



The Market for a Multifamily Rehabilitation

LIHTC Rental Housing Complex

**Country Lane Apartments
1121 South Main Street**

Blakely, Early County, Georgia

DCA PROJECT NUMBER: 07-007

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I understand that by initializing (or checking) the following items, I am stating those items are included and/or addressed in the report. If an item is not checked, a full explanation is included in the report.

The report was written according to DCA's market study requirements, that the information included is accurate and that the report can be relied upon by DCA as a true assessment of the low-income housing rental market.

I certify that I have inspected the subject property as well as all rent comparables.

Signed: _____

Date: June 18, 2007

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A. EXECUTIVE SUMMARY

1. Subject Property Overview

- Country Lane Apartments is a proposed rehabilitation of a four-building, 32-unit multifamily Rural Development/LIHTC development at 1121 South Main Street in Blakely, Early County, Georgia.
- After rehabilitation, the project will consist of 31 units comprised of four one-, 23 two- and four three-bedroom apartments. One existing two-bedroom apartment is planned for conversion to common area for the complex.
- One-bedroom apartments have one bath, two-bedroom apartments have 1.5 baths and three-bedroom apartments have two baths.
- The developer has set all rents after rehabilitation at 60% of AMGI. This income range is from \$17,691 (based on 35% of the gross rent for a one-bedroom) to \$30,060 (the 60% of AMGI income for a five-person household). There are no market units. Furthermore, this complex has full project-based rental assistance (PBRA) and all tenants pay only 30% of income for rent and utilities.
- Pro forma net rents are proposed at \$373 for a one-, \$393 for a two- and \$407 for a three-bedroom. Currently, all but two households are paying \$100 or less for rent, based on income, with two households paying \$200.
- The apartments are all electric with utility allowances of \$143, \$177 and \$281, which include heat, air conditioning, cooking, hot water and lights. Water, sewer and refuse collection will be paid by the owner.

2. Market Demand

- We examined the market demand for the rehabilitation of Country Lane Apartments.
- Since this is an existing complex with no vacancy problems and a wait list, there are no vacancy issues and wait lists at other fully subsidized complexes in the PMA and new units are not being put into the market, there is sufficient market demand for the rehabilitation project. There was one new vacancy due to a move-up the day the complex received a site visit. A new tenant was in line to move in as soon as the apartment could be made ready.



3. Projected Stabilized Occupancy

- Stabilized occupancy over the past five years has been 100% (vacancies fill as soon as an apartment is ready for occupancy). Apartments should rent up as soon as they are ready for occupancy. Stabilized occupancy will be 93% or better within six month after the last apartment is ready for occupancy.

4. Absorption Projections

- We project apartments to be absorbed as they come back into service. If the complex is rehabilitated building by building, the last building (eight apartments) should be absorbed in no more than two to three months.

5. Comparable Units

- There are four fully subsidized complexes in Blakely, in addition to Country Lane Apartments; three PHA complexes and one HUD Section 8.
- All five complexes have full PBRA with tenants paying no more than 30% of income for rent and utilities. All report tenants paying in the range of \$100 maximum for rent, which places tenants in the 30% of AMGI or less income ranges. Since all five complexes have PBRA, the stated rents are for pro forma purposes only and are not true rents that tenants pay. Therefore, they are appropriate for operating pro forma purposes, but would be above market for the PMA, if they had to be paid.
- The four complexes have a total of 208 apartments consisting of 55 one-, 86 two-, 44 three- and 13 four-bedroom units.
 - There are no conventional market rate apartment complexes in Blakely. Available conventional rental housing consists of 83 existing older single-family detached, duplex and fourplex townhouse units. One of the fourplex units was constructed in 2006.
 - The stated utility allowances are currently in effect at the property. Water and sewer are currently paid by tenants. The owner intends to pay these out of the operating budget after rehabilitation.
 - The unit mix at Country Lane Apartments is approximately 12% one-, 70% two- and 12% three-bedroom apartments. The other four subsidized complexes have percentages of 28%, 43% and 22% for those three sizes. Country Lanes has a higher percentage of two-bedroom apartments, but an appropriate mix for the PMA.



- Unit sizes at Country Lane Apartments are 618 to 639 SF for a one-bedroom compared to 700 SF, are 902 SF compared to 1,000 SF and are 1,054 SF compared to 1,250 SF. While smaller than the comparable fully sized apartments, Country Lane Apartments has an edge on number of bathrooms.

5. Appropriateness of Interior and Exterior Amenities

- Since this is will be a gut-rehabilitation, both interior and exterior improvements and upgrades are considered development amenities in our opinion.
- The planned amenities based on the modifications, additions and upgrades in the rehabilitation scope of work (Addendum A) are appropriate and will greatly enhance the quality of tenant life in the renovated complex.
- Planned **site development** amenities are covered and equipped picnic area and building with tables and free-standing grills, covered gazebo, equipped basketball court, playground with accessible equipment and fenced tot lot, new community center with furnished library and reading areas, children's activity center and equipped exercise and fitness center, new laundry room with one washer and one dryer per 25 apartments, decorative vinyl fencing, special lighting and new illuminated complex sign along street at entry, common covered mail area in new community center building and upgraded site lighting.
- Planned **apartment amenities** are new or recreated existing covered entries to all buildings adding decorative elements, replacing doors with raised-panel insulated units and windows with U-value of 0.4 or less, new vinyl shutters, a complete gut of interiors with new Energy Star appliances, completely re-done kitchens, completely replaced bath fixtures and accessories and all new flooring, the addition of microwave oven, dishwasher and washer/dryer hookups, replacing existing HVAC system with split system heat pump and ARI rated SEER cooling equipment, all new smoke detectors, call system with buzzer and light to exterior in all apartments and new window coverings.



6. Location and Distances to Amenities

- The City of Blakely is approximately 4.5 miles north to south and 4.1 miles east to west. All amenities and in-city jobs are no more than 3.0 miles from Country Lane Apartments.
- A map showing the location of Country Lane Apartments in relationship to the nearest amenities, and all amenities in the city is in the Maps Section of the report.
- Distances to nearest amenities are as follows:

Neighborhood Services Center	0.1 miles
Food Store – Quick Buys Food Store	0.4 miles
Public Safety – Police/Sheriff	0.8 miles
First State Bank	1.0 miles
Post Office	1.1 miles
Downtown Square	1.2 miles
Fire Department	1.2 miles
Blakely Corners Shopping Center	1.3 miles
Middle School/High School	1.4 miles
Lucy Helton Memorial Library	1.5 miles
Early County Family and Children Services	1.5 miles
Hospital	1.5 miles
Rite Aid Pharmacy	1.6 miles
Station West Shopping Center	2.0 miles
Elementary School	2.8 miles

- The Early Transportation Service (229- 724 – 7433) is available for door-to-door service for shopping, medical appointments and any other purpose. A reservation is needed, preferably at least 24 hours ahead (last minute calls are not taken). Inside city limits a trip is \$1.00. Outside the city, the trip cost depends on miles. The system operates Monday through Friday beginning at 7:00 a.m.
- The fire station is at the downtown square. The fire Department has a paid staff that mans the station 24 hours a day, seven days a week. There are also volunteers. The department has two EMT’s who also work for the hospital. Hospital provides ambulance service to the city.
- Early County and Blakely has the only county consolidated police and sheriff department in Georgia. Safety services are under the control of the sheriff.



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- The Early County School District is located in Blakely with the largest elementary school in the state (1,434 students), a middle school (654 students) and a high school (731 students). The elementary school building is 10 years old. The middle school is 15 to 20 years old and the high school was built in the 1960's.
 - Bainbridge College is a part of the University System of Georgia and is located on the north side of the city.
 - The city has a street department responsible for maintaining the system within the city. The city has a well developed street and road system. Traffic is heaviest on the Route 62 and Route 27 bypasses, which divert truck traffic and other through traffic around the city. Traffic within the city is primarily local.
 - Electric service, sanitary sewer and potable water are provided by the City of Blakely. Natural gas is not used on the site.



7. Capture Rates

- The capture rate for LIHTC units is 0.0%. This is based on the facts that (a) all tenants are on rental assistance paying 30% of income for rent and utilities, (b) all households have incomes less than 30% of AMGI and (c) Country Lanes is an existing complex and not capturing new households.
- Since PHA units are not used for LIHTC projects, supply is based on Country Lane Apartments and Tanglewood, the HUD Section 8 complex only.

Capture Rate Analysis Chart Country Lane Apartments									
Unit Size	Income Limits	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Market Rent	Proposed Rent
1BR	30% of AMGI	4	66	20	46	0.0%	2-3 months	\$390	PBRA
	50% of AMGI	0				0.0%	N/A		
	60% of AMGI	0				0.0%	N/A		
	Market Rent	0				0.0%	N/A		
1BR	Total	4	66	20	46	N/A			
2BR	30% of AMGI	23	83	44	39	0.0%	2-3 months	\$430	PBRA
	50% of AMGI	0				0.0%	N/A		
	60% of AMGI	0				0.0%	N/A		
	Market Rent	0				0.0%	N/A		
2BR	Total	23	83	44	39	N/A			
3BR	30% of AMGI	4	82	16	66	0.0%	2-3 months	\$470	PBRA
	50% of AMGI	0				0.0%	N/A		
	60% of AMGI	0				0.0%	N/A		
	Market Rent	0				0.0%	N/A		
3BR	Total	4	82	16	66	N/A			
4BR	30% of AMGI	N/A							
	50% of AMGI								
	60% of AMGI								
	Market Rent								
4BR	Total	N/A							
Proposed Project Capture Rate of LIHTC Units					0%				
Proposed Project Capture Rate of Market Rate Units					0%				
Proposed Project Capture Rate of All Units					0%				
Proposed Project Stabilization Period					6 mths				



8. Conclusion on Strength of the Market

- The PMA is Early County.
- This is healthy rental market for a subsidized project with full rental assistance. Including Country Lane Apartments, there are 240 units of fully subsidized housing in Blakely. All five complexes stay full and have wait lists.
- The job market, while not high paying in general, is stable with some expansion and projected expansion of jobs. It is an agriculturally based economy (peanuts and cotton) and most jobs are centered around those two agricultural products.
- Wage rates hover around minimum wage and slightly above, which produces household incomes in the range requiring full rental assistance so that families are not in rental cost overburden.
- In our opinion, this is a strong market for Country Lane Apartments and will continue to be a strong market.



B. PROJECT DESCRIPTION

1. Project Address, Legal Description and Location

Country Lane Apartments is an existing USDA Rural Development Rural Rental Housing complex located at 1121 South Main Street, Blakely, Early County, Georgia 39823.

This location is on the south side of the city on a main highway and is in a Qualified Census Tract.

The Subject Property site is irregularly shaped with approximately 778 feet along its northern boundary, which comes to a point on the west side. From there the property line is approximately 587 feet in a southeastern direction, cuts north behind 240 feet behind a vacant piece of wooded land and a single-family house and then goes somewhat southeast to South Main Street for 200 feet. There is approximately 290 feet of frontage on South Main Street (see Maps Section 5).

There are four buildings.

There is a main driveway that enters the complex on the east side from South Main Street (U.S. Route 27) and extends to the west side of the property. There are parking spaces in front of all buildings.

2. Construction Type

The developer proposes a “gut” rehab of Country Lane Apartments, an existing complex.

3. Occupancy Type

This is a family complex. There are three tenants in one-bedroom apartments who are over age 55.

This is primarily a family project for non-elderly. However, Rural Development allows elderly to live in a family project. Non-elderly Rural Development projects are considered general occupancy projects for tenant eligibility purposes.

4. Special Population Target

Three apartments will be set aside for referrals from Halcyon House, a refuge for battered women and their children. We contacted the agency directly and they related that there is a need for this type of housing in Early County.



5. Number of Units by Bedroom Type and Income Targeting

There are 32 apartments. As a result of the planned rehabilitation one two-bedroom apartment will be converted into community space resulting in 31 apartments available to tenants.

Currently there are four (4) one-bedroom/one-bath apartments, twenty-four (24) two-bedroom/1.5 bath apartments and four (4) three-bedroom/two-bath apartments.

All rents are targeted at 60% of AMGI. With PBRA all current tenants are at 30% of AMGI or less. The expectation is that this will be the income targeted group after rehabilitation.

6. Unit Size, Number of Bedrooms and Structure Type

There are two (2) one-bedroom flats at 618 square feet and two (2) one-bedroom flats at 639 square feet.

There are twenty-four (24) two-bedroom townhouses at 902 square feet.

There are four (4) three-bedroom townhouses at 1,054 square feet.

7. Rents and Utility Allowances

Rural Development has basic rents on their complexes.

<u>Current Basic</u>	<u>Pro-Forma after Rehabilitation</u>
• One-Bedroom - \$310	\$373
• Two-Bedroom - \$335	\$393
• Three-Bedroom - \$350	\$407

Utility allowances for this complex are:

- One-Bedroom - \$143
- Two-Bedroom - \$177
- Three-Bedroom - \$281

<u>Current Gross Rents</u>	<u>Gross Rents after Rehabilitation</u>
• One-Bedroom - \$453	\$516
• Two-Bedroom - \$512	\$570
• Three-Bedroom - \$631	\$688



8. Existing or Proposed Project Based Rental Assistance

Country Lane Apartments has full Rural Development Rural Rental Housing rental assistance. According to the manager, all tenants pay rent based on income. Currently some tenants are paying no rent and all but two are paying less than \$100. Two households are paying \$200 in rent.

Utilities are not included in the rent. The tenant pays the city. Tenants who are paying no rent receive a utility allowance check from the complex. The rest pay full utilities, but overall payment for rent and utilities is based on 30% of income. All tenants are using rental assistance.

The developer is proposing to pay water and sewer for tenants from the project operating budget after rehabilitation.

9. Proposed Development Amenities

IPG, Incorporated, architects and planners, 807 Northwood Park Drive, Valdosta, GA 31602-1393, (229-242-3557) submitted a scope of work. The rehabilitation work proposed would be considered a wholesale “gut” as defined in the Physical Needs Assessment Guide (see Addendum A).

Since this is will be a gut-rehabilitation, both interior and exterior improvements and upgrades are considered development amenities in our opinion.



Following are the planned modifications, additions and upgrades that we would consider to be development amenities:

Site

- Covered and equipped picnic area and building with tables and free-standing grills
- Covered gazebo
- Equipped basketball court
- Playground with accessible equipment and fenced tot lot
- Large open playing field
- New drive, apron, curbing and enclosure for dumpsters conforming to ADA requirements
- New community center with furnished library and reading areas, children's activity center and equipped exercise and fitness center
- New laundry room with one washer and one dryer per 25 apartments.
- Decorative vinyl fencing. Special lighting and new illuminated complex sign along street at entry
- Common covered mail area in new community center building
- Upgrade landscaping
- Overlay and re-stripe parking lot
- Upgrade site lighting to HID type with minimum 1 foot-candle
- Energy Star common area lighting
- Site will be made completely accessible

Building Architecture

- Add new or recreated existing covered entries to all buildings adding decorative elements
- Doors will be replaced with raised-panel insulated units and windows with U-value of 0.4 or less
- New vinyl shutters
- Complete gut of interiors with new Energy Star appliances, completely re-done kitchens, completely replaced bath fixtures and accessories and all new flooring
- Addition of microwave oven, dishwasher and washer/dryer hookups
- Existing HVAC system to be replaced with split system heat pump and ARI rated SEER cooling equipment
- All new smoke detectors
- Fire suppression system above range cook top
- Call system with buzzer and light to exterior in all apartment
- New window covering



10. Rehab Projects: Current Occupancy Levels, Rents and Tenant Incomes

At the time of our site visit on Thursday, May 31, 2007, a tenant had vacated an apartment. From the wait list a tenant was ready to move in as soon as the apartment could be made ready for occupancy. The complex stays full with a wait list.

Current tenants have incomes from \$0 up to approximately 30% of AMGI. All but two tenants are paying \$100 or less for rent (a few are paying not rent). Two households are paying approximately \$200 for rent.

According to the manager, the highest income at the complex is approximately \$10,000.

After rehabilitation, according to the developer's operating pro forma, the proposed basic rents will be:

- One-Bedroom - \$373
- Two-Bedroom - \$393
- Three-Bedroom - \$407

Utility allowances for this complex will be:

- One-Bedroom - \$143
- Two-Bedroom - \$177
- Three-Bedroom - \$281

Gross rents for this complex will be:

- One-Bedroom - \$516
- Two-Bedroom - \$570
- Three-Bedroom - \$688

Note that the complex will continue to have 100% rental assistance and no tenant will pay more than 30% of their income for rent and utilities.

The tenant base and income levels are not expected to change.

11. Expected Placed in Service Date

Since the rehabilitation will be on-going, buildings and apartments will be placed in service as soon as they are ready for occupancy. Final placed in service date will be March 2009.



C. SITE EVALUATION

1. Date of Inspection by Market Analyst

Country Lane Apartments were inspected on Wednesday, May 30, 2007, and Thursday, May 31, 2007, by Allan Forsythe, President of ALCA Associates. The inspection of May 30, 2007, was exterior only. The inspection of May 31, 2007, included the inspection of a vacant apartment.

2. Physical Features of Subject Property and Adjacent Uses

There are four apartment buildings and 32 rental units.

There are two building types.

As you enter the complex from South Main Street, there is a building on your immediate left and a building on your immediate right. Apartments are numbered consecutively from the southeast corner building, clockwise from #1 to #32.

The building on the right (north side) is an eightplex consisting of six (6) two-bedroom townhouses and two (2) three-bedroom townhouses.

There are fifteen (15) parking spaces in front of this building

The building on the left (south side) is an eightplex consisting of six (6) two-bedroom townhouses and two (2) one-bedroom flats. There is an office and maintenance area on the north end of this building.

There are twelve (12) parking spaces in front of this building.

The other two buildings are on the northwest and southwest corners of the Subject Property.

The northwest corner building is an eightplex consisting of six (6) two-bedroom townhouses and two (2) three-bedroom townhouses.

There are ten (10) parking spaces in front of this building. Two (2) of these are marked as handicapped spaces.

The southwest corner building is an eightplex consisting of six (6) two-bedroom townhouses and two (2) one-bedroom flats.

There are eleven (11) parking spaces in front of this building.

The complex was constructed in 1990 with Rural Development and tax credit funds.



Apartments are all electric with electric furnaces/central air conditioning, ranges and hot water tanks. Hot water is supplied by individual hot water heaters in each apartment.

Adjacent on the east side across U.S. Route 27 are single-family houses and a vacant lot. These houses are in fair to poor condition.

Adjacent on the north side is agricultural land currently being farmed.

Adjacent on the west side is agricultural land currently being farmed.

Adjacent on the east side is vacant wood land west and a single-family house in good condition east.

The general neighborhood is residential with some commercial activities north on South Main Street.

South on Main Street is residential. Houses are in fair condition.

There are no industrial, institutional or other incompatible uses that adversely affect residents.

Low income housing is not concentrated in the city.

Main Street is a major north-side street through the city. All major amenities, services and major employers (except the elementary school) are less than 2.0 miles from the Subject Property.

There is no scheduled public transportation. The Early Transportation Service (229-724 – 7433) is available for door-to-door service for shopping, medical appointments and any other purpose. A reservation is needed, preferably at least 24 hours ahead (last minute calls are not taken). Inside city limits a trip is \$1.00. Outside the city, the trip cost depends on miles. The system operates Monday through Friday beginning at 7:00 a.m.

3. Subject Photographs

Subject photographs begin on the next page.



Single-Family House Adjacent South



Complex View from South Main Street



Northeast Corner Looking West



Building Front Façade



Building – Rear Façade



Office and Maintenance Area



Basketball Court



Playground



Northwest Corner Looking East



Northwest Corner Looking Southeast



Northwest Corner Looking South



Vacant Lot Adjacent East at Northeast Corner



Single-Family House Adjacent East at Middle



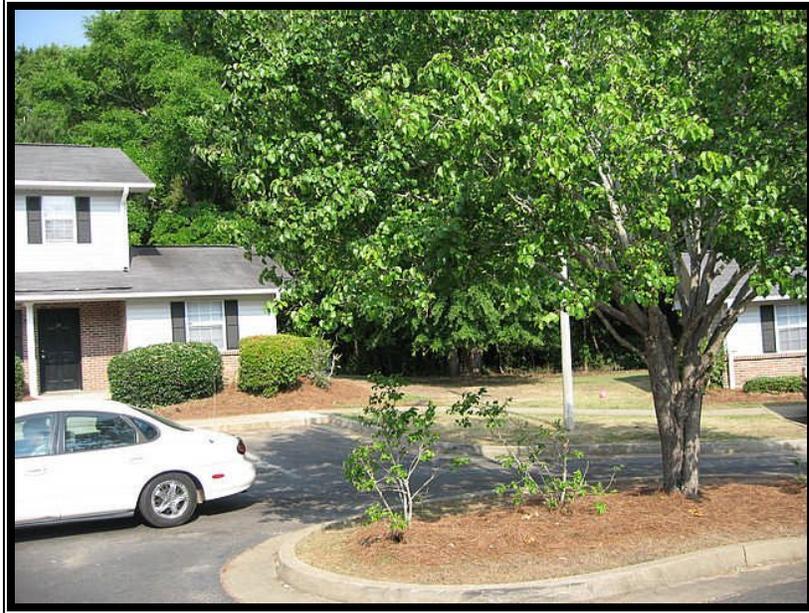
Single-Family House Adjacent East at Southeast Corner



Farmed Field Adjacent West



Farmed Field Adjacent North



Middle of Subject Property Looking North



Middle of Subject Property Looking West



Middle of Subject Property Looking South



Middle of Subject Property Looking East



Southwest Corner Looking North



Southwest Corner Looking East



Southeast Corner Looking West



Two-Bedroom Apartment – Kitchen



Two-Bedroom Apartment – Kitchen



Two-Bedroom Apartment – Half Bathroom



Two-Bedroom Apartment – Living Room



Two-Bedroom Apartment – Stairway



Two-Bedroom Apartment – Full Bathroom



Two-Bedroom Apartment – Bedroom



4. Map Identifying Location of Subject Property and Nearest Amenities

See Maps Section 4 for Map and page 35 for distances.

TRANSPORTATION/PUBLIC SAFETY AND EDUCATIONAL SERVICES

Transportation Services

The Early Transportation Service (229- 724 – 7433) is available for door-to-door service for shopping, medical appointments and any other purpose. A reservation is needed, preferably at least 24 hours ahead (last minute calls are not taken).

Inside city limits a trip is \$1.00. Outside the city, the trip cost depends on miles.

The system operates Monday through Friday beginning at 7:00 a.m.

Police and Fire Departments

The fire station is at the downtown square. The Fire Department has a paid staff that mans the station 24 hours a day, seven days a week. There are also volunteers. The department has two EMT's who also work for the hospital.

Hospital provides ambulance service to the city.

Early County and Blakely has the only county consolidated police and sheriff department in Georgia. Safety services are under the control of the sheriff.

Educational Services

The Early County School District is located in Blakely with the largest elementary school in the state (1,434 students), a middle school (654 students) and a high school (731 students).

The elementary school building is 10 years old. The middle school is 15 to 20 years old and the high school was built in the 1960's.

Schools use a five-year 1% sales tax to fund facility improvements in the schools, such as new buildings, new school buses, technology upgrades, textbook and instructional material purchases and repairs and improvements to facilities.

Bainbridge College is a part of the University System of Georgia and is located on the north side of the city.

The school has about 200 students who seek to complete certificates of credit.



Offerings include one-year certificates in Forest Technology, Early Childhood Care and Education, Criminal Justice Technology, Electrical/Electronics Maintenance, Industrial Maintenance, Medical Office Technology, Business Office Technology, Computer Information Systems, Applied Marketing and Management.

Certificates that can be earned in less than a year include Certified Customer Service Specialist, Certified Manufacturing Specialist, Certified Nurse Assisting, Office Accounting and Low-voltage Security Technician.

INFRASTRUCTURE

Roads and Traffic

The city has a street department responsible for maintaining the system within the city. The city has a well developed street and road system. Traffic is heaviest on the Route 62 and Route 27 bypasses, which divert truck traffic and other through traffic around the city.

Traffic within the city is primarily local.

Utilities

Water, sewer and electric are available at the Subject Property and are in place.

There is adequate electric, water and sewer to handle the existing complex.

Electric service, sanitary sewer and potable water are provided by the City of Blakely. Natural gas is not used on the site.

COMMUNITY SERVICES

Shopping

Shopping is available at the Downtown Square, which is dominated by the County Courthouse in the middle of the square, and shops and government facilities arranged on all sides of the square. There are free parking spaces in front of the courthouse and in front of all stores around the square.

There are two other shopping centers in the city.

Details of shops in each of those areas are listed below.



Downtown Square – From Northeast Corner – Clockwise

County Administration Building
City Hall
Phillip's 66 Oil Change
Insurance Agency
Package Store
TV/Furniture Store
Insurance Agency
Clothing Store
Architect
Counseling Service
Eye Care – Optometrist
Chamber of Commerce
Book Store
Theater - vacant
Jeweler
Antique Store
Chinese Restaurant
Clothing Store
Village Pizza
Old Mexico Restaurant
Loan Office
Sneaker Store
Hair and Body Salon
Attorney
Deli and Catering
Hardware Store
Furniture Store
Video Store
H&R Block Tax Service
Variety Store
Hall Drug

Ace Hardware – one block west on College Street



Blakely Corners Shopping Center and Vicinity

Dollar General
Bank of Early
McDonald's Restaurant
BP Station with Food Mart and Church's Chicken and Biscuits
Advance Auto Parts
Commercial State Bank
Radio Shack
Beauty Salon
Two small restaurants

Blakely Corners Shopping Center:

- Movie Gallery
- Harvey's supermarket with pharmacy
- Family Dollar/Peebles
- Men's Clothing Store
- Subway

Station West Shopping Center and Vicinity

Pizza Hut
Dairy Queen

Station West Shopping Center:

- Sears
- Bobcat restaurant
- Fred's variety store
- Hibbet Sports
- Maxway Hardware
- Furniture store
- Women's discount clothing store



Recreation

The local recreation department offers a full slate of planned activities for persons of all ages.

There is a state historical park in the county and the Chattahoochee River with public boat landings is 12 miles west.

Hiking, camping, fishing and hunting are popular activities.

Early County is served by a weekly newspaper. Daily newspapers are available from Dothan, Alabama and Albany, Georgia.

Cable television and high-speed internet service are available.

Religion

There are 44 churches listed in Blakely representing all denominations.

Medical Services

Early Memorial Hospital is a 49-bed facility offering in-patient and out-patient services, including 24-hour emergency room services. There are two physicians on staff, 30 professional support personnel and 67 other employees.

There are two other medical clinics in the city; at 310 College Street (dentist office is adjacent) and 11168 Columbia Street (dentist office at 11079 Columbia Street).

In addition to the two dentists listed above, there is a dentist at 61 Perry Avenue.

Post Office

The post office is at 200 South Main Street.

Other Services

The Early County Chamber of Commerce has 240 members and is active in promoting and serving the community.

There are 14 active local clubs including the Lions, Rotary, Boy Scouts and Habitat for Humanity.

Since Blakely is the county seat, all social services are available in the village.



Distances to Nearest Amenities (Amenity Photos are Addendum F).

<u>Map</u>	<u>Amenity</u>	<u>Distance</u>
1	Neighborhood Services Center	0.1 miles
2	Food Store – Quick Buys Food Store	0.4 miles
3	Public Safety – Police/Sheriff	0.8 miles
4	First State Bank	1.0 miles
5	Post Office	1.1 miles
6	Downtown Square (see list)	1.2 miles
7	Fire Department	1.2 miles
8	Blakely Corners Shopping Center	1.3 miles
9	Middle School/High School	1.4 miles
10	Lucy Helton Memorial Library Early County Family and Children Services Hospital	1.5 miles
11	Rite Aid Pharmacy	1.6 miles
12	Station West Shopping Center	2.0 miles
13	Elementary School	2.8 miles



5. Developments in Vicinity to Subject Property and Proximity

There are no conventional multifamily rental housing developments in Blakely. Conventional rental properties consist of single-family, duplexes and several fourplexes.

The PHA has complexes at three locations. There is one project-based Section 8 project in the city.

Note that the square footages below are rough estimates, based on our experience of doing Project Comprehensive Needs Assessments on similar projects. Neither the management companies nor the managers knew exact square footages of their apartments.

The closest PHA development is on Cedar Springs Road, approximately 0.6 miles from the Subject Property. This is Cedar Homes, a 50-unit property at 17821 Cedar Springs Road, built in the 1950's and 1970's. The complex has twelve (12) one-bedroom apartments at 700 square feet, twenty-four (24) two-bedroom apartments at 1,000 square feet, ten (10) three-bedroom apartments at 1,250 square feet and four (4) four-bedroom apartments at 1,400 square feet.

The project-based Section 8 project is in the downtown area, approximately 1.1 miles from the Subject Property. This is Tanglewood, a 49-unit property at 468 Liberty Street, built in 1982. The complex has sixteen (16) one-bedroom apartments at 700 square feet, twenty-one (21) two-bedroom apartments at 1,000 square feet and twelve (12) three-bedroom apartments at 1,250 square feet.

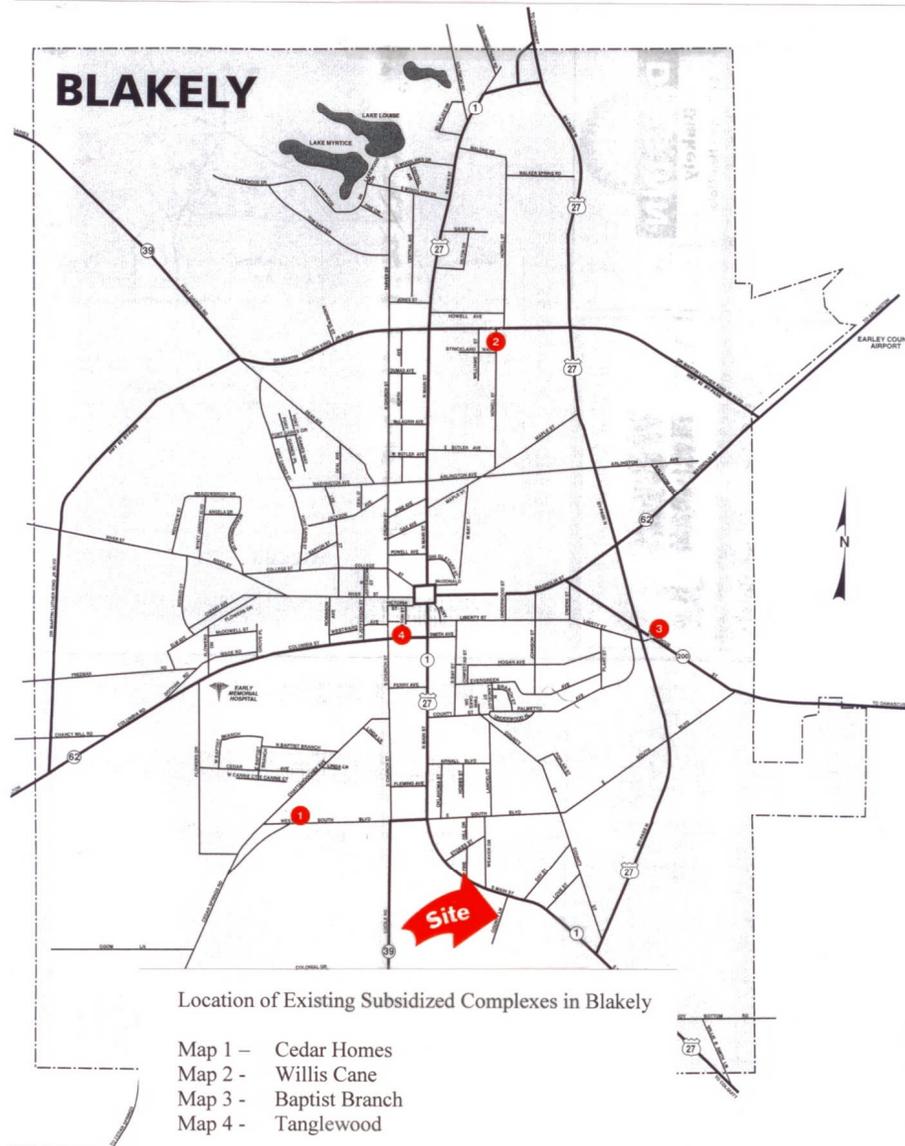
The next nearest PHA development is on Damascus Street, approximately 1.6 miles from the Subject Property. This is Baptist Branch, a 50-unit property at 411 Damascus Street, built in the late 1970's. The complex has twelve (12) one-bedroom apartments at 700 square feet, twenty-four (24) two-bedroom apartments at 1,000 square feet, ten (10) three-bedroom apartments at 1,250 square feet and four (4) four-bedroom apartments at 1,400 square feet.

The third PHA complex is on the north side of the city, approximately 2.5 miles from the Subject Property. This is Willis Cane, a 59-unit property at 356 Howell Street, built in the 1950's and 1970's. The complex has fifteen (15) one-bedroom apartments at 700 square feet, twenty-seven (27) two-bedroom apartments at 1,000 square feet, twelve (12) three-bedroom apartments at 1,250 square feet and five (5) four-bedroom apartments at 1,400 square feet.

Adjacent land north and west is currently farmed. The land could be rezoned. Since the city has an industrial park north of the city, agricultural land in the city has been rezoned residential in the most recent rezoning. If this land is rezoned, it would most likely be rezoned residential.



6. Map Identifying Existing Low Income Housing within Primary Market Area and Proximity





7. Road or Other Infrastructure Improvements Planned or Under Construction

All roads and infrastructure are in place at Country Lane Apartments. No improvements are planned or under construction in the area.

8. Access, Ingress/Egress and Visibility

Country Lane Apartments are accessed from South Main Street (U.S. Route 27).

The ingress and egress is a single driveway from South Main Street to the west side of the Subject Property.

The complex is visible driving north or south on South Main Street. It is not blocked by any buildings.

9. Visible Environmental Concerns

There are no visible environmental concerns associated with Country Lane Apartments, adjacent properties or the general neighborhood.

10. Overall Conclusion on Site and Marketability

Country Lane Apartments is in a stable location in the city on the main north-south road through the city, close to the U.S. Route 27 bypass and within 3.0 miles of all amenities and job opportunities in the city.

The site has agricultural land on two sides, which could always be sold and rezoned for development. The city has an industrial park on the north side and developed commercial areas, so it is highly unlikely that the farm land adjacent to the Subject Property would be rezoned for anything but residential.

The site has good green space, particularly on the west side.

The complex has been in place since 1990 and since that date has served a segment of the population that requires this type of housing and its rental assistance.

Given the current condition in relationship to the other subsidized complexes in the city and the considerable upgrading of the site and building interiors that will occur in the rehabilitation, the marketability of Country Lane Apartments in relationship to the other subsidized complexes in the city will be greatly enhanced.



D. MARKET AREA

1. Definition of Primary Market Area (PMA) and Secondary Market Area (SMA)

The Primary Market Area (PMA) is Early County. The county consists of Census Tracts:

- 13099990100
- 13099990200
- 13099990300
- 13099990400
- 13099990500

The county is bounded by the natural boundary of the Chattahoochee River on the west side and the Early County borders to the east, south and north. The adjacent counties are: Seminole and Miller, adjacent south, Baker, adjacent east, and Clay and Calhoun, adjacent north.

Blakely is located in the center of Early County, is the county seat and has all amenities including family services and the majority of the job opportunities.

The Secondary Market Area (SMA) is represented by rural areas immediately adjacent to Early County.

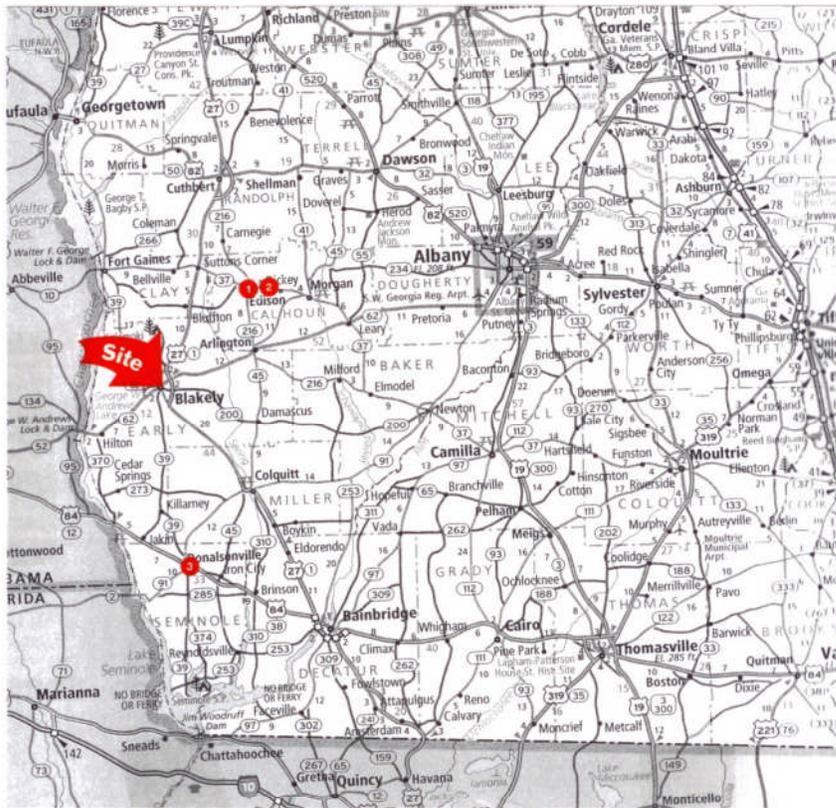
Since the adjacent counties have similar or competing complexes, the draw in those counties would be toward those cities and towns with the complexes (i.e. Donalsonville in Seminole County, Edison in Calhoun County and Colquitt in Miller County).

Managers at complexes surveyed in Blakely, Edison and Donalsonville commented that their populations are nearly 100% from inside their own counties.

Therefore, in our opinion, there is no significant SMA for a project in Blakely. However, we did contact three complexes in adjacent counties and their profiles are in the Property Profile Reports section, numbers 6, 7 and 8.



2. Map Identifying Property Locations within SMA



Location of Existing Subsidized Complexes in SMA

- Map 1 – Edison Lane Apartments - Edison
- Map 2 - Edison Village Apartments - Edison
- Map 3 - Heritage Manor - Donalsonville



E. COMMUNITY DEMOGRAPHIC DATA

1. Population Characteristics and Trends

a. *Total Population*¹

The total population in Early County has decreased by 356 persons (-2.88%) between 2000 and estimated 2007. It is projected to continue to decline by 229 persons (-1.91%) between 2007 and 2012.

<u>Description</u>	<u>2000 Census</u>	<u>2007 Estimate</u>	<u>%Change 2000-2007</u>	<u>2012 Projection</u>	<u>%Change 2007-2012</u>
Totals					
Population	12,354	11,998	-2.88%	11,769	-1.91%
Households	4,695	4,684	-0.23%	4,651	-0.70%
Families	3,294	3,287	-0.21%	3,263	-0.73%
Housing Units	5,338	5,395	1.07%	5,357	-0.70%
Group Quarters	258	253	-1.94%	249	-1.58%
Ave. HH Size	2.58	2.51	-2.71%	2.48	-1.20%

¹ From Claritas Household Trend Report for Early County - Table 1



b. Population by Age Group²

The age 18 to 20 cohort has increased since 2000, but will remain steady projected to 2012.

