options including homeownership, if applicable	N/A
29	Rental communities under construction, approved, or proposed	115
30	For senior or special needs populations, provide data specific to target market	N/A
<b>Affordability, Demand, and Penetration Rate Analysis</b>		
31	Estimate of demand	84-87
32	Affordability analysis with capture rate	84-87
33	Penetration rate analysis with capture rate	83
<b>Analysis/Conclusions</b>		
34	Absorption rate and estimated stabilized occupancy for subject	133
35	Evaluation of proposed rent levels including estimate of market/achievable rents.	117-125
36	Precise statement of key conclusions	137-140
37	Market strengths and weaknesses impacting project	115-116
38	Product recommendations and/or suggested modifications to subject	140
39	Discussion of subject property's impact on existing housing	115-116
40	Discussion of risks or other mitigating circumstances impacting subject	115-116
41	Interviews with area housing stakeholders	135
<b>Other Requirements</b>		
42	Certifications	5-8
43	Statement of qualifications	Addendum F
44	Sources of data not otherwise identified	141

## **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 a 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**

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

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

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

Locality		Unit Type					Date
<b>Georgia North</b>		<b>Row House/Townhouse</b>					
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	8	11	14	17	22	24
	b. Bottle Gas	28	39	50	63	72	80
	c. Electric	13	18	23	28	35	40
	d. Electric - Heat Pump	4	5	6	9	11	12
Cooking	a. Natural Gas	2	3	3	4	5	6
	b. Bottle Gas	7	11	13	15	20	24
	c. Electric	5	7	9	12	15	17
		-	-	-	-	-	-
Other Electric		15	21	27	33	42	48
Air Conditioning		6	8	10	12	16	18
Water Heating	a. Natural Gas	3	4	6	7	8	10
	b. Bottle Gas	11	15	22	26	30	39
	c. Electric	9	14	19	24	28	33
	d. Oil	-	-	-	-	-	-
Water		17	20	23	28	34	37
Sewer		18	21	25	31	37	40
Trash Collection		15	15	15	15	15	15
Range/Microwave		11	11	11	11	11	11
Refrigerator		13	13	13	13	13	13
Other -							
<b>Actual Family Allowances</b> To be used by the family to compute allowance.					Utility or Service		per month cost
Complete below for the actual unit rented					Space Heating		
Name of Family					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Other		
					<b>Total</b>		<b>0</b>

based on form HUD-52667 (04/15)

Previous editions are obsolete  
EFFECTIVE 1/1/2017

ref. Handbook 7420.8

**ADDENDUM D**

7/31/2017  
10:51:25AM

## Eatonton Housing Authority Rent Roll 8/2017

Authority # 9  
Page 1 of 4

Eatonton Project

Project / Unit	Tenant	Rm	Date Leased	Date Terminated	Days Vacant	YTD Vacant	Date Adjusted	Increase	Decrease	Balance
001 / 109	Andrews, Charquala Marquia	3	4/11/2016			0		0.00	0.00	-114.00
001 / 111	Buckner, Alexia R.	2	7/25/2016			0		0.00	0.00	-76.00
001 / 113	Humphries, Shenita L	3	8/1/2013			0	8/1/2017	0.00	165.00	-114.00
001 / 114	Swain, Shantina	3	8/19/2013			0		0.00	0.00	65.00
001 / 116	Griffin, Camilya S.	2	4/26/2017			0		0.00	0.00	-41.00
001 / 118	Nelson, Kachena Leshia	3	4/16/2014			0		0.00	0.00	-114.00
001 / 120	Griffin, Akeema S	3	4/7/2011			0		0.00	0.00	225.00
001 / 122	Grant, Jasmine Lashon	3	10/15/2014			0		0.00	0.00	58.00
001 / 123	Williams, Moses	3	6/10/1967			0		0.00	0.00	625.00
001 / 124	Reid, Carolyn	3	2/1/2016			0		0.00	0.00	383.00
001 / 125	Reddish, Brenetha	2	1/9/2012			0	8/1/2017	0.00	0.00	498.00
001 / 126	Swain, Lakeisha	3	10/16/2012			0		0.00	0.00	493.00
001 / 127	Norman, Sterling C.	3	12/8/2016			0		0.00	0.00	69.00
001 / 129	Hill, Tiasia Lashawn	2	5/19/2014			0	7/1/2017	0.00	0.00	255.00
001 / 131	Mathis, Joann	3	8/1/1995			0		0.00	0.00	625.00
001 / 133	Davis, Vinchedia A	3	7/21/2015			0	8/1/2017	0.00	337.00	-82.00
001 / 210	Hunt, Jemaira Q	3	11/7/2011			0		0.00	0.00	539.00
001 / 211	White, Monique	3	9/11/2001			0		0.00	0.00	47.00
001 / 212	Butler, Bridgette	2	9/8/2016			0		0.00	0.00	-76.00
001 / 213	Ellison, Tequonna	2	1/19/2017			0		0.00	0.00	-74.00
001 / 214	Monday, Nidia L	3	10/16/2001			0		0.00	0.00	89.00
001 / 215	Dunn, Mary	3	8/15/2016			0		0.00	0.00	-1.00
001 / 216	Farley, Mona Denise	3	8/13/2015			0		0.00	0.00	253.00
001 / 217	Smith, Natasha Yahrmarez	3	10/11/2016			0		0.00	0.00	-16.00
001 / 218	Lewis, Lucberta	2	2/23/2009			0		0.00	0.00	97.00
001 / 219	Williams, Charlesia Chrisha	2	7/22/2015			0		0.00	0.00	388.00
001 / 220	Ellison, Candice N	3	4/3/2006			0		0.00	0.00	219.00
001 / 221	Moore, Ajia Latrice	3	5/15/2017			0	8/1/2017	0.00	129.00	-112.00
001 / 222	Lawrence, Laura Lee	2	4/14/2016			0		0.00	0.00	175.00
001 / 223	Parks, Virginia	1	4/20/2011			0		0.00	0.00	350.00
001 / 224	Evans, Joann	2	10/1/2001			0		0.00	0.00	-65.00

7/31/2017  
10:51:25AM

### Eatonton Housing Authority Rent Roll 8/2017

Authority # 9  
Page 2 of 4

Eatonton Project

Project / Unit	Tenant	Rm	Date Leased	Date Terminated	Days Vacant	YTD Vacant	Date Adjusted	Increase	Decrease	Balance
001 / 225	Little, Ashley Nichole	2	12/22/2015			0		0.00	0.00	-76.00
001 / 226	Stokes, Brittany A.	2	6/11/2013			0		0.00	0.00	242.00
001 / 227	Wynn, Rudy	1	12/7/2007			0		0.00	0.00	301.00
001 / 229	Washington, Elenora J	1	1/9/2006			0		0.00	0.00	145.00
001 / 231	Webb Sr., Jimmy L.	1	9/26/2007			0		0.00	0.00	350.00
001 / 233	Griffin, Crystal Y	1	9/20/2016			0		0.00	0.00	226.00
001 / 235	Nash, Lizzie M	1	5/21/2004			0		0.00	0.00	139.00
001 / 237	Lewis II, Levi T	2	3/5/2010			0		0.00	0.00	260.00
001 / 239	Nash, Betty	2	6/1/1993			0		0.00	0.00	86.00
001 / 241	Webb, Ruby	1	9/8/2016			0		0.00	0.00	145.00
001 / 243	Davis, Delores	1	1/8/2004			0		0.00	0.00	145.00
001 / 245	Simmons, Mattie M	1	9/19/1956			0		0.00	0.00	71.00
001 / 247	Harrison, Raymond	1	6/6/2017			0		0.00	0.00	140.00
001 / 249	Farley, Shanoval Renee	2	2/23/2015			0		0.00	0.00	-9.00
001 / 251	Hurt, Amber Nicole	2	7/28/2015			0	8/1/2017	0.00	205.00	-76.00
001 / 252	Adams, Michelle	1	2/4/2015			0		0.00	0.00	368.00
001 / 253	Scott, Stella L	3	5/11/1999			0		0.00	0.00	123.00
001 / 254	Williams, Jacquelyn Yvonne	1	2/10/2015			0		0.00	0.00	146.00
001 / 255	Little, Rachel	3	9/10/1991			0		0.00	0.00	-114.00
001 / 256	Davis, Bobbie J	3	9/15/1997			0		0.00	0.00	325.00
001 / 257	Ramage, Monica	2		7/3/2017		0	7/20/2017	0.00	0.00	0.00
001 / 257	Pinkerton, Erika	2	7/20/2017			0	7/20/2017	200.00	0.00	200.00
001 / 258	Waller, Kimberly T	3	12/10/2009			0		0.00	0.00	625.00
001 / 259	Burke, Shalanda	2	11/6/2013			0		0.00	0.00	-76.00
001 / 260	Johnson, Krinshindra Marquis	2	8/17/2016			0		0.00	0.00	-76.00
001 / 262	McCarty, Mindy Troy	2	8/26/2015			0		0.00	0.00	-76.00
001 / 500	Reid, Jermonica	1	11/15/2016			0		0.00	0.00	-14.00
001 / 501	Andrews, Lucinda	1	8/10/2001			0		0.00	0.00	245.00
001 / 502	Kelley, Sadaiya K.	2		7/10/2017	21	0	7/10/2017	0.00	0.00	0.00
001 / 503	Echois, Lillian Margaret	2	4/7/2016			0		0.00	0.00	16.00
001 / 504	Mathis, Shurica	2	2/6/2013			0	8/1/2017	0.00	0.00	299.00

7/31/2017  
10:51:25AM

### Eatonton Housing Authority Rent Roll 8/2017

Authority # 9  
Page 3 of 4

Eatonton Project

Project / Unit	Tenant	Rm	Date Leased	Date Terminated	Days Vacant	YTD Vacant	Date Adjusted	Increase	Decrease	Balance
001 / 505	Farley, Linda Ann	2	2/15/2017			0		0.00	0.00	193.00
001 / 506	Farley, Annie R	1	12/29/2014			0		0.00	0.00	244.00
001 / 507	Jackson, Grady Jr.	1	2/13/2012			0		0.00	0.00	150.00
001 / 508	Edwards, Malissa Rene	3	11/12/2015			0		0.00	0.00	170.00
001 / 509	Hatcher, Christopher C.	4	12/5/2013			0		0.00	0.00	486.00
001 / 510	Scott, Kesi L.	2	4/1/2014			0		0.00	0.00	-15.00
001 / 511	Smith, Shanicka	4	1/30/2013			0		0.00	0.00	428.00
001 / 512	Davis, Kaniya D.	3	12/5/2012			0		0.00	0.00	-114.00
001 / 513	Nelson, Tyeisha V	2		7/3/2017	0	0	7/12/2017	0.00	0.00	0.00
001 / 513	Larkins, Tupree	2	7/12/2017		0	0	7/12/2017	89.00	0.00	89.00
001 / 514	Parham, Treonna Nichole	2	1/28/2015			0		0.00	0.00	-76.00
001 / 515	Rollins, Felicia A.	3	11/1/2016			0	8/1/2017	0.00	58.00	74.00
001 / 516	Ash, Nakia Shonte	4	1/6/2014			0	8/1/2017	0.00	203.00	-113.00
001 / 517	Wesley, Trellis C.	2	9/5/2013			0		0.00	0.00	-71.00
001 / 518	Evans, Marquita A.	4	9/23/2013			0		0.00	0.00	46.00
001 / 519	Lawrence, Jaquil	3	2/11/2013			0		0.00	0.00	-67.00
001 / 520	Manning, Qiana D.	3	7/8/2015			0		0.00	0.00	45.00
001 / 522	Dunham, Shanise K	2	6/7/2011			0		0.00	0.00	-51.00
001 / 524	Grant, Angela	3	5/11/1999			0		0.00	0.00	25.00
001 / 526	Andrews, Ericka D	3	8/11/2016			0	8/1/2017	289.00	0.00	175.00
001 / 528	Gross, Tiffany	2	9/22/2016			0		0.00	0.00	64.00
001 / 530	Daniels, Rudolph	3	9/10/1993			0		0.00	0.00	625.00
001 / 601	Harden, Mauricia Tiajuana	1	10/17/2016			0		0.00	0.00	249.00
001 / 603	Andrews, Binisha J.	1	3/13/2017			0		0.00	0.00	98.00
001 / 605	Porter, Cerria T	3	1/12/2007			0		0.00	0.00	269.00
001 / 607	Crutchfield, Willie Aruthur	2	6/9/2016			0		0.00	0.00	230.00
001 / 609	Humphrey, Linda	1	1/8/2015			0		0.00	0.00	66.00
001 / 611	Jones, Ruby J.	1	1/14/2014			0		0.00	0.00	189.00
001 / 613	Evans, Verlie	1	1/3/2011			0		0.00	0.00	144.00
001 / 615	Ingram, Perry Lee	1	5/19/2015			0		0.00	0.00	145.00
001 / 617	Strickland, Lucinda	1	6/8/2007			0		0.00	0.00	226.00

7/31/2017  
10:51:25AM

## Eatonton Housing Authority Rent Roll 8/2017

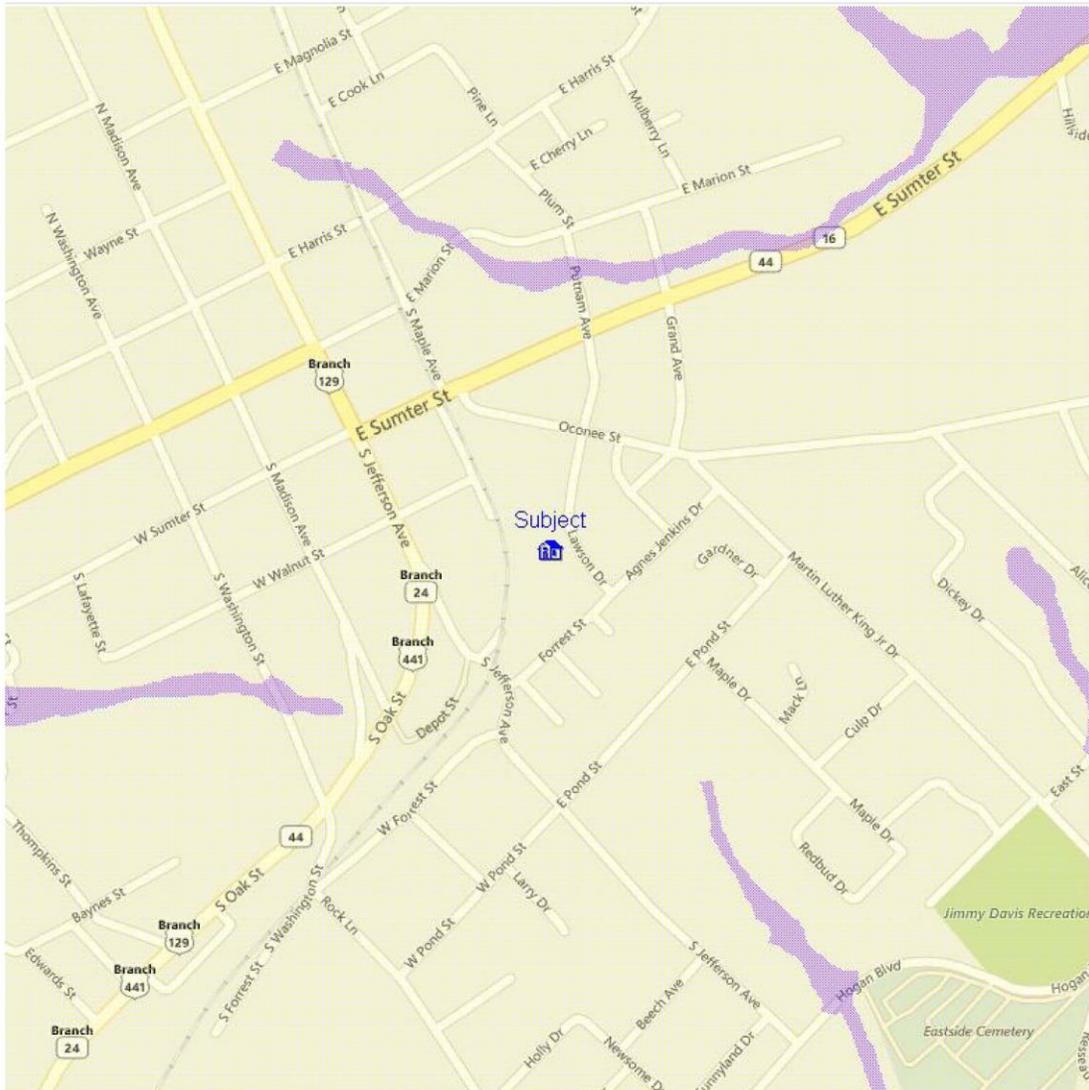
Authority # 9  
Page 4 of 4

Eatonton Project

Project /Unit	Tenant	Rm	Date Leased	Date Terminated	Days Vacant	YTD Vacant	Date Adjusted	Increase	Decrease	Balance
001 /619	Barnes, Katie F.	1	11/2/2016			0		0.00	0.00	163.00
001 /621	Little, Willie M	2	11/2/2016			0		0.00	0.00	336.00
001 /623	Banks, Gainell H	2	9/8/2003			0		0.00	0.00	447.00
001 /624	Thomas, Kimberly Sharee	2	12/18/2013			0		0.00	0.00	21.00
001 /625	Nesbitt, Franshundra M.	2	9/17/2013			0	8/1/2017	323.00	0.00	321.00
001 /626	Bynes, Julia B.	2	9/12/2013			0		0.00	0.00	155.00
001 /627	Browning, Erica D	2	8/29/2011			0		0.00	0.00	215.00
001 /628	Johnson, Te'Lisha T.	2	10/1/2013			0		0.00	0.00	-65.00
001 /629	Scott, Tameca L	3	7/11/2012			0		0.00	0.00	-89.00
001 /630	Hargrove, Linda	3	3/1/2017			0		0.00	0.00	-74.00
001 /631	Little, Alexis Vonshay	2	11/4/2014			0		0.00	0.00	-76.00
001 /632	Trippe, Derrick	1	8/3/2010			0		0.00	0.00	292.00
001 /633	Reid, William T	1	10/5/2001			0		0.00	0.00	304.00
001 /634	Mcgullion, Billy	1	9/14/2001			0		0.00	0.00	145.00
001 /635	Williams, Joann F	1	1/20/2009			0		0.00	0.00	-31.00
001 /636	Smith, Yolanda F	2	5/9/2008			0		0.00	0.00	173.00
001 /637	Monday, Yoketta	2	10/26/1998			0		0.00	0.00	-7.00
001 /638	Borom, Shani Denise	2	8/1/2016			0		0.00	0.00	-76.00
001 /639	Ellison, Sherika L.	2	4/16/2013			0		0.00	0.00	276.00
001 /640	Crutchfield, Sandra Marie	2	1/11/2016			0		0.00	0.00	245.00
001 /641	Turner, Sharon D	3	10/4/2004			0		0.00	0.00	29.00
001 /642	Gorley, Chanter R.	2	4/7/2014			0		0.00	0.00	-74.00
001 /643	Mathis, Krystal V	2	9/17/1999			0		0.00	0.00	189.00
SubTotal -	Tenants:	113	Average Rent:		136.19			901.00	1,097.00	15,390.00
Total -	Tenants:	113	Average Rent:		136.19			901.00	1,097.00	15,390.00

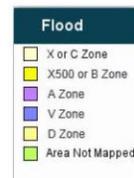
# STDB

Aug 11, 2017  
208 Lawson Homes Apt Drive, Eatonton, GA, 31024  
Lat 33.324248 Long -83.384747



## MAP DATA

Panel Date	September 26, 2008	FIPS Code	13237
Map Number	13237C0134C	Census Tract	9602.02
Geocoding Accuracy	S5 (Most Accurate) - single close match, point located at the street address position		

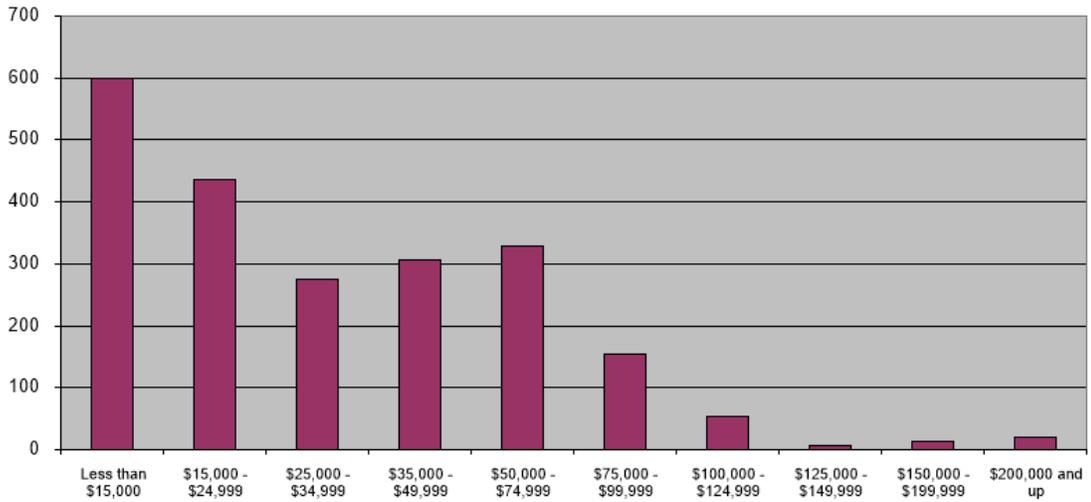


© 2015 - STDB. All rights reserved  
This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

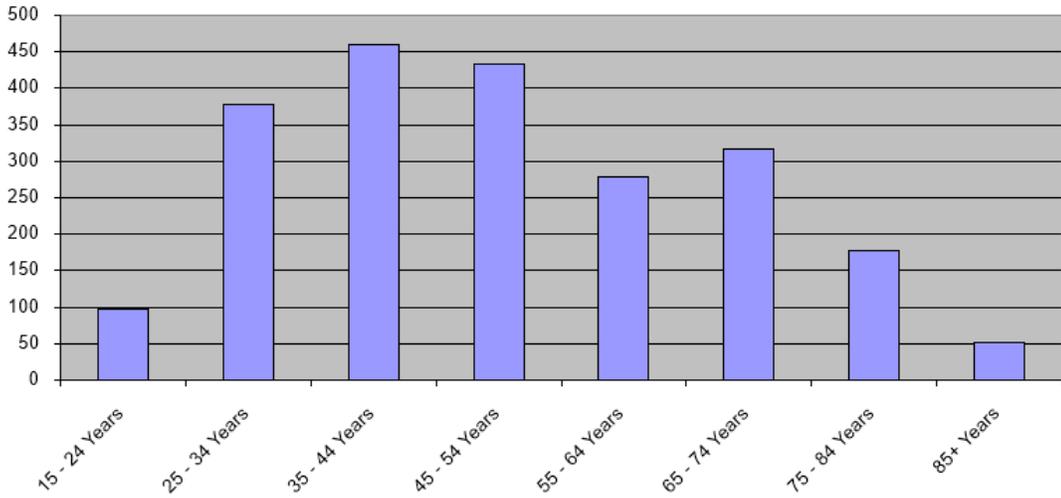


## **ADDENDUM E**

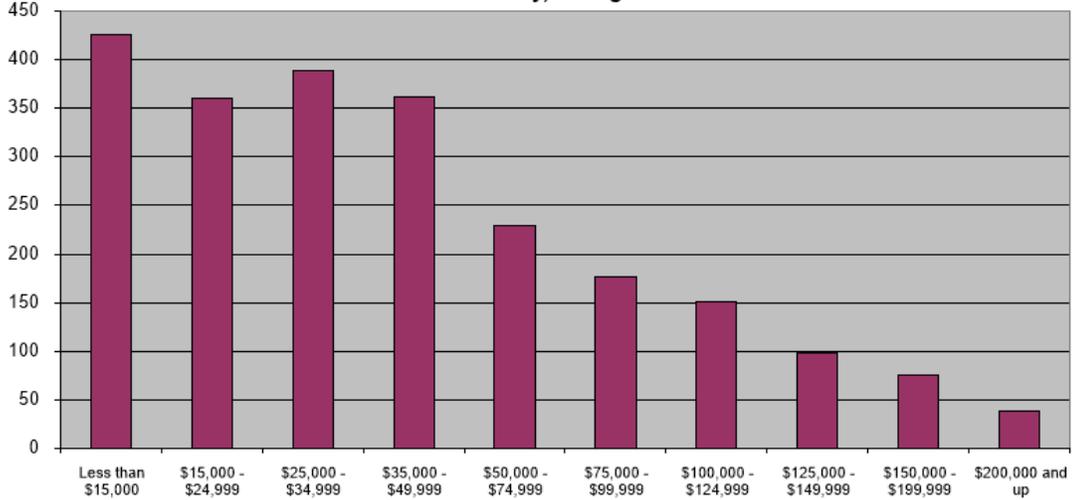
**Households by Income - Census 2000**  
Eatonton city, Georgia

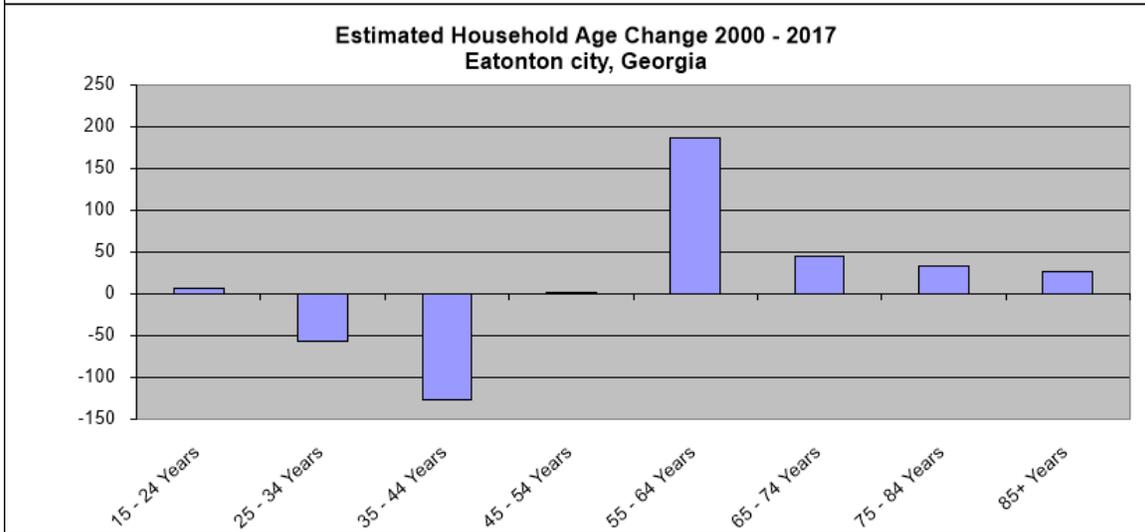
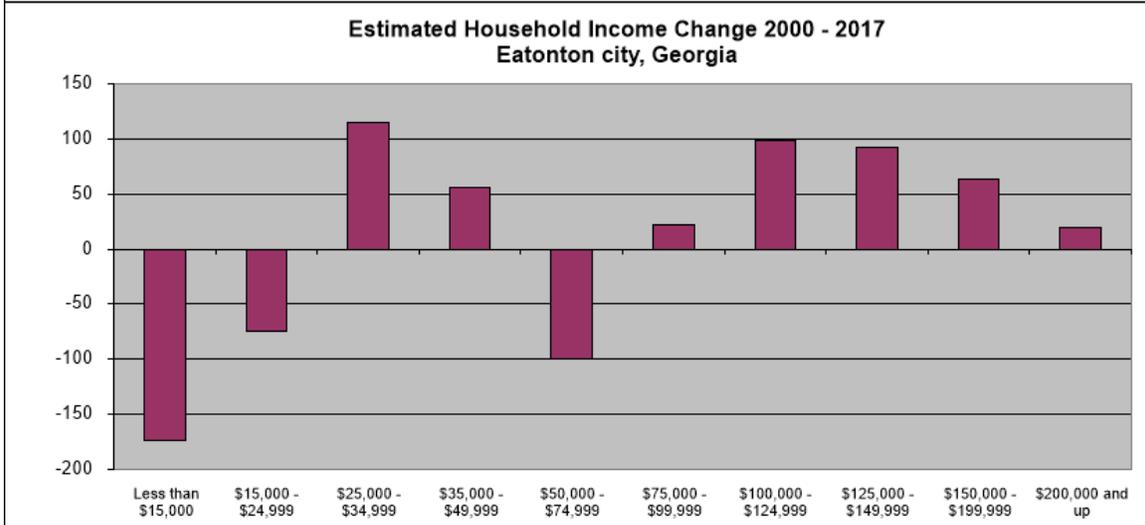
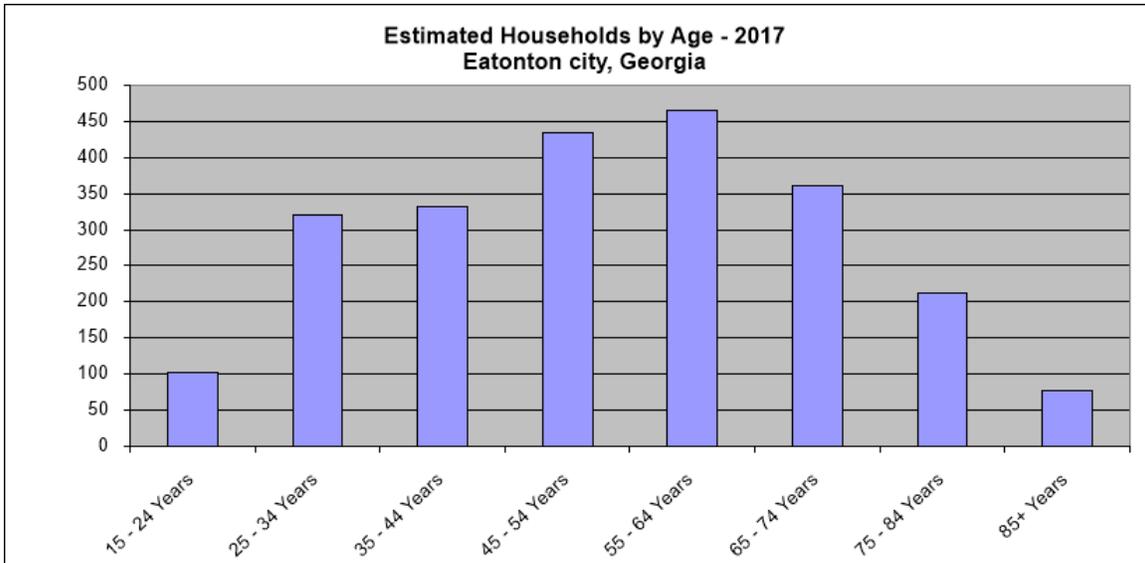


**Households by Age - Census 2000**  
Eatonton city, Georgia

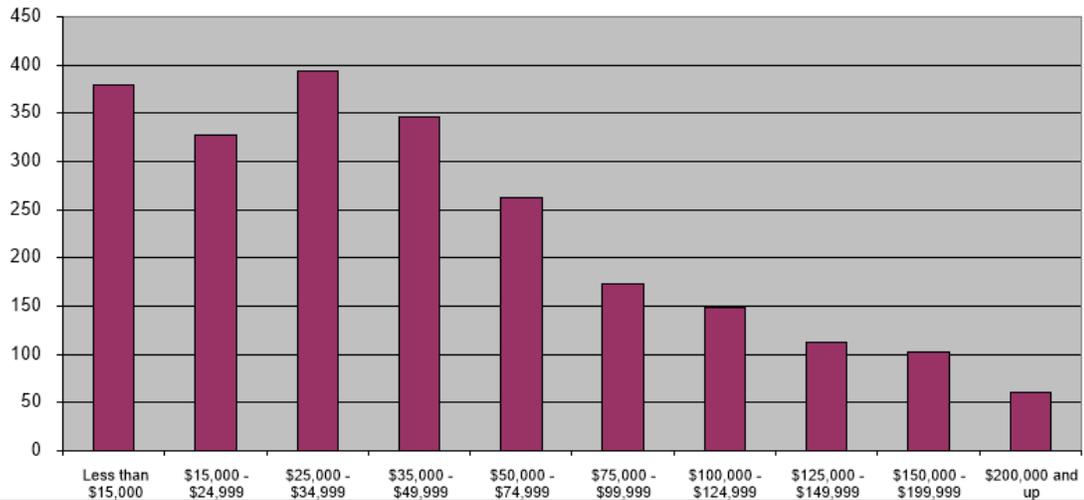


**Estimated Households by Income - 2017**  
Eatonton city, Georgia

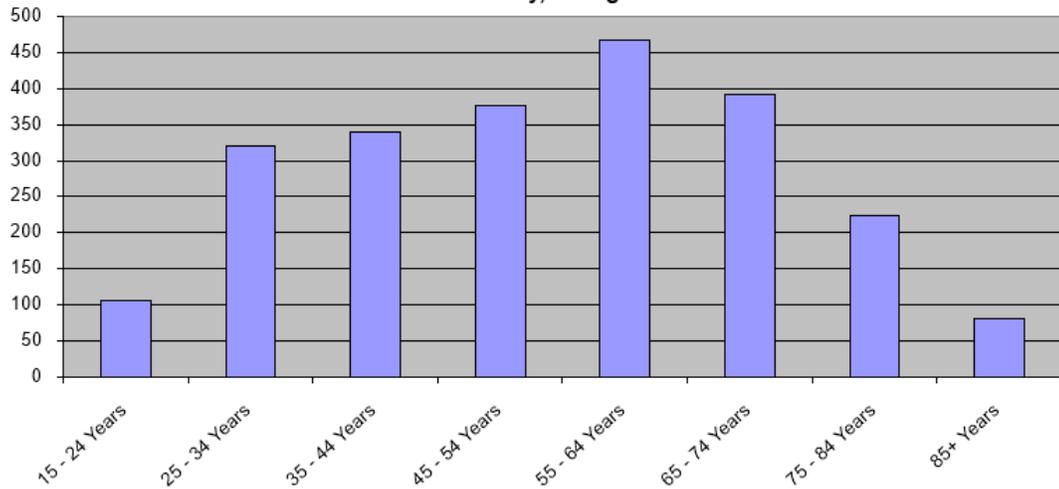




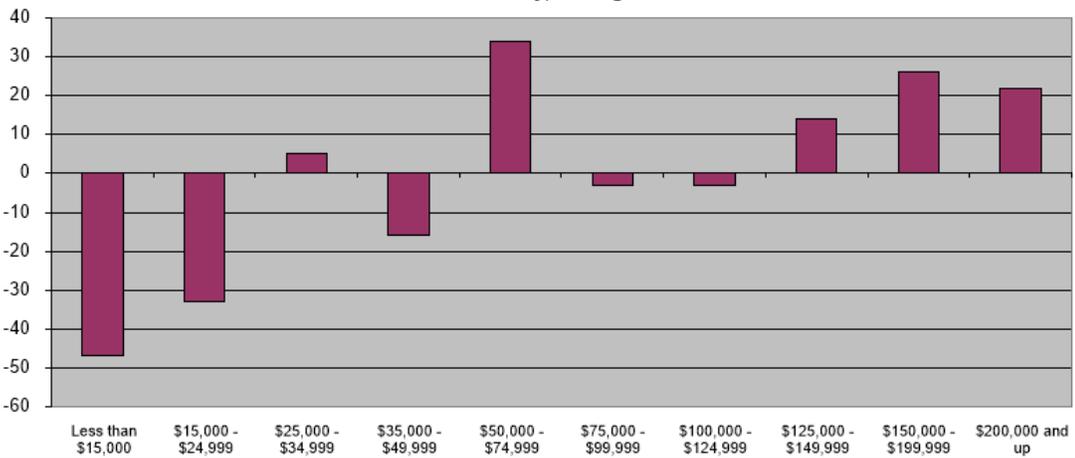
**Projected Households by Income - 2022**  
Eatonton city, Georgia

