

**Need and Demand Analysis For  
Wood Valley Apartments  
1325 Warner Street  
Thomasville, Georgia 31792**

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

**Effective Date**  
August 12, 2019

**Date of Report**  
August 22, 2019

**Prepared By**

The logo for Gill Group features the word "Gill" in a blue serif font above a large, stylized blue "G" that overlaps with the word "Group" below it. The "G" is significantly larger and more prominent than the other text.  
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August 22, 2019

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

Dear Ms. Turner:

Following is a market study which was completed for Wood Valley Apartments, according to the guidelines set forth by the Georgia Department of Community Affairs as authorized by The Office of Affordable Housing. The subject is located at 1325 Warner Street, Thomasville, Georgia. The site is improved with 11 two-story walk-up buildings and one accessory building. The property contains a total of 88 Section 8 units designed for families. The property contains a meeting room, playground, dodge ball pit, laundry facility, on-site management, on-site maintenance and open parking areas with approximately 133 parking spaces. The total site size is approximately 7.26 acres, or 316,246 square feet.

The purpose of the following market study is to determine if the community has a need for the subject units. To do so, the analyst utilized data from the U.S. Census Bureau, Nielsen Claritas; Ribbon Demographics and various other demographic resources. Community information and opinion was also utilized. This information was collected during a field survey conducted by Todd Poer while visiting the site. The site was inspected originally inspected on August 12, 2019, by Todd Poer. An attempt was made to survey 100 percent of all housing in the area. The intended users of the report are the Georgia Department of Community Affairs and LEDIC Realty Company, LLC.

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

The property was originally inspected on August 12, 2019. The comparables were confirmed on August 12, 2019. Therefore, the effective date of this analysis is August 12, 2019. The document is assignable to other lenders that are parties to the DCA loan transaction. In addition to this market study, Gill Group, Inc., has also completed an appraisal report.

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

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Samuel T. Gill  
Market Analyst

**TABLE OF CONTENTS**

**Title Page** ..... 1  
**Letter of Transmittal** ..... 2-3  
**Table of Contents** ..... 4-5  
**Certification** ..... 6  
**Identity of Interest** ..... 7-8  
**NCHMA Member Certification** ..... 9

**PART I: EXECUTIVE SUMMARY**

Executive Summary ..... 11-16  
Executive Summary Table ..... 17

**PART II: PROJECT DESCRIPTION**

General Project Information ..... 19-22

**PART III: SITE EVALUATION**

Location & Site Characteristics ..... 24-26  
Subject Photos ..... 27-36  
Location Map ..... 37  
Vicinity Map ..... 38  
Community Service Legend ..... 39-41  
Community Service Map ..... 42  
Subsidized/Restricted Legend ..... 43  
Subsidized/Restricted Map ..... 44

**PART IV: MARKET AREA**

Delineation of Market Area ..... 46-50  
Primary Market Area Map ..... 51

**PART V: COMMUNITY DEMOGRAPHIC DATA**

***POPULATION***

Population Household Trends and Analysis ..... 53-54

***HOUSEHOLDS***

Tenure ..... 55-58  
Household Income Trends and Analysis ..... 58-60

**PART VI: EMPLOYMENT TREND**

***EMPLOYMENT***

Labor Force and Employment Trends ..... 62-63  
Major Employers ..... 64  
Place of Work Employment Data ..... 64  
Employment Outside the County ..... 67

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

Household Income Trends ..... 69  
Sources of Demand ..... 69  
Eligible Households ..... 70  
New & Pipeline Units ..... 71  
Capture Rate ..... 72-75

**PART VIII: EXISTING RENTAL HOUSING STOCK**

Comparable Properties .....77-98  
Vacancy Data ..... 99  
Existing Housing Map Legend ..... 101  
Existing Housing Maps ..... 102-103  
Additional Developments ..... 104  
Comparable Comparisons ..... 105  
Evaluation of the Rehabilitated Development ..... 106-108  
Rent Grid Analysis ..... 109-128  
Average Rents/Rent Advantage ..... 129  
Housing Profile ..... 130-133

**PART IX: ABSORPTION & STABILIZATION RATES ..... 135**

**PART X: INTERVIEWS ..... 137**

**PART XI: RECOMMENDATIONS AND CONCLUSIONS**

Recommendations and Conclusions ..... 139-141  
Certification ..... 142

**ADDENDA**

Market Study Index ..... A  
Market Study Terminology ..... B  
Subject Data ..... C  
Flood Zone Determination ..... D  
Google Satellite Photograph ..... E  
Ribbon Demographics ..... F  
Experience and Qualifications ..... G

**CERTIFICATION**

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

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

This is to affirm that I will receive no fees which are contingent upon approval of the project by the Georgia Department of Community Affairs, before or after the fact, and that I will have no interest in the housing project.



---

Samuel T. Gill  
Market Analyst  
August 22, 2019

**IDENTITY OF INTEREST**

I understand and agree that the Georgia Department of Community Affairs will consider an identity of interest to exist between the loan applicant as the party of the first part and general contractors, architects, engineers, attorneys, interim lenders, subcontractors, material suppliers or equipment lessors as parties of the second part under any of the following conditions:

1. When there is any financial interest of the party of the first part in the party of the second part;
2. When one or more of the officers, directors, stockholders or partners of the party of the first part is also an officer, director, stockholder or partner of the party of the second part;
3. When any officer, director, stockholder or partner of the party of the first part has any financial interest whatsoever in the party of the second part;
4. When the party of the second part advances any funds to the party of the first part other than an interim lender advancing funds to enable the applicant to pay for construction and other authorized and legally eligible expenses during the construction period;
5. When the party of the second part provides and pays on behalf of the party of the first part the cost of any legal services, architectural services or interim financing other than those of the survey, general superintendent or engineer employed by a general contractor in connection with obligations under the construction contract;
6. When the party of the second part takes stock or any interest in the party of the first part as part of the consideration to be paid them; and
7. When there exists or comes into being any side deals, agreements, contracts or undertakings entered into thereby altering, amending or canceling any of the required closing documents or approval conditions as approved by the Georgia Department of Community Affairs.

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

There is no identity of interest between the loan applicant and the Market Analyst or Gill Group.



---

Samuel T. Gill  
Market Analyst

August 22, 2019



Formerly known as  
National Council of Affordable  
Housing Market Analysts

### **NCHMA MEMBER CERTIFICATION**

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

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

---

Samuel T. Gill  
Market Analyst  
August 22, 2019

**PART I:**

**EXECUTIVE SUMMARY**

**EXECUTIVE SUMMARY**

It is the opinion of the analyst that a market does exist for the 88-unit development designed for families. The existing development designed for families is viable within the market area. The report was prepared assuming that the project will be rehabilitated as detailed in this report.

**Project Description**

The subject, Wood Valley Apartments, is an existing 88-unit development designed for families. The site is located at 1325 Warner Street, Thomasville, Thomas County, Georgia, 31792. Warner Street is located north of Altman Avenue which connects to North Martin Luther King Jr. Drive. Martin Luther King Jr. Drive in turn connects to Cairo Road which connects directly to U.S. Highway 319.

The existing development contains 11 two-story walk-up buildings and one accessory building. The property is 95 percent occupied, with four vacant units. The property contains 16 one-bedroom/one-bath units with 680 square feet for a total of 10,880 square feet; 48 two-bedroom/one-bath units with 717 square feet for a total of 34,416 square feet and 24 three-bedroom/one-bath units with 965 square feet for a total of 23,160 square feet.

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

<b>MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES</b>							
<b>Unit Type</b>	<b># of Units</b>	<b>Avg. Square Feet</b>	<b>% of Median Income</b>	<b>Maximum LIHTC Rent</b>	<b>Gross Rent</b>	<b>Utility Allowance</b>	<b>Net Rent</b>
1/1	16	680	60%	\$586	\$818	\$88	\$730
2/1	48	717	60%	\$703	\$900	\$105	\$795
3/1	24	965	60%	\$813	\$967	\$117	\$850

The subject is a Section 8 property and Low Income Housing Tax Credit at 60 percent of the area median income. As complete, it will continue to be a Section 8 property and Low Income Housing Tax Credit at 60 percent of the area median income. The subject's proposed rents are higher than the maximum allowable LIHTC rents. However, due to the subject's project-based rental subsidy, the tenants will never be required to pay more than 30 percent of their gross income toward rents and utilities.

Unit amenities include a refrigerator, range/oven, carpet and vinyl flooring, blinds and coat closet. Upon completion of renovations, the units will also contain a microwave. Project amenities include a meeting room, playground, dodge ball pit, laundry facility, on-site management and on-site maintenance. As complete, there will also be a gazebo. The subject's unit mix and project amenities are similar to most surveyed comparables.

The subject's unit mix of one-, two- and three-bedroom units is suitable in the market. The subject's unit sizes are smaller than the average unit size of the comparables surveyed. However, the subject

maintains a stabilized occupancy. Therefore, the unit sizes do not appear to have a negative impact on the marketability of the units.

The subject property's proposed net rents are higher than the market rents of \$700 for the one-bedroom units, \$735 for the two-bedroom units and \$825 for the three-bedroom units. The analyst was able to locate and verify six market-rate complexes within the subject's market area. It is believed that the comparables used in the rent grid analysis were the best available. The proposed rents are higher than the adjusted market rental rates. However, the subject's current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable.

### **Site Description/Evaluation**

The subject is located at 1325 Warner Street and contains approximately 7.26 acres. The subject property is currently zoned R-2, Multifamily Residential District. The subject is a legal, conforming use. Warner Street is located north of Altman Avenue which connects to North Martin Luther King Jr. Drive. Martin Luther King Jr. Drive in turn connects to Cairo Road which connects directly to U.S. Highway 319.

The subject neighborhood is comprised primarily of commercial properties and is approximately 75 percent built up. Approximately 40 percent is comprised of commercial properties. About 25 percent is comprised of single-family residences. Another 10 percent of the land use is made up of multifamily dwellings. The remaining 25 percent is vacant land. The area is mostly suburban.

The site is located near a major thoroughfare which provides it with average visibility and access. The crime rate for the area is higher than the state average. The subject is located in close proximity to most major services. There are multiple pharmacies, convenience stores, department stores, schools, banks and restaurants within two miles of the site. In addition, government and health care facilities are located within a reasonable distance from the subject. The subject is an existing development designed for families. The subject will be 100 percent Section 8 and Low Income Housing Tax Credit, with 100 percent of its units set at 60 percent of the area median income, which will provide affordable housing to residents in the area. The site has no apparent weaknesses.

### **Market Area Definition**

The market area for the subject consists of Thomas County. The primary market area encompasses the area within the following boundaries: North – Mitchell and Colquitt Counties; East – Brooks County; South – Jefferson County, Florida; and West – Grady County. The northern boundary is approximately 15.37 miles from the subject. The western boundary is approximately 4.80 miles from the subject, and the eastern boundary is approximately 15.38 miles from the subject. The southern boundary is approximately 12.34 miles from the subject.

### **Community Demographic Data**

In 2000, this geographic market area contained an estimated population of 42,737. By 2010, population in this market area had increased by 4.6 percent to 44,720. In 2019, the population in this market area had decreased by 0.0 percent to 44,698. It is projected that between 2019 and 2020, population in the market area will increase 0.7 percent to 45,004. It is projected that between 2020 and 2024, population in the market area will increase 1.0 percent to 45,462.

Between 2000 and 2010, the market area gained 127 households per year. The market area gained 36 households per year between 2010 and 2019 and gained an additional 80 households between 2019 and 2020. The market area is projected to continue to gain households through 2024. The households in the market area are split, with approximately 65 percent being owner-occupied. The percentage of owner-occupied is projected to remain stable through 2024.

Of the surveyed comparables, one-bedroom units typically range from \$360 to \$825 per month; two-bedroom units typically range from \$460 to \$925 per month; and three-bedroom units typically range from \$538 to \$1,045 per month. These rental rates have remained similar within the past few years.

Households who have between one and two persons and annual incomes between \$20,091 and \$25,020 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately five percent (5.6%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes between \$24,103 and \$28,140 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately five percent (5.9%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes between \$27,874 and \$33,780 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately seven percent (7.6%) of the primary market area tenants are within this range.

According to [www.realtytrac.com](http://www.realtytrac.com), there are currently seven properties for sale that are in some stage of foreclosure within the subject's zip code. This ratio is in the mid-range for the City of Thomasville. In July 2019, the number of properties that received a foreclosure filing in zip code 31792 was 0 percent lower than the previous month and 100 percent higher than the same time last year. The zip code's foreclosure rate is 0.02 percent, while the City of Thomasville's foreclosure rate is 0.03 percent. Both are lower than the state's foreclosure rate which is 0.05 percent. They are similar to Thomas County's foreclosure rate of 0.03 percent. The number of foreclosures per month has lowered significantly since May 2019. Therefore, it appears that the foreclosure rate in the area is decreasing. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

**Economic Data**

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

Employment in Thomas County has been decreasing an average of 1.9 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.8 percent per year since 2005. The unemployment rate for Thomas County has fluctuated from 4.7 percent to 11.2 percent over the past 10 years. These fluctuations are in line with the unemployment rates for Thomas County and higher than the unemployment rates for the State of Georgia.

The chart below shows the new or expanding businesses in Thomas County in the last two years:

<b>NEW AND EXPANDING BUSINESSES</b>		
<b>Company</b>	<b>New/Expanding</b>	<b>Employees Added</b>
Check Mate	New	230
Imagination Emporium	New	Unknown
Red Kingfisher, LLC	New	250
Sweet Grass Dairy	Expanding	30
Brandt Information Services	New	25
Flowers Corporation	Expanding	100
Southern Lodging, LLC	New	40
Hurst Boilers	Expanding	70
Ag-Pro	New	Unknown
<b>Total:</b>		<b>745</b>

Source: Georgia Trend

According to the Georgia Department of Labor, there has been one Worker Adjustment and Retraining Notification (WARN) Notices issued in the market area over the past two years, resulting in a loss of 265 jobs between 2017 and 2019. Many of the residents in the market area could be affected by these notices. The following WARN Notices were issued since 2017:

<b>W.A.R.N. NOTICES</b>			
<b>Company</b>	<b>City</b>	<b>Employees Lost</b>	<b>Layoff Date</b>
ActionMed	Thomasville	265	9/1/2018
<b>Total:</b>		<b>265</b>	

Source: Georgia Department of Labor

Overall, it appears that the area is stable with enough new jobs to offset the small number of job losses over the past two years. The U.S. Bureau of Labor Statistics data shows a relatively stable unemployment rate that is in line with the unemployment rate for the city as a whole. For this reason, it is believed that the area will continue to remain stabilized.

**Project-Specific Affordability and Demand Analysis**

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

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$586	\$20,091	\$33,780	15.6%	985
1 BR (All)	\$586	\$20,091	\$25,020	5.6%	212
2 BR (All)	\$703	\$24,103	\$28,140	5.9%	142
3 BR (All)	\$813	\$27,874	\$33,780	7.6%	192

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

AMI	Unit Size	Income Limits	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA @ 690 SF	\$20,091 to \$25,020	1	439	1	438	0.2%	N/A	\$700	N/A	\$730
	2 BR/1 BA @ 810 SF	\$24,103 to \$28,140	1	439	3	436	0.2%	N/A	\$735	N/A	\$795
	3 BR/1 BA @ 940 SF	\$27,874 to \$33,780	2	439	0	439	0.5%	N/A	\$825	N/A	\$850
<b>Total for Project</b>	60% AMI	\$20,091 to \$33,780	4	439	4	435	0.9%	N/A	\$700-\$825	N/A	730-\$850

The subject is an existing Section 8 property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. In addition, subject units with subsidies or whose rents are more than 20 percent lower than the rent for other units of the same bedroom size in the same AMI band and comprise less than 10 percent of the total units in the same AMI band or any units that are 30 percent lower than the average market rent for the bedroom type in any income segment are to be excluded. Currently, the subject is 95 percent occupied, with four units vacant. The subject has subsidy for all units. Additionally, all tenants are and will remain income qualified. The subject contains no tenants who are considered rent burdened as determined under the LIHTC program. It is unlikely that the tenants could find comparable housing with rents low enough to meet the affordability requirements even if there were any tenants that were rent overburdened. Therefore, it is probable that these tenants would choose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. Additionally, there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are 4 vacancies in projects placed in service prior to 2016 which have not reached stabilized occupancy. Therefore, there is a total of 4 units that should be subtracted from the demand. The subject will need to capture 0.9 percent.

### **Competitive Rental Analysis**

There was a total of 12 confirmed apartment complexes in the market area, including the subject. There were 37 vacant units at the time of the survey out of 1,304 surveyed, for an overall vacancy rate of 2.8 percent. There are currently five competitive properties in the market area. These properties currently have 10 vacant units out of 484 surveyed, for an overall competitive vacancy rate of 2.0 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

Market rent grids were completed for the subject. The subject property's proposed net rents are higher than the market rents of \$700 for the one-bedroom units, \$735 for the two-bedroom units and \$825 for the three-bedroom units. The analyst was able to locate and verify six market-rate complexes within the subject's market area. It is believed that the comparables used in the rent grid analysis were the best available. The proposed rents are generally higher than the adjusted market rental rates. However, the subject's current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable.

### **Absorption/Stabilization Estimate**

The subject is an existing multifamily development that contains 88 one-, two- and three-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units.

### **Conclusion**

The property is currently applying for Low Income Housing Tax Credits. However, the subject does not need to capture any of the demand as all units have project-based Rental Assistance. Therefore, it is believed that the subject will continue to be a viable development.

Summary Table: (must be completed by the analyst in the executive summary)									
Development Name: <u>Wood Valley Apartments</u>				Total # Units: <u>88</u>					
Location: <u>1325 Warner Street, Thomasville, Georgia</u>				# LIHTC Units: <u>88</u>					
PMA Boundary: <u>North – Mitchell and Colquitt Counties; South – Jefferson County, Florida; East – Brooks County; West – Grady Count</u>									
Farthest Boundary Distance to Subject: <u>15.38 Miles</u>									
RENTAL HOUSING STOCK (found on page 99)									
Type	# Properties			Total Units	Vacant Units			Average Occupancy	
All Rental Housing	11			1,216	33			97.2%	
Market-Rate Housing	6			732	23			96.9%	
<i>Assisted/Subsidized Housing not to include LIHTC</i>	1			132	7			95.0%	
<b>LIHTC</b>	4			352	3			99.1%	
Stabilized Comps	11			1,216	33			97.2%	
Properties in Construction & Lease Up	0			0	0			0.0%	
Subject Development				Average Market Rent				Highest Unadjusted Comp Rent	
# Units	# Bedrooms	# Baths	Size SF	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
16	1	1	680	\$730	\$700	\$1.03	-4.3%	\$750	\$1.10
48	2	1	717	\$795	\$735	\$1.03	-8.2%	\$925	\$1.29
24	3	1	965	\$850	\$825	\$0.85	-3.0%	\$1,045	\$1.08
Capture Rates (found on page 74)									
Target Population				30%	50%	60%	Market-rate	Other:	Overall
Capture Rate						1.0%			1.0%

**PART II:**

**PROJECT DESCRIPTION**

**PROJECT DESCRIPTION**

Project Name: Wood Valley Apartments  
Location: 1325 Warner Street  
Thomasville, Thomas County, Georgia 31792

Project Type: Family

Construction Type: Existing Rehab Development

The existing development contains 11 two-story walk-up buildings and one accessory building. The property is 95 percent occupied, with four vacant units. The property contains 16 one-bedroom/one-bath units with 680 square feet for a total of 10,880 square feet; 48 two-bedroom/one-bath units with 717 square feet for a total of 34,416 square feet and 24 three-bedroom/one-bath units with 965 square feet for a total of 23,160 square feet. The total net rentable area is 68,456 square feet. A copy of the plans is in Addendum C.

**Project Design**

The subject contains 11 two-story walk-up buildings and one accessory with wood frame construction with brick and vinyl siding exteriors. The property contains a total of 88 units and was constructed in 1974.

**Unit Features, Project Amenities and Services**

Unit amenities include refrigerator, range/oven, carpet and vinyl flooring, blinds and coat closet. Upon completion of renovations, the units will also contain a microwave. Project amenities include a playground, dodge ball pit, laundry facility, on-site management and on-site maintenance. As complete, the property will also have a gazebo.

**Parking**

The subject contains open parking areas with approximately 133 parking spaces.

**Utilities**

The following table describes the project's utility combination.

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

**Unit Mix, Size and Rent Structure**

The subject currently contains 88 total units and is 95 percent occupied, with four vacant units. The following chart lists the subject's existing unit distribution by unit type, size, income restriction and rent structure.

Unit Type	# of Units	Avg. Square Footage	Contract Rent	Utility Allowance
1/1	16	680	\$670	\$88
2/1	48	717	\$735	\$105
3/1	24	965	\$790	\$117
	<b>88</b>			

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	16	680	60%	\$586	\$818	\$88	\$730
2/1	48	717	60%	\$703	\$900	\$105	\$795
3/1	24	965	60%	\$813	\$967	\$117	\$850

The subject is a Section 8 property and Low Income Housing Tax Credit at 60 percent of the area median income. As complete, it will continue to be a Section 8 property and Low Income Housing Tax Credit at 60 percent of the area median income. The subject's current and proposed rents are higher than the maximum allowable LIHTC rents. However, due to the subject's project-based rental subsidy, the tenants will never be required to pay more than 30 percent of their gross income toward rents and utilities.

**Eligibility**

Households who have between one and two persons and annual incomes between \$20,091 and \$25,020 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately five percent (5.6%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes between \$24,103 and \$28,140 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately five percent (5.9%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes between \$27,874 and \$33,780 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately seven percent (7.6%) of the primary market area tenants are within this range.

LIHTC INCOME LIMITS	
Person in Households	60%
1	\$21,900
2	\$25,020
3	\$28,140
4	\$31,260
5	\$33,780
6	\$36,300

Source: HUD

**Current Occupancy Levels**

The subject is currently 95 percent occupied, with four vacant units. Historically, the subject's occupancy rate has ranged from 98 to 99 percent for the past three years.

**Rehabilitation**

The property will undergo rehabilitation and will be in good condition. The proposed scope of work is comprehensive and includes replacement of appliances, kitchen cabinets, bathroom vanities and medicine cabinets, windows, interior and exterior doors, hot water heaters, air conditioning units, toilets and baths, flooring and structural elements such as exterior brick and wall supports, roofing and re-grading and striping of the parking lots. In addition, each unit will also contain a dishwasher and microwave, and the property will also contain a gazebo. The rehabilitation is anticipated to take approximately 12 months, beginning in January 2020.

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

**SITE EVALUATION**

**Date of Inspection:** August 12, 2019

**Site Inspector:** Todd Poer

**Project Location**

The subject is located at 1325 Warner Street in the southern portion of the City of Thomasville, Georgia. Warner Street is located north of Altman Avenue which connects to North Martin Luther King Jr. Drive. Martin Luther King Jr. Drive in turn connects to Cairo Road which connects directly to U.S. Highway 319.

**Site Characteristics**

The subject neighborhood is comprised primarily of commercial properties and is approximately 75 percent built up. Approximately 40 percent is comprised of commercial properties. About 25 percent is comprised of single-family residences. Another 10 percent of the land use is made up of multifamily dwellings. The remaining 25 percent is vacant land. The area is mostly suburban.

**Zoning**

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

**Surrounding Land Uses**

Single-family residences and commercial properties are located to the north of the subject. Vacant land and single-family residences are located to the south and east of the subject. Vacant land and commercial properties are located west of the site.

**Developments**

Existing developments within the market area include Abbey Lake Apartment Homes, Wildwood Apartments, Pinecrest Apartments, Ashley Park Apartments, Quail Rise Apartments, Greentree Apartments, Walnut Square Apartments, Villa North Apartments, Hampton Lake Apartments, Hunters Chase Apartments and Market Station Apartments. Of the aforementioned properties, five of the restricted family housing properties will compete directly with the subject's units. Walnut Square Apartments is a LIHTC property and will compete with the one-, two- and three-

bedroom units. This property has an overall vacancy of 3.0 percent. Villa North Apartments is a Section 8 property and will compete with the two- and three-bedroom units. Hampton Lake Apartments is a LIHTC/HOME property and will compete with the one-, two- and three-bedroom units. This Property has an overall vacancy of 0.0 percent. Hunters Chase Apartments is a LIHTC/Market property and will compete with the one-, two- and three bedroom units. This property has a vacancy of 0.0 percent. Market Station Apartments is LIHTC property and will compete with the one-, two- and three bedroom units. This property has a vacancy of 1.0 percent. Abbey Lake Apartment Homes, Wildwood Apartments, Pinecrest Apartments, Ashley Park Apartments, Quail Rise Apartments, Greentree Apartments are all market-rate properties that will not directly compete with the subject.

### **Schools**

According to AreaVibes, the subject is served by the Thomasville City School District. There are currently 24 public schools and five private schools and two post-secondary schools in Thomasville. The average test score for the area is 27.0 percent. Approximately 78.1 percent of people in the district have completed high school. The subject will be served by Scott Elementary School, Thomas County Middle School and Thomasville High School.

### **Transportation**

Major highways in Thomas County include U.S. Highways 19, 84 and 319 and State Highways 122, 133, 202 and 300. Thomas County is home to Thomasville Regional Airport. Tallahassee International Airport is located approximately 42 miles southwest of Thomasville.

### **Health Services**

Archibold Medical Center is a health care center located in Thomasville that serves the residents of the city and the surrounding area. Additional health care and medical facilities in the city include Thomasville Family Medicine, Doctors Care Walk-In Clinic and Urgent Care at Archibold Medical Center.

### **Parks and Recreational Opportunities**

Thomasville and Thomas County offer several recreational opportunities, including The Big Oak Gazebo, Thomasville Rose Garden Gazebo, Cherokee Lake Park Pavilion, Francis Weston Park Pavilion, Ritz Amphitheater and Park, Balfour Park Thomasville City Dog Park, MacIntyre Park and Cassidy Pond.

### **Crime**

According to AreaVibes, approximately 154 per 100,000 residents are victims of a violent crime annually, and approximately 5,258 per 100,000 residents are victims of a property crime each

year. For the city, there were a total of 1,021 crimes reported, 29 violent crimes and 992 property crimes. The crime rate for the area is 68.0 percent higher than the overall crime rate for the State of Georgia. The total number of crimes in the city has decreased 16.0 percent within the past year, according to AreaVibes. There is a 1 in 651 chance of being the victim of a violent crime and a 1 in 20 chance of being the victim of a property crime within the Thomasville area. There are no major adverse influences or hazards observed or known by the appraiser in the immediate surrounding area.

**Visibility/Access**

The subject property is located at 1325 Warner Street. Warner Street is located north of Altman Avenue which connects to North Martin Luther King Jr. Drive. Martin Luther King Jr. Drive in turn connects to Cairo Road which connects directly to U.S. Highway 319. Due to the subject's location near a major thoroughfare, it is the opinion of the analyst that there is average visibility/access to the site.

**Planned Road & Infrastructure Improvements**

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

**Environmental**

A copy of a Phase I Environmental Site Assessment was not provided to the analyst with this assignment. No environmental hazards were observed on the site on the date of the inspection.

**Community and Site Strengths and Weaknesses**

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

Weaknesses – The site has no apparent weaknesses.



View of Sign



View of Entrance



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Accessory Building



View of Office



View of Laundry Facility



View of Laundry Facility



View of Dodge Ball Pit



View of Playground



View of Mail Center



View of Maintenance Area



View of Typical Living Area



View of Typical Kitchen



View of Typical Bedroom



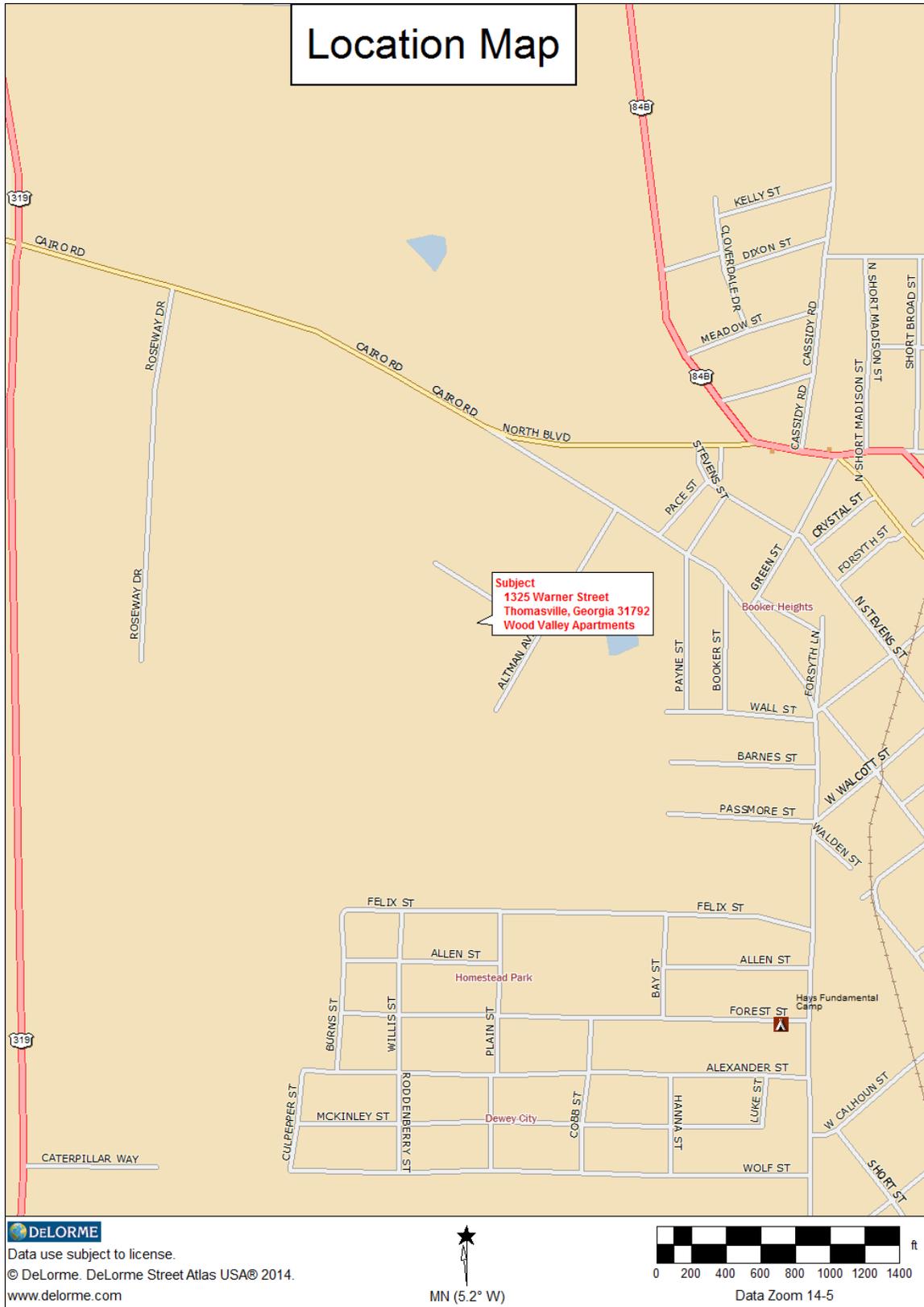
View of Typical Bath



View of Parking Lot



View of Street

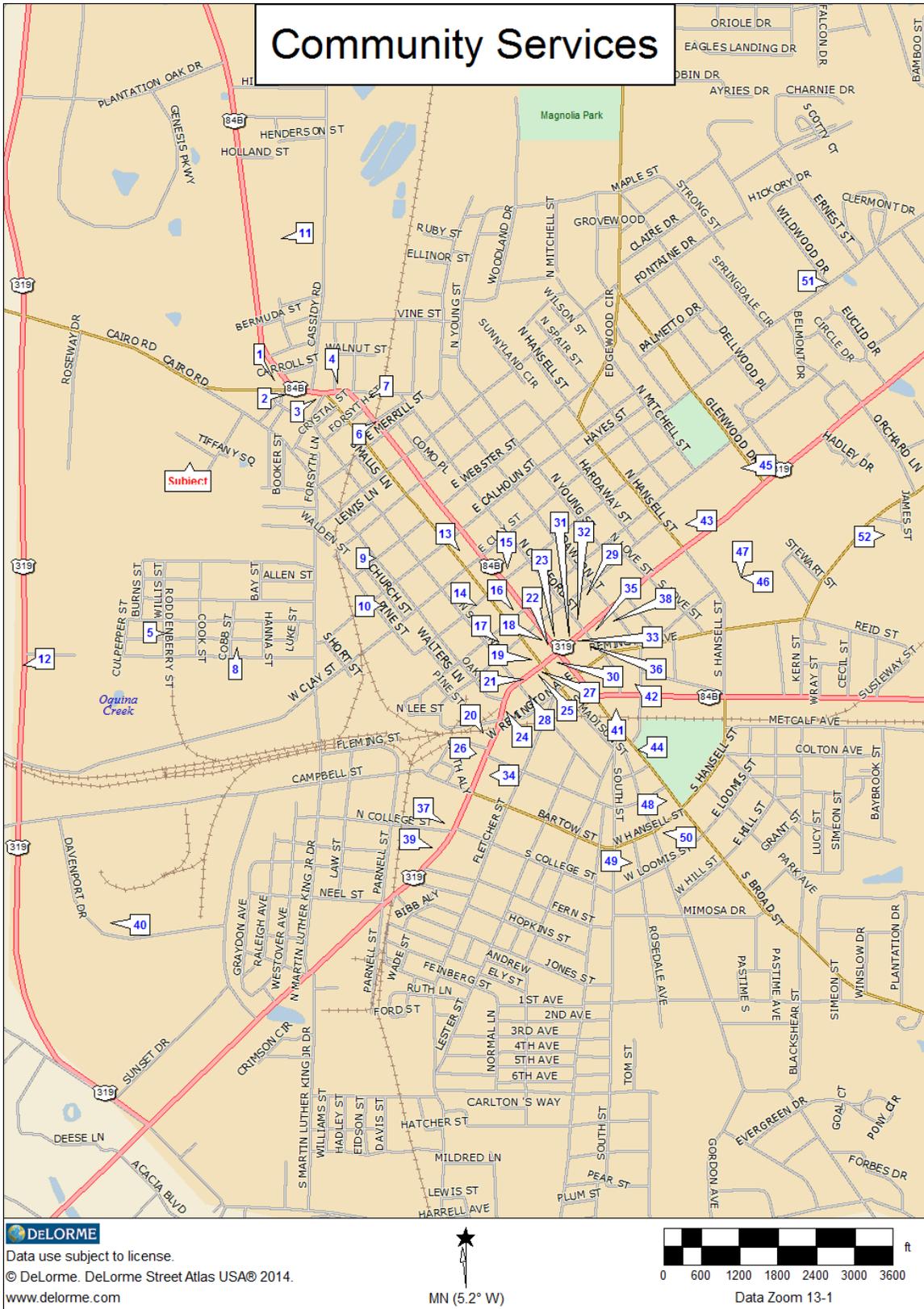




<b>BANKING SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
16	Thomasville National Bank	1.05
29	Synovus Bank	1.24
35	Synovus Bank	1.30
51	Lawson Neel Med Bank	1.97
<b>GROCERY SUPERMARKET AND BAKERY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
39	Family Dollar	1.35
<b>PHARMACY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
30	Thomas Drug Stores	1.24
34	Jackson Street Pharmacy	1.28
40	Community RX Services	1.39
41	Walgreens Pharmacy	1.46
48	Rose City Pharmacy	1.74
50	Trumarx Drugs	1.78
<b>RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
7	Rose City Pick Up Meals	0.57
11	Soup kitchen	0.72
18	Chophouse on the Bricks	1.17
20	SASS! The Sweet and Savory Sisters	1.18
23	Frida's Mexican Bar and Grill	1.20
<b>CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
4	Jadee Mc Bride Co	0.50
19	Unique Boutique	1.17
22	Hicks Clothing Co. Womens	1.19
24	Chanel Essence Boutique	1.20
25	The Pale Moon	1.21
<b>SALON/BARBER FLORIST AND JEWELRY STORE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
5	Headquarters Beauty Salon	0.51
21	Touch of Class	1.18
31	Great Attitudes For Hair	1.24
33	Gussied Up	1.27

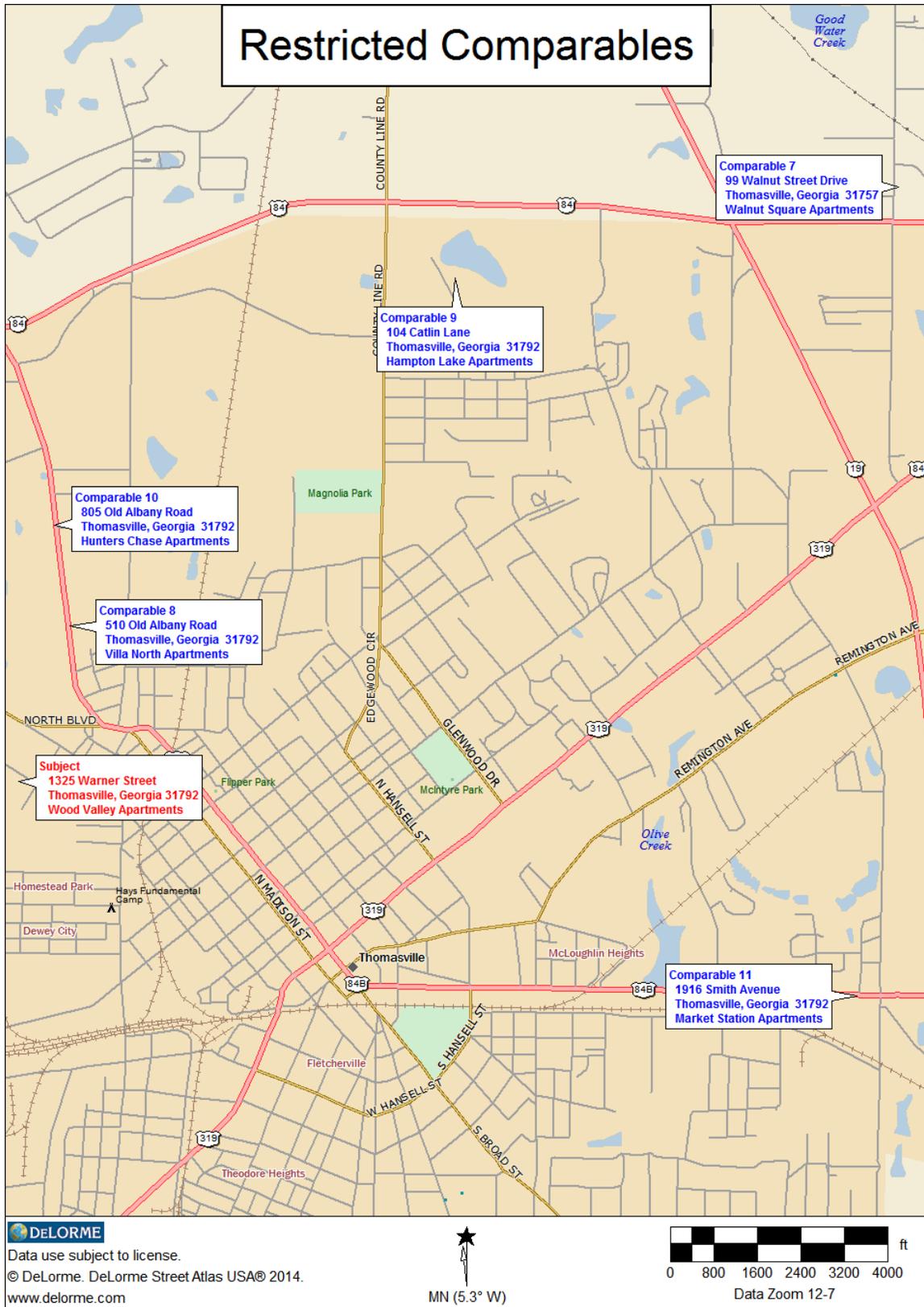
52	Jagged Edge Salon & Day Spa	2.07
<b>BUS/SUBWAY/TRAIN STATION, TAXI AND AIRPORT SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
36	Thomas County Area Transit	1.31
<b>HOSPITAL, DENTIST, DOCTOR, SPA AND GYM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
12	Moultrie Ga	0.78
27	Southland MD	1.22
38	Thomasville Vision Source	1.34
42	Bozeman Dental Group	1.48
49	Family Healthcare of Southwest Georgia	1.77
<b>LIBRARY, MUSEUM, ZOO AND AQUARIUM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
17	Thomas County Public Library	1.07
<b>PARK AND AMUSEMENT PARK SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
28	The Ritz Amphitheater	1.22
44	Paradise Park	1.58
<b>POST OFFICE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
15	United States Postal Service	0.99
<b>CONVENIENCE STORE GAS STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
1	Citgo	0.35
2	Carroll Hill Foodmart	0.35
13	L & G Food Mart 1	0.84
26	CITGO	1.21
37	J & P Stop & Shop	1.31
<b>CHURCH, SYNAGOGUE, TEMPLE AND MOSQUE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
3	New Beginnings Fellowship Church	0.42
6	Restoration Tabernacle Ministries	0.56
8	Mt. Zion Primitive Baptist Church	0.57
9	Good Shepard Word of Deliverence Church	0.62
10	New Olive Groce Baptist Church	0.71

<b>POLICE, CITY HALL AND COURTHOUSE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
14	Thomasville Police	0.95
<b>FIRE STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
32	Thomas Co Fire & Rescue	1.24
<b>SCHOOL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
43	Scott Elementary School	1.48
45	MacIntyre Park Middle School	1.64
46	Thomasville High School	1.67
47	Thomasville Alternative School	1.67



**SUBSIDIZED/RESTRICTED LEGEND**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Walnut Square Apartments	LIHTC	1.0 Miles
Villa North Apartments	Section 8	1.1 Miles
Hampton Lake Apartments	LIHTC/HOME	3.8 Miles
Hunters Chase Apartments	LIHTC/Market	1.4 Miles
Market Station Apartments	LIHTC	3.7 Miles



**PART IV:**

**MARKET AREA**

## **MARKET AREA**

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

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

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

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

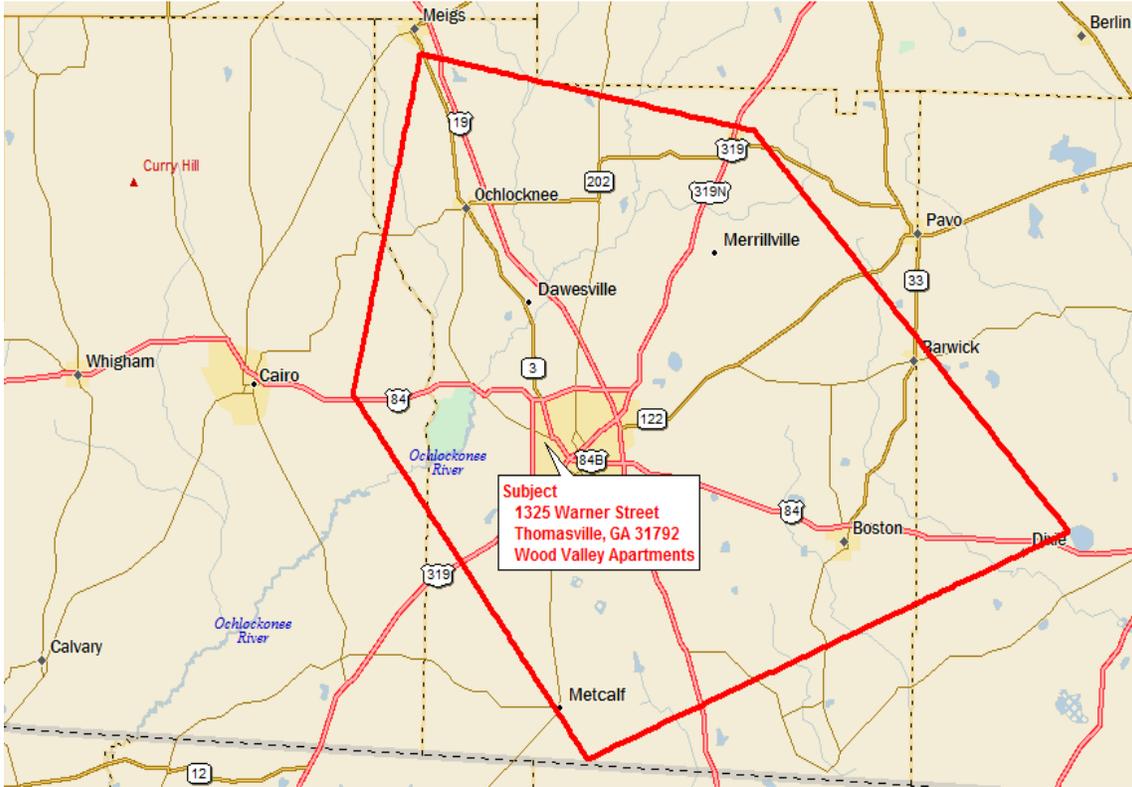
The National Council of Housing Market Analysts (NCHMA) Standards Committee also published a white paper called Best Practices for Rural Market Studies. In that paper, NCHMA discusses using the gravity model to determine market area boundaries in rural areas. The gravity model concept as it relates to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

The subject's City of Thomasville is adjacent to Cairo to the west, Meigs to the northwest, Moultrie to the northeast, Quitman to the east and Florida state border to the south. The distance between the subject and Cairo, Meigs, Moultrie, Quitman and Florida state border were calculated, and the geographic boundaries were determined using the gravity model. According to the gravity model, the population of each adjacent city or town should be added to Thomasville. Then, the population of the subject city should be divided by the sum of the population of Thomasville and the adjacent city or town in order to determine the percentage of the distance to the adjacent city or town that the subject's city will pull population. For example, according to the U.S. Census Bureau, the subject city had a 2017 population of 18,503. The population of Cairo is 9,569. These two populations are added together to reach a sum of 28,072. Next, Thomasville's population of 18,503 is divided by 28,072. The result is 65.9 percent ( $(18,503 / (18,503 + 9,569)) = 65.9$  percent). Thomasville is approximately 11.17 miles from Cairo. This distance is multiplied by 65.9 percent. The result is approximately 7.36 miles. Therefore, based on the gravity model, the pull for Thomasville is 7.36 miles beyond the city limits when heading west toward Cairo. The same calculation was then applied to the distance between Meigs, Moultrie and Quitman. The following table shows the 2017 population of each of the nearby cities, according to the U.S. Census Bureau as well as the distance of each from Thomasville. In addition, the table shows the estimated pull for Thomasville toward each of these cities:

