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**Need and Demand Analysis For
Magnolia Place Apartments
701 Church Street
Blackstone, Virginia 23824**

**Prepared For
TM Associates Management, Inc.
1375 Piccard Drive #150
Rockville, Maryland 20850**

**Effective Date
February 20, 2020**

**Date of Report
March 12, 2020**



March 12, 2020

Mr. Adam Stockmaster
TM Associates Management, Inc.
1375 Piccard Drive #150
Rockville, Maryland 20850

Dear Mr. Stockmaster:

Following is a market study which was completed for TM Associates Management, Inc., under the guidelines set forth by the Virginia Housing Development Authority. The subject is located at 701 Church Street in Blackstone, Virginia, and is an existing Rural Development and Low Income Housing Tax Credit elderly development. The subject consists of 14 one-story garden buildings containing 56 units and an accessory building housing a meeting room, laundry facility, office and maintenance area. The buildings have siding exterior and asphalt shingle roofs. Unit amenities include a refrigerator, range/oven, carpet, vinyl, blinds, coat closet, patio, pull cords and safety bars. Project amenities include a meeting room, picnic area, laundry facility, on-site management, on-site maintenance, gazebo and asphalt parking areas with approximately 43 parking spaces.

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, Jonathan Richmond, utilized data from the U.S. Census Bureau, ESRI Business Information Solutions and various other demographic resources. Community information and opinion was also utilized. This information was collected during a field survey conducted by Jonathan Richmond while visiting the site on February 20, 2020. An attempt was made to survey 100 percent of all housing in the area.

I certify that there is not now nor will there be an identity of interest between or among the applicant, contractor, architect, engineer, attorney, interim lender, subcontractors, material suppliers, equipment lessors or any of their members, directors, officers, stockholders, partners or beneficiaries without prior written identification to Virginia Housing Development Authority and written consent to such identity of interest by Virginia Housing Development Authority. All recommendations and conclusions are based solely on the professional opinion and best efforts of the analyst. 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.

Jonathan Richmond
Market Analyst

Samuel T. Gill
Market Analyst

Janice F. Gill, MAI
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 Blackstone.

In accordance with Virginia Housing Development Authority, I hereby certify that the information provided in this Market Study was written according to Virginia Housing Development Authority's market study requirements and is truthful and accurate to the best of my knowledge and belief. The estimates of demand for family housing made by this report are based on the assumption of a free market situation, unencumbered by local mores, affirmative fair housing marketing or prejudice toward the site location.

This is to affirm that I will receive no fees which are contingent upon approval of the project by Virginia Housing Development Authority, before or after the fact, and that I will have no interest in the housing project.

Jonathan Richmond
Market Analyst
Tax ID Number: 43-1352932

Samuel T. Gill
Market Analyst

Janice F. Gill, MAI
Market Analyst

March 12, 2020



IDENTITY OF INTEREST

I understand and agree that Virginia Housing Development Authority 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 Virginia Housing Development Authority.

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 suppliers, equipment lessors or any of their members, directors, officers, stockholders, partners or beneficiaries without prior written identification to Virginia Housing Development Authority and written consent to such identity of interest by Virginia Housing Development Authority. 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.

Jonathan Richmond
Market Analyst

Samuel T. Gill
Market Analyst

Janice F. Gill, MAI
Market Analyst

March 12, 2020



NCHMA MEMBER CERTIFICATION



Formerly known as
National Council of Affordable
Housing Market Analysts

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.

Jonathan Richmond
Market Analyst

Samuel T. Gill
Market Analyst

Janice F. Gill, MAI
Market Analyst

Gill Group

March 12, 2020

EXECUTIVE SUMMARY



Executive Summary

It is the opinion of the analyst that a market exists for the proposed rehabilitation of a 56-unit development designed for seniors ages 55 and older and that there is no need for alterations of any kind. This recommendation is made based on the information included in this report and assuming that the project is completed as detailed in this report. Any changes to the subject could alter the findings in this report.

Project Description

The subject, Magnolia Place Apartments, is an existing Rural Development and Low Income Housing Tax Credit multifamily development that contains 56 rental units. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning 40, 50 and 60 percent of the area median income, or below and \$29,100 considering subsidy and between \$13,620 and \$29,100 not considering any subsidy.

Magnolia Place Apartments is comprised of 14 one-story garden buildings containing 56 units and an accessory building housing a meeting room, laundry facility, office and maintenance area. The buildings are of frame construction with siding exterior and asphalt shingle roofs.

The following chart lists the subject's current unit mix:

Unit Type	# of Units	Square Footage	Total Square Footage
1/1	56	534	29,904
	56		29,904

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	6	534	40%	\$454	\$589	\$87	\$502
1/1	22	534	50%	\$568	\$589	\$87	\$502
1/1	28	534	60%	\$681	\$589	\$87	\$502

*The maximum rents exceed the maximum gross rent for the units at 40 and 50 percent of the area median income. However, of the subject's 56 units, 55 units contain Rental Assistance. Therefore, these tenants will not be required to pay more than 30 percent of their income or the maximum LIHTC rent.

Income Averaging

The developer is not electing to use the income-average minimum set-aside option.

Housing Profile

The rental housing stock in the market area is comprised of single-family homes and market-rate and subsidized/income-restricted apartment complexes. The current vacancy rate in surveyed subsidized/income-restricted apartment complexes is 0.4 percent. The current vacancy rate in surveyed market-rate apartment complexes is 3.2 percent.

The development does not have an adverse impact on the market area. There were six income-restricted developments confirmed in the market area. Peele Manor and Deerfield Apartments are the most similar to the subject since they contain one-bedroom units, contains subsidy for its units and are elderly. In addition, the majority of the comparables contain a waiting list. Therefore, the market area is not saturated.



Market Feasibility

The following tables contain the capture rates for the entire property as well as for the vacant units only at the property.

CAPTURE RATE BY INCOME LIMITS - WITH RENTAL ASSISTANCE				
	All Units @ 40% (\$0 - \$19,400)	All Units @ 50% (\$0 - \$24,250)	All Units @ 60% (\$0 - \$29,100)	Project Total (\$0 - \$29,100)
Income Restrictions:				
All Units at Subject	0.4%	1.3%	1.5%	3.0%
Vacant Units at Subject	0.0%	0.0%	0.1%	0.1%

CAPTURE RATE BY INCOME LIMITS - WITHOUT RENTAL ASSISTANCE				
	All Units @ 40% (\$13,620 - \$19,400)	All Units @ 50% (\$17,040 - \$24,250)	All Units @ 60% (\$17,640 - \$29,100)	Project Total (\$13,620 - \$29,100)
Income Restrictions:				
All Units at Subject	0.5%	5.7%	5.5%	6.7%
Vacant Units at Subject	0.0%	0.0%	0.2%	0.1%

Overall the market shows a net demand of 1,877 units for proposed units at or below 60 percent of the area median income when considering subsidy. The subject is an existing development that contains 56 units. The overall capture rate for all units at or below 60 percent is 3.0 percent. However, as the property is existing and the tenants are likely to remain after rehabilitation, the capture rate including only the vacant units is 0.1 percent.

Overall the market shows a net demand of 837 units for proposed units at or below 60 percent of the area median income when not considering subsidy. The subject is an existing development that contains 56 units. The overall capture rate for all units at or below 60 percent is 6.7 percent. However, as the property is existing and the tenants are likely to remain after rehabilitation, the capture rate including only the vacant units is 0.1 percent.

When only the vacant units are considered, the overall capture rate for the property, is 0.1 percent, which is considered good. Therefore, it is the opinion of the analyst that a market exists for the rehabilitation of a 56-unit development.

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 demand for the units within the market. It is believed that the property will continue to meet the demand for affordable housing in the market area.

Evaluation of Project

The subject is located at 701 Church Street. Therefore, the subject has average visibility and easy access. The subject's site plan and project design are similar to competing apartment developments. The subject's unit mix of one-bedroom units is suitable in the market. The subject's unit and project amenities are competitive with the surveyed comparables. The subject's rents will provide a good value to prospective tenants.



Positive/Negative Attributes

Strengths: The subject's location is comparable to other developments in the market area. Its in-unit and common area amenities are competitive with the other developments in the market area. When these factors are taken into consideration, the subject's proposed units provide a good value to prospective tenants.

Weaknesses: There are no apparent weaknesses.

Conclusion

The subject can retain its required share of the market area for the following reasons:

- The subject's design and amenities are competitive with other existing projects. Therefore, no modifications to the subject are necessary.
- Magnolia Place Apartments is an existing 56-unit Low Income Housing Tax Credit complex. The development is currently 98 percent occupied. An absorption period was established as if the development were a vacant Low Income Housing Tax Credit Development. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the continued demand for the units within the market. It is estimated that a 95+ percent occupancy level can be achieved in eight to 11 months. Our interviews with apartment managers substantiate the absorption rate. It is believed that the subject will absorb five to seven units per month; therefore, reaching a stable occupancy level within eight to 11 months. However, it has one vacant unit. Therefore, the effective absorption rate is one month.
- According to the past, present and future demographic and economic trends within the primary market area, it is the opinion of the analyst that the existing development is suitable for the market area. Given the current acceptable vacancy rates for affordable properties, the development will not have an adverse effect on the existing rental comparables and the anticipated pipeline additions to the rental base.

INTRODUCTION AND SCOPE OF WORK



Introduction and Scope of Work

The Scope of Work Rule requires us to gather and analyze information about those assignment elements that are necessary to properly identify the problem to be solved. According to the Standards Rule 1-2, identification of the problem to be solved requires us to identify the following assignment elements.

- Client and any other intended users: The client and developer for this market study assignment is TM Associates Management, Inc. The intended users of the report are TM Associates Management, Inc. and Virginia Housing Development Authority. No other users are intended.
- Intended use of the analyst's opinions and conclusions: The intended use of this market study is to apply for Low Income Housing Tax Credits through Virginia Housing Development Authority.
- Effective date of the analyst's opinions and conclusions: The effective date of the rental estimate is February 20, 2020.
- Subject of the assignment and its relevant characteristics: The subject property is an existing 39-unit apartment complex to be known as Magnolia Place Apartments. It is located on Maryland Avenue, which is located west of Birch Island Road. Its physical address is 701 Church Street.
- Assignment conditions: Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, supplemental standards, jurisdictional exceptions, and other conditions that affect the scope of work. The following assumptions are used in this market study assignment:
 - An environmental audit was not provided. I am not qualified to complete an environmental audit. The stated opinion of rental rates is predicated on the assumption that no hazardous substances or conditions materially affect the subject property.
 - The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey or analysis of the identified property has been made to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property will not comply with one or more of the requirements of the Act. If so, this fact could have an adverse impact upon the value of the property. Since there is no direct evidence relating to this issue, it is assumed that no substantial immediate outlays will be mandated by governing authorities to meet ADA requirements.
- The building improvements meet all governing codes, unless otherwise noted in this report.



An **extraordinary assumption**¹ is defined as:

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis, which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The analyst has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The analyst complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.²

The following extraordinary assumptions are used in this market study consultation assignment: *The market study was written under the extraordinary assumption that the property will be rehabilitated as indicated in the Scope of Work.*

A **hypothetical condition**³ is defined as:

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market condition or trends; or about the integrity of data used in an analysis.

A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- Use of the hypothetical condition results in a credible analysis; and
- The analyst complies with the disclosure requirements set forth in USPAP for hypothetical conditions.⁴

The following hypothetical condition are used in this market study consultation assignment: *The market rents in the need and demand analysis were determined under the hypothetical condition that the subject will be unrestricted or conventional and not subject to any rent restrictions.*

¹ Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition (The Appraisal Foundation, 2020), pg. 4

² Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition (The Appraisal Foundation, 2020), pg. 14

³ Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition (The Appraisal Foundation, 2020), pg. 4

⁴ Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition (The Appraisal Foundation, 2020), pg. 14



This market study was completed in accordance with the requirements set forth in Virginia Housing Development Authority's 2020 Market Study Guidelines.

Janice F. Gill, MAI, a State Certified General Real Estate Appraiser, oversaw and supervised all data collection and analysis and performed the research. The following actions were taken to complete this appraisal.

- On February 20, 2020, Jonathan Richmond, Market Analyst, conducted an interior and exterior inspection of the subject property to determine the property's physical and functional characteristics. Jonathan Richmond inspected common areas, mechanical rooms, exterior grounds and the following units: Unit 11 and 37. He measured the units and/or viewed the plans to verify unit sizes. He interviewed Michael Severe to determine the rental rates, services and amenities offered to the tenants of the subject property.
- The purpose of this market study is to determine if the community has a need for the subject units. To do so, the analysts utilize data from the U.S. Census Bureau, Nielsen Claritas and Ribbon Demographics and various other demographic resources. Community information and opinion was also utilized. The research retrieved data from several of the following: internet sites, local newspapers and rental publications, town records, owners and managers of local apartment properties, local real estate brokers, fellow analysts and the analyst's office files.
- During the week of February 20, 2020, Jonathan Richmond inspected the exterior of each comparable property used in the analysis. When available, Jonathan Richmond inspected the interiors of the comparable properties. Unit sizes were measured when an interior inspection was available, or from floor plans (excluding balconies/patios and mechanical areas) if available.
- During the verification process, Jonathan Richmond, or one of his associates, talked with the managers or leasing agents of the comparable properties, to confirm all data and to collect additional information about each comparable, including size, age, amenities, occupancy rates and general market information. Whenever possible, floor plans and brochures were obtained, which describe the comparable properties unit size, feature and amenities.

PROPERTY DESCRIPTION



Property Description

Project Name: Magnolia Place Apartments
Location: 701 Church Street
Blackstone, Virginia
Project Type: Elderly 55+
Construction Type: Acquisition/Rehabilitation
Developer: AS Squared Development, LLC
Area Median Family Income: \$58,500

The subject, Magnolia Place Apartments, is a proposed Rural Development and Low Income Housing Tax Credit multifamily development that contains 39 rental units. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning 40, 50 and 60 percent of the area median income, below \$29,100 considering subsidy or between \$13,620 and \$29,100 when not considering subsidy. The developer is not electing to use the income-average minimum set-aside option.

The subject is 100 percent Rural Development. The current tenant population is restricted to individual and families whose incomes do not exceed 115 percent of the area median income. In addition, restrictions of rents plus tenant paid utilities are in place which may not exceed 30 percent of the 115 percent of the area median income as well as the average rent for the project including utilities may not exceed 30 percent of the 100 percent of the area median income. Due to the fact the subject property is currently under such rent restrictions and will remain under these restrictions, it is believed the development will not exceed rent restrictions set forth by the RHS 538 program.

Project Design

Magnolia Place Apartments is comprised of 14 one-story garden buildings containing 56 units and an accessory building housing a meeting room, laundry facility, office and maintenance area. The buildings are of frame construction with siding exterior and asphalt shingle roofs. The property is not a scattered site development.

Unit Features

Each unit contains the following amenities: refrigerator, range/oven, carpet, vinyl, blinds, coat closet, patio, pull cords and safety bars.

Common Amenities and Services

The property will provide the following project amenities: meeting room, picnic area, laundry facility, on-site management, on-site maintenance and gazebo.

Parking

The complex contains open asphalt parking areas with approximately 43 parking spaces. This parking ratio is slightly lower than one space per unit; however, it is an elderly development for 55 and older and the need for a vehicle is less than with a family development. Therefore, this does not appear to have a negative impact on the subject property.



Utilities

The following table describes the project's utility combination.

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

The following table describes the project's proposed 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	Electric	Tenant
Cold Water/Sewer	N/A	Landlord
Trash Collection	N/A	Landlord
Cable/Satellite	N/A	Tenant
Internet	In Unit and Common Area Wi-Fi	Landlord

Unit Mix, Size and Rent Structure

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

Unit Type	# of Units	Square Footage	Total Square Footage
1/1	56	534	29,904
	56		29,904

The following chart lists the subject's proposed unit distribution by unit type, size and rent structure. Upon completion of its rehabilitation, the subject's unit mix will be slightly changed.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	6	534	40%	\$454	\$589	\$87	\$502
1/1	22	534	50%	\$568	\$589	\$87	\$502
1/1	28	534	60%	\$681	\$589	\$87	\$502

*The maximum rents exceed the maximum gross rent for the units at 40 and 50 percent of the area median income. However, of the subject's 56 units, 55 units contain Rental Assistance. Therefore, these tenants will not be required to pay more than 30 percent of their income or the maximum LIHTC rent.

The subject property will attract residents with incomes below \$29,100, annually when considering subsidies and between \$13,620 and \$29,100 when considering subsidies.



LIHTC INCOME LIMITS			
Person in Households	40%	50%	60%
1	\$16,960	\$21,200	\$25,440
2	\$19,400	\$24,250	\$29,100
3	\$21,800	\$27,250	\$32,700
4	\$24,240	\$30,300	\$36,360
5	\$26,160	\$32,700	\$39,240
6	\$28,120	\$35,150	\$42,180

Source: HUD

Tenant Services

The subject will not offer any tenant services.

Scope of Rehabilitation

The property will undergo a substantial rehabilitation and will be in good condition. The proposed scope of work is comprehensive and includes replacement of appliances, kitchen cabinets, bath vanities and medicine cabinets, windows, interior and exterior doors, hot water heaters, air conditioning units, toilets and baths, flooring and structural elements such as exterior brick and wall supports, roofing and re-grading and striping of the parking lots. In addition, a dishwasher will be added to each unit, and common area Wi-Fi will be added to the accessory building. The total estimated cost of rehabilitation is \$3,186,840, or \$56,908 per unit. The rehabilitation is anticipated to begin in July 2021 and end in April 2022.

Location/Site Characteristics

The property site contains approximately 149,846 square feet, or 3.44 acres. According to the Town of Blackstone, the subject is zoned C-1, Commercial District. The subject is a legal, conforming use. The subject is located on one single site, and it is not a scattered site development. The subject is located in Census Tract #0001.00.

The neighborhood is comprised primarily of single-family residences. Vacant land and commercial properties are located north of the site. Single-family residences are located south of the site. Single-family residences are located east of the subject. Single-family residences are located west of the subject. The neighborhood is 75 percent built up. Approximately 35 percent of the land use is made up of single-family residences. About 25 percent is comprised of vacant land. Another 20 percent of the land use is made up of multifamily dwellings. The remaining 20 percent is commercial properties. The area is mostly suburban. The subject is located along Maryland Avenue. Therefore, the subject has average visibility and easy access.

SITE EVALUATION



Project Location

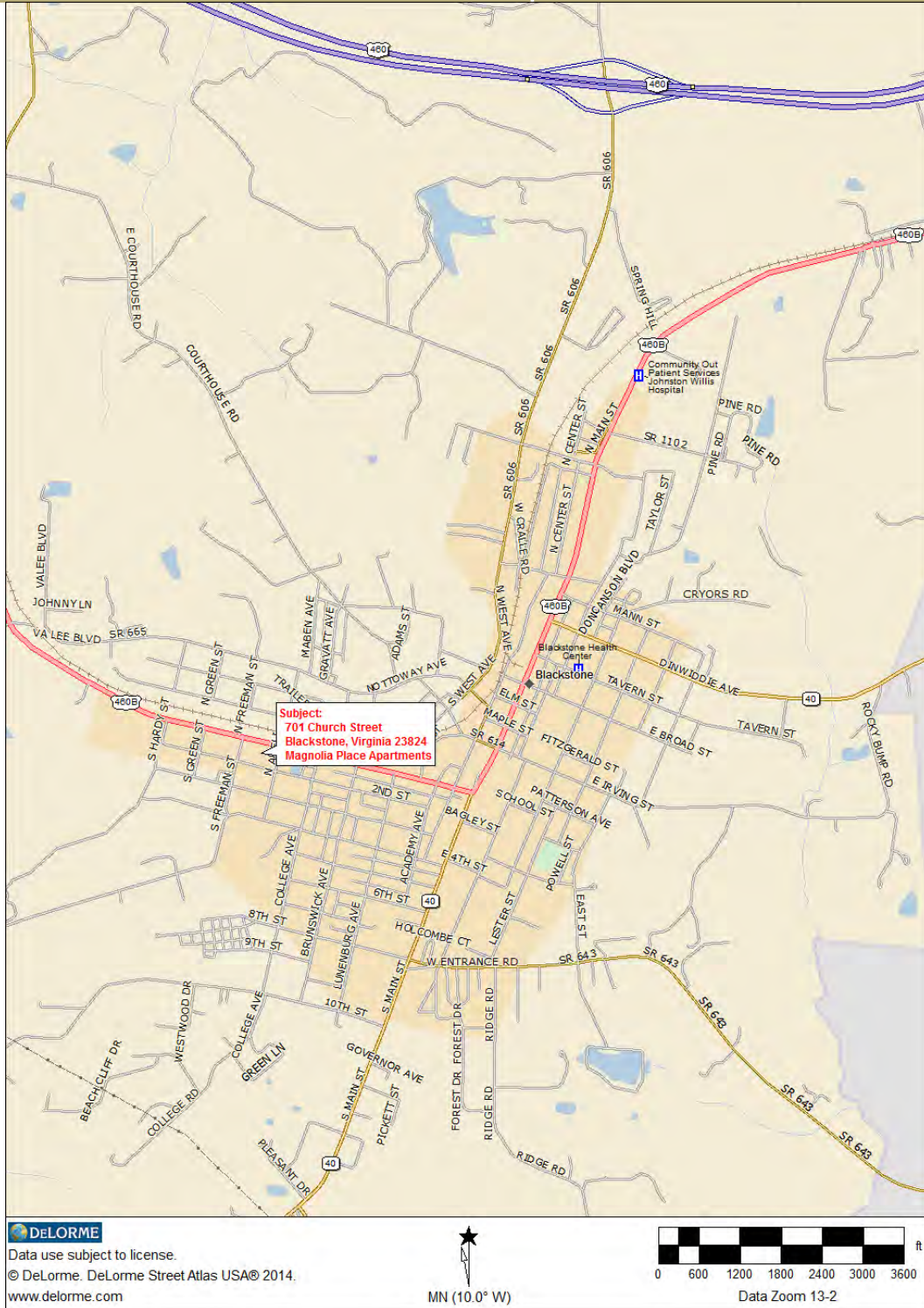
The existing development contains 56 elderly units in Blackstone, Virginia. Blackstone is located in the southern portion of the State of Virginia. Nearby cities include the following: Burkeville, Crewe, Ford, Petersburg and Richmond.

The primary market area consists of Nottoway, Prince Edward and Amelia Counties. The market area has the following boundaries: North – Appomattox, Buckingham and Cumberland Counties; South – Lunenburg and Brunswick Counties; East – Chesterfield and Dinwiddie Counties; and West – Charlotte County. This is the area from which the subject would normally draw its applicants.

Blackstone is served by U.S. Highways 360 and 460 and State Highways 40, 46, 49, 153, 615 and 618. The subject is in the central portion of the town. The subject is located along Church Street.

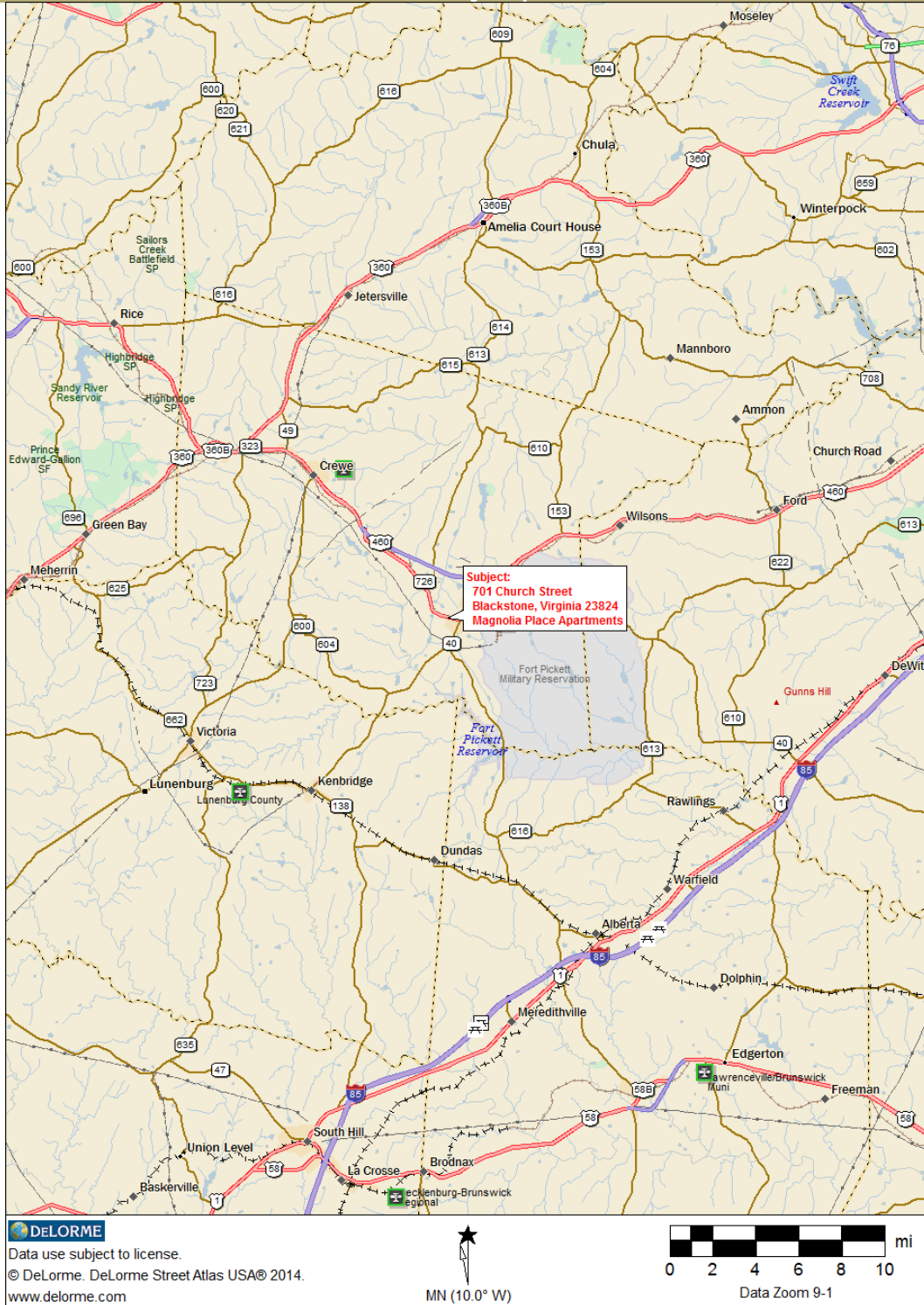


Location Map





Vicinity Map





Community and Site Information

Site Characteristics

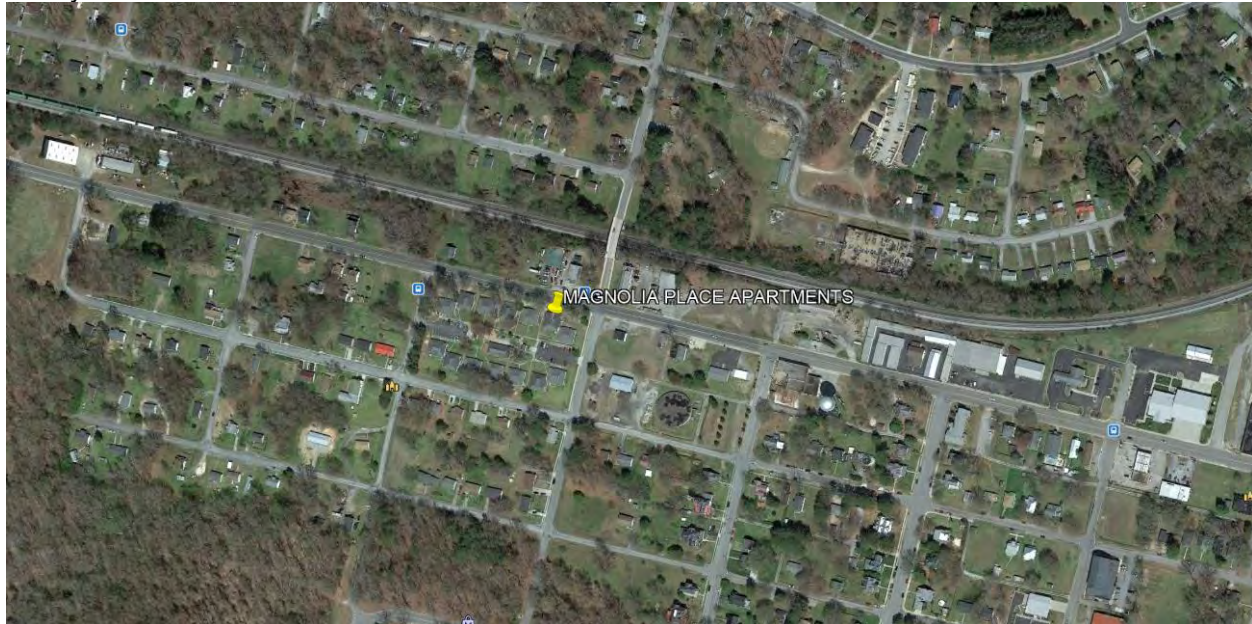
The site is in a primarily residential neighborhood in the central portion of Blackstone. The subject is located along Church Street.

The property is easily accessed via Church Street which is a major thoroughfare throughout the town.

The property site contains approximately 149,846 square feet, or 3.44 acres. According to the Town of Blackstone, the subject is zoned R-3, Residential District. The subject is a legal, conforming use. The subject is located in Census Tract #0001.00.

Surrounding Land Uses

The neighborhood is comprised primarily of single-family residences. Vacant land and commercial properties are located north of the site. Single-family residences are located south of the site. Single-family residences are located east of the subject. Single-family residences are located west of the subject. The neighborhood is 75 percent built up. Approximately 35 percent of the land use is made up of single-family residences. About 25 percent is comprised of vacant land. Another 20 percent of the land use is made up of multifamily dwellings. The remaining 20 percent is commercial properties. The area is mostly suburban.





Subject Photos



View of Sign



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Accessory Building



View of Meeting Room



View of Meeting Room



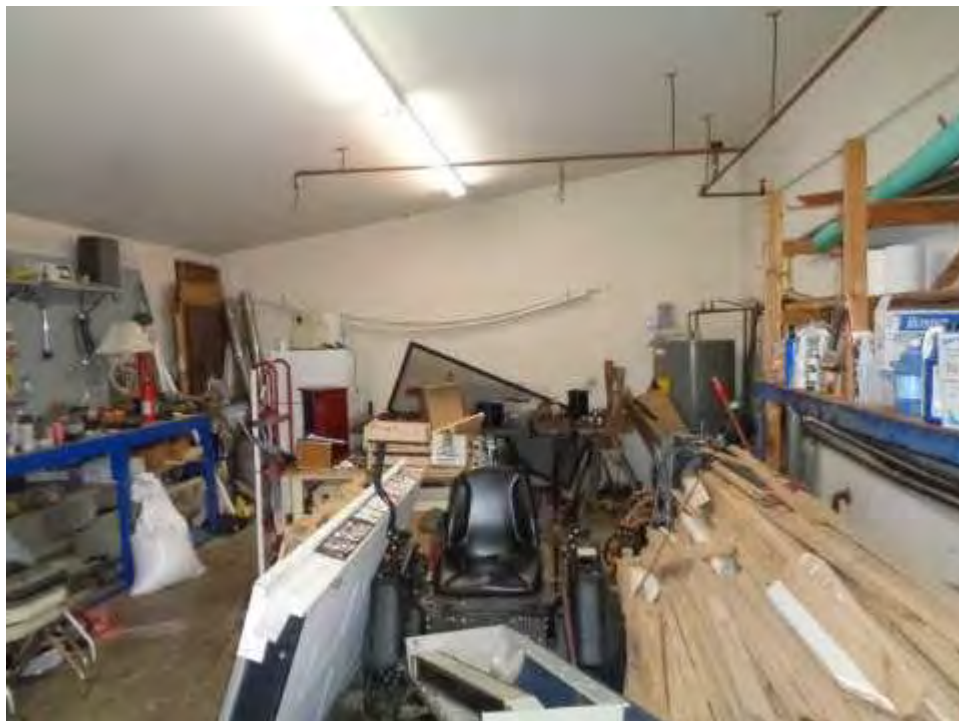
View of Picnic Area



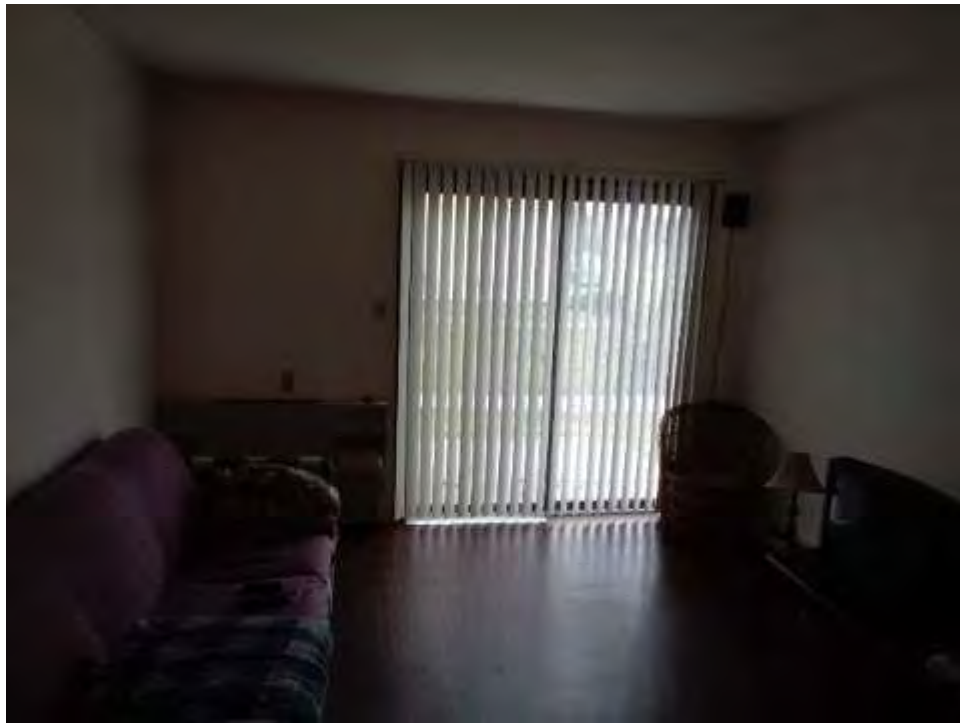
View of Gazebo



View of Laundry Facility



View of Maintenance Area



View of Typical Living Area



View of Typical Kitchen



View of Typical Bedroom



View of Typical Bath



View of Parking



View of Street



View to the North



View to the South



View to the East



View to the West



Nearby Employment Opportunities

Most market area tenants have blue collar occupations. According to the U.S. Census Bureau, approximately 73 percent of the market area works in the service and laborer industries.

Regional and Area Data

Parks and Recreational Opportunities

Recreational facilities and areas in Nottoway County include two country clubs, several lakes and hunting and fishing opportunities.

Government/Public Safety

The Town of Blackstone operates under a Council-Mayor form of government; one mayor and a seven-member Town Council. The Town is served by the Blackstone Police Department and the Blackstone Fire Department.

Utilities

The Town of Blackstone provides water and sewer services to the residents of the town. Electricity is provided by Southside Electric Cooperative. Natural gas is provided by Columbia Gas of Virginia. Basic telephone services are provided by Verizon and AT&T.

Health Services

Blackstone Family Practice and Bon Secours Health System are both clinics located in Blackstone that serve the residents of the town and surrounding areas. Hospitals in the area include Southside Community Hospital in Farmville and Lunenburg Medical Center in Victoria. There are several medical and healthcare facilities located in Richmond, 65 miles northeast of Blackstone.

Transportation

Major highways in Nottoway County include U.S. Highways 360 and 460 and State Highways 40, 46, 49, 153, 615 and 618. The nearest major airport is Richmond International Airport in Richmond, Virginia, 65 miles north of Blackstone. Interstate and intrastate bus services are provided by Greyhound, with a bus stop 28 miles south in South Hill. Amtrak provides commuter rail services to the area via a station in Richmond. Blackstone Area Bus System offers public transportation to the rural area near Crewe and Blackstone.

Crime

According to AreaVibes, approximately 416 per 100,000 residents are victims of a violent crime annually, and approximately 2,465 per 100,000 residents are victims of a property crime each year. There has been a total of 97 crimes in the town within the past year, 14 of which are violent crimes and 83 of which are property crimes. The crime rate for Blackstone is 12.0 percent higher than for the nation. The total number of crimes in the town has decreased 21.0 percent within the past year, according to AreaVibes. There is a 1 in 241 chance of being the victim of a violent crime and a 1 in 41 chance of being the victim of a property crime. The life cycle is generally in the stability stage. Therefore, there are no major adverse influences or hazards observed or known by the appraiser in the immediate surrounding area.



Community Services Legend

BANKING SERVICES		
Legend	Service	Distance From Site
2	Benchmark Community Bank	0.30
18	BB&T	0.64
37	Citizens Bank & Trust Co.	0.97
GROCERY SUPERMARKET AND BAKERY SERVICES		
Legend	Service	Distance From Site
30	Dollar General	0.78
31	Family Dollar	0.79
40	Dollar Tree	1.09
44	Walmart Supercenter	1.21
47	Food Lion	1.28
PHARMACY SERVICES		
Legend	Service	Distance From Site
26	Spencer's Drugstore, Inc.	0.71
45	Walmart Pharmacy	1.21
RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES		
Legend	Service	Distance From Site
3	Town Seafood	0.38
19	Farmers Cafe	0.65
20	Acapulco's Mexican Grill	0.66
21	The Brew House	0.66
23	Corner Kitchen	0.70
CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES		
Legend	Service	Distance From Site
27	Watkins Jewelers, Inc.	0.71
38	Goodwill Industries of South-Central Virginia	0.99
48	Peebles	1.33
SALON/BARBER, FLORIST AND JEWELRY STORE SERVICES		
Legend	Service	Distance From Site
4	Brenda's Hairstyling	0.38
12	Hair Shop & Tanning Salon	0.58
22	All About Hair	0.66
24	Perfect Nails & Spa	0.70
39	Mane Tamers Beauty and Barber Studios	1.04



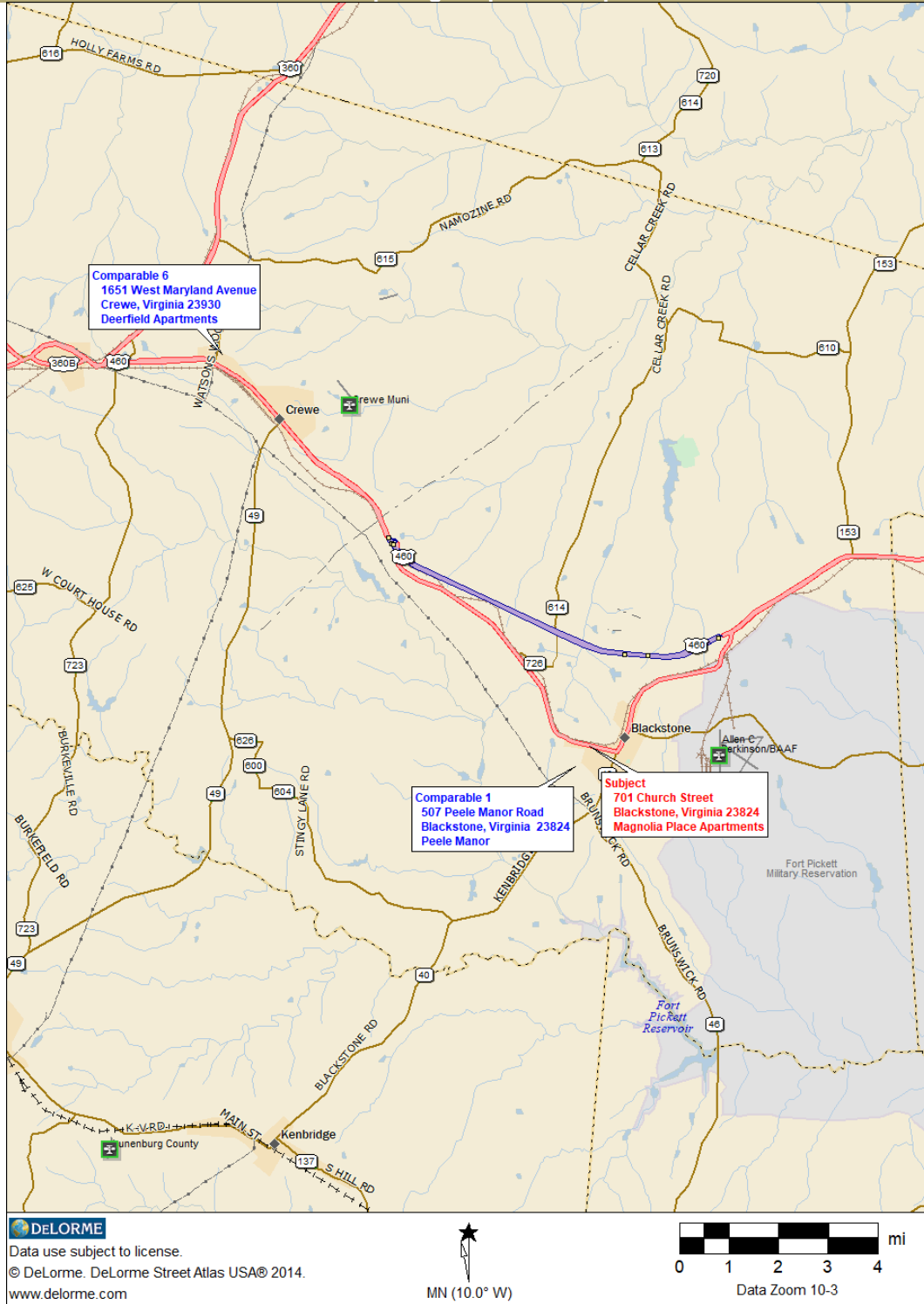
BUS/SUBWAY/TRAIN STATION, TAXI AND AIRPORT SERVICES		
Legend	Service	Distance From Site
1	Bus Stop	0.02
HOSPITAL, DENTIST, DOCTOR, SPA AND GYM SERVICES		
Legend	Service	Distance From Site
11	Body Beautiful Fitness Studio, LLC	0.57
25	Commonwealth Vision Center	0.70
28	Blackstone Family Dentistry	0.71
29	Blackstone Family Practice	0.77
32	East Coast Elite Chiropractic - Sports Performance and Rehab	0.79
LIBRARY, MUSEUM, ZOO AND AQUARIUM SERVICES		
Legend	Service	Distance From Site
14	Blackstone Public Library	0.59
PARK AND AMUSEMENT PARK SERVICES		
Legend	Service	Distance From Site
15	Seay Park	0.59
POST OFFICE SERVICES		
Legend	Service	Distance From Site
13	United States Postal Service	0.58
CONVENIENCE STORE GAS STATION SERVICES		
Legend	Service	Distance From Site
5	Kangaroo Express	0.39
33	Sunoco Gas Station	0.83
34	Shell	0.84
41	Blackstone Chubby	1.13
46	Jenkins Mini Mart	1.22
CHURCH, SYNAGOGUE, TEMPLE AND MOSQUE SERVICES		
Legend	Service	Distance From Site
7	Blackstone Presbyterian	0.43
8	Crenshaw United Methodist	0.48
9	St. Luke's Episcopal Church	0.53
10	Church of God	0.56
16	Blackstone Baptist Church	0.60



POLICE, CITY HALL AND COURTHOUSE SERVICES		
Legend	Service	Distance From Site
17	Blackstone Police Department	0.61
FIRE STATION SERVICES		
Legend	Service	Distance From Site
6	Blackstone Volunteer Fire Department	0.40
SCHOOL SERVICES		
Legend	Service	Distance From Site
35	Blackstone Elementary School	0.91
36	Blackstone Primary School	0.91
42	Kenston Forest School	1.15
43	Kenston Forest Day Care Center	1.15



Competing Properties Map



*There are two existing elderly properties in the market area that will compete with the subject.



Summary of Site Strengths and Weaknesses

Strengths – The site has average visibility and access. The site is close to employment centers, health care services, government and public services.

Weaknesses – The site has no apparent weaknesses.

PRIMARY MARKET AREA



Delineation of Market Area

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

- **Population and Households Counts:** The number of households in a market area is directly proportionate to its geographic size within an individual market. Total householders residing in a market area can greatly influence demand calculations.
- **General Demographics:** The socio-economic composition of a market area including income, household size and tenure can be largely influenced by the erroneous inclusion or exclusions of non-comparable areas.
- **Demand:** Too large of a market may result in overstating demand for a proposed development. Conversely, too conservative of a market area may discount the demand for new product, especially if a lack of quality housing currently exists.
- **Supply Analysis:** While a larger market area generally includes higher household totals, it likewise may include a higher number of directly comparable units. If using demand methodologies that net out recently constructed and comparable rental units from the demand estimate, the increase in the number of comparable units can outweigh the increase in demand.
- **Competitive Stock:** The existing rental stock surveyed for a market study is dependent on the number of rental properties in a given market and therefore the boundaries of a primary market area. If existing developments are going to be used as “comparables”, they should be located in the primary market area, if possible.
- **Attainable Rents:** If the market area includes non-comparable areas, the analysis may use comparables projects that suggest that a project can achieve rents that area significantly higher or lower than the rents its micro location will support.
- **Location of Competitive Properties:** A primary consideration in defining a market area is identifying those locations that offer alternative opportunities to a potential renter for a subject site. The managers of existing comparable properties near the site are excellent sources in determining those competitive locations.
- **Accessibility:** Available transportation linkages including both traffic arteries and mass transit options can influence the size of the market. Mass transit can have a significant impact on projects addressing very low income households for which transportation options may be limited.
- **Natural Boundaries:** Natural boundaries including rivers and mountains can restrict the mover-ship within a market due to a lack of accessibility.
- **Housing Project Characteristics:** The availability of a unique structure type such as a high rise may alter the typical draw of a potential project.
- **Market Perceptions:** Whether grounded in reality or not, market perceptions can be a significant determinant of market area boundaries. Social stigmas often exist within sub-markets, with residents from one side of a submarket may not move to a close by neighborhood, regardless of housing opportunities. The construction of a new, attractive rental community may not necessarily relieve this perception.
- **Commuting Patterns:** The time spent commuting and employment destination could often reveal distinct patterns. High percentages of workers with long commutes or working in neighboring counties are often indicators of a lack of affordable housing options near employment centers.
- **Target Market:** Proposed developments targeting a special needs population such as seniors generally draw from a larger geographic region. Given the smaller pool of qualified householders, the location and quantity of comparable stock is of additional importance. An acceptable market area for a family oriented rental community will often be too conservative for a rental community targeting senior rental householders.
- **Jurisdictional Boundaries:** Differences in the quality and services provided by school districts, municipalities, or counties often influence consumer location choices.
- **Local Agency Service Boundaries:** The geographic areas covered by local agencies, such as housing authorities, senior citizen centers, community-based organizations, or churches can be a strong indicator of market area boundaries, especially when the project has a community-based sponsor or co-sponsor.

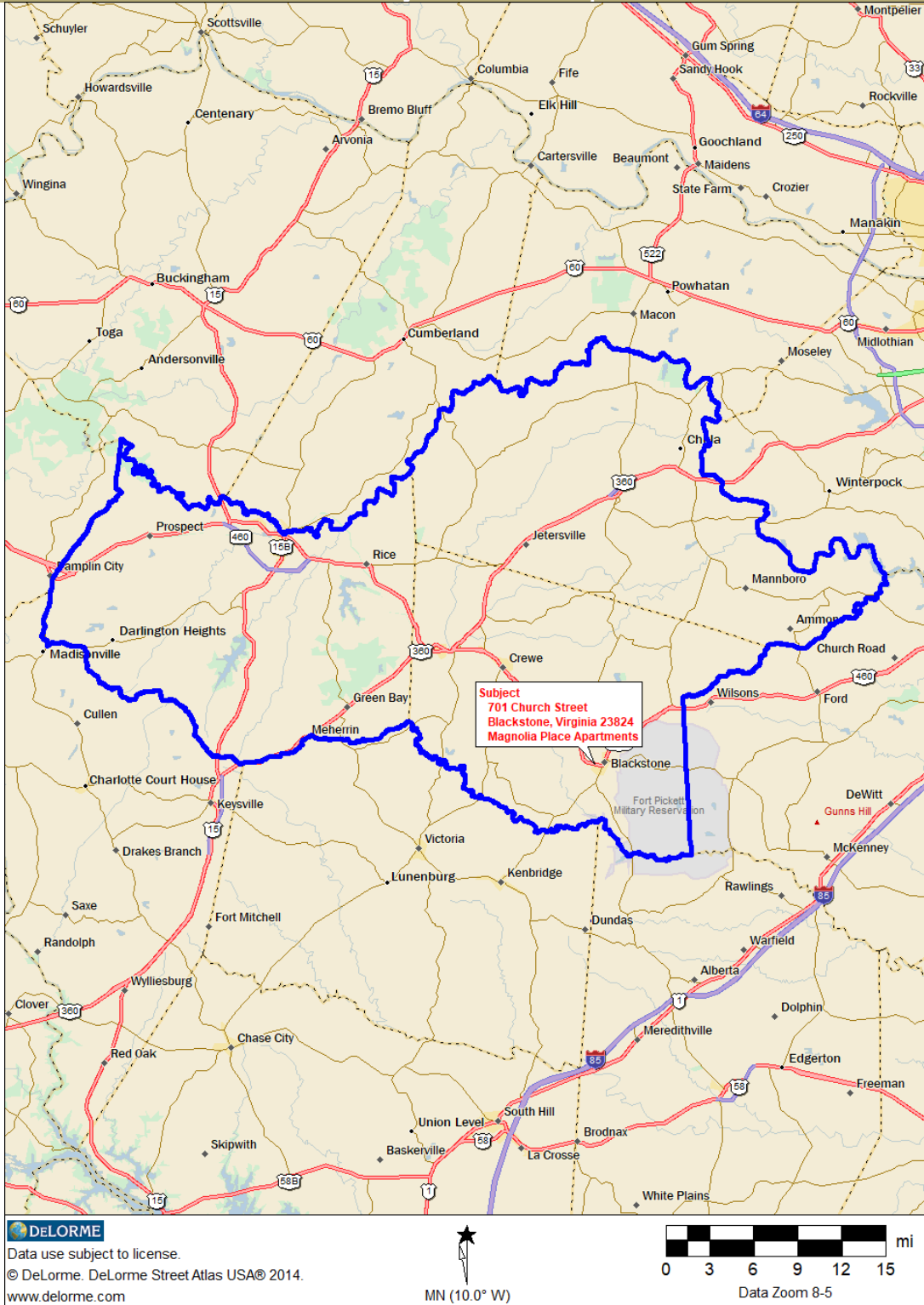


-
- Non-Geographic Factors: Employees who might be expected to reside in a development as a result of planned or existing job opportunities and special needs households who are served by a multi-jurisdictional agency that covers communities that are clearly distinct market areas.

The determination of the market area is based on the boundaries between governmental units. In such a method, county, division or town boundaries become the boundaries of the market area. The primary market area for the subject consists of Nottoway, Prince Edward and Amelia Counties. The market area has the following boundaries: North – Appomattox, Buckingham and Cumberland Counties; South – Lunenburg and Brunswick Counties; East – Chesterfield and Dinwiddie Counties; and West – Charlotte County. This is the area from which the subject would normally draw its applicants.



Primary Market Area Map



MARKET AREA EMPLOYMENT TRENDS



Employment and Economy

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

Unemployment in the county reached a high of 8.0 percent in 2009 and was at its lowest in 2018 with 3.1 percent. The rate for Nottoway County in December 2019 was 2.5 percent. The number employed has increased 1.1 percent per year since 2005.

LABOR FORCE AND EMPLOYMENT TRENDS FOR NOTTOWAY COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	6,345	6,053	95.4%	292	4.6%
2006	6,427	6,160	95.8%	267	4.2%
2007	6,577	6,322	96.1%	255	3.9%
2008	6,588	6,228	94.5%	360	5.5%
2009	6,639	6,107	92.0%	532	8.0%
2010	6,859	6,338	92.4%	521	7.6%
2011	6,893	6,400	92.8%	493	7.2%
2012	6,879	6,441	93.6%	438	6.4%
2013	7,072	6,645	94.0%	427	6.0%
2014	7,078	6,699	94.6%	379	5.4%
2015	7,129	6,806	95.5%	323	4.5%
2016	7,025	6,742	96.0%	283	4.0%
2017	7,120	6,849	96.2%	271	3.8%
2018	7,226	7,004	96.9%	222	3.1%
2019**	7,412	7,225	97.5%	187	2.5%

* Data based on place of residence.

**Preliminary - based on monthly data through December 2019

Source: U.S. Bureau of Labor Statistics

The State of Virginia reached a high of 7.2 percent in 2010 and was at its lowest point in 2007 and 2018 with 3.0 percent. The rate for the State of Virginia in December 2019 was 2.5 percent. The number employed has increased 0.7 percent per year since 2005.



