

**Need and Demand Analysis For
Meadow Run II Apartments
875 Meadow Run Lane Southeast
Dawson, Georgia 39842**

Prepared For
Ms. Willa Turner
Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South Northeast, 2nd Floor
Atlanta, Georgia 39842

Effective Date
May 9, 2017

Date of Report
August 1, 2017

Prepared By

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August 1, 2017

Ms. Willa Turner
Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South Northeast, 2nd Floor
Atlanta, Georgia 39842

Dear Ms. Turner:

Following is a market study which was completed for the property known as Meadow Run II Apartments, according to the guidelines set forth by the Georgia Department of Community Affairs as authorized by The Office of Affordable Housing. The subject is located at 875 Meadow Run Lane Southeast, Dawson, Terrell County, Georgia. The site is improved with seven one-story garden buildings containing 40 Rural Development units designed for seniors 62 and older. The subject also contains asphalt parking with approximately 58 parking spaces. The total site size is approximately 4.00 acres, or 174,240 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 or during separate telephone interviews conducted by Trey Johnson, Scott Hassler or Samuel T. Gill. The interior and exterior was inspected on May 9, 2017, by Trey Johnson and Scott Hassler. The exterior was also inspected by 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 and assigns.

I certify that there is not now, nor will there, be an identity of interest between or among the applicant, contractor, architect, engineer, attorney, interim lender, subcontractors, material suppliers, equipment lessors or any of their members, directors, officers, stockholders, partners or beneficiaries without prior written identification to Georgia Department of Community Affairs and written consent to such identity of interest by Georgia Department of Community Affairs. This statement is given for the purpose of inducing the United States of America to make a loan as requested in the loan pre-application or application of which this statement is a part.

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

A handwritten signature in cursive script that reads "Samuel T. Gill".

Samuel T. Gill
Market Analyst

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CERTIFICATION

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

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 senior 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.



Samuel T. Gill
Market Analyst
August 1, 2017

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.



Samuel T. Gill
Market Analyst

August 1, 2017



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 1, 2017

PART I:

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

It is the opinion of the analyst that a market does exist for the 40-unit development designed for senior households. The rehabilitated development will continue to be viable within the market area. The report was prepared assuming the project will be rehabilitated as detailed in this report.

Project Description

The subject, Meadow Run II Apartments, is an existing 40-unit development designed for senior households. The site is located at 875 Meadow Run Lane Southeast, Dawson, Terrell County, Georgia, 39842. Meadow Run Lane Southeast is located south of U.S. Highway 82.

The existing development contains seven one-story garden buildings. The property is 96 percent occupied. The property contains 38 one-bedroom/one-bath units with 637 square feet for a total of 24,206 square feet and 2 two-bedroom/one-bath units with 798 square feet for a total of 1,596 square feet. The total net rentable area is 25,802 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	Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	10	38	637	\$510	\$510	\$125	\$385
2/1	1	2	798	\$612	\$612	\$144	\$468

The subject is currently Low Income Housing Tax Credit and Rural Development, with Rental Assistance for 39 of 40 units. It will continue to be Rural Development with Rental Assistance and will also be Low Income Housing Tax Credit, with all units set at 60 percent of the area median income.

Unit amenities include a refrigerator, range/oven, washer/dryer hook-ups, carpet and tile floor coverings, blinds, coat closet, patio, pull cords and safety bars. Project amenities include community room, laundry facility, on-site management, perimeter fencing and open parking spaces. The subject's unit mix and project amenities are similar to most surveyed comparables.

The subject's unit mix of one- and two-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 \$485 for the one-bedroom units and \$565 for the two-bedroom units.

Site Description/Evaluation

The subject is located at 875 Meadow Run Lane Southeast, containing approximately 4.00 acres, or 174,240+/- square feet. The subject property is currently zoned R-2, One, Two and Multiple Family Residential District. The subject is a legal, conforming use. Meadow Run Lane Southeast is located south of U.S. Highway 82. Due to the subject's location on a secondary road, it is the opinion of the analyst that there is average visibility/access to the site.

The subject neighborhood is comprised primarily of commercial and residential properties and is approximately 90 percent built up. Approximately 60 percent of the land use is made up of multifamily developments. About 30 percent is comprised of commercial properties. The remaining 10 percent is vacant land. The area is mostly rural. Commercial properties are located north of the site. Meadow Run II Apartments and wooded vacant land are located south of the site. Commercial properties are located east of the subject. Autumn Crest Apartments is 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 Meadow Run Lane Southeast. 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 a low crime area. According to www.neighborhoodscout.com, the crime index for the neighborhood is 14 (100 is the safest).

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

The site is appropriate for the development. Its close proximity to major services and low crime rate provide a good location for the subject.

Market Area Definition

The market area for the subject consists of Census Tracts 1202.00, 1203.00 and 1204.00. The market area has the following boundaries: North – Webster County; East – Sumter County, Lee County, State Highway 32 and Chickasawhatchee Creek; South – Calhoun County; and West – Randolph County. The northern boundary is approximately 12.7 miles from the subject. The western boundary is approximately 6.8 miles from the subject, and the eastern boundary is approximately 2.7 miles from the subject. The southern boundary is approximately 9.4 miles from the subject.

Community Demographic Data

In 2000, this geographic market area contained an estimated population of 9,338. By 2010, population in this market area had decreased 15.3 percent to 7,908. In 2017, the population in this market area had decreased by 3.2 percent to 7,908. It is projected that between 2017 and 2019, population in the market area will decrease 0.2 percent to 7,633. It is projected that between 2018 and 2022, population in the market area will decrease 0.6 percent to 7,607.

Between 2000 and 2010, the market area lost approximately 44 households per year. The market area lost six households between 2010 and 2017 and is projected to gain two 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 \$15,300 and \$21,870 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 17 percent (16.7%) of the primary market area tenants are within this range.

Households who have between one and two persons and annual incomes between \$18,600 and \$21,870 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately six percent (6.4%) of the primary market area tenants are within this range.

According to www.realtytrac.com, there are currently eight properties in some stage of foreclosure within the subject's zip code. In March 2017, the number of properties that received a foreclosure filing in 39842 was similar to the previous month and similar to the same time last year. The subject's zip code has a foreclosure rate of 0.10 percent which is slightly higher than Dawson's foreclosure rate of 0.03 percent and higher than Terrell County's foreclosure rate of 0.02 percent. 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 manufacturing; retail trade; transportation, communication and utilities; and education and health services; and entertainment and recreation services sectors. Each of these categories has experienced reasonable growth within the past few years.

The average annual wage for 2015 was \$31,079, an increase of 2.2 percent from 2015. Wages in the other services sectors are within the income limits of the development.

Employment in Terrell County has been decreasing an average of 1.6 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 Terrell County has fluctuated from 5.8 to 12.2 percent since 2005. These fluctuations are slightly higher than the unemployment rate for the State of Georgia.

Tyson Foods ended the third shift in its Dawson plant on April 10, 2015. According to Tyson Foods, 70 in Dawson are affected by the change. There have been several small business openings with the past two years in Dawson and Terrell County. However, there have been no significant business openings. Overall, it is believed that the economy of Lake Park will remain stable despite the loss of employees at Tyson Foods.

Project-Specific Affordability and Demand Analysis

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each LIHTC unit. The following table lists the number of households within the required target income for each unit type.

INCOME ELIGIBLE HOUSEHOLDS					
Unit Type	Gross Rent	Lower Range	Upper Range	Percent	Renter
1/1 @ 60% AMI	\$510	\$15,300	\$21,780	16.7%	36
2/1 @ 60% AMI	\$620	\$18,600	\$21,780	6.4%	14
Total Units @ 60% AMI		\$15,300	\$21,780	16.7%	36

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

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

AMI	Unit Size	Income Limits	Units Proposed	Total Demand	Supply	Net Demand	Net Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA	\$15,300 to \$21,780	1	54	0	54	1.9%	2-4/Mo.	\$485	N/A	\$385
	2 BR/1 BA	\$18,600 to \$21,780	0	18	3	15	0.0%	2-4/Mo.	\$565	N/A	\$486
	60% AMI	\$15,300 to \$21,780	1	53	3	50	2.0%	2-4/Mo.	\$485-\$565	N/A	\$385-\$486
Total for Project	All 1 BR	\$15,300 to \$21,780	1	54	0	54	1.9%	2-4/Mo.	\$485	N/A	\$385
	All 2 BR	\$18,600 to \$21,780	0	18	3	15	0.0%	2-4/Mo.	\$565	N/A	\$486
	All Tax Credit Units	\$15,300 to \$21,780	1	53	3	50	2.0%	2-4/Mo.	\$485-\$565	N/A	\$385-\$486

The subject is an existing Rural Development property applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. In addition, subject units with project-based Rental Assistance or whose rents are more than 20 percent lower than the rent for other units of the same bedroom size in the same AMI band and comprise less than 10 percent of the total units in the same AMI band or any units that are 30 percent lower than the average market rent for the bedroom type in any income segment are to be excluded. Currently, the subject is 97 percent occupied with Rental Assistance for 39 units. In addition, all tenants will remain income qualified, and there are no tenants which will be rent burdened. The current non-revenue unit will be rented after rehabilitation and will need to be absorbed into the market area. Therefore, there are five units at the subject that will need to be absorbed into the market. There are no

tax credit comparables located in the market area constructed within the past two years that compete with the subject, and there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are no vacancies in projects placed in service prior to 2015 which have not reached stabilized occupancy. Therefore, the total supply that should be subtracted from the demand is three units. The subject will need to capture 2.0 percent of the overall demand for all tax credit units, 1.9 percent of the demand for all one-bedroom units and 0.0 percent of the demand for all two-bedroom units. 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. Additionally, the capture rate 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 13 confirmed apartment complexes, including the subject, in and surrounding the market area. There were 33 vacant units at the time of the survey out of 719 surveyed, for an overall vacancy rate of 4.7 percent. There were nine market-rate properties confirmed with a total of 459 units, 24 of which are vacant. Therefore, the market vacancy rate is 5.2 percent. There were four restricted properties, including the subject, with a total of 260 units, 10 of which are vacant. Therefore, the total restricted vacancy rate is 3.8 percent. There is one senior property confirmed in the market area other than the subject. This comparable is the only directly competitive property in the market area. The overall vacancy rate for competitive properties is 0.0 percent. The amenities of these properties are relatively similar to the subject's amenities. Therefore, it is believed the subject will be competitive within the market area.

There is one existing property in the market area that competes with the subject. Autumn Crest Apartments is a LIHTC property with 36 one- and two-bedroom units. This property's one-bedroom units rent for \$360 per month, and the two-bedroom units rent for \$420 per month.

The qualified rent bands for the subject are as follows:

- One-Bedroom Units at 60% AMI - \$510 to \$726
- Two-Bedroom Units at 60% AMI - \$620 to \$726

Market rental rate grids were completed for the subject. The subject property's proposed net rents are lower than the market rents of \$485 for the one-bedroom units and \$565 for the two-bedroom units. The analyst was unable to locate any market-rate comparable inside the market area. Therefore, six market-rate comparables outside the market area were utilized. All comparables are located in relatively similar market areas and required only minor, if any, adjustments for differences in location. These six 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 senior development that contains 40 one- and two-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject typically maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified.

Conclusion

The overall capture rate 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 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.

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

Development Name: Meadow Run II Apartments Total # Units: 40
 Location: 875 Meadow Run Lane Southeast, Dawson, GA # LIHTC Units: 40
 PMA Boundary: The primary market area consists of the following census tracts: 1202.00, 1203.00 and 1204.00 in Terrell County. Farthest Boundary Distance to Subject: 14.4 miles

RENTAL HOUSING STOCK (found on page 86-103)

Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	13	719	33	95.4%
Market-Rate Housing	9	459	24	94.8%
Assisted/Subsidized Housing not to include LIHTC	2	175	5	97.1%
LIHTC	1	36	0	100.0%
Stabilized Comps	7	402	11	97.3%
Properties in Construction & Lease Up	0	0	0	0.0%

Subject Development

Average Market Rent

Highest Unadjusted Comp Rent

# Units	# Bedrooms	# Baths	Size SF	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
38	1	1	637	\$385	\$485	\$0.76	20.6%	\$559	\$0.66
2	2	1	798	\$468	\$565	\$0.71	17.2%	\$625	\$0.72

DEMOGRAPHIC DATA (found on page 60-69)

	2010		2017		2019	
Renters Households	1,154	39.0%	1,136	38.9%	1,138	39.0%
Income-Qualified Renter HHS (LIHTC)	38	18.7%	36	16.7%	36	16.2%
Income-Qualified Renter HHS (MR) (if applicable)						

Targeted Income-Qualified Renter Household Demand (found on page 82-84)

Type of Demand	30%	50%	60%	Market-rate	Other:	Overall
Renter Household Growth			2			2
Existing Households (Overburdened & Substandard)			51			51
Homeowner Conversion (Seniors)			0			0
Secondary Market Demand			0			0
Less Comparable/Competitive Study			3			3
Net Income-Qualified Renters HHS			50			50

Capture Rates (found on page 82-84)

Target Population	30%%	50%	60%	Market-rate	Other:	Overall
Capture Rate			2.0%			2.0%

PART II:

PROJECT DESCRIPTION

PROJECT DESCRIPTION

Project Name: Meadow Run II Apartments
Location: 875 Meadow Run Lane Southeast
Dawson, Terrell County, Georgia 39842

Occupancy Type: Senior 62 and Older

Construction Type: Substantial Rehab

Developer: Investors Management Company

The development contains seven one-story garden buildings containing a total of 40 units. The property has brick and vinyl siding exterior. The property contains 38 one-bedroom/one-bath units with 637 square feet for a total of 24,206 square feet and 2 two-bedroom/one-bath units with 798 square feet for a total of 1,596 square feet. The total net rentable area is 25,802 square feet.

Unit Type	# of Units	Square Feet	Total Square Feet
1/1	38	637	24,206
2/1	2	798	1,596
	40		25,802

Project Design

The subject contains seven one-story garden buildings containing a total of 40 units. The buildings have wood frame construction with brick and vinyl siding exterior.

Unit Features, Project Amenities and Services

Unit amenities include a refrigerator, range/oven, washer/dryer hook-ups, carpet and tile floor coverings, blinds, coat closet and patio. Project amenities include community room, picnic area, laundry facility, on-site management, perimeter fencing and open parking spaces.

Parking

The subject contains open asphalt parking. The property contains 58 parking spaces. The parking ratio is 1.88 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	Tenant
Trash Collection	N/A	Tenant

Unit Mix, Size and Rent Structure

The subject currently contains 40 units and is 97 percent occupied. The following charts lists the subject’s existing unit distribution by unit type, income restriction and rent structure.

Unit Type	# of Units	Square Feet	Current Rent	Utility Allowance
1/1	38	637	\$407	\$125
2/1	2	798	\$427	\$144
	40			

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	Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	10	38	637	\$510	\$510	\$125	\$385
2/1	1	2	798	\$612	\$612	\$144	\$468

The subject is currently Low Income Housing Tax Credit and Rural Development, with Rental Assistance for 19 of 40 units. It will continue to be Rural Development with Rental Assistance and will also be Low Income Housing Tax Credit, with all units set at 60 percent of the area median income.

Eligibility

Households who have between one and two persons and annual incomes between \$15,300 and \$21,870 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 17 percent (16.7%) of the primary market area tenants are within this range.

Households who have between one and two persons and annual incomes between \$18,600 and \$21,870 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately six percent (6.4%) of the primary market area tenants are within this range.

LIHTC INCOME LIMITS	
Person in Households	60%
1	\$19,080
2	\$21,780
3	\$24,480
4	\$27,180
5	\$29,400
6	\$31,560

Source: HUD

Rehabilitation/New Construction

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. The rehabilitation is anticipated to take approximately nine months.

PART III:
SITE EVALUATION

SITE EVALUATION

Date of Inspection: May 9, 2017

Site Inspectors: Trey Johnson, Scott Hassler and Samuel T. Gill

Project Location

The subject is located at 875 Meadow Run Lane Southeast in the south portion of the City of Dawson, Georgia. Meadow Run Lane Southeast is located north of U.S. Highway 82.

Site Characteristics

The subject neighborhood is comprised primarily of multifamily dwellings and is 90 percent built up. Approximately 60 percent of the land use is made up of multifamily dwellings. About 30 percent is comprised of commercial properties. The remaining 10 percent is vacant land. The area is mostly rural.

Zoning

According to the City of Dawson, the subject is zoned R-2, One, Two, and Multiple Family Residential District. The subject is a legal, conforming use. Therefore, it is unlikely that a zoning change will occur. The subject appears to meet site and setback requirements and appears to conform to the current zoning restrictions. The subject could be re-built if it were destroyed. Since there are no obvious conflicts between the subject property and the zoning of the property, there is no negative impact on the market value by the zoning classification.

Surrounding Land Uses

Commercial properties are located north of the site. Meadow Run II Apartments and wooded vacant land are located south of the site. Commercial properties are located east of the subject. Autumn Crest Apartments is located west of the subject.

Developments

Existing developments within the market area include Autumn Crest Apartments, Dawson Housing Authority and Meadow Run I Apartments. Autumn Crest Apartments is a senior facility that will compete directly with the subject. Dawson Housing Authority is a Section 8 family property and Meadow Run I Apartments is a family Rural Development property. Neither property will directly compete with the subject. The competitive property contains a total of 36 units, none of which are vacant. Therefore, the vacancy rate for the competitive property in the market area is 0.0 percent.

Schools

According to www.neighborhoodscout.com, the subject is served by the Terrell County School District. The school quality rating is 8. The district has four schools for grades pre-kindergarten through high school. There are 1,479 students enrolled in the district. The schools include Cooper Primary School, Carver Elementary School, Terrell High School and Terrell Middle School.

Transportation

Major highways in Terrell County include U.S. Highway 82 and State Highways 32, 41, 45, 49, 50, 55, 118 and 520. Dawson is home to Dawson Municipal Airport and Young Airport. Southwest Georgia Regional Airport is approximately 25 miles from the city in Albany. There is no public transportation in Dawson.

Health Services

Terrell Community Hospital is located in Dawson and serves the residents of the city and the surrounding area. Additional health care and medical facilities nearby include Southwest Georgia Regional Medical Center in Cuthbert, approximately 23 miles from Dawson, and Phoebe Sumter Medical Center, approximately 28 miles from the city in Americus.

Parks and Recreational Opportunities

Dawson and Terrell County offer several recreational opportunities, including Main Street Theatre and Cultural Arts Center, Dawson Country Club, football, baseball, softball, soccer, quail hunting, boating, camping, fishing and Mark's Melon Patch.

Crime

According to www.neighborhoodscout.com, the crime index for the subject neighborhood is 14. There were 171 total crimes in the neighborhood, 28 of which are violent crimes and 143 of which are property crimes. The annual violent crime rate is 9.23 per 1,000 residents, while the property crime rate is 47.12 per 1,000 residents. The total annual crime rate is 56.35 per 1,000 residents. The chances of becoming a victim of a violent crime are 1 in 108 which is higher than the city at 1 in 128 and higher than for the state which is 1 in 264. The chances of becoming a victim of a property crime are 1 in 21 which is lower than the city at 1 in 20 and higher than for the state which is 1 in 33.

Visibility/Access

The subject property is located at 875 Meadow Run Lane Southeast. Meadow Run Lane Southeast is located south of U.S. Highway 82. Due to the subject's location near a major thoroughfare, it is the opinion of the analyst that there is average visibility/access to the site.

Planned Road & Infrastructure Improvements

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

Environmental

A copy of a Phase I Environmental Site Assessment is currently being developed in conjunction with the market study. 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 senior 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 Perimeter Fencing



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Accessory Building



View of Community Room



View of Community Room Kitchen



View of Laundry Facility



View of Mailboxes



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 Utility Area - One-Bedroom Unit



View of Pull Cord - 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 Parking Lot



View of Street



View to the North



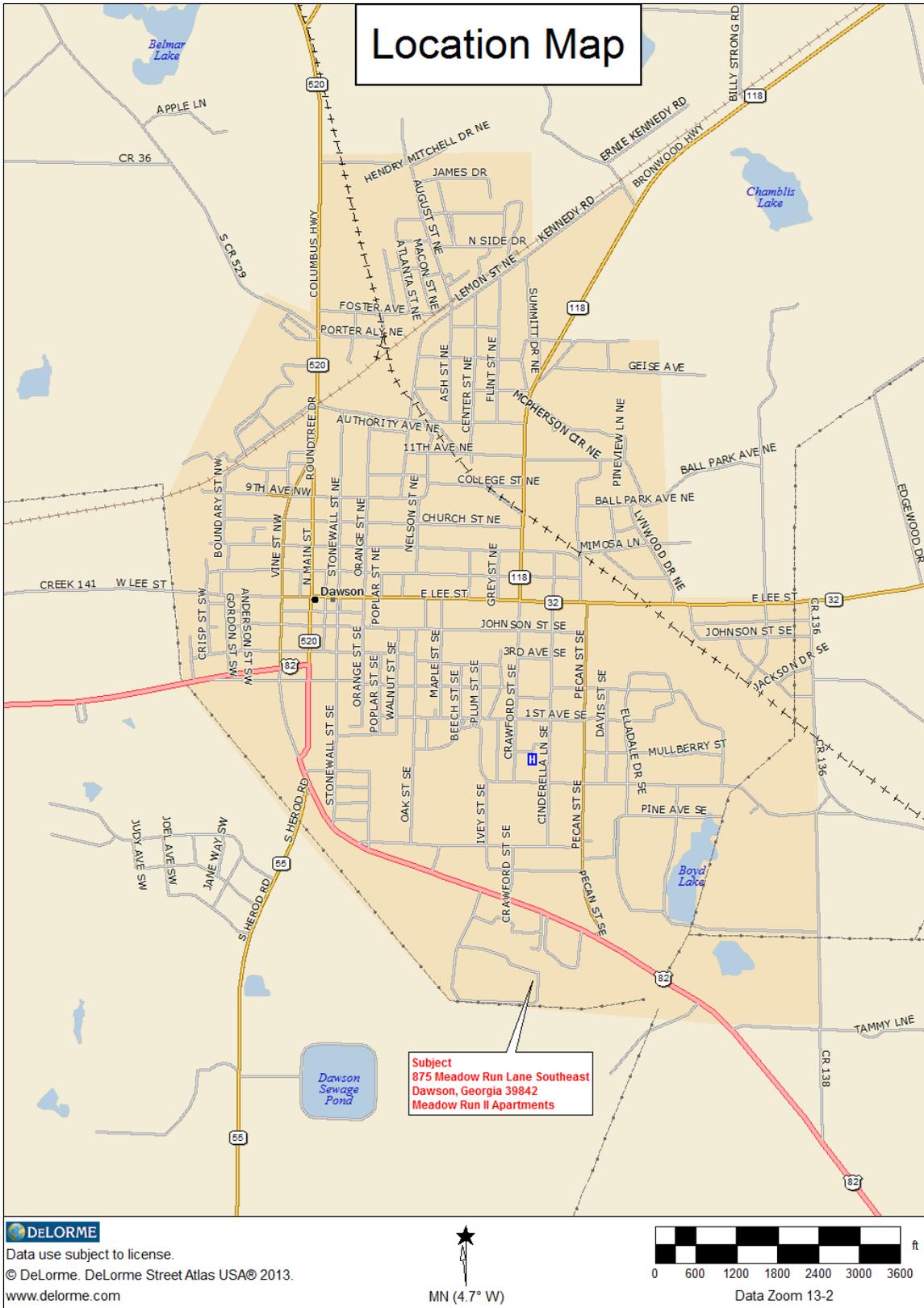
View to the South

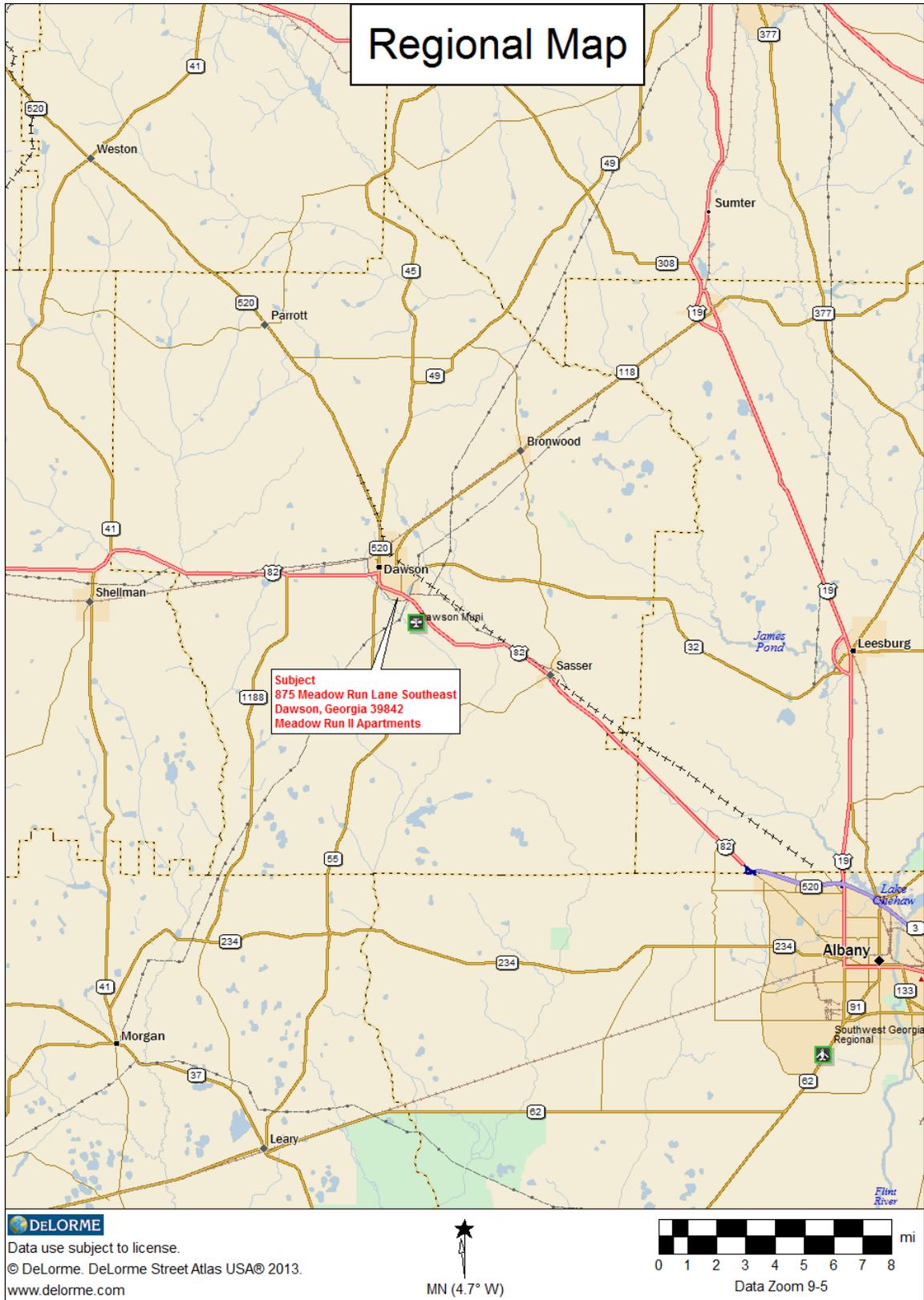


View to the East



View to the West





COMMUNITY SERVICES LEGEND

NAME

DISTANCE FROM SUBJECT

Hospitals and Clinics

1 Terrell Community Hospital 0.6 Miles

Pharmacies

2 Dawson Pharmacy 1.5 Miles

3 Fred's Store 0.5 Miles

4 Moseley Drug Co 1.6 Miles

Grocery Stores/Convenience Stores

5 Piggly Wiggly 1.2 Miles

6 Harveys Supermarket 1.4 Miles

7 Bumby Foods 1.8 Miles

8 Manders & Mins Go Market 1.6 Miles

Major Shopping

9 Family Dollar 1.2 Miles

10 Dollar General 0.4 Miles

11 Madeline's Antiques 1.5 Miles

Restaurants

3 Hardee's 0.5 Miles

3 Pizza Hut 0.5 Miles

9 Main St Steak & Seafood 1.2 Miles

10 520 Rib Shack 0.4 Miles

12 Subway 0.4 Miles

13 Huddle House 0.7 Miles

14 San Jose Mexican Restaurant 1.1 Miles

15 McDonald's 1.3 Miles

16 Carters Fried Chicken 1.7 Miles

Schools

17 Cooper-Carver Elementary School 1.9 Miles

17 Terrell County High School 1.9 Miles

18 Terrell Academy Inc. 1.2 Miles

19 Kandy Kane Day Care 1.5 Miles

20 Grammy's Playhouse 1.1 Miles

Financial Institutions

3 Georgia Bank of Dawson 0.5 Miles

21 Bank of Terrell 1.5 Miles

22 Bank of Dawson 1.6 Miles

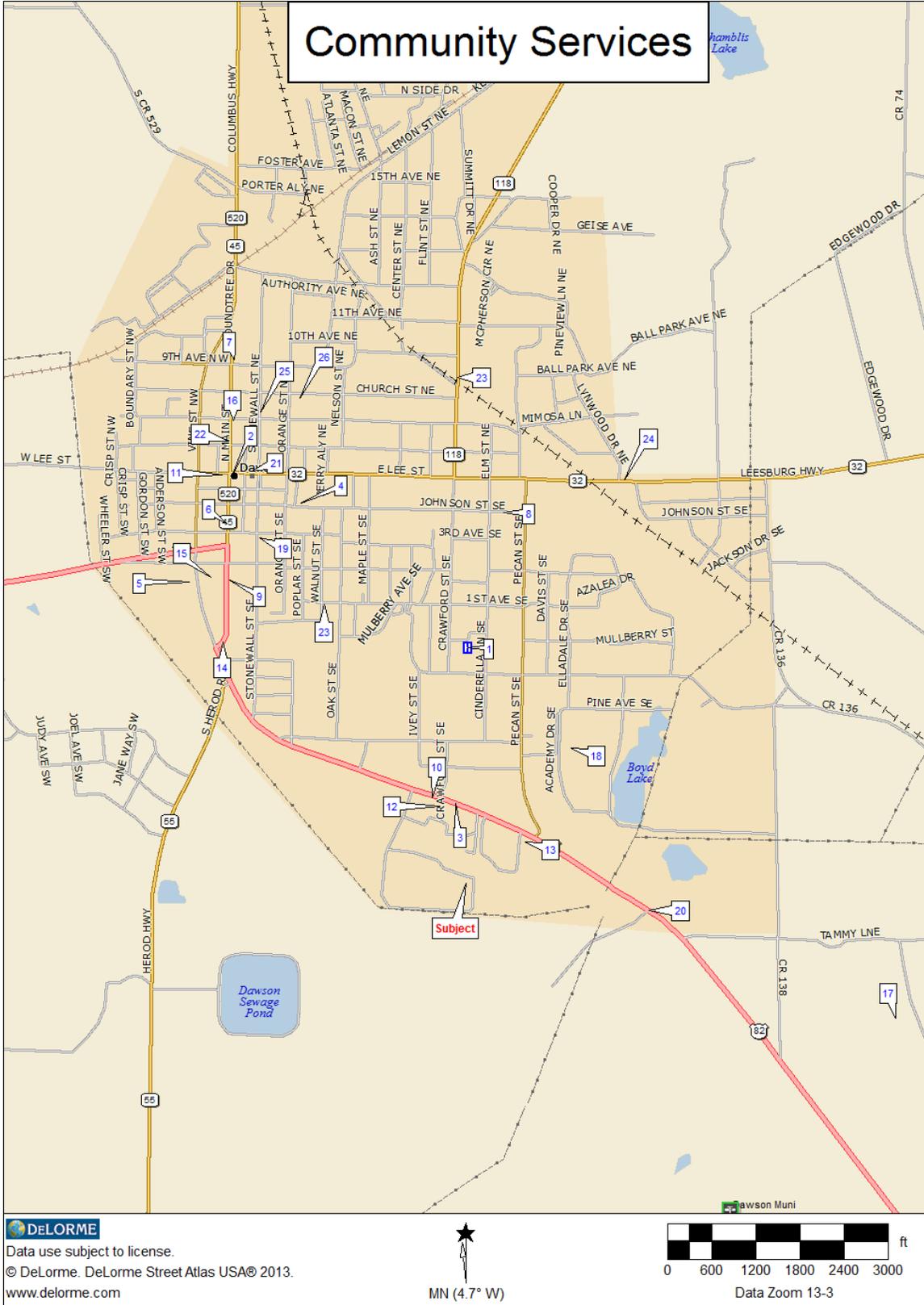
Houses of Worship

23 Highway to Heaven Missionary Church 0.8 Miles

24 United Methodist Church 1.1 Miles

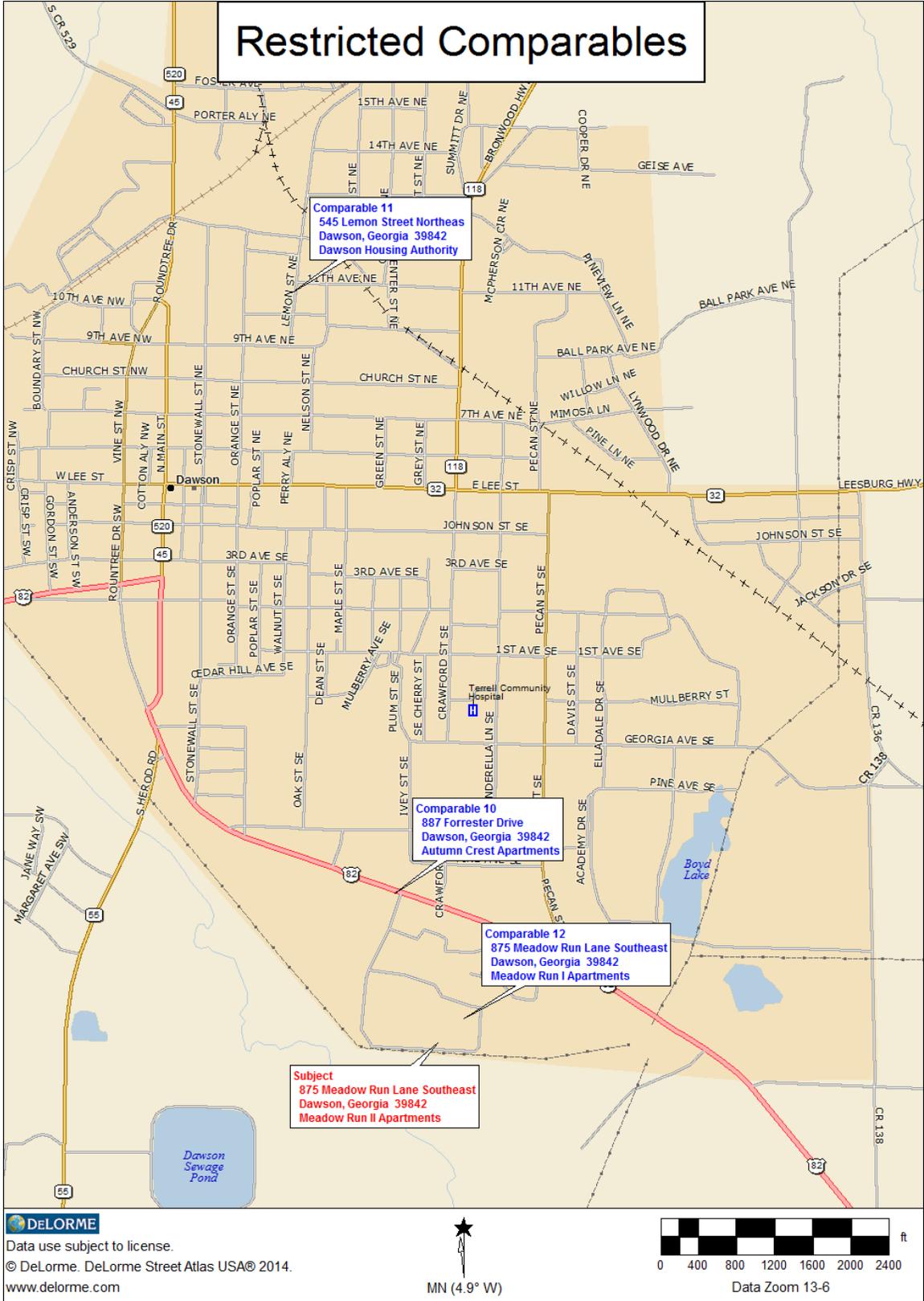
25 Dawson United Methodist Church 1.3 Miles

26 First Baptist Church 1.3 Miles



SUBSIDIZED/RESTRICTED LEGEND

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Autumn Crest Apartments	LIHTC	0.3 Miles
Dawson Housing Authority	Section 8	2.1 Miles
Meadow Run I Apartments	Rural Development	0.0 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.

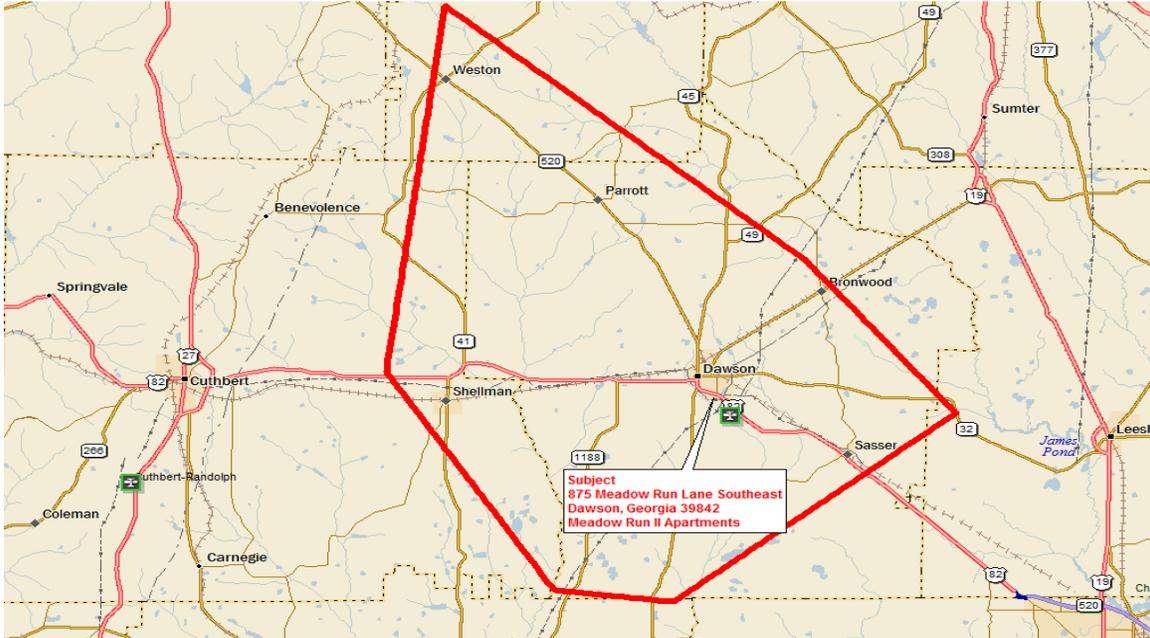
- **Commuting Patterns:** The time spent commuting and employment destination could often reveal distinct patterns. High percentages of workers with long commutes or working in neighboring counties are often indicators of a lack of affordable housing options near employment centers.
- **Target Market:** 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.

The subject's town of Dawson is adjacent to Richland to the northwest, Americus to the northeast, Cuthbert to the west and Leesburg to the east. The county border is located only a few miles south, and there are no towns nearby within the county. Therefore, it is the analyst's opinion that the county boarder to the south will serve as a political boundary for the market area. The gravity model has been used to help establish northern, western and eastern boundaries. According to the gravity model, the populations of the two adjacent towns should be added together. Then the population of the subject town should be divided by the sum of the population of both towns in order to determine the percentage of the distance to the adjacent town that the subject's town will pull population. For example, the subject has a 2015 population of 4,159. The population of Leesburg is 3,101. These two populations are added together to reach a sum of 7,260. Next, Dawson's population of 4,159 is divided by 7,260. The result is 57.3 percent ($4,159 / (4,159 + 3,101) = 57.3$ percent)). Leesburg is approximately 16.4 miles from Dawson. This distance is multiplied by 57.3 percent. The result is 9.4 miles. Therefore, based on the gravity model, the pull for Dawson is 9.4 miles beyond the city limits when heading east toward Valdosta. The same calculations were then applied to the distance between Dawson and Americus. The following table shows the 2015 population of each of the nearby cities, according to the U.S. Census Bureau as well as the distance of each from Dawson. In addition, the table shows the estimated pull for Dawson toward each of these cities:

Gravity Model Calculations			
Nearby City	Population	Distance from Subject City	Gravity Pull (In Miles)
Americus	16,462	28	5.7

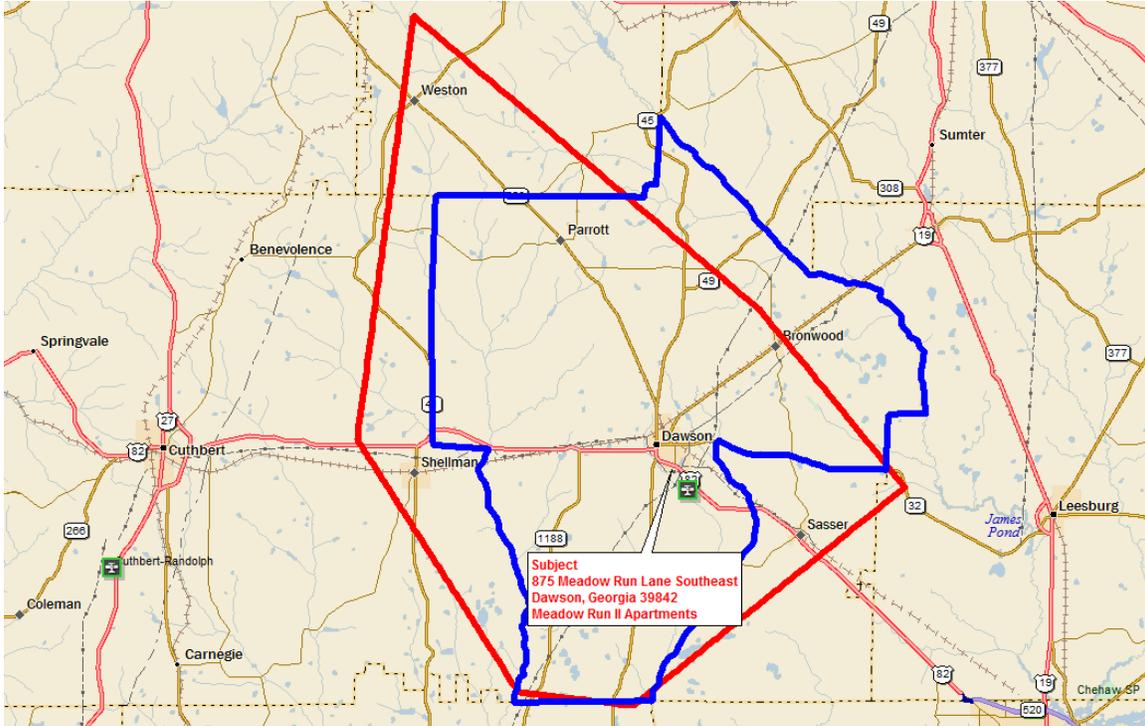
The following map shows what the market area would be if the gravity model based only on the data mentioned above:



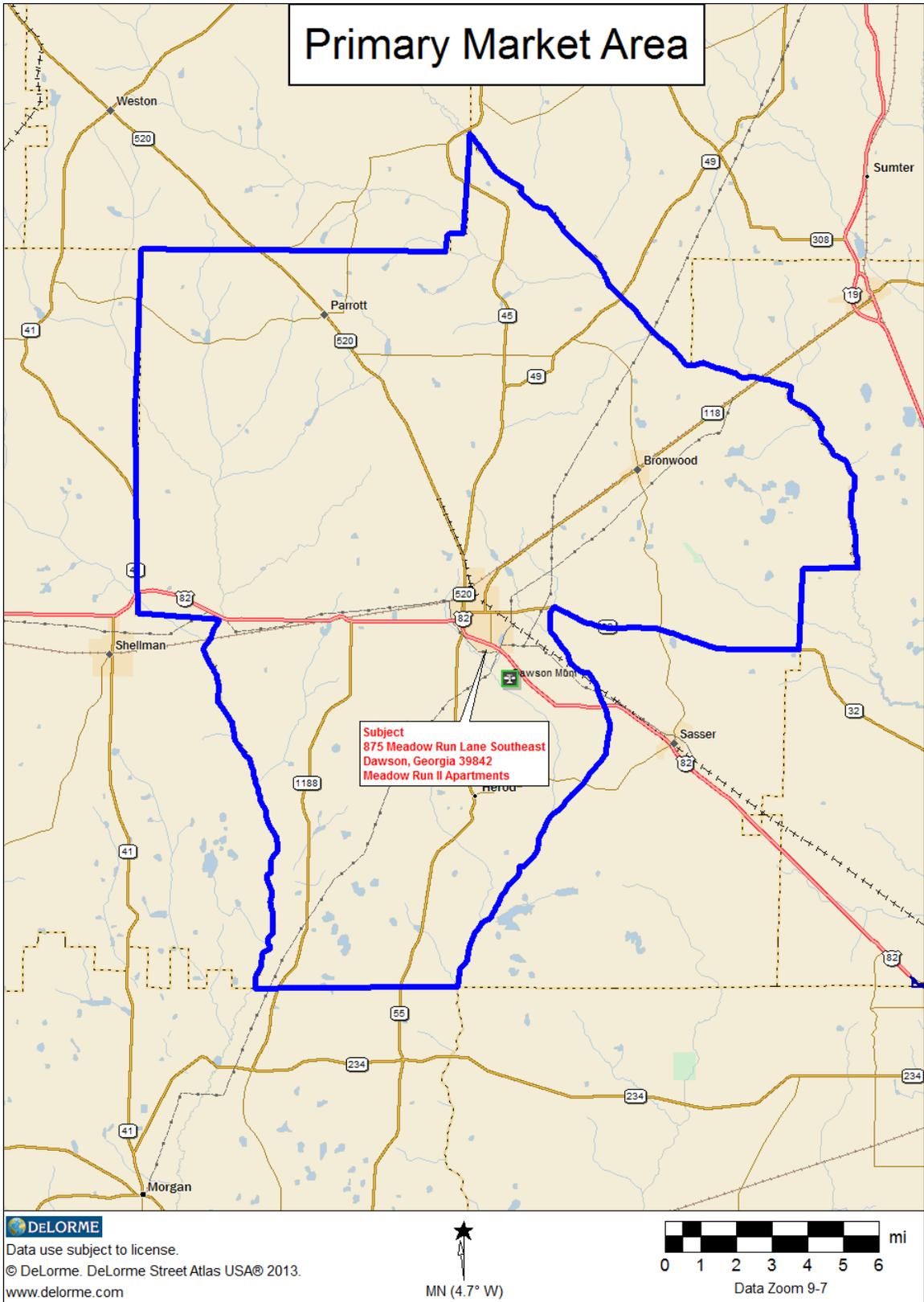
The basic market area shown in the map must be modified, however, because projected demographic data is available based on political boundaries and cannot be quantified based on the map shown on the previous page.

The gravity model map encompasses portions of three census tracts #1202.00, 1203.00 and 1204.00 in Terrell County. Because demographic data is available for the census tracts, but is not available for the area defined solely through the gravity model, the primary market area was expanded to include all of 1202.00, 1203.00 and 1204.00 in Terrell County. In addition, the census tracts help provide a more homogenous area from which the tenants may come. The following map shows the initial market area determined through the gravity model overlaid with the market area determined through these census tracts.

Meadow Run II Apartments * 875 Meadow Run Lane Southeast * Dawson, Georgia



Therefore, the market area for the subject consists of Census Tracts 1202.00, 1203.00 and 1204.00 in Terrell County. The market area has the following boundaries: North – Webster County; East – Sumter County, Lee County, State Highway 32 and Chickasawhatchee Creek; South – Calhoun County; and West – Randolph County. The northern boundary is approximately 14.4 miles from the subject, and the southern boundary is approximately 9.3 miles from the subject. The western boundary is approximately 9.8 miles from the subject, and the eastern boundary is approximately 10.6 miles from the subject.



PART V:

COMMUNITY DEMOGRAPHIC DATA

COMMUNITY DEMOGRAPHIC DATA

Population Trends

The subject is located in the City of Dawson, Georgia. The market area for the subject consists of 1202.00, 1203.00 and 1204.00 in Terrell County. The market area has the following boundaries: North – Webster County; East – Sumter County, Lee County, State Highway 32 and Chickasawhatchee Creek; South – Calhoun County; and West – Randolph County.

In 2000, this geographic market area contained an estimated population of 9,338. By 2010, population in this market area had decreased 15.3 percent to 7,908. In 2017, the population in this market area had decreased by 3.2 percent to 7,651. It is projected that between 2017 and 2019, population in the market area will decrease 0.2 percent to 7,633. It is projected that between 2018 and 2022, population in the market area will decrease 0.6 percent to 7,607.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
TERRELL COUNTY	2000	10,970				
Estimated Projected Projected Projected	2010	9,315	(1,655)	-15.1%	(166)	-1.5%
	2017	9,041	(274)	-2.9%	(39)	-0.4%
	2019	9,023	(18)	-0.2%	(9)	-0.1%
	2022	8,995	(28)	-0.3%	(9)	-0.1%
MARKET AREA	2000	9,338				
Estimated Projected Projected Projected	2010	7,908	(1,430)	-15.3%	(143)	-1.5%
	2017	7,651	(257)	-3.2%	(37)	-0.5%
	2019	7,633	(18)	-0.2%	(9)	-0.1%
	2022	7,607	(44)	-0.6%	(9)	-0.1%
DAWSON	2000	5,058				
Estimated Projected Projected Projected	2010	4,540	(518)	-10.2%	(52)	-1.0%
	2017	4,204	(336)	-7.4%	(48)	-1.1%
	2019	4,190	(14)	-0.3%	(7)	-0.2%
	2022	4,169	(35)	-0.8%	(7)	-0.2%

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

Meadow Run II Apartments * 875 Meadow Run Lane Southeast * Dawson, Georgia

CHANGE IN POPULATION BY AGE GROUPS							
TERRELL COUNTY							
AGE	2010	2017	CHANGE	2019	CHANGE	2022	CHANGE
0-4	669	622	-7.0%	623	0.1%	624	0.2%
5-9	603	607	0.7%	605	-0.3%	603	-0.4%
10-14	629	580	-7.8%	584	0.7%	590	1.0%
15-17	403	341	-15.4%	346	1.4%	353	2.1%
18-20	418	325	-22.2%	327	0.5%	329	0.7%
21-24	476	480	0.8%	467	-2.7%	448	-4.1%
25-34	1,023	1,118	9.3%	1,126	0.8%	1,139	1.1%
35-44	1,027	901	-12.3%	925	2.7%	961	3.9%
45-54	1,408	1,098	-22.0%	1,006	-8.4%	868	-13.7%
55-64	1,271	1,278	0.6%	1,255	-1.8%	1,221	-2.7%
65-74	809	1,018	25.8%	1,075	5.6%	1,160	7.9%
75-84	408	489	19.9%	493	0.8%	499	1.2%
85+	171	184	7.6%	190	3.5%	200	5.0%
Total Population	9,315	9,041	-2.9%	9,023	-0.2%	8,995	-0.3%
Elderly % Population	19.0%	22.9%	4.0%	23.7%	0.7%	24.7%	1.1%
MARKET AREA							
AGE	2010	2017	CHANGE	2019	CHANGE	2022	CHANGE
0-4	598	556	-7.0%	556	0.0%	556	0.0%
5-9	536	539	0.6%	538	-0.2%	536	-0.3%
10-14	524	512	-2.3%	516	0.8%	522	1.2%
15-17	345	288	-16.5%	297	3.1%	310	4.4%
18-20	368	277	-24.7%	280	1.2%	285	1.7%
21-24	408	409	0.2%	398	-2.6%	382	-4.1%
25-34	905	964	6.5%	966	0.2%	968	0.2%
35-44	867	783	-9.7%	802	2.5%	831	3.6%
45-54	1,159	904	-22.0%	834	-7.8%	728	-12.7%
55-64	1,033	1,025	-0.8%	1,003	-2.1%	970	-3.3%
65-74	663	829	25.0%	872	5.2%	936	7.4%
75-84	347	403	16.1%	407	1.0%	413	1.5%
85+	155	162	4.5%	165	2.0%	170	2.9%
Total Population	7,908	7,651	-3.2%	7,633	-0.2%	7,607	-0.3%
Elderly % Population	18.7%	22.2%	3.6%	22.9%	0.6%	23.8%	0.9%
DAWSON							
AGE	2010	2017	CHANGE	2019	CHANGE	2022	CHANGE
0-4	382	339	-11.3%	338	-0.4%	336	-0.5%
5-9	355	325	-8.5%	322	-0.9%	318	-1.3%
10-14	310	313	1.0%	312	-0.4%	310	-0.6%
15-17	217	170	-21.7%	177	4.2%	188	6.1%
18-20	234	163	-30.3%	165	1.2%	168	1.8%
21-24	273	242	-11.4%	234	-3.3%	222	-5.1%
25-34	557	583	4.7%	578	-0.8%	571	-1.2%
35-44	485	442	-8.9%	458	3.5%	481	5.1%
45-54	633	472	-25.4%	438	-7.1%	388	-11.5%
55-64	517	518	0.2%	506	-2.4%	487	-3.7%
65-74	315	370	17.5%	390	5.4%	420	7.7%
75-84	175	187	6.9%	191	2.4%	198	3.4%
85+	87	80	-8.0%	81	1.0%	82	1.5%
Total Population	4,540	4,204	-7.4%	4,190	-0.3%	4,169	-0.5%
Elderly % Population	16.1%	18.8%	2.7%	19.4%	0.6%	20.3%	0.9%

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

Population by Gender

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

In 2017, senior women in the primary market area outnumbered men by 397, or 39.3 percent. Between 2017 and 2022 the ratio is projected to slightly increase. In summary, the male/female gender ratios indicate a good potential target market between both halves of the populace.

POPULATION DISTRIBUTION BY GENDER						
MARKET AREA						
	2010		2017 Estimated		2022 Projected	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Total Male	3,785		3,632		3,632	
55-64	479	12.7%	447	12.3%	409	11.3%
65-74	281	7.4%	363	10.0%	407	11.2%
75-84	125	3.3%	158	4.4%	171	4.7%
85+	41	1.1%	43	1.2%	47	1.3%
TOTAL 55+	926	24.5%	1,011	27.8%	1,034	28.5%
Total Female	4,123		4,019		3,975	
55-64	554	13.4%	578	14.4%	561	14.1%
65-74	382	9.3%	466	11.6%	529	13.3%
75-84	222	5.4%	245	6.1%	242	6.1%
85+	114	2.8%	119	3.0%	123	3.1%
TOTAL 55+	1,272	30.9%	1,408	35.0%	1,455	36.6%

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

Household Type and Relationship

The following tables show the households by type and relationship and group quarter's population by type for persons 65 and older. The table indicates the 2010 older adult population according to household type and relationship. The totals are expected to increase as the older adult population increases.