<b>Gravity Model Calculations</b>			
<b>Nearby City</b>	<b>Population</b>	<b>Distance from Subject City</b>	<b>Gravity Pull (in Miles)</b>
Cairo	9,569	11.17 Miles	7.36 Miles
Meigs	991	14.69 Miles	13.94 Miles
Moultrie	14,221	19.59 Miles	11.07 Miles
Quitman	3,764	22.30 Miles	18.51 Miles

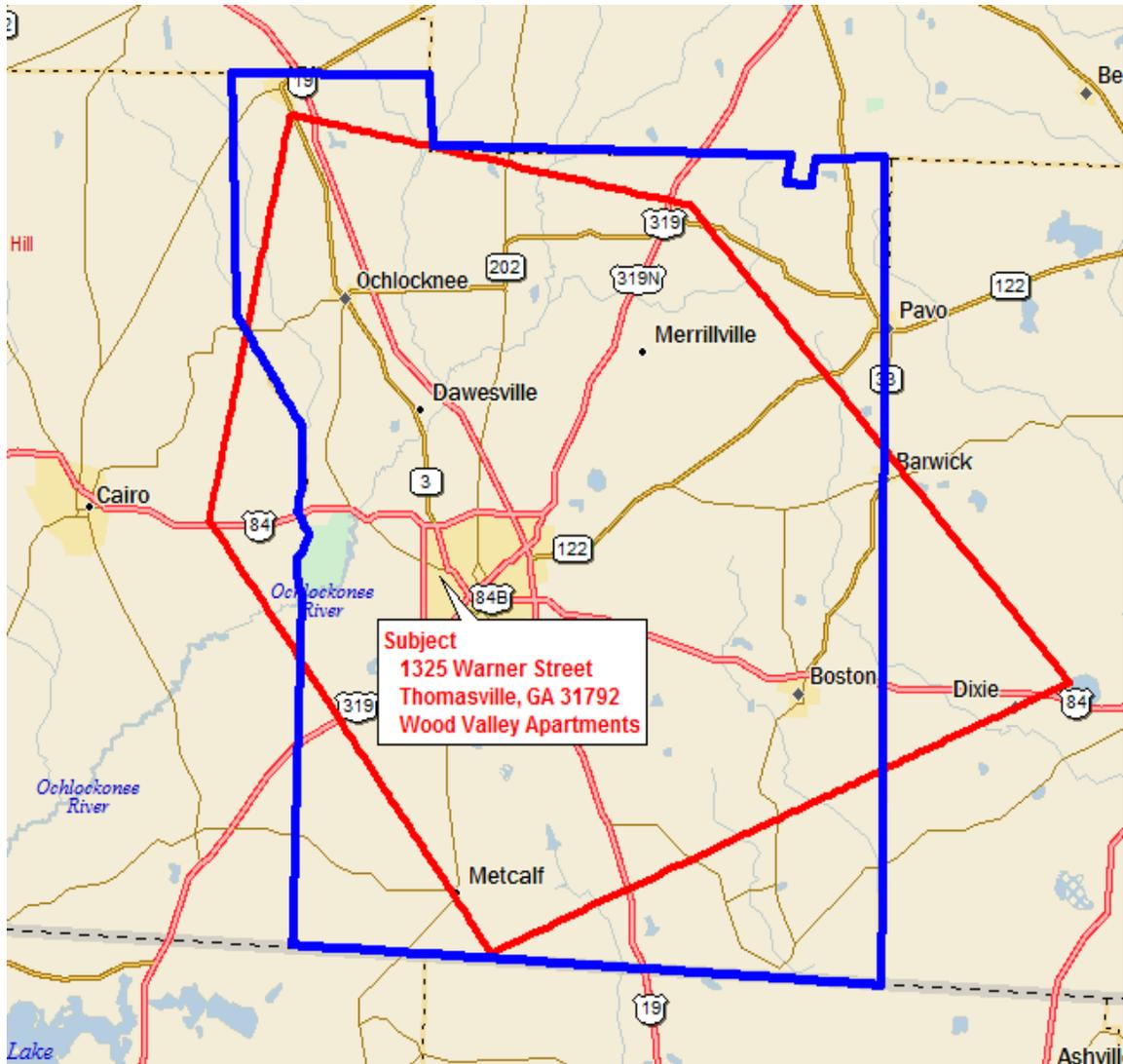
Wood Valley Apartments \* 1325 Warner Street \* Thomasville, Georgia

The following map shows what the market area would be if the gravity model based only on the data in the prior table:

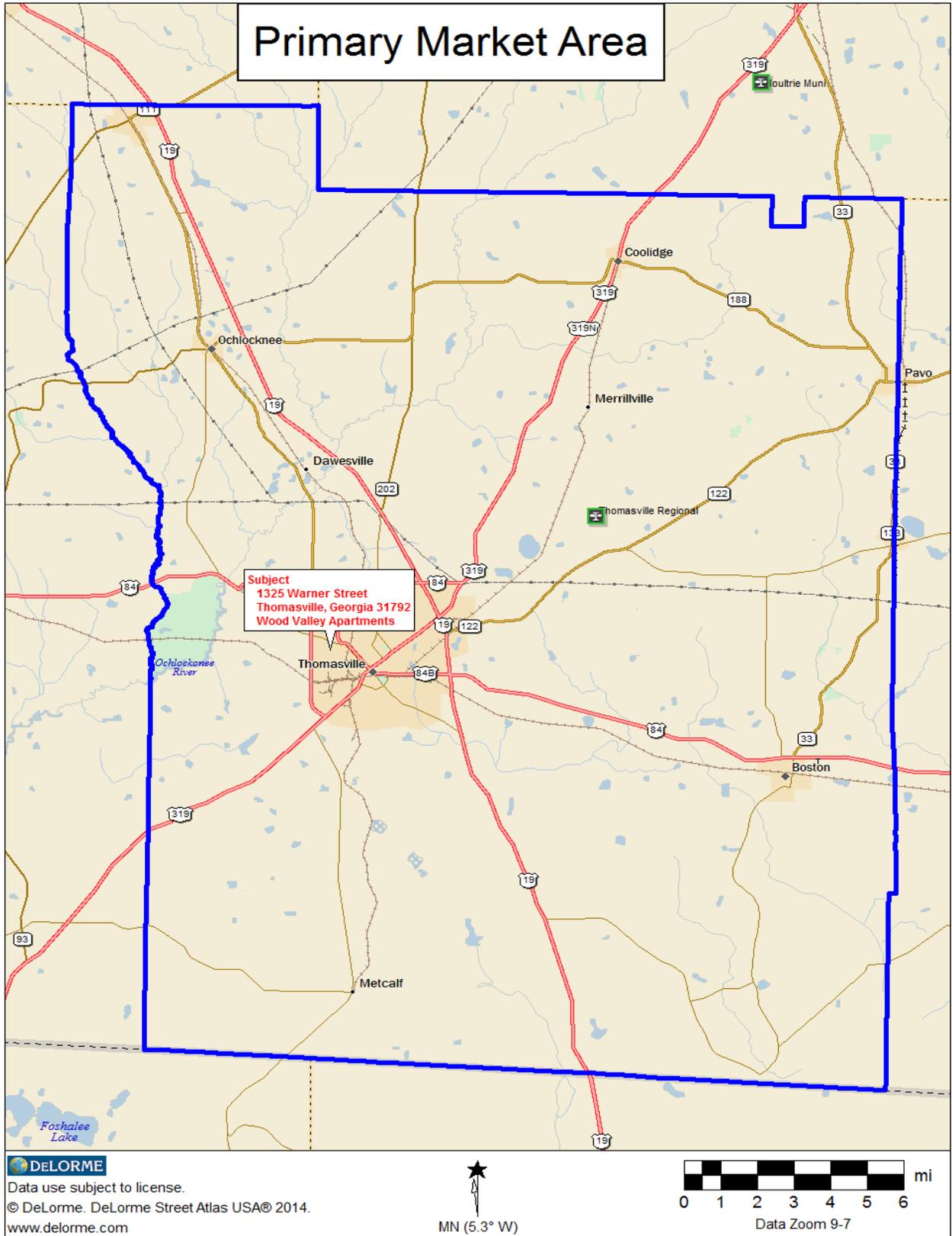


The basic market area shown in the map must be modified, however, because projected demographic data is available based on political boundaries and cannot be quantified based on the map shown on the previous page.

The gravity model map encompasses portions of the following census tracts: #9601.00, 9602.00, 9603.00, 9604.00 9606.00, 9607.00, 9608.00, 9609.00, 9610.00, and 9611.00 in Thomas County and 9504.00 and 9505.00 in Grady County. Because demographic data is available for the census tracts but is not available for the area defined solely through the gravity model, the primary market area was expanded to include all of 9601.00, 9602.00, 9603.00, 9604.00 9606.00, 9607.00, 9608.00, 9609.00, 9610.00, and 9611.00 in Thomas County. In addition, the census tracts help provide a more homogenous area from which the tenants may come. The following map shows the initial market area determined through the gravity model overlaid with the market area determined through these census tracts.



The market area for the subject consists of 9610.00, 9607.00, 9608.00, 9606.00, 9609.00, 9602.00, 9601.00, 9603.00, 9604.00 and 9611.00 in Thomas County. The market area has the following boundaries: North – Mitchell and Colquitt Counties; East – Brooks County; South – Florida state border; and West – Grady County. The market area encompasses 552 square miles. According to Nielsen Claritas and Ribbon Demographics, the market area has a 2019 population of 44,698.



DELORME

Data use subject to license.

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www.delorme.com

MN (5.3° W)

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Data Zoom 9-7

**PART V:**

**COMMUNITY DEMOGRAPHIC DATA**

**COMMUNITY DEMOGRAPHIC DATA**

**Population Trends**

The subject is located in the City of Thomasville, Georgia. The market area for the subject consists of Thomas County. The primary market area encompasses the area within the following boundaries: North – Mitchell and Colquitt Counties; East – Brooks County; South – Jefferson County, Florida; and West – Grady County

In 2000, this geographic market area contained an estimated population of 42,737. By 2010, population in this market area had increased by 4.6 percent to 44,720. In 2019, the population in this market area has decreased by 0.0 percent to 44,698. It is projected that between 2019 and 2020, population in the market area will increase 0.7 percent to 45,004. It is projected that between 2020 and 2024, population in the market area will increase 1.0 percent to 45,462.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
<b>THOMAS COUNTY</b>	2000	42,737				
Estimated Projected Projected Projected	2010	44,720	1,983	4.6%	198	0.5%
	2019	44,698	(22)	0.0%	(2)	0.0%
	2020	45,004	306	0.7%	306	0.7%
	2024	45,462	458	1.0%	115	0.3%
<b>THOMASVILLE</b>	2000	18,162				
Estimated Projected Projected Projected	2010	18,413	251	1.4%	25	0.1%
	2019	18,150	(263)	-1.4%	(29)	-0.2%
	2020	18,244	94	0.5%	94	0.5%
	2024	18,384	140	0.8%	35	0.2%

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

Wood Valley Apartments \* 1325 Warner Street \* Thomasville, Georgia

<b>CHANGE IN POPULATION BY AGE GROUPS</b>						
<b>THOMAS COUNTY</b>						
<b>AGE</b>	<b>2010</b>	<b>2019</b>	<b>CHANGE</b>	<b>2021</b>	<b>2024</b>	<b>CHANGE</b>
0-4	3,035	2,871	-5.4%	2,884	2,903	0.7%
5-9	3,009	2,933	-2.5%	2,907	2,869	-1.3%
10-14	3,149	3,000	-4.7%	2,977	2,943	-1.1%
15-17	1,944	1,792	-7.8%	1,831	1,889	3.2%
18-20	1,678	1,630	-2.9%	1,670	1,729	3.6%
21-24	2,002	2,133	6.5%	2,215	2,337	5.5%
25-34	5,134	5,303	3.3%	5,272	5,225	-0.9%
35-44	5,619	5,233	-6.9%	5,259	5,299	0.8%
45-54	6,699	5,538	-17.3%	5,362	5,097	-4.9%
55-64	5,711	5,952	4.2%	5,883	5,780	-1.8%
65-74	3,739	4,935	32.0%	5,286	5,813	10.0%
75-84	2,140	2,427	13.4%	2,490	2,584	3.8%
85+	861	951	10.5%	968	994	2.7%
Total Population	44,720	44,698	0.0%	45,004	45,462	1.0%
Elderly % Population	27.8%	31.9%	8.9%	32.5%	33.4%	0.9%
<b>THOMASVILLE</b>						
<b>AGE</b>	<b>2010</b>	<b>2019</b>	<b>CHANGE</b>	<b>2021</b>	<b>2024</b>	<b>CHANGE</b>
0-4	1,376	1,281	-6.9%	1,283	1,286	0.2%
5-9	1,332	1,250	-6.2%	1,241	1,228	-1.1%
10-14	1,266	1,284	1.4%	1,270	1,248	-1.7%
15-17	730	762	4.4%	774	792	2.3%
18-20	683	677	-0.9%	700	735	5.0%
21-24	899	843	-6.2%	897	979	9.1%
25-34	2,292	2,138	-6.7%	2,082	1,999	-4.0%
35-44	2,193	2,240	2.1%	2,260	2,290	1.3%
45-54	2,567	2,107	-17.9%	2,066	2,004	-3.0%
55-64	2,256	2,233	-1.0%	2,200	2,151	-2.2%
65-74	1,448	1,919	32.5%	2,038	2,216	8.7%
75-84	938	977	4.2%	991	1,012	2.1%
85+	433	439	1.4%	441	444	0.7%
Total Population	18,413	18,150	-1.4%	18,244	18,384	0.8%
Elderly % Population	27.6%	30.7%	8.5%	31.1%	31.7%	0.6%

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

**Household Trends**

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

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

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

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

**Tenure**

The percentage of renters in Thomas County in 2019 was 35.5 percent, and the percentage for Thomasville was 46.1 percent. According to the U.S. Census Bureau, the national rental percentage is 27 percent. This percentage is utilized to segment the number of existing households in the demand section of this report.

HOUSEHOLDS BY TENURE						
SUBJECT	YEAR	TOTAL HOUSEHOLD	OWNER		RENTER	
			NO.	%	NO.	%
<b>THOMAS COUNTY</b>	2000	16,305	11,444	70.2%	4,861	29.8%
	2010	17,573	11,325	64.4%	6,248	35.6%
<b>Estimated Projected</b>	2019	17,791	11,471	64.5%	6,320	35.5%
	2024	18,191	11,723	64.4%	6,468	35.6%
<b>THOMASVILLE</b>	2000	7,048	4,242	60.2%	2,806	39.8%
	2010	7,506	3,999	53.3%	3,507	46.7%
<b>Estimated Projected</b>	2019	7,458	4,020	53.9%	3,438	46.1%
	2024	7,591	4,089	53.9%	3,502	46.1%

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

TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
<b>THOMAS COUNTY</b>	25-34	912	1,433	2,345
	35-44	1,726	1,257	2,983
	45-54	2,568	1,194	3,762
	55-64	2,524	850	3,374
	65-74	1,897	505	2,402
	75+	1,557	449	2,006
<b>THOMASVILLE</b>	25-34	319	821	1,140
	35-44	534	671	1,205
	45-54	829	666	1,495
	55-64	914	488	1,402
	65-74	678	300	978
	75+	691	226	917

Source: U.S. Census Bureau

HOUSEHOLDS BY SIZE AND TYPE		
OWNER-OCCUPIED	THOMAS COUNTY	THOMASVILLE
1 person	2,630	1,090
2 persons	4,477	1,559
3 persons	1,960	654
4 persons	1,410	438
5 or more persons	1,498	559
RENTER-OCCUPIED		
1 person	2,433	1,302
2 persons	1,372	804
3 persons	1,078	565
4 persons	823	419
5 or more persons	614	348

Source: Nielsen Claritas; Ribbon Demographics

The subject's units are most suitable for households between one and five persons, who account for 100.0 percent of the market area renters.

RENTER HOUSEHOLD SIZE IN THE MARKET AREA		
RENTER-OCCUPIED	NUMBER	PERCENT
1 person	2,433	38.5%
2 persons	1,372	21.7%
3 persons	1,078	17.1%
4 persons	823	13.0%
5 or more persons	614	9.7%
<b>TOTAL</b>	<b>6,320</b>	<b>100.0%</b>

Source: Nielsen Claritas; Ribbon Demographics

<b>CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK</b>		
	<b>THOMAS COUNTY</b>	<b>THOMASVILLE</b>
<b>TOTAL HOUSING UNITS</b>	20,177	8,534
<b>OCCUPANCY AND TENURE</b>		
Occupied Housing Units	17,573	7,506
Owner-Occupied	11,325	3,999
Percent Owner-Occupied	64.4%	53.3%
Renter-Occupied	6,248	3,507
<b>VACANT HOUSING UNITS</b>		
For seasonal, recreational, etc.	342	76
Persons per owner-occupied unit	2.5	2.43
Persons per renter-occupied unit	2.49	2.39
<b>TENURE BY YEAR STRUCTURE BUILT</b>		
<b>RENTER-OCCUPIED</b>		
2005 or later	395	196
2000-2004	658	314
1990-1999	1,085	361
1980-1989	1,088	567
1970-1979	1,074	537
1960-1969	957	662
1950-1959	558	363
1940-1949	241	139
1939 or earlier	596	416
<b>PERSONS PER ROOM: RENTER</b>		
0.50 or less	4,448	2,355
0.51-1.00	1,965	1,115
1.01-1.50	182	37
1.51-2.00	57	48
2.01 or more	0	0
<b>PLUMBING FACILITIES - PERSON/ROOM: RENTER-OCCUPIED</b>		
Lacking Complete Plumbing Facilities:		
1.00 or less	18	0
1.01-1.50	0	0
1.51 or more	0	0

Source: U.S. Census Bureau

Substandard households are those lacking complete plumbing facilities for exclusive use and/or are overcrowded. The chart above indicates there are 239 renter households with more than 1.01 occupants per room in the market area. There are 18 renter households that are lacking complete plumbing facilities in the market area.

Wood Valley Apartments \* 1325 Warner Street \* Thomasville, Georgia

<b>ADDITIONAL HOUSING STOCK CHARACTERISTICS</b>				
<b>HOUSING UNITS IN STRUCTURE</b>	<b>OWNER-OCCUPIED</b>		<b>RENTER-OCCUPIED</b>	
<b>THOMAS COUNTY</b>	<b>NUMBER</b>	<b>PERCENT</b>	<b>NUMBER</b>	<b>PERCENT</b>
1, Detached	8,604	80.1%	3,216	48.3%
1, Attached	140	1.3%	61	0.9%
2	50	0.5%	308	4.6%
3 to 4	17	0.2%	482	7.2%
5 to 9	10	0.1%	903	13.6%
10 to 19	34	0.3%	118	1.8%
20 to 49	0	0.0%	62	0.9%
50 or more	0	0.0%	96	1.4%
Mobile Home, Trailer, Other	1,892	17.6%	1,406	21.1%
<b>TOTAL</b>	<b>10,747</b>	<b>100.0%</b>	<b>6,652</b>	<b>100.0%</b>
<b>THOMASVILLE</b>				
1, Detached	3,584	95.3%	1,769	49.8%
1, Attached	53	1.4%	39	1.1%
2	50	1.3%	203	5.7%
3 to 4	17	0.5%	384	10.8%
5 to 9	0	0.0%	860	24.2%
10 to 19	34	0.9%	109	3.1%
20 to 49	0	0.0%	49	1.4%
50 or more	0	0.0%	68	1.9%
Mobile Home, Trailer, Other	24	0.6%	74	2.1%
<b>TOTAL</b>	<b>3,762</b>	<b>100.0%</b>	<b>3,555</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Households Income Trends and Analysis

Renters within the target incomes \$23,349 and \$29,100, or 6.5 percent, qualify for one-bedroom units at 60 percent of the area median income; renters with incomes between \$28,011 and \$32,700, or 4.7 percent, qualify for two-bedroom units at 60 percent of the area median income; renters with incomes between \$32,400 and \$39,240, or 8.8 percent, qualify for the three-bedroom units at 60 percent of the area median income.

Wood Valley Apartments \* 1325 Warner Street \* Thomasville, Georgia



www.ribbondata.com

HISTA 2.2 Summary Data

Market Area

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Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	119	153	91	128	26	517
\$10,000-20,000	83	76	127	183	54	523
\$20,000-30,000	195	153	126	58	80	612
\$30,000-40,000	136	35	54	140	73	438
\$40,000-50,000	53	88	26	54	58	279
\$50,000-60,000	41	36	115	74	129	395
\$60,000-75,000	1	127	7	42	29	206
\$75,000-100,000	32	31	3	1	10	77
\$100,000-125,000	2	1	8	14	4	29
\$125,000-150,000	1	8	5	1	4	19
\$150,000-200,000	9	8	9	7	4	37
\$200,000+	353	244	233	71	50	951
<b>Total</b>	<b>1,025</b>	<b>960</b>	<b>804</b>	<b>773</b>	<b>521</b>	<b>4,083</b>

Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	440	57	9	5	7	518
\$10,000-20,000	228	123	29	18	8	406
\$20,000-30,000	64	19	54	1	9	147
\$30,000-40,000	82	39	30	10	17	178
\$40,000-50,000	109	13	14	2	5	143
\$50,000-60,000	66	50	44	3	14	177
\$60,000-75,000	22	29	37	0	5	93
\$75,000-100,000	38	10	6	2	5	61
\$100,000-125,000	30	9	16	1	5	61
\$125,000-150,000	42	10	11	1	5	69
\$150,000-200,000	25	11	8	1	1	46
\$200,000+	262	42	16	6	12	338
<b>Total</b>	<b>1,408</b>	<b>412</b>	<b>274</b>	<b>50</b>	<b>93</b>	<b>2,237</b>

Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	360	51	8	2	5	426
\$10,000-20,000	142	112	22	18	5	299
\$20,000-30,000	26	18	47	1	4	96
\$30,000-40,000	62	36	5	10	4	117
\$40,000-50,000	65	12	10	2	4	93
\$50,000-60,000	29	47	28	2	4	110
\$60,000-75,000	17	26	32	0	3	78
\$75,000-100,000	14	8	3	1	4	30
\$100,000-125,000	20	7	13	1	4	45
\$125,000-150,000	16	7	3	0	3	29
\$150,000-200,000	22	10	7	1	0	40
\$200,000+	233	38	12	5	11	299
<b>Total</b>	<b>1,006</b>	<b>372</b>	<b>190</b>	<b>43</b>	<b>51</b>	<b>1,662</b>

Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	559	210	100	133	33	1,035
\$10,000-20,000	311	199	156	201	62	929
\$20,000-30,000	259	172	180	59	89	759
\$30,000-40,000	218	74	84	150	90	616
\$40,000-50,000	162	101	40	56	63	422
\$50,000-60,000	107	86	159	77	143	572
\$60,000-75,000	23	156	44	42	34	299
\$75,000-100,000	70	41	9	3	15	138
\$100,000-125,000	32	10	24	15	9	90
\$125,000-150,000	43	18	16	2	9	88
\$150,000-200,000	34	19	17	8	5	83
\$200,000+	613	286	249	77	62	1,289
<b>Total</b>	<b>2,433</b>	<b>1,372</b>	<b>1,078</b>	<b>823</b>	<b>614</b>	<b>6,320</b>

HOUSEHOLDS BY INCOME GROUP BY AGE									
INCOME	2010			2019			2024		
	25-44	45-64	65+	25-44	45-64	65+	25-44	45-64	65+
<b>THOMAS COUNTY</b>									
Less than \$15,000	1,113	1,449	1,126	744	1,060	907	666	898	905
\$15,000 - \$24,999	712	846	922	528	746	934	471	628	947
\$25,000 - \$34,999	639	709	519	546	722	834	505	648	891
\$35,000 - \$49,999	926	837	567	869	832	661	806	733	721
\$50,000 - \$74,999	920	1,241	513	1,125	1,365	913	1,081	1,231	1,020
\$75,000 - \$99,999	441	730	278	703	473	421	832	528	575
\$100,000 - \$149,999	423	826	206	432	734	415	493	780	548
\$150,000 - \$199,999	93	105	71	139	331	136	176	392	204
\$200,000+	176	291	26	82	334	194	113	425	305
<b>TOTAL</b>	<b>16,705</b>			<b>17,180</b>			<b>17,522</b>		
<b>THOMASVILLE</b>									
Less than \$15,000	558	662	554	465	554	417	417	480	408
\$15,000 - \$24,999	274	368	327	284	353	342	249	306	350
\$25,000 - \$34,999	282	287	232	244	306	356	223	290	388
\$35,000 - \$49,999	387	378	264	407	322	256	381	327	277
\$50,000 - \$74,999	403	404	186	373	536	384	352	485	405
\$75,000 - \$99,999	149	292	88	274	109	164	331	127	224
\$100,000 - \$149,999	85	276	93	188	260	171	205	259	207
\$150,000 - \$199,999	37	68	46	52	94	52	72	126	90
\$200,000+	114	110	0	19	119	62	28	154	96
<b>TOTAL</b>	<b>6,924</b>			<b>7,163</b>			<b>7,257</b>		

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

**PART VI:**

**EMPLOYMENT TREND**

**Employment Trends**

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

Employment in Thomas County has been decreasing an average of 1.9 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.8 percent per year since 2005. The unemployment rate Thomas County has fluctuated from 4.7 percent to 11.2 percent over the past 10 years. These fluctuations are higher than the unemployment rates for the State of Georgia.

<b>LABOR FORCE AND EMPLOYMENT TRENDS FOR GEORGIA</b>					
<b>ANNUALS</b>	<b>CIVILIAN LABOR FORCE*</b>	<b>EMPLOYMENT</b>		<b>UNEMPLOYMENT</b>	
		<b>TOTAL</b>	<b>%</b>	<b>TOTAL</b>	<b>%</b>
2005	4,586,427	4,341,229	94.7%	245,198	5.3%
2006	4,710,786	4,489,132	95.3%	221,654	4.7%
2007	4,815,821	4,597,638	95.5%	218,183	4.5%
2008	4,879,258	4,575,008	93.8%	304,250	6.2%
2009	4,787,765	4,311,867	90.1%	475,898	9.9%
2010	4,696,692	4,202,061	89.5%	494,631	10.5%
2011	4,748,773	4,263,314	89.8%	485,459	10.2%
2012	4,787,389	4,348,099	90.8%	439,290	9.2%
2013	4,756,159	4,366,376	91.8%	389,783	8.2%
2014	4,752,653	4,416,148	92.9%	336,505	7.1%
2015	4,788,872	4,503,154	94.0%	285,718	6.0%
2016	4,921,491	4,658,053	94.6%	263,438	5.4%
2017	5,058,960	4,822,263	95.3%	236,697	4.7%
2018	5,107,656	4,906,411	96.1%	201,245	3.9%
2019**	5,124,710	4,926,706	96.1%	198,004	3.9%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through June 2019

Source: U.S. Bureau of Labor Statistics

The State of Georgia reached a high of 10.5 percent in 2010, and a low of 3.9 percent in 2018. The rate for the State of Georgia in June 2019 was 3.9 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR THOMAS COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	22,905	21,875	95.5%	1,030	4.5%
2006	23,513	22,549	95.9%	964	4.1%
2007	22,989	22,047	95.9%	942	4.1%
2008	22,221	20,937	94.2%	1,284	5.8%
2009	21,412	19,442	90.8%	1,970	9.2%
2010	17,884	15,874	88.8%	2,010	11.2%
2011	18,338	16,437	89.6%	1,901	10.4%
2012	18,487	16,696	90.3%	1,791	9.7%
2013	17,803	16,198	91.0%	1,605	9.0%
2014	17,145	15,651	91.3%	1,494	8.7%
2015	16,815	15,600	92.8%	1,215	7.2%
2016	17,531	16,442	93.8%	1,089	6.2%
2017	17,212	16,222	94.2%	990	5.8%
2018	16,925	16,127	95.3%	798	4.7%
2019**	16,617	15,880	95.6%	737	4.4%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through June 2019

Source: U.S. Bureau of Labor Statistics

Unemployment in the county reached a high of 11.2 percent in 2011 and a low of 4.1 percent in 2006 and 2007. The annual rate for Thomas County in June 2019 was 4.4 percent.

CHANGE IN TOTAL EMPLOYMENT FOR THOMAS COUNTY				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	(6,001)	(1,200)	-27.4%	-5.5%
2010-2015	(274)	(55)	-1.7%	-0.3%

Source: U.S. Bureau of Labor Statistics

The data shows that the number of persons employed in Thomas County decreased an average of 2.9 percent per year between 2005 and 2015.

RECENT CHANGES IN EMPLOYMENT FOR THOMAS COUNTY			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	15,874	(3,568)	11.2%
2011	16,437	563	10.4%
2012	16,696	259	9.7%
2013	16,198	(498)	9.0%
2014	15,651	(547)	8.7%
2015	15,600	(51)	7.2%
2016	16,442	842	6.2%
2017	16,222	(220)	5.8%
2018	16,127	(95)	4.7%

The unemployment rate has fluctuated from 4.7 percent to 11.2 percent over the past nine years. These fluctuations are in line with the unemployment rates higher than the unemployment rates for the State of Georgia.

Major employers with the product/service and number of employees for the area are as follows.

MAJOR EMPLOYERS		
Name	Product/Service	Total Employees
Archbold Medical Center	Health Care	2,500
Thomas County School System	Education	814
Thomasville City School System	Education	450
City of Thomasville	Government	435
*Hurst Boiler and Welding Company	Manufacturing	353
*Flowers Food Corporate Office	Bakery	323
Oil-Dri Corporation of Georgia	Professional Services	321
Thomas County Government	Government	304
*Cleaver Brooks	Manufacturing	267
Woodhaven Industries	Wholesale	250
Flowers Baking Company	Bakery	250
Evoqua	Manufacturing	214
Thomas University	Education	208
Ambassador	Employment Agency	200
*Turbine Engine Components Technologies (TECT)	Manufacturing	175
Cives Steel Company	Exporter	125
American Signature Furniture	Distribution Services	65
*Ag Pro	Retail	60

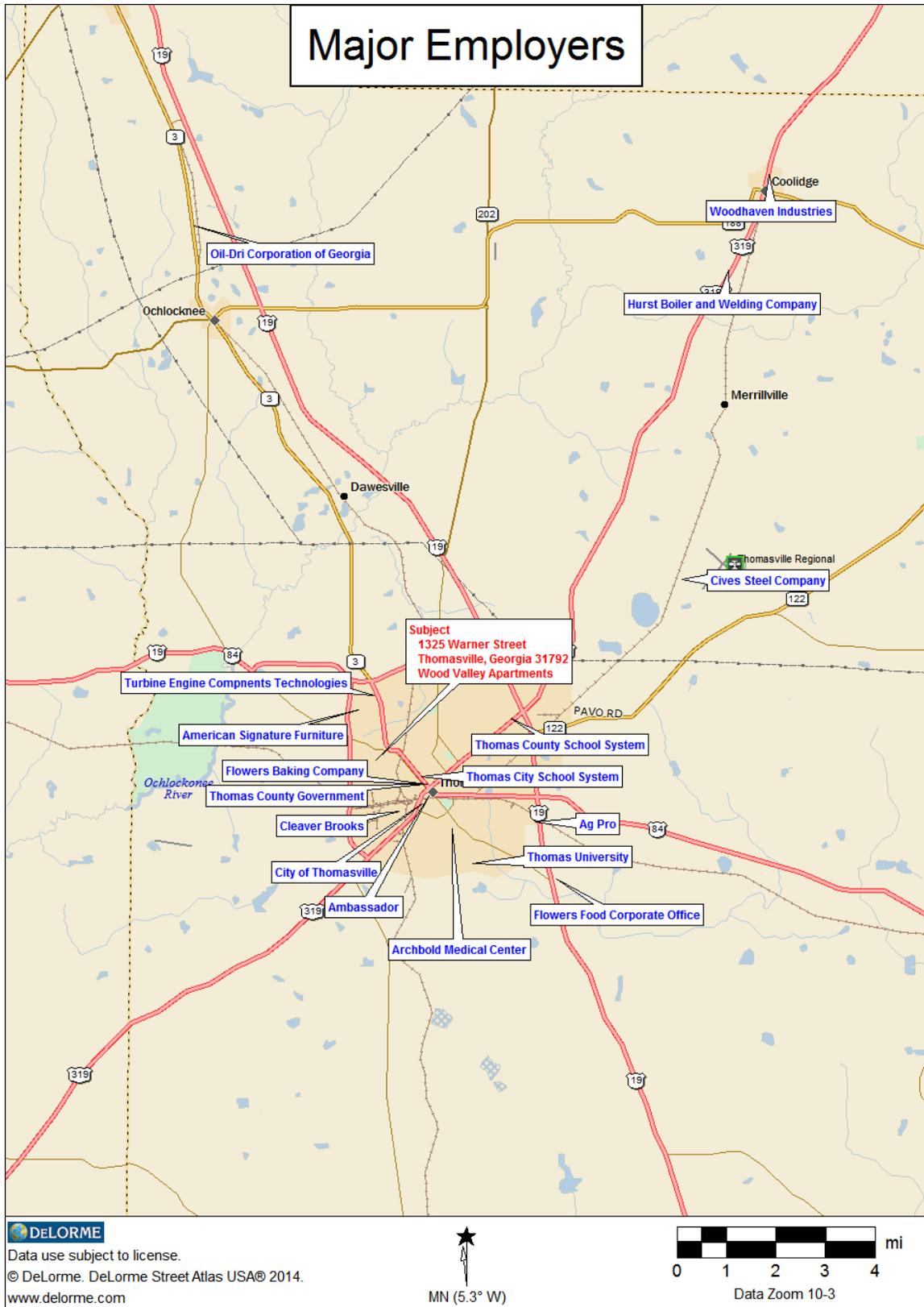
Source: Thomasville Payroll Development Authority

\*Corporate Headquarters

PLACE OF WORK EMPLOYMENT DATA				
INDUSTRY	THOMAS COUNTY		THOMASVILLE	
	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	718	4.0%	121	1.9%
Construction	907	5.1%	217	3.4%
Manufacturing	1,982	11.2%	598	9.4%
Wholesale Trade	541	3.1%	179	2.8%
Retail Trade	1,999	11.3%	562	8.8%
Transportation, Communication & Utilities	737	4.2%	334	5.2%
Information	254	1.4%	109	1.7%
Finance, Insurance & Real Estate	772	4.4%	259	4.1%
Professional & Related Services	1,207	6.8%	416	6.5%
Educational, Health & Social Services	4,958	28.0%	2,174	34.1%
Entertainment & Recreation Services	1,740	9.8%	722	11.3%
Other	933	5.3%	343	5.4%
Public Administration	986	5.6%	347	5.4%

Source: Nielsen Claritas and Ribbon Demographics

The above chart shows the number of people employed in different sectors of Thomas County and Thomasville economy in 2019. According to interviews conducted by the analyst, employers in the area indicate that the area economy should remain stable in the next two to five years.



The chart below shows the new or expanding businesses in Thomas county in the last two years:

NEW AND EXPANDING BUSINESSES		
Company	New/Expanding	Employees Added
Check Mate	New	230
Imagination Emporium	New	Unknown
Red Kingfisher, LLC	New	250
Sweet Grass Dairy	Expanding	30
Brandt Information Services	New	25
Flowers Corporation	Expanding	100
Southern Lodging, LLC	New	40
Hurst Boilers	Expanding	70
Ag-Pro	New	Unknown
<b>Total:</b>		<b>745</b>

Source: www.georgiatrend.com

According to the Georgia Department of Labor, there has been one Worker Adjustment and Retraining Notification (WARN) Notices issued in the market area over the past two years, resulting in a loss of 265 jobs between 2017 and 2019. Many of the residents in the market area could be affected by these notices. The following WARN Notices were issued since 2017:

W.A.R.N. NOTICES			
Company	City	Employees Lost	Layoff Date
ActionMed	Thomasville	265	9/1/2018
<b>Total:</b>		<b>265</b>	

Source: Georgia Department of Labor

## Wages

The average annual wage of Thomas County employees was \$41,534 in 2018. Wages have been increasing 2.1 percent per year. Wages in retail trade; leisure and hospitality; professional and business services; and other services sectors are within the income limits of the rehabilitated development.

AVERAGE ANNUAL WAGE BY SECTOR			
INDUSTRY	2017	2018	ANNUAL
Agriculture, Forestry, and Fisheries	N/A*	N/A*	N/A*
Mining	N/A*	N/A*	N/A*
Construction	\$39,811	\$40,402	1.5%
Manufacturing	\$66,563	\$65,537	-1.5%
Transportation and Warehousing	N/A*	N/A*	N/A*
Utilities	N/A*	N/A*	N/A*
Wholesale Trade	\$58,502	\$56,003	-4.3%
Retail Trade	\$25,611	\$26,721	4.3%
Leisure and Hospitality	\$15,132	\$16,104	6.4%
Education and Health Services	\$50,961	\$52,014	2.1%
Professional and Business Services	\$32,985	\$34,219	3.7%
Financial Activities	\$51,250	\$56,296	9.8%
Information	\$41,867	\$43,989	5.1%
Other Services	\$23,927	\$24,050	0.5%
Public Administration (Local Government)	N/A*	N/A*	N/A*

Source: U.S. Bureau of Labor Statistics

\*Data was not available.

**Employment Outside the County**

For residents employed in the market area, the travel time to work from the site will be less than 15 minutes. For the majority of those employed in other parts of the county, the travel time would be within 30 minutes. According to the chart below, 42.1 percent in the market area have a travel time of less than 15 minutes; 33.6 percent have a travel time of 15 to 29 minutes; and 24.3 percent have a travel time of over 30 minutes. This relatively low travel time indicates that the subject site is in an area in close proximity to employment centers.

ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS		
TRAVEL TIME IN MINUTES	NUMBER OF COMMUTERS	PERCENT
Less than 15	6,962	42.1%
15-29	5,564	33.6%
30-44	1,839	11.1%
45-59	1,025	6.2%
60+	1,164	7.0%
Total Commuters	16,554	

Source: Nielsen Claritas, Ribbon Demographics

**PART VII:**

**PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS**

## **PROJECT-SPECIFIC DEMAND ANALYSIS**

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

Renters within the target incomes between \$23,349 and \$29,100, or 6.5 percent, qualify for one-bedroom units at 60 percent of the area median income; renters with incomes between \$28,011 and \$32,700, or 4.7 percent, qualify for two-bedroom units at 60 percent of the area median income; renters with incomes between \$32,400 and \$39,240, or 8.8 percent, qualify for the three-bedroom units at 60 percent of the area median income. Target incomes for the different unit types are derived by the analyst. For the low end of the range, the lowest gross rent charged in an income limit (i.e. 60% AMI) for a unit is divided by 35 percent. The resulting number is then multiplied by 12 to derive an annual income ( $\$681 / 35\% = \$1,945.71 \times 12 = \$23,348$ ). This process is based on the premise that a tenant should not pay more than 35 percent of his annual income on rent. For the high end of the range, the analyst consults the income limits set by the state housing authority. For example, if the largest unit in an income limit (i.e. 60% AMI) is a two-bedroom unit, the analyst multiplies this number by 1.5 (this is due to the Low Income Housing Tax Credit (LIHTC) program being based on the premise that 1.5 persons per bedroom will occupy rental units) to find how many people could reside in that unit. The analyst then consults the state income limits to set the high end of the range (2 bedroom  $\times$  1.5 = 3 people/unit; therefore, the 60% 3-person maximum income would be used).

### **Sources of Demand**

The potential tenants for the existing development include households who now live within the market area. It will appeal to potential tenants who have adequate incomes to pay the proposed rents and find the development more attractive in terms of price, unit features and project amenities than other available rental units. The market area is gaining approximately 83 households per year.

### **Required Unit Mix**

The LIHTC program is based on the premise that 1.5 persons per bedroom will occupy rental units. We expect that five percent (5%) of one person households will occupy efficiency units; 35 percent of one person households and 10 percent of two person households will occupy one-bedroom units. Sixty percent (60%) of one person households, 40 percent of two person households and 10 percent of three person households will occupy two-bedroom units. Fifty percent (50%) of two person households, 75 percent of three person households, 90 percent of four person households, and 90 percent of five person households will inhabit three-bedroom dwellings. Fifteen percent (15%) of three person households, 10 percent of four person households and 10 percent of five person households will inhabit four-bedroom dwellings.

The following tables illustrate the ratio of units required by each household size. These occupancy patterns suggest that efficiency units should account for 1.9 percent of the renter

housing demand, one-bedroom units should account for 15.3 percent, two-bedroom units account for 33.5 percent, three-bedroom units should account for 44.1 percent of the renter housing demand and units with four bedrooms account for 4.8 percent of the renter housing demand in the primary market area.

<b>RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS</b>						
<b>HOUSEHOLD SIZE</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>TOTAL</b>
1 Person	122	852	1,460	0	0	2,433
2 Persons	0	137	549	686	0	1,372
3 Persons	0	0	108	809	162	1,078
4 Persons	0	0	0	741	82	823
5 or More Persons	0	0	0	553	61	614
<b>TOTAL</b>	<b>122</b>	<b>989</b>	<b>2,116</b>	<b>2,788</b>	<b>305</b>	<b>6,320</b>
<b>PERCENT</b>	<b>1.9%</b>	<b>15.6%</b>	<b>33.5%</b>	<b>44.1%</b>	<b>4.8%</b>	<b>100.0%</b>

### Eligible Households

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

<b>INCOME-ELIGIBLE RENTER HOUSEHOLDS</b>					
	<b>Gross Rent</b>	<b>Lower Range</b>	<b>Upper Range</b>	<b>% Income Qualified</b>	<b>Income-Eligible Households</b>
All Unit Types (All)	\$586	\$20,091	\$33,780	15.6%	985
1 BR (All)	\$586	\$20,091	\$25,020	5.6%	212
2 BR (All)	\$703	\$24,103	\$28,140	5.9%	142
3 BR (All)	\$813	\$27,874	\$33,780	7.6%	192

### Penetration Rate

There are 10 vacant family LIHTC units. The subject has four vacant units. In addition, there are no planned units in the market area. If all these units attain full occupancy, they will have an aggregate penetration rate of 1.3 percent.

<b>REQUIRED PENETRATION RATE</b>	
Income Eligible Renter Households	1,074
Existing Vacant LIHTC Units	10
LIHTC Units Planned	0
Vacant Units in Subject	4
Total Inventory	14
Penetration Rate	1.3%

**Projects Under Construction**

According to the City of Thomasville, there are currently no multifamily projects under construction in the market area.

**Planned Projects**

According to the Georgia Department of Community Affairs, there were no project awarded tax credits in the market area within the past four years

**New & Pipeline Units**

There are currently no new developments in the market area.

## **Demand and Net Demand**

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

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

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

*The market area indicates an increase of 80 households per year in the market area from 2019 to 2024 as shown on the Households by Tenure table on Page 54. The subject's rehabilitation will be complete in 2021. Therefore, the increase of 80 households per year was multiplied by two years. The result is 160 households. The household growth between 2019 and 2020 (160) was then multiplied by the percent income qualified previously determined on Page 55. The result was then multiplied by the percent in the market area that plan to rent (35.5%) as shown on Page 55. The result is determined to be the new households for each income band at 60 percent of the area median income as well as the new households for all proposed tax credit units.*

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

*The table on Page 72 indicates there are 44 total substandard households in the primary market area. The number of substandard households is multiplied by the percent income qualified as shown on Page 72. The result was determined to be the demand for substandard housing.*

*The table on Page 74 indicates the number of rent overburdened households within each income sector. The number of rent overburdened households was multiplied by the appropriate percent income qualified within each income sector for units at 60 percent of the area median income as well as the total proposed tax credit units. The result was determined to be the demand for rent overburdened households.*

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

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

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

The overall demand components were added together to determine total demand. The supply of competitive vacant or pipeline units should be subtracted from the total demand. Competitive units include those of a similar size and configuration that provide alternative housing to a similar tenant population at rent levels comparable to those proposed. This supply needs to include all competitive units in properties not yet reached stabilized occupancy, including those recently funded by DCA, proposed for funding for a bond allocation from DCA and existing or planned in conventional rental properties. There were no vacant LIHTC units in the market area and no new comparable units under construction or funded in 2017 and 2018. Therefore, no additional units need to be considered.

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

	All Tax Credit Households (\$20,091 to \$33,780)
Demand from New Household (age and income appropriate)	4
<b>Plus</b>	
Demand from Existing Renter Households - Substandard Housing	40
<b>Plus</b>	
Demand from Existing Renter Households - Rent Overburdened Households	394
<b>Equals Total Demand</b>	439
<b>Less</b>	
Supply of Current vacant units, under construction and/or newly constructed in past 2 years	0
<b>Equals Net Demand</b>	439

**Required Capture Rate**

Capture rates are calculated by dividing the number of units in the project by the net demand. According to the Market Study Manual, demand and capture rates must be completed for each targeted income group and each bedroom type proposed.

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

AMI	Unit Size	Income Limits	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA @ 690 SF	\$20,091 to \$25,020	1	439	1	438	0.2%	N/A	\$700	N/A	\$730
	2 BR/1 BA @ 810 SF	\$24,103 to \$28,140	1	439	3	436	0.2%	N/A	\$735	N/A	\$795
	3 BR/1 BA @ 940 SF	\$27,874 to \$33,780	2	439	0	439	0.5%	N/A	\$825	N/A	\$850
<b>Total for Project</b>	60% AMI	\$20,091 to \$33,780	4	439	4	435	0.9%	N/A	\$700-\$825	N/A	730-\$850

The subject is an existing Section 8 property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 95 percent occupied, with four vacant units. The subject has subsidy for all units. Additionally, all tenants are and will remain income qualified. The subject contains no tenants who are considered rent burdened as determined under the LIHTC program. It is unlikely that the tenants could find comparable housing with rents low enough to meet the affordability requirements even if there were any tenants that were rent overburdened. Therefore, it is probable that these tenants would choose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. Therefore, only the subject's

vacant units were included in the capture rate calculations. Additionally, there was no tax credit comparables located in the market area constructed within the past two years that would compete with the subject; however, there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are 4 vacancies in competitive projects in the market area, and there are no properties that have not yet reached stabilized occupancy. Therefore, there is a total of 4 units that should be subtracted from the demand. The subject will need to capture 0.9 percent.