LABOR FORCE AND EMPLOYMENT TRENDS FOR VIRGINIA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	3,897,060	3,757,606	96.4%	139,454	3.6%
2006	3,978,654	3,855,644	96.9%	123,010	3.1%
2007	4,036,854	3,914,094	97.0%	122,760	3.0%
2008	4,133,464	3,970,441	96.1%	163,023	3.9%
2009	4,118,183	3,842,524	93.3%	275,659	6.7%
2010	4,157,667	3,860,390	92.8%	297,277	7.2%
2011	4,211,815	3,934,333	93.4%	277,482	6.6%
2012	4,223,850	3,967,988	93.9%	255,862	6.1%
2013	4,237,294	3,995,194	94.3%	242,100	5.7%
2014	4,244,126	4,022,169	94.8%	221,957	5.2%
2015	4,216,990	4,029,055	95.5%	187,935	4.5%
2016	4,242,674	4,069,450	95.9%	173,224	4.1%
2017	4,309,588	4,150,132	96.3%	159,456	3.7%
2018	4,331,380	4,202,801	97.0%	128,579	3.0%
2019**	4,447,462	4,338,219	97.5%	109,243	2.5%

* Data based on place of residence.

**Preliminary - based on monthly data through December 2019

Source: U.S. Bureau of Labor Statistics

According to the U.S. Bureau of Labor Statistics, unemployment trends for Nottoway County are slightly higher than the unemployment trends for the State of Virginia.

CHANGE IN TOTAL EMPLOYMENT FOR NOTTOWAY COUNTY				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	285	57	4.7%	0.9%
2010-2015	468	94	7.4%	1.5%

Source: U.S. Bureau of Labor Statistics

The changes in employment since 2005 by time period are listed in the above table. The data shows that the number of persons employed in Nottoway County increased an average of 1.2 percent per year between 2005 and 2015.

RECENT CHANGES IN EMPLOYMENT FOR NOTTOWAY COUNTY			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	6,338	231	7.6%
2011	6,400	62	7.2%
2012	6,441	41	6.4%
2013	6,645	204	6.0%
2014	6,699	54	5.4%
2015	6,806	107	4.5%
2016	6,742	(64)	4.0%
2017	6,849	107	3.8%
2018	7,004	155	3.1%

Source: U.S. Bureau of Labor Statistics

The previous tables show the changes in employment and percent unemployed for the past nine years. The unemployment rate for Nottoway County has fluctuated from 3.1 percent to 7.6 percent. The fluctuations for Nottoway County are slightly higher than the unemployment trends for State of Virginia.



Major Employers

Major employers for the county are shown in the following table:

Name	Product/Industry	# of Employees
Nottoway County Public School Board	Education	500-999
Virginia Center for Behavioral Health	Healthcare	500-999
Nottoway Correctional Center	Corrections	250-499
Piedmont Geriatric Hospital	Healthcare	250-499
U.S. Department of Defense	Military	250-499
Virginia Department of Military Affairs	Military	250-499
Heritage Hall	Healthcare	100-249
Wal-Mart Stores, Inc.	Retail	100-249
County of Nottoway	Government	100-249
Town of Blackstone	Government	50-99

Place of Work Employment

PLACE OF WORK EMPLOYMENT DATA						
INDUSTRY	NOTTOWAY COUNTY		MARKET AREA		BLACKSTONE	
	TOTAL	%	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	298	5.8%	784	3.8%	104	8.9%
Construction	579	11.3%	1,690	8.3%	142	12.2%
Manufacturing	409	7.9%	1,498	7.4%	98	8.4%
Wholesale Trade	67	1.3%	273	1.3%	6	0.5%
Retail Trade	603	11.7%	2,442	12.0%	194	16.7%
Transportation, Communication & Utilities	359	7.0%	1,059	5.2%	67	5.8%
Information	103	2.0%	199	1.0%	25	2.1%
Finance, Insurance & Real Estate	203	3.9%	992	4.9%	17	1.5%
Professional & Related Services	279	5.4%	1,289	6.3%	49	4.2%
Educational, Health & Social Services	1,238	24.1%	5,297	26.0%	243	20.9%
Entertainment & Recreation Services	356	6.9%	2,189	10.7%	74	6.4%
Other	243	4.7%	978	4.8%	30	2.6%
Public Administration	409	7.9%	1,674	8.2%	116	10.0%

Source: Nielsen Claritas and Ribbon Demographics

The above chart shows the number of people employed in different sectors of Nottoway County, primary market area and Blackstone economy in 2020. 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.

Future Employment Trends

According to the area newspaper there have been no major business openings or closings. Therefore, it is the analyst's opinion that the area will remain stable for the next three to five years.

Wages

The average annual wage of employees in Nottoway County was \$38,423 in 2018. Wages have been increasing 0.1 percent per year. Wages in the retail trade; education and health services; and other services sectors are within the proposed income limits for the subject's units.



AVERAGE ANNUAL WAGE BY SECTOR			
INDUSTRY	2017	2018	ANNUAL
Agriculture, Forestry, and Fisheries	N/A*	N/A*	N/A*
Mining	\$41,892	\$43,659	4.2%
Construction	\$37,966	\$41,411	9.1%
Manufacturing	\$42,076	\$40,820	-3.0%
Transportation and Warehousing	N/A*	N/A*	N/A*
Utilities	N/A*	N/A*	N/A*
Wholesale Trade	\$36,634	\$38,016	3.8%
Retail Trade	\$23,342	\$23,519	0.8%
Leisure and Hospitality	N/A*	N/A*	N/A*
Education and Health Services	\$23,822	\$24,087	1.1%
Professional and Business Services	\$68,062	\$75,210	10.5%
Financial Activities	\$41,342	\$32,104	-22.3%
Information	\$49,244	\$44,592	N/A*
Other Services	\$25,940	\$26,684	2.9%
Public Administration (Local Government)	\$31,925	\$32,548	2.0%

Source: U.S. Bureau of Labor Statistics

*Data was not available.

Employment Outside the County

For residents employed in the primary market area in 2020, the travel time to work from the site is less than 44 minutes. For the majority of those employed in other parts of the county, the travel time would be within 59 minutes. According to the chart below, 32.2 percent have a travel time of less than 15 minutes; 29.4 percent have a travel time of 15 to 29 minutes; and 38.5 percent have a travel time of over 30 minutes. This relatively low travel time indicates that the subject site is in an area in close proximity to employment centers.

ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS		
TRAVEL TIME IN MINUTES	NUMBER OF COMMUTERS	PERCENT
Less than 15	6,171	32.2%
15-29	5,637	29.4%
30-44	2,714	14.1%
45-59	2,184	11.4%
60+	2,487	13.0%
Total Commuters	19,193	

Source: Nielsen Claritas, Ribbon Demographics

Summary of Employment Trends in Market Area

Households who have between one and two persons and annual incomes below \$29,100 are potential tenants for the units at the subject property when considering subsidies and between \$13,620 and \$29,100 are potential tenants for the units at the subject property when considering no subsidies. Major employers shown on Page 51 are included in the retail trade; education and health services; professional and business services; and public administration sectors. The available employment is well-suited to the targeted population of the existing development.

MARKET AREA DEMOGRAPHIC DATA



Population and Households Trends and Analysis

The housing market area for the proposed apartments is an area in which people could locate their residences and have fairly equal access to the same job market, community services and amenities and be in the socio-economic community they choose.

The primary market area consists of Nottoway, Prince Edward and Amelia Counties. The market area has the following boundaries: North – Appomattox, Buckingham and Cumberland Counties; South – Lunenburg and Brunswick Counties; East – Chesterfield and Dinwiddie Counties; and West – Charlotte County.

In 2000 this geographic primary market area contained an estimated population of 46,845. By 2010, population in this primary market area had increased by 5.7 percent to 49,512. In 2020, the population in this market area increased by 4.2 percent to 51,598. It is projected that between 2020 and 2025, population in the market area is expected to increase.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
NOTTOWAY COUNTY	2000	15,725				
Estimated Projected	2010	15,853	128	0.8%	13	0.1%
	2020	15,445	(408)	-2.6%	(41)	-0.3%
	2025	15,488	43	0.3%	9	0.1%
MARKET AREA	2000	46,845				
Estimated Projected	2010	49,512	2,667	5.7%	267	0.6%
	2020	51,598	2,086	4.2%	209	0.4%
	2025	52,144	546	1.1%	109	0.2%
BLACKSTONE	2025	3,675				
Estimated Projected	2010	3,621	(54)	-1.5%	(5)	-0.1%
	2020	3,338	(283)	-7.8%	(28)	-0.8%
	2025	3,344	6	0.2%	1	0.0%

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



CHANGE IN POPULATION BY AGE GROUPS						
NOTTOWAY COUNTY						
AGE	2010	2020	CHANGE	2020	2025	CHANGE
0-4	892	802	-10.1%	802	812	1.2%
5-9	903	795	-12.0%	795	794	-0.1%
10-14	909	811	-10.8%	811	785	-3.2%
15-17	559	508	-9.1%	508	512	0.8%
18-20	559	508	-9.1%	508	512	0.8%
21-24	800	802	0.3%	802	831	3.6%
25-34	2,079	2,283	9.8%	2,283	2,255	-1.2%
35-44	2,013	1,838	-8.7%	1,838	1,876	2.1%
45-54	2,465	1,976	-19.8%	1,976	1,772	-10.3%
55-64	1,971	2,090	6.0%	2,090	2,004	-4.1%
65-74	1,445	1,724	19.3%	1,724	1,988	15.3%
75-84	892	925	3.7%	925	941	1.7%
85+	366	383	4.6%	383	406	6.0%
Total Population	15,853	15,445	-2.6%	15,445	15,488	0.3%
Elderly % Population	29.5%	33.2%	9.8%	33.2%	34.5%	1.3%
MARKET AREA						
AGE	2010	2020	CHANGE	2020	2025	CHANGE
0-4	2,653	2,681	1.1%	2,681	2,719	1.4%
5-9	2,842	2,580	-9.2%	2,580	2,688	4.2%
10-14	2,859	2,548	-10.9%	2,548	2,591	1.7%
15-17	1,779	1,715	-3.6%	1,715	1,661	-3.1%
18-20	2,592	3,785	46.0%	3,785	3,617	-4.4%
21-24	3,580	4,022	12.3%	4,022	3,731	-7.2%
25-34	5,657	6,474	14.4%	6,474	6,844	5.7%
35-44	5,977	5,277	-11.7%	5,277	5,541	5.0%
45-54	7,412	5,886	-20.6%	5,886	5,179	-12.0%
55-64	6,223	6,973	12.1%	6,973	6,735	-3.4%
65-74	4,327	5,556	28.4%	5,556	6,539	17.7%
75-84	2,514	2,839	12.9%	2,839	2,958	4.2%
85+	1,097	1,262	15.0%	1,262	1,341	6.3%
Total Population	49,512	51,598	4.2%	51,598	52,144	1.1%
Elderly % Population	28.6%	32.2%	9.2%	32.2%	33.7%	1.5%
BLACKSTONE						
AGE	2010	2020	CHANGE	2020	2025	CHANGE
0-4	240	206	-14.2%	206	208	1.0%
5-9	239	199	-16.7%	199	202	1.5%
10-14	221	210	-5.0%	210	196	-6.7%
15-17	124	128	3.2%	128	130	1.6%
18-20	129	112	-13.2%	112	117	4.5%
21-24	161	141	-12.4%	141	162	14.9%
25-34	417	355	-14.9%	355	334	-5.9%
35-44	412	376	-8.7%	376	380	1.1%
45-54	493	391	-20.7%	391	347	-11.3%
55-64	438	429	-2.1%	429	429	0.0%
65-74	362	387	6.9%	387	422	9.0%
75-84	248	261	5.2%	261	266	1.9%
85+	137	143	4.4%	143	151	5.6%
Total Population	3,621	3,338	-7.8%	3,338	3,344	0.2%
Elderly % Population	32.7%	36.5%	12.0%	36.5%	37.9%	1.4%

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



Housing Market

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. 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 built, 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; 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 type rental units which will be demanded.

Tenure

The percentage of renters in Nottoway County in 2020 was 33.8 percent and is expected to slightly increase to 33.9 in 2025. For the primary market area, the percentage for 2020 was 32.1 percent and expected decrease slightly to 31.9 percent in 2025. For the Town of Blackstone, the percentage for 2020 was 45.0 percent and is expected to decrease slightly to 44.4 percent in 2025.

HOUSEHOLDS BY TENURE							
SUBJECT	YEAR	TOTAL HOUSEHOLD	OWNER		RENTER		
			NO.	%	NO.	%	
NOTTOWAY COUNTY	2000	5,670	4,117	72.6%	1,553	27.4%	
	2010	5,706	3,781	66.3%	1,925	33.7%	
Estimated Projected	2020	5,407	3,577	66.2%	1,830	33.8%	
	2025	5,438	3,597	66.1%	1,841	33.9%	
MARKET AREA	2000	16,474	12,174	73.9%	4,300	26.1%	
	2010	18,410	12,518	68.0%	5,892	32.0%	
Estimated Projected	2020	17,702	12,018	67.9%	5,684	32.1%	
	2025	18,419	12,540	68.1%	5,879	31.9%	
BLACKSTONE	2000	1,404	857	61.0%	547	39.0%	
	2010	1,450	736	50.8%	714	49.2%	
Estimated Projected	2020	1,341	738	55.0%	603	45.0%	
	2025	1,344	747	55.6%	597	44.4%	

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



TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
NOTTOWAY COUNTY	25-34	247	378	625
	35-44	506	350	856
	45-54	829	384	1,213
	55-64	853	285	1,138
	65-74	668	196	864
	75+	638	195	833
MARKET AREA	25-34	920	1,152	2,072
	35-44	1,740	1,071	2,811
	45-54	2,825	1,002	3,827
	55-64	2,882	770	3,652
	65-74	2,177	473	2,650
	75+	1,833	533	2,366
BLACKSTONE	25-34	50	139	189
	35-44	96	118	214
	45-54	150	133	283
	55-64	163	114	277
	65-74	137	95	232
	75+	127	74	201

Source: U.S. Census Bureau

The breakdown of family households according to size and type in 2020 is shown in the first table below. Renter household size for the market area is shown on the following page.

HOUSEHOLDS BY SIZE AND TYPE			
OWNER-OCCUPIED	NOTTOWAY COUNTY	MARKET AREA	BLACKSTONE
1 person	884	2,856	111
2 persons	1,463	4,921	238
3 persons	573	2,179	84
4 persons	402	1,622	21
5 persons	255	262	8
RENTER-OCCUPIED			
1 person	755	2,294	190
2 persons	308	1,358	34
3 persons	272	998	22
4 persons	245	624	6
5 persons	250	605	19

Source: Nielsen Claritas; Ribbon Demographics



According to the U.S. Census Bureau, in 2020 there were 2.86 persons per household in Nottoway County and 2.49 in Blackstone. The primary market area indicated 2.69 persons per household in 2020. The subject's units are most suitable for households with one and two persons, who account for 62.1 percent of the primary market area family renter households.

RENTER HOUSEHOLD SIZE IN THE MARKET AREA		
RENTER-OCCUPIED	NUMBER	PERCENT
1 person	2,294	39.0%
2 persons	1,358	23.1%
3 persons	998	17.0%
4 persons	624	10.6%
5 persons	605	10.3%
TOTAL	5,879	100.0%

Source: Nielsen Claritas; Ribbon Demographics



The following table shows significant characteristics of the market area housing stock in 2010. In 2010 there were 12,837 single-family housing units, 1,718 multifamily housing units and 3,258 mobile homes in the market area. Of the 3,258 mobile homes in the market area, 1,084 were rental mobile homes. The data in the following table also shows that there were 92 rental units lacking complete plumbing and 161 rental units that are overcrowded. There were 697 units built prior to 1939. According to the U.S. Census Bureau, there were 747 rental units built since 2000.

CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK			
	NOTTOWAY COUNT	MARKET AREA	BLACKSTONE
TOTAL HOUSING UNITS	6,650	21,119	1,698
OCCUPANCY AND TENURE			
Occupied Housing Units	5,706	18,410	1,450
Owner-Occupied	3,781	12,518	736
Percent Owner-Occupied	66.3%	68.0%	50.8%
Renter-Occupied	1,925	5,892	714
VACANT HOUSING UNITS			
For seasonal, recreational, etc.	118	486	15
Persons per owner-occupied unit	2.46	1.23	2.48
Persons per renter-occupied unit	2.44	1.38	2.29
TENURE BY YEAR STRUCTURE BUILT			
RENTER-OCCUPIED			
2005 or later	71	100	17
2000-2004	130	647	26
1990-1999	42	724	15
1980-1989	265	642	112
1970-1979	276	775	130
1960-1969	355	1,016	127
1950-1959	344	542	240
1940-1949	107	353	47
1939 or earlier	409	697	38
PERSONS PER ROOM: RENTER			
0.50 or less	1,213	3,527	444
0.51-1.00	689	1,808	308
1.01-1.50	89	153	0
1.51-2.00	0	0	0
2.01 or more	8	8	0
PLUMBING FACILITIES - PERSON/ROOM: RENTER-OCCUPIED			
Lacking Complete Plumbing Facilities:			
1.00 or less	14	77	0
1.01-1.50	0	15	0
1.51 or more	0	0	0

Source: U.S. Census Bureau



ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
NOTTOWAY COUNTY	NUMBER	PERCENT	NUMBER	PERCENT
1, Detached	2,918	80.9%	1,391	69.6%
1, Attached	31	0.9%	8	0.4%
2	0	0.0%	33	1.7%
3 to 4	0	0.0%	213	10.7%
5 to 9	0	0.0%	35	1.8%
10 to 19	0	0.0%	3	0.2%
20 to 49	0	0.0%	14	0.7%
50 or more	9	0.2%	38	1.9%
Mobile Home, Trailer, Other	650	18.0%	264	13.2%
TOTAL	3,608	100.0%	1,999	100.0%
MARKET AREA				
1, Detached	9,857	80.0%	2,673	48.6%
1, Attached	223	1.8%	84	1.5%
2	43	0.3%	172	3.1%
3 to 4	11	0.1%	617	11.2%
5 to 9	0	0.0%	180	3.3%
10 to 19	0	0.0%	465	8.5%
20 to 49	0	0.0%	171	3.1%
50 or more	9	0.1%	50	0.9%
Mobile Home, Trailer, Other	2,174	17.7%	1,084	19.7%
TOTAL	12,317	100.0%	5,496	100.0%
BLACKSTONE				
1, Detached	560	87.0%	541	71.9%
1, Attached	26	4.0%	0	0.0%
2	0	0.0%	0	0.0%
3 to 4	0	0.0%	120	16.0%
5 to 9	0	0.0%	35	4.7%
10 to 19	0	0.0%	0	0.0%
20 to 49	0	0.0%	0	0.0%
50 or more	0	0.0%	38	5.1%
Mobile Home, Trailer, Other	58	9.0%	18	2.4%
TOTAL	644	100.0%	752	100.0%

Source: U.S. Census Bureau

DEVELOPMENT-SPECIFIC DEMAND ANALYSIS



Household Income Trends and Analysis

Income is a key characteristic in analyzing housing markets. The table on Page 63 shows household incomes for the market area for elderly 55+ households. However, we are primarily concerned with incomes of renters within the target incomes below \$29,100, or 53.3 percent, of income eligible households and for the units receiving Rental Assistance. For the units without Rental Assistance, we are primarily concerned with incomes of renters between \$15,566 and \$29,100 of income eligible households. There is a total of 1,263 renters, or 53.3 percent, within the target income range when considering subsidies and a total of 757 renters, or 31.9 percent, within the target income range when not considering subsidies. Target incomes for the different unit types are derived by the analyst. For the low end of the range, the maximum allowable LIHTC rent for an income limit (i.e. 60% AMI) for each bedroom type is divided by 40 percent as required by VHDA for elderly units. The resulting number is then multiplied by 12 to derive an annual income ($\$454 / 40\% = \$1,135 \times 12 = \$13,620$). This process is based on the premise that a tenant should not pay more than 40 percent of his annual income on rent. The units receiving subsidies, no minimum income is required. 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). However, as the subject is designated for the elderly, a two-person maximum is used.

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITH RENTAL ASSISTANCE					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$681	\$0	\$29,100	53.3%	1,263
All Unit Types (40%)	\$589	\$0	\$19,400	37.8%	896
All Unit Types (50%)	\$589	\$0	\$24,250	45.9%	1,089
All Unit Types (60%)	\$681	\$0	\$29,100	53.3%	1,263

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITHOUT RENTAL ASSISTANCE					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$454	\$13,620	\$29,100	31.9%	757
All Unit Types (40%)	\$454	\$13,620	\$19,400	43.2%	1,023
All Unit Types (50%)	\$568	\$17,040	\$24,250	14.8%	352
All Unit Types (60%)	\$589	\$17,670	\$29,100	20.4%	484



Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	198	52	7	3	2	262
\$10,000-20,000	539	72	50	4	9	674
\$20,000-30,000	265	59	11	14	10	359
\$30,000-40,000	109	16	4	14	10	153
\$40,000-50,000	133	31	13	39	6	222
\$50,000-60,000	35	43	5	3	21	107
\$60,000-75,000	27	88	30	5	5	155
\$75,000-100,000	72	31	19	6	2	130
\$100,000-125,000	42	33	6	5	17	103
\$125,000-150,000	32	8	13	4	5	62
\$150,000-200,000	43	21	4	2	2	72
\$200,000+	<u>39</u>	<u>19</u>	<u>6</u>	<u>6</u>	<u>2</u>	<u>72</u>
Total	1,534	473	168	105	91	2,371

Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	187	107	28	28	2	352
\$10,000-20,000	425	184	64	33	18	724
\$20,000-30,000	341	360	165	35	2	903
\$30,000-40,000	323	283	55	53	22	736
\$40,000-50,000	225	447	109	47	34	862
\$50,000-60,000	98	366	92	31	10	597
\$60,000-75,000	221	544	93	50	41	949
\$75,000-100,000	111	647	109	57	9	933
\$100,000-125,000	39	445	67	53	10	614
\$125,000-150,000	113	205	47	52	2	419
\$150,000-200,000	53	135	30	42	2	262
\$200,000+	<u>49</u>	<u>104</u>	<u>31</u>	<u>13</u>	<u>4</u>	<u>201</u>
Total	2,185	3,827	890	494	156	7,552



HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE			
INCOME	NOTTOWAY COUNTY	MARKET AREA	BLACKSTONE
Less than \$10,000			
Less than 20%	0	0	0
20-24%	0	11	0
25-29%	0	6	0
30-34%	0	0	0
35%+	247	747	130
Not Computed	172	261	13
\$10,000 - \$19,999			
Less than 20%	0	0	0
20-24%	7	65	0
25-29%	7	27	0
30-34%	23	100	18
35%+	244	732	88
Not Computed	32	121	12
\$20,000 - \$34,999			
Less than 20%	9	122	0
20-24%	54	142	17
25-29%	93	303	17
30-34%	46	189	11
35%+	284	474	172
Not Computed	59	130	11
\$35,000 - \$49,999			
Less than 20%	77	287	51
20-24%	136	387	0
25-29%	6	98	0
30-34%	37	66	34
35%+	3	3	0
Not Computed	47	81	0
\$50,000 - \$74,999			
Less than 20%	158	347	60
20-24%	35	161	14
25-29%	53	90	0
30-34%	0	18	0
35%+	0	0	0
Not Computed	5	37	0
\$75,000 or more			
Less than 20%	165	435	104
20-24%	0	0	0
25-29%	0	0	0
30-34%	0	0	0
35%+	0	0	0
Not Computed	0	56	0
TOTAL	1,999	5,496	752

Source: U.S. Census Bureau



The importance of analyzing the annual income of households is that this data indicates the economic welfare of the primary market area. As a rule of thumb, households with similar incomes will also have similar assets.

HOUSEHOLDS BY INCOME GROUP BY AGE									
INCOME	2010			2020			2025		
	25-44	45-64	65+	25-44	45-64	65+	25-44	45-64	65+
NOTTOWAY COUNTY									
Less than \$15,000	126	358	493	171	334	303	160	296	311
\$15,000 - \$24,999	209	138	345	193	142	437	172	118	446
\$25,000 - \$34,999	412	228	191	169	243	177	167	219	188
\$35,000 - \$49,999	289	274	228	194	445	337	179	388	352
\$50,000 - \$74,999	456	359	290	220	370	256	238	350	311
\$75,000 - \$99,999	162	288	61	123	200	129	131	196	155
\$100,000 - \$149,999	85	216	41	247	246	115	256	241	137
\$150,000 - \$199,999	39	74	17	25	43	38	36	55	60
\$200,000+	12	65	7	4	57	29	7	62	42
TOTAL	5,463			5,247			5,273		
MARKET AREA									
Less than \$15,000	484	984	1,144	556	704	767	523	588	763
\$15,000 - \$24,999	526	578	838	294	637	1,087	275	527	1,118
\$25,000 - \$34,999	831	1,070	661	397	705	596	396	615	642
\$35,000 - \$49,999	827	912	844	761	1,011	922	734	852	955
\$50,000 - \$74,999	1,305	1,226	734	792	1,455	988	843	1,315	1,141
\$75,000 - \$99,999	671	985	218	558	848	592	603	807	704
\$100,000 - \$149,999	344	700	219	929	964	689	1,036	937	863
\$150,000 - \$199,999	85	280	84	287	318	168	374	357	250
\$200,000+	88	185	52	81	262	132	129	383	204
TOTAL	16,875			17,500			17,934		
BLACKSTONE									
Less than \$15,000	40	46	196	56	80	83	53	76	73
\$15,000 - \$24,999	0	12	100	48	30	99	44	32	92
\$25,000 - \$34,999	210	107	10	19	36	46	23	34	48
\$35,000 - \$49,999	66	71	30	100	174	110	83	140	120
\$50,000 - \$74,999	88	36	117	21	56	52	36	65	72
\$75,000 - \$99,999	44	75	23	9	25	33	10	27	35
\$100,000 - \$149,999	41	36	0	82	88	19	73	84	17
\$150,000 - \$199,999	0	0	0	4	1	12	10	7	23
\$200,000+	0	13	0	0	0	10	0	0	15
TOTAL	1,361			1,293			1,292		

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



Sources of Demand

The potential tenants for the 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. It also will attract households that the market area gains between now and when the development is ready for occupancy.

Required Unit Mix

The LIHTC program is based on the premise that 1.5 persons per bedroom will occupy rental units. We expect that five percent (5%) of one-person households will occupy efficiency units. Forty-five percent (45%) of one-person households and 25 percent of two-person households will occupy one-bedroom units. We expect that 50 percent of one-person households, 75 percent of two-person household and 50 percent of three-person households will occupy two-bedroom units. We expect that 50 percent of three-person households, 90 percent of four person households and 90 percent of five person households will occupy three-bedroom units. We expect that 10 percent of four-person households and 10 percent of five or more person households will occupy four- bedroom units.

The following table illustrates the ratio of units required by each household size. These occupancy patterns suggest that efficiency units should account for 2.0 percent of the renter housing demand; one-bedroom units should account for 42.8 percent; two-bedroom units should account for 25.8 percent; three-bedroom units should account for 27.3 percent, and units with four or more bedrooms should account for 2.1 percent of the renter housing demand in the market area.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS						
HOUSEHOLD SIZE	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	115	2,179	0	0	0	2,294
2 Persons	0	340	1,019	0	0	1,358
3 Persons	0	0	499	499	0	998
4 Persons	0	0	0	562	62	624
5 or More Persons	0	0	0	545	61	605
TOTAL	115	2,519	1,518	1,605	123	5,879
PERCENT	2.0%	42.8%	25.8%	27.3%	2.1%	100.0%

Eligible Households

Landlords evaluate a potential tenant's income and credit to decide if applicant can pay the required rents. Commercial underwriters and owners of conventional market rate developments generally require that the monthly contract rent should not exceed one-third of a tenant's income. This is increased to 35 percent for multifamily tenants in the LIHTC program.

The following table uses the tax credit income limits to determine the upper range of eligibility for each LIHTC unit.

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITH RENTAL ASSISTANCE					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$681	\$0	\$29,100	53.3%	1,263
All Unit Types (40%)	\$589	\$0	\$19,400	37.8%	896
All Unit Types (50%)	\$589	\$0	\$24,250	45.9%	1,089
All Unit Types (60%)	\$681	\$0	\$29,100	53.3%	1,263



INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITHOUT RENTAL ASSISTANCE					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$454	\$13,620	\$29,100	31.9%	757
All Unit Types (40%)	\$454	\$13,620	\$19,400	43.2%	1,023
All Unit Types (50%)	\$568	\$17,040	\$24,250	14.8%	352
All Unit Types (60%)	\$589	\$17,670	\$29,100	20.4%	484

Penetration Rate

There are no planned or under construction developments that will directly compete with the subject. There were no vacant LIHTC unit in the market area. The subject is an existing Rural Development and Low Income Housing Tax Credit property that contains 56 units; one of which is vacant. Therefore, the total affordable inventory would be one unit. The chart below indicates a penetration rate of 0.1 percent for the market area, when considering the subject's subsidies.

REQUIRED PENETRATION RATE - WITH SUBSIDY	
Income Eligible Renter Households	1,263
Existing Vacant LIHTC Units	0
LIHTC Units Planned	0
Vacant Units in Subject	1
Total Inventory	1
Penetration Rate	0.1%

The chart below indicates a penetration rate of 0.1 percent for the market area, without considering the subject's subsidies.

REQUIRED PENETRATION RATE - WITHOUT SUBSIDY	
Income Eligible Renter Households	757
Existing Vacant LIHTC Units	0
LIHTC Units Planned	0
Vacant Units in Subject	1
Total Inventory	1
Penetration Rate	0.1%



Demand Analysis

The following table contains the summary demand estimates for the units receiving subsidies.

REQUIRED NET DEMAND - WITH RENTAL ASSISTANCE				
	All Units @ 40% (\$0 - \$19,400)	All Units @ 50% (\$0 - \$24,250)	All Units @ 60% (\$0 - \$29,100)	Project Total (\$0 - \$29,100)
Income Restrictions:				
Demand from New Household Growth				
New Rental Households	4	5	6	6
PLUS				
Existing Households - Rent Overburdened	1,435	1,613	1,767	1,767
PLUS				
Existing Households - Substandard Housing	47	57	66	66
PLUS				
Existing Qualifying Tenants Likely to Remain After Renovation	4	16	19	39
EQUALS				
Total Demand	1,490	1,691	1,857	1,877
MINUS				
Supply (Includes Directly Comparable Vacant Units Completed or in Pipeline in the PMA)	0	0	0	0
EQUALS				
NET DEMAND	1,490	1,691	1,857	1,877
ABSORPTION PERIOD				
	1-2 Months	4-5 Months	4-6 Months	8-11 Months

*See Page 70 for absorption period explanation.



The following table contains the summary demand estimates for the units not receiving subsidies.

REQUIRED NET DEMAND - WITHOUT RENTAL ASSISTANCE				
	All Units @ 40% (\$13,620 - \$19,400)	All Units @ 50% (\$17,040 - \$24,250)	All Units @ 60% (\$17,640 - \$29,100)	Project Total (\$13,620 - \$29,100)
Income Restrictions:				
Demand from New Household Growth				
New Rental Households	5	2	2	3
PLUS				
Existing Households - Rent Overburdened	1,111	351	458	755
PLUS				
Existing Households - Substandard Housing	53	18	25	40
PLUS				
Existing Qualifying Tenants Likely to Remain After Renovation	4	16	19	39
EQUALS				
Total Demand	1,174	387	505	837
MINUS				
Supply (Includes Directly Comparable Vacant Units Completed or in Pipeline in the PMA)	0	0	0	0
EQUALS				
NET DEMAND	1,174	387	505	837
ABSORPTION PERIOD				
	1-2 Months	4-5 Months	4-6 Months	8-11 Months

*See Page 70 for absorption period explanation.



Demand Analysis Summary

Overall the market shows a net demand of 1,877 units for proposed units at 60 percent of the area median income. The subject is an existing development that contains 56 units. The overall capture rate for all units at or below 60 percent is 3.0 percent. However, as the property is existing and the tenants are likely to remain after rehabilitation, the capture rate including only the vacant units is 0.1 percent.

New Rental Households: The demand from new elderly 55+ household growth is calculated by taking the new elderly rental households projected between 2020 and 2025 divided by five years as the subject is an existing property. This resulted in a new household growth total of 34. The new household growth number of 34 was then multiplied by the percent of income qualified tenants in the market area and percent plan to rent ($34 \times 53.3 \times 32.1\% = 6$). The subject will attract tenants with incomes below \$29,100. The percent of income qualified can be seen on Page 62. The demand from new household growth is 6 for all units at or below 60 percent of the area median income.

Existing Households – Rent Overburdened: The total number of rent overburdened elderly households is 1,767 for units at or below 60 percent. The appropriate household size percentage was applied this number to derive the existing households – rent overburdened shown on the demand chart on the previous page.

Existing Households – Substandard Housing: The total number of substandard elderly 55+ households in the market area was 124. The appropriate household size percentage was applied and the resulting number of substandard households as shown on the demand chart on the previous page.

Existing Qualifying Tenants Likely to Remain After Renovation: The property is currently a rural development and tax credit property at 60 percent of the area median income. The property will remain a rural development property as well as be tax credit property at 40, 50 and 60 percent of the area median income. As a result, the tenants should remain income qualified and could remain after renovations. As the subject currently contains no vacant units, a total of 39 was added as shown on the demand chart on the previous page.

The elderly households likely to convert to rental housing was also considered. However, as there are no quantifiable numbers to account for this selection, this was not included.

Supply: There is one vacant unit in the comparable properties in the primary market area. In addition, there are no planned or recently completed comparable properties in the primary market area.

Total Net Demand: Overall the market shows a net demand of 1,877 units for units at or below 60 percent of the area median income. The subject is an existing development that contains 56 units and is currently 98 percent occupied. The overall capture rate for all units at or below 60 percent is 3.0 percent. As the property is existing and the tenants are likely to remain after rehabilitation, the capture rate including only the vacant units is 0.1 percent. Based on the occupancy rates of apartment complexes in the market area, the existing waiting lists, the projected population and household growth and the economic factors, it is believed that property will continue to be viable within the market area.

Absorption Period: Magnolia Place Apartments is an existing 56-unit elderly complex. The development is currently 98 percent occupied. An absorption period was established as if the development were a vacant Low Income Housing Tax Credit Development. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the continued demand for the units within the market. It is estimated that a 95+ percent occupancy level can be achieved in eight to 11 months. Our interviews with apartment managers substantiate the absorption rate. It is believed that the subject will absorb five to seven units per month; therefore, reaching a stable occupancy level within eight to 11 months. However, it has one vacant unit. Therefore, the effective absorption rate is one month.



Capture Rate Analysis

The following tables contain the capture rates for the entire property as well as for the vacant units only at the property.

CAPTURE RATE BY INCOME LIMITS - WITH RENTAL ASSISTANCE				
	All Units @ 40% (\$0 - \$19,400)	All Units @ 50% (\$0 - \$24,250)	All Units @ 60% (\$0 - \$29,100)	Project Total (\$0 - \$29,100)
Income Restrictions:				
All Units at Subject	0.4%	1.3%	1.5%	3.0%
Vacant Units at Subject	0.0%	0.0%	0.1%	0.1%

CAPTURE RATE BY INCOME LIMITS - WITHOUT RENTAL ASSISTANCE				
	All Units @ 40% (\$13,620 - \$19,400)	All Units @ 50% (\$17,040 - \$24,250)	All Units @ 60% (\$17,640 - \$29,100)	Project Total (\$13,620 - \$29,100)
Income Restrictions:				
All Units at Subject	0.5%	5.7%	5.5%	6.7%
Vacant Units at Subject	0.0%	0.0%	0.2%	0.1%

CAPTURE RATE BY INCOME LIMITS - WITH RENTAL ASSISTANCE	
Income Restrictions	Project Total (\$0 - \$29,100)
Project Wide Capture Rate - LIHTC Units	3.0%
Project Wide Capture Rate - Market Units	--
Project Wide Capture Rate - All Units	3.0%
Project Wide Absorption Period (Months)	8-11 Months

CAPTURE RATE BY INCOME LIMITS - WITHOUT RENTAL ASSISTANCE	
Income Restrictions	Project Total (\$13,620 - \$29,100)
Project Wide Capture Rate - LIHTC Units	6.7%
Project Wide Capture Rate - Market Units	--
Project Wide Capture Rate - All Units	6.7%
Project Wide Absorption Period (Months)	8-11 Months

SUPPLY ANALYSIS



Housing Profile

Market Area Overview

The rental housing stock in the market area is comprised of single-family homes as well as market-rate and restricted apartment complexes. The majority of the housing stock was built in the 1990s.

Housing Inventory

From 2005 through December 2019, permit issuing jurisdictions in Nottoway County estimated 660 single-family and multifamily dwelling permits. Multifamily units were estimated at 11.5 percent of the planned construction activity.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2005	74	0	74
2006	63	29	92
2007	51	7	58
2008	81	0	81
2009	45	0	45
2010	45	12	57
2011	22	0	22
2012	27	2	29
2013	26	8	34
2014	27	0	27
2015	33	0	33
2016	26	2	28
2017	30	0	30
2018	34	16	50
2019*	0	0	0
TOTAL	584	76	660

**Preliminary Numbers through December 2019
 Source: SOCDS*

Projects under Construction

According to Nottoway County and the Virginia Housing Development Authority, there are no units under construction located within the subject's primary market area.

Planned Projects

According to Nottoway County and the Virginia Housing Development Authority, there are no units in the planning stages located within the subject's primary market area.

Unit Condition

The market area's rental housing stock is in varying condition. Overall the developments are well maintained.



Unit Types

Single-family homes comprise 50.2 percent of the rental units, while multifamily units comprise 30.1 percent of the rental units.

RENTER HOUSING UNITS BY UNIT TYPE		
TYPE	NUMBER	PERCENT
Single-Family	2,757	50.2%
Multifamily	1,655	30.1%
Mobile Homes & Other	1,084	19.7%
TOTAL	5,496	100.0%

Source: U.S. Census Bureau

Age of Rental Units

Rental housing construction in the market area increased in the 1960s and then began declining again in the 2000s.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	100	1.8%
2000-2004	647	11.8%
1990-1999	724	13.2%
1980-1989	642	11.7%
1970-1979	775	14.1%
1960-1969	1,016	18.5%
1950-1959	542	9.9%
1940-1949	353	6.4%
1939 or earlier	697	12.7%
TOTAL	5,496	100.0%

Source: U.S. Census Bureau

Unit Size

The average size of the units in the surveyed developments is 662 square feet for one-bedroom units. The subject's unit sizes are smaller than the average unit size; however, the property has no units vacant, with a historical occupancy rate ranging from 97 to 100 percent since 2016. Therefore, it is believed the smaller unit sizes do not have a negative impact on the subject's marketability.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
Unit Type	COMPARABLES			Subject (SF)	Subject's Advantage
	Minimum (SF)	Maximum (SF)	Average (SF)		
1 BR	550	800	662	534	-19.3%

Source: Gill Group Field Survey



Rental Vacancy Rates

According to the U.S. Census Bureau, the national vacancy rates in the fourth quarter 2019 were 6.4 percent for rental housing and 1.4 percent for homeowner housing. The rental vacancy rate of 6.4 percent was not statistically different from the rate in the fourth quarter 2018 (6.6 percent), but 0.4 percentage points lower than the rate in the third quarter 2019 (6.8 percent). The homeowner vacancy rate of 1.4 percent was not statistically different from the rate in the fourth quarter 2018 (1.5 percent) and virtually unchanged from the rate in the third quarter 2019.

The fourth quarter 2019 rental vacancy outside Metropolitan Statistical Areas (7.4 percent) was higher than the rate in the suburbs (5.9 percent), but not statistically different from the rate in principal cities (6.7 percent). The rental vacancy rates in principal cities, in the suburbs, and outside MSAs were not statistically different from the fourth quarter 2018 rates.

The fourth quarter 2019 rental vacancy rate was highest in the South (8.2 percent) followed by the Midwest (6.8 percent), the Northeast (5.2 percent), and the West (4.4 percent). The rental vacancy rates in each region were not statistically different from the fourth quarter 2018 rates.

RESIDENTIAL VACANCY RATES				
QUARTER	4th Quarter 2019	4th Quarter 2018	% of 2019 Rate	% of Difference
United States	6.4%	6.6%	0.2%	0.3%
Inside MSAs	6.3%	6.4%	0.3%	0.4%
Outside MSAs	7.4%	8.2%	0.8%	1.0%
In Principal Cities	6.7%	6.9%	0.4%	0.5%
Not In Principal Cities	5.9%	5.9%	0.4%	0.5%
4th QUARTER 2019 VACANCY RATES BY REGION				
NORTHEAST	MIDWEST	SOUTH	WEST	
5.2%	6.8%	8.2%	4.4%	

Source: U.S. Census Bureau

Vacancy Analysis

The vacancy rate for affordable housing units in the market area is 0.4 percent. The following table shows the vacancy rates for the affordable housing verified in the market area:

AFFORDABLE HOUSING VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Magnolia Place Apartments (Subject)	56	1	2.0%
Peele Manor	24	0	0.0%
Candlewood Apartments	34	0	0.0%
Meadows Apartments	40	0	0.0%
Country Estates	24	0	0.0%
Nottoway Manor	28	0	0.0%
Deerfield Apartments	39	0	0.0%
Totals	245	1	0.4%



The current vacancy rate in surveyed market-rate apartment complexes is 3.2 percent. The following table shows the vacancy rates for each property verified in the area.

MARKET VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Churchill Apartments	25	0	0.0%
Poplar Forest Apartments	138	7	5.0%
Blackstone Lofts	25	3	12.0%
Medallion Manor Apartments	14	0	0.0%
Lofts at Worsham School	20	0	0.0%
90 Hatton Lane	4	0	0.0%
The Greens at Sunchase	83	0	0.0%
800 Virginia Street	4	0	0.0%
Totals	313	10	3.2%

Lease Terms and Concessions

The typical lease is twelve months. At the time of the writing of this report, no property was offering rent concessions that effect the rental rates.

Turnover Rates

The comparables indicated a range of 8.0 percent to 21.0 percent, with an average of 19.7 percent. Apartment managers in the market area reported that the turnover rates were stable throughout the year. Therefore, the analyst selected the annual turnover rate of 15.3 percent.

TURNOVER RATES	
Property Name	Avg. Annual Turnover Rate
Peele Manor	17.0%
Country Estates	8.0%
Nottoway Manor	21.0%
Deerfield Apartments	15.0%
Average Annual Turnover	15.3%

Likely Impact of Existing Development on Rental Occupancy Rates

The existing development will not have an adverse impact on the market area. Its one-bedroom units are suitable in the market. Additionally, all facilities in the market area have stabilized occupancy rates. Therefore, it is believed the existing development does not have an adverse impact on the market area.



Existing Comparables

The following table summarizes the existing affordable housing complexes within the primary market area and the immediate vicinity. There were two elderly properties in the market area. Therefore, will directly compete with the subject. Additional information for the all restricted properties can be found on Page 78.

Magnolia Place Apartments	Type	Existing/Planned	Population Served	Number of Units of Each Type	Unit Size/Rent/ Number Vacant	Amenities
Peele Manor 507 Peele Manor Road Blackstone, Virginia 434-298-3981	Sec. 8	Existing	Elderly	1/1 – 24	675 SF - \$575 – 0	Refrigerator, Range/Oven, Garbage Disposal, Carpet, Vinyl, Blinds, Walk-In Closet, Patio, Pull Cords, Picnic Area, Transportation, Laundry Facility
Deerfield Apartments 1651 Maryland Avenue Crewe, Virginia 434-645-1555	RD/ LIHTC	Existing	Elderly	1/1 – 39	577 SF - \$634 – 0	Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Patio, Pull Cords, Safety Bars, Meeting Room, Picnic Area, Laundry Facility, On-Site Management, On-Site Maintenance, Gazebo



Comparable Profile Pages

COMPARABLE APARTMENT RENTAL NO. 1



Property Type: Section 8/ Garden
 Property Name: Peele Manor
 Address: 507 Peele Manor Road
 Blackstone, VA 23824
 Verification: Paula, 434-298-3981
 February 20, 2020, By Telephone
 Distance From Subject: 0.6 Miles

Year Opening/Significant Renovation Amenities

1997
 Refrigerator, Range/Oven, Garbage Disposal, Carpet, Vinyl, Blinds, Walk-In Closet, Patio, Pull Cords, Picnic Area, Transportation, Laundry Facility

Utilities (Type/Responsibility)

Heat - Electric - Tenant
 Air Conditioning - Electric - Tenant
 Cooking - Electric - Tenant
 Hot Water - Electric - Tenant
 Cold Water - Landlord
 Sewer - Landlord
 Trash - Landlord

<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Unit Mix</u> <u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1	24	0	675	\$575	\$55	\$630
Occupancy			100%			
Total Units			24			
No. of Buildings			6			
Construction Type			Brick			
HVAC			Central Elec/Central Elec			
Stories			1			
Waiting List			5 Applicants			
Turnover Rate			17%			
Absorption Rate			N/A			

Remarks

There are five applicants on the waiting list. The annual turnover rate is approximately 17 percent. The utility allowance for the units are \$55.



COMPARABLE APARTMENT RENTAL NO. 2



Property Type: RD/Garden
 Property Name: Candlewood Apartments
 Address: 1107 West Osborn Road
 Farmville, VA 23901
 Verification: Jene, 434-315-0356
 February 20, 2020, By
 Telephone
 Distance From Subject: 30.0 Miles

Year Opening/Significant Renovation Amenities

1997
 Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups,
 Carpet, Vinyl, Blinds, Walk-In Closet, Patio, On-Site Management

Utilities (Type/Responsibility)

Heat - Gas - Tenant
 Air Conditioning - Electric - Tenant
 Cooking - Electric - Tenant
 Hot Water - Gas - Tenant
 Cold Water - Tenant
 Sewer - Tenant
 Trash - Tenant

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1	Unknown	0	750	\$595	BOI	Unknown
2/1	Unknown	0	95	\$695	BOI	Unknown

Occupancy 100%
Total Units 34
No. of Buildings 7
Construction Type Siding
HVAC Central Elec/Central Elec
Stories 1
Waiting List 40 Applicants
Turnover Rate Undisclosed
Absorption Rate N/A

Remarks

The property maintains a waiting list of 40 applicants. The annual turnover rate was not disclosed. All of the revenue units contain Rental Assistance.



COMPARABLE APARTMENT RENTAL NO. 3



Property Type: LIHTC/Walk-Up
 Property Name: Meadows Apartments
 Address: 508 Hylawn Avenue
 Farmville, VA 23901
 Verification: Tammy, 434-392-5180
 February 20, 2020, By Telephone
 Distance From Subject: 28.4 Miles

Year Opening/Significant Renovation Amenities

19888/2009
 Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Vinyl, Blinds, Walk-In Closet, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

Utilities (Type/Responsibility)

Heat - Electric - Tenant
 Air Conditioning - Electric - Tenant
 Cooking - Electric - Tenant
 Hot Water - Gas - Tenant
 Cold Water - Landlord
 Sewer - Landlord
 Trash - Landlord

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1	16	0	596	\$459	Unknown	Unknown
2/1	24	0	778	\$551	Unknown	Unknown

Occupancy 100%
Total Units 40
No. of Buildings 4
Construction Type Siding
HVAC Forced Air Elec/Central Elec
Stories 2
Waiting List 1 Year
Turnover Rate Unknown
Absorption Rate N/A

Remarks

The property has a waiting list with a one-year wait. The rents are set at 50 percent of the area median income. The contact would not disclose the utility allowance or annual turnover rate.



COMPARABLE APARTMENT RENTAL NO. 4



Property Type: LIHTC/Walk-Up
 Property Name: Country Estates
 Address: 402 Cedar Street
 Farmville, VA 23901
 Verification: Cassandra, 434-392-3408
 February 20, 2020, By
 Telephone
 Distance From Subject: 28.6 Miles

Year Opening/Significant Renovation Amenities

1978/2017
 Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Vinyl, Blinds, Walk-In Closet, Balcony, Patio, Picnic Area, Laundry Facility, On-Site Management

Utilities (Type/Responsibility)

Heat - Electric - Tenant
 Air Conditioning - Electric - Tenant
 Cooking - Electric - Tenant
 Hot Water - Electric - Tenant
 Cold Water - Landlord
 Sewer - Landlord
 Trash - Landlord

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1	12	0	550	\$575	In Rent	\$575
2/1	12	0	684	\$675	In Rent	\$675

Occupancy 100%
Total Units 24
No. of Buildings 3
Construction Type Brick/Siding
HVAC Central Elec/Central Elec
Stories 2
Waiting List 4-6 Applicants
Turnover Rate 8%
Absorption Rate N/A

Remarks

The property maintains an active waiting list with four to six applicants. The property's LIHTC units target families at 50 percent of the area median income. The annual turnover rate is approximately 8 percent. The utility allowance for the units are included in the rent.



COMPARABLE APARTMENT RENTAL NO. 5



Property Type: RD/LIHTC/Walk-Up
 Property Name: Nottoway Manor
 Address: 509 Nottoway Avenue
 Blackstone, VA 23824
 Verification: Ink, 434-374-9320
 February 20, 2020, By Telephone
 Distance From Subject: 0.4 Miles

Year Opening/Significant Renovation Amenities

1999
 Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Walk-In Closet, Coat Closet, Laundry Facility, On-Site Management

Utilities (Type/Responsibility)

Heat - Electric - Tenant
 Air Conditioning - Electric - Tenant
 Cooking - Electric - Tenant
 Hot Water - Electric - Tenant
 Cold Water - Landlord
 Sewer - Landlord
 Trash - Landlord

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1	14	0	550	\$515	\$48	\$563
2/1	14	0	650	\$615	\$68	\$683

Occupancy 100%
Total Units 28
No. of Buildings 3
Construction Type Brick/Siding
HVAC Central Elec/Central Elec
Stories 2
Waiting List 25 Applicants
Turnover Rate 21%
Absorption Rate N/A

Remarks

The property maintains a waiting list with 25 applicants. The rents are set at 50 percent of the area median income. The annual turnover rate is approximately 21 percent. The utility allowance for the units are as follows: one bedroom - \$48 and two bedroom - \$68.



COMPARABLE APARTMENT RENTAL NO. 6



Property Type: RD/LIHTC/Garden
 Property Name: Deerfield Apartments
 Address: 1651 Maryland Avenue
 Crewe, VA 23930
 Verification: Audrey Brown, 434-645-1555
 February 20, 2020, By Telephone
 Distance From Subject: 11.4 Miles

Year Opening/Significant Renovation Amenities

1992
 Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Patio, Pull Cords, Safety Bars, Meeting Room, Picnic Area, Laundry Facility, On-Site Management, On-Site Maintenance, Gazebo

Utilities (Type/Responsibility)

Heat - Electric - Tenant
 Air Conditioning - Electric - Tenant
 Cooking - Electric - Tenant
 Hot Water - Electric - Tenant
 Cold Water - Landlord
 Sewer - Landlord
 Trash - Landlord

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1	39	0	577	\$634	\$73	\$707

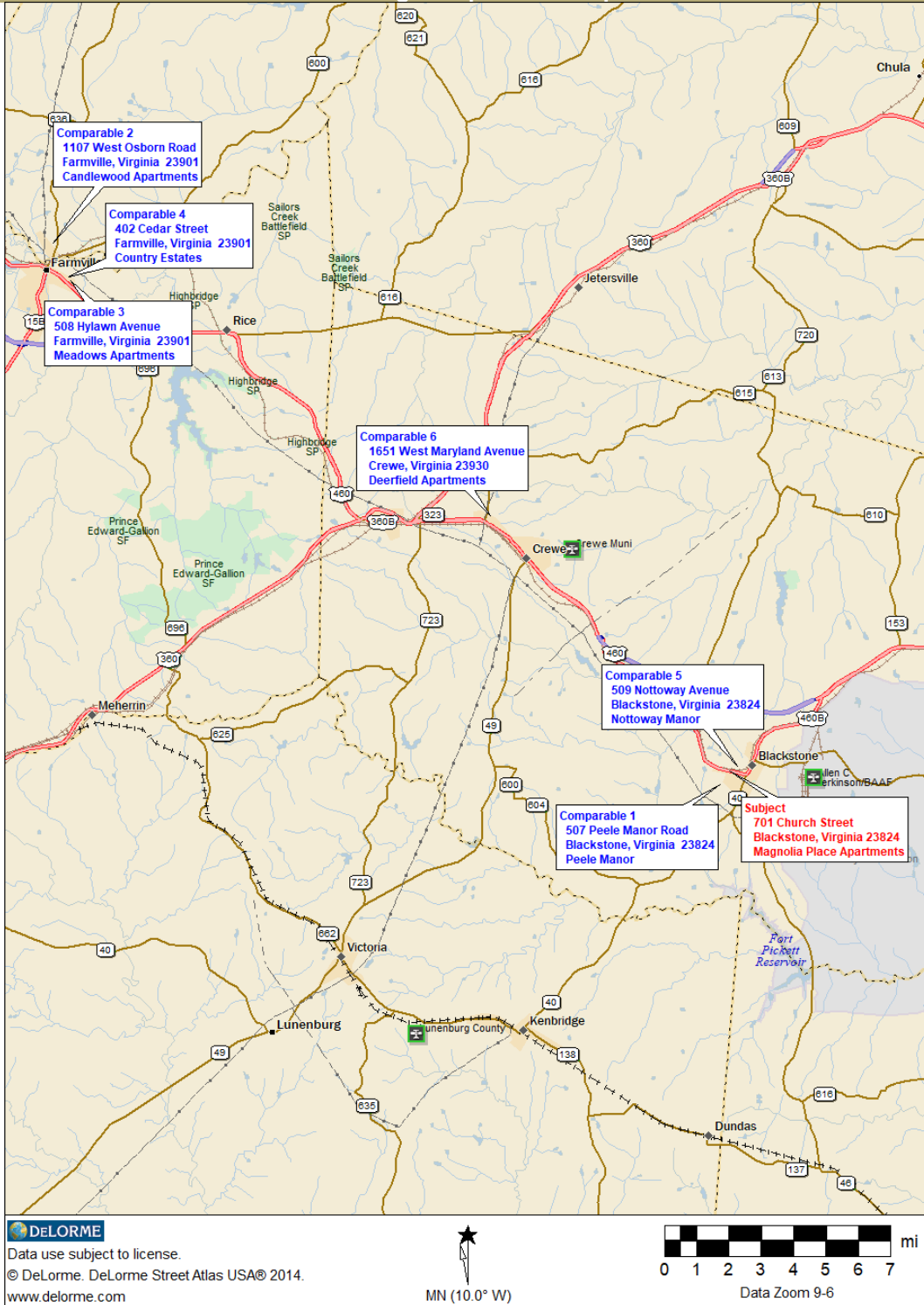
Occupancy	100%
Total Units	39
No. of Buildings	5
Construction Type	Siding
HVAC	PTAC/PTAC
Stories	1
Waiting List	8 Applicants
Turnover Rate	15%
Absorption Rate	N/A

Remarks

The annual turnover rate is approximately 15 percent. There is a waiting list with eight applicants. The property targets elderly at 60 percent, and 38 units receive Rental Assistance. The utility allowance for the units are \$73 per month.