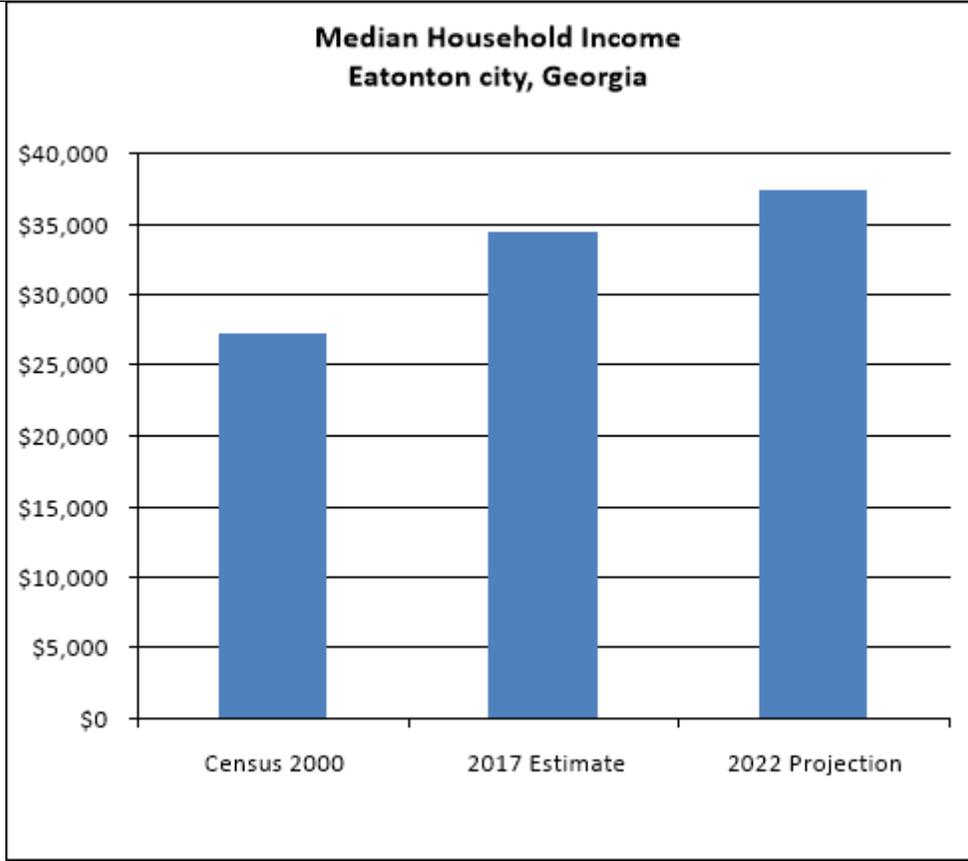
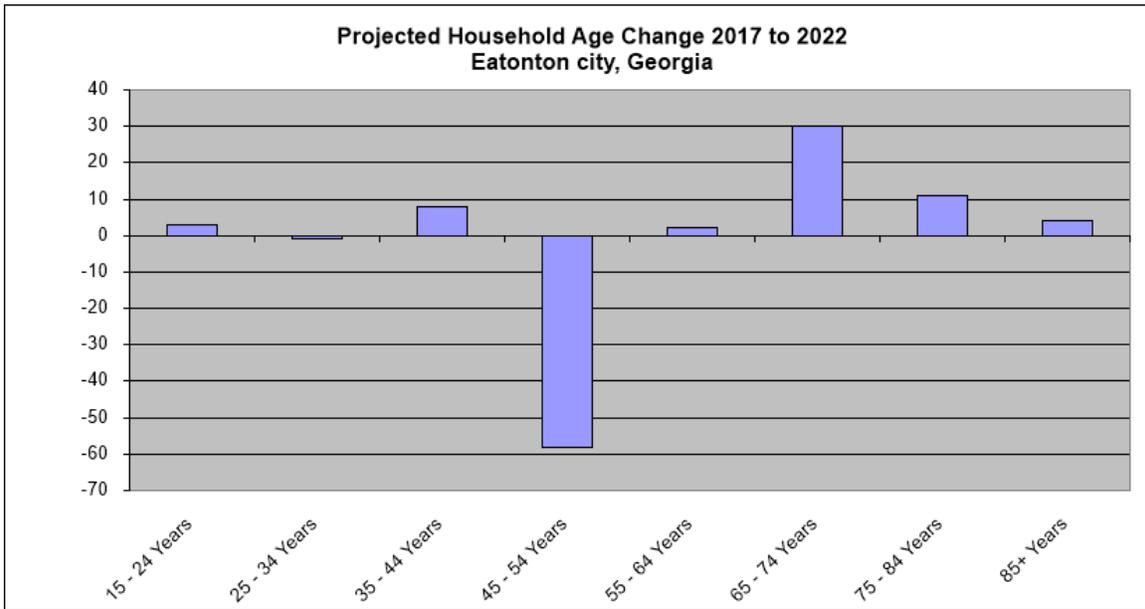


**Projected Households by Age - 2022**  
Eatonton city, Georgia



**Projected Household Income Change 2017 to 2022**  
Eatonton city, Georgia





HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Eatonton city, Georgia										
Census Data - 2000										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	25	67	116	110	69	130	60	23	600	27.4%
\$15,000 - \$24,999	46	108	70	70	37	51	42	11	435	19.9%
\$25,000 - \$34,999	2	64	47	13	59	48	33	8	274	12.5%
\$35,000 - \$49,999	8	32	43	138	39	38	7	1	306	14.0%
\$50,000 - \$74,999	16	90	110	24	47	7	28	7	329	15.0%
\$75,000 - \$99,999	0	16	62	27	11	30	7	1	154	7.0%
\$100,000 - \$124,999	0	0	11	37	5	0	0	0	53	2.4%
\$125,000 - \$149,999	0	0	0	1	5	0	0	0	6	0.3%
\$150,000 - \$199,999	0	0	0	7	0	5	1	0	13	0.6%
\$200,000 and up	0	0	0	6	7	7	0	0	20	0.9%
<b>Total</b>	<b>97</b>	<b>377</b>	<b>459</b>	<b>433</b>	<b>279</b>	<b>316</b>	<b>178</b>	<b>51</b>	<b>2,190</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.4%</b>	<b>17.2%</b>	<b>21.0%</b>	<b>19.8%</b>	<b>12.7%</b>	<b>14.4%</b>	<b>8.1%</b>	<b>2.3%</b>		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Eatonton city, Georgia										
Current Year Estimates - 2017										
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	9	33	30	79	112	73	60	30	426	18.5%
\$15,000 - \$24,999	0	75	65	32	39	67	56	26	360	15.6%
\$25,000 - \$34,999	1	74	70	80	97	37	23	7	389	16.9%
\$35,000 - \$49,999	54	55	53	67	66	39	24	4	362	15.7%
\$50,000 - \$74,999	19	20	22	64	53	33	15	3	229	9.9%
\$75,000 - \$99,999	19	10	12	45	43	33	13	1	176	7.6%
\$100,000 - \$124,999	0	39	61	21	15	9	3	3	151	6.5%
\$125,000 - \$149,999	1	10	9	15	13	39	9	2	98	4.2%
\$150,000 - \$199,999	0	2	4	23	20	20	6	1	76	3.3%
\$200,000 and up	0	3	6	8	7	11	3	1	39	1.7%
<b>Total</b>	<b>103</b>	<b>321</b>	<b>332</b>	<b>434</b>	<b>465</b>	<b>361</b>	<b>212</b>	<b>78</b>	<b>2,306</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.5%</b>	<b>13.9%</b>	<b>14.4%</b>	<b>18.8%</b>	<b>20.2%</b>	<b>15.7%</b>	<b>9.2%</b>	<b>3.4%</b>		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Eatonton city, Georgia										
Estimated Change - 2000 to 2017										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-16	-34	-86	-31	43	-57	0	7	-174	-29.0%
\$15,000 - \$24,999	-46	-33	-5	-38	2	16	14	15	-75	-17.2%
\$25,000 - \$34,999	-1	10	23	67	38	-11	-10	-1	115	42.0%
\$35,000 - \$49,999	46	23	10	-71	27	1	17	3	56	18.3%
\$50,000 - \$74,999	3	-70	-88	40	6	26	-13	-4	-100	-30.4%
\$75,000 - \$99,999	19	-6	-50	18	32	3	6	0	22	14.3%
\$100,000 - \$124,999	0	39	50	-16	10	9	3	3	98	184.9%
\$125,000 - \$149,999	1	10	9	14	8	39	9	2	92	1533.3%
\$150,000 - \$199,999	0	2	4	16	20	15	5	1	63	484.6%
\$200,000 and up	0	3	6	2	0	4	3	1	19	95.0%
<b>Total</b>	<b>6</b>	<b>-56</b>	<b>-127</b>	<b>1</b>	<b>186</b>	<b>45</b>	<b>34</b>	<b>27</b>	<b>116</b>	<b>5.3%</b>
<b>Percent Change</b>	<b>6.2%</b>	<b>-14.9%</b>	<b>-27.7%</b>	<b>0.2%</b>	<b>66.7%</b>	<b>14.2%</b>	<b>19.1%</b>	<b>52.9%</b>	<b>5.3%</b>	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Eatonton city, Georgia										
Five Year Projections - 2022										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	11	31	28	58	99	67	56	29	379	16.4%
\$15,000 - \$24,999	0	73	65	23	29	61	53	23	327	14.2%
\$25,000 - \$34,999	0	73	68	74	111	38	23	7	394	17.1%
\$35,000 - \$49,999	54	43	43	57	64	47	31	7	346	15.0%
\$50,000 - \$74,999	16	29	30	58	56	47	20	7	263	11.4%
\$75,000 - \$99,999	23	13	15	39	39	31	12	1	173	7.5%
\$100,000 - \$124,999	0	40	65	16	13	8	3	3	148	6.4%
\$125,000 - \$149,999	2	12	11	13	15	46	11	2	112	4.9%
\$150,000 - \$199,999	0	2	5	27	28	29	10	1	102	4.4%
\$200,000 and up	0	4	10	11	13	17	4	2	61	2.6%
<b>Total</b>	<b>106</b>	<b>320</b>	<b>340</b>	<b>376</b>	<b>467</b>	<b>391</b>	<b>223</b>	<b>82</b>	<b>2,305</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.6%</b>	<b>13.9%</b>	<b>14.8%</b>	<b>16.3%</b>	<b>20.3%</b>	<b>17.0%</b>	<b>9.7%</b>	<b>3.6%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics



www.ribbondata.com

## HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Eatonton city, Georgia										
Projected Change - 2017 to 2022										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	2	-2	-2	-21	-13	-6	-4	-1	-47	-11.0%
\$15,000 - \$24,999	0	-2	0	-9	-10	-6	-3	-3	-33	-9.2%
\$25,000 - \$34,999	-1	-1	-2	-6	14	1	0	0	5	1.3%
\$35,000 - \$49,999	0	-12	-10	-10	-2	8	7	3	-16	-4.4%
\$50,000 - \$74,999	-3	9	8	-6	3	14	5	4	34	14.8%
\$75,000 - \$99,999	4	3	3	-6	-4	-2	-1	0	-3	-1.7%
\$100,000 - \$124,999	0	1	4	-5	-2	-1	0	0	-3	-2.0%
\$125,000 - \$149,999	1	2	2	-2	2	7	2	0	14	14.3%
\$150,000 - \$199,999	0	0	1	4	8	9	4	0	26	34.2%
\$200,000 and up	0	1	4	3	6	6	1	1	22	56.4%
<b>Total</b>	<b>3</b>	<b>-1</b>	<b>8</b>	<b>-58</b>	<b>2</b>	<b>30</b>	<b>11</b>	<b>4</b>	<b>-1</b>	<b>0.0%</b>
<b>Percent Change</b>	<b>2.9%</b>	<b>-0.3%</b>	<b>2.4%</b>	<b>-13.4%</b>	<b>0.4%</b>	<b>8.3%</b>	<b>5.2%</b>	<b>5.1%</b>	<b>0.0%</b>	

Source: Claritas; Ribbon Demographics



www.ribbondata.com

## HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Median Household Income		
Eatonton city, Georgia		
Census 2000	2017 Estimate	2022 Projection
\$27,190	\$34,434	\$37,276

HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Median Household Income by Area Eatonton city, Georgia			
Geography ID	Census 2000	2017 Estimate	2022 Projection
1326084	\$27,190	\$34,434	\$37,276

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

© 2017 All rights reserved

Claritas

Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	43	39	0	6	37	125
\$10,000-20,000	22	34	60	20	38	174
\$20,000-30,000	0	24	22	19	0	65
\$30,000-40,000	0	0	42	0	0	42
\$40,000-50,000	14	20	0	15	0	49
\$50,000-60,000	0	0	0	35	0	35
\$60,000-75,000	0	0	0	0	60	60
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	1	2	3	1	4	11
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	1	2	1	3	7
<b>Total</b>	<b>80</b>	<b>120</b>	<b>129</b>	<b>97</b>	<b>142</b>	<b>568</b>

Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	80	21	0	0	0	101
\$10,000-20,000	28	0	0	0	0	28
\$20,000-30,000	53	29	34	0	0	116
\$30,000-40,000	4	0	0	12	0	16
\$40,000-50,000	9	0	0	0	0	9
\$50,000-60,000	3	1	0	0	0	4
\$60,000-75,000	7	4	1	1	0	13
\$75,000-100,000	0	1	0	0	0	1
\$100,000-125,000	0	1	0	0	0	1
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	4	0	1	1	0	6
\$200,000+	1	0	0	0	0	1
<b>Total</b>	<b>189</b>	<b>57</b>	<b>36</b>	<b>14</b>	<b>0</b>	<b>296</b>

Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	21	21	0	0	0	42
\$10,000-20,000	9	0	0	0	0	9
\$20,000-30,000	25	29	0	0	0	54
\$30,000-40,000	4	0	0	0	0	4
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	3	1	0	0	0	4
\$60,000-75,000	2	4	0	0	0	6
\$75,000-100,000	0	1	0	0	0	1
\$100,000-125,000	0	1	0	0	0	1
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>65</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>122</b>

Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	123	60	0	6	37	226
\$10,000-20,000	50	34	60	20	38	202
\$20,000-30,000	53	53	56	19	0	181
\$30,000-40,000	4	0	42	12	0	58
\$40,000-50,000	23	20	0	15	0	58
\$50,000-60,000	3	1	0	35	0	39
\$60,000-75,000	7	4	1	1	60	73
\$75,000-100,000	0	1	0	0	0	1
\$100,000-125,000	0	1	0	0	0	1
\$125,000-150,000	1	2	3	1	4	11
\$150,000-200,000	4	0	1	1	0	6
\$200,000+	1	1	2	1	3	8
<b>Total</b>	<b>269</b>	<b>177</b>	<b>165</b>	<b>111</b>	<b>142</b>	<b>864</b>

HISTA 2.2 Summary Data Eatonton city, Georgia

© 2017 All rights reserved

Claritas

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	7.6%	6.9%	0.0%	1.1%	6.5%	22.0%
\$10,000-20,000	3.9%	6.0%	10.6%	3.5%	6.7%	30.6%
\$20,000-30,000	0.0%	4.2%	3.9%	3.3%	0.0%	11.4%
\$30,000-40,000	0.0%	0.0%	7.4%	0.0%	0.0%	7.4%
\$40,000-50,000	2.5%	3.5%	0.0%	2.6%	0.0%	8.6%
\$50,000-60,000	0.0%	0.0%	0.0%	6.2%	0.0%	6.2%
\$60,000-75,000	0.0%	0.0%	0.0%	0.0%	10.6%	10.6%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$125,000-150,000	0.2%	0.4%	0.5%	0.2%	0.7%	1.9%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.2%	0.4%	0.2%	0.5%	1.2%
<b>Total</b>	<b>14.1%</b>	<b>21.1%</b>	<b>22.7%</b>	<b>17.1%</b>	<b>25.0%</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	27.0%	7.1%	0.0%	0.0%	0.0%	34.1%
\$10,000-20,000	9.5%	0.0%	0.0%	0.0%	0.0%	9.5%
\$20,000-30,000	17.9%	9.8%	11.5%	0.0%	0.0%	39.2%
\$30,000-40,000	1.4%	0.0%	0.0%	4.1%	0.0%	5.4%
\$40,000-50,000	3.0%	0.0%	0.0%	0.0%	0.0%	3.0%
\$50,000-60,000	1.0%	0.3%	0.0%	0.0%	0.0%	1.4%
\$60,000-75,000	2.4%	1.4%	0.3%	0.3%	0.0%	4.4%
\$75,000-100,000	0.0%	0.3%	0.0%	0.0%	0.0%	0.3%
\$100,000-125,000	0.0%	0.3%	0.0%	0.0%	0.0%	0.3%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	1.4%	0.0%	0.3%	0.3%	0.0%	2.0%
\$200,000+	0.3%	0.0%	0.0%	0.0%	0.0%	0.3%
<b>Total</b>	<b>63.9%</b>	<b>19.3%</b>	<b>12.2%</b>	<b>4.7%</b>	<b>0.0%</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	17.2%	17.2%	0.0%	0.0%	0.0%	34.4%
\$10,000-20,000	7.4%	0.0%	0.0%	0.0%	0.0%	7.4%
\$20,000-30,000	20.5%	23.8%	0.0%	0.0%	0.0%	44.3%
\$30,000-40,000	3.3%	0.0%	0.0%	0.0%	0.0%	3.3%
\$40,000-50,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$50,000-60,000	2.5%	0.8%	0.0%	0.0%	0.0%	3.3%
\$60,000-75,000	1.6%	3.3%	0.0%	0.0%	0.0%	4.9%
\$75,000-100,000	0.0%	0.8%	0.0%	0.0%	0.0%	0.8%
\$100,000-125,000	0.0%	0.8%	0.0%	0.0%	0.0%	0.8%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.8%	0.0%	0.0%	0.0%	0.0%	0.8%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total</b>	<b>53.3%</b>	<b>46.7%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</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	14.2%	6.9%	0.0%	0.7%	4.3%	26.2%
\$10,000-20,000	5.8%	3.9%	6.9%	2.3%	4.4%	23.4%
\$20,000-30,000	6.1%	6.1%	6.5%	2.2%	0.0%	20.9%
\$30,000-40,000	0.5%	0.0%	4.9%	1.4%	0.0%	6.7%
\$40,000-50,000	2.7%	2.3%	0.0%	1.7%	0.0%	6.7%
\$50,000-60,000	0.3%	0.1%	0.0%	4.1%	0.0%	4.5%
\$60,000-75,000	0.8%	0.5%	0.1%	0.1%	6.9%	8.4%
\$75,000-100,000	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%
\$100,000-125,000	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%
\$125,000-150,000	0.1%	0.2%	0.3%	0.1%	0.5%	1.3%
\$150,000-200,000	0.5%	0.0%	0.1%	0.1%	0.0%	0.7%
\$200,000+	0.1%	0.1%	0.2%	0.1%	0.3%	0.9%
<b>Total</b>	<b>31.1%</b>	<b>20.5%</b>	<b>19.1%</b>	<b>12.8%</b>	<b>16.4%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Eatonton city, Georgia

© 2017 All rights reserved

Claritas

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	6	0	4	0	0	10
\$10,000-20,000	10	19	11	0	0	40
\$20,000-30,000	39	102	51	50	0	242
\$30,000-40,000	26	0	40	0	43	109
\$40,000-50,000	0	50	0	0	44	94
\$50,000-60,000	27	0	50	0	47	124
\$60,000-75,000	0	0	18	65	0	83
\$75,000-100,000	0	53	19	31	0	103
\$100,000-125,000	0	0	0	55	0	55
\$125,000-150,000	2	4	5	4	1	16
\$150,000-200,000	0	0	12	0	0	12
\$200,000+	0	2	1	1	2	6
<b>Total</b>	<b>110</b>	<b>230</b>	<b>211</b>	<b>206</b>	<b>137</b>	<b>894</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	33	16	0	0	0	49
\$10,000-20,000	96	58	17	0	0	171
\$20,000-30,000	36	37	8	0	0	81
\$30,000-40,000	50	21	2	0	0	73
\$40,000-50,000	34	68	22	0	0	124
\$50,000-60,000	4	23	3	0	0	30
\$60,000-75,000	14	8	3	0	0	25
\$75,000-100,000	2	49	12	0	0	63
\$100,000-125,000	3	34	1	0	0	38
\$125,000-150,000	1	1	1	0	11	14
\$150,000-200,000	2	2	0	0	0	4
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>275</b>	<b>326</b>	<b>69</b>	<b>0</b>	<b>11</b>	<b>681</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	33	16	0	0	0	49
\$10,000-20,000	73	43	17	0	0	133
\$20,000-30,000	36	37	8	0	0	81
\$30,000-40,000	37	21	2	0	0	60
\$40,000-50,000	7	68	22	0	0	97
\$50,000-60,000	4	5	3	0	0	12
\$60,000-75,000	11	5	3	0	0	19
\$75,000-100,000	2	18	12	0	0	32
\$100,000-125,000	3	11	1	0	0	15
\$125,000-150,000	1	1	1	0	0	3
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>207</b>	<b>234</b>	<b>69</b>	<b>0</b>	<b>0</b>	<b>510</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	39	16	4	0	0	59
\$10,000-20,000	106	77	28	0	0	211
\$20,000-30,000	75	139	59	50	0	323
\$30,000-40,000	76	21	42	0	43	182
\$40,000-50,000	34	118	22	0	44	218
\$50,000-60,000	31	23	53	0	47	154
\$60,000-75,000	14	8	21	65	0	108
\$75,000-100,000	2	102	31	31	0	166
\$100,000-125,000	3	34	1	55	0	93
\$125,000-150,000	3	5	6	4	12	30
\$150,000-200,000	2	2	12	0	0	16
\$200,000+	0	11	1	1	2	15
<b>Total</b>	<b>385</b>	<b>556</b>	<b>280</b>	<b>206</b>	<b>148</b>	<b>1,575</b>

HISTA 2.2 Summary Data Eatonton city, Georgia

© 2017 All rights reserved

Claritas

Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.7%	0.0%	0.4%	0.0%	0.0%	1.1%
\$10,000-20,000	1.1%	2.1%	1.2%	0.0%	0.0%	4.5%
\$20,000-30,000	4.4%	11.4%	5.7%	5.6%	0.0%	27.1%
\$30,000-40,000	2.9%	0.0%	4.5%	0.0%	4.8%	12.2%
\$40,000-50,000	0.0%	5.6%	0.0%	0.0%	4.9%	10.5%
\$50,000-60,000	3.0%	0.0%	5.6%	0.0%	5.3%	13.9%
\$60,000-75,000	0.0%	0.0%	2.0%	7.3%	0.0%	9.3%
\$75,000-100,000	0.0%	5.9%	2.1%	3.5%	0.0%	11.5%
\$100,000-125,000	0.0%	0.0%	0.0%	6.2%	0.0%	6.2%
\$125,000-150,000	0.2%	0.4%	0.6%	0.4%	0.1%	1.8%
\$150,000-200,000	0.0%	0.0%	1.3%	0.0%	0.0%	1.3%
\$200,000+	0.0%	0.2%	0.1%	0.1%	0.2%	0.7%
<b>Total</b>	<b>12.3%</b>	<b>25.7%</b>	<b>23.6%</b>	<b>23.0%</b>	<b>15.3%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.8%	2.3%	0.0%	0.0%	0.0%	7.2%
\$10,000-20,000	14.1%	8.5%	2.5%	0.0%	0.0%	25.1%
\$20,000-30,000	5.3%	5.4%	1.2%	0.0%	0.0%	11.9%
\$30,000-40,000	7.3%	3.1%	0.3%	0.0%	0.0%	10.7%
\$40,000-50,000	5.0%	10.0%	3.2%	0.0%	0.0%	18.2%
\$50,000-60,000	0.6%	3.4%	0.4%	0.0%	0.0%	4.4%
\$60,000-75,000	2.1%	1.2%	0.4%	0.0%	0.0%	3.7%
\$75,000-100,000	0.3%	7.2%	1.8%	0.0%	0.0%	9.3%
\$100,000-125,000	0.4%	5.0%	0.1%	0.0%	0.0%	5.6%
\$125,000-150,000	0.1%	0.1%	0.1%	0.0%	1.6%	2.1%
\$150,000-200,000	0.3%	0.3%	0.0%	0.0%	0.0%	0.6%
\$200,000+	0.0%	1.3%	0.0%	0.0%	0.0%	1.3%
<b>Total</b>	<b>40.4%</b>	<b>47.9%</b>	<b>10.1%</b>	<b>0.0%</b>	<b>1.6%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.5%	3.1%	0.0%	0.0%	0.0%	9.6%
\$10,000-20,000	14.3%	8.4%	3.3%	0.0%	0.0%	26.1%
\$20,000-30,000	7.1%	7.3%	1.6%	0.0%	0.0%	15.9%
\$30,000-40,000	7.3%	4.1%	0.4%	0.0%	0.0%	11.8%
\$40,000-50,000	1.4%	13.3%	4.3%	0.0%	0.0%	19.0%
\$50,000-60,000	0.8%	1.0%	0.6%	0.0%	0.0%	2.4%
\$60,000-75,000	2.2%	1.0%	0.6%	0.0%	0.0%	3.7%
\$75,000-100,000	0.4%	3.5%	2.4%	0.0%	0.0%	6.3%
\$100,000-125,000	0.6%	2.2%	0.2%	0.0%	0.0%	2.9%
\$125,000-150,000	0.2%	0.2%	0.2%	0.0%	0.0%	0.6%
\$150,000-200,000	0.0%	0.2%	0.0%	0.0%	0.0%	0.2%
\$200,000+	0.0%	1.6%	0.0%	0.0%	0.0%	1.6%
<b>Total</b>	<b>40.6%</b>	<b>45.9%</b>	<b>13.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.5%	1.0%	0.3%	0.0%	0.0%	3.7%
\$10,000-20,000	6.7%	4.9%	1.8%	0.0%	0.0%	13.4%
\$20,000-30,000	4.8%	8.8%	3.7%	3.2%	0.0%	20.5%
\$30,000-40,000	4.8%	1.3%	2.7%	0.0%	2.7%	11.6%
\$40,000-50,000	2.2%	7.5%	1.4%	0.0%	2.8%	13.8%
\$50,000-60,000	2.0%	1.5%	3.4%	0.0%	3.0%	9.8%
\$60,000-75,000	0.9%	0.5%	1.3%	4.1%	0.0%	6.9%
\$75,000-100,000	0.1%	6.5%	2.0%	2.0%	0.0%	10.5%
\$100,000-125,000	0.2%	2.2%	0.1%	3.5%	0.0%	5.9%
\$125,000-150,000	0.2%	0.3%	0.4%	0.3%	0.8%	1.9%
\$150,000-200,000	0.1%	0.1%	0.8%	0.0%	0.0%	1.0%
\$200,000+	0.0%	0.7%	0.1%	0.1%	0.1%	1.0%
<b>Total</b>	<b>24.4%</b>	<b>35.3%</b>	<b>17.8%</b>	<b>13.1%</b>	<b>9.4%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Eatonton city, Georgia

© 2017 All rights reserved

Claritas

Renter Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	26	13	0	2	34	75
\$10,000-20,000	16	12	44	11	37	120
\$20,000-30,000	0	18	34	19	0	71
\$30,000-40,000	0	0	43	0	0	43
\$40,000-50,000	17	16	0	19	0	52
\$50,000-60,000	0	0	0	10	0	10
\$60,000-75,000	0	0	0	0	58	58
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	4	2	4	2	8	20
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	2	2	2	2	0	8
<b>Total</b>	<b>65</b>	<b>63</b>	<b>127</b>	<b>65</b>	<b>137</b>	<b>457</b>

Renter Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	54	26	0	0	0	80
\$10,000-20,000	34	0	0	0	0	34
\$20,000-30,000	50	34	28	0	0	112
\$30,000-40,000	8	0	0	25	0	33
\$40,000-50,000	14	0	0	0	0	14
\$50,000-60,000	6	7	0	0	0	13
\$60,000-75,000	18	1	3	2	0	24
\$75,000-100,000	1	2	0	0	0	3
\$100,000-125,000	1	3	0	0	0	4
\$125,000-150,000	7	10	0	0	0	17
\$150,000-200,000	11	5	2	1	0	19
\$200,000+	4	0	0	1	0	5
<b>Total</b>	<b>208</b>	<b>88</b>	<b>33</b>	<b>29</b>	<b>0</b>	<b>358</b>

Renter Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	18	26	0	0	0	44
\$10,000-20,000	11	0	0	0	0	11
\$20,000-30,000	30	34	0	0	0	64
\$30,000-40,000	8	0	0	0	0	8
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	6	7	0	0	0	13
\$60,000-75,000	6	1	0	0	0	7
\$75,000-100,000	1	2	0	0	0	3
\$100,000-125,000	1	3	0	0	0	4
\$125,000-150,000	7	10	0	0	0	17
\$150,000-200,000	5	5	0	0	0	10
\$200,000+	2	0	0	0	0	2
<b>Total</b>	<b>95</b>	<b>88</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>183</b>

Renter Households						
All Age Groups						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	80	39	0	2	34	155
\$10,000-20,000	50	12	44	11	37	154
\$20,000-30,000	50	52	62	19	0	183
\$30,000-40,000	8	0	43	25	0	76
\$40,000-50,000	31	16	0	19	0	66
\$50,000-60,000	6	7	0	10	0	23
\$60,000-75,000	18	1	3	2	58	82
\$75,000-100,000	1	2	0	0	0	3
\$100,000-125,000	1	3	0	0	0	4
\$125,000-150,000	11	12	4	2	8	37
\$150,000-200,000	11	5	2	1	0	19
\$200,000+	6	2	2	2	0	13
<b>Total</b>	<b>273</b>	<b>151</b>	<b>160</b>	<b>94</b>	<b>137</b>	<b>815</b>

HISTA 2.2 Summary Data Eatonton city, Georgia

© 2017 All rights reserved

Claritas

Percent Renter Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.7%	2.8%	0.0%	0.4%	7.4%	16.4%
\$10,000-20,000	3.5%	2.6%	9.6%	2.4%	8.1%	26.3%
\$20,000-30,000	0.0%	3.9%	7.4%	4.2%	0.0%	15.5%
\$30,000-40,000	0.0%	0.0%	9.4%	0.0%	0.0%	9.4%
\$40,000-50,000	3.7%	3.5%	0.0%	4.2%	0.0%	11.4%
\$50,000-60,000	0.0%	0.0%	0.0%	2.2%	0.0%	2.2%
\$60,000-75,000	0.0%	0.0%	0.0%	0.0%	12.7%	12.7%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$125,000-150,000	0.9%	0.4%	0.9%	0.4%	1.8%	4.4%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.4%	0.4%	0.4%	0.4%	0.0%	1.8%
<b>Total</b>	<b>14.2%</b>	<b>13.8%</b>	<b>27.8%</b>	<b>14.2%</b>	<b>30.0%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	15.1%	7.3%	0.0%	0.0%	0.0%	22.3%
\$10,000-20,000	9.5%	0.0%	0.0%	0.0%	0.0%	9.5%
\$20,000-30,000	14.0%	9.5%	7.8%	0.0%	0.0%	31.3%
\$30,000-40,000	2.2%	0.0%	0.0%	7.0%	0.0%	9.2%
\$40,000-50,000	3.9%	0.0%	0.0%	0.0%	0.0%	3.9%
\$50,000-60,000	1.7%	2.0%	0.0%	0.0%	0.0%	3.6%
\$60,000-75,000	5.0%	0.3%	0.8%	0.6%	0.0%	6.7%
\$75,000-100,000	0.3%	0.6%	0.0%	0.0%	0.0%	0.8%
\$100,000-125,000	0.3%	0.8%	0.0%	0.0%	0.0%	1.1%
\$125,000-150,000	2.0%	2.8%	0.0%	0.0%	0.0%	4.7%
\$150,000-200,000	3.1%	1.4%	0.6%	0.3%	0.0%	5.3%
\$200,000+	1.1%	0.0%	0.0%	0.3%	0.0%	1.4%
<b>Total</b>	<b>58.1%</b>	<b>24.6%</b>	<b>9.2%</b>	<b>8.1%</b>	<b>0.0%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	9.8%	14.2%	0.0%	0.0%	0.0%	24.0%
\$10,000-20,000	6.0%	0.0%	0.0%	0.0%	0.0%	6.0%
\$20,000-30,000	16.4%	18.6%	0.0%	0.0%	0.0%	35.0%
\$30,000-40,000	4.4%	0.0%	0.0%	0.0%	0.0%	4.4%
\$40,000-50,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$50,000-60,000	3.3%	3.8%	0.0%	0.0%	0.0%	7.1%
\$60,000-75,000	3.3%	0.5%	0.0%	0.0%	0.0%	3.8%
\$75,000-100,000	0.5%	1.1%	0.0%	0.0%	0.0%	1.6%
\$100,000-125,000	0.5%	1.6%	0.0%	0.0%	0.0%	2.2%
\$125,000-150,000	3.8%	5.5%	0.0%	0.0%	0.0%	9.3%
\$150,000-200,000	2.7%	2.7%	0.0%	0.0%	0.0%	5.5%
\$200,000+	1.1%	0.0%	0.0%	0.0%	0.0%	1.1%
<b>Total</b>	<b>51.9%</b>	<b>48.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	9.8%	4.8%	0.0%	0.2%	4.2%	19.0%
\$10,000-20,000	6.1%	1.5%	5.4%	1.3%	4.5%	18.9%
\$20,000-30,000	6.1%	6.4%	7.6%	2.3%	0.0%	22.5%
\$30,000-40,000	1.0%	0.0%	5.3%	3.1%	0.0%	9.3%
\$40,000-50,000	3.8%	2.0%	0.0%	2.3%	0.0%	8.1%
\$50,000-60,000	0.7%	0.9%	0.0%	1.2%	0.0%	2.8%
\$60,000-75,000	2.2%	0.1%	0.4%	0.2%	7.1%	10.1%
\$75,000-100,000	0.1%	0.2%	0.0%	0.0%	0.0%	0.4%
\$100,000-125,000	0.1%	0.4%	0.0%	0.0%	0.0%	0.5%
\$125,000-150,000	1.3%	1.5%	0.5%	0.2%	1.0%	4.5%
\$150,000-200,000	1.3%	0.6%	0.2%	0.1%	0.0%	2.3%
\$200,000+	0.7%	0.2%	0.2%	0.4%	0.0%	1.6%
<b>Total</b>	<b>33.5%</b>	<b>18.5%</b>	<b>19.6%</b>	<b>11.5%</b>	<b>16.8%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Eatonton city, Georgia

© 2017 All rights reserved

Claritas

Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3	0	2	0	0	5
\$10,000-20,000	4	8	6	0	0	18
\$20,000-30,000	33	85	54	28	0	200
\$30,000-40,000	13	0	29	0	42	84
\$40,000-50,000	0	43	0	0	66	109
\$50,000-60,000	4	0	12	0	13	29
\$60,000-75,000	0	0	9	19	0	28
\$75,000-100,000	0	43	21	22	0	86
\$100,000-125,000	0	0	0	121	0	121
\$125,000-150,000	1	3	5	3	3	15
\$150,000-200,000	0	0	29	0	0	29
\$200,000+	1	2	1	2	2	9
<b>Total</b>	<b>59</b>	<b>185</b>	<b>168</b>	<b>195</b>	<b>126</b>	<b>733</b>

Owner Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	32	19	0	0	0	51
\$10,000-20,000	114	61	28	0	0	203
\$20,000-30,000	29	31	10	0	0	70
\$30,000-40,000	36	15	3	0	0	54
\$40,000-50,000	31	59	19	0	0	109
\$50,000-60,000	12	27	8	0	0	47
\$60,000-75,000	12	6	1	0	1	20
\$75,000-100,000	3	70	14	0	0	87
\$100,000-125,000	6	18	2	0	0	26
\$125,000-150,000	12	17	7	0	10	46
\$150,000-200,000	12	11	5	0	0	28
\$200,000+	2	14	1	0	0	17
<b>Total</b>	<b>301</b>	<b>348</b>	<b>98</b>	<b>0</b>	<b>11</b>	<b>758</b>

Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	32	19	0	0	0	51
\$10,000-20,000	97	50	28	0	0	175
\$20,000-30,000	29	31	10	0	0	70
\$30,000-40,000	18	15	3	0	0	36
\$40,000-50,000	3	59	19	0	0	81
\$50,000-60,000	12	16	8	0	0	36
\$60,000-75,000	7	3	1	0	0	11
\$75,000-100,000	3	38	14	0	0	55
\$100,000-125,000	6	7	2	0	0	15
\$125,000-150,000	12	17	7	0	0	36
\$150,000-200,000	8	9	5	0	0	22
\$200,000+	1	13	1	0	0	15
<b>Total</b>	<b>228</b>	<b>277</b>	<b>98</b>	<b>0</b>	<b>0</b>	<b>603</b>

Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	35	19	2	0	0	56
\$10,000-20,000	118	69	34	0	0	221
\$20,000-30,000	62	116	64	28	0	270
\$30,000-40,000	49	15	32	0	42	138
\$40,000-50,000	31	102	19	0	66	218
\$50,000-60,000	16	27	20	0	13	76
\$60,000-75,000	12	6	10	19	1	48
\$75,000-100,000	3	113	35	22	0	173
\$100,000-125,000	6	18	2	121	0	147
\$125,000-150,000	13	20	12	3	13	61
\$150,000-200,000	12	11	34	0	0	57
\$200,000+	2	17	2	2	2	26
<b>Total</b>	<b>360</b>	<b>533</b>	<b>266</b>	<b>195</b>	<b>137</b>	<b>1,491</b>