**PART VIII:**

**COMPETITIVE RENTAL ANALYSIS**

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



**Property Identification**

**Record ID** 5233  
**Property Type** Walk-Up  
**Property Name** Abbey Lake Apartment Homes  
**Address** 2005 East Pinetree Boulevard, Thomasville, Thomas County, Georgia 31792  
**Market Type** Market  
**Verification** Audrey Jenkins; 229-226-1577, August 12, 2019

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	80	525	\$635	\$1.21
2/1.5	18	1,100	\$715	\$0.65
2/2	18	940	\$765	\$0.81
2/2	18	1,070	\$795	\$0.74
3/2	18	1,500	\$895	\$0.60

**Occupancy** 92%  
**Rent Premiums** Y  
**Total Units** 152  
**Unit Size Range** 525 - 1,500  
**Avg. Unit Size** 822  
**Avg. Rent/Unit** \$710  
**Avg. Rent/SF** \$0.86  
  
**Net Rentable SF** 124,980

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

**Physical Data**

<b>No. of Buildings</b>	16
<b>Construction Type</b>	Brick
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	1978
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Carpet, Vinyl, Blinds, Coat Closet, Swimming Pool, Extra Storage, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

The property does not maintain a waiting list. This is a family development and has the following concession: one-half month free when a 12-month lease is signed by September 1, 2019. The annual turnover rate is 31.5 percent.

**Multi-Family Lease No. 2**



**Property Identification**

**Record ID** 5232  
**Property Type** Walk-Up  
**Property Name** Wildwood Apartments  
**Address** 220 Covington Avenue, Thomasville, Thomas County, Georgia 31792  
**Market Type** Market  
**Verification** Jan; 229-228-4760, August 12, 2019

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	64	809	\$729	\$0.90
1/1	60	1,044	\$767	\$0.73
2/2	12	1,044	\$806	\$0.77
3/2	48	1,220	\$814	\$0.67
3/2	32	1,236	\$819	\$0.66

**Occupancy** 97%  
**Rent Premiums** N  
**Total Units** 216  
**Unit Size Range** 809 - 1,236  
**Avg. Unit Size** 1,042  
**Avg. Rent/Unit** \$776  
**Avg. Rent/SF** \$0.74  
  
**Net Rentable SF** 225,056

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

**Physical Data**

<b>No. of Buildings</b>	18
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	1980
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Ceiling Fans, Fireplace (Select), Coat Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Tennis Court, Extra Storage, Business Center, Courtyard, Laundry Facility, On-Site Management, On-Site Maintenance, Security Patrol

**Remarks**

The property does not maintain a waiting list. This family development has an annual turnover rate of approximately 11 percent.

**Multi-Family Lease No. 3**



**Property Identification**

**Record ID** 5234  
**Property Type** Garden  
**Property Name** Pinecrest Apartments  
**Address** 2035 East Pinetree Boulevard, Thomasville, Thomas County, Georgia 31792  
**Market Type** Market  
**Verification** Michelle; 229-226-8279, August 12, 2019

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	40	600	\$605	\$1.01
1/1		600	\$620	\$1.03
2/1	36	1,000	\$640	\$0.64
2/1		1,000	\$660	\$0.66
2/2		1,000	\$700	\$0.70
2/2		1,000	\$710	\$0.71
3/2	20	1,225	\$820	\$0.67
3/2		1,225	\$830	\$0.68

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 96  
**Unit Size Range** 600 - 1,225  
**Avg. Unit Size** 880  
**Avg. Rent/Unit** \$597  
**Avg. Rent/SF** \$0.68  
  
**Net Rentable SF** 84,500

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

**Physical Data**

<b>No. of Buildings</b>	24
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	1
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	1977
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups (Select), Carpet, Vinyl, Blinds, Walk-In Closet, Patio, Swimming Pool, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

This family development has two or three applicants on the waiting list. The units at the higher rental rate also contain washer/dryer hook-ups. The annual turnover rate was not disclosed.

**Multi-Family Lease No. 4**



**Property Identification**

**Record ID** 23748  
**Property Type** Elevator  
**Property Name** Ashley Park Apartments  
**Address** 1 Ashley Park Place, Thomasville, Thomas County, Georgia 31792  
**Market Type** Market  
**Verification** Summer; 229-236-5001, August 12, 2019

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	6	644	\$750	\$1.16
1/1	6	822	\$825	\$1.00
2/2	48	1,047	\$925	\$0.88
3/2	24	1,311	\$1,045	\$0.80

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 84  
**Unit Size Range** 644 - 1,311  
**Avg. Unit Size** 1,078  
**Avg. Rent/Unit** \$940  
**Avg. Rent/SF** \$0.87  
  
**Net Rentable SF** 90,516

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

**Physical Data**

<b>No. of Buildings</b>	3
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	4
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0, CP/0
<b>Year Built</b>	2013
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Granite Counter Tops, Common Area Wi-Fi, Blinds, Ceiling Fans, Walk-In Closet, Balcony, Clubhouse, Swimming Pool, Picnic Area, Playground, Laundry Facility, Limited Access Gate, Video Surveillance, Dog Park, Trash Compactor

**Remarks**

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

**Multi-Family Lease No. 5**



**Property Identification**

**Record ID** 5230  
**Property Type** Walk-Up  
**Property Name** Quail Rise Apartments  
**Address** 2015 East Pinetree Boulevard, Thomasville, Thomas County, Georgia 31792  
**Market Type** Market  
**Verification** Amanda; 229-226-7818, August 12, 2019

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	21	769	\$721	\$0.94
2/1	32	918	\$736	\$0.80
2/2	16	1,014	\$761	\$0.75
2/2	32	1,112	\$794	\$0.71
3/2	8	1,276	\$861	\$0.67

**Occupancy** 96%  
**Rent Premiums** N  
**Total Units** 109  
**Unit Size Range** 769 - 1,276  
**Avg. Unit Size** 987  
**Avg. Rent/Unit** \$763  
**Avg. Rent/SF** \$0.77  
  
**Net Rentable SF** 107,541

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

**Physical Data**

<b>No. of Buildings</b>	12
<b>Construction Type</b>	Siding/Brick
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	1972/2012
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Vaulted Ceilings (Select), Walk-In Closet, Balcony, Patio, Swimming Pool, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

This family property does not maintain a waiting list. The annual turnover rate is approximately 15 percent.

**Multi-Family Lease No. 6**



**Property Identification**

**Record ID** 5235  
**Property Type** Garden  
**Property Name** Greentree Apartments  
**Address** 121 Covington Avenue, Thomasville, Thomas County, Georgia 31792  
**Market Type** Market  
**Verification** Barbara; 229-228-1744, August 12, 2019

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Efficiency	6	288	\$475	\$1.65
1/1	55	576	\$575	\$1.00
2/1	7	864	\$675	\$0.78
2/2	7	864	\$690	\$0.80

**Occupancy** 99%  
**Rent Premiums** N  
**Total Units** 75  
**Unit Size Range** 288 - 864  
**Avg. Unit Size** 607  
**Avg. Rent/Unit** \$587  
**Avg. Rent/SF** \$0.97  
  
**Net Rentable SF** 45,504

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

**Physical Data**

<b>No. of Buildings</b>	11
<b>Construction Type</b>	Siding
<b>HVAC</b>	Forced Air Elec/Wall Unit Elec
<b>Stories</b>	1
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	1983
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Tile, Blinds, Ceiling Fans, Coat Closet, Patio, Extra Storage, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

This property does not maintain an active waiting list. This property is 100 percent preleased. The annual turnover rate was not disclosed.

**Multi-Family Lease No. 7**



**Property Identification**

**Record ID** 28480  
**Property Type** Walk-Up  
**Property Name** Walnut Square Apartments  
**Address** 99 Walnut Street Drive, Thomasville, Thomas County, Georgia 31757  
**Market Type** LIHTC  
**Verification** Sierra; 229-236-0161, August 12, 2019

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	Unknown	719	\$431	\$0.60
2/2	Unknown	1,029	\$473	\$0.46
3/2	Unknown	Unknown	\$572	Unknown

**Occupancy** 97%  
**Rent Premiums** N  
**Total Units** 64

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

**Physical Data**

<b>No. of Buildings</b>	8
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	2012
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Balcony, Patio, Meeting Room, Playground, Computer Room, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

This property maintains an active waiting list of six months. The contact was not able to disclose the number of applicants. The annual turnover rate is 12.5 percent. The property targets families at 50 and 60 percent of the area median income. The contact was unable to disclose the number of each unit type.

**Multi-Family Lease No. 8**



**Property Identification**

**Record ID** 28483  
**Property Type** Walk-Up  
**Property Name** Villa North Apartments  
**Address** 510 Old Albany Road, Thomasville, Thomas County, Georgia 31792  
**Market Type** Section 8  
**Verification** Christina; 229-226-0016, August 12, 2019

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/1	40	733	\$705	\$0.96
3/1	52	870	\$805	\$0.93
4/1	40	1,038	\$912	\$0.88

**Occupancy** 95%  
**Rent Premiums** N  
**Total Units** 132  
**Unit Size Range** 733 – 1,038  
**Avg. Unit Size** 879  
**Avg. Rent/Unit** \$807  
**Avg. Rent/SF** \$0.92  
  
**Net Rentable SF** 116,080

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

**Physical Data**

<b>No. of Buildings</b>	11
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	1970
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Laundry Facility, On-Site Management, On-Site Maintenance, Limited Access Gate

**Remarks**

This property has an active waiting list. The contact was not able to disclose the number of applicants. The annual turnover rate is 21.2 percent. The utility allowance for the units are as follows: two-bedroom - \$88; three-bedroom - \$104; and four-bedroom - \$115. This is a family property.

**Multi-Family Lease No. 9**



**Property Identification**

**Record ID** 28484  
**Property Type** Walk-Up  
**Property Name** Hampton Lake Apartments  
**Address** 104 Catlin Lane, Thomasville, Thomas County, Georgia 31792  
**Market Type** LIHTC/HOME  
**Verification** Wanda; 229-227-3558, August 12, 2019

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	32	427	\$549	\$1.29
2/1	32	719	\$624	\$0.87
3/2	32	1,029	\$674	\$0.66

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 96  
**Unit Size Range** 427 – 1,029  
**Avg. Unit Size** 725  
**Avg. Rent/Unit** \$616  
**Avg. Rent/SF** \$0.85  
  
**Net Rentable SF** 69,600

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

**Physical Data**

<b>No. of Buildings</b>	12
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	2007
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Balcony, Patio, Swimming Pool, Exercise Room, Picnic Area, Playground, Basketball Court, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

The property maintains a waiting list of over 200 applicants. The annual turnover rate was not disclosed. The property targets families at 30, 50 and 60 percent of the area median income.

**Multi-Family Lease No. 10**



**Property Identification**

**Record ID** 28485  
**Property Type** Walk-Up  
**Property Name** Hunters Chase Apartments  
**Address** 805 Old Albany Road, Thomasville, Thomas County, Georgia 31792  
**Market Type** LIHTC/Market  
**Verification** Kelly; 229-226-2111, August 12, 2019

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1 (50%)	32	771	\$400	\$0.52
1/1 (60%)		771	\$499	\$0.65
1/1 (Market)		771	\$525	\$0.68
2/2 (50%)	56	1,041	\$473	\$0.45
2/2 (60%)		1,041	\$592	\$0.57
2/2 (Market)		1,041	\$625	\$0.60
3/2 (50%)	24	1,213	\$538	\$0.44
3/2 (60%)		1,213	\$675	\$0.56
3/2 (Market)		1,213	\$725	\$0.60

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 112  
**Unit Size Range** 771 – 1,213  
**Avg. Unit Size** 1,001  
**Avg. Rent/Unit** \$466  
**Avg. Rent/SF** \$0.47  
  
**Net Rentable SF** 112,080

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

**Physical Data**

<b>No. of Buildings</b>	4
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	2003
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Carpet, Vinyl, Blinds, Exercise Room, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

This property has an active waiting list. The contact was not able to disclose the number of applicants. The annual turnover rate was not disclosed. The property targets families at 50 and 60 percent of the area median income. The contact was not able to disclose how many of each unit type was market and how many was LIHTC.

**Multi-Family Lease No. 11**



**Property Identification**

**Record ID** 28492  
**Property Type** Walk-Up  
**Property Name** Market Station Apartments  
**Address** 1916 Smith Avenue, Thomasville, Thomas County, Georgia 31792  
**Market Type** LIHTC  
**Verification** Derick; 229-379-3081, August 12, 2019

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1 (50%)	Unknown	728	\$360	\$0.49
1/1 (60%)	Unknown	728	\$460	\$0.63
2/2 (50%)	Unknown	1,124	\$460	\$0.41
2/2 (60%)	Unknown	1,124	\$555	\$0.49
3/2 (50%)	Unknown	1,210	\$555	\$0.46
3/2 (60%)	Unknown	1,210	\$650	\$0.54

**Occupancy** 99%  
**Rent Premiums** N  
**Total Units** 80

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

**Physical Data**

<b>No. of Buildings</b>	7
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	2018
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Wood Composite, Blinds, Ceiling Fans, Balcony, Patio, Picnic Area, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

This property has an active waiting list. The contact was not able to disclose the number of applicants. The annual turnover rate was not disclosed. The property targets families at 50 and 60 percent of the area median income.

This property does not maintain an active waiting list. This property is 100 percent preleased. The annual turnover rate was not disclosed.

**Market-Rate Vacancies**

The field survey was completed during the third week of August 2019. There were 23 vacant units at the time of the survey out of 732 surveyed, for an overall vacancy rate of 3.1 percent. The market-rate occupancy is 97 percent.

<b>MARKET VACANCIES</b>			
<b>Name of Property</b>	<b># of Units</b>	<b># of Vacant Units</b>	<b>Vacancy Rate</b>
Abby Lake Apartment Homes	152	12	8.0%
Wildwood Apartments	216	6	3.0%
Pinecrest Apartments	96	0	0.0%
Ashley Park Apartments	84	0	0.0%
Quail Rise Apartments	109	4	4.0%
Greentree Apartments	75	1	1.0%
<b>Totals</b>	<b>732</b>	<b>23</b>	<b>3.1%</b>

**Subsidized/Restricted Vacancies**

The field survey was completed during the third week of August 2019. There were 14 vacant units at the time of the survey out of 572 surveyed, for an overall vacancy rate of 2.4 percent. The subsidized/restricted occupancy is 98 percent.

<b>AFFORDABLE HOUSING VACANCIES</b>			
<b>Name of Property</b>	<b># of Units</b>	<b># of Vacant Units</b>	<b>Vacancy Rate</b>
Wood Valley Apartments	88	4	5.0%
Walnut Square Apartments	64	2	3.0%
Villa North Apartments	132	7	5.0%
Hampton Lake Apartments	96	0	0.0%
Hunters Chase Apartments	112	0	0.0%
Market Station Apartments	80	1	1.0%
<b>Totals</b>	<b>572</b>	<b>14</b>	<b>2.4%</b>

**Overall Vacancy**

There was a total of 12 confirmed apartment complexes in the market area, including the subject. There were 37 vacant units at the time of the survey out of 1,304 surveyed, for an overall vacancy rate of 3.0 percent. There are currently five competitive properties in the market area. These properties currently have 10 vacant units out of 484 surveyed, for an overall competitive vacancy rate of 2.1 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

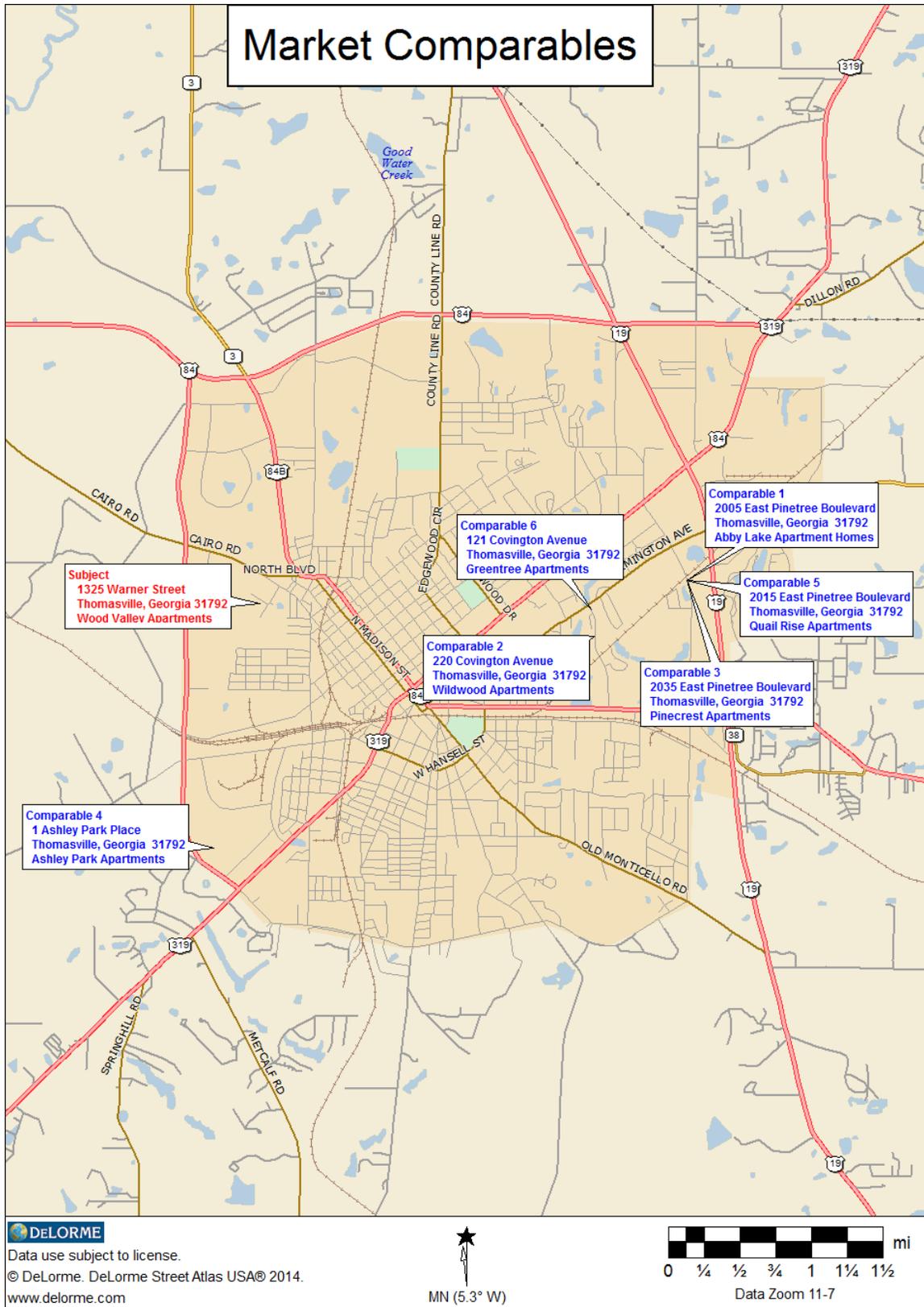
**EXISTING HOUSING MAP LEGEND**

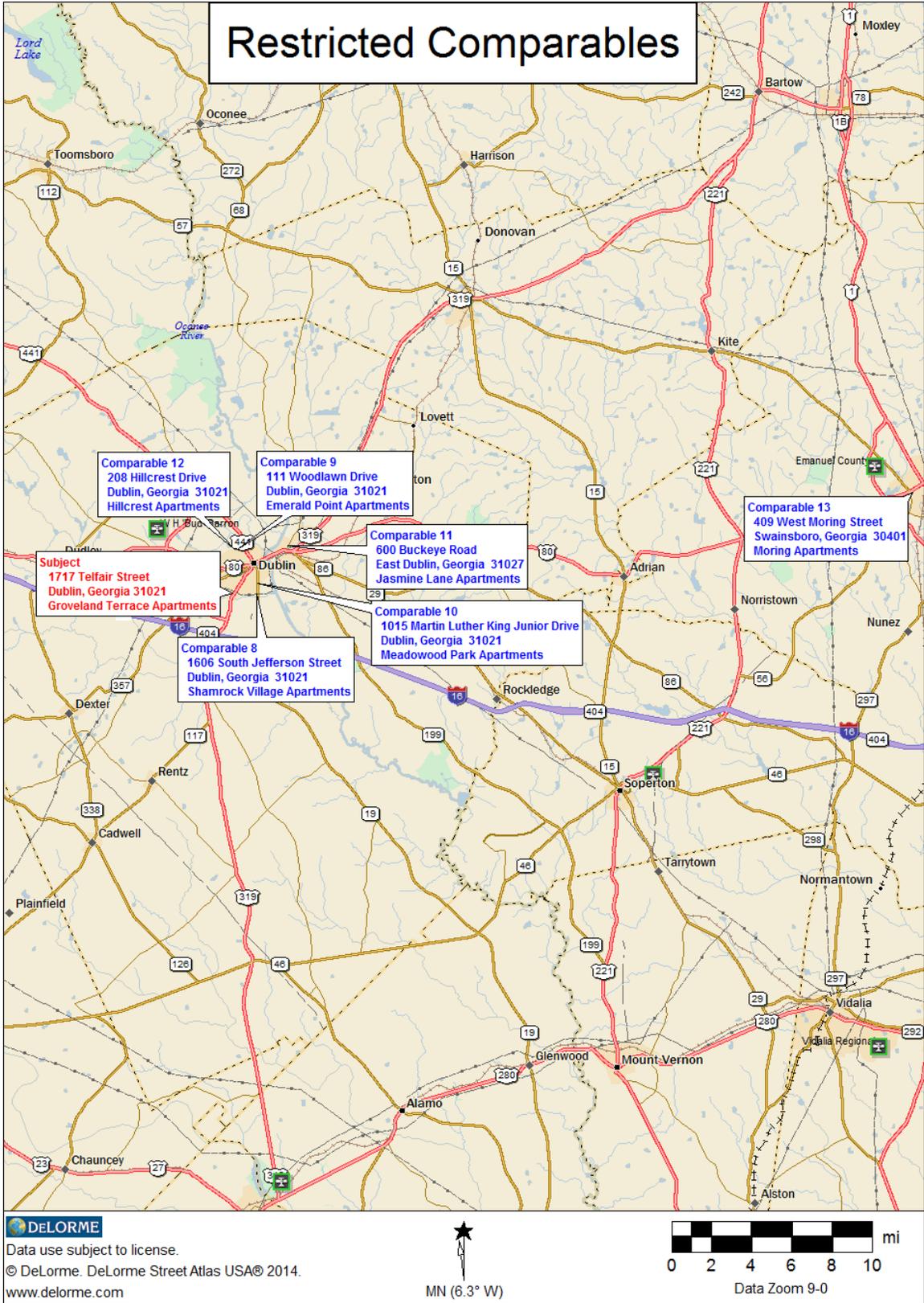
**MARKET-RATE MAP**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Abby Lake Apartments Homes	Market Rate	3.9 Miles
Wildwood Apartments	Market Rate	3.6 Miles
Pinecrest Apartments	Market Rate	4.8 Miles
Ashley Park Apartments	Market Rate	3.3 Miles
Quail Rise Apartments	Market Rate	4.2 Miles
Greentree Apartments	Market Rate	3.5 Miles

**RENT-RESTRICTED MAP**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Walnut Square Apartments	LIHTC	1.0 Miles
Villa North Apartments	Section 8	1.1 Miles
Hampton Lake Apartments	LIHTC/HOME	3.8 Miles
Hunters Chase Apartments	LIHTC/Market	1.4 Miles
Market Station Apartments	LIHTC	3.7Miles





**Additional Developments**

The following property was designated for elderly and was not included in this analysis since it will not directly compete with the subject: Providence Plaza.

There was one additional comparable in the market area that could not be confirmed despite numerous attempts to verify the information. The property is as follows: Woodedge Manor Apartments, Flipper Homes, Faircloth Homes, Windsor Lake Senior Apartments and Gibb Thomasville Village.

IN-UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS															
Subject	Project Type	Year Built	Refrigerator	Range	Disposal	Dishwasher	Microwave	Washer/Dryer	Hook-Ups	Carpet	Blinds	Ceiling Fans	Balcony/Patio	Pull Cords	Special Feature
Subject	0	0													
Comp 1	Market	1978	x	x	x	x	x			x	x				
Comp 2	Market	1980	x	x	x	x			x	x	x	x	x		x
Comp 3	Market	1977	x	x		x			x	x	x		x		
Comp 4	Market	2013	x	x	x	x	x		x	x	x	x	x		x
Comp 5	Market	1972	x	x	x	x	x		x	x	x		x		
Comp 6	Market	1983	x	x		x			x	x	x	x	x		
Comp 7	LIHTC	2012	x	x	x	x	x		x	x	x		x		
Comp 8	Section 8	1970	x	x						x	x				
Comp 9	LIHTC/HOME	2007	x	x		x			x	x	x		x		
Comp 10	LIHTC/Market	2003	x	x	x	x	x			x	x				
Comp 11	LIHTC	2018	x	x	x	x				x	x	x	x		

EXTERIOR AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS															
Subject	Project Type	Year Built	Clubhouse	Pool	MR	Picnic Area	Exercise Room	Bus. Center	Carport Garage	Play Area	Sports Court	Central Laundry	Intercom Entry	Limited Access Gate	Other Security
Subject															
Comp 1	Market	1978		x								x			
Comp 2	Market	1980	x	x		x	x	x		x	x	x			x
Comp 3	Market	1977		x								x			
Comp 4	Market	2013	x	x		x			CP	x		x		x	x
Comp 5	Market	1972		x						x		x			
Comp 6	Market	1983										x			
Comp 7	LIHTC	2012			x					x		x			
Comp 8	Section 8	1970										x			x
Comp 9	LIHTC/HOME	2007		x		x	x				x	x			
Comp 10	LIHTC/Market	2003					x					x			
Comp 11	LIHTC	2018				x				x		x			

## **Evaluation of the Rehabilitated Development**

### **Location**

The subject is in a residential and commercial neighborhood. Its location provides it with good access and visibility. The properties surrounding the site are in average to good condition. The site's access to major arterials, medical facilities and grocery stores is comparable to that of its competitors. Its overall location is comparable to its competitors because the size of the town confers the same locational attributes to all projects.

### **Project Design**

The subject contains 11 two-story walk-up buildings and one accessory building. The property contains a total of 88 units. The buildings are of wood frame construction with brick and vinyl siding exteriors.

### **Project Amenities**

Project amenities include a playground, dodge ball pit, laundry facility, on-site management and on-site maintenance. As complete the property will also have a gazebo. These amenities are generally similar to competing properties in the market area.

### **Unit Amenities**

Unit amenities include a refrigerator, range/oven, carpet and vinyl flooring, blinds and coat closet. Upon completion of renovations, the units will also contain a microwave. These amenities are generally similar to competing properties in the market area.

### **Tenant Services**

The subject does not provide any additional services. All comparables will be similar to the subject in terms of tenant services.

### **Parking**

The subject contains open parking areas with approximately 133 parking spaces. This arrangement is comparable to other developments in the market area.

### **Unit Mix**

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

**Utilities**

Heating and cooling for the units is central electric. Cooking and hot water are electric. The tenants pay electric. The landlord provides water, sewer and trash. This arrangement is competitive with most apartment units in the market area.

**Unit Size**

The average size of the units in the surveyed developments is 703 square feet for one-bedroom units, 990 square feet for two-bedroom units, and 1,207 square feet for three-bedroom units. The average unit sizes of the comparables are larger than the subject's unit sizes. However, the subject is an existing property that typically maintains a stabilized occupancy rate. Therefore, even though the subject's unit sizes are smaller, it does not appear to have a negative impact on the marketability of the units.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
Unit Type	COMPARABLES			Subject (SF)	Subject's Advantage
	Minimum (SF)	Maximum (SF)	Average (SF)		
1 BR	427	976	703	680	-3.3%
2 BR	719	1,220	990	717	-27.6%
3 BR	870	1,500	1,207	965	-20.0%

Source: Gill Group Field Survey

**Vacancy Rates/Rental Trends**

There was a total of 12 confirmed apartment complexes in the market area, including the subject. There were 37 vacant units at the time of the survey out of 1,304 surveyed, for an overall vacancy rate of 3.0 percent. There are currently five competitive properties in the market area. These properties currently have 10 vacant units out of 484 surveyed, for an overall competitive vacancy rate of 2.1 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

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

The subject maintains a stabilized occupancy rate and will not displace tenants during the rehabilitation. Therefore, it will not negatively impact on the vacancy rate or rental rates in the market area. Based on the information verified and included within this analysis, it appears that the occupancy rate will remain stable and rental rates will increase slightly within the next two years.

**Summary of Developments Strength and Weaknesses**

Strengths – The development is located near a major thoroughfare which provides it with good visibility and access. In addition, the subject is an existing development with an established tenant base. The occupancy rate has historically remained approximately 98 percent. After rehabilitation, the property will be in good condition.

Weaknesses – The development has no apparent weaknesses.

**HUD Forms 92273-S8 and Explanations – As Complete**  
**One-Bedroom Units (680 SF) – As Complete**

OMB Approval # 2502-0507 (exp. 04/30/2021)

Rent Comparability Grid

Unit Type →

One-Bedroom

Subject's FHA #:

N/A

Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
Wood Valley		Abbey Lake Apartment Homes		Wildwood Apartments		Pinecrest Apartments		Ashley Park Apartments		Quail Rise Apartments	
1325 Warner Street		2005 East Pinetree Boulevard		220 Covington Avenue		2035 East Pinetree Boulevard		1 Ashley Park Place		2015 East Pinetree Boulevard	
Thomasville Thomas		Thomasville Thomas		Thomasville Thomas		Thomasville Thomas		Thomasville Thomas		Thomasville Thomas	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$635		\$729		\$605		\$750		\$721	
2	Date Last Leased (mo/yr)	Aug-19		Aug-19		Aug-19		Aug-19		Aug-19	
3	Rent Concessions	Y	(\$26)	N		N		N		N	
4	Occupancy for Unit Type	92%		97%		100%		100%		96%	
5	Effective Rent & Rent/ sq.ft	\$609	\$1.16	\$729	\$0.90	\$605	\$1.01	\$750	\$1.16	\$721	\$0.94
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	WU/2		WU/2		G/1		E/4	(\$10)	WU/2	
7	Yr. Built/Yr. Renovated	1970/2021		1980		1977		2013		1972/2016	
8	Condition /Street Appeal	G	\$45	A	\$45	A	\$45	G	(\$25)	G	
9	Neighborhood	A		A		A		A		A	
10	Same Market? Miles to Subj	Y/4.0		Y/2.5		Y/4		Y/3.0		Y/4.0	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	1		1		1		1		1	
12	# Baths	1		1		1		1		1	
13	Unit Interior Sq. Ft.	680	\$40	809	(\$35)	600	\$20	644	\$10	769	(\$20)
14	Balcony/ Patio	N		Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)
15	AC: Central/ Wall	V		C		C		C		C	
16	Range/ Refrigerator	RF		RF		RF		RF		RF	
17	Microwave/ Dishwasher	M	(\$10)	D	(\$10)	D	(\$10)	MD	(\$10)	MD	(\$10)
18	Washer/Dryer	L		HU	(\$5)	L		HU	(\$5)	HU	(\$5)
19	Floor Coverings	C		C		C		C		C	
20	Window Coverings	B		B		B		B		B	
21	Cable/ Satellite/Internet	N		C		C		CI	(\$10)	C	
22	Special Features	N		N		N		GC	(\$25)	N	
23											
D. Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking ( \$ Fee)	L/0		L/0		L/0		L/0, CP/0	(\$10)	L/0	
25	Extra Storage	N	(\$5)	Y/0	(\$5)	N		N		N	
26	Security	N		N		Y	(\$5)	N		Y	(\$10)
27	Clubhouse/ Meeting Rooms	MR	\$5	C		N	\$5	C		N	\$5
28	Pool/ Recreation Areas	R		PER	(\$20)	P		PER	(\$20)	PR	(\$10)
29	Business Ctr / Nhd Netwk	N		N		BC	(\$5)	N		N	
30	Service Coordination	N		N		N		N		N	
31	Non-shelter Services	N		N		N		N		N	
32	Neighborhood Networks	N		N		N		N		N	
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
34	Cooling (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
36	Hot Water (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
37	Other Electric	N		N		N		N		N	
38	Cold Water/ Sewer	Y		Y	\$39	Y		N	\$39	N	\$39
39	Trash/ Recycling	Y		Y	\$15	Y		N	\$15	N	\$15
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	3	2	1	8	3	2	1	10	1	5
41	Sum Adjustments B to D	\$90	(\$15)	\$45	(\$90)	\$70	(\$15)	\$10	(\$130)	\$5	(\$50)
42	Sum Utility Adjustments	\$0	\$0	\$54	\$0	\$0	\$0	\$54	\$0	\$54	\$0
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$75	\$105	\$9	\$189	\$55	\$85	(\$66)	\$194	\$9	\$109
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$684		\$738		\$660		\$684		\$730	
45	Adj Rent/Last rent		112%		101%		109%		91%		101%
46	Estimated Market Rent	\$700	\$1.03	Estimated Market Rent/ Sq. Ft							

Samuel J Self

8/12/2019

Attached are explanations of:

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Appraiser's Signature

Date

Grid was prepared:

Manually

Using HUD's Excel Form

form HUD-92273-S8 (04/2002)

## **Wood Valley**

### **Primary Unit Type – One-Bedroom Units (680 SF)**

A rent comparability grid was prepared for the primary unit type with 680 square feet. Comparable apartments used include: Abbey Lake Apartment Homes (Comparable 1), Wildwood Apartments (Comparable 2), Pinecrest Apartments (Comparable 3), Ashley Park Apartments (Comparable 4) and Quail Rise Apartments (Comparable 5).

**\$ Last Rent/Restricted** – All of the units are currently rented at the rates shown on the grid. Rents range from \$605 to \$750. No unit used in this analysis has any rent restrictions.

**Date Last Leased** – The grid shows the effective date of the leases most recently signed. Effective dates are all August 2019. No adjustments were necessary.

**Rent Concessions** – The subject is not offering any concessions. None of the comparables except Comparable 1 are currently offering concessions. Comparable 1 is offering the following concession: one-half month free when a 12-month lease is signed by September 1, 2019. Therefore, Comparable 1 was adjusted downward \$26 per month ( $\$635 / 2 = \$317.50 / 12 = \$26.46$ , rounded to \$26).

**Occupancy for Unit Type** – The subject's current occupancy rate is 95 percent. The comparables' occupancy rates range from 92 to 100 percent. No adjustments were needed.

**Structure/Stories** – The subject is located in two-story walk-up buildings. Comparables 1, 2 and 5 are similar to the subject. Comparable 3 contains one-story garden-style buildings, and Comparable 4 contains a four-story elevator building. In elevator buildings, the units on all floors are easily accessible without have to utilize stairs. Therefore, it is the appraiser's opinion that all units in elevator buildings would rent for a premium when compared to units not on the first floor in walk-up buildings. Due to the lack of market support for a specific floor level pricing for walk-up apartment complexes versus mid-rise elevator buildings, a nominal adjustment of \$10 per month was selected for Comparable 4. All remaining comparable were considered similar to the subject and were not adjusted.

**Year Built/Year Renovated** – The subject was built in 1974. Comparable 1 was constructed in 1978, and Comparable 2 was built in 1980. Comparable 3 was built in 1977. Comparable 4 was constructed in 2013. Comparable 5 was built in 1972 and renovated in 2016. As year built/year renovated numbers play a large part in the condition of the subject, any adjustment needed for year built/year renovated were incorporated into the condition/street appeal adjustment.

**Condition/Street Appeal** – The subject has brick and vinyl siding construction. The landscaping consists of grass, shrubs and trees. The subject will be rehabilitated and will be in good condition. As complete, Comparables 1, 2 and 3 will be inferior to varying degrees, and Comparable 4 will be superior. Comparable 5 will be similar to the subject. It is difficult to determine adjustment amounts for condition/street appeal as it is difficult to determine rent level fluctuations based on these items. Therefore, it was necessary to rely in large part on opinions of area apartment managers and tenants. In addition, adjusted rents of the comparables were considered as the difference in rents of the comparables after everything else is factored out is assumed to be attributable to condition/street appeal. After considering all factors, Comparable 5's "as is" -\$45 adjustment was added to the remaining comparables' "as is" condition. Therefore, the comparables were adjusted as follows: Comparable 1 - \$45; Comparable 2 - \$45; Comparable 3 - \$45; Comparable 4 - -\$25; and Comparable 5 - \$0.

**Neighborhood** – The subject's neighborhood is rated average with easy access to all services available within the city limits. All comparables are located in neighborhoods that are similar to the subject's neighborhood. No adjustments were needed.

**Same Market/Miles to Subject** – All comparables are located in the same market area as the subject. No adjustment was needed.

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

**# of Baths** – The subject contains one bath in the units. All comparables are similar. No adjustments were needed.

**Unit Interior Square Footage** – For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparables dollar per square foot rental rate was determined for each unit type. This number was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The median dollar per square foot rental rate is determined. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is \$0.25. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject. These adjustments are reflected on the HUD-Form 92273-S8, which is attached.

**Balcony/Patio** – The subject does not contain either amenity. Comparable 1 is similar to the subject. All of the remaining comparables were adjusted downward \$5 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

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

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

**Microwave/Dishwasher** – As complete, the subject will contain a microwave in each unit. All comparables contain dishwashers in the units. In addition, Comparables 1, 4 and 5 also contain a microwave in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. A \$5 adjustment was determined reasonable for microwave, and a \$10 adjustment was deemed reasonable for dishwashers. Therefore, all comparables were adjusted downward \$10 per month.

**Washer/Dryer** – The subject and Comparables 1 and 3 contain laundry facilities. All of the remaining comparables contain washer/dryer hook-ups in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, Comparables 2, 4 and 5 were adjusted downward \$5 per month.

**Floor Coverings** – The subject contains vinyl floor coverings. All comparables contain carpet floor coverings. The market did not indicate a rent differential based on floor coverings. Therefore, no adjustments were needed.

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

**Cable/Satellite/Internet** – The subject and all comparables have access to cable services. Comparable 4 contains common area Wi-Fi. This is an enhancement to the property and can command a premium in rent. Therefore, Comparable 4 was adjusted downward \$10 per month.

**Special Features** – The subject does not contain special features. None of the comparables except Comparable 4 contain special features. Comparable 4 contains granite countertops. This amenity is an enhancement to the unit and command a rent premium. Therefore, Comparable 4 was adjusted downward \$25 per month.

**Parking** – The subject and all comparables contain parking lots with no additional fee. In addition, Comparable 4 contains covered parking for no additional fee. Covered parking is an enhancement to a property; however, it is not typical in this market and data is unavailable to complete a paired analysis. Therefore, only a nominal adjustment was made.

**Extra Storage** – The subject does not contain extra storage. None of the comparables except Comparables 1 and 2 contain storage and was adjusted downward \$5 per month. Although there is little market data available concerning units with this feature, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

**Security** – The subject does not contain security. Comparables 1, 3 and 5 are similar to the subject. Comparable 2 contains security patrol, and Comparable 4 contains a limited access gate and video surveillance. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement, particularly security that limits access to the property. Therefore, Comparable 2 was adjusted downward \$5 per month, and Comparable 4 was adjusted downward \$10 per month.

**Clubhouse/Meeting Rooms** – The subject contains a meeting room. However, it is currently being used for storage. None of the comparables except Comparables 2 and 4 contain either feature. Comparables 2 and 4 each contain a clubhouse. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, Comparables 2 and 4 were adjusted downward \$5 per month.

**Pool/Recreation Areas** – The subject contains a playground and dodge ball pit. As complete, the subject will also contain a gazebo. Comparables 1 and 3 each contain a swimming pool. Comparable 2 each contains a swimming pool, exercise room, picnic area, playground and tennis court. Comparable 4 contains a swimming pool, exercise room, picnic area, playground and dog park. Comparable 5 contains a swimming pool and playground. A \$10 adjustment per type of recreation area was deemed reasonable. Therefore, Comparables 2 and 4 were adjusted downward \$20 per month, and Comparable 5 was adjusted downward \$10 per month. Comparables 1 and 3 were considered similar to the subject and were not adjusted. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, the adjustment was deemed reasonable.

**Business Center** – The subject does not contain this feature. None of the comparables except Comparable 2 contain this feature. Comparable 2 was adjusted downward \$5 per month. Although there is little market data available concerning units with this feature, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

**Service Coordination** – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

**Non-Shelter Services** – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

**Neighborhood Network** – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

**Heat** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Cooling** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Cooking** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Hot Water** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Other Electric** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Cold Water/Sewer** – The subject provides cold water and sewer. Comparables 1 and 3 are similar to the subject. Comparables 2, 4 and 5 were adjusted upward \$39 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Thomas County. The amount was substantiated by local utility companies.

**Trash/Recycling** – The subject has this utility provided. Comparables 1 and 3 are similar to the subject. Comparables 2, 4 and 5 were adjusted upward \$15 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Thomas County. The amount was substantiated by local utility companies.

### **Conclusion of Market Rent**

The adjusted rents range from \$660 to \$738. Market rent was selected giving consideration to all comparables. All comparables are similar in neighborhood and are located within the market area. The appraiser concluded the market rent for the units as follows:

- **680 SF One-Bedroom Units - \$700, or \$1.03 per square foot**

Two-Bedroom Units (717 SF) – As Complete

OMB Approval # 2502-0507 (exp. 04/30/2021)

Rent Comparability Grid

Unit Type →

Two-Bedroom

Subject's FHA #:

N/A

Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
Wood Valley 1325 Warner Street Thomasville Thomas		Abby Lake Apartment Homes 2005 East Pinetree Boulevard Thomasville Thomas		Wildwood Apartments 220 Covington Avenue Thomasville Thomas		Pinecrest Apartments 2035 East Pinetree Boulevard Thomasville Thomas		Ashley Park Apartments 1 Ashley Park Place Thomasville Thomas		Quail Rise Apartments 2015 East Pinetree Boulevard Thomasville Thomas	
Data		Data		Data		Data		Data		Data	
Subject		Subject		Subject		Subject		Subject		Subject	
Data		Data		Data		Data		Data		Data	
A. Rents Charged											
1 \$ Last Rent / Restricted?		\$765		\$806		\$640		\$925		\$736	
2 Date Last Leased (mo/yr)		Aug-19		Aug-19		Aug-19		Aug-19		Aug-19	
3 Rent Concessions		Y	(\$32)	N		N		N		N	
4 Occupancy for Unit Type		92%		97%		100%		100%		96%	
5 Effective Rent & Rent/ sq.ft		\$733	\$0.78	\$806	\$0.77	\$640	\$0.64	\$925	\$0.88	\$736	\$0.80
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6 Structure / Stories	WU/2	WU/2		WU/2		G/1		E/4	(\$10)	WU/2	
7 Yr. Built/Yr. Renovated	1970/2021	1978		1980		1977		2013		1972/2016	
8 Condition /Street Appeal	G	A	\$45	A	\$45	A	\$45	G	(\$25)	G	
9 Neighborhood	A	A		A		A		A		A	
10 Same Market? Miles to Subj		Y/4.0		Y/2.5		Y/4		Y/3.0		Y/4.0	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11 # Bedrooms	2	2		2		2		2		2	
12 # Baths	1	2	(\$20)	2	(\$20)	1		2	(\$20)	1	
13 Unit Interior Sq. Ft.	717	940	(\$45)	1,044	(\$65)	1,000	(\$55)	1,047	(\$65)	918	(\$40)
14 Balcony/ Patio	N	N		Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)
15 AC: Central/ Wall	V	C		C		C		C		C	
16 Range/ Refrigerator	RF	RF		RF		RF		RF		RF	
17 Microwave/ Dishwasher	M	MD	(\$10)	D	(\$10)	D	(\$10)	MD	(\$10)	MD	(\$10)
18 Washer/Dryer	L	L		HU	(\$5)	L		HU	(\$5)	HU	(\$5)
19 Floor Coverings	C	C		C		C		C		C	
20 Window Coverings	B	B		B		B		B		B	
21 Cable/ Satellite/Internet	N	C		C		C		CI	(\$10)	C	
22 Special Features	N	N		N		N		GC	(\$25)	N	
23											
D. Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24 Parking (\$ Fee)	L/0	L/0		L/0		L/0		L/0, CP/0	(\$10)	L/0	
25 Extra Storage	N	Y/0	(\$5)	Y/0	(\$5)	N		N		N	
26 Security	N	N		Y	(\$5)	N		Y	(\$10)	N	
27 Clubhouse/ Meeting Rooms	MR	N	\$5	C		N	\$5	C		N	\$5
28 Pool/ Recreation Areas	R	P		PER	(\$20)	P		PER	(\$20)	PR	(\$10)
29 Business Ctr / Nhd/Netwk	N	N		BC	(\$5)	N		N		N	
30 Service Coordination	N	N		N		N		N		N	
31 Non-shelter Services	N	N		N		N		N		N	
32 Neighborhood Networks	N	N		N		N		N		N	
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33 Heat (in rent?/ type)	N/E	N/E		N/E		N/E		N/E		N/E	
34 Cooling (in rent?/ type)	N/E	N/E		N/E		N/E		N/E		N/E	
35 Cooking (in rent?/ type)	N/E	N/E		N/E		N/E		N/E		N/E	
36 Hot Water (in rent?/ type)	N/E	N/E		N/E		N/E		N/E		N/E	
37 Other Electric	N	N		N		N		N		N	
38 Cold Water/ Sewer	Y	Y		N	\$48	Y		N	\$48	N	\$48
39 Trash/Recycling	Y	Y		N	\$15	Y		N	\$15	N	\$15
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40 # Adjustments B to D		2	4	1	9	2	3	0	12	1	5
41 Sum Adjustments B to D		\$50	(\$80)	\$45	(\$140)	\$50	(\$70)	\$0	(\$215)	\$5	(\$70)
42 Sum Utility Adjustments		\$0	\$0	\$63	\$0	\$0	\$0	\$63	\$0	\$63	\$0
43 Net/ Gross Adjmts B to E		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
		(\$30)	\$130	(\$32)	\$248	(\$20)	\$120	(\$152)	\$278	(\$2)	\$138
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44 Adjusted Rent (5+ 43)		\$703		\$774		\$620		\$773		\$734	
45 Adj Rent/Last rent			96%		96%		97%		84%		100%
46 Estimated Market Rent	\$735	\$1.03		Estimated Market Rent/ Sq. Ft							

Samuel J. Zell  
Appraiser's Signature

8/12/2019  
Date

Attached are explanations of:

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Grid was prepared:  Manually  Using HUD's Excel form

form HUD-92273-S8 (04/2002)

## **Wood Valley**

### **Primary Unit Type – Two-Bedroom Units (717 SF)**

A rent comparability grid was prepared for the primary unit type with 717 square feet. Comparable apartments used include: Abbey Lake Apartment Homes (Comparable 1), Wildwood Apartments (Comparable 2), Pinecrest Apartments (Comparable 3), Ashley Park Apartments (Comparable 4) and Quail Rise Apartments (Comparable 5).