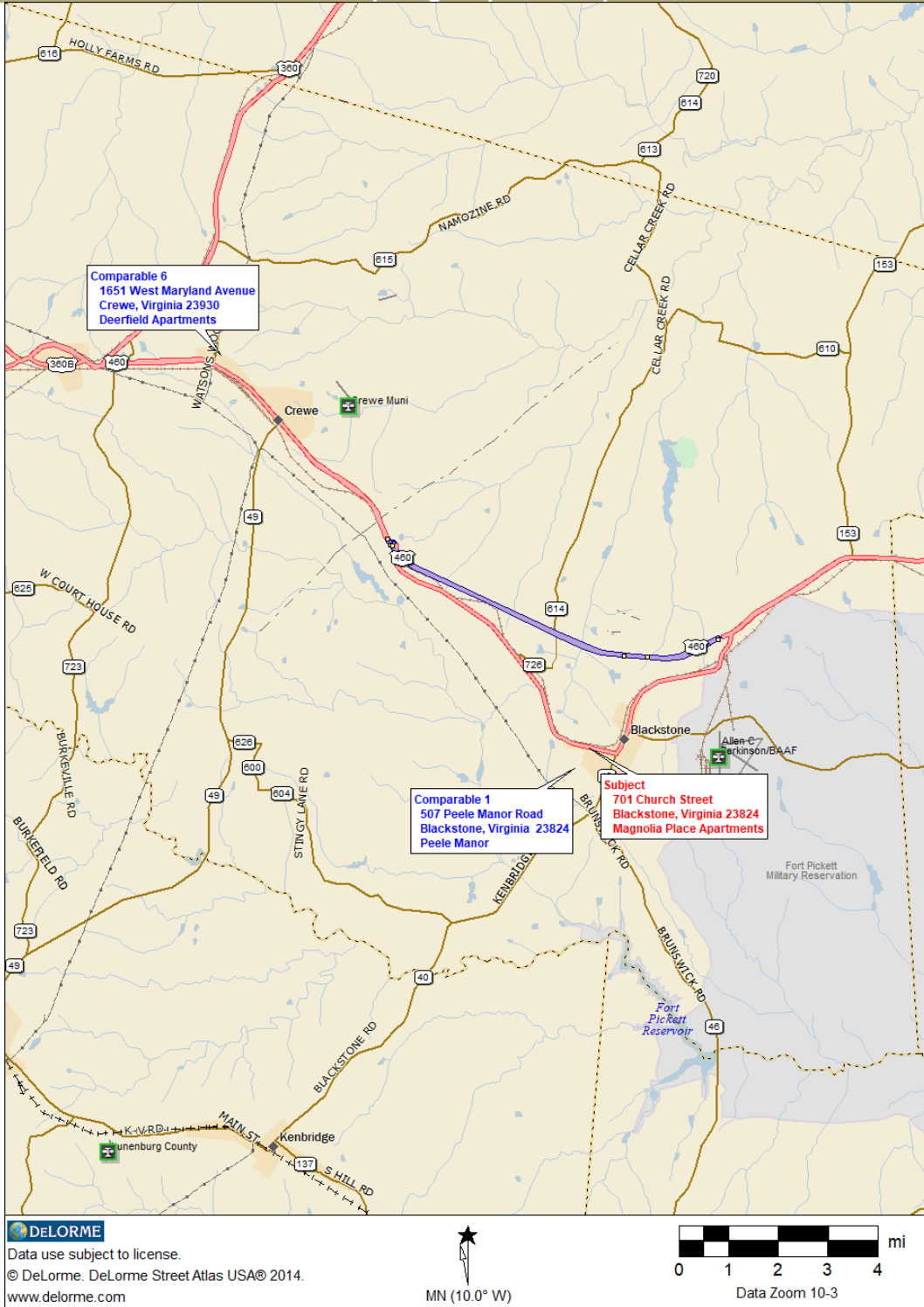


Existing Comparables Map





Competing Properties Map



*There are two existing elderly properties in the market area that will compete with the subject.



Additional Developments

The market area also includes additional developments that were excluded from the analysis due to non-competitiveness or inability to verify information. The developments located in the market area that were excluded from the survey are noted as follows:

Briarcliff Apartments - Blackstone, VA - Unconfirmed
Blackstone Village Apartments (40 Units) – Blackstone, VA – Family
Parkview Gardens (80 Units) – Farmville, VA – Family
Giles (16 Units) – Amelia, VA – Unconfirmed
Milnwood Village (40 Units) – Farmville, VA – Unconfirmed
Parc Crest at Poplar Forest (44 Units) – Farmville, VA – Unconfirmed
Cole Harbour (36 Units) – Blackstone, VA – Unconfirmed
Goodson Manor (23 Units) – Farmville, VA - Unconfirmed

Market-Rate Properties (Not Comparable in Restrictions or Tenant Base)

The Greens at Sunchase - Farmville, VA
90 Hatton Lane – Meherrin, VA
8800 Virginia Street – Amelia Court House, VA



Market Rent Analysis

The market analyst researched rental housing in the market area and identified several apartment communities in and around the market area of the subject. The analyst identified the market-rate communities in the area that would directly compete with the subject. These comparables were then compared to the subject and adjusted for differences in amenities. These differences include, but are not limited to, location, structure, condition, unit size, number of bedrooms, number of baths, unit amenities (range/oven, refrigerator, microwave, dishwasher, etc.), project amenities (parking, storage, clubhouse, meeting room, pool, recreation area, etc.) and utilities provided. The adjustments made were based on the experience of the analyst, interviews with local officials, apartment managers and residents and information received from third-party sources (rent-to-own facilities, utility providers and housing authorities.) Additional adjustments were also determined using paired rental analysis. The paired rental analysis ranges are determined by comparing comparables with different numbers of bedrooms and factoring out any other differences (amenities, utilities provided, etc.) The resulting difference is assumed to be attributable to the differing number of bedrooms. The results are grouped together in a range. The adjustment is selected based on where the majority of the results fall within the range. If there is no majority, a conservative adjustment at the low end of the range is selected.



HUD Forms 92273 and Explanations – As Complete

One-Bedroom Units (534 SF) – As Complete
Estimates of Market Rent
by Comparison - As Complete

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

OMB Approval No. 2502-0029
(exp. 04/30/2020)

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	Magnolia Place Apartments 701 Church Street Blackstone, Nottoway, VA	Churchill Apartments 416 Winston Street Farmville, Prince Edward, VA		Poplar Forest Apartments 900 Poplar Forest Road Farmville, Prince Edward, VA		Blackstone Lofts 325 2nd Street Blackstone, Nottoway, VA		Medallion Manor Apartments 306 East 2nd Street Farmville, Prince Edward, VA		Lofts at Worsham School 8832 Abilene Road Farmville, Prince Edward, VA	
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	02/2020	02/2020		02/2020		02/2020		02/2020		02/2020	
4. Type of Project/Stories	G/1	WU/2	\$ 10	G/1 WU/3		WU/2	\$ 10	WU/2	\$ 10	WU/2	\$ 10
5. Floor of Unit in Building	First	Varies		Varies		Varies		Varies		Varies	
6. Project Occupancy %	98%	100%		95%		88%		100%		100%	
7. Concessions	N	N		N		N		N		N	
8. Year Built	1981/2022	1967/2008	\$250	2000	\$50	1930/2011	\$50	1965/2006	\$250	2010	\$50
9. Sq. Ft. Area	534	800	(\$65)	795	(\$65)	575	(\$10)	600	(\$5)	725	(\$50)
10. Number of Bedrooms	1	1		1		1		1		1	
11. Number of Baths	10	10		10		10		10		10	
12. Number of Rooms	3	3		3		3		3		3	
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		C	
	b. Range/Refrigerator	RF		RF		RF		RF		RF	
	c. Disposal	N		Y		N		N		Y	
	d. Microwave/Dishwasher	D	\$10	N		D	(\$5)	N	\$10	D	
	e. Washer/Dryer	L		L	(\$30)	WD	(\$30)	L		WD	(\$30)
	f. Carpet	C		W		C		WC		C	
	g. Drapes	B		B		B		B		B	
	h. Pool/Rec. Area	R	\$10	N		PER	(\$30)	N	\$10	N	\$10
16. Services	a. Heat/Type	N/E		N/E		N/E		N/E		Y/E	(\$26)
	b. Cooling	N/E		N/E		N/E		N/E		Y/E	(\$7)
	c. Cook/Type	N/E		N/E		N/E		N/E		Y/E	(\$4)
	d. Electricity	N		N		N		N		Y	(\$5)
	e. Hot Water	N/E		N/E		N/E		N/E		Y/E	(\$13)
	f. Cold Water/Sewer	N		Y	(\$49)	N		Y	(\$49)	Y	(\$49)
	g. Trash	Y		Y		Y		Y		Y	
17. Storage	N	N		Y/0	(\$5)	N		N		N	
18. Project Location	Average	Superior	(\$20)	Superior	(\$25)	Similar		Superior	(\$5)	Superior	(\$30)
19. Security	N	N		N		Y	(\$5)	N		N	
20. Clubhouse/Meeting Room	MR	N	\$5	C		N	\$5	N	\$5	N	\$5
21. Special Features	AECI	CTI		I	\$25	CT	\$35	N	\$35	GCI	(\$25)
22. Business Center / Nhd Netwk	N	N		N		N		N		N	
23. Unit Rent Per Month		\$650		\$785		\$825		\$525		\$995	
24. Total Adjustment			\$156		(\$80)		\$6		\$246		(\$169)
25. Indicated Rent		\$806		\$705		\$831		\$771		\$826	
26. Correlated Subject Rent	\$ 775	If there are any Remarks, check here and add the remarks to the back of page.									
	high rent	\$831	low rent	\$705	60% range	\$730	to	\$806			
Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.				Appraiser's Signature		Date (mm/dd/yy)		Reviewer's Signature		Date (mm/dd/yyyy)	
						02/20/20					

Previous editions are obsolete

form HUD-92273 (07/2003)



Explanation of Adjustments and Market Rent Conclusions – As Complete

Magnolia Place Apartments

Primary Unit Types – One-Bedroom Units (534 SF)

Please note: Minor adjustments in the \$5 to \$10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (C) (3) which states: "For minor adjustments (generally in the \$5 to \$10 range), the appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

Rent comparability grids were prepared for the primary unit types with 534 square feet. Comparable apartments used include the following: Churchill Apartments (Comparable 1), Poplar Forest Apartments (Comparable 2), Blackstone Lofts (Comparable 3), Medallion Manor Apartments (Comparable 4) and Lofts at Worsham School (Comparable 5).

Structure/Stories – The subject is located in one-story garden-style buildings. Comparable 2 is similar. All remaining comparables are located in walk-up two-story buildings. All units at the subject are easily accessible without having to utilize stairs. For senior tenants such as those that occupy the subject property, it can be difficult to navigate stairs due to limited mobility issues. Therefore, units on the ground floor are preferred to units on the second or third floor in walk-up buildings. It is the appraiser's opinion that all units on the ground floor would rent for a premium when compared to units not on the first floor. However, there is no market data available for specific floor level pricing. Due to the lack of specific market data for structure differences, only a nominal adjustment of \$10 was selected for comparables located in walk-up structures.

Project Occupancy – The subject is currently 98 percent occupied. The occupancy rates of the comparables range from 88 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 1981 and was renovated in 2001. It will undergo a substantial renovation and will be in good condition. Comparable 1 was built in 1967 and renovated in 2008, and Comparable 2 was constructed in 2000. Comparable 3 was built in 1930 and renovated in 2011. Comparable 4 was constructed in 1965 and renovated in 2006. Comparable 5 was constructed in 2010. Once rehabilitation is complete, the subject will be superior to all comparables. As a result, a \$50 adjustment was added to each comparable to account for the rehabilitation.

SF Area – The subject and the comparables vary in square footage. Typically, all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function. There is a diminishing return of value for additional square footage as each additional square foot does not necessarily equal additional functionality. Additionally, the units at the subject are measured as part of the scope of this assignment. However, the contacts at the comparables are often unwilling to allow interior inspections of the units. Therefore, it is necessary to rely on published unit sizes or verbal confirmation of unit sizes from the property contacts. As such, it is impossible to verify the accuracy of this data. In addition, the subject unit sizes are paint-to-paint measurements, while the contacts often report the "marketing" unit size which is sometimes the gross exterior square footage. Therefore, the unit sizes at the comparables are not always a direct comparison to the unit sizes at the subject. For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparable's dollar



per square foot rental rate was determined for each bedroom type. From these results, a median dollar per square foot rental rate is determined. The median dollar per square foot was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The 25 percent was used to account for the diminished return of the larger unit sizes and the potential differences in reported unit sizes of the comparables versus the subject. 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 \$0.25. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject because there is no difference in perceived unit function with 25 square feet. The adjustments are reflected on the HUD-Form 92273-S8, which is attached.

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

of Baths – The subject contains one bath in all unit types. All comparables are similar. No adjustments were needed.

Balcony/Patio – The subject and Comparable 2 contain balconies and/or patios. The remaining comparables do not contain any of these features and were adjusted upward \$5 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

Parking – The subject and all comparables contain parking lots with no additional fee. No adjustment is needed.

AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Garbage Disposal – The subject does not contain a garbage disposal in the units. All of the comparables except Comparables 3 and 4 contain garbage disposals. Since there is no market data concerning units with this feature, no adjustment was given.

Microwave/Dishwasher – The subject will contain dishwashers. Comparables 1 and 4 do not contain either of these features. Comparables 2, 3 and 5 contain dishwashers. Comparable 3 also contains microwaves within the units. Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal \$5 per month for microwaves. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust \$10 per month for dishwashers.

Washer/Dryer – The subject contains a laundry facility. Comparables 1 and 4 are similar to the subject. Comparables 2, 3 and 5 contain washers and dryers. Units with these amenities provided are preferred over units without these features as these appliances are expensive purchases for a prospective tenant. Although there is little market data available concerning units with these features versus those without these features, the amenities are an enhancement to the unit. In addition, local appliance rental companies that cater to apartment complexes were contacted. Appliance Warehouse serves the City of



Colonial Heights and offers washers and dryers for a starting price of \$32.95 per month. After considering all factors, washers and dryers were valued at \$35 per month. Laundry facilities on-site are valued at \$5 per month. Therefore, units with washers and dryers will rent for \$30 more per month than units in properties with laundry facilities (\$35 for washer/dryer - \$5 for laundry facility = \$30).

Carpet – The subject and all comparables contain carpet or wood floor coverings. Therefore, no adjustments were needed.

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

Pool/Recreation Areas – The subject contains a picnic area and gazebo. Comparables 1, 3, 4 and 5 do not contain these features. Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a \$10 adjustment was determined for swimming pool, and a \$5 adjustment per feature was determined for each additional recreation area. Comparables 1, 3, 4 and 5 were adjusted upward \$10 per month (\$5 for subject's picnic area + \$5 for subject's gazebo). Comparable 2 was adjusted downward \$30 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for picnic area + \$5 for playground + \$5 for basketball court + \$5 for fishing pond + \$5 for internet café - \$5 for subject's picnic area - \$5 for subject's gazebo = \$30).

Heat – The subject does not have this utility provided. None of the comparables, except Comparable 5 have this utility provided. Therefore, Comparable 5 was adjusted downward \$26 based on the Allowances for Tenant-Furnished Utilities and Other Services provided by Virginia Housing Development Authority. The amount was substantiated through local utility providers.

Cooling – The subject does not have this utility provided. None of the comparables, except Comparable 5 have this utility provided. Therefore, Comparable 5 was adjusted downward \$7 based on the Allowances for Tenant-Furnished Utilities and Other Services provided by Virginia Housing Development Authority. The amount was substantiated through local utility providers.

Cooking – The subject does not have this utility provided. None of the comparables, except Comparable 5 have this utility provided. Therefore, Comparable 5 was adjusted downward \$4 based on the Allowances for Tenant-Furnished Utilities and Other Services provided by Virginia Housing Development Authority. The amount was substantiated through local utility providers.

Electricity – The subject does not have this utility provided. None of the comparables, except Comparable 5 have this utility provided. Therefore, Comparable 5 was adjusted downward \$15 based on the Allowances for Tenant-Furnished Utilities and Other Services provided by Virginia Housing Development Authority. The amount was substantiated through local utility providers.

Hot Water – The subject does not have this utility provided. None of the comparables, except Comparable 5 have this utility provided. Therefore, Comparable 5 was adjusted downward \$13 based on the Allowances for Tenant-Furnished Utilities and Other Services provided by Virginia Housing Development Authority. The amount was substantiated through local utility providers.

Cold Water/Sewer – The subject will not provide cold water and sewer. Comparable 2 is similar to the subject. Comparables 1, 3, 4 and 5 provide these utilities and were adjusted downward \$49 based on the Allowances for Tenant-Furnished Utilities and Other Services provided by Virginia Housing Development Authority. The amount was substantiated through local utility providers.

Trash – The subject provides this utility. All comparables are similar. No adjustment was needed.



Extra Storage – The subject does not contain extra storage. None of the comparables, except Comparable 2 contain storage. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, extra storage was given a nominal \$5 adjustment per month.

Location – The subject’s neighborhood is rated average, with easy access to all services available within the village limits. In order to determine if adjustments were needed for differences in location between the subject and the comparables, eleven factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore, population counts, median rent levels and median income levels. The comparison between the subject and comparables is shown in the following table:

Location Characteristics		
	Blackstone	Farmville
Livability	72	73
Amenities	B	A
Cost of Living	B	B
Crime	F	B
Employment	D	F
Housing	C	F
Schools	B	B
Walkscore	46	62
Population	3,517	8,562
Median Rent	\$797	\$764
Median Income	\$38,350	\$35,084

The data shown in the table was verified through www.areavibes.com and www.walkscore.com. Each category was given a rating of 1 to 5, with 1 being the worst and 5 being the best. The ratings for each category were added together for each comparable, and the total sum was compared to the combined sum for the subject and a percent difference from the subject was determined. The results are shown in the following table:

Location Weighting Table		
	Crewe	Farmville
Livability	4	4
Amenities	4	5
Cost of Living	4	4
Crime	1	4
Employment	2	1
Housing	3	1
Schools	4	4
Walkscore	2	3
Population	1	1
Median Rent	3	3
Median Income	2	2
Total	31	33
% Different	---	-6.5%
50% Difference	---	-3.2%

Despite adjusting for the differences between the comparables, it is not always possible to fully account for the differences in rent between comparables as some is due to renter perception or management practices and is not due solely to differences in location. Therefore, it is not appropriate to adjust the full



percentage amount determined in the previous analysis, and an adjustment factor of 50 percent was applied to the percentages determined in this analysis. The result is shown in the previous table. The percentage was applied to the unadjusted rent level of the comparables. The result was applied to the comparables for differences in location. The following table shows the calculation for each comparable requiring an adjustment:

Comparable 1			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
1 BR	\$650	-3.2%	-\$21
Comparable 2			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
1 BR	\$785	-3.2%	-\$25
Comparable 4			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
1 BR	\$525	-3.2%	-\$17
Comparable 5			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
1 BR	\$995	-3.2%	-\$32

The comparables were adjusted on each rent grid as indicated in the previous table (rounded to the nearest \$5).

Security – The subject does not contain security features. None of the comparables, except Comparable 3 contain security features. Comparable 3 contains intercom/electronic entry and video surveillance. No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. All security features will provide added protection for residents at the properties. Intercom/electronic entry limits access to the buildings. Therefore, properties with intercom/electronic entry are considered superior to properties with video surveillance which do not limit access. Consequently, intercom/electronic entry are considered \$5 superior to video surveillance. After considering all factors, Comparable 3 was adjusted downward \$15 (\$10 for intercom/electronic entry + \$5 for video surveillance = \$15).

Clubhouse/Meeting Room – The subject contains a meeting room. Comparables 1, 3, 4 and 5 do not contain these features. Comparable 2 contains a clubhouse. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted \$5 per feature compared to properties without any of these features.

Special Features – The subject contains pull cords and safety bars and will contain in-unit internet. Comparable 1 contains ceramic tile and in-unit internet. Comparable 2 contains common area Wi-Fi. Comparable 3 contains ceramic tile. Comparable 4 does not contain any of these features. Comparable 5 contains granite countertops and in-unit internet. The market did not indicate a rent differential based on safety bars or ceramic tile. In addition, safety bars are an amenity that properties are generally willing to provide if needed. Therefore, no adjustments were needed for these features. Special features such granite countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. After considering all factors, a \$25 adjustment was applied for granite countertops. Common area wi-fi is a convenience to the property. This feature is valuable to residents as it allows access to the Internet without having to deplete data from personal accounts which are typically accompanied by data caps and limits. There is no data for these features that could be extracted from the



market area. However, an adjustment was needed for the convenience of the on-site amenity. Therefore, an adjustment of \$10 was selected. In order to determine an appropriate adjustment for in-unit internet, internet fees for local internet providers were researched. The following table shows the internet providers contacted and the fees for each provider.

Provider	Fee/Month
CenturyLink	\$45.00
Viasat	\$49.99
HughesNet	\$49.99
EarthLink	\$39.95

The costs for internet range from \$39.95 to \$49.99 per month. The adjustment is selected based on where the majority of the results fall within the range. If there is no majority, a conservative adjustment at the mid-point of the range is selected. As there was no majority for this analysis, an adjustment of \$45 per month was selected.

Business Center/Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustments were needed.

Conclusion of Market Rents – As Complete

The adjusted rents range from \$705 to \$831 for the one-bedroom comparison. All comparables were given consideration. The appraiser concluded the market rent for the units at the subject as follows:

- **534 SF One-Bedroom Units** - **\$775**

The developer is proposing affordable rents as follows: \$502. In addition, the maximum net tax credit rents are \$367, \$481 and \$594, respectively. These rents are at or below the achievable rents determined on the rent grids and above the maximum net tax credit rents. However, as all the units contain Rental Assistance, tenants will never be asked to pay more than 30 percent of their gross annual income for rent. Therefore, the proposed rents were utilized in the restricted analysis.

- **534 SF One-Bedroom Units** - **\$624**



The developer is proposing the affordable LIHTC rents as follows:

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	6	534	40%	\$454	\$589	\$87	\$502
1/1	22	534	50%	\$568	\$589	\$87	\$502
1/1	28	534	60%	\$681	\$589	\$87	\$502

Evaluation of the Development

Project Design

Magnolia Place Apartments is comprised of 14 one-story garden buildings containing 56 units and an accessory building housing a meeting room, picnic area, laundry facility, office and maintenance area. The buildings have siding exterior and asphalt shingle roofs.

Project Amenities

The property will provide the following project amenities: meeting room, playground, laundry facility, on-site management, on-site maintenance and gazebo. The subject's project amenities are competitive with the comparables in the market area.

Parking

The complex contains open asphalt parking areas with approximately 43 parking spaces. This parking ratio is slightly lower than one space per unit; however, it is an elderly development for 55 and older and the need for a vehicle is less than with a family development. Therefore, this does not appear to have a negative impact on the subject property.

Unit Mix

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

Utilities

The subject will contain central electric heating and cooling. Cooking and hot water are electric. Trash collection services will be provided by the landlord. All remaining utilities are paid by the tenant. This arrangement is inferior to the comparables in the market area.

Unit Amenities

Each unit will contain the following amenities: refrigerator, range/oven, dishwasher, carpet, vinyl, blinds, coat closet, patio, pull cords, safety bars and in-unit Wi-Fi. The unit amenities are competitive with the comparables in the market area.

Tenant Services

The subject will not offer a service coordinator. The surveyed comparables did not offer these services. Therefore, the subject will be competitive with the comparables in the market area.



Impact of Existing/Planned Rental Housing

The market area exhibits sufficient demand for the existing property. Based on the occupancy level of the subject and the apartment complexes in the market area, the existing waiting lists, the projected population and household growth and the economic factors, it is believed that when the rehabilitation is completed, the property will have no adverse impact on the existing and/or planned market-rate rental housing properties in the market area.

Summary of Developments Strength and Weaknesses

Strengths

- The subject's site plan and design are competitive with the surveyed comparables.
- The development will be superior to most of the comparable developments in condition upon completion of its rehabilitation.
- The subject's unit and project amenities are competitive with the comparables in the market area.
- The subject's proposed LIHTC rent will provide a good value to prospective tenants.

Weaknesses

- There are no apparent weaknesses.

LOCAL PERSPECTIVE AND INTERVIEWS

Magnolia Place Apartments
701 Church Street
Blackstone, Virginia 23824



Local Interviews

Zoning Department

Jennifer Daniel, Town Clerk of Blackstone, the subject is zoned R-3, Residential District. The subject is a legal, conforming use. The telephone number for the Towne of Blackstone is 434-292-7251.

RECOMMENDATIONS AND CONCLUSIONS



Recommendations and Conclusions

Project Description

The subject, Magnolia Place Apartments, is an existing Rural Development and Low Income Housing Tax Credit multifamily development that contains 56 rental units. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning 40, 50 and 60 percent of the area median income, or below and \$29,100 considering subsidy and between \$13,620 and \$29,100 not considering any subsidy.

Magnolia Place Apartments is comprised of 14 one-story garden buildings containing 56 units and an accessory building housing a meeting room, laundry facility, office and maintenance area. The buildings are of frame construction with siding exterior and asphalt shingle roofs.

The following chart lists the subject's current unit mix:

Unit Type	# of Units	Square Footage	Total Square Footage
1/1	56	534	29,904
	56		29,904

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	6	534	40%	\$454	\$589	\$87	\$502
1/1	22	534	50%	\$568	\$589	\$87	\$502
1/1	28	534	60%	\$681	\$589	\$87	\$502

*The maximum rents exceed the maximum gross rent for the units at 40 and 50 percent of the area median income. However, of the subject's 56 units, 55 units contain Rental Assistance. Therefore, these tenants will not be required to pay more than 30 percent of their income or the maximum LIHTC rent.

Income Averaging

The developer is not electing to use the income-average minimum set-aside option.

Housing Profile

The rental housing stock in the market area is comprised of single-family homes and market-rate and subsidized/income-restricted apartment complexes. The current vacancy rate in surveyed subsidized/income-restricted apartment complexes is 0.4 percent. The current vacancy rate in surveyed market-rate apartment complexes is 3.2 percent.

The development does not have an adverse impact on the market area. There were six income-restricted developments confirmed in the market area. Peele Manor and Deerfield Apartments are the most similar to the subject since they contain one-bedroom units, contains subsidy for its units and are elderly. In addition, the majority of the comparables contain a waiting list. Therefore, the market area is not saturated.



Market Feasibility

The following tables contain the capture rates for the entire property as well as for the vacant units only at the property.

CAPTURE RATE BY INCOME LIMITS - WITH RENTAL ASSISTANCE				
	All Units @ 40% (\$0 - \$19,400)	All Units @ 50% (\$0 - \$24,250)	All Units @ 60% (\$0 - \$29,100)	Project Total (\$0 - \$29,100)
Income Restrictions:				
All Units at Subject	0.4%	1.3%	1.5%	3.0%
Vacant Units at Subject	0.0%	0.0%	0.1%	0.1%

CAPTURE RATE BY INCOME LIMITS - WITHOUT RENTAL ASSISTANCE				
	All Units @ 40% (\$13,620 - \$19,400)	All Units @ 50% (\$17,040 - \$24,250)	All Units @ 60% (\$17,640 - \$29,100)	Project Total (\$13,620 - \$29,100)
Income Restrictions:				
All Units at Subject	0.5%	5.7%	5.5%	6.7%
Vacant Units at Subject	0.0%	0.0%	0.2%	0.1%

Overall the market shows a net demand of 1,877 units for proposed units at or below 60 percent of the area median income when considering subsidy. The subject is an existing development that contains 56 units. The overall capture rate for all units at or below 60 percent is 3.0 percent. However, as the property is existing and the tenants are likely to remain after rehabilitation, the capture rate including only the vacant units is 0.1 percent.

Overall the market shows a net demand of 837 units for proposed units at or below 60 percent of the area median income when not considering subsidy. The subject is an existing development that contains 56 units. The overall capture rate for all units at or below 60 percent is 6.7 percent. However, as the property is existing and the tenants are likely to remain after rehabilitation, the capture rate including only the vacant units is 0.1 percent.

Evaluation of Project

The subject is located at 701 Church Street. Therefore, the subject has average visibility and easy access. The subject's site plan and project design are similar to competing apartment developments. The subject's unit mix of one-bedroom units is suitable in the market. The subject's unit and project amenities are competitive with the surveyed comparables. The subject's rents will provide a good value to prospective tenants.

Positive/Negative Attributes

Strengths: The subject's location is comparable to other developments in the market area. Its in-unit and common area amenities are competitive with the other developments in the market area. When these factors are taken into consideration, the subject's proposed units provide a good value to prospective tenants.

Weaknesses: There are no apparent weaknesses.

Conclusion

The subject can retain its required share of the market area for the following reasons:

- The subject's design and amenities are competitive with other existing projects. Therefore, no modifications to the subject are necessary.



-
- Magnolia Place Apartments is an existing 56-unit Low Income Housing Tax Credit complex. The development is currently 98 percent occupied. An absorption period was established as if the development were a vacant Low Income Housing Tax Credit Development. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the continued demand for the units within the market. It is estimated that a 95+ percent occupancy level can be achieved in eight to 11 months. Our interviews with apartment managers substantiate the absorption rate. It is believed that the subject will absorb five to seven units per month; therefore, reaching a stable occupancy level within eight to 11 months. However, it has one vacant unit. Therefore, the effective absorption rate is one month.
 - According to the past, present and future demographic and economic trends within the primary market area, it is the opinion of the analyst that the existing development is suitable for the market area. Given the current acceptable vacancy rates for affordable properties, the development will not have an adverse effect on the existing rental comparables and the anticipated pipeline additions to the rental base.

MARKET STUDY ANALYST STATEMENT OF EXPERIENCE



Qualifications of the Analyst

Gill Group is a nationwide marketing and real estate consulting firm specializing in market studies and real estate appraisals for low-income housing developments. For more than 30 years, Gill Group has been performing market research and appraisals on all types of properties. Primary data from field inspectors, analysts and appraisers is used. Our inspectors, analysts and appraisers personally inspect and examine every property included in the reports. Additional data is obtained from the U.S. Census Bureau, local public officials and reliable market data research companies such as ESRI Business Information Solutions. Gill Group's market studies have been used by clients in the Low Income Housing Tax Credit program and in obtaining and renewing state and federal subsidies for low-income housing developments, senior housing and multifamily rental housing. Jonathan Richmond and Janice F. Gill, MAI, have been active in the U.S. Department of Housing and Urban Development's Multifamily Accelerated Processing (M.A.P.) and Mark-to-Market programs.



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OVERVIEW	Multifamily and commercial experience specializing in work for private contractors, the Department of Housing and Urban Development (HUD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program. Has completed over 100 market studies in the past five years.
ACCREDITATIONS	State Certified Real Estate Appraiser Missouri State License Number 2014040824 Housing Credit Certified Professional (HCCP) National Council of Affordable Housing Market Analysts (NCAHMA)
EMPLOYMENT	Hanley Wood 2001 – 2005 Specialized in Market Research Coordination by providing residential construction information for residential real estate development and new home construction. Gill Group 2005 – Present Specializes in multi-family market studies, appraisals, and physical inspections.
EDUCATION	Bachelor of Science in Business Administration/Management <i>The University of Phoenix</i> Advanced Microsoft Excel Training <i>New Horizons Microsoft Excel 2003-Level 2</i> State Registered Appraiser of Real Estate <i>Steve W. Vehmeier Appraisal School</i> General Education Classes <i>Manatee Community College</i>
EXPERIENCE (2008 TO PRESENT)	Provider of appraisals for HUD, Public Housing Authorities, Property Management Companies, Non-Profit Entities, For-Profit Entities, Commercial Property Chains, Banks and Lenders everywhere. Inspector for Gill Group Provides Property Condition Assessments for the following property types: <ul style="list-style-type: none">• Multi-Family• Office Provided Inspections for the following property types



- Single-Family
- Multi-Family
 - o Conventional
 - o Section 8
 - o Section 42 w/ File Audits
 - o Section 202
 - o Section 221(d)(3)
 - o Section 221(d)(4)
 - o Section 236
- Hotels
- Motels
- Department Stores
- Retail Centers
- Warehouse
- Large, Multi-Unit Mini-Storage Facilities

RECENT PROJECTS

Proposed 52 Unit Family Complex - Guthrie, OK
43 Unit Multifamily Property - Waggaman, LA
32 Unit Multifamily Property - Waggaman, LA
24 Unit Family Complex - Republic, MO
112 Unit Multifamily Apartment Complex - Santa Clara, CA
28 Senior Unit Property - Ozark, AR
19 New Construction Single Family Homes - Butler, MO
44 Unit Multifamily Property - Nevada, MO
52 Senior Unit Complex - Savannah, MO
36 Unit Multifamily Property - Corbin, KY



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P.O. Box 784
Dexter, Missouri 63841
573-624-6614 (phone)
573-624-2942 (fax)
todd.gill@gillgroup.com

OVERVIEW

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

ACCREDITATIONS

State Certified General Real Estate Appraiser

Alabama State License Number: G00548
Arizona State License Number: 31453
Colorado State License Number: CG40024048
Connecticut State License Number: RCG.0001276
District of Columbia License Number: GA11630
Georgia State License Number: 258907
Hawaii State License Number: CGA1096
Idaho State License Number: CGA-3101
Illinois State License Number: 153.0001384
Indiana State License Number: CG40200270
Iowa State License Number: CG02426
Kansas State License Number: G-1783
Louisiana State License Number: G1126
Maine State License Number: CG3635
Maryland State License Number: 32017
Michigan State License Number: 1201068069
Minnesota State License Number: 40186198
Mississippi State License Number: GA-624
Missouri State License Number: RA002563
Montana State License Number: REA-RAG-LIC-8530
Nebraska State License Number: CG2000046R
New York State License Number: 46000039864
North Carolina State License Number: A5519
North Dakota State License Number: CG-2601
Ohio State License Number: 448306
Oklahoma State License Number: 12524CGA
Oregon State License Number: C000793
Pennsylvania State License Number: GA001813R
South Carolina State License Number: 3976
Tennessee State License Number: 00003478
Texas State License Number: 1329698-G
Utah State License Number: 5510040-CG00
Virginia State License Number: 4001 015446
Washington State License Number: 1101018
West Virginia State License Number: CG358
Wisconsin State License Number: 1078-10
Wyoming State License Number: 479

Also received temporary licenses in the following states: Arkansas, California, Delaware, Florida, Kentucky, Massachusetts, Nevada, New Hampshire, New Jersey, New Mexico, Puerto Rico, Rhode Island, South Dakota, the U.S. Virgin Islands and Vermont.



**EXPERIENCE
(1991 TO PRESENT)**

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

Provider of HUD MAP and TAP appraisals and market studies for multiple lenders since its inception. Completed approximately 350 appraisal assignments under this program.

Contract MAP quality control reviewer and field inspector for CohnReznick and HUD. Have completed approximately 350 reviews under this program. Have completed approximately 100 field inspections under this program.

Currently approved state reviewer for HUD Rent Comparability Studies for Section 8 Renewals in Alabama, California, Connecticut, Florida, Hawaii, Illinois, Indiana, Iowa, Kansas, Louisiana, Minnesota, Nebraska, New Mexico, North Carolina, Oregon, Utah, Virgin Islands, Virginia, Washington, West Virginia and Wisconsin. Completed approximately 500 reviews under this program.

Provider of HUD Rent Comparability Studies for contract renewal purposes nationwide. Completed approximately 400 rent comparability studies.

Provider of tax credit financing analysis and value of financing analysis. Completed approximately 300 appraisal assignments and market studies under this program.

Provider of multifamily appraisals under the RD 515 and 538 programs. Completed approximately 200 appraisal assignments under these programs.

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

**DEVELOPMENT/OWNERSHIP/
MANAGEMENT EXPERIENCE
(2006 TO PRESENT)**

For the past 10 years, he has owned three separate companies that develop, own and manage commercial, multifamily, residential, agricultural and vacant land properties.

In his portfolio are over 100,000 square feet of commercial space, over 1,000 units of multifamily, 200 acres of farmland, and 10 parcels of developable commercial and multifamily lots, all in the Midwest.

EDUCATION

Bachelor of Arts Degree

Southeast Missouri State University

Associate of Arts Degree

Three Rivers Community College



HUD/FHA Appraiser Training

Arkansas State Office

Multifamily Accelerated Processing Valuation (MAP)

U.S. Department of Housing and Urban Development

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

U.S. Department of Housing and Urban Development

FHA Appraising Today

McKissock, Inc.

Texas USDA Rural Development Multifamily Housing Appraiser Training

Texas Rural Development

Kentucky USDA Rural Development Multifamily Housing Appraiser Training

Kentucky Rural Development

Financial Analysis of Income Properties

National Association of Independent Fee Appraisers

Income Capitalization

McKissock, Inc.

Introduction to Income Property Appraising

National Association of Independent Fee Appraisers

Concepts, Terminology & Techniques

National Association of Independent Fee Appraisers

Uniform Standards of Professional Appraisal Practice

Central Missouri State University

Appraisal of Scenic, Recreational and Forest Properties

University of Missouri-Columbia

Appraiser Liability

McKissock, Inc.

Appraisal Trends

McKissock, Inc.

Sales Comparison Approach

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.

Mortgage Fraud

McKissock, Inc.

The Nuts and Bolts of Green Building for Appraisers

McKissock, Inc.

The Cost Approach

McKissock, Inc.



Pennsylvania State Mandated Law for Appraisers

McKissock, Inc.

Michigan Appraisal Law

McKissock, Inc.

Modern Green Building Concepts

McKissock, Inc.

Residential Appraisal Review

McKissock, Inc.

Residential Report Writing: More Than Forms

McKissock, Inc.

2-4 Family Finesse

McKissock, Inc.

Appraisal Applications of Regression Analysis

McKissock, Inc.

Appraisal of Self-Storage Facilities

McKissock, Inc.

Supervisor-Trainee Course for Missouri

McKissock, Inc.

The Thermal Shell

McKissock, Inc.

Even Odder - More Oddball Appraisals

McKissock, Inc.

Online Data Verification Methods

Appraisal Institute

Online Comparative Analysis

Appraisal Institute

Advanced Hotel Appraising - Full Service Hotels

McKissock, Inc.

Appraisal of Fast Food Facilities

McKissock, Inc.

Appraisal Review for Commercial Appraisers

McKissock, Inc.

Exploring Appraiser Liability

McKissock, Inc.



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OVERVIEW

Extensive multifamily experience specializing in work for the Department of Housing and Urban Development (HUD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program. Also, many years of experience with nursing homes and typical commercial appraisals.

ACCREDITATIONS

MAI Designated Member of the Appraisal Institute

State Certified General Real Estate Appraiser

Missouri State License Number: 2002024410
Virginia State License Number: 4001016982
Maryland State License Number: 32198

Also regularly receives temporary licenses in the following states: Colorado, Florida, Hawaii, Minnesota, Oklahoma and Texas.

EDUCATION

Bachelor of Science Degree

Southeast Missouri State University

Associate of Arts Degree

Three Rivers Community College

Professional Standards of Practice

National Association of Independent Fee Appraisers

Introductions to Income Properties

National Association of Independent Fee Appraisers

Concepts, Terminology & Techniques

National Association of Independent Fee Appraisers

Financial Analysis of Income Properties

National Association of Independent Fee Appraisers

1.4B Report Writing-Non Residential Real Estate Appraising

National Association of Independent Fee Appraisers

Principles of Residential Real Estate Appraising

National Association of Independent Fee Appraisers

1.4A Report Writing-Residential Real Estate Appraising

National Association of Independent Fee Appraisers

Economics I

Three Rivers Community College

1.4A Report Writing Non-Residential Real Estate Appraising

National Association of Independent Fee Appraisers

Advanced Highest & Best Use and Market Analysis

Appraisal Institute

Advanced Sales Comparison & Cost Approaches

Appraisal Institute

Advanced Income Capitalization

Appraisal Institute



Report Writing & Valuation Analysis

Appraisal Institute

National USPA Update

McKissock

**EXPERIENCE
(1991 TO PRESENT)**

Primary provider of HUD Mark-to-Market Full Appraisals for mortgage restructuring and Mark-to-Market Lites for rent restructuring. Have worked with HUD in this capacity for several years.

Contract appraiser for Kentucky Housing Corporation for the eastern half of the State of Kentucky.

Provider of nursing home appraisals and hotel appraisals as well as typical commercial appraisals nationwide.

Provider of HUD Rent Comparability Studies for contract renewal purposes nationwide.

Partial list of clients include: Boston Capital, 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, Reznick Group, Siegel Group, Signet Partners and Wachovia Securities.



Certificate of Membership

Gill Group, Inc.
Is a Member Firm in Good Standing of



Formerly known as
NCAHMA

National Council of Housing Market Analysts
1400 16th St. NW
Suite 420
Washington, DC 20036
202-939-1750

Membership Term
2/1/2020 to 1/31/2021



Thomas Amdur
President, NCHMA



I affirm that I have made a physical inspection of the site and market area. I also affirm that the appropriate information has been used in the comprehensive evaluation of the need and demand for the proposed rental units. To the best of my knowledge the market can support the demand shown in this study. I understand that any misrepresentations in this statement may result in the denial of participation in the Low Income Housing Tax Credit Program in Virginia as administered by the Virginia Housing Development Authority. I also affirm that neither I nor anyone at my firm has any interest in the existing development or relationship with the ownership entity. In addition, I affirm that neither I nor anyone at my firm nor anyone acting on behalf of my firm in connection with the preparation of this report has communication to others that my firm is representing VHDA or in any way acting for, at the request of, or on behalf of VHDA. Finally, I affirm that compensation for my services is not contingent upon this development receiving a reservation or allocation of tax credits.

A handwritten signature in black ink, appearing to read 'Dr. [Name]', written over a horizontal line.

Market Analyst

March 12, 2020

Date

ADDENDUM A – DATA SOURCES

2000 U.S Census

2010 U.S. Census

American Community Survey

Nielsen Claritas (A nationally recognized demographics forecaster)

Ribbon Demographics (A nationally recognized demographics forecaster)

U.S. Bureau of Labor Statistics

Income Expense Analysis: Conventional Apartments and Income/Expense Analysis: Federally Assisted Apartments published by Institute of Real Estate Management

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 area and government officials and interview with local property owners or managers.

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 temporary or permanent 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 expected 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 (with the exception of day care), 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. Annual demand estimates factor in tenure, tenant age, income restrictions, family size and turnover.

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 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 market-rate or Affordable Housing 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

An estimate of the total number of market households that have both the desire and the ability to obtain the product and/or services offered. These households must be of the appropriate age, income, tenure and size for a specific proposed development. Components of demand vary and can include household growth; turnover, those living in substandard conditions, rent over-burdened households, and demolished housing units. Demand is project specific.

Difficult Development Area (DDA)

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

Detached Housing

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

Effective Rents

Market Rents 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.

Family

A family consists of a householder (i.e., one who occupies or owns a house/head of a household) and one or more other persons living in the same household who are related to the householder by birth, marriage or adoption. Not all households contain families since a household may comprise a group of unrelated persons or one person living alone. (Source: U.S. Census)

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

All the persons who occupy a housing unit as their usual place of residence. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (Source: U.S. Census)

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 decreasing 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 tenant's adjusted income.

HUD Section 202 Program

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

HUD Section 811 Program

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

HUD Section 236 Program

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

Income Band

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

Income Limits

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

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

Market Area, Primary (PMA)

The most likely geographic area from which a property would draw its support.

Market Area, Secondary (SMA)

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

Market Demand

The number of units required in a defined market area to accommodate demand (i.e., households that desire to improve the quality of their housing without significantly increasing their economic burden). 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 Feasibility Analysis

An analysis that determines whether a proposed development can attain its target rents, taking into account the development's characteristics (location, size, unit mix, design and amenities), the depth of its target market, and the strength of its appeal in comparison to other existing and planned options available to potential consumers.

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. For purposes of demonstrating move-up demand both changes in Class Construction Type and changes in Quality Classification of five or more may be considered (Reference the Virginia State Board of Equalization Assessor's Handbook Section 531, January 2003, pages 4-5 for definitions of Class and Quality Classifications.)

Multifamily

Structures that contain 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.

Redevelopment

The redesign or rehabilitation of existing properties.

Rent Burden

Contract Rent plus Tenant Paid Utilities divided by the 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 maximum allowable rent under the restrictions of a specific housing program or subsidy.

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.

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. For TCAC projects these percentages are equal to a physical occupancy rate that will generate 90 percent of aggregate restricted rents for SRO and Special Needs units and generate 95 percent of aggregate restricted rents for all other types of units.

State Data Center (SDC)

A state agency or university facility identified by the governor of each state to participate in the U.S. 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 estimated Income Band from which the subject will likely 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

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. Only turnover in the primary market area rental market (i.e., number of rental housing units as a percentage of total rental housing units that will likely change occupants) shall be considered for purposes of constructing demand estimates. See Vacancy Period.

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. The economic vacancy rate should be used exclusively for project rent proformas, and not for reporting the vacancy rate of rent comparables.

Vacancy Rate – Physical

The number of total habitable units that are vacant divided by the total number of units in the property. The physical vacancy rate shall be used when reporting comparable vacancy rates.

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 – NCHMA INDEX

NCHMA Market Study Index

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

		Page Number(s)
Executive Summary		
1	Executive Summary	11-13
Scope of Work		
2	Scope of Work	15
Project Description		
3	Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting	19-21
4	Utilities (and utility sources) included in rent	20
5	Target market/population description	19
6	Project description including unit features and community amenities	19
7	Date of construction/preliminary completion	21
8	If rehabilitation, scope of work, existing rents, and existing vacancies	21
Location		
9	Concise description of the site and adjacent parcels	126
10	Site photos/maps	24-25; 27-37
11	Map of community services	41
12	Site evaluation/neighborhood including visibility, accessibility and crime	38
Market Area		
13	PMA description	45-46
14	PMA Map	47
Employment and Economy		
15	At-Place employment trends	51
16	Employment by sector	51
17	Unemployment rates	49-50
18	Area major employers/employment centers and proximity to site	51
19	Recent or planned employment expansions/reductions	51
Demographic Characteristics		
20	Population and household estimates and projections	54-60
21	Area building permits	73
22	Population and household characteristics including income, tenure, and	54-60
23	For senior or special needs projects, provide data specific to target market	57

NCHMA Market Study Index

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		Page Number(s)
Competitive Environment		
24	Comparable property profiles and photos	78-83
25	Map of comparable properties	84-85
26	Existing rental housing evaluation including vacancy and rents	75-76
27	Comparison of subject property to comparable properties	88-94
28	Discussion of availability and cost of other affordable housing options including homeownership, if applicable	95-96
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30	For senior or special needs populations, provide data specific to target market	77
Affordability, Demand, and Penetration Rate Analysis		
31	Estimate of demand	68-69
32	Affordability analysis with capture rate	71
33	Penetration rate analysis with capture rate	67
Analysis/Conclusions		
34	Absorption rate and estimated stabilized occupancy for subject	70
35	Evaluation of proposed rent levels including estimate of market/achievable rents.	94
36	Precise statement of key conclusions	100-101
37	Market strengths and weaknesses impacting project	13
38	Product recommendations and/or suggested modifications to subject	100-101
39	Discussion of subject property's impact on existing housing	96
40	Discussion of risks or other mitigating circumstances impacting subject	100-101
41	Interviews with area housing stakeholders	98
Other Requirements		
42	Certifications	7-9
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ADDENDUM D – SUBJECT DATA

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

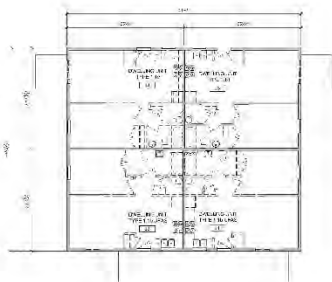
All that certain tract or parcel of land situate, lying and being in the Town of Blackstone, Nottoway County, Virginia, designated as Tax Identification Number 50A-25-1-25-1, containing 3.444 Acres, as shown on plat of survey made by Acres of Virginia, Inc., Surveyors, Engineers, Planners & Soil Consultants, entitled, "PLAT SHOWING AS-BUILT SURVEY, BLOCK 25 WEST BLACKSTONE, MAGNOLIA PLACE, FORMERLY KNOWN AS BLACKSTONE MANOR, TOWN OF BLACKSTONE, NOTTOWAY COUNTY, VIRGINIA, SURVEYED FOR: BLACKSTONE RURAL ASSOCIATES LIMITED PARTNERSHIP," dated September 12, 2002, a copy of which plat of survey is to be recorded in the Clerk's Office of the Circuit Court for the County of Nottoway, Virginia, and to which plat of survey reference is here made for a more accurate and particular description of the said property.