HISTA 2.2 Summary Data Eatonton city, Georgia

© 2017 All rights reserved

Claritas

Percent Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.4%	0.0%	0.3%	0.0%	0.0%	0.7%
\$10,000-20,000	0.5%	1.1%	0.8%	0.0%	0.0%	2.5%
\$20,000-30,000	4.5%	11.6%	7.4%	3.8%	0.0%	27.3%
\$30,000-40,000	1.8%	0.0%	4.0%	0.0%	5.7%	11.5%
\$40,000-50,000	0.0%	5.9%	0.0%	0.0%	9.0%	14.9%
\$50,000-60,000	0.5%	0.0%	1.6%	0.0%	1.8%	4.0%
\$60,000-75,000	0.0%	0.0%	1.2%	2.6%	0.0%	3.8%
\$75,000-100,000	0.0%	5.9%	2.9%	3.0%	0.0%	11.7%
\$100,000-125,000	0.0%	0.0%	0.0%	16.5%	0.0%	16.5%
\$125,000-150,000	0.1%	0.4%	0.7%	0.4%	0.4%	2.0%
\$150,000-200,000	0.0%	0.0%	4.0%	0.0%	0.0%	4.0%
\$200,000+	0.1%	0.4%	0.1%	0.3%	0.3%	1.2%
<b>Total</b>	<b>8.0%</b>	<b>25.2%</b>	<b>22.9%</b>	<b>26.6%</b>	<b>17.2%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.2%	2.5%	0.0%	0.0%	0.0%	6.7%
\$10,000-20,000	15.0%	8.0%	3.7%	0.0%	0.0%	26.8%
\$20,000-30,000	3.8%	4.1%	1.3%	0.0%	0.0%	9.2%
\$30,000-40,000	4.7%	2.0%	0.4%	0.0%	0.0%	7.1%
\$40,000-50,000	4.1%	7.8%	2.5%	0.0%	0.0%	14.4%
\$50,000-60,000	1.6%	3.6%	1.1%	0.0%	0.0%	6.2%
\$60,000-75,000	1.6%	0.8%	0.1%	0.0%	0.1%	2.6%
\$75,000-100,000	0.4%	9.2%	1.8%	0.0%	0.0%	11.5%
\$100,000-125,000	0.8%	2.4%	0.3%	0.0%	0.0%	3.4%
\$125,000-150,000	1.6%	2.2%	0.9%	0.0%	1.3%	6.1%
\$150,000-200,000	1.6%	1.5%	0.7%	0.0%	0.0%	3.7%
\$200,000+	0.3%	1.8%	0.1%	0.0%	0.0%	2.2%
<b>Total</b>	<b>39.7%</b>	<b>45.9%</b>	<b>12.9%</b>	<b>0.0%</b>	<b>1.5%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.3%	3.2%	0.0%	0.0%	0.0%	8.5%
\$10,000-20,000	16.1%	8.3%	4.6%	0.0%	0.0%	29.0%
\$20,000-30,000	4.8%	5.1%	1.7%	0.0%	0.0%	11.6%
\$30,000-40,000	3.0%	2.5%	0.5%	0.0%	0.0%	6.0%
\$40,000-50,000	0.5%	9.8%	3.2%	0.0%	0.0%	13.4%
\$50,000-60,000	2.0%	2.7%	1.3%	0.0%	0.0%	6.0%
\$60,000-75,000	1.2%	0.5%	0.2%	0.0%	0.0%	1.8%
\$75,000-100,000	0.5%	6.3%	2.3%	0.0%	0.0%	9.1%
\$100,000-125,000	1.0%	1.2%	0.3%	0.0%	0.0%	2.5%
\$125,000-150,000	2.0%	2.8%	1.2%	0.0%	0.0%	6.0%
\$150,000-200,000	1.3%	1.5%	0.8%	0.0%	0.0%	3.6%
\$200,000+	0.2%	2.2%	0.2%	0.0%	0.0%	2.5%
<b>Total</b>	<b>37.8%</b>	<b>45.9%</b>	<b>16.3%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.3%	1.3%	0.1%	0.0%	0.0%	3.8%
\$10,000-20,000	7.9%	4.6%	2.3%	0.0%	0.0%	14.8%
\$20,000-30,000	4.2%	7.8%	4.3%	1.9%	0.0%	18.1%
\$30,000-40,000	3.3%	1.0%	2.1%	0.0%	2.8%	9.3%
\$40,000-50,000	2.1%	6.8%	1.3%	0.0%	4.4%	14.6%
\$50,000-60,000	1.1%	1.8%	1.3%	0.0%	0.9%	5.1%
\$60,000-75,000	0.8%	0.4%	0.7%	1.3%	0.1%	3.2%
\$75,000-100,000	0.2%	7.6%	2.3%	1.5%	0.0%	11.6%
\$100,000-125,000	0.4%	1.2%	0.1%	8.1%	0.0%	9.9%
\$125,000-150,000	0.9%	1.3%	0.8%	0.2%	0.9%	4.1%
\$150,000-200,000	0.8%	0.7%	2.3%	0.0%	0.0%	3.8%
\$200,000+	0.2%	1.1%	0.1%	0.1%	0.1%	1.7%
<b>Total</b>	<b>24.1%</b>	<b>35.7%</b>	<b>17.8%</b>	<b>13.1%</b>	<b>9.2%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Eatonton city, Georgia

© 2017 All rights reserved

Claritas

Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	25	12	0	3	31	71
\$10,000-20,000	14	10	41	10	36	111
\$20,000-30,000	0	15	31	16	0	62
\$30,000-40,000	0	0	49	0	0	49
\$40,000-50,000	15	14	0	14	0	43
\$50,000-60,000	0	0	0	13	0	13
\$60,000-75,000	0	0	0	0	55	55
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	5	2	5	2	7	21
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	2	2	2	1	6	14
<b>Total</b>	<b>62</b>	<b>55</b>	<b>128</b>	<b>59</b>	<b>135</b>	<b>439</b>

Renter Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	50	24	0	0	0	74
\$10,000-20,000	30	0	0	0	0	30
\$20,000-30,000	45	28	24	0	0	97
\$30,000-40,000	13	0	0	35	0	48
\$40,000-50,000	14	0	0	0	0	14
\$50,000-60,000	9	13	0	0	0	22
\$60,000-75,000	17	1	3	1	0	22
\$75,000-100,000	2	1	0	0	0	3
\$100,000-125,000	2	2	0	0	0	4
\$125,000-150,000	8	12	0	0	0	20
\$150,000-200,000	16	8	3	1	0	28
\$200,000+	7	1	0	0	0	8
<b>Total</b>	<b>213</b>	<b>90</b>	<b>30</b>	<b>37</b>	<b>0</b>	<b>370</b>

Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	19	24	0	0	0	43
\$10,000-20,000	10	0	0	0	0	10
\$20,000-30,000	29	28	0	0	0	57
\$30,000-40,000	13	0	0	0	0	13
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	9	13	0	0	0	22
\$60,000-75,000	6	1	0	0	0	7
\$75,000-100,000	2	1	0	0	0	3
\$100,000-125,000	2	2	0	0	0	4
\$125,000-150,000	8	12	0	0	0	20
\$150,000-200,000	8	8	0	0	0	16
\$200,000+	2	1	0	0	0	3
<b>Total</b>	<b>108</b>	<b>90</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>198</b>

Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	75	36	0	3	31	145
\$10,000-20,000	44	10	41	10	36	141
\$20,000-30,000	45	43	55	16	0	159
\$30,000-40,000	13	0	49	35	0	97
\$40,000-50,000	29	14	0	14	0	57
\$50,000-60,000	9	13	0	13	0	35
\$60,000-75,000	17	1	3	1	55	77
\$75,000-100,000	2	1	0	0	0	3
\$100,000-125,000	2	2	0	0	0	4
\$125,000-150,000	13	14	5	2	7	41
\$150,000-200,000	16	8	3	1	0	28
\$200,000+	10	2	2	1	6	22
<b>Total</b>	<b>275</b>	<b>145</b>	<b>158</b>	<b>96</b>	<b>135</b>	<b>809</b>

## HISTA 2.2 Summary Data Eatonton city, Georgia

© 2017 All rights reserved

Claritas

Percent Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.7%	2.7%	0.0%	0.7%	7.1%	16.2%
\$10,000-20,000	3.2%	2.3%	9.3%	2.3%	8.2%	25.3%
\$20,000-30,000	0.0%	3.4%	7.1%	3.6%	0.0%	14.1%
\$30,000-40,000	0.0%	0.0%	11.2%	0.0%	0.0%	11.2%
\$40,000-50,000	3.4%	3.2%	0.0%	3.2%	0.0%	9.8%
\$50,000-60,000	0.0%	0.0%	0.0%	3.0%	0.0%	3.0%
\$60,000-75,000	0.0%	0.0%	0.0%	0.0%	12.5%	12.5%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$125,000-150,000	1.1%	0.5%	1.1%	0.5%	1.6%	4.8%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.7%	0.5%	0.5%	0.2%	1.4%	3.2%
<b>Total</b>	<b>14.1%</b>	<b>12.5%</b>	<b>29.2%</b>	<b>13.4%</b>	<b>30.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	13.3%	6.5%	0.0%	0.0%	0.0%	20.0%
\$10,000-20,000	8.1%	0.0%	0.0%	0.0%	0.0%	8.1%
\$20,000-30,000	12.2%	7.6%	6.5%	0.0%	0.0%	26.2%
\$30,000-40,000	3.5%	0.0%	0.0%	9.5%	0.0%	13.0%
\$40,000-50,000	3.8%	0.0%	0.0%	0.0%	0.0%	3.8%
\$50,000-60,000	2.4%	3.5%	0.0%	0.0%	0.0%	5.9%
\$60,000-75,000	4.6%	0.3%	0.8%	0.3%	0.0%	5.9%
\$75,000-100,000	0.5%	0.3%	0.0%	0.0%	0.0%	0.8%
\$100,000-125,000	0.5%	0.5%	0.0%	0.0%	0.0%	1.1%
\$125,000-150,000	2.2%	3.2%	0.0%	0.0%	0.0%	5.4%
\$150,000-200,000	4.3%	2.2%	0.8%	0.3%	0.0%	7.6%
\$200,000+	1.9%	0.3%	0.0%	0.0%	0.0%	2.2%
<b>Total</b>	<b>57.6%</b>	<b>24.3%</b>	<b>8.1%</b>	<b>10.0%</b>	<b>0.0%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	9.6%	12.1%	0.0%	0.0%	0.0%	21.7%
\$10,000-20,000	5.1%	0.0%	0.0%	0.0%	0.0%	5.1%
\$20,000-30,000	14.6%	14.1%	0.0%	0.0%	0.0%	28.8%
\$30,000-40,000	6.6%	0.0%	0.0%	0.0%	0.0%	6.6%
\$40,000-50,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$50,000-60,000	4.5%	6.6%	0.0%	0.0%	0.0%	11.1%
\$60,000-75,000	3.0%	0.5%	0.0%	0.0%	0.0%	3.5%
\$75,000-100,000	1.0%	0.5%	0.0%	0.0%	0.0%	1.5%
\$100,000-125,000	1.0%	1.0%	0.0%	0.0%	0.0%	2.0%
\$125,000-150,000	4.0%	6.1%	0.0%	0.0%	0.0%	10.1%
\$150,000-200,000	4.0%	4.0%	0.0%	0.0%	0.0%	8.1%
\$200,000+	1.0%	0.5%	0.0%	0.0%	0.0%	1.5%
<b>Total</b>	<b>54.5%</b>	<b>45.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	9.3%	4.4%	0.0%	0.4%	3.8%	17.9%
\$10,000-20,000	5.4%	1.2%	5.1%	1.2%	4.4%	17.4%
\$20,000-30,000	5.6%	5.3%	6.8%	2.0%	0.0%	19.7%
\$30,000-40,000	1.6%	0.0%	6.1%	4.3%	0.0%	12.0%
\$40,000-50,000	3.6%	1.7%	0.0%	1.7%	0.0%	7.0%
\$50,000-60,000	1.1%	1.6%	0.0%	1.6%	0.0%	4.3%
\$60,000-75,000	2.1%	0.1%	0.4%	0.1%	6.8%	9.5%
\$75,000-100,000	0.2%	0.1%	0.0%	0.0%	0.0%	0.4%
\$100,000-125,000	0.2%	0.2%	0.0%	0.0%	0.0%	0.5%
\$125,000-150,000	1.6%	1.7%	0.6%	0.2%	0.9%	5.1%
\$150,000-200,000	2.0%	1.0%	0.4%	0.1%	0.0%	3.5%
\$200,000+	1.2%	0.4%	0.2%	0.1%	0.7%	2.7%
<b>Total</b>	<b>34.0%</b>	<b>17.9%</b>	<b>19.5%</b>	<b>11.9%</b>	<b>16.7%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Eatonton city, Georgia

© 2017 All rights reserved

Claritas

Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1	0	3	0	0	4
\$10,000-20,000	3	6	6	0	0	15
\$20,000-30,000	26	73	44	28	0	171
\$30,000-40,000	18	0	29	0	46	93
\$40,000-50,000	0	33	0	0	49	82
\$50,000-60,000	6	0	14	0	19	39
\$60,000-75,000	0	0	9	17	0	26
\$75,000-100,000	0	46	23	21	0	90
\$100,000-125,000	0	0	0	121	0	121
\$125,000-150,000	3	4	4	2	4	17
\$150,000-200,000	0	0	34	0	0	34
\$200,000+	1	1	2	4	3	11
<b>Total</b>	<b>58</b>	<b>163</b>	<b>168</b>	<b>193</b>	<b>121</b>	<b>703</b>

Owner Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	29	19	0	0	0	48
\$10,000-20,000	104	57	27	0	0	188
\$20,000-30,000	19	28	7	0	0	54
\$30,000-40,000	54	21	3	0	0	78
\$40,000-50,000	27	63	24	0	0	114
\$50,000-60,000	19	37	10	0	0	66
\$60,000-75,000	10	8	2	0	0	20
\$75,000-100,000	3	66	11	0	0	80
\$100,000-125,000	6	17	0	0	0	23
\$125,000-150,000	11	23	9	0	11	54
\$150,000-200,000	16	16	7	0	1	40
\$200,000+	6	21	1	0	0	28
<b>Total</b>	<b>304</b>	<b>376</b>	<b>101</b>	<b>0</b>	<b>12</b>	<b>793</b>

Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	29	19	0	0	0	48
\$10,000-20,000	89	48	27	0	0	164
\$20,000-30,000	19	28	7	0	0	54
\$30,000-40,000	28	21	3	0	0	52
\$40,000-50,000	5	63	24	0	0	92
\$50,000-60,000	19	22	10	0	0	51
\$60,000-75,000	5	3	2	0	0	10
\$75,000-100,000	3	37	11	0	0	51
\$100,000-125,000	6	7	0	0	0	13
\$125,000-150,000	11	23	9	0	0	43
\$150,000-200,000	11	13	7	0	0	31
\$200,000+	4	18	1	0	0	23
<b>Total</b>	<b>229</b>	<b>302</b>	<b>101</b>	<b>0</b>	<b>0</b>	<b>632</b>

Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	30	19	3	0	0	52
\$10,000-20,000	107	63	33	0	0	203
\$20,000-30,000	45	101	51	28	0	225
\$30,000-40,000	72	21	32	0	46	171
\$40,000-50,000	27	96	24	0	49	196
\$50,000-60,000	25	37	24	0	19	105
\$60,000-75,000	10	8	11	17	0	46
\$75,000-100,000	3	112	34	21	0	170
\$100,000-125,000	6	17	0	121	0	144
\$125,000-150,000	14	27	13	2	15	71
\$150,000-200,000	16	16	41	0	1	74
\$200,000+	7	22	3	4	3	39
<b>Total</b>	<b>362</b>	<b>539</b>	<b>269</b>	<b>193</b>	<b>133</b>	<b>1,496</b>

HISTA 2.2 Summary Data Eatonton city, Georgia

© 2017 All rights reserved

Claritas

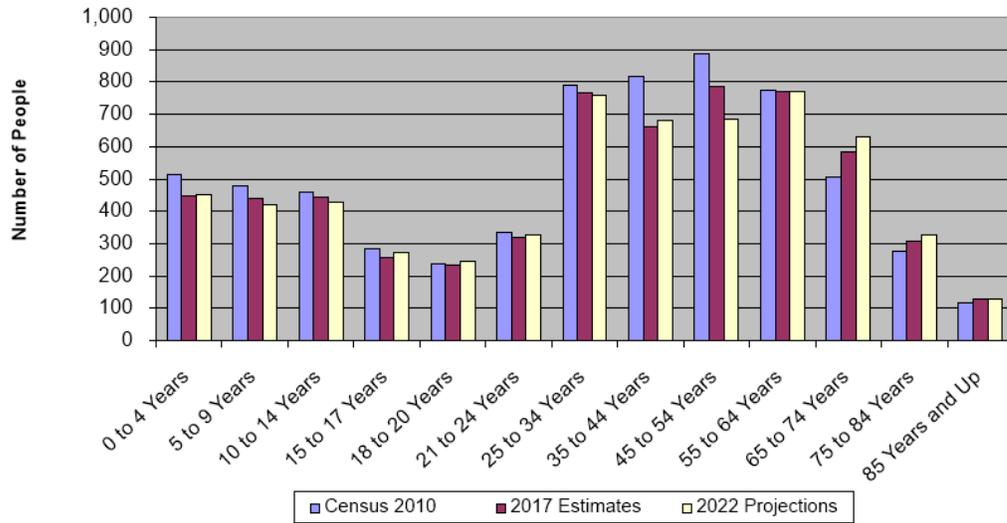
Percent Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.1%	0.0%	0.4%	0.0%	0.0%	0.6%
\$10,000-20,000	0.4%	0.9%	0.9%	0.0%	0.0%	2.1%
\$20,000-30,000	3.7%	10.4%	6.3%	4.0%	0.0%	24.3%
\$30,000-40,000	2.6%	0.0%	4.1%	0.0%	6.5%	13.2%
\$40,000-50,000	0.0%	4.7%	0.0%	0.0%	7.0%	11.7%
\$50,000-60,000	0.9%	0.0%	2.0%	0.0%	2.7%	5.5%
\$60,000-75,000	0.0%	0.0%	1.3%	2.4%	0.0%	3.7%
\$75,000-100,000	0.0%	6.5%	3.3%	3.0%	0.0%	12.8%
\$100,000-125,000	0.0%	0.0%	0.0%	17.2%	0.0%	17.2%
\$125,000-150,000	0.4%	0.6%	0.6%	0.3%	0.6%	2.4%
\$150,000-200,000	0.0%	0.0%	4.8%	0.0%	0.0%	4.8%
\$200,000+	0.1%	0.1%	0.3%	0.6%	0.4%	1.6%
<b>Total</b>	<b>8.3%</b>	<b>23.2%</b>	<b>23.9%</b>	<b>27.5%</b>	<b>17.2%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.7%	2.4%	0.0%	0.0%	0.0%	6.1%
\$10,000-20,000	13.1%	7.2%	3.4%	0.0%	0.0%	23.7%
\$20,000-30,000	2.4%	3.5%	0.9%	0.0%	0.0%	6.8%
\$30,000-40,000	6.8%	2.6%	0.4%	0.0%	0.0%	9.8%
\$40,000-50,000	3.4%	7.9%	3.0%	0.0%	0.0%	14.4%
\$50,000-60,000	2.4%	4.7%	1.3%	0.0%	0.0%	8.3%
\$60,000-75,000	1.3%	1.0%	0.3%	0.0%	0.0%	2.5%
\$75,000-100,000	0.4%	8.3%	1.4%	0.0%	0.0%	10.1%
\$100,000-125,000	0.8%	2.1%	0.0%	0.0%	0.0%	2.9%
\$125,000-150,000	1.4%	2.9%	1.1%	0.0%	1.4%	6.8%
\$150,000-200,000	2.0%	2.0%	0.9%	0.0%	0.1%	5.0%
\$200,000+	0.8%	2.6%	0.1%	0.0%	0.0%	3.5%
<b>Total</b>	<b>38.3%</b>	<b>47.4%</b>	<b>12.7%</b>	<b>0.0%</b>	<b>1.5%</b>	<b>100.0%</b>

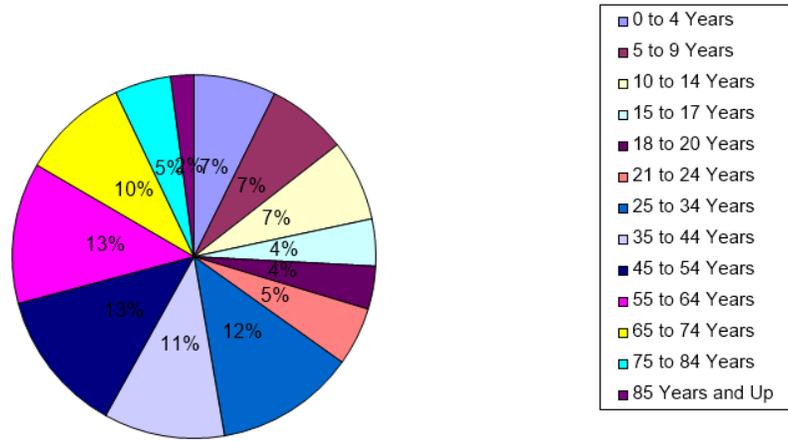
Percent Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.6%	3.0%	0.0%	0.0%	0.0%	7.6%
\$10,000-20,000	14.1%	7.6%	4.3%	0.0%	0.0%	25.9%
\$20,000-30,000	3.0%	4.4%	1.1%	0.0%	0.0%	8.5%
\$30,000-40,000	4.4%	3.3%	0.5%	0.0%	0.0%	8.2%
\$40,000-50,000	0.8%	10.0%	3.8%	0.0%	0.0%	14.6%
\$50,000-60,000	3.0%	3.5%	1.6%	0.0%	0.0%	8.1%
\$60,000-75,000	0.8%	0.5%	0.3%	0.0%	0.0%	1.6%
\$75,000-100,000	0.5%	5.9%	1.7%	0.0%	0.0%	8.1%
\$100,000-125,000	0.9%	1.1%	0.0%	0.0%	0.0%	2.1%
\$125,000-150,000	1.7%	3.6%	1.4%	0.0%	0.0%	6.8%
\$150,000-200,000	1.7%	2.1%	1.1%	0.0%	0.0%	4.9%
\$200,000+	0.6%	2.8%	0.2%	0.0%	0.0%	3.6%
<b>Total</b>	<b>36.2%</b>	<b>47.8%</b>	<b>16.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100.0%</b>

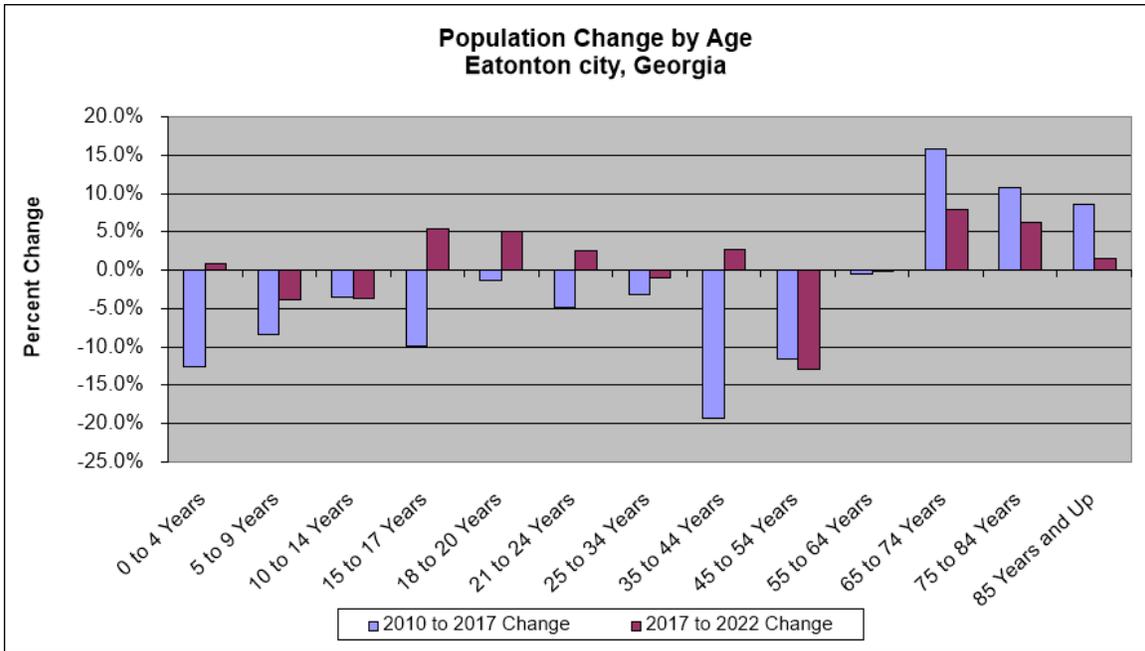
Percent Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2.0%	1.3%	0.2%	0.0%	0.0%	3.5%
\$10,000-20,000	7.2%	4.2%	2.2%	0.0%	0.0%	13.6%
\$20,000-30,000	3.0%	6.8%	3.4%	1.9%	0.0%	15.0%
\$30,000-40,000	4.8%	1.4%	2.1%	0.0%	3.1%	11.4%
\$40,000-50,000	1.8%	6.4%	1.6%	0.0%	3.3%	13.1%
\$50,000-60,000	1.7%	2.5%	1.6%	0.0%	1.3%	7.0%
\$60,000-75,000	0.7%	0.5%	0.7%	1.1%	0.0%	3.1%
\$75,000-100,000	0.2%	7.5%	2.3%	1.4%	0.0%	11.4%
\$100,000-125,000	0.4%	1.1%	0.0%	8.1%	0.0%	9.6%
\$125,000-150,000	0.9%	1.8%	0.9%	0.1%	1.0%	4.7%
\$150,000-200,000	1.1%	1.1%	2.7%	0.0%	0.1%	4.9%
\$200,000+	0.5%	1.5%	0.2%	0.3%	0.2%	2.6%
<b>Total</b>	<b>24.2%</b>	<b>36.0%</b>	<b>18.0%</b>	<b>12.9%</b>	<b>8.9%</b>	<b>100.0%</b>

### Population by Age Eatonton city, Georgia



### 2017 Population by Age Eatonton city, Georgia





ribbon demographics

www.ribbondata.com

## POPULATION DATA

© 2017 All rights reserved

Claritas

Population by Age & Sex Eatonton city, Georgia											
Census 2010				Current Year Estimates - 2017				Five-Year Projections - 2022			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	239	275	514	0 to 4 Years	218	231	449	0 to 4 Years	227	226	453
5 to 9 Years	242	236	478	5 to 9 Years	215	223	438	5 to 9 Years	209	212	421
10 to 14 Years	230	229	459	10 to 14 Years	222	221	443	10 to 14 Years	210	217	427
15 to 17 Years	144	141	285	15 to 17 Years	132	125	257	15 to 17 Years	137	134	271
18 to 20 Years	121	117	238	18 to 20 Years	120	115	235	18 to 20 Years	126	121	247
21 to 24 Years	164	171	335	21 to 24 Years	163	156	319	21 to 24 Years	173	154	327
25 to 34 Years	356	434	790	25 to 34 Years	357	408	765	25 to 34 Years	379	379	758
35 to 44 Years	384	435	819	35 to 44 Years	304	357	661	35 to 44 Years	304	375	679
45 to 54 Years	424	464	888	45 to 54 Years	367	418	785	45 to 54 Years	312	371	683
55 to 64 Years	340	435	775	55 to 64 Years	341	430	771	55 to 64 Years	351	419	770
65 to 74 Years	224	281	505	65 to 74 Years	256	329	585	65 to 74 Years	266	365	631
75 to 84 Years	94	183	277	75 to 84 Years	121	186	307	75 to 84 Years	134	192	326
85 Years and Up	31	86	117	85 Years and Up	32	95	127	85 Years and Up	32	97	129
<b>Total</b>	<b>2,993</b>	<b>3,487</b>	<b>6,480</b>	<b>Total</b>	<b>2,848</b>	<b>3,294</b>	<b>6,142</b>	<b>Total</b>	<b>2,860</b>	<b>3,262</b>	<b>6,122</b>
62+ Years	n/a	n/a	1,109	62+ Years	n/a	n/a	1,232	62+ Years	n/a	n/a	1,309
	<b>Median Age:</b>		<b>36.7</b>		<b>Median Age:</b>		<b>37.5</b>		<b>Median Age:</b>		<b>37.3</b>

Source: Claritas, Ribbon Demographics

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

POPULATION DATA

© 2017 All rights reserved

Claritas

Percent Population by Age & Sex												
Eatonton city, Georgia												
Census 2010				Current Year Estimates - 2017				Five-Year Projections - 2022				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	3.7%	4.2%	7.9%	0 to 4 Years	3.5%	3.8%	7.3%	0 to 4 Years	3.7%	3.7%	7.4%	
5 to 9 Years	3.7%	3.6%	7.4%	5 to 9 Years	3.5%	3.6%	7.1%	5 to 9 Years	3.4%	3.5%	6.9%	
10 to 14 Years	3.5%	3.5%	7.1%	10 to 14 Years	3.6%	3.6%	7.2%	10 to 14 Years	3.4%	3.5%	7.0%	
15 to 17 Years	2.2%	2.2%	4.4%	15 to 17 Years	2.1%	2.0%	4.2%	15 to 17 Years	2.2%	2.2%	4.4%	
18 to 20 Years	1.9%	1.8%	3.7%	18 to 20 Years	2.0%	1.9%	3.8%	18 to 20 Years	2.1%	2.0%	4.0%	
21 to 24 Years	2.5%	2.6%	5.2%	21 to 24 Years	2.7%	2.5%	5.2%	21 to 24 Years	2.8%	2.5%	5.3%	
25 to 34 Years	5.5%	6.7%	12.2%	25 to 34 Years	5.8%	6.6%	12.5%	25 to 34 Years	6.2%	6.2%	12.4%	
35 to 44 Years	5.9%	6.7%	12.6%	35 to 44 Years	4.9%	5.8%	10.8%	35 to 44 Years	5.0%	6.1%	11.1%	
45 to 54 Years	6.5%	7.2%	13.7%	45 to 54 Years	6.0%	6.8%	12.8%	45 to 54 Years	5.1%	6.1%	11.2%	
55 to 64 Years	5.2%	6.7%	12.0%	55 to 64 Years	5.6%	7.0%	12.6%	55 to 64 Years	5.7%	6.8%	12.6%	
65 to 74 Years	3.5%	4.3%	7.8%	65 to 74 Years	4.2%	5.4%	9.5%	65 to 74 Years	4.3%	6.0%	10.3%	
75 to 84 Years	1.5%	2.8%	4.3%	75 to 84 Years	2.0%	3.0%	5.0%	75 to 84 Years	2.2%	3.1%	5.3%	
85 Years and Up	0.5%	1.3%	1.8%	85 Years and Up	0.5%	1.5%	2.1%	85 Years and Up	0.5%	1.6%	2.1%	
<b>Total</b>	<b>46.2%</b>	<b>53.8%</b>	<b>100.0%</b>	<b>Total</b>	<b>46.4%</b>	<b>53.6%</b>	<b>100.0%</b>	<b>Total</b>	<b>46.7%</b>	<b>53.3%</b>	<b>100.0%</b>	
62+ Years	n/a	n/a	17.1%	62+ Years	n/a	n/a	20.1%	62+ Years	n/a	n/a	21.4%	

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

© 2017 All rights reserved

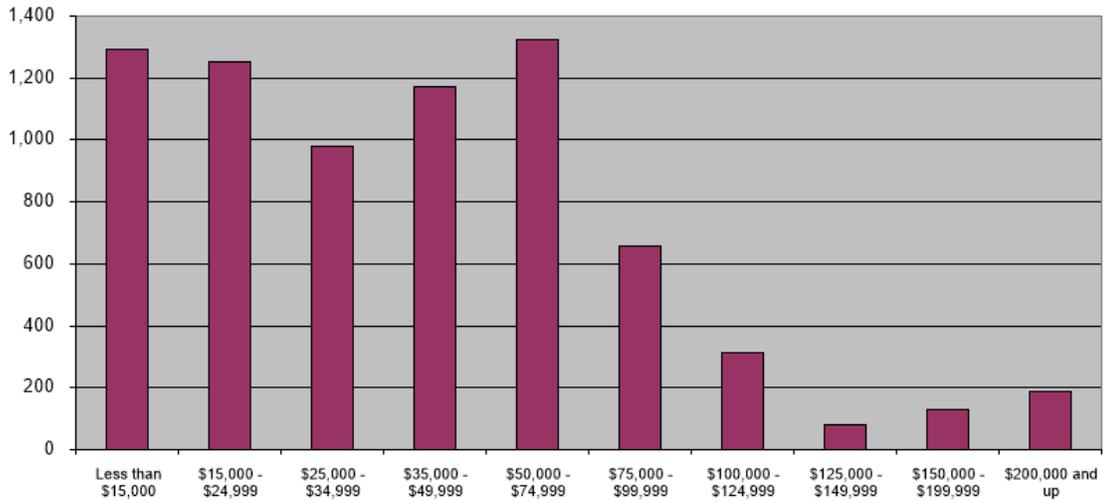
Claritas

Changes in Population by Age & Sex										
Eatonton city, Georgia										
Estimated Change - 2010 to 2017						Projected Change - 2017 to 2022				
Age	Male	Female	Total Change	Percent Change		Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-21	-44	-65	-12.6%		0 to 4 Years	9	-5	4	0.9%
5 to 9 Years	-27	-13	-40	-8.4%		5 to 9 Years	-6	-11	-17	-3.9%
10 to 14 Years	-8	-8	-16	-3.5%		10 to 14 Years	-12	-4	-16	-3.6%
15 to 17 Years	-12	-16	-28	-9.8%		15 to 17 Years	5	9	14	5.4%
18 to 20 Years	-1	-2	-3	-1.3%		18 to 20 Years	6	6	12	5.1%
21 to 24 Years	-1	-15	-16	-4.8%		21 to 24 Years	10	-2	8	2.5%
25 to 34 Years	1	-26	-25	-3.2%		25 to 34 Years	22	-29	-7	-0.9%
35 to 44 Years	-80	-78	-158	-19.3%		35 to 44 Years	0	18	18	2.7%
45 to 54 Years	-57	-46	-103	-11.6%		45 to 54 Years	-55	-47	-102	-13.0%
55 to 64 Years	1	-5	-4	-0.5%		55 to 64 Years	10	-11	-1	-0.1%
65 to 74 Years	32	48	80	15.8%		65 to 74 Years	10	36	46	7.9%
75 to 84 Years	27	3	30	10.8%		75 to 84 Years	13	6	19	6.2%
85 Years and Up	1	9	10	8.5%		85 Years and Up	0	2	2	1.6%
<b>Total</b>	<b>-145</b>	<b>-193</b>	<b>-338</b>	<b>-5.2%</b>		<b>Total</b>	<b>12</b>	<b>-32</b>	<b>-20</b>	<b>-0.3%</b>
62+ Years	n/a	n/a	123	11.1%		62+ Years	n/a	n/a	77	6.3%

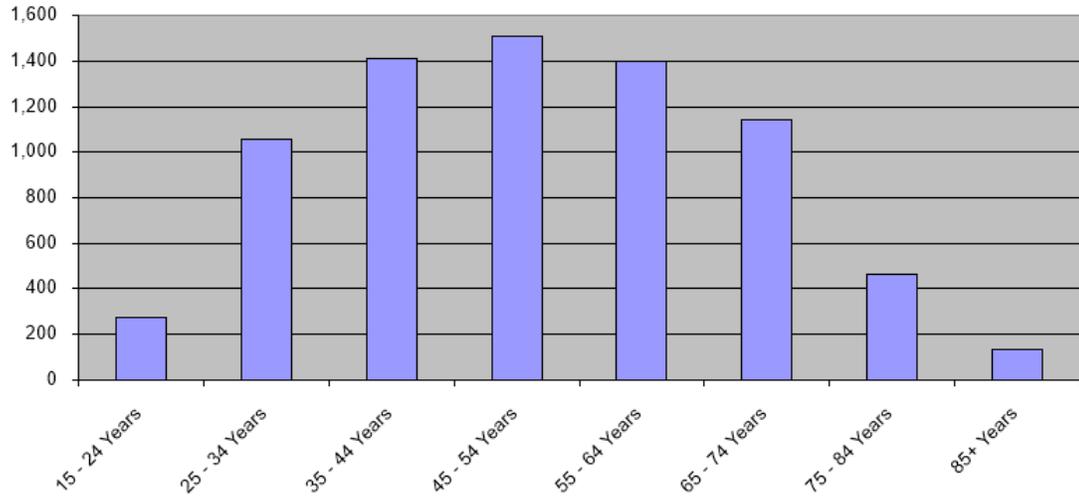
Source: Claritas; Ribbon Demographics

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

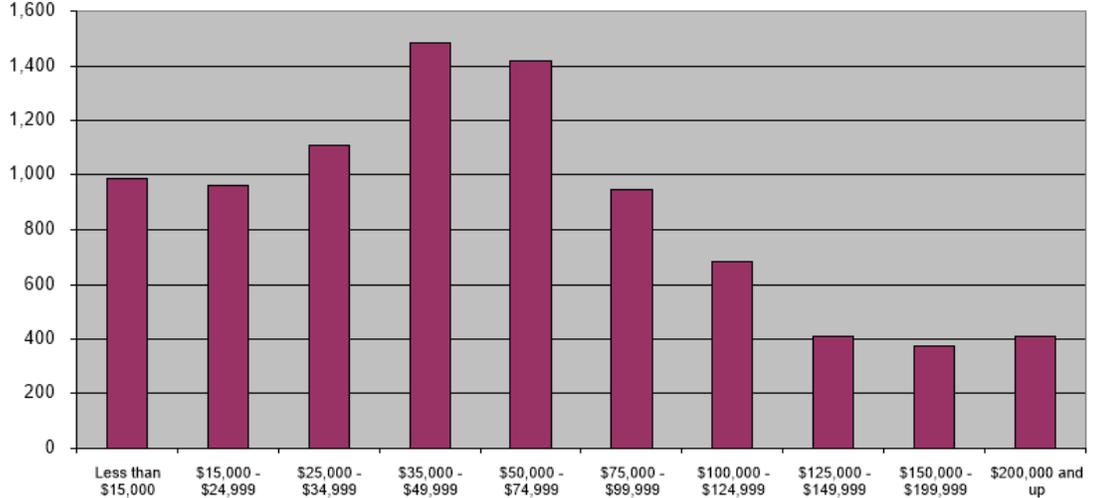
**Households by Income - Census 2000  
Market Area**