**\$ Last Rent/Restricted** – All of the units are currently rented at the rates shown on the grid. Rents range from \$640 to \$925. No unit used in this analysis has any rent restrictions.

**Date Last Leased** – The grid shows the effective date of the leases most recently signed. Effective dates are all August 2019. No adjustments were necessary.

**Rent Concessions** – The subject is not offering any concessions. None of the comparables except Comparable 1 are currently offering concessions. Comparable 1 is offering the following concession: one-half month free when a 12-month lease is signed by September 1, 2019. Therefore, Comparable 1 was adjusted downward \$32 per month ( $\$765 / 2 = \$382.50 / 12 = \$31.88$ , rounded to \$32).

**Occupancy for Unit Type** – The subject's current occupancy rate is 95 percent. The comparables' occupancy rates range from 92 to 100 percent. No adjustments were needed.

**Structure/Stories** – The subject is located in two-story walk-up buildings. Comparables 1, 2 and 5 are similar to the subject. Comparable 3 contains one-story garden-style buildings, and Comparable 4 contains a four-story elevator building. In elevator buildings, the units on all floors are easily accessible without have to utilize stairs. Therefore, it is the appraiser's opinion that all units in elevator buildings would rent for a premium when compared to units not on the first floor in walk-up buildings. Due to the lack of market support for a specific floor level pricing for walk-up apartment complexes versus mid-rise elevator buildings, a nominal adjustment of \$10 per month was selected for Comparable 4. All remaining comparable were considered similar to the subject and were not adjusted.

**Year Built/Year Renovated** – The subject was built in 1974. Comparable 1 was constructed in 1978, and Comparable 2 was built in 1980. Comparable 3 was built in 1977. Comparable 4 was constructed in 2013. Comparable 5 was built in 1972 and renovated in 2016. As year built/year renovated numbers play a large part in the condition of the subject, any adjustment needed for year built/year renovated were incorporated into the condition/street appeal adjustment.

**Condition/Street Appeal** – The subject has brick and vinyl siding construction. The landscaping consists of grass, shrubs and trees. The subject will be rehabilitated and will be in good condition. As complete, Comparables 1, 2 and 3 will be inferior to varying degrees, and Comparable 4 will be superior. Comparable 5 will be similar to the subject. It is difficult to determine adjustment amounts for condition/street appeal as it is difficult to determine rent level fluctuations based on these items. Therefore, it was necessary to rely in large part on opinions of area apartment managers and tenants. In addition, adjusted rents of the comparables were considered as the difference in rents of the comparables after everything else is factored out is assumed to be attributable to condition/street appeal. After considering all factors, Comparable 5's "as is" -\$45 adjustment was added to the remaining comparables' "as is" condition. Therefore, the comparables were adjusted as follows: Comparable 1 - \$45; Comparable 2 - \$45; Comparable 3 - \$45; Comparable 4 - -\$25; and Comparable 5 - \$0.

**Neighborhood** – The subject's neighborhood is rated average with easy access to all services available within the city limits. All comparables are located in neighborhoods that are similar to the subject's neighborhood. No adjustments were needed.

**Same Market/Miles to Subject** – All comparables are located in the same market area as the subject. No adjustment was needed.

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

**# of Baths** – The subject contains one bath in the units. Comparables 3 and 5 are similar. All of the remaining comparables contain two baths in the two-bedroom units. Each complex with a differing number of baths than the subject was adjusted \$20 per full bath per month. The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance the marketability of a unit even if the square footage remains the same. The amount selected was chosen after a paired rental analysis was used to determine a range of \$6 to \$60 per bath, as can be seen in the table below.

	Wildwood Apts	Pinecrest Apts	Quail Rise Apts
Small 2 BR Rent	\$702	\$640	\$736
Small 2 BR Size	1,044	1,000	918
Large 2 BR Rent	\$783	\$700	\$761
Large 2 BR Size	1,220	1,000	1,014
Size Adj Factor	\$0.20	\$0.20	\$0.20
Size Difference	176	0	96
Indicated Size Adj.	\$35	\$0	\$19
Adjusted 2 BR Rent	\$748	\$700	\$742
Indicated Bath Adj.	\$46	\$60	\$6

The paired rental analysis range is determined by comparing units with differing numbers of baths and factoring out any other differences (amenities, utilities provided, etc.) if necessary. The resulting difference is assumed to be attributable to the differing number of baths. The results are grouped together in a range. The adjustment is selected based on where the majority of the results fall within the range. If there is no majority, a conservative adjustment at the low end of the range is selected. As there was no majority for this paired analysis, a \$20 adjustment was selected for each full bath.

**Unit Interior Square Footage** – For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparables dollar per square foot rental rate was determined for each unit type. This number was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The median dollar per square foot rental rate is determined. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is \$0.19. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject. These adjustments are reflected on the HUD-Form 92273-S8, which is attached.

**Balcony/Patio** – The subject does not contain either amenity. Comparable 1 is similar to the subject. All of the remaining comparables were adjusted downward \$5 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

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

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

**Microwave/Dishwasher** – As complete, the subject will contain a microwave in each unit. All comparables contain dishwashers in the units. In addition, Comparables 1, 4 and 5 also contain a microwave in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. A \$5 adjustment was determined reasonable for microwave, and a \$10 adjustment was deemed reasonable for dishwashers. Therefore, all comparables were adjusted downward \$10 per month.

**Washer/Dryer** – The subject and Comparables 1 and 3 contain laundry facilities. All of the remaining comparables contain washer/dryer hook-ups in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, Comparables 2, 4 and 5 were adjusted downward \$5 per month.

**Floor Coverings** – The subject contains vinyl floor coverings. All comparables contain carpet floor coverings. The market did not indicate a rent differential based on floor coverings. Therefore, no adjustments were needed.

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

**Cable/Satellite/Internet** – The subject and all comparables have access to cable services. Comparable 4 contains common area Wi-Fi. This is an enhancement to the property and can command a premium in rent. Therefore, Comparable 4 was adjusted downward \$10 per month.

**Special Features** – The subject does not contain special features. None of the comparables except Comparable 4 contain special features. Comparable 4 contains granite countertops. This amenity is an enhancement to the unit and command a rent premium. Therefore, Comparable 4 was adjusted downward \$25 per month.

**Parking** – The subject and all comparables contain parking lots with no additional fee. In addition, Comparable 4 contains covered parking for no additional fee. Covered parking is an enhancement to a property; however, it is not typical in this market and data is unavailable to complete a paired analysis. Therefore, only a nominal adjustment was made.

**Extra Storage** – The subject does not contain extra storage. None of the comparables except Comparables 1 and 2 contain storage and was adjusted downward \$5 per month. Although there is little market data available concerning units with this feature, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

**Security** – The subject does not contain security. Comparables 1, 3 and 5 are similar to the subject. Comparable 2 contains security patrol, and Comparable 4 contains a limited access gate and video surveillance. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement, particularly security that limits access to the property. Therefore, Comparable 2 was adjusted downward \$5 per month, and Comparable 4 was adjusted downward \$10 per month.

**Clubhouse/Meeting Rooms** – The subject contains a meeting room. However, it is currently being used for storage. None of the comparables except Comparables 2 and 4 contain either feature. Comparables 2 and 4 each contain a clubhouse. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, Comparables 2 and 4 were adjusted downward \$5 per month.

**Pool/Recreation Areas** – The subject contains a playground and dodge ball pit. As complete, the subject will also contain a gazebo. Comparables 1 and 3 each contain a swimming pool. Comparable 2 each contains a swimming pool, exercise room, picnic area, playground and tennis court. Comparable 4 contains a swimming pool, exercise room, picnic area, playground and dog park. Comparable 5 contains a swimming pool and playground. A \$10 adjustment per type of recreation area was deemed reasonable. Therefore, Comparables 2 and 4 were adjusted downward \$20 per month, and Comparable 5 was adjusted downward \$10 per month. Comparables 1 and 3 were considered similar to the subject and were not adjusted. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, the adjustment was deemed reasonable.

**Business Center** – The subject does not contain this feature. None of the comparables except Comparable 2 contain this feature. Comparable 2 was adjusted downward \$5 per month. Although there is little market data available concerning units with this feature, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

**Service Coordination** – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

**Non-Shelter Services** – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

**Neighborhood Network** – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

**Heat** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Cooling** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Cooking** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Hot Water** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Other Electric** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Cold Water/Sewer** – The subject provides cold water and sewer. Comparables 1 and 3 are similar to the subject. Comparables 2, 4 and 5 were adjusted upward \$48 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Thomas County. The amount was substantiated by local utility companies.

**Trash/Recycling** – The subject has this utility provided. Comparables 1 and 3 are similar to the subject. Comparables 2, 4 and 5 were adjusted upward \$15 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Thomas County. The amount was substantiated by local utility companies.

**Conclusion of Market Rent**

The adjusted rents range from \$620 to \$774. Market rent was selected giving consideration to all comparables. All comparables are similar in neighborhood and are located within the market area. The appraiser concluded the market rent for the units as follows:

- **717 SF Two-Bedroom Units - \$735, or \$1.03 per square foot**

Three-Bedroom Units (965 SF) – As Complete

OMB Approval # 2502-0507 (exp. 04/30/2021)

Rent Comparability Grid

Unit Type →

Three-Bedroom

Subject's FHA #:

N/A

Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
Wood Valley		Abbey Lake Apartment Homes		Wildwood Apartments		Fincrest Apartments		Ashley Park Apartments		Quail Rise Apartments	
1325 Warner Street		2005 East Pinetree Boulevard		220 Covington Avenue		2035 East Pinetree Boulevard		1 Ashley Park Place		2015 East Pinetree Boulevard	
Thomasville Thomas		Thomasville Thomas		Thomasville Thomas		Thomasville Thomas		Thomasville Thomas		Thomasville Thomas	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$895		\$814		\$820		\$1,045		\$861	
2	Date Last Leased (mo/yr)	Aug-19		Aug-19		Aug-19		Aug-19		Aug-19	
3	Rent Concessions	Y	(\$37)	N		N		N		N	
4	Occupancy for Unit Type	92%		97%		100%		100%		96%	
5	Effective Rent & Rent/sq.ft	\$858	\$0.57	\$814	\$0.66	\$820	\$0.67	\$1,045	\$0.80	\$861	\$0.67
In Parts B thru E, adjust only for differences the subject's market values.											
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	WU/2		WU/2		G/1		E/4	(\$10)	WU/2	
7	Yr. Built/Yr. Renovated	1970/2021		1978		1977		2013		1972/2016	
8	Condition /Street Appeal	G	\$45	A	\$45	A	\$45	G	(\$25)	G	
9	Neighborhood	A		A		A		A		A	
10	Same Market? Miles to Subj	Y/4.0		Y/2.5		Y/4		Y/3.0		Y/4.0	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	3		3		3		3		3	
12	# Baths	1	(\$20)	2	(\$20)	2	(\$20)	2	(\$20)	2	(\$20)
13	Unit Interior Sq. Ft.	965	(\$90)	1,236	(\$45)	1,225	(\$45)	1,311	(\$60)	1,276	(\$50)
14	Balcony/ Patio	N		Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)
15	AC: Central/ Wall	V		C		C		C		C	
16	Range/ Refrigerator	RF		RF		RF		RF		RF	
17	Microwave/ Dishwasher	M	(\$10)	D	(\$10)	D	(\$10)	MD	(\$10)	MD	(\$10)
18	Washer/Dryer	L		HU	(\$5)	L		HU	(\$5)	HU	(\$5)
19	Floor Coverings	C		C		C		C		C	
20	Window Coverings	B		B		B		B		B	
21	Cable/ Satellite/Internet	N		C		C		CI	(\$10)	C	
22	Special Features	N		N		N		GC	(\$25)	N	
23											
D. Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking ( \$ Fee)	L/0		L/0		L/0		L/0, CP/0	(\$10)	L/0	
25	Extra Storage	N	(\$5)	Y/0	(\$5)	N		N		N	
26	Security	N		N		Y	(\$5)	Y	(\$10)	N	
27	Clubhouse/ Meeting Rooms	MR	\$5	C		N	\$5	C		N	\$5
28	Pool/ Recreation Areas	R		PER	(\$20)	P		PER	(\$20)	PR	(\$10)
29	Business Ctr / Nhd Netwk	N		N		BC	(\$5)	N		N	
30	Service Coordination	N		N		N		N		N	
31	Non-shelter Services	N		N		N		N		N	
32	Neighborhood Networks	N		N		N		N		N	
33	Heat (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
34	Cooling (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
36	Hot Water (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
37	Other Electric	N		N		N		N		N	
38	Cold Water/ Sewer	Y		Y	\$58	Y		N	\$58	N	\$58
39	Trash/Recycling	Y		Y	\$15	Y		N	\$15	N	\$15
E. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	2	4	1	9	2	4	0	12	1	6
41	Sum Adjustments B to D	\$50	(\$125)	\$45	(\$120)	\$50	(\$80)	\$0	(\$210)	\$5	(\$100)
42	Sum Utility Adjustments	\$0	\$0	\$73	\$0	\$0	\$0	\$73	\$0	\$73	\$0
43	Net/ Gross Adjmts B to E	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
		(\$75)	\$175	(\$2)	\$238	(\$30)	\$130	(\$137)	\$283	(\$22)	\$178
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$783		\$812		\$790		\$908		\$839	
45	Adj Rent/Last rent		91%		100%		96%		87%		97%
46	Estimated Market Rent	\$825	\$0.85	Estimated Market Rent/ Sq. Ft							

Samuel S. Self

8/12/2019

Attached are explanations of:

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Appraiser's Signature

Date

Grid was prepared:  Manually  Using HUD's Excel form

form HUD-92773-SR (04/2002)

## **Wood Valley**

### **Primary Unit Type – Three-Bedroom Units (965 SF)**

A rent comparability grid was prepared for the primary unit type with 965 square feet. Comparable apartments used include: Abbey Lake Apartment Homes (Comparable 1), Wildwood Apartments (Comparable 2), Pinecrest Apartments (Comparable 3), Ashley Park Apartments (Comparable 4) and Quail Rise Apartments (Comparable 5).

**\$ Last Rent/Restricted** – All of the units are currently rented at the rates shown on the grid. Rents range from \$814 to \$1,045. No unit used in this analysis has any rent restrictions.

**Date Last Leased** – The grid shows the effective date of the leases most recently signed. Effective dates are all August 2019. No adjustments were necessary.

**Rent Concessions** – The subject is not offering any concessions. None of the comparables except Comparable 1 are currently offering concessions. Comparable 1 is offering the following concession: one-half month free when a 12-month lease is signed by September 1, 2019. Therefore, Comparable 1 was adjusted downward \$37 per month ( $\$895 / 2 = \$447.50 / 12 = \$37.29$ , rounded to \$37).

**Occupancy for Unit Type** – The subject's current occupancy rate is 95 percent. The comparables' occupancy rates range from 92 to 100 percent. No adjustments were needed.

**Structure/Stories** – The subject is located in two-story walk-up buildings. Comparables 1, 2 and 5 are similar to the subject. Comparable 3 contains one-story garden-style buildings, and Comparable 4 contains a four-story elevator building. In elevator buildings, the units on all floors are easily accessible without have to utilize stairs. Therefore, it is the appraiser's opinion that all units in elevator buildings would rent for a premium when compared to units not on the first floor in walk-up buildings. Due to the lack of market support for a specific floor level pricing for walk-up apartment complexes versus mid-rise elevator buildings, a nominal adjustment of \$10 per month was selected for Comparable 4. All remaining comparable were considered similar to the subject and were not adjusted.

**Year Built/Year Renovated** – The subject was built in 1974. Comparable 1 was constructed in 1978, and Comparable 2 was built in 1980. Comparable 3 was built in 1977. Comparable 4 was constructed in 2013. Comparable 5 was built in 1972 and renovated in 2016. As year built/year renovated numbers play a large part in the condition of the subject, any adjustment needed for year built/year renovated were incorporated into the condition/street appeal adjustment.

**Condition/Street Appeal** – The subject has brick and vinyl siding construction. The landscaping consists of grass, shrubs and trees. The subject will be rehabilitated and will be in good condition. As complete, Comparables 1, 2 and 3 will be inferior to varying degrees, and Comparable 4 will be superior. Comparable 5 will be similar to the subject. It is difficult to determine adjustment amounts for condition/street appeal as it is difficult to determine rent level fluctuations based on these items. Therefore, it was necessary to rely in large part on opinions of area apartment managers and tenants. In addition, adjusted rents of the comparables were considered as the difference in rents of the comparables after everything else is factored out is assumed to be attributable to condition/street appeal. After considering all factors, Comparable 5's "as is" -\$45 adjustment was added to the remaining comparables' "as is" condition. Therefore, the comparables were adjusted as follows: Comparable 1 - \$45; Comparable 2 - \$45; Comparable 3 - \$45; Comparable 4 - -\$25; and Comparable 5 - \$0.

**Neighborhood** – The subject's neighborhood is rated average with easy access to all services available within the city limits. All comparables are located in neighborhoods that are similar to the subject's neighborhood. No adjustments were needed.

**Same Market/Miles to Subject** – All comparables are located in the same market area as the subject. No adjustment was needed.

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

**# of Baths** – The subject contains one bath in the units. All comparables contain two baths in the three-bedroom units. Each complex with a differing number of baths than the subject was adjusted \$20 per full bath per month. The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance the marketability of a unit even if the square footage remains the same. The amount selected was chosen after a paired rental analysis was used to determine a range of \$6 to \$60 per bath, as can be seen in the table below.

	Wildwood Apts	Pinecrest Apts	Quail Rise Apts
Small 2 BR Rent	\$702	\$640	\$736
Small 2 BR Size	1,044	1,000	918
Large 2 BR Rent	\$783	\$700	\$761
Large 2 BR Size	1,220	1,000	1,014
Size Adj Factor	\$0.20	\$0.20	\$0.20
Size Difference	176	0	96
Indicated Size Adj.	\$35	\$0	\$19
Adjusted 2 BR Rent	\$748	\$700	\$742
Indicated Bath Adj.	\$46	\$60	\$6

The paired rental analysis range is determined by comparing units with differing numbers of baths and factoring out any other differences (amenities, utilities provided, etc.) if necessary. The resulting difference is assumed to be attributable to the differing number of baths. The results are grouped together in a range. The adjustment is selected based on where the majority of the results fall within the range. If there is no majority, a conservative adjustment at the low end of the range is selected. As there was no majority for this paired analysis, a \$20 adjustment was selected for each full bath.

**Unit Interior Square Footage** – For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparables dollar per square foot rental rate was determined for each unit type. This number was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The median dollar per square foot rental rate is determined. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is \$0.17. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject. These adjustments are reflected on the HUD-Form 92273-S8, which is attached.

**Balcony/Patio** – The subject does not contain either amenity. Comparable 1 is similar to the subject. All of the remaining comparables were adjusted downward \$5 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

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

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

**Microwave/Dishwasher** – As complete, the subject will contain a microwave in each unit. All comparables contain dishwashers in the units. In addition, Comparables 1, 4 and 5 also contain a microwave in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. A \$5 adjustment was determined reasonable for microwave, and a \$10 adjustment was deemed reasonable for dishwashers. Therefore, all comparables were adjusted downward \$10 per month.

**Washer/Dryer** – The subject and Comparables 1 and 3 contain laundry facilities. All of the remaining comparables contain washer/dryer hook-ups in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, Comparables 2, 4 and 5 were adjusted downward \$5 per month.

**Floor Coverings** – The subject contains vinyl floor coverings. All comparables contain carpet floor coverings. The market did not indicate a rent differential based on floor coverings. Therefore, no adjustments were needed.

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

**Cable/Satellite/Internet** – The subject and all comparables have access to cable services. Comparable 4 contains common area Wi-Fi. This is an enhancement to the property and can command a premium in rent. Therefore, Comparable 4 was adjusted downward \$10 per month.

**Special Features** – The subject does not contain special features. None of the comparables except Comparable 4 contain special features. Comparable 4 contains granite countertops. This amenity is an enhancement to the unit and command a rent premium. Therefore, Comparable 4 was adjusted downward \$25 per month.

**Parking** – The subject and all comparables contain parking lots with no additional fee. In addition, Comparable 4 contains covered parking for no additional fee. Covered parking is an enhancement to a property; however, it is not typical in this market and data is unavailable to complete a paired analysis. Therefore, only a nominal adjustment was made.

**Extra Storage** – The subject does not contain extra storage. None of the comparables except Comparables 1 and 2 contain storage and was adjusted downward \$5 per month. Although there is little market data available concerning units with this feature, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

**Security** – The subject does not contain security. Comparables 1, 3 and 5 are similar to the subject. Comparable 2 contains security patrol, and Comparable 4 contains a limited access gate and video surveillance. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement, particularly security that limits access to the property. Therefore, Comparable 2 was adjusted downward \$5 per month, and Comparable 4 was adjusted downward \$10 per month.

**Clubhouse/Meeting Rooms** – The subject contains a meeting room. However, it is currently being used for storage. None of the comparables except Comparables 2 and 4 contain either feature. Comparables 2 and 4 each contain a clubhouse. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, Comparables 2 and 4 were adjusted downward \$5 per month.

**Pool/Recreation Areas** – The subject contains a playground and dodge ball pit. As complete, the subject will also contain a gazebo. Comparables 1 and 3 each contain a swimming pool. Comparable 2 each contains a swimming pool, exercise room, picnic area, playground and tennis court. Comparable 4 contains a swimming pool, exercise room, picnic area, playground and dog park. Comparable 5 contains a swimming pool and playground. A \$10 adjustment per type of recreation area was deemed reasonable. Therefore, Comparables 2 and 4 were adjusted downward \$20 per month, and Comparable 5 was adjusted downward \$10 per month. Comparables 1 and 3 were considered similar to the subject and were not adjusted. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, the adjustment was deemed reasonable.

**Business Center** – The subject does not contain this feature. None of the comparables except Comparable 2 contain this feature. Comparable 2 was adjusted downward \$5 per month. Although there is little market data available concerning units with this feature, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

**Service Coordination** – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

**Non-Shelter Services** – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

**Neighborhood Network** – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

**Heat** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Cooling** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Cooking** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Hot Water** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Other Electric** – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

**Cold Water/Sewer** – The subject provides cold water and sewer. Comparables 1 and 3 are similar to the subject. Comparables 2, 4 and 5 were adjusted upward \$39 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Thomas County. The amount was substantiated by local utility companies.

**Cold Water/Sewer** – The subject provides cold water and sewer. Comparables 1 and 3 are similar to the subject. Comparables 2, 4 and 5 were adjusted upward \$58 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for the counties in the southern portion of the State of Georgia, which includes Thomas County. The amount was substantiated by local utility companies.

**Conclusion of Market Rent**

The adjusted rents range from \$783 to \$908. Market rent was selected giving consideration to all comparables. All comparables are similar in neighborhood and are located within the market area. The appraiser concluded the market rent for the units as follows:

- **965 SF Three-Bedroom Units - \$825, or \$0.85 per square foot**

The following table shows the proposed rents at the subject. The estimated market rents are lower than the proposed rents. However, the subject's current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable.

<b>MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES</b>							
<b>Unit Type</b>	<b># of Units</b>	<b>Avg. Square Feet</b>	<b>% of Median Income</b>	<b>Maximum LIHTC Rent</b>	<b>Gross Rent</b>	<b>Utility Allowance</b>	<b>Net Rent</b>
1/1	16	680	60%	\$586	\$818	\$88	\$730
2/1	48	717	60%	\$703	\$900	\$105	\$795
3/1	24	965	60%	\$813	\$967	\$117	\$850

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

Of the surveyed comparables, one-bedroom units typically range from \$360 to \$825 per month; two-bedroom units typically range from \$460 to \$925 per month; and three-bedroom units typically range from \$538 to \$1,045 per month. These rental rates have remained similar within the past few years.

The following table shows the rent advantage for each unit type:

<b>Unit Type</b>	<b>% of AMI</b>	<b>Proposed Rent</b>	<b>Market Rent</b>	<b>\$ Rent Advantage</b>	<b>% Rent Advantage</b>
1/1	60%	\$730	\$700	-\$30	-4.3%
2/1	60%	\$795	\$735	-\$60	-8.2%
3/1	60%	\$850	\$825	-\$25	-3.0%

The estimated market rents are higher than the proposed rents. However, the subject's current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable.

## HOUSING PROFILE

### Market Area Overview

The rental housing stock in the market area is comprised of market-rate and restricted apartment complexes. The majority of the housing stock was built in the 1980s. The market-rate complexes were built between 1972 and 2013. The restricted apartment complexes were built between 1970 and 2018. The market area's rental units have high occupancy rates.

### Housing Inventory

#### Number of Units

From 2005 through June 2019, permit issuing jurisdictions in Thomas County authorized the construction of 549 new single-family and multifamily dwelling units. Multifamily units comprise 31.3 percent of the total construction activity. Permit information was not available for the City of Thomasville.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2005	0	0	0
2006	0	0	0
2007	0	0	0
2008	0	0	0
2009	0	0	0
2010	0	0	0
2011	0	0	0
2012	0	0	0
2013	0	0	0
2014	0	0	0
2015	72	8	80
2016	79	160	239
2017	94	2	96
2018	95	2	97
2019*	37	0	37
<b>TOTAL</b>	<b>377</b>	<b>172</b>	<b>549</b>

*\*Preliminary Numbers through June 2019*

*Source: SOCDs*

### Projects Under Construction

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

### Planned Projects

According to the Georgia Department of Community Affairs, there were no projects awarded tax credits in the market area within the past four years

### Age of Rental Units

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

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	395	5.9%
2000-2004	658	9.9%
1990-1999	1,085	16.3%
1980-1989	1,088	16.4%
1970-1979	1,074	16.1%
1960-1969	957	14.4%
1950-1959	558	8.4%
1940-1949	241	3.6%
1939 or earlier	596	9.0%
<b>TOTAL</b>	<b>6,652</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Unit Condition

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

### Bedroom Distribution

In 2010, 12.8 percent of the market area's rental units were efficiency or one-bedroom units, and 32.6 percent were two-bedroom units. Dwellings with three or more bedrooms accounted for 54.5 percent of the market area's rental housing.

BEDROOMS IN OCCUPIED RENTAL UNITS		
TYPE	NUMBER	PERCENT
No Bedrooms	74	1.1%
One-Bedrooms	781	11.7%
Two-Bedrooms	2,169	32.6%
Three-Bedrooms	3,225	48.5%
Four-Bedrooms	319	4.8%
Five or More Bedrooms	84	1.3%
<b>TOTAL</b>	<b>6,652</b>	<b>100.0%</b>

Source: U.S. Census Bureau

**Rental Vacancy Rates**

According to the U.S. Census Bureau, the national vacancy rates in the second quarter 2019 were 6.8 percent for rental housing and 1.3 percent for homeowner housing. The rental vacancy rate of 6.8 percent was virtually unchanged from the rate in the second quarter 2018 and not statistically different from the rate in the first quarter 2019 (7.0 percent). The homeowner vacancy rate of 1.3 percent was 0.2 percentage points lower than the rate in the second quarter 2018 (1.5 percent), but not statistically different from the rate in the first quarter 2019 (1.4 percent).

For rental housing by area, the second quarter 2019 rental vacancy rate was highest outside Metropolitan Statistical Areas (8.2 percent) and lowest in the suburbs (6.2 percent). The rental vacancy rates in principal cities, in the suburbs, and outside MSAs were not statistically different from the second quarter 2018 rates.

The second quarter 2019 rental vacancy rate was highest in the South (8.9 percent) followed by the Midwest (6.8 percent). The rental vacancy rates in Northeast (5.3 percent) and the West (4.8 percent) were not statistically different from each other. The rental vacancy rate in the Midwest was lower than the second quarter 2018 rate, while rates in the Northeast, South, and West were not statistically different from the second quarter 2018 rates.

<b>RESIDENTIAL VACANCY RATES</b>				
<b>QUARTER</b>	<b>2nd Quarter 2019</b>	<b>2nd Quarter 2018</b>	<b>% of 2019 Rate</b>	<b>% of Difference</b>
United States	6.8%	6.8%	0.2%	0.3%
Inside MSAs	6.6%	6.5%	0.3%	0.3%
Outside MSAs	8.2%	9.1%	0.9%	1.0%
In Principal Cities	7.0%	6.7%	0.4%	0.5%
Not In Principal Cities	6.2%	6.3%	0.4%	0.5%
<b>2nd QUARTER 2019 VACANCY RATES BY REGION</b>				
<b>NORTHEAST</b>	<b>MIDWEST</b>	<b>SOUTH</b>	<b>WEST</b>	
5.3%	6.8%	8.9%	4.8%	

Source: U.S. Census Bureau

**Lease Terms and Concessions**

The typical lease term is 12 months. At the time of the writing of this report, one of the surveyed comparables were offering concessions. Abbey Lake Apartments Homes has the concession of one-half month free when a 12-month lease is signed by September 1, 2019.

**Turnover Rates**

An estimated turnover rate of 18.2 percent was deemed reasonable for the market area. This was based on the Institute of Real Estate Management (IREM) and comparables in the market area. The table below shows the turnover rates of the comparables verified:

<b>TURNOVER RATES</b>	
<b>Property Name</b>	<b>Avg. Annual Turnover Rate</b>
Abbey Lake Apartment Homes	31.5%
Wildwood Apartments	11.1%
Quail Rise Apartments	14.6%
Walnut Square Apartments	12.5%
Villa North Apartments	21.2%
<b>Average Annual Turnover</b>	<b>18.2%</b>

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

The rehabilitated development will not have an adverse impact on the market area. The subject is an existing development with a stabilized occupancy rate. All of the restricted properties in the market area maintain stabilized occupancy rates and have waiting lists. The subject's one-, two- and three-bedroom units are suitable in the market area.

**Foreclosure/Abandoned/Vacant Housing**

According to [www.realtytrac.com](http://www.realtytrac.com), there are currently seven properties for sale that are in some stage of foreclosure within the subject's zip code. This ratio is in the mid-range for the City of Thomasville. In July 2019, the number of properties that received a foreclosure filing in zip code 31792 was 0 percent lower than the previous month and 100 percent higher than the same time last year. The zip code's foreclosure rate is 0.02 percent, while the City of Thomasville's foreclosure rate is 0.03 percent. Both are lower than the state's foreclosure rate which is 0.05 percent. They are similar to Thomas County's foreclosure rate of 0.03 percent. The number of foreclosures per month has lowered significantly since May 2019. Therefore, it appears that the foreclosure rate in the area is decreasing. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

**Primary Housing Voids**

There are no significant housing voids in the market area. There is sufficient employment for the residents of Thomasville. In addition, there is a small demand for housing in the market area as can be seen in the demand portion of this report.

**PART IX:**

**ABSORPTION & STABILIZATION RATES**

**Absorption Rates**

The subject is an existing multifamily development that contains 88 one-, two- and three-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified.

**PART X:**

**INTERVIEWS**

**INTERVIEWS**

**Economic Development**

According to Andrea Collins, Executive Director of the Thomasville Chamber of Commerce, there are no multifamily developments under construction in the city or county. Ms. Collins stated that there is always a need for family housing in the area. The phone number for the Thomasville Chamber of Commerce is 229-226-9600.

**Thomasville Police Department**

According to Troy Rich, Chief of Thomasville Police Department, the city does not have higher crime rates in one area of the city versus another area of the city. Mr. Rich stated that the subject neighborhood is stable and has not had any violent crimes in the past year. The phone number for the Thomasville Police Department is 229-227-3249.

**PART XI:**

**RECOMMENDATIONS AND CONCLUSIONS**

## **RECOMMENDATIONS AND CONCLUSIONS**

### **Project Evaluation**

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

### **Site Evaluation**

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

### **Economic and Demographic Profile**

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

In 2000, this geographic market area contained an estimated population of 42,737. By 2010, population in this market area had increased by 4.6 percent to 44,720. In 2019, the population in this market area has decreased by 0.0 percent to 44,698. It is projected that between 2019 and 2020, population in the market area will increase 0.7 percent to 45,004. It is projected that between 2020 and 2024, population in the market area will increase 1.0 percent to 45,462.

Between 2000 and 2010, the market area gained 127 households per year. The market area gained 36 households per year between 2010 and 2019 and gained an additional 80 households between 2019 and 2020. The market area is projected to continue to gain households through 2024. The households in the market area are split, with approximately 65 percent being owner-occupied. The percentage of owner-occupied is projected to remain stable through 2024.

Employment in Thomas County has been decreasing an average of 1.8 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.8 percent per year since 2005. The unemployment rate for Thomas County has fluctuated from 4.7 percent to 11.2 percent over the past 10 years. These fluctuations are in line with the unemployment rates for the State of Georgia.

**Existing Housing**

There was a total of 12 confirmed apartment complexes in the market area, including the subject. There were 37 vacant units at the time of the survey out of 1,304 surveyed, for an overall vacancy rate of 3.0 percent. There are currently five competitive properties in the market area. These properties currently have 10 vacant units out of 484 surveyed, for an overall competitive vacancy rate of 2.1 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

**Adjusted Market Rental Rates**

Market rent grids were completed for the subject. The subject property's proposed net rents are higher than the market rents of \$700 for the one-bedroom units, \$735 for the two-bedroom units and \$825 for the three-bedroom units. The analyst was able to locate and verify seven market-rate complexes within the subject's market area. It is believed that the comparables used in the rent grid analysis were the best available. The proposed rents are generally higher than the adjusted market rental rates. However, the subject's current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable.

**Demand & Capture Rates**

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

AMI	Unit Size	Income Limits	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA @ 690 SF	\$20,091 to \$25,020	1	439	1	438	0.2%	N/A	\$700	N/A	\$730
	2 BR/1 BA @ 810 SF	\$24,103 to \$28,140	1	439	3	436	0.2%	N/A	\$735	N/A	\$795
	3 BR/1 BA @ 940 SF	\$27,874 to \$33,780	2	439	0	439	0.5%	N/A	\$825	N/A	\$850
<b>Total for Project</b>	60% AMI	\$20,091 to \$33,780	4	439	4	435	0.9%	N/A	\$700-\$825	N/A	730-\$850

The subject is an existing Section 8 property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 95 percent occupied, with four vacant units. The subject has subsidy for all units. Additionally, all tenants are and will remain income qualified. The subject contains no tenants who are considered rent burdened as determined under the LIHTC program. It is unlikely that the tenants could find comparable housing with rents low enough to meet the affordability requirements even if there were any tenants that were rent overburdened. Therefore, it is probable that these tenants would choose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. Therefore, only the subject's vacant units were included in the capture rate calculations. Additionally, there was no tax credit

comparables located in the market area constructed within the past two years that would compete with the subject; however, there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are 4 vacancies in competitive projects in the market area, and there are no properties that have not yet reached stabilized occupancy. Therefore, there is a total of 4 units that should be subtracted from the demand. The subject will need to capture 0.9 percent.

### **Absorption Rates**

The subject is an existing multifamily development that contains 88 one-, two- and three-bedroom units. The subject is currently 95 percent occupied. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units.

### **Conclusion**

The overall capture rate for the proposed development is reasonable for the tax credit units. The property is currently applying for Low Income Housing Tax Credits. The capture rate was figured by bedroom type and percent of area median income. The capture rates for the units are within the acceptable range. It is believed that the subject is a viable development.

### **Data Sources**

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

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

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

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



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Samuel T. Gill  
Market Analyst

## **ADDENDUM A**

## NCHMA Market Study Index

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

		Page Number(s)
<b>Executive Summary</b>		
1	Executive Summary	11-17
<b>Scope of Work</b>		
2	Scope of Work	14
<b>Project Description</b>		
3	Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting	20
4	Utilities (and utility sources) included in rent	20
5	Target market/population description	20
6	Project description including unit features and community amenities	19
7	Date of construction/preliminary completion	22
8	If rehabilitation, scope of work, existing rents, and existing vacancies	22
<b>Location</b>		
9	Concise description of the site and adjacent parcels	24
10	Site photos/maps	26-27
11	Map of community services	42
12	Site evaluation/neighborhood including visibility, accessibility, and crime	24-26
<b>Market Area</b>		
13	PMA description	46-50
14	PMA Map	51
<b>Employment and Economy</b>		
15	At-Place employment trends	64
16	Employment by sector	66
17	Unemployment rates	62-63
18	Area major employers/employment centers and proximity to site	64
19	Recent or planned employment expansions/reductions	66
<b>Demographic Characteristics</b>		
20	Population and household estimates and projections	53-54
21	Area building permits	130
22	Population and household characteristics including income, tenure, and	55-60
23	For senior or special needs projects, provide data specific to target market	N/A

<b>Competitive Environment</b>		
24	Comparable property profiles and photos	77-98
25	Map of comparable properties	102-103
26	Existing rental housing evaluation including vacancy and rents	99
27	Comparison of subject property to comparable properties	109-128
28	Discussion of availability and cost of other affordable housing options including homeownership, if applicable	N/A
29	Rental communities under construction, approved, or proposed	130
30	For senior or special needs populations, provide data specific to target market	N/A
<b>Affordability, Demand, and Penetration Rate Analysis</b>		
31	Estimate of demand	69-75
32	Affordability analysis with capture rate	69-75
33	Penetration rate analysis with capture rate	69-75
<b>Analysis/Conclusions</b>		
34	Absorption rate and estimated stabilized occupancy for subject	135
35	Evaluation of proposed rent levels including estimate of market/achievable rents.	140
36	Precise statement of key conclusions	139-141
37	Market strengths and weaknesses impacting project	139-141
38	Product recommendations and/or suggested modifications to subject	139-141
39	Discussion of subject property's impact on existing housing	139-141
40	Discussion of risks or other mitigating circumstances impacting subject	139-141
41	Interviews with area housing stakeholders	137
<b>Other Requirements</b>		
42	Certifications	6-9
43	Statement of qualifications	Addendum G
44	Sources of data not otherwise identified	159

**ADDENDUM B**

## **MARKET STUDY TERMINOLOGY**

### **Absorption Period**

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

### **Absorption Rate**

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

### **Acceptable Rent Burden**

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

### **Affordable Housing**

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

### **Amenity**

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

### **Annual Demand**

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

### **Area Median Income (AMI)**

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

### **Assisted Housing**

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

### **Attached Housing**

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

**Basic Rent**

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

**Below Market Interest Rate Program (BMIR)**

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

**Capture Rate**

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

**Census Tract**

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

**Central Business District (CBD)**

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

**Community Development Corporation (CDC)**

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

**Comparable Property**

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

**Competitive Property**

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

**Concession**

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

**Condominium**

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

**Contract Rent**

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

**Demand**

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

**Difficult Development Area (DDA)**

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

**Detached Housing**

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

**Effective Rents**

Contract Rent less concessions.

**Elderly or Senior Housing**

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

**Extremely Low Income**

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

**Fair Market Rent (FMR)**

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

**Garden Apartments**

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

**Gross Rent**

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

**High-rise**

A residential building having more than ten stories.

**Household**

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

**Household Trends**

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

**Housing Unit**

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

**Housing Choice Voucher (Section 8 Program)**

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

**Housing Finance Agency (HFA)**

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

**HUD Section 8 Program**

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

**HUD Section 202 Program**

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

**HUD Section 811 Program**

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

**HUD Section 236 Program**

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

**Income Band**

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

**Income Limits**

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

**Infrastructure**

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

**Low Income**

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

**Low Income Housing Tax Credit**

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

**Low Rise Building**

A building with one to three stories.

**Market Advantage**

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

**Market Analysis**

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

**Market Area or Primary Market Area**

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

**Market Demand**

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

**Market Rent**

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

**Market Study**

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

**Marketability**

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

**Market Vacancy Rate – Physical**

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

**Market Vacancy Rate – Economic**

Percentage of rent loss due to concessions and vacancies.

**Metropolitan Statistical Area (MSA)**

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

**Mid-rise**

A building with four to ten stories.

**Mixed Income Property**

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

**Mobility**

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

**Moderate Income**

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

**Move-up Demand**

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

**Multi-family**

Structures that contain more than two or more housing units.

**Neighborhood**

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

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

Gross Rent less Tenant Paid Utilities.

**Penetration Rate**

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

**Pent-up Demand**

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

**Population Trends**

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

**Primary Market Area**

See Market Area

**Programmatic Rents**

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

**Project Based Rent Assistance**

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

**Public Housing or Low Income Conventional Public Housing**

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

**Qualified Census Tract (QCT)**

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

**Rural Development (RD) Market Rent**

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

**Rural Development (RD) Program**

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

**Redevelopment**

The redesign or rehabilitation of existing properties.

**Rent Burden**

Gross rent divided by gross monthly household income.

**Rent Burdened Households**

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

**Restricted Rent**

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

**Saturation**

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

**Secondary Market Area**

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

**Single-Family Housing**

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

**Special Needs Population**

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

**Stabilized Level of Occupancy**

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

**State Data Center (SDC)**

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

**Subsidy**

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

**Substandard Conditions**

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

**Target Income Band**

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

**Target Population**

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

**Tenant**

One who rents real property from another.

**Tenant Paid Utilities**

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

**Tenure**

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

**Townhouse (or Row House)**

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

**Turnover**

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

**Unmet Housing Need**

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

**Unrestricted Rents**

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

**Vacancy Period**

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

**Vacancy Rate – Economic**

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

**Vacancy Rate – Physical**

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

**Very Low Income**

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

**Zoning**

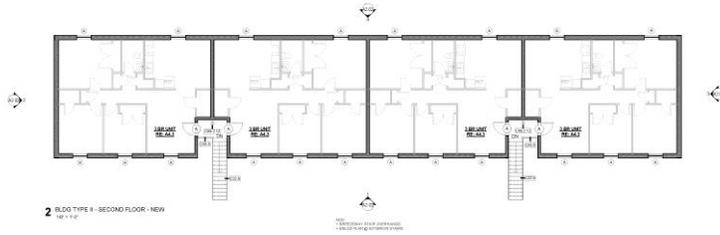
Classification and regulation of land by local governments according to use categories (zones); often also includes density designations.