The age 21 to 24 and age 50 to 54 age cohorts have increased since 2000 and are projected to increase to 2012.

The age 45 to 49 age cohort has increased since 2000, but is projected to decrease to 2012.

All other age cohorts between the ages of 15 and 54 have declined and will continue to decline.

<u>Description</u>	2000		2007		2012	
	<u>Census</u>	<u>%</u>	<u>Estimate</u>	<u>%</u>	<u>Projection</u>	<u>%</u>
Pop. by Age	12,354		11,998		11,769	
Age 0 – 4	876	7.09%	951	7.93%	931	7.91%
Age 5 – 9	968	7.84%	854	7.12%	880	7.48%
Age 10 – 14	1,067	8.64%	923	7.69%	836	7.10%
Age 15 – 17	630	5.10%	619	5.16%	558	4.74%
Age 18 – 20	459	3.72%	481	4.01%	481	4.09%
Age 21 – 24	506	4.10%	617	5.14%	680	5.78%
Age 25 – 34	1,436	11.62%	1,425	11.88%	1,407	11.96%
Age 35 – 44	1,767	14.30%	1,445	12.04%	1,318	11.20%
Age 45 – 49	799	6.47%	842	7.02%	715	6.08%
Age 50 – 54	703	5.69%	786	6.55%	790	6.71%
Age 55 – 59	618	5.00%	671	5.59%	721	6.13%
Age 60 – 64	580	4.69%	577	4.81%	613	5.21%
Age 65 – 74	959	7.76%	894	7.45%	920	7.82%
Age 75 – 84	701	5.67%	578	4.82%	573	4.87%
Age 85 and over	285	2.31%	335	2.79%	346	2.94%

The special needs population is battered women and their families. There is no available data source to measure the potential “growth” of this population. Since only three apartments are targeted to this group, and since this will be the only multifamily facility offering this housing service, the “growth” of this population is not necessary to fill the need in future years.

² From Claritas Population by Age Report for Early County – Table 2 and Demographic Report – Table 6



2. Household Characteristics and Trends

a. *Total Number of Households and Average Household Size*³

Households are estimated to have decreased by 10 (-0.23%) since 2000 and are projected to decline by 33 more households (-0.70%) by 2012.

Average household size is estimated to have decreased from 2.58 in 2000 to 2.51 in 2007 and is projected to further decline to 2.48 by 2012.

<u>Description</u>	<u>2000 Census</u>	<u>2007 Estimate</u>	<u>%Change 2000-2007</u>	<u>2012 Projection</u>	<u>%Change 2007-2012</u>
Totals					
Population	12,354	11,998	-2.88%	11,769	-1.91%
Households	4,695	4,684	-0.23%	4,651	-0.70%
Families	3,294	3,287	-0.21%	3,263	-0.73%
Housing Units	5,338	5,395	1.07%	5,357	-0.70%
Group Quarters	258	253	-1.94%	249	-1.58%
Ave. HH Size	2.58	2.51	-2.71%	2.48	-1.20%

³ From Claritas Household Trend Report for Early County - Table 1



Households for the under age 25, 25 to 34 and 45 to 54 age cohorts are estimated to have increased from 2000 to 2007, while the age 35 to 44 age cohort is estimated to have decreased.⁴

Households for the under age 25 and age 25 to 34 age cohorts are projected to remain stable to year 2012. Households for the age 35 to 44 and age 45 to 54 cohorts are projected to decline.

	2000		2007		2012	
	Census	%	Estimate	%	Projection	%
HH by Age of HH	4,695		4,684		4,651	-
Under 25 Years	161	3.43%	179	3.82%	181	3.89%
25 to 34 Years	669	14.25%	687	14.67%	686	14.75%
35 to 44 Years	976	20.79%	826	17.63%	761	16.36%
45 to 54 Years	876	18.66%	983	20.99%	918	19.74%
55 to 59 Years	374	7.97%	420	8.97%	456	9.80%
60 to 64 Years	359	7.65%	370	7.90%	397	8.54%
65 to 69 Years	330	7.03%	320	6.83%	344	7.40%
70 to 74 Years	290	6.18%	278	5.94%	278	5.98%
75 to 79 Years	271	5.77%	236	5.04%	245	5.27%
80 to 84 Years	228	4.86%	189	4.04%	181	3.89%
85 Years+	161	3.43%	196	4.18%	204	4.39%

⁴ From Claritas Population by Age Report for Early County – Table 2



The following table shows the non-family and family households by size or the U.S. Census 2000, estimated 2007 and projected 2007⁵.

In 2007, the non-family household profiles show a predominance of one-person households at 95.28% followed by two-person households at 3.87%.

In 2007 family household profiles show a predominance of two-person households at 43.87% with three-person households at 24.61% and four-person households at 17.07%.

	2000		2007		2012	
Description	Census	%	Estimate	%	Projection	%
Non-family HH						
1-person HH	1,265	90.29%	1,331	95.28%	1,344	96.83%
2-person HH	118	8.42%	54	3.87%	36	2.59%
3-person HH	8	0.57%	5	0.36%	2	0.14%
4-person HH	7	0.50%	4	0.29%	3	0.22%
5-person HH	3	0.21%	3	0.21%	3	0.22%
6-person HH	0	0.00%	0	0.00%	0	0.00%
7+person HH	0	0.00%	0	0.00%	0	0.00%
Family HH						
2-person HH	1,377	41.80%	1,442	43.87%	1,469	45.02%
3-person HH	816	24.77%	809	24.61%	791	24.24%
4-person HH	582	17.67%	561	17.07%	549	16.83%
5-person HH	303	9.20%	281	8.55%	273	8.37%
6-person HH	125	3.79%	123	3.74%	120	3.68%
7+person HH	91	2.76%	71	2.16%	61	1.87%

⁵ From Claritas Trend Report for Early County – Table 1



b. Households by Tenure⁶

<u>2000</u>	Renters	1,298	27.6%
	Owners	<u>3,405</u>	<u>71.4%</u>
	Total	4,703	100.00%
<u>2007</u>	Renters	1,245	26.6%
	Owners	<u>3,439</u>	<u>73.4%</u>
	Total	4,684	100.00%
<u>2012</u>	Renters	1,236	25.6%
	Owners	<u>3,415</u>	<u>74.4%</u>
	Total	4,651	100.00%

⁶ From Ribbon Demographics HISTA Report – Table 4



c. Households by Income⁷

Most age ranges show a decline in households in the specific income categories from estimated 2007 to projected 2012.

2007 Estimate Age/Income	Age 15 - 24	Age 25 - 34	Age 35 - 44	Age 45 - 54
Less than \$10,000	45	65	131	121
% Within Age Range	25.14%	9.46%	15.86%	12.31%
\$10,000 - \$14,999	26	52	76	71
% Within Age Range	14.53%	7.57%	9.20%	7.22%
\$15,000 - \$19,999	25	59	69	70
% Within Age Range	13.97%	8.59%	8.35%	7.12%
\$20,000 - \$24,999	13	55	48	52
% Within Age Range	7.26%	8.01%	5.81%	5.29%
\$25,000 - \$29,999	16	53	42	27
% Within Age Range	8.94%	7.71%	5.08%	2.75%
\$30,000 - \$34,999	11	74	37	31
% Within Age Range	6.15%	10.77%	4.48%	3.15%

2012 Projection Age/Income	Age 15 - 24	Age 25 - 34	Age 35 - 44	Age 45 - 54
Less than \$10,000	39	62	110	111
% Within Age Range	3.89%	14.75%	16.36%	19.74%
\$10,000 - \$14,999	39	62	110	111
% Within Age Range	21.55%	9.04%	14.45%	12.09%
\$15,000 - \$19,999	27	48	63	57
% Within Age Range	14.92%	7.00%	8.28%	6.21%
\$20,000 - \$24,999	17	54	61	66
% Within Age Range	9.39%	7.87%	8.02%	7.19%
\$25,000 - \$29,999	15	48	42	57
% Within Age Range	8.29%	7.00%	5.52%	6.21%
\$30,000 - \$34,999	11	44	38	31
% Within Age Range	6.08%	6.41%	4.99%	3.38%
Income \$30,000 - \$34,999	14	56	34	26
% Within Age Range	7.73%	8.16%	4.47%	2.83%

⁷ From Claritas Age by Income Report – Table 3



*d. Race and Hispanic Report*⁸

Early County estimated racial composition in 2007 is 51.07% Black or African American and 47.47% white.

Hispanic Population is only 167 (1.39%) with all other populations totaling 0.07%.

Description	2007 Estimate	2012 Projection
Population by Single Race Class	11,998	11,769
White Alone	5,695	5,313
Black or African American Alone	6,127	6,293
American Indian/Alaskan Alone	19	15
Asian Alone	30	35
Hawaiian/Pacific Islander Alone	5	3
Some Other Race Alone	48	51
Two or More Races	74	59
Hispanic/Latino by Single Race Class	167	180
Non-Hispanic	11,831	11,589
White Alone	58	63
Black or African American Alone	51	55
American Indian/Alaskan Alone	2	2
Asian Alone	0	0
Hawaiian/Pacific Islander Alone	0	0
Some Other Race Alone	43	46
Two or More Races	13	14

⁸ From Claritas Race and Hispanic Report – Table 5



e. Renter Households by Number of Persons in a Household⁹

The following table is used to determine the income-eligible family renter population for each unit size in 2007. The two tables will be interpolated to 2009, which would be the projected final placed in service date.

That analysis is in Section F (e)(ii).

Renter Households						
Under Age 55 Years						
<i>Current Year Estimates - 2007</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	61	48	71	50	22	252
\$10,000-20,000	51	57	12	37	64	221
\$20,000-30,000	21	4	17	18	63	123
\$30,000-40,000	33	25	9	8	15	90
\$40,000-50,000	14	19	42	25	0	100
\$50,000-60,000	19	5	0	11	0	35
\$60,000+	<u>13</u>	<u>6</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>26</u>
Total	212	164	158	149	164	847

Renter Households						
Under Age 55 Years						
<i>Five Year Projections - 2012</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	60	43	60	43	19	225
\$10,000-20,000	52	52	11	34	57	206
\$20,000-30,000	21	4	15	23	71	134
\$30,000-40,000	28	25	8	8	9	78
\$40,000-50,000	9	16	45	24	0	94
\$50,000-60,000	24	6	0	15	0	45
\$60,000+	<u>19</u>	<u>8</u>	<u>8</u>	<u>0</u>	<u>0</u>	<u>35</u>
Total	213	154	147	147	156	817

⁹ From Ribbon Demographics HISTA data for Early County – Table 4



f. Households with Inadequate Plumbing, Overcrowded Conditions or in Rental Overburden

In the U.S. Census 2000, there were 44 renter occupied units lacking complete plumbing¹⁰.

There are 47 renter households in overcrowded conditions with 1.51 or more persons per room.¹¹

For householders age 15 to 54, there are 221 householders in rental overburden paying 35% or more for rent. Note that overall there are 42 households paying between 35% and 39%, 56 paying 40% to 49% and 252 paying 50% or more, but this data is not broken down by age¹². Using both tables we estimate the family households in renter cost overburden to be 162.

	Early County
Total:	4,695
Owner occupied:	3,401
Complete plumbing facilities	3,374
Lacking complete plumbing facilities	27
Renter occupied:	1,294
Complete plumbing facilities	1,250
Lacking complete plumbing facilities	44

Owner occupied:	
1.51 to 2.00 occupants per room	46
2.01 or more occupants per room	0
Renter occupied:	
1.51 to 2.00 occupants per room	28
2.01 or more occupants per room	19

¹⁰ U.S. Census 2000 Summary File 3 (SF 3) H-48 Tenure by Plumbing Facilities

¹¹ U.S. Census 2000 Summary File 3 (SF 3) H-20 Tenure by Occupants Per Room

¹² U.S. Census 2000 Summary File 3 (SF 3) H-69 Gross Rent as a Percentage of Household Income



	Early County
Householder 15 to 24 years:	88
35 percent or more	39
Not computed	0
Householder 25 to 34 years:	243
35 percent or more	61
Not computed	44
Householder 35 to 44 years:	305
35 percent or more	84
Not computed	87
Householder 45 to 54 years:	173
35 percent or more	37
Not computed	47
Householder 55 to 64 years:	145
35 percent or more	32
Not computed	66

	Early County
Total:	1,251
35 to 39 percent	42
40 to 49 percent	56
50 percent or more	252
Not computed	311



3. Business and Employment Characteristics and Trends

a. Employment by Industry

The following page contains a summary business profile for Early County¹³:

Table 10 contains the full report.

Services account for 27.75% of all jobs, Manufacturing accounts for 25.04% of all jobs, Retail accounts for 19.38 % of all jobs and Government accounts for 9.93% of all jobs in the county.

¹³ From the Claritas Business Facts: 2-Digit SIC Summary Report for 2006 – Table 10



<u>SIC</u>	<u>Business Description</u>	<u>Total Firms</u>	<u>Total Emp.</u>	<u>Sales Millions</u>	<u>20+ Emp.</u>	<u>%</u>
	All Industries	609	5,526	497.7	53	
	All Manufacturing (SIC 20-39)	30	1,383	96.8	14	
	All Retailing (SIC 52-59)	137	1,071	124.1	8	
	Public Administration (SIC 90-97)	61	549	0	7	
SIC 1 - 9	Agriculture/Forestry/Hunting	26	100	6.8	0	0.14%
SIC 10 - 14	Mining/Oil and Gas	0	0	0	0	0.00%
SIC 15 - 17	Construction	40	238	50.6	2	1.00%
SIC 20 - 39	All Manufacturing	30	1,383	96.8	14	25.03%
SIC 40 - 49	Transportation/Communication/Utilities	23	279	25.3	6	5.05%
SIC 50 - 51	Wholesale Trade	18	132	21.9	2	2.39%
SIC 52 - 59	All Retailing	137	1,071	124.1	8	19.38%
SIC 60 - 67	Finance/Insurance/Real Estate	36	196	43.9	2	3.55%
SIC 70 - 89	Services	229	1,506	138.3	12	27.75%
SIC 90 - 97	Public Administration	61	549	0	7	9.93%
SIC 99	NonClassifiable Establishments	9	72	0	0	1.30%



b. Major Employers

Early County is an agricultural community with 90% of the land devoted to farming or timber.

At the same time 25% of the jobs in the county are in manufacturing.

Early County is the largest producer of peanuts in the nation, even though more acres are planted in cotton than in peanuts. Peanuts are the number one cash crop (\$22 million per year from 27,264 acres with an average yield of 2,800 pounds per acre).

Early County has developed a 200-acre industrial park on the north side of the City of Blakely.

Early County has a local airport with a 5,000 foot runway, barge access on the Chattahoochee River, and the mainline of Norfolk Southern Railroad and well as a shortline connector, the Chattahoochee Industrial Railroad.

Major Employers are (Located in Blakely, except Georgia-Pacific)¹⁴:

Georgia-Pacific	500 ¹⁵
School System	300
Dana Undies, Inc.	165
Hospital	99
Birdsong Peanuts	125
Universal Blanchers	60
Georgia Food and Nut	40 ¹⁶

Other major employers not listed above, but listed in the top five for the county¹⁷ are Nordic Cold Storage LLC and North Florida Tomatoes Inc.

¹⁴ From Georgiainfo.net –COUNTY AND AREA INFORMATION – Table 3

¹⁵ Georgia-Pacific is shown as having nearly 800 employees. However, the company has recently modernized its facility, which actually resulted in a decrease in jobs with employment now estimated at approximately 500. According the Early County Chamber of Commerce, approximately one-third of the employees at this facility live in Dothan, Alabama, and commute. This facility is located on the Chattahoochee River on Route 84.

¹⁶ This is a new four year old company. Employee number is an estimate. It produces peanut flour, which is exported to the Netherlands.

¹⁷ From the Early County Area Labor Profile –COUNTY AND AREA INFORMATION – Table 2



*c. Wage Rates*¹⁸

Wage rates are low in Blakely, generally near minimum wage. The highest wages are at the Georgia-Pacific Plant.

Wage rates at industries generally start at \$6.50 to \$8.00 per hour and reach average levels of \$12.00 to \$14.00 per hour.

Service and retail wage rates are lower and the median is no more than \$.50 to \$1.00 above the starting rate.

¹⁸ From Work Force Investment Area #17 Wage Rates – COUNTY AND AREA INFORMATION – Table 4



d. Contractions and Potential Expansions in the Work Force

As mentioned in Section b, Georgia-Pacific contracted its work force as a consequence of modernization.

No other companies have contracted their work forces, nor are there any contraction plans known to the Chamber of Commerce.

A coal burning power plant is planned and should be a reality in the next two years as soon as permits are in place. This will be located at the river on the Georgia side. It will generate approximately 1,500 jobs during the five-year construction phase and approximately 120 permanent jobs.

Another major industrial company has shown interest in the Blakely area, but that is purely speculation at this point.



e. Unemployment Trends

The unemployment rate table for Early County¹⁹ from 1997 to third quarter 2007 is Table 5 in the COUNTY AND AREA INFORMATION Section of the Appendices.

The unemployment rate is somewhat seasonal during the year, since agriculture and related operations form the major base of employment in the county.

The yearly average has ranged from a low of 4.8% in 2001 to a high of 5.8% in 2003.

<u>Year</u>	<u>Employed</u>	<u>Unemployment Rate</u>
2001	5,221	4.8%
2002	5,250	5.3%
2003	5,500	5.8%
2004	5,306	5.2%
2005	5,397	5.3%
2006	5,561	4.0%
2007	5,463	5.6% (First quarter average)

¹⁹ From the Georgia Department of Labor



f. Map of the Site and Location of Major Employment Concentrations



Map 1 - Dana's Undies/Bains Cotton
Map 2 - Birdsong Peanuts/Trucking Company/Other Peanut Processors



g. Overall Conclusion

The overall employment situation in Blakely is stable. There has been some expansion in companies involved in the peanut processing business.

We believe that this employment situation will continue to be stable. The prospect of the coal burning power plant will generate some additional jobs for Blakely residents.

Wage rates will not move upwards appreciably due to the captive nature of the work force (a family would have to relocate to larger cities in Alabama and Georgia to achieve higher wages) and the fact that the economy is agriculturally based, with significant percentages of the work force in retail and services, also typically low paying jobs.

Dothan, Alabama, provides the nearest competition for business and industry to move in. Given that it is a larger city with significantly more in the way of amenities, housing options and support services for low and moderate income families, in addition to having favorable wage rates, it is much more attractive area in which to relocate a business or for new business formation.



F. PROJECT SPECIFIC DEMAND ANALYSIS

a. Income Restrictions

The developer has selected the set aside of 40% of the units at 60% of AMGI.

The 60% of AMGI gross rent limits are:

One-Bedroom	\$521
Two-Bedroom	\$625
Three-Bedroom	\$723

The gross rents in the pro forma are:

One-Bedroom	\$516
Two-Bedroom	\$570
Three-Bedroom	\$688

These are all under 60% of AMGI.



b. Affordability

Affordability is calculated at 35% of income for gross rent for family complexes.

Assuming from one- to two-person households in a one-bedroom apartment, three-person households in a two-bedroom apartment and four- to five-person households in a three bedroom apartment, the affordability ranges would be:

50% of AMGI

One-Bedroom	\$13,885 - \$18,550
Two-Bedroom	\$17,871 - \$20, 850
Three-Bedroom	\$23,200 - \$25,050

60% of AMGI

One-Bedroom	\$16,662 - \$22,620
Two-Bedroom	\$21,445 - \$25,020
Three-Bedroom	\$27,840 - \$30,060

Because Country Lane Apartments has full rental assistance all of the above affordability ranges actually start at \$0 income and go to the maximum income shown by % of AMGI and by bedroom size.

Thus the affordable income range for a one-bedroom at 60% of AMGI is actually \$0 to \$22,620, for a two-bedroom at 60% of AMGI is \$0 to \$25,050 and for a three-bedroom is \$0 to \$30,060.



c. Comparison of Market Rates of Competing Properties with Proposed Subject Property Rents

The only “similar” complexes in the PMA are the three PHA complexes and a HUD Section 8 complex. The similarity exists because all four have established rents for operating pro forma purposes, but no tenants are actually paying these rents.

There are no market rate properties. Available rentals range from single-family homes to duplexes to a few fourplex rental units.

The available market rate properties have two- and three-bedroom units with net rents of \$375 to \$550 for a two-bedroom unit and \$375 to \$500 for a three-bedroom unit.

Methodology for Market Rents

ALCA Associates generally uses a weighted average of street rents adjusted for number of baths, type of HVAC and other amenities, and included utilities, to calculate market rents.

This technique uses a statistical weighted averaging computation. The number of units in a given complex is multiplied by the rent in that complex and then that is divided by the total number of units surveyed to give the “contribution” of that project to the overall rent. This same technique is applied to finding a weighted average square footage and a weighted average rent per square foot.

The weighted average net rent for a two-bedroom unit is based on 14 units and generates a weighted rent of \$430 and a weighted rent per square foot of \$0.38.

<u>2BR</u>	<u>2BR Rent</u>	<u>Wgt. Rent</u>	<u>2BR SF</u>	<u>Rent/SF</u>	<u>Weighted SF</u>	<u>Weighted Rent/SF</u>
1	\$450	\$32	1,150	\$0.39	82	\$0.03
6	\$400	\$171	1,050	\$0.38	450	\$0.16
3	\$525	\$113	1,150	\$0.46	246	\$0.10
4	\$400	\$114	1,200	\$0.33	343	\$0.10
14		\$430			1,121	\$0.38



The weighted average for three-bedroom apartments is based on 69 units and generates a weighted rent of \$470 and a weighted rent per square foot of \$0.39.

<u>3BR</u>	<u>3BR Rent</u>	<u>Wgt. Rent</u>	<u>3BR SF</u>	<u>Rent/SF</u>	<u>Weighted SF</u>	<u>Weighted Rents/SF</u>
3	\$450	\$20	1,300	\$0.35	57	\$0.02
1	\$450	\$7	1,300	\$0.35	19	\$0.01
5	\$425	\$31	1,200	\$0.35	87	\$0.03
45	\$475	\$310	1,200	\$0.40	783	\$0.26
15	\$475	\$103	1,200	\$0.40	261	\$0.09
69		\$470			1,206	\$0.39

There are no conventional one-bedroom market rate units in the PMA.

Extrapolating to a one-bedroom based on the above rent ranges generates a market rate rent of \$390.

Comparison of Proposed Project Rents to Market Rents

According to the developer pro forma, the proposed net rent for a one-bedroom is \$373, for a two-bedroom is \$393 and for a three-bedroom is \$407.

On a per square foot basis these generate \$0.53 for a one-, \$0.46 for a two- and \$0.39 for a three-bedroom unit; higher than market rate for a one- and two-bedroom and identical to the three-bedroom basis.

Since all tenants are on rental assistance paying no more than 30% of their income for rent and utilities, "face" or actual rents paid by tenants, according to the management companies, are in the range of less than \$100 to approximately \$150.

Therefore, although we can compare of Country Lane Apartments proposed net rents to conventional rents in the market place, the comparison has no meaning since no one is paying those rents or anticipates paying those rents.



d. Comparison of Market Rates of Competing Properties with Proposed LIHTC Property Rents

There are no purely LIHTC properties in the PMA.

The closest properties are in Dothan, Alabama. These are multifamily complexes that accept vouchers, but do not have project-based rental assistance.

Given their distance from the Subject Property, their lack of rental assistance and their location in a city with a higher level of amenities and housing options, they are not considered reasonable comparatives for Country Lane Apartments.

There are two Rural Development 515 properties with full rental assistance in Edison in adjacent Calhoun County and one in Donalsonville, with full rental assistance, in adjacent Seminole County.

Again these properties have Rural Development basic rents and LIHTC rents, but with full rental assistance, tenants are paying face rents considerably lower.

No valid comparison can be made, in our opinion.



e. Demand Analysis Using Projected Service Date

The demand analysis involves using the income-eligible age-appropriate renter households based on household size.

For this part of the analysis we use Ribbon Demographics HISTA data, which sorts income cohorts by age groups and household size.

For this study we used the income level of 30% of AMGA or less based on discussion with Rita Blake at Country Lane Apartments as to the actual incomes of her current tenant base.

For this income level, we used the renter table for households age 54 and younger.

We are assuming the following percentages of persons per household by bedroom size. These numbers are based on our experience and are acceptable by industry standards for family projects.

One-Bedroom	One-person household	90%
One-Bedroom	Two-person household	20%
Two-Bedroom	One-person household	10%
Two-Bedroom	Two-person household	80%
Two-Bedroom	Three-person household	45%
Three-Bedroom	Three-person household	55%
Three-Bedroom	Four-person household	80%
Three-Bedroom	Five-person household	70%
Four-Bedroom	Four-person household	20%
Four-Bedroom	Five-person household	30%
Four-Bedroom	Six-person household	100%

Table 11 in the Appendices is the total demand by bedroom size for LIHTC units in the PMA using the income ranges generated by the proposed gross rents for Country Lane Apartments.

Note that the current tenant base includes three single persons living in three of the one-bedroom apartments age 55 and older. In two-bedroom apartments there are a few four-person households. Depending on the age and sex of the household members this is possible.

The current tenant base also has one family of four in a three-bedroom apartment with five persons in the household.



Table 11 utilizes the following methodology:

- The above percentages of bedroom size by household size.
- The income range of \$0 to \$14,475 for one to three-bedroom units
- The Ribbon Demographics Table 3 with the above income ranges applied to each household size.
- Note: To separate 5-person from 5+-person households on the HISTA table we used the Claritas Household Trend data for household size. Five-person family households are 70% and 6+-person households are 30%. These percentages were applied to the HISTA table 5+-person column and those numbers used in Table 11.

LIHTC

This complex does not have typical LIHTC units. All units have PBRA and tenants are in the 30% of AMGI or less income ranges.

Capture rates are 0% for LIHTC units by bedroom size and the overall capture rate of LIHTC units is 0.0%.

Market Rate

There are no market rate units at Country Lane Apartments and none are planned after rehabilitation.

Demand Methodology

The demand methodology has four components:

- Income qualified renter households living in **substandard conditions**. There are 44 family renter households with substandard conditions (lacking complete plumbing). For the purposes of Table 12 we are using 30% of AMGI renters at 57% and the 50% and 60% of AMGI renters at 22% each. This equates to 25 units at 30%, 10 at 50% and nine at 60%.
- Income qualified renter households living in **overcrowded conditions**. There are 47 renter households with overcrowded conditions (1.5+ persons per room). For the purposes of Table 12 we are using 30% of AMGI renters at 57% and the 50% and 60% of AMGI renters at 22% each. This equates to 27 units at 30%, 10 at 50% and 10 at 60%.



- Income qualified renter households **due to migration and area increases in renter households**. In our opinion, there is little migration into the PMA. Household growth is estimated to be negative from 2000 to 2007 and is projected to remain negative from 2007 to 2012. There has been some job development and some job loss over the past three to four years, which have approximately balanced each other out. The projected job growth in Early County generated by the coal burning energy plant is not projected to occur for two more years for the construction phase and would be five years beyond that for the permanent job phase. In our opinion, what job generation may occur based on the experience of the past two to three years might be an additional 20 to 30 jobs by existing firms. This job generation would approximately match the estimated decrease of nine household from 2007 and the projected loss of 13 more households to 2012. Therefore, our estimate for this area would be zero.
- Income qualified renter households **paying more than 35% of income** for housing expenses. There are estimated 162 renter households. For the purposes of Table 12 we are using 30% of AMGI renters at 57% and the 50% and 60% of AMGI renters at 22% each. This equates to 92 units at 30%, 35 at 50% and 35 at 60%.

Not all of the above households will move into a facility given the option. Some may not be credit worthy and others may not want to go through eligibility process. In addition, there is probably some double counting due to some household experiencing two or more of the above deficiencies in their living condition.

In our experience working in rural areas in more than 20 states, we have found that a conservative rule is to estimate that 20% of the households experiencing these deficiencies will move and we use that percentage for Table 12.

Demand Summary

Demand for households at 30% of AMGI from Table 12	32
Residual Demand from Capture Rate page 6	151
Less Existing non-PHA units (including Country Lane)	<u>-80</u>
 Demand for Country Lane Apartments	 <u>103</u>

f. Capture Rate for Each Bedroom Size

Since all apartments are PBRA units, the capture rate for each bedroom size is 0.0%.

g. Anticipated Absorption Period

If the complex is rehabilitated building by building, we project the units to rent up as soon as they are ready for occupancy and the last building should rent up in two to three months after completion.



G. SUPPLY ANALYSIS

a. Comparative Chart of Subject Amenities and Competing Properties

<u>Complex</u>	<u>Energy-efficient Central HVAC</u>	<u>2BR-3BR Bathrooms</u> ²⁰	<u>Dishwasher</u>	<u>W/D Hookups</u>
Country Lane	Yes	1.5 – 2	Yes	Yes
Baptist Branch	No	1 – 2	No	No
Cedar Homes	No	1 – 2	No	No
Willis Cane	No	1 - 2	No	No
Tanglewood	No	1 - 1.5	No	No

<u>Complex</u>	<u>Picnic Area</u>	<u>Energy-Star Appliances</u>	<u>New Kitchens</u>	<u>New Bathrooms</u>
Country Lane	Yes	Yes	Yes	Yes
Baptist Branch	No	No	No	No
Cedar Homes	No	No	No	No
Willis Cane	No	No	No	No
Tanglewood	No	No	No	No

b. Supply and Analysis of Competing Projects Under Construction and Pending

There are no competing projects under construction in the PMA. There are no pending competing projects in the PMA.

There are two applications for LIHTC single-family three- and four-bedroom homes. If they are funded, neither would be considered a competing project.

1. Country Lane Apartments has only four three-bedroom apartments.
2. Country Lane Apartments has full project-based rental assistance with no tenants earning above 30% of AMGI.

²⁰ One-bedroom apartments in all subsidized complexes have one bathroom. The newer three-bedroom apartments at Cedar Homes and Willis Cane have two-bathrooms in three-bedroom apartments.



c. Comparison of Competing Developments

Competing developments consist of the four other fully subsidized complexes in the city. While three of these are PHA complexes and are generally not considered competition for LIHTC projects, they attract the same income-eligible clientele as Country Lane Apartments, and for the purposes of this study constitute competing projects.

All project-based rental assistance projects in Blakely are full with wait lists. They have been full for the past five years. Any vacancies that come open are filled as soon as the apartment is ready for occupancy.

Country Lanes Apartments, post-rehabilitation, will have a distinct advantage over the other four projects. The level of project and apartment amenities will produce superior units in the market place.

None of the other projects will be able to compete at the same level. Country Lane Apartments will be able to attract tenants, retain tenants and develop a wait list that will be superior to the other four.

d. Rent Comparable Table

The three PHA projects and the family HUD Section 8 project in the PMA all have full rental assistance. Although there are stated rents for the purposes of the operating pro formas, no tenants are paying those rents. All tenants are at 30% of income for rent and utilities.

e. Rental Assisted Projects in the PMA

Including Country Lane Apartments, there are five fully rental assisted projects in the PMA. Three of these are PHA complexes and are not considered comparable for LIHTC purposes. However, in the case of Country Lane Apartments, they do serve the same population.

These were discussed in Section C (5) and Property Profile Reports are in the Appendices.

f. Multifamily Building Permits Issued in the PMA

According to the city building department, one permit was issued for a triplex in 2005 and that was the only permit in the last five years.



H. INTERVIEWS

a. Names, Title and Telephone Number of Individuals Interviewed

Kenneth Hall

Interim President of the Blakely and Early County Chamber of Commerce
(229) 723-3741
In person on May 30 and May 31, 2007

Rob Harrell

Building Department, City of Blakely
(229) 723-5500
In person on May 31, 2007

Halcyon Home

Agency provides housing and services for battered women and their families

Letonya Williams

(229) 226-6666
By telephone on June 11, 2007

Georgia Department of Community Affairs Southwest Regional Office, Albany
(229) 430-4117

Apartment Complex Managers

Managers of existing complexes in Blakely and in the SMA were interviewed. Those interview results are on the Property Profile sheets in the Appendices.



b. Interview Results

Kenneth Hall

Mr. Hall informed us that Georgia-Pacific had recently upgraded their plant, which resulted in a decrease in employees of approximately 200. It should be noted that this facility is on the Chattahoochee River and according to Mr. Hall approximately 1/3 of the employees commute from Dothan, Alabama.

A coal-burning power plant is in the permitting process. Construction is expected to begin in approximately two years, will take five years and will generate up to 1,500 jobs during the construction phase. Permanent employees will be approximately 120.

Another company has shown interest in the area, but this is still speculative.

The primary business of Early County revolves around peanuts; growing, harvesting, processing, storing and shipping. These jobs all pay minimum wage to slightly above minimum wage.

There is a real shortage of decent, affordable housing for low and moderate income households in Blakely.

Rob Harrell

Rob informed us that there has been one multifamily permit issued in the past four years, a fourplex in 2005.

He also knew of both applications for LIHTC funding for single-family home development. Both sites have been rezoned from agricultural to R-2 to permit the housing.

In his opinion, the Cedar Springs site was in a “better” part of the city. He stated that the Dean and Deal Avenues site was in a “rougher” part of the city. However, he also commented that, due to the existence of PHA housing adjacent north and the traffic that was already generated in the area by that housing, the Cedar Springs site had that issue as a major negative.

Letonya Williams - Halcyon Home

Since three apartments are targeted to special needs, we contacted the agency listed in the application. Halcyon Home offers support services for victims of domestic violence and their children.

According to Letonya, the three apartments are very much needed and will only touch the surface of the total need for such housing.



Georgia Department of Community Affairs Southwest Regional Office, Albany

This office distributes Housing Choice Vouchers to the Early County area. There are currently 3,000 families within the jurisdiction of this office that are using these vouchers.

The wait list has been closed since early 2006. The current wait list is approximately six months to one year.

The current payment standard is set at 110% of Fair Market Rent.

1BR	\$470
2BR	\$523
3BR	\$672
4BR	\$825

From this table, one can see that the current payment standards are well above the Subject's basic rent structure.



I. CONCLUSIONS AND RECOMMENDATIONS

a. Conclusions as to Impact of Subject on PMA

Country Lane Apartments already exists in the PMA, has not had a vacancy problem and has a wait list with households ready to move in when an apartment becomes vacant.

The other subsidized complexes in the PMA also have no vacancies and wait lists with households ready to move in when an apartment becomes vacant.

Therefore, in our opinion, rehabilitating this complex, while making it the most attractive fully subsidized complex in the PMA, will not impact any similar complex in the PMA.

b. Recommendations as to Subject's Viability in the PMA

Country Lane Apartments have been viable in the PMA since the complex opened.

We are aware that there are two single-family housing projects proposed in the same PMA. Both are three- and four-bedroom projects. Although they will accept vouchers neither has project-based rental assistance.

Since Country Lane Apartments consists of four one-bedroom apartments, 28 two-bedroom apartments and only four three-bedroom apartments, only the three-bedroom apartments would be in direct competition with the proposed projects.

Proposed Orchard Park is 35 homes with proposed net rents of \$350 to \$412 for a three-bedroom. Gross rents would require incomes of \$18,120 to \$20,228 for affordability, which is well above the income levels at Country Lane Apartments.

Proposed Blakely Commons is 65 homes with proposed net rents of \$250 to \$490 for a three-bedroom. Gross rents would require incomes of \$15,140 to \$23,382 for affordability, which is well above the income levels at Country Lane Apartments.

Given the above proposed rents at the two proposed single-family projects, wage rates in the PMA (predominantly household incomes of \$10,000 or less to \$12,000), the stable employment situation for those wage levels and likelihood that even new employers in the area will generate those wage rates, Country Lane Apartments will remain viable in the PMA.



J. SIGNED STATEMENT FROM ANALYST

a. Signed Statement

I affirm that I have made a physical inspection of the market area and subject property and that information has been used in the full study for the need and demand for the proposed units. To the best of my knowledge, the market can support the project as shown in the study. I understand that any misrepresentation of this statement may result in denial of further participation in DCA's rental housing programs. I affirm that I have no interest in the project or relationship with the ownership entity and my compensation is not contingent on this project being funded.

Allan L. Forsythe
President
ALCA Associates

June 18, 2007



ADDENDUM A

Scope of Work

The Scope of Work for this study meets the requirements of the Georgia Department of Community Affairs and includes the following:

- Establishing a Primary Market Area (PMA) and a Secondary Market Area (SMA)
- Analyzing the economic and social conditions in the PMA and SMA in relationship to the proposed project
- Investigating the health and conditions of the rental market
- Contacting appropriate public agencies
- Surveying competing project; subsidized, LIHTC and market rate
- Inspection of the Subject Property proposed for the site and the general neighborhood location
- Analyzing the appropriateness of the proposed unit mix, rent levels, amenities and site
- Estimating market rent, absorption and stabilized occupancy
- Calculating income bands, given the proposed rent structure
- Estimating the number of income-eligible households



ADDENDUM BLimiting Conditions

1. We have relied extensively on materials supplied by the Georgia Department of Community Affairs and the project developer in the formulation of all analyses.
2. Any legal descriptions supplied are assumed to be correct and we assume no responsibility for legal matters.
3. This report was prepared assuming responsible ownership and capable management of the property. The analyses and projections are based on the basic assumption that the project will be managed and staffed by competent personnel and that the property will be professionally advertised and aggressively promoted.
4. We assume no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects no existing or that may develop in the future.
5. A consulting analysis market study for a property is made as of a certain day. The real estate market is non-static and change and market anticipation is analyzed as of a specific date in time and is only valid as of the specified date.
6. Possession of the report, or a copy thereof, does not carry with it the right of publication nor may it be reproduced in whole or in part, in any manner, by any person, without prior written consent of the author. Neither all nor any part of the report, or copy thereof shall be disseminated to the general public by the use of advertising, public relations, news, sales, or any media for public communication with the prior written consent and approval of the appraiser.
7. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report.
8. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information herein.



ADDENDUM C

Qualifications of the Analyst

ALCA Associates is a real estate research, marketing and consulting firm with more than 20 years of experience in single and multifamily housing market analysis for funding with tax credit equity, HUD 202 financing, Ohio housing trust fund dollars and USDA Rural Development low interest loans. ALCA Associates conducts feasibility studies and market studies for developers of multifamily projects working with agencies such as the USDA Rural Development Rural Rental Housing Agency, the Department of Housing and Urban Development and state housing credit agencies.

Allan Forsythe is president and managing partner. He has a Bachelor of Science degree in chemical engineering, a Master of Science degree in physical chemistry and a Masters in Business Administration, with a major in finance and market analysis.

Allan has served on the advisory board of the Ohio Housing Finance Agency. He has been a guest lecturer at Universidad de Espiritu Santo (Holy Spirit University) in Guayaquil, Ecuador, and the Universidad de Catamarca (University of Catamarca), Catamarca, Argentina, on housing and the environment.