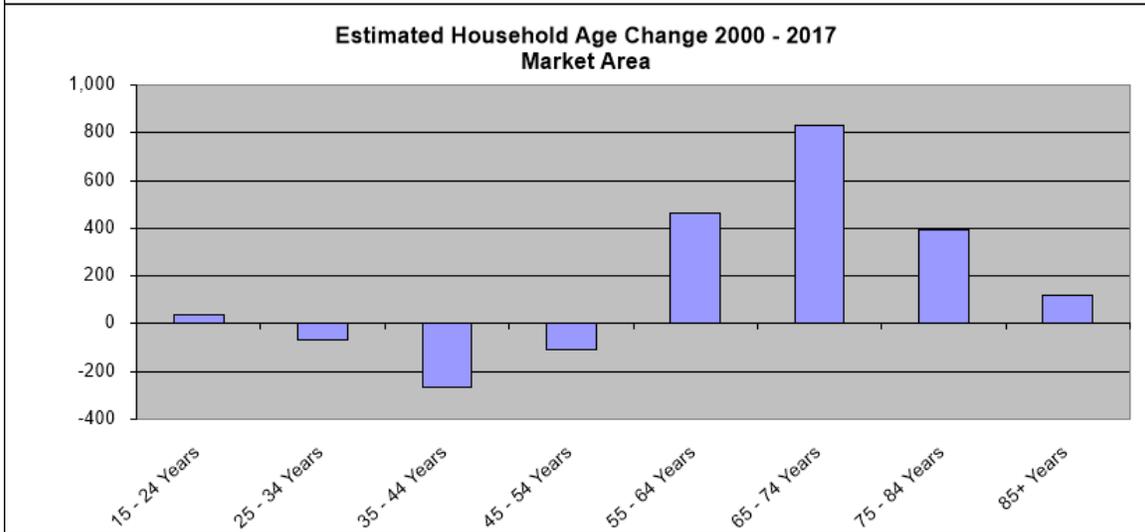
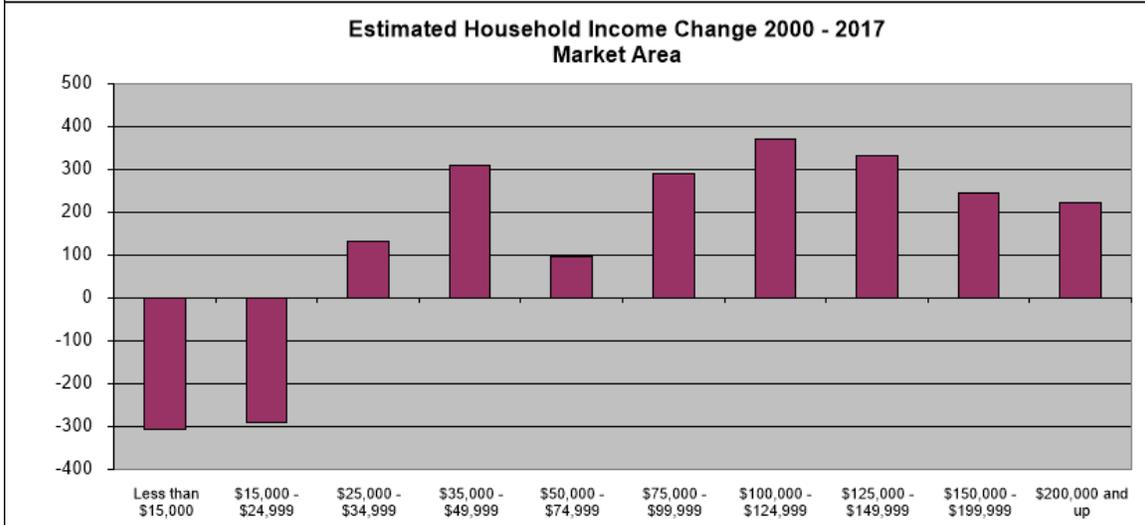
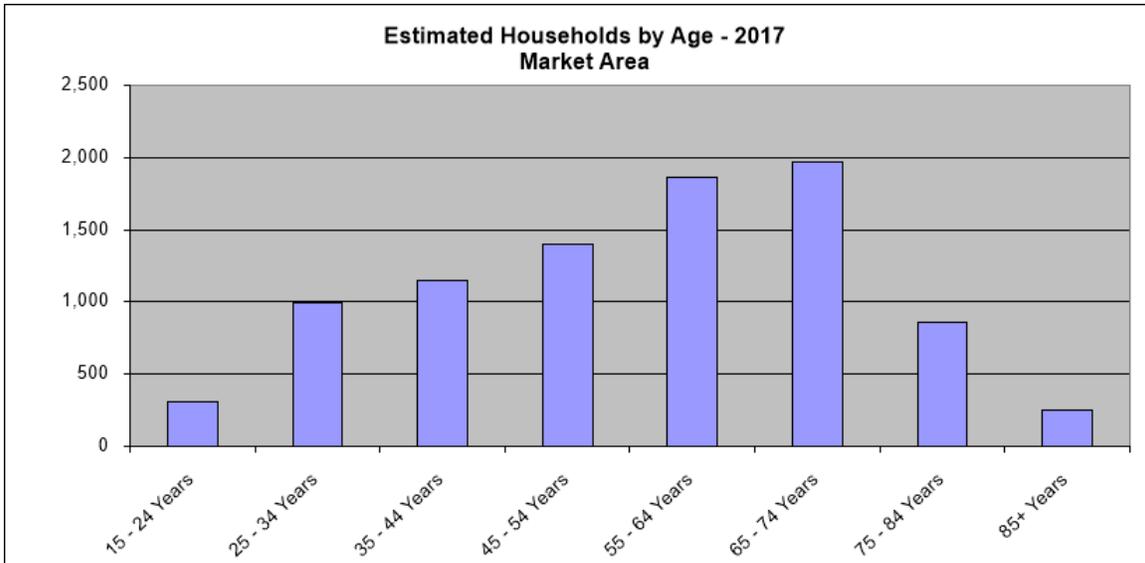


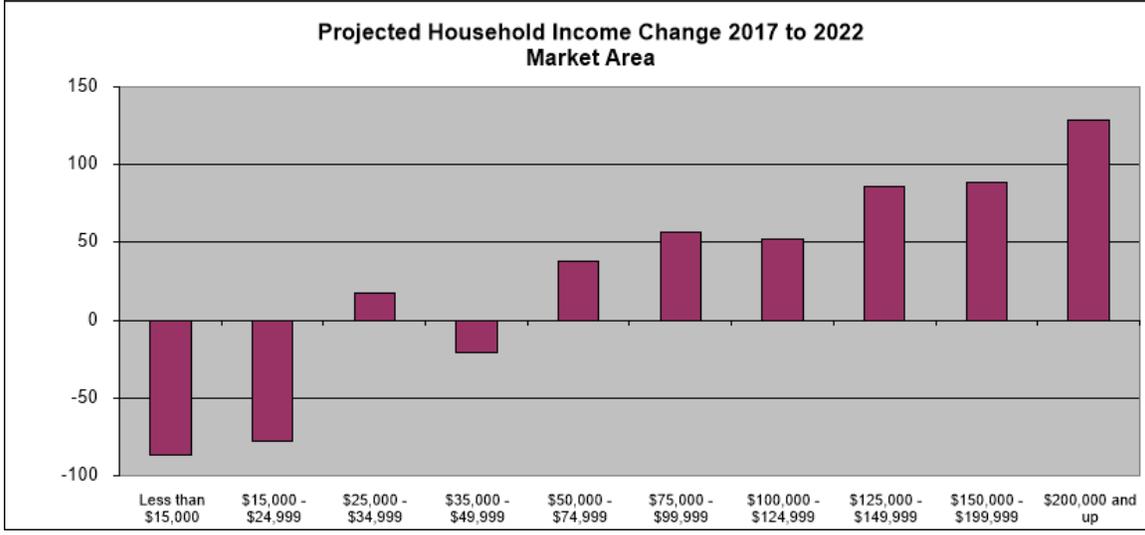
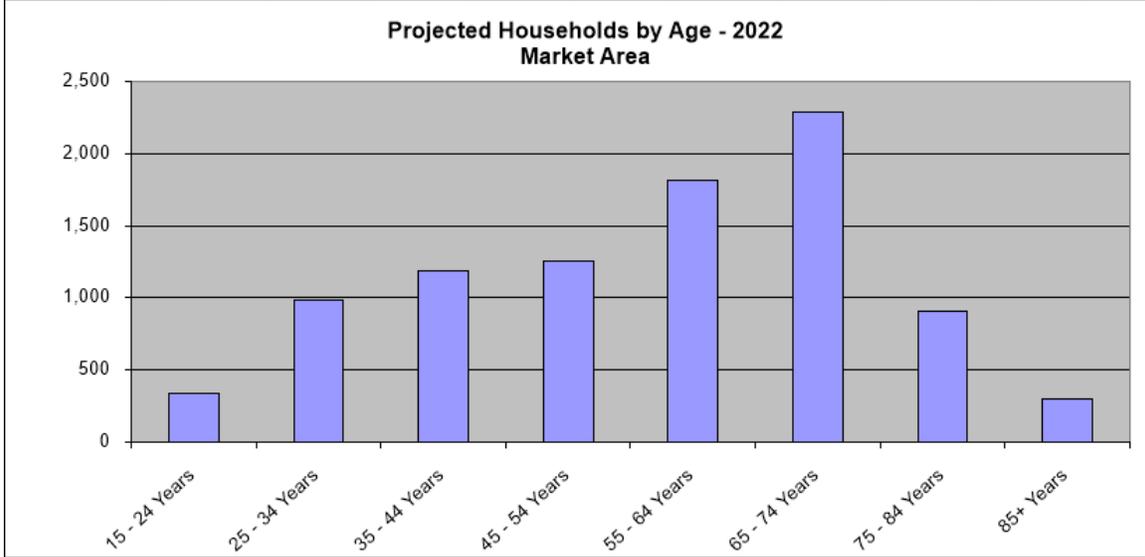
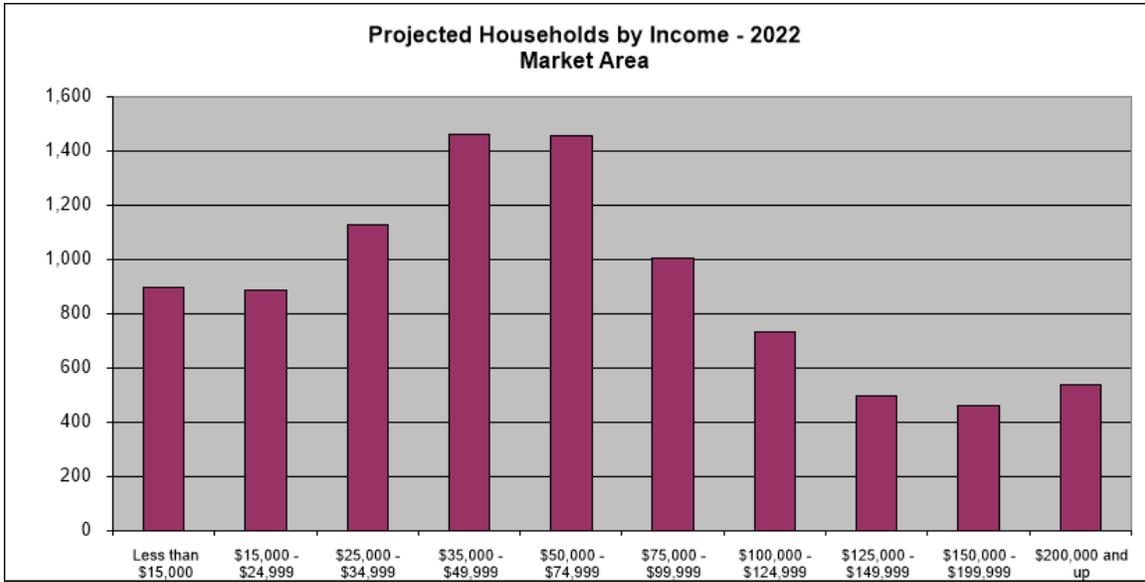
**Households by Age - Census 2000  
Market Area**

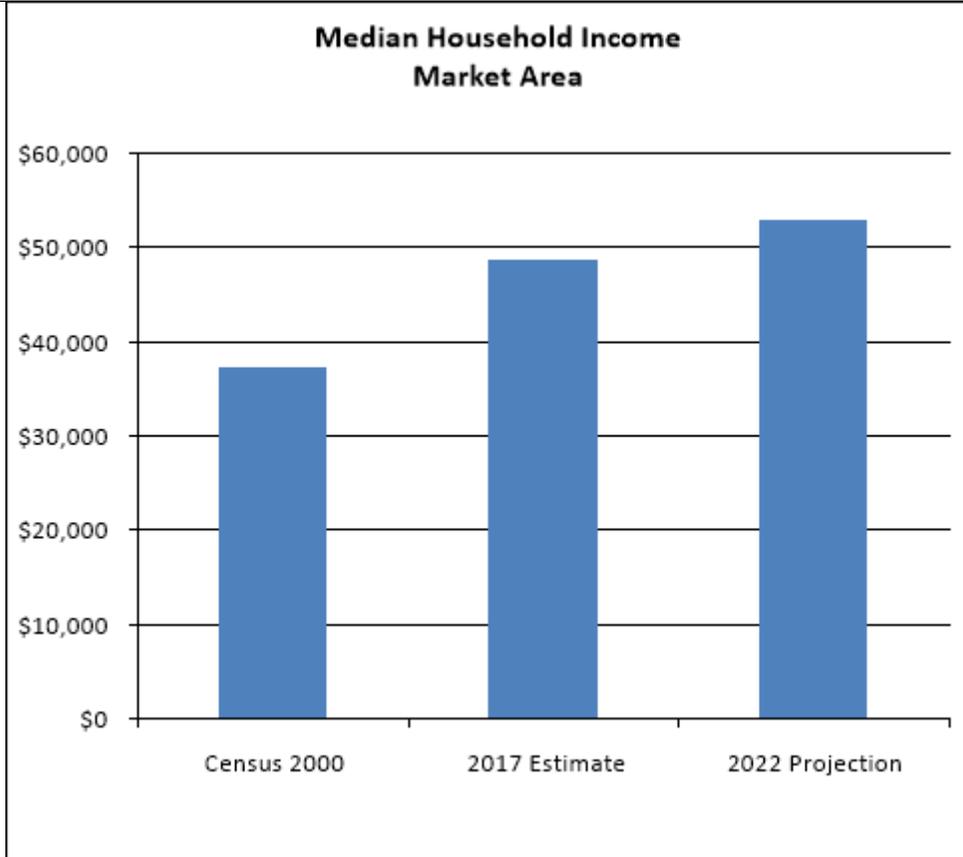
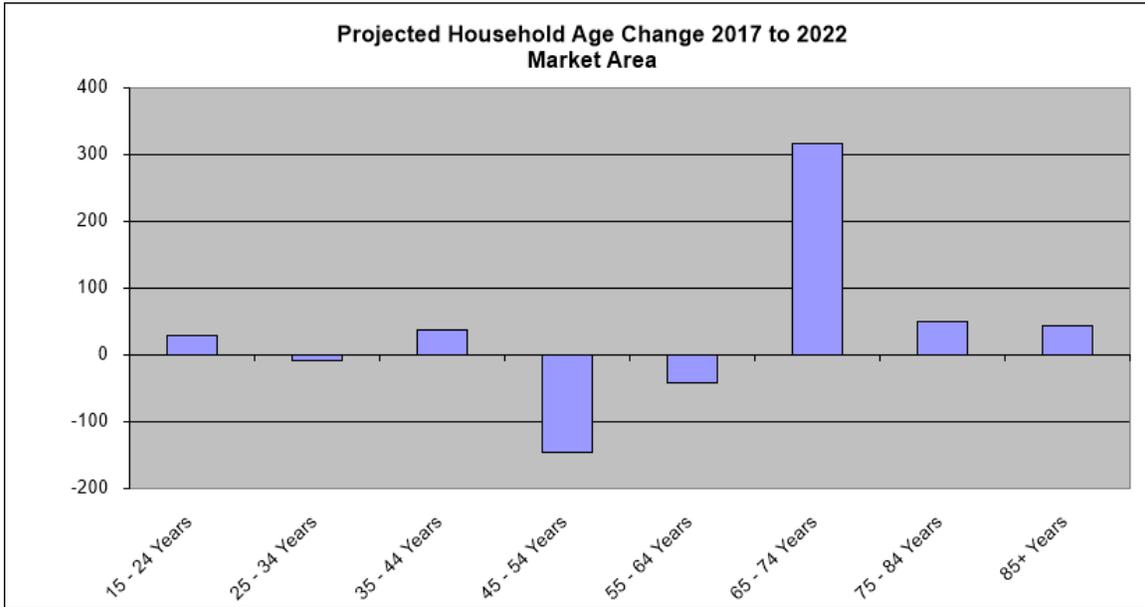


**Estimated Households by Income - 2017  
Market Area**









HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Market Area										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	63	121	214	232	224	244	144	51	1,293	17.5%
\$15,000 - \$24,999	120	229	201	236	123	187	124	33	1,253	17.0%
\$25,000 - \$34,999	17	208	171	91	197	210	68	18	980	13.3%
\$35,000 - \$49,999	46	215	229	263	206	162	44	9	1,174	15.9%
\$50,000 - \$74,999	17	205	301	238	316	184	47	14	1,322	17.9%
\$75,000 - \$99,999	0	70	165	178	128	105	11	2	659	8.9%
\$100,000 - \$124,999	0	0	77	123	86	18	6	1	311	4.2%
\$125,000 - \$149,999	0	0	10	34	35	0	0	0	79	1.1%
\$150,000 - \$199,999	4	7	6	55	33	15	7	2	129	1.7%
\$200,000 and up	5	0	39	61	50	17	14	2	188	2.5%
<b>Total</b>	<b>272</b>	<b>1,055</b>	<b>1,413</b>	<b>1,511</b>	<b>1,398</b>	<b>1,142</b>	<b>465</b>	<b>132</b>	<b>7,388</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.7%</b>	<b>14.3%</b>	<b>19.1%</b>	<b>20.5%</b>	<b>18.9%</b>	<b>15.5%</b>	<b>6.3%</b>	<b>1.8%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Market Area										
Current Year Estimates - 2017										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	31	82	68	191	314	142	109	49	986	11.2%
\$15,000 - \$24,999	1	123	112	83	126	248	197	73	963	11.0%
\$25,000 - \$34,999	1	134	135	199	285	197	120	40	1,111	12.6%
\$35,000 - \$49,999	206	156	166	231	320	254	124	28	1,485	16.9%
\$50,000 - \$74,999	42	224	253	217	269	291	102	21	1,419	16.1%
\$75,000 - \$99,999	22	84	106	154	183	296	86	18	949	10.8%
\$100,000 - \$124,999	0	91	143	78	84	223	48	15	682	7.8%
\$125,000 - \$149,999	5	74	112	67	77	60	15	2	412	4.7%
\$150,000 - \$199,999	0	19	42	63	72	142	33	3	374	4.3%
\$200,000 and up	0	3	11	120	130	117	24	5	410	4.7%
<b>Total</b>	<b>308</b>	<b>990</b>	<b>1,148</b>	<b>1,403</b>	<b>1,860</b>	<b>1,970</b>	<b>858</b>	<b>254</b>	<b>8,791</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.5%</b>	<b>11.3%</b>	<b>13.1%</b>	<b>16.0%</b>	<b>21.2%</b>	<b>22.4%</b>	<b>9.8%</b>	<b>2.9%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Market Area										
Estimated Change - 2000 to 2017										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-32	-39	-146	-41	90	-102	-35	-2	-307	-23.7%
\$15,000 - \$24,999	-119	-106	-89	-153	3	61	73	40	-290	-23.1%
\$25,000 - \$34,999	-16	-74	-36	108	88	-13	52	22	131	13.4%
\$35,000 - \$49,999	160	-59	-63	-32	114	92	80	19	311	26.5%
\$50,000 - \$74,999	25	19	-48	-21	-47	107	55	7	97	7.3%
\$75,000 - \$99,999	22	14	-59	-24	55	191	75	16	290	44.0%
\$100,000 - \$124,999	0	91	66	-45	-2	205	42	14	371	119.3%
\$125,000 - \$149,999	5	74	102	33	42	60	15	2	333	421.5%
\$150,000 - \$199,999	-4	12	36	8	39	127	26	1	245	189.9%
\$200,000 and up	5	3	-28	59	80	100	10	3	222	118.1%
<b>Total</b>	<b>36</b>	<b>-65</b>	<b>-265</b>	<b>-108</b>	<b>462</b>	<b>828</b>	<b>393</b>	<b>122</b>	<b>1,403</b>	<b>19.0%</b>
<b>Percent Change</b>	<b>13.2%</b>	<b>-6.2%</b>	<b>-18.8%</b>	<b>-7.1%</b>	<b>33.0%</b>	<b>72.5%</b>	<b>84.5%</b>	<b>92.4%</b>		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Market Area										
Five Year Projections - 2022										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	36	75	65	149	273	145	104	52	899	9.9%
\$15,000 - \$24,999	1	112	105	60	103	243	181	80	885	9.8%
\$25,000 - \$34,999	0	128	128	185	299	216	124	48	1,128	12.4%
\$35,000 - \$49,999	218	139	154	191	289	297	143	33	1,464	16.1%
\$50,000 - \$74,999	47	225	262	190	257	338	111	27	1,457	16.1%
\$75,000 - \$99,999	28	90	112	138	180	342	94	22	1,006	11.1%
\$100,000 - \$124,999	0	96	153	70	82	259	55	19	734	8.1%
\$125,000 - \$149,999	7	90	137	71	88	82	21	2	498	5.5%
\$150,000 - \$199,999	0	22	52	68	84	191	41	5	463	5.1%
\$200,000 and up	0	4	17	136	164	174	34	10	539	5.9%
<b>Total</b>	<b>337</b>	<b>981</b>	<b>1,185</b>	<b>1,258</b>	<b>1,819</b>	<b>2,287</b>	<b>908</b>	<b>298</b>	<b>9,073</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.7%</b>	<b>10.8%</b>	<b>13.1%</b>	<b>13.9%</b>	<b>20.0%</b>	<b>25.2%</b>	<b>10.0%</b>	<b>3.3%</b>		

Source: Claritas; Ribbon Demographics



www.ribbondata.com

## HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Market Area										
Projected Change - 2017 to 2022										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	5	-7	-3	-42	-41	3	-5	3	-87	-8.8%
\$15,000 - \$24,999	0	-11	-7	-23	-23	-5	-16	7	-78	-8.1%
\$25,000 - \$34,999	-1	-6	-7	-14	14	19	4	8	17	1.5%
\$35,000 - \$49,999	12	-17	-12	-40	-31	43	19	5	-21	-1.4%
\$50,000 - \$74,999	5	1	9	-27	-12	47	9	6	38	2.7%
\$75,000 - \$99,999	6	6	6	-16	-3	46	8	4	57	6.0%
\$100,000 - \$124,999	0	5	10	-8	-2	36	7	4	52	7.6%
\$125,000 - \$149,999	2	16	25	4	11	22	6	0	86	20.9%
\$150,000 - \$199,999	0	3	10	5	12	49	8	2	89	23.8%
\$200,000 and up	0	1	6	16	34	57	10	5	129	31.5%
<b>Total</b>	<b>29</b>	<b>-9</b>	<b>37</b>	<b>-145</b>	<b>-41</b>	<b>317</b>	<b>50</b>	<b>44</b>	<b>282</b>	<b>3.2%</b>
<b>Percent Change</b>	<b>9.4%</b>	<b>-0.9%</b>	<b>3.2%</b>	<b>-10.3%</b>	<b>-2.2%</b>	<b>16.1%</b>	<b>5.8%</b>	<b>17.3%</b>	<b>3.2%</b>	

Source: Claritas; Ribbon Demographics



www.ribbondata.com

## HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Median Household Income		
Market Area		
Census 2000	2017 Estimate	2022 Projection
\$37,147	\$48,490	\$52,754

HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Median Household Income by Area Market Area			
Geography ID	Census 2000	2017 Estimate	2022 Projection
13237960300	\$42,903	\$54,367	\$58,342
13237960202	\$27,295	\$34,451	\$37,320
13237960201	\$30,000	\$46,184	\$51,293
13237960102	\$49,052	\$65,193	\$69,853
13237960101	\$41,277	\$48,480	\$51,673

HISTA 2.2 Summary Data Market Area

© 2017 All rights reserved

Claritas

Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	56	90	3	10	40	199
\$10,000-20,000	69	43	75	30	46	263
\$20,000-30,000	89	103	46	47	37	322
\$30,000-40,000	107	17	49	5	1	179
\$40,000-50,000	21	38	61	24	55	199
\$50,000-60,000	6	5	2	45	2	60
\$60,000-75,000	0	0	3	4	74	81
\$75,000-100,000	1	55	11	3	2	72
\$100,000-125,000	5	2	46	3	0	56
\$125,000-150,000	4	15	6	1	6	32
\$150,000-200,000	0	2	1	3	0	6
\$200,000+	4	2	4	3	3	16
<b>Total</b>	<b>362</b>	<b>372</b>	<b>307</b>	<b>178</b>	<b>266</b>	<b>1,485</b>

Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	132	34	2	2	0	170
\$10,000-20,000	59	9	2	4	0	74
\$20,000-30,000	84	45	47	4	0	180
\$30,000-40,000	15	23	2	18	0	58
\$40,000-50,000	19	25	3	5	0	52
\$50,000-60,000	13	10	2	0	2	27
\$60,000-75,000	11	11	2	5	0	29
\$75,000-100,000	5	6	2	3	0	16
\$100,000-125,000	5	1	4	4	0	14
\$125,000-150,000	3	12	0	2	0	17
\$150,000-200,000	7	2	3	2	1	15
\$200,000+	4	2	1	2	1	10
<b>Total</b>	<b>357</b>	<b>180</b>	<b>70</b>	<b>51</b>	<b>4</b>	<b>662</b>

Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	62	31	2	1	0	96
\$10,000-20,000	31	8	2	4	0	45
\$20,000-30,000	42	41	1	3	0	87
\$30,000-40,000	14	23	1	3	0	41
\$40,000-50,000	5	24	3	5	0	37
\$50,000-60,000	12	5	2	0	1	20
\$60,000-75,000	5	11	1	3	0	20
\$75,000-100,000	4	6	2	3	0	15
\$100,000-125,000	4	1	3	3	0	11
\$125,000-150,000	2	1	0	1	0	4
\$150,000-200,000	2	2	2	0	1	7
\$200,000+	2	2	1	2	1	8
<b>Total</b>	<b>185</b>	<b>155</b>	<b>20</b>	<b>28</b>	<b>3</b>	<b>391</b>

Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	188	124	5	12	40	369
\$10,000-20,000	128	52	77	34	46	337
\$20,000-30,000	173	148	93	51	37	502
\$30,000-40,000	122	40	51	23	1	237
\$40,000-50,000	40	63	64	29	55	251
\$50,000-60,000	19	15	4	45	4	87
\$60,000-75,000	11	11	5	9	74	110
\$75,000-100,000	6	61	13	6	2	88
\$100,000-125,000	10	3	50	7	0	70
\$125,000-150,000	7	27	6	3	6	49
\$150,000-200,000	7	4	4	5	1	21
\$200,000+	8	4	2	2	4	26
<b>Total</b>	<b>719</b>	<b>552</b>	<b>377</b>	<b>229</b>	<b>270</b>	<b>2,147</b>

HISTA 2.2 Summary Data

Market Area

© 2017 All rights reserved

Claritas

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	3.8%	6.1%	0.2%	0.7%	2.7%	13.4%
\$10,000-20,000	4.6%	2.9%	5.1%	2.0%	3.1%	17.7%
\$20,000-30,000	6.0%	6.9%	3.1%	3.2%	2.5%	21.7%
\$30,000-40,000	7.2%	1.1%	3.3%	0.3%	0.1%	12.1%
\$40,000-50,000	1.4%	2.6%	4.1%	1.6%	3.7%	13.4%
\$50,000-60,000	0.4%	0.3%	0.1%	3.0%	0.1%	4.0%
\$60,000-75,000	0.0%	0.0%	0.2%	0.3%	5.0%	5.5%
\$75,000-100,000	0.1%	3.7%	0.7%	0.2%	0.1%	4.8%
\$100,000-125,000	0.3%	0.1%	3.1%	0.2%	0.0%	3.8%
\$125,000-150,000	0.3%	1.0%	0.4%	0.1%	0.4%	2.2%
\$150,000-200,000	0.0%	0.1%	0.1%	0.2%	0.0%	0.4%
\$200,000+	0.3%	0.1%	0.3%	0.2%	0.2%	1.1%
<b>Total</b>	<b>24.4%</b>	<b>25.1%</b>	<b>20.7%</b>	<b>12.0%</b>	<b>17.9%</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	19.9%	5.1%	0.3%	0.3%	0.0%	25.7%
\$10,000-20,000	8.9%	1.4%	0.3%	0.6%	0.0%	11.2%
\$20,000-30,000	12.7%	6.8%	7.1%	0.6%	0.0%	27.2%
\$30,000-40,000	2.3%	3.5%	0.3%	2.7%	0.0%	8.8%
\$40,000-50,000	2.9%	3.8%	0.5%	0.8%	0.0%	7.9%
\$50,000-60,000	2.0%	1.5%	0.3%	0.0%	0.3%	4.1%
\$60,000-75,000	1.7%	1.7%	0.3%	0.8%	0.0%	4.4%
\$75,000-100,000	0.8%	0.9%	0.3%	0.5%	0.0%	2.4%
\$100,000-125,000	0.8%	0.2%	0.6%	0.6%	0.0%	2.1%
\$125,000-150,000	0.5%	1.8%	0.0%	0.3%	0.0%	2.6%
\$150,000-200,000	1.1%	0.3%	0.5%	0.3%	0.2%	2.3%
\$200,000+	0.6%	0.3%	0.2%	0.3%	0.2%	1.5%
<b>Total</b>	<b>53.9%</b>	<b>27.2%</b>	<b>10.6%</b>	<b>7.7%</b>	<b>0.6%</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	15.9%	7.9%	0.5%	0.3%	0.0%	24.6%
\$10,000-20,000	7.9%	2.0%	0.5%	1.0%	0.0%	11.5%
\$20,000-30,000	10.7%	10.5%	0.3%	0.8%	0.0%	22.3%
\$30,000-40,000	3.6%	5.9%	0.3%	0.8%	0.0%	10.5%
\$40,000-50,000	1.3%	6.1%	0.8%	1.3%	0.0%	9.5%
\$50,000-60,000	3.1%	1.3%	0.5%	0.0%	0.3%	5.1%
\$60,000-75,000	1.3%	2.8%	0.3%	0.8%	0.0%	5.1%
\$75,000-100,000	1.0%	1.5%	0.5%	0.8%	0.0%	3.8%
\$100,000-125,000	1.0%	0.3%	0.8%	0.8%	0.0%	2.8%
\$125,000-150,000	0.5%	0.3%	0.0%	0.3%	0.0%	1.0%
\$150,000-200,000	0.5%	0.5%	0.5%	0.0%	0.3%	1.8%
\$200,000+	0.3%	0.5%	0.3%	0.5%	0.3%	2.0%
<b>Total</b>	<b>47.3%</b>	<b>39.6%</b>	<b>5.1%</b>	<b>7.2%</b>	<b>0.8%</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	8.8%	5.8%	0.2%	0.6%	1.9%	17.2%
\$10,000-20,000	6.0%	2.4%	3.6%	1.6%	2.1%	15.7%
\$20,000-30,000	8.1%	6.9%	4.3%	2.4%	1.7%	23.4%
\$30,000-40,000	5.7%	1.9%	2.4%	1.1%	0.0%	11.0%
\$40,000-50,000	1.9%	2.9%	3.0%	1.4%	2.6%	11.7%
\$50,000-60,000	0.9%	0.7%	0.2%	2.1%	0.2%	4.1%
\$60,000-75,000	0.5%	0.5%	0.2%	0.4%	3.4%	5.1%
\$75,000-100,000	0.3%	2.8%	0.6%	0.3%	0.1%	4.1%
\$100,000-125,000	0.5%	0.1%	2.3%	0.3%	0.0%	3.3%
\$125,000-150,000	0.3%	1.3%	0.3%	0.1%	0.3%	2.3%
\$150,000-200,000	0.3%	0.2%	0.2%	0.2%	0.0%	1.0%
\$200,000+	0.4%	0.2%	0.2%	0.2%	0.2%	1.2%
<b>Total</b>	<b>33.5%</b>	<b>25.7%</b>	<b>17.6%</b>	<b>10.7%</b>	<b>12.6%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Market Area

© 2017 All rights reserved

Claritas

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	29	28	29	7	5	98
\$10,000-20,000	61	24	79	11	4	179
\$20,000-30,000	81	136	65	80	27	389
\$30,000-40,000	57	55	75	35	88	310
\$40,000-50,000	1	196	32	58	58	345
\$50,000-60,000	55	189	91	13	86	434
\$60,000-75,000	58	67	71	170	108	474
\$75,000-100,000	1	152	85	51	13	302
\$100,000-125,000	36	22	24	110	1	193
\$125,000-150,000	4	85	43	7	5	144
\$150,000-200,000	23	22	24	21	3	93
\$200,000+	0	50	1	72	25	148
<b>Total</b>	<b>406</b>	<b>1,026</b>	<b>619</b>	<b>635</b>	<b>423</b>	<b>3,109</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	179	87	4	11	2	283
\$10,000-20,000	269	180	31	1	1	482
\$20,000-30,000	138	168	69	8	2	385
\$30,000-40,000	123	185	44	29	2	383
\$40,000-50,000	134	264	54	8	4	464
\$50,000-60,000	18	183	16	8	7	232
\$60,000-75,000	25	198	18	2	3	246
\$75,000-100,000	13	237	23	1	3	277
\$100,000-125,000	26	112	13	27	1	179
\$125,000-150,000	16	67	6	11	14	114
\$150,000-200,000	16	34	3	1	1	55
\$200,000+	2	92	5	3	2	111
<b>Total</b>	<b>966</b>	<b>1,807</b>	<b>286</b>	<b>110</b>	<b>42</b>	<b>3,211</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	131	69	2	4	2	208
\$10,000-20,000	189	154	22	0	0	365
\$20,000-30,000	130	152	17	3	2	304
\$30,000-40,000	101	137	44	3	2	287
\$40,000-50,000	75	200	46	6	3	330
\$50,000-60,000	15	108	14	3	6	146
\$60,000-75,000	17	143	10	1	2	173
\$75,000-100,000	13	136	20	0	2	171
\$100,000-125,000	7	66	12	1	1	87
\$125,000-150,000	11	24	4	2	1	42
\$150,000-200,000	4	11	3	0	1	19
\$200,000+	1	54	5	2	1	63
<b>Total</b>	<b>694</b>	<b>1,254</b>	<b>199</b>	<b>25</b>	<b>23</b>	<b>2,195</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	208	115	33	18	7	381
\$10,000-20,000	330	204	110	12	5	661
\$20,000-30,000	219	304	134	88	29	774
\$30,000-40,000	180	240	119	64	90	693
\$40,000-50,000	135	460	86	66	62	809
\$50,000-60,000	73	372	107	21	93	666
\$60,000-75,000	83	265	89	172	111	720
\$75,000-100,000	14	389	108	52	16	579
\$100,000-125,000	62	134	37	137	2	372
\$125,000-150,000	20	152	49	18	19	258
\$150,000-200,000	39	56	27	22	4	148
\$200,000+	2	142	6	75	27	252
<b>Total</b>	<b>1,372</b>	<b>2,833</b>	<b>905</b>	<b>745</b>	<b>465</b>	<b>6,320</b>