**ADDENDUM C**

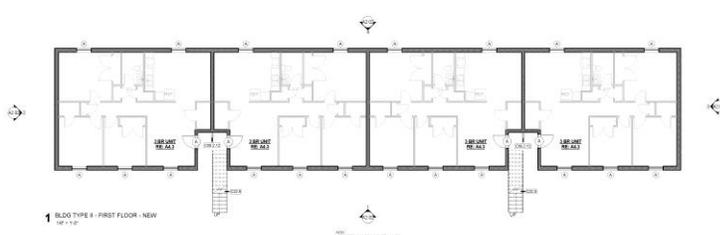




3 BLDG TYPE II - ROOF PLAN - NEW  
1/2" = 1'-0"



2 BLDG TYPE II - SECOND FLOOR - NEW  
1/2" = 1'-0"



1 BLDG TYPE II - FIRST FLOOR - NEW  
1/2" = 1'-0"

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**GENERAL NOTES - HIGH CONSTRUCTION**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**WALL LEGEND**

[Symbol]	EXTERIOR WALL
[Symbol]	INTERIOR WALL
[Symbol]	NEW WALL

**WOOD VALLEY APARTMENTS 85%**  
1325 WARNER DRIVE, THOMASVILLE, GA 31792

1325 WARNER DRIVE, THOMASVILLE, GA 31792

REV: 2/20/2024  
BLDG TYPE I

**A1.04**

PHASE: [ ]

**WOOD VALLEY APARTMENTS 85%**  
1325 WARNER DRIVE, THOMASVILLE, GA 31792

1325 WARNER DRIVE, THOMASVILLE, GA 31792

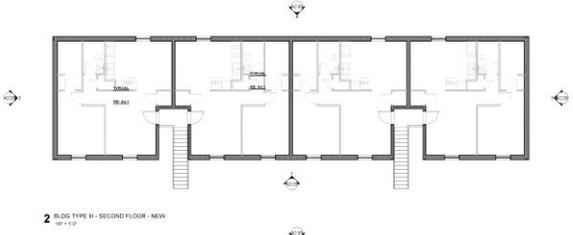
REV: 2/20/2024  
BLDG TYPE I

**A1.06**

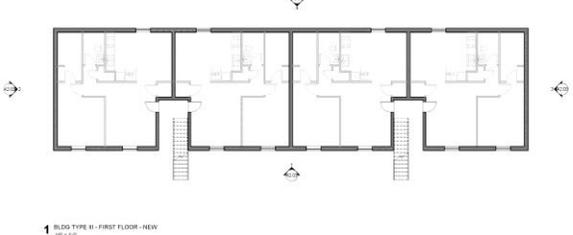
PHASE: [ ]



3 BLDG TYPE II - ROOF PLAN - NEW  
1/2" = 1'-0"



2 BLDG TYPE II - SECOND FLOOR - NEW  
1/2" = 1'-0"



1 BLDG TYPE II - FIRST FLOOR - NEW  
1/2" = 1'-0"

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**GENERAL NOTES - HIGH CONSTRUCTION**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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**WALL LEGEND**

[Symbol]	EXTERIOR WALL
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**WOOD VALLEY APARTMENTS 85%**  
1325 WARNER DRIVE, THOMASVILLE, GA 31792

1325 WARNER DRIVE, THOMASVILLE, GA 31792

REV: 2/20/2024  
BLDG TYPE I

**A1.06**

PHASE: [ ]

<b>WOOD VALLEY APTS.</b>	# OF APT BLDGS: 11	<b>BUDGET</b>	PREPARED FOR:
1325 WARNER ST, THOMASVILLE, GA 31792	# OF APTS: 88	<b>ONLY</b>	<b>OWNER</b>
BUDGET DATE :			4/3/2019

SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
<b>METALS</b>					
METAL RAILINGS	BALCONY RAILINGS	88	LF	\$ 109.68	\$ 9,652
<b>ROUGH CARPENTRY</b>					
<b>\$ 328,157</b>					
ROUGH CARPENTRY - STAIRS	WOOD BREEZEWAY STAIRS/METAL RAILINGS	22	EA	\$ 4,500.00	\$ 99,000
ALLOWANCE SHEATHING - ROOF	REPLACEMENT ALLOWANCE	2,665	SF	\$ 1.56	\$ 4,157
ALLOWANCE FIBER CEMENT SIDING	NO SOFFIT OR FASCIA INCLUDED	34,992	SF	\$ 6.43	\$ 225,000
<b>INSULATION</b>					
<b>\$ 41,800</b>					
INSULATION - ATTIC, BLOWN/BATT		38,000	SF	\$ 1.10	\$ 41,800
<b>ROOFING</b>					
<b>\$ 164,642</b>					
COMPOSITION SHINGLES	R&R	638	SQ	\$ 258.06	\$ 164,642
<b>SHEET METAL</b>					
<b>\$ 31,570</b>					
GUTTERS AND DOWNSPOUTS	5"X, 3"DNSPT	5,150	LF	\$ 6.13	\$ 31,570
<b>DOORS</b>					
<b>\$ 142,946</b>					
HLW METAL DOORS W/WOOD FRAMES	ENTRY	88	EA	\$ 464.52	\$ 40,878
ALLOWANCE INTERIOR PREHUNG DOORS	50%	436	EA	\$ 180.65	\$ 78,763
DOOR FINISH HARDWARE	ENTRY DOORS	88	EA	\$ 105.00	\$ 9,240
DOOR FINISH HARDWARE	INTERIOR DOORS - 50%	436	EA	\$ 32.26	\$ 14,065
<b>WINDOWS</b>					
<b>\$ 133,200</b>					
VINYL WINDOWS	EGRESS? TEMPERED	360	EA	\$ 370.00	\$ 133,200
<b>DRYWALL</b>					
<b>\$ 112,420</b>					
GYPSUM BOARD ASSEMBLIES	ATTIC DRAFTSTOPS	11	EA	\$ 1,500.00	\$ 16,500
GYPSUM BOARD /DRYWALL - REPAIR	MISC	88	UNIT	\$ 500.00	\$ 44,000
GYPSUM BOARD /DRYWALL - TRADE CUTS	REPIPE	88	UNIT	\$ 300.00	\$ 26,400
GYPSUM BOARD /DRYWALL - MISC WALL PREP		88	UNIT	\$ 290.00	\$ 25,520
<b>RESILIENT FLOORING</b>					
<b>\$ 389,385</b>					
FLOORING - PREP	FLOORING DEMO & PREP	76,500	SF	\$ 0.90	\$ 68,850
FLOORING -		76,500	SF	\$ 4.19	\$ 320,535
<b>PAINTING AND DECORATING</b>					
<b>\$ 223,000</b>					
PAINTING - EXTERIOR		1	LS	\$ 91,000.00	\$ 91,000
PAINTING - INTERIOR - FLAT PAINT		88	UNIT	\$ 1,500.00	\$ 132,000
<b>SPECIALTIES</b>					
<b>\$ 53,265</b>					
ALLOWANCE LUMP SUM - SIGNAGE	MONUMENT, BLDG	1	LS	\$ 20,000.00	\$ 20,000
BATH ACCESSORIES		88	UNIT	\$ 187.10	\$ 16,465
POSTAL SPECIALTIES - MAIL BOXES		93	EA	\$ 180.65	\$ 16,800
EXTERIOR SHUTTERS	REMOVED FROM BUDGET	360	EA	\$ 110.00	\$ -
<b>SPECIAL EQUIPMENT</b>					
<b>\$ 17,680</b>					
FIRE / SMOKE DETECTION	REPLACE DEVICES - ALREADY HRD WRD&INCD	272	EA	\$ 65.00	\$ 17,680
<b>CABINETS</b>					
<b>\$ 295,305</b>					
RES. CASEWORK- KITCHEN CAB & CNTR TOPS		88	UNIT	\$ 2,967.74	\$ 261,161
RES. CASEWORK - BATHRM VANITIES		88	EA	\$ 388.00	\$ 34,144
<b>APPLIANCES</b>					
<b>\$ 145,341</b>					
APPLIANCES - REFRIGERATOR		88	EA	\$ 825.81	\$ 72,671
APPLIANCES - RANGE		88	EA	\$ 535.48	\$ 47,122
APPLIANCES - DISHWASHER	REMOVED FROM BUDGET	88	EA	\$ 529.03	\$ -
APPLIANCES - RANGE HOOD/MICROWAVE		88	EA	\$ 290.32	\$ 25,548
<b>BLINDS AND SHADES, ARTWORK</b>					
<b>\$ 11,614</b>					
WINDOW TREATMENTS		360	EA	\$ 32.26	\$ 11,614
<b>SPECIAL CONSTRUCTION</b>					
<b>\$ 380,772</b>					
LUMP SUM - SPECIAL CONSTRUCTION	BREEZEWAY STAIRS OVERHANGS	22	EA	\$ 8,000.00	\$ 176,000
LUMP SUM - SPECIAL CONSTRUCTION	BLOCK-IN BATHROOM WINDOW	88	EA	\$ 300.00	\$ 26,400

<b>WOOD VALLEY APTS.</b> 1325 WARNER ST, THOMASVILLE, GA 31792	# OF APT BLDGS: 11	<b>BUDGET</b>	PREPARED FOR:
	# OF APTS: 88	<b>ONLY</b>	<b>OWNER</b>
BUDGET DATE :			4/3/2019

SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
LUMP SUM - SPECIAL CONSTRUCTION	DEMO & BLOCK-IN KITCHEN WALL FAN	88	EA	\$ 150.00	\$ 13,200
ACCESSIBLE UNITS - UPGRADES	INCLUDES NURSE CALL	5	EA	\$ 15,677.42	\$ 78,387
SIGHT AND HEARING IMPAIRED UPGRADES	INCLUDES NURSE CALL	2	EA	\$ 3,032.26	\$ 6,065
CLUBHOUSE UPGRADES	LEASING,LAUNDRY, COMM BLDG UPGRADES	1	LS	\$ 75,000.00	\$ 75,000
DRY-CHEMICAL FIRE-EXTINGUISHING EQUIP.		88	UNIT	\$ 65.00	\$ 5,720
<b>PLUMBING AND HOT WATER</b>					<b>\$ 595,847</b>
PLUMBING PIPING SYSTEMS	DOMESTIC WATER REPIPE	88	UNIT	\$ 3,250.00	\$ 286,000
DOMESTIC WATER PIPING SPECIALTIES	PIPING FOR DISHWASHER-REMOVED FROM BUDGET	88	EA	\$ 165.00	\$ -
WASHER & DRYER HOOK-UPS	REMOVED FROM BUDGET			\$ -	\$ -
ELECTRIC DOMESTIC WATER HEATERS	W/ PAN (NOT PIPED TO EXTERIOR)	88	EA	\$ 1,108.06	\$ 97,509
PLMBG FIXT. - KITCHEN SINK		88	EA	\$ 225.81	\$ 19,871
PLMBG FIXT. - KITCHEN FAUCET, SUPPLIES,TRIM		88	EA	\$ 180.65	\$ 15,897
PLMBG FIXT. - WATER CLOSET		88	EA	\$ 187.10	\$ 16,465
PLMBG FIXT. - LAVATORIES		88	EA	\$ 187.10	\$ 16,465
PLMBG FIXT. - BTHRM FAUCET, SUPPLIES,TRIM		88	EA	\$ 161.29	\$ 14,194
PLMBG FIXT. - BATHTUB DIVERTER		88	EA	\$ 309.68	\$ 27,252
PLMBG FIXT. - BATHTUBS		88	EA	\$ 580.65	\$ 51,097
PLMBG FIXT. - BATHTUB/SHOWER SURROUNDS	CULTURED MARBLE	88	EA	\$ 580.65	\$ 51,097
<b>HEAT AND VENTILATION</b>					<b>\$ 79,200</b>
DUCTWORK	CLEAN EXISTING DUCTWORK	88	EA	\$ 500.00	\$ 44,000
DUCTWORK	INSTALL VENT DUCT FOR KITCHEN HOOD	88	EA	\$ 200.00	\$ 17,600
DUCTWORK	INSTALL VENT DUCT FOR BATH EXHAUST	88	EA	\$ 200.00	\$ 17,600
<b>AIR CONDITIONING</b>					<b>\$ 453,200</b>
CENTRIFUGAL HVAC FANS - BATH FANS		88	EA	\$ 200.00	\$ 17,600
SPLIT SYSTEMS		88	UNIT	\$ 4,950.00	\$ 435,600
<b>ELECTRICAL</b>					<b>\$ 382,449</b>
ELECTRICAL WIRING, BREAKERS, PANELS	INSTALL ALUMICONN CONNECTORS	88	UNIT	\$ 1,000.00	\$ 88,000
ELECTRICAL WIRING, BREAKERS, PANELS	NEW UNIT MAIN PANELS	88	UNIT	\$ 925.00	\$ 81,400
ELECTRICAL WIRING, BREAKERS, PANELS	CIRCUIT FOR DISHWASHER-REMOVED FROM BUDGET	88	UNIT	\$ 161.29	\$ -
ELECTRICAL WIRING, BREAKERS, PANELS	ADD WIRING FOR KITCHEN HOOD	88	UNIT	\$ 161.29	\$ 14,194
ELECTRICAL DEVICES, SWITCHES,RECEPTICLES		88	EA	\$ 575.00	\$ 50,600
INTERIOR LIGHTING		88	EA	\$ 650.00	\$ 57,200
EXTERIOR LIGHTING - BLDG	WALL PACKS	50	EA	\$ 645.16	\$ 32,258
EXTERIOR LIGHTING - BREEZEWAY		44	EA	\$ 175.00	\$ 7,700
STRUCTURED CABLING	CABLE IN LR, EACH BDRM	88	UNIT	\$ 580.65	\$ 51,097
<b>LAND IMPROVEMENT</b>					<b>\$ 269,000</b>
<b>SITE UTILITIES</b>					<b>\$ -</b>
STREET & GROUNDS LIGHTING - POLE LIGHTS	REMOVED FROM BUDGET	1	LS	\$ 25,000.00	\$ -
<b>ROADS AND WALKS:</b>					<b>\$ 179,000</b>
PAVEMENT FOR VEHICULAR AREA	OVERLAY & STRIPE	72,000	SF	\$ 1.55	\$ 111,600
PAVEMENT FOR VEHICULAR AREA	DUMPSTER PADS & APPROACHES	1,440	SF	\$ 15.00	\$ 21,600
<b>SIDEWALKS, STEPS, HANDRAILS, ETC.</b>					<b>\$ 45,800</b>
ALLOWANCE	CONCRETE SIDEWALKS	1	SF	\$ 10,000.00	\$ 10,000
ALLOWANCE	CONCRETE SIDEWALKS	9	EA	\$ 1,200.00	\$ 10,800
ALLOWANCE	CONCRETE SIDEWALKS	1	SF	\$ 15,000.00	\$ 15,000
ALLOWANCE	METAL HANDRAILS - SITE	1	LF	\$ 10,000.00	\$ 10,000
<b>SITE IMPROVEMENTS:</b>					<b>\$ 65,000</b>
<b>FENCES, WALLS, ETC.</b>					<b>\$ 15,000</b>
FENCES AND GATES	DUMPSTER ENCLOSURES	6	EA	\$ 2,500.00	\$ 15,000
<b>MISCELLANEOUS</b>					<b>\$ 50,000</b>

<b>WOOD VALLEY APTS.</b>	# OF APT BLDGS: 11	<b>BUDGET</b>	PREPARED FOR:
1325 WARNER ST, THOMASVILLE, GA 31792	# OF APTS: 88	<b>ONLY</b>	<b>OWNER</b>
BUDGET DATE :			4/3/2019

SCOPE OF WORK DESCRIPTION	EMPIRE NOTES	QUANTITY	UNIT	PRICE/UNIT	BUDGET
ALLOWANCE PLAYGROUND EQUIPMENT		1	LS	\$ 20,000.00	\$ 20,000
ALLOWANCE GAZEBO		1	LS	\$ 10,000.00	\$ 10,000
ALLOWANCE PAVILION		1	LS	\$ 20,000.00	\$ 20,000
ALLOWANCE MAIL KIOSKE	REMOVED FROM BUDGET	1	LS	\$ 8,000.00	\$ -
<b>LAWNS AND PLANTINGS:</b>					<b>\$ 25,000</b>
ALLOWANCE PLANTING	LANDSCAPING	1	LS	\$ 25,000.00	\$ 25,000
<b>CONSTRUCTION HARD COST:</b>					<b>\$ 4,260,445</b>
GENERAL CONDITIONS				6%	\$ 255,627
OVERHEAD				2%	\$ 90,321
PROFIT				6%	\$ 276,384
<b>TOTAL WITH CONTRACTOR FEE:</b>					<b>\$ 4,882,777</b>
BUILDERS RISK				0.00	\$ -
PERFORMANCE BOND				1.0%	\$ 49,321
PERMITS				LS	\$ 12,500
CONTINGENCY				0%	\$ -
<b>TOTAL CONTRACT AMOUNT:</b>					<b>\$ 4,944,598</b>

NOTES/CLARIFICATIONS:

- 1 ABOVE PRICING EXCLUDES ENVIRONMENTAL ABATEMENT OF ANY KIND

PRICE PER APT:	\$ 56,189
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EMPIRE'S SPECIFICATIONS/SUBSTITUTIONS: THE ABOVE PRICING IS BASED ON THE PROJECT SPECIFICATIONS & THE FOLLOWING ITEMS BELOW:

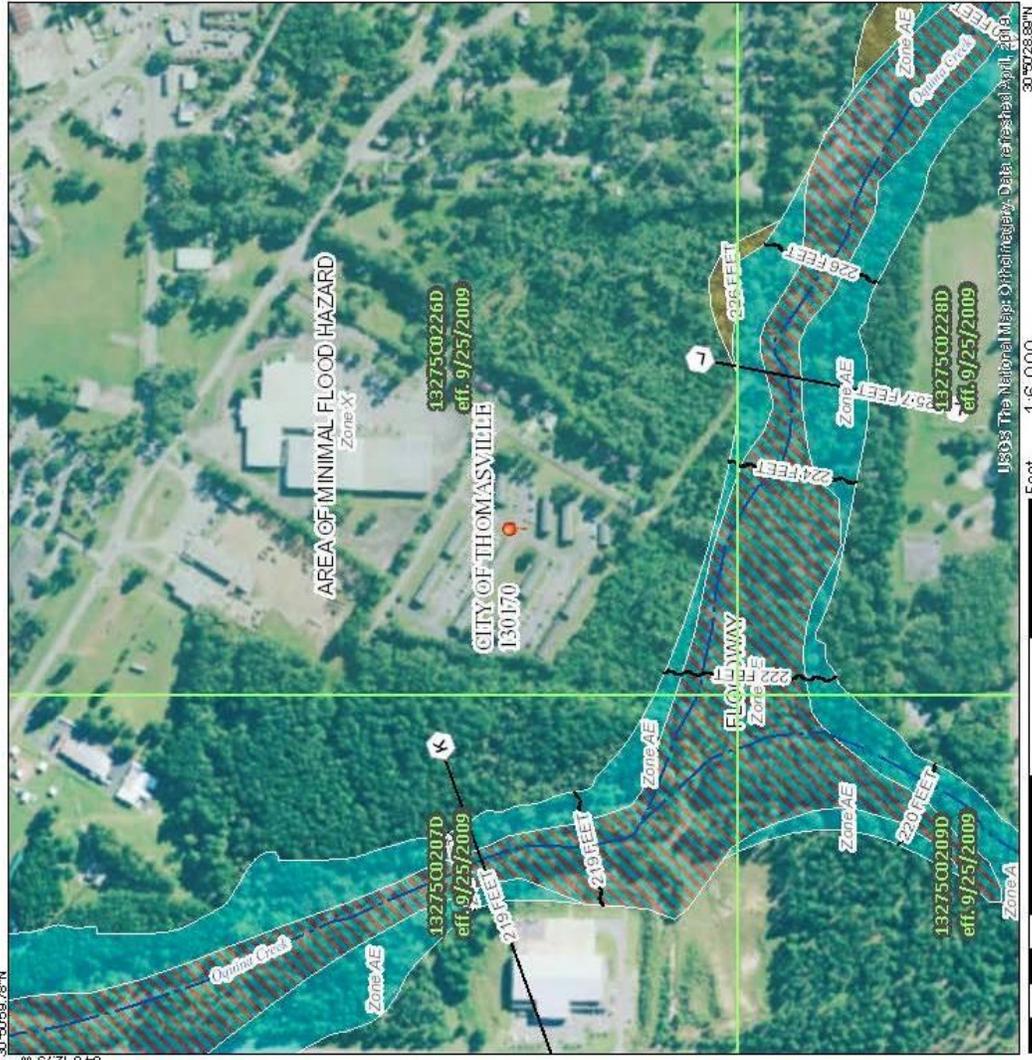
- INTERIOR HOLLOW CORE DOORS BY STEVE'S DOOR COMPANY
- METAL DOORS BY MESKER AND OR MASONITE
- VINYL WINDOWS MANUFACTURED BY MGM, M.I., SILVERLINE, PLYGEM AND/OR COMFORT VIEW
- SHINGLES BY TAMKO AND/OR OWENS CORNING
- FLOORING PRODUCTS BY MOHAWK
- BATHROOM ACCESSORIES BY PAMEX
- INTERIOR DOOR HARDWARE BY PAMEX
- MEDICINE CABINETS BY AMERICAN PRIDE
- PLUMBING FIXTURES BY CFG, MOEN, AND/OR PROFLO
- LIGHTING FIXTURES BY SEAGULL, EFFICIENT, AND/OR PROGRESS
- APPLIANCES BY FRIGIDAIRE AND/OR KENMORE
- PAINT BY SHERWIN WILLIAMS
- HVAC UNITS BY CARRIER AND/OR GOODMAN

**ADDENDUM D**

# National Flood Hazard Layer FIRMette



30°50'59.75"N  
83°52'21.04"W



USGS The National Map of Digital Elevation Data (as of April 2018)  
1:6,000  
0 250 500 1,000 1,500 2,000 Feet

## Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LOAD 101

	Without Base Flood Elevation (BFE)
	With BFE or Depth: Zone AE, A1, A3, A9, V2, V3, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard: Areas of 1% Annual Chance Flood with average depth less than one foot or with average areas of less than one square mile. Zone X.
	Future Conditions 1% Annual Chance Flood Hazard. Zone X.
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X.
	Area with Flood Risk due to Levee. Zone X.
	Area of Minimal Flood Hazard. Zone X.
	Effective LOM/BS
	Area of Undetermined Flood Hazard. Zone X.
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transient
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transient: Base line
	Profile: Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

**OTHER AREAS OF FLOOD HAZARD**

**OTHER AREAS**

**GENERAL STRUCTURES**

**OTHER FEATURES**

**MAP PANELS**

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/13/2019 at 3:55:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

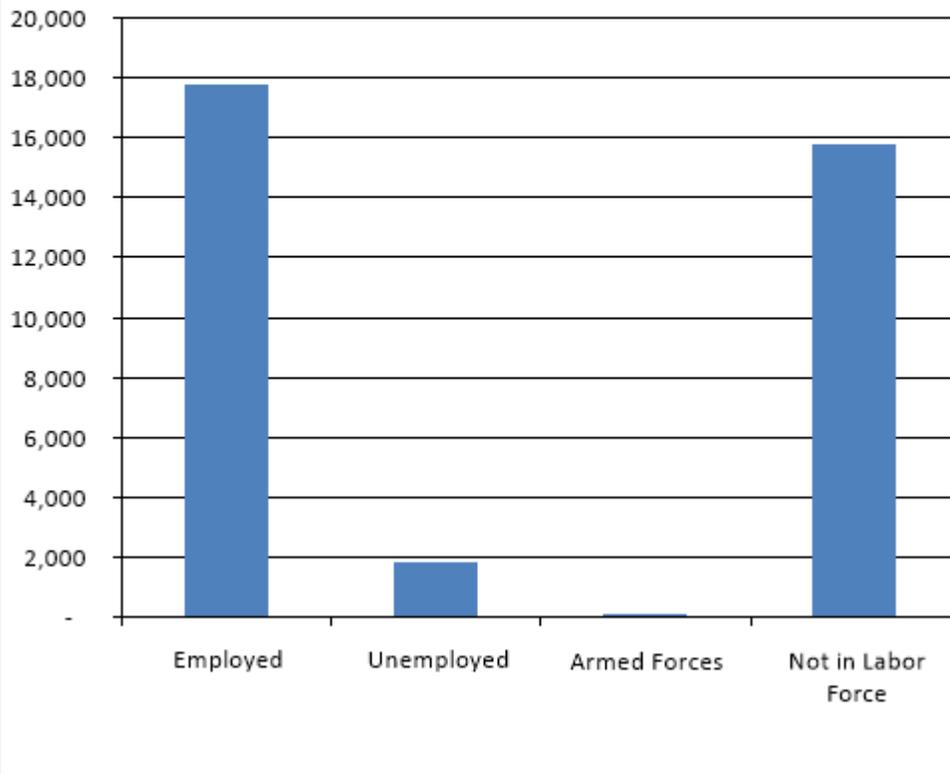
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map identifiers for unmapped and unmodernized areas cannot be used for regulatory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

## **ADDENDUM E**

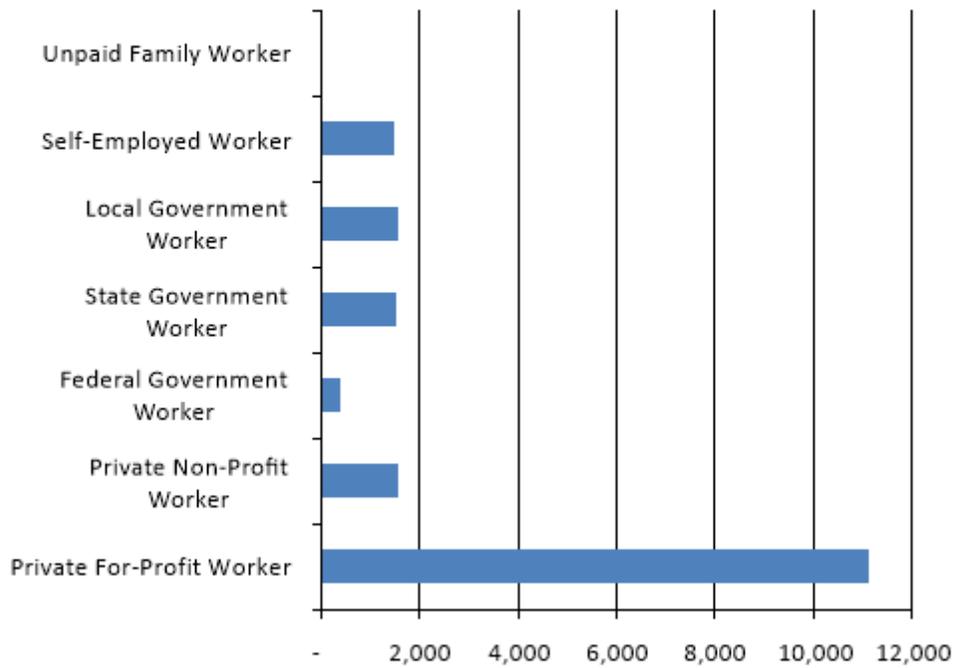


**ADDENDUM F**

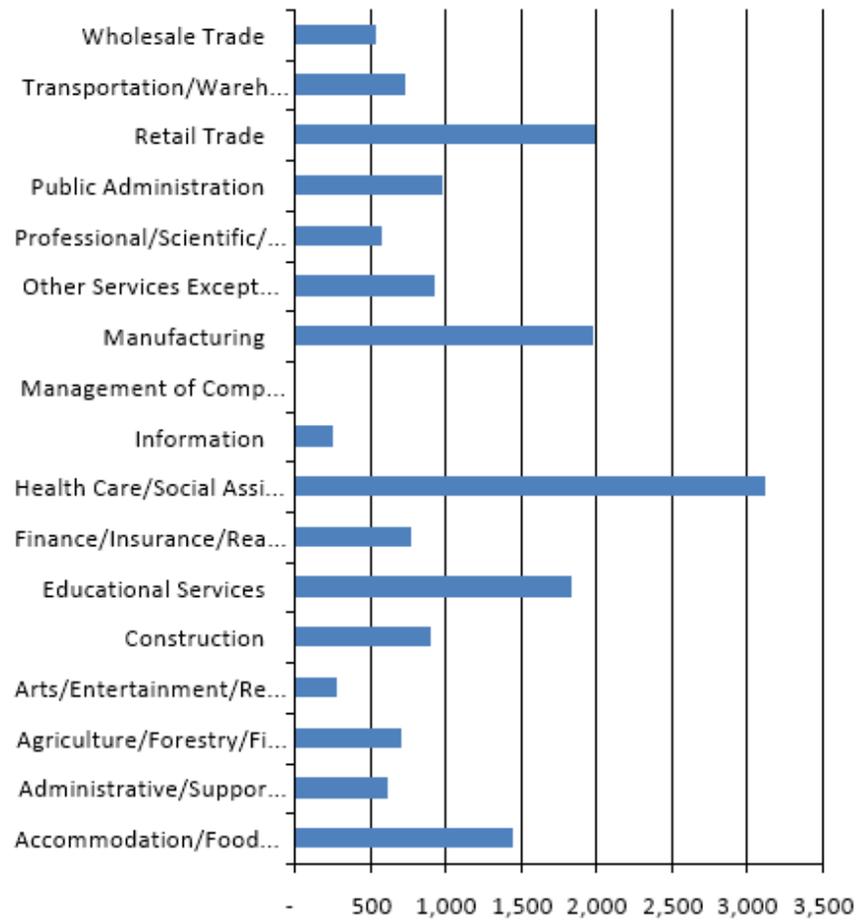
**Employed Civilian Population Aged  
16+ Years - Employment Status -  
2019 Estimates  
Market Area**



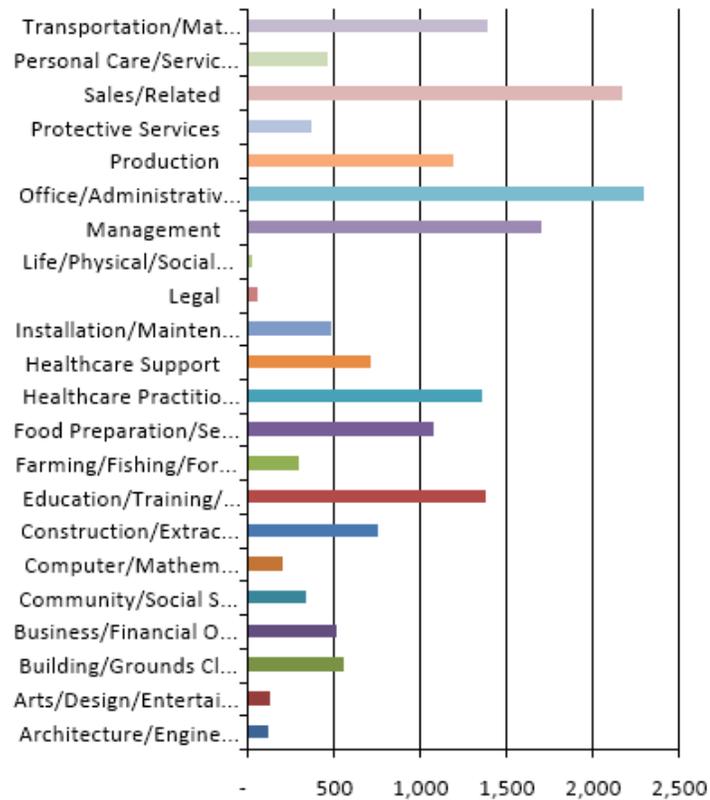
## Employed Civilian Population by Class of Worker - 2019 Estimates Market Area



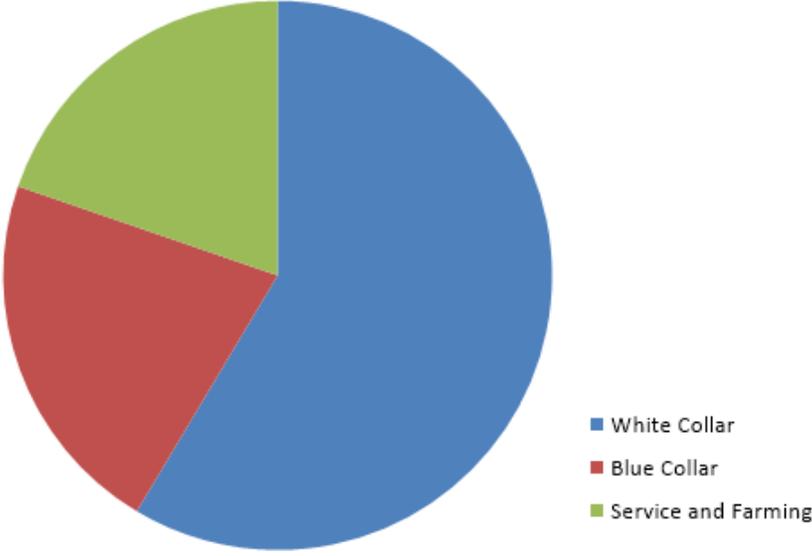
## Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Market Area



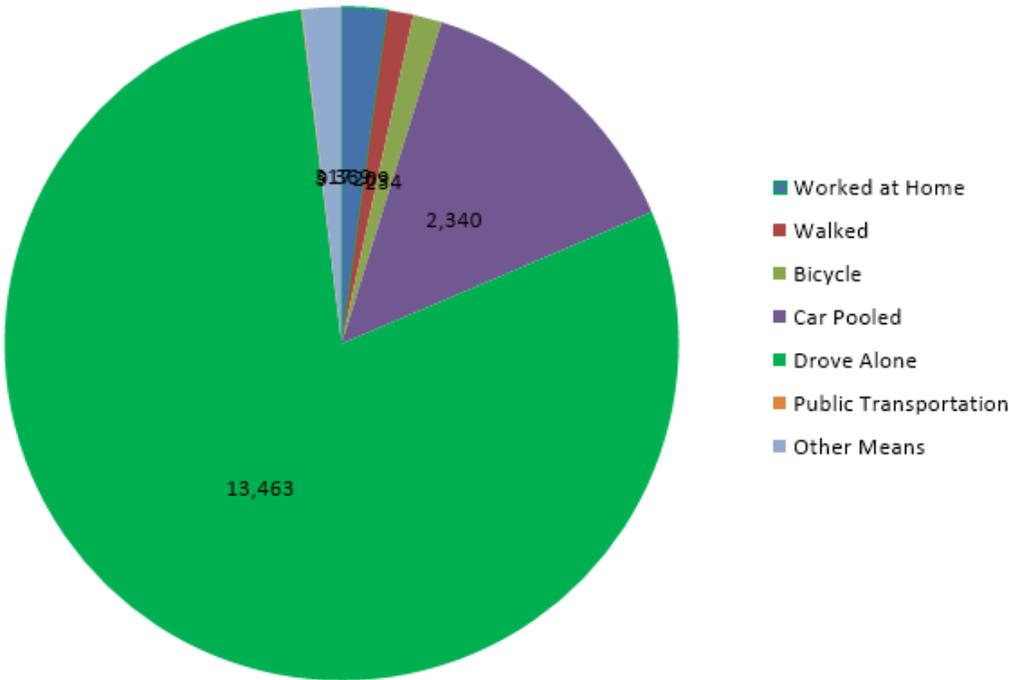
## Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Market Area



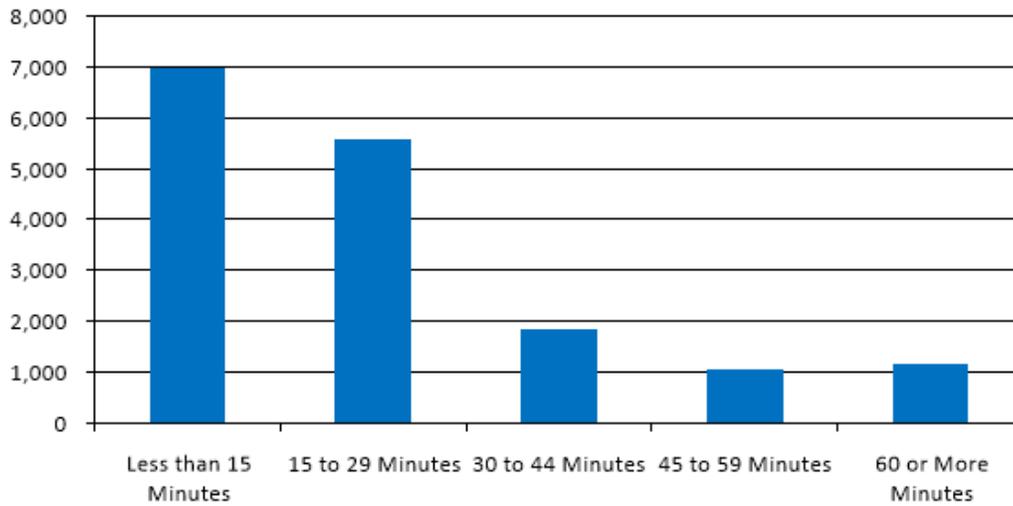
**Employed Civilian Population Aged 16+ Years by  
Occupation - 2019 Estimates  
Market Area**



**Employed Civilian Population Aged 16+ Years  
Transportation to Work - 2019 Estimates  
Market Area**



## Employed Civilian Population Aged 16+ Years Transportation to Work - 2019 Estimates Market Area



Source: Ribbon Demographics; Claritas



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

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Claritas

### Employed Civilian Population Aged 16+ Years Employment Status Current Year Estimates - 2019

Market Area

Status	Number
Employed	17,725
Unemployed	1,819
Armed Forces	35
Not in Labor Force	15,726
Unemployed	9.31%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

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Claritas

<b>Employed Civilian Population by Class of Worker</b>		
<b>Current Year Estimates - 2019</b>		
Market Area		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	11,140	62.8%
Private Non-Profit Worker	1,574	8.9%
Federal Government Worker	392	2.2%
State Government Worker	1,553	8.8%
Local Government Worker	1,565	8.8%
Self-Employed Worker	1,496	8.4%
Unpaid Family Worker	14	0.1%
<b>Total:</b>	<b>17,734</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



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<b>Employed Civilian Population Aged 16+ Years by Industry</b>		
<b>Current Year Estimates - 2019</b>		
Market Area		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	1,452	8.2%
Administrative/Support/Waste Management	628	3.5%
Agriculture/Forestry/Fishing/Hunting/Mining	718	4.0%
Arts/Entertainment/Recreation	288	1.6%
Construction	907	5.1%
Educational Services	1,835	10.3%
Finance/Insurance/Real Estate/Rent/Lease	772	4.4%
Health Care/Social Assistance	3,123	17.6%
Information	254	1.4%
Management of Companies and Enterprises	-	0.0%
Manufacturing	1,982	11.2%
Other Services Except Public Administration	933	5.3%
Professional/Scientific/Technical Services	579	3.3%
Public Administration	986	5.6%
Retail Trade	1,999	11.3%
Transportation/Warehousing/Utilities	737	4.2%
Wholesale Trade	541	3.1%
<b>Total:</b>	<b>17,734</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



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Claritas

Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2019		
Market Area		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	130	0.7%
Arts/Design/Entertainment/Sports/Media	140	0.8%
Building/Grounds Cleaning/Maintenance	560	3.2%
Business/Financial Operations	526	3.0%
Community/Social Services	339	1.9%
Computer/Mathematical	213	1.2%
Construction/Extraction	756	4.3%
Education/Training/Library	1,390	7.8%
Farming/Fishing/Forestry	297	1.7%
Food Preparation/Serving Related	1,081	6.1%
Healthcare Practitioner/Technician	1,362	7.7%
Healthcare Support	723	4.1%
Installation/Maintenance/Repair	489	2.8%
Legal	66	0.4%
Life/Physical/Social Science	31	0.2%
Management	1,708	9.6%
Office/Administrative Support	2,304	13.0%
Production	1,201	6.8%
Protective Services	373	2.1%
Sales/Related	2,179	12.3%
Personal Care/Service	465	2.6%
Transportation/Material Moving	1,401	7.9%
<b>Total:</b>	<b>17,734</b>	<b>100.0%</b>
White Collar	10,388	58.6%
Blue Collar	3,847	21.7%
Service and Farming	3,499	19.7%
<b>Total:</b>	<b>17,734</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



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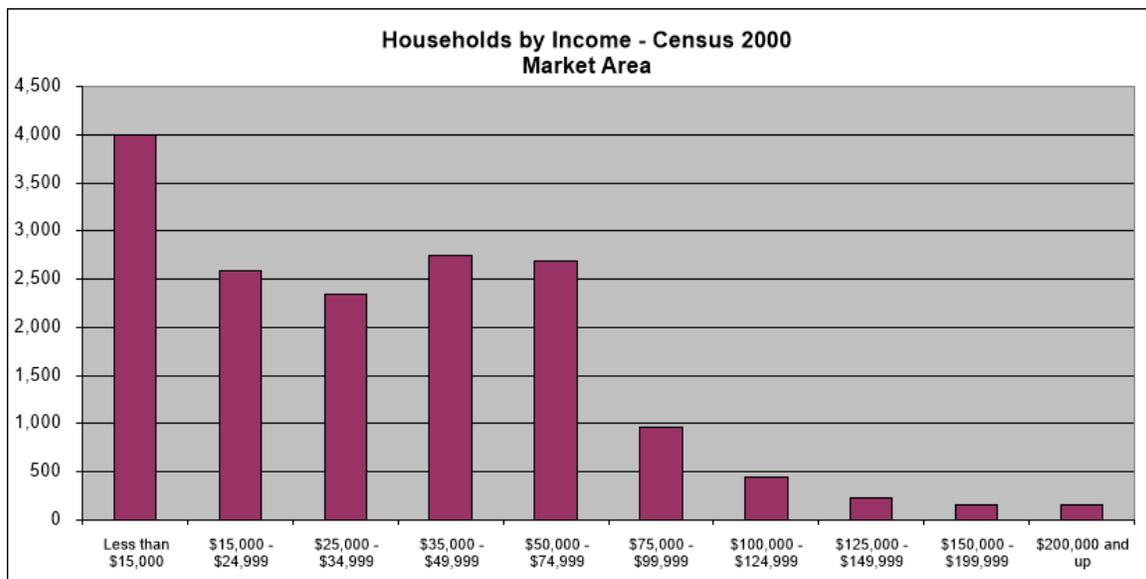
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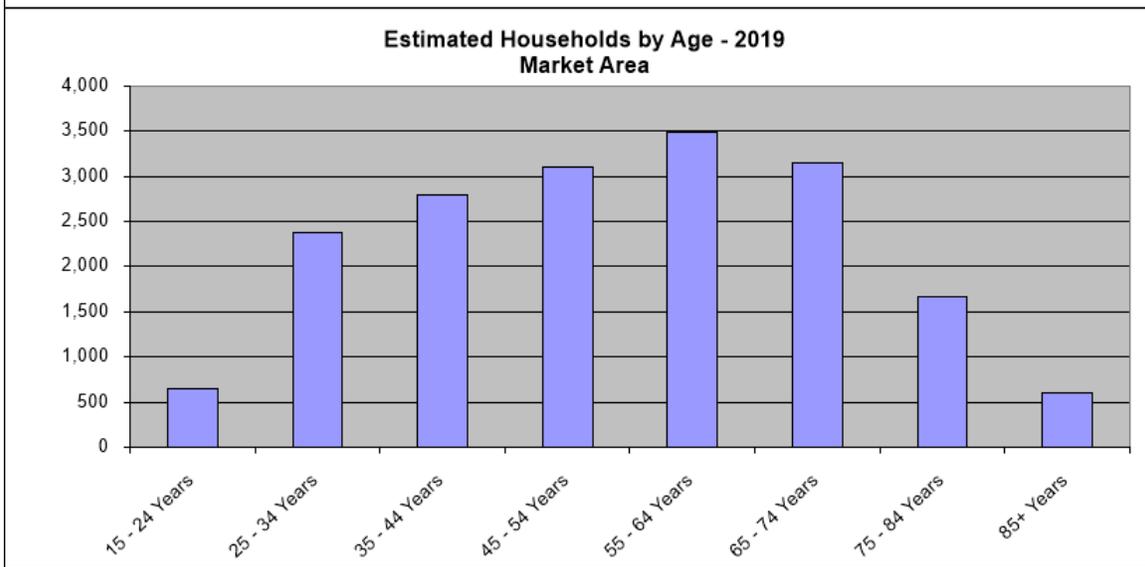
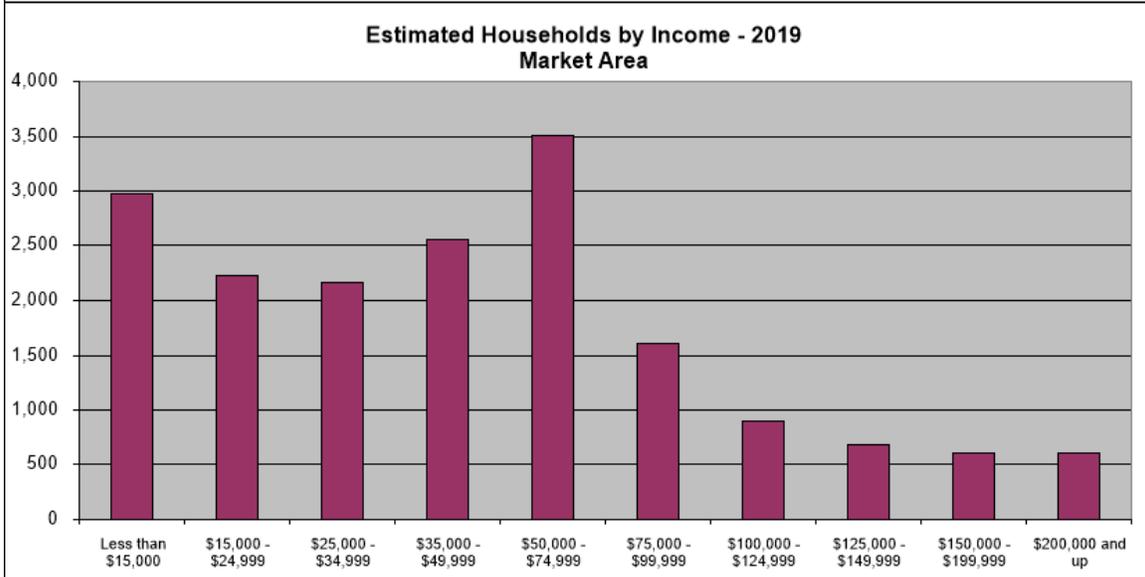
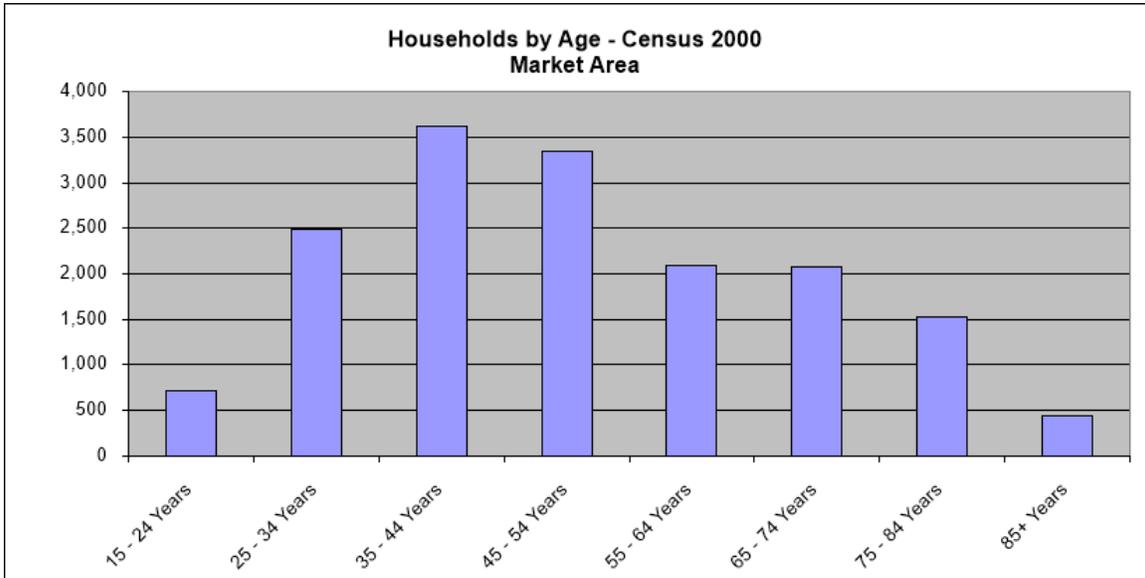
<b>Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2019</b>		
<b>Market Area</b>		
<b>Transportation Mode</b>	<b>Number</b>	<b>Percent</b>
Worked at Home	369	2.2%
Walked	209	1.2%
Bicycle	234	1.4%
Car Pooled	2,340	13.8%
Drove Alone	13,463	79.5%
Public Transportation	9	0.1%
Other Means	<u>317</u>	<u>1.9%</u>
<b>Total:</b>	<b>16,941</b>	<b>100.0%</b>