The company is a registered consultant with the World Bank and the Inter-American Development Bank in the areas of housing and infrastructure development (Registration Number 2556).

ALCA Associates has conducted tax credit market studies in Arizona, Indiana, Ohio, Pennsylvania and West Virginia.

In addition, the company is a certified Rural Development market analyst in the states of Delaware, Maine, Maryland, Mississippi, New York, Ohio and West Virginia and has conducted HUD 202 senior housing studies in 20 states.



ADDENDUM D

Certification of the Analyst

This market study has been prepared by Allan Forsythe, President of ALCA Associates, which is a member in good standing of the National Council of Affordable Housing Market Analysts (NCAHMA). This study has been prepared in conformance with the standards adopted by NCAHMA for the market analyst' industry.

These standards include the Standard Definitions of Key Terms Used in Market Studies for Affordable Housing Projects, and Model Content Standards for the Content of Market Studies for Affordable Housing Projects. They 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 NCAHMA.

ALCA Associates is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in NCAHMA educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. ALCA Associates is an independent market analyst. No principal or employee of ALCA Associates has any financial interest whatsoever in the development for which this analysis has been undertaken.

While the document specifies ALCA Associates, the certification is always signed by the individual completing the study and attesting to the certification.

Field work was conducted from May 30 to June 1, 2007.



Allan L. Forsythe
President

Report Date: June 20, 2007



ADDENDUM E

Data Sources Used

Principal data sources used were:

- Claritas, Inc.
 1. Household Trend Report for population, household and household size 2007 estimates and 2012 projections
 2. Population by Age Report for 2007 estimates and 2012 projections
 3. Age by Income Report for 2007 estimates and 2012 projections
 4. Race and Hispanic Report for composition of population for 2007 estimates and 2012 projections
 5. Demographic Report for 2007 estimates and 2012 projections
 6. Middle Years Report to confirm sub-categories of other reports
 7. Young Adults Report to confirm sub-categories of other reports
 8. Executive Summary for Overall County Profile
 9. Summary Business Date Report by 2-Digit SIC Category for the employment profile (latest available is 2006) for detailed employment numbers, number of firms, annual sales and number of firms with 20+ employees

- Ribbon Demographics
 1. HISTA Report to determine the number of income-eligible renter households by household size and income available to the proposed project

- U.S. Census 2000
 1. For data on households without complete plumbing, in renter cost overburden and in overcrowded conditions

- Georgia Department of Labor
 1. Early County Labor Profile
 2. Workforce Investment Area #17 Information
 3. Unemployment Statistics for Early County

- Georgiafacts.net
 1. Early County Profile



- Early County Chamber of Commerce
 1. Major Manufacturers
 2. Current Employment Situation
 3. Future Employment Potential
- The Georgia Department of Community Affairs for existing and funded tax credit and bond financed projects in the PMA
- The HUD website for existing subsidized projects in the PMA
- The HUD user website for income limits for 2007 and Fair Market Rents for Early County
- Interviews with project managers of existing complexes; comparable market rate, tax credit and fully subsidized complexes for number, size, types of units, rents, vacancies and wait lists.
- Interviews with local government officials and realtors on the status and health of the rental housing market.



Catholic Church



AME Church



Methodist Church



First Baptist Church



County Courthouse



County Administrative Building



City Hall



Family and Children's Services



Early County Neighborhood Service Center



Post Office



Police/Sheriff Department



Fire Department



High School



Middle School



Elementary School



Bainbridge College – Part of University System of Georgia



Library



Day Care Center



Medical Clinic



Medical Supply House



Clinic



Dentist Office –Adjacent to Clinic



Hospital



CVS Pharmacy



Hall Drug Company



Bean Patch Grocery



Petro Service Station and BJ's Express



Citgo Service Station and Quick Buys Food Store



BP Service Station with Food Mart



Blakely Corners



Auto Parts Store



Ace Hardware



Station West



Station West



First State Bank



Bank of Early



Commercial State Bank



Pizza Hut



McDonald's



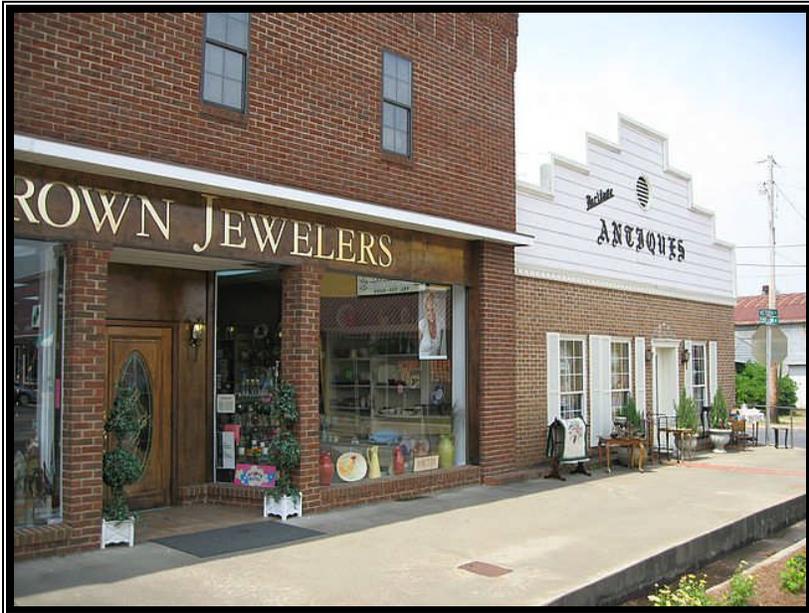
Courthouse Square – North Side



Courthouse Square – North Side



Courthouse Square – West Side



Courthouse Square – South Side



Courthouse Square – Insurance



South Main Street Commercial – South of Courthouse Square



April 27, 2007

Mr. Michael Collins
Georgia Department of Community Affairs
60 Executive Park South NE
Suite 250
Atlanta, Georgia 30329

RE: Country Lane Apartments
Blakely, Georgia

Dear Michael,

Please use this letter as a statement of the scope of work for the above-mentioned DCA 9% tax credit project. The nature of the rehabilitation work proposed in this scope shall be of a wholesale "gut" as defined in the Physical Needs Assessment Guide. Please refer to the drawings included in this package for additional information.

1. Site

- a. Built improvements
 - i. Covered picnic building with free-standing grills.
 - ii. Equipped picnic area with picnic tables and free-standing grills.
 - iii. Equipped basketball court.
 - iv. 13'-0" diameter pre-fabricated maintenance free, accessible Gazebo.
 - v. Playground with fully accessible equipment and Tot-lot.
 - vi. Large open playing field at least 5,000 square feet.
- b. Dumpsters
 - i. Pour new drive, apron and curbing.
 - ii. Provide new vinyl-fenced enclosure conforming to ADA regulations.
- c. Community Center
 - i. Construct new community center to include:
 1. Furnished Library and reading area.
 2. Furnished Children's Activity center.
 3. Equipped exercise/fitness center.
 - ii. Provide one washer and one dryer per 25 units in Laundry Room.
- d. Earthwork
 - i. Re-grade as required to fill eroded areas.
- e. Fencing
 - i. Provide decorative vinyl fencing along street side (entry) of property.
 - ii. Provide fencing around Tot-lot.
- f. Mail Facilities
 - i. Provide a common covered mail area in new community center building.

IPG, INCORPORATED

ARCHITECTS AND PLANNERS

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- g. Landscaping
 - i. Preserve existing trees and vegetation within the site. Existing mature trees and drainage patterns have been integrated into the landscape design.
 - ii. Provide entry streetscapes with decorative fencing, special lighting and new illuminated facility sign.
 - iii. Upgrade landscaping to include landscaping berms and seasonal plantings at community areas.
 - iv. Provide additional larger trees, shade plantings and seating at community areas.
- h. Parking
 - i. Apply new topping and re-stripe. Provide wheelchair ramps as noted on drawings.
 - ii. Rework or replace existing curb where necessary.
- i. Pedestrian Paving
 - i. Repair or replace existing concrete walks and add walks as required.
- j. Site Lighting
 - i. Upgrade existing to HID type and provide a minimum of 1 foot-candle (min.) at parking area.
 - ii. Provide common area lighting with Energystar rating and controls.
- k. Site Sanitary Lines
 - i. Clean existing lines to city sewer.

2. Building Architecture

- a. Appurtenant Structures
 - i. Add new or recreate existing covered entries to all buildings and units for both new and existing construction.
 - ii. Add decorative elements to exterior of all buildings for both new and existing construction.
- b. Exterior Doors
 - i. Replace existing doors with raised-panel insulated units.
- c. Exterior Walls
 - i. Pressure wash existing masonry.
 - ii. Provide new masonry (brick or stone) as required to achieve minimum durable surface area of 40% at each wall face.
 - iii. Install new commercial grade vinyl siding (.044") and trim over existing plywood siding and trim.
- d. Roof Covering
 - i. Install new 30-year algae resistant asphalt shingled roofing that exceeds DCA minimum requirements.
 - ii. Install screened back continuous ridge vent.
- e. Roof Drainage
 - i. Install new gutter and downspouts.
 - ii. Provide splashblocks at each downspout.
- f. Soffits
 - i. Install new, pre-finished metal fascia and frieze.
 - ii. Install new perforated vinyl soffit.
- g. Windows
 - i. Install units with glazing rated at a minimum U-value of .4 or less. R-value shall be 2.5 minimum with a solar heat gain coefficient of .4 or less.
 - ii. Warranty shall be 10 years from date of installation against breakage of glazing seal.
 - iii. Install new vinyl shutters.
- h. Bath Accessories
 - i. Install new bath accessories.
 - ii. Install grab bars as noted on plans.

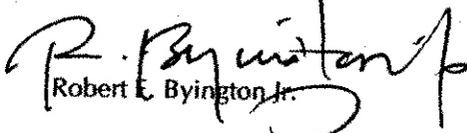
- i. Bath Fixtures
 - i. Install new bath fixtures and plumbing which have lower flow rates than the NEPA standards.
- j. Closet Doors
 - i. Provide new closet doors and trim.
- k. Countertop & Sink
 - i. Install new kitchen countertops and sinks.
- l. Appliances
 - i. Install new Energy Star refrigerator.
 - ii. Install new range and hood with ventilation to the exterior and damper.
 - iii. Install new microwave oven.
 - iv. Install new built-in dishwasher.
 - v. Install washer/dryer hook-ups in all units.
- m. Electrical Fixtures
 - i. Install new Energystar "Advanced Lighting Package" electrical fixtures throughout property.
- n. Interior Doors
 - i. Install new interior raised-panel Masonite doors.
- o. Kitchen Cabinets
 - i. Install new base and overhead cabinets.
- p. Ceilings
 - i. Replace existing gypsum board ceiling with new gypsum board ceiling.
 - ii. Install R-38 insulation in attic space.
- q. Floors
 - i. Install new resilient flooring in wet areas.
 - ii. Install new carpet.
 - iii. Provide new trim as required.
- r. Walls
 - i. Add new frame walls with gypsum wallboard as shown on drawings.
- s. HVAC
 - i. Replace existing system with split system heat pump and ARI rated SEER 14 cooling equipment.
 - ii. Replace thermostat.
 - iii. Replace ducts and provide new supply and r/a grilles.
 - iv. Provide fresh air intake before return air infiltration.
- t. Smoke & Fire Protection
 - i. Replace smoke detectors.
 - ii. Install carbon monoxide fire suppression system above range cook top.
- u. Unit Electrical
 - i. Replace existing service to meter base.
 - ii. Rewire range to panel box circuit.
 - iii. Replace panel.
 - iv. Relocate all switches to meet ADA requirements.
 - v. Provide GFI switches where needed.
 - vi. Provide Arc-Fault breakers in bedrooms
 - vii. Provide quick disconnect at HVAC condensing unit.
- v. Buzzer/Unicom
 - i. Install call system with buzzer and light to exterior in all units.
- w. Unit Water Heater
 - i. Install new water heater that exceeds DCA minimum energy efficiency requirements of .92 or higher.
- x. Unit Vent/Exhaust
 - i. Install new Energystar toilet exhaust with timer, humidistat control and a cfm that exceeds DCA requirements.

- y. Vanities
 - i. Provide new ADA approved vanity units to replace units where existing conditions permit.
- z. Window Covering
 - i. Install new window blinds which conform to DCA standards.

3. Accessibility

- a. Common Areas
 - i. Maximum length of travel from each first floor unit in every building to the closest parking space designated as a "Handicapped" space does not exceed 200 feet.
 - ii. All common areas will be accessible and have an accessible route to the area per the applicable accessibility requirements.
- b. Public Bathroom Accessories and Fixtures
 - i. Replace public bathroom accessories and fixtures to be ADA compliant.
- c. Units
 - i. In units occupied by the hearing and sight impaired, provide all required devices and warning units.
 - ii. Provide emergency pull-stations in accessible unit bathrooms and all bedrooms.
 - iii. Additional 2% of the units will be equipped for the mobility disabled including installation of roll-in shower.
- d. Accessibility Review
 - i. Construction documents will be reviewed by a third-party reviewer prior to construction per DCA template and requirements.

Respectfully Submitted,


Robert E. Byington Jr.

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NCAHMA MARKET STUDY TERMINOLOGY

Terminology	Definition
Absorption Period	The period of time necessary for a newly constructed or renovated property to achieve the Stabilized Level of Occupancy. The Absorption Period begins when the first certificate of occupancy is issued and ends when the last unit to reach the Stabilized Level of Occupancy has a signed lease. Assumes a typical pre-marketing period, prior to the issuance of the certificate of occupancy, of about three to six months. The month that leasing is assumed to begin should accompany all absorption estimates.
Absorption Rate	The average number of units rented each month during the Absorption Period.
Acceptable Rent Burden	The rent-to-income ratio used to qualify tenants for both income-restricted and non-income restricted units. The Acceptable Rent Burden varies depending on the requirements of funding sources, government funding sources, target markets, and local conditions.
Affordable Housing	Housing where the tenant Household pays no more than 30 percent of its annual income on Gross Rent.
Amenity	Tangible or intangible benefits offered to a tenant at no fee, typically on-site recreational facilities or planned programs, services and activities.
Annual Demand	The total estimated demand present in the market in any one year for the type of units proposed.
Area Median Income (AMI)	100% 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 as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.
Below Market Interest Rate Program (BMIR)	Program targeted to renters with income not exceeding 80% 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

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	qualified Households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter Households in the Primary Market Area. See Penetration Rate for rate for entire market area.
Census Tract	A small, relatively permanent statistical subdivision delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features; they always nest within counties. They are designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment. Census tracts average about 4,000 inhabitants.
Central Business District (CBD)	The center of commercial activity within a town or city; usually the largest and oldest concentration of such activity.
Community Development Corporation (CDC)	Entrepreneurial institution combining public and private resources to aid in the development of socio-economically disadvantaged areas.
Comparable Property	A property that is representative of the rental housing choices of the subject's Primary Market Area and that is similar in construction, size, amenities, or age. These Comparables and Competitives are generally used to derive market rent.
Competitive Property	A property that is comparable to the subject and that competes at nearly the same rent levels, and tenant profile, such as age, family or income. -
Concession	Discount given to a prospective tenant to induce the tenant to sign a lease. Concessions typically are in the form of reduced rent or free rent for a specific 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 tenant, to the owner, inclusive of all terms of the lease. (HUD & RD) 2. The monthly rent agreed to between a tenant and a landlord (Census).
Demand	The total number of households in a defined market area that would potentially move into proposed new or renovated housing units. These households must be of the appropriate age, income, tenure and size for a specific proposed development. Components of demand vary and can include household growth; turnover, those living in substandard conditions, rent 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% of eligible basis for the purpose of calculating the Tax Credit allocation.
Detached Housing	A freestanding dwelling unit, typically single-family, situated on its own lot.
Effective Rents	Contract Rent less concessions.
Elderly or Senior	Housing where (1) all the units in the property are restricted for occupancy by

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Housing	persons 62 years of age or older or (2) at least 80% 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% 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% of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50 th percentile of rents.
Garden Apartments	Apartments in low-rise buildings (typically two to four stories) that feature low density, ample open-space around buildings, and on-site parking.
Gross Rent	The monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all Tenant Paid Utilities.
High-rise	A residential building having more than ten stories.
Household	One or more people who occupy a housing unit as their usual place of residence.
Household Trends	Changes in the number of Households for a particular area over a specific period of time, which is a function of new Household formations (e.g. at marriage or separation) and changes in average Household size.
Housing Unit	House, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.
Housing Choice Voucher (Section 8 Program)	Federal rent subsidy program under Section 8 of the U.S. Housing Act, which issues rent vouchers to eligible Households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant's contribution of 30% of adjusted income, (or 10% of gross income, whichever is greater). In cases where 30% of the tenants' income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.
Housing Finance Agency (HFA)	State or local agencies responsible for financing housing and administering Assisted Housing programs.
HUD Section 8 Program	Federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants' adjusted income.
HUD Section 202 Program	Federal Program, which provides direct capital assistance (i.e. grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50% 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% 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% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations

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	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% of area median income who pay rent equal to the greater of Basic Rent or 30 percent of their adjusted income. All rents are capped at a HUD approved market rent.
Income Band	The range of incomes of Households that can pay a specific rent but do not have more income than is allowed by the Income Limits of a particular housing program. The minimum household income typically is based on a defined Acceptable Rent Burden percentage and the maximum typically is pre-defined by specific programmatic requirements or by general market parameters.
Income Limits	Maximum Household income by county or Metropolitan Statistical Area , adjusted for Household size and expressed as a percentage of the Area Median Income for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30%, 50%, 60% or 80% of AMI. HUD publishes Income Limits each year for 30% median, Very Low Income (50%), and Low-Income (80%), for households with 1 through 8 people.
Infrastructure	Services and facilities including roads, highways, water, sewerage, emergency services, parks and recreation, etc. Infrastructure includes both public and private facilities.
Low Income	Person or Household with gross Household income below 80% 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% or less of Area Median Income, and that the rents on these units be restricted accordingly.
Low Rise Building	A building with one to three stories
Market Advantage	The difference, expressed as a percentage, between the estimated market rent for an apartment property without income restrictions and the lesser of (a) the owner's proposed rents or (b) the maximum rents permitted by the financing program for the same apartment property.
Market Analysis	A study of real estate market conditions for a specific type of property.
Market Area or Primary Market Area	A geographic area from which a property is expected to draw the majority of its residents.
Market Demand	The total number of households in a defined market area that would potentially move into new or renovated housing units. Market demand is not project specific and refers to the universe of tenure appropriate households, independent of income. The components of market demand are similar to those used in determining demand.
Market Rent	The rent that an apartment, without rent or income restrictions or rent subsidies, would command in the open market considering its location, features and amenities. Market rent should be adjusted for Concessions and

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	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.
Migration	The movement of Households from one location or market area to another.
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%).
Mobility	The ease with which people move from one location to another.
Moderate Income	Person or Household with gross household income between 80 and 120 percent of area median income adjusted for Household size.
Move-up Demand	An estimate of how many consumers are able and willing to relocate to more expensive or desirable units, such as tenants who move up from Class C properties to Class B; and Class B tenants that move up to class A properties; and tenants that move from Class C and B properties to a new superior Low Income Tax Credit property.
Multi-family	Structures that contain more than two or more housing units.
Neighborhood	An area of a city or town with common demographic and economic features that distinguish it from adjoining areas.
Net Rent (also referred to as	Gross Rent less Tenant Paid Utilities.

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Contract or Lease Rent)	
Penetration Rate	The percentage of age and income qualified renter Households in the Primary Market Area that 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 level 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% of Households have an income less than 60% of Area Median Income or where the poverty rate is at least 25%. A project located in a QCT and receiving Low Income Housing Tax Credits may qualify for up to 130% of eligible basis for the purpose of calculating the Tax Credit allocation.
Rural Development (RD) Market Rent	A monthly rent that can be charged for an apartment under a specific USDA-RD housing program, that reflects the agency's estimate of the rent required to operate the property, maintain debt service on an un-subsidized mortgage and provide an adequate return to the property owner. This rent is the maximum rent that a tenant can pay at an RD Property.
Rural Development (RD) Program (Formerly the Farmers Home Administration Section 515 Rural Rental Housing Program)	Federal program which provides low interest loans to finance housing which serves low- and moderate-income persons in rural areas who pay 30 percent of their adjusted income on rent or the basic rent, whichever is the higher (but not exceeding the market rent). The Program may include property based rental assistance and interest reduction contracts to write down the interest on the loan to as low as one percent.
Redevelopment	The redesign or rehabilitation of existing properties.

**National Council of Affordable Housing Market Analysts
Market Study Terminology**

Rent Burden	Gross Rent divided by gross monthly Household income.
Rent Burdened Households	Households with Rent Burden above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.
Restricted Rent	The rent charged under the restrictions of a specific housing program or subsidy.
Saturation	The point at which there is no longer demand to support additional units.
Secondary Market Area	The portion of a market area that supplies additional support to an apartment property beyond that provided by the Primary Market Area.
Single-Family Housing	A dwelling unit, either attached or detached, designed for use by one Household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.
Special Needs Population	Specific market niche that is typically not catered to in a conventional apartment property. This population should exhibit certain criteria, which can be well defined, in order, for example, to assess the need and demand from this source. Examples of special needs populations include: substance abusers, visually impaired person or persons with mobility limitations.
Stabilized Level of Occupancy	The underwritten or actual number of occupied units that a property is expected to maintain after the initial rent-up period, expressed as a percentage of the total units.
State Data Center (SDC)	A state agency or university facility identified by the governor of each state to participate in the Census Bureau's cooperative network for the dissemination of the census data.
Subsidy	Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's Contract Rent and the amount paid by the tenant toward rent.
Substandard Conditions	Housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.
Target Income Band	The Income Band from which the subject property will draw tenants.
Target Population	Market niche a development will appeal or cater to. State agencies often use Target Population to refer to various income set asides, elderly v. family, etc.
Tenant	One who rents real property from another.
Tenant Paid Utilities	The cost of utilities necessary for the habitation of a dwelling unit, which are paid by the tenant. Tenant Paid Utilities do not include costs for telephone or cable service.
Tenure	The distinction between owner-occupied and renter-occupied housing units.
Townhouse (or Row House)	Single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.
Turnover	1. An estimate of the number of housing units in a Market Area as a percentage of total housing units in the Market Area that will likely change occupants in any one year. See Vacancy Period
Turnover Period	2. The percent of occupants in a given apartment complex that move in one year.
Unmet Housing Need	New units required in the Market Area to accommodate Household growth, homeless Households, and housing in substandard conditions.
Unrestricted	The recommended rents for the market rate units at a Mixed-Income

**National Council of Affordable Housing Market Analysts
Market Study Terminology**

Rents	Property-
Unrestricted Units	The units at a Mixed-Income Property that are not subject to any income or rent restrictions.
Vacancy Period	The amount of time that an apartment remains vacant and available for rent.
Vacancy Rate- Economic	Maximum potential revenue less actual rent revenue divided by maximum potential rent revenue.
Vacancy Rate - Physical	The number of total habitable units that are vacant divided by the total number of units in the property.
Very Low Income	Person or Household whose gross household income does not exceed 50% 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.

Household Trend

County (see appendix for geographies), Total

Description	2000 Census	2007 Estimate	%Change 2000-2007	2012 Projection	%Change 2007-2012
Universe Totals					
Population	12,354	11,998	-2.88%	11,769	-1.91%
Households	4,695	4,684	-0.23%	4,651	-0.70%
Families	3,294	3,287	-0.21%	3,263	-0.73%
Housing Units	5,338	5,395	1.07%	5,357	-0.70%
Group Quarters Population	258	253	-1.94%	249	-1.58%
Average Household Size	2.58	2.51	-2.71%	2.48	-1.20%

Income Totals					
Aggregate(\$MM) Household Income	180	213	18.33%	236	10.80%
Per Capita(\$)	14,936	17,957	20.23%	20,332	13.23%

Description	2000 Census	%	2007 Estimate	%	2012 Projection	%
Total Household Income	4,703		4,684		4,651	
Income Less than \$15,000	1,495	31.79%	1,218	26.00%	1,085	23.33%
Income \$15,000 - \$24,999	813	17.29%	845	18.04%	777	16.71%
Income \$25,000 - \$34,999	634	13.48%	498	10.63%	511	10.99%
Income \$35,000 - \$49,999	612	13.01%	735	15.69%	697	14.99%
Income \$50,000 - \$74,999	597	12.69%	601	12.83%	631	13.57%
Income \$75,000 - \$99,999	275	5.85%	332	7.09%	372	8.00%
Income \$100,000 - \$149,999	196	4.17%	329	7.02%	384	8.26%
Income \$150,000 - \$249,999	61	1.30%	78	1.67%	135	2.90%
Income \$250,000 - \$499,999	19	0.40%	41	0.88%	44	0.95%
Income \$500,000 or more	1	0.02%	7	0.15%	15	0.32%

Average Household Income(\$)	38,306		45,369		50,827	
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Median Household Income(\$)	25,693		30,601		34,062	
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Total Family Household Income	3,301		3,287		3,263	
Income Less than \$15,000	699	21.18%	719	21.87%	639	19.58%
Income \$15,000 - \$24,999	564	17.09%	588	17.89%	515	15.78%
Income \$25,000 - \$34,999	495	15.00%	370	11.26%	397	12.17%
Income \$35,000 - \$49,999	503	15.24%	499	15.18%	477	14.62%
Income \$50,000 - \$74,999	512	15.51%	449	13.66%	451	13.82%
Income \$75,000 - \$99,999	275	8.33%	292	8.88%	310	9.50%
Income \$100,000 - \$149,999	193	5.85%	276	8.40%	324	9.93%
Income \$150,000 - \$249,999	46	1.39%	61	1.86%	112	3.43%
Income \$250,000 - \$499,999	13	0.39%	26	0.79%	26	0.80%
Income \$500,000 or more	1	0.03%	7	0.21%	12	0.37%



Household Trend

County (see appendix for geographies), Total

Description	2000 Census	%	2007 Estimate	%	2012 Projection	%
Households by Household Type and Size*						
Nonfamily Households	1,401		1,397		1,388	
1-person household	1,265	90.29%	1,331	95.28%	1,344	96.83%
2-person household	118	8.42%	54	3.87%	36	2.59%
3-person household	8	0.57%	5	0.36%	2	0.14%
4-person household	7	0.50%	4	0.29%	3	0.22%
5-person household	3	0.21%	3	0.21%	3	0.22%
6-person household	0	0.00%	0	0.00%	0	0.00%
7 or more person household	0	0.00%	0	0.00%	0	0.00%
Family Households	3,294		3,287		3,263	
2-person household	1,377	41.80%	1,442	43.87%	1,469	45.02%
3-person household	816	24.77%	809	24.61%	791	24.24%
4-person household	582	17.67%	561	17.07%	549	16.83%
5-person household	303	9.20%	281	8.55%	273	8.37%
6-person household	125	3.79%	123	3.74%	120	3.68%
7 or more person household	91	2.76%	71	2.16%	61	1.87%

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.



Household Trend

Appendix: Area Listing

Area Name:

Type: List - County

Reporting Detail: Aggregate

Reporting Level: County

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
13099	Early County, GA		

Project Information:

Site: 1

Order Number: 965269863



Pop-Facts: Household Income by Age of Householder

County (see appendix for geographies), Total

2000 Census Age/Income	Age 15 - 24	Age 25 - 34	Age 35 - 44	Age 45 - 54	Age 55 - 59	Age 60 - 64	Age 65 - 69	Age 70 - 74	Age 75 - 79	Age 80 - 84	Age 85+	Total
Household Totals	147	646	1,038	764	387	346	337	341	311	222	164	4,703
% of Total Households	3.13%	13.74%	22.07%	16.24%	8.23%	7.36%	7.17%	7.25%	6.61%	4.72%	3.49%	
Income Less than \$10,000	50	68	191	99	78	87	80	85	84	64	57	943
% Across Age Ranges	5.30%	7.21%	20.25%	10.50%	8.27%	9.23%	8.48%	9.01%	8.91%	6.79%	6.04%	
% Within Age Range	34.01%	10.53%	18.40%	12.96%	20.16%	25.14%	23.74%	24.93%	27.01%	28.83%	34.76%	
Income \$10,000 - \$14,999	30	60	120	66	34	30	52	53	45	35	27	552
% Across Age Ranges	5.43%	10.87%	21.74%	11.96%	6.16%	5.43%	9.42%	9.60%	8.15%	6.34%	4.89%	
% Within Age Range	20.41%	9.29%	11.56%	8.64%	8.79%	8.67%	15.43%	15.54%	14.47%	15.77%	16.46%	
Income \$15,000 - \$19,999	9	66	80	51	46	44	56	52	52	43	27	526
% Across Age Ranges	1.71%	12.55%	15.21%	9.70%	8.75%	8.37%	10.65%	9.89%	9.89%	8.17%	5.13%	
% Within Age Range	6.12%	10.22%	7.71%	6.68%	11.89%	12.72%	16.62%	15.25%	16.72%	19.37%	16.46%	
Income \$20,000 - \$24,999	13	56	58	21	14	14	11	16	40	28	16	287
% Across Age Ranges	4.53%	19.51%	20.21%	7.32%	4.88%	4.88%	3.83%	5.57%	13.94%	9.76%	5.57%	
% Within Age Range	8.84%	8.67%	5.59%	2.75%	3.62%	4.05%	3.26%	4.69%	12.86%	12.61%	9.76%	
Income \$25,000 - \$29,999	16	86	52	25	16	15	29	29	20	12	9	309
% Across Age Ranges	5.18%	27.83%	16.83%	8.09%	5.18%	4.85%	9.39%	9.39%	6.47%	3.88%	2.91%	
% Within Age Range	10.88%	13.31%	5.01%	3.27%	4.13%	4.34%	8.61%	8.50%	6.43%	5.41%	5.49%	
Income \$30,000 - \$34,999	9	42	75	66	30	19	27	29	14	9	5	325
% Across Age Ranges	2.77%	12.92%	23.08%	20.31%	9.23%	5.85%	8.31%	8.92%	4.31%	2.77%	1.54%	
% Within Age Range	6.12%	6.50%	7.23%	8.64%	7.75%	5.49%	8.01%	8.50%	4.50%	4.05%	3.05%	
Income \$35,000 - \$39,999	8	90	61	47	22	21	4	4	17	10	7	291
% Across Age Ranges	2.75%	30.93%	20.96%	16.15%	7.56%	7.22%	1.37%	1.37%	5.84%	3.44%	2.41%	
% Within Age Range	5.44%	13.93%	5.88%	6.15%	5.68%	6.07%	1.19%	1.17%	5.47%	4.50%	4.27%	
Income \$40,000 - \$44,999	0	24	96	21	20	20	7	9	8	4	3	212
% Across Age Ranges	0.00%	11.32%	45.28%	9.91%	9.43%	9.43%	3.30%	4.25%	3.77%	1.89%	1.42%	
% Within Age Range	0.00%	3.72%	9.25%	2.75%	5.17%	5.78%	2.08%	2.64%	2.57%	1.80%	1.83%	
Income \$45,000 - \$49,999	12	32	27	17	5	4	7	5	0	0	0	109
% Across Age Ranges	11.01%	29.36%	24.77%	15.60%	4.59%	3.67%	6.42%	4.59%	0.00%	0.00%	0.00%	
% Within Age Range	8.16%	4.95%	2.60%	2.23%	1.29%	1.16%	2.08%	1.47%	0.00%	0.00%	0.00%	
Income \$50,000 - \$59,999	0	62	93	62	16	13	14	14	17	8	7	306
% Across Age Ranges	0.00%	20.26%	30.39%	20.26%	5.23%	4.25%	4.58%	4.58%	5.56%	2.61%	2.29%	
% Within Age Range	0.00%	9.60%	8.96%	8.12%	4.13%	3.76%	4.15%	4.11%	5.47%	3.60%	4.27%	



Pop-Facts: Household Income by Age of Householder

County (see appendix for geographies), Total

Income \$60,000 - \$74,999	0	19	80	67	41	32	17	15	10	6	4	291
% Across Age Ranges	0.00%	6.53%	27.49%	23.02%	14.09%	11.00%	5.84%	5.15%	3.44%	2.06%	1.37%	
% Within Age Range	0.00%	2.94%	7.71%	8.77%	10.59%	9.25%	5.04%	4.40%	3.22%	2.70%	2.44%	
Income \$75,000 - \$99,999	0	25	56	114	28	22	16	14	0	0	0	275
% Across Age Ranges	0.00%	9.09%	20.36%	41.45%	10.18%	8.00%	5.82%	5.09%	0.00%	0.00%	0.00%	
% Within Age Range	0.00%	3.87%	5.39%	14.92%	7.24%	6.36%	4.75%	4.11%	0.00%	0.00%	0.00%	
Income \$100,000 - \$124,999	0	5	44	61	17	11	6	5	0	0	0	149
% Across Age Ranges	0.00%	3.36%	29.53%	40.94%	11.41%	7.38%	4.03%	3.36%	0.00%	0.00%	0.00%	
% Within Age Range	0.00%	0.77%	4.24%	7.98%	4.39%	3.18%	1.78%	1.47%	0.00%	0.00%	0.00%	
Income \$125,000 - \$149,999	0	6	2	16	10	5	2	2	2	1	1	47
% Across Age Ranges	0.00%	12.77%	4.26%	34.04%	21.28%	10.64%	4.26%	4.26%	4.26%	2.13%	2.13%	
% Within Age Range	0.00%	0.93%	0.19%	2.09%	2.58%	1.45%	0.59%	0.59%	0.64%	0.45%	0.61%	
Income \$150,000 - \$199,999	0	5	0	5	4	3	5	5	0	0	0	27
% Across Age Ranges	0.00%	18.52%	0.00%	18.52%	14.81%	11.11%	18.52%	18.52%	0.00%	0.00%	0.00%	
% Within Age Range	0.00%	0.77%	0.00%	0.65%	1.03%	0.87%	1.48%	1.47%	0.00%	0.00%	0.00%	
Income \$200,000 - \$249,999	0	0	2	17	3	5	3	2	1	1	0	34
% Across Age Ranges	0.00%	0.00%	5.88%	50.00%	8.82%	14.71%	8.82%	5.88%	2.94%	2.94%	0.00%	
% Within Age Range	0.00%	0.00%	0.19%	2.23%	0.78%	1.45%	0.89%	0.59%	0.32%	0.45%	0.00%	
Income \$250,000 - \$499,999	0	0	1	9	3	1	1	2	1	1	0	19
% Across Age Ranges	0.00%	0.00%	5.26%	47.37%	15.79%	5.26%	5.26%	10.53%	5.26%	5.26%	0.00%	
% Within Age Range	0.00%	0.00%	0.10%	1.18%	0.78%	0.29%	0.30%	0.59%	0.32%	0.45%	0.00%	
Income \$500,000 or more	0	0	0	0	0	0	0	0	0	0	1	1
% Across Age Ranges	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
% Within Age Range	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.61%	
Median Household Income	\$13,871	\$29,224	\$31,217	\$41,705	\$30,968	\$24,167	\$18,246	\$18,113	\$17,547	\$16,420	\$14,554	\$25,710



Pop-Facts: Household Income by Age of Householder

County (see appendix for geographies), Total

2007 Estimate Age/Income	Age 15 - 24	Age 25 - 34	Age 35 - 44	Age 45 - 54	Age 55 - 59	Age 60 - 64	Age 65 - 69	Age 70 - 74	Age 75 - 79	Age 80 - 84	Age 85+	Total
Household Totals	179	687	826	983	420	370	320	278	236	189	196	4,684
% of Total Households	3.82%	14.67%	17.63%	20.99%	8.97%	7.90%	6.83%	5.94%	5.04%	4.04%	4.18%	
Income Less than \$10,000	45	65	131	121	79	79	68	56	48	43	50	785
% Across Age Ranges	5.73%	8.28%	16.69%	15.41%	10.06%	10.06%	8.66%	7.13%	6.11%	5.48%	6.37%	
% Within Age Range	25.14%	9.46%	15.86%	12.31%	18.81%	21.35%	21.25%	20.14%	20.34%	22.75%	25.51%	
Income \$10,000 - \$14,999	26	52	76	71	36	30	38	37	23	21	23	433
% Across Age Ranges	6.00%	12.01%	17.55%	16.40%	8.31%	6.93%	8.78%	8.55%	5.31%	4.85%	5.31%	
% Within Age Range	14.53%	7.57%	9.20%	7.22%	8.57%	8.11%	11.88%	13.31%	9.75%	11.11%	11.73%	
Income \$15,000 - \$19,999	25	59	69	70	39	32	41	33	32	27	24	451
% Across Age Ranges	5.54%	13.08%	15.30%	15.52%	8.65%	7.10%	9.09%	7.32%	7.10%	5.99%	5.32%	
% Within Age Range	13.97%	8.59%	8.35%	7.12%	9.29%	8.65%	12.81%	11.87%	13.56%	14.29%	12.24%	
Income \$20,000 - \$24,999	13	55	48	52	37	38	41	30	28	27	25	394
% Across Age Ranges	3.30%	13.96%	12.18%	13.20%	9.39%	9.64%	10.41%	7.61%	7.11%	6.85%	6.35%	
% Within Age Range	7.26%	8.01%	5.81%	5.29%	8.81%	10.27%	12.81%	10.79%	11.86%	14.29%	12.76%	
Income \$25,000 - \$29,999	16	53	42	27	11	15	9	16	18	19	15	241
% Across Age Ranges	6.64%	21.99%	17.43%	11.20%	4.56%	6.22%	3.73%	6.64%	7.47%	7.88%	6.22%	
% Within Age Range	8.94%	7.71%	5.08%	2.75%	2.62%	4.05%	2.81%	5.76%	7.63%	10.05%	7.65%	
Income \$30,000 - \$34,999	11	74	37	31	11	17	21	20	17	5	13	257
% Across Age Ranges	4.28%	28.79%	14.40%	12.06%	4.28%	6.61%	8.17%	7.78%	6.61%	1.95%	5.06%	
% Within Age Range	6.15%	10.77%	4.48%	3.15%	2.62%	4.59%	6.56%	7.19%	7.20%	2.65%	6.63%	
Income \$35,000 - \$39,999	10	38	48	71	26	18	17	17	12	8	3	268
% Across Age Ranges	3.73%	14.18%	17.91%	26.49%	9.70%	6.72%	6.34%	6.34%	4.48%	2.99%	1.12%	
% Within Age Range	5.59%	5.53%	5.81%	7.22%	6.19%	4.86%	5.31%	6.12%	5.08%	4.23%	1.53%	
Income \$40,000 - \$44,999	9	64	39	53	18	20	8	13	9	10	10	253
% Across Age Ranges	3.56%	25.30%	15.42%	20.95%	7.11%	7.91%	3.16%	5.14%	3.56%	3.95%	3.95%	
% Within Age Range	5.03%	9.32%	4.72%	5.39%	4.29%	5.41%	2.50%	4.68%	3.81%	5.29%	5.10%	
Income \$45,000 - \$49,999	7	44	62	29	23	21	6	2	6	5	9	214
% Across Age Ranges	3.27%	20.56%	28.97%	13.55%	10.75%	9.81%	2.80%	0.93%	2.80%	2.34%	4.21%	
% Within Age Range	3.91%	6.40%	7.51%	2.95%	5.48%	5.68%	1.88%	0.72%	2.54%	2.65%	4.59%	
Income \$50,000 - \$59,999	17	52	70	45	19	20	9	7	3	2	5	249
% Across Age Ranges	6.83%	20.88%	28.11%	18.07%	7.63%	8.03%	3.61%	2.81%	1.20%	0.80%	2.01%	
% Within Age Range	9.50%	7.57%	8.47%	4.58%	4.52%	5.41%	2.81%	2.52%	1.27%	1.06%	2.55%	