HOUSEHOLDS BY TYPE/RELATIONSHIP, PERSONS 65+			
IN FAMILY HOUSEHOLDS	TERRELL COUNTY	MARKET AREA	DAWSON
Householder	411	371	157
Spouse	191	159	50
Other Relatives	31	23	15
IN NON-FAMILY HOUSEHOLDS			
Male Householder	148	137	50
Living Alone	148	137	50
Not Living Alone	0	0	0
Female Householder	284	249	106
Living Alone	284	249	106
Not Living Alone	0	0	0
Non-Relatives	5	5	0

Source: U.S. Census Bureau

GROUP QUARTERS POPULATION BY TYPE			
INSTITUTIONALIZED POPULATION	TERRELL COUNTY	MARKET AREA	DAWSON
Correctional Institutions	186	186	0
Nursing Homes	84	84	84
Other Institutions	0	0	0
TOTAL	270	270	84
NON-INSTITUTIONALIZED POPULATION			
College Dormitories (includes off-campus)	0	0	0
Military Quarters	0	0	0
Other Non-Institutionalized Quarters	0	0	0
TOTAL	0	0	0

Source: U.S. Census Bureau

Household Trends

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

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

The “tenure” of existing housing will be examined first as a guide to the future proportion of ownership and rentals, and then characteristics of the housing stock will be noted. The most important analysis is that of demand, supply and residual demand which follows. Its product is the number of rental units which will be demanded.

Tenure

The percentage of renters in Terrell County in 2017 was 35.7 percent, and the percentage for Dawson was 48.1 percent. The percentage of renters for the market area was 38.9 percent for 2017. 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 2.62 persons per household.

HOUSEHOLDS BY TENURE						
SUBJECT	YEAR	TOTAL HOUSEHOLDS	OWNER		RENTER	
			NO.	%	NO.	%
TERRELL COUNTY	2000	3,979	2,635	66.2%	1,344	33.8%
	2010	3,519	2,259	64.2%	1,260	35.8%
Estimated Projected	2017	3,481	2,238	64.3%	1,243	35.7%
	2019	3,487	2,242	64.3%	1,246	35.7%
Projected	2022	3,497	2,247	64.3%	1,250	35.7%
MARKET AREA	2000	3,398	2,172	63.9%	1,226	36.1%
	2010	2,961	1,807	61.0%	1,154	39.0%
Estimated Projected	2017	2,917	1,781	61.1%	1,136	38.9%
	2019	2,921	1,783	61.0%	1,138	39.0%
Projected	2022	2,928	1,786	61.0%	1,142	39.0%
DAWSON	2000	1,798	966	53.7%	832	46.3%
	2010	1,662	786	47.3%	876	52.7%
Estimated Projected	2017	1,535	796	51.9%	739	48.1%
	2019	1,535	797	51.9%	738	48.1%
Projected	2022	1,536	799	52.0%	737	48.0%

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

TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
TERRELL COUNTY	25-34	124	275	399
	35-44	276	238	514
	45-54	502	250	752
	55-64	563	193	756
	65-74	438	109	547
	75+	321	70	391
MARKET AREA	25-34	99	257	356
	35-44	213	218	431
	45-54	399	233	632
	55-64	448	172	620
	65-74	349	100	449
	75+	275	62	337
DAWSON	25-34	46	203	249
	35-44	84	171	255
	45-54	172	170	342
	55-64	190	131	321
	65-74	133	72	205
	75+	152	37	189

Source: U.S. Census Bureau

HOUSEHOLDS BY SIZE AND TYPE			
OWNER-OCCUPIED	TERRELL COUNTY	MARKET AREA	DAWSON
1 person	562	472	203
2 persons	867	686	274
3 persons	380	297	142
4 persons	258	199	86
5 persons	95	76	39
6 persons	52	39	18
7 or more persons	45	38	24
RENTER-OCCUPIED			
1 person	378	337	260
2 persons	313	287	205
3 persons	210	194	152
4 persons	176	159	124
5 persons	105	101	79
6 persons	37	36	24
7 or more persons	41	40	32

Source: U.S. Census Bureau

The subject's units are most suitable for households between one and two persons, who account for 54.1 percent of the market area renters.

RENTER HOUSEHOLD SIZE IN THE MARKET AREA		
RENTER-OCCUPIED	NUMBER	PERCENT
1 person	337	29.2%
2 persons	287	24.9%
3 persons	194	16.8%
4 persons	159	13.8%
5 persons	101	8.8%
6 persons	36	3.1%
7 or more persons	40	3.5%
TOTAL	1,154	100.0%

Source: U.S. Census Bureau

CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK			
	TERRELL COUNTY	MARKET AREA	DAWSON
TOTAL HOUSING UNITS	4,080	3,452	1,919
OCCUPANCY AND TENURE			
Occupied Housing Units	3,519	2,961	1,662
Owner-Occupied	2,259	1,807	786
Percent Owner-Occupied	64.2%	61.0%	47.3%
Renter-Occupied	1,260	1,154	876
VACANT HOUSING UNITS			
For seasonal, recreational, etc.	79	68	15
Persons per owner-occupied unit	2.48	1.23	2.57
Persons per renter-occupied unit	2.73	1.38	2.78
TENURE BY YEAR STRUCTURE BUILT			
RENTER-OCCUPIED			
2005 or later	0	0	0
2000-2004	21	21	0
1990-1999	434	414	280
1980-1989	158	158	124
1970-1979	179	140	78
1960-1969	157	138	115
1950-1959	179	179	155
1940-1949	30	30	30
1939 or earlier	205	194	132
PERSONS PER ROOM: RENTER			
0.50 or less	838	775	574
0.51-1.00	470	447	301
1.01-1.50	55	52	39
1.51-2.00	0	0	0
2.01 or more	0	0	0
PLUMBING FACILITIES - PERSON/ROOM: RENTER-OCCUPIED			
Lacking Complete Plumbing Facilities:			
1.00 or less	10	10	0
1.01-1.50	0	0	0
1.51 or more	0	0	0

Source: U.S. Census Bureau

Substandard households are those lacking complete plumbing facilities for exclusive use, those that are overcrowded and those that living in housing built prior to 1940. The chart above indicates there are 52 renter households with more than 1.01 occupants per room in the market area. There are 10 renter households that are lacking complete plumbing facilities in the market area. There are 194 households living in units built in 1939 or earlier.

ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
TERRELL COUNTY	NUMBER	PERCENT	NUMBER	PERCENT
1, Detached	1,634	78.0%	731	53.6%
1, Attached	0	0.0%	0	0.0%
2	0	0.0%	121	8.9%
3 to 4	0	0.0%	183	13.4%
5 to 9	0	0.0%	128	9.4%
10 to 19	0	0.0%	4	0.3%
20 to 49	0	0.0%	6	0.4%
50 or more	0	0.0%	5	0.4%
Mobile Home, Trailer, Other	460	22.0%	185	13.6%
TOTAL	2,094	100.0%	1,363	100.0%
MARKET AREA				
1, Detached	1,342	78.1%	665	52.2%
1, Attached	0	0.0%	0	0.0%
2	0	0.0%	118	9.3%
3 to 4	0	0.0%	178	14.0%
5 to 9	0	0.0%	128	10.0%
10 to 19	0	0.0%	4	0.3%
20 to 49	0	0.0%	6	0.5%
50 or more	0	0.0%	5	0.4%
Mobile Home, Trailer, Other	377	21.9%	170	13.3%
TOTAL	1,719	100.0%	1,274	100.0%
DAWSON				
1, Detached	543	91.1%	505	55.3%
1, Attached	0	0.0%	0	0.0%
2	0	0.0%	115	12.6%
3 to 4	0	0.0%	166	18.2%
5 to 9	0	0.0%	118	12.9%
10 to 19	0	0.0%	4	0.4%
20 to 49	0	0.0%	6	0.7%
50 or more	0	0.0%	0	0.0%
Mobile Home, Trailer, Other	53	8.9%	0	0.0%
TOTAL	596	100.0%	914	100.0%

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
1/1 @ 60% AMI	\$510	\$15,300	\$21,780	16.7%	36
2/1 @ 60% AMI	\$620	\$18,600	\$21,780	6.4%	14
Total Units @ 60% AMI		\$15,300	\$21,780	16.7%	36

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

HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE			
INCOME	TERRELL COUNTY	MARKET AREA	DAWSON
Less than \$10,000			
Less than 20%	0	0	0
20-24%	0	0	0
25-29%	41	41	41
30-34%	9	9	9
35%+	189	182	149
Not Computed	81	80	69
\$10,000 - \$19,999			
Less than 20%	47	47	31
20-24%	82	82	72
25-29%	18	0	0
30-34%	82	82	68
35%+	193	186	100
Not Computed	61	59	50
\$20,000 - \$34,999			
Less than 20%	79	79	44
20-24%	9	0	0
25-29%	50	50	43
30-34%	0	0	0
35%+	45	34	34
Not Computed	58	54	33
\$35,000 - \$49,999			
Less than 20%	54	44	21
20-24%	24	24	9
25-29%	7	7	7
30-34%	0	0	0
35%+	0	0	0
Not Computed	23	8	8
\$50,000 - \$74,999			
Less than 20%	164	159	80
20-24%	28	28	28
25-29%	1	1	0
30-34%	0	0	0
35%+	0	0	0
Not Computed	0	0	0
\$75,000 or more			
Less than 20%	18	18	18
20-24%	0	0	0
25-29%	0	0	0
30-34%	0	0	0
35%+	0	0	0
Not Computed	0	0	0
TOTAL	1,363	1,274	914

Source: U.S. Census Bureau



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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	62	20	62	4	23	171
\$10,000-20,000	59	14	31	58	18	180
\$20,000-30,000	77	3	17	10	12	119
\$30,000-40,000	1	14	10	0	6	31
\$40,000-50,000	0	12	0	14	7	33
\$50,000-60,000	27	85	6	2	2	122
\$60,000-75,000	0	0	0	0	31	31
\$75,000-100,000	1	1	1	0	0	3
\$100,000-125,000	0	0	3	1	1	5
\$125,000-150,000	4	2	1	1	6	14
\$150,000-200,000	2	0	1	0	1	4
\$200,000+	0	1	1	0	0	2
Total	233	152	133	90	107	715

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	76	1	0	28	1	106
\$10,000-20,000	46	32	40	2	3	123
\$20,000-30,000	22	11	4	2	2	41
\$30,000-40,000	14	2	3	5	4	28
\$40,000-50,000	3	13	0	0	3	19
\$50,000-60,000	9	2	2	1	2	16
\$60,000-75,000	12	1	8	0	26	47
\$75,000-100,000	4	0	0	1	3	8
\$100,000-125,000	5	2	0	0	1	8
\$125,000-150,000	11	1	2	2	1	17
\$150,000-200,000	2	0	2	0	2	6
\$200,000+	2	0	0	0	0	2
Total	206	65	61	41	48	421

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	46	0	0	0	1	47
\$10,000-20,000	46	17	1	2	1	67
\$20,000-30,000	18	0	4	2	1	25
\$30,000-40,000	8	1	0	0	2	11
\$40,000-50,000	3	0	0	0	2	5
\$50,000-60,000	4	0	0	1	2	7
\$60,000-75,000	7	1	0	0	21	29
\$75,000-100,000	4	0	0	1	3	8
\$100,000-125,000	3	1	0	0	1	5
\$125,000-150,000	5	0	0	1	0	6
\$150,000-200,000	2	0	0	0	1	3
\$200,000+	2	0	0	0	0	2
Total	148	20	5	7	35	215

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	138	21	62	32	24	277
\$10,000-20,000	105	46	71	60	21	303
\$20,000-30,000	99	14	21	12	14	160
\$30,000-40,000	15	16	13	5	10	59
\$40,000-50,000	3	25	0	14	10	52
\$50,000-60,000	36	87	8	3	4	138
\$60,000-75,000	12	1	8	0	57	78
\$75,000-100,000	5	1	1	1	3	11
\$100,000-125,000	5	2	3	1	2	13
\$125,000-150,000	15	3	3	3	7	31
\$150,000-200,000	4	0	3	0	3	10
\$200,000+	2	1	1	0	0	4
Total	439	217	194	131	155	1,136



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Owner 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	2	27	5	4	5	43
\$10,000-20,000	18	12	9	14	5	58
\$20,000-30,000	4	16	34	43	1	98
\$30,000-40,000	3	60	17	2	6	88
\$40,000-50,000	0	5	36	15	23	79
\$50,000-60,000	1	10	15	9	5	40
\$60,000-75,000	1	2	23	19	7	52
\$75,000-100,000	36	19	37	11	10	113
\$100,000-125,000	1	6	5	2	6	20
\$125,000-150,000	0	4	1	30	3	38
\$150,000-200,000	1	1	0	16	3	21
\$200,000+	0	0	2	0	0	2
Total	67	162	184	165	74	652

Owner 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	44	32	6	3	0	85
\$10,000-20,000	162	75	29	8	1	275
\$20,000-30,000	22	68	5	0	51	146
\$30,000-40,000	12	68	5	1	1	87
\$40,000-50,000	10	60	9	20	4	103
\$50,000-60,000	28	74	8	3	7	120
\$60,000-75,000	8	38	26	2	1	75
\$75,000-100,000	18	83	6	1	3	111
\$100,000-125,000	3	21	3	1	0	28
\$125,000-150,000	5	18	1	3	9	36
\$150,000-200,000	9	23	6	2	2	42
\$200,000+	4	13	2	1	1	21
Total	325	573	106	45	80	1,129

Owner 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	42	23	6	3	0	74
\$10,000-20,000	132	75	29	0	1	237
\$20,000-30,000	22	57	5	0	25	109
\$30,000-40,000	6	54	3	0	1	64
\$40,000-50,000	10	40	9	20	1	80
\$50,000-60,000	26	52	6	2	6	92
\$60,000-75,000	8	30	25	2	1	66
\$75,000-100,000	18	53	0	1	3	75
\$100,000-125,000	3	13	1	1	0	18
\$125,000-150,000	2	10	1	2	8	23
\$150,000-200,000	8	22	5	2	2	39
\$200,000+	4	13	2	1	1	21
Total	281	442	92	34	49	898

Owner 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	46	59	11	7	5	128
\$10,000-20,000	180	87	38	22	6	333
\$20,000-30,000	26	84	39	43	52	244
\$30,000-40,000	15	128	22	3	7	175
\$40,000-50,000	10	65	45	35	27	182
\$50,000-60,000	29	84	23	12	12	160
\$60,000-75,000	9	40	49	21	8	127
\$75,000-100,000	54	102	43	12	13	224
\$100,000-125,000	4	27	8	3	6	48
\$125,000-150,000	5	22	2	33	12	74
\$150,000-200,000	10	24	6	18	5	63
\$200,000+	4	13	4	1	1	23
Total	392	735	290	210	154	1,781



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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	63	22	62	6	18	171
\$10,000-20,000	56	14	31	54	13	168
\$20,000-30,000	78	5	16	11	10	120
\$30,000-40,000	1	15	11	1	5	33
\$40,000-50,000	0	12	1	14	7	34
\$50,000-60,000	30	83	5	0	1	119
\$60,000-75,000	0	0	1	1	30	32
\$75,000-100,000	0	0	1	1	1	3
\$100,000-125,000	0	0	3	0	0	3
\$125,000-150,000	4	2	2	0	2	10
\$150,000-200,000	2	2	1	0	2	7
\$200,000+	0	0	1	0	0	1
Total	234	155	135	88	89	701

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	75	2	0	27	2	106
\$10,000-20,000	51	30	41	0	3	125
\$20,000-30,000	22	11	5	0	3	41
\$30,000-40,000	14	2	3	9	3	31
\$40,000-50,000	4	12	0	1	3	20
\$50,000-60,000	9	1	2	0	2	14
\$60,000-75,000	14	1	6	1	34	56
\$75,000-100,000	4	0	0	1	4	9
\$100,000-125,000	5	0	2	0	1	8
\$125,000-150,000	7	1	2	8	3	21
\$150,000-200,000	4	0	0	0	3	7
\$200,000+	2	0	0	0	1	3
Total	211	60	61	47	62	441

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	46	1	0	1	2	50
\$10,000-20,000	51	16	1	0	1	69
\$20,000-30,000	18	0	5	0	2	25
\$30,000-40,000	9	1	0	0	2	12
\$40,000-50,000	4	0	0	1	1	6
\$50,000-60,000	5	0	0	0	2	7
\$60,000-75,000	9	1	0	1	29	40
\$75,000-100,000	4	0	0	1	4	9
\$100,000-125,000	3	0	0	0	0	3
\$125,000-150,000	3	0	0	3	2	8
\$150,000-200,000	4	0	0	0	2	6
\$200,000+	2	0	0	0	1	3
Total	158	19	6	7	48	238

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	138	24	62	33	20	277
\$10,000-20,000	107	44	72	54	16	293
\$20,000-30,000	100	16	21	11	13	161
\$30,000-40,000	15	17	14	10	8	64
\$40,000-50,000	4	24	1	15	10	54
\$50,000-60,000	39	84	7	0	3	133
\$60,000-75,000	14	1	7	2	64	88
\$75,000-100,000	4	0	1	2	5	12
\$100,000-125,000	5	0	5	0	1	11
\$125,000-150,000	11	3	4	8	5	31
\$150,000-200,000	6	2	1	0	5	14
\$200,000+	2	0	1	0	1	4
Total	445	215	196	135	151	1,142



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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	25	5	3	3	37
\$10,000-20,000	17	13	6	15	2	53
\$20,000-30,000	3	16	31	42	0	92
\$30,000-40,000	3	54	18	1	7	83
\$40,000-50,000	0	5	34	14	19	72
\$50,000-60,000	1	9	14	11	3	38
\$60,000-75,000	0	1	24	18	6	49
\$75,000-100,000	35	16	36	10	11	108
\$100,000-125,000	1	6	5	3	8	23
\$125,000-150,000	1	4	4	23	3	35
\$150,000-200,000	0	0	1	14	1	16
\$200,000+	0	0	2	0	0	2
Total	62	149	180	154	63	608

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	44	34	5	2	2	87
\$10,000-20,000	157	81	34	11	0	283
\$20,000-30,000	22	72	4	1	53	152
\$30,000-40,000	13	67	4	2	3	89
\$40,000-50,000	16	59	6	20	4	105
\$50,000-60,000	30	76	9	2	6	123
\$60,000-75,000	10	41	24	1	1	77
\$75,000-100,000	20	88	6	1	3	118
\$100,000-125,000	4	24	5	1	2	36
\$125,000-150,000	8	16	2	2	9	37
\$150,000-200,000	11	27	3	2	4	47
\$200,000+	5	13	3	2	1	24
Total	340	598	105	47	88	1,178

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	43	26	4	2	2	77
\$10,000-20,000	132	80	34	4	0	250
\$20,000-30,000	21	62	4	1	28	116
\$30,000-40,000	7	56	3	1	3	70
\$40,000-50,000	16	41	6	20	1	84
\$50,000-60,000	28	53	7	1	6	95
\$60,000-75,000	10	33	24	0	1	68
\$75,000-100,000	20	60	0	1	2	83
\$100,000-125,000	4	17	3	1	1	26
\$125,000-150,000	5	11	1	1	9	27
\$150,000-200,000	11	24	3	1	3	42
\$200,000+	5	13	3	2	1	24
Total	302	476	92	35	57	962

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	45	59	10	5	5	124
\$10,000-20,000	174	94	40	26	2	336
\$20,000-30,000	25	88	35	43	53	244
\$30,000-40,000	16	121	22	3	10	172
\$40,000-50,000	16	64	40	34	23	177
\$50,000-60,000	31	85	23	13	9	161
\$60,000-75,000	10	42	48	19	7	126
\$75,000-100,000	55	104	42	11	14	226
\$100,000-125,000	5	30	10	4	10	59
\$125,000-150,000	9	20	6	25	12	72
\$150,000-200,000	11	27	4	16	5	63
\$200,000+	5	13	3	2	1	26
Total	402	747	285	201	151	1,786

PART VI:

EMPLOYMENT TREND

Employment Trends

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

Employment in Terrell County has been decreasing an average of 1.6 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	4,788,064	4,349,798	90.8%	438,266	9.2%
2013	4,759,503	4,369,349	91.8%	390,154	8.2%
2014	4,753,782	4,416,719	92.9%	337,063	7.1%
2015	4,770,895	4,490,943	94.1%	279,952	5.9%
2016	4,920,464	4,656,255	94.6%	264,209	5.4%
2017**	5,003,700	4,747,227	94.9%	256,473	5.1%

* Data based on place of residence.

**Preliminary - based on monthly data through February 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 March 2017 was 4.8 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR TERRELL COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	4,586	4,271	93.1%	315	6.9%
2006	4,554	4,292	94.2%	262	5.8%
2007	4,430	4,166	94.0%	264	6.0%
2008	4,437	4,144	93.4%	293	6.6%
2009	4,442	3,982	89.6%	460	10.4%
2010	3,917	3,439	87.8%	478	12.2%
2011	3,850	3,388	88.0%	462	12.0%
2012	3,755	3,345	89.1%	410	10.9%
2013	3,668	3,308	90.2%	360	9.8%
2014	3,621	3,331	92.0%	290	8.0%
2015	3,630	3,360	92.6%	270	7.4%
2016	3,675	3,434	93.4%	241	6.6%
2017**	3,740	3,502	93.6%	238	6.4%

* Data based on place of residence.

**Preliminary - based on monthly data through March 2017

Source: U.S. Bureau of Labor Statistics Data

Unemployment in the county reached a high of 12.2 percent in 2010 and a low of 5.8 percent in 2006. The unemployment rate for March 2017 was 6.4 percent.

CHANGE IN TOTAL EMPLOYMENT FOR TERRELL COUNTY				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	(832)	(166)	-19.5%	-3.9%
2010-2015	(79)	(16)	-2.3%	-0.5%

Source: U.S. Bureau of Labor Statistics

The data shows that the number of persons employed in Terrell County decreased an average of 2.2 percent per year between 2005 and 2015.

RECENT CHANGES IN EMPLOYMENT FOR TERRELL COUNTY			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	3,439	(543)	12.2%
2011	3,388	(51)	12.0%
2012	3,345	(43)	10.9%
2013	3,308	(37)	9.8%
2014	3,331	23	8.0%
2015	3,360	29	7.4%
2016	3,434	74	6.6%

Source: U.S. Bureau of Labor Statistics

The unemployment rate has fluctuated from 6.6 percent to 12.2 percent over the past seven years. These fluctuations are slightly higher than the unemployment rates for the State of Georgia.

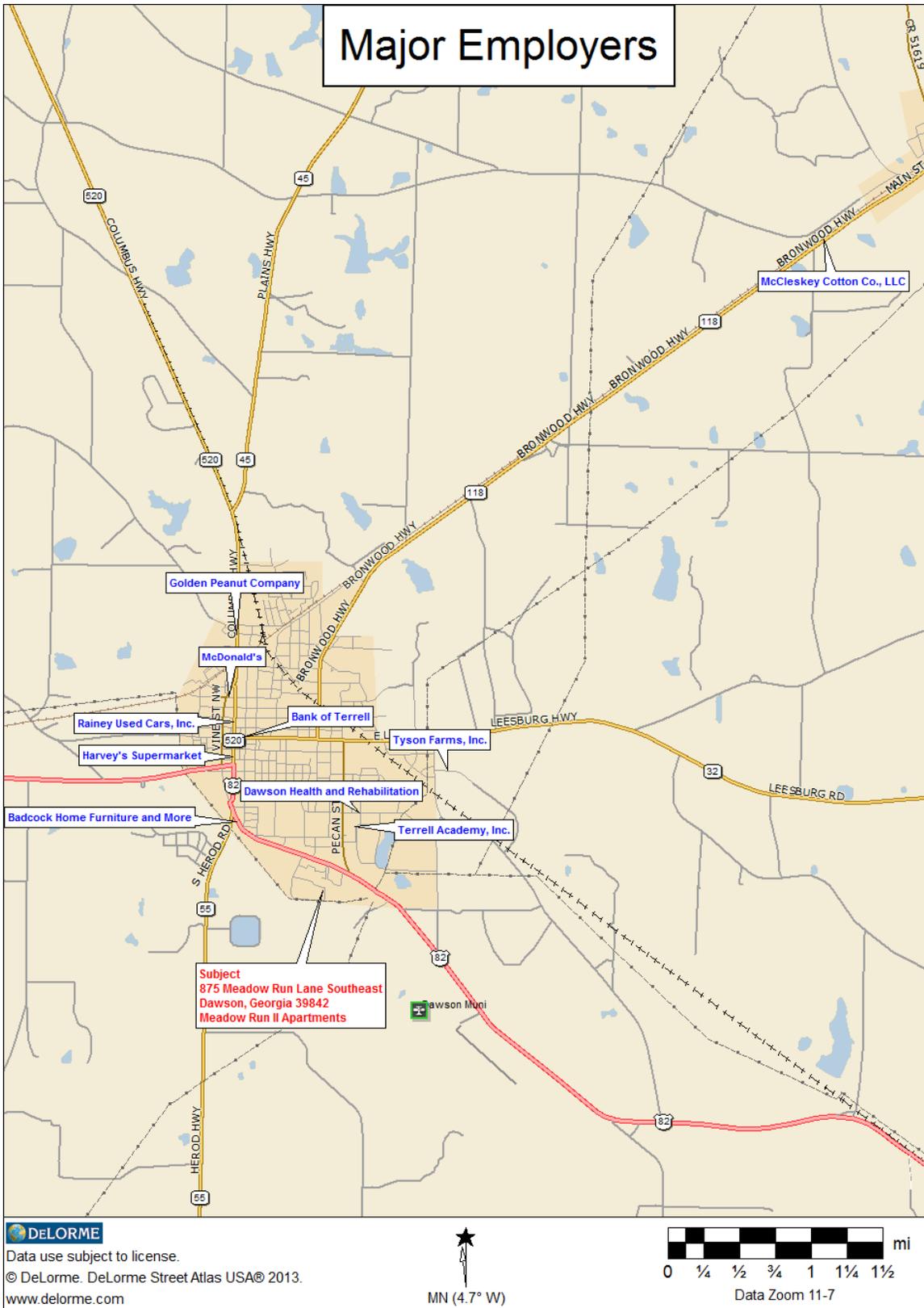
The following table indicates the major employers serving the residents of Terrell and Sumter Counties. There are no anticipated expansions or contracts within these employers.

MAJOR EMPLOYERS	
Name	Product/Industry
Badcock Home Furniture and More	Retail
Bank of Terrell	Finance
Dawson Health and Rehabilitation	Health Care
Golden Peanut Co.	Manufacturing
Harvey's Supermarket	Grocery
McCleskey Cotton Co., LLC	Manufacturing
McDonald's	Restaurant
Rainey Used Cars, Inc.	Automobile Sales
Terrell Academy, Inc.	Education
Tyson Farms, Inc.	Manufacturing

PLACE OF WORK EMPLOYMENT DATA						
INDUSTRY	TERRELL COUNTY		MARKET AREA		DAWSON	
	TOTAL	%	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	173	5.2%	140	5.3%	22	1.8%
Construction	247	7.5%	215	8.1%	75	6.1%
Manufacturing	492	14.9%	386	14.5%	211	17.1%
Wholesale Trade	124	3.7%	57	2.1%	13	1.1%
Retail Trade	454	13.7%	367	13.8%	230	18.6%
Transportation, Communication & Utilities	307	9.3%	239	9.0%	74	6.0%
Information	28	0.8%	24	0.9%	24	1.9%
Finance, Insurance & Real Estate	117	3.5%	104	3.9%	28	2.3%
Professional & Related Services	212	6.4%	171	6.4%	35	2.8%
Educational, Health & Social Services	671	20.3%	568	21.3%	315	25.5%
Entertainment & Recreation Services	158	4.8%	128	4.8%	97	7.8%
Other	132	4.0%	116	4.4%	55	4.4%
Public Administration	194	5.9%	150	5.6%	58	4.7%

Source: U.S. Census Bureau

The above chart shows the number of people employed in different sectors of the Terrell County, Dawson 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.



Tyson Foods ended the third shift in its Dawson plant on April 10, 2015. According to Tyson Foods, 70 in Dawson are affected by the change. There have been several small business openings with the past two years in Dawson and Terrell County. However, there have been no significant business openings. Overall, it is believed that the economy of Lake Park will remain stable despite the loss of employees at Tyson Foods.

Wages

The average annual wage of Terrell County employees was \$31,079 in 2015. Wages have been increasing 2.2 percent per year. Wages in the other services sectors are within the income limits of the development.

AVERAGE ANNUAL WAGE BY SECTOR			
INDUSTRY	2014	2015	ANNUAL PERCENT INCREASE
Utilities	N/A*	N/A*	N/A*
Information	\$44,596	N/A*	N/A*
Mining	N/A*	N/A*	N/A*
Agriculture, Forestry, and Fisheries	\$39,490	\$38,712	-2.0%
Public Administration (Local Government)	\$26,589	\$27,456	3.3%
Professional and Business Services	\$26,589	\$27,456	3.3%
Wholesale Trade	\$40,432	\$44,776	10.7%
Other Services	\$18,789	\$21,750	15.8%
Construction	\$31,664	\$40,537	28.0%
Transportation and Warehousing	\$32,744	\$34,784	6.2%
Financial Activities	\$43,017	\$43,146	0.3%
Manufacturing	\$31,652	\$32,030	1.2%
Education and Health Services	\$24,649	\$25,304	2.7%
Retail Trade	\$24,074	\$25,762	7.0%
Leisure and Hospitality	\$10,953	\$11,229	2.5%

Source: U.S. Bureau of Labor Statistics

*Data was not available.

Employment Outside the County

For residents employed in the market area, the travel time to work from the site will be less than 19 minutes. For the majority of those employed in other parts of the county, the travel time would be within 25 minutes. According to the chart below, 51.0 percent in the market area have a travel time of less than 19 minutes; 31.1 percent have a travel time of 20 to 34 minutes; and 17.9 percent have a travel time of over 35 minutes. This relatively low travel time indicates that the subject site is in an area in close proximity to employment centers.

ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS		
TRAVEL TIME IN MINUTES	NUMBER OF COMMUTERS	PERCENT
5 or less	76	2.9%
5-9	574	22.0%
10-19	682	26.1%
20-24	222	8.5%
25-34	592	22.6%
35-44	342	13.1%
45-59	83	3.2%
60-89	36	1.4%
90+	7	0.3%
Total Commuters	2,614	

Source: U.S. Census Bureau

Conclusions

Terrell County is experiencing limited 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. Overall, it is believed that the economy of Dawson and Terrell 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 \$15,300 and \$21,870 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 17 percent (16.7%) of the primary market area tenants are within this range.

Households who have between one and two persons and annual incomes between \$18,600 and \$21,870 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately six percent (6.4%) 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 40 percent for senior properties. The resulting number is then multiplied by 12 to derive an annual income ($\$510 / 40\% = \$1,275.00 \times 12 = \$15,300$). 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. The market area is gaining approximately two households per year.

Required Unit Mix

The LIHTC program is based on the premise that 1.5 persons per bedroom will occupy rental units. We expect that 75 percent of one-person households and 25 percent of two-person households will occupy one-bedroom units; 20 percent of one-person households, 75 percent of two-person households and 25 percent of three-person households will occupy two-bedroom units; and 75 percent of three-person households, 100 percent of four-person households and 90 percent of five-person households will occupy three-bedroom units. The following tables illustrate the ratio of units required by each household size. These occupancy patterns suggest that one-bedroom units should account for 28.1 percent of the renter housing demand; two-bedroom units should account for 32.9 percent of the renter housing demand; and three-bedroom units should account for 30.1 percent of the renter housing demand.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS						
HOUSEHOLD SIZE	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	17	253	67	0	0	337
2 Persons	0	72	215	0	0	287
3 Persons	0	0	97	97	0	194
4 Persons	0	0	0	159	0	159
5 Persons	0	0	0	91	10	101
6 Persons	0	0	0	0	36	36
7 or More Persons	0	0	0	0	40	40
TOTAL	17	325	380	347	86	1,154
PERCENT	1.5%	28.1%	32.9%	30.1%	7.5%	100.0%

Eligible Households

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each LIHTC unit. The following table lists the number of households within the required target income for each unit type.

INCOME ELIGIBLE HOUSEHOLDS					
Unit Type	Gross Rent	Lower Range	Upper Range	Percent	Renter
1/1 @ 60% AMI	\$510	\$15,300	\$21,780	16.7%	36
2/1 @ 60% AMI	\$620	\$18,600	\$21,780	6.4%	14
Total Units @ 60% AMI		\$15,300	\$21,780	16.7%	36

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

Penetration Rate

There are no vacant LIHTC units in the market area. There are currently no units planned in the market area. The subject contains one vacant unit. Therefore, the total LIHTC inventory is 1, and the aggregate penetration rate is 2.8 percent.

REQUIRED PENETRATION RATE	
Income-Eligible Renter Households	36
Existing Vacant LIHTC Units	0
LIHTC Units Planned	0
Vacant/Non-Income Qualified Units in Subject	1
Total Inventory	1
Penetration Rate	2.8%

Projects Under Construction/Planned Projects

According to the City of Dawson, there are no senior projects under construction in the market area. According to the Georgia Department of Community Affairs website, there have been no properties in the market area awarded tax credits within the past five years. According to the City of Dawson, there are no additional senior developments planned in the market area.

New and Pipeline Units

There are currently no new developments in the market area. Therefore, there are no pipeline units in the market area.

Demand and Net Demand

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

- a. **Demand from New Household:** New units required in the market area due to projected household growth from migration into the market and growth from existing households in the market should be determined. This should be forecasted using current renter household data and projecting forward to the anticipated placed in service date of the project using a growth rate established from a reputable source such as Claritas or State Data Center or the U.S. Census/American Community Survey (ACS). This household projection must be limited to the target population, age and income group and the demand for each income group targeted (i.e. 50% of median income) must be shown separately.

In instances where a significant number (more than 20%) of 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 17 senior households per year in the market area from 2017 to 2022 as shown on Pages 65 to 68. The subject's rehabilitation will be completed in 2019. Therefore, the increase of 17 senior households per year was multiplied by two years. The result is 34 households. The household growth between 2017 and 2019 (34) was then multiplied by the percent income qualified previously determined on Page 63. The result was then multiplied by the percent of seniors in the market area that plan to rent (16.7%). The result is determined to be the new households for each income band at 60 percent of the area median income as well as the new households for all 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 62 indicates there are 98 senior substandard households in the primary market area. The number of substandard households is multiplied by the percent income qualified as shown on Page 63. The result was determined to be the demand for substandard housing.

The table on Page 64 indicates the number of senior rent overburdened households within each income sector. The number of senior rent overburdened households was multiplied by the appropriate percent income qualified within each income sector for units at 60 percent of the area median income as well as the total 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 senior facility. It is the analyst's opinion that this demand would be minimal and difficult to substantiate. 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 were no vacant LIHTC units in the market area. Therefore, no additional units need to be considered. The following tables contain the summary demand estimates in the primary market area for all units.

	1 BR HH at 60% AMI (\$15,300 to \$21,780)	2 BR HH at 60% AMI (\$18,600 to \$21,780)	All Tax Credit 60% AMI (\$15,300 to \$21,780)
Demand from New Household (age and income appropriate)	2	1	2
Plus			
Demand from Existing Renter Households - Substandard Housing	16	6	16
Plus			
Demand from Existing Renter Households - Rent Overburdened Households	35	11	35
Equals Total Demand	54	18	53
Less			
Supply of Current vacant units, under construction and/or newly constructed in past 2 years	0	3	3
Equals Net Demand	54	15	50

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 78. Based on the chart on Page 78, one-bedroom units should account for 28.1 percent of the renter housing demand and two-bedroom units should account for 32.9 percent of the renter housing demand.

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

AMI	Unit Size	Income Limits	Units Proposed	Total Demand	Supply	Net Demand	Net Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA	\$15,300 to \$21,780	1	54	0	54	1.9%	2-4/Mo.	\$485	N/A	\$385
	2 BR/1 BA	\$18,600 to \$21,780	0	18	3	15	0.0%	2-4/Mo.	\$565	N/A	\$486
	60% AMI	\$15,300 to \$21,780	1	53	3	50	2.0%	2-4/Mo.	\$485-\$565	N/A	\$385-\$486
Total for Project	All 1 BR	\$15,300 to \$21,780	1	54	0	54	1.9%	2-4/Mo.	\$485	N/A	\$385
	All 2 BR	\$18,600 to \$21,780	0	18	3	15	0.0%	2-4/Mo.	\$565	N/A	\$486
	All Tax Credit Units	\$15,300 to \$21,780	1	53	3	50	2.0%	2-4/Mo.	\$485-\$565	N/A	\$385-\$486

The subject is an existing Rural Development property applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. In addition, subject units with project-based Rental Assistance or whose rents are more than 20 percent lower than the rent for other units of the same bedroom size in the same AMI band and comprise less than 10 percent of the total units in the same AMI band or any units that are 30 percent lower than the average market rent for the bedroom type in any income segment are to be excluded. Currently, the subject is 97 percent occupied with Rental Assistance for 39 units. In addition, all tenants will remain income qualified, and there are no tenants which will be rent burdened. The current non-revenue unit will be rented after rehabilitation and will need to be absorbed into the market area. Therefore, there are five units at the subject that will need to be absorbed into the market. There are no tax credit comparables located in the market area constructed within the past two years that compete with the subject, and there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are no vacancies in projects placed in service prior to 2015 which have not reached stabilized occupancy. Therefore, the total supply that should be subtracted from the demand is three units. The subject will need to capture 2.0 percent of the overall demand for all tax credit units, 1.9 percent of the demand for all one-bedroom units and 0.0 percent of the demand for all two-bedroom units. 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. Additionally, the capture rate 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 5385
Property Type Garden/Townhouse
Property Name Southland Heights Apartments
Address 113 Highway 27 East, Americus, Sumter County, Georgia 31709
Market Type Market

Verification John; 229-924-4253, May 9, 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	32	875	\$415	\$0.47
2/1	24	950	\$465	\$0.49
2/1.5	25	975	\$530	\$0.54
3/2	8	1,100	\$635	\$0.58

Occupancy 100%
Rent Premiums N
Total Units 89
Unit Size Range 875 - 1,100
Avg. Unit Size 944
Avg. Rent/Unit \$481
Avg. Rent/SF \$0.51

SF 83,975

Multi-Family Lease No. 1 (Cont.)

Physical Data

No. of Buildings	8
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	1,2
Utilities with Rent	Trash Collection
Parking	L/0
Year Built	1972
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

Range/Oven, Refrigerator, Washer/Dryer Hook-Ups, Carpet, Blinds, Ceiling Fans, Coat Closet, Swimming Pool, On-Site Management

Remarks

The annual turnover rate was not disclosed by the contact. This complex does not maintain an active waiting list.

Multi-Family Lease No. 2



Property Identification

Record ID 5381
Property Type Garden/Townhouse
Property Name Lexington Place Apartments
Address 1130 Felder Street, Americus, Sumter County, Georgia 31709
Market Type Market

Verification Tasha; 229-928-8413, May 9, 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	850	\$559	\$0.66
2/2	Unknown	1,140	\$659	\$0.58
2/2	Unknown	1,140	\$685	\$0.60
2/2.5TH	Unknown	1,150	\$659	\$0.57
2/2.5TH	Unknown	1,150	\$685	\$0.60
3/3.5TH	Unknown	1,400	\$759	\$0.54
3/3.5TH	Unknown	1,400	\$785	\$0.56

Occupancy 93%
Rent Premiums N
Total Units 97

Multi-Family Lease No. 2 (Cont.)

Physical Data

No. of Buildings	13
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	1, 2
Utilities with Rent	None
Parking	L/0
Year Built	1998
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

Range/Oven, Refrigerator, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Hardwood, Blinds, Coat Closet, Swimming Pool, On-Site Management

Remarks

The contact could not verify the number of units of each unit type. The annual turnover rate is approximately 12 percent. This complex does not maintain an active waiting list.

Multi-Family Lease No. 3



Property Identification

Record ID 5378
Property Type Walk-Up
Property Name Cripple Creek Apartments
Address 110 Knollwood Drive, Americus, Sumter County, Georgia 31709
Market Type Market

Verification Angela; 229-928-0854, May 9, 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	676	\$410	\$0.60
1/1	13	678	\$410	\$0.60
2/1	15	864	\$450	\$0.52
3/1.5	10	1,078	\$485	\$0.45

Occupancy 95%
Rent Premiums N
Total Units 50
Unit Size Range 676 - 1,078
Avg. Unit Size 813
Avg. Rent/Unit \$437
Avg. Rent/SF \$0.54

SF 40,666

Multi-Family Lease No. 3 (Cont.)

Physical Data

No. of Buildings	6
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/O
Year Built	1983
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

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

Multi-Family Lease No. 4



Property Identification

Record ID 5382
 Property Type Garden
 Property Name Georgetown Apartments
 Address 1034 Elm Avenue, Americus, Sumter County, Georgia 31709
 Market Type Market

Verification Tasha; 229-928-8413, May 9, 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	18	500	\$459	\$0.92
1/1	14	850	\$559	\$0.66

Occupancy 96%
 Rent Premiums N
 Total Units 32
 Unit Size Range 500 - 850
 Avg. Unit Size 653
 Avg. Rent/Unit \$503
 Avg. Rent/SF \$0.77

 SF 20,900

Multi-Family Lease No. 4 (Cont.)

Physical Data

No. of Buildings	2
Construction Type	Siding
HVAC	Wall Elec/Wall Elec
Stories	1
Utilities with Rent	None
Parking	L/O
Year Built	1996
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

Range/Oven, Refrigerator, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Swimming Pool, On-Site Management

Remarks

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

Multi-Family Lease No. 5



Property Identification

Record ID 5978
Property Type Walk-Up
Property Name Troy Hill Apartments
Address 303 East Glessner Street, Americus, Sumter County, Georgia 31709
Market Type Market
Verification Rachael; 229-924-8440, May 9, 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	36	750	\$400	\$0.53
2/1.5	21	1,200	\$600	\$0.50

Occupancy 90%
Rent Premiums N
Total Units 57
Unit Size Range 750 - 1,200
Avg. Unit Size 916
Avg. Rent/Unit \$474
Avg. Rent/SF \$0.52
SF 52,200

Multi-Family Lease No. 5 (Cont.)

Physical Data

No. of Buildings	5
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Trash Collection
Parking	L/O
Year Built	1970
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

The occupancy rate is lower than typical due to recent updates. The annual turnover rate was not disclosed by the contact. The property does not maintain an active waiting list.

Multi-Family Lease No. 6



Property Identification

Record ID 5379
Property Type Walk-Up
Property Name Country Club Drive Apartments
Address 201 Murphy Mill Road, Americus, Sumter County, Georgia 31709
Market Type Market
Verification Rennie; 229-938-7316, May 9, 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	8	1,100	\$615	\$0.56
2/2.5	8	1,100	\$650	\$0.59
3/2.5	8	1,200	\$675	\$0.56

Occupancy 100%
Rent Premiums N
Total Units 24
Unit Size Range 1,100 - 1,200
Avg. Unit Size 1,133
Avg. Rent/Unit \$647
Avg. Rent/SF \$0.57

SF 27,200

Multi-Family Lease No. 6 (Cont.)

Physical Data

No. of Buildings	3
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	1972
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

Range/Oven, Refrigerator, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Hardwood, Blinds, Ceiling Fans, Coat Closet, On-Site Maintenance

Remarks

The annual turnover rate was not disclosed by the contact. The property has an active waiting list with 15 applicants.

Multi-Family Lease No. 7



Property Identification

Record ID 5975
Property Type Garden/Walk-Up
Property Name St. Charles Apartments
Address 1034 Elm Avenue, Americus, Sumter County, Georgia 31709
Market Type Market

Verification Tasha; 229-928-8413, May 9, 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	38	1,140	\$659	\$0.58
3/3	3	1,400	\$759	\$0.54
4/4	1	Unknown	\$859	Unknown

Occupancy 90%
Rent Premiums N
Total Units 42
Unit Size Range 1,140 - 1,400
Avg. Unit Size 1,131
Avg. Rent/Unit \$671
Avg. Rent/SF \$0.59

SF 47,520

Multi-Family Lease No. 7 (Cont.)

Physical Data

No. of Buildings	7
Construction Type	Siding
HVAC	Central Elec/Wall Elec
Stories	1, 2
Utilities with Rent	None
Parking	L/O
Year Built	1996/2000
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

The annual turnover rate is approximately 36 percent. This property does not maintain a waiting list.

Multi-Family Lease No. 8



Property Identification

Record ID 5380
Property Type Garden
Property Name Hillside Manor Apartments
Address 120 Lonnie Lane, Americus, Sumter County, Georgia 31709
Market Type Market

Verification Windy; 229-924-9859, May 9, 2017

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
Efficiency	6	288	\$405	\$1.41
Efficiency		288	\$415	\$1.44
1/1	42	576	\$490	\$0.85
1/1		576	\$500	\$0.87
2/1	9	864	\$625	\$0.72
2/1		864	\$695	\$0.80
2/2	3	864	\$625	\$0.72
2/2		864	\$695	\$0.80

Occupancy 95%
Rent Premiums N
Total Units 60
Unit Size Range 288 - 864
Avg. Unit Size 605
Avg. Rent/Unit \$508
Avg. Rent/SF \$0.84

SF 36,288

Multi-Family Lease No. 8 (Cont.)

Physical Data

No. of Buildings	8
Construction Type	Brick/Siding
HVAC	PTAC/PTAC
Stories	1
Utilities with Rent	None
Parking	L/0
Year Built	1985
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

Range/Oven, Refrigerator, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Patio, Laundry Facility

Remarks

The annual turnover rate is approximately 30 percent. There are two or three applicants on the waiting list.

Multi-Family Lease No. 9



Property Identification

Record ID 7777
Property Type Walk-Up
Property Name Pecan Villas Apartments
Address 578 Pecan Street Southeast, Dawson, Terrell County, Georgia 39842
Market Type Market
Verification Alton Dobbs; 229-995-3252, May 9, 2017

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
2/1	8	750	\$395	\$0.53
Occupancy	100%			
Rent Premiums	N			
Total Units	8			
Unit Size Range	750			
Avg. Unit Size	750			
Avg. Rent/Unit	\$395			
Avg. Rent/SF	\$0.53			
SF	6,000			

Multi-Family Lease No. 9 (Cont.)

Physical Data

No. of Buildings	2
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/O
Year Built	1981
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

The property does not maintain an active waiting list.

Multi-Family Lease No. 10



Property Identification

Record ID 7806
Property Type Elevator
Property Name Autumn Crest Apartments
Address 887 Forrester Drive, Dawson, Terrell County, Georgia 39842
Market Type LIHTC

Verification Ross; 229-995-2708, May 9, 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	760	\$360	\$0.47
2/1	24	1,002	\$420	\$0.42

Occupancy 100%
Rent Premiums N
Total Units 36
Unit Size Range 760 - 1,002
Avg. Unit Size 921
Avg. Rent/Unit \$400
Avg. Rent/SF \$0.43

SF 33,168

Multi-Family Lease No. 10 (Cont.)

Physical Data

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

Amenities

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

Remarks

The property has a waiting list of three applicants. The annual turnover rate is 15 percent. The typical lease term is 12 months. The property is a senior property and is not considered competitive as it targets a different tenant base than the subject. However, due to the lack of comparable in the market area, it was included simply for comparison purposes.

Multi-Family Lease No. 11



Property Identification

Record ID 7843
Property Type Garden/Walk-Up
Property Name Dawson Housing Authority
Address 545 Lemon Street Northeast, Dawson, Terrell County, Georgia 39842
Market Type Section 8
Verification Candice; 229-995-2675, May 9, 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	Unknown	Unknown	Unknown
2/1	57	Unknown	Unknown	Unknown
3/1	45	Unknown	Unknown	Unknown
4/1	5	Unknown	Unknown	Unknown

Occupancy 97%
Rent Premiums N
Total Units 135

Multi-Family Lease No. 11 (Cont.)

Physical Data

Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	1, 2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/O
Year Built	1950, 1980
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

The property has a lengthy waiting list, but the contact did not disclose the number of applicants. The annual turnover rate is less than 10 percent. The typical lease term is 12 months. The contact could not confirm the square footage or rental rates of the units.

Multi-Family Lease No. 12



Property Identification

Record ID 8581
Property Type Walk-Up/Townhouse
Property Name Meadow Run I Apartments
Address 875 Meadow Run Lane Southeast, Dawson, Terrell County, Georgia 39842
Market Type Rural Development

Verification Jon Harrison; 229-995-8410, April 29, 2015

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	643	\$386	\$0.60
2/1	1	796		
2/1.5 TH	36	909	\$421	\$0.46
3/1.5	2	949	\$456	\$0.48

Occupancy 90%
Rent Premiums None
Total Units 49
Unit Size Range 643 - 949
Avg. Unit Size 854
Monthly Rent Range 386
Avg. Rent/Unit \$407
Avg. Rent/SF \$0.48

SF 41,848

Multi-Family Lease No. 12 (Cont.)

Physical Data

No. of Buildings	6
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	1, 2
Utilities with Rent	None
Parking	L/0
Year Built	1993
Condition	Good

Amenities

Refrigerator, Range/Oven, Washer/Dryer Hook-Ups, Carpet, Tile, Blinds, Coat Closet, Patio, Community Room, Picnic Area, Laundry Facility, On-Site Management

Remarks

The utility allowance is \$138 for the one-bedroom units, \$170 for the two-bedroom units, and \$207 for the three-bedroom units. The two-bedroom units with 796 square foot unit is a non-revenue unit. The annual turnover rate is approximately 39 percent. Of the 49 units, 19 receive Rental Assistance.

Market-Rate Vacancies

The field survey was completed during the third week of May 2017. There were 24 vacant units at the time of the survey out of 459 surveyed, for an overall vacancy rate of 5.2 percent. The market-rate occupancy is 94.8 percent.

MARKET VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Southland Heights Apartments	89	0	0.0%
Lexington Place Apartments	97	7	7.0%
Cripple Creek Apartments	50	3	5.0%
Georgetown Apartments	32	1	4.0%
Troy Hill Apartments	57	6	10.0%
Country Club Drive Apartments	24	0	0.0%
St. Charles Apartments	42	4	10.0%
Hillside Manor Apartments	60	3	5.0%
Pecan Villas Apartments	8	0	0.0%
Totals	459	24	5.2%

Subsidized/Restricted Vacancies

The field survey was completed during the third week of May 2017. There were 10 vacant units at the time of the survey out of 260 surveyed, for an overall vacancy rate of 3.8 percent. The subsidized/restricted occupancy is 96.2 percent.

AFFORDABLE HOUSING VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Meadow Run II Apartments	40	1	3.0%
Autumn Crest Apartments	36	0	0.0%
Dawson Housing Authority	135	4	3.0%
Meadow Run I Apartments	49	5	10.0%
Totals	260	10	3.8%

Overall Vacancy

The overall vacancy rate for the market area is 4.7 percent. Of the 719 market and rent-restricted units surveyed, 34 units were vacant. The overall occupancy rate for the market area is 95.3 percent.

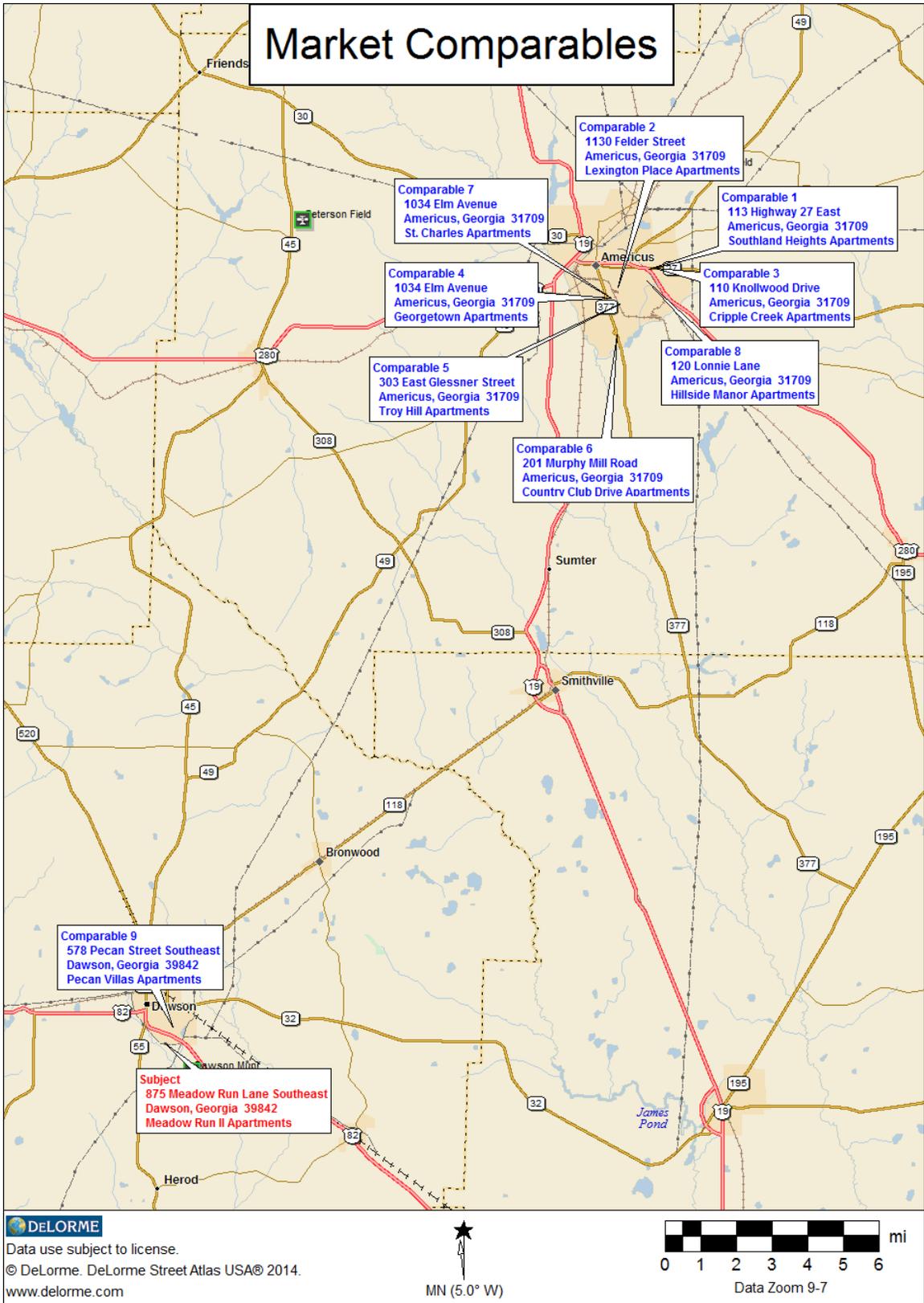
EXISTING HOUSING MAP LEGEND

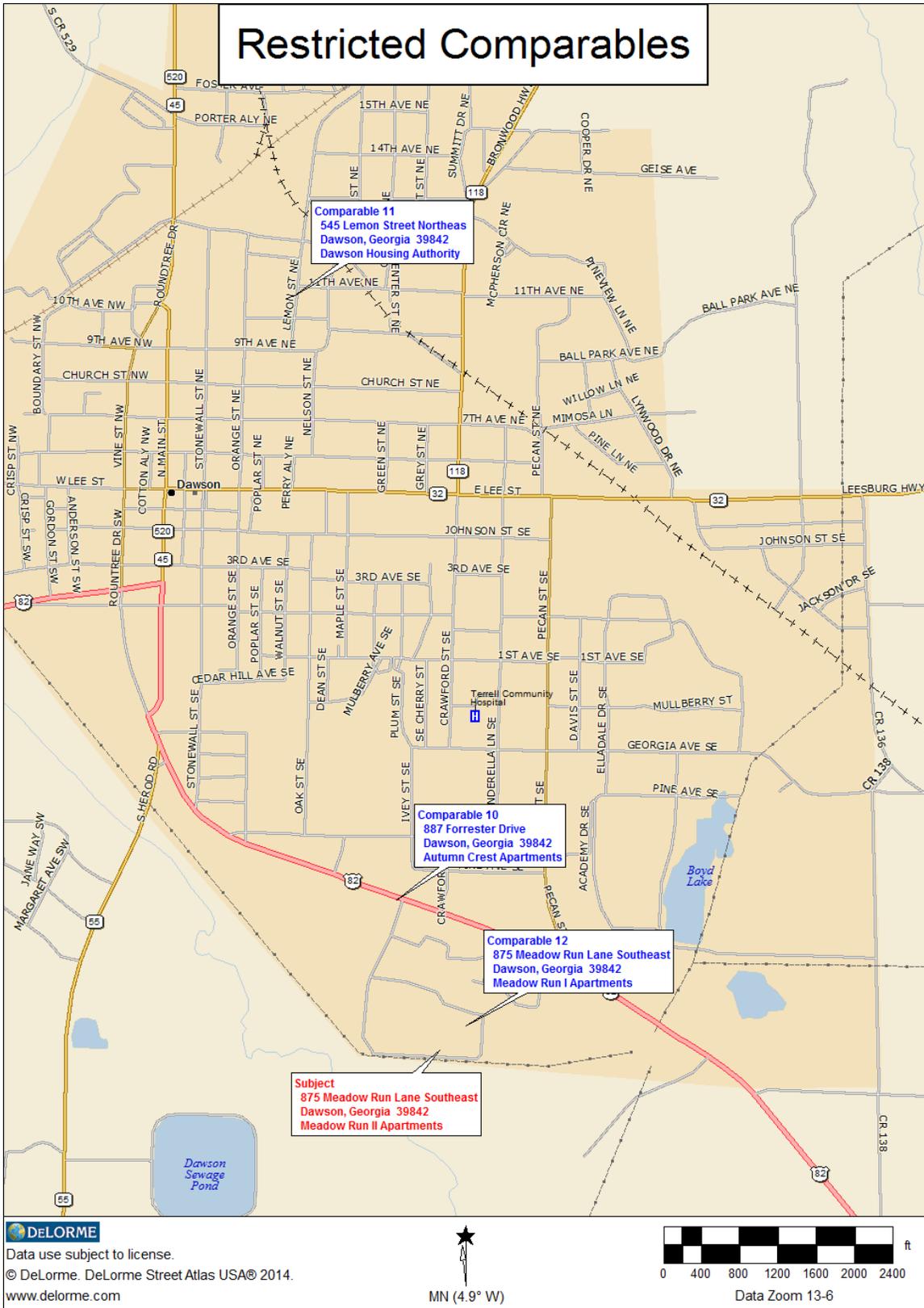
MARKET-RATE MAP

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Southland Apartments	Market Rate	29.7 Miles
Lexington Place Apartments	Market Rate	29.2 Miles
Cripple Creek Apartments	Market Rate	29.9 Miles
Georgetown Apartments	Market Rate	29.3 Miles
Troy Hill Apartments	Market Rate	29.6 Miles
Country Club Drive Apartments	Market Rate	38.6 Miles
St. Charles Apartments	Market Rate	28.5 Miles
Hillside Manor Apartments	Market Rate	29.9 Miles
Pecan Villas Apartments	Market Rate	1.0 Mile

RENT-RESTRICTED MAP

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Autumn Crest Apartments	LIHTC	0.3 Miles
Dawson Housing Authority	Section 8	2.1 Miles
Meadow Run I Apartments	Rural Development	0.0 Miles





Additional Developments

There were two additional comparables in the market area that could not be confirmed despite numerous attempts to verify the information. This comparable located at 250 7th Avenue Northwest is a 24-unit Section 8 family property. There are 12 one-bedroom units and 12 two-bedroom units. No additional information could be verified. Stanley-Oxford Apartments is a LIHTC property with 24 units. No additional information could be verified.