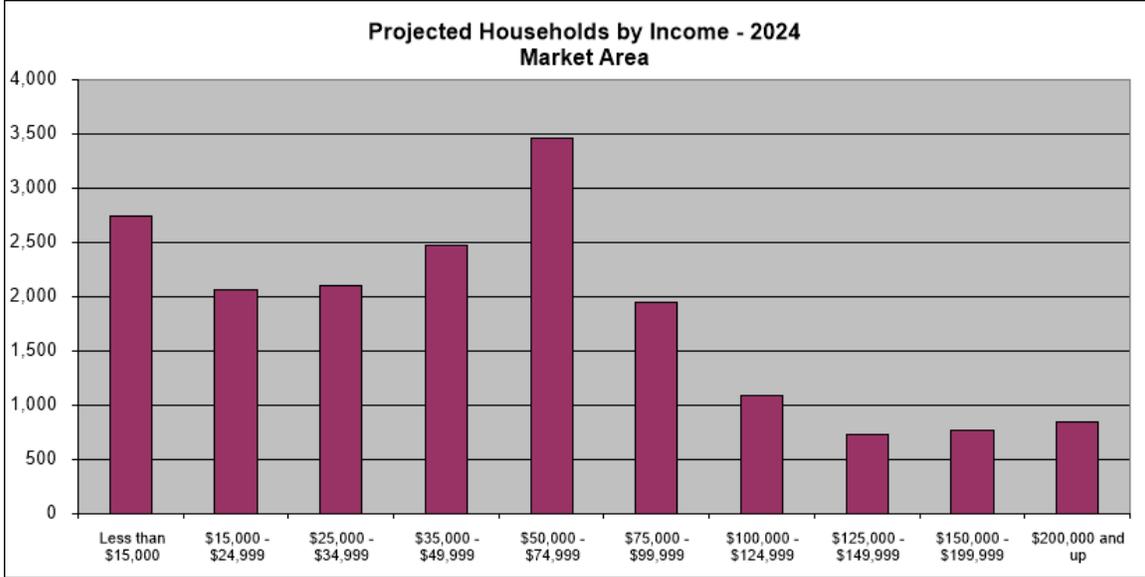
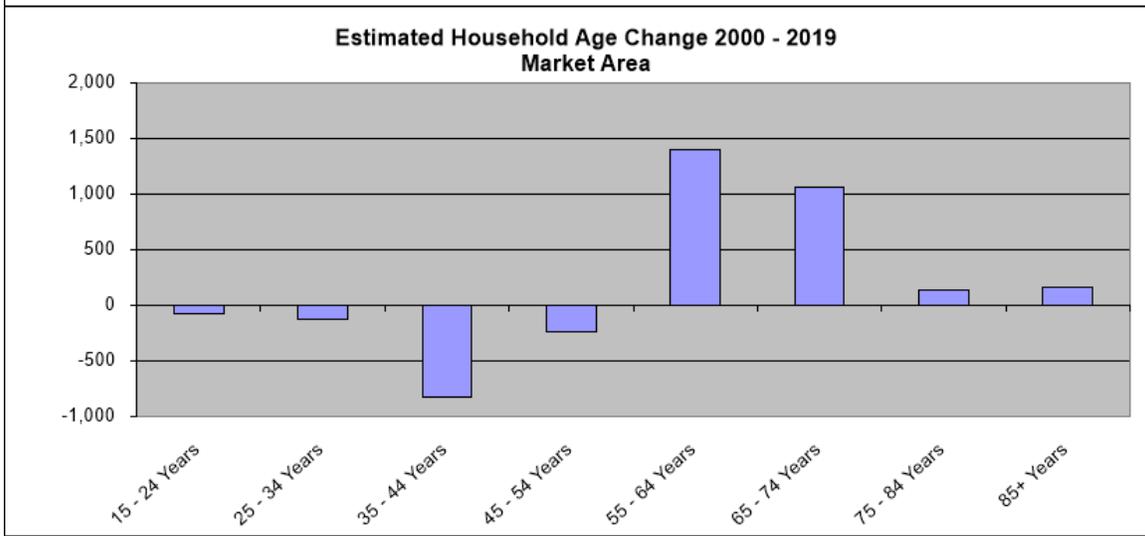
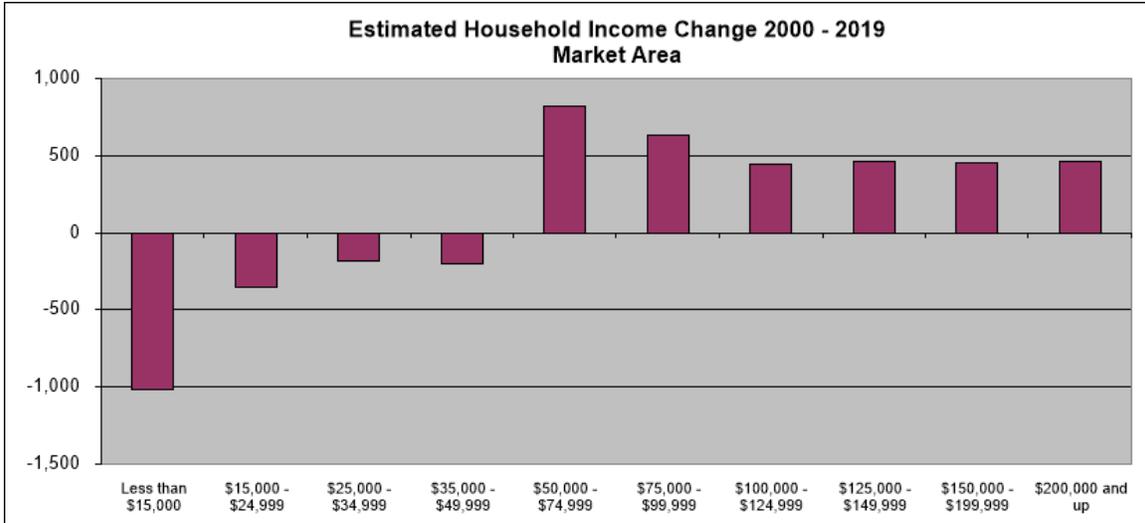
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2019 Market Area		
Travel Time	Number	Percent
Less than 15 Minutes	6,962	42.1%
15 to 29 Minutes	5,564	33.6%
30 to 44 Minutes	1,839	11.1%
45 to 59 Minutes	1,025	6.2%
60 or More Minutes	<u>1,164</u>	<u>7.0%</u>
<b>Total:</b>	<b>16,554</b>	<b>100.0%</b>

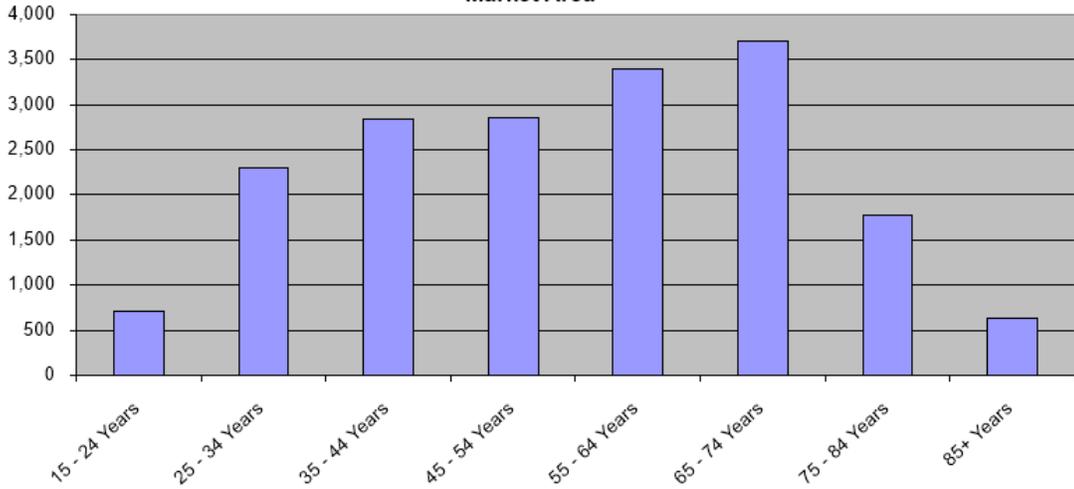
Source: Ribbon Demographics; Claritas



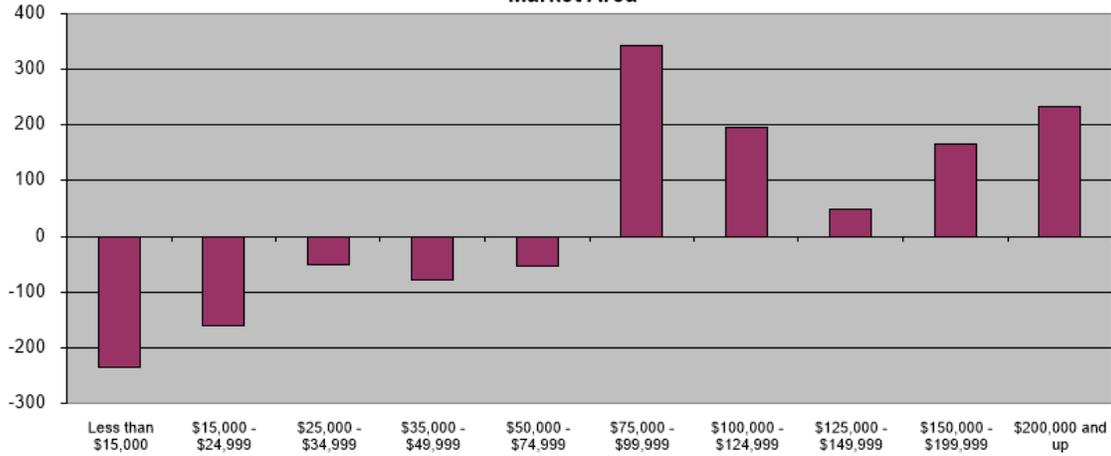




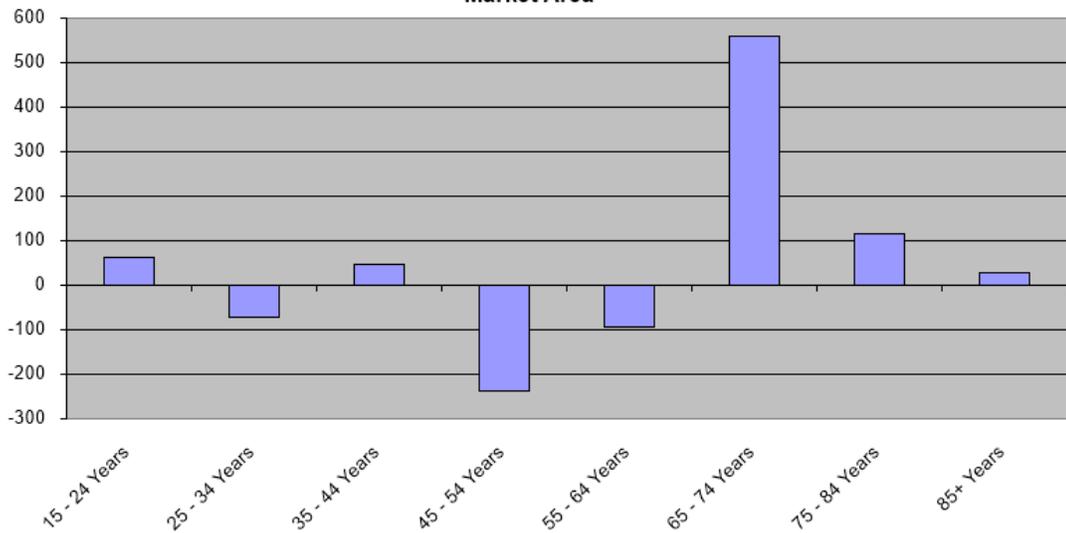
**Projected Households by Age - 2024  
Market Area**

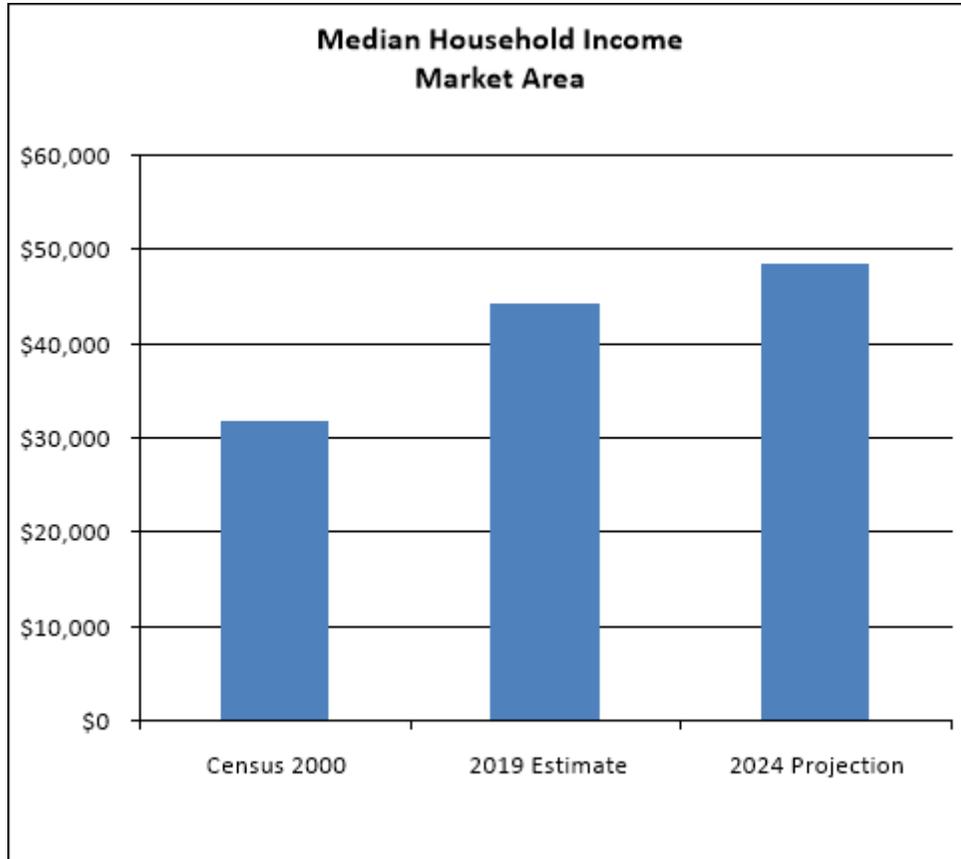


**Projected Household Income Change 2019 to 2024  
Market Area**



**Projected Household Age Change 2019 to 2024  
Market Area**





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Households by Income and Age Market Area										
<i>Census Data - 2000</i>										
	Age	Age								
Income	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years	Total	Percent
Less than \$15,000	313	480	554	646	443	700	623	233	<b>3,992</b>	<b>24.5%</b>
\$15,000 - \$24,999	142	495	559	384	315	369	247	72	<b>2,583</b>	<b>15.8%</b>
\$25,000 - \$34,999	162	425	493	350	246	361	247	55	<b>2,339</b>	<b>14.3%</b>
\$35,000 - \$49,999	55	497	778	585	377	252	171	35	<b>2,750</b>	<b>16.9%</b>
\$50,000 - \$74,999	44	453	691	739	378	224	137	26	<b>2,692</b>	<b>16.3%</b>
\$75,000 - \$99,999	0	83	322	306	154	52	46	7	<b>970</b>	<b>5.9%</b>
\$100,000 - \$124,999	0	36	90	141	107	50	23	5	<b>452</b>	<b>2.8%</b>
\$125,000 - \$149,999	0	17	62	75	32	29	7	2	<b>224</b>	<b>1.4%</b>
\$150,000 - \$199,999	0	0	63	34	21	25	7	1	<b>151</b>	<b>0.9%</b>
\$200,000 and up	0	6	7	77	25	21	14	2	<b>152</b>	<b>0.9%</b>
<b>Total</b>	<b>716</b>	<b>2,492</b>	<b>3,619</b>	<b>3,337</b>	<b>2,098</b>	<b>2,083</b>	<b>1,522</b>	<b>438</b>	<b>16,305</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.4%</b>	<b>15.3%</b>	<b>22.2%</b>	<b>20.5%</b>	<b>12.9%</b>	<b>12.8%</b>	<b>9.3%</b>	<b>2.7%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Current Year Estimates - 2019										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	263	354	390	435	625	466	303	138	2,974	16.7%
\$15,000 - \$24,999	18	262	266	295	451	431	343	160	2,226	12.5%
\$25,000 - \$34,999	57	267	279	320	402	431	299	104	2,159	12.1%
\$35,000 - \$49,999	191	416	453	403	429	385	218	58	2,553	14.3%
\$50,000 - \$74,999	107	527	598	656	709	581	262	70	3,510	19.7%
\$75,000 - \$99,999	8	307	396	238	235	288	105	28	1,605	9.0%
\$100,000 - \$124,999	0	107	164	210	181	172	45	16	895	5.0%
\$125,000 - \$149,999	0	60	101	184	159	142	29	11	686	3.8%
\$150,000 - \$199,999	0	47	92	181	150	101	30	5	606	3.4%
\$200,000 and up	0	25	57	180	154	154	29	11	610	3.4%
<b>Total</b>	<b>644</b>	<b>2,372</b>	<b>2,796</b>	<b>3,102</b>	<b>3,495</b>	<b>3,151</b>	<b>1,663</b>	<b>601</b>	<b>17,824</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.6%</b>	<b>13.3%</b>	<b>15.7%</b>	<b>17.4%</b>	<b>19.6%</b>	<b>17.7%</b>	<b>9.3%</b>	<b>3.4%</b>	<b>100.0%</b>	

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Households by Income and Age										
Market Area										
Estimated Change - 2000 to 2019										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-50	-126	-164	-211	182	-234	-320	-95	-1,018	-25.5%
\$15,000 - \$24,999	-124	-233	-293	-89	136	62	96	88	-357	-13.8%
\$25,000 - \$34,999	-105	-158	-214	-30	156	70	52	49	-180	-7.7%
\$35,000 - \$49,999	136	-81	-325	-182	52	133	47	23	-197	-7.2%
\$50,000 - \$74,999	63	74	-93	-83	331	357	125	44	818	30.4%
\$75,000 - \$99,999	8	224	74	-68	81	236	59	21	635	65.5%
\$100,000 - \$124,999	0	71	74	69	74	122	22	11	443	98.0%
\$125,000 - \$149,999	0	43	39	109	127	113	22	9	462	206.3%
\$150,000 - \$199,999	0	47	29	147	129	76	23	4	455	301.3%
\$200,000 and up	0	19	50	103	129	133	15	9	458	301.3%
<b>Total</b>	<b>-72</b>	<b>-120</b>	<b>-823</b>	<b>-235</b>	<b>1,397</b>	<b>1,068</b>	<b>141</b>	<b>163</b>	<b>1,519</b>	<b>9.3%</b>
<b>Percent Change</b>	<b>-10.1%</b>	<b>-4.8%</b>	<b>-22.7%</b>	<b>-7.0%</b>	<b>66.6%</b>	<b>51.3%</b>	<b>9.3%</b>	<b>37.2%</b>	<b>9.3%</b>	

Source: Claritas; Ribbon Demographics

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Households by Income and Age Market Area										
Five Year Projections - 2024										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	270	311	355	354	544	474	296	135	2,739	15.0%
\$15,000 - \$24,999	19	235	236	235	393	456	335	156	2,065	11.3%
\$25,000 - \$34,999	63	242	263	278	370	470	313	108	2,107	11.6%
\$35,000 - \$49,999	215	379	427	341	392	427	231	63	2,475	13.6%
\$50,000 - \$74,999	125	496	585	569	662	666	283	71	3,457	19.0%
\$75,000 - \$99,999	13	358	474	254	274	399	141	35	1,948	10.7%
\$100,000 - \$124,999	2	125	197	230	210	243	61	22	1,090	6.0%
\$125,000 - \$149,999	1	60	111	175	165	175	33	14	734	4.0%
\$150,000 - \$199,999	0	59	117	207	185	154	42	8	772	4.2%
\$200,000 and up	0	36	77	220	205	246	43	16	843	4.6%
<b>Total</b>	<b>708</b>	<b>2,301</b>	<b>2,842</b>	<b>2,863</b>	<b>3,400</b>	<b>3,710</b>	<b>1,778</b>	<b>628</b>	<b>18,230</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.9%</b>	<b>12.6%</b>	<b>15.6%</b>	<b>15.7%</b>	<b>18.7%</b>	<b>20.4%</b>	<b>9.8%</b>	<b>3.4%</b>		

Source: Claritas; Ribbon Demographics

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Households by Income and Age Market Area										
Projected Change - 2019 to 2024										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	7	-43	-35	-81	-81	8	-7	-3	-235	-7.9%
\$15,000 - \$24,999	1	-27	-30	-60	-58	25	-8	-4	-161	-7.2%
\$25,000 - \$34,999	6	-25	-16	-42	-32	39	14	4	-52	-2.4%
\$35,000 - \$49,999	24	-37	-26	-62	-37	42	13	5	-78	-3.1%
\$50,000 - \$74,999	18	-31	-13	-87	-47	85	21	1	-53	-1.5%
\$75,000 - \$99,999	5	51	78	16	39	111	36	7	343	21.4%
\$100,000 - \$124,999	2	18	33	20	29	71	16	6	195	21.8%
\$125,000 - \$149,999	1	0	10	-9	6	33	4	3	48	7.0%
\$150,000 - \$199,999	0	12	25	26	35	53	12	3	166	27.4%
\$200,000 and up	0	11	20	40	51	92	14	5	233	38.2%
<b>Total</b>	<b>64</b>	<b>-71</b>	<b>46</b>	<b>-239</b>	<b>-95</b>	<b>559</b>	<b>115</b>	<b>27</b>	<b>406</b>	<b>2.3%</b>
<b>Percent Change</b>	<b>9.9%</b>	<b>-3.0%</b>	<b>1.6%</b>	<b>-7.7%</b>	<b>-2.7%</b>	<b>17.7%</b>	<b>6.9%</b>	<b>4.5%</b>		

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## HOUSEHOLD DATA

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Median Household Income Market Area		
Census 2000	2019 Estimate	2024 Projection
\$31,744	\$44,125	\$48,358

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Median Household Income by Area			
Market Area			
Geography ID	Census 2000	2019 Estimate	2024 Projection
13275960100	\$20,574	\$31,970	\$35,097
13275960200	\$37,802	\$42,864	\$47,610
13275960300	\$27,257	\$44,785	\$49,727
13275960400	\$29,422	\$36,109	\$40,160
13275960500	\$32,364	\$51,998	\$56,884
13275960600	\$34,208	\$45,967	\$49,147
13275960700	\$29,118	\$31,310	\$33,918
13275960800	\$25,000	\$41,505	\$46,059
13275960900	\$40,674	\$50,741	\$55,459
13275961000	\$41,802	\$58,968	\$64,694
13275961100	\$25,174	\$47,440	\$51,213

HISTA 2.2 Summary Data

Market Area

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	136	193	117	122	24	592
\$10,000-20,000	83	69	107	176	38	473
\$20,000-30,000	180	162	103	49	82	576
\$30,000-40,000	129	42	54	146	73	444
\$40,000-50,000	54	127	36	73	60	350
\$50,000-60,000	22	35	89	42	116	304
\$60,000-75,000	0	46	5	37	21	109
\$75,000-100,000	35	24	1	2	5	67
\$100,000-125,000	1	2	5	12	7	27
\$125,000-150,000	3	6	7	1	1	18
\$150,000-200,000	5	8	7	8	2	30
\$200,000+	<u>337</u>	<u>394</u>	<u>305</u>	<u>103</u>	<u>68</u>	<u>1,207</u>
<b>Total</b>	<b>985</b>	<b>1,108</b>	<b>836</b>	<b>771</b>	<b>497</b>	<b>4,197</b>

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	367	64	13	6	8	458
\$10,000-20,000	230	120	33	9	9	401
\$20,000-30,000	51	19	58	1	10	139
\$30,000-40,000	81	46	36	5	22	190
\$40,000-50,000	108	12	20	0	5	145
\$50,000-60,000	42	40	21	2	12	117
\$60,000-75,000	15	32	26	1	5	79
\$75,000-100,000	35	6	7	3	5	56
\$100,000-125,000	23	8	6	0	5	42
\$125,000-150,000	14	6	8	1	2	31
\$150,000-200,000	7	5	1	3	3	19
\$200,000+	<u>211</u>	<u>68</u>	<u>14</u>	<u>9</u>	<u>10</u>	<u>312</u>
<b>Total</b>	<b>1,184</b>	<b>426</b>	<b>243</b>	<b>40</b>	<b>96</b>	<b>1,989</b>

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	287	58	11	3	6	365
\$10,000-20,000	141	100	25	8	5	279
\$20,000-30,000	20	18	53	1	5	97
\$30,000-40,000	62	44	10	5	4	125
\$40,000-50,000	48	12	12	0	4	76
\$50,000-60,000	15	39	14	2	4	74
\$60,000-75,000	11	30	24	1	3	69
\$75,000-100,000	11	5	3	2	3	24
\$100,000-125,000	12	5	1	0	3	21
\$125,000-150,000	5	4	2	1	1	13
\$150,000-200,000	6	4	1	2	2	15
\$200,000+	<u>165</u>	<u>63</u>	<u>12</u>	<u>7</u>	<u>9</u>	<u>256</u>
<b>Total</b>	<b>783</b>	<b>382</b>	<b>168</b>	<b>32</b>	<b>49</b>	<b>1,414</b>

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	503	257	130	128	32	1,050
\$10,000-20,000	313	189	140	185	47	874
\$20,000-30,000	231	181	161	50	92	715
\$30,000-40,000	210	88	90	151	95	634
\$40,000-50,000	162	139	56	73	65	495
\$50,000-60,000	64	75	110	44	128	421
\$60,000-75,000	15	78	31	38	26	188
\$75,000-100,000	70	30	8	5	10	123
\$100,000-125,000	24	10	11	12	12	69
\$125,000-150,000	17	12	15	2	3	49
\$150,000-200,000	12	13	8	11	5	49
\$200,000+	<u>548</u>	<u>462</u>	<u>319</u>	<u>112</u>	<u>78</u>	<u>1,519</u>
<b>Total</b>	<b>2,169</b>	<b>1,534</b>	<b>1,079</b>	<b>811</b>	<b>593</b>	<b>6,186</b>

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Market Area

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.2%	4.6%	2.8%	2.9%	0.6%	14.1%
\$10,000-20,000	2.0%	1.6%	2.5%	4.2%	0.9%	11.3%
\$20,000-30,000	4.3%	3.9%	2.5%	1.2%	2.0%	13.7%
\$30,000-40,000	3.1%	1.0%	1.3%	3.5%	1.7%	10.6%
\$40,000-50,000	1.3%	3.0%	0.9%	1.7%	1.4%	8.3%
\$50,000-60,000	0.5%	0.8%	2.1%	1.0%	2.8%	7.2%
\$60,000-75,000	0.0%	1.1%	0.1%	0.9%	0.5%	2.6%
\$75,000-100,000	0.8%	0.6%	0.0%	0.0%	0.1%	1.6%
\$100,000-125,000	0.0%	0.0%	0.1%	0.3%	0.2%	0.6%
\$125,000-150,000	0.1%	0.1%	0.2%	0.0%	0.0%	0.4%
\$150,000-200,000	0.1%	0.2%	0.2%	0.2%	0.0%	0.7%
\$200,000+	8.0%	9.4%	7.3%	2.5%	1.6%	28.8%
<b>Total</b>	<b>23.5%</b>	<b>26.4%</b>	<b>19.9%</b>	<b>18.4%</b>	<b>11.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	18.5%	3.2%	0.7%	0.3%	0.4%	23.0%
\$10,000-20,000	11.6%	6.0%	1.7%	0.5%	0.5%	20.2%
\$20,000-30,000	2.6%	1.0%	2.9%	0.1%	0.5%	7.0%
\$30,000-40,000	4.1%	2.3%	1.8%	0.3%	1.1%	9.6%
\$40,000-50,000	5.4%	0.6%	1.0%	0.0%	0.3%	7.3%
\$50,000-60,000	2.1%	2.0%	1.1%	0.1%	0.6%	5.9%
\$60,000-75,000	0.8%	1.6%	1.3%	0.1%	0.3%	4.0%
\$75,000-100,000	1.8%	0.3%	0.4%	0.2%	0.3%	2.8%
\$100,000-125,000	1.2%	0.4%	0.3%	0.0%	0.3%	2.1%
\$125,000-150,000	0.7%	0.3%	0.4%	0.1%	0.1%	1.6%
\$150,000-200,000	0.4%	0.3%	0.1%	0.2%	0.2%	1.0%
\$200,000+	10.6%	3.4%	0.7%	0.5%	0.5%	15.7%
<b>Total</b>	<b>59.5%</b>	<b>21.4%</b>	<b>12.2%</b>	<b>2.0%</b>	<b>4.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	20.3%	4.1%	0.8%	0.2%	0.4%	25.8%
\$10,000-20,000	10.0%	7.1%	1.8%	0.6%	0.4%	19.7%
\$20,000-30,000	1.4%	1.3%	3.7%	0.1%	0.4%	6.9%
\$30,000-40,000	4.4%	3.1%	0.7%	0.4%	0.3%	8.8%
\$40,000-50,000	3.4%	0.8%	0.8%	0.0%	0.3%	5.4%
\$50,000-60,000	1.1%	2.8%	1.0%	0.1%	0.3%	5.2%
\$60,000-75,000	0.8%	2.1%	1.7%	0.1%	0.2%	4.9%
\$75,000-100,000	0.8%	0.4%	0.2%	0.1%	0.2%	1.7%
\$100,000-125,000	0.8%	0.4%	0.1%	0.0%	0.2%	1.5%
\$125,000-150,000	0.4%	0.3%	0.1%	0.1%	0.1%	0.9%
\$150,000-200,000	0.4%	0.3%	0.1%	0.1%	0.1%	1.1%
\$200,000+	11.7%	4.5%	0.8%	0.5%	0.6%	18.1%
<b>Total</b>	<b>55.4%</b>	<b>27.0%</b>	<b>11.9%</b>	<b>2.3%</b>	<b>3.5%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	8.1%	4.2%	2.1%	2.1%	0.5%	17.0%
\$10,000-20,000	5.1%	3.1%	2.3%	3.0%	0.8%	14.1%
\$20,000-30,000	3.7%	2.9%	2.6%	0.8%	1.5%	11.6%
\$30,000-40,000	3.4%	1.4%	1.5%	2.4%	1.5%	10.2%
\$40,000-50,000	2.6%	2.2%	0.9%	1.2%	1.1%	8.0%
\$50,000-60,000	1.0%	1.2%	1.8%	0.7%	2.1%	6.8%
\$60,000-75,000	0.2%	1.3%	0.5%	0.6%	0.4%	3.0%
\$75,000-100,000	1.1%	0.5%	0.1%	0.1%	0.2%	2.0%
\$100,000-125,000	0.4%	0.2%	0.2%	0.2%	0.2%	1.1%
\$125,000-150,000	0.3%	0.2%	0.2%	0.0%	0.0%	0.8%
\$150,000-200,000	0.2%	0.2%	0.1%	0.2%	0.1%	0.8%
\$200,000+	8.9%	7.5%	5.2%	1.8%	1.3%	24.6%
<b>Total</b>	<b>35.1%</b>	<b>24.8%</b>	<b>17.4%</b>	<b>13.1%</b>	<b>9.6%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	127	71	51	53	46	348
\$10,000-20,000	66	139	114	75	15	409
\$20,000-30,000	51	96	119	70	94	430
\$30,000-40,000	90	165	25	63	138	481
\$40,000-50,000	103	196	61	190	163	713
\$50,000-60,000	61	160	181	246	56	704
\$60,000-75,000	6	193	122	193	108	622
\$75,000-100,000	5	95	75	119	63	357
\$100,000-125,000	22	67	109	93	22	313
\$125,000-150,000	15	11	43	48	52	169
\$150,000-200,000	8	8	68	44	21	149
\$200,000+	200	61	119	18	11	409
<b>Total</b>	<b>754</b>	<b>1,262</b>	<b>1,087</b>	<b>1,212</b>	<b>789</b>	<b>5,104</b>

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	477	286	123	10	14	910
\$10,000-20,000	357	466	67	8	8	906
\$20,000-30,000	224	383	66	13	33	719
\$30,000-40,000	182	300	92	27	40	641
\$40,000-50,000	137	363	109	14	42	665
\$50,000-60,000	60	246	97	65	39	507
\$60,000-75,000	102	337	56	11	25	531
\$75,000-100,000	40	181	47	17	20	305
\$100,000-125,000	51	144	40	4	7	246
\$125,000-150,000	25	79	16	11	8	139
\$150,000-200,000	33	110	14	14	6	177
\$200,000+	152	94	41	7	568	862
<b>Total</b>	<b>1,840</b>	<b>2,989</b>	<b>768</b>	<b>201</b>	<b>810</b>	<b>6,608</b>

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	409	173	96	2	7	687
\$10,000-20,000	325	326	31	4	7	693
\$20,000-30,000	133	305	64	9	12	523
\$30,000-40,000	155	226	49	26	23	479
\$40,000-50,000	62	253	43	10	31	399
\$50,000-60,000	52	190	82	19	9	352
\$60,000-75,000	85	226	25	11	19	366
\$75,000-100,000	35	98	33	4	9	179
\$100,000-125,000	40	49	31	2	4	126
\$125,000-150,000	19	57	6	1	4	87
\$150,000-200,000	29	49	12	3	4	97
\$200,000+	120	54	25	4	565	768
<b>Total</b>	<b>1,464</b>	<b>2,006</b>	<b>497</b>	<b>95</b>	<b>694</b>	<b>4,756</b>

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	604	357	174	63	60	1,258
\$10,000-20,000	423	605	181	83	23	1,315
\$20,000-30,000	275	479	185	83	127	1,149
\$30,000-40,000	272	465	117	90	178	1,122
\$40,000-50,000	240	559	170	204	205	1,378
\$50,000-60,000	121	406	278	311	95	1,211
\$60,000-75,000	108	530	178	204	153	1,153
\$75,000-100,000	45	276	122	136	83	662
\$100,000-125,000	73	211	149	97	29	559
\$125,000-150,000	40	90	59	59	60	308
\$150,000-200,000	41	118	82	58	27	326
\$200,000+	352	155	160	25	579	1,271
<b>Total</b>	<b>2,594</b>	<b>4,251</b>	<b>1,855</b>	<b>1,413</b>	<b>1,599</b>	<b>11,712</b>

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.5%	1.4%	1.0%	1.0%	0.9%	6.8%
\$10,000-20,000	1.3%	2.7%	2.2%	1.5%	0.3%	8.0%
\$20,000-30,000	1.0%	1.9%	2.3%	1.4%	1.8%	8.4%
\$30,000-40,000	1.8%	3.2%	0.5%	1.2%	2.7%	9.4%
\$40,000-50,000	2.0%	3.8%	1.2%	3.7%	3.2%	14.0%
\$50,000-60,000	1.2%	3.1%	3.5%	4.8%	1.1%	13.8%
\$60,000-75,000	0.1%	3.8%	2.4%	3.8%	2.1%	12.2%
\$75,000-100,000	0.1%	1.9%	1.5%	2.3%	1.2%	7.0%
\$100,000-125,000	0.4%	1.3%	2.1%	1.8%	0.4%	6.1%
\$125,000-150,000	0.3%	0.2%	0.8%	0.9%	1.0%	3.3%
\$150,000-200,000	0.2%	0.2%	1.3%	0.9%	0.4%	2.9%
\$200,000+	3.9%	1.2%	2.3%	0.4%	0.2%	8.0%
<b>Total</b>	<b>14.8%</b>	<b>24.7%</b>	<b>21.3%</b>	<b>23.7%</b>	<b>15.5%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	7.2%	4.3%	1.9%	0.2%	0.2%	13.8%
\$10,000-20,000	5.4%	7.1%	1.0%	0.1%	0.1%	13.7%
\$20,000-30,000	3.4%	5.8%	1.0%	0.2%	0.5%	10.9%
\$30,000-40,000	2.8%	4.5%	1.4%	0.4%	0.6%	9.7%
\$40,000-50,000	2.1%	5.5%	1.6%	0.2%	0.6%	10.1%
\$50,000-60,000	0.9%	3.7%	1.5%	1.0%	0.6%	7.7%
\$60,000-75,000	1.5%	5.1%	0.8%	0.2%	0.4%	8.0%
\$75,000-100,000	0.6%	2.7%	0.7%	0.3%	0.3%	4.6%
\$100,000-125,000	0.8%	2.2%	0.6%	0.1%	0.1%	3.7%
\$125,000-150,000	0.4%	1.2%	0.2%	0.2%	0.1%	2.1%
\$150,000-200,000	0.5%	1.7%	0.2%	0.2%	0.1%	2.7%
\$200,000+	2.3%	1.4%	0.6%	0.1%	8.6%	13.0%
<b>Total</b>	<b>27.8%</b>	<b>45.2%</b>	<b>11.6%</b>	<b>3.0%</b>	<b>12.3%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.6%	3.6%	2.0%	0.0%	0.1%	14.4%
\$10,000-20,000	6.8%	6.9%	0.7%	0.1%	0.1%	14.6%
\$20,000-30,000	2.8%	6.4%	1.3%	0.2%	0.3%	11.0%
\$30,000-40,000	3.3%	4.8%	1.0%	0.5%	0.5%	10.1%
\$40,000-50,000	1.3%	5.3%	0.9%	0.2%	0.7%	8.4%
\$50,000-60,000	1.1%	4.0%	1.7%	0.4%	0.2%	7.4%
\$60,000-75,000	1.8%	4.8%	0.5%	0.2%	0.4%	7.7%
\$75,000-100,000	0.7%	2.1%	0.7%	0.1%	0.2%	3.8%
\$100,000-125,000	0.8%	1.0%	0.7%	0.0%	0.1%	2.6%
\$125,000-150,000	0.4%	1.2%	0.1%	0.0%	0.1%	1.8%
\$150,000-200,000	0.6%	1.0%	0.3%	0.1%	0.1%	2.0%
\$200,000+	2.5%	1.1%	0.5%	0.1%	11.9%	16.1%
<b>Total</b>	<b>30.8%</b>	<b>42.2%</b>	<b>10.4%</b>	<b>2.0%</b>	<b>14.6%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.2%	3.0%	1.5%	0.5%	0.5%	10.7%
\$10,000-20,000	3.6%	5.2%	1.5%	0.7%	0.2%	11.2%
\$20,000-30,000	2.3%	4.1%	1.6%	0.7%	1.1%	9.8%
\$30,000-40,000	2.3%	4.0%	1.0%	0.8%	1.5%	9.6%
\$40,000-50,000	2.0%	4.8%	1.5%	1.7%	1.8%	11.8%
\$50,000-60,000	1.0%	3.5%	2.4%	2.7%	0.8%	10.3%
\$60,000-75,000	0.9%	4.5%	1.5%	1.7%	1.1%	9.8%
\$75,000-100,000	0.4%	2.4%	1.0%	1.2%	0.7%	5.7%
\$100,000-125,000	0.6%	1.8%	1.3%	0.8%	0.2%	4.8%
\$125,000-150,000	0.3%	0.8%	0.5%	0.5%	0.5%	2.6%
\$150,000-200,000	0.4%	1.0%	0.7%	0.5%	0.2%	2.8%
\$200,000+	3.0%	1.3%	1.4%	0.2%	4.9%	10.9%
<b>Total</b>	<b>22.1%</b>	<b>36.3%</b>	<b>15.8%</b>	<b>12.1%</b>	<b>13.7%</b>	<b>100.0%</b>

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<b>Renter Households</b>						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	119	153	91	128	26	517
\$10,000-20,000	83	76	127	183	54	523
\$20,000-30,000	195	153	126	58	80	612
\$30,000-40,000	136	35	54	140	73	438
\$40,000-50,000	53	88	26	54	58	279
\$50,000-60,000	41	36	115	74	129	395
\$60,000-75,000	1	127	7	42	29	206
\$75,000-100,000	32	31	3	1	10	77
\$100,000-125,000	2	1	8	14	4	29
\$125,000-150,000	1	8	5	1	4	19
\$150,000-200,000	9	8	9	7	4	37
\$200,000+	<u>353</u>	<u>244</u>	<u>233</u>	<u>71</u>	<u>50</u>	<u>951</u>
<b>Total</b>	<b>1,025</b>	<b>960</b>	<b>804</b>	<b>773</b>	<b>521</b>	<b>4,083</b>

<b>Renter Households</b>						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	440	57	9	5	7	518
\$10,000-20,000	228	123	29	18	8	406
\$20,000-30,000	64	19	54	1	9	147
\$30,000-40,000	82	39	30	10	17	178
\$40,000-50,000	109	13	14	2	5	143
\$50,000-60,000	66	50	44	3	14	177
\$60,000-75,000	22	29	37	0	5	93
\$75,000-100,000	38	10	6	2	5	61
\$100,000-125,000	30	9	16	1	5	61
\$125,000-150,000	42	10	11	1	5	69
\$150,000-200,000	25	11	8	1	1	46
\$200,000+	<u>262</u>	<u>42</u>	<u>16</u>	<u>6</u>	<u>12</u>	<u>338</u>
<b>Total</b>	<b>1,408</b>	<b>412</b>	<b>274</b>	<b>50</b>	<b>93</b>	<b>2,237</b>

<b>Renter Households</b>						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	360	51	8	2	5	426
\$10,000-20,000	142	112	22	18	5	299
\$20,000-30,000	26	18	47	1	4	96
\$30,000-40,000	62	36	5	10	4	117
\$40,000-50,000	65	12	10	2	4	93
\$50,000-60,000	29	47	28	2	4	110
\$60,000-75,000	17	26	32	0	3	78
\$75,000-100,000	14	8	3	1	4	30
\$100,000-125,000	20	7	13	1	4	45
\$125,000-150,000	16	7	3	0	3	29
\$150,000-200,000	22	10	7	1	0	40
\$200,000+	<u>233</u>	<u>38</u>	<u>12</u>	<u>5</u>	<u>11</u>	<u>299</u>
<b>Total</b>	<b>1,006</b>	<b>372</b>	<b>190</b>	<b>43</b>	<b>51</b>	<b>1,662</b>

<b>Renter Households</b>						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	559	210	100	133	33	1,035
\$10,000-20,000	311	199	156	201	62	929
\$20,000-30,000	259	172	180	59	89	759
\$30,000-40,000	218	74	84	150	90	616
\$40,000-50,000	162	101	40	56	63	422
\$50,000-60,000	107	86	159	77	143	572
\$60,000-75,000	23	156	44	42	34	299
\$75,000-100,000	70	41	9	3	15	138
\$100,000-125,000	32	10	24	15	9	90
\$125,000-150,000	43	18	16	2	9	88
\$150,000-200,000	34	19	17	8	5	83
\$200,000+	<u>615</u>	<u>286</u>	<u>249</u>	<u>77</u>	<u>62</u>	<u>1,289</u>
<b>Total</b>	<b>2,433</b>	<b>1,372</b>	<b>1,078</b>	<b>823</b>	<b>614</b>	<b>6,320</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.9%	3.7%	2.2%	3.1%	0.6%	12.7%
\$10,000-20,000	2.0%	1.9%	3.1%	4.5%	1.3%	12.8%
\$20,000-30,000	4.8%	3.7%	3.1%	1.4%	2.0%	15.0%
\$30,000-40,000	3.3%	0.9%	1.3%	3.4%	1.8%	10.7%
\$40,000-50,000	1.3%	2.2%	0.6%	1.3%	1.4%	6.8%
\$50,000-60,000	1.0%	0.9%	2.8%	1.8%	3.2%	9.7%
\$60,000-75,000	0.0%	3.1%	0.2%	1.0%	0.7%	5.0%
\$75,000-100,000	0.8%	0.8%	0.1%	0.0%	0.2%	1.9%
\$100,000-125,000	0.0%	0.0%	0.2%	0.3%	0.1%	0.7%
\$125,000-150,000	0.0%	0.2%	0.1%	0.0%	0.1%	0.5%
\$150,000-200,000	0.2%	0.2%	0.2%	0.2%	0.1%	0.9%
\$200,000+	8.6%	6.0%	5.7%	1.7%	1.2%	23.3%
<b>Total</b>	<b>25.1%</b>	<b>23.5%</b>	<b>19.7%</b>	<b>18.9%</b>	<b>12.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	19.7%	2.5%	0.4%	0.2%	0.3%	23.2%
\$10,000-20,000	10.2%	5.5%	1.3%	0.8%	0.4%	18.1%
\$20,000-30,000	2.9%	0.8%	2.4%	0.0%	0.4%	6.6%
\$30,000-40,000	3.7%	1.7%	1.3%	0.4%	0.8%	8.0%
\$40,000-50,000	4.9%	0.6%	0.6%	0.1%	0.2%	6.4%
\$50,000-60,000	3.0%	2.2%	2.0%	0.1%	0.6%	7.9%
\$60,000-75,000	1.0%	1.3%	1.7%	0.0%	0.2%	4.2%
\$75,000-100,000	1.7%	0.4%	0.3%	0.1%	0.2%	2.7%
\$100,000-125,000	1.3%	0.4%	0.7%	0.0%	0.2%	2.7%
\$125,000-150,000	1.9%	0.4%	0.5%	0.0%	0.2%	3.1%
\$150,000-200,000	1.1%	0.5%	0.4%	0.0%	0.0%	2.1%
\$200,000+	11.7%	1.9%	0.7%	0.3%	0.5%	15.1%
<b>Total</b>	<b>62.9%</b>	<b>18.4%</b>	<b>12.2%</b>	<b>2.2%</b>	<b>4.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	21.7%	3.1%	0.5%	0.1%	0.3%	25.6%
\$10,000-20,000	8.5%	6.7%	1.3%	1.1%	0.3%	18.0%
\$20,000-30,000	1.6%	1.1%	2.8%	0.1%	0.2%	5.8%
\$30,000-40,000	3.7%	2.2%	0.3%	0.6%	0.2%	7.0%
\$40,000-50,000	3.9%	0.7%	0.6%	0.1%	0.2%	5.6%
\$50,000-60,000	1.7%	2.8%	1.7%	0.1%	0.2%	6.6%
\$60,000-75,000	1.0%	1.6%	1.9%	0.0%	0.2%	4.7%
\$75,000-100,000	0.8%	0.5%	0.2%	0.1%	0.2%	1.8%
\$100,000-125,000	1.2%	0.4%	0.8%	0.1%	0.2%	2.7%
\$125,000-150,000	1.0%	0.4%	0.2%	0.0%	0.2%	1.7%
\$150,000-200,000	1.3%	0.6%	0.4%	0.1%	0.0%	2.4%
\$200,000+	14.0%	2.3%	0.7%	0.3%	0.7%	18.0%
<b>Total</b>	<b>60.5%</b>	<b>22.4%</b>	<b>11.4%</b>	<b>2.6%</b>	<b>3.1%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.8%	3.3%	1.6%	2.1%	0.5%	16.4%
\$10,000-20,000	4.9%	3.1%	2.5%	3.2%	1.0%	14.7%
\$20,000-30,000	4.1%	2.7%	2.8%	0.9%	1.4%	12.0%
\$30,000-40,000	3.4%	1.2%	1.3%	2.4%	1.4%	9.7%
\$40,000-50,000	2.6%	1.6%	0.6%	0.9%	1.0%	6.7%
\$50,000-60,000	1.7%	1.4%	2.5%	1.2%	2.3%	9.1%
\$60,000-75,000	0.4%	2.5%	0.7%	0.7%	0.5%	4.7%
\$75,000-100,000	1.1%	0.6%	0.1%	0.0%	0.2%	2.2%
\$100,000-125,000	0.5%	0.2%	0.4%	0.2%	0.1%	1.4%
\$125,000-150,000	0.7%	0.3%	0.3%	0.0%	0.1%	1.4%
\$150,000-200,000	0.5%	0.3%	0.3%	0.1%	0.1%	1.3%
\$200,000+	9.7%	4.5%	3.9%	1.2%	1.0%	20.4%
<b>Total</b>	<b>38.5%</b>	<b>21.7%</b>	<b>17.1%</b>	<b>13.0%</b>	<b>9.7%</b>	<b>100.0%</b>