Pop-Facts: Household Income by Age of Householder

County (see appendix for geographies), Total

Income \$60,000 - \$74,999	0	67	85	95	27	17	17	12	20	7	5	352
% Across Age Ranges	0.00%	19.03%	24.15%	26.99%	7.67%	4.83%	4.83%	3.41%	5.68%	1.99%	1.42%	
% Within Age Range	0.00%	9.75%	10.29%	9.66%	6.43%	4.59%	5.31%	4.32%	8.47%	3.70%	2.55%	
Income \$75,000 - \$99,999	0	26	58	121	43	26	19	10	10	12	7	332
% Across Age Ranges	0.00%	7.83%	17.47%	36.45%	12.95%	7.83%	5.72%	3.01%	3.01%	3.61%	2.11%	
% Within Age Range	0.00%	3.78%	7.02%	12.31%	10.24%	7.03%	5.94%	3.60%	4.24%	6.35%	3.57%	
Income \$100,000 - \$124,999	0	22	33	93	20	16	10	13	0	0	0	207
% Across Age Ranges	0.00%	10.63%	15.94%	44.93%	9.66%	7.73%	4.83%	6.28%	0.00%	0.00%	0.00%	
% Within Age Range	0.00%	3.20%	4.00%	9.46%	4.76%	4.32%	3.12%	4.68%	0.00%	0.00%	0.00%	
Income \$125,000 - \$149,999	0	4	23	58	11	11	7	5	0	0	3	122
% Across Age Ranges	0.00%	3.28%	18.85%	47.54%	9.02%	9.02%	5.74%	4.10%	0.00%	0.00%	2.46%	
% Within Age Range	0.00%	0.58%	2.78%	5.90%	2.62%	2.97%	2.19%	1.80%	0.00%	0.00%	1.53%	
Income \$150,000 - \$199,999	0	8	0	15	13	2	6	2	4	0	4	54
% Across Age Ranges	0.00%	14.81%	0.00%	27.78%	24.07%	3.70%	11.11%	3.70%	7.41%	0.00%	7.41%	
% Within Age Range	0.00%	1.16%	0.00%	1.53%	3.10%	0.54%	1.88%	0.72%	1.69%	0.00%	2.04%	
Income \$200,000 - \$249,999	0	4	0	6	3	4	1	3	3	0	0	24
% Across Age Ranges	0.00%	16.67%	0.00%	25.00%	12.50%	16.67%	4.17%	12.50%	12.50%	0.00%	0.00%	
% Within Age Range	0.00%	0.58%	0.00%	0.61%	0.71%	1.08%	0.31%	1.08%	1.27%	0.00%	0.00%	
Income \$250,000 - \$499,999	0	0	5	19	3	4	2	2	3	3	0	41
% Across Age Ranges	0.00%	0.00%	12.20%	46.34%	7.32%	9.76%	4.88%	4.88%	7.32%	7.32%	0.00%	
% Within Age Range	0.00%	0.00%	0.61%	1.93%	0.71%	1.08%	0.62%	0.72%	1.27%	1.59%	0.00%	
Income \$500,000 or more	0	0	0	6	1	0	0	0	0	0	0	7
% Across Age Ranges	0.00%	0.00%	0.00%	85.71%	14.29%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
% Within Age Range	0.00%	0.00%	0.00%	0.61%	0.24%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Median Household Income	\$18,654	\$34,000	\$36,071	\$44,537	\$33,542	\$27,031	\$21,607	\$22,177	\$22,672	\$20,714	\$20,288	\$30,746



Pop-Facts: Household Income by Age of Householder

County (see appendix for geographies), Total

2012 Projection Age/Income	Age 15 - 24	Age 25 - 34	Age 35 - 44	Age 45 - 54	Age 55 - 59	Age 60 - 64	Age 65 - 69	Age 70 - 74	Age 75 - 79	Age 80 - 84	Age 85+	Total
Household Totals	181	686	761	918	456	397	344	278	245	181	204	4,651
% of Total Households	3.89%	14.75%	16.36%	19.74%	9.80%	8.54%	7.40%	5.98%	5.27%	3.89%	4.39%	
Income Less than \$10,000	39	62	110	111	76	78	61	50	40	35	43	705
% Across Age Ranges	5.53%	8.79%	15.60%	15.74%	10.78%	11.06%	8.65%	7.09%	5.67%	4.96%	6.10%	
% Within Age Range	21.55%	9.04%	14.45%	12.09%	16.67%	19.65%	17.73%	17.99%	16.33%	19.34%	21.08%	
Income \$10,000 - \$14,999	27	48	63	57	36	34	34	27	19	17	18	380
% Across Age Ranges	7.11%	12.63%	16.58%	15.00%	9.47%	8.95%	8.95%	7.11%	5.00%	4.47%	4.74%	
% Within Age Range	14.92%	7.00%	8.28%	6.21%	7.89%	8.56%	9.88%	9.71%	7.76%	9.39%	8.82%	
Income \$15,000 - \$19,999	17	54	61	66	35	31	36	34	27	21	19	401
% Across Age Ranges	4.24%	13.47%	15.21%	16.46%	8.73%	7.73%	8.98%	8.48%	6.73%	5.24%	4.74%	
% Within Age Range	9.39%	7.87%	8.02%	7.19%	7.68%	7.81%	10.47%	12.23%	11.02%	11.60%	9.31%	
Income \$20,000 - \$24,999	15	48	42	57	39	38	40	26	28	21	22	376
% Across Age Ranges	3.99%	12.77%	11.17%	15.16%	10.37%	10.11%	10.64%	6.91%	7.45%	5.59%	5.85%	
% Within Age Range	8.29%	7.00%	5.52%	6.21%	8.55%	9.57%	11.63%	9.35%	11.43%	11.60%	10.78%	
Income \$25,000 - \$29,999	11	44	38	31	30	25	23	22	18	17	30	289
% Across Age Ranges	3.81%	15.22%	13.15%	10.73%	10.38%	8.65%	7.96%	7.61%	6.23%	5.88%	10.38%	
% Within Age Range	6.08%	6.41%	4.99%	3.38%	6.58%	6.30%	6.69%	7.91%	7.35%	9.39%	14.71%	
Income \$30,000 - \$34,999	14	56	34	26	8	18	11	14	15	16	10	222
% Across Age Ranges	6.31%	25.23%	15.32%	11.71%	3.60%	8.11%	4.95%	6.31%	6.76%	7.21%	4.50%	
% Within Age Range	7.73%	8.16%	4.47%	2.83%	1.75%	4.53%	3.20%	5.04%	6.12%	8.84%	4.90%	
Income \$35,000 - \$39,999	11	60	28	32	13	19	17	20	14	5	14	233
% Across Age Ranges	4.72%	25.75%	12.02%	13.73%	5.58%	8.15%	7.30%	8.58%	6.01%	2.15%	6.01%	
% Within Age Range	6.08%	8.75%	3.68%	3.49%	2.85%	4.79%	4.94%	7.19%	5.71%	2.76%	6.86%	
Income \$40,000 - \$44,999	13	35	40	54	24	17	21	11	13	6	4	238
% Across Age Ranges	5.46%	14.71%	16.81%	22.69%	10.08%	7.14%	8.82%	4.62%	5.46%	2.52%	1.68%	
% Within Age Range	7.18%	5.10%	5.26%	5.88%	5.26%	4.28%	6.10%	3.96%	5.31%	3.31%	1.96%	
Income \$45,000 - \$49,999	9	61	32	43	18	18	5	12	7	9	12	226
% Across Age Ranges	3.98%	26.99%	14.16%	19.03%	7.96%	7.96%	2.21%	5.31%	3.10%	3.98%	5.31%	
% Within Age Range	4.97%	8.89%	4.20%	4.68%	3.95%	4.53%	1.45%	4.32%	2.86%	4.97%	5.88%	
Income \$50,000 - \$59,999	14	67	79	42	30	25	17	6	12	7	9	308
% Across Age Ranges	4.55%	21.75%	25.65%	13.64%	9.74%	8.12%	5.52%	1.95%	3.90%	2.27%	2.92%	
% Within Age Range	7.73%	9.77%	10.38%	4.58%	6.58%	6.30%	4.94%	2.16%	4.90%	3.87%	4.41%	



Pop-Facts: Household Income by Age of Householder

County (see appendix for geographies), Total

Income \$60,000 - \$74,999	11	66	77	72	25	23	14	15	10	3	7	323
% Across Age Ranges	3.41%	20.43%	23.84%	22.29%	7.74%	7.12%	4.33%	4.64%	3.10%	0.93%	2.17%	
% Within Age Range	6.08%	9.62%	10.12%	7.84%	5.48%	5.79%	4.07%	5.40%	4.08%	1.66%	3.43%	
Income \$75,000 - \$99,999	0	49	72	108	45	22	17	13	25	12	9	372
% Across Age Ranges	0.00%	13.17%	19.35%	29.03%	12.10%	5.91%	4.57%	3.49%	6.72%	3.23%	2.42%	
% Within Age Range	0.00%	7.14%	9.46%	11.76%	9.87%	5.54%	4.94%	4.68%	10.20%	6.63%	4.41%	
Income \$100,000 - \$124,999	0	19	39	88	28	14	18	11	8	8	1	234
% Across Age Ranges	0.00%	8.12%	16.67%	37.61%	11.97%	5.98%	7.69%	4.70%	3.42%	3.42%	0.43%	
% Within Age Range	0.00%	2.77%	5.12%	9.59%	6.14%	3.53%	5.23%	3.96%	3.27%	4.42%	0.49%	
Income \$125,000 - \$149,999	0	10	31	61	20	14	9	4	0	0	1	150
% Across Age Ranges	0.00%	6.67%	20.67%	40.67%	13.33%	9.33%	6.00%	2.67%	0.00%	0.00%	0.67%	
% Within Age Range	0.00%	1.46%	4.07%	6.64%	4.39%	3.53%	2.62%	1.44%	0.00%	0.00%	0.49%	
Income \$150,000 - \$199,999	0	3	11	37	11	14	12	7	2	0	5	102
% Across Age Ranges	0.00%	2.94%	10.78%	36.27%	10.78%	13.73%	11.76%	6.86%	1.96%	0.00%	4.90%	
% Within Age Range	0.00%	0.44%	1.45%	4.03%	2.41%	3.53%	3.49%	2.52%	0.82%	0.00%	2.45%	
Income \$200,000 - \$249,999	0	3	0	9	11	2	2	3	3	0	0	33
% Across Age Ranges	0.00%	9.09%	0.00%	27.27%	33.33%	6.06%	6.06%	9.09%	9.09%	0.00%	0.00%	
% Within Age Range	0.00%	0.44%	0.00%	0.98%	2.41%	0.50%	0.58%	1.08%	1.22%	0.00%	0.00%	
Income \$250,000 - \$499,999	0	1	4	16	5	4	3	3	4	4	0	44
% Across Age Ranges	0.00%	2.27%	9.09%	36.36%	11.36%	9.09%	6.82%	6.82%	9.09%	9.09%	0.00%	
% Within Age Range	0.00%	0.15%	0.53%	1.74%	1.10%	1.01%	0.87%	1.08%	1.63%	2.21%	0.00%	
Income \$500,000 or more	0	0	0	8	2	1	4	0	0	0	0	15
% Across Age Ranges	0.00%	0.00%	0.00%	53.33%	13.33%	6.67%	26.67%	0.00%	0.00%	0.00%	0.00%	
% Within Age Range	0.00%	0.00%	0.00%	0.87%	0.44%	0.25%	1.16%	0.00%	0.00%	0.00%	0.00%	
Median Household Income	\$22,500	\$37,582	\$40,610	\$47,898	\$36,607	\$28,462	\$25,312	\$25,543	\$27,368	\$24,091	\$24,972	\$33,924



Pop-Facts: Household Income by Age of Householder

Appendix: Area Listing

Area Name:

Type: List - County

Reporting Detail: Aggregate

Reporting Level: County

<u>Geography Code</u>	<u>Geography Name</u>
13099	Early County, GA

<u>Geography Code</u>	<u>Geography Name</u>
-----------------------	-----------------------

Project Information:

Site: 1

Order Number: 965269863



Prepared On: Tues May 29, 2007

Project Code: MS-2007GA

Prepared For: ALCA Associates

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Claritas Tech Support: 1 800 866 6511

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Prepared By:



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Owner Households						
Under Age 55 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	71	16	30	7	3	127
\$10,000-20,000	43	60	80	48	35	266
\$20,000-30,000	29	31	62	44	40	206
\$30,000-40,000	34	74	63	82	48	301
\$40,000-50,000	22	17	42	39	43	163
\$50,000-60,000	0	71	42	47	28	188
\$60,000+	<u>21</u>	<u>144</u>	<u>195</u>	<u>111</u>	<u>45</u>	<u>516</u>
Total	220	413	514	378	242	1,767

Owner Households						
Aged 55-61 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	35	22	0	0	0	57
\$10,000-20,000	21	21	10	0	4	56
\$20,000-30,000	1	29	4	0	4	38
\$30,000-40,000	10	34	0	4	4	52
\$40,000-50,000	11	11	7	0	0	29
\$50,000-60,000	0	19	1	0	0	20
\$60,000+	<u>0</u>	<u>52</u>	<u>36</u>	<u>22</u>	<u>18</u>	<u>128</u>
Total	78	188	58	26	30	380

Owner Households						
Aged 62+ Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	201	28	4	6	0	239
\$10,000-20,000	184	192	15	8	11	410
\$20,000-30,000	75	75	17	6	22	195
\$30,000-40,000	36	85	0	0	18	139
\$40,000-50,000	12	31	9	5	0	57
\$50,000-60,000	12	43	0	0	0	55
\$60,000+	<u>6</u>	<u>125</u>	<u>17</u>	<u>5</u>	<u>10</u>	<u>163</u>
Total	526	579	62	30	61	1,258

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Renter Households						
Under Age 55 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	57	60	80	59	25	281
\$10,000-20,000	42	57	14	38	65	216
\$20,000-30,000	9	4	14	20	74	121
\$30,000-40,000	29	34	7	12	15	97
\$40,000-50,000	7	12	31	16	0	66
\$50,000-60,000	10	7	0	12	0	29
\$60,000+	<u>10</u>	<u>4</u>	<u>4</u>	<u>0</u>	<u>0</u>	18
Total	164	178	150	157	179	828

Renter Households						
Aged 55-61 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	30	24	11	0	0	65
\$10,000-20,000	14	15	15	0	0	44
\$20,000-30,000	1	0	1	0	0	2
\$30,000-40,000	0	16	0	0	0	16
\$40,000-50,000	0	3	3	0	0	6
\$50,000-60,000	0	0	0	0	0	0
\$60,000+	<u>0</u>	<u>15</u>	<u>0</u>	<u>0</u>	<u>3</u>	18
Total	45	73	30	0	3	151

Renter Households						
Aged 62+ Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	144	30	0	0	0	174
\$10,000-20,000	53	29	4	0	0	86
\$20,000-30,000	30	0	4	0	0	34
\$30,000-40,000	3	3	0	5	0	11
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	13	1	0	0	0	14
\$60,000+	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	0
Total	243	63	8	5	0	319

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Owner Households						
Under Age 55 Years						
<i>Current Year Estimates - 2007</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	67	10	24	6	3	110
\$10,000-20,000	42	49	67	40	29	227
\$20,000-30,000	32	30	59	31	31	183
\$30,000-40,000	31	61	46	57	35	230
\$40,000-50,000	34	22	53	47	51	207
\$50,000-60,000	0	62	25	36	26	149
\$60,000+	<u>39</u>	<u>200</u>	<u>277</u>	<u>147</u>	<u>59</u>	<u>722</u>
Total	245	434	551	364	234	1,828

Owner Households						
Aged 55-61 Years						
<i>Current Year Estimates - 2007</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	38	16	0	0	0	54
\$10,000-20,000	30	15	11	0	1	57
\$20,000-30,000	2	37	12	2	11	64
\$30,000-40,000	27	14	0	3	2	46
\$40,000-50,000	11	29	6	0	1	47
\$50,000-60,000	1	14	11	0	0	26
\$60,000+	<u>0</u>	<u>56</u>	<u>43</u>	<u>21</u>	<u>19</u>	<u>139</u>
Total	109	181	83	26	34	433

Owner Households						
Aged 62+ Years						
<i>Current Year Estimates - 2007</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	156	15	3	3	0	177
\$10,000-20,000	152	114	8	6	9	289
\$20,000-30,000	90	77	19	6	25	217
\$30,000-40,000	34	80	0	0	27	141
\$40,000-50,000	30	45	17	4	0	96
\$50,000-60,000	5	21	0	0	0	26
\$60,000+	<u>12</u>	<u>170</u>	<u>28</u>	<u>12</u>	<u>10</u>	<u>232</u>
Total	479	522	75	31	71	1,178

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Renter Households						
Under Age 55 Years						
<i>Current Year Estimates - 2007</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	61	48	71	50	22	252
\$10,000-20,000	51	57	12	37	64	221
\$20,000-30,000	21	4	17	18	63	123
\$30,000-40,000	33	25	9	8	15	90
\$40,000-50,000	14	19	42	25	0	100
\$50,000-60,000	19	5	0	11	0	35
\$60,000+	13	6	7	0	0	26
Total	212	164	158	149	164	847

Renter Households						
Aged 55-61 Years						
<i>Current Year Estimates - 2007</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	30	20	11	0	0	61
\$10,000-20,000	5	9	18	0	0	32
\$20,000-30,000	0	0	2	1	1	4
\$30,000-40,000	0	7	0	0	0	7
\$40,000-50,000	0	9	3	0	0	12
\$50,000-60,000	0	1	1	1	0	3
\$60,000+	0	16	0	0	4	20
Total	35	62	35	2	5	139

Renter Households						
Aged 62+ Years						
<i>Current Year Estimates - 2007</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	111	20	0	0	0	131
\$10,000-20,000	38	17	3	0	0	58
\$20,000-30,000	40	0	4	0	0	44
\$30,000-40,000	2	2	0	7	0	11
\$40,000-50,000	1	1	1	1	1	5
\$50,000-60,000	9	0	1	0	0	10
\$60,000+	0	0	0	0	0	0
Total	201	40	9	8	1	259

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Owner Households						
Under Age 55 Years						
<i>Five Year Projections - 2012</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	60	10	21	5	1	97
\$10,000-20,000	39	37	54	33	24	187
\$20,000-30,000	28	22	48	26	28	152
\$30,000-40,000	27	46	36	44	30	183
\$40,000-50,000	34	16	55	42	46	193
\$50,000-60,000	0	64	22	41	30	157
\$60,000+	<u>47</u>	<u>207</u>	<u>293</u>	<u>152</u>	<u>61</u>	<u>760</u>
Total	235	402	529	343	220	1,729

Owner Households						
Aged 55-61 Years						
<i>Five Year Projections - 2012</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	34	15	0	0	0	49
\$10,000-20,000	33	15	9	0	0	57
\$20,000-30,000	2	46	13	3	13	77
\$30,000-40,000	22	7	0	4	3	36
\$40,000-50,000	7	27	6	0	1	41
\$50,000-60,000	1	23	10	1	1	36
\$60,000+	<u>0</u>	<u>63</u>	<u>51</u>	<u>25</u>	<u>23</u>	<u>162</u>
Total	99	196	89	33	41	458

Owner Households						
Aged 62+ Years						
<i>Five Year Projections - 2012</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	134	11	2	1	0	148
\$10,000-20,000	137	89	7	4	8	245
\$20,000-30,000	106	78	18	6	29	237
\$30,000-40,000	34	83	0	0	26	143
\$40,000-50,000	36	56	19	7	1	119
\$50,000-60,000	11	33	1	1	2	48
\$60,000+	<u>15</u>	<u>205</u>	<u>41</u>	<u>16</u>	<u>11</u>	<u>288</u>
Total	473	555	88	35	77	1,228

HISTA DATA

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Renter Households						
Under Age 55 Years						
<i>Five Year Projections - 2012</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	60	43	60	43	19	225
\$10,000-20,000	52	52	11	34	57	206
\$20,000-30,000	21	4	15	23	71	134
\$30,000-40,000	28	25	8	8	9	78
\$40,000-50,000	9	16	45	24	0	94
\$50,000-60,000	24	6	0	15	0	45
\$60,000+	19	8	8	0	0	35
Total	213	154	147	147	156	817

Renter Households						
Aged 55-61 Years						
<i>Five Year Projections - 2012</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	34	19	11	0	0	64
\$10,000-20,000	2	11	19	0	0	32
\$20,000-30,000	2	2	2	4	2	12
\$30,000-40,000	0	6	0	0	0	6
\$40,000-50,000	0	12	3	0	0	15
\$50,000-60,000	1	1	1	1	1	5
\$60,000+	0	24	0	0	4	28
Total	39	75	36	5	7	162

Renter Households						
Aged 62+ Years						
<i>Five Year Projections - 2012</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	106	16	0	0	0	122
\$10,000-20,000	36	16	2	0	0	54
\$20,000-30,000	49	0	4	0	0	53
\$30,000-40,000	2	2	0	5	0	9
\$40,000-50,000	1	1	0	0	0	2
\$50,000-60,000	13	1	1	1	1	17
\$60,000+	0	0	0	0	0	0
Total	207	36	7	6	1	257

Race and Hispanic Report

County (see appendix for geographies), Total

Description	2000 Census	2007 Estimate	%Change 2000-2007	2012 Projection	%Change 2007-2012
Universe Totals					
Population	12,354	11,998	-2.88%	11,769	-1.91%
Households	4,695	4,684	-0.23%	4,651	-0.70%
Families	3,294	3,287	-0.21%	3,263	-0.73%
Housing Units	5,338	5,395	1.07%	5,357	-0.70%
Group Quarters Population	258	253	-1.94%	249	-1.58%
Average Household Size	2.58	2.51	-2.71%	2.48	-1.20%
Income Totals					
Aggregate(\$MM) Household Income	180	213	18.33%	236	10.80%
Per Capita	14,936	17,957	20.23%	20,332	13.23%

Description	2007 Estimate	2012 Projection
Population Hispanic or Latino by Origin*	11,998	11,769
Not Hispanic or Latino	11,831	11,589
Hispanic or Latino:	167	180
Mexican	96	104
Puerto Rican	8	8
Cuban	0	0
All Other Hispanic or Latino	63	68

Description	2007 Estimate	2012 Projection
Population by Single Race Class. Total	11,998	11,769
White Alone	5,695	5,313
Black or African American Alone	6,127	6,293
American Indian and Alaska Native Alone	19	15
Asian Alone	30	35
Native Hawaiian and Other Pacific Islander Alone	5	3
Some Other Race Alone	48	51
Two or More Races	74	59

Description	2007 Estimate	2012 Projection
Hispanic or Latino by Single Race Class.	167	180
Non-Hispanic	11,831	11,589
White Alone	58	63
Black or African American Alone	51	55
American Indian and Alaska Native Alone	2	2
Asian Alone	0	0
Native Hawaiian and Other Pacific Islander Alone	0	0
Some Other Race Alone	43	46
Two or More Races	13	14



Race and Hispanic Report

County (see appendix for geographies), Total

Description	2007 Estimate	2012 Projection
Hispanic or Latino Population by Sex	167	180
Male	101	112
Female	66	68
Male/Female Ratio	1.53	1.65
Median Age	16.88	17.10
Hispanic or Latino Households	41	43
Non-Hispanic	4,643	4,608
Hispanic/Latino, White	15	14
Hispanic/Latino, Black/Af Amer	11	13
Hispanic/Latino, Am Ind/AK Native	1	1
Hispanic/Latino, Asian	0	0
Hispanic/Latino, Native HI/PI	0	0
Hispanic/Latino, Some Other Race	12	13
Hispanic/Latino, 2+ Races	2	2
Hispanic or Latino Household Income	41	43
Income Less than \$15,000	15	12
Income \$15,000 - \$24,999	8	8
Income \$25,000 - \$34,999	2	6
Income \$35,000 - \$49,999	9	6
Income \$50,000 - \$74,999	1	4
Income \$75,000 - \$99,999	2	1
Income \$100,000 - \$124,999	3	4
Income \$125,000 - \$149,999	0	1
Income \$150,000 - \$199,999	1	0
Income \$200,000 or more	0	1
Hispanic or Latino Median HH Income	21,667	27,857
Non-Hispanic or Latino Household Income	4,643	4,608
Income Less than \$15,000	1,203	1,073
Income \$15,000 - \$24,999	837	769
Income \$25,000 - \$34,999	496	505
Income \$35,000 - \$49,999	726	691
Income \$50,000 - \$74,999	600	627
Income \$75,000 - \$99,999	330	371
Income \$100,000 - \$124,999	204	230
Income \$125,000 - \$149,999	122	149
Income \$150,000 - \$199,999	53	102
Income \$200,000 or more	72	91
Non-Hispanic or Latino Median HH Income	30,674	34,140



Race and Hispanic Report

County (see appendix for geographies), Total

Description	2007 Estimate	2012 Projection
Occupied Housing Units*		
Owner Occupied:	3,395	3,373
Non-Hispanic or Latino:	3,376	3,355
White Alone	2,077	1,984
Black or African American Alone	1,275	1,348
American Indian and Alaska Native Alone	4	4
Asian Alone	5	6
Native Hawaiian and Other Pacific Islander Alone	0	0
Some Other Race Alone	3	4
Two or More Races	12	9
Hispanic or Latino	19	18
White Alone	11	10
Black or African American Alone	4	4
American Indian and Alaska Native Alone	0	0
Asian Alone	0	0
Native Hawaiian and Other Pacific Islander Alone	0	0
Some Other Race Alone	4	4
Two or More Races	0	0
Renter Occupied:	1,289	1,278
Non-Hispanic or Latino:	1,267	1,253
White Alone	422	378
Black or African American Alone	826	859
American Indian and Alaska Native Alone	4	2
Asian Alone	5	5
Native Hawaiian and Other Pacific Islander Alone	1	1
Some Other Race Alone	0	0
Two or More Races	9	8
Hispanic or Latino	22	25
White Alone	4	4
Black or African American Alone	7	9
American Indian and Alaska Native Alone	1	1
Asian Alone	0	0
Native Hawaiian and Other Pacific Islander Alone	0	0
Some Other Race Alone	8	9
Two or More Races	2	2

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.



Race and Hispanic Report

Appendix: Area Listing

Area Name:

Type: List - County

Reporting Detail: Aggregate

Reporting Level: County

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
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13099	Early County, GA		
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Project Information:

Site: 1

Order Number: 965269863



Pop-Facts: Demographic Trend

County (see appendix for geographies), Total

Description	2000 Census	%	2007 Estimate	%	2012 Projection	%
Population by Age	12,354		11,998		11,769	
Age 0 - 4	876	7.09%	951	7.93%	931	7.91%
Age 5 - 9	968	7.84%	854	7.12%	880	7.48%
Age 10 - 14	1,067	8.64%	923	7.69%	836	7.10%
Age 15 - 17	630	5.10%	619	5.16%	558	4.74%
Age 18 - 20	459	3.72%	481	4.01%	481	4.09%
Age 21 - 24	506	4.10%	617	5.14%	680	5.78%
Age 25 - 34	1,436	11.62%	1,425	11.88%	1,407	11.96%
Age 35 - 44	1,767	14.30%	1,445	12.04%	1,318	11.20%
Age 45 - 49	799	6.47%	842	7.02%	715	6.08%
Age 50 - 54	703	5.69%	786	6.55%	790	6.71%
Age 55 - 59	618	5.00%	671	5.59%	721	6.13%
Age 60 - 64	580	4.69%	577	4.81%	613	5.21%
Age 65 - 74	959	7.76%	894	7.45%	920	7.82%
Age 75 - 84	701	5.67%	578	4.82%	573	4.87%
Age 85 and over	285	2.31%	335	2.79%	346	2.94%
Age 16 and over	9,207	74.53%	9,040	75.35%	8,913	75.73%
Age 18 and over	8,813	71.34%	8,651	72.10%	8,564	72.77%
Age 21 and over	8,354	67.62%	8,170	68.09%	8,083	68.68%
Age 65 and over	1,945	15.74%	1,807	15.06%	1,839	15.63%
Median Age	36.33		35.90		35.85	
Average Age	37.46		37.44		37.74	
Population by Sex	12,354		11,998		11,769	
Male	5,752	46.56%	5,626	46.89%	5,553	47.18%
Female	6,602	53.44%	6,372	53.11%	6,216	52.82%
Male/Female Ratio	0.87		0.88		0.89	



Pop-Facts: Demographic Trend

County (see appendix for geographies), Total

Description	2000 Census	%	2007 Estimate	%	2012 Projection	%
Pop. by Single Race Class. and Hispanic or Latino						
Hispanic or Latino:	152		167		180	
White Alone	53	34.87%	58	34.73%	63	35.00%
Black or African American Alone	46	30.26%	51	30.54%	55	30.56%
American Indian and Alaska Native Alone	2	1.32%	2	1.20%	2	1.11%
Asian Alone	0	0.00%	0	0.00%	0	0.00%
Native Hawaiian and Other Pacific Islander Alone	0	0.00%	0	0.00%	0	0.00%
Some Other Race Alone	39	25.66%	43	25.75%	46	25.56%
Two or More Races	12	7.89%	13	7.78%	14	7.78%
Not Hispanic or Latino:	12,202		11,831		11,589	
White Alone	6,159	50.48%	5,637	47.65%	5,250	45.30%
Black or African American Alone	5,901	48.36%	6,076	51.36%	6,238	53.83%
American Indian and Alaska Native Alone	23	0.19%	17	0.14%	13	0.11%
Asian Alone	23	0.19%	30	0.25%	35	0.30%
Native Hawaiian and Other Pacific Islander Alone	7	0.06%	5	0.04%	3	0.03%
Some Other Race Alone	5	0.04%	5	0.04%	5	0.04%
Two or More Races	84	0.69%	61	0.52%	45	0.39%
Households by Age of Householder						
	4,695		4,684		4,651	
Householder Under 25 Years	161	3.43%	179	3.82%	181	3.89%
Householder 25 to 34 Years	669	14.25%	687	14.67%	686	14.75%
Householder 35 to 44 Years	976	20.79%	826	17.63%	761	16.36%
Householder 45 to 54 Years	876	18.66%	983	20.99%	918	19.74%
Householder 55 to 59 Years	374	7.97%	420	8.97%	456	9.80%
Householder 60 to 64 Years	359	7.65%	370	7.90%	397	8.54%
Householder 65 to 69 Years	330	7.03%	320	6.83%	344	7.40%
Householder 70 to 74 Years	290	6.18%	278	5.94%	278	5.98%
Householder 75 to 79 Years	271	5.77%	236	5.04%	245	5.27%
Householder 80 to 84 Years	228	4.86%	189	4.04%	181	3.89%
Householder 85 Years and over	161	3.43%	196	4.18%	204	4.39%
Median Age of Householder						
	51.18		51.61		52.60	



Pop-Facts: Demographic Trend

County (see appendix for geographies), Total

Description	2000 Census	%	2007 Estimate	%	2012 Projection	%
Households by Household Income	4,703		4,684		4,651	
Income Less than \$15,000	1,495	31.79%	1,218	26.00%	1,085	23.33%
Income \$15,000 - \$24,999	813	17.29%	845	18.04%	777	16.71%
Income \$25,000 - \$34,999	634	13.48%	498	10.63%	511	10.99%
Income \$35,000 - \$49,999	612	13.01%	735	15.69%	697	14.99%
Income \$50,000 - \$74,999	597	12.69%	601	12.83%	631	13.57%
Income \$75,000 - \$99,999	275	5.85%	332	7.09%	372	8.00%
Income \$100,000 - \$149,999	196	4.17%	329	7.02%	384	8.26%
Income \$150,000 - \$249,999	61	1.30%	78	1.67%	135	2.90%
Income \$250,000 - \$499,999	19	0.40%	41	0.88%	44	0.95%
Income \$500,000 or more	1	0.02%	7	0.15%	15	0.32%
Average Household Income	\$38,306		\$45,369		\$50,827	
Median Household Income	\$25,693		\$30,601		\$34,062	
Per Capita Income	\$14,936		\$17,957		\$20,332	



Pop-Facts: Demographic Trend

Appendix: Area Listing

Area Name:

Type: List - County

Reporting Detail: Aggregate

Reporting Level: County

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
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13099

Early County, GA

Project Information:

Site: 1

Order Number: 965269863



Middle Years

County (see appendix for geographies), Total

Population	Totals
2012 Projection	11,769
2007 Estimate	11,998
2000 Census	12,354
1990 Census	11,854
Growth 1990 - 2000	4.22%

Population by Age	2000 Census	%	2007 Estimate	%	2012 Projection	%
Total Population	12,354		11,998		11,769	
Age 35 - 54	3,269	100.00%	3,073	100.00%	2,823	100.00%
Age 35 - 39	845	25.85%	681	22.16%	674	23.88%
Age 40 - 44	922	28.20%	764	24.86%	644	22.81%
Age 45 - 49	799	24.44%	842	27.40%	715	25.33%
Age 50 - 54	703	21.51%	786	25.58%	790	27.98%
Total Population, Male	5,752		5,626		5,553	
Age 35 - 54	1,546	100.00%	1,416	100.00%	1,272	100.00%
Age 35 - 39	406	26.26%	296	20.90%	290	22.80%
Age 40 - 44	426	27.55%	353	24.93%	279	21.93%
Age 45 - 49	378	24.45%	400	28.25%	328	25.79%
Age 50 - 54	336	21.73%	367	25.92%	375	29.48%
Total Population, Female	6,602		6,372		6,216	
Age 35 - 54	1,723	100.00%	1,657	100.00%	1,551	100.00%
Age 35 - 39	439	25.48%	385	23.23%	384	24.76%
Age 40 - 44	496	28.79%	411	24.80%	365	23.53%
Age 45 - 49	421	24.43%	442	26.67%	387	24.95%
Age 50 - 54	367	21.30%	419	25.29%	415	26.76%



Middle Years

County (see appendix for geographies), Total

Population by Single Race Classification	2000 Census	%	2007 Estimate	%	2012 Projection	%
White Alone	6,212		5,695		5,313	
Age 35 - 44	879	14.15%	691	12.13%	595	11.20%
Age 45 - 54	861	13.86%	889	15.61%	771	14.51%
Black or African American Alone	5,947		6,127		6,293	
Age 35 - 44	861	14.48%	738	12.05%	706	11.22%
Age 45 - 54	619	10.41%	717	11.70%	716	11.38%
American Indian and Alaska Native Alone	25		19		15	
Age 35 - 44	6	24.00%	5	26.32%	2	13.33%
Age 45 - 54	2	8.00%	1	5.26%	3	20.00%
Asian Alone	23		30		35	
Age 35 - 44	9	39.13%	8	26.67%	9	25.71%
Age 45 - 54	3	13.04%	7	23.33%	5	14.29%
Native Hawaiian and Other Pacific Islander Alone	7		5		3	
Age 35 - 44	1	14.29%	1	20.00%	0	0.00%
Age 45 - 54	0	0.00%	0	0.00%	0	0.00%
Some Other Race Alone	44		48		51	
Age 35 - 44	2	4.55%	0	0.00%	1	1.96%
Age 45 - 54	3	6.82%	3	6.25%	3	5.88%
Two or More Races	96		74		59	
Age 35 - 44	9	9.38%	2	2.70%	5	8.47%
Age 45 - 54	14	14.58%	11	14.86%	7	11.86%

Population by Hispanic or Latino	2000 Census	%	2007 Estimate	%	2012 Projection	%
Hispanic or Latino	152		167		180	
Age 35 - 44	13	8.55%	6	3.59%	7	3.89%
Age 45 - 54	8	5.26%	7	4.19%	5	2.78%
Not Hispanic or Latino	12,202		11,831		11,589	
Age 35 - 44	1,754	14.37%	1,439	12.16%	1,311	11.31%
Age 45 - 54	1,494	12.24%	1,621	13.70%	1,500	12.94%



Middle Years

County (see appendix for geographies), Total

Household Income by Age of Householder	2000		2007		2012	
	Census	%	Estimate	%	Projection	%
Householder Age 35 - 44	1,038		826		761	
Income less than \$10,000	191	18.40%	131	15.86%	110	14.45%
Income \$10,000 - \$14,999	120	11.56%	76	9.20%	63	8.28%
Income \$15,000 - \$19,999	80	7.71%	69	8.35%	61	8.02%
Income \$20,000 - \$24,999	58	5.59%	48	5.81%	42	5.52%
Income \$25,000 - \$29,999	52	5.01%	42	5.08%	38	4.99%
Income \$30,000 - \$34,999	75	7.23%	37	4.48%	34	4.47%
Income \$35,000 - \$39,999	61	5.88%	48	5.81%	28	3.68%
Income \$40,000 - \$44,999	96	9.25%	39	4.72%	40	5.26%
Income \$45,000 - \$49,999	27	2.60%	62	7.51%	32	4.20%
Income \$50,000 - \$59,999	93	8.96%	70	8.47%	79	10.38%
Income \$60,000 - \$74,999	80	7.71%	85	10.29%	77	10.12%
Income \$75,000 - \$99,999	56	5.39%	58	7.02%	72	9.46%
Income \$100,000 - \$124,999	44	4.24%	33	4.00%	39	5.12%
Income \$125,000 - \$149,999	2	0.19%	23	2.78%	31	4.07%
Income \$150,000 - \$199,999	0	0.00%	0	0.00%	11	1.45%
Income \$200,000 - \$249,999	2	0.19%	0	0.00%	0	0.00%
Income \$250,000 - \$499,999	1	0.10%	5	0.61%	4	0.53%
Income \$500,000 or more	0	0.00%	0	0.00%	0	0.00%