EXTERIOR AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS																	
	Project Type	Year Built	Club-house	Meeting Room	Swimming Pool	Picnic Area	Exercise Room	Business Center	Play Area	Sports Court	Extra Storage	Central Laundry	Intercom Entry	Limited Access Gate	Video Surv.	Other Security	Carport/ Garage
Subject	RD/LIHTC	1994		x								x				x	
Comp 1	Market	1972			x												
Comp 2	Market	1998			x												
Comp 3	Market	1983		x					x								
Comp 4	Market	1996			x												
Comp 5	Market	1970	x		x												
Comp 6	Market	1972															
Comp 7	Market	1996			x												
Comp 8	Market	1985										x					
Comp 9	Market	1981															
Comp 10	LIHTC	2006				x	x										
Comp 11	Section 8	1950, 1980										x					
Comp 12	RD/LIHTC	1993		x		x						x			x		

IN-UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS															
	Project Type	Year Built	Refrigerator	Range/ Oven	Garbage Disposal	Dishwasher	Microwave	Washer/ Dryer	W/D Hook-Ups	Carpet	Blinds	Ceiling Fans	Balcony/ Patio	Pull Cords	Special Features
Subject	RD/LIHTC	1994	x	x					x	x	x		x	x	
Comp 1	Market	1972	x	x					x	x	x	x			
Comp 2	Market	1998	x	x		x			x	x	x				
Comp 3	Market	1983	x	x					x	x	x				
Comp 4	Market	1996	x	x		x			x	x	x	x			
Comp 5	Market	1970	x	x		x			x	x	x	x	x		
Comp 6	Market	1972	x	x		x			x	x	x	x			
Comp 7	Market	1996	x	x	x	x			x	x	x	x	x		
Comp 8	Market	1985	x	x	x	x			x	x	x	x	x		
Comp 9	Market	1981	x	x		x			x	x	x				
Comp 10	LIHTC	2006	x	x	x	x			x	x	x		x		
Comp 11	Section 8	1950, 1980	x	x						x	x				
Comp 12	RD/LIHTC	1993	x	x					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 seven one-story garden buildings containing 40 units. The buildings have a frame construction with brick and vinyl siding exteriors.

Project Amenities

Project amenities include a meeting room, picnic area, laundry facility, on-site management, perimeter fencing and open parking spaces. These amenities are generally similar competing properties in the market area.

Unit Amenities

Unit amenities include a refrigerator, range/oven, washer/dryer hook-ups, carpet and tile floor coverings, blinds, coat closet and patio. These amenities are generally similar to competing properties in the market area.

Tenant Services

The subject does not provide additional tenant services. The comparables are similar.

Parking

The subject contains 58 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- and two-bedroom units is suitable in a market area.

Utilities

Heating and cooling are central electric. Cooking and hot water are also electric. No utilities are provided by the landlord. This arrangement is relatively similar to most apartment units in the market area.

Unit Size

The average sizes of the units in the surveyed developments is 703 square feet for one-bedroom units and 995 square feet for two-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	875	703	637	-9.4%
2 BR	864	1,200	995	798	-19.8%

Source: Gill Group Field Survey

Vacancy Rates/Rental Trends

There were 13 confirmed apartment complexes, including the subject, in and surrounding the market area. There were 33 vacant units at the time of the survey out of 719 surveyed, for an overall vacancy rate of 4.7 percent. There were nine market-rate properties confirmed with a total of 459 units, 24 of which are vacant. Therefore, the market vacancy rate is 5.2 percent. There were four restricted properties, including the subject, with a total of 260 units, 10 of which are vacant. Therefore, the total restricted vacancy rate is 3.8 percent. There is one senior property confirmed in the market area other than the subject. This comparable is the only directly competitive property in the market area. The overall vacancy rate for competitive properties is 0.0 percent. The amenities of these properties are relatively similar to the subject's amenities. Therefore, it is believed the subject will be competitive within the market area.

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

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 the comparables in the market area.

Weaknesses – The development has no apparent weaknesses.

Meadow Run II Apartments * 875 Meadow Run Lane Southeast * Dawson, 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)	
One-Bedroom	Meadow Run II Apartments 875 Meadow Run Lane Southeast Dawson, Terrell, GA	Lexington Place Apartments 1130 Felder Street Americus, Sumter, GA		Troy Hill Apartments 303 East Glessner Street Americus, Sumter, GA		Cripple Creek Apartments 110 Knollwood Drive Americus, Sumter, GA		Georgetown Apartments 1034 Elm Avenue Americus, Sumter, GA		Pecan Villas Apartments 578 Pecan Street Southeast Dawson, Terrell, GA	
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	05/2017	05/2017		05/2017		05/2017		05/2017		04/2017	
4. Type of Project/Stories	G/1	WU/2		WU/2		WU/2		G/1		WU/2	
5. Floor of Unit in Building	First	Varies		Varies		Varies		First		Varies	
6. Project Occupancy %	97%	93%		90%		95%		96%		100%	
7. Concessions	N	N		N		N		N		N	
8. Year Built	1994/Proposed	1998	\$50	1970	\$105	1983	\$125	1996	\$50	1981	\$120
9. Sq. Ft. Area	637	850	(\$30)	750	(\$15)	678	(\$5)	500	\$20	750	(\$15)
10. Number of Bedrooms	1	1		1		1		1		2	(\$50)
11. Number of Baths	10	10		10		10		10		10	
12. Number of Rooms	3	3		3		3		3		4	
13. Balc./Terrace/Patio	Y	N	\$5	Y		N	\$5	N	\$5	N	\$5
14. Garage or Carport	L/0	L/0		L/0		L/0		L/0		L/0	
15. Equipment a. A/C	C	C		C		C		W	\$15	C	
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF	
c. Disposal	N	N		Y		N		N		N	
d. Microwave/Dishwasher	N	D	(\$10)	D	(\$10)	N		D	(\$10)	D	(\$10)
e. Washer/Dryer	HU	HU		HU		HU		HU		HU	
f. Carpet	C	C		C		C		C		C	
g. Drapes	B	B		B		B		B		B	
h. Pool/Rec. Area	R	P		P		R		P		N	\$10
16. Services a. Heat/Type	N/E	N/E		N/E		N/E		N/E		N/E	
b. Cooling	N/E	N/E		N/E		N/E		N/E		N/E	
c. Cook/Type	N/E	N/E		N/E		N/E		N/E		N/E	
d. Electricity	N	N		N		N		N		N	
e. Hot Water	N/E	N/E		N/E		N/E		N/E		N/E	
f. Cold Water/Sewer	N	N		N		N		N		N	
g. Trash	N	N		Y	(\$15)	N		N		N	
17. Storage	N	N		N		N		N		N	
18. Project Location	Average	Superior	(\$50)	Superior	(\$50)	Superior	(\$50)	Superior	(\$50)	Similar	
19. Security	N	N		N	\$5	N	\$5	N	\$5	N	\$5
20. Clubhouse/Meeting Room	MR	N	\$5	C		MR		N	\$5	N	\$5
21. Special Features	N	N		N		N		N		N	
22. Business Center / Nbrhd Netwk	N	N		N		N		N		N	
23. Unit Rent Per Month		\$559		\$400		\$410		\$459		\$395	
24. Total Adjustment			(\$25)		\$20		\$80		\$40		\$70
25. Indicated Rent		\$534		\$420		\$490		\$499		\$465	
26. Correlated Subject Rent	\$ 485	If there are any Remarks, check here and add the remarks to the back of page.									
	high rent	\$534	low rent	\$420	60% range	\$443	to	\$511			

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): 05/09/17 Reviewer's Signature: _____ Date (mm/dd/yyyy): _____

Previous editions are obsolete

form HUD-92273 (07/2003)

Meadow Run II Apartments * 875 Meadow Run Lane Southeast * Dawson, Georgia

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

U.S. Department of Housing and Urban Development
Office of Housing
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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. 6 (address)			E. Comparable Property No. 5 (address)		
Two-Bedroom	Meadow Run II Apartments 875 Meadow Run Lane Southeast Dawson, Terrell, GA	Lexington Place Apartments 130 Felder Street Americus, Sumter, GA			Troy Hill Apartments 303 East Glessner Street Americus, Sumter, GA			Cripple Creek Apartments 110 Knollwood Drive Americus, Sumter, GA			St. Charles Apartments 1034 Elm Avenue Americus, Sumter, GA			Pecan Villas Apartments 578 Pecan Street Southeast Dawson, Terrell, GA		
Characteristics	Data	Data	Adjustments		Data	Adjustments		Data	Adjustments		Data	Adjustments		Data	Adjustments	
3. Effective Date of Rental	05/2017	05/2017			05/2017			05/2017			05/2017			04/2017		
4. Type of Project/Stories	G/1	WU/2			WU/2			WU/2			WU/2			WU/2		
5. Floor of Unit in Building	First	Varies			Varies			Varies			Varies			Varies		
6. Project Occupancy %	97%	93%			90%			95%			90%			100%		
7. Concessions	N	N			N			N			N			N		
8. Year Built	1994/Proposed	1998		\$50	1970		\$105	1983		\$125	1996/2000		\$50	1981		\$120
9. Sq. Ft. Area	798	140		(\$45)	1200		(\$55)	864		(\$10)	140		(\$45)	750		\$5
10. Number of Bedrooms	2	2			2			2			2			2		
11. Number of Baths	1.0	2.0		(\$20)	1.5		(\$10)	1.0			2.5		(\$30)	1.0		
12. Number of Rooms	4	4			4			4			4			4		
13. Balc./Terrace/Patio	Y	N		\$5	Y			N		\$5	Y			N		\$5
14. Garage or Carport	L/0	L/0			L/0			L/0			L/0			L/0		
15. Equipment a. A/C	C	C			C			C			W		\$15	C		
b. Range/Refrigerator	RF	RF			RF			RF			RF			RF		
c. Disposal	N	N			Y			N			Y			N		
d. Microwave/Dishwasher	N	D		(\$10)	D		(\$10)	N			D		(\$10)	D		(\$10)
e. Washer/Dryer	HU	HU			HU			HU			HU			HU		
f. Carpet	C	C			C			C			C			C		
g. Drapes	B	B			B			B			B			B		
h. Pool/Rec. Area	R	P			P			R			P			N		\$10
16. Services a. Heat/Type	N/E	N/E			N/E			N/E			N/E			N/E		
b. Cooling	N/E	N/E			N/E			N/E			N/E			N/E		
c. Cook/Type	N/E	N/E			N/E			N/E			N/E			N/E		
d. Electricity	N	N			N			N			N			N		
e. Hot Water	N/E	N/E			N/E			N/E			N/E			N/E		
f. Cold Water/Sewer	N	N			N			N			N			N		
g. Trash	N	N			Y		(\$15)	N			N			N		
17. Storage	N	N			N			N			N			N		
18. Project Location	Average	Superior		(\$50)	Superior		(\$50)	Superior		(\$50)	Superior		(\$50)	Similar		
19. Security	N	N		\$5	N		\$5	N		\$5	N		\$5	N		\$5
20. Clubhouse/Meeting Room	MR	N		\$5	C			MR			N		\$5	N		\$5
21. Special Features	N	N			N			N			N			N		
22. Business Center / Nbhnd Netwk	N	N			N			N			N			N		
23. Unit Rent Per Month		\$659			\$600			\$450			\$659			\$395		
24. Total Adjustment				(\$60)			(\$30)			\$75			(\$60)			\$140
25. Indicated Rent		\$599			\$570			\$525			\$599			\$535		
26. Correlated Subject Rent	\$565	If there are any Remarks, check here and add the remarks to the back of page.														
	high rent	\$599		low rent	\$525		60% range	\$540		to	\$584					

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 S. Hill

Date (mm/dd/yy)

05/09/17

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

Meadow Run II Apartments

Primary Unit Types – One-Bedroom Units (637 SF) and Two-Bedroom Units (798 SF)

Rent comparability grids were prepared for the primary unit types with 637 and 798 square feet. Comparable apartments used include the following: Lexington Place Apartments (Comparable 1), Troy Hill Apartments (Comparable 2), Cripple Creek Apartments (Comparable 3), Georgetown Apartments (Comparable 4), Pecan Villas Apartments (Comparable 5) and St. Charles Apartments (Comparable 6).

Structure/Stories – The subject is located in one-story buildings. All comparables are located in one- or two-story buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

Project Occupancy – The subject is currently 97 percent occupied. The occupancy rates of the comparables range from 90 to 100 percent. No adjustment was needed.

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

Year Built/Year Renovated – The subject was constructed in 1994. It will undergo a substantial renovation and will be in good condition. Comparable 1 was built in 1998, and Comparable 2 was constructed in 1970. Comparable 3 was built in 1983, and Comparable 4 was constructed in 1996. Comparable 5 was constructed in 1981. Comparable 6 was constructed in 1996 and renovated in 2000. As renovated, all comparables will be inferior to varying degrees. It is difficult to determine adjustment amounts for condition/street appeal as it is difficult to determine rent level fluctuations based on these items. Therefore, it was necessary to rely in large part on opinions of area apartment managers and tenants. In addition, adjusted rents of the comparables were considered as the difference in rents of the comparables after everything else is factored out is assumed to be attributable to condition/street appeal. After considering all factors, the comparables were adjusted as follows: Comparable 1 - \$50; Comparable 2 - \$105; Comparable 3 - \$125; Comparable 4 - \$50; Comparable 5 - \$120; and Comparable 6 - \$50.

SF Area – For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparables' dollar per square foot rental rate was determined. This number was then multiplied by 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 \$0.15 and for the two-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- and two-bedroom units. Comparables 1 and 3 are similar. Comparable 4 contains one-bedroom units only and was compared to the one-bedroom units at the subject. Comparable 5 contains two-bedroom units only but was utilized on all rent grids as it is located in the subject's city. Comparable 6 contains two- and three-bedroom units only and was not utilized on the one-bedroom analysis. Due to the lack of one-bedroom conventional units in the area, however, Comparable 5 was compared to the subject's one-bedroom units. Comparable 5 was adjusted \$50 per bedroom when compared to the differing bedroom types as the subject. 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 will enhance the marketability of the unit even if the square footage remains the same. Paired analysis was conducted to determine an appropriate adjustment for the number of baths. The following table shows the paired analysis results:

	Cripple Creek	Southland Heights	Hillside Manor
1 BR Rent	\$410	\$415	\$490
1 BR Size	676	875	576
2 BR Rent	\$450	\$465	\$625
2 BR Size	864	950	864
Size Adj Factor	\$0.15	\$0.15	\$0.15
Size Difference	188	75	288
Indicated Size Adj.	\$28	\$11	\$43
Adjusted 2 BR Rent	\$422	\$454	\$582
Indicated BR Adj.	\$12	\$39	\$92

After considering all factors, an adjustment of \$50 was determined for difference in number of bedrooms.

of Baths – The subject contains one bath in the one- and two-bedroom units. The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties containing two-bedroom units in this market contain similar number of baths. Therefore, a \$10 per half-bath per month adjustment was selected, and a \$20 per full bath per month adjustment was selected.

Balcony/Patio – The subject contains patios. Comparables 2 and 6 are similar to the subject. The comparables without balconies or patios 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 and all comparables contain open parking lots. No adjustment is needed.

AC: Central/Wall – The subject contains central air conditioning as do Comparables 1, 2, 3 and 5. Comparables 4 and 6 contain through-the-wall air conditioning which is considered slightly inferior to central air conditioning. Therefore, Comparables 4 and 6 were adjusted upward \$15 per month.

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

Garbage Disposal – The subject does not contain a garbage disposal in the units. Comparables 2 and 6 contain garbage disposals. Since there is no market data concerning units with this feature, no adjustment was given.

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

Washer/Dryer – The subject and all comparables contain washer/dryer hook-ups in the units. No adjustment was needed.

Carpet – The subject contains carpet floor coverings in the units. All comparables are similar to the subject. No adjustment was needed.

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

Pool/Recreation Areas – The subject contains a picnic area. Comparables 1, 2, 4 and 6 each contain a swimming pool. Comparable 2 contains fitness center, picnic area, tennis court and walking trail. Comparable 3 contains a playground. Comparable 5 does not contain either amenity. Apartments with these features can command a higher rent in the market. Tenants in the market area indicated a willingness to pay a small amount for these amenities. Therefore, the comparable without either pool or recreation area was considered inferior and was adjusted upward \$10 per month.

Heat – The subject does not have this utility provided. All comparables are similar to the subject. No adjustment was needed.

Cooling – The subject does not have this utility provided. All comparables are similar to the subject. No adjustment was needed.

Cooking – The subject does not have this utility provided. All comparables are similar to the subject. No adjustment was needed.

Electricity – The subject does not have this utility provided. All comparables are similar to the subject. No adjustment was needed.

Hot Water – The subject does not have this utility provided. All comparables are similar to the subject. No adjustment was needed.

Cold Water/Sewer – The subject does not have either utility provided by the landlord. All comparables are similar to the subject. No adjustment was needed.

Trash – The subject does not provide trash. Comparable 2 is the only comparable that provides this utility. It was adjusted downward \$15 per month for both bedroom types based on the Allowances for Tenant-Furnished Utilities and Other Services for the Southern Georgia Region. The amounts were substantiated by local utility companies.

Extra Storage – The subject does not contain this feature. All comparables are similar to the subject. No adjustment was needed.

Location – The subject's location is good. All comparables except Comparable 5 are located in Americus which is superior to the subject. The location of the subject property and the comparables relative to residential population, population wealth, traffic patterns, centers of employment, economic levels and other locational attributes was analyzed. Location comparisons were made based on the appraiser's judgment as to the relative desirability of the property to a potential renter. The following table was utilized to determine appropriate adjustments for any differences in location between Dawson and Americus:

U.S. Census Bureau Stats	Dawson	Americus	% Diff
2015 Population	4,388	16,345	73.15%
Households	1,516	3,775	59.84%
Median Home Value	\$82,800	\$83,700	1.08%
Median Rent	\$576	\$632	8.86%

After considering all factors a \$50 adjustment was selected for Comparables 1, 2, 3, 4 and 6.

Security – The subject contains video surveillance. None of the comparables contain any form of security. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement, particularly security that limits access to the property. Therefore, all comparables were adjusted upward \$5 per month.

Clubhouse/Meeting Room – The subject contains a community room. Comparables 2 and 3 contain clubhouse or community room. The remaining comparables contain neither feature. Apartments with these features can command a higher rent in the market. Tenants in the market area indicated a willingness to pay a small amount for these amenities. Therefore, comparables without either feature were adjusted upward \$5 per month.

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

Business Center/Neighborhood Network – The subject does not contain either amenity. All comparables are similar to the subject. No adjustment was needed.

Conclusion of Market Rents – As Complete

The adjusted rents range from \$420 to \$534 for the one-bedroom comparison and from \$525 to \$599 for the two-bedroom comparison. All comparables were given consideration. The appraiser concluded the market rent for the units at the subject as follows:

- **637 SF One-Bedroom Units** - **\$485**
- **798 SF Two-Bedroom Units** - **\$565**

Average Rents for Competing Properties and Rent Advantage

There is one existing property in the market area that competes with the subject. Autumn Crest Apartments is a LIHTC property with 36 one- and two-bedroom units. This property's one-bedroom units rent for \$360 per month, and the two-bedroom units rent for \$420 per month.

The subject's one-bedroom rent advantage for units at 60% AMI is 20.6 percent ($\$485 - \$385 = \$100 / \$485 = 20.6\%$).

The subject's two-bedroom rent advantage for the units at 60% AMI is 17.2 percent ($\$565 - \$468 = \$97 / \$565 = 17.2\%$).

HOUSING PROFILE

Market Area Overview

The rental housing stock in the market area is comprised of market-rate and restricted apartment complexes. The majority of the housing stock was built in the 1990s. The market-rate complexes were built between 1970 and 1998. The restricted apartment complexes were built between 1950 and 2006. The market area's rental units have average occupancy rates.

Housing Inventory

Number of Units

The following table shows the building permits data for Terrell County since 2005. There have been 201 building permits issued, with 2.0 percent of the building permits issued for multifamily units.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2005	35	0	35
2006	34	0	34
2007	26	0	26
2008	20	4	24
2009	16	0	16
2010	14	0	14
2011	20	0	20
2012	16	0	16
2013	3	0	3
2014	3	0	3
2015	4	0	4
2016	6	0	6
2017*	0	0	0
TOTAL	197	4	201

**Preliminary Numbers through March 2017*

Source: U.S. Census Bureau

Projects Under Construction/Planned Projects

According to the City of Dawson, there are no multifamily projects under construction in the market area. According to the Georgia Department of Community Affairs website, there have been no properties awarded tax credits within the past five years. According to the City of Dawson, there are no additional multifamily projected planned in the market area.

New and Pipeline Units

There are currently no new developments in the market area. Therefore, there are no pipeline units in the market area.

Age of Rental Units

Rental housing construction in the market area has decreased considerably in the last decade.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	0	0.0%
2000-2004	21	1.6%
1990-1999	414	32.5%
1980-1989	158	12.4%
1970-1979	140	11.0%
1960-1969	138	10.8%
1950-1959	179	14.1%
1940-1949	30	2.4%
1939 or earlier	194	15.2%
TOTAL	1,274	100.0%

Source: U.S. Census Bureau

Unit Condition

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

Bedroom Distribution

In 2010, 12.1 percent of the market area's rental units were efficiency or one-bedroom units, and 41.5 percent were two-bedroom units. Dwellings with three or more bedrooms accounted for 46.4 percent of the market area's rental housing.

BEDROOMS IN OCCUPIED RENTAL UNITS		
TYPE	NUMBER	PERCENT
No Bedrooms	5	0.4%
One-Bedrooms	149	11.7%
Two-Bedrooms	529	41.5%
Three-Bedrooms	483	37.9%
Four-Bedrooms	108	8.5%
Five or More Bedrooms	0	0.0%
TOTAL	1,274	100.0%

Source: U.S. Census Bureau

Rental Vacancy Rates

Historic Trends

According to the U.S. Census Bureau, the national vacancy rate for the fourth quarter 2016 were 6.9 percent for rental housing and 1.8 percent for homeowner housing. The rental vacancy rate of 6.9 percent was not statistically different from the rate in the fourth quarter 2015 (7.0 percent) or the rate in the third quarter 2016 (6.8 percent).

For rental housing by area, the fourth quarter 2016 vacancy rate was highest outside Metropolitan Statistical Areas (8.5 percent). The rates inside principal cities (7.0 percent) and in the suburbs (6.4 percent) were not statistically different from each other. The rental vacancy rates outside MSAs, inside principal cities and in the suburbs were not statistically different from the fourth quarter 2015 rates.

For the fourth quarter 2016, the rental vacancy rate was highest in the South (9.2 percent), followed by the Midwest (7.2 percent), Northeast (5.5 percent) and West (4.2 percent). The rental vacancy rate in the West was lower than the fourth quarter 2015 rate, while the rates in the Northeast, Midwest and South were not statistically different from the fourth quarter 2015 rates.

RESIDENTIAL VACANCY RATES				
QUARTER	4th Quarter 2016	4th Quarter 2015	% of 2016 Rate	% of Difference
United States	6.9%	7.0%	0.1%	0.1%
Inside MSAs	6.7%	6.7%	0.1%	0.2%
Outside MSAs	8.5%	9.0%	0.4%	0.4%
In Principal Cities	7.0%	6.7%	0.3%	0.3%
Not In Principal Cities	6.4%	6.7%	0.1%	0.2%
4th QUARTER 2016 VACANCY RATES BY REGION				
NORTHEAST	MIDWEST	SOUTH	WEST	
5.5%	7.2%	9.2%	4.2%	

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 21.7 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:

TURNOVER RATES	
Property Name	Avg. Annual Turnover Rate
Lexington Place Apartments	12.0%
St. Charles Apartments	36.0%
Hillside Manor Apartments	30.0%
Autumn Crest Apartments	15.0%
Dawson Housing Authority	10.0%
Meadow Run I Apartments	39.0%
Meadow Run II Apartments	10.0%
Average Annual Turnover	21.7%

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. 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- and two-bedroom units are suitable in the market area.

Foreclosure/Abandoned/Vacant Housing

According to www.realtytrac.com, there are currently eight properties in some stage of foreclosure within the subject's zip code. In March 2017, the number of properties that received a foreclosure filing in 39842 was similar to the previous month and similar to the same time last year. The subject's zip code has a foreclosure rate of 0.10 percent which is slightly higher than Dawson's foreclosure rate of 0.03 percent and higher than Terrell County's foreclosure rate of 0.02 percent. 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. There is a small demand for housing in the market area as can be seen in the demand portion of this report.

Housing Vouchers

The Georgia Department of Community Affairs handles voucher distribution for Terrell County. According to Anton Shaw, Director of Policy and Administration for the Georgia Department of Community Affairs, the agency receives 17,000 vouchers, all but 1,511 of which have been allocated. The agency has a waiting list of 19,500 applicants waiting for vouchers. Mr. Shaw indicated that the current housing stock is insufficient to meet the existing affordable housing need, and he further indicated that all unit types are needed. The subject is located in the Southern Region coverage area. Vouchers in this area are administered through the Waycross office. This office covers 57 counties in Southern Georgia, including Terrell County. According to the DCA, all counties have closed waiting lists. The telephone number for Mr. Shaw is 404-982-3569.

PART IX:

ABSORPTION & STABILIZATION RATES

Absorption/Stabilization Estimate

The subject is an existing senior development that contains 40 one- and two-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject typically maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified.

PART X:

INTERVIEWS

INTERVIEWS

Housing Interview

The Georgia Department of Community Affairs handles voucher distribution for Terrell County. According to Anton Shaw, Director of Policy and Administration for the Georgia Department of Community Affairs, the agency receives 17,000 vouchers, all but 1,511 of which have been allocated. The agency has a waiting list of 19,500 applicants waiting for vouchers. Mr. Shaw indicated that the current housing stock is insufficient to meet the existing affordable housing need, and he further indicated that all unit types are needed. The subject is located in the Southern Region coverage area. Vouchers in this area are administered through the Waycross office. This office covers 57 counties in Southern Georgia, including Terrell County. According to the DCA, all counties have closed waiting lists. The telephone number for Mr. Shaw is 404-982-3569.

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 9,338. By 2010, population in this market area had decreased 15.3 percent to 7,908. In 2017, the population in this market area had decreased by 3.2 percent to 7,908. It is projected that between 2017 and 2019, population in the market area will decrease 0.2 percent to 7,633. It is projected that between 2018 and 2022, population in the market area will decrease 0.6 percent to 7,607.

Between 2000 and 2010, the market area lost approximately 44 households per year. The market area lost six households between 2010 and 2017 and is projected to gain two 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 Terrell County has been decreasing an average of 1.6 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.6 percent per year since 2005.

Existing Housing

There were 13 confirmed apartment complexes, including the subject, in and surrounding the market area. There were 33 vacant units at the time of the survey out of 719 surveyed, for an overall vacancy rate of 4.7 percent. There were nine market-rate properties confirmed with a total of 459 units, 24 of which are vacant. Therefore, the market vacancy rate is 5.2 percent. There were four restricted properties, including the subject, with a total of 260 units, 10 of which are vacant. Therefore, the total restricted vacancy rate is 3.8 percent. There is one senior property confirmed in the market area other than the subject. This comparable is the only directly

competitive property in the market area. The overall vacancy rate for competitive properties is 0.0 percent. The amenities of these properties are relatively similar to the subject's amenities. Therefore, it is believed the subject will be competitive within the market area.

Adjusted Market Rental Rates

Market rental rate grids were completed for the subject. The subject property's proposed net rents are lower than the market rents of \$485 for the one-bedroom units and \$565 for the two-bedroom units. The analyst was unable to locate any market-rate comparable inside the market area. Therefore, six market-rate comparables outside the market area were utilized. All comparables are located in relatively similar market areas and required only minor, if any, adjustments for differences in location. These six 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 Proposed	Total Demand	Supply	Net Demand	Net Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA	\$15,300 to \$21,780	1	54	0	54	1.9%	2-4/Mo.	\$485	N/A	\$385
	2 BR/1 BA	\$18,600 to \$21,780	0	18	3	15	0.0%	2-4/Mo.	\$565	N/A	\$486
	60% AMI	\$15,300 to \$21,780	1	53	3	50	2.0%	2-4/Mo.	\$485-\$565	N/A	\$385-\$486
Total for Project	All 1 BR	\$15,300 to \$21,780	1	54	0	54	1.9%	2-4/Mo.	\$485	N/A	\$385
	All 2 BR	\$18,600 to \$21,780	0	18	3	15	0.0%	2-4/Mo.	\$565	N/A	\$486
	All Tax Credit Units	\$15,300 to \$21,780	1	53	3	50	2.0%	2-4/Mo.	\$485-\$565	N/A	\$385-\$486

The subject is an existing Rural Development property applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. In addition, subject units with project-based Rental Assistance or whose rents are more than 20 percent lower than the rent for other units of the same bedroom size in the same AMI band and comprise less than 10 percent of the total units in the same AMI band or any units that are 30 percent lower than the average market rent for the bedroom type in any income segment are to be excluded. Currently, the subject is 97 percent occupied with Rental Assistance for 39 units. In addition, all tenants will remain income qualified, and there are no tenants which will be rent burdened. The current non-revenue unit will be rented after rehabilitation and will need to be absorbed into the market area. Therefore, there are five units at the subject that will need to be absorbed into the market. There are no tax credit comparables located in the market area constructed within the past two years that compete with the subject, and there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are no vacancies in

projects placed in service prior to 2015 which have not reached stabilized occupancy. Therefore, the total supply that should be subtracted from the demand is three units. The subject will need to capture 2.0 percent of the overall demand for all tax credit units, 1.9 percent of the demand for all one-bedroom units and 0.0 percent of the demand for all two-bedroom units. 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. Additionally, the capture rate 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 senior development that contains 40 one- and two-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject typically maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified.

Conclusion

The overall capture rate for the development is reasonable for the tax credit units. The property is currently applying for Low Income Housing Tax Credits. The capture rate was figured by 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.



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)
Executive Summary		
1	Executive Summary	10-15
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2	Scope of Work	20
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5	Target market/population description	18
6	Project description including unit features and community amenities	18
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16	Employment by sector	72
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18	Area major employers/employment centers and proximity to site	72
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23	For senior or special needs projects, provide data specific to target market	56-58
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24	Comparable property profiles and photos	85-108
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26	Existing rental housing evaluation including vacancy and rents	109
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

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)
29	Rental communities under construction, approved, or proposed	124
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ADDENDUM B

MARKET STUDY TERMINOLOGY

Absorption Period

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

Absorption Rate

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

Acceptable Rent Burden

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

Affordable Housing

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

Amenity

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

Annual Demand

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

Area Median Income (AMI)

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

Assisted Housing

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

Attached Housing

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

Basic Rent

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

Below Market Interest Rate Program (BMIR)

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

Capture Rate

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

Census Tract

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

Central Business District (CBD)

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

Community Development Corporation (CDC)

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

Comparable Property

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

Competitive Property

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

Concession

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

Condominium

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

Contract Rent

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

Demand

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

Difficult Development Area (DDA)

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

Detached Housing

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

Effective Rents

Contract Rent less concessions.

Elderly or Senior Housing

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

Extremely Low Income

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

Fair Market Rent (FMR)

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

Garden Apartments

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

Gross Rent

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

High-rise

A residential building having more than ten stories.

Household

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

Household Trends

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

Housing Unit

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

Housing Choice Voucher (Section 8 Program)

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

Housing Finance Agency (HFA)

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

HUD Section 8 Program

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

HUD Section 202 Program

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

HUD Section 811 Program

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

HUD Section 236 Program

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

Income Band

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

Income Limits

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

Infrastructure

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

Low Income

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

Low Income Housing Tax Credit

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

Low Rise Building

A building with one to three stories.

Market Advantage

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

Market Analysis

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

Market Area or Primary Market Area

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

Market Demand

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

Market Rent

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

Market Study

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

Marketability

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

Market Vacancy Rate – Physical

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

Market Vacancy Rate – Economic

Percentage of rent loss due to concessions and vacancies.

Metropolitan Statistical Area (MSA)

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

Mid-rise

A building with four to ten stories.

Mixed Income Property

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

Mobility

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

Moderate Income

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

Move-up Demand

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

Multi-family

Structures that contain more than two or more housing units.

Neighborhood

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

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

Gross Rent less Tenant Paid Utilities.

Penetration Rate

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

Pent-up Demand

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

Population Trends

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

Primary Market Area

See Market Area

Programmatic Rents

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

Project Based Rent Assistance

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

Public Housing or Low Income Conventional Public Housing

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

Qualified Census Tract (QCT)

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

Rural Development (RD) Market Rent

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

Rural Development (RD) Program

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

Redevelopment

The redesign or rehabilitation of existing properties.

Rent Burden

Gross rent divided by gross monthly household income.

Rent Burdened Households

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

Restricted Rent

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

Saturation

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

Secondary Market Area

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

Single-Family Housing

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

Special Needs Population

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

Stabilized Level of Occupancy

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

State Data Center (SDC)

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

Subsidy

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

Substandard Conditions

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

Target Income Band

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

Target Population

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

Tenant

One who rents real property from another.

Tenant Paid Utilities

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

Tenure

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

Townhouse (or Row House)

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

Turnover

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

Unmet Housing Need

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

Unrestricted Rents

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

Vacancy Period

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

Vacancy Rate – Economic

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

Vacancy Rate – Physical

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

Very Low Income

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

Zoning

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

ADDENDUM C

UTILITY ALLOWANCES

Effective 1/1/2017

Unit Type	Use	Appliance Type	NORTHERN Region					SOUTHERN Region				
			0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR
Larger Apartment Building (5+ Units)	Heating	Natural Gas	6	8	10	12	16	5	8	9	11	14
		Propane	22	30	37	46	56	17	26	30	39	48
		Electric	9	13	17	20	26	6	11	13	16	20
		Electric Heat Pump	4	5	6	9	11	2	2	3	4	5
	Cooking	Natural Gas	2	3	3	4	5	2	3	4	5	6
		Propane	7	11	13	15	20	11	13	17	22	26
		Electric	5	7	9	12	15	5	7	9	11	15
	Other Electric	Electric	15	21	27	33	42	15	21	27	33	42
	Air Cond.	Electric	5	6	9	12	14	8	10	13	16	19
	Hot Water	Natural Gas	3	4	6	7	8	3	5	6	8	9
		Propane	11	15	22	26	30	11	15	22	26	30
		Electric	9	14	19	24	28	9	14	18	23	28
	Water		17	20	23	28	34	17	18	22	27	32
	Sewer		18	21	25	31	37	19	20	25	30	35
Trash Collection		15	15	15	15	15	15	15	15	15	15	
Range/Microwave	Electric	11	11	11	11	11	11	11	11	11	11	
Refrigerator	Electric	13	13	13	13	13	13	13	13	13	13	
Lowrise Apartment (2-4 units)	Heating	Natural Gas	7	10	12	16	20	6	8	10	12	15
		Propane	23	35	41	54	70	19	27	31	39	50
		Electric	12	17	20	26	30	8	12	15	18	24
		Electric Heat Pump	4	5	6	9	11	2	2	3	4	5
	Cooking	Natural Gas	2	3	3	4	5	2	3	4	5	6
		Propane	6	10	12	14	19	10	12	17	21	25
		Electric	5	7	9	12	15	5	7	9	11	15
	Other Electric	Electric	15	21	27	33	42	15	21	27	33	42
	Air Cond.	Electric	5	6	9	12	14	8	10	13	16	19
	Hot Water	Natural Gas	3	4	6	7	8	3	5	6	8	9
		Propane	10	14	21	25	29	10	14	21	25	29
		Electric	9	14	19	24	28	9	14	18	23	28
	Water		17	20	23	28	34	17	18	22	27	32
	Sewer		18	21	25	31	37	19	20	25	30	35
Trash Collection		15	15	15	15	15	15	15	15	15	15	
Range/Microwave	Electric	11	11	11	11	11	11	11	11	11	11	
Refrigerator	Electric	13	13	13	13	13	13	13	13	13	13	

ADDENDUM D

Rent Roll

Meadow Run Apts PH II (295)

Report Date: 04/2017

Building: 1

Unit	Tenant	Move In	Lease End	Description	Potential	Net Rent	Lease	Sq. Ft.
Units with Square Footage Set								
52	Stringer, Joyce	03/01/2004	08/31/2017	S1	\$407.00	\$86.00	86.00	637
53	ADKINS, ROGER	03/11/2011	03/31/2018	S1	\$407.00	\$87.00	87.00	637
54	HARVEY, OLLIE	07/22/2011	07/21/2017	S1	\$407.00	\$113.00	113.00	637
55	PRICE, NELLIE	01/09/2013	02/28/2018	S1	\$407.00	\$154.00	154.00	637
56	GRANT, CECIL	07/01/2009	06/30/2017	S1	\$407.00	\$86.00	86.00	637
57	HARDWICK, SHIRLEY	03/11/1996	02/28/2018	S1	\$407.00	\$208.00	208.00	637
Units in Building:					6			
Occupied Units:					6	\$2,442.00	\$734.00	734.00
% Occupied:					100%			

Building: 2

Unit	Tenant	Move In	Lease End	Description	Potential	Net Rent	Lease	Sq. Ft.
Units with Square Footage Set								
58	GREEN, JUANITA	09/10/1994	01/31/2018	S1	\$407.00	\$87.00	87.00	637
59	Kimbrough, Bobbie	12/01/2015	11/30/2017	S1	\$407.00	\$93.00	93.00	637
60	Smith, Velma	08/03/2016	08/02/2017	S1	\$407.00	\$154.00	154.00	637
61	King, Joan	02/29/2016	02/28/2018	S1	\$407.00	\$207.00	207.00	637
62	HUMPHRIES, JO ANN	11/02/2011	11/30/2017	S1	\$407.00	\$160.00	160.00	637
63	BROWN, LIZZIE	05/02/2007	05/31/2017	S1	\$407.00	\$92.00	92.00	637
Units in Building:					6			
Occupied Units:					6	\$2,442.00	\$793.00	793.00
% Occupied:					100%			

Building: 3

Unit	Tenant	Move In	Lease End	Description	Potential	Net Rent	Lease	Sq. Ft.
Units with Square Footage Set								
64	HARROLD, ARRON	10/05/2011	10/04/2017	S1	\$407.00	\$86.00	86.00	637
65	DANIELS, ROZELLE	09/06/2011	09/05/2017	S1	\$407.00	\$90.00	90.00	637
66	Buchanan, Eddie	08/17/2015	08/16/2017	S1	\$407.00	\$98.00	98.00	637
67	HAYES, RUTH	05/10/2002	03/31/2018	S1	\$407.00	\$119.00	119.00	637
68	Irby, Curtis	07/02/2015	07/01/2017	S1	\$407.00	\$86.00	86.00	637
69	Sims, Flossie	05/29/2014	06/30/2017	S1	\$407.00	\$92.00	92.00	637
Units in Building:					6			
Occupied Units:					6	\$2,442.00	\$571.00	571.00
% Occupied:					100%			

Building: 4

Unit	Tenant	Move In	Lease End	Description	Potential	Net Rent	Lease	Sq. Ft.
Units with Square Footage Set								

** = Expired Lease

*MR = Moved out during the report range.

Print Date & Time: 05/22/2017 10:44:32AM

Rent Roll

Meadow Run Apts PH II (295)

Report Date: 04/2017

Building: 4

Unit	Tenant	Move In	Lease End	Description	Potential	Net Rent	Lease	Sq. Ft.
70	BARNES, HELEN	08/01/2007	07/31/2017	S1	\$407.00	\$86.00	86.00	637
71	SMALL, EDDIE	07/03/2009	06/30/2017	S1	\$407.00	\$92.00	92.00	637
72	KIMBROUGH, VIVIAN	04/13/2007	04/30/2017	S1	\$407.00	\$163.00	163.00	637
73	MONCUS, BRENDA	04/06/2001	12/31/2017	S1	\$407.00	\$93.00	93.00	637
74	HUGHES, MILDRED	01/06/2004	01/31/2018	S1	\$407.00	\$87.00	87.00	637
75	Redding, Helen	01/04/2017	01/31/2018	S1	\$407.00	\$198.00	198.00	637
Units in Building:					6			
Occupied Units:					6	\$2,442.00	\$719.00	719.00
% Occupied:					100%			

Building: 5

Unit	Tenant	Move In	Lease End	Description	Potential	Net Rent	Lease	Sq. Ft.
Units with Square Footage Set								
76	Carter, Mildred	12/15/2015	05/31/2017	S1	\$407.00	\$123.00	123.00	637
77	Powell, Shirley	07/11/2016	07/10/2017	S1	\$407.00	\$239.00	239.00	637
78	Scott, Bobby	05/10/2012	05/09/2017	S1	\$407.00	\$227.00	227.00	637
79	CLYDE, JOSEPH	11/01/2003	06/30/2017	S1	\$407.00	\$102.00	102.00	637
80	HUGHES, DAVID	09/26/2013	09/25/2017	S1	\$407.00	\$92.00	92.00	637
81	GRIGGS, WILBUR	09/01/2012	08/31/2017	S1	\$407.00	\$218.00	218.00	637
Units in Building:					6			
Occupied Units:					6	\$2,442.00	\$1,001.00	1,001.00
% Occupied:					100%			

Building: 6

Unit	Tenant	Move In	Lease End	Description	Potential	Net Rent	Lease	Sq. Ft.
Units with Square Footage Set								
82	LOCKETT, MILLERENE	02/03/2009	03/31/2018	S1	\$407.00	\$203.00	203.00	637
83	Stephens, Mary	05/28/2014	05/31/2017	S1	\$407.00	\$135.00	135.00	637
84	Ward, Willie	01/04/2016	01/31/2018	S1	\$407.00	\$93.00	93.00	637
85	HEATH, AGGIE	01/15/2003	01/31/2018	S1	\$407.00	\$90.00	90.00	637
86	* VACANT * 4/1/2017 - 4/30/2017			S1	\$407.00	\$0.00	0.00	637
87	WILLIAMS, BELINDA	07/16/1998	08/31/2017	S1	\$407.00	\$201.00	201.00	637
Units in Building:					6			
Occupied Units:					5	\$2,442.00	\$722.00	722.00
% Occupied:					83%			

Building: 7

Unit	Tenant	Move In	Lease End	Description	Potential	Net Rent	Lease	Sq. Ft.
Units with Square Footage Set								

** = Expired Lease

*MR = Moved out during the report range.

Print Date & Time: 05/22/2017 10:44:32AM

Rent Roll

Meadow Run Apts PH II (295)

Report Date: 04/2017

Building: 7

Unit	Tenant	Move In	Lease End	Description	Potential	Net Rent	Lease	Sq. Ft.
88	MORRIS, ROSA	12/04/2009	01/31/2018	S1	\$407.00	\$179.00	179.00	637
89	Harris, Kevin	01/17/2017	01/31/2018	M2	\$427.00	\$308.00	308.00	798
90	Jackson, Verlinda	09/15/2000	06/30/2017	M2	\$427.00	\$39.00	39.00	798
91	TOLBERT, MARY	10/20/2009	10/19/2017	S1	\$407.00	\$93.00	93.00	637

Units in Building: 4
 Occupied Units: 4
 % Occupied: 100%

\$1,668.00 \$619.00 619.00

Total Units: 40
Total Occupied: 39.00
Total % Occupied: 97.50

Grand Totals:

\$16,320.00 \$5,159.00 5,159.00

Selected Parameters:

Property Name - Meadow Run Apts PH II
 Rent Roll for - 04/2017
 Show Negative Rents as Zero - True
 Sort By Unit - True
 Include Inactive Units - False

** = Expired Lease

*MR = Moved out during the report range.

Print Date & Time: 05/22/2017 10:44:32AM

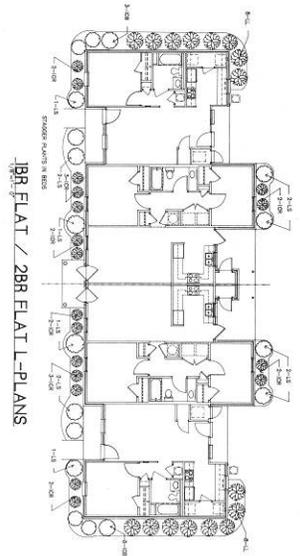
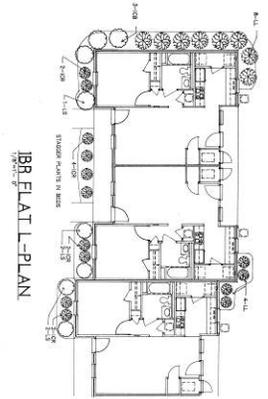
DIRECTIONS FOR COMPLETING THIS FORM
 This form should be completed with the approximate quantities, quantities, units and costs. This form represents the minimum detail of scope that must be reported; additional line items may be added. Quantities and the approximate percentage of demolition or replacement are of utmost importance. These must clearly demonstrate the extent of the proposed work within the context of the entire existing property.

- (2) Contractor Services shall not be included on this form.
- (4) The total costs should tie back to the 'Uses' statement in the Application.

2015 REHABILITATION WORK SCOPE

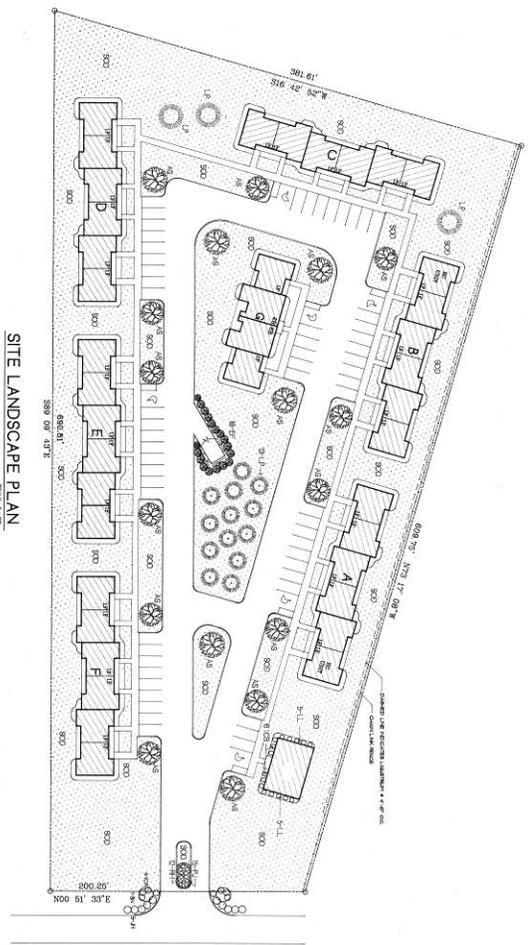
PROJECT NAME: Meadow Run II	YEAR BUILT: 1963
PROJECT LOCATION: 875 Meadow Run Lane	UNIT COUNT: 40
	GROSS SQUARE FOOTAGE: 25,460

CS/DIVISION	TRADE ITEM	Describe scope: materials, performance specifications	Percentage of total existing to be demoed or replaced	QUANTITY	UNIT (sf, lf, ea, cy, sy, etc.)	UNIT COST	TOTAL (quantity * unit cost)
24	Accessibility	Two - 1 Bedroom accessible Units. Demo existing kitchen, bathroom, HVAC, and part of bedroom walls. Demo bathroom concrete floor to relocate plumbing. Relocate laundry room and HVAC closet. Frame new walls, install new plumbing lines, new electrical lines in walls that were moved. Install new drywall, paint and floor covering. Provide one sight and hearing impaired kit to be left in office for the manager.	65	2	Apts.	17540	\$35,080
24	convert existing units to UFAS-complaint units retrofit existing units for Fair Housing compliance	Blocking missing in bathrooms for Grabbars	100	25	units	265	\$6,625
24	retrofit existing clubhouse to meet UFAS, Fair Housing (Accessibility)	Laundry sink not accessible. Kitchen cabinets not accessible. 6% of the Main Sidewalks cross slope exceeds 2% and must be redone to have a 2% or less cross slope. 9 of the Entrance walks have sunk, causing a tripping hazard going to the front porch of the units. several main sidewalks have raised concrete causing tripping hazards. . 3 Handicap parking spaces have a slope greater than 2% slope and cross slope and need to be redone.	100	1	each	6780	\$6,780
24	retrofit existing site to meet Fair Housing, ADA		12	4840	SF	5.5	\$26,620
37	Demolition						\$75,105
37	site						\$0
37	bidg interiors: ceilings, walls, floor, plumbing, HVAC, elec						\$0
37	bidg exteriors: siding, roofing, patios, decks, stairs, breezeways						\$0
35	Unusual site conditions (such as lead, asbestos, mold abatement)						\$0
35	lead abatement						\$0
35	asbestos abatement						\$0
35	mold abatement						\$0
30	Earth Work						\$0
30	regrade for drainage control	regrade swells, fill and level ponding areas	8	240	LF	45	\$10,800



PLANT MATERIALS SCHEDULE

NO.	DESCRIPTION	QUANTITY	REMARKS
1	PLANT MATERIALS SCHEDULE		
2	PLANT MATERIALS SCHEDULE		
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50	PLANT MATERIALS SCHEDULE		



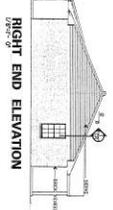
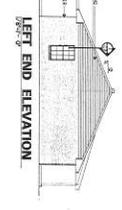
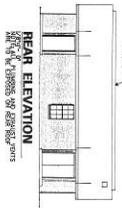
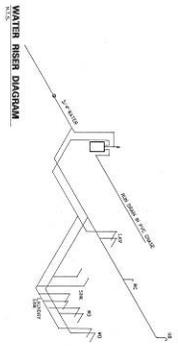
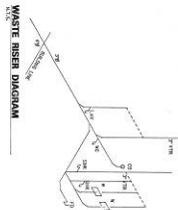
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 Post Office Box 2977 Valdosta, Georgia 31601 Telephone (912) 242-3556

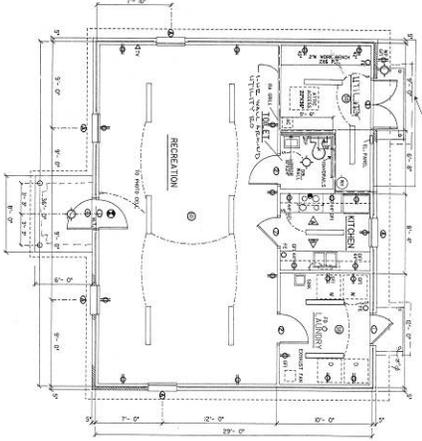
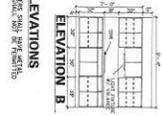
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BY	202.11.13
SCALE	1/8" = 1'-0"
PROJECT	10000000
DESCRIPTION	LANDSCAPE PLAN
CLIENT	10000000
ADDRESS	10000000
CITY	10000000
STATE	10000000
COUNTRY	10000000
PROJECT NO.	10000000
DATE OF PLAN	10000000
DATE OF REVISION	10000000
DATE OF ISSUE	10000000
DATE OF CLOSURE	10000000
DATE OF COMPLETION	10000000
DATE OF OCCUPANCY	10000000
DATE OF DEMOLITION	10000000
DATE OF REDEMPTION	10000000
DATE OF RECONSTRUCTION	10000000
DATE OF REPAIR	10000000
DATE OF RESTORATION	10000000
DATE OF REVIVAL	10000000
DATE OF RESURRECTION	10000000
DATE OF REDEMPTION	10000000
DATE OF RECONSTRUCTION	10000000
DATE OF REPAIR	10000000
DATE OF RESTORATION	10000000
DATE OF REVIVAL	10000000
DATE OF RESURRECTION	10000000



LANDSCAPE PLAN



NO.	DESCRIPTION
1	FRONT ELEVATION
2	REAR ELEVATION
3	LEFT END ELEVATION
4	RIGHT END ELEVATION



RECKIT/STOR, 1000 S. 10TH ST., VALDOSTA, GA. 31601
 1. THIS PLAN IS A GENERAL CONCEPT AND NOT A CONTRACT DOCUMENT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABORERS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TOOLS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUBCONTRACTORS.