HISTA 2.2 Summary Data Market Area

© 2017 All rights reserved

Claritas

Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.9%	0.9%	0.9%	0.2%	0.2%	3.2%
\$10,000-20,000	2.0%	0.8%	2.5%	0.4%	0.1%	5.8%
\$20,000-30,000	2.6%	4.4%	2.1%	2.6%	0.9%	12.5%
\$30,000-40,000	1.8%	1.8%	2.4%	1.1%	2.8%	10.0%
\$40,000-50,000	0.0%	6.3%	1.0%	1.9%	1.9%	11.1%
\$50,000-60,000	1.8%	6.1%	2.9%	0.4%	2.8%	14.0%
\$60,000-75,000	1.9%	2.2%	2.3%	5.5%	3.5%	15.2%
\$75,000-100,000	0.0%	4.9%	2.7%	1.6%	0.4%	9.7%
\$100,000-125,000	1.2%	0.7%	0.8%	3.5%	0.0%	6.2%
\$125,000-150,000	0.1%	2.7%	1.4%	0.2%	0.2%	4.6%
\$150,000-200,000	0.7%	0.7%	0.8%	0.7%	0.1%	3.0%
\$200,000+	0.0%	1.6%	0.0%	2.3%	0.8%	4.8%
<b>Total</b>	<b>13.1%</b>	<b>33.0%</b>	<b>19.9%</b>	<b>20.4%</b>	<b>13.6%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.6%	2.7%	0.1%	0.3%	0.1%	8.8%
\$10,000-20,000	8.4%	5.6%	1.0%	0.0%	0.0%	15.0%
\$20,000-30,000	4.3%	5.2%	2.1%	0.2%	0.1%	12.0%
\$30,000-40,000	3.8%	5.8%	1.4%	0.9%	0.1%	11.9%
\$40,000-50,000	4.2%	8.2%	1.7%	0.2%	0.1%	14.5%
\$50,000-60,000	0.6%	5.7%	0.5%	0.2%	0.2%	7.2%
\$60,000-75,000	0.8%	6.2%	0.6%	0.1%	0.1%	7.7%
\$75,000-100,000	0.4%	7.4%	0.7%	0.0%	0.1%	8.6%
\$100,000-125,000	0.8%	3.5%	0.4%	0.8%	0.0%	5.6%
\$125,000-150,000	0.5%	2.1%	0.2%	0.3%	0.4%	3.6%
\$150,000-200,000	0.5%	1.1%	0.1%	0.0%	0.0%	1.7%
\$200,000+	0.3%	2.9%	0.2%	0.1%	0.1%	3.5%
<b>Total</b>	<b>30.1%</b>	<b>56.3%</b>	<b>8.9%</b>	<b>3.4%</b>	<b>1.3%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.0%	3.1%	0.1%	0.2%	0.1%	9.5%
\$10,000-20,000	8.6%	7.0%	1.0%	0.0%	0.0%	16.6%
\$20,000-30,000	5.9%	6.9%	0.8%	0.1%	0.1%	13.8%
\$30,000-40,000	4.6%	6.2%	2.0%	0.1%	0.1%	13.1%
\$40,000-50,000	3.4%	9.1%	2.1%	0.3%	0.1%	15.0%
\$50,000-60,000	0.7%	4.9%	0.6%	0.1%	0.3%	6.7%
\$60,000-75,000	0.8%	6.5%	0.5%	0.0%	0.1%	7.9%
\$75,000-100,000	0.6%	6.2%	0.9%	0.0%	0.1%	7.8%
\$100,000-125,000	0.3%	3.0%	0.5%	0.0%	0.0%	4.0%
\$125,000-150,000	0.5%	1.1%	0.2%	0.1%	0.0%	1.9%
\$150,000-200,000	0.2%	0.5%	0.1%	0.0%	0.0%	0.9%
\$200,000+	0.0%	2.5%	0.2%	0.1%	0.0%	2.9%
<b>Total</b>	<b>31.6%</b>	<b>57.1%</b>	<b>9.1%</b>	<b>1.1%</b>	<b>1.0%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.3%	1.8%	0.5%	0.3%	0.1%	6.0%
\$10,000-20,000	5.2%	3.2%	1.7%	0.2%	0.1%	10.5%
\$20,000-30,000	3.5%	4.8%	2.1%	1.4%	0.5%	12.2%
\$30,000-40,000	2.8%	3.8%	1.9%	1.0%	1.4%	11.0%
\$40,000-50,000	2.1%	7.3%	1.4%	1.0%	1.0%	12.8%
\$50,000-60,000	1.2%	5.9%	1.7%	0.3%	1.5%	10.5%
\$60,000-75,000	1.3%	4.2%	1.4%	2.7%	1.8%	11.4%
\$75,000-100,000	0.2%	6.2%	1.7%	0.8%	0.3%	9.2%
\$100,000-125,000	1.0%	2.1%	0.6%	2.2%	0.0%	5.9%
\$125,000-150,000	0.3%	2.4%	0.8%	0.3%	0.3%	4.1%
\$150,000-200,000	0.6%	0.9%	0.4%	0.3%	0.1%	2.3%
\$200,000+	0.1%	2.2%	0.1%	1.2%	0.4%	4.1%
<b>Total</b>	<b>21.7%</b>	<b>44.8%</b>	<b>14.3%</b>	<b>11.8%</b>	<b>7.4%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Market Area

© 2017 All rights reserved

Claritas

Renter Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	45	32	7	8	47	139
\$10,000-20,000	50	18	55	18	46	187
\$20,000-30,000	75	50	52	35	17	229
\$30,000-40,000	89	60	50	5	1	205
\$40,000-50,000	31	29	51	24	71	206
\$50,000-60,000	8	4	3	20	1	36
\$60,000-75,000	5	1	5	3	70	84
\$75,000-100,000	8	47	9	1	1	66
\$100,000-125,000	6	1	50	5	0	62
\$125,000-150,000	13	42	9	5	9	78
\$150,000-200,000	4	1	4	1	2	12
\$200,000+	2	2	2	2	1	15
<b>Total</b>	<b>339</b>	<b>288</b>	<b>298</b>	<b>128</b>	<b>266</b>	<b>1,319</b>

Renter Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	85	39	2	4	0	130
\$10,000-20,000	63	13	1	1	1	79
\$20,000-30,000	90	49	36	5	1	181
\$30,000-40,000	20	28	3	35	2	88
\$40,000-50,000	30	27	3	2	0	62
\$50,000-60,000	31	14	5	5	1	56
\$60,000-75,000	30	12	6	5	0	53
\$75,000-100,000	18	13	5	3	3	42
\$100,000-125,000	25	3	6	7	0	41
\$125,000-150,000	12	16	5	1	2	36
\$150,000-200,000	28	12	7	5	1	53
\$200,000+	15	2	7	2	2	32
<b>Total</b>	<b>447</b>	<b>229</b>	<b>86</b>	<b>78</b>	<b>13</b>	<b>853</b>

Renter Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	38	36	1	4	0	79
\$10,000-20,000	31	12	1	1	1	46
\$20,000-30,000	62	46	2	4	0	114
\$30,000-40,000	18	26	3	4	1	52
\$40,000-50,000	11	25	2	1	0	39
\$50,000-60,000	28	11	4	3	1	47
\$60,000-75,000	14	11	2	2	0	29
\$75,000-100,000	15	13	4	2	3	37
\$100,000-125,000	23	3	5	5	0	36
\$125,000-150,000	11	13	4	0	2	30
\$150,000-200,000	20	12	4	4	1	41
\$200,000+	11	2	2	4	1	24
<b>Total</b>	<b>282</b>	<b>211</b>	<b>37</b>	<b>34</b>	<b>10</b>	<b>574</b>

Renter Households						
All Age Groups						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	130	71	9	12	47	269
\$10,000-20,000	113	31	56	19	47	266
\$20,000-30,000	165	99	88	40	18	410
\$30,000-40,000	109	88	53	40	3	293
\$40,000-50,000	61	56	54	26	71	268
\$50,000-60,000	39	18	8	25	2	92
\$60,000-75,000	35	13	11	8	70	137
\$75,000-100,000	26	60	14	4	4	108
\$100,000-125,000	31	4	56	12	0	103
\$125,000-150,000	25	58	14	6	11	114
\$150,000-200,000	32	13	11	6	3	65
\$200,000+	20	6	10	8	3	47
<b>Total</b>	<b>786</b>	<b>517</b>	<b>384</b>	<b>206</b>	<b>279</b>	<b>2,172</b>

HISTA 2.2 Summary Data Market Area

© 2017 All rights reserved

Claritas

Percent Renter Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.4%	2.4%	0.5%	0.6%	3.6%	10.5%
\$10,000-20,000	3.8%	1.4%	4.2%	1.4%	3.5%	14.2%
\$20,000-30,000	5.7%	3.8%	3.9%	2.7%	1.3%	17.4%
\$30,000-40,000	6.7%	4.5%	3.8%	0.4%	0.1%	15.5%
\$40,000-50,000	2.4%	2.2%	3.9%	1.8%	5.4%	15.6%
\$50,000-60,000	0.6%	0.3%	0.2%	1.5%	0.1%	2.7%
\$60,000-75,000	0.4%	0.1%	0.4%	0.2%	5.3%	6.4%
\$75,000-100,000	0.6%	3.6%	0.7%	0.1%	0.1%	5.0%
\$100,000-125,000	0.5%	0.1%	3.8%	0.4%	0.0%	4.7%
\$125,000-150,000	1.0%	3.2%	0.7%	0.4%	0.7%	5.9%
\$150,000-200,000	0.3%	0.1%	0.3%	0.1%	0.2%	0.9%
\$200,000+	0.4%	0.2%	0.2%	0.2%	0.1%	1.1%
<b>Total</b>	<b>25.7%</b>	<b>21.8%</b>	<b>22.6%</b>	<b>9.7%</b>	<b>20.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	10.0%	4.6%	0.2%	0.5%	0.0%	15.2%
\$10,000-20,000	7.4%	1.5%	0.1%	0.1%	0.1%	9.3%
\$20,000-30,000	10.6%	5.7%	4.2%	0.6%	0.1%	21.2%
\$30,000-40,000	2.3%	3.3%	0.4%	4.1%	0.2%	10.3%
\$40,000-50,000	3.5%	3.2%	0.4%	0.2%	0.0%	7.3%
\$50,000-60,000	3.6%	1.6%	0.6%	0.6%	0.1%	6.6%
\$60,000-75,000	3.5%	1.4%	0.7%	0.6%	0.0%	6.2%
\$75,000-100,000	2.1%	1.5%	0.6%	0.4%	0.4%	4.9%
\$100,000-125,000	2.9%	0.4%	0.7%	0.8%	0.0%	4.8%
\$125,000-150,000	1.4%	1.9%	0.6%	0.1%	0.2%	4.2%
\$150,000-200,000	3.3%	1.4%	0.8%	0.6%	0.1%	6.2%
\$200,000+	1.8%	0.4%	0.8%	0.6%	0.2%	3.8%
<b>Total</b>	<b>52.4%</b>	<b>26.8%</b>	<b>10.1%</b>	<b>9.1%</b>	<b>1.5%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.6%	6.3%	0.2%	0.7%	0.0%	13.8%
\$10,000-20,000	5.4%	2.1%	0.2%	0.2%	0.2%	8.0%
\$20,000-30,000	10.8%	8.0%	0.3%	0.7%	0.0%	19.9%
\$30,000-40,000	3.1%	4.5%	0.5%	0.7%	0.2%	9.1%
\$40,000-50,000	1.9%	4.4%	0.3%	0.2%	0.0%	6.8%
\$50,000-60,000	4.9%	1.9%	0.7%	0.5%	0.2%	8.2%
\$60,000-75,000	2.4%	1.9%	0.3%	0.3%	0.0%	5.1%
\$75,000-100,000	2.6%	2.3%	0.7%	0.3%	0.5%	6.4%
\$100,000-125,000	4.0%	0.5%	0.9%	0.9%	0.0%	6.3%
\$125,000-150,000	1.9%	2.3%	0.7%	0.0%	0.3%	5.2%
\$150,000-200,000	3.5%	2.1%	0.7%	0.7%	0.2%	7.1%
\$200,000+	1.9%	0.5%	0.9%	0.7%	0.2%	4.2%
<b>Total</b>	<b>49.1%</b>	<b>36.8%</b>	<b>6.4%</b>	<b>5.9%</b>	<b>1.7%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.0%	3.3%	0.4%	0.6%	2.2%	12.4%
\$10,000-20,000	5.2%	1.4%	2.6%	0.9%	2.2%	12.2%
\$20,000-30,000	7.6%	4.6%	4.1%	1.8%	0.8%	18.9%
\$30,000-40,000	5.0%	4.1%	2.4%	1.8%	0.1%	13.5%
\$40,000-50,000	2.8%	2.6%	2.5%	1.2%	3.3%	12.3%
\$50,000-60,000	1.8%	0.8%	0.4%	1.2%	0.1%	4.2%
\$60,000-75,000	1.6%	0.6%	0.5%	0.4%	3.2%	6.3%
\$75,000-100,000	1.2%	2.8%	0.6%	0.2%	0.2%	5.0%
\$100,000-125,000	1.4%	0.2%	2.6%	0.6%	0.0%	4.7%
\$125,000-150,000	1.2%	2.7%	0.6%	0.3%	0.5%	5.2%
\$150,000-200,000	1.5%	0.6%	0.5%	0.3%	0.1%	3.0%
\$200,000+	0.9%	0.3%	0.5%	0.4%	0.1%	2.2%
<b>Total</b>	<b>36.2%</b>	<b>23.8%</b>	<b>17.7%</b>	<b>9.5%</b>	<b>12.8%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Market Area

© 2017 All rights reserved

Claritas

Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	16	12	21	13	8	70
\$10,000-20,000	39	11	35	6	4	95
\$20,000-30,000	41	98	66	45	14	264
\$30,000-40,000	21	46	88	41	68	264
\$40,000-50,000	1	120	29	28	82	260
\$50,000-60,000	20	95	44	21	38	218
\$60,000-75,000	45	29	76	134	114	398
\$75,000-100,000	0	141	104	41	14	300
\$100,000-125,000	22	20	25	182	1	250
\$125,000-150,000	2	106	55	8	9	180
\$150,000-200,000	23	9	45	33	2	112
\$200,000+	1	21	1	65	31	119
<b>Total</b>	<b>231</b>	<b>708</b>	<b>589</b>	<b>617</b>	<b>385</b>	<b>2,530</b>

Owner Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	79	47	2	10	3	141
\$10,000-20,000	322	152	41	7	4	526
\$20,000-30,000	258	232	63	13	3	569
\$30,000-40,000	122	139	31	42	2	336
\$40,000-50,000	167	272	59	9	7	514
\$50,000-60,000	33	193	29	12	16	283
\$60,000-75,000	29	218	31	7	6	291
\$75,000-100,000	46	455	32	3	5	541
\$100,000-125,000	31	250	22	23	3	329
\$125,000-150,000	20	69	10	7	12	118
\$150,000-200,000	70	95	21	8	3	197
\$200,000+	33	182	23	3	3	244
<b>Total</b>	<b>1,210</b>	<b>2,304</b>	<b>364</b>	<b>144</b>	<b>67</b>	<b>4,089</b>

Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	57	29	1	2	3	92
\$10,000-20,000	243	133	35	5	2	418
\$20,000-30,000	250	218	19	5	3	495
\$30,000-40,000	75	97	30	3	2	207
\$40,000-50,000	107	195	38	8	6	354
\$50,000-60,000	31	155	27	3	16	232
\$60,000-75,000	12	150	13	5	4	184
\$75,000-100,000	46	334	24	2	4	410
\$100,000-125,000	19	226	22	1	2	270
\$125,000-150,000	17	39	9	0	0	65
\$150,000-200,000	52	77	21	3	2	155
\$200,000+	2	122	23	3	3	153
<b>Total</b>	<b>911</b>	<b>1,775</b>	<b>262</b>	<b>40</b>	<b>47</b>	<b>3,035</b>

Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	95	59	23	23	11	211
\$10,000-20,000	361	163	76	13	8	621
\$20,000-30,000	299	330	129	58	17	833
\$30,000-40,000	143	185	119	83	70	600
\$40,000-50,000	168	392	88	37	89	774
\$50,000-60,000	53	288	73	33	54	501
\$60,000-75,000	74	247	107	141	120	689
\$75,000-100,000	46	596	136	44	19	841
\$100,000-125,000	53	270	47	205	4	579
\$125,000-150,000	22	175	65	15	21	298
\$150,000-200,000	93	104	66	41	5	309
\$200,000+	34	203	24	68	34	363
<b>Total</b>	<b>1,441</b>	<b>3,012</b>	<b>953</b>	<b>761</b>	<b>452</b>	<b>6,619</b>

HISTA 2.2 Summary Data

Market Area

© 2017 All rights reserved

Claritas

Percent Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.6%	0.5%	0.8%	0.5%	0.3%	2.8%
\$10,000-20,000	1.5%	0.4%	1.4%	0.2%	0.2%	3.8%
\$20,000-30,000	1.6%	3.9%	2.6%	1.8%	0.6%	10.4%
\$30,000-40,000	0.8%	1.8%	3.5%	1.6%	2.7%	10.4%
\$40,000-50,000	0.0%	4.7%	1.1%	1.1%	3.2%	10.3%
\$50,000-60,000	0.8%	3.8%	1.7%	0.8%	1.5%	8.6%
\$60,000-75,000	1.8%	1.1%	3.0%	5.3%	4.5%	15.7%
\$75,000-100,000	0.0%	5.6%	4.1%	1.6%	0.6%	11.9%
\$100,000-125,000	0.9%	0.8%	1.0%	7.2%	0.0%	9.9%
\$125,000-150,000	0.1%	4.2%	2.2%	0.3%	0.4%	7.1%
\$150,000-200,000	0.9%	0.4%	1.8%	1.3%	0.1%	4.4%
\$200,000+	0.0%	0.8%	0.0%	2.6%	1.2%	4.7%
<b>Total</b>	<b>9.1%</b>	<b>28.0%</b>	<b>23.3%</b>	<b>24.4%</b>	<b>15.2%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.9%	1.1%	0.0%	0.2%	0.1%	3.4%
\$10,000-20,000	7.9%	3.7%	1.0%	0.2%	0.1%	12.9%
\$20,000-30,000	6.3%	5.7%	1.5%	0.3%	0.1%	13.9%
\$30,000-40,000	3.0%	3.4%	0.8%	1.0%	0.0%	8.2%
\$40,000-50,000	4.1%	6.7%	1.4%	0.2%	0.2%	12.6%
\$50,000-60,000	0.8%	4.7%	0.7%	0.3%	0.4%	6.9%
\$60,000-75,000	0.7%	5.3%	0.8%	0.2%	0.1%	7.1%
\$75,000-100,000	1.1%	11.1%	0.8%	0.1%	0.1%	13.2%
\$100,000-125,000	0.8%	6.1%	0.5%	0.6%	0.1%	8.0%
\$125,000-150,000	0.5%	1.7%	0.2%	0.2%	0.3%	2.9%
\$150,000-200,000	1.7%	2.3%	0.5%	0.2%	0.1%	4.8%
\$200,000+	0.8%	4.5%	0.6%	0.1%	0.1%	6.0%
<b>Total</b>	<b>29.6%</b>	<b>56.3%</b>	<b>8.9%</b>	<b>3.5%</b>	<b>1.6%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.9%	1.0%	0.0%	0.1%	0.1%	3.0%
\$10,000-20,000	8.0%	4.4%	1.2%	0.2%	0.1%	13.8%
\$20,000-30,000	8.2%	7.2%	0.6%	0.2%	0.1%	16.3%
\$30,000-40,000	2.5%	3.2%	1.0%	0.1%	0.1%	6.8%
\$40,000-50,000	3.5%	6.4%	1.3%	0.3%	0.2%	11.7%
\$50,000-60,000	1.0%	5.1%	0.9%	0.1%	0.5%	7.6%
\$60,000-75,000	0.4%	4.9%	0.4%	0.2%	0.1%	6.1%
\$75,000-100,000	1.5%	11.0%	0.8%	0.1%	0.1%	13.5%
\$100,000-125,000	0.6%	7.4%	0.7%	0.0%	0.1%	8.9%
\$125,000-150,000	0.6%	1.3%	0.3%	0.0%	0.0%	2.1%
\$150,000-200,000	1.7%	2.5%	0.7%	0.1%	0.1%	5.1%
\$200,000+	0.1%	4.0%	0.8%	0.1%	0.1%	5.0%
<b>Total</b>	<b>30.0%</b>	<b>58.5%</b>	<b>8.6%</b>	<b>1.3%</b>	<b>1.5%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.4%	0.9%	0.3%	0.3%	0.2%	3.2%
\$10,000-20,000	5.5%	2.5%	1.1%	0.2%	0.1%	9.4%
\$20,000-30,000	4.5%	5.0%	1.9%	0.9%	0.3%	12.6%
\$30,000-40,000	2.2%	2.8%	1.8%	1.3%	1.1%	9.1%
\$40,000-50,000	2.5%	5.9%	1.3%	0.6%	1.3%	11.7%
\$50,000-60,000	0.8%	4.4%	1.1%	0.5%	0.8%	7.6%
\$60,000-75,000	1.1%	3.7%	1.6%	2.1%	1.8%	10.4%
\$75,000-100,000	0.7%	9.0%	2.1%	0.7%	0.3%	12.7%
\$100,000-125,000	0.8%	4.1%	0.7%	3.1%	0.1%	8.7%
\$125,000-150,000	0.3%	2.6%	1.0%	0.2%	0.3%	4.5%
\$150,000-200,000	1.4%	1.6%	1.0%	0.6%	0.1%	4.7%
\$200,000+	0.5%	3.1%	0.4%	1.0%	0.5%	5.5%
<b>Total</b>	<b>21.8%</b>	<b>45.5%</b>	<b>14.4%</b>	<b>11.5%</b>	<b>6.8%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Market Area

© 2017 All rights reserved

Claritas

Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	45	27	7	6	44	129
\$10,000-20,000	42	16	54	16	44	172
\$20,000-30,000	59	39	44	34	13	189
\$30,000-40,000	86	61	62	5	1	215
\$40,000-50,000	31	28	53	18	70	200
\$50,000-60,000	9	3	4	19	6	41
\$60,000-75,000	7	0	5	0	71	83
\$75,000-100,000	9	41	9	2	1	62
\$100,000-125,000	10	1	58	1	0	70
\$125,000-150,000	18	55	9	8	10	100
\$150,000-200,000	4	0	2	3	2	11
\$200,000+	7	3	3	1	7	21
<b>Total</b>	<b>327</b>	<b>274</b>	<b>310</b>	<b>113</b>	<b>269</b>	<b>1,293</b>

Renter Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	80	38	2	2	1	123
\$10,000-20,000	60	13	3	4	0	80
\$20,000-30,000	88	41	31	5	0	165
\$30,000-40,000	28	27	3	50	3	111
\$40,000-50,000	34	27	5	4	1	71
\$50,000-60,000	35	19	4	5	0	63
\$60,000-75,000	35	13	7	6	0	61
\$75,000-100,000	22	15	7	5	0	49
\$100,000-125,000	33	3	6	7	1	50
\$125,000-150,000	18	18	5	3	2	46
\$150,000-200,000	44	13	7	3	3	70
\$200,000+	24	7	6	5	0	42
<b>Total</b>	<b>501</b>	<b>234</b>	<b>86</b>	<b>99</b>	<b>11</b>	<b>931</b>

Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	39	36	1	2	1	79
\$10,000-20,000	31	12	3	4	0	50
\$20,000-30,000	65	38	3	4	0	110
\$30,000-40,000	26	26	3	7	2	64
\$40,000-50,000	14	26	4	3	0	47
\$50,000-60,000	30	16	3	5	0	54
\$60,000-75,000	18	12	3	4	0	37
\$75,000-100,000	18	15	6	4	0	43
\$100,000-125,000	31	3	5	6	0	45
\$125,000-150,000	16	14	4	1	1	36
\$150,000-200,000	32	13	2	2	3	52
\$200,000+	16	7	6	4	0	33
<b>Total</b>	<b>336</b>	<b>218</b>	<b>43</b>	<b>46</b>	<b>7</b>	<b>650</b>

Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	125	65	9	8	45	252
\$10,000-20,000	102	29	57	20	44	252
\$20,000-30,000	147	80	75	39	13	354
\$30,000-40,000	114	88	65	55	4	326
\$40,000-50,000	65	55	58	22	71	271
\$50,000-60,000	44	22	8	24	6	104
\$60,000-75,000	42	13	12	6	71	144
\$75,000-100,000	31	56	16	7	1	111
\$100,000-125,000	43	4	64	8	1	120
\$125,000-150,000	36	73	14	11	12	146
\$150,000-200,000	48	13	9	6	5	81
\$200,000+	31	10	9	6	7	63
<b>Total</b>	<b>828</b>	<b>508</b>	<b>396</b>	<b>212</b>	<b>280</b>	<b>2,224</b>

HISTA 2.2 Summary Data Market Area

© 2017 All rights reserved

Claritas

Percent Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.5%	2.1%	0.5%	0.5%	3.4%	10.0%
\$10,000-20,000	3.2%	1.2%	4.2%	1.2%	3.4%	13.3%
\$20,000-30,000	4.6%	3.0%	3.4%	2.6%	1.0%	14.6%
\$30,000-40,000	6.7%	4.7%	4.8%	0.4%	0.1%	16.6%
\$40,000-50,000	2.4%	2.2%	4.1%	1.4%	5.4%	15.5%
\$50,000-60,000	0.7%	0.2%	0.3%	1.5%	0.5%	3.2%
\$60,000-75,000	0.5%	0.0%	0.4%	0.0%	5.5%	6.4%
\$75,000-100,000	0.7%	3.2%	0.7%	0.2%	0.1%	4.8%
\$100,000-125,000	0.8%	0.1%	4.5%	0.1%	0.0%	5.4%
\$125,000-150,000	1.4%	4.3%	0.7%	0.6%	0.8%	7.7%
\$150,000-200,000	0.3%	0.0%	0.2%	0.2%	0.2%	0.9%
\$200,000+	0.5%	0.2%	0.2%	0.1%	0.5%	1.6%
<b>Total</b>	<b>25.3%</b>	<b>21.2%</b>	<b>24.0%</b>	<b>8.7%</b>	<b>20.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.6%	4.1%	0.2%	0.2%	0.1%	13.2%
\$10,000-20,000	6.4%	1.4%	0.3%	0.4%	0.0%	8.6%
\$20,000-30,000	9.5%	4.4%	3.3%	0.5%	0.0%	17.7%
\$30,000-40,000	3.0%	2.9%	0.3%	5.4%	0.3%	11.9%
\$40,000-50,000	3.7%	2.9%	0.5%	0.4%	0.1%	7.6%
\$50,000-60,000	3.8%	2.0%	0.4%	0.5%	0.0%	6.8%
\$60,000-75,000	3.8%	1.4%	0.8%	0.6%	0.0%	6.6%
\$75,000-100,000	2.4%	1.6%	0.8%	0.5%	0.0%	5.3%
\$100,000-125,000	3.5%	0.3%	0.6%	0.8%	0.1%	5.4%
\$125,000-150,000	1.9%	1.9%	0.5%	0.3%	0.2%	4.9%
\$150,000-200,000	4.7%	1.4%	0.8%	0.3%	0.3%	7.5%
\$200,000+	2.6%	0.8%	0.6%	0.5%	0.0%	4.5%
<b>Total</b>	<b>53.8%</b>	<b>25.1%</b>	<b>9.2%</b>	<b>10.6%</b>	<b>1.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.0%	5.5%	0.2%	0.3%	0.2%	12.2%
\$10,000-20,000	4.8%	1.8%	0.5%	0.6%	0.0%	7.7%
\$20,000-30,000	10.0%	5.8%	0.5%	0.6%	0.0%	16.9%
\$30,000-40,000	4.0%	4.0%	0.5%	1.1%	0.3%	9.8%
\$40,000-50,000	2.2%	4.0%	0.6%	0.5%	0.0%	7.2%
\$50,000-60,000	4.6%	2.5%	0.5%	0.8%	0.0%	8.3%
\$60,000-75,000	2.8%	1.8%	0.5%	0.6%	0.0%	5.7%
\$75,000-100,000	2.8%	2.3%	0.9%	0.6%	0.0%	6.6%
\$100,000-125,000	4.8%	0.5%	0.8%	0.9%	0.0%	6.9%
\$125,000-150,000	2.5%	2.2%	0.6%	0.2%	0.2%	5.5%
\$150,000-200,000	4.9%	2.0%	0.3%	0.3%	0.5%	8.0%
\$200,000+	2.5%	1.1%	0.9%	0.6%	0.0%	5.1%
<b>Total</b>	<b>51.7%</b>	<b>33.5%</b>	<b>6.6%</b>	<b>7.1%</b>	<b>1.1%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.6%	2.9%	0.4%	0.4%	2.0%	11.3%
\$10,000-20,000	4.6%	1.3%	2.6%	0.9%	2.0%	11.3%
\$20,000-30,000	6.6%	3.6%	3.4%	1.8%	0.6%	15.9%
\$30,000-40,000	5.1%	4.0%	2.9%	2.5%	0.2%	14.7%
\$40,000-50,000	2.9%	2.5%	2.6%	1.0%	3.2%	12.2%
\$50,000-60,000	2.0%	1.0%	0.4%	1.1%	0.3%	4.7%
\$60,000-75,000	1.9%	0.6%	0.5%	0.3%	3.2%	6.5%
\$75,000-100,000	1.4%	2.5%	0.7%	0.3%	0.0%	5.0%
\$100,000-125,000	1.9%	0.2%	2.9%	0.4%	0.0%	5.4%
\$125,000-150,000	1.6%	3.3%	0.6%	0.5%	0.5%	6.6%
\$150,000-200,000	2.2%	0.6%	0.4%	0.3%	0.2%	3.6%
\$200,000+	1.4%	0.4%	0.4%	0.3%	0.3%	2.8%
<b>Total</b>	<b>37.2%</b>	<b>22.8%</b>	<b>17.8%</b>	<b>9.5%</b>	<b>12.6%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Market Area

© 2017 All rights reserved

Claritas

Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	12	9	20	11	7	59
\$10,000-20,000	33	6	33	7	4	83
\$20,000-30,000	30	83	51	42	14	220
\$30,000-40,000	26	39	87	41	74	267
\$40,000-50,000	1	89	26	31	65	212
\$50,000-60,000	18	88	44	24	46	220
\$60,000-75,000	37	24	78	125	116	380
\$75,000-100,000	1	137	115	40	13	306
\$100,000-125,000	24	15	26	181	3	249
\$125,000-150,000	3	112	69	11	10	205
\$150,000-200,000	21	8	59	39	4	131
\$200,000+	1	22	4	22	37	136
<b>Total</b>	<b>207</b>	<b>632</b>	<b>612</b>	<b>624</b>	<b>393</b>	<b>2,468</b>

Owner Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	86	42	5	10	4	147
\$10,000-20,000	308	142	39	7	3	499
\$20,000-30,000	250	201	50	14	3	518
\$30,000-40,000	143	141	33	43	2	362
\$40,000-50,000	177	301	62	8	6	554
\$50,000-60,000	42	220	36	15	12	325
\$60,000-75,000	23	219	30	6	6	284
\$75,000-100,000	59	493	26	6	5	589
\$100,000-125,000	35	280	18	26	6	365
\$125,000-150,000	23	91	11	6	16	147
\$150,000-200,000	97	117	27	7	3	251
\$200,000+	46	254	33	4	3	340
<b>Total</b>	<b>1,289</b>	<b>2,501</b>	<b>370</b>	<b>152</b>	<b>69</b>	<b>4,381</b>

Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	63	29	4	2	2	100
\$10,000-20,000	241	127	33	5	2	408
\$20,000-30,000	243	193	13	6	3	458
\$30,000-40,000	90	104	30	4	2	230
\$40,000-50,000	129	228	43	7	4	411
\$50,000-60,000	40	181	35	5	12	273
\$60,000-75,000	9	154	15	4	5	187
\$75,000-100,000	59	377	19	3	4	462
\$100,000-125,000	22	260	18	2	5	307
\$125,000-150,000	20	56	10	1	2	89
\$150,000-200,000	77	97	26	2	2	204
\$200,000+	8	179	31	3	3	224
<b>Total</b>	<b>1,001</b>	<b>1,985</b>	<b>277</b>	<b>44</b>	<b>46</b>	<b>3,353</b>

Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	98	51	25	21	11	206
\$10,000-20,000	341	148	72	14	7	582
\$20,000-30,000	280	284	101	56	17	738
\$30,000-40,000	169	180	120	84	76	629
\$40,000-50,000	178	390	88	39	71	766
\$50,000-60,000	60	308	80	39	58	545
\$60,000-75,000	60	243	108	131	122	664
\$75,000-100,000	60	630	141	46	18	895
\$100,000-125,000	59	295	44	207	9	614
\$125,000-150,000	26	203	80	17	26	352
\$150,000-200,000	118	125	86	46	7	382
\$200,000+	47	276	37	76	40	476
<b>Total</b>	<b>1,496</b>	<b>3,133</b>	<b>982</b>	<b>776</b>	<b>462</b>	<b>6,849</b>

HISTA 2.2 Summary Data Market Area

© 2017 All rights reserved

Claritas

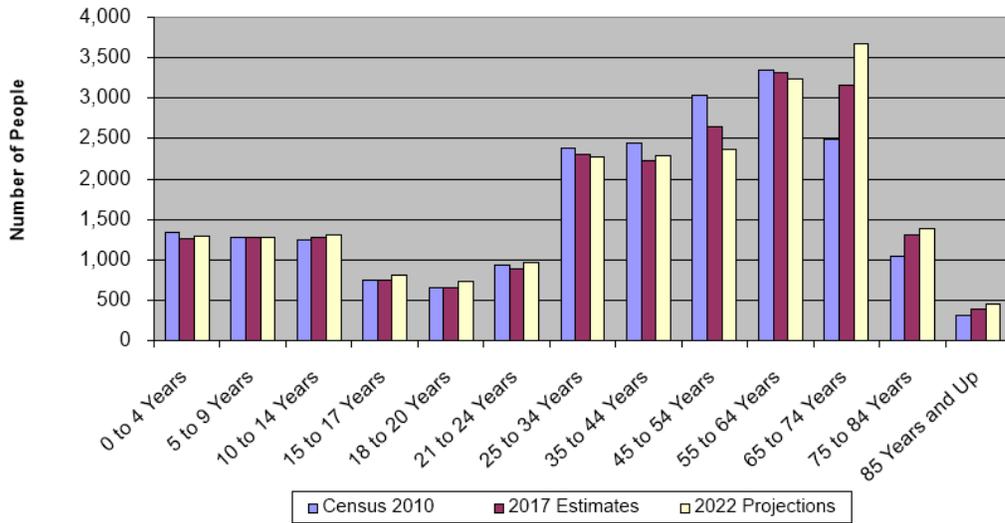
Percent Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.5%	0.4%	0.8%	0.4%	0.3%	2.4%
\$10,000-20,000	1.3%	0.2%	1.3%	0.3%	0.2%	3.4%
\$20,000-30,000	1.2%	3.4%	2.1%	1.7%	0.6%	8.9%
\$30,000-40,000	1.1%	1.6%	3.5%	1.7%	3.0%	10.8%
\$40,000-50,000	0.0%	3.6%	1.1%	1.3%	2.6%	8.6%
\$50,000-60,000	0.7%	3.6%	1.8%	1.0%	1.9%	8.9%
\$60,000-75,000	1.5%	1.0%	3.2%	5.1%	4.7%	15.4%
\$75,000-100,000	0.0%	5.6%	4.7%	1.6%	0.5%	12.4%
\$100,000-125,000	1.0%	0.6%	1.1%	7.3%	0.1%	10.1%
\$125,000-150,000	0.1%	4.5%	2.8%	0.4%	0.4%	8.3%
\$150,000-200,000	0.9%	0.3%	2.4%	1.6%	0.2%	5.3%
\$200,000+	0.0%	0.9%	0.2%	2.9%	1.5%	5.5%
<b>Total</b>	<b>8.4%</b>	<b>25.6%</b>	<b>24.8%</b>	<b>25.3%</b>	<b>15.9%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2.0%	1.0%	0.1%	0.2%	0.1%	3.4%
\$10,000-20,000	7.0%	3.2%	0.9%	0.2%	0.1%	11.4%
\$20,000-30,000	5.7%	4.6%	1.1%	0.3%	0.1%	11.8%
\$30,000-40,000	3.3%	3.2%	0.8%	1.0%	0.0%	8.3%
\$40,000-50,000	4.0%	6.9%	1.4%	0.2%	0.1%	12.6%
\$50,000-60,000	1.0%	5.0%	0.8%	0.3%	0.3%	7.4%
\$60,000-75,000	0.5%	5.0%	0.7%	0.1%	0.1%	6.5%
\$75,000-100,000	1.3%	11.3%	0.6%	0.1%	0.1%	13.4%
\$100,000-125,000	0.8%	6.4%	0.4%	0.6%	0.1%	8.3%
\$125,000-150,000	0.5%	2.1%	0.3%	0.1%	0.4%	3.4%
\$150,000-200,000	2.2%	2.7%	0.6%	0.2%	0.1%	5.7%
\$200,000+	1.0%	5.8%	0.8%	0.1%	0.1%	7.8%
<b>Total</b>	<b>29.4%</b>	<b>57.1%</b>	<b>8.4%</b>	<b>3.5%</b>	<b>1.6%</b>	<b>100.0%</b>