Report: PROJ020 Unit-Plan() Information System (UNIT) Date: 1/22/2020
 PROJECT SUBSUMPT Page: 1 of 3
 FOR: 01/01/2020 Management Report: THE ASSOCIATES (MANAGEMENT), LLC

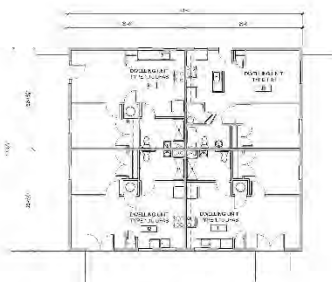
Project Name: MANGONIA FESCQ
 Code Number: 0348487904227409
 Project ID: 03 - Plan II (04)
 Project Name: 18 - PASS JOINT027

Act Mbr	Unit Type	Initial Date	Expiry Date	Leased To	Basic Rate	Unit Rate	Unit Post	Tax Code	FOP Code	Income Type	Adj. of Income	Net Income	RA Error	RA Error	Orig Rate	Actn Code	Track Code
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82	M/1	11/1/2004	10/31/2020	DAY, SHIRLEY	491	497	0	1	30A	Y	14996	375	50	325	0	186	0
83	M/1	8/1/2019	7/31/2020	MATTHEW, HELIJAH	491	497	0	1	30A	Y	8507	214	50	184	0	371	0
84	M/1	10/1/2019	11/30/2020	SCOTT, MONIKA	491	497	0	1	30A	Y	8000	225	50	175	0	318	0
85	M/1	6/1/2012	5/31/2020	TURNER, TERESA	491	497	0	1	30A	Y	8252	221	50	171	0	320	0
86	M/1	6/1/2016	5/31/2020	BAKEL, ELAINE	491	497	0	1	30A	Y	11004	291	50	240	0	244	0
87	M/1	1/1/2013	12/31/2020	ARENSMITH, BETTY	491	497	0	1	30A	Y	10700	248	50	210	0	273	0
88	M/1	2/1/2019	1/31/2020	KARLINS, ROSE	491	497	0	1	30A	Y	9078	227	50	177	0	314	0
89	M/1	2/1/2013	1/31/2020	OLIVER, CLARETTINE	491	497	0	1	30A	Y	10206	257	50	209	0	284	0
90	M/1	10/1/2004	9/30/2020	SMALL, CLARA	491	497	0	1	30A	Y	9720	218	50	184	0	322	0
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Floor Plans -
Building g

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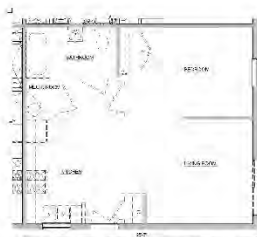
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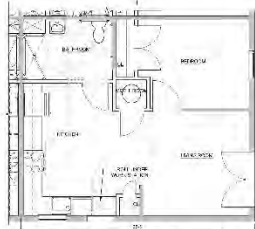
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Common Area

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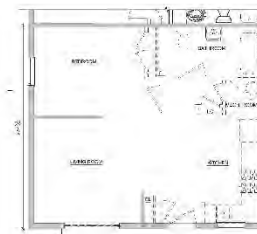


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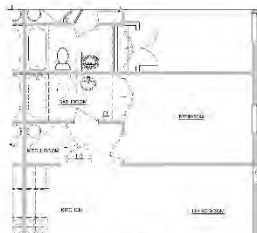


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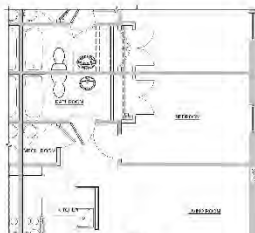


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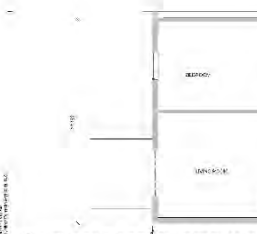


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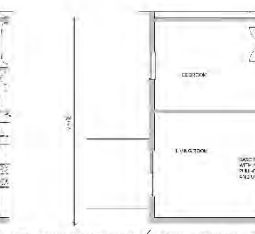
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Unit Floor Plans
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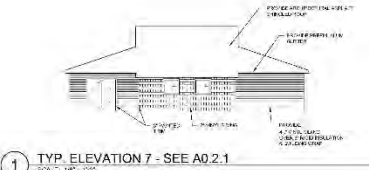
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Renovation of
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Apartments

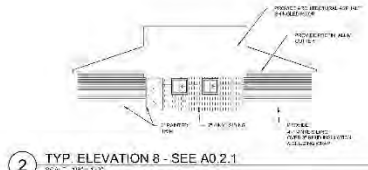
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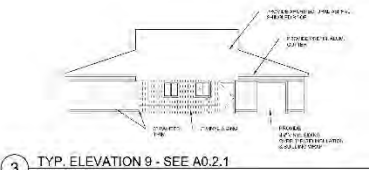
Unit Floor Plans
A2.2.1



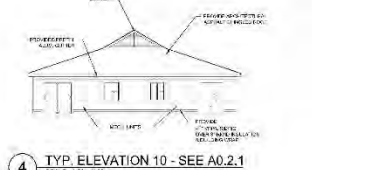
1 TYP. ELEVATION 7 - SEE A0.2.1
SCALE: 1/8" = 1'-0"



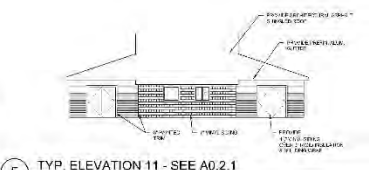
2 TYP. ELEVATION 8 - SEE A0.2.1
SCALE: 1/8" = 1'-0"



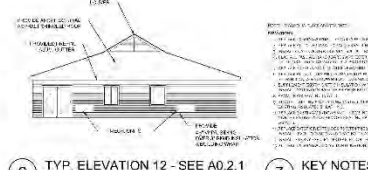
3 TYP. ELEVATION 9 - SEE A0.2.1
SCALE: 1/8" = 1'-0"



4 TYP. ELEVATION 10 - SEE A0.2.1
SCALE: 1/8" = 1'-0"



5 TYP. ELEVATION 11 - SEE A0.2.1
SCALE: 1/8" = 1'-0"



6 TYP. ELEVATION 12 - SEE A0.2.1
SCALE: 1/8" = 1'-0"

KEY NOTES
 NOT TO SCALE

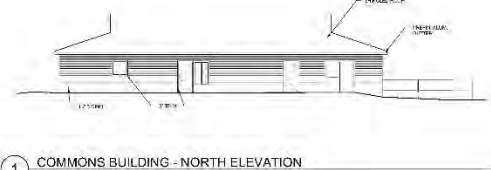
Renovation of Magnolia Place Apartments

NOT FOR CONSTRUCTION

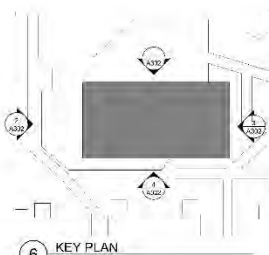
Drawn: MAGNOLIA PLACE APARTMENTS
 UNLESS OTHERWISE NOTED
 1000 N. 17th St., Suite 100
 Fort Worth, TX 76102

Building Elevations

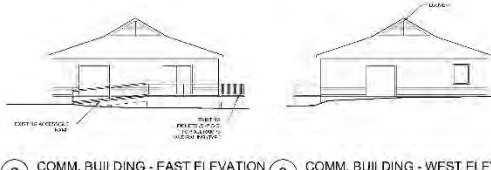
A3.0.2



1 COMMONS BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



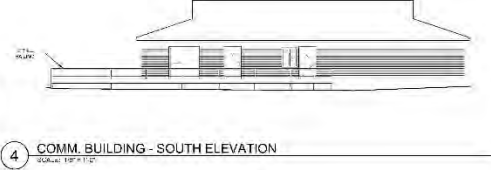
6 KEY PLAN
NOT TO SCALE



2 COMM. BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"

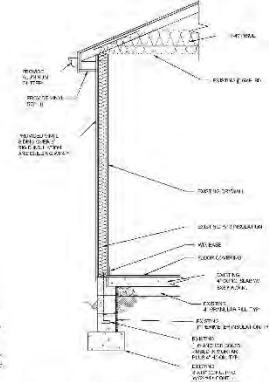


3 COMM. BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 COMM. BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES
 NOT TO SCALE



7 WALL SECTION (TYP)
SCALE: 3/8" = 1'-0"

Renovation of Magnolia Place Apartments

NOT FOR CONSTRUCTION

Drawn: MAGNOLIA PLACE APARTMENTS
 UNLESS OTHERWISE NOTED
 1000 N. 17th St., Suite 100
 Fort Worth, TX 76102

Building Elevations & Wall Sections

A3.0.3

Prepared By: Larry B. Canterbury, Jr., President/Owner
 Canterbury Construction, Inc.

March 1, 2019
 Magnolia Place Apts
 All UFAS/UD Units

UNIT INSPECTION REPORT
 56 - 1BR = 56 UNIT PROJECT

701 Church Street
 Blacksburg, VA 23824

DESCRIPTION OF WORK	REPAIR OR NEW	AMOUNT OR NO.	UNIT COST	TOTAL COST	COMMENTS
LIVING/DINING AREA:					
17 SEER Split System w/ ERV	New	56 EA	\$7,100.00	\$397,600	Var. Spd.
Ultra Aire Dehumidifier	New	56 EA	\$1,200.00	\$67,200	
Ductwork	New	56 EA	\$750.00	\$42,000	Var. Spd.
Bulkheads Framing & Drywal	New	56 EA	\$600.00	\$33,600	
Transfer Grilles @ BR Doors	New	56 EA	\$40.00	\$2,240	
Wire & 30 AMP Breaker for HVAC	New	56 EA	\$300.00	\$16,800	
Carpet & Pad	New	56 UN	\$1,950.00	\$109,200	
Lineoleum @ LR/DR/KIT/Mect	New	56 UN	\$850.00	\$47,600	
Coat Closet Door	New	56 EA	\$325.00	\$18,200	
LED Ceiling Light/Far	New	56 EA	\$275.00	\$15,400	
Drywall Repairs	New	56 UN	\$1,000.00	\$56,000	Bad Conditor
Painting	New	56 UN	\$1,200.00	\$67,200	
Wood Base	New	56 UN	\$600.00	\$33,600	
KITCHEN:					
Kitchen Cabinetry	New	56 UN	\$2,600.00	\$145,600	
Countertops	New	56 UN	\$350.00	\$19,600	
Pull Down Work Surface	New	6 UN	\$350.00	\$2,100	
Sink Faucet	New	56 EA	\$130.00	\$7,280	
S.S. Single Bowl Sink	New	50 EA	\$80.00	\$4,000	
S.S. Rear Drain Single Bowl Sini	New	6 EA	\$380.00	\$2,280	
LED Light Fixture	New	56 EA	\$164.00	\$9,184	
G.F.C.I.'S	New	224 EA	\$50.00	\$11,200	
Install new GFCI's	New	112 EA	\$100.00	\$11,200	
ADA Bells/Lights	New	6 EA	\$450.00	\$2,700	
Hard duct Rangehoods	New	56 EA	\$200.00	\$11,200	
Rangehoods	New	56 EA	\$227.00	\$12,712	
Accessible Switch @ Rangehoods	New	6 EA	\$125.00	\$750	Pad out to reach range
Refrigerator	New	50 EA	\$615.00	\$30,750	
Side-By-Side Refrigerato	New	6 EA	\$1,200.00	\$7,200	
Dishwashers	New	50 EA	\$350.00	\$17,500	
Dishwasher Circuit	New	56 EA	\$150.00	\$8,400	
H.C. Dishwasher	New	6 EA	\$435.00	\$2,610	
Electric Ranges	New	50 EA	\$403.00	\$20,150	
Self Cleaning Electric Range:	New	6 EA	\$580.00	\$3,480	
Plug In Range Suppressor	New	56 UN	\$250.00	\$14,000	
Range Splash Guards	New	56 EA	\$80.00	\$4,480	
Sink Drains - Wrap	New	56 EA	\$200.00	\$11,200	
HALLWAY & STAIRS:					
Mechanical Rm Closet Door	New	56 EA	\$440.00	\$24,640	
Closet Door	New	56 EA	\$325.00	\$18,200	
0.95 Energy Factor HWH	New	56 EA	\$650.00	\$36,400	30 Gallon
Expansion Tanks @ Water Heater	New	56 EA	\$100.00	\$5,600	
Smoke Detector	New	50 EA	\$110.00	\$5,500	
H.C. Smoke Detector	New	6 EA	\$210.00	\$1,260	
Hall LED Light Fixture	New	56 EA	\$115.00	\$6,440	
Mech Rm LED Fixture & Switch	New	56 EA	\$175.00	\$9,800	Add Switch
BATHROOM:					
Bathroom Door	New	56 EA	\$325.00	\$18,200	
Lavatory Faucet	New	50 EA	\$90.00	\$4,500	
Wall Hung Lavatory	New	56 EA	\$265.00	\$14,840	
Lav Supply & Drain Wrap	New	56 EA	\$200.00	\$11,200	
GFCI	New	56 EA	\$45.00	\$2,520	
Medicine Cabinet	New	50 EA	\$120.00	\$6,000	
Med. Cabinet Light Fixture	New	56 EA	\$200.00	\$11,200	
H.C. Water Closets	New	56 EA	\$250.00	\$14,000	
Cabinet over Water Close	New	56 EA	\$150.00	\$8,400	
Exhaust Fan	New	56 EA	\$145.00	\$8,120	
Hard Duct Bathfans	New	56 EA	\$200.00	\$11,200	
Diverter, Controls, Shower Heat	New	56 EA	\$365.00	\$20,440	
Hand Held Shower	New	6 EA	\$150.00	\$900	
Roll-in Ceramic Shower:	New	6 EA	\$6,500.00	\$39,000	
Grab Bars	New	6 EA	\$150.00	\$900	
Mirrors	New	6 EA	\$35.00	\$210	

**Prepared By: Larry B. Canterbury, Jr., President/Owner
Canterbury Construction, Inc.**

Toilet Accessories	<u>New</u>	<u>56</u>	<u>EA</u>	<u>\$100.00</u>	<u>\$5,600</u>	_____
Supplemental Heat & T-Sta	<u>New</u>	<u>56</u>	<u>EA</u>	<u>\$150.00</u>	<u>\$8,400</u>	_____
New Tub/Surround & Blocking	<u>New</u>	<u>56</u>	<u>EA</u>	<u>\$1,550.00</u>	<u>\$86,800</u>	_____
 MASTER BEDROOM						
B.R. Door 2'-8" x 6'-8'	<u>New</u>	<u>56</u>	<u>EA</u>	<u>\$300.00</u>	<u>\$16,800</u>	_____
BR Closet 4'-0" x 6'-8" Db	<u>New</u>	<u>56</u>	<u>EA</u>	<u>\$491.00</u>	<u>\$27,496</u>	_____
Smoke Detector	<u>New</u>	<u>50</u>	<u>EA</u>	<u>\$110.00</u>	<u>\$5,500</u>	_____
H.C. Smoke Detector	<u>New</u>	<u>6</u>	<u>EA</u>	<u>\$210.00</u>	<u>\$1,260</u>	_____
Attic Hatches	<u>New</u>	<u>56</u>	<u>EA</u>	<u>\$275.00</u>	<u>\$15,400</u>	_____

Prepared By: Larry B. Canterbury, Jr., President/Owner
 Canterbury Construction, Inc.

March 1, 2019
 Magnolia Place Apts

SITE INSPECTION REPORT

DESCRIPTION OF WORK	REPAIR OR NEW	AMOUNT OR NO.	UNIT COST	TOTAL COST	COMMENTS
Trim Trees	New	1	LS \$6,500.00	\$6,500	
Asphalt Paving	New	1	LS \$40,000.00	\$40,000	
Project Striping	New	1	LS \$2,200.00	\$2,200	
Single Sided Project Sigr	New	2	EA \$3,250.00	\$6,500	Two Entries
Lighting @ Project Sigr	New	2	LS \$1,600.00	\$3,200	
Building Mounted Lighting	New	45	EA \$550.00	\$24,750	
Site Pole Lighting	New	1	LS \$5,000.00	\$5,000	
Handicap Pking Signs/Posi	New	9	EA \$150.00	\$1,350	
Handicap Ramps	New	9	EA \$1,800.00	\$16,200	
Mailboxes	New	4	EA \$1,850.00	\$7,400	
Renovate Existing Gazebo	New	1	LS \$2,000.00	\$2,000	
Remove/Repour Concrete	New	2000	SF \$12.00	\$24,000	
Dumpster Pad	New	2	EA \$2,850.00	\$5,700	
Dumpster Screening	New	2	EA \$2,250.00	\$4,500	
Landscaping Allowance	New	1	LS \$20,000.00	\$20,000	
Grading & Topsoil	New	1	LS \$8,500.00	\$8,500	
Concrete Condenser Pad:	New	28	EA \$175.00	\$4,900	
Snake Main Drains	Repair	56	EA \$100.00	\$5,600	
Handrails @ Ramps	New	150	LF \$50.00	\$7,500	Guestimate - no dwgs
Belly in Sewer under 2 Bldg:	New	1	LS \$25,000.00	\$25,000	Management & Bot
ReWork Hose Bibbs	New	15	EA \$300.00	\$4,500	

BUILDING INSPECTION REPORT

DESCRIPTION OF WORK	REPAIR OR NEW	AMOUNT OR NO.	UNIT COST	TOTAL COST	COMMENTS
Shingles	New	450	SQ \$275.00	\$123,750	
1/2" OSB Allowance at Roof	New	200	EA \$45.00	\$9,000	
Soffit & Fascia	New	2800	LF \$6.50	\$18,200	
Gutter & Downspouts	New	3136	LF \$4.50	\$14,112	
Vinyl Siding	New	300	SQ \$275.00	\$82,500	
Insulation @ Siding	New	825	SH \$23.61	\$19,478	
Vinyl Windows 35-5/8" x 35-1/2'	New	58	EA \$522.00	\$30,276	
Vinyl Windows 35-5/8" x 47-1/2'	New	58	EA \$322.00	\$18,676	
Picture Frame all Windows	New	116	EA \$25.00	\$2,900	
Lower Wiring at BR Windows	New	56	EA \$40.00	\$2,240	
Convert Units to ADA	New	6	EA \$8,000.00	\$48,000	
Exterior Doors - Fiberglass	New	56	EA \$575.00	\$32,200	
5068 Paito Doors	New	50	EA \$950.00	\$47,500	
5068 French Doors	New	6	EA \$1,245.00	\$7,470	
6068 French Doors	New	4	EA \$1,445.00	\$5,780	
Door Knockers/Viewers	New	56	EA \$25.00	\$1,400	
Exterior Door ES Light Fixture:	New	56	EA \$110.00	\$6,160	
Paint Exterior Door:	New	56	EA \$65.00	\$3,640	
Reframe for UD	New	50	EA \$1,000.00	\$50,000	
Unit Numbers	New	56	EA \$35.00	\$1,960	
Attic Insulation to R-49	New	1	LS \$46,000.00	\$46,000	
Air Seal Attics	New	1	LS \$32,620.00	\$32,620	
Lever Locksets w/Deadbolt:	New	56	EA \$165.00	\$9,240	
TV Cable to Bedrooms Only	New	56	EA \$125.00	\$7,000	Run from LR Locatior
Replace Interior Door Hardwar	New	336	EA \$40.00	\$13,440	
New receptacles & switches	New	56	UN \$500.00	\$28,000	
Mini Blinds	New	120	EA \$45.00	\$5,400	
Water Submeters	New	56	EA \$106.00	\$5,936	
Comm Room/Office/Laundry/Bath	New	2627	SF \$65.00	\$170,755	
Remove BB Heaters/Drywa	New	1	LS \$2,600.00	\$2,600	
Wi-Fi Allowance M & L	New	1	LS \$25,000.00	\$25,000	
USC Charging Ports	New	168	EA \$25.00	\$4,200	Install USB Port with Rec
SUBTOTAL				\$2,795,475	
GENERAL REQUIREMENTS				\$167,728	
GENERAL OVERHEAD				\$55,909	
BUILDER'S PROFIT				\$167,728	
TOTAL HARD COSTS				\$3,186,840	

Cost per Unit \$56,907.86

**Prepared By: Larry B. Canterbury, Jr., President/Owner
Canterbury Construction, Inc.
330 N. 15th Street
Oak Hill, West Virginia 25901**

ADDENDUM E – DEMOGRAPHICS DATA

HOUSEHOLD DATA

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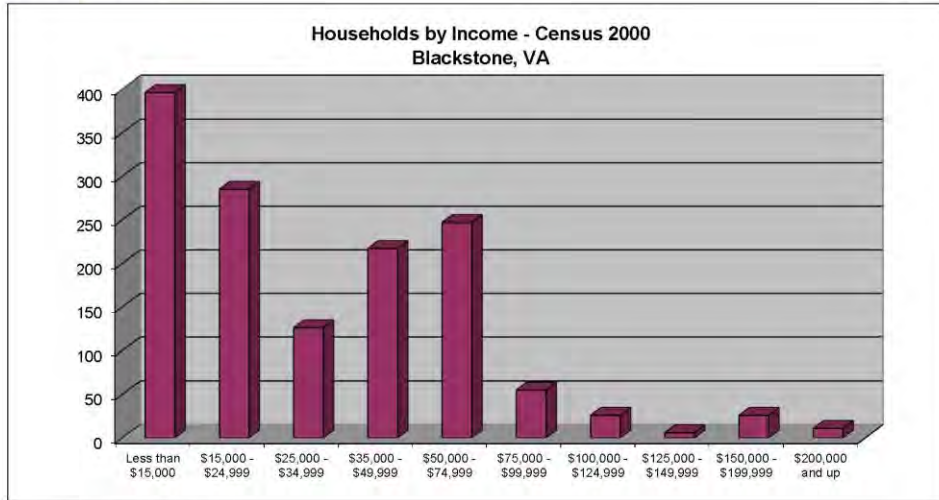
Households by Income and Age										
Blackstone, VA										
Census Data - 2000										
Income	Age	Age	Age	Age	Age	Age	Age	Age	Total	Percent
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	0	22	47	90	39	59	104	35	396	28.4%
\$15,000 - \$24,999	11	31	76	43	39	62	18	5	285	20.4%
\$25,000 - \$34,999	7	30	24	29	19	6	9	2	126	9.0%
\$35,000 - \$49,999	5	37	45	28	41	23	31	7	217	15.6%
\$50,000 - \$74,999	0	35	57	57	50	30	14	4	247	17.7%
\$75,000 - \$99,999	0	11	7	11	26	0	0	0	55	3.9%
\$100,000 - \$124,999	0	0	16	6	4	0	0	0	26	1.9%
\$125,000 - \$149,999	0	6	0	0	0	0	0	0	6	0.4%
\$150,000 - \$199,999	0	0	9	0	17	0	0	0	26	1.9%
\$200,000 and up	1	0	0	0	0	0	8	2	11	0.8%
Total	24	172	281	264	235	180	184	55	1,395	100.0%
Percent	1.7%	12.3%	20.1%	18.9%	16.8%	12.9%	13.2%	3.9%		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

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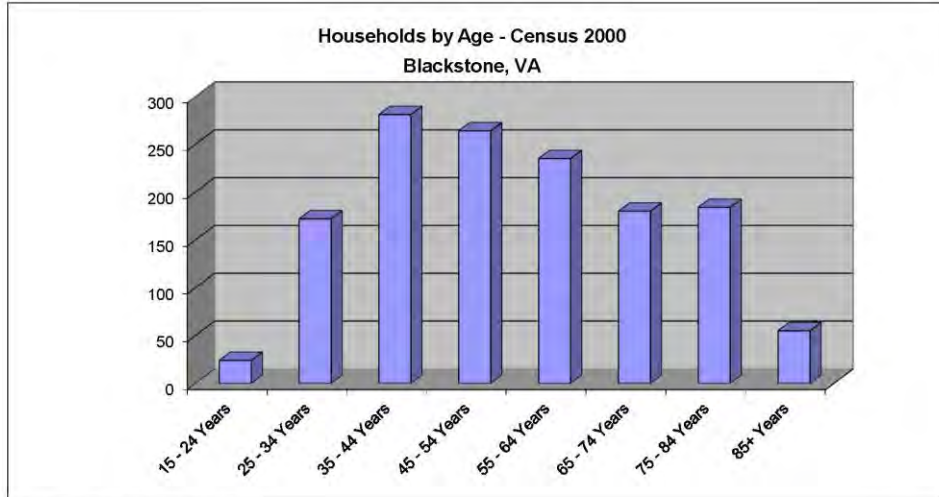


Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

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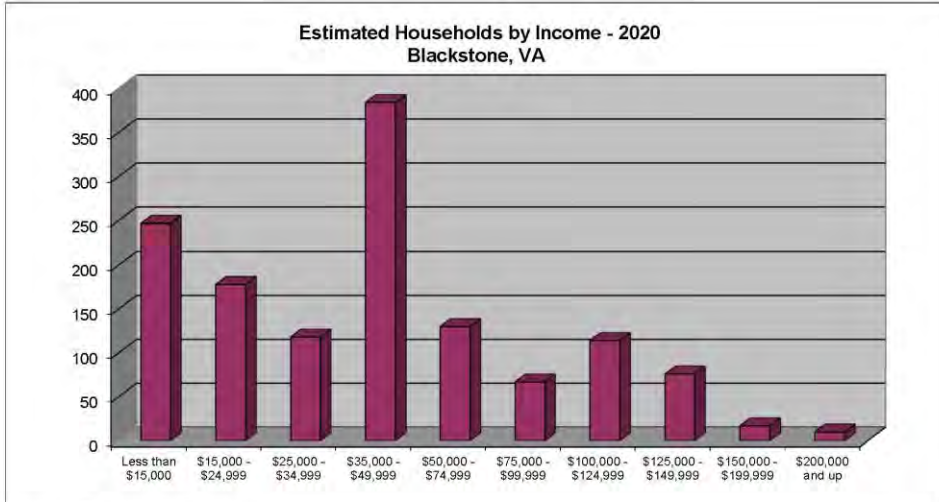
Households by Income and Age										
Blackstone, VA										
Current Year Estimates - 2020										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	28	28	28	31	49	41	29	13	247	18.4%
\$15,000 - \$24,999	1	22	26	11	19	42	38	19	178	13.3%
\$25,000 - \$34,999	17	10	9	16	20	21	17	8	118	8.8%
\$35,000 - \$49,999	0	51	49	76	98	62	39	9	384	28.6%
\$50,000 - \$74,999	1	11	10	29	27	31	16	5	130	9.7%
\$75,000 - \$99,999	0	5	4	12	13	24	8	1	67	5.0%
\$100,000 - \$124,999	1	26	46	12	10	12	5	2	114	8.5%
\$125,000 - \$149,999	0	3	7	33	33	0	0	0	76	5.7%
\$150,000 - \$199,999	0	1	3	1	0	9	3	0	17	1.3%
\$200,000 and up	0	0	0	0	0	7	2	1	10	0.7%
Total	48	157	182	221	269	249	157	58	1,341	100.0%
Percent	3.6%	11.7%	13.6%	16.5%	20.1%	18.6%	11.7%	4.3%		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

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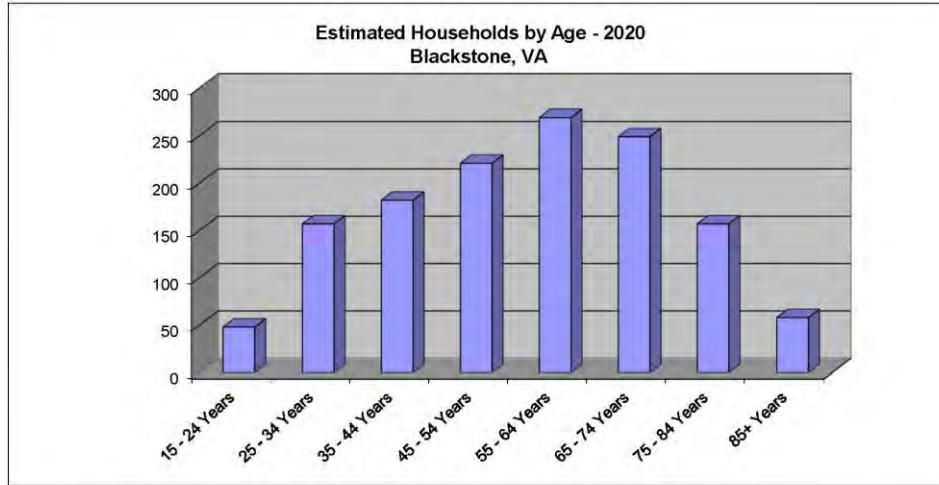


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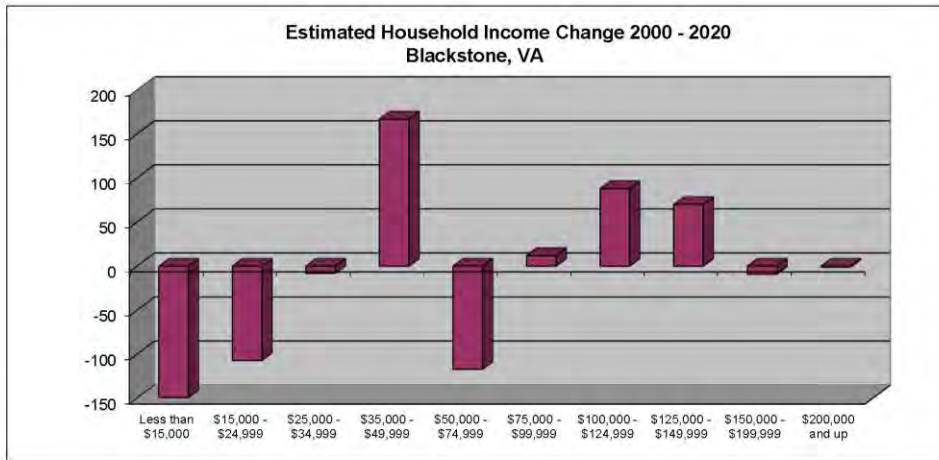
Households by Income and Age										
Blackstone, VA										
Estimated Change - 2000 to 2020										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	28	6	-19	-59	10	-18	-75	-22	-149	-37.6%
\$15,000 - \$24,999	-10	-9	-50	-32	-20	-20	20	14	-107	-37.5%
\$25,000 - \$34,999	10	-20	-15	-13	1	15	8	6	-8	-6.3%
\$35,000 - \$49,999	-5	14	4	48	57	39	8	2	167	77.0%
\$50,000 - \$74,999	1	-24	-47	-28	-23	1	2	1	-117	-47.4%
\$75,000 - \$99,999	0	-6	-3	1	-13	24	8	1	12	21.8%
\$100,000 - \$124,999	1	26	30	6	6	12	5	2	88	338.5%
\$125,000 - \$149,999	0	-3	7	33	33	0	0	0	70	1166.7%
\$150,000 - \$199,999	0	1	-6	1	-17	9	3	0	-9	-34.6%
\$200,000 and up	-1	0	0	0	0	7	-6	-1	-1	-9.1%
Total	24	-15	-99	-43	34	69	-27	3	-54	-3.9%
Percent Change	100.0%	-8.7%	-35.2%	-16.3%	14.5%	38.3%	-14.7%	5.5%	-3.9%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

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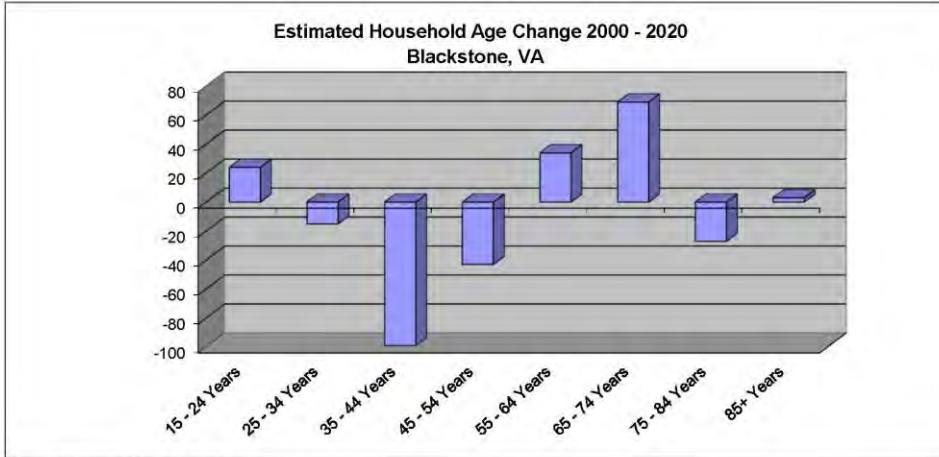


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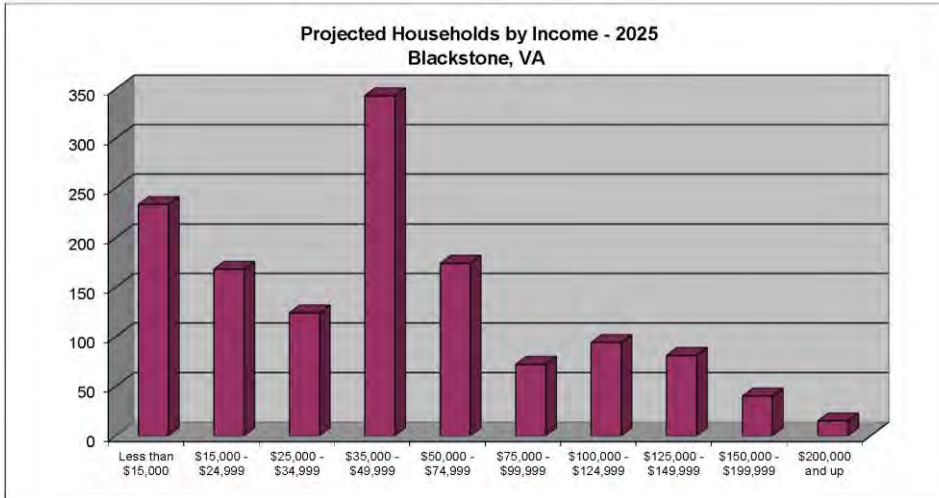
Households by Income and Age										
Blackstone, VA										
Five Year Projections - 2025										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	31	27	26	29	47	35	25	13	233	17.3%
\$15,000 - \$24,999	0	20	24	11	21	36	36	20	168	12.5%
\$25,000 - \$34,999	19	10	13	14	20	22	17	9	124	9.2%
\$35,000 - \$49,999	0	37	46	59	81	72	38	10	343	25.5%
\$50,000 - \$74,999	1	20	16	29	36	40	24	8	174	12.9%
\$75,000 - \$99,999	0	5	5	12	15	28	7	0	72	5.4%
\$100,000 - \$124,999	1	22	39	7	9	11	4	1	94	7.0%
\$125,000 - \$149,999	0	4	8	32	36	0	1	0	81	6.0%
\$150,000 - \$199,999	0	3	7	4	3	17	5	1	40	3.0%
\$200,000 and up	0	0	0	0	0	11	3	1	15	1.1%
Total	52	148	184	197	268	272	160	63	1,344	100.0%
Percent	3.9%	11.0%	13.7%	14.7%	19.9%	20.2%	11.9%	4.7%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

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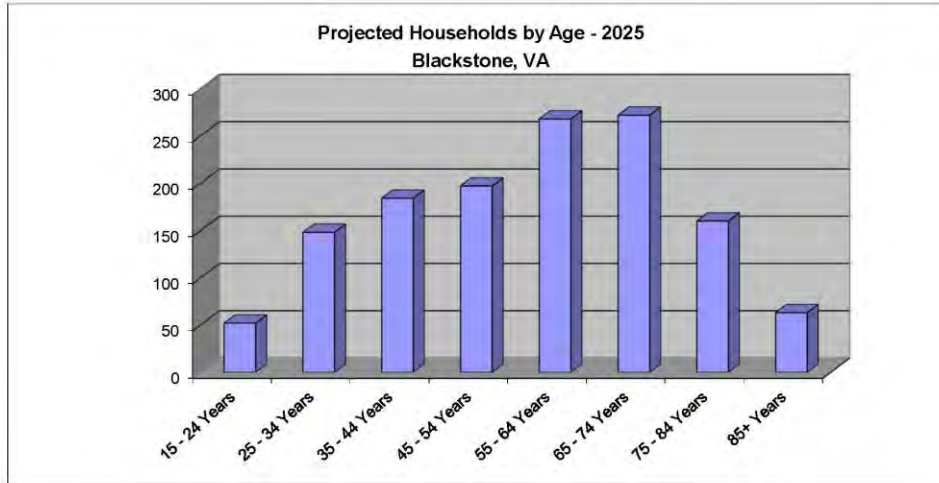


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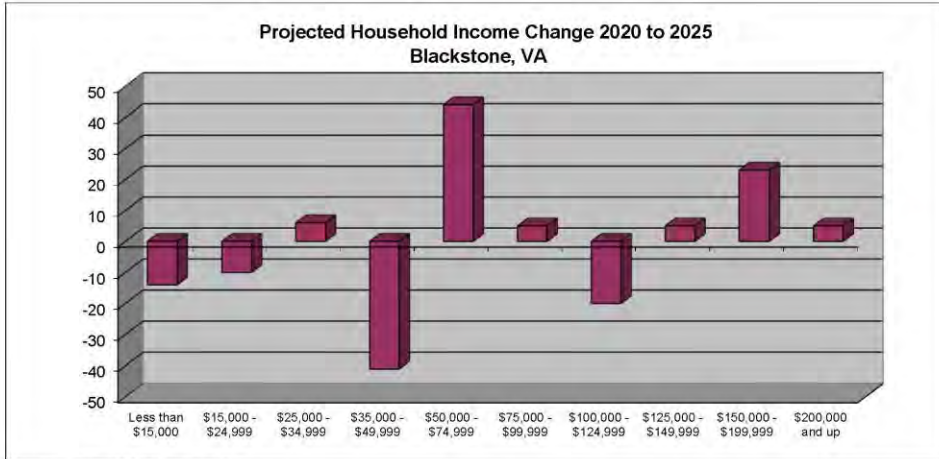
Households by Income and Age										
Blackstone, VA										
Projected Change - 2020 to 2025										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	3	-1	-2	-2	-2	-6	-4	0	-14	-5.7%
\$15,000 - \$24,999	-1	-2	-2	0	2	-6	-2	1	-10	-5.6%
\$25,000 - \$34,999	2	0	4	-2	0	1	0	1	6	5.1%
\$35,000 - \$49,999	0	-14	-3	-17	-17	10	-1	1	-41	-10.7%
\$50,000 - \$74,999	0	9	6	0	9	9	8	3	44	33.8%
\$75,000 - \$99,999	0	0	1	0	2	4	-1	-1	5	7.5%
\$100,000 - \$124,999	0	-4	-7	-5	-1	-1	-1	-1	-20	-17.5%
\$125,000 - \$149,999	0	1	1	-1	3	0	1	0	5	6.6%
\$150,000 - \$199,999	0	2	4	3	3	8	2	1	23	135.3%
\$200,000 and up	0	0	0	0	0	1	1	0	2	50.0%
Total	4	-9	2	-24	-1	23	3	5	3	0.2%
Percent Change	8.3%	-5.7%	1.1%	-10.9%	-0.4%	9.2%	1.9%	8.6%	0.2%	

Source: Claritas; Ribbon Demographics

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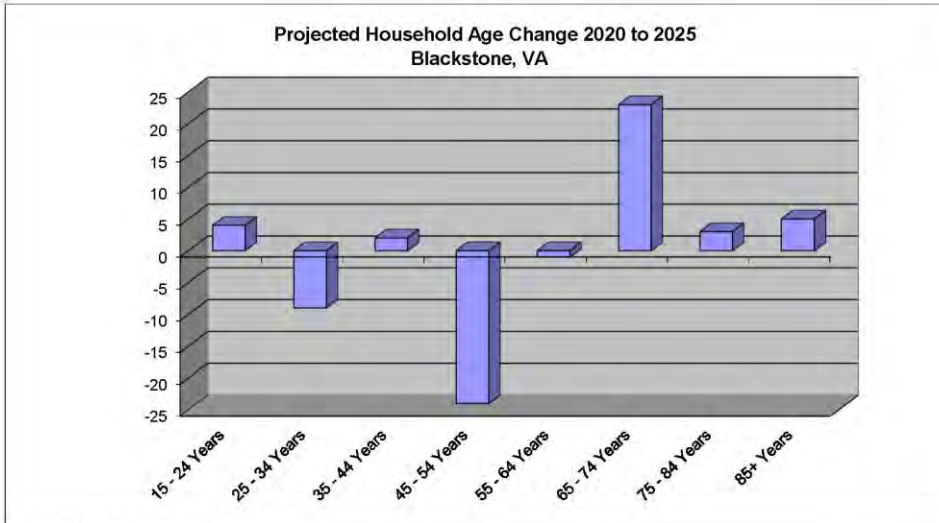


Source: Claritas; Ribbon Demographics

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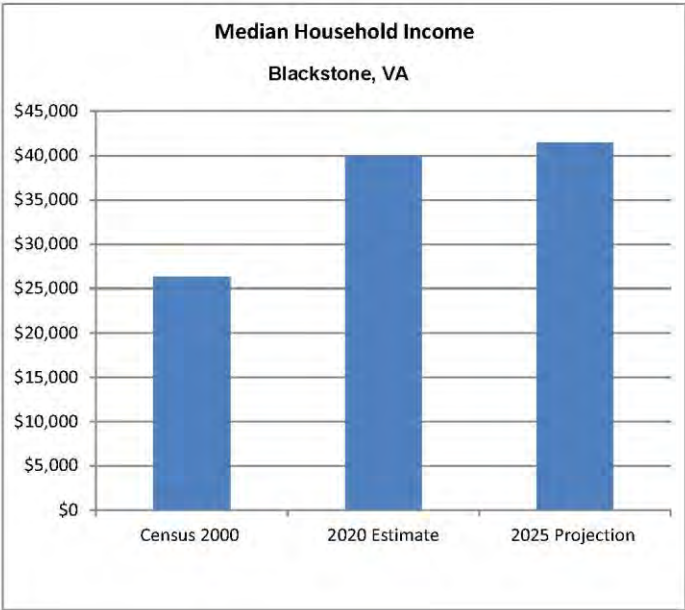
Source: Claritas; Ribbon Demographics

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Median Household Income Blackstone, VA		
Census 2000	2020 Estimate	2025 Projection
\$26,310	\$39,980	\$41,429



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Median Household Income by Area			
Blackstone, VA			
Geography ID	Census 2000	2020 Estimate	2025 Projection
5107832	\$26,310	\$39,980	\$41,429

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Blackstone, VA

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	23	0	0	23	0	46
\$10,000-20,000	0	30	0	0	0	30
\$20,000-30,000	0	0	2	2	68	72
\$30,000-40,000	34	7	69	45	0	155
\$40,000-50,000	0	0	0	4	0	4
\$50,000-60,000	0	0	0	0	0	0
\$60,000-75,000	0	5	0	0	0	5
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	20	0	0	0	20
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	1	0	2	3
Total	57	62	72	74	70	335

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	35	0	0	0	0	35
\$10,000-20,000	48	11	6	0	0	65
\$20,000-30,000	36	14	0	0	0	50
\$30,000-40,000	8	8	0	0	0	16
\$40,000-50,000	6	3	0	0	0	9
\$50,000-60,000	6	0	0	0	0	6
\$60,000-75,000	5	0	0	0	0	5
\$75,000-100,000	6	2	0	0	0	8
\$100,000-125,000	2	0	0	0	0	2
\$125,000-150,000	4	1	0	0	0	5
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	1	0	0	0	0	1
Total	157	39	6	0	0	202

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	29	0	0	0	0	29
\$10,000-20,000	48	11	6	0	0	65
\$20,000-30,000	29	14	0	0	0	43
\$30,000-40,000	7	8	0	0	0	15
\$40,000-50,000	6	3	0	0	0	9
\$50,000-60,000	4	0	0	0	0	4
\$60,000-75,000	5	0	0	0	0	5
\$75,000-100,000	4	2	0	0	0	6
\$100,000-125,000	2	0	0	0	0	2
\$125,000-150,000	2	1	0	0	0	3
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	1	0	0	0	0	1
Total	137	39	6	0	0	182

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	58	0	0	23	0	81
\$10,000-20,000	48	41	6	0	0	95
\$20,000-30,000	36	14	2	2	68	122
\$30,000-40,000	42	15	69	45	0	171
\$40,000-50,000	6	3	0	4	0	13
\$50,000-60,000	6	0	0	0	0	6
\$60,000-75,000	5	5	0	0	0	10
\$75,000-100,000	6	2	0	0	0	8
\$100,000-125,000	2	0	0	0	0	2
\$125,000-150,000	4	21	0	0	0	25
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	1	0	1	0	2	4
Total	214	101	78	74	70	537

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	Total
\$0-10,000	6.9%	0.0%	0.0%	6.9%	0.0%	13.7%
\$10,000-20,000	0.0%	9.0%	0.0%	0.0%	0.0%	9.0%
\$20,000-30,000	0.0%	0.0%	0.6%	0.6%	20.3%	21.5%
\$30,000-40,000	10.1%	2.1%	20.6%	13.4%	0.0%	46.3%
\$40,000-50,000	0.0%	0.0%	0.0%	1.2%	0.0%	1.2%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000-75,000	0.0%	1.5%	0.0%	0.0%	0.0%	1.5%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$125,000-150,000	0.0%	6.0%	0.0%	0.0%	0.0%	6.0%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.0%	0.3%	0.0%	0.6%	0.9%
Total	17.0%	18.5%	21.5%	22.1%	20.9%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	Total
\$0-10,000	17.3%	0.0%	0.0%	0.0%	0.0%	17.3%
\$10,000-20,000	23.8%	5.4%	3.0%	0.0%	0.0%	32.2%
\$20,000-30,000	17.8%	6.9%	0.0%	0.0%	0.0%	24.8%
\$30,000-40,000	4.0%	4.0%	0.0%	0.0%	0.0%	7.9%
\$40,000-50,000	3.0%	1.5%	0.0%	0.0%	0.0%	4.5%
\$50,000-60,000	3.0%	0.0%	0.0%	0.0%	0.0%	3.0%
\$60,000-75,000	2.5%	0.0%	0.0%	0.0%	0.0%	2.5%
\$75,000-100,000	3.0%	1.0%	0.0%	0.0%	0.0%	4.0%
\$100,000-125,000	1.0%	0.0%	0.0%	0.0%	0.0%	1.0%
\$125,000-150,000	2.0%	0.5%	0.0%	0.0%	0.0%	2.5%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.5%	0.0%	0.0%	0.0%	0.0%	0.5%
Total	77.7%	19.3%	3.0%	0.0%	0.0%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	Total
\$0-10,000	15.9%	0.0%	0.0%	0.0%	0.0%	15.9%
\$10,000-20,000	26.4%	6.0%	3.3%	0.0%	0.0%	35.7%
\$20,000-30,000	15.9%	7.7%	0.0%	0.0%	0.0%	23.6%
\$30,000-40,000	3.8%	4.4%	0.0%	0.0%	0.0%	8.2%
\$40,000-50,000	3.3%	1.6%	0.0%	0.0%	0.0%	4.9%
\$50,000-60,000	2.2%	0.0%	0.0%	0.0%	0.0%	2.2%
\$60,000-75,000	2.7%	0.0%	0.0%	0.0%	0.0%	2.7%
\$75,000-100,000	2.2%	1.1%	0.0%	0.0%	0.0%	3.3%
\$100,000-125,000	1.1%	0.0%	0.0%	0.0%	0.0%	1.1%
\$125,000-150,000	1.1%	0.5%	0.0%	0.0%	0.0%	1.6%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.5%	0.0%	0.0%	0.0%	0.0%	0.5%
Total	75.3%	21.4%	3.3%	0.0%	0.0%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	Total
\$0-10,000	10.8%	0.0%	0.0%	4.3%	0.0%	15.1%
\$10,000-20,000	8.9%	7.6%	1.1%	0.0%	0.0%	17.7%
\$20,000-30,000	6.7%	2.6%	0.4%	0.4%	12.7%	22.7%
\$30,000-40,000	7.8%	2.8%	12.8%	8.4%	0.0%	31.8%
\$40,000-50,000	1.1%	0.6%	0.0%	0.7%	0.0%	2.4%
\$50,000-60,000	1.1%	0.0%	0.0%	0.0%	0.0%	1.1%
\$60,000-75,000	0.9%	0.9%	0.0%	0.0%	0.0%	1.9%
\$75,000-100,000	1.1%	0.4%	0.0%	0.0%	0.0%	1.5%
\$100,000-125,000	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%
\$125,000-150,000	0.7%	3.9%	0.0%	0.0%	0.0%	4.7%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.2%	0.0%	0.2%	0.0%	0.4%	0.7%
Total	39.9%	18.8%	14.5%	13.8%	13.0%	100.0%

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0	20	9	0	0	29
\$10,000-20,000	0	0	0	0	0	0
\$20,000-30,000	2	5	2	0	0	9
\$30,000-40,000	0	0	7	0	0	7
\$40,000-50,000	7	9	0	0	0	16
\$50,000-60,000	22	23	0	16	0	61
\$60,000-75,000	0	34	0	10	21	65
\$75,000-100,000	48	0	0	0	0	48
\$100,000-125,000	0	0	0	23	21	44
\$125,000-150,000	0	0	43	0	0	43
\$150,000-200,000	0	0	0	13	0	13
\$200,000+	0	1	0	0	0	1
Total	79	92	61	62	42	336

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	23	26	4	3	2	58
\$10,000-20,000	43	10	0	0	4	57
\$20,000-30,000	14	1	9	0	0	24
\$30,000-40,000	23	11	1	17	2	54
\$40,000-50,000	4	28	14	0	0	46
\$50,000-60,000	9	32	5	1	0	47
\$60,000-75,000	0	53	4	0	1	58
\$75,000-100,000	6	30	2	2	2	42
\$100,000-125,000	3	13	22	0	0	38
\$125,000-150,000	4	12	2	0	0	18
\$150,000-200,000	1	2	1	0	0	4
\$200,000+	1	1	0	0	0	2
Total	131	219	64	23	11	448

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	23	17	4	0	2	46
\$10,000-20,000	20	10	0	0	4	34
\$20,000-30,000	9	1	9	0	0	19
\$30,000-40,000	20	3	0	16	2	41
\$40,000-50,000	4	28	0	0	0	32
\$50,000-60,000	4	18	3	0	0	25
\$60,000-75,000	0	29	4	0	1	34
\$75,000-100,000	3	21	1	1	2	28
\$100,000-125,000	3	13	1	0	0	17
\$125,000-150,000	1	4	1	0	0	6
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	0	0	0	0	0	0
Total	88	144	23	17	11	283

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	23	46	13	3	2	87
\$10,000-20,000	43	10	0	0	4	57
\$20,000-30,000	16	6	11	0	0	33
\$30,000-40,000	23	11	8	17	2	61
\$40,000-50,000	11	37	14	0	0	62
\$50,000-60,000	31	55	5	17	0	108
\$60,000-75,000	0	87	4	10	22	123
\$75,000-100,000	54	30	2	2	2	90
\$100,000-125,000	3	13	22	23	21	82
\$125,000-150,000	4	12	45	0	0	61
\$150,000-200,000	1	2	1	13	0	17
\$200,000+	1	2	0	0	0	3
Total	210	311	125	85	53	784

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	0.0%	6.0%	2.7%	0.0%	0.0%	8.6%
\$10,000-20,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$20,000-30,000	0.6%	1.5%	0.6%	0.0%	0.0%	2.7%
\$30,000-40,000	0.0%	0.0%	2.1%	0.0%	0.0%	2.1%
\$40,000-50,000	2.1%	2.7%	0.0%	0.0%	0.0%	4.8%
\$50,000-60,000	6.5%	6.8%	0.0%	4.8%	0.0%	18.2%
\$60,000-75,000	0.0%	10.1%	0.0%	3.0%	6.3%	19.3%
\$75,000-100,000	14.3%	0.0%	0.0%	0.0%	0.0%	14.3%
\$100,000-125,000	0.0%	0.0%	0.0%	6.8%	6.3%	13.1%
\$125,000-150,000	0.0%	0.0%	12.8%	0.0%	0.0%	12.8%
\$150,000-200,000	0.0%	0.0%	0.0%	3.9%	0.0%	3.9%
\$200,000+	0.0%	0.3%	0.0%	0.0%	0.0%	0.3%
Total	23.5%	27.4%	18.2%	18.5%	12.5%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.1%	5.8%	0.9%	0.7%	0.4%	12.9%
\$10,000-20,000	9.6%	2.2%	0.0%	0.0%	0.9%	12.7%
\$20,000-30,000	3.1%	0.2%	2.0%	0.0%	0.0%	5.4%
\$30,000-40,000	5.1%	2.5%	0.2%	3.8%	0.4%	12.1%
\$40,000-50,000	0.9%	6.3%	3.1%	0.0%	0.0%	10.3%
\$50,000-60,000	2.0%	7.1%	1.1%	0.2%	0.0%	10.5%
\$60,000-75,000	0.0%	11.8%	0.9%	0.0%	0.2%	12.9%
\$75,000-100,000	1.3%	6.7%	0.4%	0.4%	0.4%	9.4%
\$100,000-125,000	0.7%	2.9%	4.9%	0.0%	0.0%	8.5%
\$125,000-150,000	0.9%	2.7%	0.4%	0.0%	0.0%	4.0%
\$150,000-200,000	0.2%	0.4%	0.2%	0.0%	0.0%	0.9%
\$200,000+	0.2%	0.2%	0.0%	0.0%	0.0%	0.4%
Total	29.2%	48.9%	14.3%	5.1%	2.5%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	8.1%	6.0%	1.4%	0.0%	0.7%	16.3%
\$10,000-20,000	7.1%	3.5%	0.0%	0.0%	1.4%	12.0%
\$20,000-30,000	3.2%	0.4%	3.2%	0.0%	0.0%	6.7%
\$30,000-40,000	7.1%	1.1%	0.0%	5.7%	0.7%	14.5%
\$40,000-50,000	1.4%	9.9%	0.0%	0.0%	0.0%	11.3%
\$50,000-60,000	1.4%	6.4%	1.1%	0.0%	0.0%	8.8%
\$60,000-75,000	0.0%	10.2%	1.4%	0.0%	0.4%	12.0%
\$75,000-100,000	1.1%	7.4%	0.4%	0.4%	0.7%	9.9%
\$100,000-125,000	1.1%	4.6%	0.4%	0.0%	0.0%	6.0%
\$125,000-150,000	0.4%	1.4%	0.4%	0.0%	0.0%	2.1%
\$150,000-200,000	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	31.1%	50.9%	8.1%	6.0%	3.9%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	2.9%	5.9%	1.7%	0.4%	0.3%	11.1%
\$10,000-20,000	5.5%	1.3%	0.0%	0.0%	0.5%	7.3%
\$20,000-30,000	2.0%	0.8%	1.4%	0.0%	0.0%	4.2%
\$30,000-40,000	2.9%	1.4%	1.0%	2.2%	0.3%	7.8%
\$40,000-50,000	1.4%	4.7%	1.8%	0.0%	0.0%	7.9%
\$50,000-60,000	4.0%	7.0%	0.6%	2.2%	0.0%	13.8%
\$60,000-75,000	0.0%	11.1%	0.5%	1.3%	2.8%	15.7%
\$75,000-100,000	6.9%	3.8%	0.3%	0.3%	0.3%	11.5%
\$100,000-125,000	0.4%	1.7%	2.8%	2.9%	2.7%	10.5%
\$125,000-150,000	0.5%	1.5%	5.7%	0.0%	0.0%	7.8%
\$150,000-200,000	0.1%	0.3%	0.1%	1.7%	0.0%	2.2%
\$200,000+	0.1%	0.3%	0.0%	0.0%	0.0%	0.4%
Total	26.8%	39.7%	15.9%	10.8%	6.8%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	26	4	7	32	2	71
\$10,000-20,000	4	44	3	0	7	58
\$20,000-30,000	1	3	5	2	40	51
\$30,000-40,000	15	1	63	22	2	103
\$40,000-50,000	0	4	1	17	1	23
\$50,000-60,000	0	0	0	1	0	1
\$60,000-75,000	0	1	1	0	1	3
\$75,000-100,000	1	0	0	0	0	1
\$100,000-125,000	0	1	0	0	5	6
\$125,000-150,000	0	8	1	1	4	14
\$150,000-200,000	0	0	0	0	1	1
\$200,000+	0	0	0	0	0	0
Total	47	66	81	75	63	332

Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	30	4	1	3	1	39
\$10,000-20,000	53	5	13	2	3	76
\$20,000-30,000	47	12	3	1	2	65
\$30,000-40,000	17	2	0	0	4	23
\$40,000-50,000	20	7	1	0	3	31
\$50,000-60,000	0	0	0	0	2	2
\$60,000-75,000	3	2	1	0	0	6
\$75,000-100,000	3	1	1	0	1	6
\$100,000-125,000	3	1	0	0	2	6
\$125,000-150,000	7	0	1	0	0	8
\$150,000-200,000	3	0	1	0	0	4
\$200,000+	4	0	0	0	1	5
Total	190	34	22	6	19	271

Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	17	3	1	2	0	23
\$10,000-20,000	53	5	13	1	3	75
\$20,000-30,000	42	12	3	1	2	60
\$30,000-40,000	13	2	0	0	3	18
\$40,000-50,000	20	7	1	0	2	30
\$50,000-60,000	0	0	0	0	2	2
\$60,000-75,000	3	1	1	0	0	5
\$75,000-100,000	2	1	1	0	1	5
\$100,000-125,000	3	1	0	0	1	5
\$125,000-150,000	4	0	1	0	0	5
\$150,000-200,000	3	0	1	0	0	4
\$200,000+	4	0	0	0	1	5
Total	164	32	22	4	15	237

Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	56	8	8	35	3	110
\$10,000-20,000	57	49	16	2	10	134
\$20,000-30,000	48	15	8	3	42	116
\$30,000-40,000	32	3	63	22	6	126
\$40,000-50,000	20	11	2	17	4	54
\$50,000-60,000	0	0	0	1	2	3
\$60,000-75,000	3	3	2	0	1	9
\$75,000-100,000	4	1	1	0	1	7
\$100,000-125,000	3	2	0	0	7	12
\$125,000-150,000	7	8	2	1	4	22
\$150,000-200,000	3	0	1	0	1	5
\$200,000+	4	0	0	0	1	5
Total	237	100	103	81	82	603

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Percent Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7.8%	1.2%	2.1%	9.6%	0.6%	21.4%
\$10,000-20,000	1.2%	13.3%	0.9%	0.0%	2.1%	17.5%
\$20,000-30,000	0.3%	0.9%	1.5%	0.6%	12.0%	15.4%
\$30,000-40,000	4.5%	0.3%	19.0%	6.6%	0.6%	31.0%
\$40,000-50,000	0.0%	1.2%	0.3%	5.1%	0.3%	6.9%
\$50,000-60,000	0.0%	0.0%	0.0%	0.3%	0.0%	0.3%
\$60,000-75,000	0.0%	0.3%	0.3%	0.0%	0.3%	0.9%
\$75,000-100,000	0.3%	0.0%	0.0%	0.0%	0.0%	0.3%
\$100,000-125,000	0.0%	0.3%	0.0%	0.0%	1.5%	1.8%
\$125,000-150,000	0.0%	2.4%	0.3%	0.3%	1.2%	4.2%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.3%	0.3%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	14.2%	19.9%	24.4%	22.6%	19.0%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	11.1%	1.5%	0.4%	1.1%	0.4%	14.4%
\$10,000-20,000	19.6%	1.8%	4.8%	0.7%	1.1%	28.0%
\$20,000-30,000	17.3%	4.4%	1.1%	0.4%	0.7%	24.0%
\$30,000-40,000	6.3%	0.7%	0.0%	0.0%	1.5%	8.5%
\$40,000-50,000	7.4%	2.6%	0.4%	0.0%	1.1%	11.4%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.7%	0.7%
\$60,000-75,000	1.1%	0.7%	0.4%	0.0%	0.0%	2.2%
\$75,000-100,000	1.1%	0.4%	0.4%	0.0%	0.4%	2.2%
\$100,000-125,000	1.1%	0.4%	0.0%	0.0%	0.7%	2.2%
\$125,000-150,000	2.6%	0.0%	0.4%	0.0%	0.0%	3.0%
\$150,000-200,000	1.1%	0.0%	0.4%	0.0%	0.0%	1.5%
\$200,000+	1.5%	0.0%	0.0%	0.0%	0.4%	1.8%
Total	70.1%	12.5%	8.1%	2.2%	7.0%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7.2%	1.3%	0.4%	0.8%	0.0%	9.7%
\$10,000-20,000	22.4%	2.1%	5.5%	0.4%	1.3%	31.6%
\$20,000-30,000	17.7%	5.1%	1.3%	0.4%	0.8%	25.3%
\$30,000-40,000	5.5%	0.8%	0.0%	0.0%	1.3%	7.6%
\$40,000-50,000	8.4%	3.0%	0.4%	0.0%	0.8%	12.7%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.8%	0.8%
\$60,000-75,000	1.3%	0.4%	0.4%	0.0%	0.0%	2.1%
\$75,000-100,000	0.8%	0.4%	0.4%	0.0%	0.4%	2.1%
\$100,000-125,000	1.3%	0.4%	0.0%	0.0%	0.4%	2.1%
\$125,000-150,000	1.7%	0.0%	0.4%	0.0%	0.0%	2.1%
\$150,000-200,000	1.3%	0.0%	0.4%	0.0%	0.0%	1.7%
\$200,000+	1.7%	0.0%	0.0%	0.0%	0.4%	2.1%
Total	69.2%	13.5%	9.3%	1.7%	6.3%	100.0%

Percent Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	9.3%	1.3%	1.3%	5.8%	0.5%	18.2%
\$10,000-20,000	9.5%	8.1%	2.7%	0.3%	1.7%	22.2%
\$20,000-30,000	8.0%	2.5%	1.3%	0.5%	7.0%	19.2%
\$30,000-40,000	5.3%	0.5%	10.4%	3.6%	1.0%	20.9%
\$40,000-50,000	3.3%	1.8%	0.3%	2.8%	0.7%	9.0%
\$50,000-60,000	0.0%	0.0%	0.0%	0.2%	0.3%	0.5%
\$60,000-75,000	0.5%	0.5%	0.3%	0.0%	0.2%	1.5%
\$75,000-100,000	0.7%	0.2%	0.2%	0.0%	0.2%	1.2%
\$100,000-125,000	0.5%	0.3%	0.0%	0.0%	1.2%	2.0%
\$125,000-150,000	1.2%	1.3%	0.3%	0.2%	0.7%	3.6%
\$150,000-200,000	0.5%	0.0%	0.2%	0.0%	0.2%	0.8%
\$200,000+	0.7%	0.0%	0.0%	0.0%	0.2%	0.8%
Total	39.3%	16.6%	17.1%	13.4%	13.6%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0	14	4	0	0	18
\$10,000-20,000	0	0	0	0	0	0
\$20,000-30,000	2	0	0	0	0	2
\$30,000-40,000	0	0	0	0	0	0
\$40,000-50,000	39	38	0	0	0	77
\$50,000-60,000	9	7	0	6	0	22
\$60,000-75,000	0	10	1	4	10	25
\$75,000-100,000	20	0	0	0	0	20
\$100,000-125,000	0	0	1	43	35	79
\$125,000-150,000	0	1	28	0	0	29
\$150,000-200,000	0	0	0	3	1	4
\$200,000+	0	0	0	0	0	0
Total	70	70	34	56	46	276

Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	11	17	2	7	0	37
\$10,000-20,000	28	10	0	0	4	42
\$20,000-30,000	16	2	13	0	0	31
\$30,000-40,000	11	18	3	9	1	42
\$40,000-50,000	19	75	44	0	0	138
\$50,000-60,000	3	26	4	0	1	34
\$60,000-75,000	1	31	4	0	1	37
\$75,000-100,000	6	28	3	2	1	40
\$100,000-125,000	2	13	7	1	0	23
\$125,000-150,000	8	13	3	1	0	25
\$150,000-200,000	4	3	0	1	0	8
\$200,000+	2	2	1	0	0	5
Total	111	238	84	21	8	462

Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	11	5	2	1	0	19
\$10,000-20,000	16	10	0	0	4	30
\$20,000-30,000	14	2	13	0	0	29
\$30,000-40,000	6	2	0	8	1	17
\$40,000-50,000	19	75	0	0	0	94
\$50,000-60,000	2	24	4	0	1	31
\$60,000-75,000	1	16	4	0	1	22
\$75,000-100,000	4	24	2	1	1	32
\$100,000-125,000	2	13	1	1	0	17
\$125,000-150,000	1	1	1	0	0	3
\$150,000-200,000	4	3	0	1	0	8
\$200,000+	2	2	1	0	0	5
Total	82	177	28	12	8	307

Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	11	31	6	7	0	55
\$10,000-20,000	28	10	0	0	4	42
\$20,000-30,000	18	2	13	0	0	33
\$30,000-40,000	11	18	3	9	1	42
\$40,000-50,000	58	113	44	0	0	215
\$50,000-60,000	12	33	4	6	1	56
\$60,000-75,000	1	41	5	4	11	62
\$75,000-100,000	26	28	3	2	1	60
\$100,000-125,000	2	13	8	44	35	102
\$125,000-150,000	8	14	31	1	0	54
\$150,000-200,000	4	3	0	4	1	12
\$200,000+	2	2	1	0	0	5
Total	181	308	118	77	54	738

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Percent Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.0%	5.1%	1.4%	0.0%	0.0%	6.5%
\$10,000-20,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$20,000-30,000	0.7%	0.0%	0.0%	0.0%	0.0%	0.7%
\$30,000-40,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$40,000-50,000	14.1%	13.8%	0.0%	0.0%	0.0%	27.9%
\$50,000-60,000	3.3%	2.5%	0.0%	2.2%	0.0%	8.0%
\$60,000-75,000	0.0%	3.6%	0.4%	1.4%	3.6%	9.1%
\$75,000-100,000	7.2%	0.0%	0.0%	0.0%	0.0%	7.2%
\$100,000-125,000	0.0%	0.0%	0.4%	15.6%	12.7%	28.6%
\$125,000-150,000	0.0%	0.4%	10.1%	0.0%	0.0%	10.5%
\$150,000-200,000	0.0%	0.0%	0.0%	1.1%	0.4%	1.4%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	25.4%	25.4%	12.3%	20.3%	16.7%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.4%	3.7%	0.4%	1.5%	0.0%	8.0%
\$10,000-20,000	6.1%	2.2%	0.0%	0.0%	0.9%	9.1%
\$20,000-30,000	3.5%	0.4%	2.8%	0.0%	0.0%	6.7%
\$30,000-40,000	2.4%	3.9%	0.6%	1.9%	0.2%	9.1%
\$40,000-50,000	4.1%	16.2%	9.5%	0.0%	0.0%	29.9%
\$50,000-60,000	0.6%	5.6%	0.9%	0.0%	0.2%	7.4%
\$60,000-75,000	0.2%	6.7%	0.9%	0.0%	0.2%	8.0%
\$75,000-100,000	1.3%	6.1%	0.6%	0.4%	0.2%	8.7%
\$100,000-125,000	0.4%	2.8%	1.5%	0.2%	0.0%	5.0%
\$125,000-150,000	1.7%	2.8%	0.6%	0.2%	0.0%	5.4%
\$150,000-200,000	0.9%	0.6%	0.0%	0.2%	0.0%	1.7%
\$200,000+	0.4%	0.4%	0.2%	0.0%	0.0%	1.1%
Total	24.0%	51.5%	18.2%	4.5%	1.7%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.6%	1.6%	0.7%	0.3%	0.0%	6.2%
\$10,000-20,000	5.2%	3.3%	0.0%	0.0%	1.3%	9.8%
\$20,000-30,000	4.6%	0.7%	4.2%	0.0%	0.0%	9.4%
\$30,000-40,000	2.0%	0.7%	0.0%	2.6%	0.3%	5.5%
\$40,000-50,000	6.2%	24.4%	0.0%	0.0%	0.0%	30.6%
\$50,000-60,000	0.7%	7.8%	1.3%	0.0%	0.3%	10.1%
\$60,000-75,000	0.3%	5.2%	1.3%	0.0%	0.3%	7.2%
\$75,000-100,000	1.3%	7.8%	0.7%	0.3%	0.3%	10.4%
\$100,000-125,000	0.7%	4.2%	0.3%	0.3%	0.0%	5.5%
\$125,000-150,000	0.3%	0.3%	0.3%	0.0%	0.0%	1.0%
\$150,000-200,000	1.3%	1.0%	0.0%	0.3%	0.0%	2.6%
\$200,000+	0.7%	0.7%	0.3%	0.0%	0.0%	1.6%
Total	26.7%	57.7%	9.1%	3.9%	2.6%	100.0%

Percent Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.5%	4.2%	0.8%	0.9%	0.0%	7.5%
\$10,000-20,000	3.8%	1.4%	0.0%	0.0%	0.5%	5.7%
\$20,000-30,000	2.4%	0.3%	1.8%	0.0%	0.0%	4.5%
\$30,000-40,000	1.5%	2.4%	0.4%	1.2%	0.1%	5.7%
\$40,000-50,000	7.9%	15.3%	6.0%	0.0%	0.0%	29.1%
\$50,000-60,000	1.6%	4.5%	0.5%	0.8%	0.1%	7.6%
\$60,000-75,000	0.1%	5.0%	0.7%	0.5%	1.5%	8.4%
\$75,000-100,000	3.5%	3.8%	0.4%	0.3%	0.1%	8.1%
\$100,000-125,000	0.3%	1.8%	1.1%	6.0%	4.7%	13.8%
\$125,000-150,000	1.1%	1.9%	4.2%	0.1%	0.0%	7.3%
\$150,000-200,000	0.5%	0.4%	0.0%	0.5%	0.1%	1.6%
\$200,000+	0.3%	0.3%	0.1%	0.0%	0.0%	0.7%
Total	24.5%	41.7%	16.0%	10.4%	7.3%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	30	4	5	35	0	74
\$10,000-20,000	2	44	4	0	6	56
\$20,000-30,000	2	3	5	2	42	54
\$30,000-40,000	9	0	54	17	1	81
\$40,000-50,000	1	1	0	21	0	23
\$50,000-60,000	0	0	0	0	1	1
\$60,000-75,000	0	1	1	0	1	3
\$75,000-100,000	0	0	0	1	0	1
\$100,000-125,000	0	0	2	0	3	5
\$125,000-150,000	0	9	1	1	3	14
\$150,000-200,000	0	0	0	0	2	2
\$200,000+	0	0	0	0	0	0
Total	44	62	72	77	59	314

Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	32	2	2	4	2	42
\$10,000-20,000	48	4	15	3	2	72
\$20,000-30,000	47	10	4	0	5	66
\$30,000-40,000	12	1	1	0	5	19
\$40,000-50,000	18	8	2	0	3	31
\$50,000-60,000	2	1	1	0	0	4
\$60,000-75,000	5	0	0	1	0	6
\$75,000-100,000	5	1	1	0	2	9
\$100,000-125,000	1	0	1	0	0	2
\$125,000-150,000	10	3	0	0	0	13
\$150,000-200,000	7	1	1	0	2	11
\$200,000+	2	0	1	0	0	3
Total	194	31	29	8	21	283

Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	17	2	2	0	1	22
\$10,000-20,000	48	4	15	2	2	71
\$20,000-30,000	42	10	4	0	4	60
\$30,000-40,000	9	1	1	0	5	16
\$40,000-50,000	18	8	1	0	3	30
\$50,000-60,000	1	1	1	0	0	3
\$60,000-75,000	5	0	0	1	0	6
\$75,000-100,000	4	1	1	0	2	8
\$100,000-125,000	1	0	1	0	0	2
\$125,000-150,000	6	1	0	0	0	7
\$150,000-200,000	7	1	1	0	2	11
\$200,000+	2	0	1	0	0	3
Total	165	29	28	3	19	244

Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	62	6	7	39	2	116
\$10,000-20,000	50	48	19	3	8	128
\$20,000-30,000	49	13	9	2	47	120
\$30,000-40,000	21	1	55	17	6	100
\$40,000-50,000	19	9	2	21	3	54
\$50,000-60,000	2	1	1	0	1	5
\$60,000-75,000	5	1	1	1	1	9
\$75,000-100,000	5	1	1	1	2	10
\$100,000-125,000	1	0	3	0	3	7
\$125,000-150,000	10	12	1	1	3	27
\$150,000-200,000	7	1	1	0	4	13
\$200,000+	2	0	1	0	0	3
Total	238	93	101	85	80	597

Percent Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	9.6%	1.3%	1.6%	11.1%	0.0%	23.6%
\$10,000-20,000	0.6%	14.0%	1.3%	0.0%	1.9%	17.8%
\$20,000-30,000	0.6%	1.0%	1.6%	0.6%	13.4%	17.2%
\$30,000-40,000	2.9%	0.0%	17.2%	5.4%	0.3%	25.8%
\$40,000-50,000	0.3%	0.3%	0.0%	6.7%	0.0%	7.3%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.3%	0.3%
\$60,000-75,000	0.0%	0.3%	0.3%	0.0%	0.3%	1.0%
\$75,000-100,000	0.0%	0.0%	0.0%	0.3%	0.0%	0.3%
\$100,000-125,000	0.0%	0.0%	0.6%	0.0%	1.0%	1.6%
\$125,000-150,000	0.0%	2.9%	0.3%	0.3%	1.0%	4.5%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.6%	0.6%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	14.0%	19.7%	22.9%	24.5%	18.8%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	11.3%	0.7%	0.7%	1.4%	0.7%	14.8%
\$10,000-20,000	17.0%	1.4%	5.3%	1.1%	0.7%	25.4%
\$20,000-30,000	16.6%	3.5%	1.4%	0.0%	1.8%	23.3%
\$30,000-40,000	4.2%	0.4%	0.4%	0.0%	1.8%	6.7%
\$40,000-50,000	6.4%	2.8%	0.7%	0.0%	1.1%	11.0%
\$50,000-60,000	0.7%	0.4%	0.4%	0.0%	0.0%	1.4%
\$60,000-75,000	1.8%	0.0%	0.0%	0.4%	0.0%	2.1%
\$75,000-100,000	1.8%	0.4%	0.4%	0.0%	0.7%	3.2%
\$100,000-125,000	0.4%	0.0%	0.4%	0.0%	0.0%	0.7%
\$125,000-150,000	3.5%	1.1%	0.0%	0.0%	0.0%	4.6%
\$150,000-200,000	2.5%	0.4%	0.4%	0.0%	0.7%	3.9%
\$200,000+	2.5%	0.0%	0.4%	0.0%	0.0%	2.8%
Total	68.6%	11.0%	10.2%	2.8%	7.4%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7.0%	0.8%	0.8%	0.0%	0.4%	9.0%
\$10,000-20,000	19.7%	1.6%	6.1%	0.8%	0.8%	29.1%
\$20,000-30,000	17.2%	4.1%	1.6%	0.0%	1.6%	24.6%
\$30,000-40,000	3.7%	0.4%	0.4%	0.0%	2.0%	6.6%
\$40,000-50,000	7.4%	3.3%	0.4%	0.0%	1.2%	12.3%
\$50,000-60,000	0.4%	0.4%	0.4%	0.0%	0.0%	1.2%
\$60,000-75,000	2.0%	0.0%	0.0%	0.4%	0.0%	2.5%
\$75,000-100,000	1.6%	0.4%	0.4%	0.0%	0.8%	3.3%
\$100,000-125,000	0.4%	0.0%	0.4%	0.0%	0.0%	0.8%
\$125,000-150,000	2.5%	0.4%	0.0%	0.0%	0.0%	2.9%
\$150,000-200,000	2.9%	0.4%	0.4%	0.0%	0.8%	4.5%
\$200,000+	2.9%	0.0%	0.4%	0.0%	0.0%	3.3%
Total	67.6%	11.9%	11.5%	1.2%	7.8%	100.0%

Percent Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	10.4%	1.0%	1.2%	6.5%	0.3%	19.4%
\$10,000-20,000	8.4%	8.0%	3.2%	0.5%	1.3%	21.4%
\$20,000-30,000	8.2%	2.2%	1.5%	0.3%	7.9%	20.1%
\$30,000-40,000	3.5%	0.2%	9.2%	2.8%	1.0%	16.8%
\$40,000-50,000	3.2%	1.5%	0.3%	3.5%	0.5%	9.0%
\$50,000-60,000	0.3%	0.2%	0.2%	0.0%	0.2%	0.8%
\$60,000-75,000	0.8%	0.2%	0.2%	0.2%	0.2%	1.5%
\$75,000-100,000	0.8%	0.2%	0.2%	0.2%	0.3%	1.7%
\$100,000-125,000	0.2%	0.0%	0.5%	0.0%	0.5%	1.2%
\$125,000-150,000	1.7%	2.0%	0.2%	0.2%	0.5%	4.5%
\$150,000-200,000	1.2%	0.2%	0.2%	0.0%	0.7%	2.2%
\$200,000+	1.2%	0.0%	0.2%	0.0%	0.0%	1.3%
Total	39.9%	15.6%	16.9%	14.2%	13.4%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0	7	4	0	1	12
\$10,000-20,000	0	0	0	0	0	0
\$20,000-30,000	1	0	0	0	0	1
\$30,000-40,000	0	0	0	0	0	0
\$40,000-50,000	33	32	0	0	0	65
\$50,000-60,000	17	12	0	11	0	40
\$60,000-75,000	0	8	0	5	9	22
\$75,000-100,000	20	1	0	0	0	21
\$100,000-125,000	1	2	0	33	28	64
\$125,000-150,000	0	0	30	0	0	30
\$150,000-200,000	0	1	0	11	0	12
\$200,000+	0	0	0	0	0	0
Total	72	63	34	60	38	267

Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8	13	3	3	1	28
\$10,000-20,000	22	10	0	0	4	36
\$20,000-30,000	18	1	10	0	0	29
\$30,000-40,000	13	11	2	6	0	32
\$40,000-50,000	23	84	40	0	0	147
\$50,000-60,000	4	41	9	1	1	56
\$60,000-75,000	1	36	4	0	1	42
\$75,000-100,000	5	33	2	1	0	41
\$100,000-125,000	2	12	6	0	3	23
\$125,000-150,000	6	14	3	1	0	24
\$150,000-200,000	6	7	2	0	0	15
\$200,000+	2	4	0	0	0	7
Total	111	266	81	12	10	480

Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8	3	3	0	1	15
\$10,000-20,000	11	10	0	0	4	25
\$20,000-30,000	16	1	10	0	0	27
\$30,000-40,000	7	0	0	5	0	12
\$40,000-50,000	23	84	0	0	0	107
\$50,000-60,000	2	39	9	0	1	51
\$60,000-75,000	1	17	4	0	1	23
\$75,000-100,000	2	28	1	0	0	31
\$100,000-125,000	2	12	0	0	2	16
\$125,000-150,000	1	1	1	0	0	3
\$150,000-200,000	5	6	2	0	0	13
\$200,000+	2	4	0	0	0	7
Total	81	205	30	5	9	330

Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8	20	7	3	2	40
\$10,000-20,000	22	10	0	0	4	36
\$20,000-30,000	19	1	10	0	0	30
\$30,000-40,000	13	11	2	6	0	32
\$40,000-50,000	56	116	40	0	0	212
\$50,000-60,000	21	53	9	12	1	96
\$60,000-75,000	1	44	4	5	10	64
\$75,000-100,000	25	34	2	1	0	62
\$100,000-125,000	3	14	6	33	31	87
\$125,000-150,000	6	14	33	1	0	54
\$150,000-200,000	6	8	2	11	0	27
\$200,000+	2	4	0	0	0	7
Total	183	329	115	72	48	747

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Percent Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	0.0%	2.6%	1.5%	0.0%	0.4%	4.5%
\$10,000-20,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$20,000-30,000	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%
\$30,000-40,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$40,000-50,000	12.4%	12.0%	0.0%	0.0%	0.0%	24.3%
\$50,000-60,000	6.4%	4.5%	0.0%	4.1%	0.0%	15.0%
\$60,000-75,000	0.0%	3.0%	0.0%	1.9%	3.4%	8.2%
\$75,000-100,000	7.5%	0.4%	0.0%	0.0%	0.0%	7.9%
\$100,000-125,000	0.4%	0.7%	0.0%	12.4%	10.5%	24.0%
\$125,000-150,000	0.0%	0.0%	11.2%	0.0%	0.0%	11.2%
\$150,000-200,000	0.0%	0.4%	0.0%	4.1%	0.0%	4.5%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	27.0%	23.6%	12.7%	22.5%	14.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	1.7%	2.7%	0.6%	0.6%	0.2%	5.8%
\$10,000-20,000	4.6%	2.1%	0.0%	0.0%	0.8%	7.5%
\$20,000-30,000	3.8%	0.2%	2.1%	0.0%	0.0%	6.0%
\$30,000-40,000	2.7%	2.3%	0.4%	1.3%	0.0%	6.7%
\$40,000-50,000	4.8%	17.5%	8.3%	0.0%	0.0%	30.6%
\$50,000-60,000	0.8%	8.5%	1.9%	0.2%	0.2%	11.7%
\$60,000-75,000	0.2%	7.5%	0.8%	0.0%	0.2%	8.8%
\$75,000-100,000	1.0%	6.9%	0.4%	0.2%	0.0%	8.5%
\$100,000-125,000	0.4%	2.5%	1.3%	0.0%	0.6%	4.8%
\$125,000-150,000	1.3%	2.9%	0.6%	0.2%	0.0%	5.0%
\$150,000-200,000	1.3%	1.5%	0.4%	0.0%	0.0%	3.1%
\$200,000+	0.6%	0.8%	0.0%	0.0%	0.0%	1.5%
Total	23.1%	55.4%	16.9%	2.5%	2.1%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	2.4%	0.9%	0.9%	0.0%	0.3%	4.5%
\$10,000-20,000	3.3%	3.0%	0.0%	0.0%	1.2%	7.6%
\$20,000-30,000	4.8%	0.3%	3.0%	0.0%	0.0%	8.2%
\$30,000-40,000	2.1%	0.0%	0.0%	1.5%	0.0%	3.6%
\$40,000-50,000	7.0%	25.5%	0.0%	0.0%	0.0%	32.4%
\$50,000-60,000	0.6%	11.8%	2.7%	0.0%	0.3%	15.5%
\$60,000-75,000	0.3%	5.2%	1.2%	0.0%	0.3%	7.0%
\$75,000-100,000	0.6%	8.5%	0.3%	0.0%	0.0%	9.4%
\$100,000-125,000	0.6%	3.6%	0.0%	0.0%	0.6%	4.8%
\$125,000-150,000	0.3%	0.3%	0.3%	0.0%	0.0%	0.9%
\$150,000-200,000	1.5%	1.8%	0.6%	0.0%	0.0%	3.9%
\$200,000+	0.9%	1.2%	0.0%	0.0%	0.0%	2.1%
Total	24.5%	62.1%	9.1%	1.5%	2.7%	100.0%

Percent Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	1.1%	2.7%	0.9%	0.4%	0.3%	5.4%
\$10,000-20,000	2.9%	1.3%	0.0%	0.0%	0.5%	4.8%
\$20,000-30,000	2.5%	0.1%	1.3%	0.0%	0.0%	4.0%
\$30,000-40,000	1.7%	1.5%	0.3%	0.8%	0.0%	4.3%
\$40,000-50,000	7.5%	15.5%	5.4%	0.0%	0.0%	28.4%
\$50,000-60,000	2.8%	7.1%	1.2%	1.6%	0.1%	12.9%
\$60,000-75,000	0.1%	5.9%	0.5%	0.7%	1.3%	8.6%
\$75,000-100,000	3.3%	4.6%	0.3%	0.1%	0.0%	8.3%
\$100,000-125,000	0.4%	1.9%	0.8%	4.4%	4.1%	11.6%
\$125,000-150,000	0.8%	1.9%	4.4%	0.1%	0.0%	7.2%
\$150,000-200,000	0.8%	1.1%	0.3%	1.5%	0.0%	3.6%
\$200,000+	0.4%	0.5%	0.0%	0.0%	0.0%	0.9%
Total	24.5%	44.0%	15.4%	9.6%	6.4%	100.0%

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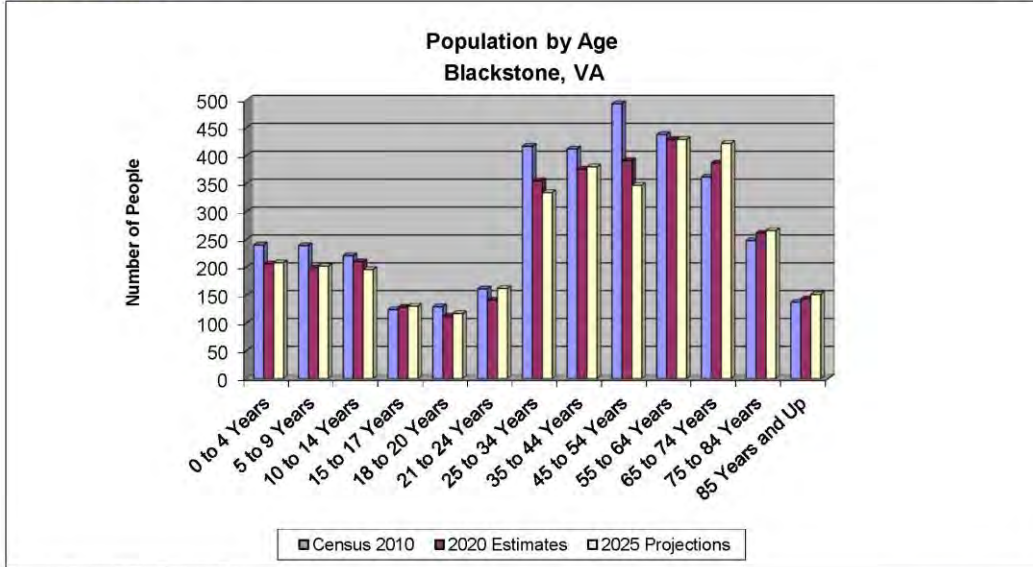
Population by Age & Sex Blackstone, VA												
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	119	121	240	0 to 4 Years	101	105	206	0 to 4 Years	107	101	208	
5 to 9 Years	124	115	239	5 to 9 Years	95	104	199	5 to 9 Years	101	101	202	
10 to 14 Years	115	106	221	10 to 14 Years	105	105	210	10 to 14 Years	94	102	196	
15 to 17 Years	67	57	124	15 to 17 Years	68	60	128	15 to 17 Years	64	66	130	
18 to 20 Years	67	62	129	18 to 20 Years	61	51	112	18 to 20 Years	60	57	117	
21 to 24 Years	84	77	161	21 to 24 Years	78	63	141	21 to 24 Years	86	76	162	
25 to 34 Years	194	223	417	25 to 34 Years	182	173	355	25 to 34 Years	173	161	334	
35 to 44 Years	207	205	412	35 to 44 Years	188	188	376	35 to 44 Years	195	185	380	
45 to 54 Years	225	268	493	45 to 54 Years	206	185	391	45 to 54 Years	181	166	347	
55 to 64 Years	207	231	438	55 to 64 Years	201	228	429	55 to 64 Years	207	222	429	
65 to 74 Years	160	202	362	65 to 74 Years	174	213	387	65 to 74 Years	188	234	422	
75 to 84 Years	89	159	248	75 to 84 Years	95	166	261	75 to 84 Years	101	165	266	
85 Years and Up	40	97	137	85 Years and Up	53	90	143	85 Years and Up	55	96	151	
Total	1,698	1,923	3,621	Total	1,607	1,731	3,338	Total	1,612	1,732	3,344	
62+ Years	n/a	n/a	862	62+ Years	n/a	n/a	915	62+ Years	n/a	n/a	972	
		Median Age:	41.8			Median Age:	43.5			Median Age:	43.5	

Source: Claritas; Ribbon Demographics

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Source: Claritas; Ribbon Demographics

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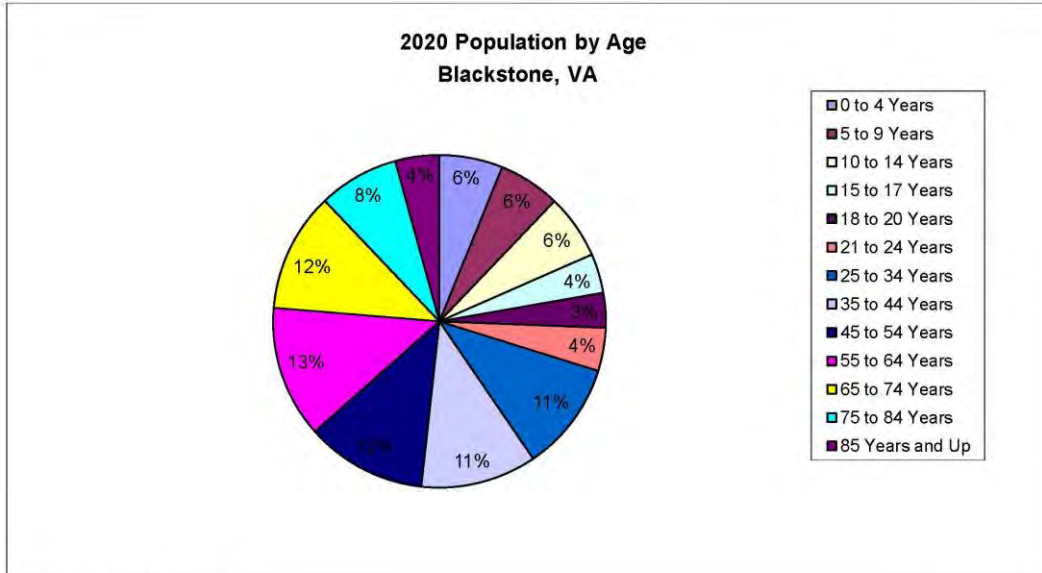
Percent Population by Age & Sex Blackstone, VA												
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	3.3%	3.3%	6.6%	0 to 4 Years	3.0%	3.1%	6.2%	0 to 4 Years	3.2%	3.0%	6.2%	
5 to 9 Years	3.4%	3.2%	6.6%	5 to 9 Years	2.8%	3.1%	6.0%	5 to 9 Years	3.0%	3.0%	6.0%	
10 to 14 Years	3.2%	2.9%	6.1%	10 to 14 Years	3.1%	3.1%	6.3%	10 to 14 Years	2.8%	3.1%	5.9%	
15 to 17 Years	1.9%	1.6%	3.4%	15 to 17 Years	2.0%	1.8%	3.8%	15 to 17 Years	1.9%	2.0%	3.9%	
18 to 20 Years	1.9%	1.7%	3.6%	18 to 20 Years	1.8%	1.5%	3.4%	18 to 20 Years	1.8%	1.7%	3.5%	
21 to 24 Years	2.3%	2.1%	4.4%	21 to 24 Years	2.3%	1.9%	4.2%	21 to 24 Years	2.6%	2.3%	4.8%	
25 to 34 Years	5.4%	6.2%	11.5%	25 to 34 Years	5.5%	5.2%	10.6%	25 to 34 Years	5.2%	4.8%	10.0%	
35 to 44 Years	5.7%	5.7%	11.4%	35 to 44 Years	5.6%	5.6%	11.3%	35 to 44 Years	5.8%	5.5%	11.4%	
45 to 54 Years	6.2%	7.4%	13.6%	45 to 54 Years	6.2%	5.5%	11.7%	45 to 54 Years	5.4%	5.0%	10.4%	
55 to 64 Years	5.7%	6.4%	12.1%	55 to 64 Years	6.0%	6.8%	12.9%	55 to 64 Years	6.2%	6.6%	12.8%	
65 to 74 Years	4.4%	5.6%	10.0%	65 to 74 Years	5.2%	6.4%	11.6%	65 to 74 Years	5.6%	7.0%	12.6%	
75 to 84 Years	2.5%	4.4%	6.8%	75 to 84 Years	2.8%	5.0%	7.8%	75 to 84 Years	3.0%	4.9%	8.0%	
85 Years and Up	1.1%	2.7%	3.8%	85 Years and Up	1.6%	2.7%	4.3%	85 Years and Up	1.6%	2.9%	4.5%	
Total	46.9%	53.1%	100.0%	Total	48.1%	51.9%	100.0%	Total	48.2%	51.8%	100.0%	
62+ Years	n/a	n/a	23.8%	62+ Years	n/a	n/a	27.4%	62+ Years	n/a	n/a	29.1%	

Source: Claritas; Ribbon Demographics

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Source: Claritas; Ribbon Demographics

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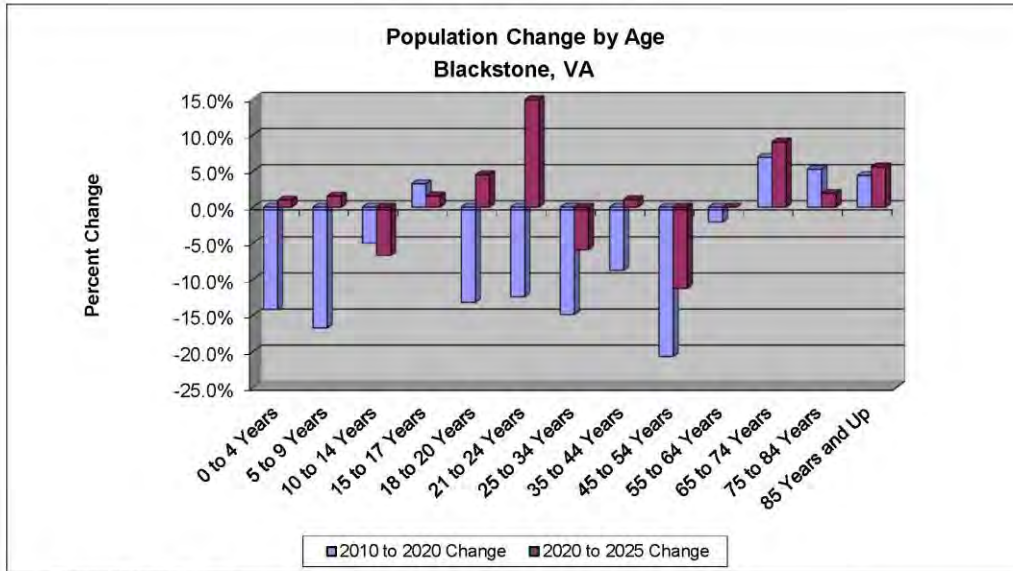
Changes in Population by Age & Sex Blackstone, VA									
Estimated Change - 2010 to 2020					Projected Change - 2020 to 2025				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-18	-16	-34	-14.2%	0 to 4 Years	6	-4	2	1.0%
5 to 9 Years	-29	-11	-40	-16.7%	5 to 9 Years	6	-3	3	1.5%
10 to 14 Years	-10	-1	-11	-5.0%	10 to 14 Years	-11	-3	-14	-6.7%
15 to 17 Years	1	3	4	3.2%	15 to 17 Years	-4	6	2	1.6%
18 to 20 Years	-6	-11	-17	-13.2%	18 to 20 Years	-1	6	5	4.5%
21 to 24 Years	-6	-14	-20	-12.4%	21 to 24 Years	8	13	21	14.9%
25 to 34 Years	-12	-50	-62	-14.9%	25 to 34 Years	-9	-12	-21	-5.9%
35 to 44 Years	-19	-17	-36	-8.7%	35 to 44 Years	7	-3	4	1.1%
45 to 54 Years	-19	-83	-102	-20.7%	45 to 54 Years	-25	-19	-44	-11.3%
55 to 64 Years	-6	-3	-9	-2.1%	55 to 64 Years	6	-6	0	0.0%
65 to 74 Years	14	11	25	6.9%	65 to 74 Years	14	21	35	9.0%
75 to 84 Years	6	7	13	5.2%	75 to 84 Years	6	-1	5	1.9%
85 Years and Up	13	-7	6	4.4%	85 Years and Up	2	6	8	5.6%
Total	-91	-192	-283	-7.8%	Total	5	1	6	0.2%
62+ Years	n/a	n/a	53	6.1%	62+ Years	n/a	n/a	57	6.2%

Source: Claritas; Ribbon Demographics

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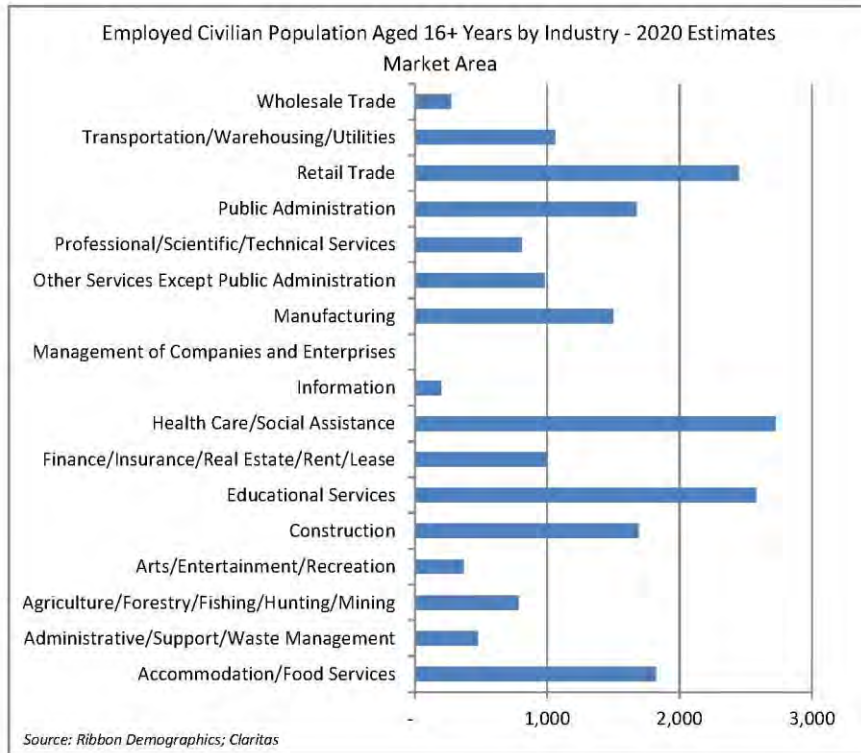
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Source: Claritas; Ribbon Demographics

Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2020		
Market Area		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	1,818	8.9%
Administrative/Support/Waste Management	478	2.3%
Agriculture/Forestry/Fishing/Hunting/Mining	784	3.8%
Arts/Entertainment/Recreation	371	1.8%
Construction	1,690	8.3%
Educational Services	2,577	12.7%
Finance/Insurance/Real Estate/Rent/Lease	992	4.9%
Health Care/Social Assistance	2,720	13.4%
Information	199	1.0%
Management of Companies and Enterprises	1	0.0%
Manufacturing	1,498	7.4%
Other Services Except Public Administration	978	4.8%
Professional/Scientific/Technical Services	810	4.0%
Public Administration	1,674	8.2%
Retail Trade	2,442	12.0%
Transportation/Warehousing/Utilities	1,059	5.2%
Wholesale Trade	273	1.3%
Total:	20,364	100.0%

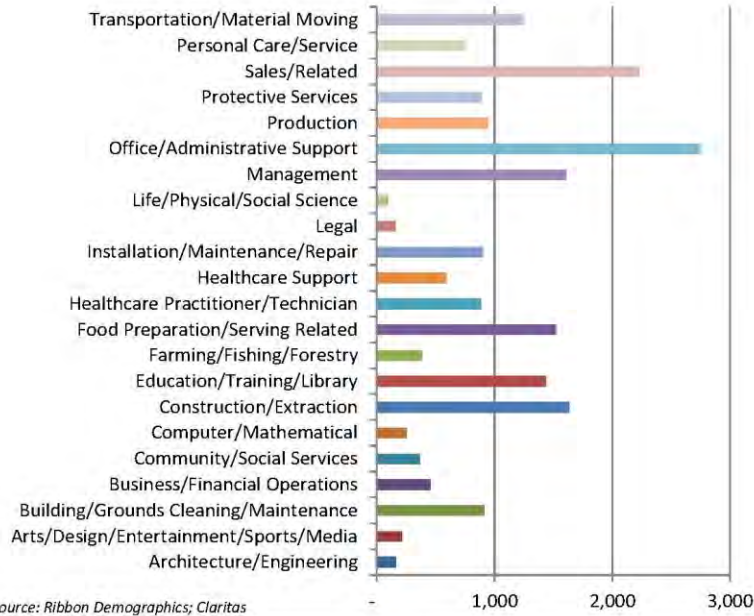
Source: Ribbon Demographics; Claritas



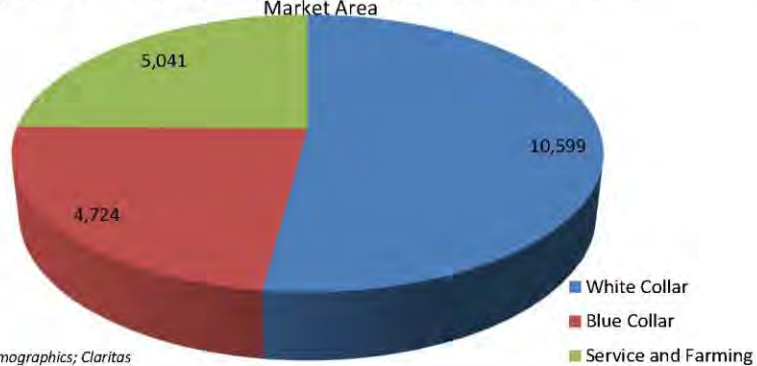
Employed Civilian Population Aged 16+ Years by Occupation		
Current Year Estimates - 2020		
Market Area		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	163	0.8%
Arts/Design/Entertainment/Sports/Media	212	1.0%
Building/Grounds Cleaning/Maintenance	911	4.5%
Business/Financial Operations	455	2.2%
Community/Social Services	366	1.8%
Computer/Mathematical	253	1.2%
Construction/Extraction	1,632	8.0%
Education/Training/Library	1,439	7.1%
Farming/Fishing/Forestry	380	1.9%
Food Preparation/Serving Related	1,519	7.5%
Healthcare Practitioner/Technician	882	4.3%
Healthcare Support	592	2.9%
Installation/Maintenance/Repair	903	4.4%
Legal	155	0.8%
Life/Physical/Social Science	93	0.5%
Management	1,609	7.9%
Office/Administrative Support	2,748	13.5%
Production	947	4.7%
Protective Services	888	4.4%
Sales/Related	2,224	10.9%
Personal Care/Service	751	3.7%
Transportation/Material Moving	1,242	6.1%
Total:	20,364	100.0%
White Collar	10,599	52.0%
Blue Collar	4,724	23.2%
Service and Farming	5,041	24.8%
Total:	20,364	100.0%

Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years by Occupation - 2020 Estimates
Market Area

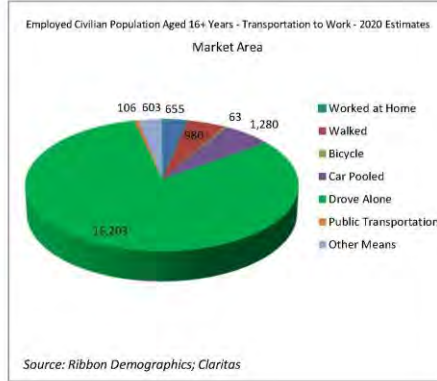


Employed Civilian Population Aged 16+ Years by Occupation - 2020 Estimates
Market Area



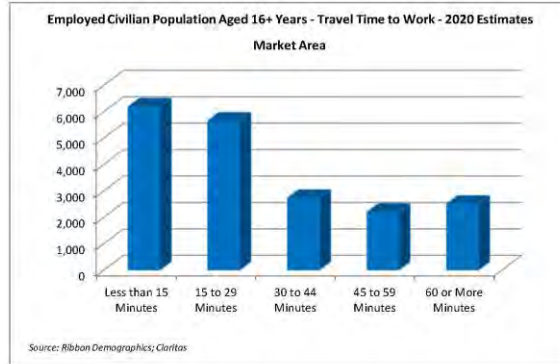
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2020 Market Area		
Transportation Mode	Number	Percent
Worked at Home	655	3.3%
Walked	980	4.9%
Bicycle	63	0.3%
Car Pooled	1,280	6.4%
Drove Alone	16,203	81.5%
Public Transportation	106	0.5%
Other Means	603	3.0%
Total:	19,890	100.0%

Source: Ribbon Demographics; Claritas



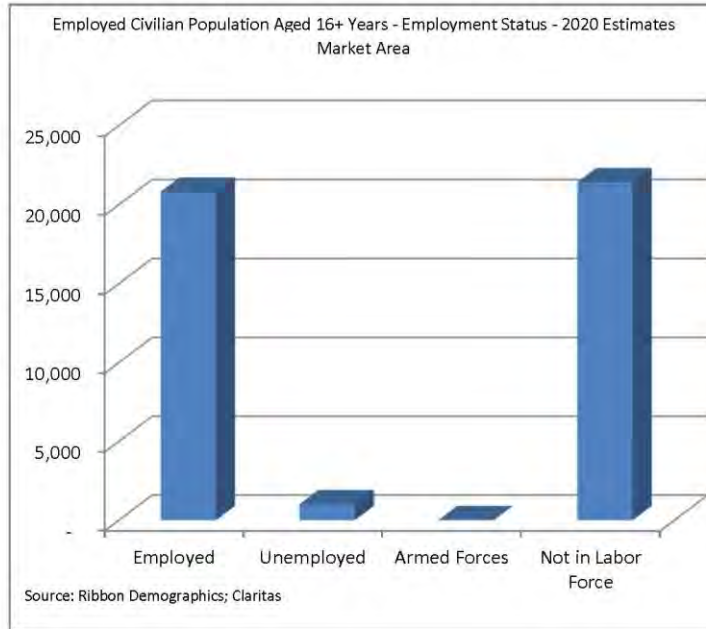
Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2020 Market Area		
Travel Time	Number	Percent
Less than 15 Minutes	6,171	32.2%
15 to 29 Minutes	5,637	29.4%
30 to 44 Minutes	2,714	14.1%
45 to 59 Minutes	2,184	11.4%
60 or More Minutes	2,487	13.0%
Total:	19,193	100.0%

Source: Ribbon Demographics; Claritas



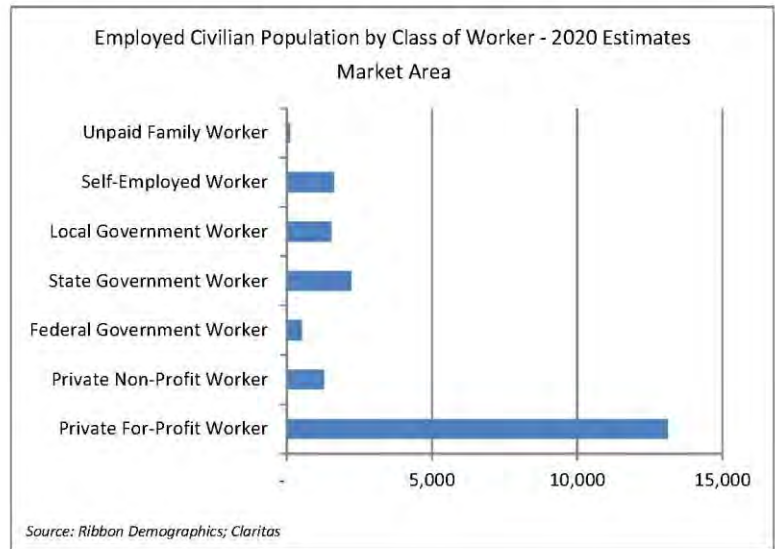
Employed Civilian Population Aged 16+ Years	
Employment Status	
Current Year Estimates - 2020	
Market Area	
Status	Number
Employed	20,812
Unemployed	1,009
Armed Forces	-
Not in Labor Force	21,407
Unemployed	4.62%

Source: Ribbon Demographics; Claritas



Employed Civilian Population by Class of Worker		
Current Year Estimates - 2020		
Market Area		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	13,106	64.4%
Private Non-Profit Worker	1,273	6.3%
Federal Government Worker	510	2.5%
State Government Worker	2,217	10.9%
Local Government Worker	1,520	7.5%
Self-Employed Worker	1,624	8.0%
Unpaid Family Worker	114	0.6%
Total:	20,364	100.0%