FINISH SCHEDULE

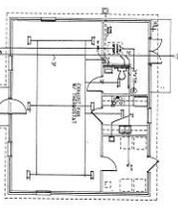
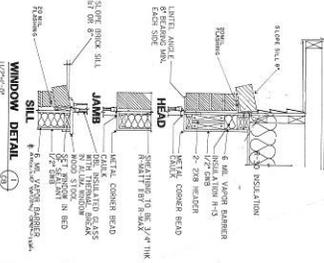
NO.	DESCRIPTION	FINISH	DATE
1	CEILING	DRY DOWNS	
2	FLOOR	CONCRETE	
3	WALLS	PLASTER	
4	DOORS	WOOD	
5	WINDOWS	WOOD	
6	PAINT	PAINT	
7	TRIM	WOOD	
8	MECHANICAL	METAL	
9	ELECTRICAL	PLASTER	
10	PLUMBING	PLASTER	
11	ROOFING	ASPH/FLT	
12	LANDSCAPE	GRASS	

DOOR SCHEDULE

NO.	DESCRIPTION	TYPE	FINISH
1	REAR DOOR	WOOD	WOOD
2	FRONT DOOR	WOOD	WOOD
3	TOILET DOOR	WOOD	WOOD
4	KITCHEN DOOR	WOOD	WOOD
5	BATH DOOR	WOOD	WOOD
6	HALL DOOR	WOOD	WOOD
7	REAR DOOR	WOOD	WOOD
8	FRONT DOOR	WOOD	WOOD
9	TOILET DOOR	WOOD	WOOD
10	KITCHEN DOOR	WOOD	WOOD
11	BATH DOOR	WOOD	WOOD
12	HALL DOOR	WOOD	WOOD

WINDOW SCHEDULE

NO.	DESCRIPTION	TYPE	FINISH
1	FRONT WINDOW	WOOD	WOOD
2	REAR WINDOW	WOOD	WOOD
3	TOILET WINDOW	WOOD	WOOD
4	KITCHEN WINDOW	WOOD	WOOD
5	BATH WINDOW	WOOD	WOOD
6	HALL WINDOW	WOOD	WOOD
7	FRONT WINDOW	WOOD	WOOD
8	REAR WINDOW	WOOD	WOOD
9	TOILET WINDOW	WOOD	WOOD
10	KITCHEN WINDOW	WOOD	WOOD
11	BATH WINDOW	WOOD	WOOD
12	HALL WINDOW	WOOD	WOOD

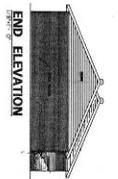
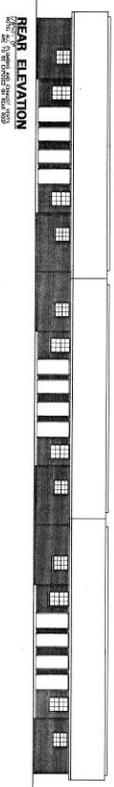
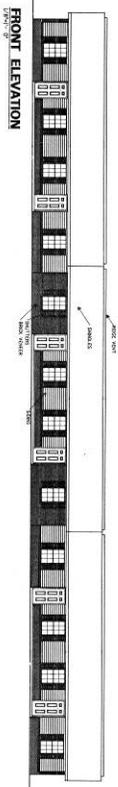
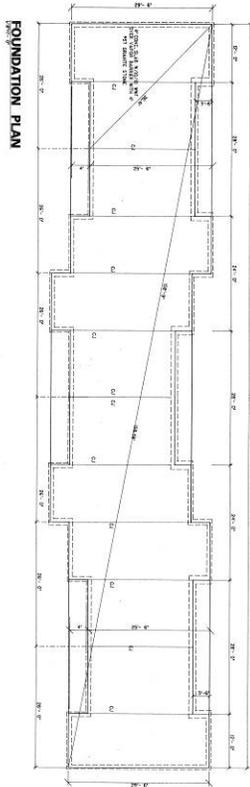


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 Post Office Box 2977 Valdosta, Georgia 31601 Telephone: (912) 242-3556
 COMMUNITY BUILDING

NO.	DESCRIPTION
1	FRONT ELEVATION
2	REAR ELEVATION
3	LEFT END ELEVATION
4	RIGHT END ELEVATION
5	KITCHEN CABINET ELEVATION A
6	KITCHEN CABINET ELEVATION B
7	TOILET ELEVATION C
8	FLOOR PLAN-RECKIT/STOR
9	FINISH SCHEDULE
10	DOOR SCHEDULE
11	WINDOW SCHEDULE
12	PLUMBING /HVAC PLAN
13	FOUNDATION PLAN
14	WINDOW DETAIL





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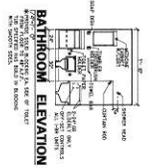
ELLIS, RICKET & ASSOCIATES
A R C H I T E C T S
 Post Office Box 2977 Valdosta, Georgia 31601 Telephone (912) 242-3556
 ELEVATIONS AND FOUNDATION PLAN
 6- ONEBEDROOM UNITS

DATE	REV.
11-1-77	1
11-1-77	2
11-1-77	3
11-1-77	4
11-1-77	5
11-1-77	6
11-1-77	7
11-1-77	8
11-1-77	9
11-1-77	10

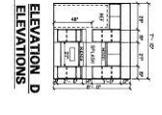




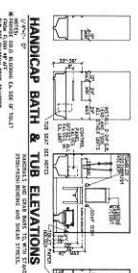
ELEVATION A
ELEVATION B
KITCHEN CABINET ELEVATIONS



BATHROOM ELEVATION



ELEVATION C
ELEVATION D
KITCHEN CABINET ELEVATIONS FOR HANDICAP



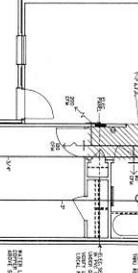
HANDICAP BATH & TUB ELEVATIONS



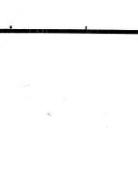
SECTION



WASTE DIAGRAM



WATER DIAGRAM



ONE BEDROOM MECHANICAL PLAN

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE AND THE 2000 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE AND THE 2000 INTERNATIONAL PLUMBING AND MECHANICAL CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL FIRE AND SAFETY CODE AND THE 2000 INTERNATIONAL SMOKE ALARM CODE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ENERGY EFFICIENCY CODE AND THE 2000 INTERNATIONAL GREEN BUILDING CODE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ACCESSIBILITY STANDARDS AND THE 2000 INTERNATIONAL HUMAN RIGHTS CODE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ENVIRONMENTAL STANDARDS AND THE 2000 INTERNATIONAL SUSTAINABLE DEVELOPMENT CODE.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL QUALITY STANDARDS AND THE 2000 INTERNATIONAL EXCELLENCE CODE.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SAFETY STANDARDS AND THE 2000 INTERNATIONAL HEALTH AND SAFETY CODE.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SECURITY STANDARDS AND THE 2000 INTERNATIONAL PROTECTION CODE.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL COMMUNITY STANDARDS AND THE 2000 INTERNATIONAL NEIGHBORHOOD CODE.

FINISH SCHEDULE

NO.	NAME	FINISH	ROOM
1	CEILING	POP CAULK	ALL ROOMS
2	CEILING	POP CAULK	ALL ROOMS
3	CEILING	POP CAULK	ALL ROOMS
4	CEILING	POP CAULK	ALL ROOMS
5	CEILING	POP CAULK	ALL ROOMS
6	CEILING	POP CAULK	ALL ROOMS
7	CEILING	POP CAULK	ALL ROOMS
8	CEILING	POP CAULK	ALL ROOMS
9	CEILING	POP CAULK	ALL ROOMS
10	CEILING	POP CAULK	ALL ROOMS

DOOR SCHEDULE

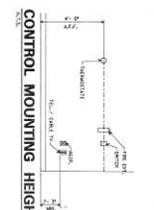
NO.	NO.	TYPE	FINISH	ROOM
1	1	6'-0" x 2'-0"	WOOD	ALL ROOMS
2	2	6'-0" x 2'-0"	WOOD	ALL ROOMS
3	3	6'-0" x 2'-0"	WOOD	ALL ROOMS
4	4	6'-0" x 2'-0"	WOOD	ALL ROOMS
5	5	6'-0" x 2'-0"	WOOD	ALL ROOMS
6	6	6'-0" x 2'-0"	WOOD	ALL ROOMS
7	7	6'-0" x 2'-0"	WOOD	ALL ROOMS
8	8	6'-0" x 2'-0"	WOOD	ALL ROOMS
9	9	6'-0" x 2'-0"	WOOD	ALL ROOMS
10	10	6'-0" x 2'-0"	WOOD	ALL ROOMS

WINDOW SCHEDULE

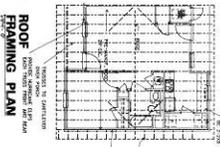
NO.	NO.	TYPE	FINISH	ROOM
1	1	6'-0" x 4'-0"	WOOD	ALL ROOMS
2	2	6'-0" x 4'-0"	WOOD	ALL ROOMS
3	3	6'-0" x 4'-0"	WOOD	ALL ROOMS
4	4	6'-0" x 4'-0"	WOOD	ALL ROOMS
5	5	6'-0" x 4'-0"	WOOD	ALL ROOMS
6	6	6'-0" x 4'-0"	WOOD	ALL ROOMS
7	7	6'-0" x 4'-0"	WOOD	ALL ROOMS
8	8	6'-0" x 4'-0"	WOOD	ALL ROOMS
9	9	6'-0" x 4'-0"	WOOD	ALL ROOMS
10	10	6'-0" x 4'-0"	WOOD	ALL ROOMS

LIGHT FIXTURE SCHEDULE

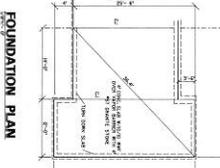
NO.	NO.	TYPE	FINISH	ROOM
1	1	6'-0" x 4'-0"	WOOD	ALL ROOMS
2	2	6'-0" x 4'-0"	WOOD	ALL ROOMS
3	3	6'-0" x 4'-0"	WOOD	ALL ROOMS
4	4	6'-0" x 4'-0"	WOOD	ALL ROOMS
5	5	6'-0" x 4'-0"	WOOD	ALL ROOMS
6	6	6'-0" x 4'-0"	WOOD	ALL ROOMS
7	7	6'-0" x 4'-0"	WOOD	ALL ROOMS
8	8	6'-0" x 4'-0"	WOOD	ALL ROOMS
9	9	6'-0" x 4'-0"	WOOD	ALL ROOMS
10	10	6'-0" x 4'-0"	WOOD	ALL ROOMS



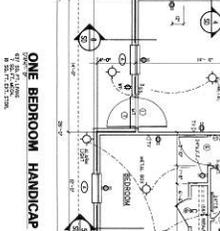
CONTROL MOUNTING HEIGHTS



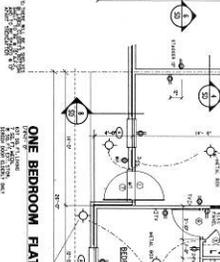
ROOF FRAMING PLAN



FOUNDATION PLAN



ONE BEDROOM HANDICAP



ONE BEDROOM FLAT

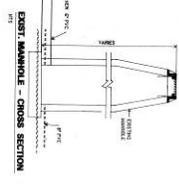
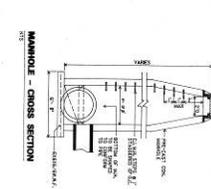
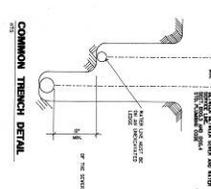
ELLIS, RICKET & ASSOCIATES ARCHITECTS
 Post Office Box 2977
 Valdosta, Georgia 31601 Telephone (912) 242-3556

REVISIONS

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



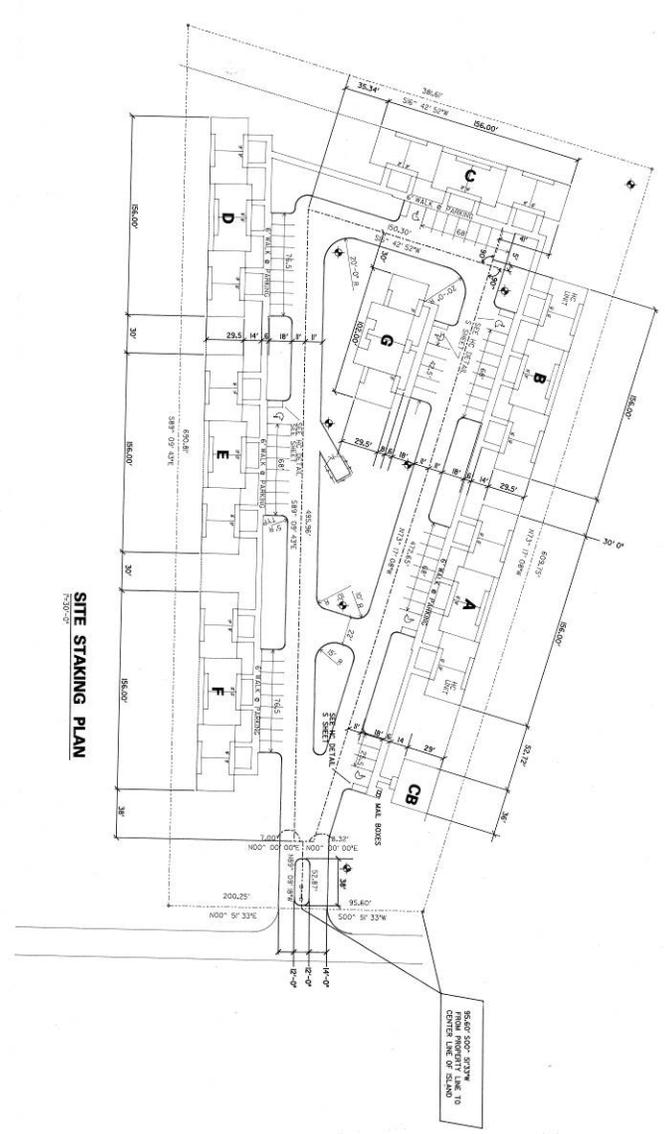
ONE BEDROOM FLAT



THRUST BLOCK SCHEDULE

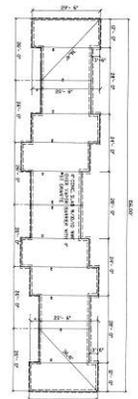
PIPE SIZE	THRUST BLOCK SIZE	THRUST BLOCK WEIGHT
4"	12" x 12" x 12"	100 LB.
6"	18" x 18" x 18"	200 LB.
8"	24" x 24" x 24"	300 LB.
10"	30" x 30" x 30"	400 LB.
12"	36" x 36" x 36"	500 LB.
14"	42" x 42" x 42"	600 LB.
16"	48" x 48" x 48"	700 LB.
18"	54" x 54" x 54"	800 LB.
20"	60" x 60" x 60"	900 LB.
24"	72" x 72" x 72"	1100 LB.
30"	84" x 84" x 84"	1300 LB.
36"	96" x 96" x 96"	1500 LB.
42"	108" x 108" x 108"	1700 LB.
48"	120" x 120" x 120"	1900 LB.
54"	132" x 132" x 132"	2100 LB.
60"	144" x 144" x 144"	2300 LB.
72"	172" x 172" x 172"	2800 LB.
84"	200" x 200" x 200"	3300 LB.
96"	228" x 228" x 228"	3800 LB.
108"	256" x 256" x 256"	4300 LB.
120"	284" x 284" x 284"	4800 LB.
132"	312" x 312" x 312"	5300 LB.
144"	340" x 340" x 340"	5800 LB.
156"	368" x 368" x 368"	6300 LB.
168"	396" x 396" x 396"	6800 LB.
180"	424" x 424" x 424"	7300 LB.
192"	452" x 452" x 452"	7800 LB.
204"	480" x 480" x 480"	8300 LB.
216"	508" x 508" x 508"	8800 LB.
228"	536" x 536" x 536"	9300 LB.
240"	564" x 564" x 564"	9800 LB.
252"	592" x 592" x 592"	10300 LB.
264"	620" x 620" x 620"	10800 LB.
276"	648" x 648" x 648"	11300 LB.
288"	676" x 676" x 676"	11800 LB.
300"	704" x 704" x 704"	12300 LB.
312"	732" x 732" x 732"	12800 LB.
324"	760" x 760" x 760"	13300 LB.
336"	788" x 788" x 788"	13800 LB.
348"	816" x 816" x 816"	14300 LB.
360"	844" x 844" x 844"	14800 LB.
372"	872" x 872" x 872"	15300 LB.
384"	900" x 900" x 900"	15800 LB.
396"	928" x 928" x 928"	16300 LB.
408"	956" x 956" x 956"	16800 LB.
420"	984" x 984" x 984"	17300 LB.
432"	1012" x 1012" x 1012"	17800 LB.
444"	1040" x 1040" x 1040"	18300 LB.
456"	1068" x 1068" x 1068"	18800 LB.
468"	1096" x 1096" x 1096"	19300 LB.
480"	1124" x 1124" x 1124"	19800 LB.
492"	1152" x 1152" x 1152"	20300 LB.
504"	1180" x 1180" x 1180"	20800 LB.
516"	1208" x 1208" x 1208"	21300 LB.
528"	1236" x 1236" x 1236"	21800 LB.
540"	1264" x 1264" x 1264"	22300 LB.
552"	1292" x 1292" x 1292"	22800 LB.
564"	1320" x 1320" x 1320"	23300 LB.
576"	1348" x 1348" x 1348"	23800 LB.
588"	1376" x 1376" x 1376"	24300 LB.
600"	1404" x 1404" x 1404"	24800 LB.
612"	1432" x 1432" x 1432"	25300 LB.
624"	1460" x 1460" x 1460"	25800 LB.
636"	1488" x 1488" x 1488"	26300 LB.
648"	1516" x 1516" x 1516"	26800 LB.
660"	1544" x 1544" x 1544"	27300 LB.
672"	1572" x 1572" x 1572"	27800 LB.
684"	1600" x 1600" x 1600"	28300 LB.
696"	1628" x 1628" x 1628"	28800 LB.
708"	1656" x 1656" x 1656"	29300 LB.
720"	1684" x 1684" x 1684"	29800 LB.
732"	1712" x 1712" x 1712"	30300 LB.
744"	1740" x 1740" x 1740"	30800 LB.
756"	1768" x 1768" x 1768"	31300 LB.
768"	1796" x 1796" x 1796"	31800 LB.
780"	1824" x 1824" x 1824"	32300 LB.
792"	1852" x 1852" x 1852"	32800 LB.
804"	1880" x 1880" x 1880"	33300 LB.
816"	1908" x 1908" x 1908"	33800 LB.
828"	1936" x 1936" x 1936"	34300 LB.
840"	1964" x 1964" x 1964"	34800 LB.
852"	1992" x 1992" x 1992"	35300 LB.
864"	2020" x 2020" x 2020"	35800 LB.
876"	2048" x 2048" x 2048"	36300 LB.
888"	2076" x 2076" x 2076"	36800 LB.
900"	2104" x 2104" x 2104"	37300 LB.
912"	2132" x 2132" x 2132"	37800 LB.
924"	2160" x 2160" x 2160"	38300 LB.
936"	2188" x 2188" x 2188"	38800 LB.
948"	2216" x 2216" x 2216"	39300 LB.
960"	2244" x 2244" x 2244"	39800 LB.
972"	2272" x 2272" x 2272"	40300 LB.
984"	2300" x 2300" x 2300"	40800 LB.
996"	2328" x 2328" x 2328"	41300 LB.
1008"	2356" x 2356" x 2356"	41800 LB.
1020"	2384" x 2384" x 2384"	42300 LB.
1032"	2412" x 2412" x 2412"	42800 LB.
1044"	2440" x 2440" x 2440"	43300 LB.
1056"	2468" x 2468" x 2468"	43800 LB.
1068"	2496" x 2496" x 2496"	44300 LB.
1080"	2524" x 2524" x 2524"	44800 LB.
1092"	2552" x 2552" x 2552"	45300 LB.
1104"	2580" x 2580" x 2580"	45800 LB.
1116"	2608" x 2608" x 2608"	46300 LB.
1128"	2636" x 2636" x 2636"	46800 LB.
1140"	2664" x 2664" x 2664"	47300 LB.
1152"	2692" x 2692" x 2692"	47800 LB.
1164"	2720" x 2720" x 2720"	48300 LB.
1176"	2748" x 2748" x 2748"	48800 LB.
1188"	2776" x 2776" x 2776"	49300 LB.
1200"	2804" x 2804" x 2804"	49800 LB.
1212"	2832" x 2832" x 2832"	50300 LB.
1224"	2860" x 2860" x 2860"	50800 LB.
1236"	2888" x 2888" x 2888"	51300 LB.
1248"	2916" x 2916" x 2916"	51800 LB.
1260"	2944" x 2944" x 2944"	52300 LB.
1272"	2972" x 2972" x 2972"	52800 LB.
1284"	3000" x 3000" x 3000"	53300 LB.
1296"	3028" x 3028" x 3028"	53800 LB.
1308"	3056" x 3056" x 3056"	54300 LB.
1320"	3084" x 3084" x 3084"	54800 LB.
1332"	3112" x 3112" x 3112"	55300 LB.
1344"	3140" x 3140" x 3140"	55800 LB.
1356"	3168" x 3168" x 3168"	56300 LB.
1368"	3196" x 3196" x 3196"	56800 LB.
1380"	3224" x 3224" x 3224"	57300 LB.
1392"	3252" x 3252" x 3252"	57800 LB.
1404"	3280" x 3280" x 3280"	58300 LB.
1416"	3308" x 3308" x 3308"	58800 LB.
1428"	3336" x 3336" x 3336"	59300 LB.
1440"	3364" x 3364" x 3364"	59800 LB.
1452"	3392" x 3392" x 3392"	60300 LB.
1464"	3420" x 3420" x 3420"	60800 LB.
1476"	3448" x 3448" x 3448"	61300 LB.
1488"	3476" x 3476" x 3476"	61800 LB.
1500"	3504" x 3504" x 3504"	62300 LB.
1512"	3532" x 3532" x 3532"	62800 LB.
1524"	3560" x 3560" x 3560"	63300 LB.
1536"	3588" x 3588" x 3588"	63800 LB.
1548"	3616" x 3616" x 3616"	64300 LB.
1560"	3644" x 3644" x 3644"	64800 LB.
1572"	3672" x 3672" x 3672"	65300 LB.
1584"	3700" x 3700" x 3700"	65800 LB.
1596"	3728" x 3728" x 3728"	66300 LB.
1608"	3756" x 3756" x 3756"	66800 LB.
1620"	3784" x 3784" x 3784"	67300 LB.
1632"	3812" x 3812" x 3812"	67800 LB.
1644"	3840" x 3840" x 3840"	68300 LB.
1656"	3868" x 3868" x 3868"	68800 LB.
1668"	3896" x 3896" x 3896"	69300 LB.
1680"	3924" x 3924" x 3924"	69800 LB.
1692"	3952" x 3952" x 3952"	70300 LB.
1704"	3980" x 3980" x 3980"	70800 LB.
1716"	4008" x 4008" x 4008"	71300 LB.
1728"	4036" x 4036" x 4036"	71800 LB.
1740"	4064" x 4064" x 4064"	72300 LB.
1752"	4092" x 4092" x 4092"	72800 LB.
1764"	4120" x 4120" x 4120"	73300 LB.
1776"	4148" x 4148" x 4148"	73800 LB.
1788"	4176" x 4176" x 4176"	74300 LB.
1800"	4204" x 4204" x 4204"	74800 LB.
1812"	4232" x 4232" x 4232"	75300 LB.
1824"	4260" x 4260" x 4260"	75800 LB.
1836"	4288" x 4288" x 4288"	76300 LB.
1848"	4316" x 4316" x 4316"	76800 LB.
1860"	4344" x 4344" x 4344"	77300 LB.
1872"	4372" x 4372" x 4372"	77800 LB.
1884"	4400" x 4400" x 4400"	78300 LB.
1896"	4428" x 4428" x 4428"	78800 LB.
1908"	4456" x 4456" x 4456"	79300 LB.
1920"	4484" x 4484" x 4484"	79800 LB.
1932"	4512" x 4512" x 4512"	80300 LB.
1944"	4540" x 4540" x 4540"	80800 LB.
1956"	4568" x 4568" x 4568"	81300 LB.
1968"	4596" x 4596" x 4596"	81800 LB.
1980"	4624" x 4624" x 4624"	82300 LB.
1992"	4652" x 4652" x 4652"	82800 LB.
2004"	4680" x 4680" x 4680"	83300 LB.
2016"	4708" x 4708" x 4708"	83800 LB.
2028"	4736" x 4736" x 4736"	84300 LB.
2040"	4764" x 4764" x 4764"	84800 LB.
2052"	4792" x 4792" x 4792"	85300 LB.
2064"	4820" x 4820" x 4820"	85800 LB.
2076"	4848" x 4848" x 4848"	86300 LB.
2088"	4876" x 4876" x 4876"	86800 LB.
2100"	4904" x 4904" x 4904"	87300 LB.
2112"	4932" x 4932" x 4932"	87800 LB.
2124"	4960" x 4960" x 4960"	88300 LB.
2136"	4988" x 4988" x 4988"	88800 LB.
2148"	5016" x 5016" x 5016"	89300 LB.
2160"	5044" x 5044" x 5044"	89800 LB.
2172"	5072" x 5072" x 5072"	90300 LB.
2184"	5100" x 5100" x 5100"	90800 LB.
2196"	5128" x 5128" x 5128"	91300 LB.
2208"	5156" x 5156" x 5156"	91800 LB.
2220"	5184" x 5184" x 5184"	92300 LB.
2232"	5212" x 5212" x 5212"	92800 LB.
2244"	5240" x 5240" x 5240"	93300 LB.
2256"	5268" x 5268" x 5268"	93800 LB.
2268"	5296" x 5296" x 5296"	94300 LB.
2280"	5324" x 5324" x 5324"	94800 LB.
2292"	5352" x 5352" x 5352"	95300 LB.
2304"	5380" x 5380" x 5380"	95800 LB.
2316"	5408" x 5408" x 5408"	96300 LB.
2328"	5436" x 5436" x 5436"	96800 LB.
2340"	5464" x 5464" x 5464"	97300 LB.
2352"	5492" x 5492" x 5492"	97800 LB.
2364"	5520" x 5520" x 5520"	98300 LB.
2376"	5548" x 5548" x 5548"	98800 LB.
2388"	5576" x 5576" x 5576"	99300 LB.
2400"	5604" x 5604" x 5604"	99800 LB.
2412"	5632" x 5632" x 5632"	100300 LB.
2424"	5660" x 5660" x 5660"	100800 LB.
2436"	5688" x 5688" x 5688"	101300 LB.
2448"	5716" x 5716" x 5716"	101800 LB.
2460"	5744" x 5744" x 5744"	102300 LB.
2472"	5772" x 5772" x 5772"	102800 LB.
2484"	5800" x 5800" x 5800"	103300 LB.
2496"	5828" x 5828" x 5828"	103800 LB.
2508"	5856" x 5856" x 5856"	104300 LB.
2520"	5884" x 5884" x 5884"	104800 LB.
2532"	5912" x 5912" x 5912"	105300 LB.
2544"	5940" x 5940" x 5940"	105800 LB.
2556"	5968" x 5968" x 5968"	106300 LB.
2568"	5996" x 5996" x 5996"	106800 LB.
2580"	6024" x 6024" x 6024"	107300 LB.
2592"	6052" x 6052" x 6052"	107800 LB.
2604"	6080" x 6080" x 6080"	108300 LB.
2616"	6108" x 6108" x 6108"	108800 LB.
2628"	6136" x 6136" x 6136	

REAZ00002.00

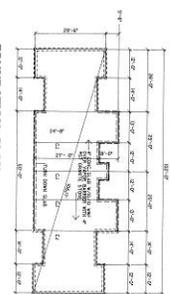


SITE STAKING PLAN

FOUNDATION PLAN
BUILDING A,B,C,D,E & F



FOUNDATION PLAN
BUILDING G



FOUNDATION PLAN



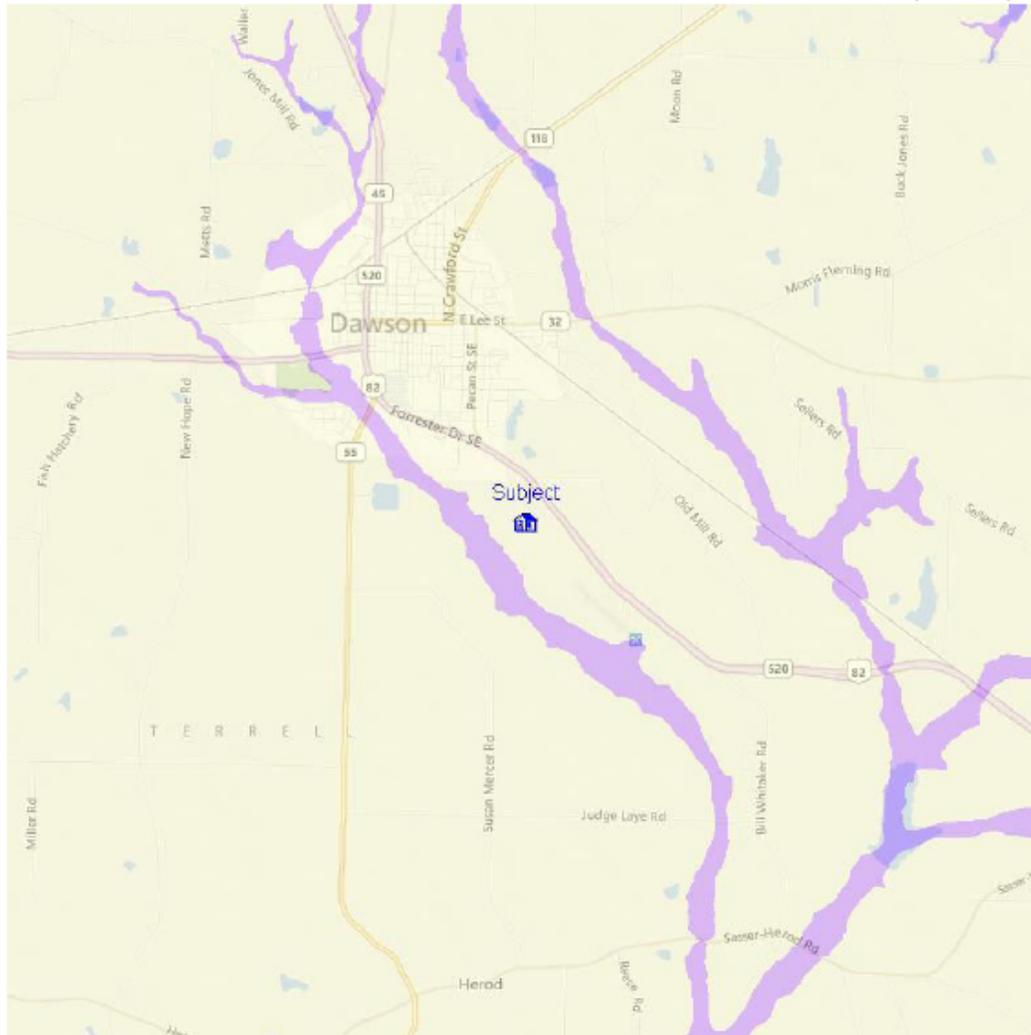
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ARCHITECTS
 Post Office Box 2977 Valosta, Georgia 31601 Telephone (912) 242-2556

DATE	May 7, 1992
BY	ETD
NO.	3302
PROJECT	31601
DESCRIPTION	SEE SHEET 101
SCALE	AS SHOWN
PROJECT NO.	31601
SHEET NO.	101
TOTAL SHEETS	101



SITE STAKING PLAN



MAP DATA

Map Number : 13273C0120A

Panel Date : September 02, 2009

FIPS Code :

Census Tract :

Geo Result : S4 - single close match, point located at the center of shape point path

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

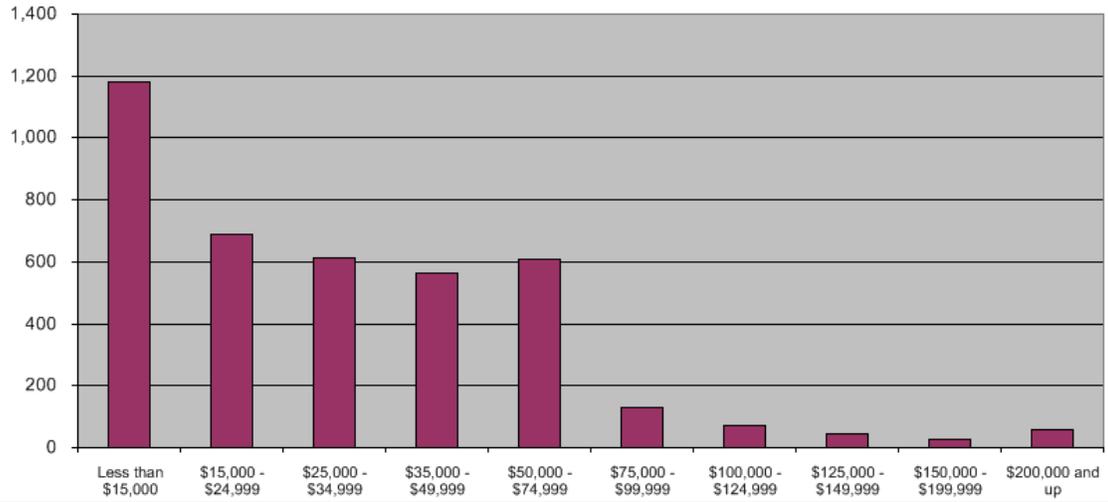
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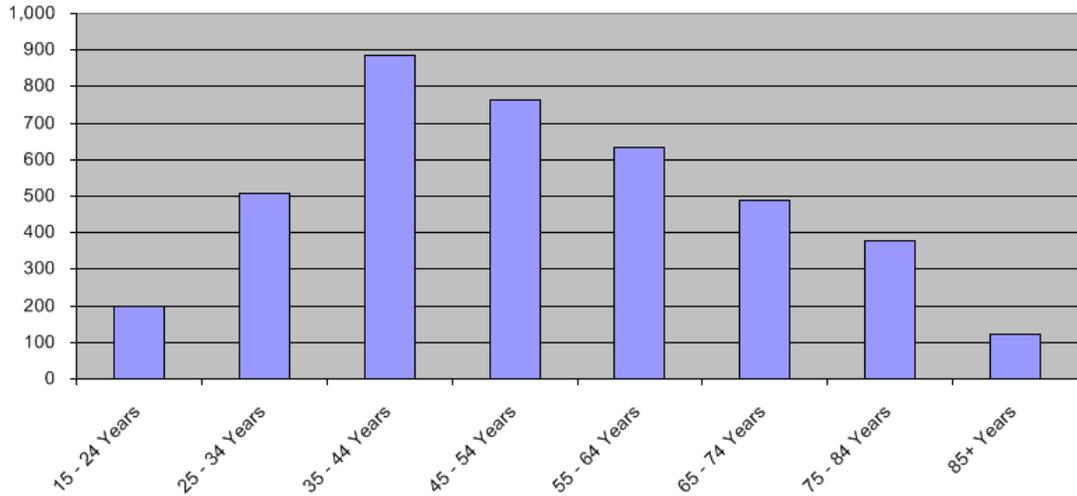


ADDENDUM E

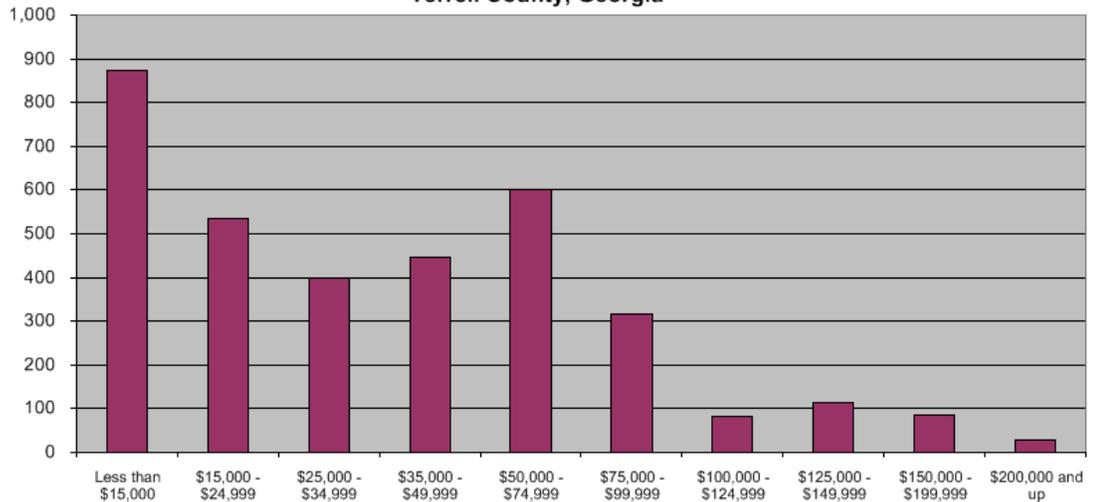
**Households by Income - Census 2000
Terrell County, Georgia**

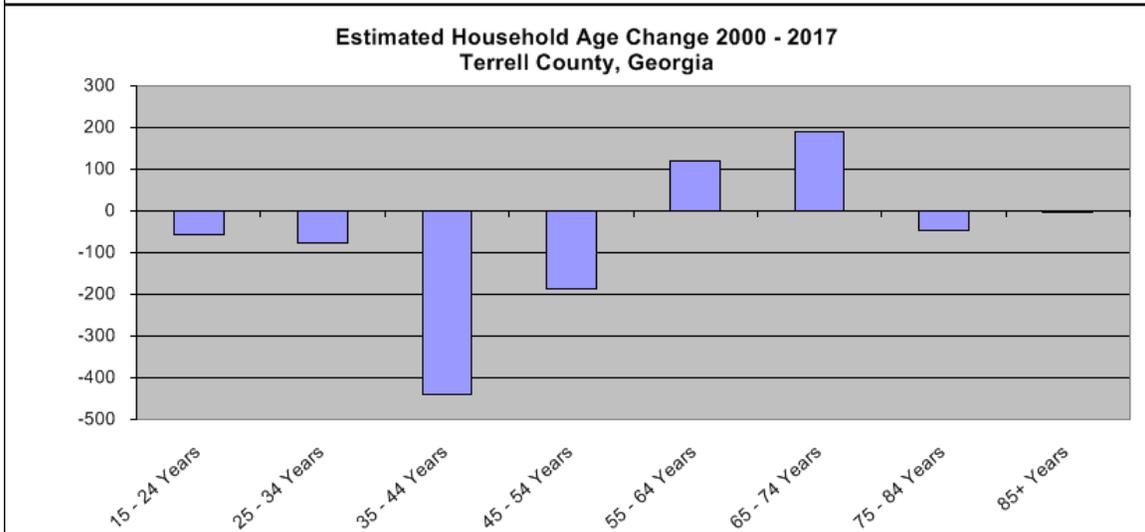
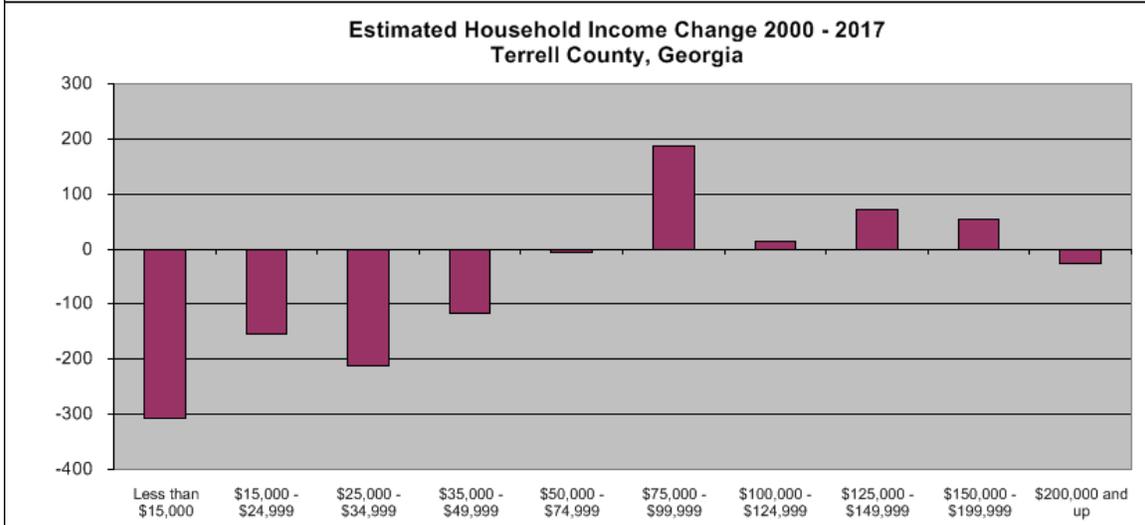
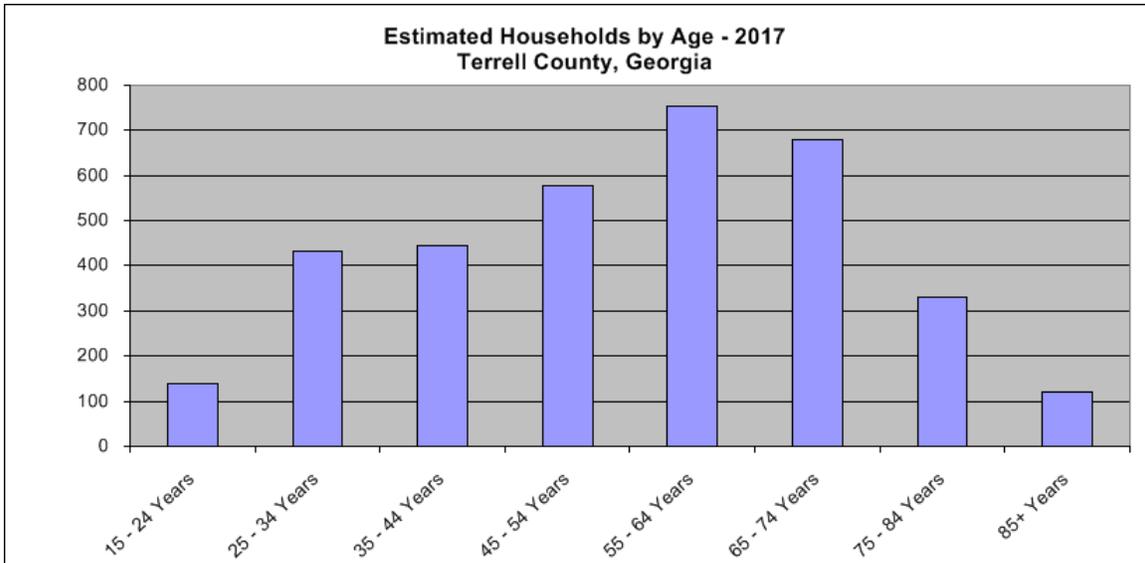


**Households by Age - Census 2000
Terrell County, Georgia**

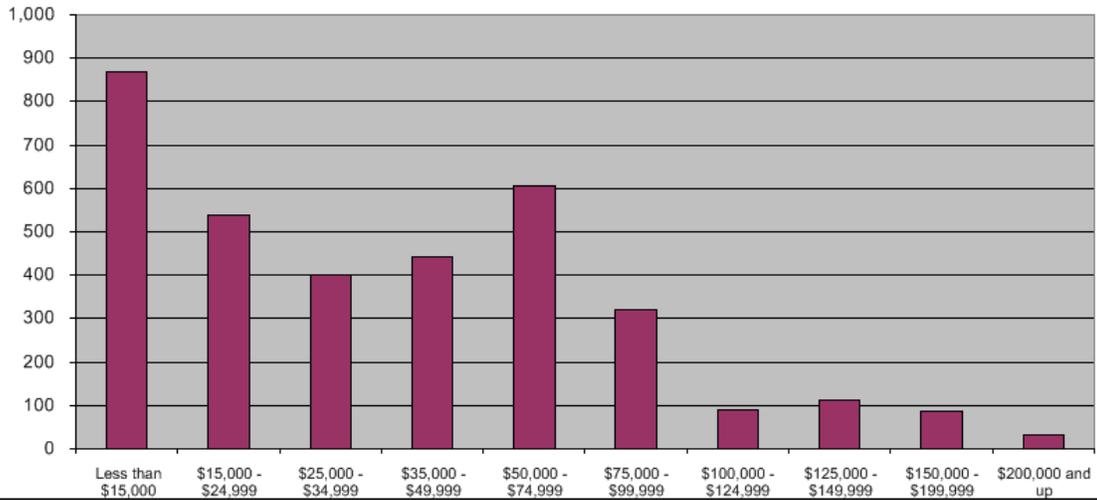


**Estimated Households by Income - 2017
Terrell County, Georgia**

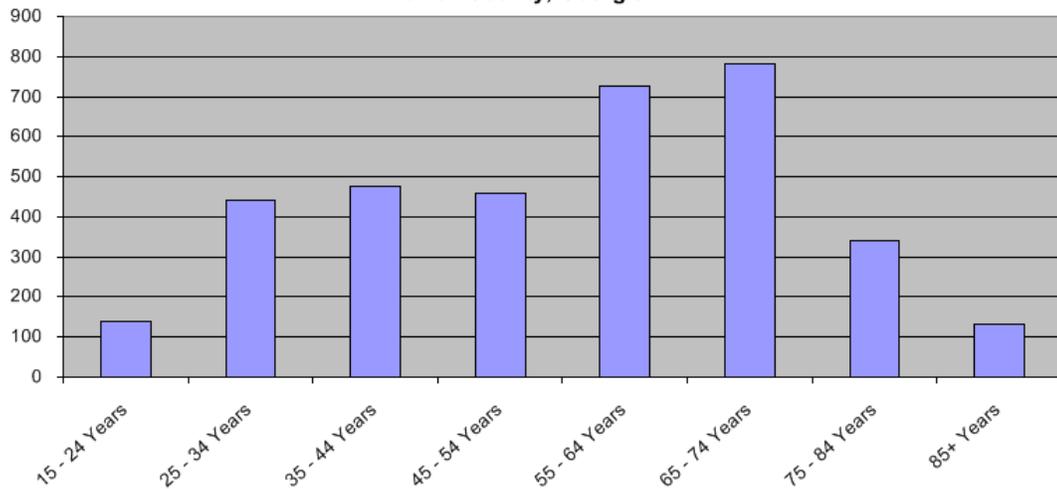




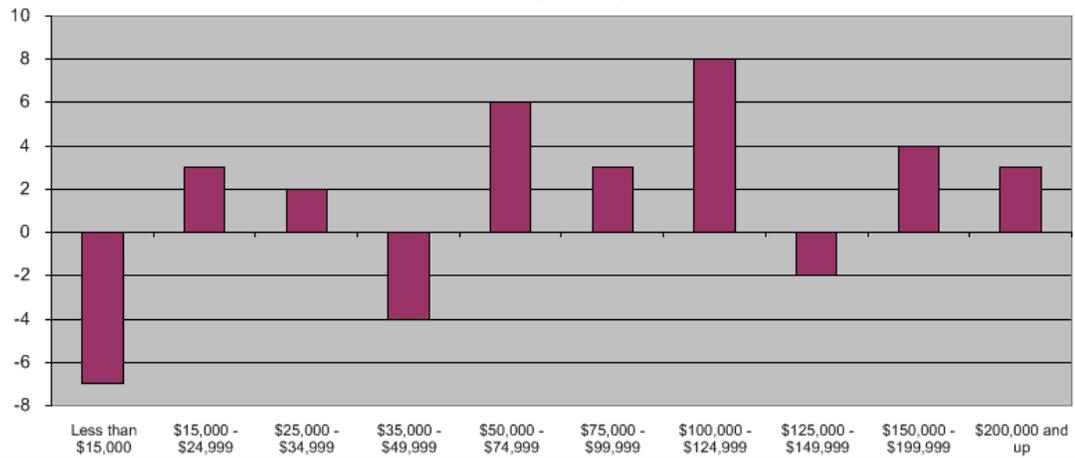
Projected Households by Income - 2022
Terrell County, Georgia

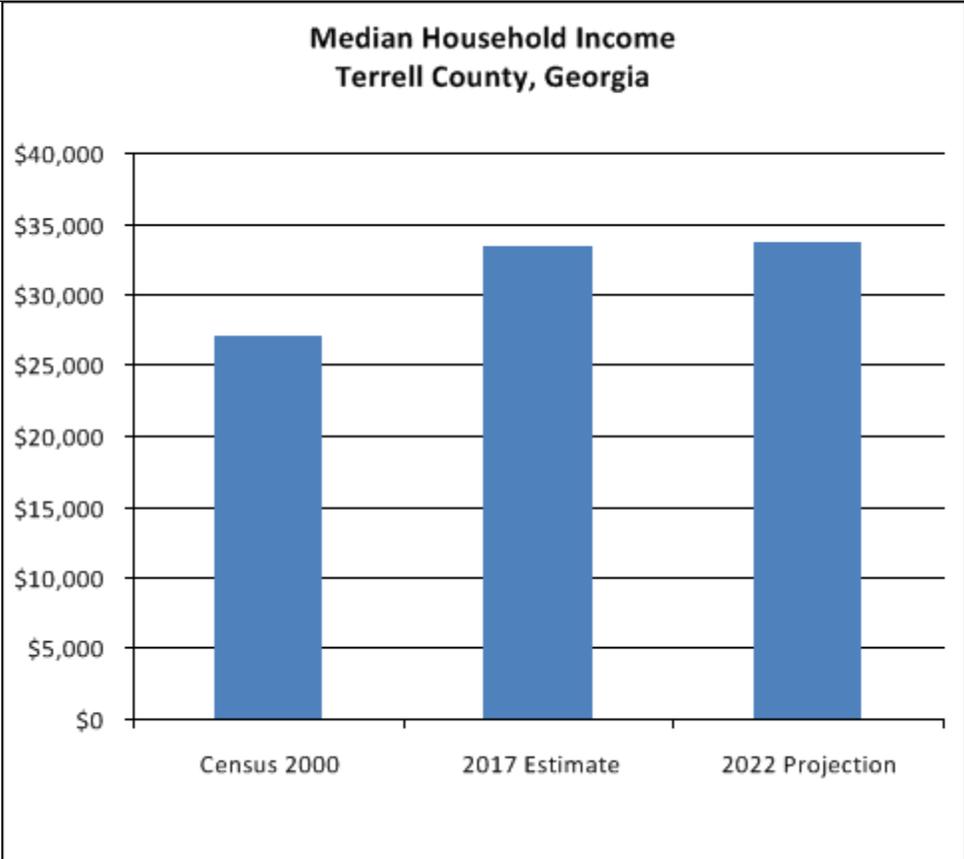
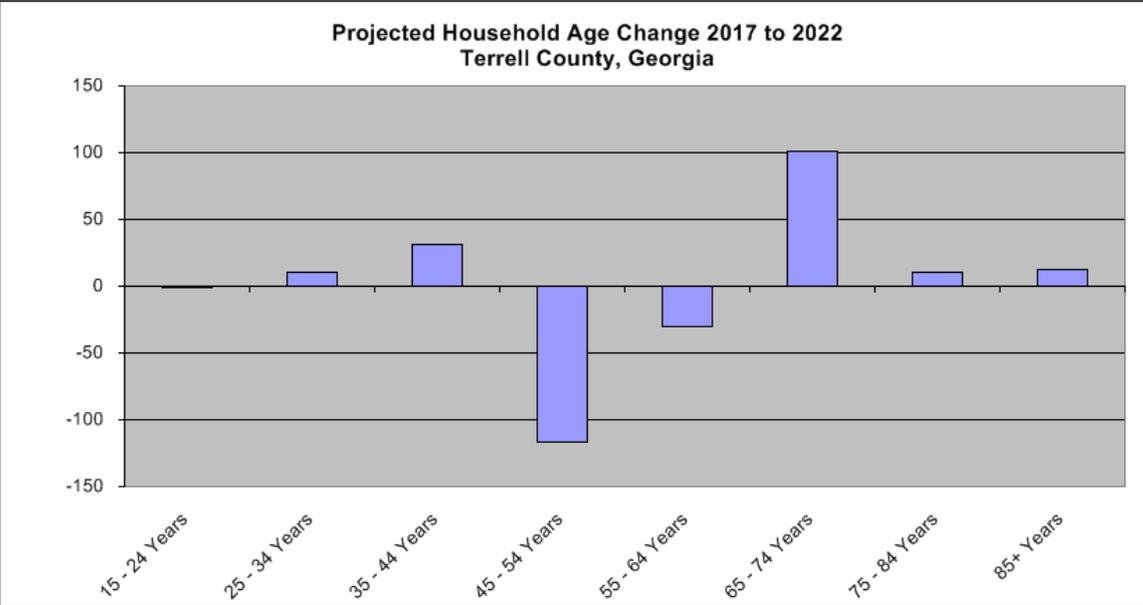


Projected Households by Age - 2022
Terrell County, Georgia



Projected Household Income Change 2017 to 2022
Terrell County, Georgia





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Households by Income and Age										
Terrell County, Georgia										
Census Data - 2000										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	82	120	233	173	195	158	158	63	1,182	29.7%
\$15,000 - \$24,999	80	100	171	108	42	61	97	28	687	17.3%
\$25,000 - \$34,999	29	115	120	81	141	95	24	6	611	15.4%
\$35,000 - \$49,999	6	90	96	139	104	47	64	17	563	14.1%
\$50,000 - \$74,999	0	69	171	154	89	97	22	5	607	15.3%
\$75,000 - \$99,999	0	15	43	44	17	10	0	0	129	3.2%
\$100,000 - \$124,999	0	0	6	43	21	0	0	0	70	1.8%
\$125,000 - \$149,999	0	0	20	13	0	2	7	2	44	1.1%
\$150,000 - \$199,999	0	0	6	6	4	6	5	2	29	0.7%
\$200,000 and up	0	0	20	2	21	14	0	0	57	1.4%
Total	197	509	886	763	634	490	377	123	3,979	100.0%
Percent	5.0%	12.8%	22.3%	19.2%	15.9%	12.3%	9.5%	3.1%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Terrell County, 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	76	103	93	129	189	137	98	49	874	25.1%
\$15,000 - \$24,999	9	77	71	74	112	93	70	28	534	15.3%
\$25,000 - \$34,999	17	42	44	69	97	73	44	12	398	11.4%
\$35,000 - \$49,999	16	67	68	79	107	68	34	8	447	12.8%
\$50,000 - \$74,999	0	88	96	98	111	149	46	12	600	17.2%
\$75,000 - \$99,999	0	38	47	64	72	70	20	5	316	9.1%
\$100,000 - \$124,999	1	5	9	21	23	20	3	1	83	2.4%
\$125,000 - \$149,999	1	10	16	30	34	17	5	2	115	3.3%
\$150,000 - \$199,999	20	0	0	12	10	33	8	1	84	2.4%
\$200,000 and up	0	1	2	1	0	21	4	1	30	0.9%
Total	140	431	446	577	755	681	332	119	3,481	100.0%
Percent	4.0%	12.4%	12.8%	16.6%	21.7%	19.6%	9.5%	3.4%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Terrell 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	-6	-17	-140	-44	-6	-21	-60	-14	-308	-26.1%
\$15,000 - \$24,999	-71	-23	-100	-34	70	32	-27	0	-153	-22.3%
\$25,000 - \$34,999	-12	-73	-76	-12	-44	-22	20	6	-213	-34.9%
\$35,000 - \$49,999	10	-23	-28	-60	3	21	-30	-9	-116	-20.6%
\$50,000 - \$74,999	0	19	-75	-56	22	52	24	7	-7	-1.2%
\$75,000 - \$99,999	0	23	4	20	55	60	20	5	187	145.0%
\$100,000 - \$124,999	1	5	3	-22	2	20	3	1	13	18.6%
\$125,000 - \$149,999	1	10	-4	17	34	15	-2	0	71	161.4%
\$150,000 - \$199,999	20	0	-6	6	6	27	3	-1	55	189.7%
\$200,000 and up	0	1	-18	-1	-21	7	4	1	-27	-47.4%
Total	-57	-78	-440	-186	121	191	-45	-4	-498	-12.5%
Percent Change	-28.9%	-15.3%	-49.7%	-24.4%	19.1%	39.0%	-11.9%	-3.3%		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Terrell 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	73	105	99	103	180	156	99	52	867	24.8%
\$15,000 - \$24,999	10	79	77	58	107	104	72	30	537	15.4%
\$25,000 - \$34,999	17	45	45	57	93	84	45	14	400	11.4%
\$35,000 - \$49,999	17	67	74	60	102	77	36	10	443	12.7%
\$50,000 - \$74,999	0	91	102	79	105	169	46	14	606	17.3%
\$75,000 - \$99,999	0	40	50	51	70	82	21	5	319	9.1%
\$100,000 - \$124,999	1	4	11	19	25	26	4	1	91	2.6%
\$125,000 - \$149,999	0	9	17	23	34	22	5	3	113	3.2%
\$150,000 - \$199,999	21	0	0	10	9	38	9	1	88	2.5%
\$200,000 and up	0	1	2	0	0	24	5	1	33	0.9%
Total	139	441	477	460	725	782	342	131	3,497	100.0%
Percent	4.0%	12.6%	13.6%	13.2%	20.7%	22.4%	9.8%	3.7%		