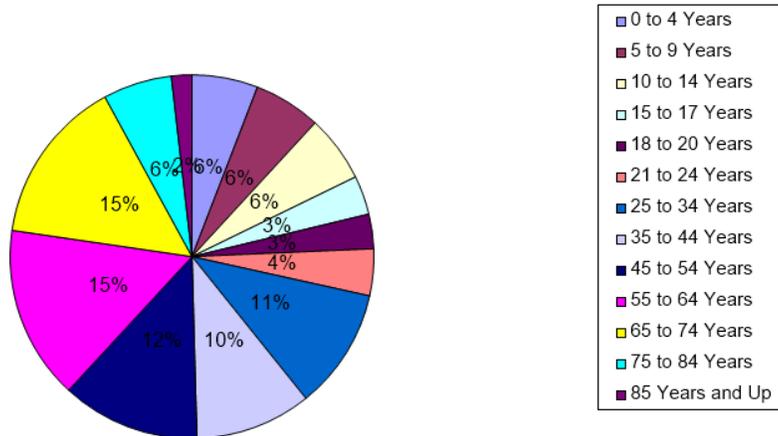
Percent Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.9%	0.9%	0.1%	0.1%	0.1%	3.0%
\$10,000-20,000	7.2%	3.8%	1.0%	0.1%	0.1%	12.2%
\$20,000-30,000	7.2%	5.8%	0.4%	0.2%	0.1%	13.7%
\$30,000-40,000	2.7%	3.1%	0.9%	0.1%	0.1%	6.9%
\$40,000-50,000	3.8%	6.8%	1.3%	0.2%	0.1%	12.3%
\$50,000-60,000	1.2%	5.4%	1.0%	0.1%	0.4%	8.1%
\$60,000-75,000	0.3%	4.6%	0.4%	0.1%	0.1%	5.6%
\$75,000-100,000	1.8%	11.2%	0.6%	0.1%	0.1%	13.8%
\$100,000-125,000	0.7%	7.8%	0.5%	0.1%	0.1%	9.2%
\$125,000-150,000	0.6%	1.7%	0.3%	0.0%	0.1%	2.7%
\$150,000-200,000	2.3%	2.9%	0.8%	0.1%	0.1%	6.1%
\$200,000+	0.2%	5.3%	0.9%	0.1%	0.1%	6.7%
<b>Total</b>	<b>29.9%</b>	<b>59.2%</b>	<b>8.3%</b>	<b>1.3%</b>	<b>1.4%</b>	<b>100.0%</b>

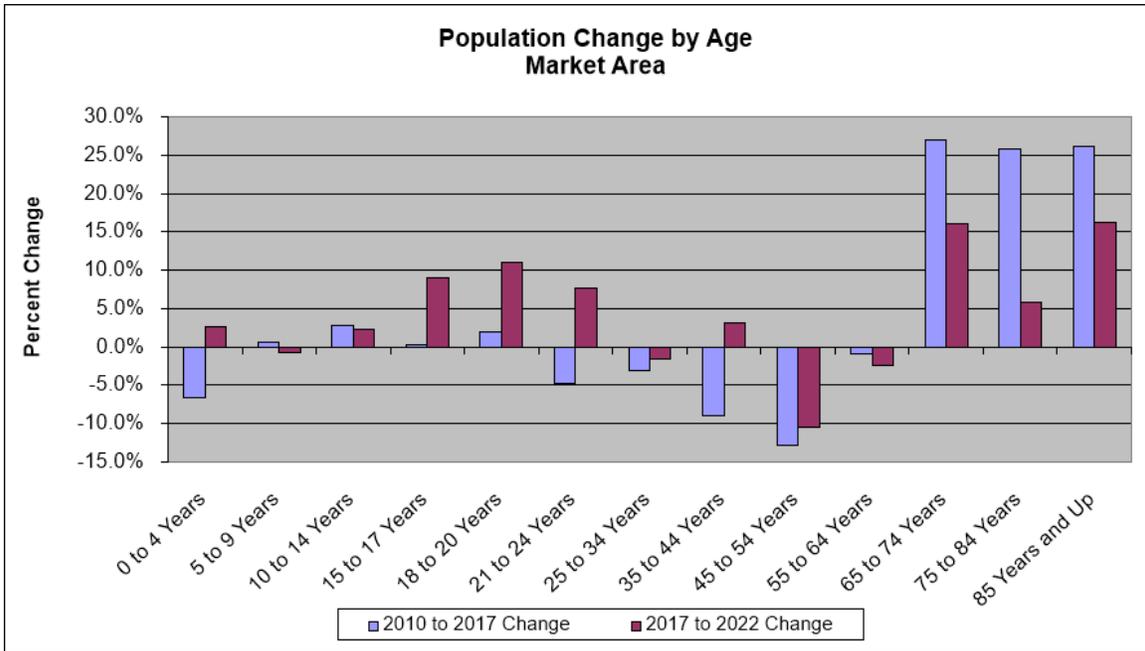
Percent Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.4%	0.7%	0.4%	0.3%	0.2%	3.0%
\$10,000-20,000	5.0%	2.2%	1.1%	0.2%	0.1%	8.5%
\$20,000-30,000	4.1%	4.1%	1.5%	0.8%	0.2%	10.8%
\$30,000-40,000	2.5%	2.6%	1.8%	1.2%	1.1%	9.2%
\$40,000-50,000	2.6%	5.7%	1.3%	0.6%	1.0%	11.2%
\$50,000-60,000	0.9%	4.5%	1.2%	0.6%	0.8%	8.0%
\$60,000-75,000	0.9%	3.5%	1.6%	1.9%	1.8%	9.7%
\$75,000-100,000	0.9%	9.2%	2.1%	0.7%	0.3%	13.1%
\$100,000-125,000	0.9%	4.3%	0.6%	3.0%	0.1%	9.0%
\$125,000-150,000	0.4%	3.0%	1.2%	0.2%	0.4%	5.1%
\$150,000-200,000	1.7%	1.8%	1.3%	0.7%	0.1%	5.6%
\$200,000+	0.7%	4.0%	0.5%	1.1%	0.6%	6.9%
<b>Total</b>	<b>21.8%</b>	<b>45.7%</b>	<b>14.3%</b>	<b>11.3%</b>	<b>6.7%</b>	<b>100.0%</b>

**Population by Age Market Area**



**2017 Population by Age Market Area**





**ribbon demographics**

www.ribbondata.com

## POPULATION DATA

© 2017 All rights reserved

Claritas

Population by Age & Sex Market Area												
Census 2010				Current Year Estimates - 2017				Five-Year Projections - 2022				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	640	706	1,346	0 to 4 Years	629	627	1,256	0 to 4 Years	659	631	1,290	
5 to 9 Years	649	627	1,276	5 to 9 Years	631	652	1,283	5 to 9 Years	638	636	1,274	
10 to 14 Years	619	620	1,239	10 to 14 Years	636	638	1,274	10 to 14 Years	641	662	1,303	
15 to 17 Years	390	350	740	15 to 17 Years	376	366	742	15 to 17 Years	402	407	809	
18 to 20 Years	351	295	646	18 to 20 Years	337	322	659	18 to 20 Years	371	361	732	
21 to 24 Years	441	495	936	21 to 24 Years	460	432	892	21 to 24 Years	490	471	961	
25 to 34 Years	1,158	1,226	2,384	25 to 34 Years	1,128	1,183	2,311	25 to 34 Years	1,145	1,128	2,273	
35 to 44 Years	1,201	1,237	2,438	35 to 44 Years	1,053	1,165	2,218	35 to 44 Years	1,093	1,194	2,287	
45 to 54 Years	1,463	1,566	3,029	45 to 54 Years	1,292	1,347	2,639	45 to 54 Years	1,127	1,234	2,361	
55 to 64 Years	1,570	1,769	3,339	55 to 64 Years	1,518	1,793	3,311	55 to 64 Years	1,483	1,748	3,231	
65 to 74 Years	1,267	1,224	2,491	65 to 74 Years	1,577	1,586	3,163	65 to 74 Years	1,817	1,852	3,669	
75 to 84 Years	475	570	1,045	75 to 84 Years	620	694	1,314	75 to 84 Years	654	737	1,391	
85 Years and Up	107	202	309	85 Years and Up	138	252	390	85 Years and Up	161	292	453	
<b>Total</b>	<b>10,331</b>	<b>10,887</b>	<b>21,218</b>	<b>Total</b>	<b>10,395</b>	<b>11,057</b>	<b>21,452</b>	<b>Total</b>	<b>10,681</b>	<b>11,353</b>	<b>22,034</b>	
62+ Years	n/a	n/a	4,839	62+ Years	n/a	n/a	5,896	62+ Years	n/a	n/a	6,580	
<b>Median Age:</b>		<b>42.5</b>		<b>Median Age:</b>		<b>45.3</b>		<b>Median Age:</b>		<b>45.3</b>		

Source: Claritas, Ribbon Demographics

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

POPULATION DATA

© 2017 All rights reserved

Claritas

Percent Population by Age & Sex											
Market Area											
Census 2010				Current Year Estimates - 2017				Five-Year Projections - 2022			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.0%	3.3%	6.3%	0 to 4 Years	2.9%	2.9%	5.9%	0 to 4 Years	3.0%	2.9%	5.9%
5 to 9 Years	3.1%	3.0%	6.0%	5 to 9 Years	2.9%	3.0%	6.0%	5 to 9 Years	2.9%	2.9%	5.8%
10 to 14 Years	2.9%	2.9%	5.8%	10 to 14 Years	3.0%	3.0%	5.9%	10 to 14 Years	2.9%	3.0%	5.9%
15 to 17 Years	1.8%	1.6%	3.5%	15 to 17 Years	1.8%	1.7%	3.5%	15 to 17 Years	1.8%	1.8%	3.7%
18 to 20 Years	1.7%	1.4%	3.0%	18 to 20 Years	1.6%	1.5%	3.1%	18 to 20 Years	1.7%	1.6%	3.3%
21 to 24 Years	2.1%	2.3%	4.4%	21 to 24 Years	2.1%	2.0%	4.2%	21 to 24 Years	2.2%	2.1%	4.4%
25 to 34 Years	5.5%	5.8%	11.2%	25 to 34 Years	5.3%	5.5%	10.8%	25 to 34 Years	5.2%	5.1%	10.3%
35 to 44 Years	5.7%	5.8%	11.5%	35 to 44 Years	4.9%	5.4%	10.3%	35 to 44 Years	5.0%	5.4%	10.4%
45 to 54 Years	6.9%	7.4%	14.3%	45 to 54 Years	6.0%	6.3%	12.3%	45 to 54 Years	5.1%	5.6%	10.7%
55 to 64 Years	7.4%	8.3%	15.7%	55 to 64 Years	7.1%	8.4%	15.4%	55 to 64 Years	6.7%	7.9%	14.7%
65 to 74 Years	6.0%	5.8%	11.7%	65 to 74 Years	7.4%	7.4%	14.7%	65 to 74 Years	8.2%	8.4%	16.7%
75 to 84 Years	2.2%	2.7%	4.9%	75 to 84 Years	2.9%	3.2%	6.1%	75 to 84 Years	3.0%	3.3%	6.3%
85 Years and Up	0.5%	1.0%	1.5%	85 Years and Up	0.6%	1.2%	1.8%	85 Years and Up	0.7%	1.3%	2.1%
<b>Total</b>	<b>48.7%</b>	<b>51.3%</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	22.8%	62+ Years	n/a	n/a	27.5%	62+ Years	n/a	n/a	29.9%

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

© 2017 All rights reserved

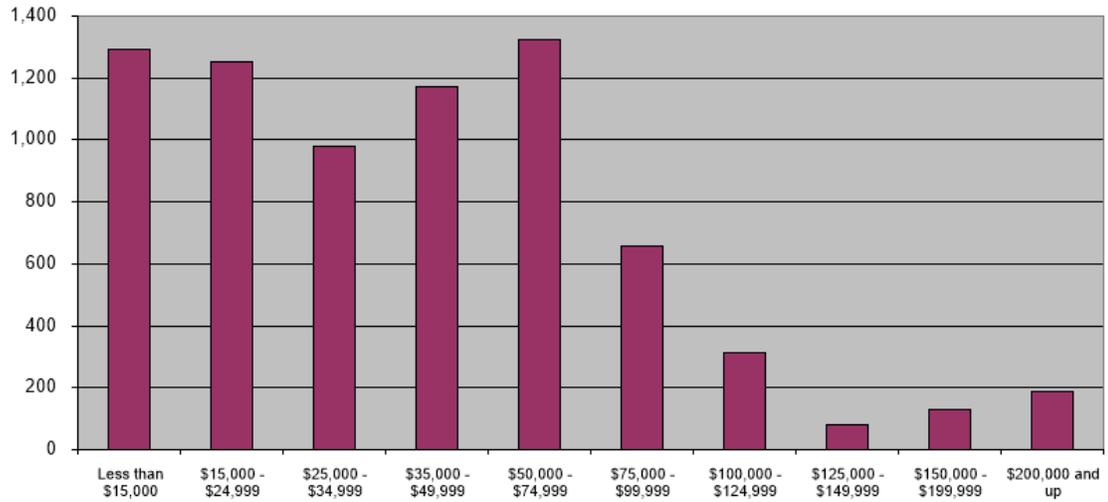
Claritas

Changes in Population by Age & Sex									
Market Area									
Estimated Change - 2010 to 2017					Projected Change - 2017 to 2022				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-11	-79	-90	-6.7%	0 to 4 Years	30	4	34	2.7%
5 to 9 Years	-18	25	7	0.5%	5 to 9 Years	7	-16	-9	-0.7%
10 to 14 Years	17	18	35	2.8%	10 to 14 Years	5	24	29	2.3%
15 to 17 Years	-14	16	2	0.3%	15 to 17 Years	26	41	67	9.0%
18 to 20 Years	-14	27	13	2.0%	18 to 20 Years	34	39	73	11.1%
21 to 24 Years	19	-63	-44	-4.7%	21 to 24 Years	30	39	69	7.7%
25 to 34 Years	-30	-43	-73	-3.1%	25 to 34 Years	17	-55	-38	-1.6%
35 to 44 Years	-148	-72	-220	-9.0%	35 to 44 Years	40	29	69	3.1%
45 to 54 Years	-171	-219	-390	-12.9%	45 to 54 Years	-165	-113	-278	-10.5%
55 to 64 Years	-52	24	-28	-0.8%	55 to 64 Years	-35	-45	-80	-2.4%
65 to 74 Years	310	362	672	27.0%	65 to 74 Years	240	266	506	16.0%
75 to 84 Years	145	124	269	25.7%	75 to 84 Years	34	43	77	5.9%
85 Years and Up	31	50	81	26.2%	85 Years and Up	23	40	63	16.2%
<b>Total</b>	<b>64</b>	<b>170</b>	<b>234</b>	<b>1.1%</b>	<b>Total</b>	<b>286</b>	<b>296</b>	<b>582</b>	<b>2.7%</b>
62+ Years	n/a	n/a	1,057	21.8%	62+ Years	n/a	n/a	684	11.6%

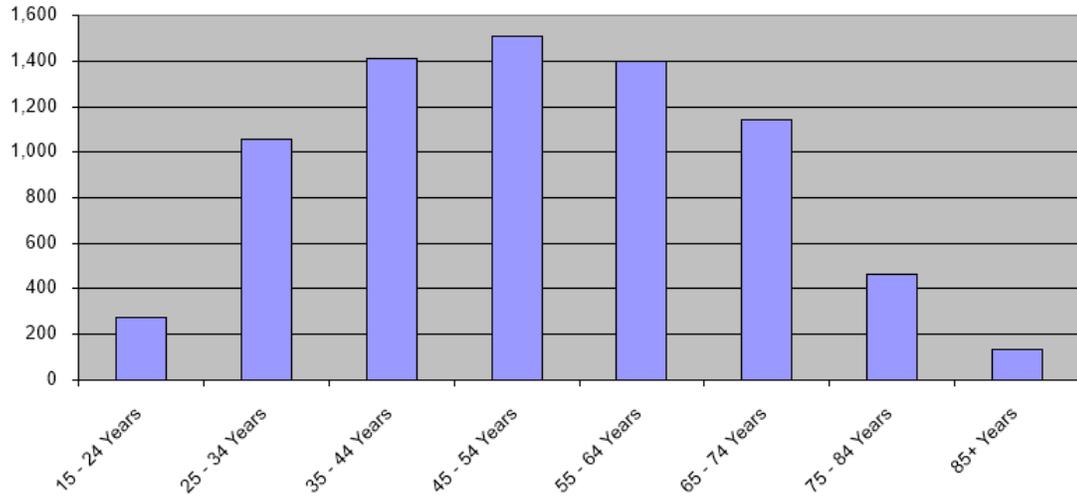
Source: Claritas; Ribbon Demographics

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

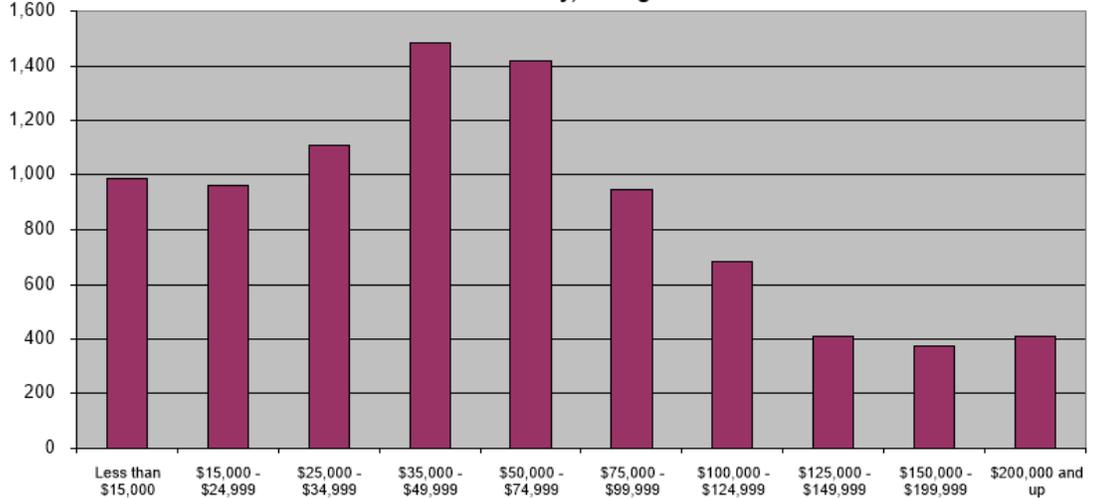
**Households by Income - Census 2000  
Putnam County, Georgia**

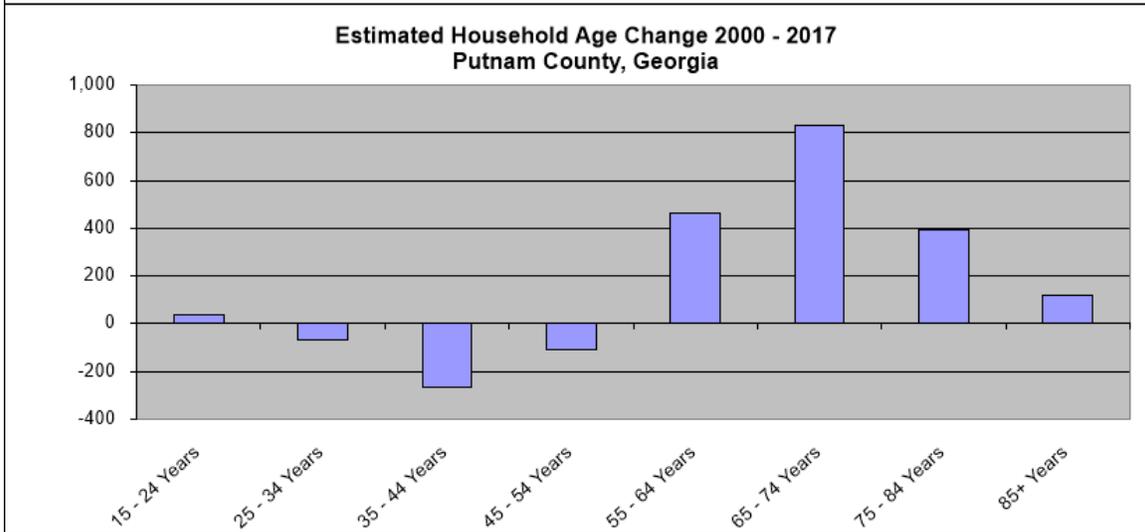
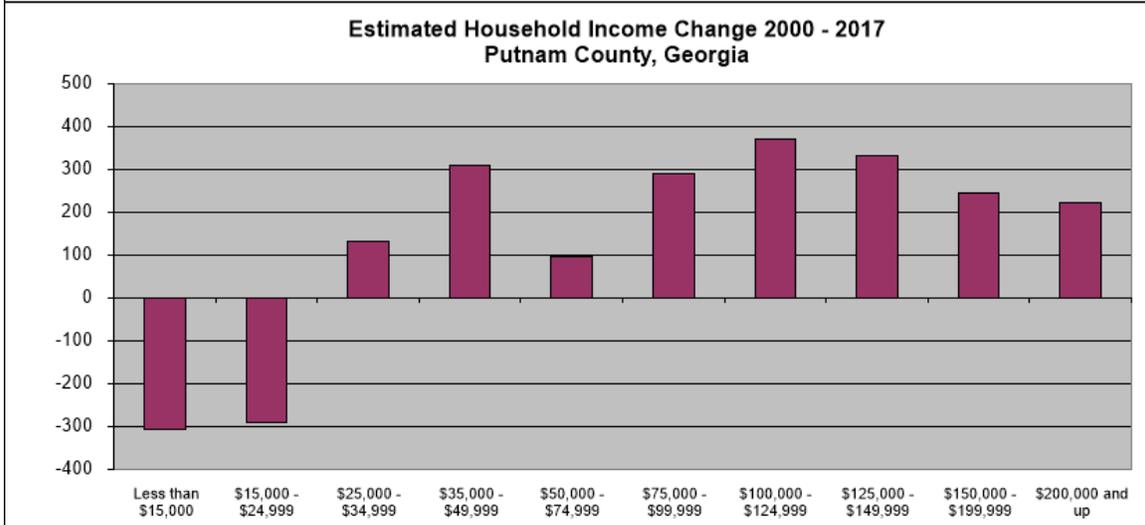
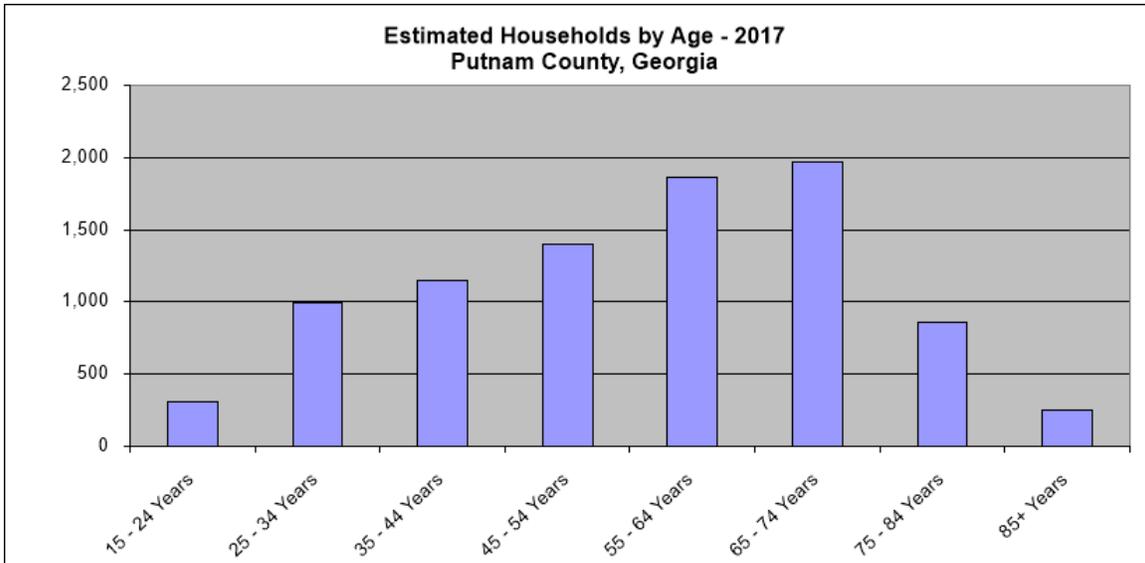


**Households by Age - Census 2000  
Putnam County, Georgia**

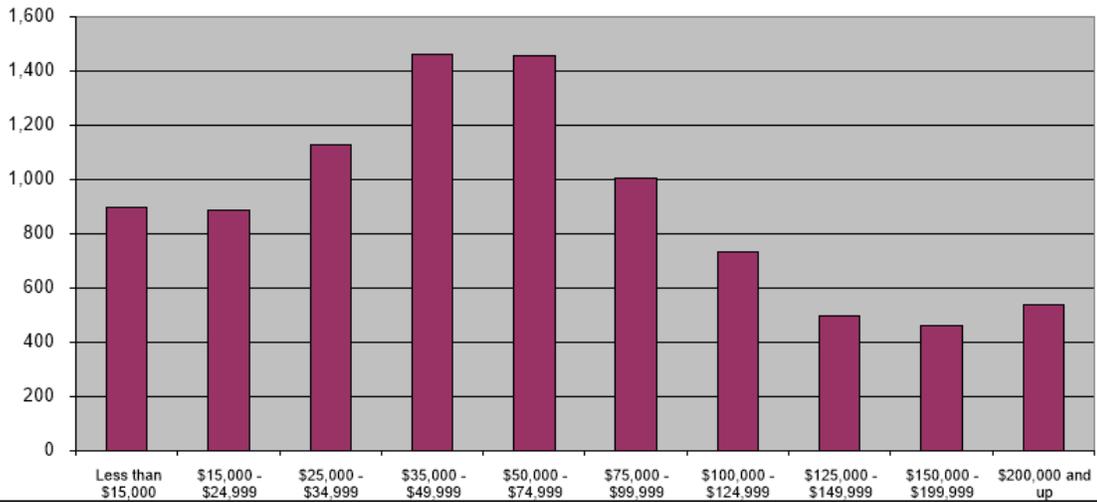


**Estimated Households by Income - 2017  
Putnam County, Georgia**

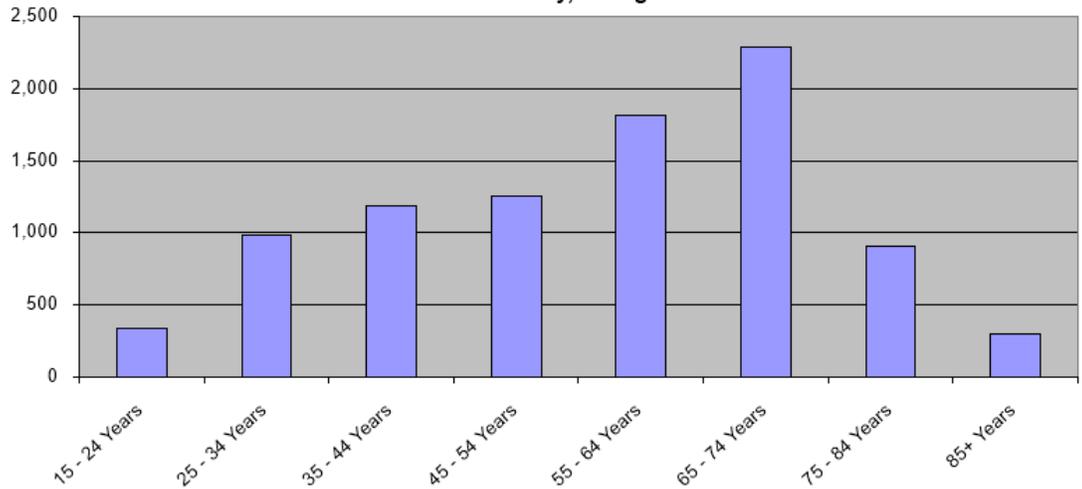




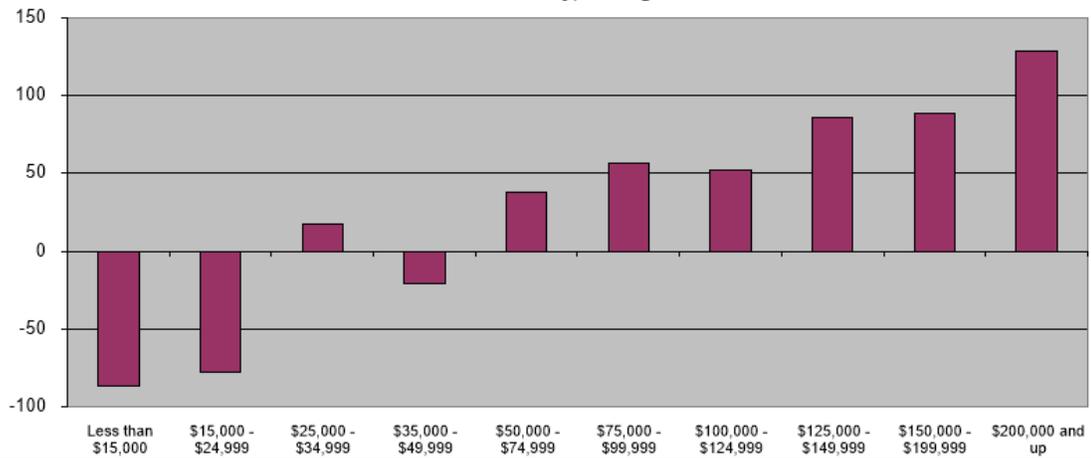
**Projected Households by Income - 2022  
Putnam County, Georgia**

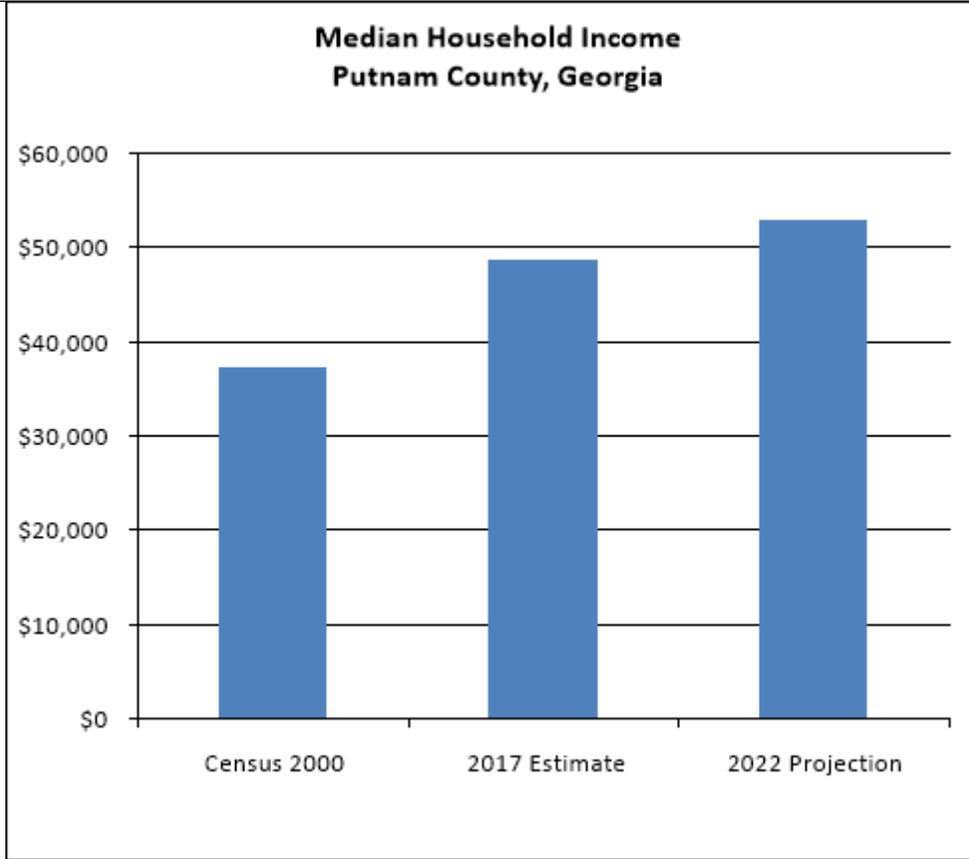
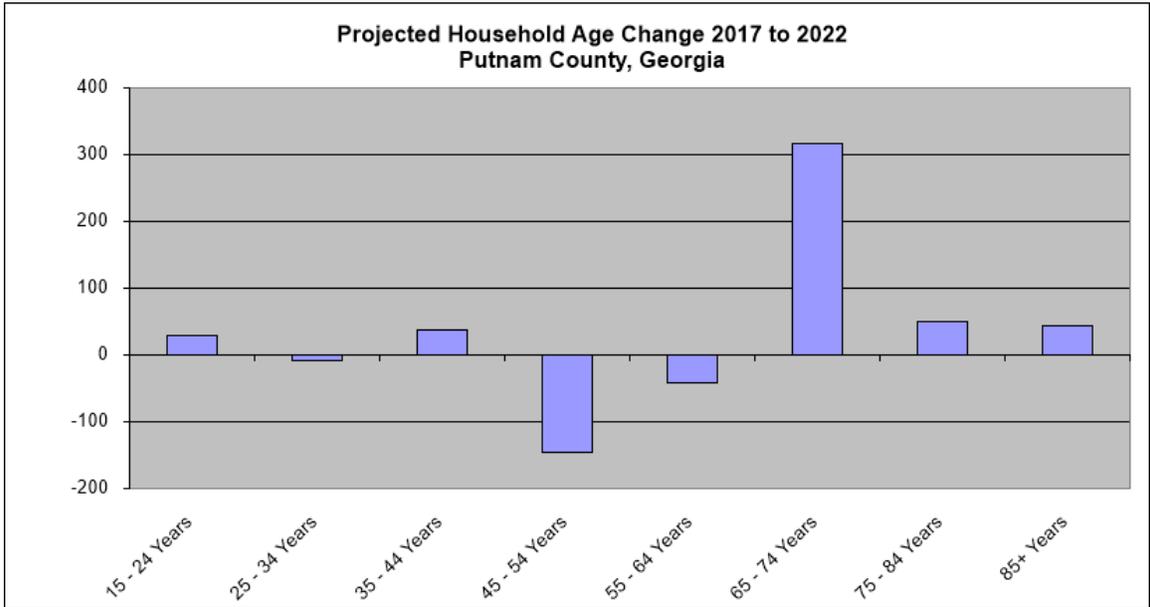


**Projected Households by Age - 2022  
Putnam County, Georgia**



**Projected Household Income Change 2017 to 2022  
Putnam County, Georgia**





HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Putnam County, Georgia										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	63	121	214	232	224	244	144	51	1,293	17.5%
\$15,000 - \$24,999	120	229	201	236	123	187	124	33	1,253	17.0%
\$25,000 - \$34,999	17	208	171	91	197	210	68	18	980	13.3%
\$35,000 - \$49,999	46	215	229	263	206	162	44	9	1,174	15.9%
\$50,000 - \$74,999	17	205	301	238	316	184	47	14	1,322	17.9%
\$75,000 - \$99,999	0	70	165	178	128	105	11	2	659	8.9%
\$100,000 - \$124,999	0	0	77	123	86	18	6	1	311	4.2%
\$125,000 - \$149,999	0	0	10	34	35	0	0	0	79	1.1%
\$150,000 - \$199,999	4	7	6	55	33	15	7	2	129	1.7%
\$200,000 and up	5	0	39	61	50	17	14	2	188	2.5%
<b>Total</b>	<b>272</b>	<b>1,055</b>	<b>1,413</b>	<b>1,511</b>	<b>1,398</b>	<b>1,142</b>	<b>465</b>	<b>132</b>	<b>7,388</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.7%</b>	<b>14.3%</b>	<b>19.1%</b>	<b>20.5%</b>	<b>18.9%</b>	<b>15.5%</b>	<b>6.3%</b>	<b>1.8%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Putnam County, Georgia										
Current Year Estimates - 2017										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	31	82	68	191	314	142	109	49	986	11.2%
\$15,000 - \$24,999	1	123	112	83	126	248	197	73	963	11.0%
\$25,000 - \$34,999	1	134	135	199	285	197	120	40	1,111	12.6%
\$35,000 - \$49,999	206	156	166	231	320	254	124	28	1,485	16.9%
\$50,000 - \$74,999	42	224	253	217	269	291	102	21	1,419	16.1%
\$75,000 - \$99,999	22	84	106	154	183	296	86	18	949	10.8%
\$100,000 - \$124,999	0	91	143	78	84	223	48	15	682	7.8%
\$125,000 - \$149,999	5	74	112	67	77	60	15	2	412	4.7%
\$150,000 - \$199,999	0	19	42	63	72	142	33	3	374	4.3%
\$200,000 and up	0	3	11	120	130	117	24	5	410	4.7%
<b>Total</b>	<b>308</b>	<b>990</b>	<b>1,148</b>	<b>1,403</b>	<b>1,860</b>	<b>1,970</b>	<b>858</b>	<b>254</b>	<b>8,791</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.5%</b>	<b>11.3%</b>	<b>13.1%</b>	<b>16.0%</b>	<b>21.2%</b>	<b>22.4%</b>	<b>9.8%</b>	<b>2.9%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Putnam County, Georgia										
Estimated Change - 2000 to 2017										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-32	-39	-146	-41	90	-102	-35	-2	-307	-23.7%
\$15,000 - \$24,999	-119	-106	-89	-153	3	61	73	40	-290	-23.1%
\$25,000 - \$34,999	-16	-74	-36	108	88	-13	52	22	131	13.4%
\$35,000 - \$49,999	160	-59	-63	-32	114	92	80	19	311	26.5%
\$50,000 - \$74,999	25	19	-48	-21	-47	107	55	7	97	7.3%
\$75,000 - \$99,999	22	14	-59	-24	55	191	75	16	290	44.0%
\$100,000 - \$124,999	0	91	66	-45	-2	205	42	14	371	119.3%
\$125,000 - \$149,999	5	74	102	33	42	60	15	2	333	421.5%
\$150,000 - \$199,999	-4	12	36	8	39	127	26	1	245	189.9%
\$200,000 and up	-5	3	-28	59	80	100	10	3	222	118.1%
<b>Total</b>	<b>36</b>	<b>-65</b>	<b>-265</b>	<b>-108</b>	<b>462</b>	<b>828</b>	<b>393</b>	<b>122</b>	<b>1,403</b>	<b>19.0%</b>
<b>Percent Change</b>	<b>13.2%</b>	<b>-6.2%</b>	<b>-18.8%</b>	<b>-7.1%</b>	<b>33.0%</b>	<b>72.5%</b>	<b>84.5%</b>	<b>92.4%</b>		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age										
Putnam County, Georgia										
Five Year Projections - 2022										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	36	75	65	149	273	145	104	52	899	9.9%
\$15,000 - \$24,999	1	112	105	60	103	243	181	80	885	9.8%
\$25,000 - \$34,999	0	128	128	185	299	216	124	48	1,128	12.4%
\$35,000 - \$49,999	218	139	154	191	289	297	143	33	1,464	16.1%
\$50,000 - \$74,999	47	225	262	190	257	338	111	27	1,457	16.1%
\$75,000 - \$99,999	28	90	112	138	180	342	94	22	1,006	11.1%
\$100,000 - \$124,999	0	96	153	70	82	259	55	19	734	8.1%
\$125,000 - \$149,999	7	90	137	71	88	82	21	2	498	5.5%
\$150,000 - \$199,999	0	22	52	68	84	191	41	5	463	5.1%
\$200,000 and up	0	4	17	136	164	174	34	10	539	5.9%
<b>Total</b>	<b>337</b>	<b>981</b>	<b>1,185</b>	<b>1,258</b>	<b>1,819</b>	<b>2,287</b>	<b>908</b>	<b>298</b>	<b>9,073</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.7%</b>	<b>10.8%</b>	<b>13.1%</b>	<b>13.9%</b>	<b>20.0%</b>	<b>25.2%</b>	<b>10.0%</b>	<b>3.3%</b>		