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<b>Owner Households</b>						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	81	36	26	30	47	220
\$10,000-20,000	99	135	133	68	22	457
\$20,000-30,000	50	81	114	47	73	365
\$30,000-40,000	80	166	25	71	122	464
\$40,000-50,000	74	134	50	152	128	538
\$50,000-60,000	41	154	208	216	57	676
\$60,000-75,000	3	289	125	216	110	743
\$75,000-100,000	5	112	91	128	68	404
\$100,000-125,000	40	62	102	82	30	316
\$125,000-150,000	42	26	74	105	54	301
\$150,000-200,000	11	11	91	81	31	225
\$200,000+	116	36	57	15	2	226
<b>Total</b>	<b>642</b>	<b>1,242</b>	<b>1,096</b>	<b>1,211</b>	<b>744</b>	<b>4,935</b>

<b>Owner Households</b>						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	521	273	137	4	14	949
\$10,000-20,000	395	456	74	7	8	940
\$20,000-30,000	202	427	73	16	24	742
\$30,000-40,000	169	256	84	19	54	582
\$40,000-50,000	120	318	104	12	33	587
\$50,000-60,000	90	380	146	64	35	715
\$60,000-75,000	105	370	56	9	23	563
\$75,000-100,000	57	203	62	12	19	353
\$100,000-125,000	68	150	42	6	14	280
\$125,000-150,000	43	117	26	22	9	217
\$150,000-200,000	55	189	27	19	12	302
\$200,000+	163	96	33	9	509	810
<b>Total</b>	<b>1,988</b>	<b>3,235</b>	<b>864</b>	<b>199</b>	<b>754</b>	<b>7,040</b>

<b>Owner Households</b>						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	464	187	115	2	8	776
\$10,000-20,000	367	326	48	4	7	752
\$20,000-30,000	125	342	71	11	9	558
\$30,000-40,000	139	205	41	18	33	436
\$40,000-50,000	64	237	35	7	26	369
\$50,000-60,000	83	307	127	25	7	549
\$60,000-75,000	84	264	32	9	18	407
\$75,000-100,000	52	134	52	1	10	249
\$100,000-125,000	59	72	31	4	12	178
\$125,000-150,000	32	92	12	3	4	143
\$150,000-200,000	49	104	26	2	9	190
\$200,000+	131	61	20	4	508	724
<b>Total</b>	<b>1,649</b>	<b>2,331</b>	<b>610</b>	<b>90</b>	<b>651</b>	<b>5,331</b>

<b>Owner Households</b>						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	602	309	163	34	61	1,169
\$10,000-20,000	494	591	207	75	30	1,397
\$20,000-30,000	252	508	187	63	97	1,107
\$30,000-40,000	249	422	109	90	176	1,046
\$40,000-50,000	194	452	154	164	161	1,125
\$50,000-60,000	131	534	354	280	92	1,391
\$60,000-75,000	108	659	181	225	153	1,306
\$75,000-100,000	62	315	153	140	87	757
\$100,000-125,000	108	212	144	88	44	596
\$125,000-150,000	85	143	100	127	63	518
\$150,000-200,000	66	200	118	100	43	527
\$200,000+	279	132	90	24	511	1,036
<b>Total</b>	<b>2,630</b>	<b>4,477</b>	<b>1,960</b>	<b>1,410</b>	<b>1,498</b>	<b>11,975</b>

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Percent Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.6%	0.7%	0.5%	0.6%	1.0%	4.5%
\$10,000-20,000	2.0%	2.7%	2.7%	1.4%	0.4%	9.3%
\$20,000-30,000	1.0%	1.6%	2.3%	1.0%	1.5%	7.4%
\$30,000-40,000	1.6%	3.4%	0.5%	1.4%	2.5%	9.4%
\$40,000-50,000	1.5%	2.7%	1.0%	3.1%	2.6%	10.9%
\$50,000-60,000	0.8%	3.1%	4.2%	4.4%	1.2%	13.7%
\$60,000-75,000	0.1%	5.9%	2.5%	4.4%	2.2%	15.1%
\$75,000-100,000	0.1%	2.3%	1.8%	2.6%	1.4%	8.2%
\$100,000-125,000	0.8%	1.3%	2.1%	1.7%	0.6%	6.4%
\$125,000-150,000	0.9%	0.5%	1.5%	2.1%	1.1%	6.1%
\$150,000-200,000	0.2%	0.2%	1.8%	1.6%	0.6%	4.6%
\$200,000+	2.4%	0.7%	1.2%	0.3%	0.0%	4.6%
<b>Total</b>	<b>13.0%</b>	<b>25.2%</b>	<b>22.2%</b>	<b>24.5%</b>	<b>15.1%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	7.4%	3.9%	1.9%	0.1%	0.2%	13.5%
\$10,000-20,000	5.6%	6.5%	1.1%	0.1%	0.1%	13.4%
\$20,000-30,000	2.9%	6.1%	1.0%	0.2%	0.3%	10.5%
\$30,000-40,000	2.4%	3.6%	1.2%	0.3%	0.8%	8.3%
\$40,000-50,000	1.7%	4.5%	1.5%	0.2%	0.5%	8.3%
\$50,000-60,000	1.3%	5.4%	2.1%	0.9%	0.5%	10.2%
\$60,000-75,000	1.5%	5.3%	0.8%	0.1%	0.3%	8.0%
\$75,000-100,000	0.8%	2.9%	0.9%	0.2%	0.3%	5.0%
\$100,000-125,000	1.0%	2.1%	0.6%	0.1%	0.2%	4.0%
\$125,000-150,000	0.6%	1.7%	0.4%	0.3%	0.1%	3.1%
\$150,000-200,000	0.8%	2.7%	0.4%	0.3%	0.2%	4.3%
\$200,000+	2.3%	1.4%	0.5%	0.1%	7.2%	11.5%
<b>Total</b>	<b>28.2%</b>	<b>46.0%</b>	<b>12.3%</b>	<b>2.8%</b>	<b>10.7%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.7%	3.5%	2.2%	0.0%	0.2%	14.6%
\$10,000-20,000	6.9%	6.1%	0.9%	0.1%	0.1%	14.1%
\$20,000-30,000	2.3%	6.4%	1.3%	0.2%	0.2%	10.5%
\$30,000-40,000	2.6%	3.8%	0.8%	0.3%	0.6%	8.2%
\$40,000-50,000	1.2%	4.4%	0.7%	0.1%	0.5%	6.9%
\$50,000-60,000	1.6%	5.8%	2.4%	0.5%	0.1%	10.3%
\$60,000-75,000	1.6%	5.0%	0.6%	0.2%	0.3%	7.6%
\$75,000-100,000	1.0%	2.5%	1.0%	0.0%	0.2%	4.7%
\$100,000-125,000	1.1%	1.4%	0.6%	0.1%	0.2%	3.3%
\$125,000-150,000	0.6%	1.7%	0.2%	0.1%	0.1%	2.7%
\$150,000-200,000	0.9%	2.0%	0.5%	0.0%	0.2%	3.6%
\$200,000+	2.5%	1.1%	0.4%	0.1%	9.5%	13.6%
<b>Total</b>	<b>30.9%</b>	<b>43.7%</b>	<b>11.4%</b>	<b>1.7%</b>	<b>12.2%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.0%	2.6%	1.4%	0.3%	0.5%	9.8%
\$10,000-20,000	4.1%	4.9%	1.7%	0.6%	0.3%	11.7%
\$20,000-30,000	2.1%	4.2%	1.6%	0.5%	0.8%	9.2%
\$30,000-40,000	2.1%	3.5%	0.9%	0.8%	1.5%	8.7%
\$40,000-50,000	1.6%	3.8%	1.3%	1.4%	1.3%	9.4%
\$50,000-60,000	1.1%	4.5%	3.0%	2.3%	0.8%	11.6%
\$60,000-75,000	0.9%	5.5%	1.5%	1.9%	1.1%	10.9%
\$75,000-100,000	0.5%	2.6%	1.3%	1.2%	0.7%	6.3%
\$100,000-125,000	0.9%	1.8%	1.2%	0.7%	0.4%	5.0%
\$125,000-150,000	0.7%	1.2%	0.8%	1.1%	0.5%	4.3%
\$150,000-200,000	0.6%	1.7%	1.0%	0.8%	0.4%	4.4%
\$200,000+	2.3%	1.1%	0.8%	0.2%	4.3%	8.7%
<b>Total</b>	<b>22.0%</b>	<b>37.4%</b>	<b>16.4%</b>	<b>11.8%</b>	<b>12.5%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	113	126	79	127	22	467
\$10,000-20,000	78	75	110	175	49	487
\$20,000-30,000	181	136	161	67	76	621
\$30,000-40,000	116	29	56	136	76	413
\$40,000-50,000	60	76	16	57	63	272
\$50,000-60,000	42	35	110	86	123	396
\$60,000-75,000	0	160	5	66	44	275
\$75,000-100,000	35	35	1	0	10	81
\$100,000-125,000	2	5	11	17	4	39
\$125,000-150,000	1	11	1	4	5	22
\$150,000-200,000	21	18	11	22	10	82
\$200,000+	328	206	207	69	50	860
<b>Total</b>	<b>977</b>	<b>912</b>	<b>768</b>	<b>826</b>	<b>532</b>	<b>4,015</b>

Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	452	55	8	3	8	526
\$10,000-20,000	226	122	28	16	7	399
\$20,000-30,000	80	22	67	0	9	178
\$30,000-40,000	99	39	33	8	14	193
\$40,000-50,000	117	16	19	1	5	158
\$50,000-60,000	76	55	51	3	13	198
\$60,000-75,000	29	36	46	0	6	117
\$75,000-100,000	48	13	9	1	4	75
\$100,000-125,000	38	14	19	1	5	77
\$125,000-150,000	60	8	13	2	6	89
\$150,000-200,000	55	14	16	1	5	91
\$200,000+	273	45	16	6	12	352
<b>Total</b>	<b>1,553</b>	<b>439</b>	<b>325</b>	<b>42</b>	<b>94</b>	<b>2,453</b>

Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	378	52	7	1	6	444
\$10,000-20,000	140	112	22	16	4	294
\$20,000-30,000	33	21	62	0	4	120
\$30,000-40,000	75	37	4	8	4	128
\$40,000-50,000	75	15	15	1	4	110
\$50,000-60,000	39	52	37	3	4	135
\$60,000-75,000	22	32	41	0	4	99
\$75,000-100,000	26	11	6	0	3	46
\$100,000-125,000	25	11	17	0	4	57
\$125,000-150,000	27	7	4	1	3	42
\$150,000-200,000	49	13	14	1	3	80
\$200,000+	248	41	12	6	11	318
<b>Total</b>	<b>1,137</b>	<b>404</b>	<b>241</b>	<b>37</b>	<b>54</b>	<b>1,873</b>

Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	565	181	87	130	30	993
\$10,000-20,000	304	197	138	191	56	886
\$20,000-30,000	261	158	228	67	85	799
\$30,000-40,000	215	68	89	144	90	606
\$40,000-50,000	177	92	35	58	68	430
\$50,000-60,000	118	90	161	89	136	594
\$60,000-75,000	29	196	51	66	50	392
\$75,000-100,000	83	48	10	1	14	156
\$100,000-125,000	40	19	30	18	9	116
\$125,000-150,000	61	19	14	6	11	111
\$150,000-200,000	76	32	27	23	15	173
\$200,000+	601	251	223	75	62	1,212
<b>Total</b>	<b>2,530</b>	<b>1,351</b>	<b>1,093</b>	<b>868</b>	<b>626</b>	<b>6,468</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.8%	3.1%	2.0%	3.2%	0.5%	11.6%
\$10,000-20,000	1.9%	1.9%	2.7%	4.4%	1.2%	12.1%
\$20,000-30,000	4.5%	3.4%	4.0%	1.7%	1.9%	15.5%
\$30,000-40,000	2.9%	0.7%	1.4%	3.4%	1.9%	10.3%
\$40,000-50,000	1.5%	1.9%	0.4%	1.4%	1.6%	6.8%
\$50,000-60,000	1.0%	0.9%	2.7%	2.1%	3.1%	9.9%
\$60,000-75,000	0.0%	4.0%	0.1%	1.6%	1.1%	6.8%
\$75,000-100,000	0.9%	0.9%	0.0%	0.0%	0.2%	2.0%
\$100,000-125,000	0.0%	0.1%	0.3%	0.4%	0.1%	1.0%
\$125,000-150,000	0.0%	0.3%	0.0%	0.1%	0.1%	0.5%
\$150,000-200,000	0.5%	0.4%	0.3%	0.5%	0.2%	2.0%
\$200,000+	8.2%	5.1%	5.2%	1.7%	1.2%	21.4%
<b>Total</b>	<b>24.3%</b>	<b>22.7%</b>	<b>19.1%</b>	<b>20.6%</b>	<b>13.3%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	18.4%	2.2%	0.3%	0.1%	0.3%	21.4%
\$10,000-20,000	9.2%	5.0%	1.1%	0.7%	0.3%	16.3%
\$20,000-30,000	3.3%	0.9%	2.7%	0.0%	0.4%	7.3%
\$30,000-40,000	4.0%	1.6%	1.3%	0.3%	0.6%	7.9%
\$40,000-50,000	4.8%	0.7%	0.8%	0.0%	0.2%	6.4%
\$50,000-60,000	3.1%	2.2%	2.1%	0.1%	0.5%	8.1%
\$60,000-75,000	1.2%	1.5%	1.9%	0.0%	0.2%	4.8%
\$75,000-100,000	2.0%	0.5%	0.4%	0.0%	0.2%	3.1%
\$100,000-125,000	1.5%	0.6%	0.8%	0.0%	0.2%	3.1%
\$125,000-150,000	2.4%	0.3%	0.5%	0.1%	0.2%	3.6%
\$150,000-200,000	2.2%	0.6%	0.7%	0.0%	0.2%	3.7%
\$200,000+	11.1%	1.8%	0.7%	0.2%	0.5%	14.3%
<b>Total</b>	<b>63.3%</b>	<b>17.9%</b>	<b>13.2%</b>	<b>1.7%</b>	<b>3.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	20.2%	2.8%	0.4%	0.1%	0.3%	23.7%
\$10,000-20,000	7.5%	6.0%	1.2%	0.9%	0.2%	15.7%
\$20,000-30,000	1.8%	1.1%	3.3%	0.0%	0.2%	6.4%
\$30,000-40,000	4.0%	2.0%	0.2%	0.4%	0.2%	6.8%
\$40,000-50,000	4.0%	0.8%	0.8%	0.1%	0.2%	5.9%
\$50,000-60,000	2.1%	2.8%	2.0%	0.2%	0.2%	7.2%
\$60,000-75,000	1.2%	1.7%	2.2%	0.0%	0.2%	5.3%
\$75,000-100,000	1.4%	0.6%	0.3%	0.0%	0.2%	2.5%
\$100,000-125,000	1.3%	0.6%	0.9%	0.0%	0.2%	3.0%
\$125,000-150,000	1.4%	0.4%	0.2%	0.1%	0.2%	2.2%
\$150,000-200,000	2.6%	0.7%	0.7%	0.1%	0.2%	4.3%
\$200,000+	13.2%	2.2%	0.6%	0.3%	0.6%	17.0%
<b>Total</b>	<b>60.7%</b>	<b>21.6%</b>	<b>12.9%</b>	<b>2.0%</b>	<b>2.9%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.7%	2.8%	1.3%	2.0%	0.5%	15.4%
\$10,000-20,000	4.7%	3.0%	2.1%	3.0%	0.9%	13.7%
\$20,000-30,000	4.0%	2.4%	3.5%	1.0%	1.3%	12.4%
\$30,000-40,000	3.3%	1.1%	1.4%	2.2%	1.4%	9.4%
\$40,000-50,000	2.7%	1.4%	0.5%	0.9%	1.1%	6.6%
\$50,000-60,000	1.8%	1.4%	2.5%	1.4%	2.1%	9.2%
\$60,000-75,000	0.4%	3.0%	0.8%	1.0%	0.8%	6.1%
\$75,000-100,000	1.3%	0.7%	0.2%	0.0%	0.2%	2.4%
\$100,000-125,000	0.6%	0.3%	0.5%	0.3%	0.1%	1.8%
\$125,000-150,000	0.9%	0.3%	0.2%	0.1%	0.2%	1.7%
\$150,000-200,000	1.2%	0.5%	0.4%	0.4%	0.2%	2.7%
\$200,000+	9.3%	3.9%	3.4%	1.2%	1.0%	18.7%
<b>Total</b>	<b>39.1%</b>	<b>20.9%</b>	<b>16.9%</b>	<b>13.4%</b>	<b>9.7%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data

Market Area

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Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	62	28	18	20	37	165
\$10,000-20,000	87	87	105	49	20	348
\$20,000-30,000	49	66	113	43	64	335
\$30,000-40,000	81	131	37	64	93	406
\$40,000-50,000	77	123	47	120	117	484
\$50,000-60,000	43	151	195	181	53	623
\$60,000-75,000	4	324	121	247	128	824
\$75,000-100,000	7	116	115	142	93	473
\$100,000-125,000	48	54	99	78	29	308
\$125,000-150,000	49	24	91	126	71	361
\$150,000-200,000	13	14	100	91	33	251
\$200,000+	90	25	48	14	5	182
<b>Total</b>	<b>610</b>	<b>1,143</b>	<b>1,089</b>	<b>1,175</b>	<b>743</b>	<b>4,760</b>

Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	486	243	130	5	9	873
\$10,000-20,000	406	406	71	5	7	895
\$20,000-30,000	205	449	84	15	19	772
\$30,000-40,000	167	254	85	21	52	579
\$40,000-50,000	112	321	95	17	38	583
\$50,000-60,000	100	365	168	70	40	743
\$60,000-75,000	142	482	72	12	24	732
\$75,000-100,000	74	275	82	8	22	461
\$100,000-125,000	84	164	47	4	11	310
\$125,000-150,000	63	168	32	25	12	300
\$150,000-200,000	81	262	30	30	16	419
\$200,000+	167	87	27	10	565	856
<b>Total</b>	<b>2,087</b>	<b>3,476</b>	<b>923</b>	<b>222</b>	<b>815</b>	<b>7,523</b>

Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	436	178	107	3	6	730
\$10,000-20,000	382	307	50	3	6	748
\$20,000-30,000	132	369	83	10	7	601
\$30,000-40,000	142	221	46	20	29	458
\$40,000-50,000	57	246	35	14	30	382
\$50,000-60,000	93	298	149	35	11	586
\$60,000-75,000	120	357	42	12	20	551
\$75,000-100,000	69	186	63	1	15	334
\$100,000-125,000	76	82	39	2	9	208
\$125,000-150,000	46	136	17	2	6	207
\$150,000-200,000	73	155	30	3	13	274
\$200,000+	139	55	18	7	563	782
<b>Total</b>	<b>1,765</b>	<b>2,590</b>	<b>679</b>	<b>112</b>	<b>715</b>	<b>5,861</b>

Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	548	271	148	25	46	1,038
\$10,000-20,000	493	493	176	54	27	1,243
\$20,000-30,000	254	515	197	58	83	1,107
\$30,000-40,000	248	385	122	85	145	985
\$40,000-50,000	189	444	142	137	155	1,067
\$50,000-60,000	143	516	363	251	93	1,366
\$60,000-75,000	146	806	193	259	152	1,556
\$75,000-100,000	81	391	197	150	115	934
\$100,000-125,000	132	218	146	82	40	618
\$125,000-150,000	112	192	123	151	83	661
\$150,000-200,000	94	276	130	121	49	670
\$200,000+	257	112	75	24	570	1,038
<b>Total</b>	<b>2,697</b>	<b>4,619</b>	<b>2,012</b>	<b>1,397</b>	<b>1,558</b>	<b>12,283</b>

HISTA 2.2 Summary Data

Market Area

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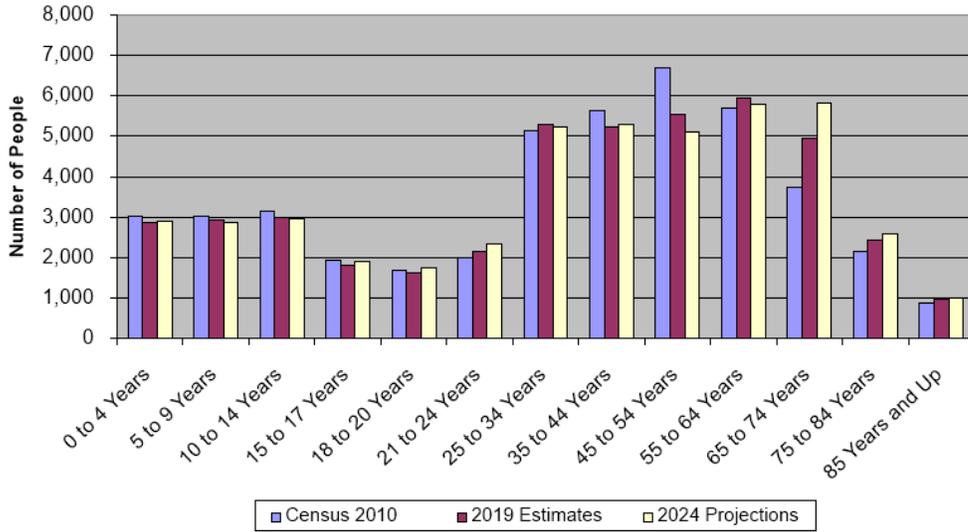
Percent Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.3%	0.6%	0.4%	0.4%	0.8%	3.5%
\$10,000-20,000	1.8%	1.8%	2.2%	1.0%	0.4%	7.3%
\$20,000-30,000	1.0%	1.4%	2.4%	0.9%	1.3%	7.0%
\$30,000-40,000	1.7%	2.8%	0.8%	1.3%	2.0%	8.5%
\$40,000-50,000	1.6%	2.6%	1.0%	2.5%	2.5%	10.2%
\$50,000-60,000	0.9%	3.2%	4.1%	3.8%	1.1%	13.1%
\$60,000-75,000	0.1%	6.8%	2.5%	5.2%	2.7%	17.3%
\$75,000-100,000	0.1%	2.4%	2.4%	3.0%	2.0%	9.9%
\$100,000-125,000	1.0%	1.1%	2.1%	1.6%	0.6%	6.5%
\$125,000-150,000	1.0%	0.5%	1.9%	2.6%	1.5%	7.6%
\$150,000-200,000	0.3%	0.3%	2.1%	1.9%	0.7%	5.3%
\$200,000+	1.9%	0.5%	1.0%	0.3%	0.1%	3.8%
<b>Total</b>	<b>12.8%</b>	<b>24.0%</b>	<b>22.9%</b>	<b>24.7%</b>	<b>15.6%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.5%	3.2%	1.7%	0.1%	0.1%	11.6%
\$10,000-20,000	5.4%	5.4%	0.9%	0.1%	0.1%	11.9%
\$20,000-30,000	2.7%	6.0%	1.1%	0.2%	0.3%	10.3%
\$30,000-40,000	2.2%	3.4%	1.1%	0.3%	0.7%	7.7%
\$40,000-50,000	1.5%	4.3%	1.3%	0.2%	0.5%	7.7%
\$50,000-60,000	1.3%	4.9%	2.2%	0.9%	0.5%	9.9%
\$60,000-75,000	1.9%	6.4%	1.0%	0.2%	0.3%	9.7%
\$75,000-100,000	1.0%	3.7%	1.1%	0.1%	0.3%	6.1%
\$100,000-125,000	1.1%	2.2%	0.6%	0.1%	0.1%	4.1%
\$125,000-150,000	0.8%	2.2%	0.4%	0.3%	0.2%	4.0%
\$150,000-200,000	1.1%	3.5%	0.4%	0.4%	0.2%	5.6%
\$200,000+	2.2%	1.2%	0.4%	0.1%	7.5%	11.4%
<b>Total</b>	<b>27.7%</b>	<b>46.2%</b>	<b>12.3%</b>	<b>3.0%</b>	<b>10.8%</b>	<b>100.0%</b>

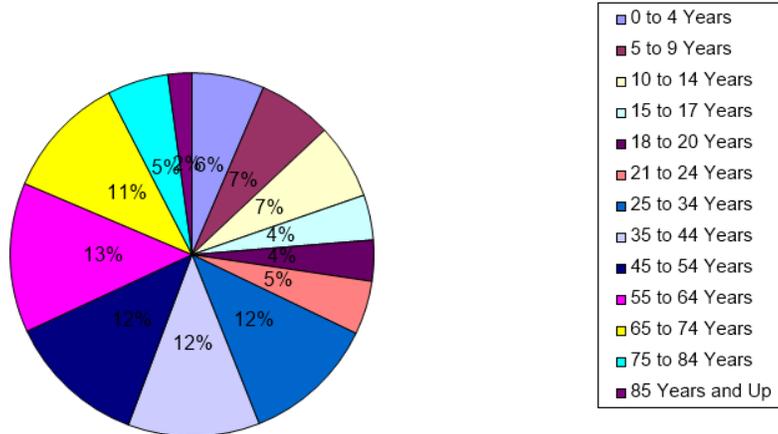
Percent Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	7.4%	3.0%	1.8%	0.1%	0.1%	12.5%
\$10,000-20,000	6.5%	5.2%	0.9%	0.1%	0.1%	12.8%
\$20,000-30,000	2.3%	6.3%	1.4%	0.2%	0.1%	10.3%
\$30,000-40,000	2.4%	3.8%	0.8%	0.3%	0.5%	7.8%
\$40,000-50,000	1.0%	4.2%	0.6%	0.2%	0.5%	6.5%
\$50,000-60,000	1.6%	5.1%	2.5%	0.6%	0.2%	10.0%
\$60,000-75,000	2.0%	6.1%	0.7%	0.2%	0.3%	9.4%
\$75,000-100,000	1.2%	3.2%	1.1%	0.0%	0.3%	5.7%
\$100,000-125,000	1.3%	1.4%	0.7%	0.0%	0.2%	3.5%
\$125,000-150,000	0.8%	2.3%	0.3%	0.0%	0.1%	3.5%
\$150,000-200,000	1.2%	2.6%	0.5%	0.1%	0.2%	4.7%
\$200,000+	2.4%	0.9%	0.3%	0.1%	9.6%	13.3%
<b>Total</b>	<b>30.1%</b>	<b>44.2%</b>	<b>11.6%</b>	<b>1.9%</b>	<b>12.2%</b>	<b>100.0%</b>

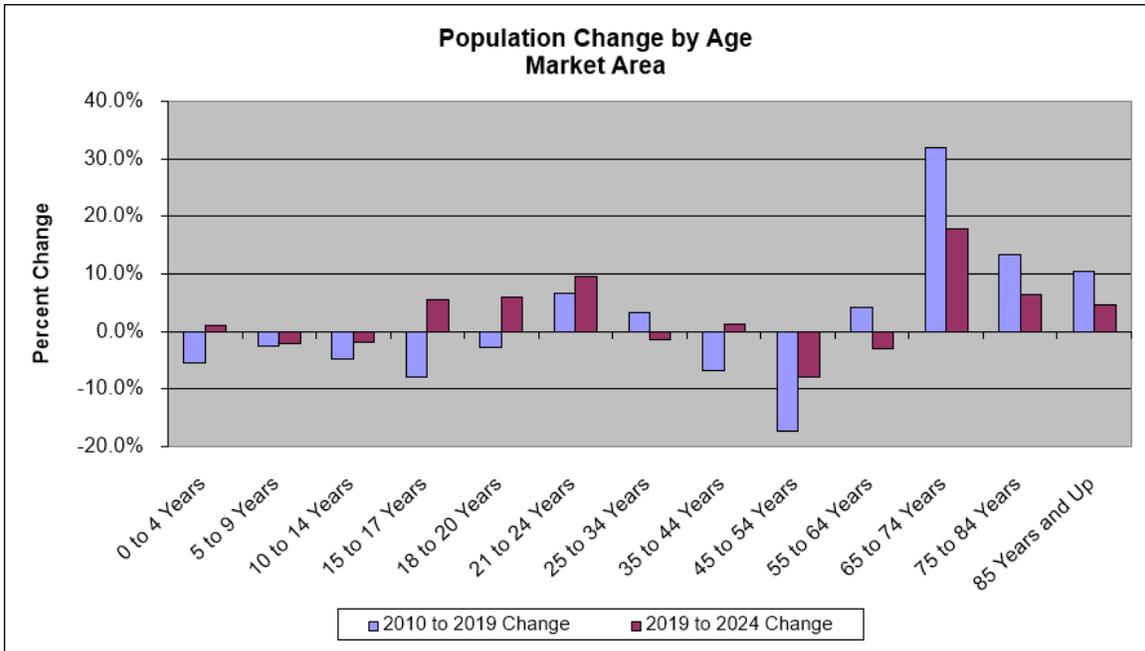
Percent Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.5%	2.2%	1.2%	0.2%	0.4%	8.5%
\$10,000-20,000	4.0%	4.0%	1.4%	0.4%	0.2%	10.1%
\$20,000-30,000	2.1%	4.2%	1.6%	0.5%	0.7%	9.0%
\$30,000-40,000	2.0%	3.1%	1.0%	0.7%	1.2%	8.0%
\$40,000-50,000	1.5%	3.6%	1.2%	1.1%	1.3%	8.7%
\$50,000-60,000	1.2%	4.2%	3.0%	2.0%	0.8%	11.1%
\$60,000-75,000	1.2%	6.6%	1.6%	2.1%	1.2%	12.7%
\$75,000-100,000	0.7%	3.2%	1.6%	1.2%	0.9%	7.6%
\$100,000-125,000	1.1%	1.8%	1.2%	0.7%	0.3%	5.0%
\$125,000-150,000	0.9%	1.6%	1.0%	1.2%	0.7%	5.4%
\$150,000-200,000	0.8%	2.2%	1.1%	1.0%	0.4%	5.5%
\$200,000+	2.1%	0.9%	0.6%	0.2%	4.6%	8.5%
<b>Total</b>	<b>22.0%</b>	<b>37.6%</b>	<b>16.4%</b>	<b>11.4%</b>	<b>12.7%</b>	<b>100.0%</b>

**Population by Age Market Area**



**2019 Population by Age Market Area**





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## POPULATION DATA

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Population by Age & Sex Market Area												
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	1,577	1,458	3,035	0 to 4 Years	1,461	1,410	2,871	0 to 4 Years	1,484	1,419	2,903	
5 to 9 Years	1,523	1,486	3,009	5 to 9 Years	1,490	1,443	2,933	5 to 9 Years	1,459	1,410	2,869	
10 to 14 Years	1,586	1,563	3,149	10 to 14 Years	1,527	1,473	3,000	10 to 14 Years	1,496	1,447	2,943	
15 to 17 Years	977	967	1,944	15 to 17 Years	903	889	1,792	15 to 17 Years	958	931	1,889	
18 to 20 Years	813	865	1,678	18 to 20 Years	826	804	1,630	18 to 20 Years	886	843	1,729	
21 to 24 Years	930	1,072	2,002	21 to 24 Years	1,051	1,082	2,133	21 to 24 Years	1,188	1,149	2,337	
25 to 34 Years	2,498	2,636	5,134	25 to 34 Years	2,514	2,789	5,303	25 to 34 Years	2,540	2,685	5,225	
35 to 44 Years	2,629	2,990	5,619	35 to 44 Years	2,456	2,777	5,233	35 to 44 Years	2,478	2,821	5,299	
45 to 54 Years	3,232	3,467	6,699	45 to 54 Years	2,627	2,911	5,538	45 to 54 Years	2,370	2,727	5,097	
55 to 64 Years	2,638	3,073	5,711	55 to 64 Years	2,795	3,157	5,952	55 to 64 Years	2,712	3,068	5,780	
65 to 74 Years	1,693	2,046	3,739	65 to 74 Years	2,190	2,745	4,935	65 to 74 Years	2,577	3,236	5,813	
75 to 84 Years	848	1,292	2,140	75 to 84 Years	1,056	1,371	2,427	75 to 84 Years	1,128	1,456	2,584	
85 Years and Up	235	626	861	85 Years and Up	310	641	951	85 Years and Up	332	662	994	
<b>Total</b>	<b>21,179</b>	<b>23,541</b>	<b>44,720</b>	<b>Total</b>	<b>21,206</b>	<b>23,492</b>	<b>44,698</b>	<b>Total</b>	<b>21,608</b>	<b>23,854</b>	<b>45,462</b>	
62+ Years	n/a	n/a	8,310	62+ Years	n/a	n/a	9,982	62+ Years	n/a	n/a	11,087	
<b>Median Age:</b>		<b>39.3</b>		<b>Median Age:</b>		<b>40.1</b>		<b>Median Age:</b>		<b>40.4</b>		

Source: Claritas, Ribbon Demographics

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

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Percent Population by Age & Sex											
Market Area											
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.5%	3.3%	6.8%	0 to 4 Years	3.3%	3.2%	6.4%	0 to 4 Years	3.3%	3.1%	6.4%
5 to 9 Years	3.4%	3.3%	6.7%	5 to 9 Years	3.3%	3.2%	6.6%	5 to 9 Years	3.2%	3.1%	6.3%
10 to 14 Years	3.5%	3.5%	7.0%	10 to 14 Years	3.4%	3.3%	6.7%	10 to 14 Years	3.3%	3.2%	6.5%
15 to 17 Years	2.2%	2.2%	4.3%	15 to 17 Years	2.0%	2.0%	4.0%	15 to 17 Years	2.1%	2.0%	4.2%
18 to 20 Years	1.8%	1.9%	3.8%	18 to 20 Years	1.8%	1.8%	3.6%	18 to 20 Years	1.9%	1.9%	3.8%
21 to 24 Years	2.1%	2.4%	4.5%	21 to 24 Years	2.4%	2.4%	4.8%	21 to 24 Years	2.6%	2.5%	5.1%
25 to 34 Years	5.6%	5.9%	11.5%	25 to 34 Years	5.6%	6.2%	11.9%	25 to 34 Years	5.6%	5.9%	11.5%
35 to 44 Years	5.9%	6.7%	12.6%	35 to 44 Years	5.5%	6.2%	11.7%	35 to 44 Years	5.5%	6.2%	11.7%
45 to 54 Years	7.2%	7.8%	15.0%	45 to 54 Years	5.9%	6.5%	12.4%	45 to 54 Years	5.2%	6.0%	11.2%
55 to 64 Years	5.9%	6.9%	12.8%	55 to 64 Years	6.3%	7.1%	13.3%	55 to 64 Years	6.0%	6.7%	12.7%
65 to 74 Years	3.8%	4.6%	8.4%	65 to 74 Years	4.9%	6.1%	11.0%	65 to 74 Years	5.7%	7.1%	12.8%
75 to 84 Years	1.9%	2.9%	4.8%	75 to 84 Years	2.4%	3.1%	5.4%	75 to 84 Years	2.5%	3.2%	5.7%
85 Years and Up	0.5%	1.4%	1.9%	85 Years and Up	0.7%	1.4%	2.1%	85 Years and Up	0.7%	1.5%	2.2%
<b>Total</b>	<b>47.4%</b>	<b>52.6%</b>	<b>100.0%</b>	<b>Total</b>	<b>47.4%</b>	<b>52.6%</b>	<b>100.0%</b>	<b>Total</b>	<b>47.5%</b>	<b>52.5%</b>	<b>100.0%</b>
62+ Years	n/a	n/a	18.6%	62+ Years	n/a	n/a	22.3%	62+ Years	n/a	n/a	24.4%

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

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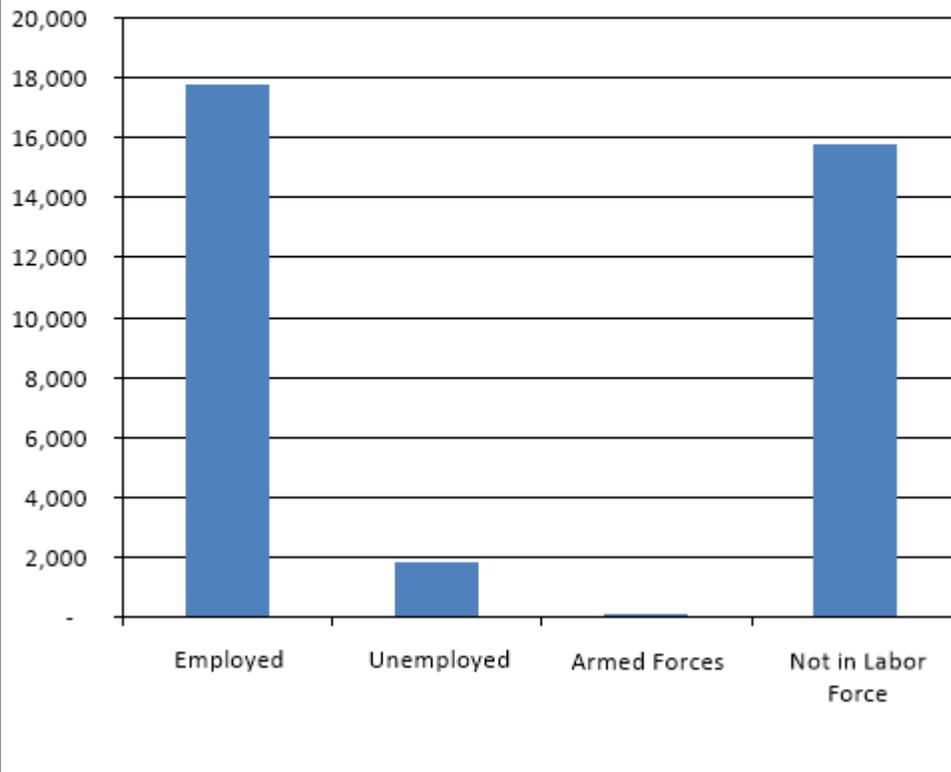
Claritas

Changes in Population by Age & Sex									
Market Area									
Estimated Change - 2010 to 2019					Projected Change - 2019 to 2024				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-116	-48	-164	-5.4%	0 to 4 Years	23	9	32	1.1%
5 to 9 Years	-33	-43	-76	-2.5%	5 to 9 Years	-31	-33	-64	-2.2%
10 to 14 Years	-59	-90	-149	-4.7%	10 to 14 Years	-31	-26	-57	-1.9%
15 to 17 Years	-74	-78	-152	-7.8%	15 to 17 Years	55	42	97	5.4%
18 to 20 Years	13	-61	-48	-2.9%	18 to 20 Years	60	39	99	6.1%
21 to 24 Years	121	10	131	6.5%	21 to 24 Years	137	67	204	9.6%
25 to 34 Years	16	153	169	3.3%	25 to 34 Years	26	-104	-78	-1.5%
35 to 44 Years	-173	-213	-386	-6.9%	35 to 44 Years	22	44	66	1.3%
45 to 54 Years	-605	-556	-1,161	-17.3%	45 to 54 Years	-257	-184	-441	-8.0%
55 to 64 Years	157	84	241	4.2%	55 to 64 Years	-83	-89	-172	-2.9%
65 to 74 Years	497	699	1,196	32.0%	65 to 74 Years	387	491	878	17.8%
75 to 84 Years	208	79	287	13.4%	75 to 84 Years	72	85	157	6.5%
85 Years and Up	25	15	40	10.5%	85 Years and Up	22	21	43	4.5%
<b>Total</b>	<b>27</b>	<b>-49</b>	<b>-22</b>	<b>0.0%</b>	<b>Total</b>	<b>402</b>	<b>362</b>	<b>764</b>	<b>1.7%</b>
62+ Years	n/a	n/a	1,672	20.1%	62+ Years	n/a	n/a	1,105	11.1%

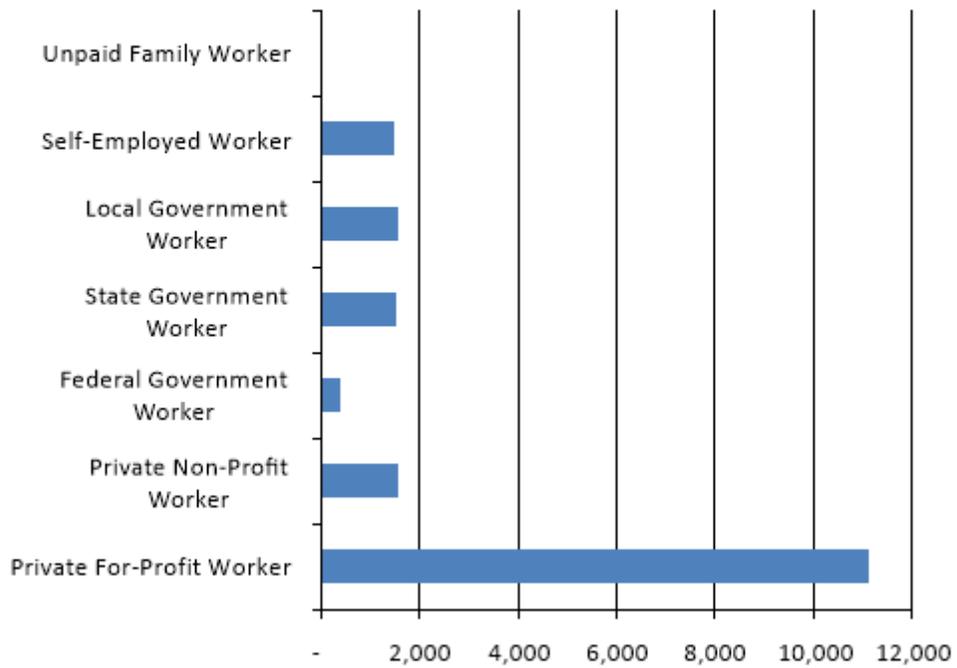
Source: Claritas; Ribbon Demographics

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

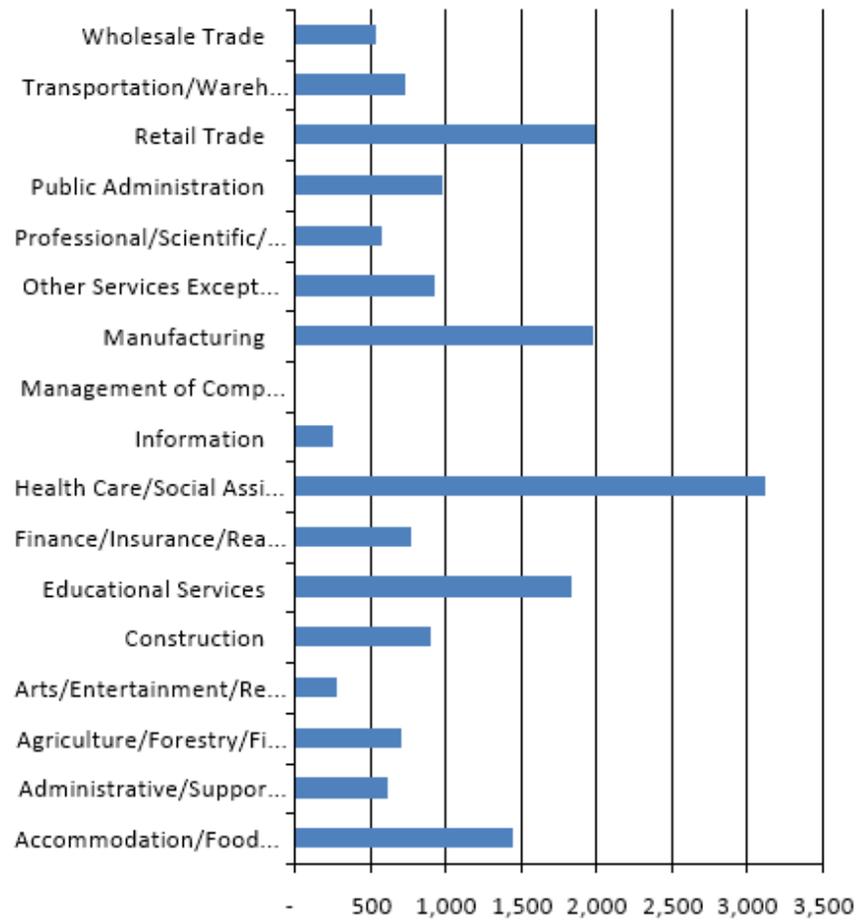
**Employed Civilian Population Aged  
16+ Years - Employment Status -  
2019 Estimates  
Thomas County, Georgia**



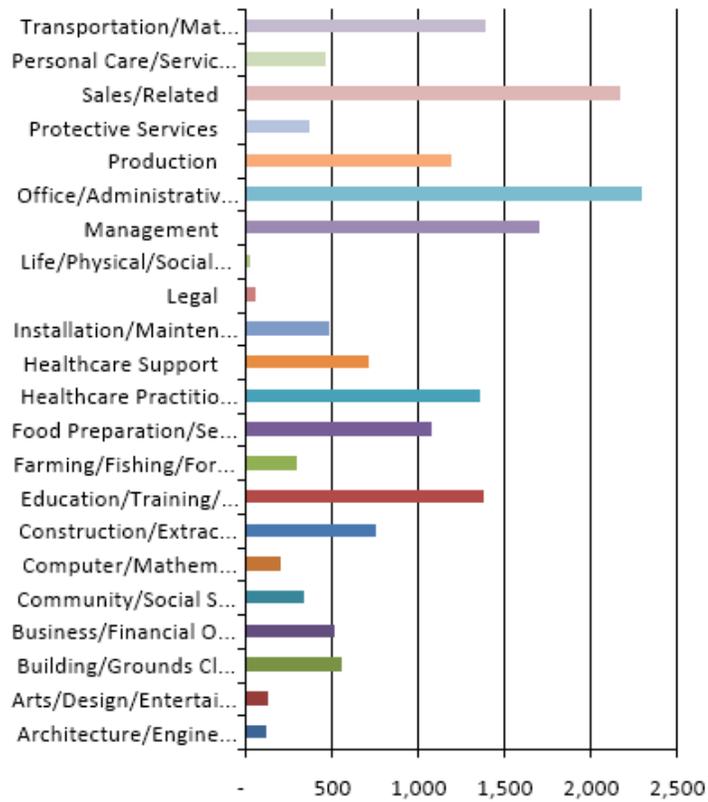
## Employed Civilian Population by Class of Worker - 2019 Estimates Thomas County, Georgia