Source: Claritas; Ribbon Demographics



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Households by Income and Age Terrell 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	-3	2	6	-26	-9	19	1	3	-7	-0.8%
\$15,000 - \$24,999	1	2	6	-16	-5	11	2	2	3	0.6%
\$25,000 - \$34,999	0	3	1	-12	-4	11	1	2	2	0.5%
\$35,000 - \$49,999	1	0	6	-19	-5	9	2	2	-4	-0.9%
\$50,000 - \$74,999	0	3	6	-19	-6	20	0	2	6	1.0%
\$75,000 - \$99,999	0	2	3	-13	-2	12	1	0	3	0.9%
\$100,000 - \$124,999	0	-1	2	-2	2	6	1	0	8	9.6%
\$125,000 - \$149,999	-1	-1	1	-7	0	5	0	1	-2	-1.7%
\$150,000 - \$199,999	1	0	0	-2	-1	5	1	0	4	4.8%
\$200,000 and up	0	0	0	-1	0	3	1	0	3	10.0%
Total	-1	10	31	-117	-30	101	10	12	16	0.5%
Percent Change	-0.7%	2.3%	7.0%	-20.3%	-4.0%	14.8%	3.0%	10.1%	0.5%	

Source: Claritas; Ribbon Demographics



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Median Household Income Terrell County, Georgia		
Census 2000	2017 Estimate	2022 Projection
\$26,972	\$33,354	\$33,613

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Median Household Income by Area Terrell County, Georgia			
Geography ID	Census 2000	2017 Estimate	2022 Projection
13273	\$26,872	\$33,354	\$33,613

HISTA 2.2 Summary Data Terrell County, Georgia

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Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	64	48	51	18	15	196
\$10,000-20,000	96	46	44	77	27	290
\$20,000-30,000	41	5	18	9	10	83
\$30,000-40,000	0	14	10	2	7	33
\$40,000-50,000	5	21	0	13	18	57
\$50,000-60,000	17	43	6	0	0	66
\$60,000-75,000	3	0	0	0	52	55
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	2	7	1	0	10
\$125,000-150,000	4	3	1	1	1	10
\$150,000-200,000	3	3	1	0	0	7
\$200,000+	2	0	1	2	2	7
Total	235	185	139	123	132	814

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	84	2	1	19	0	106
\$10,000-20,000	62	44	44	0	3	153
\$20,000-30,000	19	11	3	1	3	37
\$30,000-40,000	13	3	2	3	3	24
\$40,000-50,000	4	16	1	0	1	22
\$50,000-60,000	8	2	1	0	1	12
\$60,000-75,000	12	1	8	0	21	42
\$75,000-100,000	4	0	1	0	1	6
\$100,000-125,000	6	2	1	3	1	13
\$125,000-150,000	1	1	1	0	0	3
\$150,000-200,000	1	1	2	1	0	5
\$200,000+	1	0	2	0	1	4
Total	215	83	67	27	35	427

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	64	2	1	0	0	67
\$10,000-20,000	62	17	0	0	2	81
\$20,000-30,000	16	0	3	0	2	21
\$30,000-40,000	8	1	0	0	1	10
\$40,000-50,000	4	0	1	0	0	5
\$50,000-60,000	4	1	0	0	0	5
\$60,000-75,000	6	1	0	0	14	21
\$75,000-100,000	4	0	0	0	1	5
\$100,000-125,000	5	2	0	0	0	7
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	1	0	0	1
\$200,000+	0	0	1	0	0	1
Total	173	24	7	0	20	224

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	148	50	52	37	15	302
\$10,000-20,000	158	90	88	77	30	443
\$20,000-30,000	60	16	21	10	13	120
\$30,000-40,000	13	17	12	5	10	57
\$40,000-50,000	9	37	1	13	19	79
\$50,000-60,000	25	45	7	0	1	78
\$60,000-75,000	15	1	8	0	73	97
\$75,000-100,000	4	0	1	0	1	6
\$100,000-125,000	6	4	8	4	1	23
\$125,000-150,000	5	4	2	1	1	13
\$150,000-200,000	4	4	3	1	0	12
\$200,000+	2	0	2	2	3	11
Total	450	268	206	150	167	1,241

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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	7.9%	5.9%	6.3%	2.2%	1.8%	24.1%
\$10,000-20,000	11.8%	5.7%	5.4%	9.5%	3.3%	35.6%
\$20,000-30,000	5.0%	0.6%	2.2%	1.1%	1.2%	10.2%
\$30,000-40,000	0.0%	1.7%	1.2%	0.2%	0.9%	4.1%
\$40,000-50,000	0.6%	2.6%	0.0%	1.6%	2.2%	7.0%
\$50,000-60,000	2.1%	5.3%	0.7%	0.0%	0.0%	8.1%
\$60,000-75,000	0.4%	0.0%	0.0%	0.0%	6.4%	6.8%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.2%	0.9%	0.1%	0.0%	1.2%
\$125,000-150,000	0.5%	0.4%	0.1%	0.1%	0.1%	1.2%
\$150,000-200,000	0.4%	0.4%	0.1%	0.0%	0.0%	0.9%
\$200,000+	0.2%	0.0%	0.1%	0.2%	0.2%	0.9%
Total	28.9%	22.7%	17.1%	15.1%	16.2%	100.0%

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	19.7%	0.5%	0.2%	4.4%	0.0%	24.8%
\$10,000-20,000	14.5%	10.3%	10.3%	0.0%	0.7%	35.8%
\$20,000-30,000	4.4%	2.6%	0.7%	0.2%	0.7%	8.7%
\$30,000-40,000	3.0%	0.7%	0.5%	0.7%	0.7%	5.6%
\$40,000-50,000	0.9%	3.7%	0.2%	0.0%	0.2%	5.2%
\$50,000-60,000	1.9%	0.5%	0.2%	0.0%	0.2%	2.8%
\$60,000-75,000	2.8%	0.2%	1.9%	0.0%	4.9%	9.8%
\$75,000-100,000	0.9%	0.0%	0.2%	0.0%	0.2%	1.4%
\$100,000-125,000	1.4%	0.5%	0.2%	0.7%	0.2%	3.0%
\$125,000-150,000	0.2%	0.2%	0.2%	0.0%	0.0%	0.7%
\$150,000-200,000	0.2%	0.2%	0.5%	0.2%	0.0%	1.2%
\$200,000+	0.2%	0.0%	0.5%	0.0%	0.2%	0.9%
Total	50.4%	19.4%	15.7%	6.3%	8.2%	100.0%

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	28.6%	0.9%	0.4%	0.0%	0.0%	29.9%
\$10,000-20,000	27.7%	7.6%	0.0%	0.0%	0.9%	36.2%
\$20,000-30,000	7.1%	0.0%	1.3%	0.0%	0.9%	9.4%
\$30,000-40,000	3.6%	0.4%	0.0%	0.0%	0.4%	4.5%
\$40,000-50,000	1.8%	0.0%	0.4%	0.0%	0.0%	2.2%
\$50,000-60,000	1.8%	0.4%	0.0%	0.0%	0.0%	2.2%
\$60,000-75,000	2.7%	0.4%	0.0%	0.0%	6.3%	9.4%
\$75,000-100,000	1.8%	0.0%	0.0%	0.0%	0.4%	2.2%
\$100,000-125,000	2.2%	0.9%	0.0%	0.0%	0.0%	3.1%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.4%	0.0%	0.0%	0.4%
\$200,000+	0.0%	0.0%	0.4%	0.0%	0.0%	0.4%
Total	77.2%	10.7%	3.1%	0.0%	8.9%	100.0%

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	11.9%	4.0%	4.2%	3.0%	1.2%	24.3%
\$10,000-20,000	12.7%	7.3%	7.1%	6.2%	2.4%	35.7%
\$20,000-30,000	4.8%	1.3%	1.7%	0.8%	1.0%	9.7%
\$30,000-40,000	1.0%	1.4%	1.0%	0.4%	0.8%	4.6%
\$40,000-50,000	0.7%	3.0%	0.1%	1.0%	1.5%	6.4%
\$50,000-60,000	2.0%	3.6%	0.6%	0.0%	0.1%	6.3%
\$60,000-75,000	1.2%	0.1%	0.6%	0.0%	5.9%	7.8%
\$75,000-100,000	0.3%	0.0%	0.1%	0.0%	0.1%	0.5%
\$100,000-125,000	0.5%	0.3%	0.6%	0.3%	0.1%	1.9%
\$125,000-150,000	0.4%	0.3%	0.2%	0.1%	0.1%	1.0%
\$150,000-200,000	0.3%	0.3%	0.2%	0.1%	0.0%	1.0%
\$200,000+	0.2%	0.0%	0.2%	0.2%	0.2%	0.9%
Total	36.3%	21.6%	16.6%	12.1%	13.5%	100.0%

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Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2	32	4	8	3	49
\$10,000-20,000	32	34	36	39	7	148
\$20,000-30,000	11	30	32	54	0	127
\$30,000-40,000	11	87	17	3	5	123
\$40,000-50,000	0	31	26	15	38	110
\$50,000-60,000	1	12	10	18	8	49
\$60,000-75,000	5	0	48	47	22	122
\$75,000-100,000	33	67	41	7	23	171
\$100,000-125,000	0	16	35	10	26	87
\$125,000-150,000	1	21	4	22	1	49
\$150,000-200,000	4	2	3	9	7	25
\$200,000+	5	2	15	1	2	25
Total	105	334	271	233	142	1,085

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	82	52	6	1	3	144
\$10,000-20,000	167	70	33	7	1	278
\$20,000-30,000	29	65	4	1	36	135
\$30,000-40,000	13	68	3	2	3	89
\$40,000-50,000	16	65	11	14	4	110
\$50,000-60,000	20	68	9	8	7	112
\$60,000-75,000	14	30	14	0	0	58
\$75,000-100,000	15	65	5	1	2	88
\$100,000-125,000	4	35	12	2	2	55
\$125,000-150,000	7	20	3	3	2	35
\$150,000-200,000	1	10	0	0	0	11
\$200,000+	2	12	0	1	1	16
Total	370	560	100	40	61	1,131

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	77	42	6	1	2	128
\$10,000-20,000	128	69	32	1	0	230
\$20,000-30,000	29	49	3	1	15	97
\$30,000-40,000	7	47	2	1	2	59
\$40,000-50,000	16	36	11	14	0	77
\$50,000-60,000	18	48	6	7	6	85
\$60,000-75,000	8	24	14	0	0	46
\$75,000-100,000	15	26	1	1	2	45
\$100,000-125,000	2	12	3	0	1	18
\$125,000-150,000	7	11	0	1	2	21
\$150,000-200,000	1	1	0	0	0	2
\$200,000+	1	2	0	0	1	5
Total	309	368	78	27	31	813

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	84	84	10	9	6	193
\$10,000-20,000	199	104	69	46	8	426
\$20,000-30,000	40	95	36	55	36	262
\$30,000-40,000	24	155	20	5	8	212
\$40,000-50,000	16	96	37	29	42	220
\$50,000-60,000	21	80	19	26	15	161
\$60,000-75,000	19	30	62	47	22	180
\$75,000-100,000	48	132	46	8	25	259
\$100,000-125,000	4	51	47	12	28	142
\$125,000-150,000	8	41	7	25	3	84
\$150,000-200,000	5	12	3	9	7	36
\$200,000+	2	14	15	2	3	41
Total	475	894	371	273	203	2,216

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.2%	2.9%	0.4%	0.7%	0.3%	4.5%
\$10,000-20,000	2.9%	3.1%	3.3%	3.6%	0.6%	13.6%
\$20,000-30,000	1.0%	2.8%	2.9%	5.0%	0.0%	11.7%
\$30,000-40,000	1.0%	8.0%	1.6%	0.3%	0.5%	11.3%
\$40,000-50,000	0.0%	2.9%	2.4%	1.4%	3.5%	10.1%
\$50,000-60,000	0.1%	1.1%	0.9%	1.7%	0.7%	4.5%
\$60,000-75,000	0.5%	0.0%	4.4%	4.3%	2.0%	11.2%
\$75,000-100,000	3.0%	6.2%	3.8%	0.6%	2.1%	15.8%
\$100,000-125,000	0.0%	1.5%	3.2%	0.9%	2.4%	8.0%
\$125,000-150,000	0.1%	1.9%	0.4%	2.0%	0.1%	4.5%
\$150,000-200,000	0.4%	0.2%	0.3%	0.8%	0.6%	2.3%
\$200,000+	0.5%	0.2%	1.4%	0.1%	0.2%	2.3%
Total	9.7%	30.8%	25.0%	21.5%	13.1%	100.0%

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	7.3%	4.6%	0.5%	0.1%	0.3%	12.7%
\$10,000-20,000	14.8%	6.2%	2.9%	0.6%	0.1%	24.6%
\$20,000-30,000	2.6%	5.7%	0.4%	0.1%	3.2%	11.9%
\$30,000-40,000	1.1%	6.0%	0.3%	0.2%	0.3%	7.9%
\$40,000-50,000	1.4%	5.7%	1.0%	1.2%	0.4%	9.7%
\$50,000-60,000	1.8%	6.0%	0.8%	0.7%	0.6%	9.9%
\$60,000-75,000	1.2%	2.7%	1.2%	0.0%	0.0%	5.1%
\$75,000-100,000	1.3%	5.7%	0.4%	0.1%	0.2%	7.8%
\$100,000-125,000	0.4%	3.1%	1.1%	0.2%	0.2%	4.9%
\$125,000-150,000	0.6%	1.8%	0.3%	0.3%	0.2%	3.1%
\$150,000-200,000	0.1%	0.9%	0.0%	0.0%	0.0%	1.0%
\$200,000+	0.2%	1.1%	0.0%	0.1%	0.1%	1.4%
Total	32.7%	49.5%	8.8%	3.5%	5.4%	100.0%

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	9.5%	5.2%	0.7%	0.1%	0.2%	15.7%
\$10,000-20,000	15.7%	8.5%	3.9%	0.1%	0.0%	28.3%
\$20,000-30,000	3.6%	6.0%	0.4%	0.1%	1.8%	11.9%
\$30,000-40,000	0.9%	5.8%	0.2%	0.1%	0.2%	7.3%
\$40,000-50,000	2.0%	4.4%	1.4%	1.7%	0.0%	9.5%
\$50,000-60,000	2.2%	5.9%	0.7%	0.9%	0.7%	10.5%
\$60,000-75,000	1.0%	3.0%	1.7%	0.0%	0.0%	5.7%
\$75,000-100,000	1.8%	3.2%	0.1%	0.1%	0.2%	5.5%
\$100,000-125,000	0.2%	1.5%	0.4%	0.0%	0.1%	2.2%
\$125,000-150,000	0.9%	1.4%	0.0%	0.1%	0.2%	2.6%
\$150,000-200,000	0.1%	0.1%	0.0%	0.0%	0.0%	0.2%
\$200,000+	0.1%	0.4%	0.0%	0.0%	0.1%	0.6%
Total	38.0%	45.3%	9.6%	3.3%	3.8%	100.0%

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	3.8%	3.8%	0.5%	0.4%	0.3%	8.7%
\$10,000-20,000	9.0%	4.7%	3.1%	2.1%	0.4%	19.2%
\$20,000-30,000	1.8%	4.3%	1.6%	2.5%	1.6%	11.8%
\$30,000-40,000	1.1%	7.0%	0.9%	0.2%	0.4%	9.6%
\$40,000-50,000	0.7%	4.3%	1.7%	1.3%	1.9%	9.9%
\$50,000-60,000	0.9%	3.6%	0.9%	1.2%	0.7%	7.3%
\$60,000-75,000	0.9%	1.4%	2.8%	2.1%	1.0%	8.1%
\$75,000-100,000	2.2%	6.0%	2.1%	0.4%	1.1%	11.7%
\$100,000-125,000	0.2%	2.3%	2.1%	0.5%	1.3%	6.4%
\$125,000-150,000	0.4%	1.9%	0.3%	1.1%	0.1%	3.8%
\$150,000-200,000	0.2%	0.5%	0.1%	0.4%	0.3%	1.6%
\$200,000+	0.3%	0.6%	0.7%	0.1%	0.1%	1.9%
Total	21.4%	40.3%	16.7%	12.3%	9.2%	100.0%

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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	70	37	62	4	23	196
\$10,000-20,000	59	15	32	65	19	190
\$20,000-30,000	77	3	26	10	12	128
\$30,000-40,000	1	14	10	5	6	36
\$40,000-50,000	3	12	0	14	15	44
\$50,000-60,000	28	85	6	2	2	123
\$60,000-75,000	0	1	0	0	31	32
\$75,000-100,000	1	1	2	0	0	4
\$100,000-125,000	0	0	3	1	1	5
\$125,000-150,000	4	2	1	1	6	14
\$150,000-200,000	2	0	2	1	1	6
\$200,000+	0	1	1	0	0	2
Total	245	171	145	103	116	780

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	81	1	1	28	1	112
\$10,000-20,000	62	32	42	2	3	141
\$20,000-30,000	25	11	4	2	3	45
\$30,000-40,000	16	3	3	5	4	31
\$40,000-50,000	3	14	0	0	3	20
\$50,000-60,000	9	2	3	1	2	17
\$60,000-75,000	12	1	9	0	26	48
\$75,000-100,000	7	0	0	1	3	11
\$100,000-125,000	5	2	1	0	1	9
\$125,000-150,000	11	1	2	2	1	17
\$150,000-200,000	2	0	3	0	3	8
\$200,000+	3	0	0	0	1	4
Total	236	67	68	41	51	463

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	51	0	1	0	1	53
\$10,000-20,000	62	17	3	2	1	85
\$20,000-30,000	20	0	4	2	2	28
\$30,000-40,000	10	1	0	0	2	13
\$40,000-50,000	3	1	0	0	2	6
\$50,000-60,000	4	0	1	1	2	8
\$60,000-75,000	7	1	1	0	21	30
\$75,000-100,000	7	0	0	1	3	11
\$100,000-125,000	3	1	1	0	1	6
\$125,000-150,000	5	0	0	1	0	6
\$150,000-200,000	2	0	1	0	1	4
\$200,000+	3	0	0	0	1	4
Total	177	21	12	7	37	254

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	151	38	63	32	24	308
\$10,000-20,000	121	47	74	67	22	331
\$20,000-30,000	102	14	30	12	15	173
\$30,000-40,000	17	17	13	10	10	67
\$40,000-50,000	6	26	0	14	18	64
\$50,000-60,000	37	87	9	3	4	140
\$60,000-75,000	12	2	9	0	57	80
\$75,000-100,000	8	1	2	1	3	15
\$100,000-125,000	5	2	4	1	2	14
\$125,000-150,000	15	3	3	3	7	31
\$150,000-200,000	4	0	5	1	4	14
\$200,000+	3	1	1	0	1	6
Total	481	238	213	144	167	1,243

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Percent 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	9.0%	4.7%	7.9%	0.5%	2.9%	25.1%
\$10,000-20,000	7.6%	1.9%	4.1%	8.3%	2.4%	24.4%
\$20,000-30,000	9.9%	0.4%	3.3%	1.3%	1.5%	16.4%
\$30,000-40,000	0.1%	1.8%	1.3%	0.6%	0.8%	4.6%
\$40,000-50,000	0.4%	1.5%	0.0%	1.8%	1.9%	5.6%
\$50,000-60,000	3.6%	10.9%	0.8%	0.3%	0.3%	15.8%
\$60,000-75,000	0.0%	0.1%	0.0%	0.0%	4.0%	4.1%
\$75,000-100,000	0.1%	0.1%	0.3%	0.0%	0.0%	0.5%
\$100,000-125,000	0.0%	0.0%	0.4%	0.1%	0.1%	0.6%
\$125,000-150,000	0.5%	0.3%	0.1%	0.1%	0.8%	1.8%
\$150,000-200,000	0.3%	0.0%	0.3%	0.1%	0.1%	0.8%
\$200,000+	0.0%	0.1%	0.1%	0.0%	0.0%	0.3%
Total	31.4%	21.9%	18.6%	13.2%	14.9%	100.0%

Percent 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	17.5%	0.2%	0.2%	6.0%	0.2%	24.2%
\$10,000-20,000	13.4%	6.9%	9.1%	0.4%	0.6%	30.5%
\$20,000-30,000	5.4%	2.4%	0.9%	0.4%	0.6%	9.7%
\$30,000-40,000	3.5%	0.6%	0.6%	1.1%	0.9%	6.7%
\$40,000-50,000	0.6%	3.0%	0.0%	0.0%	0.6%	4.3%
\$50,000-60,000	1.9%	0.4%	0.6%	0.2%	0.4%	3.7%
\$60,000-75,000	2.6%	0.2%	1.9%	0.0%	5.6%	10.4%
\$75,000-100,000	1.5%	0.0%	0.0%	0.2%	0.6%	2.4%
\$100,000-125,000	1.1%	0.4%	0.2%	0.0%	0.2%	1.9%
\$125,000-150,000	2.4%	0.2%	0.4%	0.4%	0.2%	3.7%
\$150,000-200,000	0.4%	0.0%	0.6%	0.0%	0.6%	1.7%
\$200,000+	0.6%	0.0%	0.0%	0.0%	0.2%	0.9%
Total	51.0%	14.5%	14.7%	8.9%	11.0%	100.0%

Percent 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	20.1%	0.0%	0.4%	0.0%	0.4%	20.9%
\$10,000-20,000	24.4%	6.7%	1.2%	0.8%	0.4%	33.5%
\$20,000-30,000	7.9%	0.0%	1.6%	0.8%	0.8%	11.0%
\$30,000-40,000	3.9%	0.4%	0.0%	0.0%	0.8%	5.1%
\$40,000-50,000	1.2%	0.4%	0.0%	0.0%	0.8%	2.4%
\$50,000-60,000	1.6%	0.0%	0.4%	0.4%	0.8%	3.1%
\$60,000-75,000	2.8%	0.4%	0.4%	0.0%	8.3%	11.8%
\$75,000-100,000	2.8%	0.0%	0.0%	0.4%	1.2%	4.3%
\$100,000-125,000	1.2%	0.4%	0.4%	0.0%	0.4%	2.4%
\$125,000-150,000	2.0%	0.0%	0.0%	0.4%	0.0%	2.4%
\$150,000-200,000	0.8%	0.0%	0.4%	0.0%	0.4%	1.6%
\$200,000+	1.2%	0.0%	0.0%	0.0%	0.4%	1.6%
Total	69.7%	8.3%	4.7%	2.8%	14.6%	100.0%

Percent 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	12.1%	3.1%	5.1%	2.6%	1.9%	24.8%
\$10,000-20,000	9.7%	3.8%	6.0%	5.4%	1.8%	26.6%
\$20,000-30,000	8.2%	1.1%	2.4%	1.0%	1.2%	13.9%
\$30,000-40,000	1.4%	1.4%	1.0%	0.8%	0.8%	5.4%
\$40,000-50,000	0.5%	2.1%	0.0%	1.1%	1.4%	5.1%
\$50,000-60,000	3.0%	7.0%	0.7%	0.2%	0.3%	11.3%
\$60,000-75,000	1.0%	0.2%	0.7%	0.0%	4.6%	6.4%
\$75,000-100,000	0.6%	0.1%	0.2%	0.1%	0.2%	1.2%
\$100,000-125,000	0.4%	0.2%	0.3%	0.1%	0.2%	1.1%
\$125,000-150,000	1.2%	0.2%	0.2%	0.2%	0.6%	2.5%
\$150,000-200,000	0.3%	0.0%	0.4%	0.1%	0.3%	1.1%
\$200,000+	0.2%	0.1%	0.1%	0.0%	0.1%	0.5%
Total	38.7%	19.1%	17.1%	11.6%	13.4%	100.0%

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Owner 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	2	27	6	7	5	47
\$10,000-20,000	18	18	21	14	5	76
\$20,000-30,000	10	16	34	49	1	110
\$30,000-40,000	17	61	21	3	6	108
\$40,000-50,000	2	9	36	19	33	99
\$50,000-60,000	1	12	15	16	6	50
\$60,000-75,000	1	2	33	31	10	77
\$75,000-100,000	37	43	37	11	17	145
\$100,000-125,000	1	6	16	2	6	31
\$125,000-150,000	0	8	1	30	4	43
\$150,000-200,000	2	1	1	19	3	26
\$200,000+	0	0	2	0	0	2
Total	91	203	223	201	96	814

Owner 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	60	32	9	4	0	105
\$10,000-20,000	172	91	32	11	9	315
\$20,000-30,000	45	89	5	2	51	192
\$30,000-40,000	15	99	5	3	1	123
\$40,000-50,000	11	75	24	20	5	135
\$50,000-60,000	29	79	15	9	7	139
\$60,000-75,000	18	62	29	4	1	114
\$75,000-100,000	27	108	12	6	3	156
\$100,000-125,000	5	25	6	2	0	38
\$125,000-150,000	5	19	4	4	9	41
\$150,000-200,000	9	25	6	2	2	44
\$200,000+	4	14	2	1	1	22
Total	400	718	149	68	89	1,424

Owner 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	50	23	8	4	0	85
\$10,000-20,000	136	90	32	3	1	262
\$20,000-30,000	45	69	5	2	25	146
\$30,000-40,000	9	73	3	2	1	88
\$40,000-50,000	11	46	24	20	1	102
\$50,000-60,000	27	55	9	8	6	105
\$60,000-75,000	10	54	28	3	1	96
\$75,000-100,000	26	62	6	6	3	103
\$100,000-125,000	4	15	2	2	0	23
\$125,000-150,000	2	11	3	2	8	26
\$150,000-200,000	8	23	5	2	2	40
\$200,000+	4	14	2	1	1	22
Total	332	535	127	55	49	1,098

Owner 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	62	59	15	11	5	152
\$10,000-20,000	190	109	53	25	14	391
\$20,000-30,000	55	105	39	51	52	302
\$30,000-40,000	32	160	26	6	7	231
\$40,000-50,000	13	84	60	39	38	234
\$50,000-60,000	30	91	30	25	13	189
\$60,000-75,000	19	64	62	35	11	191
\$75,000-100,000	64	151	49	17	20	301
\$100,000-125,000	6	31	22	4	6	69
\$125,000-150,000	5	27	5	34	13	84
\$150,000-200,000	11	26	7	21	5	70
\$200,000+	4	14	4	1	1	24
Total	491	921	372	269	185	2,238

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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	0.2%	3.3%	0.7%	0.9%	0.6%	5.8%
\$10,000-20,000	2.2%	2.2%	2.6%	1.7%	0.6%	9.3%
\$20,000-30,000	1.2%	2.0%	4.2%	6.0%	0.1%	13.5%
\$30,000-40,000	2.1%	7.5%	2.6%	0.4%	0.7%	13.3%
\$40,000-50,000	0.2%	1.1%	4.4%	2.3%	4.1%	12.2%
\$50,000-60,000	0.1%	1.5%	1.8%	2.0%	0.7%	6.1%
\$60,000-75,000	0.1%	0.2%	4.1%	3.8%	1.2%	9.5%
\$75,000-100,000	4.5%	5.3%	4.5%	1.4%	2.1%	17.8%
\$100,000-125,000	0.1%	0.7%	2.0%	0.2%	0.7%	3.8%
\$125,000-150,000	0.0%	1.0%	0.1%	3.7%	0.5%	5.3%
\$150,000-200,000	0.2%	0.1%	0.1%	2.3%	0.4%	3.2%
\$200,000+	0.0%	0.0%	0.2%	0.0%	0.0%	0.2%
Total	11.2%	24.9%	27.4%	24.7%	11.8%	100.0%

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%	2.2%	0.6%	0.3%	0.0%	7.4%
\$10,000-20,000	12.1%	6.4%	2.2%	0.8%	0.6%	22.1%
\$20,000-30,000	3.2%	6.3%	0.4%	0.1%	3.6%	13.5%
\$30,000-40,000	1.1%	7.0%	0.4%	0.2%	0.1%	8.6%
\$40,000-50,000	0.8%	5.3%	1.7%	1.4%	0.4%	9.5%
\$50,000-60,000	2.0%	5.5%	1.1%	0.6%	0.5%	9.8%
\$60,000-75,000	1.3%	4.4%	2.0%	0.3%	0.1%	8.0%
\$75,000-100,000	1.9%	7.6%	0.8%	0.4%	0.2%	11.0%
\$100,000-125,000	0.4%	1.8%	0.4%	0.1%	0.0%	2.7%
\$125,000-150,000	0.4%	1.3%	0.3%	0.3%	0.6%	2.9%
\$150,000-200,000	0.6%	1.8%	0.4%	0.1%	0.1%	3.1%
\$200,000+	0.3%	1.0%	0.1%	0.1%	0.1%	1.5%
Total	28.1%	50.4%	10.5%	4.8%	6.3%	100.0%

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	4.6%	2.1%	0.7%	0.4%	0.0%	7.7%
\$10,000-20,000	12.4%	8.2%	2.9%	0.3%	0.1%	23.9%
\$20,000-30,000	4.1%	6.3%	0.5%	0.2%	2.3%	13.3%
\$30,000-40,000	0.8%	6.6%	0.3%	0.2%	0.1%	8.0%
\$40,000-50,000	1.0%	4.2%	2.2%	1.8%	0.1%	9.3%
\$50,000-60,000	2.5%	5.0%	0.8%	0.7%	0.5%	9.6%
\$60,000-75,000	0.9%	4.9%	2.6%	0.3%	0.1%	8.7%
\$75,000-100,000	2.4%	5.6%	0.5%	0.5%	0.3%	9.4%
\$100,000-125,000	0.4%	1.4%	0.2%	0.2%	0.0%	2.1%
\$125,000-150,000	0.2%	1.0%	0.3%	0.2%	0.7%	2.4%
\$150,000-200,000	0.7%	2.1%	0.5%	0.2%	0.2%	3.6%
\$200,000+	0.4%	1.3%	0.2%	0.1%	0.1%	2.0%
Total	30.2%	48.7%	11.6%	5.0%	4.5%	100.0%

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	2.8%	2.6%	0.7%	0.5%	0.2%	6.8%
\$10,000-20,000	8.5%	4.9%	2.4%	1.1%	0.6%	17.5%
\$20,000-30,000	2.5%	4.7%	1.7%	2.3%	2.3%	13.5%
\$30,000-40,000	1.4%	7.1%	1.2%	0.3%	0.3%	10.3%
\$40,000-50,000	0.6%	3.8%	2.7%	1.7%	1.7%	10.5%
\$50,000-60,000	1.3%	4.1%	1.3%	1.1%	0.6%	8.4%
\$60,000-75,000	0.8%	2.9%	2.8%	1.6%	0.5%	8.5%
\$75,000-100,000	2.9%	6.7%	2.2%	0.8%	0.9%	13.4%
\$100,000-125,000	0.3%	1.4%	1.0%	0.2%	0.3%	3.1%
\$125,000-150,000	0.2%	1.2%	0.2%	1.5%	0.6%	3.8%
\$150,000-200,000	0.5%	1.2%	0.3%	0.9%	0.2%	3.1%
\$200,000+	0.2%	0.6%	0.2%	0.0%	0.0%	1.1%
Total	21.9%	41.2%	16.6%	12.0%	8.3%	100.0%

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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	68	37	62	6	19	192
\$10,000-20,000	56	15	31	60	13	175
\$20,000-30,000	79	5	24	11	10	129
\$30,000-40,000	1	15	12	5	6	39
\$40,000-50,000	3	13	2	14	14	46
\$50,000-60,000	30	83	5	0	1	119
\$60,000-75,000	1	0	1	1	30	33
\$75,000-100,000	0	0	2	2	1	5
\$100,000-125,000	0	0	3	0	0	3
\$125,000-150,000	4	2	2	0	3	11
\$150,000-200,000	2	3	2	0	2	9
\$200,000+	0	0	1	0	0	1
Total	244	173	147	99	99	762

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	3	0	27	3	113
\$10,000-20,000	71	31	43	0	3	148
\$20,000-30,000	25	11	5	0	3	44
\$30,000-40,000	15	2	6	9	3	35
\$40,000-50,000	4	12	1	1	3	21
\$50,000-60,000	9	1	3	0	2	15
\$60,000-75,000	14	1	7	1	34	57
\$75,000-100,000	6	1	0	2	4	13
\$100,000-125,000	6	0	2	0	1	9
\$125,000-150,000	7	1	2	8	4	22
\$150,000-200,000	4	0	0	0	3	7
\$200,000+	2	0	1	0	1	4
Total	243	63	70	48	64	488

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	51	2	0	1	2	56
\$10,000-20,000	70	17	2	0	1	90
\$20,000-30,000	21	0	5	0	2	28
\$30,000-40,000	10	1	2	0	2	15
\$40,000-50,000	4	0	1	1	1	7
\$50,000-60,000	5	0	1	0	2	8
\$60,000-75,000	9	1	1	1	29	41
\$75,000-100,000	6	0	0	2	4	12
\$100,000-125,000	4	0	0	0	0	4
\$125,000-150,000	3	0	0	3	3	9
\$150,000-200,000	4	0	0	0	2	6
\$200,000+	2	0	1	0	1	4
Total	189	21	13	8	49	280

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	148	40	62	33	22	305
\$10,000-20,000	127	46	74	60	16	323
\$20,000-30,000	104	16	29	11	13	173
\$30,000-40,000	16	17	18	14	9	74
\$40,000-50,000	7	25	3	15	17	67
\$50,000-60,000	39	84	8	0	3	134
\$60,000-75,000	15	1	8	2	64	90
\$75,000-100,000	6	1	2	4	5	18
\$100,000-125,000	6	0	5	0	1	12
\$125,000-150,000	11	3	4	8	7	33
\$150,000-200,000	6	3	2	0	5	16
\$200,000+	2	0	2	0	1	5
Total	487	236	217	147	163	1,250

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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	8.9%	4.9%	8.1%	0.8%	2.5%	25.2%
\$10,000-20,000	7.3%	2.0%	4.1%	7.9%	1.7%	23.0%
\$20,000-30,000	10.4%	0.7%	3.1%	1.4%	1.3%	16.9%
\$30,000-40,000	0.1%	2.0%	1.6%	0.7%	0.8%	5.1%
\$40,000-50,000	0.4%	1.7%	0.3%	1.8%	1.8%	6.0%
\$50,000-60,000	3.9%	10.9%	0.7%	0.0%	0.1%	15.6%
\$60,000-75,000	0.1%	0.0%	0.1%	0.1%	3.9%	4.3%
\$75,000-100,000	0.0%	0.0%	0.3%	0.3%	0.1%	0.7%
\$100,000-125,000	0.0%	0.0%	0.4%	0.0%	0.0%	0.4%
\$125,000-150,000	0.5%	0.3%	0.3%	0.0%	0.4%	1.4%
\$150,000-200,000	0.3%	0.4%	0.3%	0.0%	0.3%	1.2%
\$200,000+	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%
Total	32.0%	22.7%	19.3%	13.0%	13.0%	100.0%

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	16.4%	0.6%	0.0%	5.5%	0.6%	23.2%
\$10,000-20,000	14.5%	6.4%	8.8%	0.0%	0.6%	30.3%
\$20,000-30,000	5.1%	2.3%	1.0%	0.0%	0.6%	9.0%
\$30,000-40,000	3.1%	0.4%	1.2%	1.8%	0.6%	7.2%
\$40,000-50,000	0.8%	2.5%	0.2%	0.2%	0.6%	4.3%
\$50,000-60,000	1.8%	0.2%	0.6%	0.0%	0.4%	3.1%
\$60,000-75,000	2.9%	0.2%	1.4%	0.2%	7.0%	11.7%
\$75,000-100,000	1.2%	0.2%	0.0%	0.4%	0.8%	2.7%
\$100,000-125,000	1.2%	0.0%	0.4%	0.0%	0.2%	1.8%
\$125,000-150,000	1.4%	0.2%	0.4%	1.6%	0.8%	4.5%
\$150,000-200,000	0.8%	0.0%	0.0%	0.0%	0.6%	1.4%
\$200,000+	0.4%	0.0%	0.2%	0.0%	0.2%	0.8%
Total	49.8%	12.9%	14.3%	9.8%	13.1%	100.0%

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	18.2%	0.7%	0.0%	0.4%	0.7%	20.0%
\$10,000-20,000	25.0%	6.1%	0.7%	0.0%	0.4%	32.1%
\$20,000-30,000	7.5%	0.0%	1.8%	0.0%	0.7%	10.0%
\$30,000-40,000	3.6%	0.4%	0.7%	0.0%	0.7%	5.4%
\$40,000-50,000	1.4%	0.0%	0.4%	0.4%	0.4%	2.5%
\$50,000-60,000	1.8%	0.0%	0.4%	0.0%	0.7%	2.9%
\$60,000-75,000	3.2%	0.4%	0.4%	0.4%	10.4%	14.6%
\$75,000-100,000	2.1%	0.0%	0.0%	0.7%	1.4%	4.3%
\$100,000-125,000	1.4%	0.0%	0.0%	0.0%	0.0%	1.4%
\$125,000-150,000	1.1%	0.0%	0.0%	1.1%	1.1%	3.2%
\$150,000-200,000	1.4%	0.0%	0.0%	0.0%	0.7%	2.1%
\$200,000+	0.7%	0.0%	0.4%	0.0%	0.4%	1.4%
Total	67.5%	7.5%	4.6%	2.9%	17.5%	100.0%

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	11.8%	3.2%	5.0%	2.6%	1.8%	24.4%
\$10,000-20,000	10.2%	3.7%	5.9%	4.8%	1.3%	25.8%
\$20,000-30,000	8.3%	1.3%	2.3%	0.9%	1.0%	13.8%
\$30,000-40,000	1.3%	1.4%	1.4%	1.1%	0.7%	5.9%
\$40,000-50,000	0.6%	2.0%	0.2%	1.2%	1.4%	5.4%
\$50,000-60,000	3.1%	6.7%	0.6%	0.0%	0.2%	10.7%
\$60,000-75,000	1.2%	0.1%	0.6%	0.2%	5.1%	7.2%
\$75,000-100,000	0.5%	0.1%	0.2%	0.3%	0.4%	1.4%
\$100,000-125,000	0.5%	0.0%	0.4%	0.0%	0.1%	1.0%
\$125,000-150,000	0.9%	0.2%	0.3%	0.6%	0.6%	2.6%
\$150,000-200,000	0.5%	0.2%	0.2%	0.0%	0.4%	1.3%
\$200,000+	0.2%	0.0%	0.2%	0.0%	0.1%	0.4%
Total	39.0%	18.9%	17.4%	11.8%	13.0%	100.0%

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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	2	25	8	6	3	44
\$10,000-20,000	17	20	16	16	2	71
\$20,000-30,000	8	16	31	47	0	102
\$30,000-40,000	18	54	20	1	7	100
\$40,000-50,000	1	9	35	16	27	88
\$50,000-60,000	1	11	15	16	5	48
\$60,000-75,000	0	1	34	28	9	72
\$75,000-100,000	35	37	36	10	18	136
\$100,000-125,000	1	6	14	3	8	32
\$125,000-150,000	1	7	4	23	3	38
\$150,000-200,000	2	2	1	16	1	22
\$200,000+	0	0	2	0	0	2
Total	86	188	216	182	83	755

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	60	34	6	6	3	109
\$10,000-20,000	169	95	37	15	8	324
\$20,000-30,000	47	89	8	3	53	200
\$30,000-40,000	16	100	6	2	3	127
\$40,000-50,000	18	75	23	20	4	140
\$50,000-60,000	31	84	13	12	6	146
\$60,000-75,000	20	68	26	1	1	116
\$75,000-100,000	27	114	14	7	3	165
\$100,000-125,000	6	28	7	3	3	47
\$125,000-150,000	8	18	4	3	9	42
\$150,000-200,000	11	28	3	4	4	50
\$200,000+	7	13	3	2	1	26
Total	420	746	150	78	98	1,492

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	50	26	5	6	3	90
\$10,000-20,000	138	94	37	8	0	277
\$20,000-30,000	46	71	7	3	28	155
\$30,000-40,000	10	77	5	1	3	96
\$40,000-50,000	17	48	23	20	1	109
\$50,000-60,000	29	59	7	11	6	112
\$60,000-75,000	12	59	26	0	1	98
\$75,000-100,000	27	71	8	7	2	115
\$100,000-125,000	6	20	4	1	1	32
\$125,000-150,000	5	13	1	1	9	29
\$150,000-200,000	11	24	3	2	3	43
\$200,000+	7	13	3	2	1	26
Total	358	575	129	62	58	1,182

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	62	59	14	12	6	153
\$10,000-20,000	186	115	53	31	10	395
\$20,000-30,000	55	105	39	50	53	302
\$30,000-40,000	34	154	26	3	10	227
\$40,000-50,000	19	84	58	36	31	228
\$50,000-60,000	32	95	28	28	11	194
\$60,000-75,000	20	69	60	29	10	188
\$75,000-100,000	62	151	50	17	21	301
\$100,000-125,000	7	34	21	6	11	79
\$125,000-150,000	9	25	8	26	12	80
\$150,000-200,000	13	30	4	20	5	72
\$200,000+	7	13	3	2	1	28
Total	506	934	366	260	181	2,247

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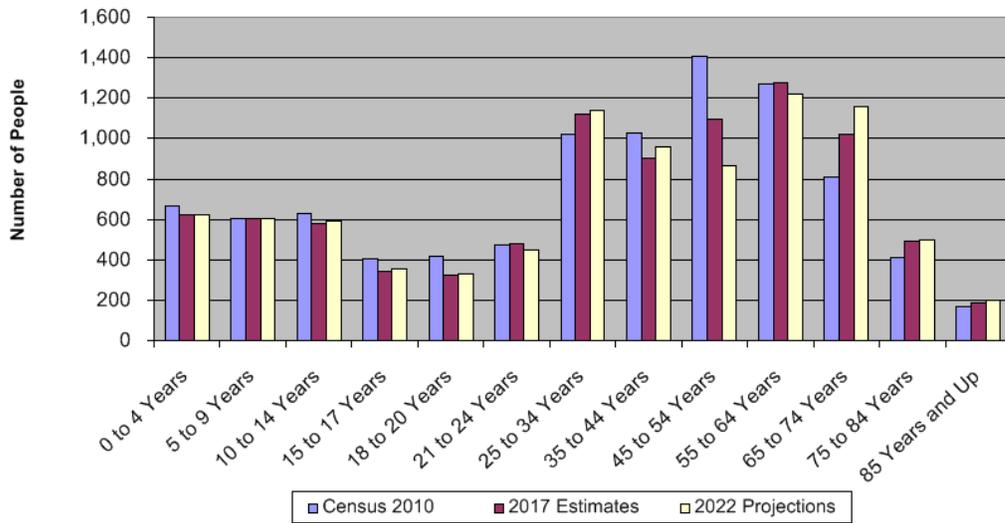
Percent Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.3%	3.3%	1.1%	0.8%	0.4%	5.8%
\$10,000-20,000	2.3%	2.6%	2.1%	2.1%	0.3%	9.4%
\$20,000-30,000	1.1%	2.1%	4.1%	6.2%	0.0%	13.5%
\$30,000-40,000	2.4%	7.2%	2.6%	0.1%	0.9%	13.2%
\$40,000-50,000	0.1%	1.2%	4.6%	2.1%	3.6%	11.7%
\$50,000-60,000	0.1%	1.5%	2.0%	2.1%	0.7%	6.4%
\$60,000-75,000	0.0%	0.1%	4.5%	3.7%	1.2%	9.5%
\$75,000-100,000	4.6%	4.9%	4.8%	1.3%	2.4%	18.0%
\$100,000-125,000	0.1%	0.8%	1.9%	0.4%	1.1%	4.2%
\$125,000-150,000	0.1%	0.9%	0.5%	3.0%	0.4%	5.0%
\$150,000-200,000	0.3%	0.3%	0.1%	2.1%	0.1%	2.9%
\$200,000+	0.0%	0.0%	0.3%	0.0%	0.0%	0.3%
Total	11.4%	24.9%	28.6%	24.1%	11.0%	100.0%

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	4.0%	2.3%	0.4%	0.4%	0.2%	7.3%
\$10,000-20,000	11.3%	6.4%	2.5%	1.0%	0.5%	21.7%
\$20,000-30,000	3.2%	6.0%	0.5%	0.2%	3.6%	13.4%
\$30,000-40,000	1.1%	6.7%	0.4%	0.1%	0.2%	8.5%
\$40,000-50,000	1.2%	5.0%	1.5%	1.3%	0.3%	9.4%
\$50,000-60,000	2.1%	5.6%	0.9%	0.8%	0.4%	9.8%
\$60,000-75,000	1.3%	4.6%	1.7%	0.1%	0.1%	7.8%
\$75,000-100,000	1.8%	7.6%	0.9%	0.5%	0.2%	11.1%
\$100,000-125,000	0.4%	1.9%	0.5%	0.2%	0.2%	3.2%
\$125,000-150,000	0.5%	1.2%	0.3%	0.2%	0.6%	2.8%
\$150,000-200,000	0.7%	1.9%	0.2%	0.3%	0.3%	3.4%
\$200,000+	0.5%	0.9%	0.2%	0.1%	0.1%	1.7%
Total	28.2%	50.0%	10.1%	5.2%	6.6%	100.0%

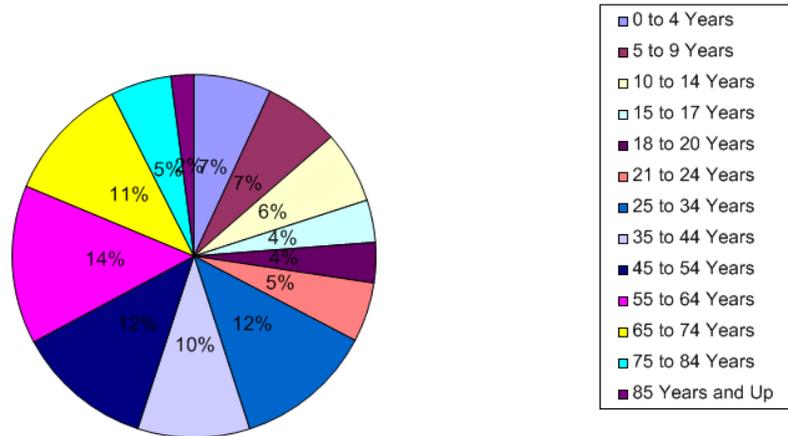
Percent Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.2%	2.2%	0.4%	0.5%	0.3%	7.6%
\$10,000-20,000	11.7%	8.0%	3.1%	0.7%	0.0%	23.4%
\$20,000-30,000	3.9%	6.0%	0.6%	0.3%	2.4%	13.1%
\$30,000-40,000	0.8%	6.5%	0.4%	0.1%	0.3%	8.1%
\$40,000-50,000	1.4%	4.1%	1.9%	1.7%	0.1%	9.2%
\$50,000-60,000	2.5%	5.0%	0.6%	0.9%	0.5%	9.5%
\$60,000-75,000	1.0%	5.0%	2.2%	0.0%	0.1%	8.3%
\$75,000-100,000	2.3%	6.0%	0.7%	0.6%	0.2%	9.7%
\$100,000-125,000	0.5%	1.7%	0.3%	0.1%	0.1%	2.7%
\$125,000-150,000	0.4%	1.1%	0.1%	0.1%	0.8%	2.5%
\$150,000-200,000	0.9%	2.0%	0.3%	0.2%	0.3%	3.6%
\$200,000+	0.6%	1.1%	0.3%	0.2%	0.1%	2.2%
Total	30.3%	48.6%	10.9%	5.2%	4.9%	100.0%

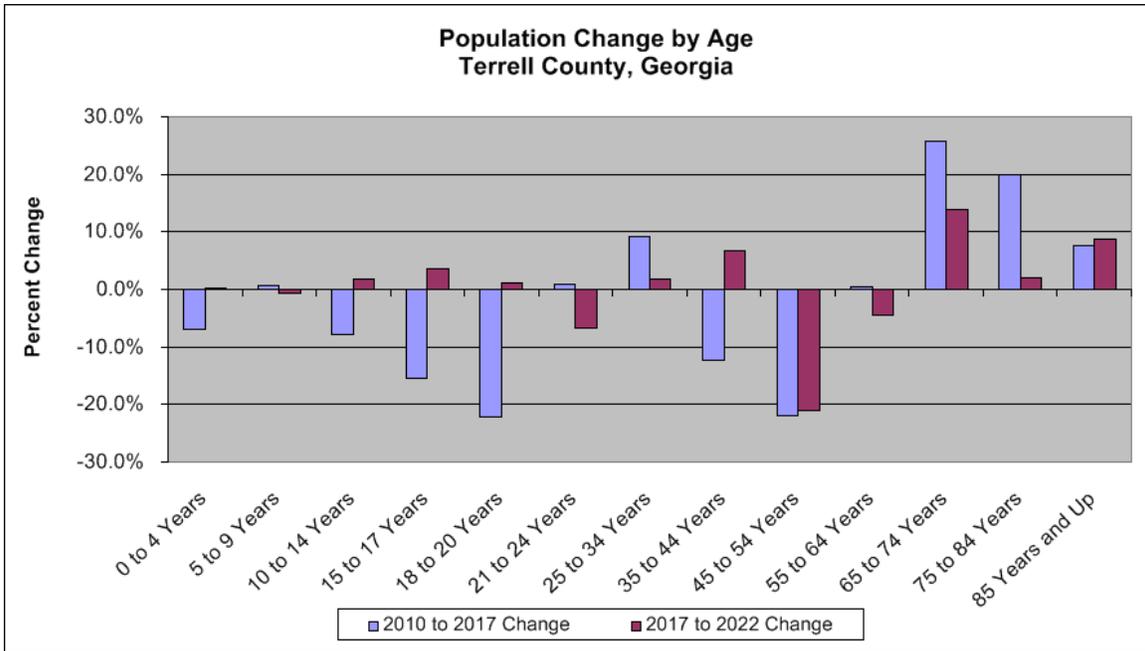
Percent Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2.8%	2.6%	0.6%	0.5%	0.3%	6.8%
\$10,000-20,000	8.3%	5.1%	2.4%	1.4%	0.4%	17.6%
\$20,000-30,000	2.4%	4.7%	1.7%	2.2%	2.4%	13.4%
\$30,000-40,000	1.5%	6.9%	1.2%	0.1%	0.4%	10.1%
\$40,000-50,000	0.8%	3.7%	2.6%	1.6%	1.4%	10.1%
\$50,000-60,000	1.4%	4.2%	1.2%	1.2%	0.5%	8.6%
\$60,000-75,000	0.9%	3.1%	2.7%	1.3%	0.4%	8.4%
\$75,000-100,000	2.8%	6.7%	2.2%	0.8%	0.9%	13.4%
\$100,000-125,000	0.3%	1.5%	0.9%	0.3%	0.5%	3.5%
\$125,000-150,000	0.4%	1.1%	0.4%	1.2%	0.5%	3.6%
\$150,000-200,000	0.6%	1.3%	0.2%	0.9%	0.2%	3.2%
\$200,000+	0.3%	0.6%	0.2%	0.1%	0.0%	1.2%
Total	22.5%	41.6%	16.3%	11.6%	8.1%	100.0%

Population by Age Terrell County, Georgia



2017 Population by Age Terrell County, Georgia





ribbon demographics

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Population by Age & Sex Terrell 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	354	315	669	0 to 4 Years	314	308	622	0 to 4 Years	319	305	624
5 to 9 Years	314	289	603	5 to 9 Years	308	299	607	5 to 9 Years	305	298	603
10 to 14 Years	333	296	629	10 to 14 Years	304	276	580	10 to 14 Years	299	291	590
15 to 17 Years	210	193	403	15 to 17 Years	177	164	341	15 to 17 Years	185	168	353
18 to 20 Years	214	204	418	18 to 20 Years	174	151	325	18 to 20 Years	176	153	329
21 to 24 Years	249	227	476	21 to 24 Years	256	224	480	21 to 24 Years	246	202	448
25 to 34 Years	496	527	1,023	25 to 34 Years	573	545	1,118	25 to 34 Years	603	536	1,139
35 to 44 Years	512	515	1,027	35 to 44 Years	433	468	901	35 to 44 Years	463	498	961
45 to 54 Years	652	756	1,408	45 to 54 Years	501	597	1,098	45 to 54 Years	402	466	868
55 to 64 Years	605	666	1,271	55 to 64 Years	570	708	1,278	55 to 64 Years	526	695	1,221
65 to 74 Years	348	461	809	65 to 74 Years	455	563	1,018	65 to 74 Years	518	642	1,160
75 to 84 Years	149	259	408	75 to 84 Years	195	294	489	75 to 84 Years	209	290	499
85 Years and Up	43	128	171	85 Years and Up	49	135	184	85 Years and Up	57	143	200
Total	4,479	4,836	9,315	Total	4,309	4,732	9,041	Total	4,308	4,687	8,995
62+ Years	n/a	n/a	1,732	62+ Years	n/a	n/a	2,056	62+ Years	n/a	n/a	2,241
	Median Age:	39.3			Median Age:	40.0			Median Age:	39.3	