Source: Claritas; Ribbon Demographics



www.ribbondata.com

## HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Households by Income and Age Putnam County, Georgia Projected Change - 2017 to 2022										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	5	-7	-3	-42	-41	3	-5	3	-87	-8.8%
\$15,000 - \$24,999	0	-11	-7	-23	-23	-5	-16	7	-78	-8.1%
\$25,000 - \$34,999	-1	-6	-7	-14	14	19	4	8	17	1.5%
\$35,000 - \$49,999	12	-17	-12	-40	-31	43	19	5	-21	-1.4%
\$50,000 - \$74,999	5	1	9	-27	-12	47	9	6	38	2.7%
\$75,000 - \$99,999	6	6	6	-16	-3	46	8	4	57	6.0%
\$100,000 - \$124,999	0	5	10	-8	-2	36	7	4	52	7.6%
\$125,000 - \$149,999	2	16	25	4	11	22	6	0	86	20.9%
\$150,000 - \$199,999	0	3	10	5	12	49	8	2	89	23.8%
\$200,000 and up	0	1	6	16	34	57	10	5	129	31.5%
<b>Total</b>	<b>29</b>	<b>-9</b>	<b>37</b>	<b>-145</b>	<b>-41</b>	<b>317</b>	<b>50</b>	<b>44</b>	<b>282</b>	<b>3.2%</b>
<b>Percent Change</b>	<b>9.4%</b>	<b>-0.9%</b>	<b>3.2%</b>	<b>-10.3%</b>	<b>-2.2%</b>	<b>16.1%</b>	<b>5.8%</b>	<b>17.3%</b>	<b>3.2%</b>	

Source: Claritas; Ribbon Demographics



www.ribbondata.com

## HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Median Household Income Putnam County, Georgia		
Census 2000	2017 Estimate	2022 Projection
\$37,147	\$48,490	\$52,754

HOUSEHOLD DATA

© 2017 All rights reserved

Claritas

Median Household Income by Area Putnam County, Georgia			
Geography ID	Census 2000	2017 Estimate	2022 Projection
13237	\$37,147	\$48,490	\$52,754

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	56	90	3	10	40	199
\$10,000-20,000	69	43	75	30	46	263
\$20,000-30,000	89	103	46	47	37	322
\$30,000-40,000	107	17	49	5	1	179
\$40,000-50,000	21	38	61	24	55	199
\$50,000-60,000	6	5	2	45	2	60
\$60,000-75,000	0	0	3	4	74	81
\$75,000-100,000	1	55	11	3	2	72
\$100,000-125,000	5	2	46	3	0	56
\$125,000-150,000	4	15	6	1	6	32
\$150,000-200,000	0	2	1	3	0	6
\$200,000+	4	2	4	3	3	16
<b>Total</b>	<b>362</b>	<b>372</b>	<b>307</b>	<b>178</b>	<b>266</b>	<b>1,485</b>

Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	132	34	2	2	0	170
\$10,000-20,000	59	9	2	4	0	74
\$20,000-30,000	84	45	47	4	0	180
\$30,000-40,000	15	23	2	18	0	58
\$40,000-50,000	19	25	3	5	0	52
\$50,000-60,000	13	10	2	0	2	27
\$60,000-75,000	11	11	2	5	0	29
\$75,000-100,000	5	6	2	3	0	16
\$100,000-125,000	5	1	4	4	0	14
\$125,000-150,000	3	12	0	2	0	17
\$150,000-200,000	7	2	3	2	1	15
\$200,000+	4	2	1	2	1	10
<b>Total</b>	<b>357</b>	<b>180</b>	<b>70</b>	<b>51</b>	<b>4</b>	<b>662</b>

Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	62	31	2	1	0	96
\$10,000-20,000	31	8	2	4	0	45
\$20,000-30,000	42	41	1	3	0	87
\$30,000-40,000	14	23	1	3	0	41
\$40,000-50,000	5	24	3	5	0	37
\$50,000-60,000	12	5	2	0	1	20
\$60,000-75,000	5	11	1	3	0	20
\$75,000-100,000	4	6	2	3	0	15
\$100,000-125,000	4	1	3	3	0	11
\$125,000-150,000	2	1	0	1	0	4
\$150,000-200,000	2	2	2	0	1	7
\$200,000+	2	2	1	2	1	8
<b>Total</b>	<b>185</b>	<b>155</b>	<b>20</b>	<b>28</b>	<b>3</b>	<b>391</b>

Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	188	124	5	12	40	369
\$10,000-20,000	128	52	77	34	46	337
\$20,000-30,000	173	148	93	51	37	502
\$30,000-40,000	122	40	51	23	1	237
\$40,000-50,000	40	63	64	29	55	251
\$50,000-60,000	19	15	4	45	4	87
\$60,000-75,000	11	11	5	9	74	110
\$75,000-100,000	6	61	13	6	2	88
\$100,000-125,000	10	3	50	7	0	70
\$125,000-150,000	7	27	6	3	6	49
\$150,000-200,000	7	4	4	5	1	21
\$200,000+	8	4	2	2	4	26
<b>Total</b>	<b>719</b>	<b>552</b>	<b>377</b>	<b>229</b>	<b>270</b>	<b>2,147</b>

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.8%	6.1%	0.2%	0.7%	2.7%	13.4%
\$10,000-20,000	4.6%	2.9%	5.1%	2.0%	3.1%	17.7%
\$20,000-30,000	6.0%	6.9%	3.1%	3.2%	2.5%	21.7%
\$30,000-40,000	7.2%	1.1%	3.3%	0.3%	0.1%	12.1%
\$40,000-50,000	1.4%	2.6%	4.1%	1.6%	3.7%	13.4%
\$50,000-60,000	0.4%	0.3%	0.1%	3.0%	0.1%	4.0%
\$60,000-75,000	0.0%	0.0%	0.2%	0.3%	5.0%	5.5%
\$75,000-100,000	0.1%	3.7%	0.7%	0.2%	0.1%	4.8%
\$100,000-125,000	0.3%	0.1%	3.1%	0.2%	0.0%	3.8%
\$125,000-150,000	0.3%	1.0%	0.4%	0.1%	0.4%	2.2%
\$150,000-200,000	0.0%	0.1%	0.1%	0.2%	0.0%	0.4%
\$200,000+	0.3%	0.1%	0.3%	0.2%	0.2%	1.1%
<b>Total</b>	<b>24.4%</b>	<b>25.1%</b>	<b>20.7%</b>	<b>12.0%</b>	<b>17.9%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	19.9%	5.1%	0.3%	0.3%	0.0%	25.7%
\$10,000-20,000	8.9%	1.4%	0.3%	0.6%	0.0%	11.2%
\$20,000-30,000	12.7%	6.8%	7.1%	0.6%	0.0%	27.2%
\$30,000-40,000	2.3%	3.5%	0.3%	2.7%	0.0%	8.8%
\$40,000-50,000	2.9%	3.8%	0.5%	0.8%	0.0%	7.9%
\$50,000-60,000	2.0%	1.5%	0.3%	0.0%	0.3%	4.1%
\$60,000-75,000	1.7%	1.7%	0.3%	0.8%	0.0%	4.4%
\$75,000-100,000	0.8%	0.9%	0.3%	0.5%	0.0%	2.4%
\$100,000-125,000	0.8%	0.2%	0.6%	0.6%	0.0%	2.1%
\$125,000-150,000	0.5%	1.8%	0.0%	0.3%	0.0%	2.6%
\$150,000-200,000	1.1%	0.3%	0.5%	0.3%	0.2%	2.3%
\$200,000+	0.6%	0.3%	0.2%	0.3%	0.2%	1.5%
<b>Total</b>	<b>53.9%</b>	<b>27.2%</b>	<b>10.6%</b>	<b>7.7%</b>	<b>0.6%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	15.9%	7.9%	0.5%	0.3%	0.0%	24.6%
\$10,000-20,000	7.9%	2.0%	0.5%	1.0%	0.0%	11.5%
\$20,000-30,000	10.7%	10.5%	0.3%	0.8%	0.0%	22.3%
\$30,000-40,000	3.6%	5.9%	0.3%	0.8%	0.0%	10.5%
\$40,000-50,000	1.3%	6.1%	0.8%	1.3%	0.0%	9.5%
\$50,000-60,000	3.1%	1.3%	0.5%	0.0%	0.3%	5.1%
\$60,000-75,000	1.3%	2.8%	0.3%	0.8%	0.0%	5.1%
\$75,000-100,000	1.0%	1.5%	0.5%	0.8%	0.0%	3.8%
\$100,000-125,000	1.0%	0.3%	0.8%	0.8%	0.0%	2.8%
\$125,000-150,000	0.5%	0.3%	0.0%	0.3%	0.0%	1.0%
\$150,000-200,000	0.5%	0.5%	0.5%	0.0%	0.3%	1.8%
\$200,000+	0.3%	0.5%	0.3%	0.5%	0.3%	2.0%
<b>Total</b>	<b>47.3%</b>	<b>39.6%</b>	<b>5.1%</b>	<b>7.2%</b>	<b>0.8%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	8.8%	5.8%	0.2%	0.6%	1.9%	17.2%
\$10,000-20,000	6.0%	2.4%	3.6%	1.6%	2.1%	15.7%
\$20,000-30,000	8.1%	6.9%	4.3%	2.4%	1.7%	23.4%
\$30,000-40,000	5.7%	1.9%	2.4%	1.1%	0.0%	11.0%
\$40,000-50,000	1.9%	2.9%	3.0%	1.4%	2.6%	11.7%
\$50,000-60,000	0.9%	0.7%	0.2%	2.1%	0.2%	4.1%
\$60,000-75,000	0.5%	0.5%	0.2%	0.4%	3.4%	5.1%
\$75,000-100,000	0.3%	2.8%	0.6%	0.3%	0.1%	4.1%
\$100,000-125,000	0.5%	0.1%	2.3%	0.3%	0.0%	3.3%
\$125,000-150,000	0.3%	1.3%	0.3%	0.1%	0.3%	2.3%
\$150,000-200,000	0.3%	0.2%	0.2%	0.2%	0.0%	1.0%
\$200,000+	0.4%	0.2%	0.2%	0.2%	0.2%	1.2%
<b>Total</b>	<b>33.5%</b>	<b>25.7%</b>	<b>17.6%</b>	<b>10.7%</b>	<b>12.6%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

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	29	28	29	7	5	98
\$10,000-20,000	61	24	79	11	4	179
\$20,000-30,000	81	136	65	80	27	389
\$30,000-40,000	57	55	75	35	88	310
\$40,000-50,000	1	196	32	58	58	345
\$50,000-60,000	55	189	91	13	86	434
\$60,000-75,000	58	67	71	170	108	474
\$75,000-100,000	1	152	85	51	13	302
\$100,000-125,000	36	22	24	110	1	193
\$125,000-150,000	4	85	43	7	5	144
\$150,000-200,000	23	22	24	21	3	93
\$200,000+	0	50	1	72	25	148
<b>Total</b>	<b>406</b>	<b>1,026</b>	<b>619</b>	<b>635</b>	<b>423</b>	<b>3,109</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	179	87	4	11	2	283
\$10,000-20,000	269	180	31	1	1	482
\$20,000-30,000	138	168	69	8	2	385
\$30,000-40,000	123	185	44	29	2	383
\$40,000-50,000	134	264	54	8	4	464
\$50,000-60,000	18	183	16	8	7	232
\$60,000-75,000	25	198	18	2	3	246
\$75,000-100,000	13	237	23	1	3	277
\$100,000-125,000	26	112	13	27	1	179
\$125,000-150,000	16	67	6	11	14	114
\$150,000-200,000	16	34	3	1	1	55
\$200,000+	2	92	5	3	2	111
<b>Total</b>	<b>966</b>	<b>1,807</b>	<b>286</b>	<b>110</b>	<b>42</b>	<b>3,211</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	131	69	2	4	2	208
\$10,000-20,000	189	154	22	0	0	365
\$20,000-30,000	130	152	17	3	2	304
\$30,000-40,000	101	137	44	3	2	287
\$40,000-50,000	75	200	46	6	3	330
\$50,000-60,000	15	108	14	3	6	146
\$60,000-75,000	17	143	10	1	2	173
\$75,000-100,000	13	136	20	0	2	171
\$100,000-125,000	7	66	12	1	1	87
\$125,000-150,000	11	24	4	2	1	42
\$150,000-200,000	4	11	3	0	1	19
\$200,000+	1	54	5	2	1	63
<b>Total</b>	<b>694</b>	<b>1,254</b>	<b>199</b>	<b>25</b>	<b>23</b>	<b>2,195</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	208	115	33	18	7	381
\$10,000-20,000	330	204	110	12	5	661
\$20,000-30,000	219	304	134	88	29	774
\$30,000-40,000	180	240	119	64	90	693
\$40,000-50,000	135	460	86	66	62	809
\$50,000-60,000	73	372	107	21	93	666
\$60,000-75,000	83	265	89	172	111	720
\$75,000-100,000	14	389	108	52	16	579
\$100,000-125,000	62	134	37	137	2	372
\$125,000-150,000	20	152	49	18	19	258
\$150,000-200,000	39	56	27	22	4	148
\$200,000+	2	142	6	75	27	252
<b>Total</b>	<b>1,372</b>	<b>2,833</b>	<b>905</b>	<b>745</b>	<b>465</b>	<b>6,320</b>

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.9%	0.9%	0.9%	0.2%	0.2%	3.2%
\$10,000-20,000	2.0%	0.8%	2.5%	0.4%	0.1%	5.8%
\$20,000-30,000	2.6%	4.4%	2.1%	2.6%	0.9%	12.5%
\$30,000-40,000	1.8%	1.8%	2.4%	1.1%	2.8%	10.0%
\$40,000-50,000	0.0%	6.3%	1.0%	1.9%	1.9%	11.1%
\$50,000-60,000	1.8%	6.1%	2.9%	0.4%	2.8%	14.0%
\$60,000-75,000	1.9%	2.2%	2.3%	5.5%	3.5%	15.2%
\$75,000-100,000	0.0%	4.9%	2.7%	1.6%	0.4%	9.7%
\$100,000-125,000	1.2%	0.7%	0.8%	3.5%	0.0%	6.2%
\$125,000-150,000	0.1%	2.7%	1.4%	0.2%	0.2%	4.6%
\$150,000-200,000	0.7%	0.7%	0.8%	0.7%	0.1%	3.0%
\$200,000+	0.0%	1.6%	0.0%	2.3%	0.8%	4.8%
<b>Total</b>	<b>13.1%</b>	<b>33.0%</b>	<b>19.9%</b>	<b>20.4%</b>	<b>13.6%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.6%	2.7%	0.1%	0.3%	0.1%	8.8%
\$10,000-20,000	8.4%	5.6%	1.0%	0.0%	0.0%	15.0%
\$20,000-30,000	4.3%	5.2%	2.1%	0.2%	0.1%	12.0%
\$30,000-40,000	3.8%	5.8%	1.4%	0.9%	0.1%	11.9%
\$40,000-50,000	4.2%	8.2%	1.7%	0.2%	0.1%	14.5%
\$50,000-60,000	0.6%	5.7%	0.5%	0.2%	0.2%	7.2%
\$60,000-75,000	0.8%	6.2%	0.6%	0.1%	0.1%	7.7%
\$75,000-100,000	0.4%	7.4%	0.7%	0.0%	0.1%	8.6%
\$100,000-125,000	0.8%	3.5%	0.4%	0.8%	0.0%	5.6%
\$125,000-150,000	0.5%	2.1%	0.2%	0.3%	0.4%	3.6%
\$150,000-200,000	0.5%	1.1%	0.1%	0.0%	0.0%	1.7%
\$200,000+	0.3%	2.9%	0.2%	0.1%	0.1%	3.5%
<b>Total</b>	<b>30.1%</b>	<b>56.3%</b>	<b>8.9%</b>	<b>3.4%</b>	<b>1.3%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.0%	3.1%	0.1%	0.2%	0.1%	9.5%
\$10,000-20,000	8.6%	7.0%	1.0%	0.0%	0.0%	16.6%
\$20,000-30,000	5.9%	6.9%	0.8%	0.1%	0.1%	13.8%
\$30,000-40,000	4.6%	6.2%	2.0%	0.1%	0.1%	13.1%
\$40,000-50,000	3.4%	9.1%	2.1%	0.3%	0.1%	15.0%
\$50,000-60,000	0.7%	4.9%	0.6%	0.1%	0.3%	6.7%
\$60,000-75,000	0.8%	6.5%	0.5%	0.0%	0.1%	7.9%
\$75,000-100,000	0.6%	6.2%	0.9%	0.0%	0.1%	7.8%
\$100,000-125,000	0.3%	3.0%	0.5%	0.0%	0.0%	4.0%
\$125,000-150,000	0.5%	1.1%	0.2%	0.1%	0.0%	1.9%
\$150,000-200,000	0.2%	0.5%	0.1%	0.0%	0.0%	0.9%
\$200,000+	0.0%	2.5%	0.2%	0.1%	0.0%	2.9%
<b>Total</b>	<b>31.6%</b>	<b>57.1%</b>	<b>9.1%</b>	<b>1.1%</b>	<b>1.0%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.3%	1.8%	0.5%	0.3%	0.1%	6.0%
\$10,000-20,000	5.2%	3.2%	1.7%	0.2%	0.1%	10.5%
\$20,000-30,000	3.5%	4.8%	2.1%	1.4%	0.5%	12.2%
\$30,000-40,000	2.8%	3.8%	1.9%	1.0%	1.4%	11.0%
\$40,000-50,000	2.1%	7.3%	1.4%	1.0%	1.0%	12.8%
\$50,000-60,000	1.2%	5.9%	1.7%	0.3%	1.5%	10.5%
\$60,000-75,000	1.3%	4.2%	1.4%	2.7%	1.8%	11.4%
\$75,000-100,000	0.2%	6.2%	1.7%	0.8%	0.3%	9.2%
\$100,000-125,000	1.0%	2.1%	0.6%	2.2%	0.0%	5.9%
\$125,000-150,000	0.3%	2.4%	0.8%	0.3%	0.3%	4.1%
\$150,000-200,000	0.6%	0.9%	0.4%	0.3%	0.1%	2.3%
\$200,000+	0.1%	2.2%	0.1%	1.2%	0.4%	4.1%
<b>Total</b>	<b>21.7%</b>	<b>44.8%</b>	<b>14.3%</b>	<b>11.8%</b>	<b>7.4%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Renter Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	45	32	7	8	47	139
\$10,000-20,000	50	18	55	18	46	187
\$20,000-30,000	75	50	52	35	17	229
\$30,000-40,000	89	60	50	5	1	205
\$40,000-50,000	31	29	51	24	71	206
\$50,000-60,000	8	4	3	20	1	36
\$60,000-75,000	5	1	5	3	70	84
\$75,000-100,000	8	47	9	1	1	66
\$100,000-125,000	6	1	50	5	0	62
\$125,000-150,000	13	42	9	5	9	78
\$150,000-200,000	4	1	4	1	2	12
\$200,000+	2	2	2	2	1	15
<b>Total</b>	<b>339</b>	<b>288</b>	<b>298</b>	<b>128</b>	<b>266</b>	<b>1,319</b>

Renter Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	85	39	2	4	0	130
\$10,000-20,000	63	13	1	1	1	79
\$20,000-30,000	90	49	36	5	1	181
\$30,000-40,000	20	28	3	35	2	88
\$40,000-50,000	30	27	3	2	0	62
\$50,000-60,000	31	14	5	5	1	56
\$60,000-75,000	30	12	6	5	0	53
\$75,000-100,000	18	13	5	3	3	42
\$100,000-125,000	25	3	6	7	0	41
\$125,000-150,000	12	16	5	1	2	36
\$150,000-200,000	28	12	7	5	1	53
\$200,000+	15	2	7	2	2	32
<b>Total</b>	<b>447</b>	<b>229</b>	<b>86</b>	<b>78</b>	<b>13</b>	<b>853</b>

Renter Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	38	36	1	4	0	79
\$10,000-20,000	31	12	1	1	1	46
\$20,000-30,000	62	46	2	4	0	114
\$30,000-40,000	18	26	3	4	1	52
\$40,000-50,000	11	25	2	1	0	39
\$50,000-60,000	28	11	4	3	1	47
\$60,000-75,000	14	11	2	2	0	29
\$75,000-100,000	15	13	4	2	3	37
\$100,000-125,000	23	3	5	5	0	36
\$125,000-150,000	11	13	4	0	2	30
\$150,000-200,000	20	12	4	4	1	41
\$200,000+	11	2	2	4	1	24
<b>Total</b>	<b>282</b>	<b>211</b>	<b>37</b>	<b>34</b>	<b>10</b>	<b>574</b>

Renter Households						
All Age Groups						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	130	71	9	12	47	269
\$10,000-20,000	113	31	56	19	47	266
\$20,000-30,000	165	99	88	40	18	410
\$30,000-40,000	109	88	53	40	3	293
\$40,000-50,000	61	56	54	26	71	268
\$50,000-60,000	39	18	8	25	2	92
\$60,000-75,000	35	13	11	8	70	137
\$75,000-100,000	26	60	14	4	4	108
\$100,000-125,000	31	4	56	12	0	103
\$125,000-150,000	25	58	14	6	11	114
\$150,000-200,000	32	13	11	6	3	65
\$200,000+	20	6	10	8	3	47
<b>Total</b>	<b>786</b>	<b>517</b>	<b>384</b>	<b>206</b>	<b>279</b>	<b>2,172</b>

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Percent Renter Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.4%	2.4%	0.5%	0.6%	3.6%	10.5%
\$10,000-20,000	3.8%	1.4%	4.2%	1.4%	3.5%	14.2%
\$20,000-30,000	5.7%	3.8%	3.9%	2.7%	1.3%	17.4%
\$30,000-40,000	6.7%	4.5%	3.8%	0.4%	0.1%	15.5%
\$40,000-50,000	2.4%	2.2%	3.9%	1.8%	5.4%	15.6%
\$50,000-60,000	0.6%	0.3%	0.2%	1.5%	0.1%	2.7%
\$60,000-75,000	0.4%	0.1%	0.4%	0.2%	5.3%	6.4%
\$75,000-100,000	0.6%	3.6%	0.7%	0.1%	0.1%	5.0%
\$100,000-125,000	0.5%	0.1%	3.8%	0.4%	0.0%	4.7%
\$125,000-150,000	1.0%	3.2%	0.7%	0.4%	0.7%	5.9%
\$150,000-200,000	0.3%	0.1%	0.3%	0.1%	0.2%	0.9%
\$200,000+	0.4%	0.2%	0.2%	0.2%	0.1%	1.1%
<b>Total</b>	<b>25.7%</b>	<b>21.8%</b>	<b>22.6%</b>	<b>9.7%</b>	<b>20.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	10.0%	4.6%	0.2%	0.5%	0.0%	15.2%
\$10,000-20,000	7.4%	1.5%	0.1%	0.1%	0.1%	9.3%
\$20,000-30,000	10.6%	5.7%	4.2%	0.6%	0.1%	21.2%
\$30,000-40,000	2.3%	3.3%	0.4%	4.1%	0.2%	10.3%
\$40,000-50,000	3.5%	3.2%	0.4%	0.2%	0.0%	7.3%
\$50,000-60,000	3.6%	1.6%	0.6%	0.6%	0.1%	6.6%
\$60,000-75,000	3.5%	1.4%	0.7%	0.6%	0.0%	6.2%
\$75,000-100,000	2.1%	1.5%	0.6%	0.4%	0.4%	4.9%
\$100,000-125,000	2.9%	0.4%	0.7%	0.8%	0.0%	4.8%
\$125,000-150,000	1.4%	1.9%	0.6%	0.1%	0.2%	4.2%
\$150,000-200,000	3.3%	1.4%	0.8%	0.6%	0.1%	6.2%
\$200,000+	1.8%	0.4%	0.8%	0.6%	0.2%	3.8%
<b>Total</b>	<b>52.4%</b>	<b>26.8%</b>	<b>10.1%</b>	<b>9.1%</b>	<b>1.5%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.6%	6.3%	0.2%	0.7%	0.0%	13.8%
\$10,000-20,000	5.4%	2.1%	0.2%	0.2%	0.2%	8.0%
\$20,000-30,000	10.8%	8.0%	0.3%	0.7%	0.0%	19.9%
\$30,000-40,000	3.1%	4.5%	0.5%	0.7%	0.2%	9.1%
\$40,000-50,000	1.9%	4.4%	0.3%	0.2%	0.0%	6.8%
\$50,000-60,000	4.9%	1.9%	0.7%	0.5%	0.2%	8.2%
\$60,000-75,000	2.4%	1.9%	0.3%	0.3%	0.0%	5.1%
\$75,000-100,000	2.6%	2.3%	0.7%	0.3%	0.5%	6.4%
\$100,000-125,000	4.0%	0.5%	0.9%	0.9%	0.0%	6.3%
\$125,000-150,000	1.9%	2.3%	0.7%	0.0%	0.3%	5.2%
\$150,000-200,000	3.5%	2.1%	0.7%	0.7%	0.2%	7.1%
\$200,000+	1.9%	0.5%	0.9%	0.7%	0.2%	4.2%
<b>Total</b>	<b>49.1%</b>	<b>36.8%</b>	<b>6.4%</b>	<b>5.9%</b>	<b>1.7%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.0%	3.3%	0.4%	0.6%	2.2%	12.4%
\$10,000-20,000	5.2%	1.4%	2.6%	0.9%	2.2%	12.2%
\$20,000-30,000	7.6%	4.6%	4.1%	1.8%	0.8%	18.9%
\$30,000-40,000	5.0%	4.1%	2.4%	1.8%	0.1%	13.5%
\$40,000-50,000	2.8%	2.6%	2.5%	1.2%	3.3%	12.3%
\$50,000-60,000	1.8%	0.8%	0.4%	1.2%	0.1%	4.2%
\$60,000-75,000	1.6%	0.6%	0.5%	0.4%	3.2%	6.3%
\$75,000-100,000	1.2%	2.8%	0.6%	0.2%	0.2%	5.0%
\$100,000-125,000	1.4%	0.2%	2.6%	0.6%	0.0%	4.7%
\$125,000-150,000	1.2%	2.7%	0.6%	0.3%	0.5%	5.2%
\$150,000-200,000	1.5%	0.6%	0.5%	0.3%	0.1%	3.0%
\$200,000+	0.9%	0.3%	0.5%	0.4%	0.1%	2.2%
<b>Total</b>	<b>36.2%</b>	<b>23.8%</b>	<b>17.7%</b>	<b>9.5%</b>	<b>12.8%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	16	12	21	13	8	70
\$10,000-20,000	39	11	35	6	4	95
\$20,000-30,000	41	98	66	45	14	264
\$30,000-40,000	21	46	88	41	68	264
\$40,000-50,000	1	120	29	28	82	260
\$50,000-60,000	20	95	44	21	38	218
\$60,000-75,000	45	29	76	134	114	398
\$75,000-100,000	0	141	104	41	14	300
\$100,000-125,000	22	20	25	182	1	250
\$125,000-150,000	2	106	55	8	9	180
\$150,000-200,000	23	9	45	33	2	112
\$200,000+	1	21	1	65	31	119
<b>Total</b>	<b>231</b>	<b>708</b>	<b>589</b>	<b>617</b>	<b>385</b>	<b>2,530</b>

Owner Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	79	47	2	10	3	141
\$10,000-20,000	322	152	41	7	4	526
\$20,000-30,000	258	232	63	13	3	569
\$30,000-40,000	122	139	31	42	2	336
\$40,000-50,000	167	272	59	9	7	514
\$50,000-60,000	33	193	29	12	16	283
\$60,000-75,000	29	218	31	7	6	291
\$75,000-100,000	46	455	32	3	5	541
\$100,000-125,000	31	250	22	23	3	329
\$125,000-150,000	20	69	10	7	12	118
\$150,000-200,000	70	95	21	8	3	197
\$200,000+	33	182	23	3	3	244
<b>Total</b>	<b>1,210</b>	<b>2,304</b>	<b>364</b>	<b>144</b>	<b>67</b>	<b>4,089</b>

Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	57	29	1	2	3	92
\$10,000-20,000	243	133	35	5	2	418
\$20,000-30,000	250	218	19	5	3	495
\$30,000-40,000	75	97	30	3	2	207
\$40,000-50,000	107	195	38	8	6	354
\$50,000-60,000	31	155	27	3	16	232
\$60,000-75,000	12	150	13	5	4	184
\$75,000-100,000	46	334	24	2	4	410
\$100,000-125,000	19	226	22	1	2	270
\$125,000-150,000	17	39	9	0	0	65
\$150,000-200,000	52	77	21	3	2	155
\$200,000+	2	122	23	3	3	153
<b>Total</b>	<b>911</b>	<b>1,775</b>	<b>262</b>	<b>40</b>	<b>47</b>	<b>3,035</b>

Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	95	59	23	23	11	211
\$10,000-20,000	361	163	76	13	8	621
\$20,000-30,000	299	330	129	58	17	833
\$30,000-40,000	143	185	119	83	70	600
\$40,000-50,000	168	392	88	37	89	774
\$50,000-60,000	53	288	73	33	54	501
\$60,000-75,000	74	247	107	141	120	689
\$75,000-100,000	46	596	136	44	19	841
\$100,000-125,000	53	270	47	205	4	579
\$125,000-150,000	22	175	65	15	21	298
\$150,000-200,000	93	104	66	41	5	309
\$200,000+	34	203	24	68	34	363
<b>Total</b>	<b>1,441</b>	<b>3,012</b>	<b>953</b>	<b>761</b>	<b>452</b>	<b>6,619</b>

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Percent Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.6%	0.5%	0.8%	0.5%	0.3%	2.8%
\$10,000-20,000	1.5%	0.4%	1.4%	0.2%	0.2%	3.8%
\$20,000-30,000	1.6%	3.9%	2.6%	1.8%	0.6%	10.4%
\$30,000-40,000	0.8%	1.8%	3.5%	1.6%	2.7%	10.4%
\$40,000-50,000	0.0%	4.7%	1.1%	1.1%	3.2%	10.3%
\$50,000-60,000	0.8%	3.8%	1.7%	0.8%	1.5%	8.6%
\$60,000-75,000	1.8%	1.1%	3.0%	5.3%	4.5%	15.7%
\$75,000-100,000	0.0%	5.6%	4.1%	1.6%	0.6%	11.9%
\$100,000-125,000	0.9%	0.8%	1.0%	7.2%	0.0%	9.9%
\$125,000-150,000	0.1%	4.2%	2.2%	0.3%	0.4%	7.1%
\$150,000-200,000	0.9%	0.4%	1.8%	1.3%	0.1%	4.4%
\$200,000+	0.0%	0.8%	0.0%	2.6%	1.2%	4.7%
<b>Total</b>	<b>9.1%</b>	<b>28.0%</b>	<b>23.3%</b>	<b>24.4%</b>	<b>15.2%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.9%	1.1%	0.0%	0.2%	0.1%	3.4%
\$10,000-20,000	7.9%	3.7%	1.0%	0.2%	0.1%	12.9%
\$20,000-30,000	6.3%	5.7%	1.5%	0.3%	0.1%	13.9%
\$30,000-40,000	3.0%	3.4%	0.8%	1.0%	0.0%	8.2%
\$40,000-50,000	4.1%	6.7%	1.4%	0.2%	0.2%	12.6%
\$50,000-60,000	0.8%	4.7%	0.7%	0.3%	0.4%	6.9%
\$60,000-75,000	0.7%	5.3%	0.8%	0.2%	0.1%	7.1%
\$75,000-100,000	1.1%	11.1%	0.8%	0.1%	0.1%	13.2%
\$100,000-125,000	0.8%	6.1%	0.5%	0.6%	0.1%	8.0%
\$125,000-150,000	0.5%	1.7%	0.2%	0.2%	0.3%	2.9%
\$150,000-200,000	1.7%	2.3%	0.5%	0.2%	0.1%	4.8%
\$200,000+	0.8%	4.5%	0.6%	0.1%	0.1%	6.0%
<b>Total</b>	<b>29.6%</b>	<b>56.3%</b>	<b>8.9%</b>	<b>3.5%</b>	<b>1.6%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.9%	1.0%	0.0%	0.1%	0.1%	3.0%
\$10,000-20,000	8.0%	4.4%	1.2%	0.2%	0.1%	13.8%
\$20,000-30,000	8.2%	7.2%	0.6%	0.2%	0.1%	16.3%
\$30,000-40,000	2.5%	3.2%	1.0%	0.1%	0.1%	6.8%
\$40,000-50,000	3.5%	6.4%	1.3%	0.3%	0.2%	11.7%
\$50,000-60,000	1.0%	5.1%	0.9%	0.1%	0.5%	7.6%
\$60,000-75,000	0.4%	4.9%	0.4%	0.2%	0.1%	6.1%
\$75,000-100,000	1.5%	11.0%	0.8%	0.1%	0.1%	13.5%
\$100,000-125,000	0.6%	7.4%	0.7%	0.0%	0.1%	8.9%
\$125,000-150,000	0.6%	1.3%	0.3%	0.0%	0.0%	2.1%
\$150,000-200,000	1.7%	2.5%	0.7%	0.1%	0.1%	5.1%
\$200,000+	0.1%	4.0%	0.8%	0.1%	0.1%	5.0%
<b>Total</b>	<b>30.0%</b>	<b>58.5%</b>	<b>8.6%</b>	<b>1.3%</b>	<b>1.5%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.4%	0.9%	0.3%	0.3%	0.2%	3.2%
\$10,000-20,000	5.5%	2.5%	1.1%	0.2%	0.1%	9.4%
\$20,000-30,000	4.5%	5.0%	1.9%	0.9%	0.3%	12.6%
\$30,000-40,000	2.2%	2.8%	1.8%	1.3%	1.1%	9.1%
\$40,000-50,000	2.5%	5.9%	1.3%	0.6%	1.3%	11.7%
\$50,000-60,000	0.8%	4.4%	1.1%	0.5%	0.8%	7.6%
\$60,000-75,000	1.1%	3.7%	1.6%	2.1%	1.8%	10.4%
\$75,000-100,000	0.7%	9.0%	2.1%	0.7%	0.3%	12.7%
\$100,000-125,000	0.8%	4.1%	0.7%	3.1%	0.1%	8.7%
\$125,000-150,000	0.3%	2.6%	1.0%	0.2%	0.3%	4.5%
\$150,000-200,000	1.4%	1.6%	1.0%	0.6%	0.1%	4.7%
\$200,000+	0.5%	3.1%	0.4%	1.0%	0.5%	5.5%
<b>Total</b>	<b>21.8%</b>	<b>45.5%</b>	<b>14.4%</b>	<b>11.5%</b>	<b>6.8%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	45	27	7	6	44	129
\$10,000-20,000	42	16	54	16	44	172
\$20,000-30,000	59	39	44	34	13	189
\$30,000-40,000	86	61	62	5	1	215
\$40,000-50,000	31	28	53	18	70	200
\$50,000-60,000	9	3	4	19	6	41
\$60,000-75,000	7	0	5	0	71	83
\$75,000-100,000	9	41	9	2	1	62
\$100,000-125,000	10	1	58	1	0	70
\$125,000-150,000	18	55	9	8	10	100
\$150,000-200,000	4	0	2	3	2	11
\$200,000+	7	3	3	1	7	21
<b>Total</b>	<b>327</b>	<b>274</b>	<b>310</b>	<b>113</b>	<b>269</b>	<b>1,293</b>