Median Household Income	\$31,217	\$36,071	\$40,610
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Householder Age 45 - 54	764		983		918	
Income less than \$10,000	99	12.96%	121	12.31%	111	12.09%
Income \$10,000 - \$14,999	66	8.64%	71	7.22%	57	6.21%
Income \$15,000 - \$19,999	51	6.68%	70	7.12%	66	7.19%
Income \$20,000 - \$24,999	21	2.75%	52	5.29%	57	6.21%
Income \$25,000 - \$29,999	25	3.27%	27	2.75%	31	3.38%
Income \$30,000 - \$34,999	66	8.64%	31	3.15%	26	2.83%
Income \$35,000 - \$39,999	47	6.15%	71	7.22%	32	3.49%
Income \$40,000 - \$44,999	21	2.75%	53	5.39%	54	5.88%
Income \$45,000 - \$49,999	17	2.23%	29	2.95%	43	4.68%
Income \$50,000 - \$59,999	62	8.12%	45	4.58%	42	4.58%
Income \$60,000 - \$74,999	67	8.77%	95	9.66%	72	7.84%
Income \$75,000 - \$99,999	114	14.92%	121	12.31%	108	11.76%
Income \$100,000 - \$124,999	61	7.98%	93	9.46%	88	9.59%
Income \$125,000 - \$149,999	16	2.09%	58	5.90%	61	6.64%
Income \$150,000 - \$199,999	5	0.65%	15	1.53%	37	4.03%
Income \$200,000 - \$249,999	17	2.23%	6	0.61%	9	0.98%
Income \$250,000 - \$499,999	9	1.18%	19	1.93%	16	1.74%
Income \$500,000 or more	0	0.00%	6	0.61%	8	0.87%

Median Household Income	\$41,705	\$44,537	\$47,898
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Middle Years

County (see appendix for geographies), Total

Households by Household Income	2000		2007		2012	
	Census	%	Estimate	%	Projection	%
Total Households	4,703		4,684		4,651	
Income Less than \$15,000	1,495	31.79%	1,218	26.00%	1,085	23.33%
Income \$15,000 - \$24,999	813	17.29%	845	18.04%	777	16.71%
Income \$25,000 - \$34,999	634	13.48%	498	10.63%	511	10.99%
Income \$35,000 - \$49,999	612	13.01%	735	15.69%	697	14.99%
Income \$50,000 - \$74,999	597	12.69%	601	12.83%	631	13.57%
Income \$75,000 - \$99,999	275	5.85%	332	7.09%	372	8.00%
Income \$100,000 - \$149,999	196	4.17%	329	7.02%	384	8.26%
Income \$150,000 - \$249,999	61	1.30%	78	1.67%	135	2.90%
Income \$250,000 - \$499,999	19	0.40%	41	0.88%	44	0.95%
Income \$500,000 or more	1	0.02%	7	0.15%	15	0.32%

Average Household Income	\$38,306		\$45,369		\$50,827	
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Median Household Income	\$25,693		\$30,601		\$34,062	
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Per Capita Income	\$14,936		\$17,957		\$20,332	
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All Owner-Occupied Housing Unit Values	2000		2007		2012	
	Census	%	Estimate	%	Projection	%
Total All Owner-Occupied Housing Unit Values	3,401		3,395		3,373	
Value Less than \$20,000	580	17.05%	401	11.81%	349	10.35%
Value \$20,000 - \$39,999	842	24.76%	580	17.08%	532	15.77%
Value \$40,000 - \$59,999	697	20.49%	581	17.11%	496	14.71%
Value \$60,000 - \$79,999	440	12.94%	493	14.52%	521	15.45%
Value \$80,000 - \$99,999	430	12.64%	368	10.84%	353	10.47%
Value \$100,000 - \$149,999	169	4.97%	597	17.58%	657	19.48%
Value \$150,000 - \$199,999	158	4.65%	119	3.51%	179	5.31%
Value \$200,000 - \$299,999	58	1.71%	179	5.27%	180	5.34%
Value \$300,000 - \$399,999	27	0.79%	43	1.27%	56	1.66%
Value \$400,000 - \$499,999	0	0.00%	24	0.71%	29	0.86%
Value \$500,000 - \$749,999	0	0.00%	10	0.29%	19	0.56%
Value \$750,000 - \$999,999	0	0.00%	0	0.00%	2	0.06%
Value \$1,000,000 or more	0	0.00%	0	0.00%	0	0.00%

Median All Owner-Occupied Housing Unit Value	\$47,994		\$65,506		\$71,877	
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Tenure of Occupied Housing Units	2000	2007	2012
	Census	Estimate	Projection
Owner Occupied	3,399	3,395	3,373
Renter Occupied	1,296	1,289	1,278



Middle Years

Appendix: Area Listing

Area Name:

Type: List - County

Reporting Detail: Aggregate

Reporting Level: County

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
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13099	Early County, GA		
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Project Information:

Site: 1

Order Number: 965269863



Young Adults

County (see appendix for geographies), Total

Population	Totals
2012 Projection	11,769
2007 Estimate	11,998
2000 Census	12,354
1990 Census	11,854
Growth 1990 - 2000	4.22%

Population by Age	2000 Census	%	2007 Estimate	%	2012 Projection	%
Total Population	12,354		11,998		11,769	
Age 15 - 34	3,031	100.00%	3,142	100.00%	3,126	100.00%
Age 15 - 17	630	20.79%	619	19.70%	558	17.85%
Age 18 - 20	459	15.14%	481	15.31%	481	15.39%
Age 21	125	4.12%	158	5.03%	174	5.57%
Age 22 - 24	381	12.57%	459	14.61%	506	16.19%
Age 25 - 29	698	23.03%	709	22.57%	735	23.51%
Age 30 - 34	738	24.35%	716	22.79%	672	21.50%

Total Population, Male	5,752		5,626		5,553	
Age 15 - 34	1,414	100.00%	1,522	100.00%	1,571	100.00%
Age 15 - 17	317	22.42%	322	21.16%	292	18.59%
Age 18 - 20	224	15.84%	249	16.36%	249	15.85%
Age 21	50	3.54%	72	4.73%	80	5.09%
Age 22 - 24	180	12.73%	244	16.03%	269	17.12%
Age 25 - 29	316	22.35%	327	21.48%	372	23.68%
Age 30 - 34	327	23.13%	308	20.24%	309	19.67%

Total Population, Female	6,602		6,372		6,216	
Age 15 - 34	1,617	100.00%	1,620	100.00%	1,555	100.00%
Age 15 - 17	313	19.36%	297	18.33%	266	17.11%
Age 18 - 20	235	14.53%	232	14.32%	232	14.92%
Age 21	75	4.64%	86	5.31%	94	6.05%
Age 22 - 24	201	12.43%	215	13.27%	237	15.24%
Age 25 - 29	382	23.62%	382	23.58%	363	23.34%
Age 30 - 34	411	25.42%	408	25.19%	363	23.34%



Young Adults

County (see appendix for geographies), Total

Population by Single Race Classification	2000 Census	%	2007 Estimate	%	2012 Projection	%
White Alone	6,212		5,695		5,313	
Age 15 - 17	244	3.93%	224	3.93%	192	3.61%
Age 18 - 20	162	2.61%	155	2.72%	149	2.80%
Age 21 - 24	215	3.46%	247	4.34%	251	4.72%
Age 25 - 34	690	11.11%	650	11.41%	615	11.58%
Black or African American Alone	5,947		6,127		6,293	
Age 15 - 17	371	6.24%	381	6.22%	350	5.56%
Age 18 - 20	289	4.86%	317	5.17%	324	5.15%
Age 21 - 24	281	4.73%	361	5.89%	424	6.74%
Age 25 - 34	717	12.06%	753	12.29%	769	12.22%
American Indian and Alaska Native Alone	25		19		15	
Age 15 - 17	1	4.00%	0	0.00%	0	0.00%
Age 18 - 20	3	12.00%	4	21.05%	2	13.33%
Age 21 - 24	1	4.00%	0	0.00%	1	6.67%
Age 25 - 34	1	4.00%	0	0.00%	0	0.00%
Asian Alone	23		30		35	
Age 15 - 17	3	13.04%	6	20.00%	7	20.00%
Age 18 - 20	2	8.70%	3	10.00%	5	14.29%
Age 21 - 24	0	0.00%	0	0.00%	0	0.00%
Age 25 - 34	1	4.35%	1	3.33%	1	2.86%
Native Hawaiian and Other Pacific Islander Alone	7		5		3	
Age 15 - 17	0	0.00%	0	0.00%	0	0.00%
Age 18 - 20	0	0.00%	0	0.00%	0	0.00%
Age 21 - 24	0	0.00%	0	0.00%	0	0.00%
Age 25 - 34	1	14.29%	0	0.00%	0	0.00%
Some Other Race Alone	44		48		51	
Age 15 - 17	1	2.27%	1	2.08%	2	3.92%
Age 18 - 20	0	0.00%	0	0.00%	0	0.00%
Age 21 - 24	3	6.82%	5	10.42%	2	3.92%
Age 25 - 34	17	38.64%	14	29.17%	16	31.37%
Two or More Races	96		74		59	
Age 15 - 17	10	10.42%	7	9.46%	7	11.86%
Age 18 - 20	3	3.12%	2	2.70%	1	1.69%
Age 21 - 24	6	6.25%	4	5.41%	2	3.39%
Age 25 - 34	9	9.38%	7	9.46%	6	10.17%



Young Adults

County (see appendix for geographies), Total

Population by Hispanic or Latino	2000		2007		2012	
	Census	%	Estimate	%	Projection	%
Hispanic or Latino	152		167		180	
Age 15 - 17	10	6.58%	15	8.98%	14	7.78%
Age 18 - 20	12	7.89%	14	8.38%	17	9.44%
Age 21 - 24	11	7.24%	15	8.98%	13	7.22%
Age 25 - 34	29	19.08%	26	15.57%	27	15.00%
Not Hispanic or Latino	12,202		11,831		11,589	
Age 15 - 17	620	5.08%	604	5.11%	544	4.69%
Age 18 - 20	447	3.66%	467	3.95%	464	4.00%
Age 21 - 24	495	4.06%	602	5.09%	667	5.76%
Age 25 - 34	1,407	11.53%	1,399	11.82%	1,380	11.91%

Household Income by Age of Householder	2000		2007		2012	
	Census	%	Estimate	%	Projection	%
Householder Age 15 - 24	147		179		181	
Income less than \$10,000	50	34.01%	45	25.14%	39	21.55%
Income \$10,000 - \$14,999	30	20.41%	26	14.53%	27	14.92%
Income \$15,000 - \$19,999	9	6.12%	25	13.97%	17	9.39%
Income \$20,000 - \$24,999	13	8.84%	13	7.26%	15	8.29%
Income \$25,000 - \$29,999	16	10.88%	16	8.94%	11	6.08%
Income \$30,000 - \$34,999	9	6.12%	11	6.15%	14	7.73%
Income \$35,000 - \$39,999	8	5.44%	10	5.59%	11	6.08%
Income \$40,000 - \$44,999	0	0.00%	9	5.03%	13	7.18%
Income \$45,000 - \$49,999	12	8.16%	7	3.91%	9	4.97%
Income \$50,000 - \$59,999	0	0.00%	17	9.50%	14	7.73%
Income \$60,000 - \$74,999	0	0.00%	0	0.00%	11	6.08%
Income \$75,000 - \$99,999	0	0.00%	0	0.00%	0	0.00%
Income \$100,000 - \$124,999	0	0.00%	0	0.00%	0	0.00%
Income \$125,000 - \$149,999	0	0.00%	0	0.00%	0	0.00%
Income \$150,000 - \$199,999	0	0.00%	0	0.00%	0	0.00%
Income \$200,000 - \$249,999	0	0.00%	0	0.00%	0	0.00%
Income \$250,000 - \$499,999	0	0.00%	0	0.00%	0	0.00%
Income \$500,000 or more	0	0.00%	0	0.00%	0	0.00%

Median Household Income	\$13,871	\$18,654	\$22,500
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Young Adults

County (see appendix for geographies), Total

Household Income by Age of Householder	2000		2007		2012	
	Census	%	Estimate	%	Projection	%
Householder Age 25 - 34	646		687		686	
Income less than \$10,000	68	10.53%	65	9.46%	62	9.04%
Income \$10,000 - \$14,999	60	9.29%	52	7.57%	48	7.00%
Income \$15,000 - \$19,999	66	10.22%	59	8.59%	54	7.87%
Income \$20,000 - \$24,999	56	8.67%	55	8.01%	48	7.00%
Income \$25,000 - \$29,999	86	13.31%	53	7.71%	44	6.41%
Income \$30,000 - \$34,999	42	6.50%	74	10.77%	56	8.16%
Income \$35,000 - \$39,999	90	13.93%	38	5.53%	60	8.75%
Income \$40,000 - \$44,999	24	3.72%	64	9.32%	35	5.10%
Income \$45,000 - \$49,999	32	4.95%	44	6.40%	61	8.89%
Income \$50,000 - \$59,999	62	9.60%	52	7.57%	67	9.77%
Income \$60,000 - \$74,999	19	2.94%	67	9.75%	66	9.62%
Income \$75,000 - \$99,999	25	3.87%	26	3.78%	49	7.14%
Income \$100,000 - \$124,999	5	0.77%	22	3.20%	19	2.77%
Income \$125,000 - \$149,999	6	0.93%	4	0.58%	10	1.46%
Income \$150,000 - \$199,999	5	0.77%	8	1.16%	3	0.44%
Income \$200,000 - \$249,999	0	0.00%	4	0.58%	3	0.44%
Income \$250,000 - \$499,999	0	0.00%	0	0.00%	1	0.15%
Income \$500,000 or more	0	0.00%	0	0.00%	0	0.00%

Median Household Income	\$29,224	\$34,000	\$37,582
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Households by Household Income	2000		2007		2012	
	Census	%	Estimate	%	Projection	%
Total Households	4,703		4,684		4,651	
Income Less than \$15,000	1,495	31.79%	1,218	26.00%	1,085	23.33%
Income \$15,000 - \$24,999	813	17.29%	845	18.04%	777	16.71%
Income \$25,000 - \$34,999	634	13.48%	498	10.63%	511	10.99%
Income \$35,000 - \$49,999	612	13.01%	735	15.69%	697	14.99%
Income \$50,000 - \$74,999	597	12.69%	601	12.83%	631	13.57%
Income \$75,000 - \$99,999	275	5.85%	332	7.09%	372	8.00%
Income \$100,000 - \$149,999	196	4.17%	329	7.02%	384	8.26%
Income \$150,000 - \$249,999	61	1.30%	78	1.67%	135	2.90%
Income \$250,000 - \$499,999	19	0.40%	41	0.88%	44	0.95%
Income \$500,000 or more	1	0.02%	7	0.15%	15	0.32%

Average Household Income	\$38,306	\$45,369	\$50,827
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Median Household Income	\$25,693	\$30,601	\$34,062
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Per Capita Income	\$14,936	\$17,957	\$20,332
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Young Adults

County (see appendix for geographies), Total

All Owner-Occupied Housing Unit Values	2000		2007		2012	
	Census	%	Estimate	%	Projection	%
Total All Owner-Occupied Housing Unit Values	3,401		3,395		3,373	
Value Less than \$20,000	580	17.05%	401	11.81%	349	10.35%
Value \$20,000 - \$39,999	842	24.76%	580	17.08%	532	15.77%
Value \$40,000 - \$59,999	697	20.49%	581	17.11%	496	14.71%
Value \$60,000 - \$79,999	440	12.94%	493	14.52%	521	15.45%
Value \$80,000 - \$99,999	430	12.64%	368	10.84%	353	10.47%
Value \$100,000 - \$149,999	169	4.97%	597	17.58%	657	19.48%
Value \$150,000 - \$199,999	158	4.65%	119	3.51%	179	5.31%
Value \$200,000 - \$299,999	58	1.71%	179	5.27%	180	5.34%
Value \$300,000 - \$399,999	27	0.79%	43	1.27%	56	1.66%
Value \$400,000 - \$499,999	0	0.00%	24	0.71%	29	0.86%
Value \$500,000 - \$749,999	0	0.00%	10	0.29%	19	0.56%
Value \$750,000 - \$999,999	0	0.00%	0	0.00%	2	0.06%
Value \$1,000,000 or more	0	0.00%	0	0.00%	0	0.00%
Median All Owner-Occupied Housing Unit Value	\$47,994		\$65,506		\$71,877	

Tenure of Occupied Housing Units	2000	2007	2012
	Census	Estimate	Projection
Owner Occupied	3,399	3,395	3,373
Renter Occupied	1,296	1,289	1,278



Young Adults

Appendix: Area Listing

Area Name:

Type: List - County

Reporting Detail: Aggregate

Reporting Level: County

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
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13099	Early County, GA		
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Project Information:

Site: 1

Order Number: 965269863



Executive Summary

County (see appendix for geographies), Total



- The population in this area is estimated to change from 12,354 to 11,998, resulting in a decline of -2.9% between 2000 and the current year. Over the next five years, the population is projected to decline by -1.9%.
The population in the United States is estimated to change from 281,421,906 to 301,045,522, resulting in a growth of 7.0% between 2000 and the current year. Over the next five years, the population is projected to grow by 4.6%.
 - The current year median age for this population is 35.9, while the average age is 37.4. Five years from now, the median age is projected to be 35.8.
The current year median age for the United States is 36.5, while the average age is 37.3. Five years from now, the median age is projected to be 37.6.
 - Of this area's current year estimated population:
47.5% are White Alone, 51.1% are Black or African Am. Alone, 0.2% are Am. Indian and Alaska Nat. Alone, 0.3% are Asian Alone, 0.0% are Nat. Hawaiian and Other Pacific Isl. Alone, 0.4% are Some Other Race, and 0.6% are Two or More Races.
For the entire United States:
73.1% are White Alone, 12.4% are Black or African Am. Alone, 0.9% are Am. Indian and Alaska Nat. Alone, 4.3% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.4% are Some Other Race, and 2.8% are Two or More Races.
 - This area's current estimated Hispanic or Latino population is 1.4%, while the United States current estimated Hispanic or Latino population is 14.9%.
-



- The number of households in this area is estimated to change from 4,695 to 4,684, resulting in a decrease of -0.2% between 2000 and the current year. Over the next five years, the number of households is projected to decrease by -0.7%.
The number of households in the United States is estimated to change from 105,480,101 to 113,668,003, resulting in an increase of 7.8% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 4.9%.
-



- The average household income is estimated to be \$45,369 for the current year, while the average household income for the United States is estimated to be \$66,670 for the same time frame.
The average household income in this area is projected to increase 12.0% over the next five years, from \$45,369 to \$50,827. The United States is projected to have a 10.6% increase in average household income.
 - The current year estimated per capita income for this area is \$17,957, compared to an estimate of \$25,495 for the United States as a whole.
-

Executive Summary

County (see appendix for geographies), Total



- For this area, 39.8% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.1% are in the Armed Forces, 52.8% are employed civilians, 4.8% are unemployed civilians, and 42.3% are not in the labor force.
For the United States, 47.1% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.5% are in the Armed Forces, 60.2% are employed civilians, 3.6% are unemployed civilians, and 35.7% are not in the labor force.
- For this area, 39.8% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
35.6% have occupation type blue collar, 43.5% are white collar, and 20.9% are Service & farm workers.
For the United States, 47.1% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
23.9% have occupation type blue collar, 60.1% are white collar, and 16.0% are Service & farm workers.
- For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:
9.6% are in "Management, Business, and Financial Operations", 13.9% are in "Professional and Related Occupations", 16.1% are in "Service", and 21.9% are in "Sales and Office".
2.8% are in "Farming, Fishing, and Forestry", 8.2% are in "Construction, Extraction, and Maintenance", and 27.4% are in "Production, Transportation, and Material Moving".
For the civilian employed population age 16 and over in the United States, it is estimated that they are employed in the following occupational categories:
13.7% are in "Management, Business, and Financial Operations", 20.3% are in "Professional and Related Occupations", 14.7% are in "Service", and 26.7% are in "Sales and Office".
0.7% are in "Farming, Fishing, and Forestry", 9.5% are in "Construction, Extraction, and Maintenance", and 14.4% are in "Production, Transportation, and Material Moving".



- Currently, it is estimated that 5.0% of the population age 25 and over in this area had earned a Master's, Professional, or Doctorate Degree and 7.6% had earned a Bachelor's Degree.
In comparison, for the United States, it is estimated that for the population over age 25, 8.9% had earned a Master's, Professional, and Doctorate Degree, while 15.7% had earned a Bachelor's Degree.
-

Executive Summary

County (see appendix for geographies), Total



- Most of the dwellings in this area (72.5%) are estimated to be Owner-Occupied for the current year. For the entire country the majority of the housing units are Owner-Occupied (67.0%).
- The majority of dwellings in this area are estimated to be structures of 1 Unit Detached (59.8%) for the current year. In the United States, the majority of dwellings are estimated to be structures of 1 Unit Detached (60.8%) for the same year.



Executive Summary

Appendix: Area Listing

Area Name:

Type: List - County

Reporting Detail: Aggregate

Reporting Level: County

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
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13099	Early County, GA		
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Project Information:

Site: 1

Order Number: 965269863



Business-Facts: 2 Digit SIC Summary 2006

County (see appendix for geographies), Total

SIC Code	Business Description	Total Establishment	Total Employees	Sales (in Millions)	Establishments 20+ Employees
TOT	All Industries	609	5,526	497.7	53
MAN	All Manufacturing (SIC 20-39)	30	1,383	96.8	14
RET	All Retailing (SIC 52-59)	137	1,071	124.1	8
ADM	Public Administration (SIC 90-97)	61	549	0	7
01	Agricultural Production - Crops	16	66	5.0	0
02	Agricultural Production - Livestock	0	0	0	0
07	Agricultural Services	6	19	.7	0
08	Forestry	2	7	.5	0
09	Fishing, Hunting and Trapping	2	8	.6	0
10	Metal Mining	0	0	0	0
12	Coal Mining	0	0	0	0
13	Oil and Gas Extraction	0	0	0	0
14	Mining NonMetalics, Except Fuels	0	0	0	0
15	Building Construction and General Contractors	19	125	33.9	0
16	Heavy Construction, Except SIC 15	4	58	7.3	2
17	Construction-Special Trade Contractors	17	55	9.4	0
20	Food and Kindred Products	10	333	28.6	6
21	Tobacco Manufacturers	0	0	0	0
22	Textile Mill Products	1	8	.4	0
23	Apparel and Other Fabric Products	0	0	0	0
24	Lumber and Wood Products, Except Furniture	3	61	5.3	1
25	Furniture and Fixtures	0	0	0	0
26	Paper and Allied Products	4	802	48.9	3
27	Printing, Publishing and Allied Industries	3	17	1.7	0
28	Chemicals and Allied Products	1	1	.1	0
29	Petroleum Refining and Related Industries	0	0	0	0
30	Rubber and Miscellaneous Plastics Products	0	0	0	0
31	Leather and Leather Products	0	0	0	0
32	Stone, Clay, Glass and Concrete Products	2	8	1.0	0
33	Primary Metal Industries	1	61	4.1	1
34	Fabricated Metal Products	1	4	.3	0
35	Industry and Commercial Machinery and Computers	3	63	5.1	2
36	Electrical and Electronic Equipment(Ex. Computers)	0	0	0	0
37	Transportation Equipment	0	0	0	0
38	Measuring and Analyzing Instruments	0	0	0	0
39	Miscellaneous Manufacturing Industries	1	25	1.3	1
40	Railroad Transportation	1	21	2.2	1
41	Local, Suburban and Interurban Transportation	1	8	.3	0
42	Motor Freight Transportation and Warehouse	6	96	9.4	2



Business-Facts: 2 Digit SIC Summary 2006

County (see appendix for geographies), Total

SIC Code	Business Description	Total Establishment	Total Employees	Sales (in Millions)	Establishments 20+ Employees
43	U.S. Postal Service	4	19	.4	0
44	Water Transportation	0	0	0	0
45	Transportation by Air	0	0	0	0
46	Pipe Lines, Except Natural Gas	0	0	0	0
47	Transportation Services	1	18	1.4	0
48	Communication	9	80	7.2	2
49	Electric, Gas and Sanitary Services	1	37	4.4	1
50	Wholesale Trade-Durable Goods	6	77	12.5	2
51	Wholesale Trade-NonDurable Goods	12	55	9.4	0
52	Building Materials, Garden Supply and Mobile Homes	11	79	12.8	0
53	General Merchandise Stores	9	208	22.4	1
54	Food Stores	15	135	17.3	2
55	Automobile Dealers and Gas Service Stations	21	122	28.7	1
56	Apparel and Accessory Stores	8	32	2.3	0
57	Home Furniture, Furnishings and Equipment	12	50	8.4	0
58	Eating and Drinking Places	30	314	15.1	3
59	Miscellaneous Retail	31	131	17.1	1
60	Depository Institutions	4	55	15.3	1
61	NonDepository Credit Institutions	8	26	7.0	0
62	Security and Commodity Brokers and Service	5	27	4.2	0
63	Insurance Carriers	2	5	1.2	0
64	Insurance Agents, Brokers and Service	10	31	7.1	0
65	Real Estate	6	44	7.6	1
67	Holding and Other Investment Offices	1	8	1.5	0
70	Hotels and Other Lodging Places	5	12	.6	0
72	Personal Services	35	72	4.4	0
73	Business Services	16	69	11.1	0
75	Automobile Repair, Services and Parking	12	22	1.5	0
76	Miscellaneous Repair Services	10	18	2.3	0
78	Motion Pictures	1	6	.9	0
79	Amusement and Recreational Service (Ex. Movies)	9	53	4.4	0
80	Health Services	21	290	17.7	3
81	Legal Services	8	31	5.7	0
82	Educational Services	14	461	48.9	6
83	Social Services	14	102	7.1	1
84	Museums, Art Galleries, Zoos, Etc.	0	0	0	0
86	Membership Organizations	71	274	15.7	1
87	Eng. Acct, Research and Mgmt Related Services	12	76	7.0	0
89	Miscellaneous Services	1	20	1.0	1



Business-Facts: 2 Digit SIC Summary 2006

County (see appendix for geographies), Total

SIC Code	Business Description	Total Establishment	Total Employees	Sales (in Millions)	Establishments 20+ Employees
91	Exec., Leg. and Gen. Govt. (Except Finance)	21	193	0	2
92	Justice, Public Order and Safety	21	160	0	2
93	Public Finance, Taxation and Monetary Policy	2	7	0	0
94	Administration Of Human Resource Programs	7	103	0	3
95	Admin. Of Environ. Quality and Housing Programs	4	43	0	0
96	Administration Of Economic Programs	6	43	0	0
97	National Security and International Affairs	0	0	0	0
99	NonClassifiable Establishments	9	72	0	0

Prepared from Claritas Business-Facts which includes data from infoUSA.



Business-Facts: 2 Digit SIC Summary 2006

Appendix: Area Listing

Area Name:

Type: List - County

Reporting Detail: Aggregate

Reporting Level: County

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
13099	Early County, GA		

Project Information:

Site: 1

Order Number: 965269899



STATE:GEORGIA

-----I N C O M E L I M I T S-----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Crisp County, GA FY 2007 MFI: 37600	30% CF MEDIAN VERY LOW INCOME LOW-INCOME	9750 16200 26000	11150 18550 29700	12550 20850 33400	13900 23200 37100	15050 25050 40100	16150 26900 43050	17250 28750 46050	18350 30600 49000
Decatur County, GA FY 2007 MFI: 37000	30% CF MEDIAN VERY LOW INCOME LOW-INCOME	9750 16200 26000	11150 18550 29700	12550 20850 33400	13900 23200 37100	15050 25050 40100	16150 26900 43050	17250 28750 46050	18350 30600 49000
Dodge County, GA FY 2007 MFI: 40000	30% CF MEDIAN VERY LOW INCOME LOW-INCOME	9750 16200 26000	11150 18550 29700	12550 20850 33400	13900 23200 37100	15050 25050 40100	16150 26900 43050	17250 28750 46050	18350 30600 49000
Dooly County, GA FY 2007 MFI: 40600	30% CF MEDIAN VERY LOW INCOME LOW-INCOME	9750 16200 26000	11150 18550 29700	12550 20850 33400	13900 23200 37100	15050 25050 40100	16150 26900 43050	17250 28750 46050	18350 30600 49000
Early County, GA FY 2007 MFI: 36000	30% CF MEDIAN VERY LOW INCOME LOW-INCOME	9750 16200 26000	11150 18550 29700	12550 20850 33400	13900 23200 37100	15050 25050 40100	16150 26900 43050	17250 28750 46050	18350 30600 49000
Elbert County, GA FY 2007 MFI: 33300	30% CF MEDIAN VERY LOW INCOME LOW-INCOME	9750 16200 26000	11150 18550 29700	12550 20850 33400	13900 23200 37100	15050 25050 40100	16150 26900 43050	17250 28750 46050	18350 30600 49000
Emanuel County, GA FY 2007 MFI: 35800	30% CF MEDIAN VERY LOW INCOME LOW-INCOME	9750 16200 26000	11150 18550 29700	12550 20850 33400	13900 23200 37100	15050 25050 40100	16150 26900 43050	17250 28750 46050	18350 30600 49000
Evans County, GA FY 2007 MFI: 36000	30% CF MEDIAN VERY LOW INCOME LOW-INCOME	9750 16200 26000	11150 18550 29700	12550 20850 33400	13900 23200 37100	15050 25050 40100	16150 26900 43050	17250 28750 46050	18350 30600 49000
Fannin County, GA FY 2007 MFI: 40900	30% CF MEDIAN VERY LOW INCOME LOW-INCOME	9750 16200 26000	11150 18550 29700	12550 20850 33400	13900 23200 37100	15050 25050 40100	16150 26900 43050	17250 28750 46050	18350 30600 49000
Franklin County, GA FY 2007 MFI: 44200	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10250 17100 27400	11750 19550 31300	13200 22000 35200	14650 24450 39100	15850 26400 42250	17000 28350 45400	18200 30300 48500	19350 32250 51650
Gilmer County, GA FY 2007 MFI: 45000	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	9750 16200 26000	11150 18550 29700	12550 20850 33400	13900 23200 37100	15050 25050 40100	16150 26900 43050	17250 28750 46050	18350 30600 49000

Table 11
Total Demand by Bedroom Size in the PMA for Country Lane Rents

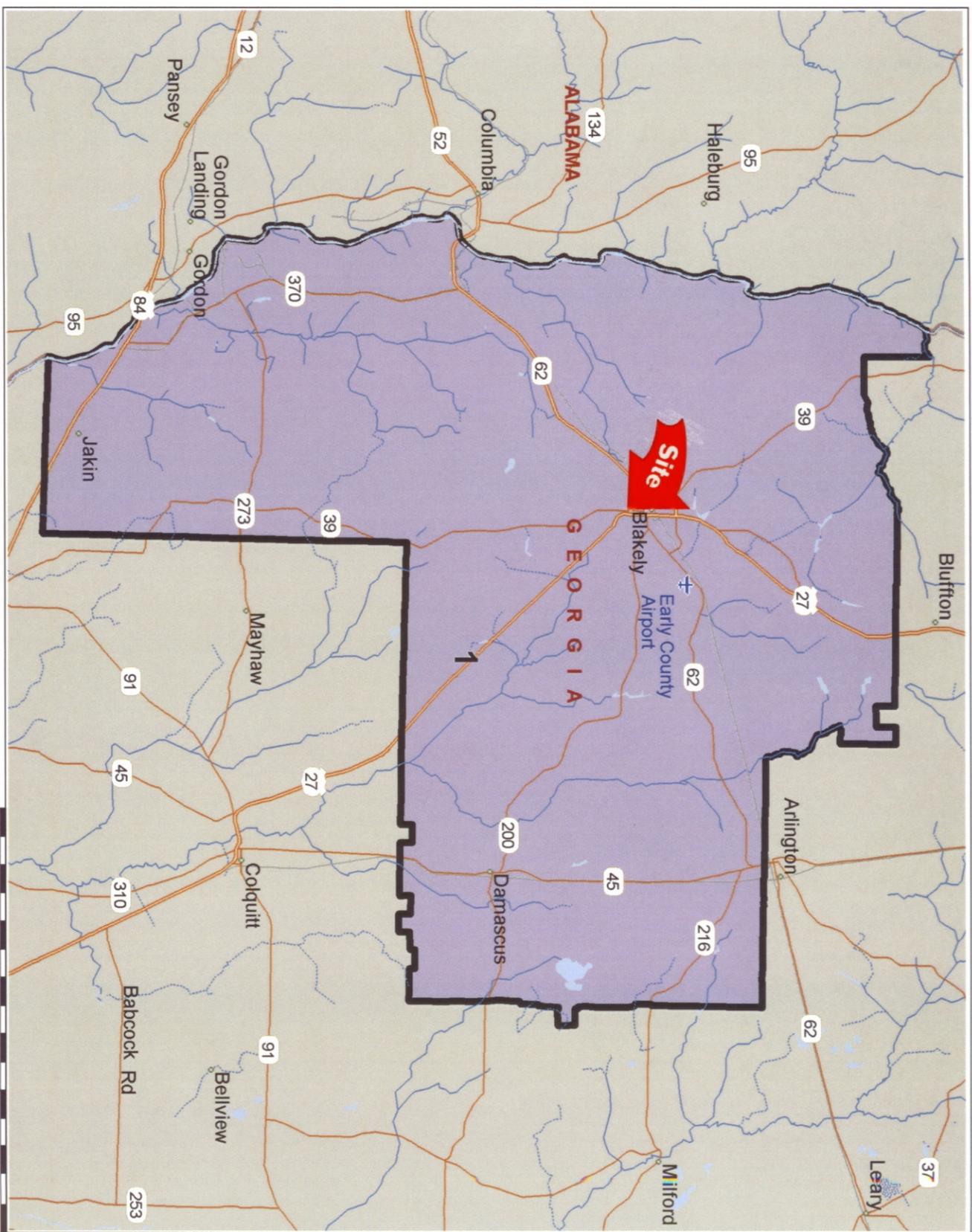
		\$0 - \$10,000 Number	\$10,000 - \$20,000 Number	1BR	2BR	3BR
	1-person					
For One-Bedroom (90%)	0.9750	55	0	55	0	0
For Two-Bedroom (10%)	0.9750	6	0	0	6	0
	2-person					
For One-Bedroom (20%)	1.0000	10	0	10	0	0
For Two-Bedroom (80%)	1.0000	38	0	0	38	0
For One-Bedroom (20%)	0.1150	0	1	1	0	0
For Two-Bedroom (80%)	0.1150	0	6	0	6	0
	3-person					
For Two-Bedroom (45%)	1.0000	32	0	0	32	0
For Three-Bedroom (55%)	1.0000	43	0	0	0	43
For Two-Bedroom (45%)	0.2550	0	1	0	1	0
For Three-Bedroom (55%)	0.2550	0	2	0	0	2
	4-person					
For Three-Bedroom (80%)	1.0000	6	0	0	0	6
For Four-Bedroom (20%)	N/A	N/A	N/A	N/A	N/A	N/A
For Three-Bedroom (80%)	0.1390	0	4	0	0	4
For Four-Bedroom (20%)	N/A	N/A	N/A	N/A	N/A	N/A
	5-person					
For Three-Bedroom (70%)	1.0000	11	0	0	0	11
For Three-Bedroom (70%)	0.5050	0	16	0	0	16
	Totals			66	83	82

TABLE 12

DEMAND AND NET DEMAND ANALYSIS				
	HH at 30% AMI \$8,357 - \$14,475	HH at 50% AMI \$13,885 - \$24,125	HH at 60% of AMI \$16,662 - \$28,950	HH > 60% AMI \$20,000 \$43,050
a) Demand from New Household migration into the market and growth from existing households in the market: age and income appropriate	0	0	0	0
Plus				
Demand from Existing Renter Households - Substandard Housing	10	4	4	0
Plus				
Demand from Existing Renter Households - Over burdened Households	18	7	2	0
Plus				
Secondary Market Demand adjustment @ 15%	4	2	2	0
Sub Total	32	13	13	
Demand from Existing Households - Elderly Homeowner Relocation (Limited to 20% where applicable)	0	0	0	0
Plus				
Demand from Existing HFOP Renter Households (Limited to 10% where applicable)	0	0	0	0
Equals Total Demand	32	13	13	0
Less				
Supply of directly comparable affordable housing units built and/or awarded in the project market between 2000 and the present	0	0	0	0
Equals Net Demand	32	13	13	0

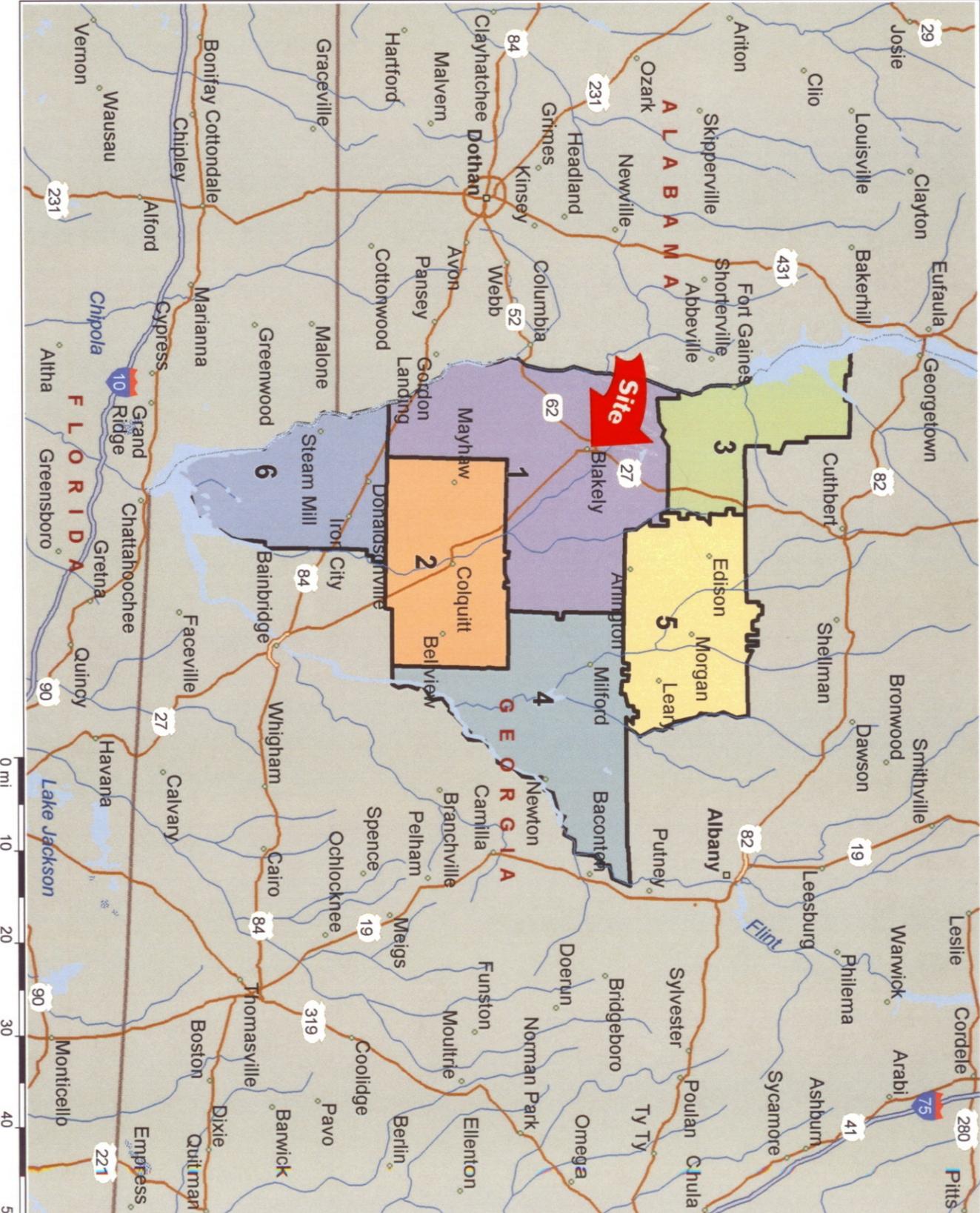
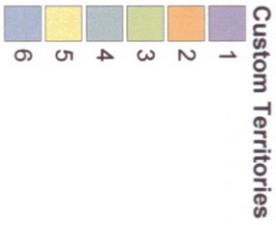
PMA for Blakely