Source: Claritas; Ribbon Demographics

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Percent Population by Age & Sex											
Terrell 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	3.8%	3.4%	7.2%	0 to 4 Years	3.5%	3.4%	6.9%	0 to 4 Years	3.5%	3.4%	6.9%
5 to 9 Years	3.4%	3.1%	6.5%	5 to 9 Years	3.4%	3.3%	6.7%	5 to 9 Years	3.4%	3.3%	6.7%
10 to 14 Years	3.6%	3.2%	6.8%	10 to 14 Years	3.4%	3.1%	6.4%	10 to 14 Years	3.3%	3.2%	6.6%
15 to 17 Years	2.3%	2.1%	4.3%	15 to 17 Years	2.0%	1.8%	3.8%	15 to 17 Years	2.1%	1.9%	3.9%
18 to 20 Years	2.3%	2.2%	4.5%	18 to 20 Years	1.9%	1.7%	3.6%	18 to 20 Years	2.0%	1.7%	3.7%
21 to 24 Years	2.7%	2.4%	5.1%	21 to 24 Years	2.8%	2.5%	5.3%	21 to 24 Years	2.7%	2.2%	5.0%
25 to 34 Years	5.3%	5.7%	11.0%	25 to 34 Years	6.3%	6.0%	12.4%	25 to 34 Years	6.7%	6.0%	12.7%
35 to 44 Years	5.5%	5.5%	11.0%	35 to 44 Years	4.8%	5.2%	10.0%	35 to 44 Years	5.1%	5.5%	10.7%
45 to 54 Years	7.0%	8.1%	15.1%	45 to 54 Years	5.5%	6.6%	12.1%	45 to 54 Years	4.5%	5.2%	9.6%
55 to 64 Years	6.5%	7.1%	13.6%	55 to 64 Years	6.3%	7.8%	14.1%	55 to 64 Years	5.8%	7.7%	13.6%
65 to 74 Years	3.7%	4.9%	8.7%	65 to 74 Years	5.0%	6.2%	11.3%	65 to 74 Years	5.8%	7.1%	12.9%
75 to 84 Years	1.6%	2.8%	4.4%	75 to 84 Years	2.2%	3.3%	5.4%	75 to 84 Years	2.3%	3.2%	5.5%
85 Years and Up	0.5%	1.4%	1.8%	85 Years and Up	0.5%	1.5%	2.0%	85 Years and Up	0.6%	1.6%	2.2%
Total	48.1%	51.9%	100.0%	Total	47.7%	52.3%	100.0%	Total	47.9%	52.1%	100.0%
62+ Years	n/a	n/a	18.6%	62+ Years	n/a	n/a	22.7%	62+ Years	n/a	n/a	24.9%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
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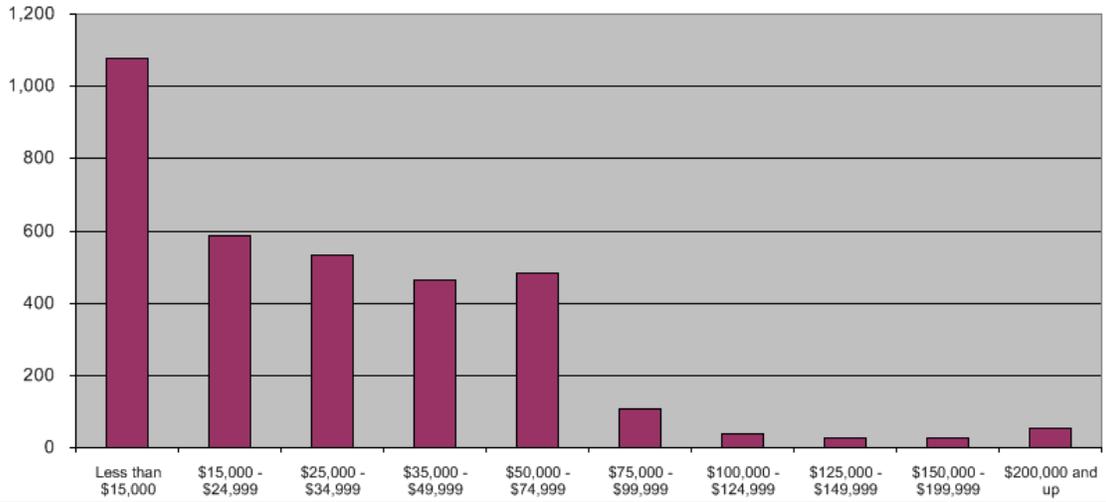
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Changes in Population by Age & Sex									
Terrell County, Georgia									
Estimated Change - 2010 to 2017					Projected Change - 2017 to 2022				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-40	-7	-47	-7.0%	0 to 4 Years	5	-3	2	0.3%
5 to 9 Years	-6	10	4	0.7%	5 to 9 Years	-3	-1	-4	-0.7%
10 to 14 Years	-29	-20	-49	-7.8%	10 to 14 Years	-5	15	10	1.7%
15 to 17 Years	-33	-29	-62	-15.4%	15 to 17 Years	8	4	12	3.5%
18 to 20 Years	-40	-53	-93	-22.2%	18 to 20 Years	2	2	4	1.2%
21 to 24 Years	7	-3	4	0.8%	21 to 24 Years	-10	-22	-32	-6.7%
25 to 34 Years	77	18	95	9.3%	25 to 34 Years	30	-9	21	1.9%
35 to 44 Years	-79	-47	-126	-12.3%	35 to 44 Years	30	30	60	6.7%
45 to 54 Years	-151	-159	-310	-22.0%	45 to 54 Years	-99	-131	-230	-20.9%
55 to 64 Years	-35	42	7	0.6%	55 to 64 Years	-44	-13	-57	-4.5%
65 to 74 Years	107	102	209	25.8%	65 to 74 Years	63	79	142	13.9%
75 to 84 Years	46	35	81	19.9%	75 to 84 Years	14	-4	10	2.0%
85 Years and Up	6	7	13	7.6%	85 Years and Up	8	8	16	8.7%
Total	-170	-104	-274	-2.9%	Total	-1	-45	-46	-0.5%
62+ Years	n/a	n/a	324	18.7%	62+ Years	n/a	n/a	185	9.0%

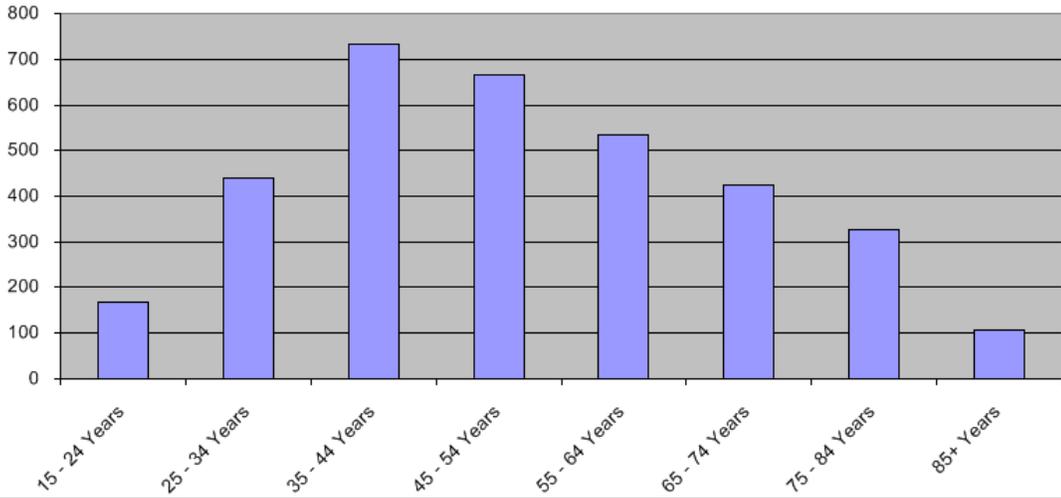
Source: Claritas; Ribbon Demographics

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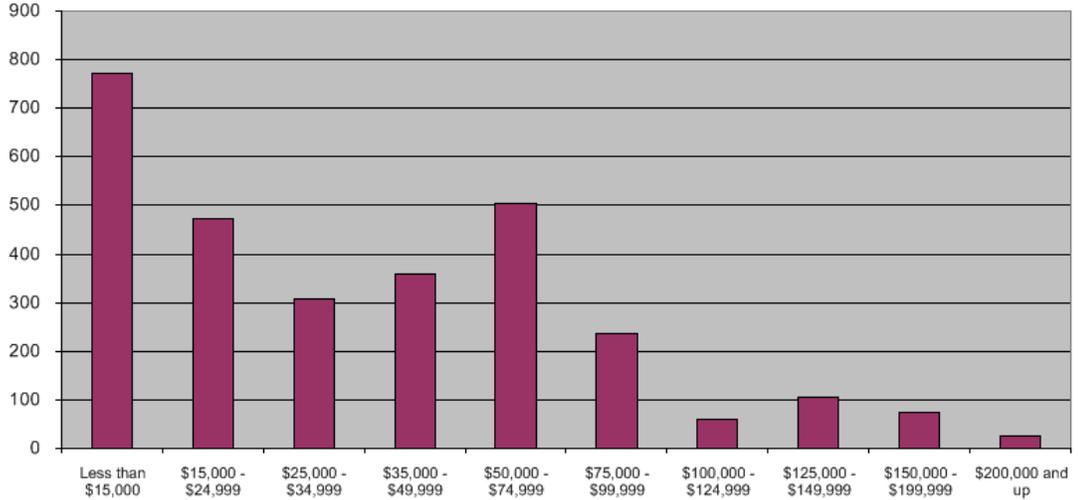
**Households by Income - Census 2000
Market Area**

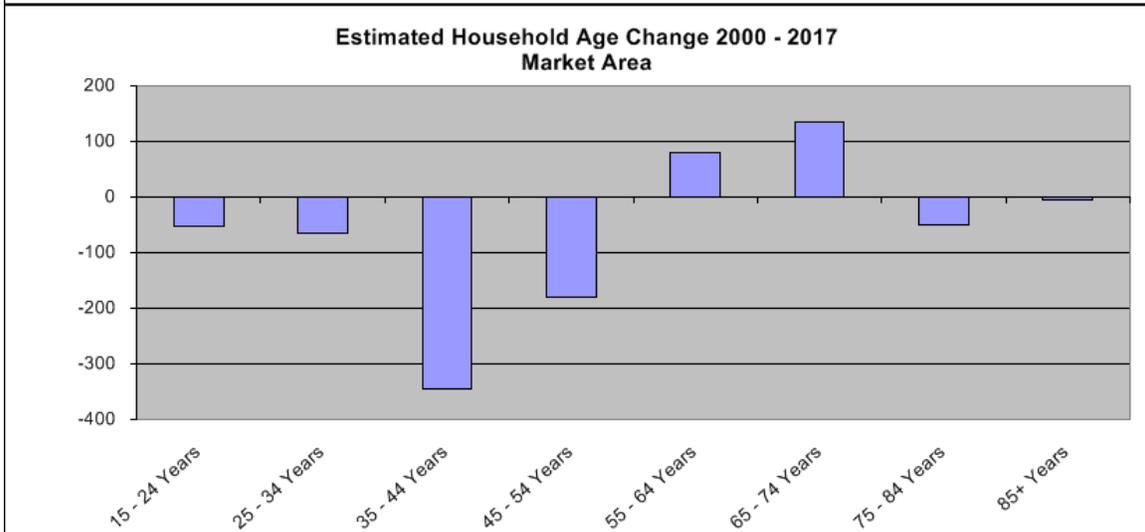
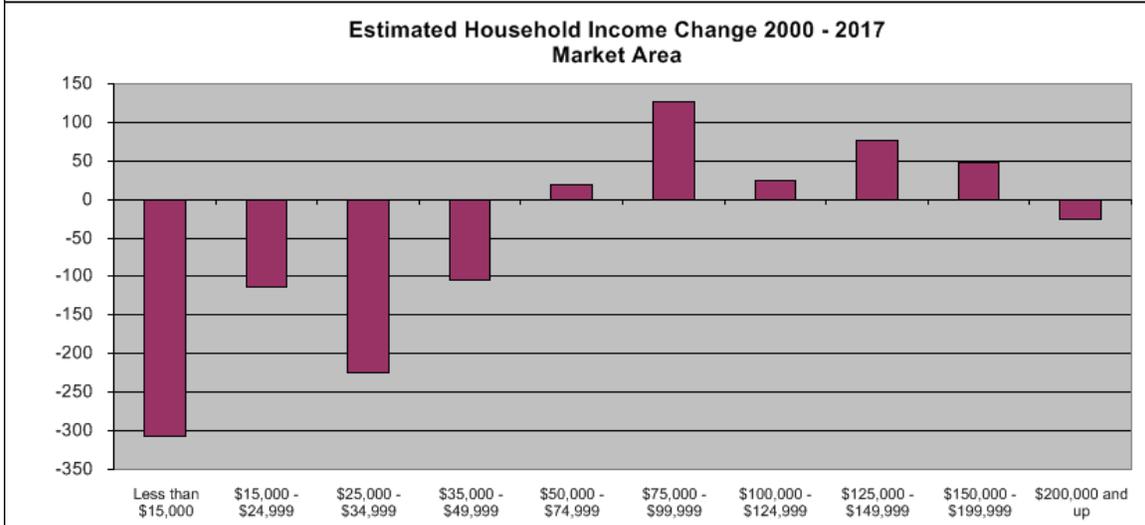
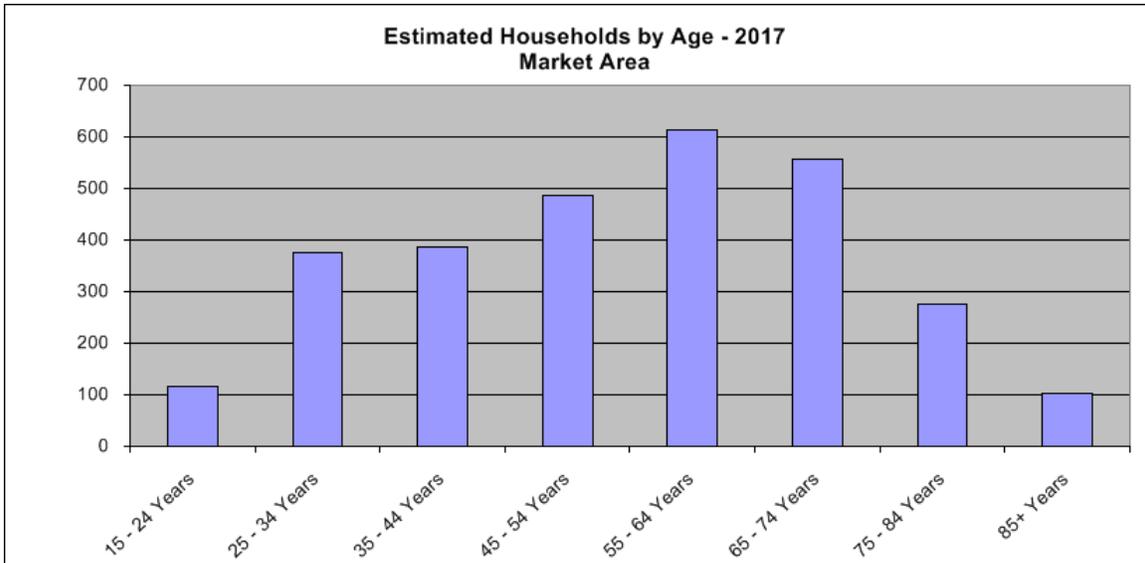


**Households by Age - Census 2000
Market Area**

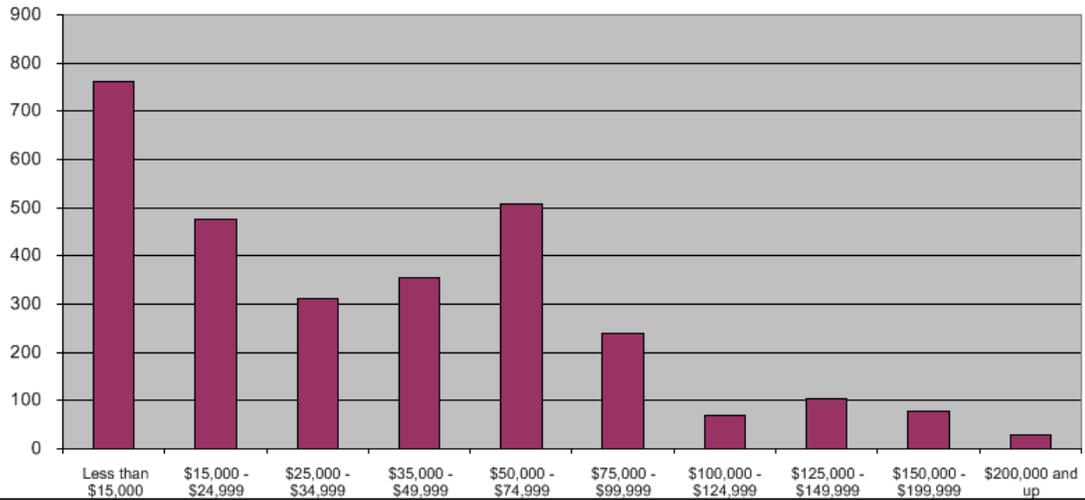


**Estimated Households by Income - 2017
Market Area**

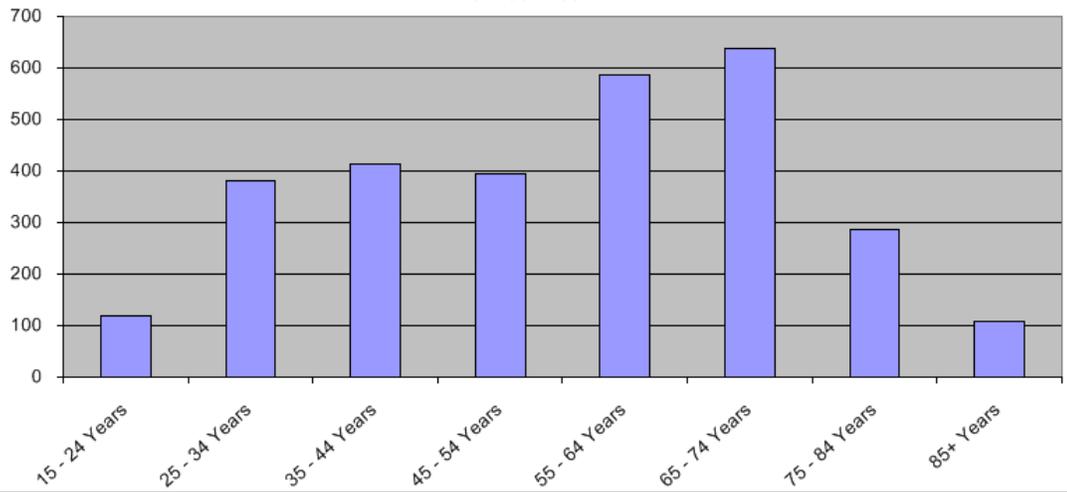




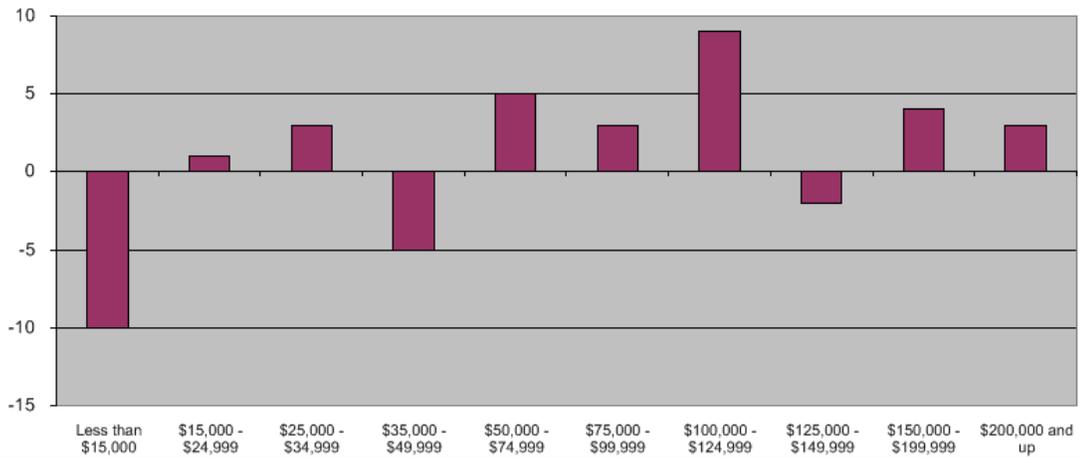
**Projected Households by Income - 2022
Market Area**

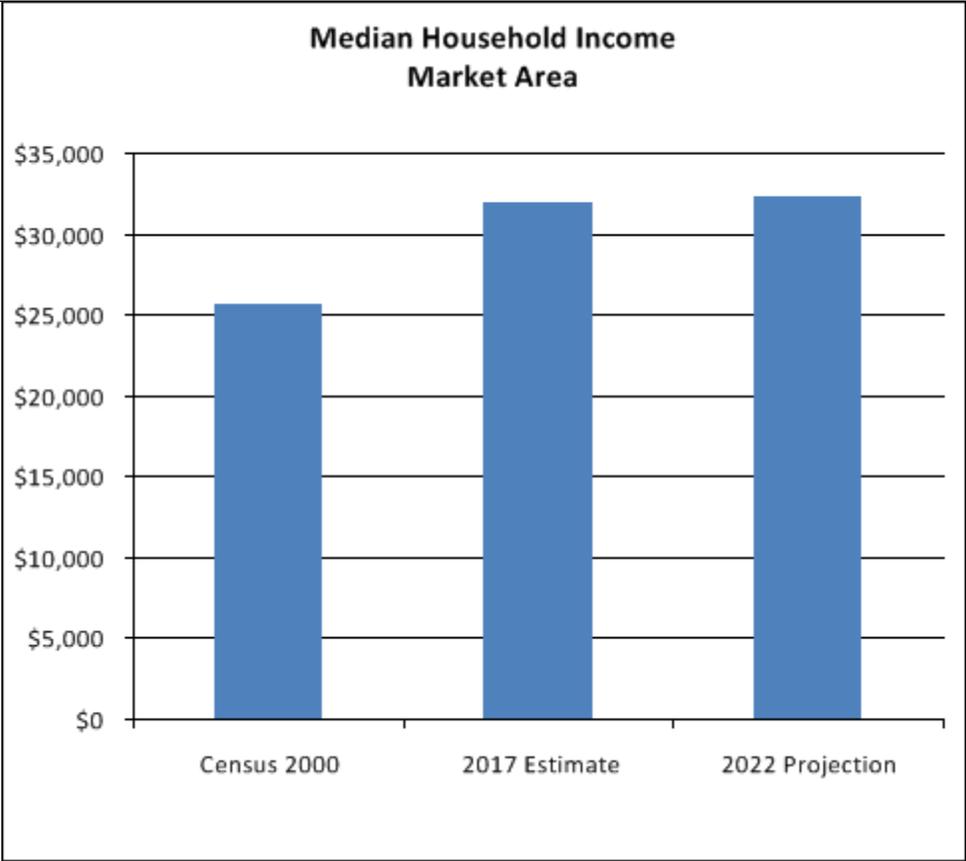
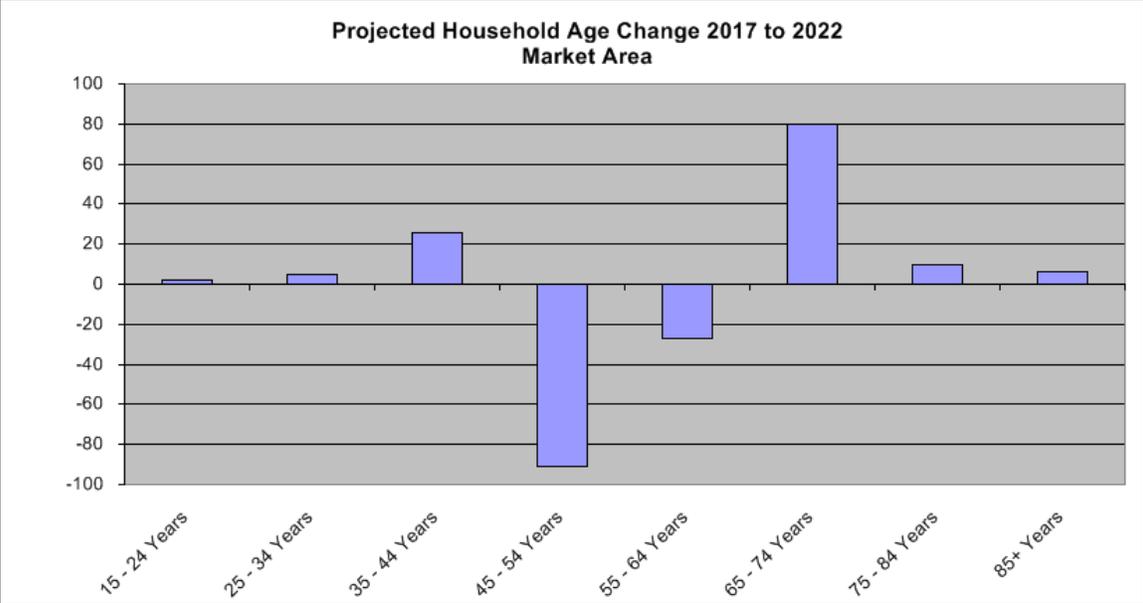


**Projected Households by Age - 2022
Market Area**



**Projected Household Income Change 2017 to 2022
Market Area**





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Households by Income and Age										
Market Area										
Census Data - 2000										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	79	114	210	169	167	154	133	53	1,079	31.8%
\$15,000 - \$24,999	61	93	134	97	29	58	89	26	587	17.3%
\$25,000 - \$34,999	23	104	108	71	118	82	21	5	532	15.7%
\$35,000 - \$49,999	6	80	85	115	81	28	55	14	464	13.7%
\$50,000 - \$74,999	0	37	125	140	86	75	17	4	484	14.2%
\$75,000 - \$99,999	0	13	38	32	15	10	0	0	108	3.2%
\$100,000 - \$124,999	0	0	3	21	13	0	0	0	37	1.1%
\$125,000 - \$149,999	0	0	6	13	0	0	7	2	28	0.8%
\$150,000 - \$199,999	0	0	3	6	4	6	5	2	26	0.8%
\$200,000 and up	0	0	20	2	21	10	0	0	53	1.6%
Total	169	441	732	666	534	423	327	106	3,398	100.0%
Percent	5.0%	13.0%	21.5%	19.6%	15.7%	12.4%	9.6%	3.1%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
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	67	90	81	116	165	121	88	44	772	26.5%
\$15,000 - \$24,999	9	74	70	64	93	80	60	24	474	16.2%
\$25,000 - \$34,999	12	37	37	58	79	48	29	8	308	10.6%
\$35,000 - \$49,999	12	56	53	64	84	54	29	7	359	12.3%
\$50,000 - \$74,999	0	77	85	83	89	122	37	10	503	17.2%
\$75,000 - \$99,999	0	31	38	47	49	51	15	4	235	8.1%
\$100,000 - \$124,999	1	3	6	15	17	16	2	1	61	2.1%
\$125,000 - \$149,999	0	8	15	29	31	16	4	2	105	3.6%
\$150,000 - \$199,999	16	0	0	9	7	32	8	1	73	2.5%
\$200,000 and up	0	1	2	1	0	18	4	1	27	0.9%
Total	117	377	387	486	614	558	276	102	2,917	100.0%
Percent	4.0%	12.9%	13.3%	16.7%	21.0%	19.1%	9.5%	3.5%	100.0%	

Source: Claritas; Ribbon Demographics

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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	-12	-24	-129	-53	-2	-33	-45	-9	-307	-28.5%
\$15,000 - \$24,999	-52	-19	-64	-33	64	22	-29	-2	-113	-19.3%
\$25,000 - \$34,999	-11	-67	-71	-13	-39	-34	8	3	-224	-42.1%
\$35,000 - \$49,999	6	-24	-32	-51	3	26	-26	-7	-105	-22.6%
\$50,000 - \$74,999	0	40	-40	-57	3	47	20	6	19	3.9%
\$75,000 - \$99,999	0	18	0	15	34	41	15	4	127	117.6%
\$100,000 - \$124,999	1	3	3	-6	4	16	2	1	24	64.9%
\$125,000 - \$149,999	0	8	9	16	31	16	-3	0	77	275.0%
\$150,000 - \$199,999	16	0	-3	3	3	26	3	-1	47	180.8%
\$200,000 and up	0	1	-18	-1	-21	8	4	1	-26	-49.1%
Total	-52	-64	-345	-180	80	135	-51	-4	-481	-14.2%
Percent Change	-30.8%	-14.5%	-47.1%	-27.0%	15.0%	31.9%	-15.6%	-3.8%	-14.2%	

Source: Claritas; Ribbon Demographics

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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	66	90	86	94	154	138	89	45	762	26.0%
\$15,000 - \$24,999	10	75	76	50	89	88	62	25	475	16.2%
\$25,000 - \$34,999	12	40	39	49	77	56	30	8	311	10.6%
\$35,000 - \$49,999	13	56	56	51	78	61	30	9	354	12.1%
\$50,000 - \$74,999	0	78	91	69	85	136	38	11	508	17.3%
\$75,000 - \$99,999	0	32	40	39	48	59	16	4	238	8.1%
\$100,000 - \$124,999	1	3	7	15	19	21	3	1	70	2.4%
\$125,000 - \$149,999	0	7	16	22	30	21	4	3	103	3.5%
\$150,000 - \$199,999	17	0	0	6	7	37	9	1	77	2.6%
\$200,000 and up	0	1	2	0	0	21	5	1	30	1.0%
Total	119	382	413	395	587	638	286	108	2,928	100.0%
Percent	4.1%	13.0%	14.1%	13.5%	20.0%	21.8%	9.8%	3.7%	100.0%	

Source: Claritas; Ribbon Demographics



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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	-1	0	5	-22	-11	17	1	1	-10	-1.3%
\$15,000 - \$24,999	1	1	6	-14	-4	8	2	1	1	0.2%
\$25,000 - \$34,999	0	3	2	-9	-2	8	1	0	3	1.0%
\$35,000 - \$49,999	1	0	3	-13	-6	7	1	2	-5	-1.4%
\$50,000 - \$74,999	0	1	6	-14	-4	14	1	1	5	1.0%
\$75,000 - \$99,999	0	1	2	-8	-1	8	1	0	3	1.3%
\$100,000 - \$124,999	0	0	1	0	2	5	1	0	9	14.8%
\$125,000 - \$149,999	0	-1	1	-7	-1	5	0	1	-2	-1.9%
\$150,000 - \$199,999	1	0	0	-3	0	5	1	0	4	5.5%
\$200,000 and up	0	0	0	-1	0	3	1	0	3	11.1%
Total	2	5	26	-91	-27	80	10	6	11	0.4%
Percent Change	1.7%	1.3%	6.7%	-18.7%	-4.4%	14.3%	3.6%	5.9%	0.4%	

Source: Claritas; Ribbon Demographics



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Median Household Income		
Market Area		
Census 2000	2017 Estimate	2022 Projection
\$25,620	\$31,899	\$32,299

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Median Household Income by Area Market Area			
Geography ID	Census 2000	2017 Estimate	2022 Projection
13273120200	\$29,017	\$37,159	\$38,808
13273120300	\$24,303	\$29,710	\$29,965
13273120400	\$25,343	\$31,893	\$31,990

HISTA 2.2 Summary Data

Market Area

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Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	60	34	49	18	15	176
\$10,000-20,000	96	45	42	70	27	280
\$20,000-30,000	41	5	12	8	9	75
\$30,000-40,000	0	14	10	1	6	31
\$40,000-50,000	0	21	0	13	11	45
\$50,000-60,000	17	43	6	0	0	66
\$60,000-75,000	0	0	0	0	52	52
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	1	7	0	0	8
\$125,000-150,000	3	2	1	0	1	7
\$150,000-200,000	2	2	0	0	0	4
\$200,000+	1	0	1	2	2	6
Total	220	167	128	112	123	750

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	77	2	0	19	0	98
\$10,000-20,000	54	44	44	0	3	145
\$20,000-30,000	18	11	3	0	3	35
\$30,000-40,000	12	3	2	3	3	23
\$40,000-50,000	4	16	0	0	1	21
\$50,000-60,000	8	2	1	0	1	12
\$60,000-75,000	12	1	8	0	21	42
\$75,000-100,000	4	0	0	0	1	5
\$100,000-125,000	6	1	1	3	1	12
\$125,000-150,000	1	1	1	0	0	3
\$150,000-200,000	1	0	2	1	0	4
\$200,000+	1	0	1	0	1	3
Total	198	81	63	26	35	403

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	57	2	0	0	0	59
\$10,000-20,000	54	17	0	0	2	73
\$20,000-30,000	15	0	3	0	2	20
\$30,000-40,000	7	1	0	0	1	9
\$40,000-50,000	4	0	0	0	0	4
\$50,000-60,000	4	1	0	0	0	5
\$60,000-75,000	6	1	0	0	14	21
\$75,000-100,000	4	0	0	0	1	5
\$100,000-125,000	5	1	0	0	0	6
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	1	0	0	1
\$200,000+	0	0	0	0	0	0
Total	156	23	4	0	20	203

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	137	36	49	37	15	274
\$10,000-20,000	150	89	86	70	30	425
\$20,000-30,000	59	16	15	8	12	110
\$30,000-40,000	12	17	12	4	9	54
\$40,000-50,000	4	37	0	13	12	66
\$50,000-60,000	25	45	7	0	1	78
\$60,000-75,000	12	1	8	0	73	94
\$75,000-100,000	4	0	0	0	1	5
\$100,000-125,000	6	2	8	3	1	20
\$125,000-150,000	4	3	2	0	1	10
\$150,000-200,000	3	2	2	1	0	8
\$200,000+	2	0	2	2	3	9
Total	418	248	191	138	158	1,153

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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	8.0%	4.5%	6.5%	2.4%	2.0%	23.5%
\$10,000-20,000	12.8%	6.0%	5.6%	9.3%	3.6%	37.3%
\$20,000-30,000	5.5%	0.7%	1.6%	1.1%	1.2%	10.0%
\$30,000-40,000	0.0%	1.9%	1.3%	0.1%	0.8%	4.1%
\$40,000-50,000	0.0%	2.8%	0.0%	1.7%	1.5%	6.0%
\$50,000-60,000	2.3%	5.7%	0.8%	0.0%	0.0%	8.8%
\$60,000-75,000	0.0%	0.0%	0.0%	0.0%	6.9%	6.9%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.1%	0.9%	0.0%	0.0%	1.1%
\$125,000-150,000	0.4%	0.3%	0.1%	0.0%	0.1%	0.9%
\$150,000-200,000	0.3%	0.3%	0.0%	0.0%	0.0%	0.5%
\$200,000+	0.1%	0.0%	0.1%	0.3%	0.3%	0.8%
Total	29.3%	22.3%	17.1%	14.9%	16.4%	100.0%

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	19.1%	0.5%	0.0%	4.7%	0.0%	24.3%
\$10,000-20,000	13.4%	10.9%	10.9%	0.0%	0.7%	36.0%
\$20,000-30,000	4.5%	2.7%	0.7%	0.0%	0.7%	8.7%
\$30,000-40,000	3.0%	0.7%	0.5%	0.7%	0.7%	5.7%
\$40,000-50,000	1.0%	4.0%	0.0%	0.0%	0.2%	5.2%
\$50,000-60,000	2.0%	0.5%	0.2%	0.0%	0.2%	3.0%
\$60,000-75,000	3.0%	0.2%	2.0%	0.0%	5.2%	10.4%
\$75,000-100,000	1.0%	0.0%	0.0%	0.0%	0.2%	1.2%
\$100,000-125,000	1.5%	0.2%	0.2%	0.7%	0.2%	3.0%
\$125,000-150,000	0.2%	0.2%	0.2%	0.0%	0.0%	0.7%
\$150,000-200,000	0.2%	0.0%	0.5%	0.2%	0.0%	1.0%
\$200,000+	0.2%	0.0%	0.2%	0.0%	0.2%	0.7%
Total	49.1%	20.1%	15.6%	6.5%	8.7%	100.0%

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	28.1%	1.0%	0.0%	0.0%	0.0%	29.1%
\$10,000-20,000	26.6%	8.4%	0.0%	0.0%	1.0%	36.0%
\$20,000-30,000	7.4%	0.0%	1.5%	0.0%	1.0%	9.9%
\$30,000-40,000	3.4%	0.5%	0.0%	0.0%	0.5%	4.4%
\$40,000-50,000	2.0%	0.0%	0.0%	0.0%	0.0%	2.0%
\$50,000-60,000	2.0%	0.5%	0.0%	0.0%	0.0%	2.5%
\$60,000-75,000	3.0%	0.5%	0.0%	0.0%	6.9%	10.3%
\$75,000-100,000	2.0%	0.0%	0.0%	0.0%	0.5%	2.5%
\$100,000-125,000	2.5%	0.5%	0.0%	0.0%	0.0%	3.0%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.5%	0.0%	0.0%	0.5%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	76.8%	11.3%	2.0%	0.0%	9.9%	100.0%

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	11.9%	3.1%	4.2%	3.2%	1.3%	23.8%
\$10,000-20,000	13.0%	7.7%	7.5%	6.1%	2.6%	36.9%
\$20,000-30,000	5.1%	1.4%	1.3%	0.7%	1.0%	9.5%
\$30,000-40,000	1.0%	1.5%	1.0%	0.3%	0.8%	4.7%
\$40,000-50,000	0.3%	3.2%	0.0%	1.1%	1.0%	5.7%
\$50,000-60,000	2.2%	3.9%	0.6%	0.0%	0.1%	6.8%
\$60,000-75,000	1.0%	0.1%	0.7%	0.0%	6.3%	8.2%
\$75,000-100,000	0.3%	0.0%	0.0%	0.0%	0.1%	0.4%
\$100,000-125,000	0.5%	0.2%	0.7%	0.3%	0.1%	1.7%
\$125,000-150,000	0.3%	0.3%	0.2%	0.0%	0.1%	0.9%
\$150,000-200,000	0.3%	0.2%	0.2%	0.1%	0.0%	0.7%
\$200,000+	0.2%	0.0%	0.2%	0.2%	0.3%	0.8%
Total	36.3%	21.5%	16.6%	12.0%	13.7%	100.0%

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Owner Households						
Age 15 to 54 Years						
<i>Base Year: 2006 - 2010 Estimates</i>						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2	31	3	8	3	47
\$10,000-20,000	32	23	27	39	7	128
\$20,000-30,000	3	30	32	51	0	116
\$30,000-40,000	1	87	16	2	5	111
\$40,000-50,000	0	24	26	14	25	89
\$50,000-60,000	1	9	10	10	5	35
\$60,000-75,000	2	0	40	29	18	89
\$75,000-100,000	33	35	41	7	17	133
\$100,000-125,000	0	16	10	10	26	62
\$125,000-150,000	1	2	4	22	1	30
\$150,000-200,000	0	0	2	9	7	18
\$200,000+	0	0	13	0	0	13
Total	75	257	224	201	114	871

Owner Households						
Aged 55+ Years						
<i>Base Year: 2006 - 2010 Estimates</i>						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	69	51	6	0	3	129
\$10,000-20,000	159	64	31	6	0	260
\$20,000-30,000	20	57	4	0	36	117
\$30,000-40,000	10	58	2	1	3	74
\$40,000-50,000	15	57	8	13	4	97
\$50,000-60,000	20	61	6	1	7	95
\$60,000-75,000	6	25	12	0	0	43
\$75,000-100,000	12	54	4	0	2	72
\$100,000-125,000	2	27	7	0	2	38
\$125,000-150,000	7	19	0	0	2	28
\$150,000-200,000	1	5	0	0	0	6
\$200,000+	2	7	0	0	1	10
Total	323	485	80	21	60	969

Owner Households						
Aged 62+ Years						
<i>Base Year: 2006 - 2010 Estimates</i>						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	68	41	6	0	2	117
\$10,000-20,000	122	63	31	0	0	216
\$20,000-30,000	20	46	3	0	15	84
\$30,000-40,000	5	42	1	0	2	50
\$40,000-50,000	15	34	8	13	0	70
\$50,000-60,000	18	43	5	0	6	72
\$60,000-75,000	6	19	12	0	0	37
\$75,000-100,000	12	22	0	0	2	36
\$100,000-125,000	2	9	0	0	1	12
\$125,000-150,000	7	10	0	0	2	19
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	1	2	0	0	1	4
Total	277	331	66	13	31	718

Owner Households						
All Age Groups						
<i>Base Year: 2006 - 2010 Estimates</i>						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	71	82	9	8	6	176
\$10,000-20,000	191	87	58	45	7	388
\$20,000-30,000	23	87	36	51	36	233
\$30,000-40,000	11	145	18	3	8	185
\$40,000-50,000	15	81	34	27	29	186
\$50,000-60,000	21	70	16	11	12	130
\$60,000-75,000	8	25	52	29	18	132
\$75,000-100,000	45	89	45	7	19	205
\$100,000-125,000	2	43	17	10	28	100
\$125,000-150,000	8	21	4	22	3	58
\$150,000-200,000	1	5	2	9	7	24
\$200,000+	2	7	13	0	1	23
Total	398	742	304	222	174	1,840

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.2%	3.6%	0.3%	0.9%	0.3%	5.4%
\$10,000-20,000	3.7%	2.6%	3.1%	4.5%	0.8%	14.7%
\$20,000-30,000	0.3%	3.4%	3.7%	5.9%	0.0%	13.3%
\$30,000-40,000	0.1%	10.0%	1.8%	0.2%	0.6%	12.7%
\$40,000-50,000	0.0%	2.8%	3.0%	1.6%	2.9%	10.2%
\$50,000-60,000	0.1%	1.0%	1.1%	1.1%	0.6%	4.0%
\$60,000-75,000	0.2%	0.0%	4.6%	3.3%	2.1%	10.2%
\$75,000-100,000	3.8%	4.0%	4.7%	0.8%	2.0%	15.3%
\$100,000-125,000	0.0%	1.8%	1.1%	1.1%	3.0%	7.1%
\$125,000-150,000	0.1%	0.2%	0.5%	2.5%	0.1%	3.4%
\$150,000-200,000	0.0%	0.0%	0.2%	1.0%	0.8%	2.1%
\$200,000+	0.0%	0.0%	1.5%	0.0%	0.0%	1.5%
Total	8.6%	29.5%	25.7%	23.1%	13.1%	100.0%

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	7.1%	5.3%	0.6%	0.0%	0.3%	13.3%
\$10,000-20,000	16.4%	6.6%	3.2%	0.6%	0.0%	26.8%
\$20,000-30,000	2.1%	5.9%	0.4%	0.0%	3.7%	12.1%
\$30,000-40,000	1.0%	6.0%	0.2%	0.1%	0.3%	7.6%
\$40,000-50,000	1.5%	5.9%	0.8%	1.3%	0.4%	10.0%
\$50,000-60,000	2.1%	6.3%	0.6%	0.1%	0.7%	9.8%
\$60,000-75,000	0.6%	2.6%	1.2%	0.0%	0.0%	4.4%
\$75,000-100,000	1.2%	5.6%	0.4%	0.0%	0.2%	7.4%
\$100,000-125,000	0.2%	2.8%	0.7%	0.0%	0.2%	3.9%
\$125,000-150,000	0.7%	2.0%	0.0%	0.0%	0.2%	2.9%
\$150,000-200,000	0.1%	0.5%	0.0%	0.0%	0.0%	0.6%
\$200,000+	0.2%	0.7%	0.0%	0.0%	0.1%	1.0%
Total	33.3%	50.1%	8.3%	2.2%	6.2%	100.0%

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	9.5%	5.7%	0.8%	0.0%	0.3%	16.3%
\$10,000-20,000	17.0%	8.8%	4.3%	0.0%	0.0%	30.1%
\$20,000-30,000	2.8%	6.4%	0.4%	0.0%	2.1%	11.7%
\$30,000-40,000	0.7%	5.8%	0.1%	0.0%	0.3%	7.0%
\$40,000-50,000	2.1%	4.7%	1.1%	1.8%	0.0%	9.7%
\$50,000-60,000	2.5%	6.0%	0.7%	0.0%	0.8%	10.0%
\$60,000-75,000	0.8%	2.6%	1.7%	0.0%	0.0%	5.2%
\$75,000-100,000	1.7%	3.1%	0.0%	0.0%	0.3%	5.0%
\$100,000-125,000	0.3%	1.3%	0.0%	0.0%	0.1%	1.7%
\$125,000-150,000	1.0%	1.4%	0.0%	0.0%	0.3%	2.6%
\$150,000-200,000	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%
\$200,000+	0.1%	0.3%	0.0%	0.0%	0.1%	0.6%
Total	38.6%	46.1%	9.2%	1.8%	4.3%	100.0%

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	3.9%	4.5%	0.5%	0.4%	0.3%	9.6%
\$10,000-20,000	10.4%	4.7%	3.2%	2.4%	0.4%	21.1%
\$20,000-30,000	1.3%	4.7%	2.0%	2.8%	2.0%	12.7%
\$30,000-40,000	0.6%	7.9%	1.0%	0.2%	0.4%	10.1%
\$40,000-50,000	0.8%	4.4%	1.8%	1.5%	1.6%	10.1%
\$50,000-60,000	1.1%	3.8%	0.9%	0.6%	0.7%	7.1%
\$60,000-75,000	0.4%	1.4%	2.8%	1.6%	1.0%	7.2%
\$75,000-100,000	2.4%	4.8%	2.4%	0.4%	1.0%	11.1%
\$100,000-125,000	0.1%	2.3%	0.9%	0.5%	1.5%	5.4%
\$125,000-150,000	0.4%	1.1%	0.2%	1.2%	0.2%	3.2%
\$150,000-200,000	0.1%	0.3%	0.1%	0.5%	0.4%	1.3%
\$200,000+	0.1%	0.4%	0.7%	0.0%	0.1%	1.3%
Total	21.6%	40.3%	16.5%	12.1%	9.5%	100.0%

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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	62	20	62	4	23	171
\$10,000-20,000	59	14	31	58	18	180
\$20,000-30,000	77	3	17	10	12	119
\$30,000-40,000	1	14	10	0	6	31
\$40,000-50,000	0	12	0	14	7	33
\$50,000-60,000	27	85	6	2	2	122
\$60,000-75,000	0	0	0	0	31	31
\$75,000-100,000	1	1	1	0	0	3
\$100,000-125,000	0	0	3	1	1	5
\$125,000-150,000	4	2	1	1	6	14
\$150,000-200,000	2	0	1	0	1	4
\$200,000+	0	1	1	0	0	2
Total	233	152	133	90	107	715

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	76	1	0	28	1	106
\$10,000-20,000	46	32	40	2	3	123
\$20,000-30,000	22	11	4	2	2	41
\$30,000-40,000	14	2	3	5	4	28
\$40,000-50,000	3	13	0	0	3	19
\$50,000-60,000	9	2	2	1	2	16
\$60,000-75,000	12	1	8	0	26	47
\$75,000-100,000	4	0	0	1	3	8
\$100,000-125,000	5	2	0	0	1	8
\$125,000-150,000	11	1	2	2	1	17
\$150,000-200,000	2	0	2	0	2	6
\$200,000+	2	0	0	0	0	2
Total	206	65	61	41	48	421

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	46	0	0	0	1	47
\$10,000-20,000	46	17	1	2	1	67
\$20,000-30,000	18	0	4	2	1	25
\$30,000-40,000	8	1	0	0	2	11
\$40,000-50,000	3	0	0	0	2	5
\$50,000-60,000	4	0	0	1	2	7
\$60,000-75,000	7	1	0	0	21	29
\$75,000-100,000	4	0	0	1	3	8
\$100,000-125,000	3	1	0	0	1	5
\$125,000-150,000	5	0	0	1	0	6
\$150,000-200,000	2	0	0	0	1	3
\$200,000+	2	0	0	0	0	2
Total	148	20	5	7	35	215

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	138	21	62	32	24	277
\$10,000-20,000	105	46	71	60	21	303
\$20,000-30,000	99	14	21	12	14	160
\$30,000-40,000	15	16	13	5	10	59
\$40,000-50,000	3	25	0	14	10	52
\$50,000-60,000	36	87	8	3	4	138
\$60,000-75,000	12	1	8	0	57	78
\$75,000-100,000	5	1	1	1	3	11
\$100,000-125,000	5	2	3	1	2	13
\$125,000-150,000	15	3	3	3	7	31
\$150,000-200,000	4	0	3	0	3	10
\$200,000+	2	1	1	0	0	4
Total	439	217	194	131	155	1,136

HISTA 2.2 Summary Data

Market Area

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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	8.7%	2.8%	8.7%	0.6%	3.2%	23.9%
\$10,000-20,000	8.3%	2.0%	4.3%	8.1%	2.5%	25.2%
\$20,000-30,000	10.8%	0.4%	2.4%	1.4%	1.7%	16.6%
\$30,000-40,000	0.1%	2.0%	1.4%	0.0%	0.8%	4.3%
\$40,000-50,000	0.0%	1.7%	0.0%	2.0%	1.0%	4.6%
\$50,000-60,000	3.8%	11.9%	0.8%	0.3%	0.3%	17.1%
\$60,000-75,000	0.0%	0.0%	0.0%	0.0%	4.3%	4.3%
\$75,000-100,000	0.1%	0.1%	0.1%	0.0%	0.0%	0.4%
\$100,000-125,000	0.0%	0.0%	0.4%	0.1%	0.1%	0.7%
\$125,000-150,000	0.6%	0.3%	0.1%	0.1%	0.8%	2.0%
\$150,000-200,000	0.3%	0.0%	0.1%	0.0%	0.1%	0.6%
\$200,000+	0.0%	0.1%	0.1%	0.0%	0.0%	0.3%
Total	32.6%	21.3%	18.6%	12.6%	15.0%	100.0%

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	18.1%	0.2%	0.0%	6.7%	0.2%	25.2%
\$10,000-20,000	10.9%	7.6%	9.5%	0.5%	0.7%	29.2%
\$20,000-30,000	5.2%	2.6%	1.0%	0.5%	0.5%	9.7%
\$30,000-40,000	3.3%	0.5%	0.7%	1.2%	1.0%	6.7%
\$40,000-50,000	0.7%	3.1%	0.0%	0.0%	0.7%	4.5%
\$50,000-60,000	2.1%	0.5%	0.5%	0.2%	0.5%	3.8%
\$60,000-75,000	2.9%	0.2%	1.9%	0.0%	6.2%	11.2%
\$75,000-100,000	1.0%	0.0%	0.0%	0.2%	0.7%	1.9%
\$100,000-125,000	1.2%	0.5%	0.0%	0.0%	0.2%	1.9%
\$125,000-150,000	2.6%	0.2%	0.5%	0.5%	0.2%	4.0%
\$150,000-200,000	0.5%	0.0%	0.5%	0.0%	0.5%	1.4%
\$200,000+	0.5%	0.0%	0.0%	0.0%	0.0%	0.5%
Total	48.9%	15.4%	14.5%	9.7%	11.4%	100.0%

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	21.4%	0.0%	0.0%	0.0%	0.5%	21.9%
\$10,000-20,000	21.4%	7.9%	0.5%	0.9%	0.5%	31.2%
\$20,000-30,000	8.4%	0.0%	1.9%	0.9%	0.5%	11.6%
\$30,000-40,000	3.7%	0.5%	0.0%	0.0%	0.9%	5.1%
\$40,000-50,000	1.4%	0.0%	0.0%	0.0%	0.9%	2.3%
\$50,000-60,000	1.9%	0.0%	0.0%	0.5%	0.9%	3.3%
\$60,000-75,000	3.3%	0.5%	0.0%	0.0%	9.8%	13.5%
\$75,000-100,000	1.9%	0.0%	0.0%	0.5%	1.4%	3.7%
\$100,000-125,000	1.4%	0.5%	0.0%	0.0%	0.5%	2.3%
\$125,000-150,000	2.3%	0.0%	0.0%	0.5%	0.0%	2.8%
\$150,000-200,000	0.9%	0.0%	0.0%	0.0%	0.5%	1.4%
\$200,000+	0.9%	0.0%	0.0%	0.0%	0.0%	0.9%
Total	68.8%	9.3%	2.3%	3.3%	16.3%	100.0%

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	12.1%	1.8%	5.5%	2.8%	2.1%	24.4%
\$10,000-20,000	9.2%	4.0%	6.3%	5.3%	1.8%	26.7%
\$20,000-30,000	8.7%	1.2%	1.8%	1.1%	1.2%	14.1%
\$30,000-40,000	1.3%	1.4%	1.1%	0.4%	0.9%	5.2%
\$40,000-50,000	0.3%	2.2%	0.0%	1.2%	0.9%	4.6%
\$50,000-60,000	3.2%	7.7%	0.7%	0.3%	0.4%	12.1%
\$60,000-75,000	1.1%	0.1%	0.7%	0.0%	5.0%	6.9%
\$75,000-100,000	0.4%	0.1%	0.1%	0.1%	0.3%	1.0%
\$100,000-125,000	0.4%	0.2%	0.3%	0.1%	0.2%	1.1%
\$125,000-150,000	1.3%	0.3%	0.3%	0.3%	0.6%	2.7%
\$150,000-200,000	0.4%	0.0%	0.3%	0.0%	0.3%	0.9%
\$200,000+	0.2%	0.1%	0.1%	0.0%	0.0%	0.4%
Total	38.6%	19.1%	17.1%	11.5%	13.6%	100.0%

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Owner 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	2	27	5	4	5	43
\$10,000-20,000	18	12	9	14	5	58
\$20,000-30,000	4	16	34	43	1	98
\$30,000-40,000	3	60	17	2	6	88
\$40,000-50,000	0	5	36	15	23	79
\$50,000-60,000	1	10	15	9	5	40
\$60,000-75,000	1	2	23	19	7	52
\$75,000-100,000	36	19	37	11	10	113
\$100,000-125,000	1	6	5	2	6	20
\$125,000-150,000	0	4	1	30	3	38
\$150,000-200,000	1	1	0	16	3	21
\$200,000+	0	0	2	0	0	2
Total	67	162	184	165	74	652

Owner 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	44	32	6	3	0	85
\$10,000-20,000	162	75	29	8	1	275
\$20,000-30,000	22	68	5	0	51	146
\$30,000-40,000	12	68	5	1	1	87
\$40,000-50,000	10	60	9	20	4	103
\$50,000-60,000	28	74	8	3	7	120
\$60,000-75,000	8	38	26	2	1	75
\$75,000-100,000	18	83	6	1	3	111
\$100,000-125,000	3	21	3	1	0	28
\$125,000-150,000	5	18	1	3	9	36
\$150,000-200,000	9	23	6	2	2	42
\$200,000+	4	13	2	1	1	21
Total	325	573	106	45	80	1,129

Owner 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	42	23	6	3	0	74
\$10,000-20,000	132	75	29	0	1	237
\$20,000-30,000	22	57	5	0	25	109
\$30,000-40,000	6	54	3	0	1	64
\$40,000-50,000	10	40	9	20	1	80
\$50,000-60,000	26	52	6	2	6	92
\$60,000-75,000	8	30	25	2	1	66
\$75,000-100,000	18	53	0	1	3	75
\$100,000-125,000	3	13	1	1	0	18
\$125,000-150,000	2	10	1	2	8	23
\$150,000-200,000	8	22	5	2	2	39
\$200,000+	4	13	2	1	1	21
Total	281	442	92	34	49	898

Owner 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	46	59	11	7	5	128
\$10,000-20,000	180	87	38	22	6	333
\$20,000-30,000	26	84	39	43	52	244
\$30,000-40,000	15	128	22	3	7	175
\$40,000-50,000	10	65	45	35	27	182
\$50,000-60,000	29	84	23	12	12	160
\$60,000-75,000	9	40	49	21	8	127
\$75,000-100,000	54	102	43	12	13	224
\$100,000-125,000	4	27	8	3	6	48
\$125,000-150,000	5	22	2	33	12	74
\$150,000-200,000	10	24	6	18	5	63
\$200,000+	4	13	4	1	1	23
Total	392	735	290	210	154	1,781

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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	0.3%	4.1%	0.8%	0.6%	0.8%	6.6%
\$10,000-20,000	2.8%	1.8%	1.4%	2.1%	0.8%	8.9%
\$20,000-30,000	0.6%	2.5%	5.2%	6.6%	0.2%	15.0%
\$30,000-40,000	0.5%	9.2%	2.6%	0.3%	0.9%	13.5%
\$40,000-50,000	0.0%	0.8%	5.5%	2.3%	3.5%	12.1%
\$50,000-60,000	0.2%	1.5%	2.3%	1.4%	0.8%	6.1%
\$60,000-75,000	0.2%	0.3%	3.5%	2.9%	1.1%	8.0%
\$75,000-100,000	5.5%	2.9%	5.7%	1.7%	1.5%	17.3%
\$100,000-125,000	0.2%	0.9%	0.8%	0.3%	0.9%	3.1%
\$125,000-150,000	0.0%	0.6%	0.2%	4.6%	0.5%	5.8%
\$150,000-200,000	0.2%	0.2%	0.0%	2.5%	0.5%	3.2%
\$200,000+	0.0%	0.0%	0.3%	0.0%	0.0%	0.3%
Total	10.3%	24.8%	28.2%	25.3%	11.3%	100.0%

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	3.9%	2.8%	0.5%	0.3%	0.0%	7.5%
\$10,000-20,000	14.3%	6.6%	2.6%	0.7%	0.1%	24.4%
\$20,000-30,000	1.9%	6.0%	0.4%	0.0%	4.5%	12.9%
\$30,000-40,000	1.1%	6.0%	0.4%	0.1%	0.1%	7.7%
\$40,000-50,000	0.9%	5.3%	0.8%	1.8%	0.4%	9.1%
\$50,000-60,000	2.5%	6.6%	0.7%	0.3%	0.6%	10.6%
\$60,000-75,000	0.7%	3.4%	2.3%	0.2%	0.1%	6.6%
\$75,000-100,000	1.6%	7.4%	0.5%	0.1%	0.3%	9.8%
\$100,000-125,000	0.3%	1.9%	0.3%	0.1%	0.0%	2.5%
\$125,000-150,000	0.4%	1.6%	0.1%	0.3%	0.8%	3.2%
\$150,000-200,000	0.8%	2.0%	0.5%	0.2%	0.2%	3.7%
\$200,000+	0.4%	1.2%	0.2%	0.1%	0.1%	1.9%
Total	28.8%	50.8%	9.4%	4.0%	7.1%	100.0%