Renter Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	80	38	2	2	1	123
\$10,000-20,000	60	13	3	4	0	80
\$20,000-30,000	88	41	31	5	0	165
\$30,000-40,000	28	27	3	50	3	111
\$40,000-50,000	34	27	5	4	1	71
\$50,000-60,000	35	19	4	5	0	63
\$60,000-75,000	35	13	7	6	0	61
\$75,000-100,000	22	15	7	5	0	49
\$100,000-125,000	33	3	6	7	1	50
\$125,000-150,000	18	18	5	3	2	46
\$150,000-200,000	44	13	7	3	3	70
\$200,000+	24	7	6	5	0	42
<b>Total</b>	<b>501</b>	<b>234</b>	<b>86</b>	<b>99</b>	<b>11</b>	<b>931</b>

Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	39	36	1	2	1	79
\$10,000-20,000	31	12	3	4	0	50
\$20,000-30,000	65	38	3	4	0	110
\$30,000-40,000	26	26	3	7	2	64
\$40,000-50,000	14	26	4	3	0	47
\$50,000-60,000	30	16	3	5	0	54
\$60,000-75,000	18	12	3	4	0	37
\$75,000-100,000	18	15	6	4	0	43
\$100,000-125,000	31	3	5	6	0	45
\$125,000-150,000	16	14	4	1	1	36
\$150,000-200,000	32	13	2	2	3	52
\$200,000+	16	7	6	4	0	33
<b>Total</b>	<b>336</b>	<b>218</b>	<b>43</b>	<b>46</b>	<b>7</b>	<b>650</b>

Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	125	65	9	8	45	252
\$10,000-20,000	102	29	57	20	44	252
\$20,000-30,000	147	80	75	39	13	354
\$30,000-40,000	114	88	65	55	4	326
\$40,000-50,000	65	55	58	22	71	271
\$50,000-60,000	44	22	8	24	6	104
\$60,000-75,000	42	13	12	6	71	144
\$75,000-100,000	31	56	16	7	1	111
\$100,000-125,000	43	4	64	8	1	120
\$125,000-150,000	36	73	14	11	12	146
\$150,000-200,000	48	13	9	6	5	81
\$200,000+	31	10	9	6	7	63
<b>Total</b>	<b>828</b>	<b>508</b>	<b>396</b>	<b>212</b>	<b>280</b>	<b>2,224</b>

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Percent Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.5%	2.1%	0.5%	0.5%	3.4%	10.0%
\$10,000-20,000	3.2%	1.2%	4.2%	1.2%	3.4%	13.3%
\$20,000-30,000	4.6%	3.0%	3.4%	2.6%	1.0%	14.6%
\$30,000-40,000	6.7%	4.7%	4.8%	0.4%	0.1%	16.6%
\$40,000-50,000	2.4%	2.2%	4.1%	1.4%	5.4%	15.5%
\$50,000-60,000	0.7%	0.2%	0.3%	1.5%	0.5%	3.2%
\$60,000-75,000	0.5%	0.0%	0.4%	0.0%	5.5%	6.4%
\$75,000-100,000	0.7%	3.2%	0.7%	0.2%	0.1%	4.8%
\$100,000-125,000	0.8%	0.1%	4.5%	0.1%	0.0%	5.4%
\$125,000-150,000	1.4%	4.3%	0.7%	0.6%	0.8%	7.7%
\$150,000-200,000	0.3%	0.0%	0.2%	0.2%	0.2%	0.9%
\$200,000+	0.5%	0.2%	0.2%	0.1%	0.5%	1.6%
<b>Total</b>	<b>25.3%</b>	<b>21.2%</b>	<b>24.0%</b>	<b>8.7%</b>	<b>20.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.6%	4.1%	0.2%	0.2%	0.1%	13.2%
\$10,000-20,000	6.4%	1.4%	0.3%	0.4%	0.0%	8.6%
\$20,000-30,000	9.5%	4.4%	3.3%	0.5%	0.0%	17.7%
\$30,000-40,000	3.0%	2.9%	0.3%	5.4%	0.3%	11.9%
\$40,000-50,000	3.7%	2.9%	0.5%	0.4%	0.1%	7.6%
\$50,000-60,000	3.8%	2.0%	0.4%	0.5%	0.0%	6.8%
\$60,000-75,000	3.8%	1.4%	0.8%	0.6%	0.0%	6.6%
\$75,000-100,000	2.4%	1.6%	0.8%	0.5%	0.0%	5.3%
\$100,000-125,000	3.5%	0.3%	0.6%	0.8%	0.1%	5.4%
\$125,000-150,000	1.9%	1.9%	0.5%	0.3%	0.2%	4.9%
\$150,000-200,000	4.7%	1.4%	0.8%	0.3%	0.3%	7.5%
\$200,000+	2.6%	0.8%	0.6%	0.5%	0.0%	4.5%
<b>Total</b>	<b>53.8%</b>	<b>25.1%</b>	<b>9.2%</b>	<b>10.6%</b>	<b>1.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.0%	5.5%	0.2%	0.3%	0.2%	12.2%
\$10,000-20,000	4.8%	1.8%	0.5%	0.6%	0.0%	7.7%
\$20,000-30,000	10.0%	5.8%	0.5%	0.6%	0.0%	16.9%
\$30,000-40,000	4.0%	4.0%	0.5%	1.1%	0.3%	9.8%
\$40,000-50,000	2.2%	4.0%	0.6%	0.5%	0.0%	7.2%
\$50,000-60,000	4.6%	2.5%	0.5%	0.8%	0.0%	8.3%
\$60,000-75,000	2.8%	1.8%	0.5%	0.6%	0.0%	5.7%
\$75,000-100,000	2.8%	2.3%	0.9%	0.6%	0.0%	6.6%
\$100,000-125,000	4.8%	0.5%	0.8%	0.9%	0.0%	6.9%
\$125,000-150,000	2.5%	2.2%	0.6%	0.2%	0.2%	5.5%
\$150,000-200,000	4.9%	2.0%	0.3%	0.3%	0.5%	8.0%
\$200,000+	2.5%	1.1%	0.9%	0.6%	0.0%	5.1%
<b>Total</b>	<b>51.7%</b>	<b>33.5%</b>	<b>6.6%</b>	<b>7.1%</b>	<b>1.1%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.6%	2.9%	0.4%	0.4%	2.0%	11.3%
\$10,000-20,000	4.6%	1.3%	2.6%	0.9%	2.0%	11.3%
\$20,000-30,000	6.6%	3.6%	3.4%	1.8%	0.6%	15.9%
\$30,000-40,000	5.1%	4.0%	2.9%	2.5%	0.2%	14.7%
\$40,000-50,000	2.9%	2.5%	2.6%	1.0%	3.2%	12.2%
\$50,000-60,000	2.0%	1.0%	0.4%	1.1%	0.3%	4.7%
\$60,000-75,000	1.9%	0.6%	0.5%	0.3%	3.2%	6.5%
\$75,000-100,000	1.4%	2.5%	0.7%	0.3%	0.0%	5.0%
\$100,000-125,000	1.9%	0.2%	2.9%	0.4%	0.0%	5.4%
\$125,000-150,000	1.6%	3.3%	0.6%	0.5%	0.5%	6.6%
\$150,000-200,000	2.2%	0.6%	0.4%	0.3%	0.2%	3.6%
\$200,000+	1.4%	0.4%	0.4%	0.3%	0.3%	2.8%
<b>Total</b>	<b>37.2%</b>	<b>22.8%</b>	<b>17.8%</b>	<b>9.5%</b>	<b>12.6%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	12	9	20	11	7	59
\$10,000-20,000	33	6	33	7	4	83
\$20,000-30,000	30	83	51	42	14	220
\$30,000-40,000	26	39	87	41	74	267
\$40,000-50,000	1	89	26	31	65	212
\$50,000-60,000	18	88	44	24	46	220
\$60,000-75,000	37	24	78	125	116	380
\$75,000-100,000	1	137	115	40	13	306
\$100,000-125,000	24	15	26	181	3	249
\$125,000-150,000	3	112	69	11	10	205
\$150,000-200,000	21	8	59	39	4	131
\$200,000+	1	22	4	22	37	136
<b>Total</b>	<b>207</b>	<b>632</b>	<b>612</b>	<b>624</b>	<b>393</b>	<b>2,468</b>

Owner Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	86	42	5	10	4	147
\$10,000-20,000	308	142	39	7	3	499
\$20,000-30,000	250	201	50	14	3	518
\$30,000-40,000	143	141	33	43	2	362
\$40,000-50,000	177	301	62	8	6	554
\$50,000-60,000	42	220	36	15	12	325
\$60,000-75,000	23	219	30	6	6	284
\$75,000-100,000	59	493	26	6	5	589
\$100,000-125,000	35	280	18	26	6	365
\$125,000-150,000	23	91	11	6	16	147
\$150,000-200,000	97	117	27	7	3	251
\$200,000+	46	254	33	4	3	340
<b>Total</b>	<b>1,289</b>	<b>2,501</b>	<b>370</b>	<b>152</b>	<b>69</b>	<b>4,381</b>

Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	63	29	4	2	2	100
\$10,000-20,000	241	127	33	5	2	408
\$20,000-30,000	243	193	13	6	3	458
\$30,000-40,000	90	104	30	4	2	230
\$40,000-50,000	129	228	43	7	4	411
\$50,000-60,000	40	181	35	5	12	273
\$60,000-75,000	9	154	15	4	5	187
\$75,000-100,000	59	377	19	3	4	462
\$100,000-125,000	22	260	18	2	5	307
\$125,000-150,000	20	56	10	1	2	89
\$150,000-200,000	77	97	26	2	2	204
\$200,000+	8	179	31	3	3	224
<b>Total</b>	<b>1,001</b>	<b>1,985</b>	<b>277</b>	<b>44</b>	<b>46</b>	<b>3,353</b>

Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	98	51	25	21	11	206
\$10,000-20,000	341	148	72	14	7	582
\$20,000-30,000	280	284	101	56	17	738
\$30,000-40,000	169	180	120	84	76	629
\$40,000-50,000	178	390	88	39	71	766
\$50,000-60,000	60	308	80	39	58	545
\$60,000-75,000	60	243	108	131	122	664
\$75,000-100,000	60	630	141	46	18	895
\$100,000-125,000	59	295	44	207	9	614
\$125,000-150,000	26	203	80	17	26	352
\$150,000-200,000	118	125	86	46	7	382
\$200,000+	47	276	37	76	40	476
<b>Total</b>	<b>1,496</b>	<b>3,133</b>	<b>982</b>	<b>776</b>	<b>462</b>	<b>6,849</b>

HISTA 2.2 Summary Data Putnam County, Georgia

© 2017 All rights reserved

Claritas

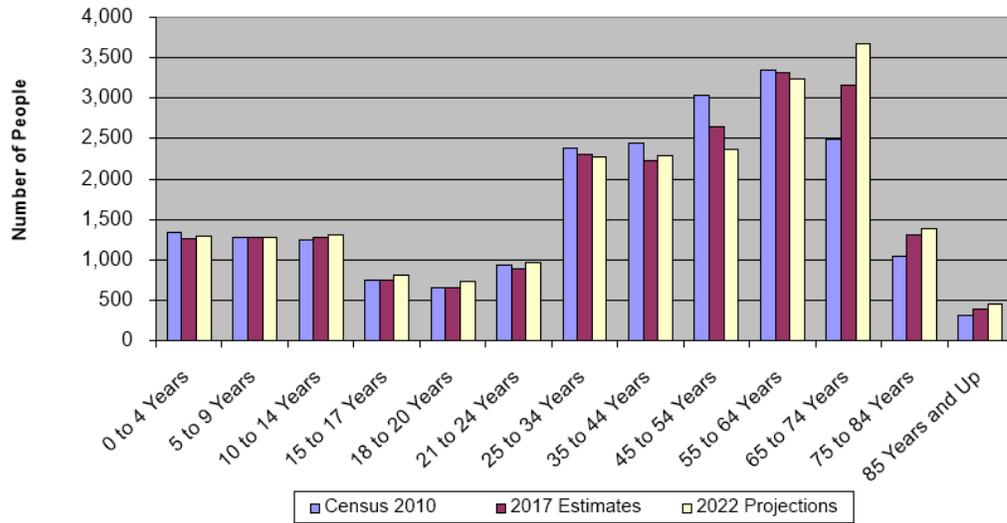
Percent Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.5%	0.4%	0.8%	0.4%	0.3%	2.4%
\$10,000-20,000	1.3%	0.2%	1.3%	0.3%	0.2%	3.4%
\$20,000-30,000	1.2%	3.4%	2.1%	1.7%	0.6%	8.9%
\$30,000-40,000	1.1%	1.6%	3.5%	1.7%	3.0%	10.8%
\$40,000-50,000	0.0%	3.6%	1.1%	1.3%	2.6%	8.6%
\$50,000-60,000	0.7%	3.6%	1.8%	1.0%	1.9%	8.9%
\$60,000-75,000	1.5%	1.0%	3.2%	5.1%	4.7%	15.4%
\$75,000-100,000	0.0%	5.6%	4.7%	1.6%	0.5%	12.4%
\$100,000-125,000	1.0%	0.6%	1.1%	7.3%	0.1%	10.1%
\$125,000-150,000	0.1%	4.5%	2.8%	0.4%	0.4%	8.3%
\$150,000-200,000	0.9%	0.3%	2.4%	1.6%	0.2%	5.3%
\$200,000+	0.0%	0.9%	0.2%	2.9%	1.5%	5.5%
<b>Total</b>	<b>8.4%</b>	<b>25.6%</b>	<b>24.8%</b>	<b>25.3%</b>	<b>15.9%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2.0%	1.0%	0.1%	0.2%	0.1%	3.4%
\$10,000-20,000	7.0%	3.2%	0.9%	0.2%	0.1%	11.4%
\$20,000-30,000	5.7%	4.6%	1.1%	0.3%	0.1%	11.8%
\$30,000-40,000	3.3%	3.2%	0.8%	1.0%	0.0%	8.3%
\$40,000-50,000	4.0%	6.9%	1.4%	0.2%	0.1%	12.6%
\$50,000-60,000	1.0%	5.0%	0.8%	0.3%	0.3%	7.4%
\$60,000-75,000	0.5%	5.0%	0.7%	0.1%	0.1%	6.5%
\$75,000-100,000	1.3%	11.3%	0.6%	0.1%	0.1%	13.4%
\$100,000-125,000	0.8%	6.4%	0.4%	0.6%	0.1%	8.3%
\$125,000-150,000	0.5%	2.1%	0.3%	0.1%	0.4%	3.4%
\$150,000-200,000	2.2%	2.7%	0.6%	0.2%	0.1%	5.7%
\$200,000+	1.0%	5.8%	0.8%	0.1%	0.1%	7.8%
<b>Total</b>	<b>29.4%</b>	<b>57.1%</b>	<b>8.4%</b>	<b>3.5%</b>	<b>1.6%</b>	<b>100.0%</b>

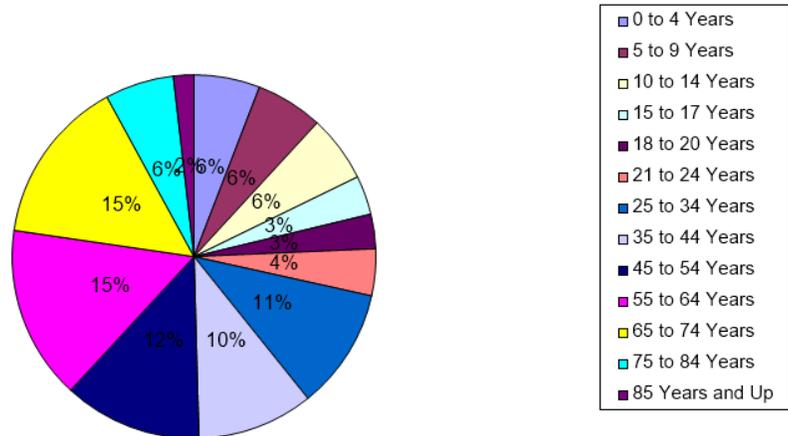
Percent Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.9%	0.9%	0.1%	0.1%	0.1%	3.0%
\$10,000-20,000	7.2%	3.8%	1.0%	0.1%	0.1%	12.2%
\$20,000-30,000	7.2%	5.8%	0.4%	0.2%	0.1%	13.7%
\$30,000-40,000	2.7%	3.1%	0.9%	0.1%	0.1%	6.9%
\$40,000-50,000	3.8%	6.8%	1.3%	0.2%	0.1%	12.3%
\$50,000-60,000	1.2%	5.4%	1.0%	0.1%	0.4%	8.1%
\$60,000-75,000	0.3%	4.6%	0.4%	0.1%	0.1%	5.6%
\$75,000-100,000	1.8%	11.2%	0.6%	0.1%	0.1%	13.8%
\$100,000-125,000	0.7%	7.8%	0.5%	0.1%	0.1%	9.2%
\$125,000-150,000	0.6%	1.7%	0.3%	0.0%	0.1%	2.7%
\$150,000-200,000	2.3%	2.9%	0.8%	0.1%	0.1%	6.1%
\$200,000+	0.2%	5.3%	0.9%	0.1%	0.1%	6.7%
<b>Total</b>	<b>29.9%</b>	<b>59.2%</b>	<b>8.3%</b>	<b>1.3%</b>	<b>1.4%</b>	<b>100.0%</b>

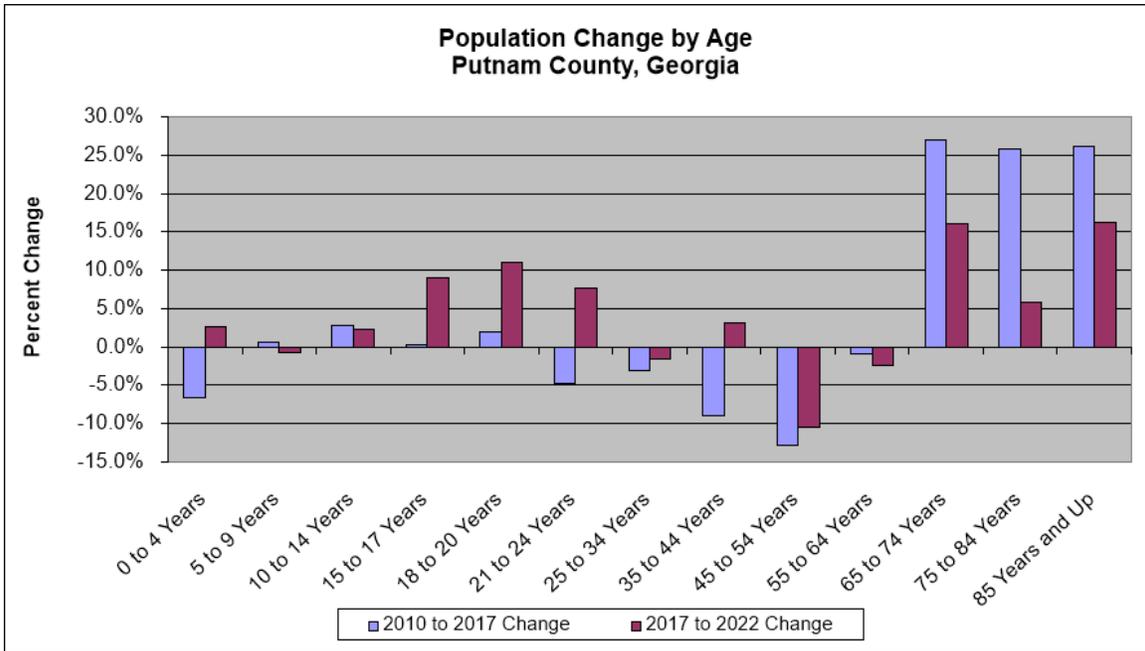
Percent Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.4%	0.7%	0.4%	0.3%	0.2%	3.0%
\$10,000-20,000	5.0%	2.2%	1.1%	0.2%	0.1%	8.5%
\$20,000-30,000	4.1%	4.1%	1.5%	0.8%	0.2%	10.8%
\$30,000-40,000	2.5%	2.6%	1.8%	1.2%	1.1%	9.2%
\$40,000-50,000	2.6%	5.7%	1.3%	0.6%	1.0%	11.2%
\$50,000-60,000	0.9%	4.5%	1.2%	0.6%	0.8%	8.0%
\$60,000-75,000	0.9%	3.5%	1.6%	1.9%	1.8%	9.7%
\$75,000-100,000	0.9%	9.2%	2.1%	0.7%	0.3%	13.1%
\$100,000-125,000	0.9%	4.3%	0.6%	3.0%	0.1%	9.0%
\$125,000-150,000	0.4%	3.0%	1.2%	0.2%	0.4%	5.1%
\$150,000-200,000	1.7%	1.8%	1.3%	0.7%	0.1%	5.6%
\$200,000+	0.7%	4.0%	0.5%	1.1%	0.6%	6.9%
<b>Total</b>	<b>21.8%</b>	<b>45.7%</b>	<b>14.3%</b>	<b>11.3%</b>	<b>6.7%</b>	<b>100.0%</b>

**Population by Age  
Putnam County, Georgia**



**2017 Population by Age  
Putnam County, Georgia**





**ribbon demographics**

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

## POPULATION DATA

© 2017 All rights reserved

Claritas

Population by Age & Sex Putnam County, Georgia												
Census 2010				Current Year Estimates - 2017				Five-Year Projections - 2022				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	640	706	1,346	0 to 4 Years	629	627	1,256	0 to 4 Years	659	631	1,290	
5 to 9 Years	649	627	1,276	5 to 9 Years	631	652	1,283	5 to 9 Years	638	636	1,274	
10 to 14 Years	619	620	1,239	10 to 14 Years	636	638	1,274	10 to 14 Years	641	662	1,303	
15 to 17 Years	390	350	740	15 to 17 Years	376	366	742	15 to 17 Years	402	407	809	
18 to 20 Years	351	295	646	18 to 20 Years	337	322	659	18 to 20 Years	371	361	732	
21 to 24 Years	441	495	936	21 to 24 Years	460	432	892	21 to 24 Years	490	471	961	
25 to 34 Years	1,158	1,226	2,384	25 to 34 Years	1,128	1,183	2,311	25 to 34 Years	1,145	1,128	2,273	
35 to 44 Years	1,201	1,237	2,438	35 to 44 Years	1,053	1,165	2,218	35 to 44 Years	1,093	1,194	2,287	
45 to 54 Years	1,463	1,566	3,029	45 to 54 Years	1,292	1,347	2,639	45 to 54 Years	1,127	1,234	2,361	
55 to 64 Years	1,570	1,769	3,339	55 to 64 Years	1,518	1,793	3,311	55 to 64 Years	1,483	1,748	3,231	
65 to 74 Years	1,267	1,224	2,491	65 to 74 Years	1,577	1,586	3,163	65 to 74 Years	1,817	1,852	3,669	
75 to 84 Years	475	570	1,045	75 to 84 Years	620	694	1,314	75 to 84 Years	654	737	1,391	
85 Years and Up	107	202	309	85 Years and Up	138	252	390	85 Years and Up	161	292	453	
<b>Total</b>	<b>10,331</b>	<b>10,887</b>	<b>21,218</b>	<b>Total</b>	<b>10,395</b>	<b>11,057</b>	<b>21,452</b>	<b>Total</b>	<b>10,681</b>	<b>11,353</b>	<b>22,034</b>	
62+ Years	n/a	n/a	4,839	62+ Years	n/a	n/a	5,896	62+ Years	n/a	n/a	6,580	
<b>Median Age:</b>		<b>43.4</b>		<b>Median Age:</b>		<b>45.3</b>		<b>Median Age:</b>		<b>45.4</b>		

Source: Claritas, Ribbon Demographics

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

POPULATION DATA

© 2017 All rights reserved

Claritas

Percent Population by Age & Sex Putnam County, Georgia											
Census 2010				Current Year Estimates - 2017				Five-Year Projections - 2022			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.0%	3.3%	<b>6.3%</b>	0 to 4 Years	2.9%	2.9%	<b>5.9%</b>	0 to 4 Years	3.0%	2.9%	<b>5.9%</b>
5 to 9 Years	3.1%	3.0%	<b>6.0%</b>	5 to 9 Years	2.9%	3.0%	<b>6.0%</b>	5 to 9 Years	2.9%	2.9%	<b>5.8%</b>
10 to 14 Years	2.9%	2.9%	<b>5.8%</b>	10 to 14 Years	3.0%	3.0%	<b>5.9%</b>	10 to 14 Years	2.9%	3.0%	<b>5.9%</b>
15 to 17 Years	1.8%	1.6%	<b>3.5%</b>	15 to 17 Years	1.8%	1.7%	<b>3.5%</b>	15 to 17 Years	1.8%	1.8%	<b>3.7%</b>
18 to 20 Years	1.7%	1.4%	<b>3.0%</b>	18 to 20 Years	1.6%	1.5%	<b>3.1%</b>	18 to 20 Years	1.7%	1.6%	<b>3.3%</b>
21 to 24 Years	2.1%	2.3%	<b>4.4%</b>	21 to 24 Years	2.1%	2.0%	<b>4.2%</b>	21 to 24 Years	2.2%	2.1%	<b>4.4%</b>
25 to 34 Years	5.5%	5.8%	<b>11.2%</b>	25 to 34 Years	5.3%	5.5%	<b>10.8%</b>	25 to 34 Years	5.2%	5.1%	<b>10.3%</b>
35 to 44 Years	5.7%	5.8%	<b>11.5%</b>	35 to 44 Years	4.9%	5.4%	<b>10.3%</b>	35 to 44 Years	5.0%	5.4%	<b>10.4%</b>
45 to 54 Years	6.9%	7.4%	<b>14.3%</b>	45 to 54 Years	6.0%	6.3%	<b>12.3%</b>	45 to 54 Years	5.1%	5.6%	<b>10.7%</b>
55 to 64 Years	7.4%	8.3%	<b>15.7%</b>	55 to 64 Years	7.1%	8.4%	<b>15.4%</b>	55 to 64 Years	6.7%	7.9%	<b>14.7%</b>
65 to 74 Years	6.0%	5.8%	<b>11.7%</b>	65 to 74 Years	7.4%	7.4%	<b>14.7%</b>	65 to 74 Years	8.2%	8.4%	<b>16.7%</b>
75 to 84 Years	2.2%	2.7%	<b>4.9%</b>	75 to 84 Years	2.9%	3.2%	<b>6.1%</b>	75 to 84 Years	3.0%	3.3%	<b>6.3%</b>
85 Years and Up	0.5%	1.0%	<b>1.5%</b>	85 Years and Up	0.6%	1.2%	<b>1.8%</b>	85 Years and Up	0.7%	1.3%	<b>2.1%</b>
<b>Total</b>	<b>48.7%</b>	<b>51.3%</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	22.8%	62+ Years	n/a	n/a	27.5%	62+ Years	n/a	n/a	29.9%

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

© 2017 All rights reserved

Claritas

Changes in Population by Age & Sex Putnam County, Georgia									
Estimated Change - 2010 to 2017					Projected Change - 2017 to 2022				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-11	-79	<b>-90</b>	<b>-6.7%</b>	0 to 4 Years	30	4	<b>34</b>	<b>2.7%</b>
5 to 9 Years	-18	25	<b>7</b>	<b>0.5%</b>	5 to 9 Years	7	-16	<b>-9</b>	<b>-0.7%</b>
10 to 14 Years	17	18	<b>35</b>	<b>2.8%</b>	10 to 14 Years	5	24	<b>29</b>	<b>2.3%</b>
15 to 17 Years	-14	16	<b>2</b>	<b>0.3%</b>	15 to 17 Years	26	41	<b>67</b>	<b>9.0%</b>
18 to 20 Years	-14	27	<b>13</b>	<b>2.0%</b>	18 to 20 Years	34	39	<b>73</b>	<b>11.1%</b>
21 to 24 Years	19	-63	<b>-44</b>	<b>-4.7%</b>	21 to 24 Years	30	39	<b>69</b>	<b>7.7%</b>
25 to 34 Years	-30	-43	<b>-73</b>	<b>-3.1%</b>	25 to 34 Years	17	-55	<b>-38</b>	<b>-1.6%</b>
35 to 44 Years	-148	-72	<b>-220</b>	<b>-9.0%</b>	35 to 44 Years	40	29	<b>69</b>	<b>3.1%</b>
45 to 54 Years	-171	-219	<b>-390</b>	<b>-12.9%</b>	45 to 54 Years	-165	-113	<b>-278</b>	<b>-10.5%</b>
55 to 64 Years	-52	24	<b>-28</b>	<b>-0.8%</b>	55 to 64 Years	-35	-45	<b>-80</b>	<b>-2.4%</b>
65 to 74 Years	310	362	<b>672</b>	<b>27.0%</b>	65 to 74 Years	240	266	<b>506</b>	<b>16.0%</b>
75 to 84 Years	145	124	<b>269</b>	<b>25.7%</b>	75 to 84 Years	34	43	<b>77</b>	<b>5.9%</b>
85 Years and Up	<u>31</u>	<u>50</u>	<b>81</b>	<b>26.2%</b>	85 Years and Up	<u>23</u>	<u>40</u>	<b>63</b>	<b>16.2%</b>
<b>Total</b>	<b>64</b>	<b>170</b>	<b>234</b>	<b>1.1%</b>	<b>Total</b>	<b>286</b>	<b>296</b>	<b>582</b>	<b>2.7%</b>
62+ Years	n/a	n/a	1,057	<b>21.8%</b>	62+ Years	n/a	n/a	684	<b>11.6%</b>

Source: Claritas; Ribbon Demographics

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

**ADDENDUM F**

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

---

**OVERVIEW**

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

**ACCREDITATIONS**

**State Certified General Real Estate Appraiser**  
Alabama State License Number: G00548  
Arizona State License Number: 31453  
Colorado State License Number: CG40024048  
Connecticut State License Number: RCG.0001276  
District of Columbia License Number: GA11630  
Georgia State License Number: 258907  
Idaho State License Number: CGA-3101  
Illinois State License Number: 153.0001384  
Indiana State License Number: CG40200270  
Iowa State License Number: CG02426  
Kansas State License Number: G-1783  
Louisiana State License Number: G1126  
Michigan State License Number: 1201068069  
Minnesota State License Number: 40186198  
Mississippi State License Number: GA-624  
Missouri State License Number: RA002563  
Nebraska State License Number: CG2000046R  
New Mexico State License Number: 02489-G  
New York State License Number: 46000039864  
North Carolina State License Number: A5519  
Ohio State License Number: 448306  
Oklahoma State License Number: 12524CGA  
Oregon State License Number: C000793  
Pennsylvania State License Number: GA001813R  
South Carolina State License Number: 3976  
South Dakota State License Number: 3976  
Tennessee State License Number: 00003478  
Texas State License Number: 1329698-G  
Utah State License Number: 5510040-CG00  
Virginia State License Number: 4001 015446  
Washington State License Number: 1101018  
West Virginia State License Number: CG358  
Wisconsin State License Number: 1078-10  
Wyoming State License Number: 479

Also received temporary licenses in the following states: Arkansas, California, Delaware, Florida, Hawaii, Kentucky, Maine, Maryland, Massachusetts, Montana, Nevada, New Hampshire, New Jersey, North Dakota, Rhode Island and Vermont.

**EXPERIENCE  
(1991 TO PRESENT)**

Primary provider of HUD Mark-to-Market Full Appraisals for mortgage restructuring and Mark-to-Market Lites for rent restructuring and has worked with HUD in this capacity since inception. Completed approximately 350 appraisals assignments under this program.

Provider of HUD MAP and TAP appraisals and market studies for multiple lenders since its inception. Completed approximately 300 appraisal assignments under this program.

Contract MAP quality control reviewer and field inspector for CohnReznick and HUD. Have completed approximately 250 reviews under this program. Have completed approximately 60 field inspections under this program.

Currently approved state reviewer for HUD Rent Comparability Studies for Section 8 Renewals in California, Hawaii, Indiana, Kansas, Louisiana, Nebraska, Oregon, New Mexico, North Carolina, Utah and Washington. Completed approximately 300 reviews under this program.

Provider of HUD Rent Comparability Studies for contract renewal purposes nationwide. Completed approximately 75 rent comparability studies.

Provider of tax credit financing analysis and value of financing analysis. Completed approximately 50 appraisal assignments and market studies under this program.

Provider of multifamily appraisals under the RD 515 and 538 programs. Completed approximately 50 appraisal assignments under these programs.

Partial list of clients include: Colorado Housing Finance Agency, CreditVest, Inc., Foley & Judell, LLP, Kentucky Housing Corporation, Kitsap County Consolidated Housing Authority, Louisiana Housing Finance Agency, Missouri Housing Development Agency, New Mexico Mortgage Finance Authority, Ontra, Inc., Quadel Consulting Corporation, CohnReznick, L.L.P., Group, Siegel Group, Signet Partners and Wachovia Securities.

## EDUCATION

### **Bachelor of Arts Degree**

*Southeast Missouri State University*

### **Associate of Arts Degree**

*Three Rivers Community College*

### **HUD/FHA Appraiser Training**

*Arkansas State Office*

### **Multifamily Accelerated Processing Valuation (MAP)**

*U.S. Department of Housing and Urban Development*

### **2<sup>nd</sup> Annual Multifamily Accelerated Processing Basic and Advanced Valuation (MAP)**

*U.S. Department of Housing and Urban Development*

### **FHA Appraising Today**

*McKissock, Inc.*

### **Texas USDA Rural Development Multifamily Housing Appraiser Training**

*Texas Rural Development*

**Kentucky USDA Rural Development Multifamily Housing  
Appraiser Training**

*Kentucky Rural Development*

**Financial Analysis of Income Properties**

*National Association of Independent Fee Appraisers*

**Income Capitalization**

*McKissock, Inc.*

**Introduction to Income Property Appraising**

*National Association of Independent Fee Appraisers*

**Concepts, Terminology & Techniques**

*National Association of Independent Fee Appraisers*

**Uniform Standards of Professional Appraisal Practice**

*Central Missouri State University*

**Appraisal of Scenic, Recreational and Forest Properties**

*University of Missouri-Columbia*

**Appraiser Liability**

*McKissock, Inc.*

**Appraisal Trends**

*McKissock, Inc.*

**Sales Comparison Approach**

*Hondros College*

**Even Odder: More Oddball Appraisals**

*McKissock, Inc.*

**Mortgage Fraud: A Dangerous Business**

*Hondros College*

**Private Appraisal Assignments**

*McKissock, Inc.*

**Construction Details & Trends**

*McKissock, Inc.*

**Condemnation Appraising: Principles & Applications**

*Appraisal Institute*

**Michigan Law**

*McKissock, Inc.*

**Pennsylvania State Mandated Law**

*McKissock, Inc.*

**Valuing Real Estate in a Changing Market**

*National Association of Independent Fee Appraisers*

**Principles of Residential Real Estate Appraising**

*National Association of Independent Fee Appraisers*

**Real Estate Appraisal Methods**

*Southeast Missouri State University*

**Lead Inspector Training**

*The University of Kansas*

**Lead Inspector Refresher**

*Safety Support Services, Incorporated*

**Home Inspections: Common Defects in Homes**

*National Association of Independent Fee Appraisers*

**Heating and Air Conditioning Review**

*National Association of Independent Fee Appraisers*

**Professional Standards of Practice**

*National Association of Independent Fee Appraisers*

**Developing & Growing an Appraisal Practice - Virtual Classroom**

*McKissock, Inc.*

**The Appraiser as Expert Witness**

*McKissock, Inc.*

**Current Issues in Appraising**

*McKissock, Inc.*

**2011 ValExpo: Keynote-Valuation Visionaries**

*Van Education Center/Real Estate*

**Residential Report Writing**

*McKissock, Inc.*

**The Dirty Dozen**

*McKissock, Inc.*

**Risky Business: Ways to Minimize Your Liability**

*McKissock, Inc.*

**Introduction to Legal Descriptions**

*McKissock, Inc.*

**Introduction to the Uniform Appraisal Dataset**

*McKissock, Inc.*

**Mold Pollution and the Appraiser**

*McKissock, Inc.*

**Appraising Apartments: The Basics**

*McKissock, Inc.*

**Foundations in Sustainability: Greening the Real Estate and Appraisal Industries**

*McKissock, Inc.*