Custom Territories
1



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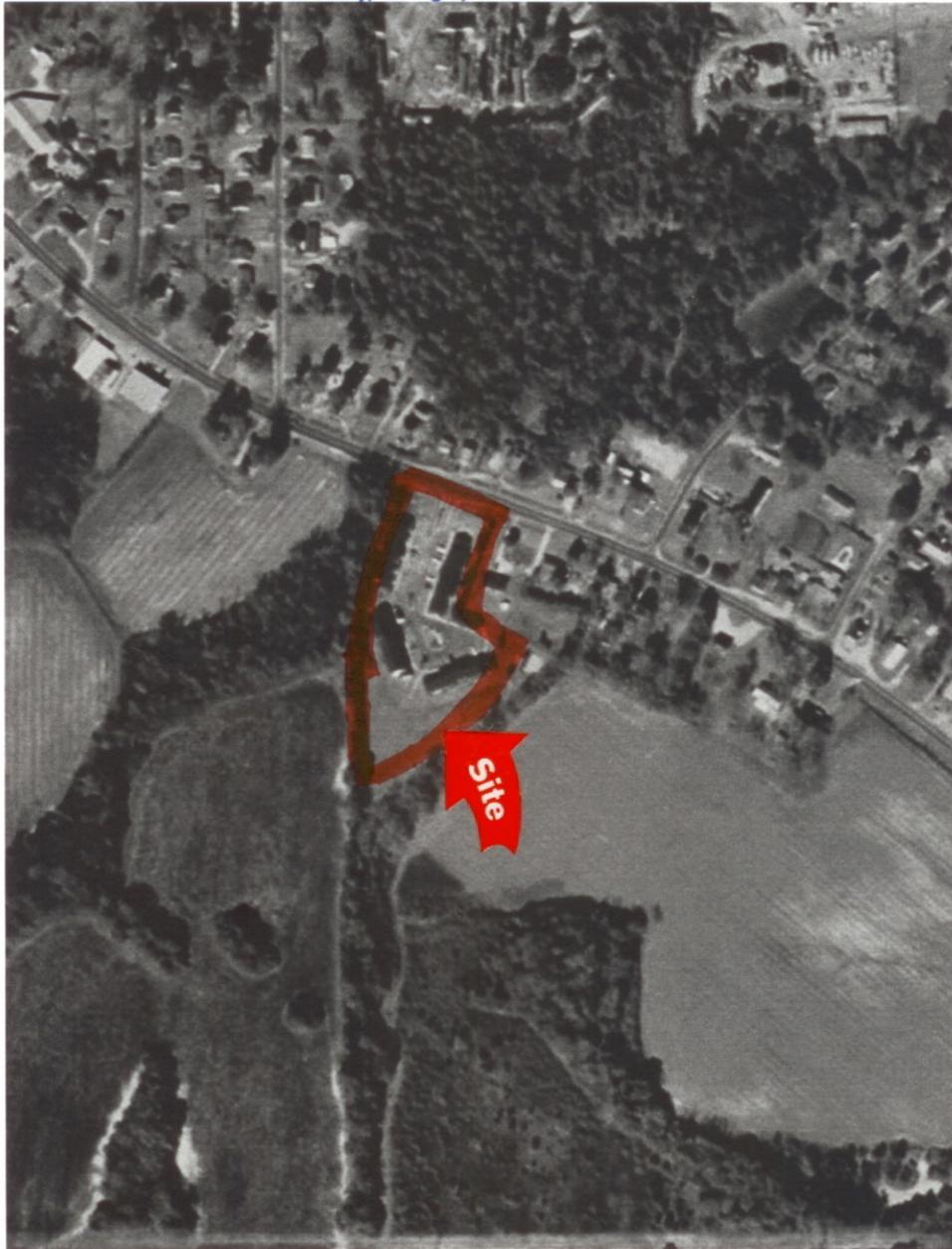
PMA and SMA for Blakely



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 **USGS Blakely, Georgia, United States** 05 Feb 1999



0 100M

0 100yd

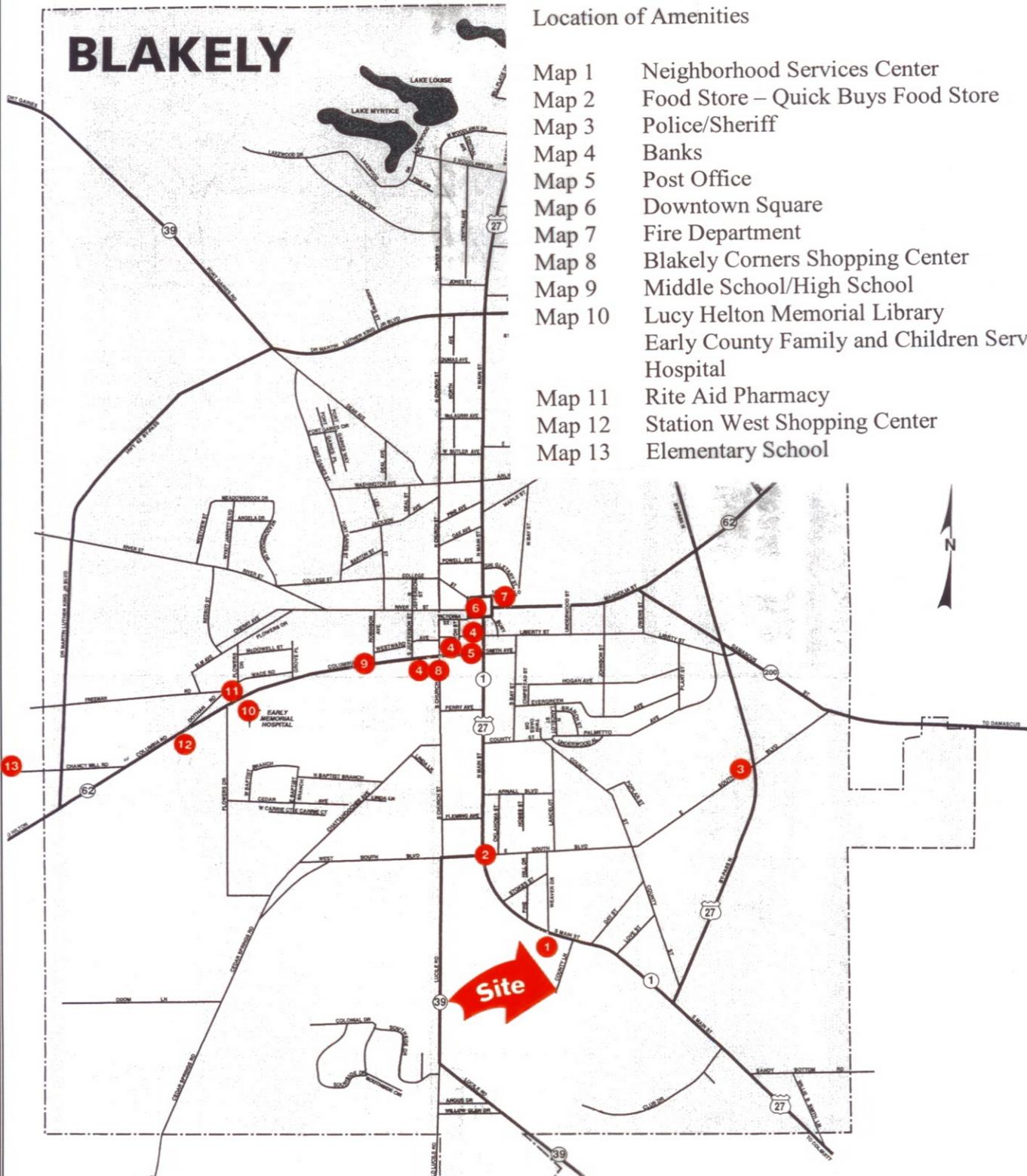
Image courtesy of the U.S. Geological Survey
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BLAKELY

Location of Amenities

- Map 1 Neighborhood Services Center
- Map 2 Food Store – Quick Buys Food Store
- Map 3 Police/Sheriff
- Map 4 Banks
- Map 5 Post Office
- Map 6 Downtown Square
- Map 7 Fire Department
- Map 8 Blakely Corners Shopping Center
- Map 9 Middle School/High School
- Map 10 Lucy Helton Memorial Library
Early County Family and Children Services
Hospital
- Map 11 Rite Aid Pharmacy
- Map 12 Station West Shopping Center
- Map 13 Elementary School



R = 1960.08
 L = 7.00'
 CH = 7.00'
 CB = S 71°44'00" E

SOUTH MAIN STREET - U.S. HWY. 27 (100' R/W)

ASPHALT PAVEMENT

Illuminated

Upgraded

Landscaping
At Entry (Typ.)

Entry Sign

Decorative
Fence

Decorative
Fence

R/W CMF
 4' CHAINLINK FENCE
 S 71°50'15" E
 290.74'

Accessible
Unit (Typ.)

Accessible
Route
(Typ.)

New 1 1/2" Asphalt
Topping (Typ.)

ONE AND TWO STORY BRICK
& VINYL SIDING BUILDING
(6) 2 & (2) 3 BEDROOM UNITS
158.2'

ONE AND TWO STORY BRICK
& VINYL SIDING BUILDING
(6) 2 & (2) 1 BEDROOM UNITS
158.2'

Benches
(Typ.)

New Accessible
Space (Typ.)

PROPERTY
MANAGEMENT
OFFICE

NIP PROPERTY OF
NIP JOES FOREMAN
KATHY JOES FOREMAN
DEED BOOK 5, PARCEL 22
MAP BL-32.

1" BENT CORNER 1.16' NE
OF PROPERTY CORNER

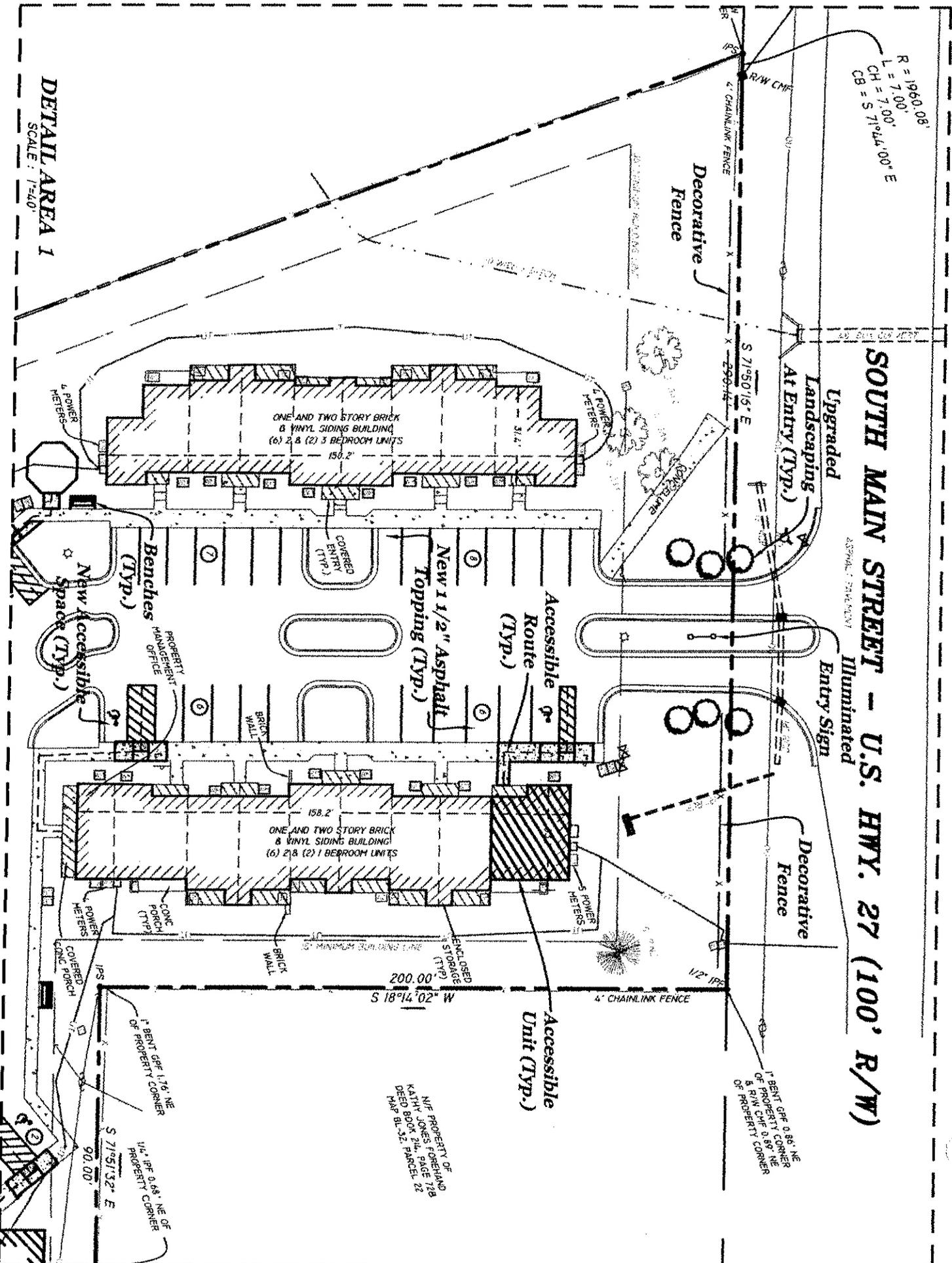
1/4" IPF 0.68' NE OF
PROPERTY CORNER

1" BENT CORNER 0.86' NE
OF PROPERTY CORNER
& R/W CMF 0.89' NE
OF PROPERTY CORNER

200.00'
S 18°14'02" W

S 71°51'32" E
90.00'

DETAIL AREA 1
SCALE: 1"=40'



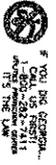
COUNTY LANES APARTMENTS
 A 100% RENTAL APARTMENT COMMUNITY
 100% RENTAL APARTMENT COMMUNITY
 100% RENTAL APARTMENT COMMUNITY



APBA - 4,032 A/S
 4,032 A/S
 4,032 A/S

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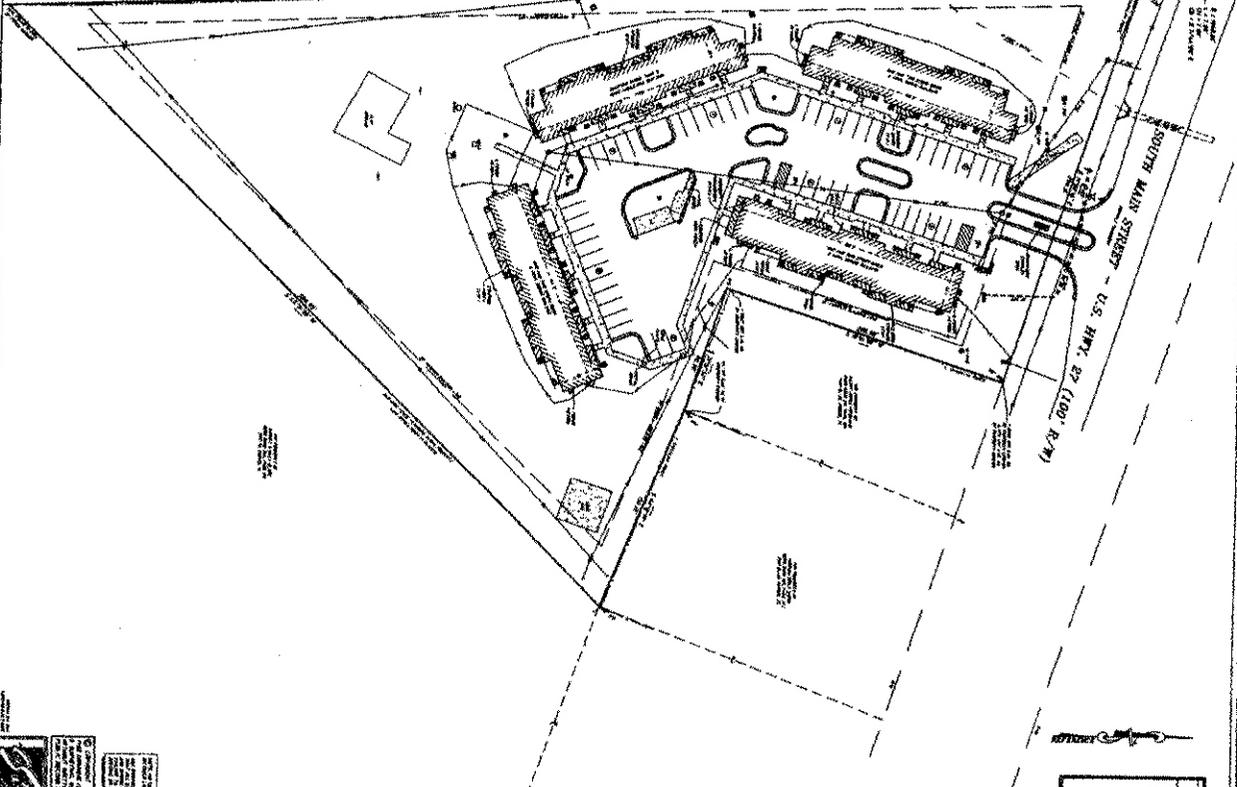
NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	100.00	100.00
2	STEEL	100	LB	100.00	100.00
3	BRICK	100	1000	100.00	100.00
4	CEMENT	100	CU YD	100.00	100.00
5	SAND	100	CU YD	100.00	100.00
6	GRAVEL	100	CU YD	100.00	100.00
7	ASPHALT	100	CU YD	100.00	100.00
8	PAVING	100	CU YD	100.00	100.00
9	CONCRETE	100	CU YD	100.00	100.00
10	STEEL	100	LB	100.00	100.00
11	BRICK	100	1000	100.00	100.00
12	CEMENT	100	CU YD	100.00	100.00
13	SAND	100	CU YD	100.00	100.00
14	GRAVEL	100	CU YD	100.00	100.00
15	ASPHALT	100	CU YD	100.00	100.00
16	PAVING	100	CU YD	100.00	100.00
17	CONCRETE	100	CU YD	100.00	100.00
18	STEEL	100	LB	100.00	100.00
19	BRICK	100	1000	100.00	100.00
20	CEMENT	100	CU YD	100.00	100.00
21	SAND	100	CU YD	100.00	100.00
22	GRAVEL	100	CU YD	100.00	100.00
23	ASPHALT	100	CU YD	100.00	100.00
24	PAVING	100	CU YD	100.00	100.00
25	CONCRETE	100	CU YD	100.00	100.00
26	STEEL	100	LB	100.00	100.00
27	BRICK	100	1000	100.00	100.00
28	CEMENT	100	CU YD	100.00	100.00
29	SAND	100	CU YD	100.00	100.00
30	GRAVEL	100	CU YD	100.00	100.00
31	ASPHALT	100	CU YD	100.00	100.00
32	PAVING	100	CU YD	100.00	100.00
33	CONCRETE	100	CU YD	100.00	100.00
34	STEEL	100	LB	100.00	100.00
35	BRICK	100	1000	100.00	100.00
36	CEMENT	100	CU YD	100.00	100.00
37	SAND	100	CU YD	100.00	100.00
38	GRAVEL	100	CU YD	100.00	100.00
39	ASPHALT	100	CU YD	100.00	100.00
40	PAVING	100	CU YD	100.00	100.00
41	CONCRETE	100	CU YD	100.00	100.00
42	STEEL	100	LB	100.00	100.00
43	BRICK	100	1000	100.00	100.00
44	CEMENT	100	CU YD	100.00	100.00
45	SAND	100	CU YD	100.00	100.00
46	GRAVEL	100	CU YD	100.00	100.00
47	ASPHALT	100	CU YD	100.00	100.00
48	PAVING	100	CU YD	100.00	100.00
49	CONCRETE	100	CU YD	100.00	100.00
50	STEEL	100	LB	100.00	100.00
51	BRICK	100	1000	100.00	100.00
52	CEMENT	100	CU YD	100.00	100.00
53	SAND	100	CU YD	100.00	100.00
54	GRAVEL	100	CU YD	100.00	100.00
55	ASPHALT	100	CU YD	100.00	100.00
56	PAVING	100	CU YD	100.00	100.00
57	CONCRETE	100	CU YD	100.00	100.00
58	STEEL	100	LB	100.00	100.00
59	BRICK	100	1000	100.00	100.00
60	CEMENT	100	CU YD	100.00	100.00
61	SAND	100	CU YD	100.00	100.00
62	GRAVEL	100	CU YD	100.00	100.00
63	ASPHALT	100	CU YD	100.00	100.00
64	PAVING	100	CU YD	100.00	100.00
65	CONCRETE	100	CU YD	100.00	100.00
66	STEEL	100	LB	100.00	100.00
67	BRICK	100	1000	100.00	100.00
68	CEMENT	100	CU YD	100.00	100.00
69	SAND	100	CU YD	100.00	100.00
70	GRAVEL	100	CU YD	100.00	100.00
71	ASPHALT	100	CU YD	100.00	100.00
72	PAVING	100	CU YD	100.00	100.00
73	CONCRETE	100	CU YD	100.00	100.00
74	STEEL	100	LB	100.00	100.00
75	BRICK	100	1000	100.00	100.00
76	CEMENT	100	CU YD	100.00	100.00
77	SAND	100	CU YD	100.00	100.00
78	GRAVEL	100	CU YD	100.00	100.00
79	ASPHALT	100	CU YD	100.00	100.00
80	PAVING	100	CU YD	100.00	100.00
81	CONCRETE	100	CU YD	100.00	100.00
82	STEEL	100	LB	100.00	100.00
83	BRICK	100	1000	100.00	100.00
84	CEMENT	100	CU YD	100.00	100.00
85	SAND	100	CU YD	100.00	100.00
86	GRAVEL	100	CU YD	100.00	100.00
87	ASPHALT	100	CU YD	100.00	100.00
88	PAVING	100	CU YD	100.00	100.00
89	CONCRETE	100	CU YD	100.00	100.00
90	STEEL	100	LB	100.00	100.00
91	BRICK	100	1000	100.00	100.00
92	CEMENT	100	CU YD	100.00	100.00
93	SAND	100	CU YD	100.00	100.00
94	GRAVEL	100	CU YD	100.00	100.00
95	ASPHALT	100	CU YD	100.00	100.00
96	PAVING	100	CU YD	100.00	100.00
97	CONCRETE	100	CU YD	100.00	100.00
98	STEEL	100	LB	100.00	100.00
99	BRICK	100	1000	100.00	100.00
100	CEMENT	100	CU YD	100.00	100.00



**IF YOU DIG DEEPER,
 YOU'LL FIND US FIRST.**
 100% RENTAL APARTMENT COMMUNITY
 100% RENTAL APARTMENT COMMUNITY
 100% RENTAL APARTMENT COMMUNITY

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 16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AND SPECIFICATIONS.
 17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE AND SPECIFICATIONS.
 18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF ARCHITECTS CODE OF ETHICS AND STANDARDS OF PRACTICE.
 19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE PROFESSIONAL ETHICS AND STANDARDS OF PRACTICE OF THE ARCHITECT.
 20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE ETHICS AND STANDARDS OF PRACTICE OF THE ARCHITECT.



ARCHITECT:
 [Firm Name]
 [Address]
 [City, State, Zip]

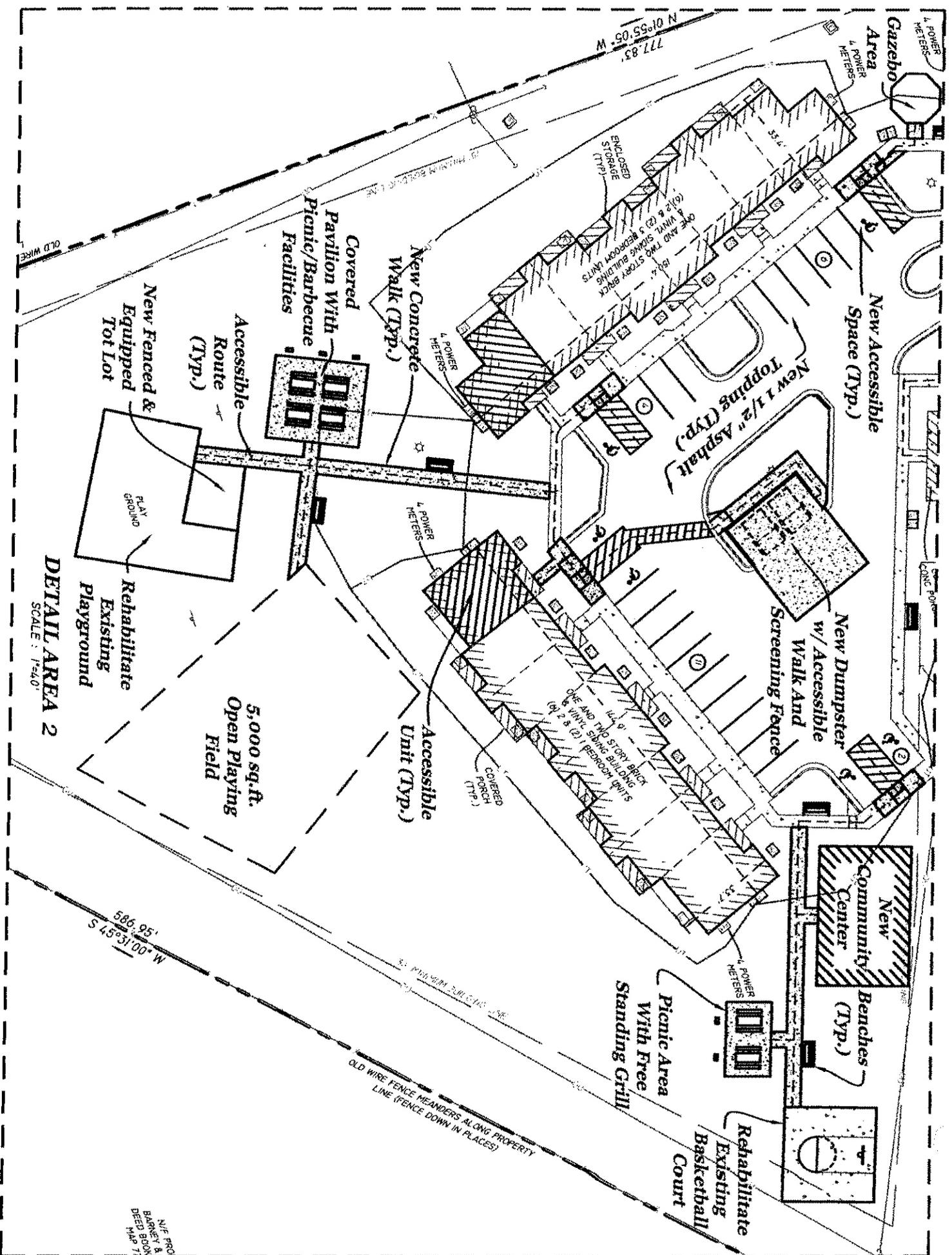
ENGINEER:
 [Firm Name]
 [Address]
 [City, State, Zip]

DATE: [Date]

PROJECT: [Project Name]

SCALE: [Scale]

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
 3. ALL FLOORS ARE 4" CONCRETE ON 4" G.C. UNLESS OTHERWISE NOTED.
 4. ALL ROOFS ARE 4" CONCRETE ON 4" G.C. UNLESS OTHERWISE NOTED.
 5. ALL CEILING ARE 8" CONCRETE ON 4" G.C. UNLESS OTHERWISE NOTED.
 6. ALL EXTERIOR WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
 7. ALL INTERIOR WALLS ARE 8" THICK UNLESS OTHERWISE NOTED.
 8. ALL DOORS ARE 6' 0" HIGH UNLESS OTHERWISE NOTED.
 9. ALL WINDOWS ARE 6' 0" HIGH UNLESS OTHERWISE NOTED.
 10. ALL STAIRS ARE 8' 0" WIDE UNLESS OTHERWISE NOTED.
 11. ALL ELEVATIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
 12. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 13. ALL MATERIALS ARE TO BE APPROVED BY THE ARCHITECT.
 14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCES AND SPECIFICATIONS.
 15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND SPECIFICATIONS.
 16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AND SPECIFICATIONS.
 17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE AND SPECIFICATIONS.
 18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF ARCHITECTS CODE OF ETHICS AND STANDARDS OF PRACTICE.
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 20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE ETHICS AND STANDARDS OF PRACTICE OF THE ARCHITECT.



DETAIL AREA 2

SCALE: 1"=40'

N/P PROJ
BARNEY &
DIED BOON
MAP 77

777.83' N 01°55'05" W

586.95' S 45°31'00" W

OLD WIRE FENCE MEASUREMENTS ALONG PROPERTY LINE (FENCE DOWN IN PLACES)

New 1 1/2" Asphalt Topping (TYP.)

Accessible Route (TYP.)

5,000 sq. ft. Open Playing Field

New Concrete Walk (TYP.)

Accessible Unit (TYP.)

New Accessible Space (TYP.)

New Dumpster w/ Accessible Walk And Screening Fence

New Community Center (TYP.) Benches (TYP.)

Picnic Area With Free Standing Grill

Rehabilitate Existing Basketball Court

Rehabilitate Existing Playground

New Fenced & Equipped Tot Lot

Covered Pavilion With Picnic/Barbecue Facilities

ENCLOSED STORAGE (TYP.)
ONE AND TWO STORY BRICK BUILDING (6) 1/2 & (2) 3 RESTROOM UNITS

ONE AND TWO STORY BRICK BUILDING (6) 1/2 & (2) RESTROOM UNITS

COVERED PORCH (TYP.)

NEW

Property Profile

COUNTRY LANE APARTMENTS



Address: 1121 South Main Street, Blakely, Georgia 39823, Early County
Telephone: (229) 723-3576
Contact: Rita P. Jackson, Manager
Contact Date: May 30 and May 31, 2007
Units: 32
Vacancies: 1
Vacancy Rate: 3.1%
Year Built: 1990
Program: Rural Development
Utilities:

A/C	Electric - Central	Not Included	Other	Electric	Not Included
Heat	Electric - Furnace	Not Included	Water	City	Not Included
Cooking	Electric	Not Included	Sewer	City	Not Included
Hot Water	Electric	Not Included	Trash	City	Not Included

Unit Mix

Bedrooms	Baths	Type	Units	Size (SF)	Rent	Concession	Restriction	Wait List	Vacant	Rate
1	1	Flat	2	618	\$100	\$0	RD	Yes	0	0.0%
1	1	Flat	2	639	\$100	\$0	RD	Yes	0	0.0%
2	1.5	TH	24	903	\$175	\$0	RD	Yes	1	4.2%
3	2	TH	4	1,054	\$225	\$0	RD	Yes	0	0.0%

Property Profile

BAPTIST BRANCH



Address: 411 Damascus Street, Blakely, Georgia 31723, Early County
Telephone: (229) 723-3446
Contact: Ms. Gracie Worlds
Contact Date: June 18, 2007, 10:00 a.m.
Units: 50
Vacancies: 0
Vacancy Rate: 0.0%
Year Built: Late 1970's
Program: PHA
Utilities:

A/C	Electric - Central	Not Included	Other	Electric	Not Included
Heat	Electric - Furnace	Not Included	Water	City	Not Included
Cooking	Electric	Not Included	Sewer	City	Not Included
Hot Water	Electric	Not Included	Trash	City	Not Included

Unit Mix										
Bedrooms	Baths	Type	Units	Size (SF)	FMR Rent	Concession	Restriction	Wait List	Vacant	Rate
1	1	Lo-rise	12	N/A	\$428	\$0	HUD	Yes	0	0.0%
2	1	Lo-rise	24	N/A	\$476	\$0	HUD	Yes	0	0.0%
3	2	Lo-rise	10	N/A	\$611	\$0	HUD	Yes	0	0.0%
4	2	Lo-rise	4	N/A	\$751	\$0	HUD	Yes	0	0.0%

Property Profile

CEDAR HOMES



Address: 17821 Cedar Springs Road, Blakely, Georgia 31723, Early County
Telephone: (229) 723-3446
Contact: Ms. Gracie Worlds
Contact Date: June 18, 2007, 10:00 a.m.
Units: 50
Vacancies: 0
Vacancy Rate: 0.0%
Year Built: Phase I– 1955/Phase II -1970's
Program: PHA
Utilities:

A/C	Electric - Central	Not Included	Other	Electric	Not Included
Heat	Electric - Furnace	Not Included	Water	City	Not Included
Cooking	Electric	Not Included	Sewer	City	Not Included
Hot Water	Electric	Not Included	Trash	City	Not Included

Unit Mix

Bedrooms	Baths ¹	Type	Units	Size (SF)	FMR Rent	Concession	Restriction	Wait List	Vacant	Rate
1	1	Lo-rise	12	N/A	\$428	\$0	HUD	Yes	0	0.0%
2	1	Lo-rise	24	N/A	\$476	\$0	HUD	Yes	0	0.0%
3	1 - 2	Lo-rise	10	N/A	\$611	\$0	HUD	Yes	0	0.0%
4	2	Lo-rise	4	N/A	\$751	\$0	HUD	Yes	0	0.0%

¹ The second phase three-bedrooms have two bathrooms, the first phase three-bedrooms have one bathroom.

Property Profile

WILLIS CANE



Address: 356 Howell Street, Blakely, Georgia 31723, Early County
Telephone: (229) 723-3446
Contact: Ms. Gracie Worlds
Contact Date: June 18, 2007, 10:00 a.m.
Units: 59
Vacancies: 0
Vacancy Rate: 0.0%
Year Built: 1980's
Program: PHA
Utilities:

A/C	Electric - Central	Not Included	Other	Electric	Not Included
Heat	Electric - Furnace	Not Included	Water	City	Not Included
Cooking	Electric	Not Included	Sewer	City	Not Included
Hot Water	Electric	Not Included	Trash	City	Not Included

Unit Mix

Bedrooms	Baths ¹	Type	Units	Size (SF)	FMR Rent	Concession	Restriction	Wait List	Vacant	Rate
1	1	Lo-rise	15	N/A	\$428	\$0	HUD	Yes	0	0.0%
2	1	Lo-rise	27	N/A	\$476	\$0	HUD	Yes	0	0.0%
3	1 - 2	Lo-rise	12	N/A	\$611	\$0	HUD	Yes	0	0.0%
4	2	Lo-rise	5	N/A	\$751	\$0	HUD	Yes	0	0.0%

¹ Phase I units have one bathroom in 3BR apartments and phase II units have two bathrooms in 3BR units.

Property Profile

TANGLEWOOD

NO PHOTO AVAILABLE

Address: 468 Liberty Street, Blakely, Georgia 31723, Early County
Telephone: (229) 732-2128
Contact: Ms. Debi McCade
Contact Date: June 18, 2007, 10:00 a.m.
Units: 59
Vacancies: Has vacancies with people on a wait list to get in
Vacancy Rate: UK
Year Built: 1979
Program: HUD Section 8
Utilities:

A/C	Electric - Central	Not Included	Other	Electric	Not Included
Heat	Electric - Furnace	Not Included	Water	City	Not Included
Cooking	Electric	Not Included	Sewer	City	Not Included
Hot Water	Electric	Not Included	Trash	City	Not Included

Unit Mix

Bedrooms	Baths	Type	Units	Size (SF)	FMR Rent	Concession	Restriction	Wait List	Vacant	Rate
1	1	Lo-rise	16	N/A	\$428	\$0	HUD	Yes	0	0.0%
2	1	Lo-rise	21	N/A	\$476	\$0	HUD	Yes	0	0.0%
3	1.5	Lo-rise	12	N/A	\$611	\$0	HUD	Yes	0	0.0%

Property Profile

EDISON LANE APARTMENTS



Address: 19264 Hartford Street, Edison, Georgia 39846, Calhoun County
Miles from Blakely: 26
Telephone: (229) 835-2916
Contact: Charlotte Kennedy, Manager
Contact Date: June 4, 2007, 10:20 a.m.
Units: 24
Vacancies: 0
Vacancy Rate: 0.0%
Year Built: 1994
Program: Rural Development
Utilities:

A/C	Electric - Central	Not Included	Other	Electric	Not Included
Heat	Electric - Furnace	Not Included	Water	City	Not Included
Cooking	Electric	Not Included	Sewer	City	Not Included
Hot Water	Electric	Not Included	Trash	City	Not Included

Unit Mix

Bedrooms	Baths	Type	Units	Size (SF)	Basic Rent	Concession	Restriction	Wait List	Vacant	Rate
1	1	Lo-rise	4	N/A	\$521	\$0	RD	Yes	0	0.0%
2	1	Lo-rise	16	N/A	\$625	\$0	RD	Yes	0	0.0%
3	1	Lo-rise	4	N/A	\$723	\$0	RD	Yes	0	0.0%

Property Profile

EDISON VILLAGE APARTMENTS



Address: 19264 Hartford Street, Edison, Georgia 39846, Calhoun County
Miles from Blakely: 26
Telephone: (229) 835-2916
Contact: Charlotte Kennedy, Manager
Contact Date: June 4, 2007, 10:20 a.m.
Units: 42
Vacancies: 0
Vacancy Rate: 0.0%
Year Built: 1991
Program: Rural Development
Utilities:

A/C	Electric - Central	Not Included	Other	Electric	Not Included
Heat	Electric - Furnace	Not Included	Water	City	Not Included
Cooking	Electric	Not Included	Sewer	City	Not Included
Hot Water	Electric	Not Included	Trash	City	Not Included

Unit Mix										
Bedrooms	Baths	Type	Units	Size (SF)	Basic Rent	Concession	Restriction	Wait List	Vacant	Rate
1	1	Lo-rise	24	N/A	\$521	\$0	RD	Yes	0	0.0%
2	1	Lo-rise	16	N/A	\$625	\$0	RD	Yes	0	0.0%
3	1	Lo-rise	2	N/A	\$723	\$0	RD	Yes	0	0.0%

Property Profile

HERITAGE MANOR



Address: South Dowling Street, Donalsonville, Georgia 39845, Seminole County
Miles from Blakely: 31
Telephone: (229) 524-2924
Contact: Messages left with no response (six)
Contact Date: June 1 and June 4, 2007
Units: 32
Vacancies: 0 (windshield survey)
Vacancy Rate: 0.0%
Year Built: 1990's (Appears rehabbed)
Program: Rural Development
Utilities:

A/C	Electric - Central	Not Included	Other	Electric	Not Included
Heat	Electric - Furnace	Not Included	Water	City	Not Included
Cooking	Electric	Not Included	Sewer	City	Not Included
Hot Water	Electric	Not Included	Trash	City	Not Included

Unit Mix										
Bedrooms	Baths	Type	Units	Size (SF)	Basic Rent	Concession	Restriction	Wait List	Vacant	Rate
1	1	Lo-rise	8	600	\$521	\$0	RD	Yes	0	0.0%
2	1	TH	8	750	\$625	\$0	RD	Yes	0	0.0%
3	1	TH	16	820	\$723	\$0	RD	Yes	0	0.0%



Early County, Georgia

Located 197 miles south of Atlanta.