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	4.7%	2.6%	0.7%	0.3%	0.0%	8.2%
\$10,000-20,000	14.7%	8.4%	3.2%	0.0%	0.1%	26.4%
\$20,000-30,000	2.4%	6.3%	0.6%	0.0%	2.8%	12.1%
\$30,000-40,000	0.7%	6.0%	0.3%	0.0%	0.1%	7.1%
\$40,000-50,000	1.1%	4.5%	1.0%	2.2%	0.1%	8.9%
\$50,000-60,000	2.9%	5.8%	0.7%	0.2%	0.7%	10.2%
\$60,000-75,000	0.9%	3.3%	2.8%	0.2%	0.1%	7.3%
\$75,000-100,000	2.0%	5.9%	0.0%	0.1%	0.3%	8.4%
\$100,000-125,000	0.3%	1.4%	0.1%	0.1%	0.0%	2.0%
\$125,000-150,000	0.2%	1.1%	0.1%	0.2%	0.9%	2.6%
\$150,000-200,000	0.9%	2.4%	0.6%	0.2%	0.2%	4.3%
\$200,000+	0.4%	1.4%	0.2%	0.1%	0.1%	2.3%
Total	31.3%	49.2%	10.2%	3.8%	5.5%	100.0%

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	2.6%	3.3%	0.6%	0.4%	0.3%	7.2%
\$10,000-20,000	10.1%	4.9%	2.1%	1.2%	0.3%	18.7%
\$20,000-30,000	1.5%	4.7%	2.2%	2.4%	2.9%	13.7%
\$30,000-40,000	0.8%	7.2%	1.2%	0.2%	0.4%	9.8%
\$40,000-50,000	0.6%	3.6%	2.5%	2.0%	1.5%	10.2%
\$50,000-60,000	1.6%	4.7%	1.3%	0.7%	0.7%	9.0%
\$60,000-75,000	0.5%	2.2%	2.8%	1.2%	0.4%	7.1%
\$75,000-100,000	3.0%	5.7%	2.4%	0.7%	0.7%	12.6%
\$100,000-125,000	0.2%	1.5%	0.4%	0.2%	0.3%	2.7%
\$125,000-150,000	0.3%	1.2%	0.1%	1.9%	0.7%	4.2%
\$150,000-200,000	0.6%	1.3%	0.3%	1.0%	0.3%	3.5%
\$200,000+	0.2%	0.7%	0.2%	0.1%	0.1%	1.3%
Total	22.0%	41.3%	16.3%	11.8%	8.6%	100.0%

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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	63	22	62	6	18	171
\$10,000-20,000	56	14	31	54	13	168
\$20,000-30,000	78	5	16	11	10	120
\$30,000-40,000	1	15	11	1	5	33
\$40,000-50,000	0	12	1	14	7	34
\$50,000-60,000	30	83	5	0	1	119
\$60,000-75,000	0	0	1	1	30	32
\$75,000-100,000	0	0	1	1	1	3
\$100,000-125,000	0	0	3	0	0	3
\$125,000-150,000	4	2	2	0	2	10
\$150,000-200,000	2	2	1	0	2	7
\$200,000+	0	0	1	0	0	1
Total	234	155	135	88	89	701

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	75	2	0	27	2	106
\$10,000-20,000	51	30	41	0	3	125
\$20,000-30,000	22	11	5	0	3	41
\$30,000-40,000	14	2	3	9	3	31
\$40,000-50,000	4	12	0	1	3	20
\$50,000-60,000	9	1	2	0	2	14
\$60,000-75,000	14	1	6	1	34	56
\$75,000-100,000	4	0	0	1	4	9
\$100,000-125,000	5	0	2	0	1	8
\$125,000-150,000	7	1	2	8	3	21
\$150,000-200,000	4	0	0	0	3	7
\$200,000+	2	0	0	0	1	3
Total	211	60	61	47	62	441

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	46	1	0	1	2	50
\$10,000-20,000	51	16	1	0	1	69
\$20,000-30,000	18	0	5	0	2	25
\$30,000-40,000	9	1	0	0	2	12
\$40,000-50,000	4	0	0	1	1	6
\$50,000-60,000	5	0	0	0	2	7
\$60,000-75,000	9	1	0	1	29	40
\$75,000-100,000	4	0	0	1	4	9
\$100,000-125,000	3	0	0	0	0	3
\$125,000-150,000	3	0	0	3	2	8
\$150,000-200,000	4	0	0	0	2	6
\$200,000+	2	0	0	0	1	3
Total	158	19	6	7	48	238

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	138	24	62	33	20	277
\$10,000-20,000	107	44	72	54	16	293
\$20,000-30,000	100	16	21	11	13	161
\$30,000-40,000	15	17	14	10	8	64
\$40,000-50,000	4	24	1	15	10	54
\$50,000-60,000	39	84	7	0	3	133
\$60,000-75,000	14	1	7	2	64	88
\$75,000-100,000	4	0	1	2	5	12
\$100,000-125,000	5	0	5	0	1	11
\$125,000-150,000	11	3	4	8	5	31
\$150,000-200,000	6	2	1	0	5	14
\$200,000+	2	0	1	0	1	4
Total	445	215	196	135	151	1,142

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Percent 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	9.0%	3.1%	8.8%	0.9%	2.6%	24.4%
\$10,000-20,000	8.0%	2.0%	4.4%	7.7%	1.9%	24.0%
\$20,000-30,000	11.1%	0.7%	2.3%	1.6%	1.4%	17.1%
\$30,000-40,000	0.1%	2.1%	1.6%	0.1%	0.7%	4.7%
\$40,000-50,000	0.0%	1.7%	0.1%	2.0%	1.0%	4.9%
\$50,000-60,000	4.3%	11.8%	0.7%	0.0%	0.1%	17.0%
\$60,000-75,000	0.0%	0.0%	0.1%	0.1%	4.3%	4.6%
\$75,000-100,000	0.0%	0.0%	0.1%	0.1%	0.1%	0.4%
\$100,000-125,000	0.0%	0.0%	0.4%	0.0%	0.0%	0.4%
\$125,000-150,000	0.6%	0.3%	0.3%	0.0%	0.3%	1.4%
\$150,000-200,000	0.3%	0.3%	0.1%	0.0%	0.3%	1.0%
\$200,000+	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%
Total	33.4%	22.1%	19.3%	12.6%	12.7%	100.0%

Percent 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	17.0%	0.5%	0.0%	6.1%	0.5%	24.0%
\$10,000-20,000	11.6%	6.8%	9.3%	0.0%	0.7%	28.3%
\$20,000-30,000	5.0%	2.5%	1.1%	0.0%	0.7%	9.3%
\$30,000-40,000	3.2%	0.5%	0.7%	2.0%	0.7%	7.0%
\$40,000-50,000	0.9%	2.7%	0.0%	0.2%	0.7%	4.5%
\$50,000-60,000	2.0%	0.2%	0.5%	0.0%	0.5%	3.2%
\$60,000-75,000	3.2%	0.2%	1.4%	0.2%	7.7%	12.7%
\$75,000-100,000	0.9%	0.0%	0.0%	0.2%	0.9%	2.0%
\$100,000-125,000	1.1%	0.0%	0.5%	0.0%	0.2%	1.8%
\$125,000-150,000	1.6%	0.2%	0.5%	1.8%	0.7%	4.8%
\$150,000-200,000	0.9%	0.0%	0.0%	0.0%	0.7%	1.6%
\$200,000+	0.5%	0.0%	0.0%	0.0%	0.2%	0.7%
Total	47.8%	13.6%	13.8%	10.7%	14.1%	100.0%

Percent 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	19.3%	0.4%	0.0%	0.4%	0.8%	21.0%
\$10,000-20,000	21.4%	6.7%	0.4%	0.0%	0.4%	29.0%
\$20,000-30,000	7.6%	0.0%	2.1%	0.0%	0.8%	10.5%
\$30,000-40,000	3.8%	0.4%	0.0%	0.0%	0.8%	5.0%
\$40,000-50,000	1.7%	0.0%	0.0%	0.4%	0.4%	2.5%
\$50,000-60,000	2.1%	0.0%	0.0%	0.0%	0.8%	2.9%
\$60,000-75,000	3.8%	0.4%	0.0%	0.4%	12.2%	16.8%
\$75,000-100,000	1.7%	0.0%	0.0%	0.4%	1.7%	3.8%
\$100,000-125,000	1.3%	0.0%	0.0%	0.0%	0.0%	1.3%
\$125,000-150,000	1.3%	0.0%	0.0%	1.3%	0.8%	3.4%
\$150,000-200,000	1.7%	0.0%	0.0%	0.0%	0.8%	2.5%
\$200,000+	0.8%	0.0%	0.0%	0.0%	0.4%	1.3%
Total	66.4%	8.0%	2.5%	2.9%	20.2%	100.0%

Percent 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	12.1%	2.1%	5.4%	2.9%	1.8%	24.3%
\$10,000-20,000	9.4%	3.9%	6.3%	4.7%	1.4%	25.7%
\$20,000-30,000	8.8%	1.4%	1.8%	1.0%	1.1%	14.1%
\$30,000-40,000	1.3%	1.5%	1.2%	0.9%	0.7%	5.6%
\$40,000-50,000	0.4%	2.1%	0.1%	1.3%	0.9%	4.7%
\$50,000-60,000	3.4%	7.4%	0.6%	0.0%	0.3%	11.6%
\$60,000-75,000	1.2%	0.1%	0.6%	0.2%	5.6%	7.7%
\$75,000-100,000	0.4%	0.0%	0.1%	0.2%	0.4%	1.1%
\$100,000-125,000	0.4%	0.0%	0.4%	0.0%	0.1%	1.0%
\$125,000-150,000	1.0%	0.3%	0.4%	0.7%	0.4%	2.7%
\$150,000-200,000	0.5%	0.2%	0.1%	0.0%	0.4%	1.2%
\$200,000+	0.2%	0.0%	0.1%	0.0%	0.1%	0.4%
Total	39.0%	18.8%	17.2%	11.8%	13.2%	100.0%

HISTA 2.2 Summary Data

Market Area

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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	25	5	3	3	37
\$10,000-20,000	17	13	6	15	2	53
\$20,000-30,000	3	16	31	42	0	92
\$30,000-40,000	3	54	18	1	7	83
\$40,000-50,000	0	5	34	14	19	72
\$50,000-60,000	1	9	14	11	3	38
\$60,000-75,000	0	1	24	18	6	49
\$75,000-100,000	35	16	36	10	11	108
\$100,000-125,000	1	6	5	3	8	23
\$125,000-150,000	1	4	4	23	3	35
\$150,000-200,000	0	0	1	14	1	16
\$200,000+	0	0	2	0	0	2
Total	62	149	180	154	63	608

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	44	34	5	2	2	87
\$10,000-20,000	157	81	34	11	0	283
\$20,000-30,000	22	72	4	1	53	152
\$30,000-40,000	13	67	4	2	3	89
\$40,000-50,000	16	59	6	20	4	105
\$50,000-60,000	30	76	9	2	6	123
\$60,000-75,000	10	41	24	1	1	77
\$75,000-100,000	20	88	6	1	3	118
\$100,000-125,000	4	24	5	1	2	36
\$125,000-150,000	8	16	2	2	9	37
\$150,000-200,000	11	27	3	2	4	47
\$200,000+	5	13	3	2	1	24
Total	340	598	105	47	88	1,178

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	43	26	4	2	2	77
\$10,000-20,000	132	80	34	4	0	250
\$20,000-30,000	21	62	4	1	28	116
\$30,000-40,000	7	56	3	1	3	70
\$40,000-50,000	16	41	6	20	1	84
\$50,000-60,000	28	53	7	1	6	95
\$60,000-75,000	10	33	24	0	1	68
\$75,000-100,000	20	60	0	1	2	83
\$100,000-125,000	4	17	3	1	1	26
\$125,000-150,000	5	11	1	1	9	27
\$150,000-200,000	11	24	3	1	3	42
\$200,000+	5	13	3	2	1	24
Total	302	476	92	35	57	962

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	45	59	10	5	5	124
\$10,000-20,000	174	94	40	26	2	336
\$20,000-30,000	25	88	35	43	53	244
\$30,000-40,000	16	121	22	3	10	172
\$40,000-50,000	16	64	40	34	23	177
\$50,000-60,000	31	85	23	13	9	161
\$60,000-75,000	10	42	48	19	7	126
\$75,000-100,000	55	104	42	11	14	226
\$100,000-125,000	5	30	10	4	10	59
\$125,000-150,000	9	20	6	25	12	72
\$150,000-200,000	11	27	4	16	5	63
\$200,000+	5	13	3	2	1	26
Total	402	747	285	201	151	1,786

HISTA 2.2 Summary Data **Market Area**

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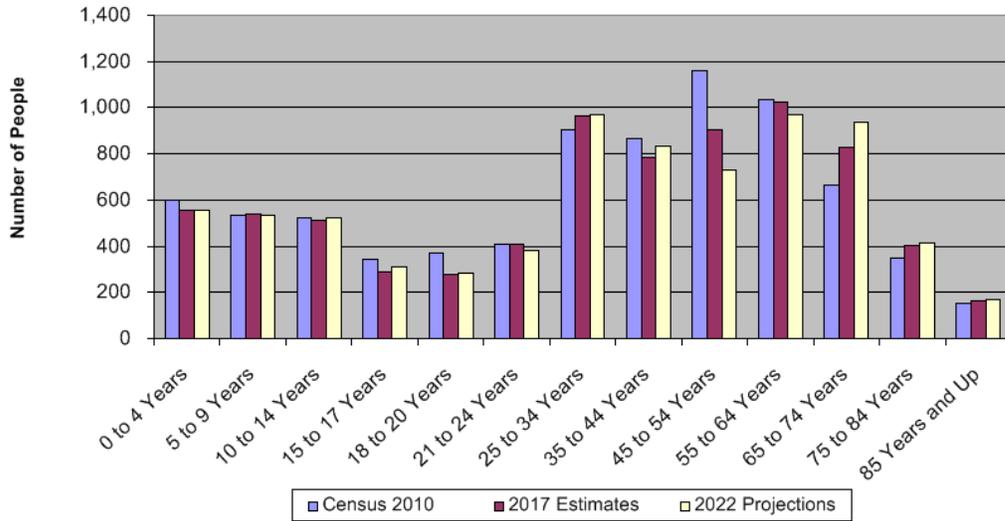
Percent Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.2%	4.1%	0.8%	0.5%	0.5%	6.1%
\$10,000-20,000	2.8%	2.1%	1.0%	2.5%	0.3%	8.7%
\$20,000-30,000	0.5%	2.6%	5.1%	6.9%	0.0%	15.1%
\$30,000-40,000	0.5%	8.9%	3.0%	0.2%	1.2%	13.7%
\$40,000-50,000	0.0%	0.8%	5.6%	2.3%	3.1%	11.8%
\$50,000-60,000	0.2%	1.5%	2.3%	1.8%	0.5%	6.3%
\$60,000-75,000	0.0%	0.2%	3.9%	3.0%	1.0%	8.1%
\$75,000-100,000	5.8%	2.6%	5.9%	1.6%	1.8%	17.8%
\$100,000-125,000	0.2%	1.0%	0.8%	0.5%	1.3%	3.8%
\$125,000-150,000	0.2%	0.7%	0.7%	3.8%	0.5%	5.8%
\$150,000-200,000	0.0%	0.0%	0.2%	2.3%	0.2%	2.6%
\$200,000+	0.0%	0.0%	0.3%	0.0%	0.0%	0.3%
Total	10.2%	24.5%	29.6%	25.3%	10.4%	100.0%

Percent 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	3.7%	2.9%	0.4%	0.2%	0.2%	7.4%
\$10,000-20,000	13.3%	6.9%	2.9%	0.9%	0.0%	24.0%
\$20,000-30,000	1.9%	6.1%	0.3%	0.1%	4.5%	12.9%
\$30,000-40,000	1.1%	5.7%	0.3%	0.2%	0.3%	7.6%
\$40,000-50,000	1.4%	5.0%	0.5%	1.7%	0.3%	8.9%
\$50,000-60,000	2.5%	6.5%	0.8%	0.2%	0.5%	10.4%
\$60,000-75,000	0.8%	3.5%	2.0%	0.1%	0.1%	6.5%
\$75,000-100,000	1.7%	7.5%	0.5%	0.1%	0.3%	10.0%
\$100,000-125,000	0.3%	2.0%	0.4%	0.1%	0.2%	3.1%
\$125,000-150,000	0.7%	1.4%	0.2%	0.2%	0.8%	3.1%
\$150,000-200,000	0.9%	2.3%	0.3%	0.2%	0.3%	4.0%
\$200,000+	0.4%	1.1%	0.3%	0.2%	0.1%	2.0%
Total	28.9%	50.8%	8.9%	4.0%	7.5%	100.0%

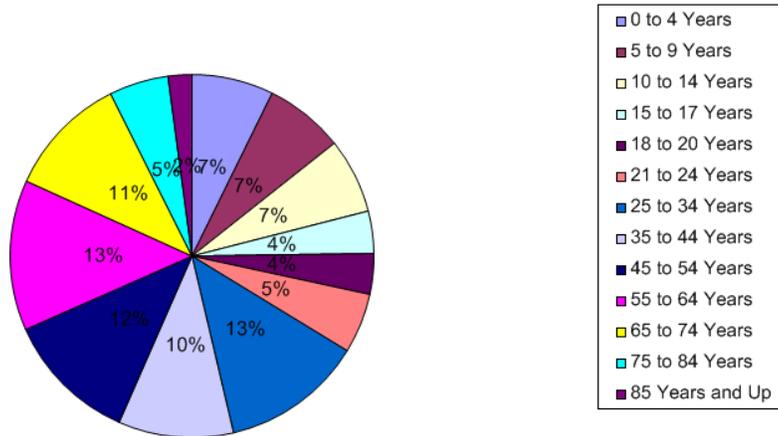
Percent Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.5%	2.7%	0.4%	0.2%	0.2%	8.0%
\$10,000-20,000	13.7%	8.3%	3.5%	0.4%	0.0%	26.0%
\$20,000-30,000	2.2%	6.4%	0.4%	0.1%	2.9%	12.1%
\$30,000-40,000	0.7%	5.8%	0.3%	0.1%	0.3%	7.3%
\$40,000-50,000	1.7%	4.3%	0.6%	2.1%	0.1%	8.7%
\$50,000-60,000	2.9%	5.5%	0.7%	0.1%	0.6%	9.9%
\$60,000-75,000	1.0%	3.4%	2.5%	0.0%	0.1%	7.1%
\$75,000-100,000	2.1%	6.2%	0.0%	0.1%	0.2%	8.6%
\$100,000-125,000	0.4%	1.8%	0.3%	0.1%	0.1%	2.7%
\$125,000-150,000	0.5%	1.1%	0.1%	0.1%	0.9%	2.8%
\$150,000-200,000	1.1%	2.5%	0.3%	0.1%	0.3%	4.4%
\$200,000+	0.5%	1.4%	0.3%	0.2%	0.1%	2.5%
Total	31.4%	49.5%	9.6%	3.6%	5.9%	100.0%

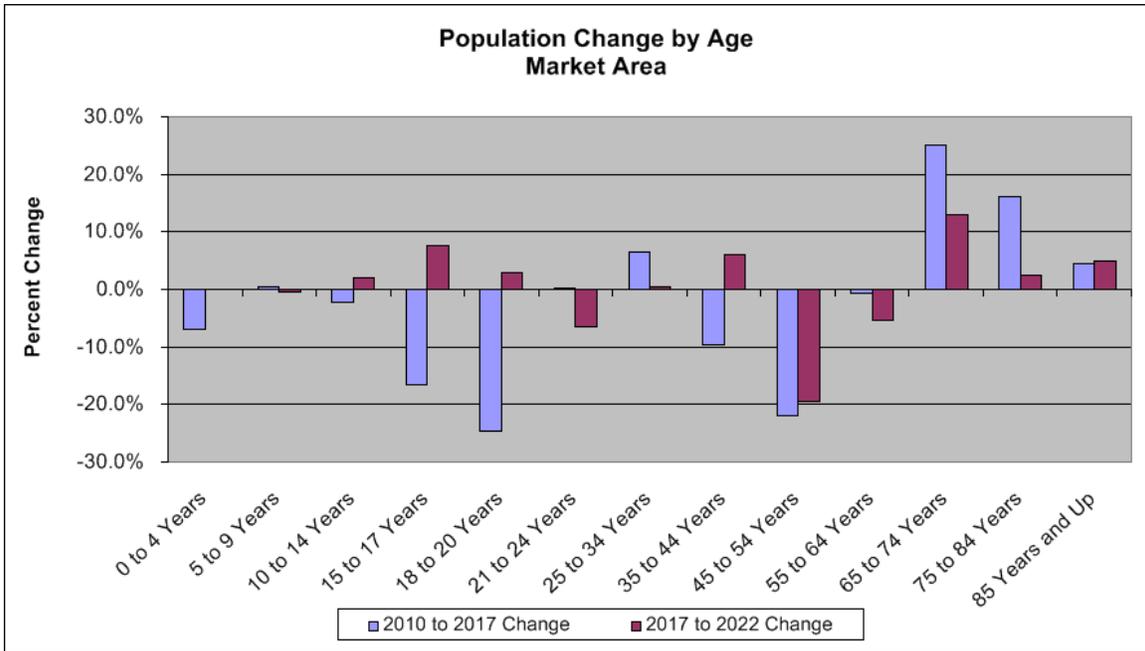
Percent Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.5%	3.3%	0.6%	0.3%	0.3%	6.9%
\$10,000-20,000	9.7%	5.3%	2.2%	1.5%	0.1%	18.8%
\$20,000-30,000	1.4%	4.9%	2.0%	2.4%	3.0%	13.7%
\$30,000-40,000	0.9%	6.8%	1.2%	0.2%	0.6%	9.6%
\$40,000-50,000	0.9%	3.6%	2.2%	1.9%	1.3%	9.9%
\$50,000-60,000	1.7%	4.8%	1.3%	0.7%	0.5%	9.0%
\$60,000-75,000	0.6%	2.4%	2.7%	1.1%	0.4%	7.1%
\$75,000-100,000	3.1%	5.8%	2.4%	0.6%	0.8%	12.7%
\$100,000-125,000	0.3%	1.7%	0.6%	0.2%	0.6%	3.3%
\$125,000-150,000	0.5%	1.1%	0.3%	1.4%	0.7%	4.0%
\$150,000-200,000	0.6%	1.5%	0.2%	0.9%	0.3%	3.5%
\$200,000+	0.3%	0.7%	0.3%	0.1%	0.1%	1.5%
Total	22.5%	41.8%	16.0%	11.3%	8.5%	100.0%

Population by Age Market Area



2017 Population by Age Market Area





ribbon demographics

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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	319	279	598	0 to 4 Years	281	275	556	0 to 4 Years	285	271	556
5 to 9 Years	286	250	536	5 to 9 Years	275	264	539	5 to 9 Years	271	265	536
10 to 14 Years	267	257	524	10 to 14 Years	273	239	512	10 to 14 Years	266	256	522
15 to 17 Years	183	162	345	15 to 17 Years	147	141	288	15 to 17 Years	165	145	310
18 to 20 Years	192	176	368	18 to 20 Years	147	130	277	18 to 20 Years	154	131	285
21 to 24 Years	215	193	408	21 to 24 Years	219	190	409	21 to 24 Years	208	174	382
25 to 34 Years	436	469	905	25 to 34 Years	500	464	964	25 to 34 Years	518	450	968
35 to 44 Years	430	437	867	35 to 44 Years	372	411	783	35 to 44 Years	399	432	831
45 to 54 Years	531	628	1,159	45 to 54 Years	407	497	904	45 to 54 Years	332	396	728
55 to 64 Years	479	554	1,033	55 to 64 Years	447	578	1,025	55 to 64 Years	409	561	970
65 to 74 Years	281	382	663	65 to 74 Years	363	466	829	65 to 74 Years	407	529	936
75 to 84 Years	125	222	347	75 to 84 Years	158	245	403	75 to 84 Years	171	242	413
85 Years and Up	41	114	155	85 Years and Up	43	119	162	85 Years and Up	47	123	170
Total	3,785	4,123	7,908	Total	3,632	4,019	7,651	Total	3,632	3,975	7,607
62+ Years	n/a	n/a	1,456	62+ Years	n/a	n/a	1,687	62+ Years	n/a	n/a	1,820
		Median Age:	37.8			Median Age:	38.2			Median Age:	37.6

Source: Claritas; Ribbon Demographics

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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	4.0%	3.5%	7.6%	0 to 4 Years	3.7%	3.6%	7.3%	0 to 4 Years	3.7%	3.6%	7.3%
5 to 9 Years	3.6%	3.2%	6.8%	5 to 9 Years	3.6%	3.5%	7.0%	5 to 9 Years	3.6%	3.5%	7.0%
10 to 14 Years	3.4%	3.2%	6.6%	10 to 14 Years	3.6%	3.1%	6.7%	10 to 14 Years	3.5%	3.4%	6.9%
15 to 17 Years	2.3%	2.0%	4.4%	15 to 17 Years	1.9%	1.8%	3.8%	15 to 17 Years	2.2%	1.9%	4.1%
18 to 20 Years	2.4%	2.2%	4.7%	18 to 20 Years	1.9%	1.7%	3.6%	18 to 20 Years	2.0%	1.7%	3.7%
21 to 24 Years	2.7%	2.4%	5.2%	21 to 24 Years	2.9%	2.5%	5.3%	21 to 24 Years	2.7%	2.3%	5.0%
25 to 34 Years	5.5%	5.9%	11.4%	25 to 34 Years	6.5%	6.1%	12.6%	25 to 34 Years	6.8%	5.9%	12.7%
35 to 44 Years	5.4%	5.5%	11.0%	35 to 44 Years	4.9%	5.4%	10.2%	35 to 44 Years	5.2%	5.7%	10.9%
45 to 54 Years	6.7%	7.9%	14.7%	45 to 54 Years	5.3%	6.5%	11.8%	45 to 54 Years	4.4%	5.2%	9.6%
55 to 64 Years	6.1%	7.0%	13.1%	55 to 64 Years	5.8%	7.6%	13.4%	55 to 64 Years	5.4%	7.4%	12.8%
65 to 74 Years	3.6%	4.8%	8.4%	65 to 74 Years	4.7%	6.1%	10.8%	65 to 74 Years	5.4%	7.0%	12.3%
75 to 84 Years	1.6%	2.8%	4.4%	75 to 84 Years	2.1%	3.2%	5.3%	75 to 84 Years	2.2%	3.2%	5.4%
85 Years and Up	0.5%	1.4%	2.0%	85 Years and Up	0.6%	1.6%	2.1%	85 Years and Up	0.6%	1.6%	2.2%
Total	47.9%	52.1%	100.0%	Total	47.5%	52.5%	100.0%	Total	47.7%	52.3%	100.0%
62+ Years	n/a	n/a	18.4%	62+ Years	n/a	n/a	22.0%	62+ Years	n/a	n/a	23.9%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
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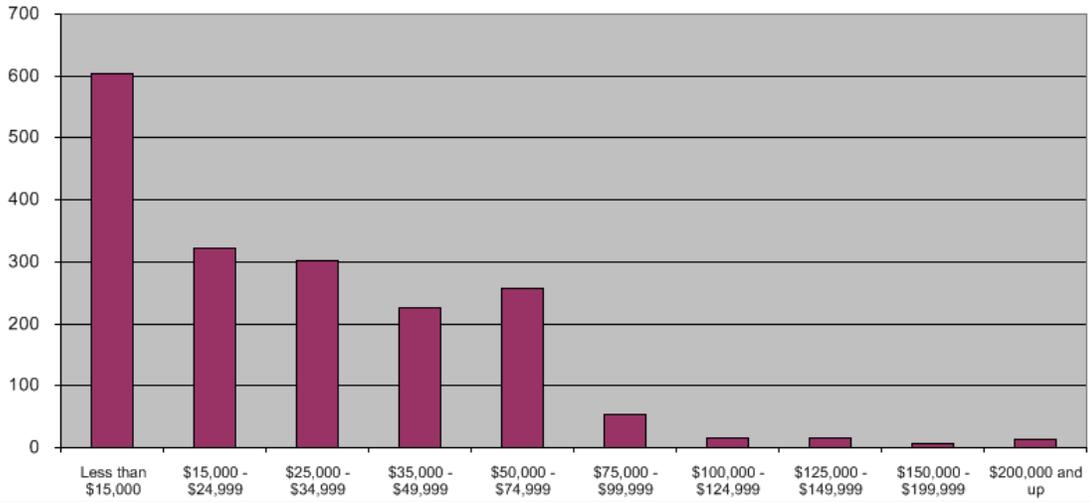
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Changes in Population by Age & Sex Market Area									
Estimated Change - 2010 to 2017					Projected Change - 2017 to 2022				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-38	-4	-42	-7.0%	0 to 4 Years	4	-4	0	0.0%
5 to 9 Years	-11	14	3	0.6%	5 to 9 Years	-4	1	-3	-0.6%
10 to 14 Years	6	-18	-12	-2.3%	10 to 14 Years	-7	17	10	2.0%
15 to 17 Years	-36	-21	-57	-16.5%	15 to 17 Years	18	4	22	7.6%
18 to 20 Years	-45	-46	-91	-24.7%	18 to 20 Years	7	1	8	2.9%
21 to 24 Years	4	-3	1	0.2%	21 to 24 Years	-11	-16	-27	-6.6%
25 to 34 Years	64	-5	59	6.5%	25 to 34 Years	18	-14	4	0.4%
35 to 44 Years	-58	-26	-84	-9.7%	35 to 44 Years	27	21	48	6.1%
45 to 54 Years	-124	-131	-255	-22.0%	45 to 54 Years	-75	-101	-176	-19.5%
55 to 64 Years	-32	24	-8	-0.8%	55 to 64 Years	-38	-17	-55	-5.4%
65 to 74 Years	82	84	166	25.0%	65 to 74 Years	44	63	107	12.9%
75 to 84 Years	33	23	56	16.1%	75 to 84 Years	13	-3	10	2.5%
85 Years and Up	2	5	7	4.5%	85 Years and Up	4	4	8	4.9%
Total	-153	-104	-257	-3.2%	Total	0	-44	-44	-0.6%
62+ Years	n/a	n/a	231	15.9%	62+ Years	n/a	n/a	133	7.9%

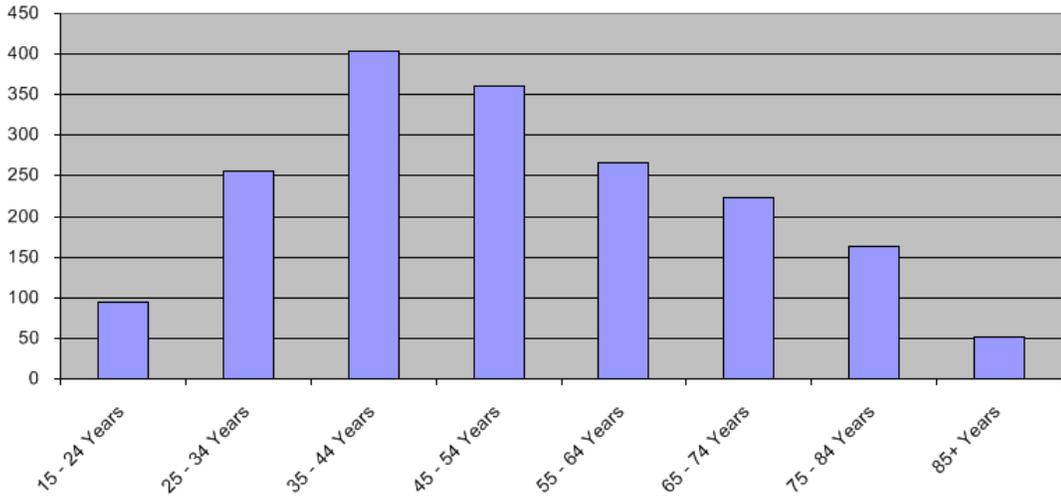
Source: Claritas; Ribbon Demographics

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www.ribbondata.com
Tel: 916-880-1644

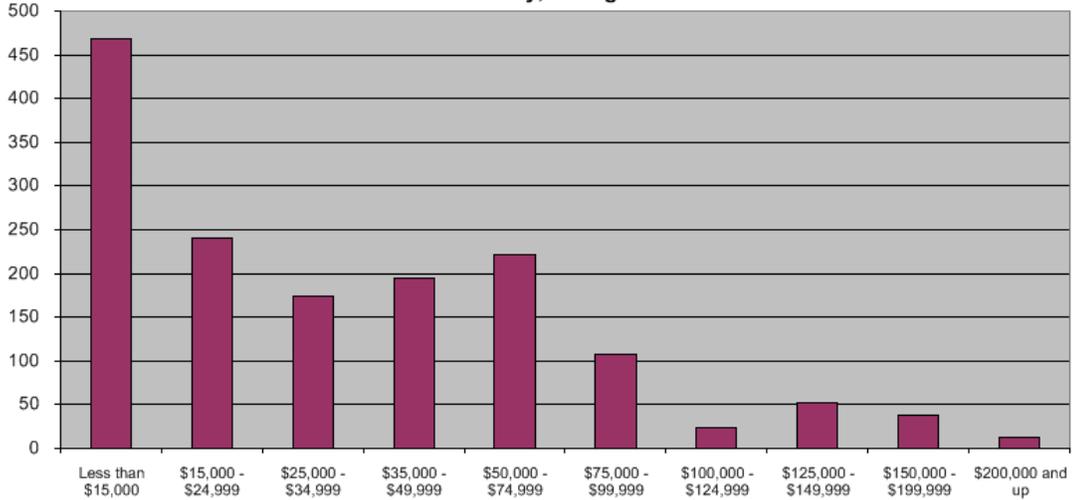
**Households by Income - Census 2000
Dawson city, Georgia**

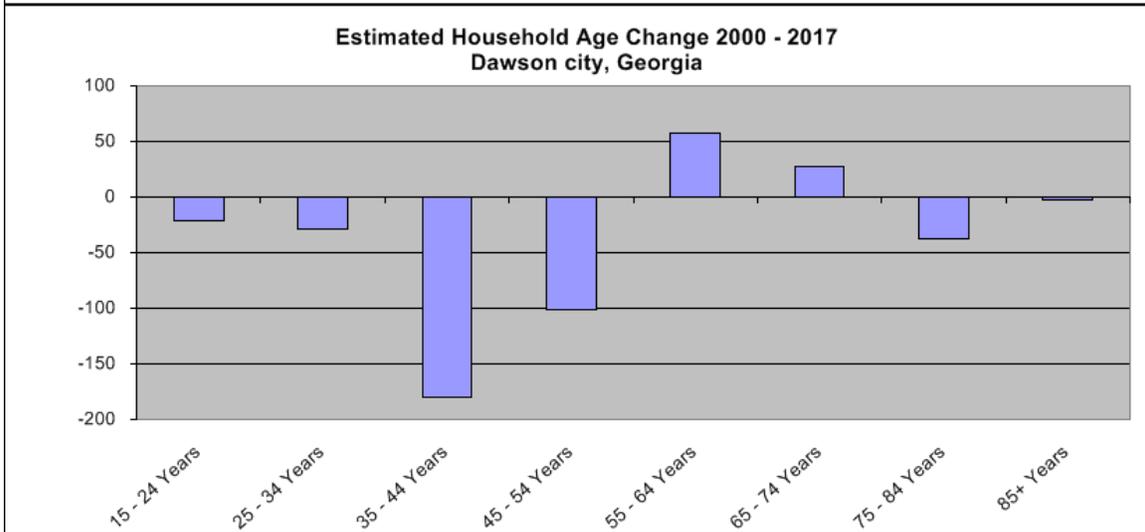
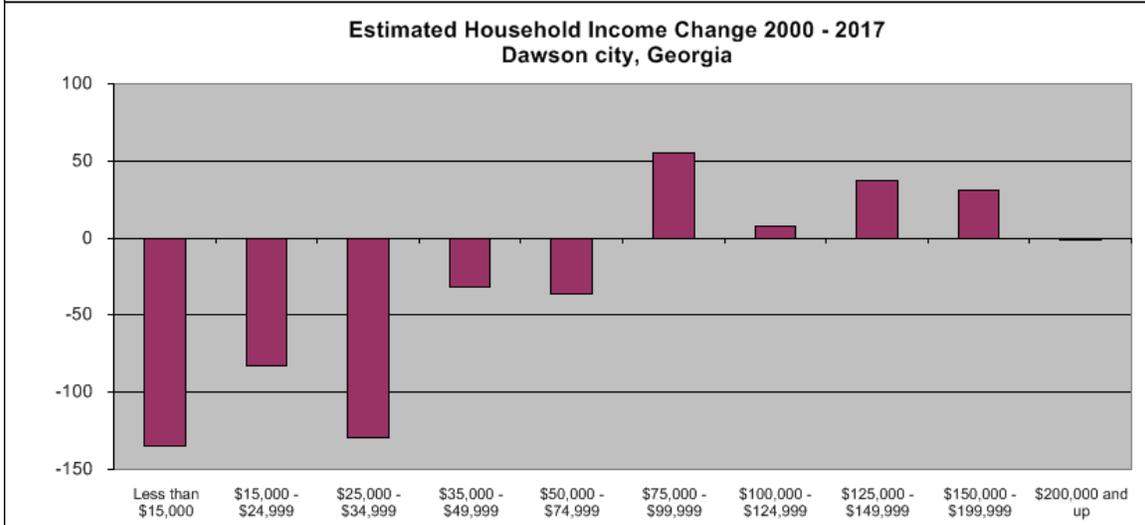
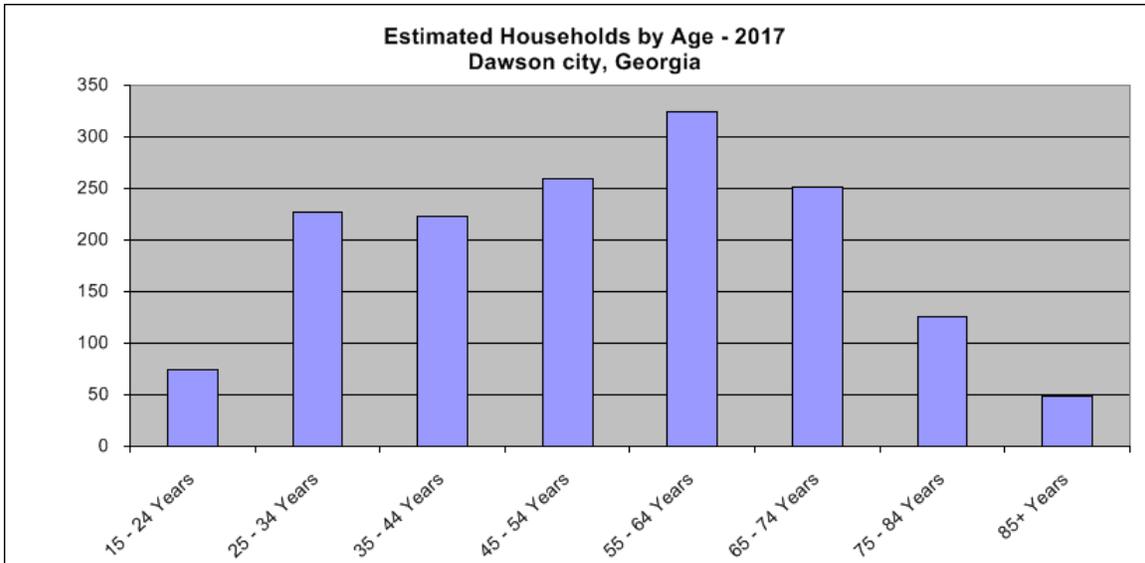


**Households by Age - Census 2000
Dawson city, Georgia**

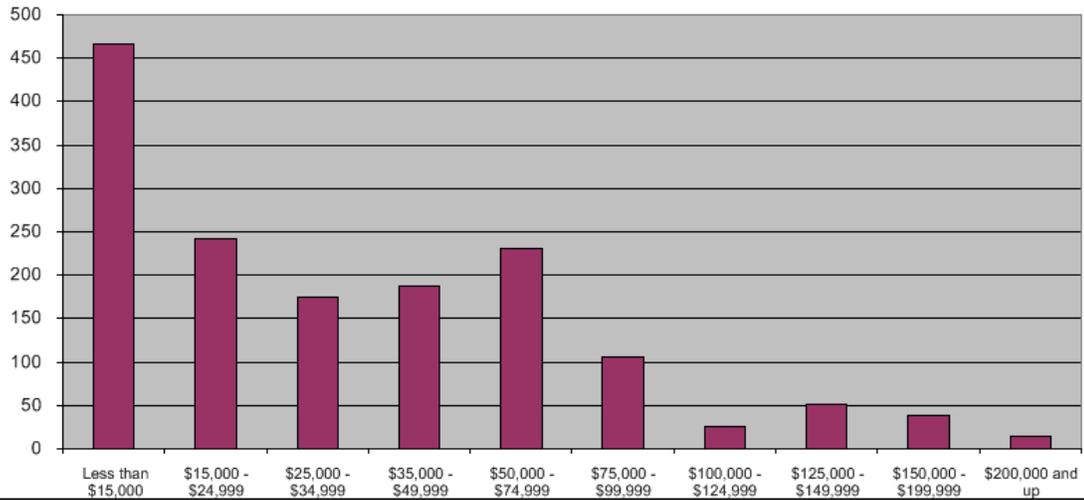


**Estimated Households by Income - 2017
Dawson city, Georgia**

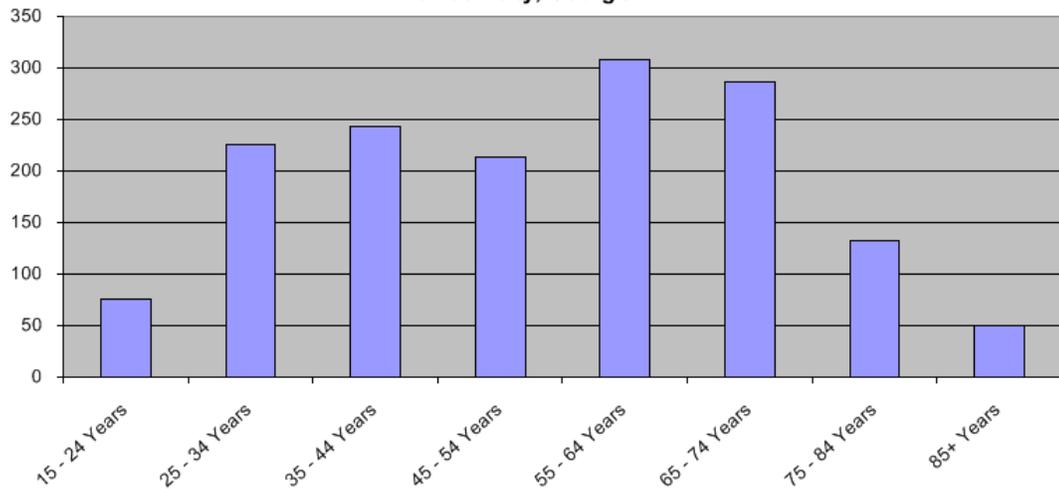




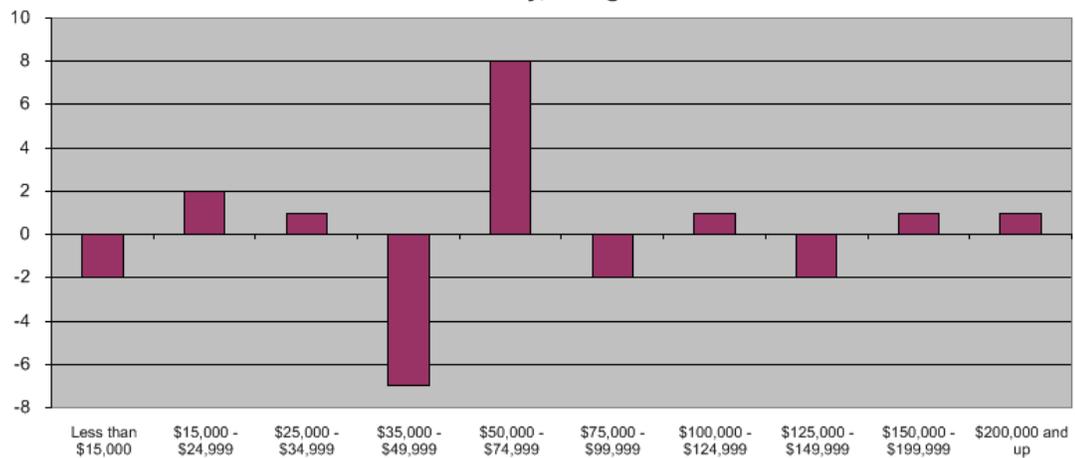
**Projected Households by Income - 2022
Dawson city, Georgia**

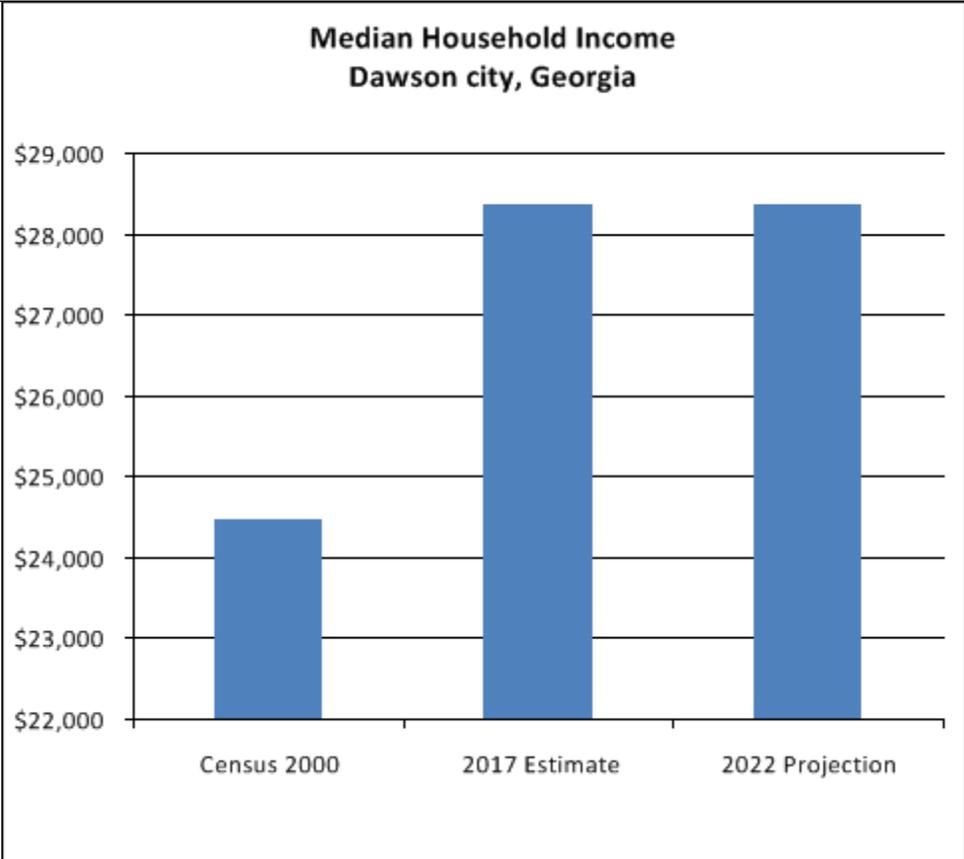
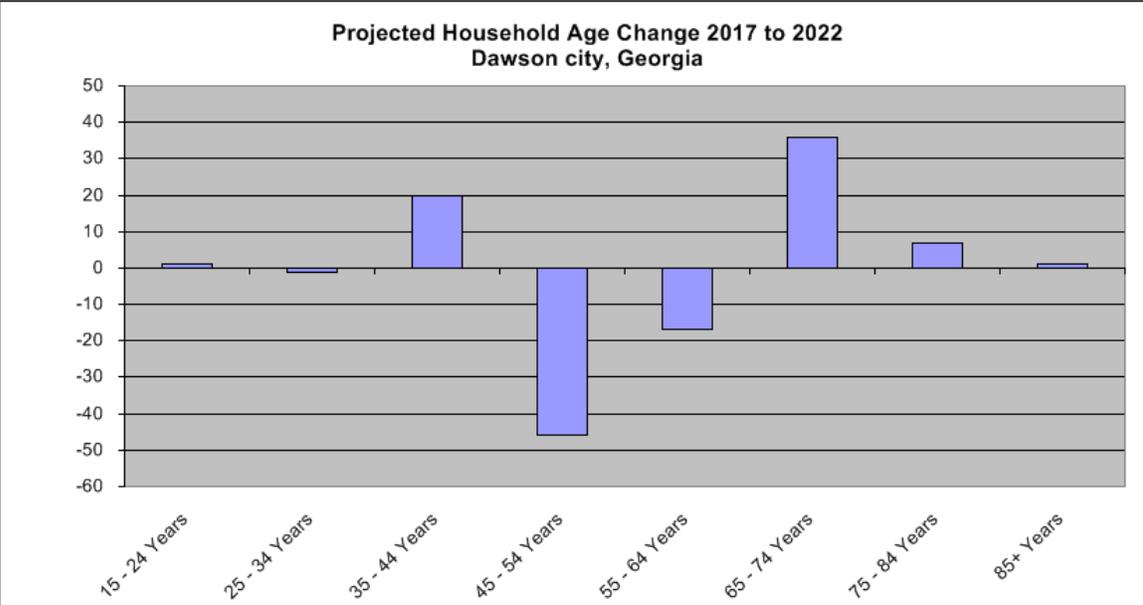


**Projected Households by Age - 2022
Dawson city, Georgia**



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





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Households by Income and Age										
Dawson 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	51	86	104	92	104	78	64	25	604	33.2%
\$15,000 - \$24,999	30	44	91	58	7	33	46	14	323	17.7%
\$25,000 - \$34,999	8	64	61	49	78	35	7	1	303	16.6%
\$35,000 - \$49,999	6	36	48	52	22	27	29	6	226	12.4%
\$50,000 - \$74,999	0	19	66	75	45	40	10	3	258	14.2%
\$75,000 - \$99,999	0	7	20	13	6	7	0	0	53	2.9%
\$100,000 - \$124,999	0	0	0	12	4	0	0	0	16	0.9%
\$125,000 - \$149,999	0	0	0	10	0	0	4	2	16	0.9%
\$150,000 - \$199,999	0	0	0	0	0	3	3	1	7	0.4%
\$200,000 and up	0	0	13	0	1	0	0	0	14	0.8%
Total	95	256	403	361	267	223	163	52	1,820	100.0%
Percent	5.2%	14.1%	22.1%	19.8%	14.7%	12.3%	9.0%	2.9%		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Dawson 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	50	60	53	73	102	61	46	24	469	30.6%
\$15,000 - \$24,999	1	52	47	30	43	32	24	11	240	15.6%
\$25,000 - \$34,999	7	25	24	36	45	21	12	4	174	11.3%
\$35,000 - \$49,999	7	35	35	30	41	27	15	4	194	12.6%
\$50,000 - \$74,999	1	33	33	42	42	51	14	6	222	14.5%
\$75,000 - \$99,999	0	16	19	21	23	22	7	0	108	7.0%
\$100,000 - \$124,999	0	1	2	6	7	7	1	0	24	1.6%
\$125,000 - \$149,999	0	4	9	16	18	4	2	0	53	3.5%
\$150,000 - \$199,999	8	0	0	6	4	16	4	0	38	2.5%
\$200,000 and up	0	1	1	0	0	10	1	0	13	0.8%
Total	74	227	223	260	325	251	126	49	1,535	100.0%
Percent	4.8%	14.8%	14.5%	16.9%	21.2%	16.4%	8.2%	3.2%		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Dawson 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	-1	-26	-51	-19	-2	-17	-18	-1	-135	-22.4%
\$15,000 - \$24,999	-29	8	-44	-28	36	-1	-22	-3	-83	-25.7%
\$25,000 - \$34,999	-1	-39	-37	-13	-33	-14	5	3	-129	-42.6%
\$35,000 - \$49,999	1	-1	-13	-22	19	0	-14	-2	-32	-14.2%
\$50,000 - \$74,999	1	14	-33	-33	-3	11	4	3	-36	-14.0%
\$75,000 - \$99,999	0	9	-1	8	17	15	7	0	55	103.8%
\$100,000 - \$124,999	0	1	2	-6	3	7	1	0	8	50.0%
\$125,000 - \$149,999	0	4	9	6	18	4	-2	-2	37	231.3%
\$150,000 - \$199,999	8	0	0	6	4	13	1	-1	31	442.9%
\$200,000 and up	0	1	-12	0	-1	10	1	0	-1	-7.1%
Total	-21	-29	-180	-101	58	28	-37	-3	-285	-15.7%
Percent Change	-22.1%	-11.3%	-44.7%	-28.0%	21.7%	12.6%	-22.7%	-5.8%		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Dawson 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	48	61	58	61	95	74	47	23	467	30.4%
\$15,000 - \$24,999	1	50	51	26	40	36	25	13	242	15.8%
\$25,000 - \$34,999	6	26	24	32	47	24	12	4	175	11.4%
\$35,000 - \$49,999	8	34	39	22	35	28	17	4	187	12.2%
\$50,000 - \$74,999	1	33	40	35	42	58	16	5	230	15.0%
\$75,000 - \$99,999	0	16	19	17	20	25	8	1	106	6.9%
\$100,000 - \$124,999	1	0	2	5	7	8	2	0	25	1.6%
\$125,000 - \$149,999	0	5	9	12	17	7	1	0	51	3.3%
\$150,000 - \$199,999	10	0	0	4	5	17	3	0	39	2.5%
\$200,000 and up	0	1	1	0	0	10	2	0	14	0.9%
Total	75	226	243	214	308	287	133	50	1,536	100.0%
Percent	4.9%	14.7%	15.8%	13.9%	20.1%	18.7%	8.7%	3.3%		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Dawson 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	1	5	-12	-7	13	1	-1	-2	-0.4%
\$15,000 - \$24,999	0	-2	4	-4	-3	4	1	2	2	0.8%
\$25,000 - \$34,999	-1	1	0	-4	2	3	0	0	1	0.6%
\$35,000 - \$49,999	1	-1	4	-8	-6	1	2	0	-7	-3.6%
\$50,000 - \$74,999	0	0	7	-7	0	7	2	-1	8	3.6%
\$75,000 - \$99,999	0	0	0	-4	-3	3	1	1	-2	-1.9%
\$100,000 - \$124,999	1	-1	0	-1	0	1	1	0	1	4.2%
\$125,000 - \$149,999	0	1	0	-4	-1	3	-1	0	-2	-3.8%
\$150,000 - \$199,999	2	0	0	-2	1	1	-1	0	1	2.6%
\$200,000 and up	0	0	0	0	0	0	1	0	1	7.7%
Total	1	-1	20	-46	-17	36	7	1	1	0.1%
Percent Change	1.4%	-0.4%	9.0%	-17.7%	-5.2%	14.3%	5.6%	2.0%	0.1%	

Source: Claritas; Ribbon Demographics

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Median Household Income		
Dawson city, Georgia		
Census 2000	2017 Estimate	2022 Projection
\$24,474	\$28,362	\$28,371

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Median Household Income by Area Dawson city, Georgia			
Geography ID	Census 2000	2017 Estimate	2022 Projection
1321912	\$24,474	\$28,362	\$28,371