Source: Ribbon Demographics; Claritas



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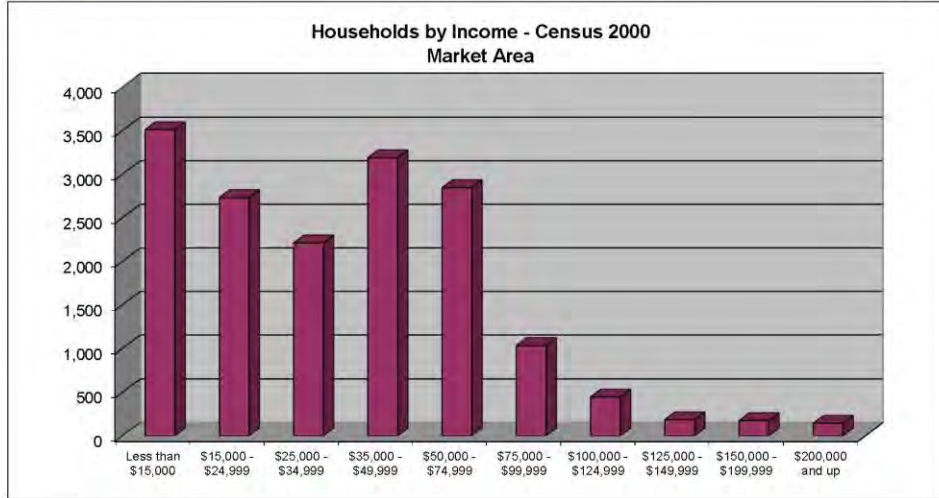
Households by Income and Age										
Market Area										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	163	288	474	530	538	571	690	257	3,511	21.3%
\$15,000 - \$24,999	146	347	502	439	360	389	428	121	2,732	16.6%
\$25,000 - \$34,999	86	320	508	394	314	301	233	55	2,211	13.4%
\$35,000 - \$49,999	155	493	892	562	384	410	236	56	3,188	19.4%
\$50,000 - \$74,999	35	456	775	744	388	253	158	36	2,845	17.3%
\$75,000 - \$99,999	4	70	293	249	279	125	12	1	1,033	6.3%
\$100,000 - \$124,999	0	0	105	165	125	45	6	1	447	2.7%
\$125,000 - \$149,999	0	19	34	33	53	32	12	3	186	1.1%
\$150,000 - \$199,999	0	21	42	57	32	24	0	0	176	1.1%
\$200,000 and up	2	16	24	12	46	0	37	8	145	0.9%
Total	591	2,030	3,649	3,185	2,519	2,150	1,812	538	16,474	100.0%
Percent	3.6%	12.3%	22.2%	19.3%	15.3%	13.1%	11.0%	3.3%		

Source: Claritas; Ribbon Demographics

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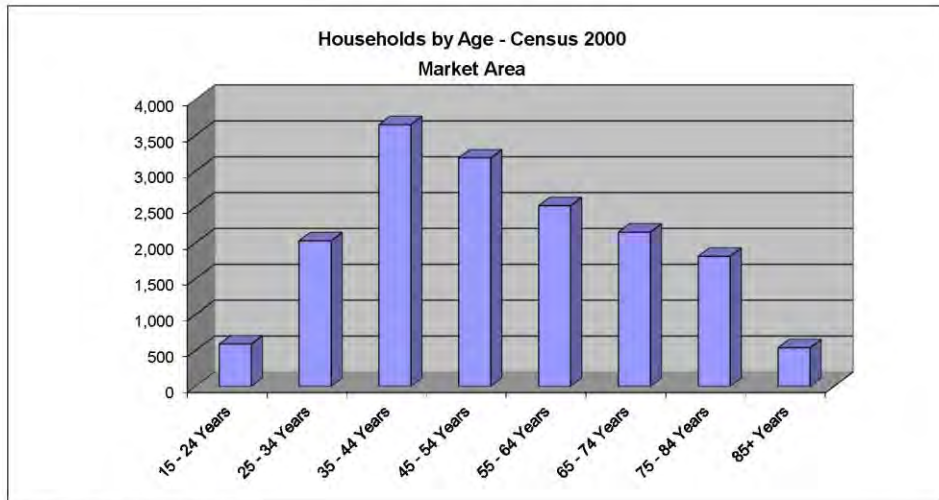


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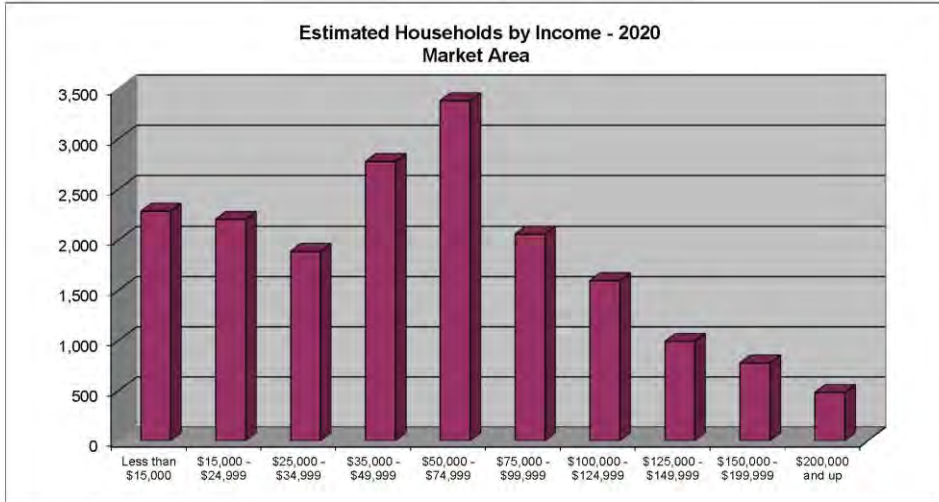
Households by Income and Age										
Market Area										
Current Year Estimates - 2020										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	253	289	267	241	463	355	261	151	2,280	12.4%
\$15,000 - \$24,999	181	141	153	227	410	476	397	214	2,199	11.9%
\$25,000 - \$34,999	189	214	183	295	410	280	219	97	1,887	10.2%
\$35,000 - \$49,999	81	402	359	419	592	517	303	102	2,775	15.1%
\$50,000 - \$74,999	143	426	366	635	820	596	299	93	3,378	18.3%
\$75,000 - \$99,999	61	272	286	377	471	400	151	41	2,059	11.2%
\$100,000 - \$124,999	1	243	358	276	303	282	109	23	1,595	8.7%
\$125,000 - \$149,999	2	137	191	179	206	184	73	18	990	5.4%
\$150,000 - \$199,999	2	108	179	152	166	127	34	7	775	4.2%
\$200,000 and up	6	28	53	121	141	100	24	8	481	2.6%
Total	919	2,260	2,395	2,922	3,982	3,317	1,870	754	18,419	100.0%
Percent	5.0%	12.3%	13.0%	15.9%	21.6%	18.0%	10.2%	4.1%		

Source: Claritas; Ribbon Demographics

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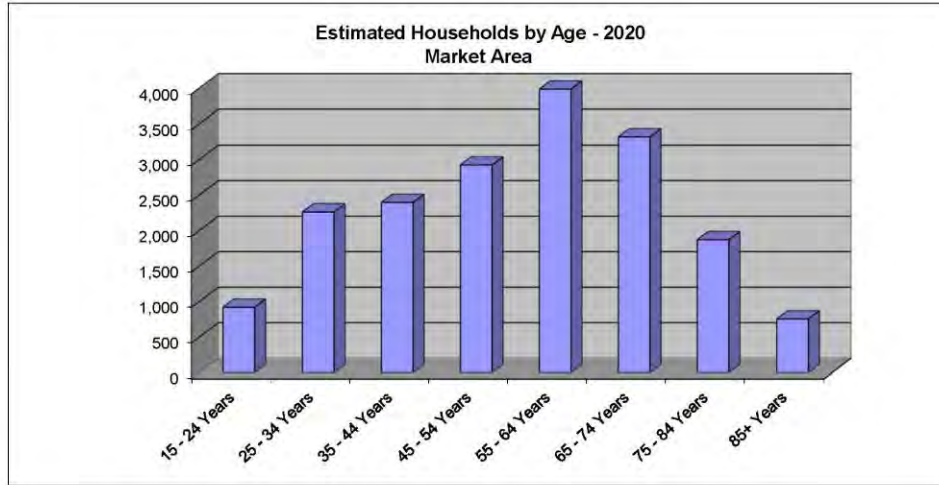


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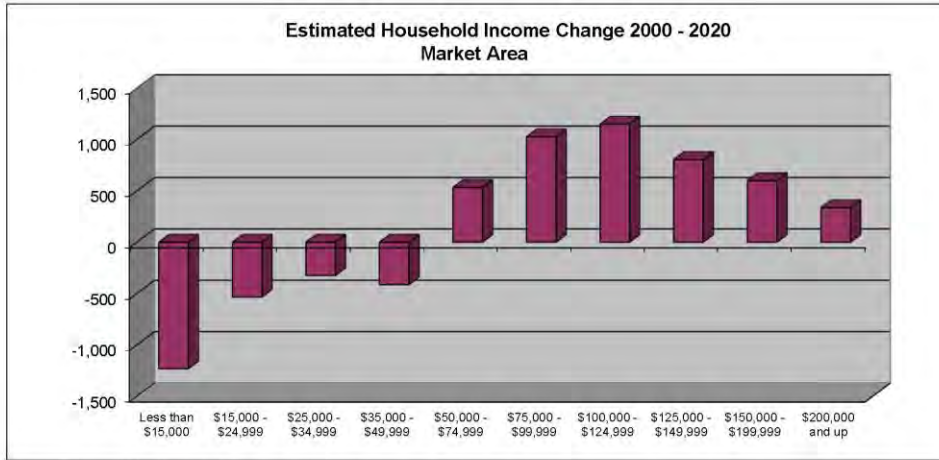
Households by Income and Age										
Market Area										
Estimated Change - 2000 to 2020										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	90	1	-207	-289	-75	-216	-429	-106	-1,231	-35.1%
\$15,000 - \$24,999	35	-206	-349	-212	50	87	-31	93	-533	-19.5%
\$25,000 - \$34,999	103	-106	-325	-99	96	-21	-14	42	-324	-14.7%
\$35,000 - \$49,999	-74	-91	-533	-143	208	107	67	46	-413	-13.0%
\$50,000 - \$74,999	108	-30	-409	-109	432	343	141	57	533	18.7%
\$75,000 - \$99,999	57	202	-7	128	192	275	139	40	1,026	99.3%
\$100,000 - \$124,999	1	243	253	111	178	237	103	22	1,148	256.8%
\$125,000 - \$149,999	2	118	157	146	153	152	61	15	804	432.3%
\$150,000 - \$199,999	2	87	137	95	134	103	34	7	599	340.3%
\$200,000 and up	4	12	29	109	95	100	-13	0	336	231.7%
Total	328	230	-1,254	-263	1,463	1,167	58	216	1,945	11.8%
Percent Change	55.5%	11.3%	-34.4%	-8.3%	58.1%	54.3%	3.2%	40.1%	11.8%	

Source: Claritas; Ribbon Demographics

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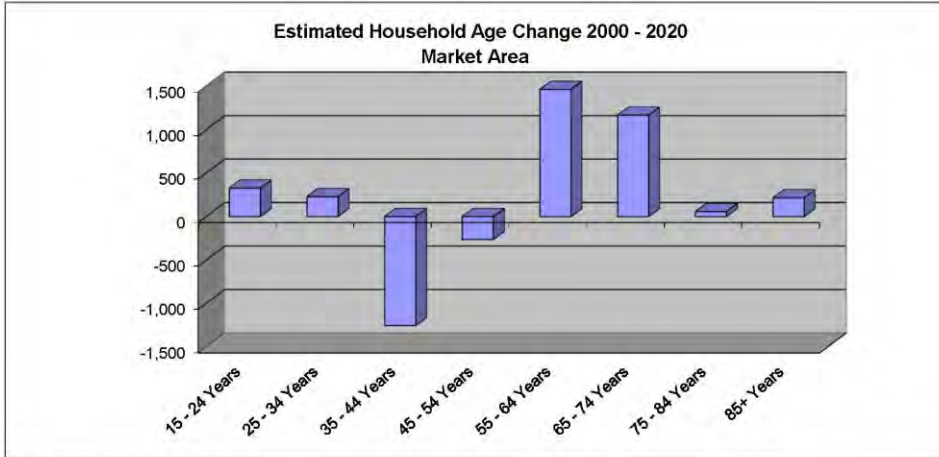


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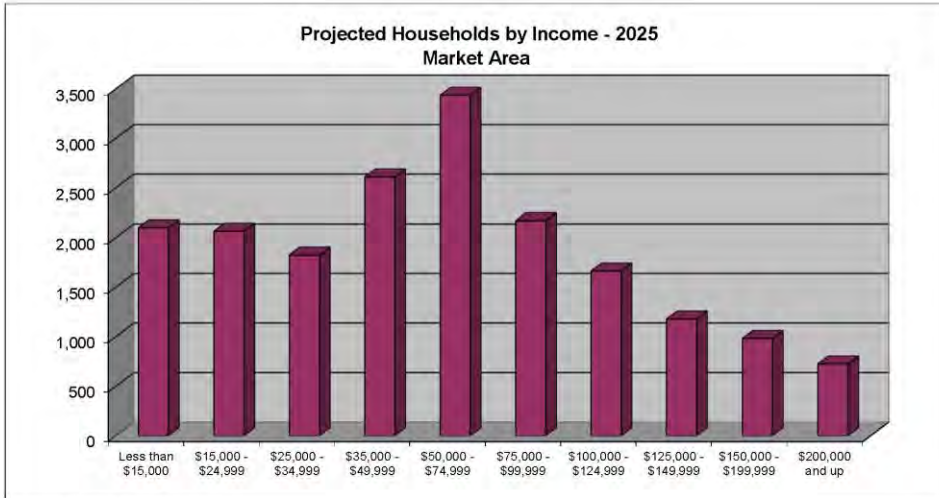
Households by Income and Age										
Market Area										
Five Year Projections - 2025										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	226	277	246	191	397	372	248	143	2,100	11.2%
\$15,000 - \$24,999	145	136	139	176	351	505	385	228	2,065	11.0%
\$25,000 - \$34,999	172	208	188	243	372	319	224	99	1,825	9.7%
\$35,000 - \$49,999	68	397	337	330	522	559	292	104	2,609	13.9%
\$50,000 - \$74,999	136	460	383	542	773	704	326	111	3,435	18.3%
\$75,000 - \$99,999	56	303	300	334	473	490	169	45	2,170	11.6%
\$100,000 - \$124,999	3	254	373	242	299	342	123	27	1,663	8.9%
\$125,000 - \$149,999	2	178	231	173	223	255	94	22	1,178	6.3%
\$150,000 - \$199,999	1	143	231	162	195	190	49	11	982	5.2%
\$200,000 and up	2	50	79	166	217	156	35	13	725	3.9%
Total	818	2,406	2,507	2,559	3,822	3,892	1,945	803	18,752	100.0%
Percent	4.4%	12.8%	13.4%	13.6%	20.4%	20.8%	10.4%	4.3%		

Source: Claritas; Ribbon Demographics

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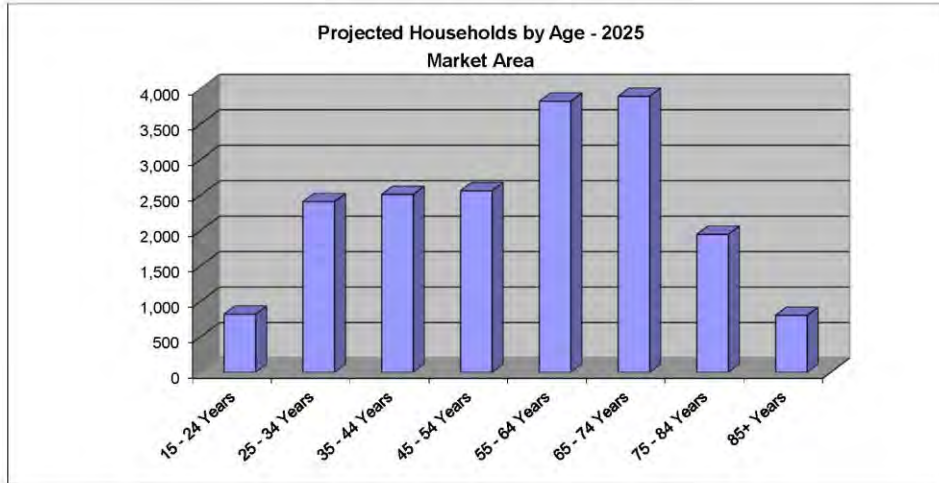


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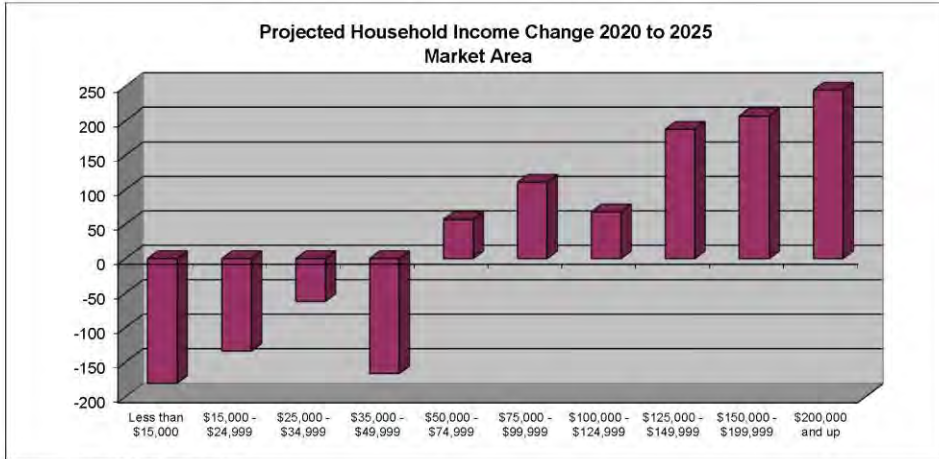
Households by Income and Age										
Market Area										
Projected Change - 2020 to 2025										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-27	-12	-21	-50	-66	17	-13	-8	-180	-7.9%
\$15,000 - \$24,999	-36	-5	-14	-51	-59	29	-12	14	-134	-6.1%
\$25,000 - \$34,999	-17	-6	5	-52	-38	39	5	2	-62	-3.3%
\$35,000 - \$49,999	-13	-5	-22	-89	-70	42	-11	2	-166	-6.0%
\$50,000 - \$74,999	-7	34	17	-93	-47	108	27	18	57	1.7%
\$75,000 - \$99,999	-5	31	14	-43	2	90	18	4	111	5.4%
\$100,000 - \$124,999	2	11	15	-34	-4	60	14	4	68	4.3%
\$125,000 - \$149,999	0	41	40	-6	17	71	21	4	188	19.0%
\$150,000 - \$199,999	-1	35	52	10	29	63	15	4	207	26.7%
\$200,000 and up	3	22	26	45	76	56	11	5	244	50.7%
Total	-101	146	112	-363	-160	575	75	49	333	1.8%
Percent Change	-11.0%	6.5%	4.7%	-12.4%	-4.0%	17.3%	4.0%	6.5%		1.8%

Source: Claritas; Ribbon Demographics

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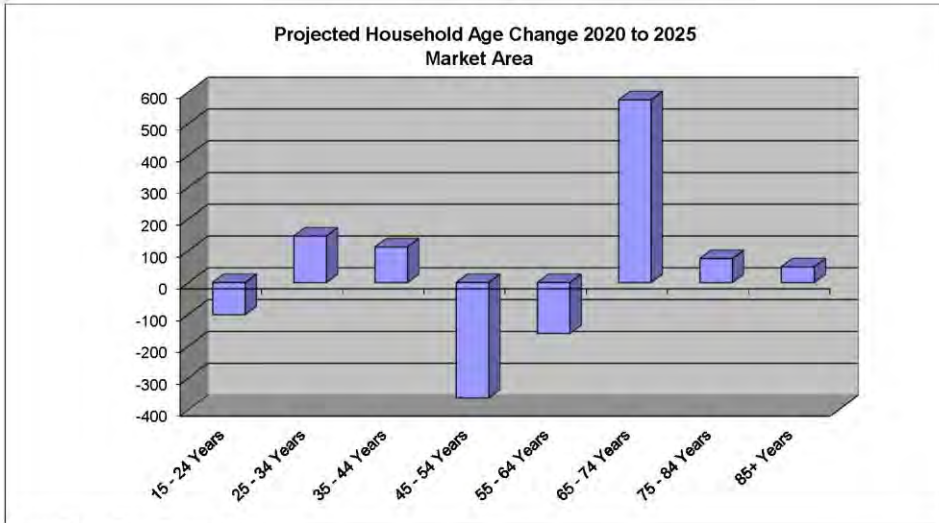


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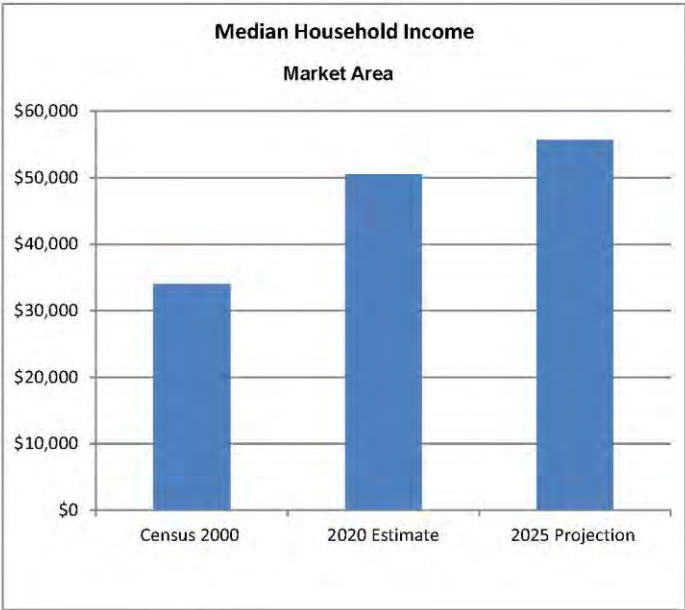
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Median Household Income Market Area		
Census 2000	2020 Estimate	2025 Projection
\$34,019	\$50,507	\$55,655



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Median Household Income by Area			
Market Area			
Geography ID	Census 2000	2020 Estimate	2025 Projection
51007	\$40,814	\$65,517	\$69,778
51135	\$31,638	\$40,894	\$42,978
51147	\$31,084	\$50,310	\$56,590

HISTA 2.2 Summary Data

Market Area

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	Total
\$0-10,000	186	129	152	76	184	727
\$10,000-20,000	91	263	52	72	28	506
\$20,000-30,000	152	79	127	93	185	636
\$30,000-40,000	196	24	141	134	25	520
\$40,000-50,000	46	58	22	83	6	215
\$50,000-60,000	89	126	37	11	31	294
\$60,000-75,000	48	86	103	7	25	269
\$75,000-100,000	5	104	86	53	2	250
\$100,000-125,000	0	4	64	4	9	81
\$125,000-150,000	8	41	30	5	1	85
\$150,000-200,000	5	4	9	6	17	41
\$200,000+	1	6	14	10	5	36
Total	827	924	837	554	518	3,660

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	Total
\$0-10,000	205	55	4	2	4	270
\$10,000-20,000	460	90	35	2	1	588
\$20,000-30,000	236	74	10	13	6	339
\$30,000-40,000	107	32	3	25	9	176
\$40,000-50,000	90	23	12	24	4	153
\$50,000-60,000	31	32	4	6	24	97
\$60,000-75,000	18	59	33	5	4	119
\$75,000-100,000	44	28	8	3	4	87
\$100,000-125,000	22	36	4	5	16	83
\$125,000-150,000	10	11	6	2	4	33
\$150,000-200,000	15	13	3	3	3	37
\$200,000+	8	27	0	3	4	42
Total	1,246	480	122	93	83	2,024

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	Total
\$0-10,000	141	19	3	2	4	169
\$10,000-20,000	386	77	34	1	1	499
\$20,000-30,000	176	66	4	3	5	254
\$30,000-40,000	45	31	2	24	8	110
\$40,000-50,000	70	22	11	2	2	107
\$50,000-60,000	23	25	3	5	7	63
\$60,000-75,000	16	26	6	3	3	54
\$75,000-100,000	27	17	5	2	2	53
\$100,000-125,000	21	33	3	4	1	62
\$125,000-150,000	7	6	6	1	4	24
\$150,000-200,000	5	6	1	2	3	17
\$200,000+	4	27	0	1	1	33
Total	921	355	78	50	41	1,445

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	Total
\$0-10,000	391	184	156	78	188	997
\$10,000-20,000	551	353	87	74	29	1,094
\$20,000-30,000	388	153	137	106	191	975
\$30,000-40,000	303	56	144	159	34	696
\$40,000-50,000	136	81	34	107	10	368
\$50,000-60,000	120	158	41	17	55	391
\$60,000-75,000	66	145	136	12	29	388
\$75,000-100,000	49	132	94	56	6	337
\$100,000-125,000	22	40	68	9	25	164
\$125,000-150,000	18	52	36	7	5	118
\$150,000-200,000	20	17	12	9	20	78
\$200,000+	9	33	14	13	9	78
Total	2,073	1,404	959	647	601	5,684

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.1%	3.5%	4.2%	2.1%	5.0%	19.9%
\$10,000-20,000	2.5%	7.2%	1.4%	2.0%	0.8%	13.8%
\$20,000-30,000	4.2%	2.2%	3.5%	2.5%	5.1%	17.4%
\$30,000-40,000	5.4%	0.7%	3.9%	3.7%	0.7%	14.2%
\$40,000-50,000	1.3%	1.6%	0.6%	2.3%	0.2%	5.9%
\$50,000-60,000	2.4%	3.4%	1.0%	0.3%	0.8%	8.0%
\$60,000-75,000	1.3%	2.3%	2.8%	0.2%	0.7%	7.3%
\$75,000-100,000	0.1%	2.8%	2.3%	1.4%	0.1%	6.8%
\$100,000-125,000	0.0%	0.1%	1.7%	0.1%	0.2%	2.2%
\$125,000-150,000	0.2%	1.1%	0.8%	0.1%	0.0%	2.3%
\$150,000-200,000	0.1%	0.1%	0.2%	0.2%	0.5%	1.1%
\$200,000+	0.0%	0.2%	0.4%	0.3%	0.1%	1.0%
Total	22.6%	25.2%	22.9%	15.1%	14.2%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	10.1%	2.7%	0.2%	0.1%	0.2%	13.3%
\$10,000-20,000	22.7%	4.4%	1.7%	0.1%	0.0%	29.1%
\$20,000-30,000	11.7%	3.7%	0.5%	0.6%	0.3%	16.7%
\$30,000-40,000	5.3%	1.6%	0.1%	1.2%	0.4%	8.7%
\$40,000-50,000	4.4%	1.1%	0.6%	1.2%	0.2%	7.6%
\$50,000-60,000	1.5%	1.6%	0.2%	0.3%	1.2%	4.8%
\$60,000-75,000	0.9%	2.9%	1.6%	0.2%	0.2%	5.9%
\$75,000-100,000	2.2%	1.4%	0.4%	0.1%	0.2%	4.3%
\$100,000-125,000	1.1%	1.8%	0.2%	0.2%	0.8%	4.1%
\$125,000-150,000	0.5%	0.5%	0.3%	0.1%	0.2%	1.6%
\$150,000-200,000	0.7%	0.6%	0.1%	0.1%	0.1%	1.8%
\$200,000+	0.4%	1.3%	0.0%	0.1%	0.2%	2.1%
Total	61.6%	23.7%	6.0%	4.6%	4.1%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	9.8%	1.3%	0.2%	0.1%	0.3%	11.7%
\$10,000-20,000	26.7%	5.3%	2.4%	0.1%	0.1%	34.5%
\$20,000-30,000	12.2%	4.6%	0.3%	0.2%	0.3%	17.6%
\$30,000-40,000	3.1%	2.1%	0.1%	1.7%	0.6%	7.6%
\$40,000-50,000	4.8%	1.5%	0.8%	0.1%	0.1%	7.4%
\$50,000-60,000	1.6%	1.7%	0.2%	0.3%	0.5%	4.4%
\$60,000-75,000	1.1%	1.8%	0.4%	0.2%	0.2%	3.7%
\$75,000-100,000	1.9%	1.2%	0.3%	0.1%	0.1%	3.7%
\$100,000-125,000	1.5%	2.3%	0.2%	0.3%	0.1%	4.3%
\$125,000-150,000	0.5%	0.4%	0.4%	0.1%	0.3%	1.7%
\$150,000-200,000	0.3%	0.4%	0.1%	0.1%	0.2%	1.2%
\$200,000+	0.3%	1.9%	0.0%	0.1%	0.1%	2.3%
Total	63.7%	24.6%	5.4%	3.5%	2.8%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	6.9%	3.2%	2.7%	1.4%	3.3%	17.5%
\$10,000-20,000	9.7%	6.2%	1.3%	1.3%	0.5%	19.2%
\$20,000-30,000	6.8%	2.7%	2.4%	1.9%	3.4%	17.2%
\$30,000-40,000	5.3%	1.0%	2.5%	2.8%	0.6%	12.2%
\$40,000-50,000	2.4%	1.4%	0.6%	1.9%	0.2%	6.5%
\$50,000-60,000	2.1%	2.8%	0.7%	0.3%	1.0%	6.9%
\$60,000-75,000	1.2%	2.6%	2.4%	0.2%	0.5%	6.8%
\$75,000-100,000	0.9%	2.3%	1.7%	1.0%	0.1%	5.9%
\$100,000-125,000	0.4%	0.7%	1.2%	0.2%	0.4%	2.9%
\$125,000-150,000	0.3%	0.9%	0.6%	0.1%	0.1%	2.1%
\$150,000-200,000	0.4%	0.3%	0.2%	0.2%	0.4%	1.4%
\$200,000+	0.2%	0.6%	0.2%	0.2%	0.2%	1.4%
Total	36.5%	24.7%	16.9%	11.4%	10.6%	100.0%

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	27	129	61	51	0	268
\$10,000-20,000	55	47	56	16	59	233
\$20,000-30,000	132	99	21	33	23	308
\$30,000-40,000	133	113	75	127	15	463
\$40,000-50,000	160	103	95	85	37	480
\$50,000-60,000	101	171	242	30	70	614
\$60,000-75,000	25	143	141	158	156	623
\$75,000-100,000	85	139	284	248	112	868
\$100,000-125,000	7	139	114	185	191	636
\$125,000-150,000	42	16	118	103	42	321
\$150,000-200,000	6	102	107	80	32	327
\$200,000+	4	27	26	16	10	133
Total	777	1,278	1,340	1,132	747	5,274

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	217	161	33	21	4	436
\$10,000-20,000	413	228	66	42	25	774
\$20,000-30,000	341	376	136	40	1	894
\$30,000-40,000	376	376	60	66	38	916
\$40,000-50,000	191	368	67	37	33	696
\$50,000-60,000	86	363	94	32	5	580
\$60,000-75,000	156	436	72	49	31	744
\$75,000-100,000	74	419	74	42	11	620
\$100,000-125,000	31	401	86	52	36	606
\$125,000-150,000	57	139	24	28	3	251
\$150,000-200,000	27	76	22	13	3	141
\$200,000+	16	46	11	10	3	86
Total	1,985	3,389	745	432	193	6,744

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	181	125	27	6	4	343
\$10,000-20,000	289	195	37	40	6	567
\$20,000-30,000	286	287	113	35	1	722
\$30,000-40,000	221	328	41	56	31	677
\$40,000-50,000	121	309	28	34	20	512
\$50,000-60,000	46	249	44	24	5	368
\$60,000-75,000	114	293	22	43	25	497
\$75,000-100,000	59	226	57	26	10	378
\$100,000-125,000	29	259	22	40	0	350
\$125,000-150,000	48	64	21	28	2	163
\$150,000-200,000	9	41	8	2	1	61
\$200,000+	9	17	3	2	1	32
Total	1,412	2,393	423	336	106	4,670

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	244	290	94	72	4	704
\$10,000-20,000	468	275	122	58	84	1,007
\$20,000-30,000	473	475	157	73	24	1,202
\$30,000-40,000	509	489	135	193	53	1,379
\$40,000-50,000	351	471	162	122	70	1,176
\$50,000-60,000	187	534	336	62	75	1,194
\$60,000-75,000	181	579	213	207	187	1,367
\$75,000-100,000	159	558	358	290	123	1,488
\$100,000-125,000	38	540	200	237	227	1,242
\$125,000-150,000	99	155	142	131	45	572
\$150,000-200,000	33	178	129	93	35	468
\$200,000+	20	123	37	26	13	219
Total	2,762	4,667	2,085	1,564	940	12,018

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.5%	2.4%	1.2%	1.0%	0.0%	5.1%
\$10,000-20,000	1.0%	0.9%	1.1%	0.3%	1.1%	4.4%
\$20,000-30,000	2.5%	1.9%	0.4%	0.6%	0.4%	5.8%
\$30,000-40,000	2.5%	2.1%	1.4%	2.4%	0.3%	8.8%
\$40,000-50,000	3.0%	2.0%	1.8%	1.6%	0.7%	9.1%
\$50,000-60,000	1.9%	3.2%	4.6%	0.6%	1.3%	11.6%
\$60,000-75,000	0.5%	2.7%	2.7%	3.0%	3.0%	11.8%
\$75,000-100,000	1.6%	2.6%	5.4%	4.7%	2.1%	16.5%
\$100,000-125,000	0.1%	2.6%	2.2%	3.5%	3.6%	12.1%
\$125,000-150,000	0.8%	0.3%	2.2%	2.0%	0.8%	6.1%
\$150,000-200,000	0.1%	1.9%	2.0%	1.5%	0.6%	6.2%
\$200,000+	0.1%	1.5%	0.5%	0.3%	0.2%	2.5%
Total	14.7%	24.2%	25.4%	21.5%	14.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.2%	2.4%	0.5%	0.3%	0.1%	6.5%
\$10,000-20,000	6.1%	3.4%	1.0%	0.6%	0.4%	11.5%
\$20,000-30,000	5.1%	5.6%	2.0%	0.6%	0.0%	13.3%
\$30,000-40,000	5.6%	5.6%	0.9%	1.0%	0.6%	13.6%
\$40,000-50,000	2.8%	5.5%	1.0%	0.5%	0.5%	10.3%
\$50,000-60,000	1.3%	5.4%	1.4%	0.5%	0.1%	8.6%
\$60,000-75,000	2.3%	6.5%	1.1%	0.7%	0.5%	11.0%
\$75,000-100,000	1.1%	6.2%	1.1%	0.6%	0.2%	9.2%
\$100,000-125,000	0.5%	5.9%	1.3%	0.8%	0.5%	9.0%
\$125,000-150,000	0.8%	2.1%	0.4%	0.4%	0.0%	3.7%
\$150,000-200,000	0.4%	1.1%	0.3%	0.2%	0.0%	2.1%
\$200,000+	0.2%	0.7%	0.2%	0.1%	0.0%	1.3%
Total	29.4%	50.3%	11.0%	6.4%	2.9%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.9%	2.7%	0.6%	0.1%	0.1%	7.3%
\$10,000-20,000	6.2%	4.2%	0.8%	0.9%	0.1%	12.1%
\$20,000-30,000	6.1%	6.1%	2.4%	0.7%	0.0%	15.5%
\$30,000-40,000	4.7%	7.0%	0.9%	1.2%	0.7%	14.5%
\$40,000-50,000	2.6%	6.6%	0.6%	0.7%	0.4%	11.0%
\$50,000-60,000	1.0%	5.3%	0.9%	0.5%	0.1%	7.9%
\$60,000-75,000	2.4%	6.3%	0.5%	0.9%	0.5%	10.6%
\$75,000-100,000	1.3%	4.8%	1.2%	0.6%	0.2%	8.1%
\$100,000-125,000	0.6%	5.5%	0.5%	0.9%	0.0%	7.5%
\$125,000-150,000	1.0%	1.4%	0.4%	0.6%	0.0%	3.5%
\$150,000-200,000	0.2%	0.9%	0.2%	0.0%	0.0%	1.3%
\$200,000+	0.2%	0.4%	0.1%	0.0%	0.0%	0.7%
Total	30.2%	51.2%	9.1%	7.2%	2.3%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.0%	2.4%	0.8%	0.6%	0.0%	5.9%
\$10,000-20,000	3.9%	2.3%	1.0%	0.5%	0.7%	8.4%
\$20,000-30,000	3.9%	4.0%	1.3%	0.6%	0.2%	10.0%
\$30,000-40,000	4.2%	4.1%	1.1%	1.6%	0.4%	11.5%
\$40,000-50,000	2.9%	3.9%	1.3%	1.0%	0.6%	9.8%
\$50,000-60,000	1.6%	4.4%	2.8%	0.5%	0.6%	9.9%
\$60,000-75,000	1.5%	4.8%	1.8%	1.7%	1.6%	11.4%
\$75,000-100,000	1.3%	4.6%	3.0%	2.4%	1.0%	12.4%
\$100,000-125,000	0.3%	4.5%	1.7%	2.0%	1.9%	10.3%
\$125,000-150,000	0.8%	1.3%	1.2%	1.1%	0.4%	4.8%
\$150,000-200,000	0.3%	1.5%	1.1%	0.8%	0.3%	3.9%
\$200,000+	0.2%	1.0%	0.3%	0.2%	0.1%	1.8%
Total	23.0%	38.8%	17.3%	13.0%	7.8%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	130	75	88	80	162	535
\$10,000-20,000	59	292	48	86	31	516
\$20,000-30,000	91	62	126	79	144	502
\$30,000-40,000	198	7	117	85	34	441
\$40,000-50,000	67	80	40	100	15	302
\$50,000-60,000	111	98	51	12	39	311
\$60,000-75,000	71	95	109	5	33	313
\$75,000-100,000	3	141	109	47	4	304
\$100,000-125,000	2	4	78	5	9	98
\$125,000-150,000	7	15	42	6	7	77
\$150,000-200,000	7	4	10	7	25	53
\$200,000+	14	12	12	2	11	56
Total	760	885	830	519	514	3,508

Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	198	52	7	3	2	262
\$10,000-20,000	539	72	50	4	9	674
\$20,000-30,000	265	59	11	14	10	359
\$30,000-40,000	109	16	4	14	10	153
\$40,000-50,000	133	31	13	39	6	222
\$50,000-60,000	35	43	5	3	21	107
\$60,000-75,000	27	88	30	5	5	155
\$75,000-100,000	72	31	19	6	2	130
\$100,000-125,000	42	33	6	5	17	103
\$125,000-150,000	32	8	13	4	5	62
\$150,000-200,000	43	21	4	2	2	72
\$200,000+	39	19	6	6	2	72
Total	1,534	473	168	105	91	2,371

Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	123	12	5	3	1	144
\$10,000-20,000	458	59	48	3	8	576
\$20,000-30,000	206	51	5	4	9	275
\$30,000-40,000	61	16	3	14	8	102
\$40,000-50,000	112	28	12	3	3	158
\$50,000-60,000	27	35	4	3	7	76
\$60,000-75,000	27	32	5	3	5	72
\$75,000-100,000	60	16	15	5	2	98
\$100,000-125,000	41	28	5	4	4	82
\$125,000-150,000	27	6	10	3	3	49
\$150,000-200,000	31	17	3	2	2	55
\$200,000+	29	11	4	1	1	46
Total	1,202	311	119	48	53	1,733

Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	328	127	95	83	164	797
\$10,000-20,000	598	364	98	90	40	1,190
\$20,000-30,000	356	121	137	93	154	861
\$30,000-40,000	307	23	121	99	44	594
\$40,000-50,000	200	111	53	139	21	524
\$50,000-60,000	146	141	56	15	60	418
\$60,000-75,000	98	183	139	10	38	468
\$75,000-100,000	75	172	128	53	6	434
\$100,000-125,000	44	37	84	10	26	201
\$125,000-150,000	39	23	55	10	12	139
\$150,000-200,000	50	25	14	9	27	125
\$200,000+	53	31	18	13	13	128
Total	2,294	1,358	998	624	605	5,879

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Percent Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	3.7%	2.1%	2.5%	2.3%	4.6%	15.3%
\$10,000-20,000	1.7%	8.3%	1.4%	2.5%	0.9%	14.7%
\$20,000-30,000	2.6%	1.8%	3.6%	2.3%	4.1%	14.3%
\$30,000-40,000	5.6%	0.2%	3.3%	2.4%	1.0%	12.6%
\$40,000-50,000	1.9%	2.3%	1.1%	2.9%	0.4%	8.6%
\$50,000-60,000	3.2%	2.8%	1.5%	0.3%	1.1%	8.9%
\$60,000-75,000	2.0%	2.7%	3.1%	0.1%	0.9%	8.9%
\$75,000-100,000	0.1%	4.0%	3.1%	1.3%	0.1%	8.7%
\$100,000-125,000	0.1%	0.1%	2.2%	0.1%	0.3%	2.8%
\$125,000-150,000	0.2%	0.4%	1.2%	0.2%	0.2%	2.2%
\$150,000-200,000	0.2%	0.1%	0.3%	0.2%	0.7%	1.5%
\$200,000+	0.4%	0.3%	0.3%	0.2%	0.3%	1.6%
Total	21.7%	25.2%	23.7%	14.8%	14.7%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	8.4%	2.2%	0.3%	0.1%	0.1%	11.1%
\$10,000-20,000	22.7%	3.0%	2.1%	0.2%	0.4%	28.4%
\$20,000-30,000	11.2%	2.5%	0.5%	0.6%	0.4%	15.1%
\$30,000-40,000	4.6%	0.7%	0.2%	0.6%	0.4%	6.5%
\$40,000-50,000	5.6%	1.3%	0.5%	1.6%	0.3%	9.4%
\$50,000-60,000	1.5%	1.8%	0.2%	0.1%	0.9%	4.5%
\$60,000-75,000	1.1%	3.7%	1.3%	0.2%	0.2%	6.5%
\$75,000-100,000	3.0%	1.3%	0.8%	0.3%	0.1%	5.5%
\$100,000-125,000	1.8%	1.4%	0.3%	0.2%	0.7%	4.3%
\$125,000-150,000	1.3%	0.3%	0.5%	0.2%	0.2%	2.6%
\$150,000-200,000	1.8%	0.9%	0.2%	0.1%	0.1%	3.0%
\$200,000+	1.6%	0.8%	0.3%	0.3%	0.1%	3.0%
Total	64.7%	19.9%	7.1%	4.4%	3.8%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7.1%	0.7%	0.3%	0.2%	0.1%	8.3%
\$10,000-20,000	26.4%	3.4%	2.8%	0.2%	0.5%	33.2%
\$20,000-30,000	11.9%	2.9%	0.3%	0.2%	0.5%	15.9%
\$30,000-40,000	3.5%	0.9%	0.2%	0.8%	0.5%	5.9%
\$40,000-50,000	6.5%	1.6%	0.7%	0.2%	0.2%	9.1%
\$50,000-60,000	1.6%	2.0%	0.2%	0.2%	0.4%	4.4%
\$60,000-75,000	1.6%	1.8%	0.3%	0.2%	0.3%	4.2%
\$75,000-100,000	3.5%	0.9%	0.9%	0.3%	0.1%	5.7%
\$100,000-125,000	2.4%	1.6%	0.3%	0.2%	0.2%	4.7%
\$125,000-150,000	1.6%	0.3%	0.6%	0.2%	0.2%	2.8%
\$150,000-200,000	1.8%	1.0%	0.2%	0.1%	0.1%	3.2%
\$200,000+	1.7%	0.6%	0.2%	0.1%	0.1%	2.7%
Total	69.4%	17.9%	6.9%	2.8%	3.1%	100.0%

Percent Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.6%	2.2%	1.6%	1.4%	2.8%	13.6%
\$10,000-20,000	10.2%	6.2%	1.7%	1.5%	0.7%	20.2%
\$20,000-30,000	6.1%	2.1%	2.3%	1.6%	2.6%	14.6%
\$30,000-40,000	5.2%	0.4%	2.1%	1.7%	0.7%	10.1%
\$40,000-50,000	3.4%	1.9%	0.9%	2.4%	0.4%	8.9%
\$50,000-60,000	2.5%	2.4%	1.0%	0.3%	1.0%	7.1%
\$60,000-75,000	1.7%	3.1%	2.4%	0.2%	0.6%	8.0%
\$75,000-100,000	1.3%	2.9%	2.2%	0.9%	0.1%	7.4%
\$100,000-125,000	0.7%	0.6%	1.4%	0.2%	0.4%	3.4%
\$125,000-150,000	0.7%	0.4%	0.9%	0.2%	0.2%	2.4%
\$150,000-200,000	0.9%	0.4%	0.2%	0.2%	0.5%	2.1%
\$200,000+	0.9%	0.5%	0.3%	0.2%	0.2%	2.2%
Total	39.0%	23.1%	17.0%	10.6%	10.3%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	11	79	59	36	2	187
\$10,000-20,000	42	34	54	6	59	195
\$20,000-30,000	110	79	10	35	12	246
\$30,000-40,000	123	92	65	122	24	426
\$40,000-50,000	157	146	94	94	53	544
\$50,000-60,000	65	133	202	15	78	493
\$60,000-75,000	20	93	111	124	105	453
\$75,000-100,000	66	108	223	208	87	692
\$100,000-125,000	5	148	124	288	215	780
\$125,000-150,000	54	25	150	108	95	432
\$150,000-200,000	8	127	129	76	48	388
\$200,000+	10	30	68	16	28	152
Total	671	1,094	1,289	1,128	806	4,988

Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	187	107	28	28	2	352
\$10,000-20,000	425	184	64	33	18	724
\$20,000-30,000	341	360	165	35	2	903
\$30,000-40,000	323	283	55	53	22	736
\$40,000-50,000	225	447	109	47	34	862
\$50,000-60,000	98	366	92	31	10	597
\$60,000-75,000	221	544	93	50	41	949
\$75,000-100,000	111	647	109	57	9	933
\$100,000-125,000	39	445	67	53	10	614
\$125,000-150,000	113	205	47	52	2	419
\$150,000-200,000	53	135	30	42	2	262
\$200,000+	49	104	31	13	4	201
Total	2,185	3,827	890	494	156	7,552

Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	151	76	24	11	1	263
\$10,000-20,000	323	163	36	32	10	564
\$20,000-30,000	302	261	127	31	2	723
\$30,000-40,000	182	230	31	40	16	499
\$40,000-50,000	168	401	32	39	20	660
\$50,000-60,000	56	288	53	25	9	431
\$60,000-75,000	160	381	36	42	32	651
\$75,000-100,000	92	398	90	35	9	624
\$100,000-125,000	37	299	29	45	0	410
\$125,000-150,000	101	87	41	47	1	277
\$150,000-200,000	32	95	14	11	2	154
\$200,000+	38	61	17	2	2	120
Total	1,642	2,740	530	360	104	5,376

Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	198	186	87	64	4	539
\$10,000-20,000	467	218	118	39	77	919
\$20,000-30,000	451	439	175	70	14	1,149
\$30,000-40,000	446	375	120	175	46	1,162
\$40,000-50,000	382	593	203	141	87	1,406
\$50,000-60,000	163	499	294	46	88	1,090
\$60,000-75,000	241	637	204	174	146	1,402
\$75,000-100,000	177	755	332	265	96	1,625
\$100,000-125,000	44	593	191	341	225	1,394
\$125,000-150,000	167	230	197	160	97	851
\$150,000-200,000	61	262	159	118	50	650
\$200,000+	59	134	99	29	32	353
Total	2,856	4,921	2,179	1,622	962	12,540

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Percent Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.2%	1.6%	1.2%	0.7%	0.0%	3.7%
\$10,000-20,000	0.8%	0.7%	1.1%	0.1%	1.2%	3.9%
\$20,000-30,000	2.2%	1.6%	0.2%	0.7%	0.2%	4.9%
\$30,000-40,000	2.5%	1.8%	1.3%	2.4%	0.5%	8.5%
\$40,000-50,000	3.1%	2.9%	1.9%	1.9%	1.1%	10.9%
\$50,000-60,000	1.3%	2.7%	4.0%	0.3%	1.6%	9.9%
\$60,000-75,000	0.4%	1.9%	2.2%	2.5%	2.1%	9.1%
\$75,000-100,000	1.3%	2.2%	4.5%	4.2%	1.7%	13.9%
\$100,000-125,000	0.1%	3.0%	2.5%	5.8%	4.3%	15.6%
\$125,000-150,000	1.1%	0.5%	3.0%	2.2%	1.9%	8.7%
\$150,000-200,000	0.2%	2.5%	2.6%	1.5%	1.0%	7.8%
\$200,000+	0.2%	0.6%	1.4%	0.3%	0.6%	3.0%
Total	13.5%	21.9%	25.8%	22.6%	16.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.5%	1.4%	0.4%	0.4%	0.0%	4.7%
\$10,000-20,000	5.6%	2.4%	0.8%	0.4%	0.2%	9.6%
\$20,000-30,000	4.5%	4.8%	2.2%	0.5%	0.0%	12.0%
\$30,000-40,000	4.3%	3.7%	0.7%	0.7%	0.3%	9.7%
\$40,000-50,000	3.0%	5.9%	1.4%	0.6%	0.5%	11.4%
\$50,000-60,000	1.3%	4.8%	1.2%	0.4%	0.1%	7.9%
\$60,000-75,000	2.9%	7.2%	1.2%	0.7%	0.5%	12.6%
\$75,000-100,000	1.5%	8.6%	1.4%	0.8%	0.1%	12.4%
\$100,000-125,000	0.5%	5.9%	0.9%	0.7%	0.1%	8.1%
\$125,000-150,000	1.5%	2.7%	0.6%	0.7%	0.0%	5.5%
\$150,000-200,000	0.7%	1.8%	0.4%	0.6%	0.0%	3.5%
\$200,000+	0.6%	1.4%	0.4%	0.2%	0.1%	2.7%
Total	28.9%	50.7%	11.8%	6.5%	2.1%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.8%	1.4%	0.4%	0.2%	0.0%	4.9%
\$10,000-20,000	6.0%	3.0%	0.7%	0.6%	0.2%	10.5%
\$20,000-30,000	5.6%	4.9%	2.4%	0.6%	0.0%	13.4%
\$30,000-40,000	3.4%	4.3%	0.6%	0.7%	0.3%	9.3%
\$40,000-50,000	3.1%	7.5%	0.6%	0.7%	0.4%	12.3%
\$50,000-60,000	1.0%	5.4%	1.0%	0.5%	0.2%	8.0%
\$60,000-75,000	3.0%	7.1%	0.7%	0.8%	0.6%	12.1%
\$75,000-100,000	1.7%	7.4%	1.7%	0.7%	0.2%	11.6%
\$100,000-125,000	0.7%	5.6%	0.5%	0.8%	0.0%	7.6%
\$125,000-150,000	1.9%	1.6%	0.8%	0.9%	0.0%	5.2%
\$150,000-200,000	0.6%	1.8%	0.3%	0.2%	0.0%	2.9%
\$200,000+	0.7%	1.1%	0.3%	0.0%	0.0%	2.2%
Total	30.5%	51.0%	9.9%	6.7%	1.9%	100.0%

Percent Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.6%	1.5%	0.7%	0.5%	0.0%	4.3%
\$10,000-20,000	3.7%	1.7%	0.9%	0.3%	0.6%	7.3%
\$20,000-30,000	3.6%	3.5%	1.4%	0.6%	0.1%	9.2%
\$30,000-40,000	3.6%	3.0%	1.0%	1.4%	0.4%	9.3%
\$40,000-50,000	3.0%	4.7%	1.6%	1.1%	0.7%	11.2%
\$50,000-60,000	1.3%	4.0%	2.3%	0.4%	0.7%	8.7%
\$60,000-75,000	1.9%	5.1%	1.6%	1.4%	1.2%	11.2%
\$75,000-100,000	1.4%	6.0%	2.6%	2.1%	0.8%	13.0%
\$100,000-125,000	0.4%	4.7%	1.5%	2.7%	1.8%	11.1%
\$125,000-150,000	1.3%	1.8%	1.6%	1.3%	0.8%	6.8%
\$150,000-200,000	0.5%	2.1%	1.3%	0.9%	0.4%	5.2%
\$200,000+	0.5%	1.1%	0.8%	0.2%	0.3%	2.8%
Total	22.8%	39.2%	17.4%	12.9%	7.7%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	132	66	101	89	111	499
\$10,000-20,000	55	237	46	64	29	431
\$20,000-30,000	99	51	109	72	144	475
\$30,000-40,000	199	12	102	83	36	432
\$40,000-50,000	71	95	34	98	10	308
\$50,000-60,000	105	100	53	12	45	315
\$60,000-75,000	79	103	99	5	20	306
\$75,000-100,000	3	154	93	50	2	302
\$100,000-125,000	2	9	73	3	9	96
\$125,000-150,000	15	20	53	9	13	110
\$150,000-200,000	13	5	13	8	30	69
\$200,000+	20	14	38	8	17	97
Total	793	866	814	501	466	3,440

Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	203	41	9	5	3	261
\$10,000-20,000	515	67	58	6	6	652
\$20,000-30,000	285	61	12	10	11	379
\$30,000-40,000	94	11	10	24	16	155
\$40,000-50,000	119	32	19	34	11	215
\$50,000-60,000	46	39	8	6	31	130
\$60,000-75,000	32	101	29	4	8	174
\$75,000-100,000	79	25	22	8	11	145
\$100,000-125,000	42	40	12	9	27	130
\$125,000-150,000	46	11	12	8	14	91
\$150,000-200,000	55	24	9	10	4	102
\$200,000+	61	22	7	4	12	106
Total	1,577	474	207	128	154	2,540

Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	132	10	8	4	2	156
\$10,000-20,000	446	57	55	5	5	568
\$20,000-30,000	223	54	6	1	8	292
\$30,000-40,000	56	11	8	22	15	112
\$40,000-50,000	102	29	15	5	8	159
\$50,000-60,000	33	33	7	6	7	86
\$60,000-75,000	31	42	5	3	7	88
\$75,000-100,000	66	12	17	6	8	109
\$100,000-125,000	40	37	10	6	4	97
\$125,000-150,000	39	10	11	6	8	74
\$150,000-200,000	38	19	7	6	3	73
\$200,000+	42	15	6	0	3	66
Total	1,248	329	155	70	78	1,880

Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	335	107	110	94	114	760
\$10,000-20,000	570	304	104	70	35	1,083
\$20,000-30,000	384	112	121	82	155	854
\$30,000-40,000	295	23	112	107	52	587
\$40,000-50,000	190	127	53	132	21	523
\$50,000-60,000	151	139	61	18	76	445
\$60,000-75,000	111	204	128	9	28	480
\$75,000-100,000	82	179	115	58	13	447
\$100,000-125,000	44	49	85	12	36	226
\$125,000-150,000	61	31	65	17	27	201
\$150,000-200,000	68	29	22	18	34	171
\$200,000+	81	36	45	12	29	203
Total	2,370	1,340	1,021	629	620	5,980

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Percent Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	3.8%	1.9%	2.9%	2.6%	3.2%	14.5%
\$10,000-20,000	1.6%	6.9%	1.3%	1.9%	0.8%	12.5%
\$20,000-30,000	2.9%	1.5%	3.2%	2.1%	4.2%	13.8%
\$30,000-40,000	5.8%	0.3%	3.0%	2.4%	1.0%	12.6%
\$40,000-50,000	2.1%	2.8%	1.0%	2.8%	0.3%	9.0%
\$50,000-60,000	3.1%	2.9%	1.5%	0.3%	1.3%	9.2%
\$60,000-75,000	2.3%	3.0%	2.9%	0.1%	0.6%	8.9%
\$75,000-100,000	0.1%	4.5%	2.7%	1.5%	0.1%	8.8%
\$100,000-125,000	0.1%	0.3%	2.1%	0.1%	0.3%	2.8%
\$125,000-150,000	0.4%	0.6%	1.5%	0.3%	0.4%	3.2%
\$150,000-200,000	0.4%	0.1%	0.4%	0.2%	0.9%	2.0%
\$200,000+	0.6%	0.4%	1.1%	0.2%	0.5%	2.8%
Total	23.1%	25.2%	23.7%	14.6%	13.5%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	8.0%	1.6%	0.4%	0.2%	0.1%	10.3%
\$10,000-20,000	20.3%	2.6%	2.3%	0.2%	0.2%	25.7%
\$20,000-30,000	11.2%	2.4%	0.5%	0.4%	0.4%	14.9%
\$30,000-40,000	3.7%	0.4%	0.4%	0.9%	0.6%	6.1%
\$40,000-50,000	4.7%	1.3%	0.7%	1.3%	0.4%	8.5%
\$50,000-60,000	1.8%	1.5%	0.3%	0.2%	1.2%	5.1%
\$60,000-75,000	1.3%	4.0%	1.1%	0.2%	0.3%	6.9%
\$75,000-100,000	3.1%	1.0%	0.9%	0.3%	0.4%	5.7%
\$100,000-125,000	1.7%	1.6%	0.5%	0.4%	1.1%	5.1%
\$125,000-150,000	1.8%	0.4%	0.5%	0.3%	0.6%	3.6%
\$150,000-200,000	2.2%	0.9%	0.4%	0.4%	0.2%	4.0%
\$200,000+	2.4%	0.9%	0.3%	0.2%	0.5%	4.2%
Total	62.1%	18.7%	8.1%	5.0%	6.1%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7.0%	0.5%	0.4%	0.2%	0.1%	8.3%
\$10,000-20,000	23.7%	3.0%	2.9%	0.3%	0.3%	30.2%
\$20,000-30,000	11.9%	2.9%	0.3%	0.1%	0.4%	15.5%
\$30,000-40,000	3.0%	0.6%	0.4%	1.2%	0.8%	6.0%
\$40,000-50,000	5.4%	1.5%	0.8%	0.3%	0.4%	8.5%
\$50,000-60,000	1.8%	1.8%	0.4%	0.3%	0.4%	4.6%
\$60,000-75,000	1.6%	2.2%	0.3%	0.2%	0.4%	4.7%
\$75,000-100,000	3.5%	0.6%	0.9%	0.3%	0.4%	5.8%
\$100,000-125,000	2.1%	2.0%	0.5%	0.3%	0.2%	5.2%
\$125,000-150,000	2.1%	0.5%	0.6%	0.3%	0.4%	3.9%
\$150,000-200,000	2.0%	1.0%	0.4%	0.3%	0.2%	3.9%
\$200,000+	2.2%	0.8%	0.3%	0.0%	0.2%	3.5%
Total	66.4%	17.5%	8.2%	3.7%	4.1%	100.0%

Percent Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.6%	1.8%	1.8%	1.6%	1.9%	12.7%
\$10,000-20,000	9.5%	5.1%	1.7%	1.2%	0.6%	18.1%
\$20,000-30,000	6.4%	1.9%	2.0%	1.4%	2.6%	14.3%
\$30,000-40,000	4.9%	0.4%	1.9%	1.8%	0.9%	9.8%
\$40,000-50,000	3.2%	2.1%	0.9%	2.2%	0.4%	8.7%
\$50,000-60,000	2.5%	2.3%	1.0%	0.3%	1.3%	7.4%
\$60,000-75,000	1.9%	3.4%	2.1%	0.2%	0.5%	8.0%
\$75,000-100,000	1.4%	3.0%	1.9%	1.0%	0.2%	7.5%
\$100,000-125,000	0.7%	0.8%	1.4%	0.2%	0.6%	3.8%
\$125,000-150,000	1.0%	0.5%	1.1%	0.3%	0.5%	3.4%
\$150,000-200,000	1.1%	0.5%	0.4%	0.3%	0.6%	2.9%
\$200,000+	1.4%	0.6%	0.8%	0.2%	0.5%	3.4%
Total	39.6%	22.4%	17.1%	10.5%	10.4%	100.0%

HISTA 2.2 Summary Data

Market Area

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Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	16	61	55	35	1	168
\$10,000-20,000	32	31	31	5	52	151
\$20,000-30,000	96	56	9	25	13	199
\$30,000-40,000	121	87	58	102	23	391
\$40,000-50,000	120	108	65	74	58	425
\$50,000-60,000	70	121	183	21	77	472
\$60,000-75,000	18	74	111	128	97	428
\$75,000-100,000	68	113	237	182	91	691
\$100,000-125,000	5	150	133	276	212	776
\$125,000-150,000	50	24	185	117	98	474
\$150,000-200,000	9	142	152	117	48	468
\$200,000+	15	47	88	24	33	207
Total	620	1,014	1,307	1,106	803	4,850

Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	180	90	31	31	2	334
\$10,000-20,000	400	160	51	35	14	660
\$20,000-30,000	366	333	153	36	5	893
\$30,000-40,000	331	290	55	50	22	748
\$40,000-50,000	213	435	97	46	32	823
\$50,000-60,000	93	384	100	36	11	624
\$60,000-75,000	231	575	92	44	44	986
\$75,000-100,000	132	709	120	62	9	1,032
\$100,000-125,000	44	482	65	61	9	661
\$125,000-150,000	145	236	61	58	3	503
\$150,000-200,000	72	185	42	42	2	343
\$200,000+	85	149	43	33	5	315
Total	2,292	4,028	910	534	158	7,922

Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	141	66	30	16	2	255
\$10,000-20,000	316	145	31	33	9	534
\$20,000-30,000	330	261	119	34	4	748
\$30,000-40,000	200	237	32	39	16	524
\$40,000-50,000	165	393	27	43	22	650
\$50,000-60,000	59	323	61	29	11	483
\$60,000-75,000	181	420	39	38	36	714
\$75,000-100,000	112	456	102	46	9	725
\$100,000-125,000	43	344	30	54	2	473
\$125,000-150,000	130	110	56	54	1	351
\$150,000-200,000	44	139	24	15	2	224
\$200,000+	65	91	23	9	3	191
Total	1,786	2,985	574	410	117	5,872

Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	196	151	86	66	3	502
\$10,000-20,000	432	191	82	40	66	811
\$20,000-30,000	462	389	162	61	18	1,092
\$30,000-40,000	452	377	113	152	45	1,139
\$40,000-50,000	333	543	162	120	90	1,248
\$50,000-60,000	163	505	283	57	88	1,096
\$60,000-75,000	249	649	203	172	141	1,414
\$75,000-100,000	200	822	357	244	100	1,723
\$100,000-125,000	49	632	198	337	221	1,437
\$125,000-150,000	195	260	246	175	101	977
\$150,000-200,000	81	327	194	159	50	811
\$200,000+	100	196	131	57	38	522
Total	2,912	5,042	2,217	1,640	961	12,772

Percent Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	0.3%	1.3%	1.1%	0.7%	0.0%	3.5%
\$10,000-20,000	0.7%	0.6%	0.6%	0.1%	1.1%	3.1%
\$20,000-30,000	2.0%	1.2%	0.2%	0.5%	0.3%	4.1%
\$30,000-40,000	2.5%	1.8%	1.2%	2.1%	0.5%	8.1%
\$40,000-50,000	2.5%	2.2%	1.3%	1.5%	1.2%	8.8%
\$50,000-60,000	1.4%	2.5%	3.8%	0.4%	1.6%	9.7%
\$60,000-75,000	0.4%	1.5%	2.3%	2.6%	2.0%	8.8%
\$75,000-100,000	1.4%	2.3%	4.9%	3.8%	1.9%	14.2%
\$100,000-125,000	0.1%	3.1%	2.7%	5.7%	4.4%	16.0%
\$125,000-150,000	1.0%	0.5%	3.8%	2.4%	2.0%	9.8%
\$150,000-200,000	0.2%	2.9%	3.1%	2.4%	1.0%	9.6%
\$200,000+	0.3%	1.0%	1.8%	0.5%	0.7%	4.3%
Total	12.8%	20.9%	26.9%	22.8%	16.6%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	2.3%	1.1%	0.4%	0.4%	0.0%	4.2%
\$10,000-20,000	5.0%	2.0%	0.6%	0.4%	0.2%	8.3%
\$20,000-30,000	4.6%	4.2%	1.9%	0.5%	0.1%	11.3%
\$30,000-40,000	4.2%	3.7%	0.7%	0.6%	0.3%	9.4%
\$40,000-50,000	2.7%	5.5%	1.2%	0.6%	0.4%	10.4%
\$50,000-60,000	1.2%	4.8%	1.3%	0.5%	0.1%	7.9%
\$60,000-75,000	2.9%	7.3%	1.2%	0.6%	0.6%	12.4%
\$75,000-100,000	1.7%	8.9%	1.5%	0.8%	0.1%	13.0%
\$100,000-125,000	0.6%	6.1%	0.8%	0.8%	0.1%	8.3%
\$125,000-150,000	1.8%	3.0%	0.8%	0.7%	0.0%	6.3%
\$150,000-200,000	0.9%	2.3%	0.5%	0.5%	0.0%	4.3%
\$200,000+	1.1%	1.9%	0.5%	0.4%	0.1%	4.0%
Total	28.9%	50.8%	11.5%	6.7%	2.0%	100.0%

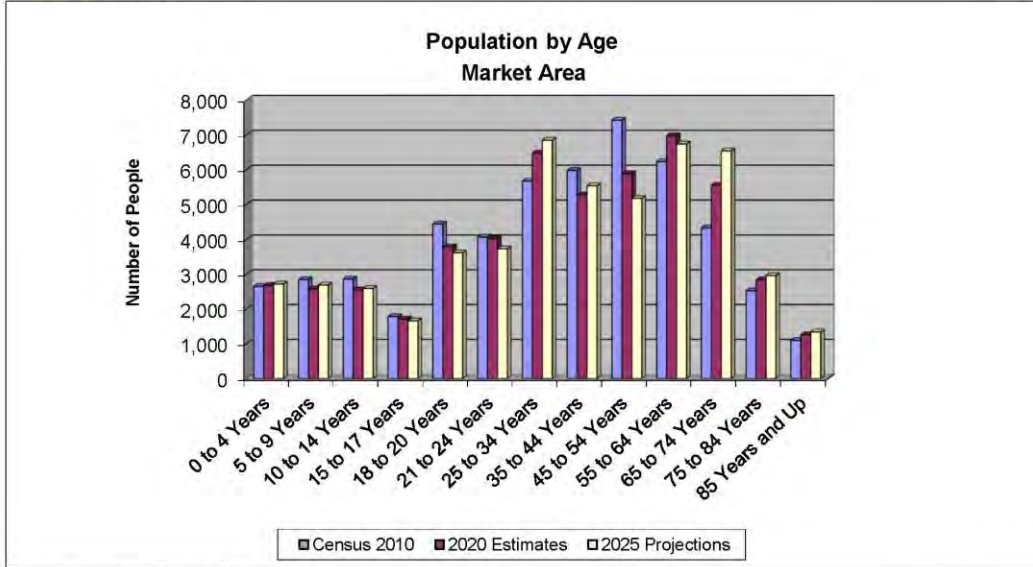
Percent Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	2.4%	1.1%	0.5%	0.3%	0.0%	4.3%
\$10,000-20,000	5.4%	2.5%	0.5%	0.6%	0.2%	9.1%
\$20,000-30,000	5.6%	4.4%	2.0%	0.6%	0.1%	12.7%
\$30,000-40,000	3.4%	4.0%	0.5%	0.7%	0.3%	8.9%
\$40,000-50,000	2.8%	6.7%	0.5%	0.7%	0.4%	11.1%
\$50,000-60,000	1.0%	5.5%	1.0%	0.5%	0.2%	8.2%
\$60,000-75,000	3.1%	7.2%	0.7%	0.6%	0.6%	12.2%
\$75,000-100,000	1.9%	7.8%	1.7%	0.8%	0.2%	12.3%
\$100,000-125,000	0.7%	5.9%	0.5%	0.9%	0.0%	8.1%
\$125,000-150,000	2.2%	1.9%	1.0%	0.9%	0.0%	6.0%
\$150,000-200,000	0.7%	2.4%	0.4%	0.3%	0.0%	3.8%
\$200,000+	1.1%	1.5%	0.4%	0.2%	0.1%	3.3%
Total	30.4%	50.8%	9.8%	7.0%	2.0%	100.0%

Percent Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	1.5%	1.2%	0.7%	0.5%	0.0%	3.9%
\$10,000-20,000	3.4%	1.5%	0.6%	0.3%	0.5%	6.3%
\$20,000-30,000	3.6%	3.0%	1.3%	0.5%	0.1%	8.5%
\$30,000-40,000	3.5%	3.0%	0.9%	1.2%	0.4%	8.9%
\$40,000-50,000	2.6%	4.3%	1.3%	0.9%	0.7%	9.8%
\$50,000-60,000	1.3%	4.0%	2.2%	0.4%	0.7%	8.6%
\$60,000-75,000	1.9%	5.1%	1.6%	1.3%	1.1%	11.1%
\$75,000-100,000	1.6%	6.4%	2.8%	1.9%	0.8%	13.5%
\$100,000-125,000	0.4%	4.9%	1.6%	2.6%	1.7%	11.3%
\$125,000-150,000	1.5%	2.0%	1.9%	1.4%	0.8%	7.6%
\$150,000-200,000	0.6%	2.6%	1.5%	1.2%	0.4%	6.3%
\$200,000+	0.8%	1.5%	1.0%	0.4%	0.3%	4.1%
Total	22.8%	39.5%	17.4%	12.8%	7.5%	100.0%

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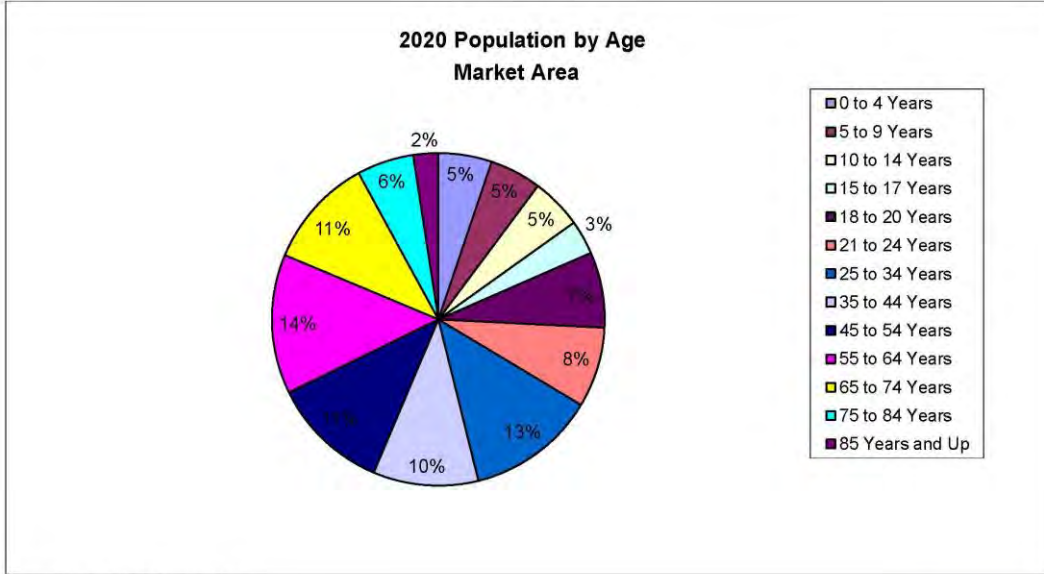
Percent Population by Age & Sex Market Area												
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	2.5%	2.6%	5.1%	0 to 4 Years	2.7%	2.5%	5.2%	0 to 4 Years	2.7%	2.6%	5.2%	
5 to 9 Years	2.8%	2.7%	5.5%	5 to 9 Years	2.5%	2.5%	5.0%	5 to 9 Years	2.6%	2.5%	5.2%	
10 to 14 Years	2.8%	2.7%	5.5%	10 to 14 Years	2.5%	2.5%	4.9%	10 to 14 Years	2.5%	2.5%	5.0%	
15 to 17 Years	1.8%	1.6%	3.4%	15 to 17 Years	1.7%	1.6%	3.3%	15 to 17 Years	1.6%	1.6%	3.2%	
18 to 20 Years	4.2%	4.3%	8.6%	18 to 20 Years	3.8%	3.6%	7.3%	18 to 20 Years	3.5%	3.4%	6.9%	
21 to 24 Years	4.5%	3.3%	7.8%	21 to 24 Years	4.5%	3.3%	7.8%	21 to 24 Years	4.1%	3.0%	7.2%	
25 to 34 Years	6.1%	4.8%	10.9%	25 to 34 Years	7.2%	5.4%	12.5%	25 to 34 Years	7.5%	5.6%	13.1%	
35 to 44 Years	6.1%	5.5%	11.5%	35 to 44 Years	5.6%	4.6%	10.2%	35 to 44 Years	5.7%	4.9%	10.6%	
45 to 54 Years	7.3%	7.0%	14.3%	45 to 54 Years	6.0%	5.4%	11.4%	45 to 54 Years	5.3%	4.7%	9.9%	
55 to 64 Years	5.9%	6.1%	12.0%	55 to 64 Years	6.7%	6.8%	13.5%	55 to 64 Years	6.4%	6.5%	12.9%	
65 to 74 Years	3.9%	4.4%	8.3%	65 to 74 Years	5.1%	5.6%	10.8%	65 to 74 Years	6.0%	6.6%	12.5%	
75 to 84 Years	2.0%	2.9%	4.9%	75 to 84 Years	2.3%	3.2%	5.5%	75 to 84 Years	2.4%	3.2%	5.7%	
85 Years and Up	0.6%	1.5%	2.1%	85 Years and Up	0.8%	1.6%	2.4%	85 Years and Up	0.9%	1.7%	2.6%	
Total	50.5%	49.5%	100.0%	Total	51.3%	48.7%	100.0%	Total	51.3%	48.7%	100.0%	
62+ Years	n/a	n/a	18.5%	62+ Years	n/a	n/a	22.6%	62+ Years	n/a	n/a	24.8%	

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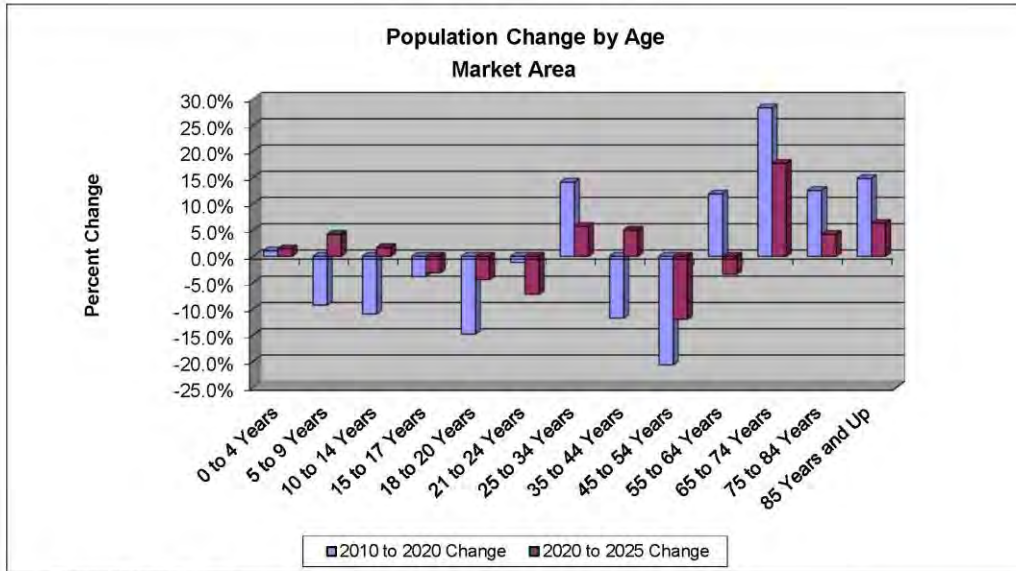
Changes in Population by Age & Sex Market Area									
Estimated Change - 2010 to 2020					Projected Change - 2020 to 2025				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	60	-32	28	1.1%	0 to 4 Years	21	17	38	1.4%
5 to 9 Years	-155	-109	-264	-9.3%	5 to 9 Years	81	27	108	4.2%
10 to 14 Years	-184	-130	-314	-11.0%	10 to 14 Years	20	23	43	1.7%
15 to 17 Years	-70	2	-68	-3.8%	15 to 17 Years	-43	-11	-54	-3.1%
18 to 20 Years	-248	-409	-657	-14.8%	18 to 20 Years	-102	-66	-168	-4.4%
21 to 24 Years	-21	-26	-47	-1.2%	21 to 24 Years	-151	-140	-291	-7.2%
25 to 34 Years	519	282	801	14.1%	25 to 34 Years	235	135	370	5.7%
35 to 44 Years	-263	-440	-703	-11.8%	35 to 44 Years	111	153	264	5.0%
45 to 54 Years	-685	-848	-1,533	-20.7%	45 to 54 Years	-345	-362	-707	-12.0%
55 to 64 Years	366	374	740	11.9%	55 to 64 Years	-115	-123	-238	-3.4%
65 to 74 Years	607	618	1,225	28.3%	65 to 74 Years	465	518	983	17.7%
75 to 84 Years	182	134	316	12.5%	75 to 84 Years	69	50	119	4.2%
85 Years and Up	124	39	163	14.8%	85 Years and Up	30	49	79	6.3%
Total	232	-545	-313	-0.6%	Total	276	270	546	1.1%
62+ Years	n/a	n/a	2,049	21.3%	62+ Years	n/a	n/a	1,249	10.7%

Source: Claritas; Ribbon Demographics

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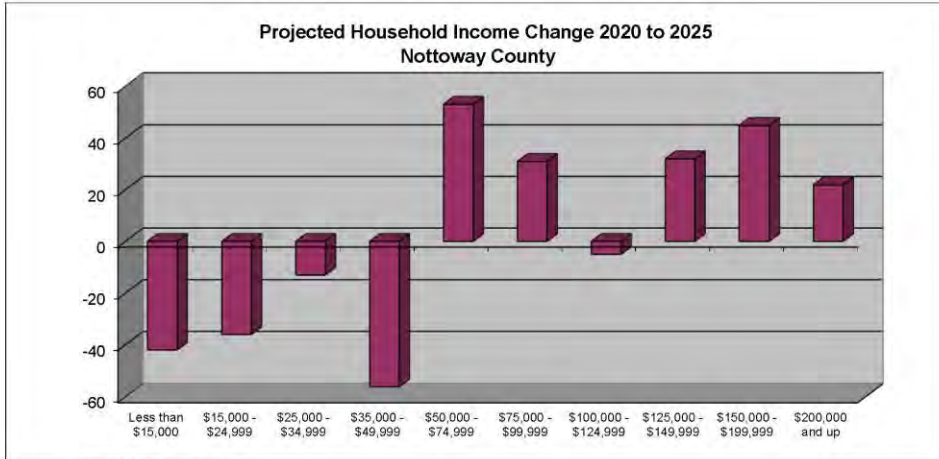
Population by Age & Sex Market Area												
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	1,308	1,345	2,653	0 to 4 Years	1,368	1,313	2,681	0 to 4 Years	1,389	1,330	2,719	
5 to 9 Years	1,445	1,399	2,844	5 to 9 Years	1,290	1,290	2,580	5 to 9 Years	1,371	1,317	2,688	
10 to 14 Years	1,462	1,400	2,862	10 to 14 Years	1,278	1,270	2,548	10 to 14 Years	1,298	1,293	2,591	
15 to 17 Years	945	838	1,783	15 to 17 Years	875	840	1,715	15 to 17 Years	832	829	1,661	
18 to 20 Years	2,187	2,255	4,442	18 to 20 Years	1,939	1,846	3,785	18 to 20 Years	1,837	1,780	3,617	
21 to 24 Years	2,331	1,738	4,069	21 to 24 Years	2,310	1,712	4,022	21 to 24 Years	2,159	1,572	3,731	
25 to 34 Years	3,172	2,501	5,673	25 to 34 Years	3,691	2,783	6,474	25 to 34 Years	3,926	2,918	6,844	
35 to 44 Years	3,144	2,836	5,980	35 to 44 Years	2,881	2,396	5,277	35 to 44 Years	2,992	2,549	5,541	
45 to 54 Years	3,774	3,645	7,419	45 to 54 Years	3,089	2,797	5,886	45 to 54 Years	2,744	2,435	5,179	
55 to 64 Years	3,082	3,151	6,233	55 to 64 Years	3,448	3,525	6,973	55 to 64 Years	3,333	3,402	6,735	
65 to 74 Years	2,040	2,291	4,331	65 to 74 Years	2,647	2,909	5,556	65 to 74 Years	3,112	3,427	6,539	
75 to 84 Years	1,026	1,497	2,523	75 to 84 Years	1,208	1,631	2,839	75 to 84 Years	1,277	1,681	2,958	
85 Years and Up	303	796	1,099	85 Years and Up	427	835	1,262	85 Years and Up	457	884	1,341	
Total	26,219	25,692	51,911	Total	26,451	25,147	51,598	Total	26,727	25,417	52,144	
62+ Years	n/a	n/a	9,616	62+ Years	n/a	n/a	11,665	62+ Years	n/a	n/a	12,914	
Median Age:			37.7	Median Age:			38.8	Median Age:			39.0	

Source: Claritas; Ribbon Demographics

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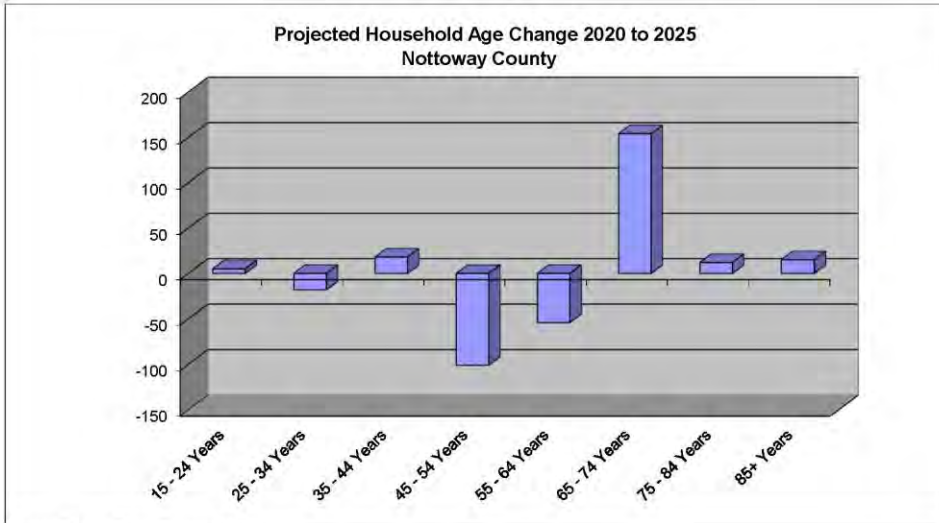


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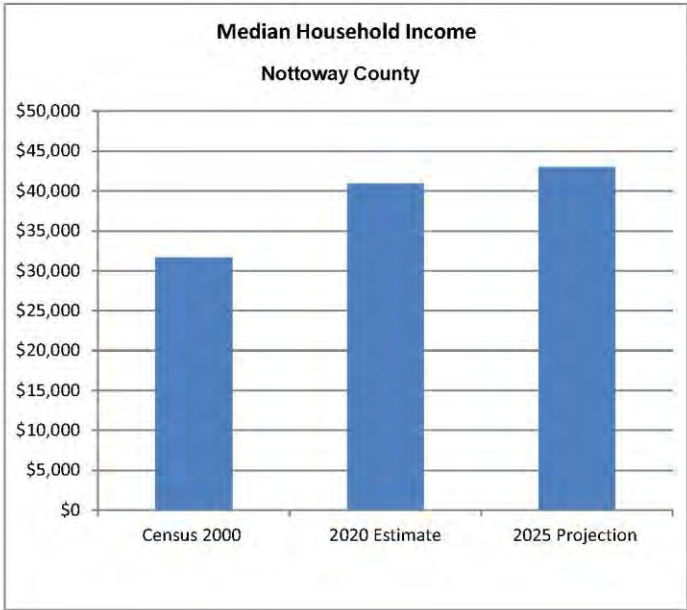
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Median Household Income Nottoway County		
Census 2000	2020 Estimate	2025 Projection
\$31,638	\$40,894	\$42,978



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Median Household Income by Area Nottoway County			
Geography ID	Census 2000	2020 Estimate	2025 Projection
51135	\$31,638	\$40,894	\$42,978

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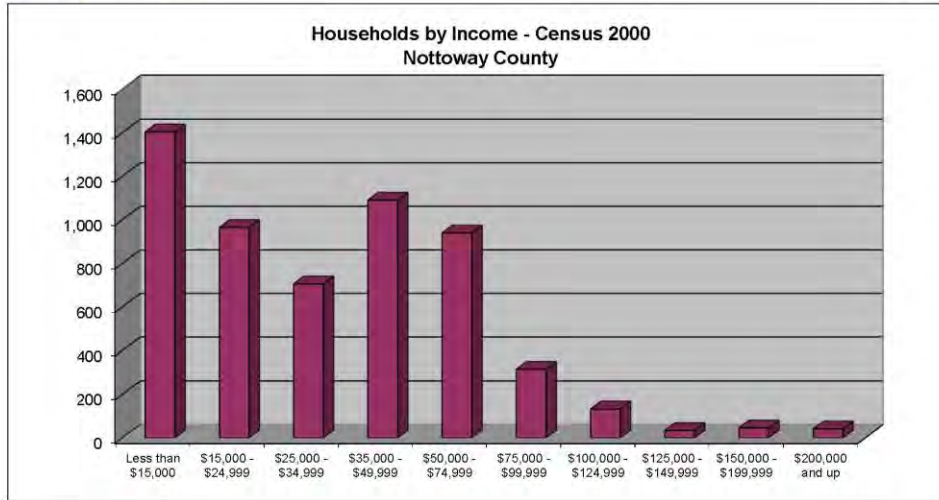
Households by Income and Age										
Nottoway County										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	51	123	149	188	201	292	296	103	1,403	24.7%
\$15,000 - \$24,999	34	113	206	148	136	130	155	42	964	17.0%
\$25,000 - \$34,999	36	98	162	117	78	92	99	23	705	12.4%
\$35,000 - \$49,999	45	147	280	190	130	196	83	19	1,090	19.2%
\$50,000 - \$74,999	0	128	265	236	180	79	41	10	939	16.6%
\$75,000 - \$99,999	4	36	77	79	82	34	3	0	315	5.6%
\$100,000 - \$124,999	0	0	37	64	19	6	6	1	133	2.3%
\$125,000 - \$149,999	0	11	11	0	7	3	2	0	34	0.6%
\$150,000 - \$199,999	0	0	10	8	23	5	0	0	46	0.8%
\$200,000 and up	2	5	12	6	5	0	2	2	41	0.7%
Total	172	661	1,209	1,036	861	837	694	200	5,670	100.0%
Percent	3.0%	11.7%	21.3%	18.3%	15.2%	14.8%	12.2%	3.5%		

Source: Claritas; Ribbon Demographics

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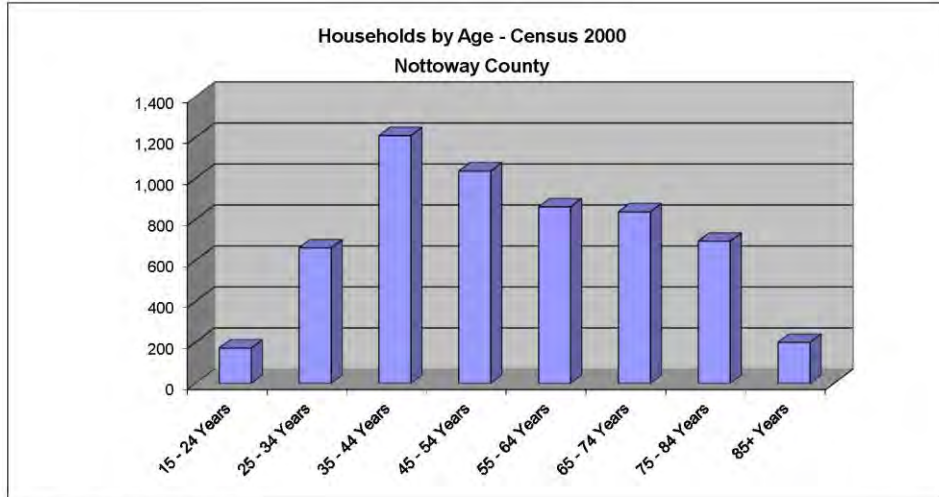


Source: Claritas; Ribbon Demographics

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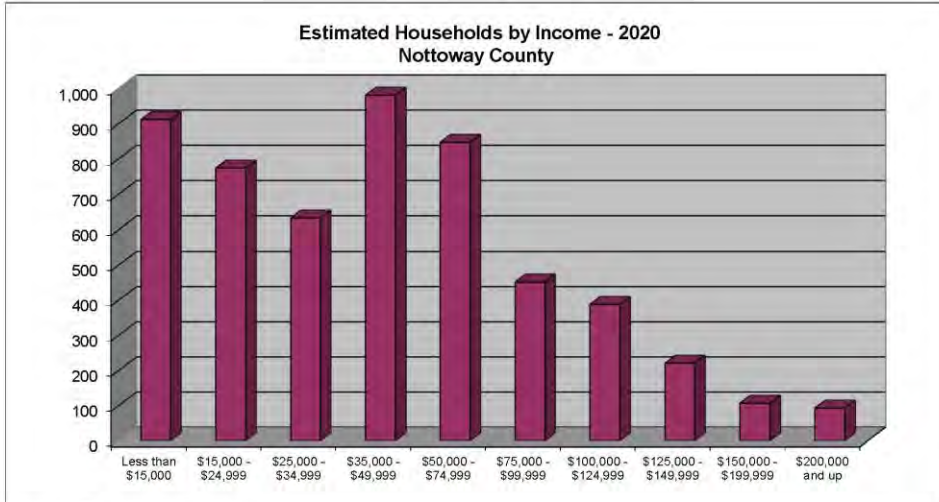
Households by Income and Age										
Nottoway County										
Current Year Estimates - 2020										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	104	82	89	122	212	144	104	55	912	16.9%
\$15,000 - \$24,999	2	87	106	52	90	198	157	82	774	14.3%
\$25,000 - \$34,999	43	84	85	105	138	86	62	29	632	11.7%
\$35,000 - \$49,999	5	93	101	193	252	190	113	34	981	18.1%
\$50,000 - \$74,999	1	109	111	171	199	151	78	27	847	15.7%
\$75,000 - \$99,999	0	55	68	95	105	90	34	5	452	8.4%
\$100,000 - \$124,999	1	69	117	60	60	58	20	3	388	7.2%
\$125,000 - \$149,999	0	22	39	62	64	24	8	2	221	4.1%
\$150,000 - \$199,999	1	9	16	22	21	28	8	2	107	2.0%
\$200,000 and up	3	0	4	27	30	22	5	2	93	1.7%
Total	160	610	736	909	1,171	991	589	241	5,407	100.0%
Percent	3.0%	11.3%	13.6%	16.8%	21.7%	18.3%	10.9%	4.5%		

Source: Claritas; Ribbon Demographics

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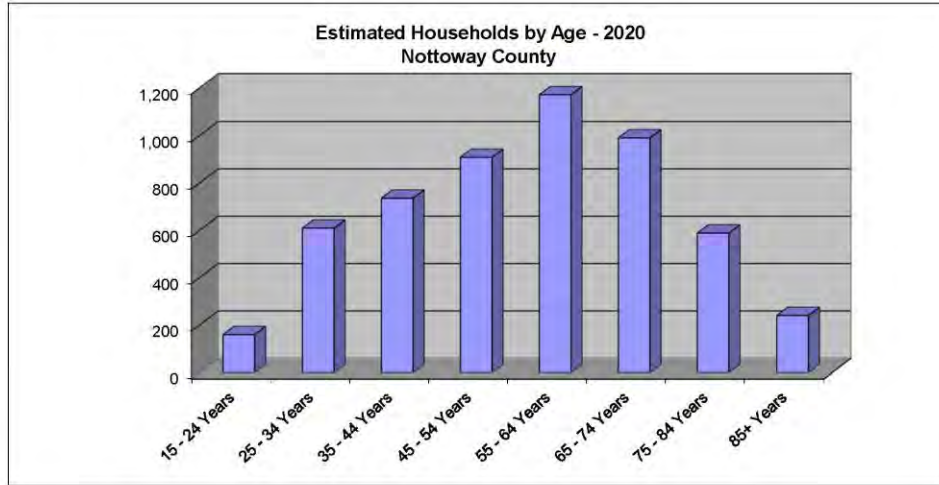


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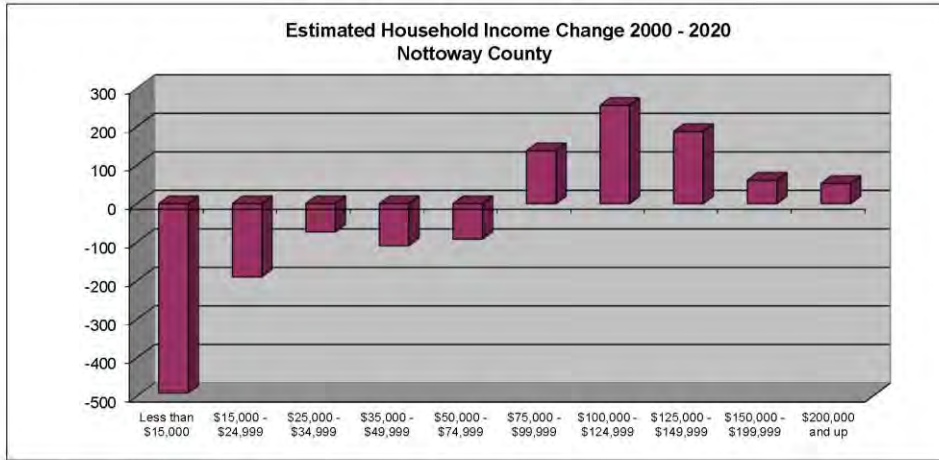
Households by Income and Age										
Nottoway County										
Estimated Change - 2000 to 2020										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	53	-41	-60	-66	11	-148	-192	-48	-491	-35.0%
\$15,000 - \$24,999	-32	-26	-100	-96	-46	68	2	40	-190	-19.7%
\$25,000 - \$34,999	7	-14	-77	-12	60	-6	-37	6	-73	-10.4%
\$35,000 - \$49,999	-40	-54	-179	3	122	-6	30	15	-109	-10.0%
\$50,000 - \$74,999	1	-19	-154	-65	19	72	37	17	-92	-9.8%
\$75,000 - \$99,999	-4	19	-9	16	23	56	31	5	137	43.5%
\$100,000 - \$124,999	1	69	80	-4	41	52	14	2	255	191.7%
\$125,000 - \$149,999	0	11	28	62	57	21	6	2	187	550.0%
\$150,000 - \$199,999	1	9	6	14	-2	23	8	2	61	132.6%
\$200,000 and up	1	-5	-8	21	25	22	-4	0	52	126.8%
Total	-12	-51	-473	-127	310	154	-105	41	-263	-4.6%
Percent Change	-7.0%	-7.7%	-39.1%	-12.3%	36.0%	18.4%	-15.1%	20.5%	-4.6%	

Source: Claritas; Ribbon Demographics

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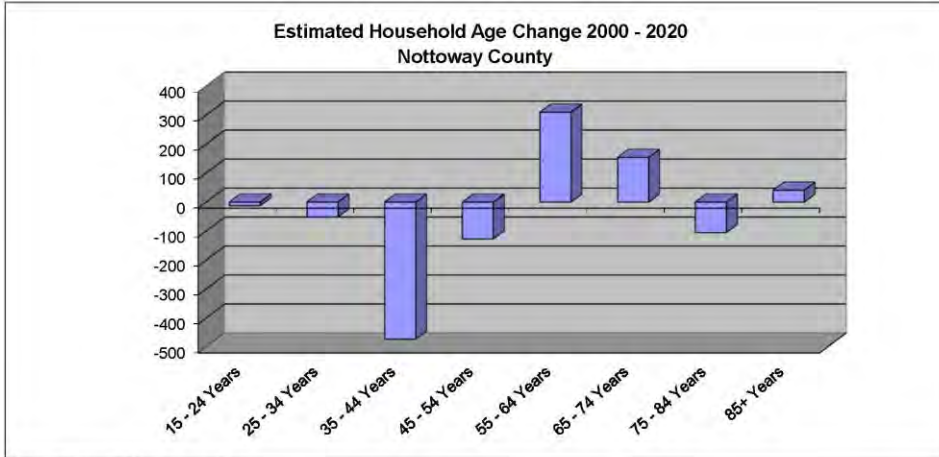


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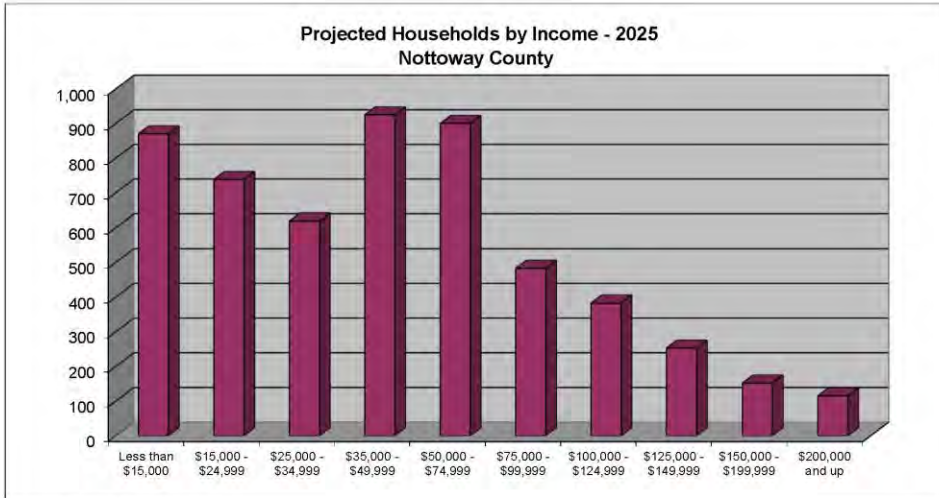
Households by Income and Age										
Nottoway County										
Five Year Projections - 2025										
Income	Age	Age	Age	Age	Age	Age	Age	Age	Total	Percent
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	103	75	85	102	194	154	100	57	870	16.0%
\$15,000 - \$24,999	2	79	93	40	78	209	152	85	738	13.6%
\$25,000 - \$34,999	45	80	87	91	128	96	62	30	619	11.4%
\$35,000 - \$49,999	6	83	96	160	228	209	109	34	925	17.0%
\$50,000 - \$74,999	1	113	125	155	195	186	91	34	900	16.6%
\$75,000 - \$99,999	1	58	73	88	108	113	38	4	483	8.9%
\$100,000 - \$124,999	2	66	117	51	57	67	21	2	383	7.0%
\$125,000 - \$149,999	0	26	47	63	70	34	10	3	253	4.7%
\$150,000 - \$199,999	1	12	24	28	27	45	11	4	152	2.8%
\$200,000 and up	4	0	7	30	32	32	7	3	115	2.1%
Total	165	592	754	808	1,117	1,145	601	256	5,438	100.0%
Percent	3.0%	10.9%	13.9%	14.9%	20.5%	21.1%	11.1%	4.7%	100.0%	

Source: Claritas; Ribbon Demographics

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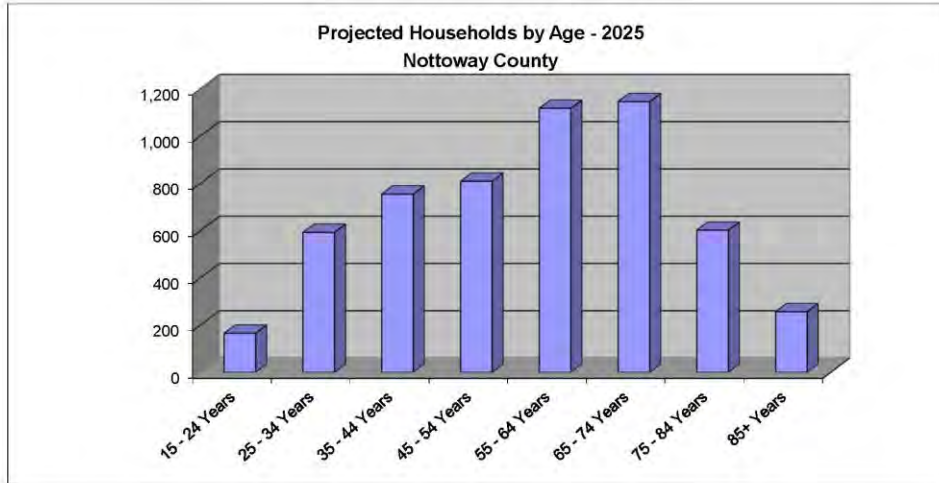


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Households by Income and Age										
Nottoway County										
Projected Change - 2020 to 2025										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-1	-7	-4	-20	-18	10	-4	2	-42	-4.6%
\$15,000 - \$24,999	0	-8	-13	-12	-12	11	-5	3	-36	-4.7%
\$25,000 - \$34,999	2	-4	2	-14	-10	10	0	1	-13	-2.1%
\$35,000 - \$49,999	1	-10	-5	-33	-24	19	-4	0	-56	-5.7%
\$50,000 - \$74,999	0	4	14	-16	-4	35	13	7	53	6.3%
\$75,000 - \$99,999	1	3	5	-7	3	23	4	-1	31	6.9%
\$100,000 - \$124,999	1	-3	0	-9	-3	9	1	-1	-5	-1.3%
\$125,000 - \$149,999	0	4	8	1	6	10	2	1	32	14.5%
\$150,000 - \$199,999	0	3	8	6	6	17	3	2	45	42.1%
\$200,000 and up	1	0	3	3	2	10	2	1	22	23.7%
Total	5	-18	18	-101	-54	154	12	15	31	0.6%
Percent Change	3.1%	-3.0%	2.4%	-11.1%	-4.6%	15.5%	2.0%	6.2%	0.6%	

Source: Claritas; Ribbon Demographics

HISTA 2.2 Summary Data **Nottoway County**

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	51	6	28	43	32	160
\$10,000-20,000	11	94	15	46	21	187
\$20,000-30,000	0	14	43	28	118	203
\$30,000-40,000	89	12	120	80	25	326
\$40,000-50,000	13	5	0	7	5	30
\$50,000-60,000	3	10	2	8	8	31
\$60,000-75,000	3	25	8	4	19	59
\$75,000-100,000	2	4	1	3	0	10
\$100,000-125,000	0	0	0	1	7	8
\$125,000-150,000	3	37	1	1	0	42
\$150,000-200,000	4	4	3	3	3	17
\$200,000+	0	0	1	1	4	6
Total	179	211	222	225	242	1,079

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	123	12	1	1	1	138
\$10,000-20,000	186	25	10	1	1	223
\$20,000-30,000	108	42	1	12	3	166
\$30,000-40,000	16	17	0	22	1	56
\$40,000-50,000	52	10	1	0	0	63
\$50,000-60,000	13	0	0	3	1	17
\$60,000-75,000	9	11	24	3	0	47
\$75,000-100,000	27	6	3	0	0	36
\$100,000-125,000	6	4	1	1	12	24
\$125,000-150,000	9	8	2	0	0	19
\$150,000-200,000	1	2	1	0	0	4
\$200,000+	2	0	0	0	1	3
Total	552	137	44	43	20	796

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	94	3	1	1	1	100
\$10,000-20,000	185	20	10	0	1	216
\$20,000-30,000	95	42	1	2	2	142
\$30,000-40,000	14	16	0	22	1	53
\$40,000-50,000	32	10	1	0	0	43
\$50,000-60,000	9	0	0	2	1	12
\$60,000-75,000	8	3	0	2	0	13
\$75,000-100,000	10	6	1	0	0	17
\$100,000-125,000	6	4	1	1	0	12
\$125,000-150,000	6	5	2	0	0	13
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	1	0	0	0	0	1
Total	461	109	17	30	6	623

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	174	18	29	44	33	298
\$10,000-20,000	197	119	25	47	22	410
\$20,000-30,000	108	56	44	40	121	369
\$30,000-40,000	105	29	120	102	26	382
\$40,000-50,000	65	15	1	7	5	93
\$50,000-60,000	16	10	2	11	9	48
\$60,000-75,000	12	36	32	7	19	106
\$75,000-100,000	29	10	4	3	0	46
\$100,000-125,000	6	4	1	2	19	32
\$125,000-150,000	12	45	3	1	0	61
\$150,000-200,000	5	6	4	3	3	21
\$200,000+	2	0	1	1	5	9
Total	731	348	266	268	262	1,875

HISTA 2.2 Summary Data Nottoway County

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	4.7%	0.6%	2.6%	4.0%	3.0%	14.8%
\$10,000-20,000	1.0%	8.7%	1.4%	4.3%	1.9%	17.3%
\$20,000-30,000	0.0%	1.3%	4.0%	2.6%	10.9%	18.8%
\$30,000-40,000	8.2%	1.1%	11.1%	7.4%	2.3%	30.2%
\$40,000-50,000	1.2%	0.5%	0.0%	0.6%	0.5%	2.8%
\$50,000-60,000	0.3%	0.9%	0.2%	0.7%	0.7%	2.9%
\$60,000-75,000	0.3%	2.3%	0.7%	0.4%	1.8%	5.5%
\$75,000-100,000	0.2%	0.4%	0.1%	0.3%	0.0%	0.9%
\$100,000-125,000	0.0%	0.0%	0.0%	0.1%	0.6%	0.7%
\$125,000-150,000	0.3%	3.4%	0.1%	0.1%	0.0%	3.9%
\$150,000-200,000	0.4%	0.4%	0.3%	0.3%	0.3%	1.6%
\$200,000+	0.0%	0.0%	0.1%	0.1%	0.4%	0.6%
Total	16.6%	19.6%	20.6%	20.9%	22.4%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	15.5%	1.5%	0.1%	0.1%	0.1%	17.3%
\$10,000-20,000	23.4%	3.1%	1.3%	0.1%	0.1%	28.0%
\$20,000-30,000	13.6%	5.3%	0.1%	1.5%	0.4%	20.9%
\$30,000-40,000	2.0%	2.1%	0.0%	2.8%	0.1%	7.0%
\$40,000-50,000	6.5%	1.3%	0.1%	0.0%	0.0%	7.9%
\$50,000-60,000	1.6%	0.0%	0.0%	0.4%	0.1%	2.1%
\$60,000-75,000	1.1%	1.4%	3.0%	0.4%	0.0%	5.9%
\$75,000-100,000	3.4%	0.8%	0.4%	0.0%	0.0%	4.5%
\$100,000-125,000	0.8%	0.5%	0.1%	0.1%	1.5%	3.0%
\$125,000-150,000	1.1%	1.0%	0.3%	0.0%	0.0%	2.4%
\$150,000-200,000	0.1%	0.3%	0.1%	0.0%	0.0%	0.5%
\$200,000+	0.3%	0.0%	0.0%	0.0%	0.1%	0.4%
Total	69.3%	17.2%	5.5%	5.4%	2.5%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	15.1%	0.5%	0.2%	0.2%	0.2%	16.1%
\$10,000-20,000	29.7%	3.2%	1.6%	0.0%	0.2%	34.7%
\$20,000-30,000	15.2%	6.7%	0.2%	0.3%	0.3%	22.8%
\$30,000-40,000	2.2%	2.6%	0.0%	3.5%	0.2%	8.5%
\$40,000-50,000	5.1%	1.6%	0.2%	0.0%	0.0%	6.9%
\$50,000-60,000	1.4%	0.0%	0.0%	0.3%	0.2%	1.9%
\$60,000-75,000	1.3%	0.5%	0.0%	0.3%	0.0%	2.1%
\$75,000-100,000	1.6%	1.0%	0.2%	0.0%	0.0%	2.7%
\$100,000-125,000	1.0%	0.6%	0.2%	0.2%	0.0%	1.9%
\$125,000-150,000	1.0%	0.8%	0.3%	0.0%	0.0%	2.1%
\$150,000-200,000	0.2%	0.0%	0.0%	0.0%	0.0%	0.2%
\$200,000+	0.2%	0.0%	0.0%	0.0%	0.0%	0.2%
Total	74.0%	17.5%	2.7%	4.8%	1.0%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	9.3%	1.0%	1.5%	2.3%	1.8%	15.9%
\$10,000-20,000	10.5%	6.3%	1.3%	2.5%	1.2%	21.9%
\$20,000-30,000	5.8%	3.0%	2.3%	2.1%	6.5%	19.7%
\$30,000-40,000	5.6%	1.5%	6.4%	5.4%	1.4%	20.4%
\$40,000-50,000	3.5%	0.8%	0.1%	0.4%	0.3%	5.0%
\$50,000-60,000	0.9%	0.5%	0.1%	0.6%	0.5%	2.6%
\$60,000-75,000	0.6%	1.9%	1.7%	0.4%	1.0%	5.7%
\$75,000-100,000	1.5%	0.5%	0.2%	0.2%	0.0%	2.5%
\$100,000-125,000	0.3%	0.2%	0.1%	0.1%	1.0%	1.7%
\$125,000-150,000	0.6%	2.4%	0.2%	0.1%	0.0%	3.3%
\$150,000-200,000	0.3%	0.3%	0.2%	0.2%	0.2%	1.1%
\$200,000+	0.1%	0.0%	0.1%	0.1%	0.3%	0.5%
Total	39.0%	18.6%	14.2%	14.3%	14.0%	100.0%