Population

Year	County	GA (millions)	U.S. (millions)
2005	12,056	9.1	296
2004	12,091	8.8	296
2003	12,224	8.7	290

Per Capita Income

Year	County	GA	U.S.
2004	\$24,975	\$29,782	\$33,050
2003	\$25,410	\$29,000	\$31,472
2002	\$24,605	\$28,821	\$30,906

Education

COMMUNITY SCHOOLS: 3 county public schools with 182 teachers, 2,509 students, and 140 high school graduates in 2005; 1 private schools with 351 students in 2003.

HIGHER EDUCATION:

Technical College: Albany at Albany (50 miles) with 3,000 students.

2-yr: Andrew College at Cuthbert (40 miles) with 370 students; Bainbridge College at Bainbridge (40 miles) with 2,124 students.

4-yr: Albany State University at Albany (50 miles) with 3,456 students; Troy State University at Dothan (31 miles) with 1,615 students.

Early County Technical Education Center (local), a satellite of Albany Technical, Institute.

Local Taxes

PROPERTY: Property taxes are determined by tax rates and assessment ratios which vary by location. The only realistic way to compare property taxes from different locations is to use 'effective tax rates' (tax rate multiplied by assessment ratio). Effective tax rates combine city, county, school, and state tax rates into one convenient figure -- the annual tax for each \$1000 of property at its fair market value. This rate applies to all property: land, buildings, machinery, equipment, and inventory.

Effective Rates:

City	Year	Within City	Outside City
Blakely	2005		\$11.61

SALES: City and county have 3% local sales tax in addition to the 4% state sales tax.

Incentives/Exemptions

INVENTORY (Freeport): *Freeport* is the general term used for the exemption of ad valorem tax on inventories as defined by Georgia law. The law offers manufacturers, distributors, wholesalers and warehouse operations an attractive inventory tax exemption on three classes of property.

Early County and Blakely exempt 100% on all classes of certain business inventory from property taxation.

JOB TAX CREDIT: Tier: 1, Amount: \$4,000 as of 2006

Tier refers to the economic well-being of a county. For more information go to <http://www.dca.state.ga.us/economic/TaxCredits/programs/taxcredit.asp>

JOINT DEVELOPMENT AUTHORITY: Yes

Municipal Services

FIRE PROTECTION: 12 full-time and 12 volunteer personnel. Protection outside city limits provided by 77 county volunteers. Fire insurance classification 5 in city and 9 outside.

ZONING: City has zoning ordinance and subdivision design standards (Southern Building Code). County has Zoning and Planning Board, working countywide zoning.

Transportation

COMMERCIAL AIRPORT: Albany Airport (52 miles) service by ASA; Dothan Airport (32 miles) service by ASA.

GENERAL AVIATION AIRPORT: Albany Airport (52 miles) with a 6,600 feet asphalt runway, aircraft tiedown, hangar, lighted runway, VOR, ILS, NDB, airframe & power plant repair. Additional 5,100' wind runway. 5 air cargo companies serve the airport, including UPS's Boeing 757 "mini-hub" jet service; Blakely Airport (local) with a 5,000 feet asphalt runway, aircraft tiedown, hangar, lighted runway, NDB.

RAIL: CSX piggyback - Cordele (80 miles); CSX rail - Blakely (local); Norfolk Southern piggyback - Macon (160 miles); Norfolk Southern rail - Blakely (local). CIRR shortline rail service at Blakely (local).

WATER:

Navigable River: Chattahoochee River (9 foot channel depth) with public barge dock at Columbia (14 miles).
Seaport: Panama City Seaport (115 miles) with maintained channel depth of 35 feet.

Utilities

ELECTRICITY: A part of Georgia's modern integrated electrical transmission system, Early County has excellent ability to supply industrial demands. Compared to 47% for the U.S., coal accounts for 84% of fuel used by the state's power generating plants. This assures long-term continuity. If demand exceeds 900kw, any supplier can step in and offer service.

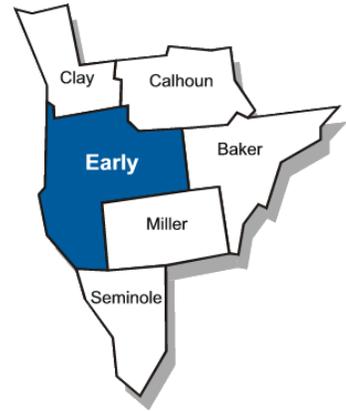
NATURAL GAS: Supplied by city and available in industrial quantities on an interruptible basis.

WATER: Plant capacity: 3,750,000 gal/day. Consumption: 1,000,000 gal/day average. Ground storage capacity: 1,250,000 gal. Source: 3 deep wells. Pumping capacity: 2,050 gal/min.

SEWER: Plant Capacity: 1,950,000 gal/day; Plant Load: 1,030,000 gal/day; Primary, secondary treatment plant. Oxidation ponds.



Early County



Labor Force Activity - 2006

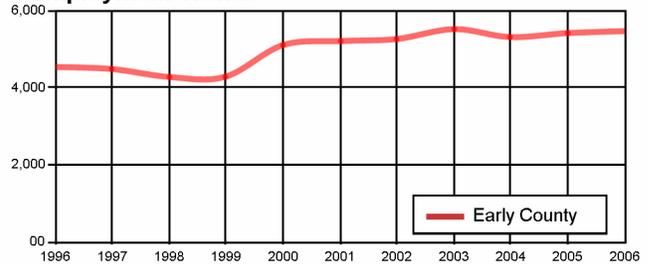
2006 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Early	5,772	5,483	289	5.0%
Baker	1,838	1,746	92	5.0%
Calhoun	2,404	2,260	144	6.0%
Clay	1,493	1,424	69	4.6%
Miller	3,780	3,645	135	3.6%
Seminole	4,063	3,855	208	5.1%
Early Area	19,350	18,413	937	4.9%
Georgia	4,741,860	4,522,025	219,835	4.6%
United States	151,428,000	144,427,000	7,001,000	4.6%
Henry, AL	7,659	7,385	274	3.6%
Houston, AL	47,253	45,813	1,440	3.0%

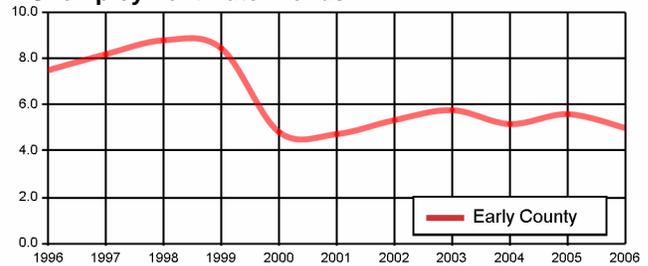
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

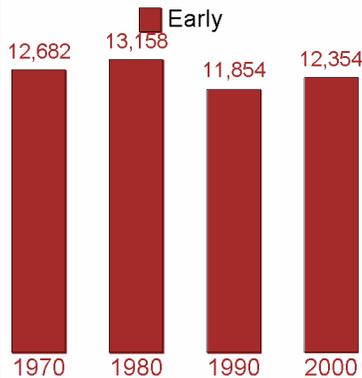
Employment Trends



Unemployment Rate Trends



Population Estimates



Population

	2000 Census	2006 Rank	2006 Estimate	% Change 2000-2006	2010 Projected*	% Change 2000-2010
Early	12,354	115	12,065	-2.3	11,904	-3.6
City of Blakely	5,696					
Early Area	146,954		153,210	4.3	152,989	4.1
Georgia	8,186,453		9,363,941	14.4	9,592,370	17.2
United States	281,421,906		299,398,484	6.4	308,936,000	9.8
Henry, AL	16,310		16,706	2.4	16,977	4.1
Houston, AL	88,787		95,660	7.7	94,214	6.1

Source: Population Division, U.S. Census Bureau, *Governor's Office of Planning and Budget.

MICHAEL L. THURMOND - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
Equal Opportunity Employer/Program
Auxiliary Aids and Services Available upon Request to Individuals with Disabilities

Workforce Information and Analysis; E-mail: Workforce_Info@dol.state.ga.us Phone: (404) 232-3875

Industry Mix - 2006

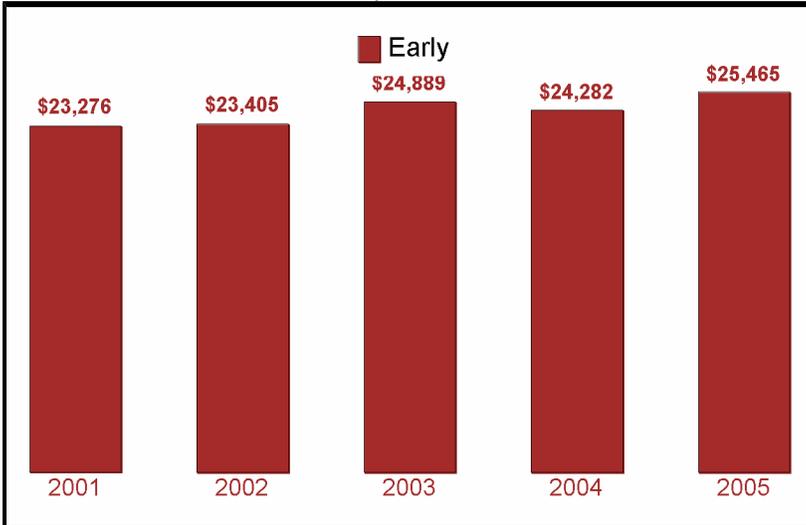
INDUSTRY	Early				Early Area			
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE
Goods-Producing	61	1,444	30.5	1,146	183	2,662	22.6	605
Agriculture, Forestry, Fishing & Hunting	28	376	7.9	727	87	819	6.9	488
Mining	1	*	*	*	1	*	*	*
Construction	19	181	3.8	526	67	558	4.7	458
Manufacturing	13	884	18.7	1,453	28	1,281	10.9	615
Food Manufacturing	3	*	*	*	4	*	*	*
Wood Product Manufacturing	2	*	*	*	3	12	0.1	310
Paper Manufacturing	2	*	*	*	2	*	*	*
Chemical Manufacturing	1	*	*	*	2	*	*	*
Nonmetallic Mineral Product Mfg	1	*	*	*	3	20	0.2	271
Primary Metal Manufacturing	1	*	*	*	1	*	*	*
Fabricated Metal Product Manufacturing	1	*	*	*	3	*	*	*
Machinery Manufacturing	2	*	*	*	4	*	*	*
Service-Providing	223	2,074	43.8	480	663	5,360	45.5	463
Wholesale Trade	25	400	8.4	798	63	758	6.4	471
Retail Trade	53	379	8.0	313	185	1,237	10.5	282
Transportation and Warehousing	8	*	*	*	31	*	*	*
Information	5	24	0.5	549	10	50	0.4	439
Finance and Insurance	17	130	2.7	607	54	363	3.1	604
Real Estate and Rental and Leasing	4	19	0.4	243	23	86	0.7	285
Professional and Technical Services	18	68	1.4	463	44	381	3.2	563
Management of Companies and Enterprises	1	*	*	*	3	31	0.3	658
Administrative and Waste Services	13	58	1.2	634	19	110	0.9	478
Educational Services	2	*	*	*	2	*	*	*
Health Care and Social Assistance	17	349	7.4	521	69	1,095	9.3	460
Arts, Entertainment, and Recreation	3	*	*	*	6	33	0.3	213
Accommodation and Food Services	18	174	3.7	197	47	479	4.1	496
Other Services, Ex. Public Admin	33	57	1.2	327	90	207	1.8	293
Unclassified - industry not assigned	6	12	0.3	409	13	23	0.2	292
Total - Private Sector	284	3,518	74.3	813	846	8,022	68.1	534
Total - Government	39	1,215	25.7	636	144	3,762	31.9	604
State Government	19	516	10.9	566	56	1,029	8.7	523
Local Government	12	649	13.7	546	51	2,560	21.7	471
Federal Government	8	50	1.1	797	37	173	1.5	820
ALL INDUSTRIES	323	4,734	100.0	705	990	11,785	100.0	515
ALL INDUSTRIES - Georgia					262,994	4,024,888		754

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding since all figures represent the 3rd Quarter, 2006.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

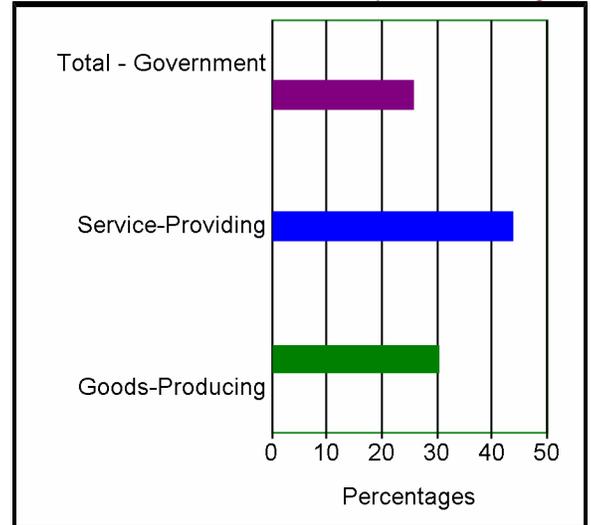
Per Capita Income

Source: U.S. Bureau of Economic Analysis



Early Industry Mix 2006

Source: See Industry Mix data on Page 2.



Top Employers - 2006

FIVE LARGEST EMPLOYERS

Early

Birdsong Peanuts
Great Northern Nekoosa
John D Archbold Memorial Hospital
Nordic Cold Storage LLC
North Florida Tomatoes Inc

Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state college and universities. Data shown for the Third Quarter of 2006. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

TEN LARGEST EMPLOYERS

Early Area

Employer	COUNTY
Calhoun State Prison	Calhoun
Riverside Manufacturing	Calhoun
Pds Engineering Services Inc	Clay
Anderson Constr Co of Fort Gaines	Clay
Great Northern Nekoosa	Early
Nordic Cold Storage LLC	Early
John D Archbold Memorial Hospital	Early
North Florida Tomatoes Inc	Early
Miller County Hospital	Miller
Donalsonville Hospital Inc	Seminole

Commuting Patterns

EMPLOYED RESIDENTS OF

Early

COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL
Early, GA	3,379	70.1
Houston, AL	283	5.9
Calhoun, GA	247	5.1
Seminole, GA	201	4.2
Decatur, GA	169	3.5
Miller, GA	129	2.7
Dougherty, GA	101	2.1
Mitchell, GA	68	1.4
Other	241	5.0
Total Residents:	4,818	100.0

PERSONS WORKING IN

Early

COUNTY OF RESIDENCE	NUMBER	PERCENT OF TOTAL
Early, GA	3,379	67.4
Houston, AL	423	8.4
Miller, GA	237	4.7
Calhoun, GA	221	4.4
Seminole, GA	198	4.0
Clay, GA	108	2.2
Decatur, GA	102	2.0
Henry, AL	73	1.5
Other	271	5.4
Total Residents:	5,012	100.0

Note: Other category represents employment from U.S. counties only.

Source: U.S. Census Bureau - 2000 County-To-County Worker Flow Files.

Education of the Labor Force

Early

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Some High School	32.6%	40.8%	15.1%	22.3%	28.5%	56.1%
High Scholl Grad/GED	33.6%	34.9%	39.6%	39.4%	34.2%	22.6%
Some College	22.5%	23.4%	29.4%	28.9%	23.0%	10.6%
Collgege Grad 4 Yr	6.8%	1.0%	9.0%	3.8%	9.4%	7.4%
Post Graduate Studie	4.5%	0.0%	6.9%	5.6%	4.8%	3.5%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents the percentage total of workers with either Some College with no degree or an Associate degree.

Source: U.S. Census Bureau - 2000 Decennial Census.

High School Graduates - 2006

	PUBLIC SCHOOLS	PRIVATE SCHOOLS	TOTAL
Early	136	25	161
Calhoun	23	0	23
Miller	71	0	71
Seminole	90	0	90
Early Area	320	25	345



Note: Public schools include city as well as county schools systems. Some private schools data were not reported.

Source: Office of Student Achievement; Georgia Independent School Association.

Colleges and Universities

Early Area

Early

Early County Campus (Satellite campus of Albany Technical College)	www.albanytech.edu
Albany Technical College (Technical college servicing area)	www.albanytech.edu

Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2006

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2004	2005	2006	2004-2005	2005-2006
Accounting Technology/Technician and Bookkeeping	56	52	40	-7.1	-23.1
Administrative Assistant and Secretarial Science,	34	27	27	-20.6	0.0
Applied Horticulture/Horticulture Operations, Gene	10	9	4	-10.0	-55.6
Autobody/Collision and Repair Technology/Technicia	65	64	88	-1.5	37.5
Automobile/Automotive Mechanics Technology/Technic	67	71	57	6.0	-19.7
Carpentry/Carpenter	33	31	23	-6.1	-25.8
Child Care and Support Services Management	12	17	4	41.7	-76.5
Child Care Provider/Assistant	14	11	20	-21.4	81.8

Technical College Graduates - 2006

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2004	2005	2006	2004-2005	2005-2006
Computer Systems Networking and Telecommunications	26	19	23	-26.9	21.1
Cosmetology/Cosmetologist, General	48	41	40	-14.6	-2.4
Criminal Justice/Safety Studies	145	126	115	-13.1	-8.7
Culinary Arts/Chef Training	12	14	10	16.7	-28.6
Customer Service Support/Call Center/Teleservice O	107	32	28	-70.1	-12.5
Data Entry/Microcomputer Applications, General	10	49	29	390.0	-40.8
Data Processing and Data Processing Technology/Tec	22	30	27	36.4	-10.0
Dental Assisting/Assistant	21	39	18	85.7	-53.8
Drafting and Design Technology/Technician, General	10	6	7	-40.0	16.7
Early Childhood Education and Teaching	39	138	143	253.8	3.6
Electrical/Electronics Equipment Installation and	21	19	23	-9.5	21.1
Electrician	25	37	29	48.0	-21.6
Emergency Medical Technology/Technician (EMT Param	50	51	67	2.0	31.4
Fire Science/Fire-fighting	5	20	17	300.0	-15.0
Graphic and Printing Equipment Operator, General P	7	2	3	-71.4	50.0
Greenhouse Operations and Management	8	3	5	-62.5	66.7
Heating/AC/Ventilation/Refrig Maint Technology/Tec	11	25	19	127.3	-24.0
Heavy Equipment Maintenance Technology/Technician	10	5	23	-50.0	360.0
Home Health Aide/Home Attendant	66	44	21	-33.3	-52.3
Hospitality Administration/Management, General	2	3	3	50.0	0.0
Industrial Mechanics and Maintenance Technology	45	25	61	-44.4	144.0
Landscaping and Groundskeeping	5	6	2	20.0	-66.7
Licensed Practical/Vocational Nurse Training	68	38	25	-44.1	-34.2
Medical Insurance Coding Specialist/Coder	25	32	5	28.0	-84.4
Medical Transcription/Transcriptionist	10	6	2	-40.0	-66.7
Medical/Clinical Assistant	12	13	16	8.3	23.1
Nurse/Nursing Assistant/Aide and Patient Care Assi	60	43	36	-28.3	-16.3
Operations Management and Supervision	30	42	30	40.0	-28.6
Pharmacy Technician/Assistant	15	17	22	13.3	29.4
Plant Nursery Operations and Management	3	5	3	66.7	-40.0
Printing Press Operator	19	38	11	100.0	-71.1
Radiologic Technology/Science - Radiographer	18	23	27	27.8	17.4
Sales, Distribution and Marketing Operations, Gene	13	20	9	53.8	-55.0
Surgical Technology/Technologist	15	14	19	-6.7	35.7
Truck and Bus Driver/Commercial Vehicle Operation	60	72	98	20.0	36.1

Technical College Graduates - 2006

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2004	2005	2006	2004-2005	2005-2006
Welding Technology/Welder	149	207	141	38.9	-31.9

Definition: All graduates except those listed as technical certificates are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length.

Source: Integrated Postsecondary Education Data System

Note - The data shown is from Albany Technical College (Dougherty Co.).

Occupational Profile for Residents of Early County

	Early		Early Area	
	NUMBER	PERCENT	NUMBER	PERCENT
Total Civilian Labor Force	5,262	100.0	17,451	100.0
Management, Business and Financial Workers	435	8.3	1,511	8.7
Science, Engineering and Computer Professionals	60	1.1	175	1.0
Healthcare Practitioner Professionals	85	1.6	378	2.2
Other Professional Workers	455	8.7	1,404	8.1
Technicians	64	1.2	360	2.1
Sales Workers	559	10.6	1,780	10.2
Administrative Support Workers	660	12.5	2,222	12.7
Construction and Extractive Craft Workers	223	4.2	824	4.7
Installation, Maintenance and Repair Craft Workers	188	3.6	819	4.7
Production Operative Workers	940	17.9	2,658	15.2
Transportation and Material Moving Operative Workers	305	5.8	1,199	6.9
Laborers and Helpers	415	7.9	1,326	7.6
Protective Service Workers	95	1.8	447	2.6
Service Workers, except Protective	688	13.1	2,139	12.3
Unemployed, No Civilian Work Experience Since 1995	90	1.7	209	1.2

Source: U.S. Census Bureau - 2000 Decennial Census.(EEO Data Tools)

Active Applicants - Georgia Department of Labor

	TOTAL	Prof., Tech. and Managerial	Clerical and Sales	Service	Agr., Forestry and Fishing	Processing	Machine Trades	Bench- Work	Structural Work	Misc.
Early	218	14	22	25	04	18	17	14	11	93
Clay	40	3	10	4	02	4	1	3	3	10
Baker	87	7	21	14	02	8	4	2	9	20
Miller	141	8	21	10	00	12	21	2	12	55
Seminole	222	9	36	23	08	15	15	7	14	95
Calhoun	95	10	13	22	02	9	3	3	7	26
Total Area	803	51	123	98	18	66	61	31	56	299

Note: For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor Career Center.

Source: Georgia Department of Labor (active applicants as of April 2007).

Georgia Department of Labor Career Center Location(s)

310 South Scott Street
Bainbridge GA 31717-4036

Phone: (229) 248 - 2618 **Fax:** (229) 248 - 2681

For copies of Area Labor Profiles, please visit our website at: www.dol.state.ga.us or contact Workforce Information and Analysis, Georgia Department of Labor , 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax:404-232-3888 or Email us at workforce_info@dol.state.ga.us

Early County Manufacturers

Report: Manufacturers Located in Early County, Georgia

18 companies within search results

1. Adams Vault & Septic Tank Service 5197 Hwy. 84 Jakin, GA 39861 Early County	Bill Adams , Owner Phone: (229) 793-2835 Fax: (229) 793-4365	SIC / Products: 3272 / Septic Tanks 3272 / Burial Vaults Total Employment: 2
2. Blakely Freezer Locker, LLC 12850 Magnolia St Blakely, GA 39823 Early County	Douglas H. Johnson , Owner Phone: (229) 723-9156	SIC / Products: 2011 / Meat Processing, Curing Total Employment: 7
3. Carastar Inc. Hwy. 370 Cedar Springs, GA 31732 Mailing Address: Rt. 5, Box 2175 Blakely, GA 31723 Early County	Gary A. Enfinger , Plt. Mgr. Tom Dillon , Sls. Jacky Cunningham , Pur. Agt. Phone: (229) 372-4561 Fax: (229) 372-4848	SIC / Products: 2655 / Paper Mill Cores 2655 / Yarn Carriers Total Employment: 15 Parent Company: Carastar Industries, Inc. Austell, GA
4. Damascus Fertilizer Co. 575 Maxwell St. Arlington, GA 39823 Mailing Address: P.O. Box 536 Arlington, GA 39823 Early County	James Cannon , Pres. Johnny Phillips , V.P. Phone: (229) 725-4309 Fax: (229) 725-4350	SIC / Products: 2875 / Fertilizer Blending Total Employment: 33
5. Dana Undies, Inc. 13625 Magnolia St. Blakely, GA 39823 Early County	Steve Varon , Mgr. Phone: (212) 564-6637 Fax: (212) 564-6630	SIC / Products: 2254 / Cotton Underwear Total Employment: 165
6. Day's Construction Co. 87 N. Bay St. Blakely, GA Mailing Address: P.O. Box 573 Blakely, GA 31723 Early County	Marshal Day , C.E.O. Phone: (229) 723-4939 Fax: (229) 723-6431	SIC / Products: 3599 / Industrial Eqp. Fabrication Total Employment: 1
7. Early County News, Inc. 529 College St. Blakely, GA 39823 Mailing Address: P.O. Box 748 Blakely, GA 39823 Early County	W. W. Fleming , Owner & Publ. Phone: (229) 723-4376 Fax: (229) 723-6097 Email: ecnews@alltel.net	SIC / Products: 2711 / Newspaper Publishing Total Employment: 9
8. General Chemical Corp. Hwy. 273 West Cedar Springs, GA 31732 Mailing Address: P.O. Box 156 Cedar Springs, GA 31732 Early County	Steve Amerison , Mgr. Phone: (229) 372-4581 Fax: (229) 372-4342	SIC / Products: 2819 / Aluminum Sulphate Total Employment: 2 Parent Company: Henley Mfg. Corp. Hampton, NH

Early County Manufacturers

9. Georgia-Pacific, Cedar Springs Operations

Hwy. 273 West
Cedar Springs, GA 31732
Mailing Address:
P.O. Box 44
Cedar Springs, GA 31732
Early County

E. A. Pumphry, V.P. Con. Div. East
R. G. Glover, Mgr. Purs. & Stores
Phone: (229) 372-5541
Fax: (229) 372-5254
Website: www.gapac.com

SIC / Products:
2631 / Kraft Linerboards
2631 / Semi Chem Corrugating Medium
Total Employment: 791
Parent Company:
Panolam Industries International, Inc.
Sharton, CT

10. Ink Spot

34 N. Main St.
Blakely, GA 39823
Early County

Jerry Calhoun, Owner
Phone: (229) 723-3550
Fax: (912) 723-3822

SIC / Products:
2759 / Commercial Printing
Total Employment: 2

11. Maverick C & P

#1 Georgia Tubing Lane
Cedar Springs, GA
Mailing Address:
P.O. Box 126
Cedar Springs, GA 31732
Early County

LeMoyne Smith, Gen. Mgr.
Phone: (229) 372-4501
Fax: (229) 372-4033

SIC / Products:
3644 / Electrical Conduit Tubing
Total Employment: 90
Parent Company:
Maverick Tube Corp.
Chesterfield, MO

12. W. E. McDowell Pulpwood, Inc.

9166 Georgia Hwy 200
Damascus, GA 39841
Early County

Willet McDowell, Owner
Donnell McDowell, Pur. Agt.
Phone: (229) 723-3736
Fax: (229) 724-7423

SIC / Products:
2411 / Pulpwood
2411 / Saw Logs
2421 / Rough Softwood Lumber
Total Employment: 2

13. Nantze Springs, Inc.

2894 Nantze Springs Rd.
Arlington, GA 39813
Early County

Malone Garrett, Pres.
Phone: (229) 725-3616
Fax: (229) 725-3617
Website: www.nantzesprings.com
Email: mtabb@alltel.net

SIC / Products:
2086 / Spring Water
2086 / Drinking Water
2899 / Distilled Water
2086 / Private Label Water
Total Employment: 22
Parent Company:
Nantze Springs, Inc.
Dothan, AL

14. Peanut Corp. of America

Hwy. 62 E. Hwy. 62 E. Hwy 62 E
Blakely, GA 31723
Mailing Address:
P.O. Box 448
Blakely, GA 31723
Early County

Stewart Parnell, C.E.O.
Peggie M. Harper, Ofc. Mgr.
Phone: (229) 723-3411
Fax: (229) 723-5130

SIC / Products:
2068 / Dry Roasted Nuts
2068 / Oil Roasted Nuts
2068 / Honey Roasted Nuts
Total Employment: 17

15. Sims Mfg. Co., Inc.

1688 Second Kolomoki Rd.
Blakely, GA 39823
Early County

Gary Sims, Pres.
Phone: (229) 723-5689
Fax: (229) 723-6474

SIC / Products:
3523 / Peanut Cleaners
3523 / Peanut Shellers
3523 / Peanut Bucket Elevators
3523 / Peanut Sizing Machinery
Total Employment: 6

16. Southern AgCom, Inc.

942 N. Main St.
Blakely, GA 39823
Mailing Address:
P.O. Drawer 546
Blakely, GA 39823
Early County

Harold W. Still, Pres.
Phone: (229) 723-4262
Fax: (229) 723-3223
Email: souagcom@alltel.net

SIC / Products:
3599 / Machine Repair
3559 / Custom Machinery
Total Employment: 18

Early County Manufacturers

17. Southern Vault Services, Inc.

Hwy. 62 By-Pass
Blakely, GA 31723
Mailing Address:
14 Perry Avenue
Blakely, GA 39823
Early County

Wayne Middleton, Pres.
Malcolm McLendon, Mgr.
Phone: (229) 723-3772
Fax: (229) 723-2300

SIC / Products:
3272 / Burial Vaults
3272 / Septic Tanks
Total Employment: 3

18. Universal Blanchers, LCC

14187 Magnolia Street
Blakely, GA 39823
Mailing Address:
PO Drawer 727
Blakely, GA 39823
Early County

Mike Fishcer, C.E.O./ Pres.
John W. Bowen, VP Sls/Mktg.
Brooks Ingram, Plt. Mgr.
Phone: (229) 723-4181
Fax: (229) 723-8887

SIC / Products:
2068 / Peanut Processing
Total Employment: 60

 Environmentally Preferable Product

Southwest Georgia



Workforce Investment Area #17

Includes the following counties: Baker, Calhoun, Colquitt, Decatur, Dougherty, Early, Grady, Lee, Miller, Mitchell, Seminole, Terrell, Thomas, and Worth

SOC/ O*NET Code	Occupational Title	Education & Training Code	Entry Wage	Average Wage	Median Wage	Middle Range	
						25th%	75th%

Management Occupations

11-1011	Chief Executives	4	34.55	63.35	55.57	40.76 ---	N/A
11-1021	General and Operations Managers	4	19.49	37.07	27.62	21.63 ---	44.19
11-2011	Advertising and Promotions Managers	4	23.70	26.42	26.40	24.27 ---	28.62
11-2021	Marketing Managers	4	24.28	36.31	28.07	25.01 ---	41.95
11-2022	Sales Managers	4	25.86	41.67	37.80	28.57 ---	53.13
11-2031	Public Relations Managers	4	18.67	29.87	27.14	20.86 ---	39.44
11-3011	Administrative Services Managers	4	18.35	27.40	25.84	20.26 ---	33.49
11-3021	Computer and Information Systems Managers	4	25.15	36.17	35.47	29.21 ---	44.28
11-3031	Financial Managers	4	22.25	34.04	31.57	24.70 ---	40.64
11-3041	Compensation and Benefits Managers	4	20.86	32.72	31.23	24.96 ---	41.22
11-3042	Training and Development Managers	4	23.44	30.35	29.40	24.92 ---	33.94
11-3049	Human Resources Managers, All Other	4	21.84	32.53	32.33	25.15 ---	39.85
11-3051	Industrial Production Managers	8	23.74	36.42	33.44	25.92 ---	44.72
11-3061	Purchasing Managers	4	16.46	29.34	28.37	22.05 ---	34.43
11-3071	Transportation, Storage, and Distribution Managers	8	18.39	26.52	24.78	19.95 ---	31.92
11-9021	Construction Managers	5	22.88	33.19	27.07	24.30 ---	40.13
11-9031	Education Administrators, Preschool and Child Care Center/Program	4	13.39	15.67	14.04	13.00 ---	17.80
11-9032	Education Administrators, Elementary and Secondary School	4	63,859	76,611	77,828	68,120 ---	87,695
11-9033	Education Administrators, Postsecondary	4	21.02	32.06	32.10	22.54 ---	41.09
11-9041	Engineering Managers	4	29.04	39.16	39.48	32.87 ---	44.82
11-9051	Food Service Managers	8	13.25	18.79	17.13	14.61 ---	22.70
11-9081	Lodging Managers	8	17.67	19.38	19.84	18.35 ---	21.34
11-9111	Medical and Health Services Managers	4	22.97	32.32	28.65	24.51 ---	35.31
11-9121	Natural Sciences Managers	4	30.16	35.80	34.29	30.76 ---	41.07
11-9131	Postmasters and Mail Superintendents	8	23.69	27.47	26.31	23.90 ---	30.31
11-9141	Property, Real Estate, and Community Association Managers	5	13.23	17.34	17.62	13.53 ---	20.76
11-9151	Social and Community Service Managers	5	16.06	24.27	24.04	19.16 ---	28.45
11-9199	Managers, All Other	8	25.27	36.87	35.61	28.85 ---	44.90

Business and Financial Operations Occupations

13-1022	Wholesale and Retail Buyers, Except Farm Products	8	11.80	18.22	18.47	14.49 ---	22.96
13-1023	Purchasing Agents, Except Wholesale, Retail, and Farm Products	8	14.17	22.11	20.57	16.30 ---	28.04
13-1031	Claims Adjusters, Examiners, and Investigators	9	22.17	28.34	30.21	25.52 ---	33.00
13-1041	Compliance Officers, Except Agriculture, Construction, Health and Safety, and Transportati	9	17.93	20.57	20.30	18.45 ---	22.19
13-1051	Cost Estimators	8	17.31	22.95	22.15	18.68 ---	26.62
13-1071	Employment, Recruitment, and Placement Specialists	5	15.13	20.51	16.62	15.18 ---	23.63
13-1072	Compensation, Benefits, and Job Analysis Specialists	5	12.66	16.63	16.46	14.48 ---	19.55
13-1073	Training and Development Specialists	5	15.22	21.80	23.07	16.80 ---	26.05

Wages by Area

SOC/ O*NET Code	Occupational Title	Education & Training Code	Entry Wage	Average Wage	Median Wage	Middle Range	
						25th%	75th%
13-1079	Human Resources, Training, and Labor Relations Specialists, All Other	5	13.90	19.13	17.62	15.18	22.28
13-1111	Management Analysts	4	22.21	38.04	29.32	24.07	39.86
13-1121	Meeting and Convention Planners	5	11.82	15.48	14.45	12.45	18.10
13-1199	Business Operations Specialists, All Other	5	19.46	27.03	26.87	22.44	32.09
13-2011	Accountants and Auditors	5	15.59	22.03	20.69	17.08	25.78
13-2021	Appraisers and Assessors of Real Estate	7	10.85	16.01	15.93	13.09	17.97
13-2031	Budget Analysts	5	19.47	26.48	25.30	21.03	31.54
13-2041	Credit Analysts	5	17.59	26.25	21.64	18.57	36.10
13-2051	Financial Analysts	5	16.35	27.41	26.40	19.13	31.06
13-2052	Personal Financial Advisors	5	16.66	44.89	41.50	17.30	65.75
13-2061	Financial Examiners	5	30.01	40.57	41.66	33.62	49.58
13-2071	Loan Counselors	5	13.00	16.20	15.60	13.50	19.29
13-2072	Loan Officers	5	15.39	23.30	20.00	16.21	28.42
13-2081	Tax Examiners, Collectors, and Revenue Agents	5	9.61	20.06	19.46	10.71	27.10
13-2082	Tax Preparers	10	8.17	13.22	11.08	8.74	19.33
13-2099	Financial Specialists, All Other	5	17.48	21.46	20.49	18.41	23.54
Computer and Mathematical Occupations							
15-1021	Computer Programmers	5	16.03	24.21	22.85	17.78	28.39
15-1031	Computer Software Engineers, Applications	5	20.75	29.40	28.56	23.91	34.79
15-1032	Computer Software Engineers, Systems Software	5	13.83	29.88	30.28	14.51	42.03
15-1041	Computer Support Specialists	6	9.60	14.32	13.51	11.03	16.46
15-1051	Computer Systems Analysts	5	20.81	29.45	29.33	23.91	35.25
15-1061	Database Administrators	5	14.29	21.85	23.04	15.89	27.16
15-1071	Network and Computer Systems Administrators	5	14.62	21.44	20.48	16.28	25.19
15-1081	Network Systems and Data Communications Analysts	5	15.96	25.87	20.39	17.12	38.77
15-2031	Operations Research Analysts	3	13.45	21.99	20.03	13.52	22.46
Architecture and Engineering Occupations							
17-1011	Architects, Except Landscape and Naval	5	26.92	35.44	37.62	28.45	42.62
17-1022	Surveyors	5	13.74	21.46	17.38	14.83	26.99
17-2021	Agricultural Engineers	5	16.66	25.38	24.48	17.35	32.72
17-2051	Civil Engineers	5	23.55	29.16	28.29	24.72	34.14
17-2071	Electrical Engineers	5	22.88	31.64	29.22	24.68	36.75
17-2072	Electronics Engineers, Except Computer	5	10.59	24.03	17.75	11.28	37.98
17-2111	Health and Safety Engineers, Except Mining Safety Engineers and Inspectors	5	24.93	34.28	36.71	27.71	41.64
17-2112	Industrial Engineers	5	23.31	31.40	31.10	25.55	37.63
17-2131	Materials Engineers	5	15.54	18.44	16.54	15.21	20.11
17-2141	Mechanical Engineers	5	22.55	29.98	28.86	24.86	36.54
17-2199	Engineers, All Other	5	24.28	34.64	36.51	26.79	42.09
17-3011	Architectural and Civil Drafters	7	13.61	16.73	16.70	15.06	18.51
17-3012	Electrical and Electronics Drafters	7	20.02	24.70	21.86	19.89	31.18
17-3013	Mechanical Drafters	7	15.03	23.44	23.93	17.34	30.38
17-3019	Drafters, All Other	7	9.80	16.53	16.13	11.03	21.25
17-3022	Civil Engineering Technicians	6	12.03	17.92	17.65	13.55	22.29
17-3023	Electrical and Electronic Engineering Technicians	6	21.31	27.26	27.63	24.42	31.53
17-3026	Industrial Engineering Technicians	6	13.18	20.32	17.59	13.87	27.67
17-3027	Mechanical Engineering Technicians	6	14.78	20.18	20.40	16.39	23.21
17-3029	Engineering Technicians, Except Drafters, All Other	6	13.51	23.46	25.14	14.31	30.50
17-3031	Surveying and Mapping Technicians	10	6.57	12.14	12.14	7.12	15.88