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Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	38	23	30	1	9	101
\$10,000-20,000	55	23	27	49	18	172
\$20,000-30,000	27	4	8	5	7	51
\$30,000-40,000	0	7	3	1	0	11
\$40,000-50,000	0	15	0	10	2	27
\$50,000-60,000	11	28	0	0	0	39
\$60,000-75,000	0	0	0	0	36	36
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	1	5	0	0	6
\$125,000-150,000	2	2	0	0	1	5
\$150,000-200,000	1	2	0	0	0	3
\$200,000+	1	0	0	1	0	2
Total	135	105	73	67	73	453

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	36	1	0	13	0	50
\$10,000-20,000	30	12	30	0	3	75
\$20,000-30,000	10	8	0	0	3	21
\$30,000-40,000	6	2	1	2	3	14
\$40,000-50,000	2	10	0	0	1	13
\$50,000-60,000	5	2	1	0	1	9
\$60,000-75,000	8	1	5	0	15	29
\$75,000-100,000	2	0	0	0	1	3
\$100,000-125,000	4	1	1	2	1	9
\$125,000-150,000	1	1	0	0	0	2
\$150,000-200,000	1	0	1	1	0	3
\$200,000+	1	0	1	0	1	3
Total	106	38	40	18	29	231

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	23	1	0	0	0	24
\$10,000-20,000	30	11	0	0	2	43
\$20,000-30,000	8	0	0	0	2	10
\$30,000-40,000	4	1	0	0	1	6
\$40,000-50,000	2	0	0	0	0	2
\$50,000-60,000	3	1	0	0	0	4
\$60,000-75,000	4	1	0	0	10	15
\$75,000-100,000	2	0	0	0	1	3
\$100,000-125,000	3	1	0	0	0	4
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	1	0	0	1
\$200,000+	0	0	0	0	0	0
Total	79	16	1	0	16	112

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	74	24	30	14	9	151
\$10,000-20,000	85	35	57	49	21	247
\$20,000-30,000	37	12	8	5	10	72
\$30,000-40,000	6	9	4	3	3	25
\$40,000-50,000	2	25	0	10	3	40
\$50,000-60,000	16	30	1	0	1	48
\$60,000-75,000	8	1	5	0	51	65
\$75,000-100,000	2	0	0	0	1	3
\$100,000-125,000	4	2	6	2	1	15
\$125,000-150,000	3	3	0	0	1	7
\$150,000-200,000	2	2	1	1	0	6
\$200,000+	2	0	1	1	1	5
Total	241	143	113	85	102	684

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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	8.4%	5.1%	6.6%	0.2%	2.0%	22.3%
\$10,000-20,000	12.1%	5.1%	6.0%	10.8%	4.0%	38.0%
\$20,000-30,000	6.0%	0.9%	1.8%	1.1%	1.5%	11.3%
\$30,000-40,000	0.0%	1.5%	0.7%	0.2%	0.0%	2.4%
\$40,000-50,000	0.0%	3.3%	0.0%	2.2%	0.4%	6.0%
\$50,000-60,000	2.4%	6.2%	0.0%	0.0%	0.0%	8.6%
\$60,000-75,000	0.0%	0.0%	0.0%	0.0%	7.9%	7.9%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.2%	1.1%	0.0%	0.0%	1.3%
\$125,000-150,000	0.4%	0.4%	0.0%	0.0%	0.2%	1.1%
\$150,000-200,000	0.2%	0.4%	0.0%	0.0%	0.0%	0.7%
\$200,000+	0.2%	0.0%	0.0%	0.2%	0.0%	0.4%
Total	29.8%	23.2%	16.1%	14.8%	16.1%	100.0%

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	15.6%	0.4%	0.0%	5.6%	0.0%	21.6%
\$10,000-20,000	13.0%	5.2%	13.0%	0.0%	1.3%	32.5%
\$20,000-30,000	4.3%	3.5%	0.0%	0.0%	1.3%	9.1%
\$30,000-40,000	2.6%	0.9%	0.4%	0.9%	1.3%	6.1%
\$40,000-50,000	0.9%	4.3%	0.0%	0.0%	0.4%	5.6%
\$50,000-60,000	2.2%	0.9%	0.4%	0.0%	0.4%	3.9%
\$60,000-75,000	3.5%	0.4%	2.2%	0.0%	6.5%	12.6%
\$75,000-100,000	0.9%	0.0%	0.0%	0.0%	0.4%	1.3%
\$100,000-125,000	1.7%	0.4%	0.4%	0.9%	0.4%	3.9%
\$125,000-150,000	0.4%	0.4%	0.0%	0.0%	0.0%	0.9%
\$150,000-200,000	0.4%	0.0%	0.4%	0.4%	0.0%	1.3%
\$200,000+	0.4%	0.0%	0.4%	0.0%	0.4%	1.3%
Total	45.9%	16.5%	17.3%	7.8%	12.6%	100.0%

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	20.5%	0.9%	0.0%	0.0%	0.0%	21.4%
\$10,000-20,000	26.8%	9.8%	0.0%	0.0%	1.8%	38.4%
\$20,000-30,000	7.1%	0.0%	0.0%	0.0%	1.8%	8.9%
\$30,000-40,000	3.6%	0.9%	0.0%	0.0%	0.9%	5.4%
\$40,000-50,000	1.8%	0.0%	0.0%	0.0%	0.0%	1.8%
\$50,000-60,000	2.7%	0.9%	0.0%	0.0%	0.0%	3.6%
\$60,000-75,000	3.6%	0.9%	0.0%	0.0%	8.9%	13.4%
\$75,000-100,000	1.8%	0.0%	0.0%	0.0%	0.9%	2.7%
\$100,000-125,000	2.7%	0.9%	0.0%	0.0%	0.0%	3.6%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.9%	0.0%	0.0%	0.9%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	70.5%	14.3%	0.9%	0.0%	14.3%	100.0%

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	10.8%	3.5%	4.4%	2.0%	1.3%	22.1%
\$10,000-20,000	12.4%	5.1%	8.3%	7.2%	3.1%	36.1%
\$20,000-30,000	5.4%	1.8%	1.2%	0.7%	1.5%	10.5%
\$30,000-40,000	0.9%	1.3%	0.6%	0.4%	0.4%	3.7%
\$40,000-50,000	0.3%	3.7%	0.0%	1.5%	0.4%	5.8%
\$50,000-60,000	2.3%	4.4%	0.1%	0.0%	0.1%	7.0%
\$60,000-75,000	1.2%	0.1%	0.7%	0.0%	7.5%	9.5%
\$75,000-100,000	0.3%	0.0%	0.0%	0.0%	0.1%	0.4%
\$100,000-125,000	0.6%	0.3%	0.9%	0.3%	0.1%	2.2%
\$125,000-150,000	0.4%	0.4%	0.0%	0.0%	0.1%	1.0%
\$150,000-200,000	0.3%	0.3%	0.1%	0.1%	0.0%	0.9%
\$200,000+	0.3%	0.0%	0.1%	0.1%	0.1%	0.7%
Total	35.2%	20.9%	16.5%	12.4%	14.9%	100.0%

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Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1	20	2	0	3	26
\$10,000-20,000	1	15	6	27	6	55
\$20,000-30,000	0	0	17	33	0	50
\$30,000-40,000	1	43	12	2	5	63
\$40,000-50,000	0	1	12	10	14	37
\$50,000-60,000	1	6	2	1	2	12
\$60,000-75,000	2	0	25	5	7	39
\$75,000-100,000	21	1	29	4	0	55
\$100,000-125,000	0	11	0	0	17	28
\$125,000-150,000	1	1	3	6	1	12
\$150,000-200,000	0	0	2	6	0	8
\$200,000+	0	0	0	0	0	0
Total	28	98	119	94	55	394

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	41	23	4	0	2	70
\$10,000-20,000	80	41	12	4	0	137
\$20,000-30,000	7	22	2	0	24	55
\$30,000-40,000	3	24	2	1	3	33
\$40,000-50,000	4	27	5	9	2	47
\$50,000-60,000	11	27	3	1	2	44
\$60,000-75,000	3	10	6	0	0	19
\$75,000-100,000	4	25	3	0	2	34
\$100,000-125,000	1	10	5	0	1	17
\$125,000-150,000	3	10	0	0	0	13
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	1	3	0	0	1	5
Total	158	223	42	15	37	475

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	40	23	4	0	2	69
\$10,000-20,000	56	40	12	0	0	108
\$20,000-30,000	7	22	1	0	10	40
\$30,000-40,000	1	18	1	0	2	22
\$40,000-50,000	4	16	5	9	0	34
\$50,000-60,000	10	19	2	0	2	33
\$60,000-75,000	3	9	6	0	0	18
\$75,000-100,000	4	10	0	0	2	16
\$100,000-125,000	1	3	0	0	0	4
\$125,000-150,000	3	7	0	0	0	10
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	1	1	0	0	1	3
Total	130	168	31	9	19	357

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	42	43	6	0	5	96
\$10,000-20,000	81	56	18	31	6	192
\$20,000-30,000	7	22	19	33	24	105
\$30,000-40,000	4	67	14	3	8	96
\$40,000-50,000	4	28	17	19	16	84
\$50,000-60,000	12	33	5	2	4	56
\$60,000-75,000	5	10	31	5	7	58
\$75,000-100,000	25	26	32	4	2	89
\$100,000-125,000	1	21	5	0	18	45
\$125,000-150,000	4	11	3	6	1	25
\$150,000-200,000	0	1	2	6	0	9
\$200,000+	1	3	0	0	1	14
Total	186	321	161	109	92	869

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.3%	5.1%	0.5%	0.0%	0.8%	6.6%
\$10,000-20,000	0.3%	3.8%	1.5%	6.9%	1.5%	14.0%
\$20,000-30,000	0.0%	0.0%	4.3%	8.4%	0.0%	12.7%
\$30,000-40,000	0.3%	10.9%	3.0%	0.5%	1.3%	16.0%
\$40,000-50,000	0.0%	0.3%	3.0%	2.5%	3.6%	9.4%
\$50,000-60,000	0.3%	1.5%	0.5%	0.3%	0.5%	3.0%
\$60,000-75,000	0.5%	0.0%	6.3%	1.3%	1.8%	9.9%
\$75,000-100,000	5.3%	0.3%	7.4%	1.0%	0.0%	14.0%
\$100,000-125,000	0.0%	2.8%	0.0%	0.0%	4.3%	7.1%
\$125,000-150,000	0.3%	0.3%	0.8%	1.5%	0.3%	3.0%
\$150,000-200,000	0.0%	0.0%	0.5%	1.5%	0.0%	2.0%
\$200,000+	0.0%	0.0%	2.3%	0.0%	0.0%	2.3%
Total	7.1%	24.9%	30.2%	23.9%	14.0%	100.0%

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	8.6%	4.8%	0.8%	0.0%	0.4%	14.7%
\$10,000-20,000	16.8%	8.6%	2.5%	0.8%	0.0%	28.8%
\$20,000-30,000	1.5%	4.6%	0.4%	0.0%	5.1%	11.6%
\$30,000-40,000	0.6%	5.1%	0.4%	0.2%	0.6%	6.9%
\$40,000-50,000	0.8%	5.7%	1.1%	1.9%	0.4%	9.9%
\$50,000-60,000	2.3%	5.7%	0.6%	0.2%	0.4%	9.3%
\$60,000-75,000	0.6%	2.1%	1.3%	0.0%	0.0%	4.0%
\$75,000-100,000	0.8%	5.3%	0.6%	0.0%	0.4%	7.2%
\$100,000-125,000	0.2%	2.1%	1.1%	0.0%	0.2%	3.6%
\$125,000-150,000	0.6%	2.1%	0.0%	0.0%	0.0%	2.7%
\$150,000-200,000	0.0%	0.2%	0.0%	0.0%	0.0%	0.2%
\$200,000+	0.2%	0.6%	0.0%	0.0%	0.2%	1.1%
Total	33.3%	46.9%	8.8%	3.2%	7.8%	100.0%

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	11.2%	6.4%	1.1%	0.0%	0.6%	19.3%
\$10,000-20,000	15.7%	11.2%	3.4%	0.0%	0.0%	30.3%
\$20,000-30,000	2.0%	6.2%	0.3%	0.0%	2.8%	11.2%
\$30,000-40,000	0.3%	5.0%	0.3%	0.0%	0.6%	6.2%
\$40,000-50,000	1.1%	4.5%	1.4%	2.5%	0.0%	9.5%
\$50,000-60,000	2.8%	5.3%	0.6%	0.0%	0.6%	9.2%
\$60,000-75,000	0.8%	2.5%	1.7%	0.0%	0.0%	5.0%
\$75,000-100,000	1.1%	2.8%	0.0%	0.0%	0.6%	4.5%
\$100,000-125,000	0.3%	0.8%	0.0%	0.0%	0.0%	1.1%
\$125,000-150,000	0.8%	2.0%	0.0%	0.0%	0.0%	2.8%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.3%	0.3%	0.0%	0.0%	0.3%	0.8%
Total	36.4%	47.1%	8.7%	2.5%	5.3%	100.0%

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	4.8%	4.9%	0.7%	0.0%	0.6%	11.0%
\$10,000-20,000	9.3%	6.4%	2.1%	3.6%	0.7%	22.1%
\$20,000-30,000	0.8%	2.5%	2.2%	3.8%	2.8%	12.1%
\$30,000-40,000	0.5%	7.7%	1.6%	0.3%	0.9%	11.0%
\$40,000-50,000	0.5%	3.2%	2.0%	2.2%	1.8%	9.7%
\$50,000-60,000	1.4%	3.8%	0.6%	0.2%	0.5%	6.4%
\$60,000-75,000	0.6%	1.2%	3.6%	0.6%	0.8%	6.7%
\$75,000-100,000	2.9%	3.0%	3.7%	0.5%	0.2%	10.2%
\$100,000-125,000	0.1%	2.4%	0.6%	0.0%	2.1%	5.2%
\$125,000-150,000	0.5%	1.3%	0.3%	0.7%	0.1%	2.9%
\$150,000-200,000	0.0%	0.1%	0.2%	0.7%	0.0%	1.0%
\$200,000+	0.1%	0.3%	1.0%	0.0%	0.1%	1.6%
Total	21.4%	36.9%	18.5%	12.5%	10.6%	100.0%

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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	42	19	47	0	18	126
\$10,000-20,000	40	8	24	46	12	130
\$20,000-30,000	59	3	17	12	8	99
\$30,000-40,000	0	5	4	0	0	9
\$40,000-50,000	0	9	0	11	3	23
\$50,000-60,000	15	49	0	2	1	67
\$60,000-75,000	0	0	0	0	19	19
\$75,000-100,000	1	0	1	0	0	2
\$100,000-125,000	0	0	2	1	1	4
\$125,000-150,000	2	1	1	1	4	9
\$150,000-200,000	1	0	1	0	0	2
\$200,000+	0	0	1	0	0	1
Total	160	94	98	73	66	491

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	41	0	0	20	1	62
\$10,000-20,000	25	12	29	1	2	69
\$20,000-30,000	14	8	0	0	3	25
\$30,000-40,000	8	2	2	3	3	18
\$40,000-50,000	2	8	0	0	2	12
\$50,000-60,000	4	1	1	0	2	8
\$60,000-75,000	6	1	6	0	15	28
\$75,000-100,000	2	0	0	0	1	3
\$100,000-125,000	3	2	0	0	1	6
\$125,000-150,000	8	1	1	1	1	12
\$150,000-200,000	1	0	1	0	2	4
\$200,000+	1	0	0	0	0	1
Total	115	35	40	25	33	248

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	21	0	0	0	1	22
\$10,000-20,000	24	11	1	0	1	37
\$20,000-30,000	11	0	0	0	1	12
\$30,000-40,000	4	1	0	0	1	6
\$40,000-50,000	2	0	0	0	1	3
\$50,000-60,000	2	0	0	0	2	4
\$60,000-75,000	3	1	1	0	12	17
\$75,000-100,000	2	0	0	0	1	3
\$100,000-125,000	2	1	0	0	1	4
\$125,000-150,000	3	0	0	0	0	3
\$150,000-200,000	1	0	0	0	1	2
\$200,000+	1	0	0	0	0	1
Total	76	14	2	0	22	114

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	83	19	47	20	19	188
\$10,000-20,000	65	20	53	47	14	199
\$20,000-30,000	73	11	17	12	11	124
\$30,000-40,000	8	7	6	3	3	27
\$40,000-50,000	2	17	0	11	5	35
\$50,000-60,000	19	50	1	2	3	75
\$60,000-75,000	6	1	6	0	34	47
\$75,000-100,000	3	0	1	0	1	5
\$100,000-125,000	3	2	2	1	2	10
\$125,000-150,000	10	2	2	2	5	21
\$150,000-200,000	2	0	2	0	2	6
\$200,000+	1	0	1	0	0	2
Total	275	129	138	98	99	739

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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	8.6%	3.9%	9.6%	0.0%	3.7%	25.7%
\$10,000-20,000	8.1%	1.6%	4.9%	9.4%	2.4%	26.5%
\$20,000-30,000	12.0%	0.6%	3.5%	2.4%	1.6%	20.2%
\$30,000-40,000	0.0%	1.0%	0.8%	0.0%	0.0%	1.8%
\$40,000-50,000	0.0%	1.8%	0.0%	2.2%	0.6%	4.7%
\$50,000-60,000	3.1%	10.0%	0.0%	0.4%	0.2%	13.6%
\$60,000-75,000	0.0%	0.0%	0.0%	0.0%	3.9%	3.9%
\$75,000-100,000	0.2%	0.0%	0.2%	0.0%	0.0%	0.4%
\$100,000-125,000	0.0%	0.0%	0.4%	0.2%	0.2%	0.8%
\$125,000-150,000	0.4%	0.2%	0.2%	0.2%	0.8%	1.8%
\$150,000-200,000	0.2%	0.0%	0.2%	0.0%	0.0%	0.4%
\$200,000+	0.0%	0.0%	0.2%	0.0%	0.0%	0.2%
Total	32.6%	19.1%	20.0%	14.9%	13.4%	100.0%

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	16.5%	0.0%	0.0%	8.1%	0.4%	25.0%
\$10,000-20,000	10.1%	4.8%	11.7%	0.4%	0.8%	27.8%
\$20,000-30,000	5.6%	3.2%	0.0%	0.0%	1.2%	10.1%
\$30,000-40,000	3.2%	0.8%	0.8%	1.2%	1.2%	7.3%
\$40,000-50,000	0.8%	3.2%	0.0%	0.0%	0.8%	4.8%
\$50,000-60,000	1.6%	0.4%	0.4%	0.0%	0.8%	3.2%
\$60,000-75,000	2.4%	0.4%	2.4%	0.0%	6.0%	11.3%
\$75,000-100,000	0.8%	0.0%	0.0%	0.0%	0.4%	1.2%
\$100,000-125,000	1.2%	0.8%	0.0%	0.0%	0.4%	2.4%
\$125,000-150,000	3.2%	0.4%	0.4%	0.4%	0.4%	4.8%
\$150,000-200,000	0.4%	0.0%	0.4%	0.0%	0.8%	1.6%
\$200,000+	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%
Total	46.4%	14.1%	16.1%	10.1%	13.3%	100.0%

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	18.4%	0.0%	0.0%	0.0%	0.9%	19.3%
\$10,000-20,000	21.1%	9.6%	0.9%	0.0%	0.9%	32.5%
\$20,000-30,000	9.6%	0.0%	0.0%	0.0%	0.9%	10.5%
\$30,000-40,000	3.5%	0.9%	0.0%	0.0%	0.9%	5.3%
\$40,000-50,000	1.8%	0.0%	0.0%	0.0%	0.9%	2.6%
\$50,000-60,000	1.8%	0.0%	0.0%	0.0%	1.8%	3.5%
\$60,000-75,000	2.6%	0.9%	0.9%	0.0%	10.5%	14.9%
\$75,000-100,000	1.8%	0.0%	0.0%	0.0%	0.9%	2.6%
\$100,000-125,000	1.8%	0.9%	0.0%	0.0%	0.9%	3.5%
\$125,000-150,000	2.6%	0.0%	0.0%	0.0%	0.0%	2.6%
\$150,000-200,000	0.9%	0.0%	0.0%	0.0%	0.9%	1.8%
\$200,000+	0.9%	0.0%	0.0%	0.0%	0.0%	0.9%
Total	66.7%	12.3%	1.8%	0.0%	19.3%	100.0%

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	11.2%	2.6%	6.4%	2.7%	2.6%	25.4%
\$10,000-20,000	8.8%	2.7%	7.2%	6.4%	1.9%	26.9%
\$20,000-30,000	9.9%	1.5%	2.3%	1.6%	1.5%	16.8%
\$30,000-40,000	1.1%	0.9%	0.8%	0.4%	0.4%	3.7%
\$40,000-50,000	0.3%	2.3%	0.0%	1.5%	0.7%	4.7%
\$50,000-60,000	2.6%	6.8%	0.1%	0.3%	0.4%	10.1%
\$60,000-75,000	0.8%	0.1%	0.8%	0.0%	4.6%	6.4%
\$75,000-100,000	0.4%	0.0%	0.1%	0.0%	0.1%	0.7%
\$100,000-125,000	0.4%	0.3%	0.3%	0.1%	0.3%	1.4%
\$125,000-150,000	1.4%	0.3%	0.3%	0.3%	0.7%	2.8%
\$150,000-200,000	0.3%	0.0%	0.3%	0.0%	0.3%	0.8%
\$200,000+	0.1%	0.0%	0.1%	0.0%	0.0%	0.3%
Total	37.2%	17.5%	18.7%	13.3%	13.4%	100.0%

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Owner 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	0	12	0	0	3	15
\$10,000-20,000	0	6	0	6	4	16
\$20,000-30,000	0	0	18	30	1	49
\$30,000-40,000	3	30	10	1	5	49
\$40,000-50,000	0	0	24	8	17	49
\$50,000-60,000	0	3	1	2	0	6
\$60,000-75,000	1	1	10	3	2	17
\$75,000-100,000	21	0	25	7	1	54
\$100,000-125,000	0	1	0	0	4	5
\$125,000-150,000	0	2	1	14	3	20
\$150,000-200,000	1	1	0	9	1	12
\$200,000+	0	0	1	0	0	1
Total	26	56	90	80	41	293

Owner 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	25	14	5	0	0	44
\$10,000-20,000	74	45	12	4	0	135
\$20,000-30,000	7	23	2	0	33	65
\$30,000-40,000	4	24	2	1	1	32
\$40,000-50,000	2	28	6	12	2	50
\$50,000-60,000	15	34	3	2	2	56
\$60,000-75,000	3	7	10	0	1	21
\$75,000-100,000	6	36	4	0	3	49
\$100,000-125,000	1	7	1	0	0	9
\$125,000-150,000	2	7	0	1	2	12
\$150,000-200,000	5	11	2	0	2	20
\$200,000+	2	2	0	0	1	10
Total	146	243	47	20	47	503

Owner 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	25	14	5	0	0	44
\$10,000-20,000	55	45	12	0	0	112
\$20,000-30,000	7	22	2	0	14	45
\$30,000-40,000	4	23	1	0	1	29
\$40,000-50,000	2	19	6	12	1	40
\$50,000-60,000	14	22	2	1	2	41
\$60,000-75,000	3	7	10	0	1	21
\$75,000-100,000	6	23	0	0	3	32
\$100,000-125,000	1	4	1	0	0	6
\$125,000-150,000	1	5	0	0	1	7
\$150,000-200,000	4	11	2	0	2	19
\$200,000+	2	2	0	0	1	10
Total	124	202	41	13	26	406

Owner 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	25	26	5	0	3	59
\$10,000-20,000	74	51	12	10	4	151
\$20,000-30,000	7	23	20	30	34	114
\$30,000-40,000	7	54	12	2	6	81
\$40,000-50,000	2	28	30	20	19	99
\$50,000-60,000	15	37	4	4	2	62
\$60,000-75,000	4	8	20	3	3	38
\$75,000-100,000	27	36	29	7	4	103
\$100,000-125,000	1	8	1	0	4	14
\$125,000-150,000	2	9	1	15	5	32
\$150,000-200,000	6	12	2	9	3	32
\$200,000+	2	2	1	0	1	11
Total	172	299	137	100	88	796

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Percent Owner 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	0.0%	4.1%	0.0%	0.0%	1.0%	5.1%
\$10,000-20,000	0.0%	2.0%	0.0%	2.0%	1.4%	5.5%
\$20,000-30,000	0.0%	0.0%	6.1%	10.2%	0.3%	16.7%
\$30,000-40,000	1.0%	10.2%	3.4%	0.3%	1.7%	16.7%
\$40,000-50,000	0.0%	0.0%	8.2%	2.7%	5.8%	16.7%
\$50,000-60,000	0.0%	1.0%	0.3%	0.7%	0.0%	2.0%
\$60,000-75,000	0.3%	0.3%	3.4%	1.0%	0.7%	5.8%
\$75,000-100,000	7.2%	0.0%	8.5%	2.4%	0.3%	18.4%
\$100,000-125,000	0.0%	0.3%	0.0%	0.0%	1.4%	1.7%
\$125,000-150,000	0.0%	0.7%	0.3%	4.8%	1.0%	6.8%
\$150,000-200,000	0.3%	0.3%	0.0%	3.1%	0.3%	4.1%
\$200,000+	0.0%	0.0%	0.3%	0.0%	0.0%	0.3%
Total	8.9%	19.1%	30.7%	27.3%	14.0%	100.0%

Percent Owner 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	5.0%	2.8%	1.0%	0.0%	0.0%	8.7%
\$10,000-20,000	14.7%	8.9%	2.4%	0.8%	0.0%	26.8%
\$20,000-30,000	1.4%	4.6%	0.4%	0.0%	6.6%	12.9%
\$30,000-40,000	0.8%	4.8%	0.4%	0.2%	0.2%	6.4%
\$40,000-50,000	0.4%	5.6%	1.2%	2.4%	0.4%	9.9%
\$50,000-60,000	3.0%	6.8%	0.6%	0.4%	0.4%	11.1%
\$60,000-75,000	0.6%	1.4%	2.0%	0.0%	0.2%	4.2%
\$75,000-100,000	1.2%	7.2%	0.8%	0.0%	0.6%	9.7%
\$100,000-125,000	0.2%	1.4%	0.2%	0.0%	0.0%	1.8%
\$125,000-150,000	0.4%	1.4%	0.0%	0.2%	0.4%	2.4%
\$150,000-200,000	1.0%	2.2%	0.4%	0.0%	0.4%	4.0%
\$200,000+	0.4%	1.4%	0.0%	0.0%	0.2%	2.0%
Total	29.0%	48.3%	9.3%	4.0%	9.3%	100.0%

Percent Owner 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	6.2%	3.4%	1.2%	0.0%	0.0%	10.8%
\$10,000-20,000	13.5%	11.1%	3.0%	0.0%	0.0%	27.6%
\$20,000-30,000	1.7%	5.4%	0.5%	0.0%	3.4%	11.1%
\$30,000-40,000	1.0%	5.7%	0.2%	0.0%	0.2%	7.1%
\$40,000-50,000	0.5%	4.7%	1.5%	3.0%	0.2%	9.9%
\$50,000-60,000	3.4%	5.4%	0.5%	0.2%	0.5%	10.1%
\$60,000-75,000	0.7%	1.7%	2.5%	0.0%	0.2%	5.2%
\$75,000-100,000	1.5%	5.7%	0.0%	0.0%	0.7%	7.9%
\$100,000-125,000	0.2%	1.0%	0.2%	0.0%	0.0%	1.5%
\$125,000-150,000	0.2%	1.2%	0.0%	0.0%	0.2%	1.7%
\$150,000-200,000	1.0%	2.7%	0.5%	0.0%	0.5%	4.7%
\$200,000+	0.5%	1.7%	0.0%	0.0%	0.2%	2.5%
Total	30.5%	49.8%	10.1%	3.2%	6.4%	100.0%

Percent Owner 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	3.1%	3.3%	0.6%	0.0%	0.4%	7.4%
\$10,000-20,000	9.3%	6.4%	1.5%	1.3%	0.5%	19.0%
\$20,000-30,000	0.9%	2.9%	2.5%	3.8%	4.3%	14.3%
\$30,000-40,000	0.9%	6.8%	1.5%	0.3%	0.8%	10.2%
\$40,000-50,000	0.3%	3.5%	3.8%	2.5%	2.4%	12.4%
\$50,000-60,000	1.9%	4.6%	0.5%	0.5%	0.3%	7.8%
\$60,000-75,000	0.5%	1.0%	2.5%	0.4%	0.4%	4.8%
\$75,000-100,000	3.4%	4.5%	3.6%	0.9%	0.5%	12.9%
\$100,000-125,000	0.1%	1.0%	0.1%	0.0%	0.5%	1.8%
\$125,000-150,000	0.3%	1.1%	0.1%	1.9%	0.6%	4.0%
\$150,000-200,000	0.8%	1.5%	0.3%	1.1%	0.4%	4.0%
\$200,000+	0.3%	0.9%	0.1%	0.0%	0.1%	1.4%
Total	21.6%	37.6%	17.2%	12.6%	11.1%	100.0%

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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	46	19	49	0	11	125
\$10,000-20,000	36	8	26	42	9	121
\$20,000-30,000	58	3	16	10	8	95
\$30,000-40,000	1	7	5	0	0	13
\$40,000-50,000	0	8	0	12	3	23
\$50,000-60,000	16	50	0	1	2	69
\$60,000-75,000	0	0	0	1	16	17
\$75,000-100,000	0	0	1	0	1	2
\$100,000-125,000	0	0	2	0	1	3
\$125,000-150,000	3	2	2	0	1	8
\$150,000-200,000	1	2	0	0	2	5
\$200,000+	0	0	0	0	0	0
Total	161	99	101	66	54	481

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	40	1	0	18	2	61
\$10,000-20,000	31	11	28	1	2	73
\$20,000-30,000	15	7	0	0	3	25
\$30,000-40,000	9	0	1	6	3	19
\$40,000-50,000	1	8	0	0	3	12
\$50,000-60,000	6	1	0	0	1	8
\$60,000-75,000	7	0	4	1	18	30
\$75,000-100,000	1	0	0	0	3	4
\$100,000-125,000	3	0	0	0	1	4
\$125,000-150,000	5	1	1	3	2	12
\$150,000-200,000	2	0	0	0	3	5
\$200,000+	2	0	0	0	1	3
Total	122	29	34	29	42	256

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	21	1	0	0	2	24
\$10,000-20,000	30	11	0	0	1	42
\$20,000-30,000	12	0	0	0	1	13
\$30,000-40,000	6	0	0	0	2	8
\$40,000-50,000	1	0	0	0	1	2
\$50,000-60,000	3	0	0	0	1	4
\$60,000-75,000	4	0	0	0	16	20
\$75,000-100,000	1	0	0	0	3	4
\$100,000-125,000	2	0	0	0	0	2
\$125,000-150,000	1	0	0	0	1	2
\$150,000-200,000	2	0	0	0	2	4
\$200,000+	2	0	0	0	1	3
Total	85	12	0	0	31	128

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	86	20	49	18	13	186
\$10,000-20,000	67	19	54	43	11	194
\$20,000-30,000	73	10	16	10	11	120
\$30,000-40,000	10	7	6	6	3	32
\$40,000-50,000	1	16	0	12	6	35
\$50,000-60,000	22	51	0	1	3	77
\$60,000-75,000	7	0	4	2	34	47
\$75,000-100,000	1	0	1	0	4	6
\$100,000-125,000	3	0	2	0	2	7
\$125,000-150,000	8	3	3	3	3	20
\$150,000-200,000	3	2	0	0	5	10
\$200,000+	2	0	0	0	1	3
Total	283	128	135	95	96	737

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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	9.6%	4.0%	10.2%	0.0%	2.3%	26.0%
\$10,000-20,000	7.5%	1.7%	5.4%	8.7%	1.9%	25.2%
\$20,000-30,000	12.1%	0.6%	3.3%	2.1%	1.7%	19.8%
\$30,000-40,000	0.2%	1.5%	1.0%	0.0%	0.0%	2.7%
\$40,000-50,000	0.0%	1.7%	0.0%	2.5%	0.6%	4.8%
\$50,000-60,000	3.3%	10.4%	0.0%	0.2%	0.4%	14.3%
\$60,000-75,000	0.0%	0.0%	0.0%	0.2%	3.3%	3.5%
\$75,000-100,000	0.0%	0.0%	0.2%	0.0%	0.2%	0.4%
\$100,000-125,000	0.0%	0.0%	0.4%	0.0%	0.2%	0.6%
\$125,000-150,000	0.6%	0.4%	0.4%	0.0%	0.2%	1.7%
\$150,000-200,000	0.2%	0.4%	0.0%	0.0%	0.4%	1.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	33.5%	20.6%	21.0%	13.7%	11.2%	100.0%

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	15.6%	0.4%	0.0%	7.0%	0.8%	23.8%
\$10,000-20,000	12.1%	4.3%	10.9%	0.4%	0.8%	28.5%
\$20,000-30,000	5.9%	2.7%	0.0%	0.0%	1.2%	9.8%
\$30,000-40,000	3.5%	0.0%	0.4%	2.3%	1.2%	7.4%
\$40,000-50,000	0.4%	3.1%	0.0%	0.0%	1.2%	4.7%
\$50,000-60,000	2.3%	0.4%	0.0%	0.0%	0.4%	3.1%
\$60,000-75,000	2.7%	0.0%	1.6%	0.4%	7.0%	11.7%
\$75,000-100,000	0.4%	0.0%	0.0%	0.0%	1.2%	1.6%
\$100,000-125,000	1.2%	0.0%	0.0%	0.0%	0.4%	1.6%
\$125,000-150,000	2.0%	0.4%	0.4%	1.2%	0.8%	4.7%
\$150,000-200,000	0.8%	0.0%	0.0%	0.0%	1.2%	2.0%
\$200,000+	0.8%	0.0%	0.0%	0.0%	0.4%	1.2%
Total	47.7%	11.3%	13.3%	11.3%	16.4%	100.0%

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	16.4%	0.8%	0.0%	0.0%	1.6%	18.8%
\$10,000-20,000	23.4%	8.6%	0.0%	0.0%	0.8%	32.8%
\$20,000-30,000	9.4%	0.0%	0.0%	0.0%	0.8%	10.2%
\$30,000-40,000	4.7%	0.0%	0.0%	0.0%	1.6%	6.3%
\$40,000-50,000	0.8%	0.0%	0.0%	0.0%	0.8%	1.6%
\$50,000-60,000	2.3%	0.0%	0.0%	0.0%	0.8%	3.1%
\$60,000-75,000	3.1%	0.0%	0.0%	0.0%	12.5%	15.6%
\$75,000-100,000	0.8%	0.0%	0.0%	0.0%	2.3%	3.1%
\$100,000-125,000	1.6%	0.0%	0.0%	0.0%	0.0%	1.6%
\$125,000-150,000	0.8%	0.0%	0.0%	0.0%	0.8%	1.6%
\$150,000-200,000	1.6%	0.0%	0.0%	0.0%	1.6%	3.1%
\$200,000+	1.6%	0.0%	0.0%	0.0%	0.8%	2.3%
Total	66.4%	9.4%	0.0%	0.0%	24.2%	100.0%

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	11.7%	2.7%	6.6%	2.4%	1.8%	25.2%
\$10,000-20,000	9.1%	2.6%	7.3%	5.8%	1.5%	26.3%
\$20,000-30,000	9.9%	1.4%	2.2%	1.4%	1.5%	16.3%
\$30,000-40,000	1.4%	0.9%	0.8%	0.8%	0.4%	4.3%
\$40,000-50,000	0.1%	2.2%	0.0%	1.6%	0.8%	4.7%
\$50,000-60,000	3.0%	6.9%	0.0%	0.1%	0.4%	10.4%
\$60,000-75,000	0.9%	0.0%	0.5%	0.3%	4.6%	6.4%
\$75,000-100,000	0.1%	0.0%	0.1%	0.0%	0.5%	0.8%
\$100,000-125,000	0.4%	0.0%	0.3%	0.0%	0.3%	0.9%
\$125,000-150,000	1.1%	0.4%	0.4%	0.4%	0.4%	2.7%
\$150,000-200,000	0.4%	0.3%	0.0%	0.0%	0.7%	1.4%
\$200,000+	0.3%	0.0%	0.0%	0.0%	0.1%	0.4%
Total	38.4%	17.4%	18.3%	12.9%	13.0%	100.0%

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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	0	12	0	0	3	15
\$10,000-20,000	3	5	2	6	2	18
\$20,000-30,000	0	1	17	29	0	47
\$30,000-40,000	3	24	10	0	6	43
\$40,000-50,000	0	0	25	9	13	47
\$50,000-60,000	1	1	3	2	0	7
\$60,000-75,000	0	1	10	3	2	16
\$75,000-100,000	20	0	22	7	1	50
\$100,000-125,000	0	1	0	0	4	5
\$125,000-150,000	1	2	2	10	3	18
\$150,000-200,000	0	0	1	8	0	9
\$200,000+	0	0	2	0	0	2
Total	28	47	94	74	34	277

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	25	17	3	0	0	45
\$10,000-20,000	72	51	13	4	0	140
\$20,000-30,000	8	24	1	0	34	67
\$30,000-40,000	4	25	3	0	2	34
\$40,000-50,000	3	28	3	13	1	48
\$50,000-60,000	16	37	3	1	2	59
\$60,000-75,000	5	10	9	0	0	24
\$75,000-100,000	8	35	4	1	2	50
\$100,000-125,000	2	7	2	0	2	13
\$125,000-150,000	3	7	0	1	2	13
\$150,000-200,000	4	11	1	1	3	20
\$200,000+	3	5	0	1	0	9
Total	153	257	42	22	48	522

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	25	17	3	0	0	45
\$10,000-20,000	56	50	13	1	0	120
\$20,000-30,000	7	24	1	0	15	47
\$30,000-40,000	3	23	2	0	2	30
\$40,000-50,000	3	21	3	13	1	41
\$50,000-60,000	15	25	2	0	2	44
\$60,000-75,000	5	9	9	0	0	23
\$75,000-100,000	8	25	0	1	1	35
\$100,000-125,000	2	6	1	0	1	10
\$125,000-150,000	2	6	0	0	2	10
\$150,000-200,000	4	10	1	0	2	17
\$200,000+	3	5	0	1	0	9
Total	133	221	35	16	26	431

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	25	29	3	0	3	60
\$10,000-20,000	75	56	15	10	2	158
\$20,000-30,000	8	25	18	29	34	114
\$30,000-40,000	7	49	13	0	8	77
\$40,000-50,000	3	28	28	22	14	95
\$50,000-60,000	17	38	6	3	2	66
\$60,000-75,000	5	11	19	3	2	40
\$75,000-100,000	28	35	26	8	3	100
\$100,000-125,000	2	8	2	0	6	18
\$125,000-150,000	4	9	2	11	5	31
\$150,000-200,000	4	11	2	9	3	29
\$200,000+	3	5	2	1	0	11
Total	181	304	136	96	82	799

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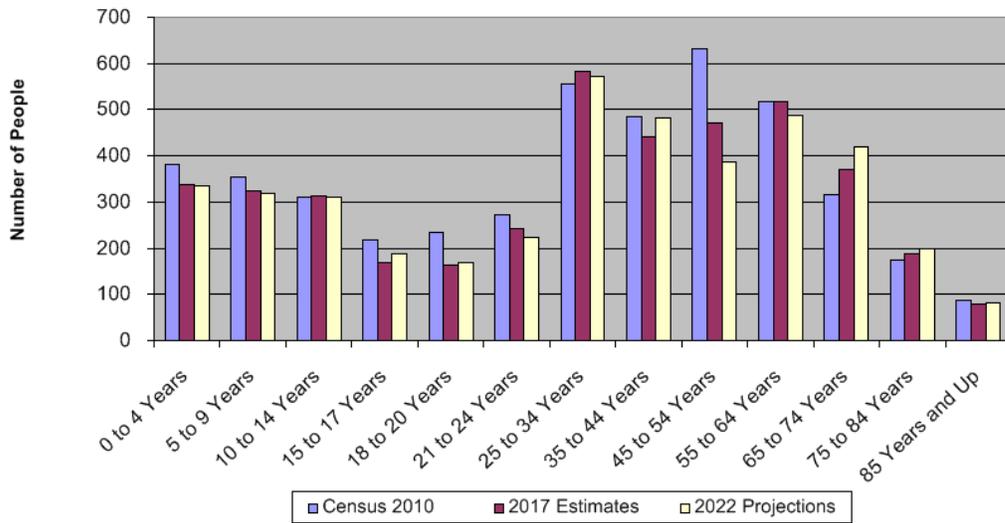
Percent Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.0%	4.3%	0.0%	0.0%	1.1%	5.4%
\$10,000-20,000	1.1%	1.8%	0.7%	2.2%	0.7%	6.5%
\$20,000-30,000	0.0%	0.4%	6.1%	10.5%	0.0%	17.0%
\$30,000-40,000	1.1%	8.7%	3.6%	0.0%	2.2%	15.5%
\$40,000-50,000	0.0%	0.0%	9.0%	3.2%	4.7%	17.0%
\$50,000-60,000	0.4%	0.4%	1.1%	0.7%	0.0%	2.5%
\$60,000-75,000	0.0%	0.4%	3.6%	1.1%	0.7%	5.8%
\$75,000-100,000	7.2%	0.0%	7.9%	2.5%	0.4%	18.1%
\$100,000-125,000	0.0%	0.4%	0.0%	0.0%	1.4%	1.8%
\$125,000-150,000	0.4%	0.7%	0.7%	3.6%	1.1%	6.5%
\$150,000-200,000	0.0%	0.0%	0.4%	2.9%	0.0%	3.2%
\$200,000+	0.0%	0.0%	0.7%	0.0%	0.0%	0.7%
Total	10.1%	17.0%	33.9%	26.7%	12.3%	100.0%

Percent 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	4.8%	3.3%	0.6%	0.0%	0.0%	8.6%
\$10,000-20,000	13.8%	9.8%	2.5%	0.8%	0.0%	26.8%
\$20,000-30,000	1.5%	4.6%	0.2%	0.0%	6.5%	12.8%
\$30,000-40,000	0.8%	4.8%	0.6%	0.0%	0.4%	6.5%
\$40,000-50,000	0.6%	5.4%	0.6%	2.5%	0.2%	9.2%
\$50,000-60,000	3.1%	7.1%	0.6%	0.2%	0.4%	11.3%
\$60,000-75,000	1.0%	1.9%	1.7%	0.0%	0.0%	4.6%
\$75,000-100,000	1.5%	6.7%	0.8%	0.2%	0.4%	9.6%
\$100,000-125,000	0.4%	1.3%	0.4%	0.0%	0.4%	2.5%
\$125,000-150,000	0.6%	1.3%	0.0%	0.2%	0.4%	2.5%
\$150,000-200,000	0.8%	2.1%	0.2%	0.2%	0.6%	3.8%
\$200,000+	0.6%	1.0%	0.0%	0.2%	0.0%	1.7%
Total	29.3%	49.2%	8.0%	4.2%	9.2%	100.0%

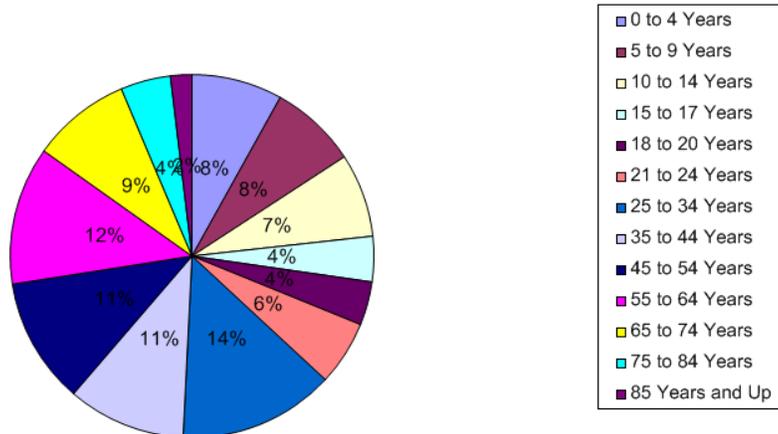
Percent Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	5.8%	3.9%	0.7%	0.0%	0.0%	10.4%
\$10,000-20,000	13.0%	11.6%	3.0%	0.2%	0.0%	27.8%
\$20,000-30,000	1.6%	5.6%	0.2%	0.0%	3.5%	10.9%
\$30,000-40,000	0.7%	5.3%	0.5%	0.0%	0.5%	7.0%
\$40,000-50,000	0.7%	4.9%	0.7%	3.0%	0.2%	9.5%
\$50,000-60,000	3.5%	5.8%	0.5%	0.0%	0.5%	10.2%
\$60,000-75,000	1.2%	2.1%	2.1%	0.0%	0.0%	5.3%
\$75,000-100,000	1.9%	5.8%	0.0%	0.2%	0.2%	8.1%
\$100,000-125,000	0.5%	1.4%	0.2%	0.0%	0.2%	2.3%
\$125,000-150,000	0.5%	1.4%	0.0%	0.0%	0.5%	2.3%
\$150,000-200,000	0.9%	2.3%	0.2%	0.0%	0.5%	3.9%
\$200,000+	0.7%	1.2%	0.0%	0.2%	0.0%	2.1%
Total	30.9%	51.3%	8.1%	3.7%	6.0%	100.0%

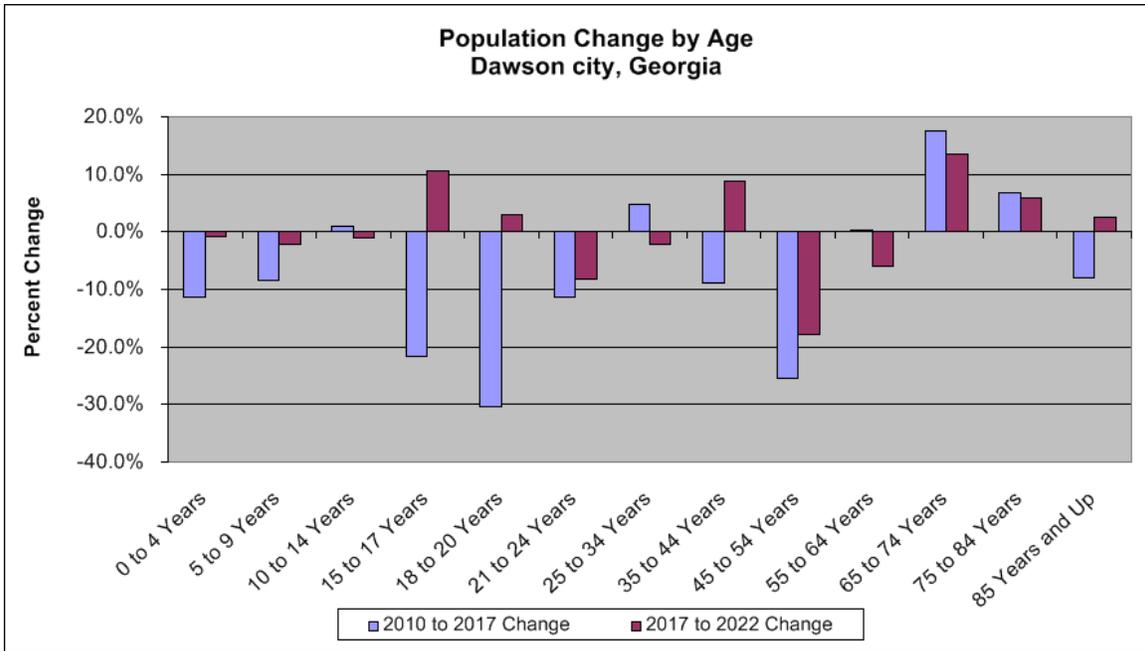
Percent Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.1%	3.6%	0.4%	0.0%	0.4%	7.5%
\$10,000-20,000	9.4%	7.0%	1.9%	1.3%	0.3%	19.8%
\$20,000-30,000	1.0%	3.1%	2.3%	3.6%	4.3%	14.3%
\$30,000-40,000	0.9%	6.1%	1.6%	0.0%	1.0%	9.6%
\$40,000-50,000	0.4%	3.5%	3.5%	2.8%	1.8%	11.9%
\$50,000-60,000	2.1%	4.8%	0.8%	0.4%	0.3%	8.3%
\$60,000-75,000	0.6%	1.4%	2.4%	0.4%	0.3%	5.0%
\$75,000-100,000	3.5%	4.4%	3.3%	1.0%	0.4%	12.5%
\$100,000-125,000	0.3%	1.0%	0.3%	0.0%	0.8%	2.3%
\$125,000-150,000	0.5%	1.1%	0.3%	1.4%	0.6%	3.9%
\$150,000-200,000	0.5%	1.4%	0.3%	1.1%	0.4%	3.6%
\$200,000+	0.4%	0.6%	0.3%	0.1%	0.0%	1.4%
Total	22.7%	38.0%	17.0%	12.0%	10.3%	100.0%

**Population by Age
Dawson city, Georgia**



**2017 Population by Age
Dawson city, Georgia**





ribbon demographics

www.ribbondata.com

POPULATION DATA

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Claritas

Population by Age & Sex Dawson 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	201	181	382	0 to 4 Years	173	166	339	0 to 4 Years	174	162	336	
5 to 9 Years	196	159	355	5 to 9 Years	164	161	325	5 to 9 Years	161	157	318	
10 to 14 Years	153	157	310	10 to 14 Years	170	143	313	10 to 14 Years	158	152	310	
15 to 17 Years	116	101	217	15 to 17 Years	86	84	170	15 to 17 Years	101	87	188	
18 to 20 Years	124	110	234	18 to 20 Years	86	77	163	18 to 20 Years	91	77	168	
21 to 24 Years	143	130	273	21 to 24 Years	129	113	242	21 to 24 Years	120	102	222	
25 to 34 Years	268	289	557	25 to 34 Years	303	280	583	25 to 34 Years	304	267	571	
35 to 44 Years	224	261	485	35 to 44 Years	204	238	442	35 to 44 Years	231	250	481	
45 to 54 Years	277	356	633	45 to 54 Years	198	274	472	45 to 54 Years	164	224	388	
55 to 64 Years	231	286	517	55 to 64 Years	211	307	518	55 to 64 Years	195	292	487	
65 to 74 Years	125	190	315	65 to 74 Years	155	215	370	65 to 74 Years	171	249	420	
75 to 84 Years	62	113	175	75 to 84 Years	69	118	187	75 to 84 Years	78	120	198	
85 Years and Up	26	61	87	85 Years and Up	21	59	80	85 Years and Up	20	62	82	
Total	2,146	2,394	4,540	Total	1,969	2,235	4,204	Total	1,968	2,201	4,169	
62+ Years	n/a	n/a	700	62+ Years	n/a	n/a	783	62+ Years	n/a	n/a	848	
		Median Age:	34.0			Median Age:	34.4			Median Age:	34.5	

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

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Claritas

Percent Population by Age & Sex Dawson 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	4.4%	4.0%	8.4%	0 to 4 Years	4.1%	3.9%	8.1%	0 to 4 Years	4.2%	3.9%	8.1%
5 to 9 Years	4.3%	3.5%	7.8%	5 to 9 Years	3.9%	3.8%	7.7%	5 to 9 Years	3.9%	3.8%	7.6%
10 to 14 Years	3.4%	3.5%	6.8%	10 to 14 Years	4.0%	3.4%	7.4%	10 to 14 Years	3.8%	3.6%	7.4%
15 to 17 Years	2.6%	2.2%	4.8%	15 to 17 Years	2.0%	2.0%	4.0%	15 to 17 Years	2.4%	2.1%	4.5%
18 to 20 Years	2.7%	2.4%	5.2%	18 to 20 Years	2.0%	1.8%	3.9%	18 to 20 Years	2.2%	1.8%	4.0%
21 to 24 Years	3.1%	2.9%	6.0%	21 to 24 Years	3.1%	2.7%	5.8%	21 to 24 Years	2.9%	2.4%	5.3%
25 to 34 Years	5.9%	6.4%	12.3%	25 to 34 Years	7.2%	6.7%	13.9%	25 to 34 Years	7.3%	6.4%	13.7%
35 to 44 Years	4.9%	5.7%	10.7%	35 to 44 Years	4.9%	5.7%	10.5%	35 to 44 Years	5.5%	6.0%	11.5%
45 to 54 Years	6.1%	7.8%	13.9%	45 to 54 Years	4.7%	6.5%	11.2%	45 to 54 Years	3.9%	5.4%	9.3%
55 to 64 Years	5.1%	6.3%	11.4%	55 to 64 Years	5.0%	7.3%	12.3%	55 to 64 Years	4.7%	7.0%	11.7%
65 to 74 Years	2.8%	4.2%	6.9%	65 to 74 Years	3.7%	5.1%	8.8%	65 to 74 Years	4.1%	6.0%	10.1%
75 to 84 Years	1.4%	2.5%	3.9%	75 to 84 Years	1.6%	2.8%	4.4%	75 to 84 Years	1.9%	2.9%	4.7%
85 Years and Up	0.6%	1.3%	1.9%	85 Years and Up	0.5%	1.4%	1.9%	85 Years and Up	0.5%	1.5%	2.0%
Total	47.3%	52.7%	100.0%	Total	46.8%	53.2%	100.0%	Total	47.2%	52.8%	100.0%
62+ Years	n/a	n/a	15.4%	62+ Years	n/a	n/a	18.6%	62+ Years	n/a	n/a	20.3%

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

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Claritas

Changes in Population by Age & Sex Dawson 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	-28	-15	-43	-11.3%	0 to 4 Years	1	-4	-3	-0.9%
5 to 9 Years	-32	2	-30	-8.5%	5 to 9 Years	-3	-4	-7	-2.2%
10 to 14 Years	17	-14	3	1.0%	10 to 14 Years	-12	9	-3	-1.0%
15 to 17 Years	-30	-17	-47	-21.7%	15 to 17 Years	15	3	18	10.6%
18 to 20 Years	-38	-33	-71	-30.3%	18 to 20 Years	5	0	5	3.1%
21 to 24 Years	-14	-17	-31	-11.4%	21 to 24 Years	-9	-11	-20	-8.3%
25 to 34 Years	35	-9	26	4.7%	25 to 34 Years	1	-13	-12	-2.1%
35 to 44 Years	-20	-23	-43	-8.9%	35 to 44 Years	27	12	39	8.8%
45 to 54 Years	-79	-82	-161	-25.4%	45 to 54 Years	-34	-50	-84	-17.8%
55 to 64 Years	-20	21	1	0.2%	55 to 64 Years	-16	-15	-31	-6.0%
65 to 74 Years	30	25	55	17.5%	65 to 74 Years	16	34	50	13.5%
75 to 84 Years	7	5	12	6.9%	75 to 84 Years	9	2	11	5.9%
85 Years and Up	-5	-2	-7	-8.0%	85 Years and Up	-1	3	2	2.5%
Total	-177	-159	-336	-7.4%	Total	-1	-34	-35	-0.8%
62+ Years	n/a	n/a	83	11.9%	62+ Years	n/a	n/a	65	8.3%

Source: Claritas; Ribbon Demographics

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

ADDENDUM F

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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/EHA Appraiser Training

Arkansas State Office

Multifamily Accelerated Processing Valuation (MAP)

U.S. Department of Housing and Urban Development

2nd Annual Multifamily Accelerated Processing Basic and Advanced Valuation (MAP)

U.S. Department of Housing and Urban Development

FHA Appraising Today

McKissock, Inc.

Texas USDA Rural Development Multifamily Housing Appraiser Training

Texas Rural Development

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

Kentucky Rural Development

Financial Analysis of Income Properties

National Association of Independent Fee Appraisers

Income Capitalization

McKissock, Inc.

Introduction to Income Property Appraising

National Association of Independent Fee Appraisers

Concepts, Terminology & Techniques

National Association of Independent Fee Appraisers

Uniform Standards of Professional Appraisal Practice

Central Missouri State University

Appraisal of Scenic, Recreational and Forest Properties

University of Missouri-Columbia

Appraiser Liability

McKissock, Inc.

Appraisal Trends

McKissock, Inc.

Sales Comparison Approach

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.