HISTA 2.2 Summary Data Nottoway County
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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5	51	59	17	0	132
\$10,000-20,000	23	10	0	16	0	49
\$20,000-30,000	42	73	4	13	1	133
\$30,000-40,000	66	24	21	1	15	127
\$40,000-50,000	36	36	35	0	0	107
\$50,000-60,000	67	43	69	28	18	225
\$60,000-75,000	6	63	74	72	71	286
\$75,000-100,000	82	92	34	28	19	255
\$100,000-125,000	5	51	14	65	74	209
\$125,000-150,000	0	7	85	11	11	114
\$150,000-200,000	5	21	7	25	4	62
\$200,000+	0	1	1	0	5	7
Total	337	472	403	276	218	1,706

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	99	58	12	6	4	179
\$10,000-20,000	125	89	5	3	25	247
\$20,000-30,000	85	99	27	4	0	215
\$30,000-40,000	112	136	19	38	8	313
\$40,000-50,000	41	91	31	4	4	171
\$50,000-60,000	29	150	15	7	0	201
\$60,000-75,000	24	157	17	33	1	232
\$75,000-100,000	37	109	22	4	5	177
\$100,000-125,000	15	81	43	42	0	181
\$125,000-150,000	15	42	4	1	1	63
\$150,000-200,000	3	14	3	0	0	20
\$200,000+	3	6	0	0	0	9
Total	588	1,032	198	142	48	2,008

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	91	43	12	0	4	150
\$10,000-20,000	62	77	5	2	6	152
\$20,000-30,000	64	77	26	0	0	167
\$30,000-40,000	85	105	0	28	2	220
\$40,000-50,000	39	87	3	1	0	130
\$50,000-60,000	17	89	6	6	0	118
\$60,000-75,000	12	108	8	27	1	156
\$75,000-100,000	28	68	14	2	4	116
\$100,000-125,000	15	46	4	31	0	96
\$125,000-150,000	9	22	2	1	1	35
\$150,000-200,000	2	3	0	0	0	5
\$200,000+	1	1	0	0	0	2
Total	425	726	80	98	18	1,347

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	104	109	71	23	4	311
\$10,000-20,000	148	99	5	19	25	296
\$20,000-30,000	127	172	31	17	1	348
\$30,000-40,000	178	160	40	39	23	440
\$40,000-50,000	77	127	66	4	4	278
\$50,000-60,000	96	193	84	35	18	426
\$60,000-75,000	30	220	91	105	72	518
\$75,000-100,000	119	201	56	32	24	432
\$100,000-125,000	20	132	57	107	74	390
\$125,000-150,000	15	49	89	12	12	177
\$150,000-200,000	8	35	10	25	4	82
\$200,000+	3	7	1	0	5	16
Total	925	1,504	601	418	266	3,714

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.3%	3.0%	3.5%	1.0%	0.0%	7.7%
\$10,000-20,000	1.3%	0.6%	0.0%	0.9%	0.0%	2.9%
\$20,000-30,000	2.5%	4.3%	0.2%	0.8%	0.1%	7.8%
\$30,000-40,000	3.9%	1.4%	1.2%	0.1%	0.9%	7.4%
\$40,000-50,000	2.1%	2.1%	2.1%	0.0%	0.0%	6.3%
\$50,000-60,000	3.9%	2.5%	4.0%	1.6%	1.1%	13.2%
\$60,000-75,000	0.4%	3.7%	4.3%	4.2%	4.2%	16.8%
\$75,000-100,000	4.8%	5.4%	2.0%	1.6%	1.1%	14.9%
\$100,000-125,000	0.3%	3.0%	0.8%	3.8%	4.3%	12.3%
\$125,000-150,000	0.0%	0.4%	5.0%	0.6%	0.6%	6.7%
\$150,000-200,000	0.3%	1.2%	0.4%	1.5%	0.2%	3.6%
\$200,000+	0.0%	0.1%	0.1%	0.0%	0.3%	0.4%
Total	19.8%	27.7%	23.6%	16.2%	12.8%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.9%	2.9%	0.6%	0.3%	0.2%	8.9%
\$10,000-20,000	6.2%	4.4%	0.2%	0.1%	1.2%	12.3%
\$20,000-30,000	4.2%	4.9%	1.3%	0.2%	0.0%	10.7%
\$30,000-40,000	5.6%	6.8%	0.9%	1.9%	0.4%	15.6%
\$40,000-50,000	2.0%	4.5%	1.5%	0.2%	0.2%	8.5%
\$50,000-60,000	1.4%	7.5%	0.7%	0.3%	0.0%	10.0%
\$60,000-75,000	1.2%	7.8%	0.8%	1.6%	0.0%	11.6%
\$75,000-100,000	1.8%	5.4%	1.1%	0.2%	0.2%	8.8%
\$100,000-125,000	0.7%	4.0%	2.1%	2.1%	0.0%	9.0%
\$125,000-150,000	0.7%	2.1%	0.2%	0.0%	0.0%	3.1%
\$150,000-200,000	0.1%	0.7%	0.1%	0.0%	0.0%	1.0%
\$200,000+	0.1%	0.3%	0.0%	0.0%	0.0%	0.4%
Total	29.3%	51.4%	9.9%	7.1%	2.4%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.8%	3.2%	0.9%	0.0%	0.3%	11.1%
\$10,000-20,000	4.6%	5.7%	0.4%	0.1%	0.4%	11.3%
\$20,000-30,000	4.8%	5.7%	1.9%	0.0%	0.0%	12.4%
\$30,000-40,000	6.3%	7.8%	0.0%	2.1%	0.1%	16.3%
\$40,000-50,000	2.9%	6.5%	0.2%	0.1%	0.0%	9.7%
\$50,000-60,000	1.3%	6.6%	0.4%	0.4%	0.0%	8.8%
\$60,000-75,000	0.9%	8.0%	0.6%	2.0%	0.1%	11.6%
\$75,000-100,000	2.1%	5.0%	1.0%	0.1%	0.3%	8.6%
\$100,000-125,000	1.1%	3.4%	0.3%	2.3%	0.0%	7.1%
\$125,000-150,000	0.7%	1.6%	0.1%	0.1%	0.1%	2.6%
\$150,000-200,000	0.1%	0.2%	0.0%	0.0%	0.0%	0.4%
\$200,000+	0.1%	0.1%	0.0%	0.0%	0.0%	0.1%
Total	31.6%	53.9%	5.9%	7.3%	1.3%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.8%	2.9%	1.9%	0.6%	0.1%	8.4%
\$10,000-20,000	4.0%	2.7%	0.1%	0.5%	0.7%	8.0%
\$20,000-30,000	3.4%	4.6%	0.8%	0.5%	0.0%	9.4%
\$30,000-40,000	4.8%	4.3%	1.1%	1.1%	0.6%	11.8%
\$40,000-50,000	2.1%	3.4%	1.8%	0.1%	0.1%	7.5%
\$50,000-60,000	2.6%	5.2%	2.3%	0.9%	0.5%	11.5%
\$60,000-75,000	0.8%	5.9%	2.5%	2.8%	1.9%	13.9%
\$75,000-100,000	3.2%	5.4%	1.5%	0.9%	0.6%	11.6%
\$100,000-125,000	0.5%	3.6%	1.5%	2.9%	2.0%	10.5%
\$125,000-150,000	0.4%	1.3%	2.4%	0.3%	0.3%	4.8%
\$150,000-200,000	0.2%	0.9%	0.3%	0.7%	0.1%	2.2%
\$200,000+	0.1%	0.2%	0.0%	0.0%	0.1%	0.4%
Total	24.9%	40.5%	16.2%	11.3%	7.2%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	48	5	41	55	25	174
\$10,000-20,000	1	129	18	57	27	232
\$20,000-30,000	0	13	44	29	73	159
\$30,000-40,000	38	0	92	33	33	196
\$40,000-50,000	13	4	1	26	12	56
\$50,000-60,000	2	9	3	8	5	27
\$60,000-75,000	0	14	6	1	31	52
\$75,000-100,000	1	0	0	0	0	1
\$100,000-125,000	0	1	0	0	8	9
\$125,000-150,000	0	12	0	1	4	17
\$150,000-200,000	0	1	2	2	3	8
\$200,000+	1	0	1	6	3	11
Total	104	188	208	218	224	942

Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	109	32	1	1	1	144
\$10,000-20,000	222	14	27	2	3	268
\$20,000-30,000	127	34	0	11	2	174
\$30,000-40,000	27	3	0	12	4	46
\$40,000-50,000	79	16	1	0	3	99
\$50,000-60,000	4	0	0	0	2	6
\$60,000-75,000	10	8	25	0	0	43
\$75,000-100,000	22	2	5	0	1	30
\$100,000-125,000	13	2	0	0	8	23
\$125,000-150,000	16	4	3	0	0	23
\$150,000-200,000	14	2	1	0	0	17
\$200,000+	8	3	1	1	2	15
Total	651	120	64	27	26	888

Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	56	3	1	1	0	61
\$10,000-20,000	222	10	27	1	3	263
\$20,000-30,000	120	34	0	2	2	158
\$30,000-40,000	21	3	0	12	3	39
\$40,000-50,000	58	13	1	0	2	74
\$50,000-60,000	2	0	0	0	2	4
\$60,000-75,000	10	0	1	0	0	11
\$75,000-100,000	11	2	2	0	1	16
\$100,000-125,000	13	2	0	0	1	16
\$125,000-150,000	11	2	3	0	0	16
\$150,000-200,000	13	0	1	0	0	14
\$200,000+	5	0	1	0	1	7
Total	542	69	37	16	15	679

Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	157	37	42	56	26	318
\$10,000-20,000	223	143	45	59	30	500
\$20,000-30,000	127	47	44	40	75	333
\$30,000-40,000	65	3	92	45	37	242
\$40,000-50,000	92	20	2	26	15	155
\$50,000-60,000	6	9	3	8	7	33
\$60,000-75,000	10	22	31	1	31	95
\$75,000-100,000	23	2	5	0	1	31
\$100,000-125,000	13	3	0	0	16	32
\$125,000-150,000	16	16	3	1	4	40
\$150,000-200,000	14	3	3	2	3	25
\$200,000+	9	3	2	7	5	26
Total	755	308	272	245	250	1,830

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Percent Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.1%	0.5%	4.4%	5.8%	2.7%	18.5%
\$10,000-20,000	0.1%	13.7%	1.9%	6.1%	2.9%	24.6%
\$20,000-30,000	0.0%	1.4%	4.7%	3.1%	7.7%	16.9%
\$30,000-40,000	4.0%	0.0%	9.8%	3.5%	3.5%	20.8%
\$40,000-50,000	1.4%	0.4%	0.1%	2.8%	1.3%	5.9%
\$50,000-60,000	0.2%	1.0%	0.3%	0.8%	0.5%	2.9%
\$60,000-75,000	0.0%	1.5%	0.6%	0.1%	3.3%	5.5%
\$75,000-100,000	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%
\$100,000-125,000	0.0%	0.1%	0.0%	0.0%	0.8%	1.0%
\$125,000-150,000	0.0%	1.3%	0.0%	0.1%	0.4%	1.8%
\$150,000-200,000	0.0%	0.1%	0.2%	0.2%	0.3%	0.8%
\$200,000+	0.1%	0.0%	0.1%	0.6%	0.3%	1.2%
Total	11.0%	20.0%	22.1%	23.1%	23.8%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	12.3%	3.6%	0.1%	0.1%	0.1%	16.2%
\$10,000-20,000	25.0%	1.6%	3.0%	0.2%	0.3%	30.2%
\$20,000-30,000	14.3%	3.8%	0.0%	1.2%	0.2%	19.6%
\$30,000-40,000	3.0%	0.3%	0.0%	1.4%	0.5%	5.2%
\$40,000-50,000	8.9%	1.8%	0.1%	0.0%	0.3%	11.1%
\$50,000-60,000	0.5%	0.0%	0.0%	0.0%	0.2%	0.7%
\$60,000-75,000	1.1%	0.9%	2.8%	0.0%	0.0%	4.8%
\$75,000-100,000	2.5%	0.2%	0.6%	0.0%	0.1%	3.4%
\$100,000-125,000	1.5%	0.2%	0.0%	0.0%	0.9%	2.6%
\$125,000-150,000	1.8%	0.5%	0.3%	0.0%	0.0%	2.6%
\$150,000-200,000	1.6%	0.2%	0.1%	0.0%	0.0%	1.9%
\$200,000+	0.9%	0.3%	0.1%	0.1%	0.2%	1.7%
Total	73.3%	13.5%	7.2%	3.0%	2.9%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	8.2%	0.4%	0.1%	0.1%	0.0%	9.0%
\$10,000-20,000	32.7%	1.5%	4.0%	0.1%	0.4%	38.7%
\$20,000-30,000	17.7%	5.0%	0.0%	0.3%	0.3%	23.3%
\$30,000-40,000	3.1%	0.4%	0.0%	1.8%	0.4%	5.7%
\$40,000-50,000	8.5%	1.9%	0.1%	0.0%	0.3%	10.9%
\$50,000-60,000	0.3%	0.0%	0.0%	0.0%	0.3%	0.6%
\$60,000-75,000	1.5%	0.0%	0.1%	0.0%	0.0%	1.6%
\$75,000-100,000	1.6%	0.3%	0.3%	0.0%	0.1%	2.4%
\$100,000-125,000	1.9%	0.3%	0.0%	0.0%	0.1%	2.4%
\$125,000-150,000	1.6%	0.3%	0.4%	0.0%	0.0%	2.4%
\$150,000-200,000	1.9%	0.0%	0.1%	0.0%	0.0%	2.1%
\$200,000+	0.7%	0.0%	0.1%	0.0%	0.1%	1.0%
Total	79.8%	10.2%	5.4%	2.4%	2.2%	100.0%

Percent Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	8.6%	2.0%	2.3%	3.1%	1.4%	17.4%
\$10,000-20,000	12.2%	7.8%	2.5%	3.2%	1.6%	27.3%
\$20,000-30,000	6.9%	2.6%	2.4%	2.2%	4.1%	18.2%
\$30,000-40,000	3.6%	0.2%	5.0%	2.5%	2.0%	13.2%
\$40,000-50,000	5.0%	1.1%	0.1%	1.4%	0.8%	8.5%
\$50,000-60,000	0.3%	0.5%	0.2%	0.4%	0.4%	1.8%
\$60,000-75,000	0.5%	1.2%	1.7%	0.1%	1.7%	5.2%
\$75,000-100,000	1.3%	0.1%	0.3%	0.0%	0.1%	1.7%
\$100,000-125,000	0.7%	0.2%	0.0%	0.0%	0.9%	1.7%
\$125,000-150,000	0.9%	0.9%	0.2%	0.1%	0.2%	2.2%
\$150,000-200,000	0.8%	0.2%	0.2%	0.1%	0.2%	1.4%
\$200,000+	0.5%	0.2%	0.1%	0.4%	0.3%	1.4%
Total	41.3%	16.8%	14.9%	13.4%	13.7%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	3	49	57	9	0	118
\$10,000-20,000	16	2	0	0	0	18
\$20,000-30,000	31	53	2	16	0	102
\$30,000-40,000	50	27	11	0	22	110
\$40,000-50,000	77	74	37	0	0	188
\$50,000-60,000	42	16	62	14	15	149
\$60,000-75,000	4	22	56	41	41	164
\$75,000-100,000	58	72	29	37	21	217
\$100,000-125,000	3	32	6	115	82	238
\$125,000-150,000	0	10	64	16	16	106
\$150,000-200,000	3	21	3	11	2	40
\$200,000+	1	1	0	0	21	23
Total	288	379	327	259	220	1,473

Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	77	56	7	20	1	161
\$10,000-20,000	115	84	4	0	16	219
\$20,000-30,000	87	116	43	3	0	249
\$30,000-40,000	90	87	24	26	8	235
\$40,000-50,000	85	177	77	6	6	351
\$50,000-60,000	21	148	14	6	2	191
\$60,000-75,000	22	144	16	32	1	215
\$75,000-100,000	40	135	25	3	1	204
\$100,000-125,000	11	54	17	36	0	118
\$125,000-150,000	23	37	10	5	0	75
\$150,000-200,000	14	19	3	6	0	42
\$200,000+	11	27	6	0	0	44
Total	596	1,084	246	143	35	2,104

Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	62	33	7	8	1	111
\$10,000-20,000	74	75	4	0	8	161
\$20,000-30,000	74	101	43	0	0	218
\$30,000-40,000	55	47	0	14	2	118
\$40,000-50,000	84	175	6	0	0	265
\$50,000-60,000	15	116	9	6	1	147
\$60,000-75,000	12	105	10	24	1	152
\$75,000-100,000	31	93	16	1	1	142
\$100,000-125,000	11	39	2	29	0	81
\$125,000-150,000	13	16	5	0	0	34
\$150,000-200,000	12	13	1	3	0	29
\$200,000+	8	18	2	0	0	28
Total	451	831	105	85	14	1,486

Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	80	105	64	29	1	279
\$10,000-20,000	131	86	4	0	16	237
\$20,000-30,000	118	169	45	19	0	351
\$30,000-40,000	140	114	35	26	30	345
\$40,000-50,000	162	251	114	6	6	539
\$50,000-60,000	63	164	76	20	17	340
\$60,000-75,000	26	166	72	73	42	379
\$75,000-100,000	98	207	54	40	22	421
\$100,000-125,000	14	86	23	151	82	356
\$125,000-150,000	23	47	74	21	16	181
\$150,000-200,000	17	40	6	17	2	82
\$200,000+	12	28	6	0	21	67
Total	884	1,463	573	402	255	3,577

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Percent Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.2%	3.3%	3.9%	0.6%	0.0%	8.0%
\$10,000-20,000	1.1%	0.1%	0.0%	0.0%	0.0%	1.2%
\$20,000-30,000	2.1%	3.6%	0.1%	1.1%	0.0%	6.9%
\$30,000-40,000	3.4%	1.8%	0.7%	0.0%	1.5%	7.5%
\$40,000-50,000	5.2%	5.0%	2.5%	0.0%	0.0%	12.8%
\$50,000-60,000	2.9%	1.1%	4.2%	1.0%	1.0%	10.1%
\$60,000-75,000	0.3%	1.5%	3.8%	2.8%	2.8%	11.1%
\$75,000-100,000	3.9%	4.9%	2.0%	2.5%	1.4%	14.7%
\$100,000-125,000	0.2%	2.2%	0.4%	7.8%	5.6%	16.2%
\$125,000-150,000	0.0%	0.7%	4.3%	1.1%	1.1%	7.2%
\$150,000-200,000	0.2%	1.4%	0.2%	0.7%	0.1%	2.7%
\$200,000+	0.1%	0.1%	0.0%	0.0%	1.4%	1.6%
Total	19.6%	25.7%	22.2%	17.6%	14.9%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.7%	2.7%	0.3%	1.0%	0.0%	7.7%
\$10,000-20,000	5.5%	4.0%	0.2%	0.0%	0.8%	10.4%
\$20,000-30,000	4.1%	5.5%	2.0%	0.1%	0.0%	11.8%
\$30,000-40,000	4.3%	4.1%	1.1%	1.2%	0.4%	11.2%
\$40,000-50,000	4.0%	8.4%	3.7%	0.3%	0.3%	16.7%
\$50,000-60,000	1.0%	7.0%	0.7%	0.3%	0.1%	9.1%
\$60,000-75,000	1.0%	6.8%	0.8%	1.5%	0.0%	10.2%
\$75,000-100,000	1.9%	6.4%	1.2%	0.1%	0.0%	9.7%
\$100,000-125,000	0.5%	2.6%	0.8%	1.7%	0.0%	5.6%
\$125,000-150,000	1.1%	1.8%	0.5%	0.2%	0.0%	3.6%
\$150,000-200,000	0.7%	0.9%	0.1%	0.3%	0.0%	2.0%
\$200,000+	0.5%	1.3%	0.3%	0.0%	0.0%	2.1%
Total	28.3%	51.5%	11.7%	6.8%	1.7%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.2%	2.2%	0.5%	0.5%	0.1%	7.5%
\$10,000-20,000	5.0%	5.0%	0.3%	0.0%	0.5%	10.8%
\$20,000-30,000	5.0%	6.8%	2.9%	0.0%	0.0%	14.7%
\$30,000-40,000	3.7%	3.2%	0.0%	0.9%	0.1%	7.9%
\$40,000-50,000	5.7%	11.8%	0.4%	0.0%	0.0%	17.8%
\$50,000-60,000	1.0%	7.8%	0.6%	0.4%	0.1%	9.9%
\$60,000-75,000	0.8%	7.1%	0.7%	1.6%	0.1%	10.2%
\$75,000-100,000	2.1%	6.3%	1.1%	0.1%	0.1%	9.6%
\$100,000-125,000	0.7%	2.6%	0.1%	2.0%	0.0%	5.5%
\$125,000-150,000	0.9%	1.1%	0.3%	0.0%	0.0%	2.3%
\$150,000-200,000	0.8%	0.9%	0.1%	0.2%	0.0%	2.0%
\$200,000+	0.5%	1.2%	0.1%	0.0%	0.0%	1.9%
Total	30.3%	55.9%	7.1%	5.7%	0.9%	100.0%

Percent Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.2%	2.9%	1.8%	0.8%	0.0%	7.8%
\$10,000-20,000	3.7%	2.4%	0.1%	0.0%	0.4%	6.6%
\$20,000-30,000	3.3%	4.7%	1.3%	0.5%	0.0%	9.8%
\$30,000-40,000	3.9%	3.2%	1.0%	0.7%	0.8%	9.6%
\$40,000-50,000	4.5%	7.0%	3.2%	0.2%	0.2%	15.1%
\$50,000-60,000	1.8%	4.6%	2.1%	0.6%	0.5%	9.5%
\$60,000-75,000	0.7%	4.6%	2.0%	2.0%	1.2%	10.6%
\$75,000-100,000	2.7%	5.8%	1.5%	1.1%	0.6%	11.8%
\$100,000-125,000	0.4%	2.4%	0.6%	4.2%	2.3%	10.0%
\$125,000-150,000	0.6%	1.3%	2.1%	0.6%	0.4%	5.1%
\$150,000-200,000	0.5%	1.1%	0.2%	0.5%	0.1%	2.3%
\$200,000+	0.3%	0.8%	0.2%	0.0%	0.6%	1.9%
Total	24.7%	40.9%	16.0%	11.2%	7.1%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	51	5	33	60	24	173
\$10,000-20,000	4	109	19	37	24	193
\$20,000-30,000	1	12	44	29	75	161
\$30,000-40,000	38	1	82	27	36	184
\$40,000-50,000	13	5	0	32	8	58
\$50,000-60,000	3	10	2	8	10	33
\$60,000-75,000	1	17	9	2	15	44
\$75,000-100,000	2	0	2	1	1	6
\$100,000-125,000	0	1	2	0	9	12
\$125,000-150,000	1	15	2	1	3	22
\$150,000-200,000	1	1	0	2	4	8
\$200,000+	1	0	2	2	3	8
Total	116	176	197	201	212	902

Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	109	22	2	2	2	137
\$10,000-20,000	219	12	31	4	3	269
\$20,000-30,000	138	33	1	9	6	187
\$30,000-40,000	24	3	1	20	7	55
\$40,000-50,000	72	17	4	2	3	98
\$50,000-60,000	10	1	1	2	3	17
\$60,000-75,000	10	9	22	1	1	43
\$75,000-100,000	21	4	6	3	2	36
\$100,000-125,000	8	1	2	2	8	21
\$125,000-150,000	19	5	3	1	2	30
\$150,000-200,000	18	3	3	2	3	29
\$200,000+	12	0	3	1	1	17
Total	660	110	79	49	41	939

Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	57	3	2	1	1	64
\$10,000-20,000	219	9	31	3	2	264
\$20,000-30,000	129	33	1	0	5	168
\$30,000-40,000	17	3	1	19	7	47
\$40,000-50,000	56	15	2	2	2	77
\$50,000-60,000	5	1	1	2	2	11
\$60,000-75,000	10	2	0	1	1	14
\$75,000-100,000	9	4	2	3	2	20
\$100,000-125,000	8	1	2	1	1	13
\$125,000-150,000	13	4	3	1	2	23
\$150,000-200,000	17	3	2	1	3	26
\$200,000+	10	0	3	0	0	13
Total	550	78	50	34	28	740

Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	160	27	35	62	26	310
\$10,000-20,000	223	121	50	41	27	462
\$20,000-30,000	139	45	45	38	81	348
\$30,000-40,000	62	4	83	47	43	239
\$40,000-50,000	85	22	4	34	11	156
\$50,000-60,000	13	11	3	10	13	50
\$60,000-75,000	11	26	31	3	16	87
\$75,000-100,000	23	4	8	4	3	42
\$100,000-125,000	8	2	4	2	17	33
\$125,000-150,000	20	20	5	2	5	52
\$150,000-200,000	19	4	3	4	7	37
\$200,000+	13	0	5	2	4	25
Total	776	286	276	280	253	1,841

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Percent Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.7%	0.6%	3.7%	6.7%	2.7%	19.2%
\$10,000-20,000	0.4%	12.1%	2.1%	4.1%	2.7%	21.4%
\$20,000-30,000	0.1%	1.3%	4.9%	3.2%	8.3%	17.8%
\$30,000-40,000	4.2%	0.1%	9.1%	3.0%	4.0%	20.4%
\$40,000-50,000	1.4%	0.6%	0.0%	3.5%	0.9%	6.4%
\$50,000-60,000	0.3%	1.1%	0.2%	0.9%	1.1%	3.7%
\$60,000-75,000	0.1%	1.9%	1.0%	0.2%	1.7%	4.9%
\$75,000-100,000	0.2%	0.0%	0.2%	0.1%	0.1%	0.7%
\$100,000-125,000	0.0%	0.1%	0.2%	0.0%	1.0%	1.3%
\$125,000-150,000	0.1%	1.7%	0.2%	0.1%	0.3%	2.4%
\$150,000-200,000	0.1%	0.1%	0.0%	0.2%	0.4%	0.9%
\$200,000+	0.1%	0.0%	0.2%	0.2%	0.3%	0.9%
Total	12.9%	19.5%	21.8%	22.3%	23.5%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	11.6%	2.3%	0.2%	0.2%	0.2%	14.6%
\$10,000-20,000	23.3%	1.3%	3.3%	0.4%	0.3%	28.6%
\$20,000-30,000	14.7%	3.5%	0.1%	1.0%	0.6%	19.9%
\$30,000-40,000	2.6%	0.3%	0.1%	2.1%	0.7%	5.9%
\$40,000-50,000	7.7%	1.8%	0.4%	0.2%	0.3%	10.4%
\$50,000-60,000	1.1%	0.1%	0.1%	0.2%	0.3%	1.8%
\$60,000-75,000	1.1%	1.0%	2.3%	0.1%	0.1%	4.6%
\$75,000-100,000	2.2%	0.4%	0.6%	0.3%	0.2%	3.8%
\$100,000-125,000	0.9%	0.1%	0.2%	0.2%	0.9%	2.2%
\$125,000-150,000	2.0%	0.5%	0.3%	0.1%	0.2%	3.2%
\$150,000-200,000	1.9%	0.3%	0.3%	0.2%	0.3%	3.1%
\$200,000+	1.3%	0.0%	0.3%	0.1%	0.1%	1.8%
Total	70.3%	11.7%	8.4%	5.2%	4.4%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7.7%	0.4%	0.3%	0.1%	0.1%	8.6%
\$10,000-20,000	29.6%	1.2%	4.2%	0.4%	0.3%	35.7%
\$20,000-30,000	17.4%	4.5%	0.1%	0.0%	0.7%	22.7%
\$30,000-40,000	2.3%	0.4%	0.1%	2.6%	0.9%	6.4%
\$40,000-50,000	7.6%	2.0%	0.3%	0.3%	0.3%	10.4%
\$50,000-60,000	0.7%	0.1%	0.1%	0.3%	0.3%	1.5%
\$60,000-75,000	1.4%	0.3%	0.0%	0.1%	0.1%	1.9%
\$75,000-100,000	1.2%	0.5%	0.3%	0.4%	0.3%	2.7%
\$100,000-125,000	1.1%	0.1%	0.3%	0.1%	0.1%	1.8%
\$125,000-150,000	1.8%	0.5%	0.4%	0.1%	0.3%	3.1%
\$150,000-200,000	2.3%	0.4%	0.3%	0.1%	0.4%	3.5%
\$200,000+	1.4%	0.0%	0.4%	0.0%	0.0%	1.8%
Total	74.3%	10.5%	6.8%	4.6%	3.8%	100.0%

Percent Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	8.7%	1.5%	1.9%	3.4%	1.4%	16.8%
\$10,000-20,000	12.1%	6.6%	2.7%	2.2%	1.5%	25.1%
\$20,000-30,000	7.6%	2.4%	2.4%	2.1%	4.4%	18.9%
\$30,000-40,000	3.4%	0.2%	4.3%	2.6%	2.3%	13.0%
\$40,000-50,000	4.6%	1.2%	0.2%	1.8%	0.6%	8.5%
\$50,000-60,000	0.7%	0.6%	0.2%	0.5%	0.7%	2.7%
\$60,000-75,000	0.6%	1.4%	1.7%	0.2%	0.9%	4.7%
\$75,000-100,000	1.2%	0.2%	0.4%	0.2%	0.2%	2.3%
\$100,000-125,000	0.4%	0.1%	0.2%	0.1%	0.9%	1.8%
\$125,000-150,000	1.1%	1.1%	0.3%	0.1%	0.3%	2.8%
\$150,000-200,000	1.0%	0.2%	0.2%	0.2%	0.4%	2.0%
\$200,000+	0.7%	0.0%	0.3%	0.2%	0.2%	1.4%
Total	42.2%	15.5%	15.0%	13.6%	13.7%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3	35	53	11	1	103
\$10,000-20,000	12	5	0	1	0	18
\$20,000-30,000	26	38	3	12	0	79
\$30,000-40,000	43	29	13	2	22	109
\$40,000-50,000	66	61	20	2	0	149
\$50,000-60,000	50	20	56	20	13	159
\$60,000-75,000	4	20	53	39	42	158
\$75,000-100,000	58	80	34	23	19	214
\$100,000-125,000	5	35	13	93	78	224
\$125,000-150,000	0	11	70	19	14	114
\$150,000-200,000	5	20	2	27	3	57
\$200,000+	1	1	4	3	24	33
Total	273	355	321	252	216	1,417

Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	80	46	10	19	2	157
\$10,000-20,000	110	77	4	3	13	207
\$20,000-30,000	87	110	45	3	1	246
\$30,000-40,000	94	83	22	22	7	228
\$40,000-50,000	82	181	68	5	5	341
\$50,000-60,000	22	167	22	8	2	221
\$60,000-75,000	21	162	16	25	1	225
\$75,000-100,000	48	142	31	6	0	227
\$100,000-125,000	11	56	16	40	3	126
\$125,000-150,000	25	45	11	5	1	87
\$150,000-200,000	18	31	6	3	0	58
\$200,000+	12	34	5	4	2	57
Total	610	1,134	256	143	37	2,180

Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	61	28	10	8	2	109
\$10,000-20,000	74	70	4	2	8	158
\$20,000-30,000	75	100	45	3	1	224
\$30,000-40,000	58	46	0	12	1	117
\$40,000-50,000	81	178	5	2	0	266
\$50,000-60,000	15	139	15	7	2	178
\$60,000-75,000	15	119	10	21	1	166
\$75,000-100,000	37	101	21	5	0	164
\$100,000-125,000	11	41	3	35	2	92
\$125,000-150,000	13	21	6	1	0	41
\$150,000-200,000	14	21	3	2	0	40
\$200,000+	10	24	2	1	0	37
Total	464	888	124	99	17	1,592

Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	83	81	63	30	3	260
\$10,000-20,000	122	82	4	4	13	225
\$20,000-30,000	113	148	48	15	1	325
\$30,000-40,000	137	112	35	24	29	337
\$40,000-50,000	148	242	88	7	5	490
\$50,000-60,000	72	187	78	28	15	380
\$60,000-75,000	25	182	69	64	43	383
\$75,000-100,000	106	222	65	29	19	441
\$100,000-125,000	16	91	29	133	81	350
\$125,000-150,000	25	56	81	24	15	201
\$150,000-200,000	23	51	8	30	3	115
\$200,000+	13	35	9	2	26	90
Total	883	1,489	577	395	253	3,597

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Percent Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.2%	2.5%	3.7%	0.8%	0.1%	7.3%
\$10,000-20,000	0.8%	0.4%	0.0%	0.1%	0.0%	1.3%
\$20,000-30,000	1.8%	2.7%	0.2%	0.8%	0.0%	5.6%
\$30,000-40,000	3.0%	2.0%	0.9%	0.1%	1.6%	7.7%
\$40,000-50,000	4.7%	4.3%	1.4%	0.1%	0.0%	10.5%
\$50,000-60,000	3.5%	1.4%	4.0%	1.4%	0.9%	11.2%
\$60,000-75,000	0.3%	1.4%	3.7%	2.8%	3.0%	11.2%
\$75,000-100,000	4.1%	5.6%	2.4%	1.6%	1.3%	15.1%
\$100,000-125,000	0.4%	2.5%	0.9%	6.6%	5.5%	15.8%
\$125,000-150,000	0.0%	0.8%	4.9%	1.3%	1.0%	8.0%
\$150,000-200,000	0.4%	1.4%	0.1%	1.9%	0.2%	4.0%
\$200,000+	0.1%	0.1%	0.3%	0.2%	1.7%	2.3%
Total	19.3%	25.1%	22.7%	17.8%	15.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.7%	2.1%	0.5%	0.9%	0.1%	7.2%
\$10,000-20,000	5.0%	3.5%	0.2%	0.1%	0.6%	9.5%
\$20,000-30,000	4.0%	5.0%	2.1%	0.1%	0.0%	11.3%
\$30,000-40,000	4.3%	3.8%	1.0%	1.0%	0.3%	10.5%
\$40,000-50,000	3.8%	8.3%	3.1%	0.2%	0.2%	15.6%
\$50,000-60,000	1.0%	7.7%	1.0%	0.4%	0.1%	10.1%
\$60,000-75,000	1.0%	7.4%	0.7%	1.1%	0.0%	10.3%
\$75,000-100,000	2.2%	6.5%	1.4%	0.3%	0.0%	10.4%
\$100,000-125,000	0.5%	2.6%	0.7%	1.8%	0.1%	5.8%
\$125,000-150,000	1.1%	2.1%	0.5%	0.2%	0.0%	4.0%
\$150,000-200,000	0.8%	1.4%	0.3%	0.1%	0.0%	2.7%
\$200,000+	0.6%	1.6%	0.2%	0.2%	0.1%	2.6%
Total	28.0%	52.0%	11.7%	6.6%	1.7%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.8%	1.8%	0.6%	0.5%	0.1%	6.8%
\$10,000-20,000	4.6%	4.4%	0.3%	0.1%	0.5%	9.9%
\$20,000-30,000	4.7%	6.3%	2.8%	0.2%	0.1%	14.1%
\$30,000-40,000	3.6%	2.9%	0.0%	0.8%	0.1%	7.3%
\$40,000-50,000	5.1%	11.2%	0.3%	0.1%	0.0%	16.7%
\$50,000-60,000	0.9%	8.7%	0.9%	0.4%	0.1%	11.2%
\$60,000-75,000	0.9%	7.5%	0.6%	1.3%	0.1%	10.4%
\$75,000-100,000	2.3%	6.3%	1.3%	0.3%	0.0%	10.3%
\$100,000-125,000	0.7%	2.6%	0.2%	2.2%	0.1%	5.8%
\$125,000-150,000	0.8%	1.3%	0.4%	0.1%	0.0%	2.6%
\$150,000-200,000	0.9%	1.3%	0.2%	0.1%	0.0%	2.5%
\$200,000+	0.6%	1.5%	0.1%	0.1%	0.0%	2.3%
Total	29.1%	55.8%	7.8%	6.2%	1.1%	100.0%

Percent Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.3%	2.3%	1.8%	0.8%	0.1%	7.2%
\$10,000-20,000	3.4%	2.3%	0.1%	0.1%	0.4%	6.3%
\$20,000-30,000	3.1%	4.1%	1.3%	0.4%	0.0%	9.0%
\$30,000-40,000	3.8%	3.1%	1.0%	0.7%	0.8%	9.4%
\$40,000-50,000	4.1%	6.7%	2.4%	0.2%	0.1%	13.6%
\$50,000-60,000	2.0%	5.2%	2.2%	0.8%	0.4%	10.6%
\$60,000-75,000	0.7%	5.1%	1.9%	1.8%	1.2%	10.6%
\$75,000-100,000	2.9%	6.2%	1.8%	0.8%	0.5%	12.3%
\$100,000-125,000	0.4%	2.5%	0.8%	3.7%	2.3%	9.7%
\$125,000-150,000	0.7%	1.6%	2.3%	0.7%	0.4%	5.6%
\$150,000-200,000	0.6%	1.4%	0.2%	0.8%	0.1%	3.2%
\$200,000+	0.4%	1.0%	0.3%	0.2%	0.7%	2.5%
Total	24.5%	41.4%	16.0%	11.0%	7.0%	100.0%

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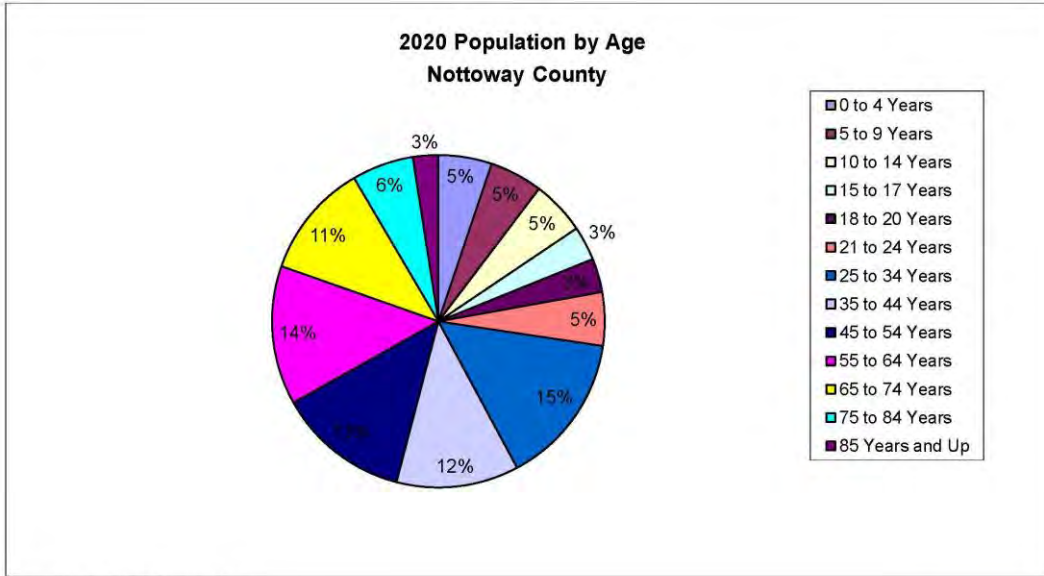
Percent Population by Age & Sex Nottoway County												
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	2.8%	2.8%	5.6%	0 to 4 Years	2.6%	2.6%	5.2%	0 to 4 Years	2.7%	2.6%	5.2%	
5 to 9 Years	2.9%	2.8%	5.7%	5 to 9 Years	2.5%	2.7%	5.1%	5 to 9 Years	2.5%	2.6%	5.1%	
10 to 14 Years	2.8%	2.9%	5.7%	10 to 14 Years	2.7%	2.6%	5.3%	10 to 14 Years	2.4%	2.6%	5.1%	
15 to 17 Years	1.9%	1.6%	3.5%	15 to 17 Years	1.7%	1.6%	3.3%	15 to 17 Years	1.7%	1.6%	3.3%	
18 to 20 Years	1.9%	1.6%	3.5%	18 to 20 Years	1.9%	1.4%	3.3%	18 to 20 Years	1.9%	1.4%	3.3%	
21 to 24 Years	3.1%	1.9%	5.0%	21 to 24 Years	3.3%	1.9%	5.2%	21 to 24 Years	3.4%	2.0%	5.4%	
25 to 34 Years	8.0%	5.1%	13.1%	25 to 34 Years	9.9%	4.9%	14.8%	25 to 34 Years	9.9%	4.7%	14.6%	
35 to 44 Years	7.5%	5.2%	12.7%	35 to 44 Years	7.3%	4.6%	11.9%	35 to 44 Years	7.4%	4.7%	12.1%	
45 to 54 Years	8.4%	7.2%	15.5%	45 to 54 Years	7.8%	5.0%	12.8%	45 to 54 Years	7.1%	4.4%	11.4%	
55 to 64 Years	6.3%	6.1%	12.4%	55 to 64 Years	7.0%	6.5%	13.5%	55 to 64 Years	6.9%	6.0%	12.9%	
65 to 74 Years	4.3%	4.9%	9.1%	65 to 74 Years	5.3%	5.8%	11.2%	65 to 74 Years	6.1%	6.7%	12.8%	
75 to 84 Years	2.2%	3.5%	5.6%	75 to 84 Years	2.5%	3.5%	6.0%	75 to 84 Years	2.5%	3.5%	6.1%	
85 Years and Up	0.7%	1.6%	2.3%	85 Years and Up	0.9%	1.6%	2.5%	85 Years and Up	1.0%	1.7%	2.6%	
Total	52.8%	47.2%	100.0%	Total	55.3%	44.7%	100.0%	Total	55.4%	44.6%	100.0%	
62+ Years	n/a	n/a	20.4%	62+ Years	n/a	n/a	23.5%	62+ Years	n/a	n/a	25.5%	

Source: Claritas; Ribbon Demographics

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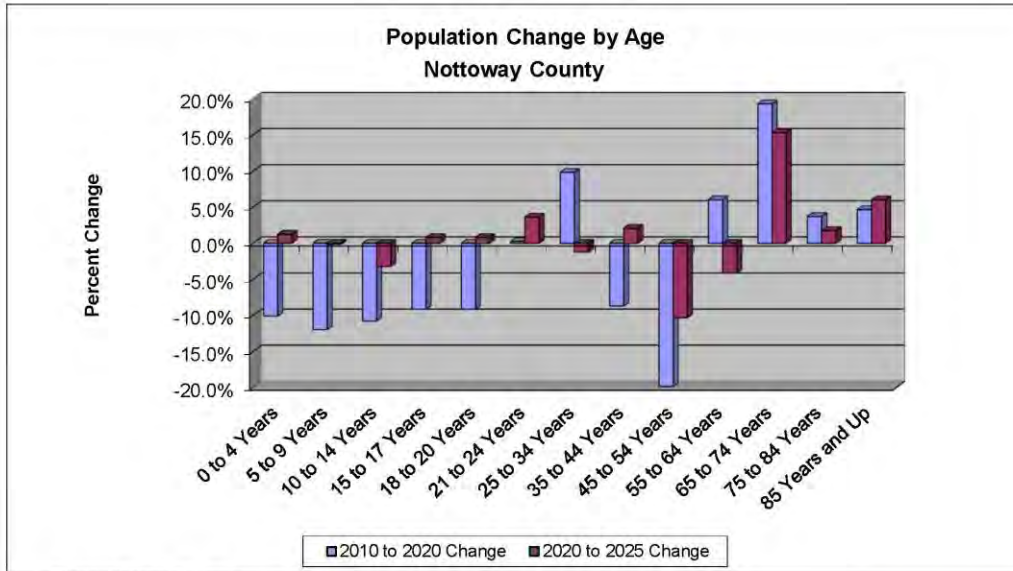
Changes in Population by Age & Sex Nottoway County									
Estimated Change - 2010 to 2020					Projected Change - 2020 to 2025				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-55	-35	-90	-10.1%	0 to 4 Years	19	-9	10	1.2%
5 to 9 Years	-72	-36	-108	-12.0%	5 to 9 Years	10	-11	-1	-0.1%
10 to 14 Years	-38	-60	-98	-10.8%	10 to 14 Years	-36	10	-26	-3.2%
15 to 17 Years	-34	-17	-51	-9.1%	15 to 17 Years	-3	7	4	0.8%
18 to 20 Years	-15	-36	-51	-9.1%	18 to 20 Years	-5	9	4	0.8%
21 to 24 Years	9	-7	2	0.3%	21 to 24 Years	16	13	29	3.6%
25 to 34 Years	255	-51	204	9.8%	25 to 34 Years	-1	-27	-28	-1.2%
35 to 44 Years	-52	-123	-175	-8.7%	35 to 44 Years	10	28	38	2.1%
45 to 54 Years	-120	-369	-489	-19.8%	45 to 54 Years	-115	-89	-204	-10.3%
55 to 64 Years	80	39	119	6.0%	55 to 64 Years	-14	-72	-86	-4.1%
65 to 74 Years	149	130	279	19.3%	65 to 74 Years	125	139	264	15.3%
75 to 84 Years	38	-5	33	3.7%	75 to 84 Years	13	3	16	1.7%
85 Years and Up	31	-14	17	4.6%	85 Years and Up	10	13	23	6.0%
Total	176	-584	-408	-2.6%	Total	29	14	43	0.3%
62+ Years	n/a	n/a	396	12.2%	62+ Years	n/a	n/a	322	8.9%

Source: Claritas; Ribbon Demographics

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Source: Claritas; Ribbon Demographics

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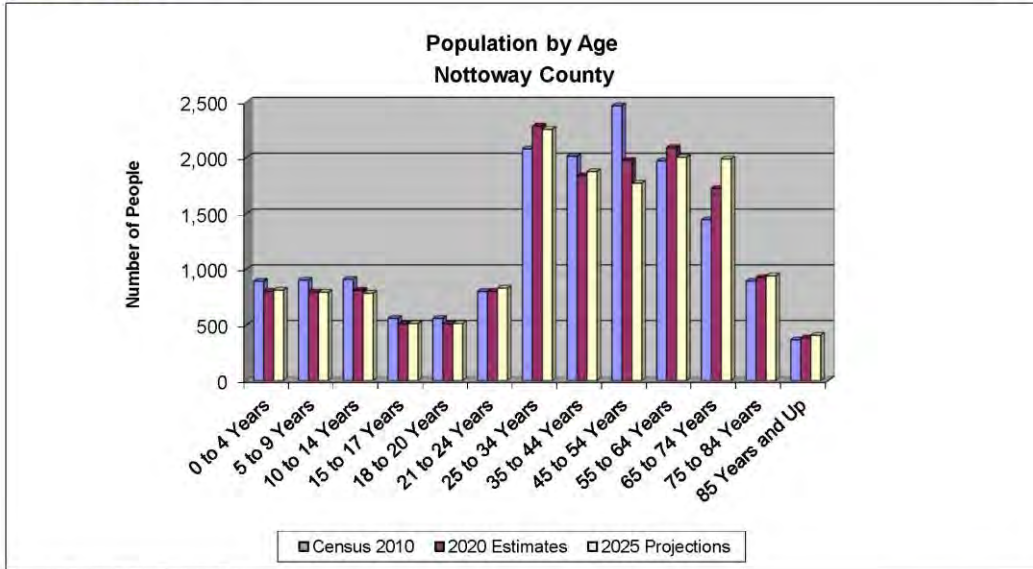
Population by Age & Sex Nottoway County											
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	451	441	892	0 to 4 Years	396	406	802	0 to 4 Years	415	397	812
5 to 9 Years	453	450	903	5 to 9 Years	381	414	795	5 to 9 Years	391	403	794
10 to 14 Years	451	458	909	10 to 14 Years	413	398	811	10 to 14 Years	377	408	785
15 to 17 Years	299	260	559	15 to 17 Years	265	243	508	15 to 17 Years	262	250	512
18 to 20 Years	308	251	559	18 to 20 Years	293	215	508	18 to 20 Years	288	224	512
21 to 24 Years	498	302	800	21 to 24 Years	507	295	802	21 to 24 Years	523	308	831
25 to 34 Years	1,275	804	2,079	25 to 34 Years	1,530	753	2,283	25 to 34 Years	1,529	726	2,255
35 to 44 Years	1,184	829	2,013	35 to 44 Years	1,132	706	1,838	35 to 44 Years	1,142	734	1,876
45 to 54 Years	1,328	1,137	2,465	45 to 54 Years	1,208	768	1,976	45 to 54 Years	1,093	679	1,772
55 to 64 Years	1,001	970	1,971	55 to 64 Years	1,081	1,009	2,090	55 to 64 Years	1,067	937	2,004
65 to 74 Years	674	771	1,445	65 to 74 Years	823	901	1,724	65 to 74 Years	948	1,040	1,988
75 to 84 Years	342	550	892	75 to 84 Years	380	545	925	75 to 84 Years	393	548	941
85 Years and Up	107	259	366	85 Years and Up	138	245	383	85 Years and Up	148	258	406
Total	8,371	7,482	15,853	Total	8,547	6,898	15,445	Total	8,576	6,912	15,488
62+ Years	n/a	n/a	3,234	62+ Years	n/a	n/a	3,630	62+ Years	n/a	n/a	3,952
Median Age:			41.1	Median Age:			41.6	Median Age:			41.6

Source: Claritas; Ribbon Demographics

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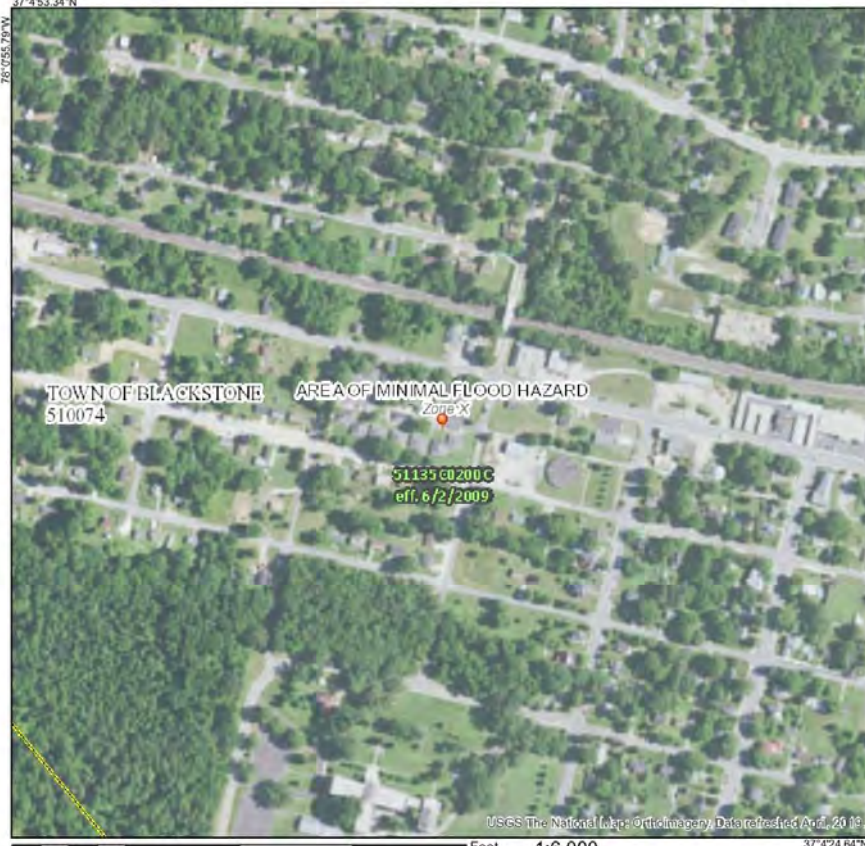
Source: Claritas; Ribbon Demographics

ADDENDUM F – FLOOD DATA

National Flood Hazard Layer FIRMette



37°453.34'N



USGS The National Map (Orthoimagery) Data released April, 2019

0 250 500 1,000 1,500 2,000 Feet 1:6,000 37°424.64'N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AH
 - With BFE or Depth Zone AE, AO, AH, VE, AP
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
 - OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/7/2020 at 7:52:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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