SOC/ O*NET Code	Occupational Title	Education & Training Code	Entry Wage	Average Wage	Median Wage	Middle Range	
						25th%	75th%
Life, Physical, and Social Science Occupations							
19-1013	Soil and Plant Scientists	5	21.22	30.95	31.51	22.31	38.80
19-1023	Zoologists and Wildlife Biologists	5	19.82	21.02	20.32	19.00	21.62
19-2031	Chemists	5	18.67	30.11	30.51	22.67	36.89
19-2041	Environmental Scientists and Specialists, Including Health	3	17.68	23.88	22.18	18.72	28.53
19-2042	Geoscientists, Except Hydrologists and Geographers	3	15.54	26.82	25.75	16.17	37.88
19-3021	Market Research Analysts	5	16.48	26.52	25.32	18.62	34.58
19-3031	Clinical, Counseling, and School Psychologists	2	21.56	31.94	30.92	24.39	34.62
19-4021	Biological Technicians	6	11.18	15.71	15.64	12.30	18.83
19-4031	Chemical Technicians	6	9.57	13.38	11.05	9.80	16.14
19-4093	Forest and Conservation Technicians	6	10.26	14.62	11.86	10.35	18.81
19-4099	Life, Physical, and Social Science Technicians, All Other	6	11.41	14.00	13.00	11.78	14.23
Community and Social Services Occupations							
21-1011	Substance Abuse and Behavioral Disorder Counselors	3	12.05	16.79	16.96	13.23	20.22
21-1012	Educational, Vocational, and School Counselors	3	17.07	23.27	23.31	19.07	27.68
21-1021	Child, Family, and School Social Workers	5	10.95	14.97	15.12	11.56	16.72
21-1022	Medical and Public Health Social Workers	5	15.08	17.82	16.72	15.19	20.10
21-1029	Social Workers, All Other	5	8.05	12.51	11.17	8.53	13.13
21-1091	Health Educators	3	12.80	17.46	18.46	14.15	20.59
21-1092	Probation Officers and Correctional Treatment Specialists	5	15.20	15.62	15.83	14.87	16.80
21-1093	Social and Human Service Assistants	10	9.41	11.46	11.63	10.12	13.01
21-1099	Community and Social Service Specialists, All Other	5	14.48	15.43	15.75	14.73	16.76
Legal Occupations							
23-1011	Lawyers	1	27.60	43.87	41.27	32.36	49.24
23-1023	Judges, Magistrate Judges, and Magistrates	4	15.83	25.18	20.91	16.62	29.99
23-2011	Paralegals and Legal Assistants	6	14.41	21.00	17.97	15.28	21.95
23-2092	Law Clerks	5	9.24	16.42	16.36	12.09	21.60
23-2093	Title Examiners, Abstractors, and Searchers	10	13.63	18.57	16.33	14.45	18.06
23-2099	Legal Support Workers, All Other	5	12.96	17.92	18.40	13.65	21.33
Education, Training, and Library Occupations							
25-1021	Computer Science Teachers, Postsecondary	3	38,793	49,841	49,547	41,563	56,585
25-1042	Biological Science Teachers, Postsecondary	2	29,151	40,136	41,436	32,189	46,200
25-1067	Sociology Teachers, Postsecondary	2	33,715	41,042	41,084	35,838	46,057
25-1072	Nursing Instructors and Teachers, Postsecondary	2	32,754	49,091	49,098	38,832	57,760
25-1121	Art, Drama, and Music Teachers, Postsecondary	3	33,605	42,757	42,368	37,381	47,055
25-1123	English Language and Literature Teachers, Postsecondary	3	34,070	45,261	42,637	36,512	51,513
25-1193	Recreation and Fitness Studies Teachers, Postsecondary	3	30,437	43,780	43,705	33,622	53,342
25-1194	Vocational Education Teachers, Postsecondary	4	14.54	21.46	20.70	16.25	25.10
25-2011	Preschool Teachers, Except Special Education	7	5.99	10.35	9.28	6.51	11.27
25-2012	Kindergarten Teachers, Except Special Education	5	31,396	44,763	45,380	35,014	54,744
25-2021	Elementary School Teachers, Except Special Education	5	35,796	45,995	45,677	38,533	53,876
25-2022	Middle School Teachers, Except Special and Vocational Education	5	37,744	47,515	47,346	40,321	55,219
25-2031	Secondary School Teachers, Except Special and Vocational Education	5	37,509	49,221	49,396	40,821	57,182
25-2032	Vocational Education Teachers, Secondary School	4	39,346	52,827	52,620	43,455	61,463
25-2041	Special Education Teachers, Preschool, Kindergarten, and Elementary School	5	34,643	43,792	43,872	37,589	51,066

Wages by Area

SOC/ O*NET Code	Occupational Title	Education & Training Code	Entry Wage	Average Wage	Median Wage	Middle Range	
						25th%	75th%
25-2042	Special Education Teachers, Middle School	5	35,655	44,609	44,211	38,002	51,515
25-2043	Special Education Teachers, Secondary School	5	35,685	46,919	46,191	37,912	54,975
25-3011	Adult Literacy, Remedial Education, and GED Teachers and Instructors	5	13.63	16.55	16.40	14.54	18.32
25-3021	Self-Enrichment Education Teachers	8	8.84	14.23	13.15	11.12	15.82
25-3099	Teachers and Instructors, All Other	5	7.76	13.01	11.31	9.20	13.82
25-4021	Librarians	3	21.37	24.86	25.17	22.79	27.37
25-4031	Library Technicians	7	7.87	13.74	10.90	8.90	19.46
25-9021	Farm and Home Management Advisors	5	14.72	18.36	17.06	15.36	21.39
25-9031	Instructional Coordinators	3	17.90	23.62	22.87	19.52	27.78
25-9041	Teacher Assistants	11	12,830	17,193	14,546	12,992	23,597
25-9099	Education, Training, and Library Workers, All Other	5	15.16	19.59	20.15	17.71	22.22
Arts, Design, Entertainment, Sports, and Media Occupations							
27-1023	Floral Designers	10	8.79	9.74	9.89	9.17	10.61
27-1024	Graphic Designers	5	8.00	15.43	9.10	8.12	20.81
27-1025	Interior Designers	6	11.97	17.81	19.36	13.44	21.74
27-1026	Merchandise Displayers and Window Trimmers	10	8.63	9.68	9.84	9.09	10.59
27-2021	Athletes and Sports Competitors	9	27,240	37,584	30,093	27,223	49,185
27-2022	Coaches and Scouts	9	23,529	42,721	43,229	31,050	55,284
27-3021	Broadcast News Analysts	4	10.25	17.25	11.34	10.22	25.15
27-3022	Reporters and Correspondents	4	9.87	13.64	13.30	10.83	15.95
27-3031	Public Relations Specialists	5	12.36	17.01	16.38	13.41	20.43
27-3041	Editors	5	12.90	18.40	17.05	14.64	22.08
27-3091	Interpreters and Translators	9	9.75	14.39	14.63	10.94	17.40
27-4021	Photographers	9	8.94	14.44	12.41	9.99	14.72
Healthcare Practitioners and Technical Occupations							
29-1011	Chiropractors	1	17.74	30.27	27.59	21.02	39.60
29-1021	Dentists, General	1	25.59	47.41	27.43	25.07	N/A
29-1031	Dietitians and Nutritionists	5	18.98	24.03	22.47	19.76	27.22
29-1041	Optometrists	1	45.45	69.66	57.63	49.94	N/A
29-1051	Pharmacists	1	37.44	45.11	45.39	39.82	52.15
29-1062	Family and General Practitioners	1	62.92	80.03	N/A	65.26	N/A
29-1063	Internists, General	1	N/A	91.86	N/A	N/A	N/A
29-1067	Surgeons	1	N/A	91.84	N/A	N/A	N/A
29-1071	Physician Assistants	5	27.42	36.26	35.97	31.55	41.18
29-1111	Registered Nurses	6	17.21	22.50	21.94	18.64	25.77
29-1123	Physical Therapists	3	25.36	32.83	33.30	27.43	38.86
29-1126	Respiratory Therapists	6	17.34	20.56	20.42	18.21	22.68
29-1127	Speech-Language Pathologists	3	18.09	23.66	22.42	19.65	28.11
29-1131	Veterinarians	1	22.34	32.83	28.72	25.06	47.03
29-2011	Medical and Clinical Laboratory Technologists	5	15.50	20.00	19.96	17.13	22.75
29-2012	Medical and Clinical Laboratory Technicians	6	8.27	10.94	10.92	8.77	12.80
29-2021	Dental Hygienists	6	15.93	20.07	17.75	16.02	23.69
29-2032	Diagnostic Medical Sonographers	6	16.53	22.11	21.44	17.98	26.49
29-2033	Nuclear Medicine Technologists	6	12.89	18.11	17.44	13.63	21.26
29-2034	Radiologic Technologists and Technicians	6	15.04	20.64	19.67	16.98	22.15
29-2041	Emergency Medical Technicians and Paramedics	7	8.50	11.43	10.52	9.11	12.44
29-2051	Dietetic Technicians	10	6.83	9.76	9.30	7.54	10.97
29-2052	Pharmacy Technicians	10	8.95	11.68	11.34	9.62	13.22
29-2054	Respiratory Therapy Technicians	6	13.93	17.13	16.51	14.93	18.26
29-2055	Surgical Technologists	7	10.65	14.01	13.55	11.61	15.93
29-2056	Veterinary Technologists and Technicians	6	7.27	9.79	9.93	8.63	10.96
29-2061	Licensed Practical and Licensed Vocational Nurses	7	10.12	12.60	12.45	10.80	13.98

SOC/ O*NET Code	Occupational Title	Education & Training Code	Entry Wage	Average Wage	Median Wage	Middle Range	
						25th%	75th%
29-2081	Opticians, Dispensing	9	12.59	13.62	12.94	12.09	13.77
Healthcare Support Occupations							
31-1011	Home Health Aides	11	6.02	6.94	6.71	6.04	7.92
31-1012	Nursing Aides, Orderlies, and Attendants	7	6.04	7.19	6.81	6.09	8.17
31-2021	Physical Therapist Assistants	6	16.25	19.48	19.60	17.59	21.60
31-9091	Dental Assistants	10	9.55	11.40	10.52	9.57	13.55
31-9092	Medical Assistants	10	7.90	11.08	10.32	8.42	13.10
31-9094	Medical Transcriptionists	7	9.38	11.33	11.29	9.83	12.80
31-9096	Veterinary Assistants and Laboratory Animal Caretakers	11	7.76	8.28	8.19	7.62	8.77
31-9099	Healthcare Support Workers, All Other	11	7.44	9.24	9.05	7.85	10.38
Protective Service Occupations							
33-1011	First-Line Supervisors/Managers of Correctional Officers	8	16.52	20.70	20.26	18.32	22.18
33-1012	First-Line Supervisors/Managers of Police and Detectives	8	18.61	23.38	21.14	19.17	25.87
33-1021	First-Line Supervisors/Managers of Fire Fighting and Prevention Workers	8	13.71	21.24	22.56	14.38	25.86
33-1099	First-Line Supervisors/Managers, Protective Service Workers, All Other	8	12.00	14.72	13.54	12.16	15.80
33-2011	Fire Fighters	9	8.05	11.18	10.28	8.62	12.88
33-3011	Bailiffs	10	6.09	8.37	6.69	6.05	10.30
33-3012	Correctional Officers and Jailers	10	9.21	11.64	11.92	10.15	13.23
33-3021	Detectives and Criminal Investigators	8	13.92	18.18	16.72	14.74	19.90
33-3051	Police and Sheriff's Patrol Officers	9	10.37	13.16	12.86	11.31	14.56
33-9011	Animal Control Workers	10	7.28	9.64	9.38	7.84	11.73
33-9021	Private Detectives and Investigators	8	10.79	17.23	18.92	11.88	21.05
33-9032	Security Guards	11	6.01	8.71	7.78	6.35	10.92
33-9092	Lifeguards, Ski Patrol, and Other Recreational Protective Service Workers	11	6.12	6.63	6.65	6.05	7.26
33-9099	Protective Service Workers, All Other	11	8.70	13.29	12.97	9.71	16.81
Food Preparation and Serving-Related Occupations							
35-1011	Chefs and Head Cooks	8	7.72	8.73	8.38	7.65	9.60
35-1012	First-Line Supervisors/Managers of Food Preparation and Serving Workers	8	7.47	11.89	11.99	8.41	14.98
35-2011	Cooks, Fast Food	11	6.10	6.64	6.55	5.99	7.14
35-2012	Cooks, Institution and Cafeteria	10	6.09	8.08	7.41	6.37	9.50
35-2014	Cooks, Restaurant	9	6.00	7.65	7.31	6.28	8.60
35-2015	Cooks, Short Order	11	6.75	8.63	8.09	7.21	9.81
35-2021	Food Preparation Workers	11	6.02	7.10	6.83	6.10	8.05
35-3011	Bartenders	11	6.03	6.77	6.46	5.92	7.04
35-3021	Combined Food Preparation and Serving Workers, Including Fast Food	11	6.05	6.30	6.35	5.88	6.83
35-3022	Counter Attendants, Cafeteria, Food Concession, and Coffee Shop	11	6.13	6.53	6.50	5.99	7.05
35-3031	Waiters and Waitresses	11	6.03	6.32	6.28	5.84	6.73
35-3041	Food Servers, Nonrestaurant	11	6.15	6.39	6.43	5.96	6.90
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	11	6.04	6.41	6.41	5.90	6.91
35-9021	Dishwashers	11	6.01	6.39	6.37	5.86	6.87
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	11	6.06	6.88	6.64	6.02	7.62

Wages by Area

SOC/ O*NET Code	Occupational Title	Education & Training Code	Entry Wage	Average Wage	Median Wage	Middle Range	
						25th%	75th%
35-9099	Food Preparation and Serving Related Workers, All Other	11	6.01	6.39	6.31	5.83	6.78
Building and Grounds Cleaning and Maintenance Occupations							
37-1011	First-Line Supervisors/Managers of Housekeeping and Janitorial Workers	8	9.23	12.49	11.91	9.77	15.25
37-1012	First-Line Supervisors/Managers of Landscaping, Lawn Service, and Groundskeeping Workers	8	8.92	14.01	13.51	9.95	17.22
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	11	6.24	8.38	8.32	6.79	9.92
37-2012	Maids and Housekeeping Cleaners	11	6.04	7.26	6.95	6.17	8.23
37-2021	Pest Control Workers	10	9.21	13.65	14.62	10.75	16.53
37-3011	Landscaping and Groundskeeping Workers	11	7.22	9.84	9.25	7.82	11.22
37-3012	Pesticide Handlers, Sprayers, and Applicators, Vegetation	10	6.02	9.84	9.94	6.57	12.05
37-3019	Grounds Maintenance Workers, All Other	11	6.03	6.66	6.30	5.84	6.76
Personal Care and Service Occupations							
39-1021	First-Line Supervisors/Managers of Personal Service Workers	8	7.86	11.18	10.52	8.64	13.30
39-2021	Nonfarm Animal Caretakers	11	6.41	7.88	7.89	6.96	8.75
39-3091	Amusement and Recreation Attendants	11	6.05	7.66	6.86	6.12	9.35
39-5012	Hairdressers, Hairstylists, and Cosmetologists	7	6.04	7.02	6.47	5.93	7.09
39-9011	Child Care Workers	11	6.04	6.70	6.45	5.92	6.98
39-9021	Personal and Home Care Aides	11	6.11	6.99	6.88	6.16	7.84
39-9031	Fitness Trainers and Aerobics Instructors	7	6.04	7.89	6.86	6.12	9.73
Sales and Related Occupations							
41-1011	First-Line Supervisors/Managers of Retail Sales Workers	8	9.54	13.38	11.30	9.86	15.87
41-1012	First-Line Supervisors/Managers of Non-Retail Sales Workers	8	16.28	27.41	24.42	18.78	28.19
41-2011	Cashiers	11	6.08	6.91	6.66	6.05	7.66
41-2021	Counter and Rental Clerks	11	6.13	8.07	6.96	6.21	9.66
41-2022	Parts Salespersons	10	8.92	12.75	12.27	9.85	15.03
41-2031	Retail Salespersons	11	6.09	10.09	7.85	6.45	10.61
41-3011	Advertising Sales Agents	10	11.07	15.42	14.40	12.26	17.55
41-3021	Insurance Sales Agents	5	11.49	21.04	17.53	12.59	23.41
41-3031	Securities, Commodities, and Financial Services Sales Agents	5	11.43	26.49	14.77	12.15	24.88
41-3099	Sales Representatives, Services, All Other	10	8.35	15.11	10.58	8.92	13.76
41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Scientific Products	10	19.34	37.18	29.42	22.82	54.22
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	10	11.73	19.84	18.32	13.66	23.79
41-9011	Demonstrators and Product Promoters	10	6.38	13.22	7.20	6.43	20.27
41-9022	Real Estate Sales Agents	7	6.03	9.20	7.87	6.52	12.23
41-9031	Sales Engineers	5	32.72	39.07	41.72	38.59	44.85
41-9091	Door-to-Door Sales Workers, News and Street Vendors, and Related Workers	11	7.91	15.73	13.06	8.47	20.46
41-9099	Sales and Related Workers, All Other	10	10.10	12.80	11.19	10.11	15.20

SOC/ O*NET Code	Occupational Title	Education & Training Code	Entry Wage	Average Wage	Median Wage	Middle Range	
						25th%	75th%
Office and Administrative Support Occupations							
43-1011	First-Line Supervisors/Managers of Office and Administrative Support Workers	8	11.84	18.90	17.59	13.66	23.43
43-2011	Switchboard Operators, Including Answering Service	11	6.44	8.96	8.72	7.02	10.67
43-3011	Bill and Account Collectors	11	9.20	12.24	12.34	10.22	14.07
43-3021	Billing and Posting Clerks and Machine Operators	10	8.93	12.00	12.07	10.05	13.85
43-3031	Bookkeeping, Accounting, and Auditing Clerks	10	8.98	12.54	12.31	10.11	14.66
43-3051	Payroll and Timekeeping Clerks	10	9.11	13.26	13.03	10.96	16.13
43-3061	Procurement Clerks	11	11.60	16.06	16.79	13.39	19.49
43-3071	Tellers	11	7.34	8.87	8.66	7.70	10.08
43-4011	Brokerage Clerks	10	11.88	12.52	12.77	11.96	13.57
43-4031	Court, Municipal, and License Clerks	11	8.16	10.57	9.48	8.35	12.53
43-4041	Credit Authorizers, Checkers, and Clerks	11	11.16	14.79	14.50	11.67	17.07
43-4051	Customer Service Representatives	10	7.22	11.09	10.41	8.18	13.17
43-4071	File Clerks	11	6.89	8.55	8.43	7.38	9.86
43-4081	Hotel, Motel, and Resort Desk Clerks	11	6.56	7.73	7.86	7.08	8.56
43-4111	Interviewers, Except Eligibility and Loan	11	7.43	9.40	8.86	7.78	10.49
43-4121	Library Assistants, Clerical	11	6.13	9.65	8.50	6.62	12.72
43-4131	Loan Interviewers and Clerks	11	5.96	9.15	9.25	6.42	11.30
43-4141	New Accounts Clerks	8	9.37	10.33	10.11	9.34	10.90
43-4151	Order Clerks	11	7.88	11.31	11.65	8.90	13.40
43-4161	Human Resources Assistants, Except Payroll and Timekeeping	11	9.70	13.94	13.51	10.94	16.45
43-4171	Receptionists and Information Clerks	11	6.93	9.40	9.18	7.62	10.95
43-4199	Information and Record Clerks, All Other	11	11.83	22.31	19.53	13.83	30.99
43-5021	Couriers and Messengers	11	7.07	9.22	8.64	7.53	10.59
43-5031	Police, Fire, and Ambulance Dispatchers	10	7.19	9.98	10.23	8.08	11.41
43-5032	Dispatchers, Except Police, Fire, and Ambulance	10	9.74	13.71	12.00	10.18	15.70
43-5041	Meter Readers, Utilities	11	8.83	12.21	11.58	9.95	13.76
43-5051	Postal Service Clerks	11	18.60	22.36	22.89	19.76	25.46
43-5052	Postal Service Mail Carriers	11	15.19	20.49	20.80	16.33	24.74
43-5053	Postal Service Mail Sorters, Processors, and Processing Machine Operators	11	14.15	19.96	20.90	17.71	24.37
43-5061	Production, Planning, and Expediting Clerks	11	13.24	19.33	18.42	14.91	21.87
43-5071	Shipping, Receiving, and Traffic Clerks	11	8.54	13.52	12.87	10.11	16.61
43-5081	Stock Clerks and Order Fillers	11	6.13	9.57	8.34	6.68	10.80
43-5111	Weighers, Measurers, Checkers, and Samplers, Recordkeeping	11	8.73	11.70	12.08	10.45	13.43
43-6011	Executive Secretaries and Administrative Assistants	10	11.53	15.71	14.83	12.31	18.88
43-6012	Legal Secretaries	7	10.29	13.17	13.01	11.06	15.32
43-6013	Medical Secretaries	7	8.19	10.99	10.85	9.13	12.88
43-6014	Secretaries, Except Legal, Medical, and Executive	10	7.87	10.82	10.56	8.68	12.64
43-9011	Computer Operators	10	8.21	11.63	10.77	8.89	13.64
43-9021	Data Entry Keyers	10	6.51	9.55	9.24	7.07	10.95
43-9022	Word Processors and Typists	10	5.96	10.64	6.56	5.94	18.62
43-9041	Insurance Claims and Policy Processing Clerks	10	10.03	12.25	10.60	9.78	11.53
43-9051	Mail Clerks and Mail Machine Operators, Except Postal Service	11	6.59	7.90	7.72	7.05	8.39
43-9061	Office Clerks, General	11	6.68	10.13	9.60	7.30	12.50
43-9081	Proofreaders and Copy Markers	11	6.04	8.30	8.09	6.31	10.33
43-9111	Statistical Assistants	10	10.78	12.23	12.29	11.31	13.36
43-9199	Office and Administrative Support Workers, All Other	11	6.04	8.62	6.86	6.13	10.11

Wages by Area

SOC/ O*NET Code	Occupational Title	Education & Training Code	Entry Wage	Average Wage	Median Wage	Middle Range	
						25th%	75th%
Farming, Fishing, and Forestry Occupations							
45-1011	First-Line Supervisors/Managers of Farming, Fishing, and Forestry Workers	8	11.99	17.29	17.20	13.23	21.19
45-2041	Graders and Sorters, Agricultural Products	8	6.03	6.76	6.41	5.90	6.93
45-2091	Agricultural Equipment Operators	10	6.28	6.82	6.61	6.10	7.15
45-2092	Farmworkers and Laborers, Crop, Nursery, and Greenhouse	11	6.08	7.37	7.41	6.52	8.25
45-2093	Farmworkers, Farm and Ranch Animals	11	6.35	9.65	9.12	6.88	12.65
45-2099	Agricultural Workers, All Other	11	6.28	7.83	7.23	6.40	8.83
45-4022	Logging Equipment Operators	10	10.65	13.10	12.98	11.76	14.20
Construction and Extraction Occupations							
47-1011	First-Line Supervisors/Managers of Construction Trades and Extraction Workers	8	13.48	20.24	18.83	15.25	23.29
47-2031	Carpenters	9	11.27	13.55	13.26	11.85	15.20
47-2051	Cement Masons and Concrete Finishers	10	7.57	9.95	9.82	8.80	10.83
47-2061	Construction Laborers	10	7.47	10.40	9.77	8.10	12.25
47-2071	Paving, Surfacing, and Tamping Equipment Operators	10	9.44	11.37	11.04	9.74	12.98
47-2073	Operating Engineers and Other Construction Equipment Operators	10	10.65	15.06	13.54	11.39	18.94
47-2081	Drywall and Ceiling Tile Installers	10	11.48	12.38	12.58	11.70	13.45
47-2111	Electricians	9	12.04	17.11	15.70	13.18	19.00
47-2141	Painters, Construction and Maintenance	10	10.30	15.49	14.26	11.01	19.96
47-2151	Pipelayers	10	9.18	11.45	11.40	9.70	13.20
47-2181	Roofers	10	8.20	8.96	8.59	7.99	9.19
47-2211	Sheet Metal Workers	9	9.44	15.56	13.05	10.00	21.80
47-2221	Structural Iron and Steel Workers	9	9.88	14.49	14.30	10.74	18.08
47-3012	Helpers--Carpenters	11	8.44	9.67	9.91	9.13	10.69
47-3013	Helpers--Electricians	11	7.41	9.53	9.44	7.95	11.05
47-3015	Helpers--Pipelayers, Plumbers, Pipefitters, and Steamfitters	11	7.85	8.43	8.32	7.68	9.09
47-3019	Helpers, Construction Trades, All Other	11	7.75	9.16	8.62	7.83	10.55
47-4011	Construction and Building Inspectors	8	13.88	17.34	17.20	14.87	20.19
47-4051	Highway Maintenance Workers	10	7.41	9.33	8.66	7.73	10.83
47-4071	Septic Tank Servicers and Sewer Pipe Cleaners	10	8.03	9.74	8.72	7.97	12.21
47-4099	Construction and Related Workers, All Other	10	6.32	10.57	8.35	6.87	12.06
47-5021	Earth Drillers, Except Oil and Gas	10	10.09	11.77	12.03	10.73	13.10
47-5031	Explosives Workers, Ordnance Handling Experts, and Blasters	10	19.69	20.37	20.76	19.45	22.07
47-5081	Helpers--Extraction Workers	11	10.40	12.67	12.97	11.90	14.05
Installation, Maintenance, and Repair Occupations							
49-1011	First-Line Supervisors/Managers of Mechanics, Installers, and Repairers	8	14.87	22.66	20.74	16.07	27.88
49-2011	Computer, Automated Teller, and Office Machine Repairers	7	11.83	14.72	14.68	12.69	16.37
49-2022	Telecommunications Equipment Installers and Repairers, Except Line Installers	9	20.87	24.00	24.96	23.07	26.84
49-2091	Avionics Technicians	7	19.64	24.42	24.43	21.32	27.41
49-2094	Electrical and Electronics Repairers, Commercial and Industrial Equipment	7	14.01	20.13	20.60	17.50	24.37
49-2095	Electrical and Electronics Repairers, Powerhouse, Substation, and Relay	7	19.08	21.80	21.04	19.07	24.43
49-2098	Security and Fire Alarm Systems Installers	7	9.56	13.18	13.88	11.20	15.92
49-3021	Automotive Body and Related Repairers	9	12.79	19.25	19.64	13.86	23.33

SOC/ O*NET Code	Occupational Title	Education & Training Code	Entry Wage	Average Wage	Median Wage	Middle Range	
						25th%	75th%
49-3031	Bus and Truck Mechanics and Diesel Engine Specialists	7	10.62	14.46	14.16	11.47	16.91
49-3041	Farm Equipment Mechanics	7	11.26	15.95	15.45	12.21	19.29
49-3042	Mobile Heavy Equipment Mechanics, Except Engines	7	14.14	19.75	20.24	17.31	23.68
49-3043	Rail Car Repairers	9	12.77	15.99	15.80	14.09	17.51
49-3052	Motorcycle Mechanics	9	12.79	14.46	13.42	12.42	15.09
49-3053	Outdoor Power Equipment and Other Small Engine Mechanics	10	9.55	10.70	10.50	9.53	12.04
49-3093	Tire Repairers and Changers	11	5.95	7.31	6.49	5.89	9.20
49-9012	Control and Valve Installers and Repairers, Except Mechanical Door	10	12.80	14.07	13.79	12.62	15.44
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	9	13.13	17.05	17.88	14.45	20.02
49-9031	Home Appliance Repairers	9	10.27	13.53	13.92	10.77	16.36
49-9041	Industrial Machinery Mechanics	9	12.17	19.23	16.71	14.11	24.48
49-9042	Maintenance and Repair Workers, General	10	9.07	13.52	12.98	10.52	16.32
49-9043	Maintenance Workers, Machinery	11	9.42	12.74	12.27	10.59	13.97
49-9044	Millwrights	9	15.78	16.37	16.40	15.37	17.43
49-9051	Electrical Power-Line Installers and Repairers	9	13.03	19.56	20.08	15.23	24.51
49-9052	Telecommunications Line Installers and Repairers	9	10.94	13.66	13.16	11.57	15.60
49-9062	Medical Equipment Repairers	6	8.71	12.79	12.13	9.42	15.80
49-9098	Helpers--Installation, Maintenance, and Repair Workers	11	6.11	8.99	7.93	6.52	10.38
49-9099	Installation, Maintenance, and Repair Workers, All Other	10	11.63	18.31	19.15	15.01	21.69
Production Occupations							
51-1011	First-Line Supervisors/Managers of Production and Operating Workers	8	13.62	21.42	19.58	15.49	26.38
51-2041	Structural Metal Fabricators and Fitters	10	8.40	11.65	11.17	8.96	14.57
51-2091	Fiberglass Laminators and Fabricators	10	7.77	7.80	7.90	7.44	8.35
51-2092	Team Assemblers	10	6.44	9.58	9.36	7.00	11.12
51-2099	Assemblers and Fabricators, All Other	10	6.73	9.61	8.96	7.31	12.29
51-3011	Bakers	9	5.96	7.70	7.03	6.13	9.11
51-3021	Butchers and Meat Cutters	9	6.93	9.44	9.13	7.49	10.80
51-3022	Meat, Poultry, and Fish Cutters and Trimmers	11	6.82	9.16	9.80	7.21	10.69
51-3091	Food and Tobacco Roasting, Baking, and Drying Machine Operators and Tenders	11	12.02	14.44	15.49	14.44	16.56
51-3092	Food Batchmakers	11	9.85	13.14	13.02	11.16	15.46
51-3093	Food Cooking Machine Operators and Tenders	11	7.82	8.70	8.69	7.87	9.70
51-4011	Computer-Controlled Machine Tool Operators, Metal and Plastic	10	8.89	12.20	10.80	9.26	15.74
51-4021	Extruding and Drawing Machine Setters, Operators, and Tenders, Metal and Plastic	10	10.86	14.44	15.12	12.02	16.96
51-4031	Cutting, Punching, and Press Machine Setters, Operators, and Tenders, Metal and Plastic	10	7.43	8.87	8.56	7.71	9.84
51-4033	Grinding, Lapping, Polishing, and Buffing Machine Tool Setters, Operators, and Tenders, Me	10	10.04	12.48	12.87	11.65	14.08
51-4034	Lathe and Turning Machine Tool Setters, Operators, and Tenders, Metal and Plastic	10	12.95	16.01	15.81	13.64	18.09
51-4041	Machinists	9	10.03	15.67	15.32	11.51	19.55
51-4081	Multiple Machine Tool Setters, Operators, and Tenders, Metal and Plastic	10	10.03	12.38	10.85	9.88	15.74
51-4111	Tool and Die Makers	9	12.19	15.10	15.13	13.15	16.67
51-4121	Welders, Cutters, Solderers, and Brazers	9	9.52	12.50	12.20	10.31	13.87
51-4193	Plating and Coating Machine Setters, Operators, and Tenders, Metal and Plastic	10	12.60	13.81	13.00	12.13	13.87
51-5022	Prepress Technicians and Workers	7	12.64	17.43	17.25	13.44	20.90

Wages by Area

SOC/ O*NET Code	Occupational Title	Education & Training Code	Entry Wage	Average Wage	Median Wage	Middle Range	
						25th%	75th%
51-5023	Printing Machine Operators	10	8.86	12.98	11.63	9.60	16.07
51-6011	Laundry and Dry-Cleaning Workers	10	6.15	7.38	7.13	6.30	8.42
51-6021	Pressers, Textile, Garment, and Related Materials	11	6.15	7.66	7.55	6.48	8.81
51-6031	Sewing Machine Operators	10	6.15	7.62	7.34	6.36	8.49
51-6052	Tailors, Dressmakers, and Custom Sewers	9	6.16	7.63	6.89	6.19	9.65
51-6062	Textile Cutting Machine Setters, Operators, and Tenders	10	9.10	10.55	10.61	9.49	11.82
51-6093	Upholsterers	9	7.72	10.17	8.62	7.77	11.83
51-7011	Cabinetmakers and Bench Carpenters	9	9.35	13.35	13.51	10.66	16.25
51-7041	Sawing Machine Setters, Operators, and Tenders, Wood	10	7.93	8.99	8.79	7.97	10.12
51-7042	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	10	6.98	9.39	8.39	7.44	11.10
51-8012	Power Distributors and Dispatchers	9	24.91	28.72	29.24	25.78	32.33
51-8021	Stationary Engineers and Boiler Operators	9	13.11	21.96	24.48	15.27	27.09
51-8031	Water and Liquid Waste Treatment Plant and System Operators	9	9.90	13.32	12.69	10.77	14.88
51-9012	Separating, Filtering, Clarifying, Precipitating, and Still Machine Setters, Operators, and Tenders	10	6.36	13.41	9.08	6.91	22.38
51-9021	Crushing, Grinding, and Polishing Machine Setters, Operators, and Tenders	10	8.06	14.58	11.33	8.51	18.66
51-9022	Grinding and Polishing Workers, Hand	10	6.07	9.00	8.65	6.37	11.90
51-9023	Mixing and Blending Machine Setters, Operators, and Tenders	10	11.48	13.22	12.84	11.81	13.91
51-9031	Cutters and Trimmers, Hand	11	7.31	8.72	8.42	7.63	9.50
51-9032	Cutting and Slicing Machine Setters, Operators, and Tenders	10	7.90	12.56	10.85	8.91	15.06
51-9041	Extruding, Forming, Pressing, and Compacting Machine Setters, Operators, and Tenders	10	10.74	15.43	14.43	11.61	18.69
51-9051	Furnace, Kiln, Oven, Drier, and Kettle Operators and Tenders	10	11.10	15.77	15.75	12.10	18.14
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	10	8.74	15.63	12.09	9.64	20.85
51-9081	Dental Laboratory Technicians	9	6.65	10.20	9.37	7.24	10.81
51-9083	Ophthalmic Laboratory Technicians	10	8.86	12.94	12.54	9.71	16.08
51-9111	Packaging and Filling Machine Operators and Tenders	11	7.27	11.45	10.75	7.82	13.48
51-9121	Coating, Painting, and Spraying Machine Setters, Operators, and Tenders	10	8.26	13.28	11.68	9.34	15.57
51-9122	Painters, Transportation Equipment	9	10.00	13.93	13.77	10.70	16.80
51-9123	Painting, Coating, and Decorating Workers	11	9.28	15.88	17.07	10.44	20.58
51-9195	Molders, Shapers, and Casters, Except Metal and Plastic	10	7.53	11.72	10.56	8.04	14.96
51-9197	Tire Builders	10	9.36	11.45	10.95	9.68	13.04
51-9199	Production Workers, All Other	10	9.04	15.34	15.95	9.68	20.60

Transportation and Material Moving Occupations

53-1021	First-Line Supervisors/Managers of Helpers, Laborers, and Material Movers, Hand	8	10.13	16.12	14.25	11.25	19.52
53-1031	First-Line Supervisors/Managers of Transportation and Material-Moving Machine and Vehicle	8	14.81	18.81	16.95	15.18	21.54
53-3022	Bus Drivers, School	11	6.13	8.86	6.86	6.16	10.65
53-3031	Driver/Sales Workers	11	8.63	12.69	11.78	9.85	15.41
53-3032	Truck Drivers, Heavy and Tractor-Trailer	10	9.12	15.61	15.21	10.55	20.35
53-3033	Truck Drivers, Light or Delivery Services	11	7.02	10.41	9.69	7.71	12.75
53-3041	Taxi Drivers and Chauffeurs	11	6.92	7.81	7.83	7.18	8.50
53-3099	Motor Vehicle Operators, All Other	11	6.63	9.85	8.04	7.16	9.61
53-6031	Service Station Attendants	11	6.22	7.82	7.68	6.76	8.49
53-7011	Conveyor Operators and Tenders	11	8.24	12.71	12.94	8.92	15.87

SOC/ O*NET Code	Occupational Title	Education & Training Code	Entry Wage	Average Wage	Median Wage	Middle Range	
						25th%	75th%
53-7032	Excavating and Loading Machine and Dragline Operators	10	14.19	16.72	16.69	14.81	18.92
53-7051	Industrial Truck and Tractor Operators	11	8.77	11.57	11.18	9.36	13.14
53-7061	Cleaners of Vehicles and Equipment	11	6.15	7.74	7.59	6.56	8.96
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	11	6.39	8.46	8.02	6.94	9.58
53-7063	Machine Feeders and Offbearers	11	9.19	13.47	12.10	10.18	13.85
53-7064	Packers and Packagers, Hand	11	6.04	8.96	7.96	6.38	10.34
53-7081	Refuse and Recyclable Material Collectors	11	7.32	9.75	9.04	7.79	11.45

Unemployment Rate - Early County			
1997 01	9.2	1998 01 7.9	1999 01 9.9
1997 02	9.8	1998 02 7.1	1999 02 9.7
1997 03	8.4	1998 03 8.6	1999 03 8.6
1997 04	6.5	1998 04 7.5	1999 04 9.0
1997 05	7.2	1998 05 9.8	1999 05 8.4
1997 06	9.3	1998 06 10.2	1999 06 9.5
1997 07	9.6	1998 07 9.7	1999 07 8.9
1997 08	9.0	1998 08 11.0	1999 08 8.3
1997 09	7.3	1998 09 8.9	1999 09 6.6
1997 10	7.6	1998 10 8.5	1999 10 8.6
1997 11	6.7	1998 11 8.4	1999 11 7.2
1997 12	6.9	1998 12 8.3	1999 12 6.6
2000 01	5.2	2001 01 5.0	2002 01 5.6
2000 02	5.1	2001 02 4.8	2002 02 5.2
2000 03	4.9	2001 03 4.5	2002 03 5.5
2000 04	4.3	2001 04 4.3	2002 04 5.7
2000 05	4.8	2001 05 4.4	2002 05 5.1
2000 06	5.4	2001 06 4.9	2002 06 6.0
2000 07	5.2	2001 07 5.5	2002 07 5.9
2000 08	5.6	2001 08 5.0	2002 08 5.5
2000 09	4.8	2001 09 4.5	2002 09 4.8
2000 10	4.1	2001 10 3.7	2002 10 4.5
2000 11	4.2	2001 11 4.8	2002 11 5.0
2000 12	4.3	2001 12 5.5	2002 12 5.1
2003 01	7.1	2004 01 5.3	2005 01 5.6
2003 02	6.8	2004 02 4.9	2005 02 5.7
2003 03	6.4	2004 03 4.8	2005 03 5.1
2003 04	6.0	2004 04 4.5	2005 04 5.5
2003 05	6.7	2004 05 4.7	2005 05 5.6
2003 06	7.4	2004 06 5.9	2005 06 6.1
2003 07	6.6	2004 07 5.5	2005 07 5.7
2003 08	5.6	2004 08 5.3	2005 08 5.3
2003 09	5.0	2004 09 5.4	2005 09 5.1
2003 10	4.3	2004 10 5.4	2005 10 4.8
2003 11	4.1	2004 11 5.4	2005 11 4.5
2003 12	4.0	2004 12 5.5	2005 12 4.9
2006 01	5.4	2007 01 5.8	
2006 02	5.5	2007 02 5.5	
2006 03	5.0	2007 03 5.0	
2006 04	4.8		
2006 05	5.0		
2006 06	5.5		
2006 07	5.4		
2006 08	5.1		
2006 09	4.6		
2006 10	4.6		
2006 11	4.6		
2006 12	4.6		