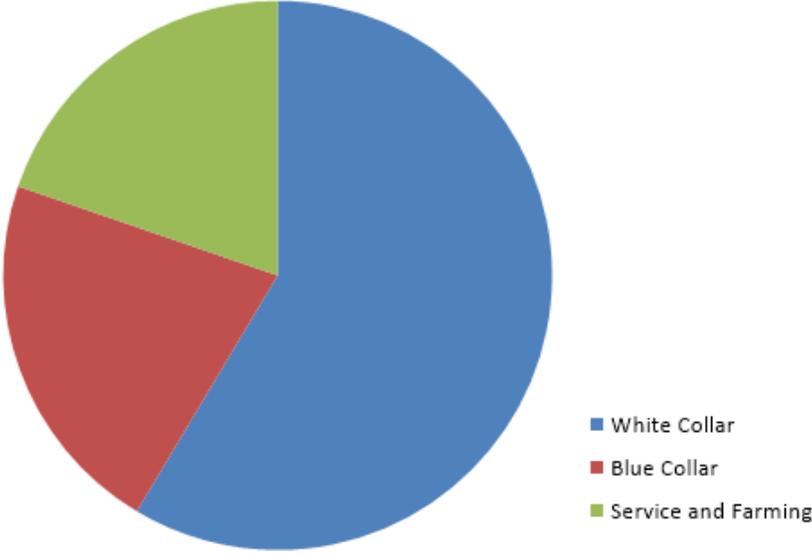
## Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Thomas County, Georgia



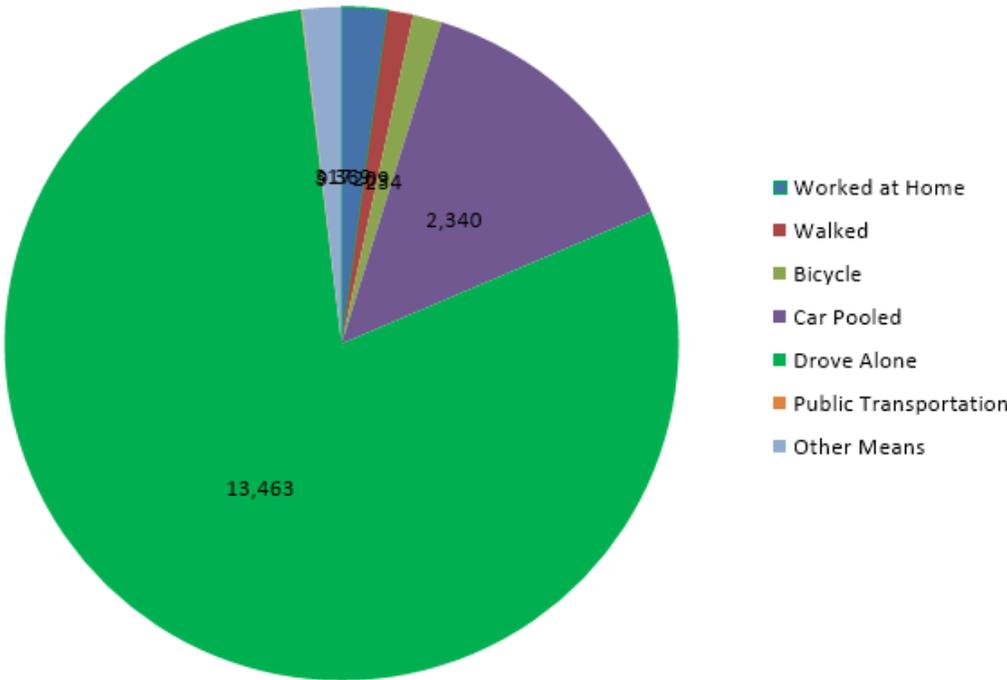
## Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Thomas County, Georgia



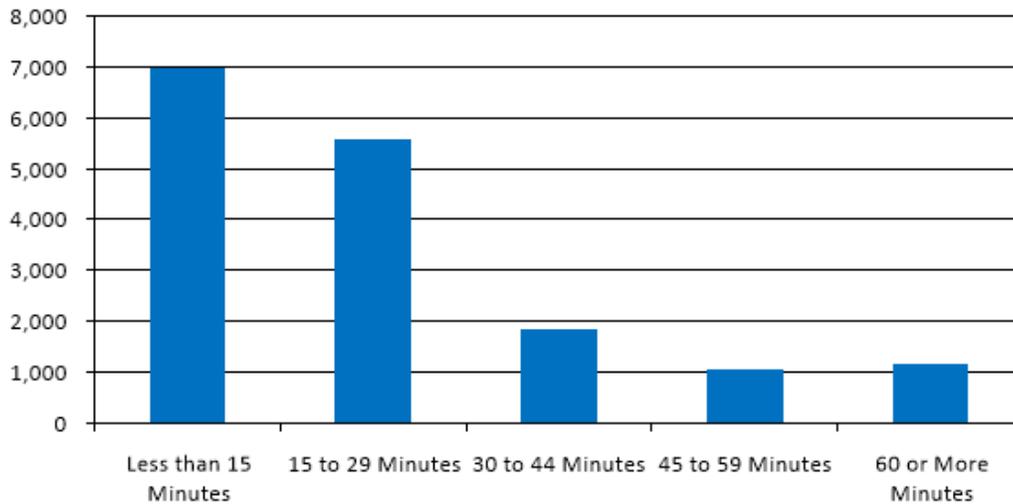
**Employed Civilian Population Aged 16+ Years by  
Occupation - 2019 Estimates  
Thomas County, Georgia**



**Employed Civilian Population Aged 16+ Years  
Transportation to Work - 2019 Estimates  
Thomas County, Georgia**



## Employed Civilian Population Aged 16+ Years Transportation to Work - 2019 Estimates Thomas County, Georgia



Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years Employment Status Current Year Estimates - 2019 Thomas County, Georgia	
Status	Number
Employed	17,725
Unemployed	1,819
Armed Forces	35
Not in Labor Force	15,726
Unemployed	9.31%

Source: Ribbon Demographics; Claritas



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<b>Employed Civilian Population by Class of Worker</b>		
<b>Current Year Estimates - 2019</b>		
Thomas County, Georgia		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	11,140	62.8%
Private Non-Profit Worker	1,574	8.9%
Federal Government Worker	392	2.2%
State Government Worker	1,553	8.8%
Local Government Worker	1,565	8.8%
Self-Employed Worker	1,496	8.4%
Unpaid Family Worker	14	0.1%
<b>Total:</b>	<b>17,734</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



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<b>Employed Civilian Population Aged 16+ Years by Industry</b>		
<b>Current Year Estimates - 2019</b>		
Thomas County, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	1,452	8.2%
Administrative/Support/Waste Management	628	3.5%
Agriculture/Forestry/Fishing/Hunting/Mining	718	4.0%
Arts/Entertainment/Recreation	288	1.6%
Construction	907	5.1%
Educational Services	1,835	10.3%
Finance/Insurance/Real Estate/Rent/Lease	772	4.4%
Health Care/Social Assistance	3,123	17.6%
Information	254	1.4%
Management of Companies and Enterprises	-	0.0%
Manufacturing	1,982	11.2%
Other Services Except Public Administration	933	5.3%
Professional/Scientific/Technical Services	579	3.3%
Public Administration	986	5.6%
Retail Trade	1,999	11.3%
Transportation/Warehousing/Utilities	737	4.2%
Wholesale Trade	541	3.1%
<b>Total:</b>	<b>17,734</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



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<b>Employed Civilian Population Aged 16+ Years by Occupation</b> <b>Current Year Estimates - 2019</b>		
Thomas County, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	130	0.7%
Arts/Design/Entertainment/Sports/Media	140	0.8%
Building/Grounds Cleaning/Maintenance	560	3.2%
Business/Financial Operations	526	3.0%
Community/Social Services	339	1.9%
Computer/Mathematical	213	1.2%
Construction/Extraction	756	4.3%
Education/Training/Library	1,390	7.8%
Farming/Fishing/Forestry	297	1.7%
Food Preparation/Serving Related	1,081	6.1%
Healthcare Practitioner/Technician	1,362	7.7%
Healthcare Support	723	4.1%
Installation/Maintenance/Repair	489	2.8%
Legal	66	0.4%
Life/Physical/Social Science	31	0.2%
Management	1,708	9.6%
Office/Administrative Support	2,304	13.0%
Production	1,201	6.8%
Protective Services	373	2.1%
Sales/Related	2,179	12.3%
Personal Care/Service	465	2.6%
Transportation/Material Moving	1,401	7.9%
<b>Total:</b>	<b>17,734</b>	<b>100.0%</b>
White Collar	10,388	58.6%
Blue Collar	3,847	21.7%
Service and Farming	3,499	19.7%
<b>Total:</b>	<b>17,734</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



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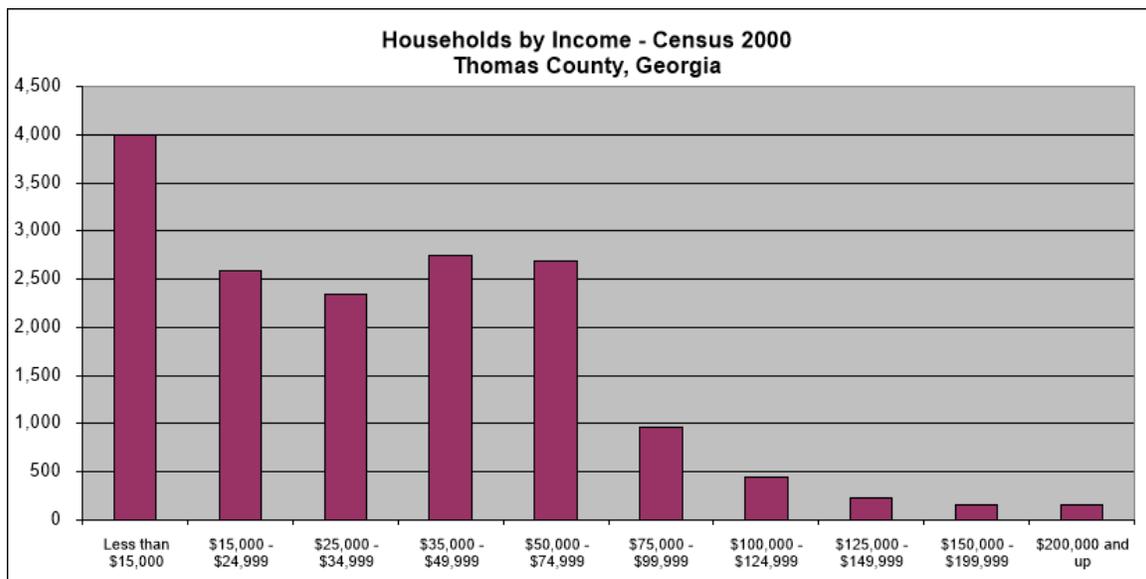
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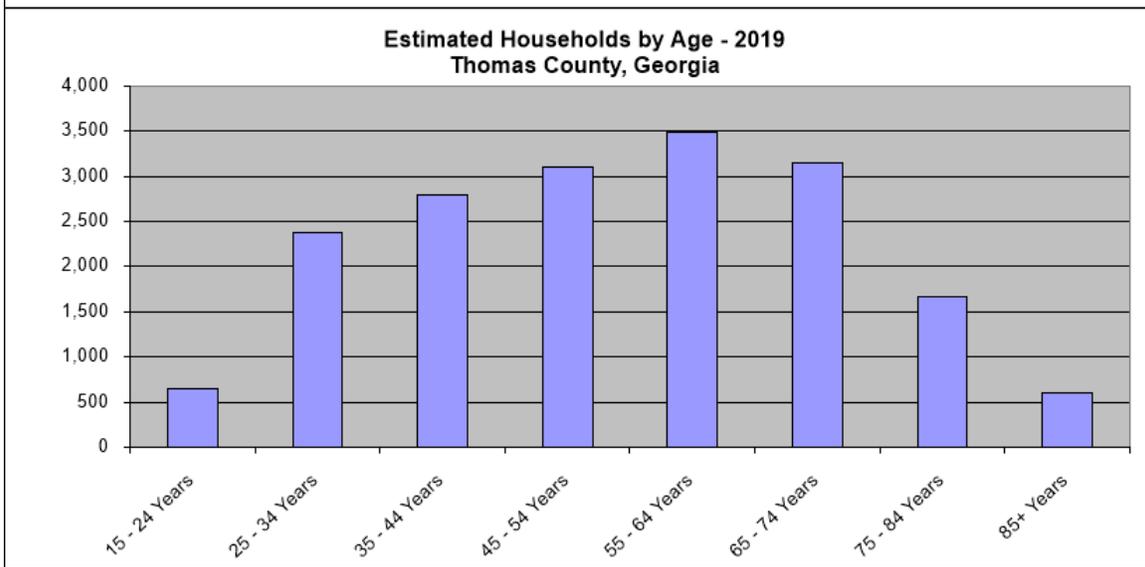
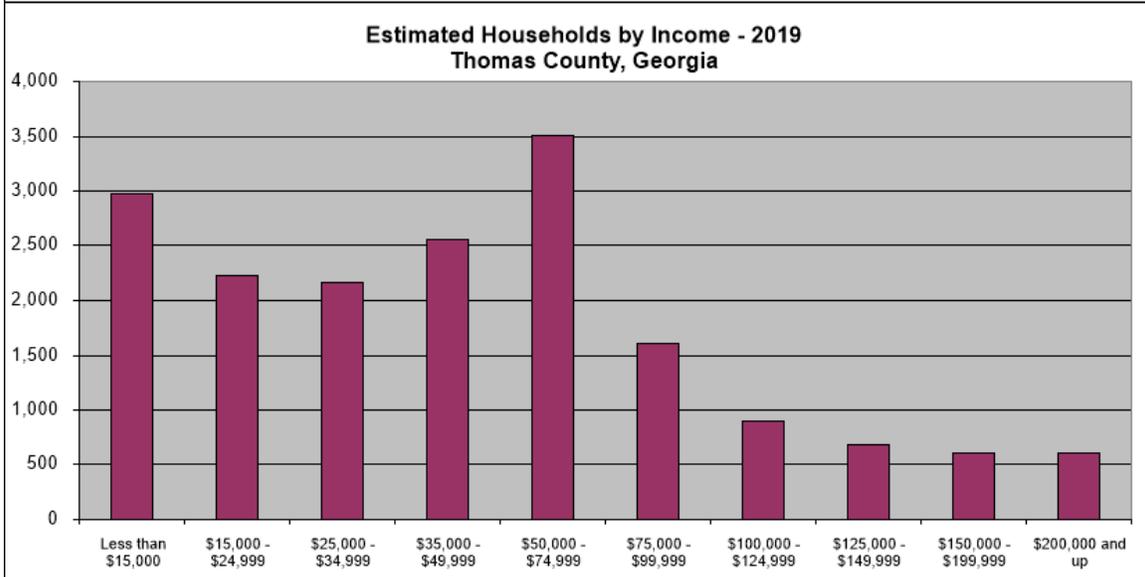
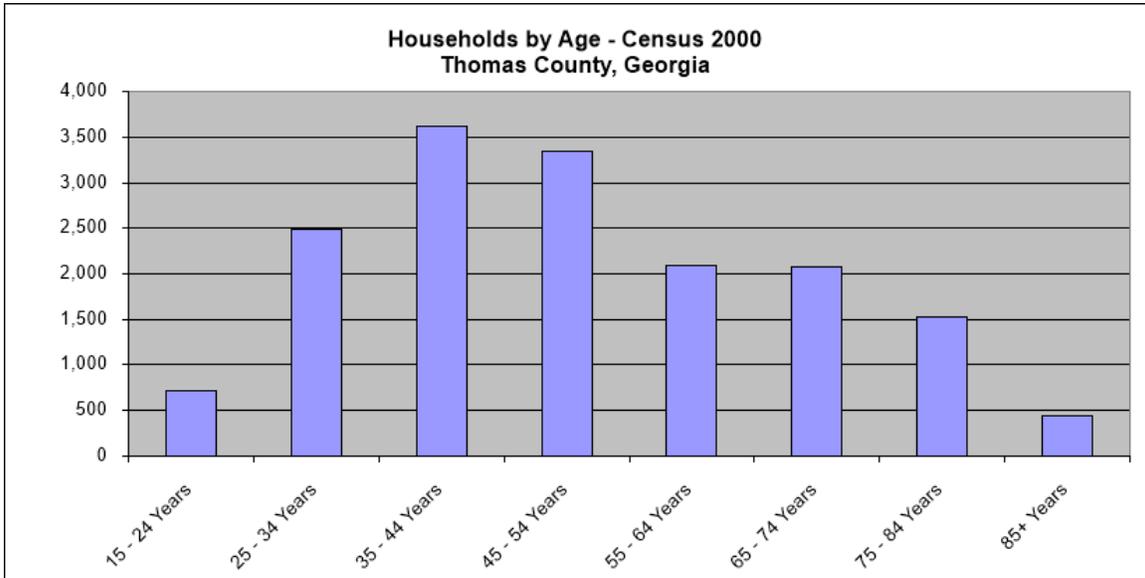
<b>Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2019 Thomas County, Georgia</b>		
<b>Transportation Mode</b>	<b>Number</b>	<b>Percent</b>
Worked at Home	369	2.2%
Walked	209	1.2%
Bicycle	234	1.4%
Car Pooled	2,340	13.8%
Drove Alone	13,463	79.5%
Public Transportation	9	0.1%
Other Means	<u>317</u>	<u>1.9%</u>
<b>Total:</b>	<b>16,941</b>	<b>100.0%</b>

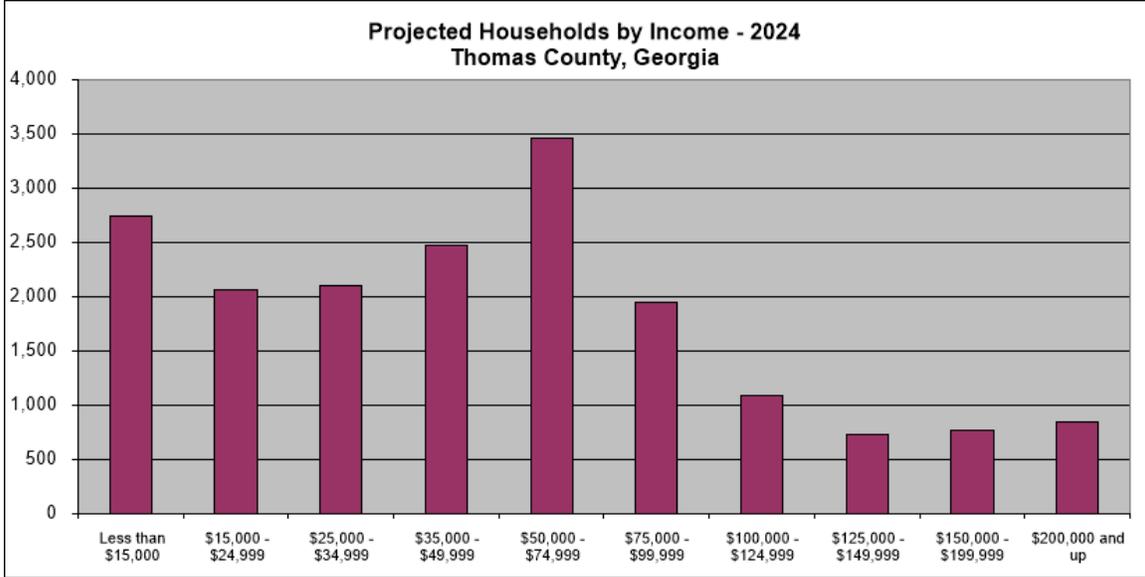
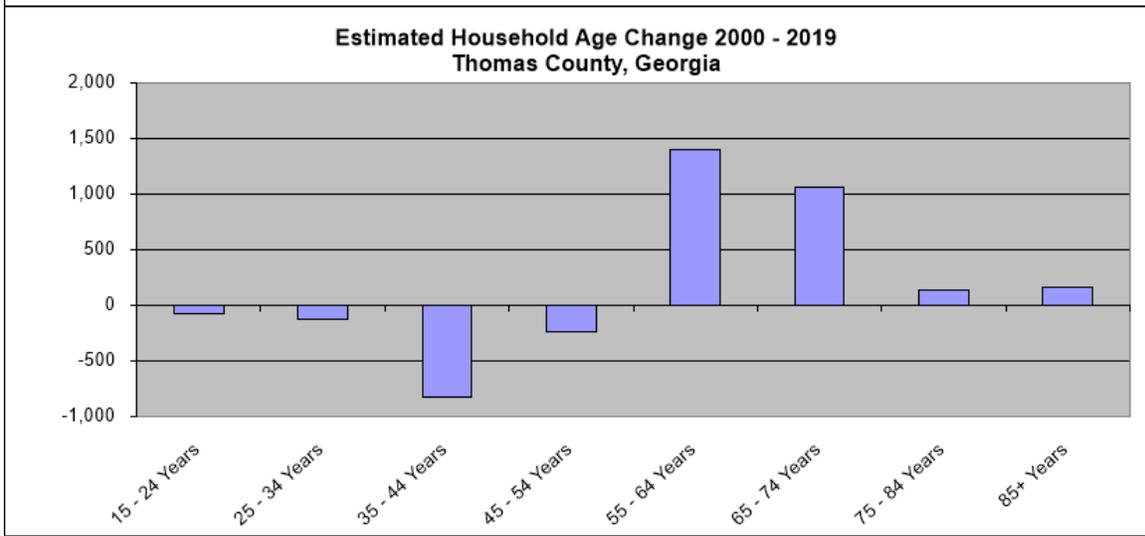
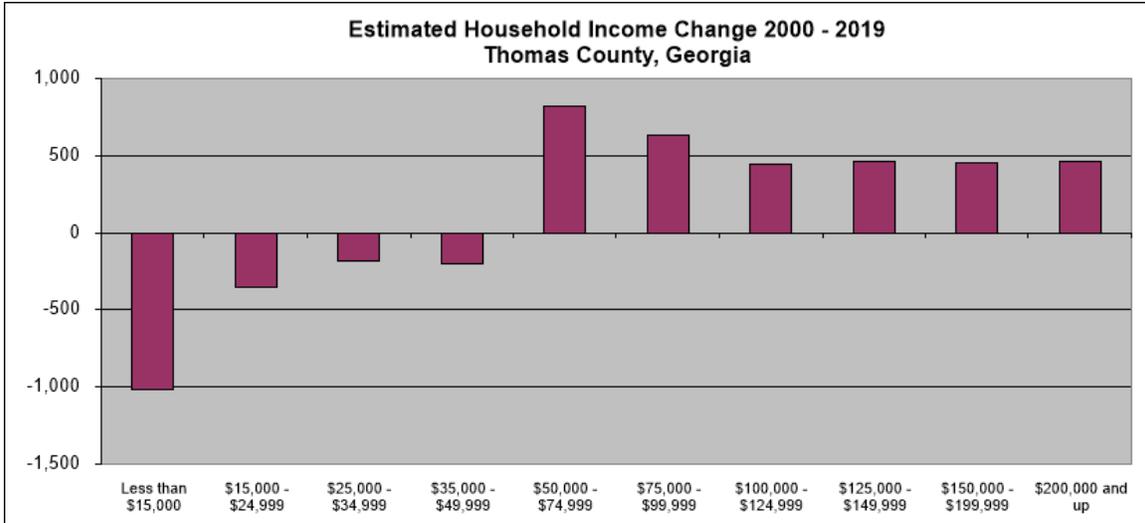
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2019 Thomas County, Georgia		
Travel Time	Number	Percent
Less than 15 Minutes	6,962	42.1%
15 to 29 Minutes	5,564	33.6%
30 to 44 Minutes	1,839	11.1%
45 to 59 Minutes	1,025	6.2%
60 or More Minutes	1,164	7.0%
<b>Total:</b>	<b>16,554</b>	<b>100.0%</b>

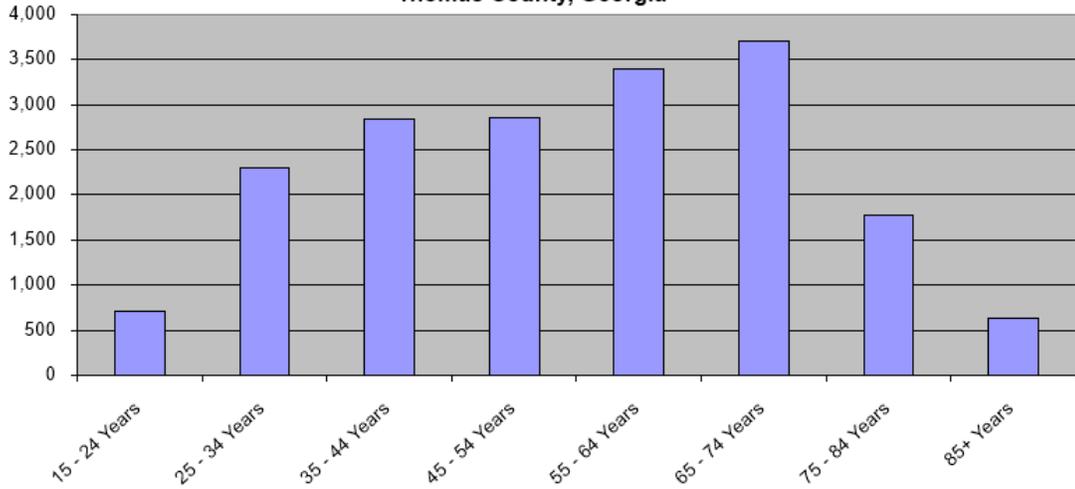
Source: Ribbon Demographics; Claritas



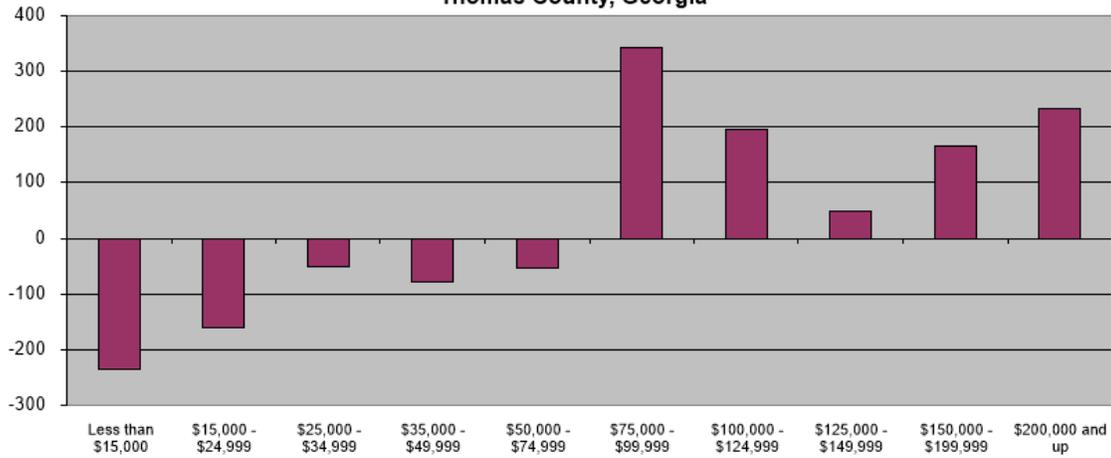




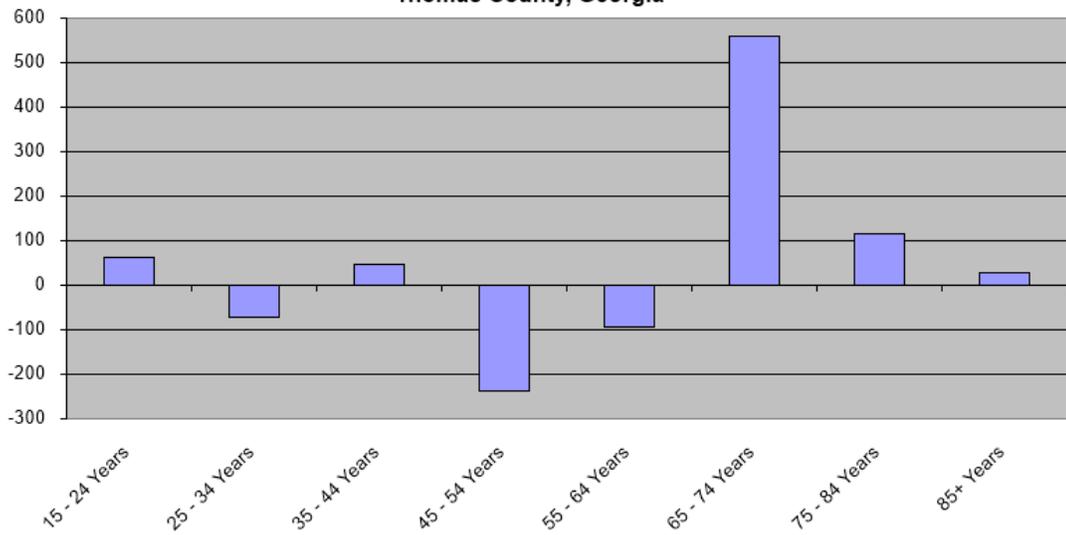
**Projected Households by Age - 2024  
Thomas County, Georgia**

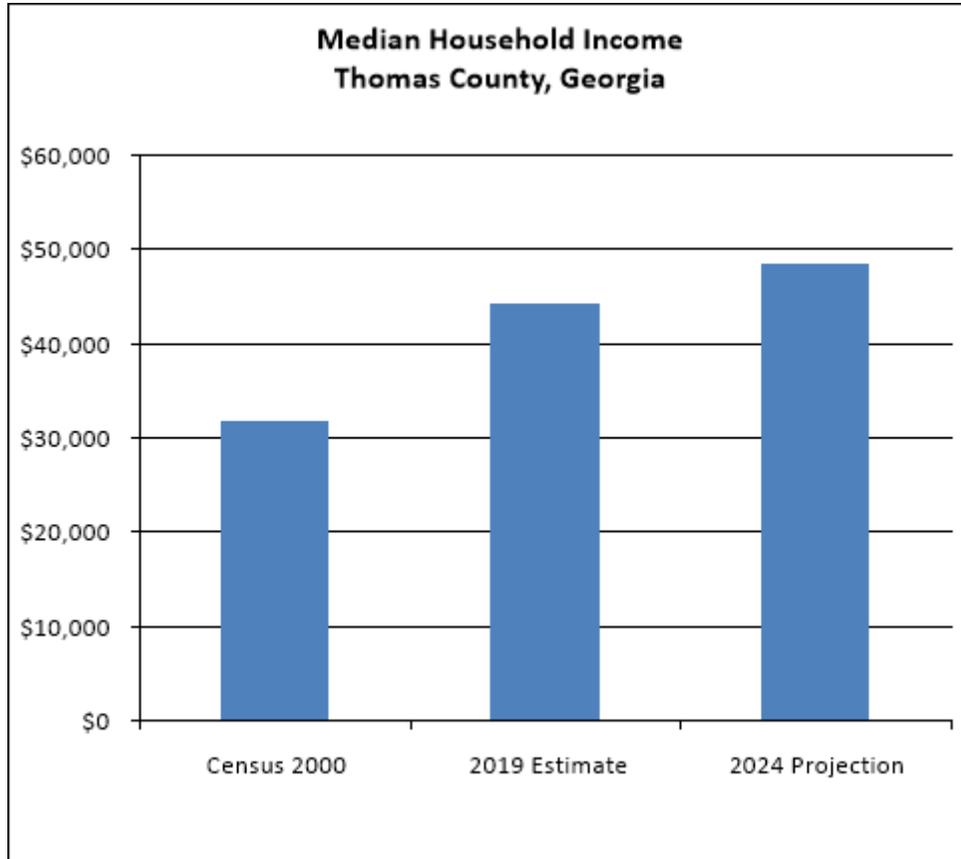


**Projected Household Income Change 2019 to 2024  
Thomas County, Georgia**



**Projected Household Age Change 2019 to 2024  
Thomas County, Georgia**





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## HOUSEHOLD DATA

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Households by Income and Age Thomas County, Georgia Census Data - 2000										
	Age	Age								
Income	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years	Total	Percent
Less than \$15,000	313	480	554	646	443	700	623	233	3,992	24.5%
\$15,000 - \$24,999	142	495	559	384	315	369	247	72	2,583	15.8%
\$25,000 - \$34,999	162	425	493	350	246	361	247	55	2,339	14.3%
\$35,000 - \$49,999	55	497	778	585	377	252	171	35	2,750	16.9%
\$50,000 - \$74,999	44	453	691	739	378	224	137	26	2,692	16.3%
\$75,000 - \$99,999	0	83	322	306	154	52	46	7	970	5.9%
\$100,000 - \$124,999	0	36	90	141	107	50	23	5	452	2.8%
\$125,000 - \$149,999	0	17	62	75	32	29	7	2	224	1.4%
\$150,000 - \$199,999	0	0	63	34	21	25	7	1	151	0.9%
\$200,000 and up	0	6	7	77	25	21	14	2	152	0.9%
<b>Total</b>	<b>716</b>	<b>2,492</b>	<b>3,619</b>	<b>3,337</b>	<b>2,098</b>	<b>2,083</b>	<b>1,522</b>	<b>438</b>	<b>16,305</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.4%</b>	<b>15.3%</b>	<b>22.2%</b>	<b>20.5%</b>	<b>12.9%</b>	<b>12.8%</b>	<b>9.3%</b>	<b>2.7%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Thomas County, Georgia										
Current Year Estimates - 2019										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	263	354	390	435	625	466	303	138	2,974	16.7%
\$15,000 - \$24,999	18	262	266	295	451	431	343	160	2,226	12.5%
\$25,000 - \$34,999	57	267	279	320	402	431	299	104	2,159	12.1%
\$35,000 - \$49,999	191	416	453	403	429	385	218	58	2,553	14.3%
\$50,000 - \$74,999	107	527	598	656	709	581	262	70	3,510	19.7%
\$75,000 - \$99,999	8	307	396	238	235	288	105	28	1,605	9.0%
\$100,000 - \$124,999	0	107	164	210	181	172	45	16	895	5.0%
\$125,000 - \$149,999	0	60	101	184	159	142	29	11	686	3.8%
\$150,000 - \$199,999	0	47	92	181	150	101	30	5	606	3.4%
\$200,000 and up	0	25	57	180	154	154	29	11	610	3.4%
<b>Total</b>	<b>644</b>	<b>2,372</b>	<b>2,796</b>	<b>3,102</b>	<b>3,495</b>	<b>3,151</b>	<b>1,663</b>	<b>601</b>	<b>17,824</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.6%</b>	<b>13.3%</b>	<b>15.7%</b>	<b>17.4%</b>	<b>19.6%</b>	<b>17.7%</b>	<b>9.3%</b>	<b>3.4%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Thomas County, Georgia										
Estimated Change - 2000 to 2019										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-50	-126	-164	-211	182	-234	-320	-95	-1,018	-25.5%
\$15,000 - \$24,999	-124	-233	-293	-89	136	62	96	88	-357	-13.8%
\$25,000 - \$34,999	-105	-158	-214	-30	156	70	52	49	-180	-7.7%
\$35,000 - \$49,999	136	-81	-325	-182	52	133	47	23	-197	-7.2%
\$50,000 - \$74,999	63	74	-93	-83	331	357	125	44	818	30.4%
\$75,000 - \$99,999	8	224	74	-68	81	236	59	21	635	65.5%
\$100,000 - \$124,999	0	71	74	69	74	122	22	11	443	98.0%
\$125,000 - \$149,999	0	43	39	109	127	113	22	9	462	206.3%
\$150,000 - \$199,999	0	47	29	147	129	76	23	4	455	301.3%
\$200,000 and up	0	19	50	103	129	133	15	9	458	301.3%
<b>Total</b>	<b>-72</b>	<b>-120</b>	<b>-823</b>	<b>-235</b>	<b>1,397</b>	<b>1,068</b>	<b>141</b>	<b>163</b>	<b>1,519</b>	<b>9.3%</b>
<b>Percent Change</b>	<b>-10.1%</b>	<b>-4.8%</b>	<b>-22.7%</b>	<b>-7.0%</b>	<b>66.6%</b>	<b>51.3%</b>	<b>9.3%</b>	<b>37.2%</b>	<b>9.3%</b>	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Thomas County, Georgia										
Five Year Projections - 2024										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	270	311	355	354	544	474	296	135	2,739	15.0%
\$15,000 - \$24,999	19	235	236	235	393	456	335	156	2,065	11.3%
\$25,000 - \$34,999	63	242	263	278	370	470	313	108	2,107	11.6%
\$35,000 - \$49,999	215	379	427	341	392	427	231	63	2,475	13.6%
\$50,000 - \$74,999	125	496	585	569	662	666	283	71	3,457	19.0%
\$75,000 - \$99,999	13	358	474	254	274	399	141	35	1,948	10.7%
\$100,000 - \$124,999	2	125	197	230	210	243	61	22	1,090	6.0%
\$125,000 - \$149,999	1	60	111	175	165	175	33	14	734	4.0%
\$150,000 - \$199,999	0	59	117	207	185	154	42	8	772	4.2%
\$200,000 and up	0	36	77	220	205	246	43	16	843	4.6%
<b>Total</b>	<b>708</b>	<b>2,301</b>	<b>2,842</b>	<b>2,863</b>	<b>3,400</b>	<b>3,710</b>	<b>1,778</b>	<b>628</b>	<b>18,230</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.9%</b>	<b>12.6%</b>	<b>15.6%</b>	<b>15.7%</b>	<b>18.7%</b>	<b>20.4%</b>	<b>9.8%</b>	<b>3.4%</b>		<b>100.0%</b>

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Thomas County, Georgia										
Projected Change - 2019 to 2024										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	7	-43	-35	-81	-81	8	-7	-3	-235	-7.9%
\$15,000 - \$24,999	1	-27	-30	-60	-58	25	-8	-4	-161	-7.2%
\$25,000 - \$34,999	6	-25	-16	-42	-32	39	14	4	-52	-2.4%
\$35,000 - \$49,999	24	-37	-26	-62	-37	42	13	5	-78	-3.1%
\$50,000 - \$74,999	18	-31	-13	-87	-47	85	21	1	-53	-1.5%
\$75,000 - \$99,999	5	51	78	16	39	111	36	7	343	21.4%
\$100,000 - \$124,999	2	18	33	20	29	71	16	6	195	21.8%
\$125,000 - \$149,999	1	0	10	-9	6	33	4	3	48	7.0%
\$150,000 - \$199,999	0	12	25	26	35	53	12	3	166	27.4%
\$200,000 and up	0	11	20	40	51	92	14	5	233	38.2%
<b>Total</b>	<b>64</b>	<b>-71</b>	<b>46</b>	<b>-239</b>	<b>-95</b>	<b>559</b>	<b>115</b>	<b>27</b>	<b>406</b>	<b>2.3%</b>
<b>Percent Change</b>	<b>9.9%</b>	<b>-3.0%</b>	<b>1.6%</b>	<b>-7.7%</b>	<b>-2.7%</b>	<b>17.7%</b>	<b>6.9%</b>	<b>4.5%</b>		<b>2.3%</b>

Source: Claritas; Ribbon Demographics



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## HOUSEHOLD DATA

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<b>Median Household Income Thomas County, Georgia</b>		
<b>Census 2000</b>	<b>2019 Estimate</b>	<b>2024 Projection</b>
<b>\$31,744</b>	<b>\$44,125</b>	<b>\$48,358</b>

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Median Household Income by Area			
Thomas County, Georgia			
Geography ID	Census 2000	2019 Estimate	2024 Projection
13275	\$31,744	\$44,125	\$48,358

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

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	136	193	117	122	24	592
\$10,000-20,000	83	69	107	176	38	473
\$20,000-30,000	180	162	103	49	82	576
\$30,000-40,000	129	42	54	146	73	444
\$40,000-50,000	54	127	36	73	60	350
\$50,000-60,000	22	35	89	42	116	304
\$60,000-75,000	0	46	5	37	21	109
\$75,000-100,000	35	24	1	2	5	67
\$100,000-125,000	1	2	5	12	7	27
\$125,000-150,000	3	6	7	1	1	18
\$150,000-200,000	5	8	7	8	2	30
\$200,000+	<u>337</u>	<u>394</u>	<u>305</u>	<u>103</u>	<u>68</u>	<u>1,207</u>
<b>Total</b>	<b>985</b>	<b>1,108</b>	<b>836</b>	<b>771</b>	<b>497</b>	<b>4,197</b>

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	367	64	13	6	8	458
\$10,000-20,000	230	120	33	9	9	401
\$20,000-30,000	51	19	58	1	10	139
\$30,000-40,000	81	46	36	5	22	190
\$40,000-50,000	108	12	20	0	5	145
\$50,000-60,000	42	40	21	2	12	117
\$60,000-75,000	15	32	26	1	5	79
\$75,000-100,000	35	6	7	3	5	56
\$100,000-125,000	23	8	6	0	5	42
\$125,000-150,000	14	6	8	1	2	31
\$150,000-200,000	7	5	1	3	3	19
\$200,000+	<u>211</u>	<u>68</u>	<u>14</u>	<u>9</u>	<u>10</u>	<u>312</u>
<b>Total</b>	<b>1,184</b>	<b>426</b>	<b>243</b>	<b>40</b>	<b>96</b>	<b>1,989</b>

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	287	58	11	3	6	365
\$10,000-20,000	141	100	25	8	5	279
\$20,000-30,000	20	18	53	1	5	97
\$30,000-40,000	62	44	10	5	4	125
\$40,000-50,000	48	12	12	0	4	76
\$50,000-60,000	15	39	14	2	4	74
\$60,000-75,000	11	30	24	1	3	69
\$75,000-100,000	11	5	3	2	3	24
\$100,000-125,000	12	5	1	0	3	21
\$125,000-150,000	5	4	2	1	1	13
\$150,000-200,000	6	4	1	2	2	15
\$200,000+	<u>165</u>	<u>63</u>	<u>12</u>	<u>7</u>	<u>9</u>	<u>256</u>
<b>Total</b>	<b>783</b>	<b>382</b>	<b>168</b>	<b>32</b>	<b>49</b>	<b>1,414</b>

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	503	257	130	128	32	1,050
\$10,000-20,000	313	189	140	185	47	874
\$20,000-30,000	231	181	161	50	92	715
\$30,000-40,000	210	88	90	151	95	634
\$40,000-50,000	162	139	56	73	65	495
\$50,000-60,000	64	75	110	44	128	421
\$60,000-75,000	15	78	31	38	26	188
\$75,000-100,000	70	30	8	5	10	123
\$100,000-125,000	24	10	11	12	12	69
\$125,000-150,000	17	12	15	2	3	49
\$150,000-200,000	12	13	8	11	5	49
\$200,000+	<u>548</u>	<u>462</u>	<u>319</u>	<u>112</u>	<u>78</u>	<u>1,519</u>
<b>Total</b>	<b>2,169</b>	<b>1,534</b>	<b>1,079</b>	<b>811</b>	<b>593</b>	<b>6,186</b>

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.2%	4.6%	2.8%	2.9%	0.6%	14.1%
\$10,000-20,000	2.0%	1.6%	2.5%	4.2%	0.9%	11.3%
\$20,000-30,000	4.3%	3.9%	2.5%	1.2%	2.0%	13.7%
\$30,000-40,000	3.1%	1.0%	1.3%	3.5%	1.7%	10.6%
\$40,000-50,000	1.3%	3.0%	0.9%	1.7%	1.4%	8.3%
\$50,000-60,000	0.5%	0.8%	2.1%	1.0%	2.8%	7.2%
\$60,000-75,000	0.0%	1.1%	0.1%	0.9%	0.5%	2.6%
\$75,000-100,000	0.8%	0.6%	0.0%	0.0%	0.1%	1.6%
\$100,000-125,000	0.0%	0.0%	0.1%	0.3%	0.2%	0.6%
\$125,000-150,000	0.1%	0.1%	0.2%	0.0%	0.0%	0.4%
\$150,000-200,000	0.1%	0.2%	0.2%	0.2%	0.0%	0.7%
\$200,000+	8.0%	9.4%	7.3%	2.5%	1.6%	28.8%
<b>Total</b>	<b>23.5%</b>	<b>26.4%</b>	<b>19.9%</b>	<b>18.4%</b>	<b>11.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	18.5%	3.2%	0.7%	0.3%	0.4%	23.0%
\$10,000-20,000	11.6%	6.0%	1.7%	0.5%	0.5%	20.2%
\$20,000-30,000	2.6%	1.0%	2.9%	0.1%	0.5%	7.0%
\$30,000-40,000	4.1%	2.3%	1.8%	0.3%	1.1%	9.6%
\$40,000-50,000	5.4%	0.6%	1.0%	0.0%	0.3%	7.3%
\$50,000-60,000	2.1%	2.0%	1.1%	0.1%	0.6%	5.9%
\$60,000-75,000	0.8%	1.6%	1.3%	0.1%	0.3%	4.0%
\$75,000-100,000	1.8%	0.3%	0.4%	0.2%	0.3%	2.8%
\$100,000-125,000	1.2%	0.4%	0.3%	0.0%	0.3%	2.1%
\$125,000-150,000	0.7%	0.3%	0.4%	0.1%	0.1%	1.6%
\$150,000-200,000	0.4%	0.3%	0.1%	0.2%	0.2%	1.0%
\$200,000+	10.6%	3.4%	0.7%	0.5%	0.5%	15.7%
<b>Total</b>	<b>59.5%</b>	<b>21.4%</b>	<b>12.2%</b>	<b>2.0%</b>	<b>4.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	20.3%	4.1%	0.8%	0.2%	0.4%	25.8%
\$10,000-20,000	10.0%	7.1%	1.8%	0.6%	0.4%	19.7%
\$20,000-30,000	1.4%	1.3%	3.7%	0.1%	0.4%	6.9%
\$30,000-40,000	4.4%	3.1%	0.7%	0.4%	0.3%	8.8%
\$40,000-50,000	3.4%	0.8%	0.8%	0.0%	0.3%	5.4%
\$50,000-60,000	1.1%	2.8%	1.0%	0.1%	0.3%	5.2%
\$60,000-75,000	0.8%	2.1%	1.7%	0.1%	0.2%	4.9%
\$75,000-100,000	0.8%	0.4%	0.2%	0.1%	0.2%	1.7%
\$100,000-125,000	0.8%	0.4%	0.1%	0.0%	0.2%	1.5%
\$125,000-150,000	0.4%	0.3%	0.1%	0.1%	0.1%	0.9%
\$150,000-200,000	0.4%	0.3%	0.1%	0.1%	0.1%	1.1%
\$200,000+	11.7%	4.5%	0.8%	0.5%	0.6%	18.1%
<b>Total</b>	<b>55.4%</b>	<b>27.0%</b>	<b>11.9%</b>	<b>2.3%</b>	<b>3.5%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	8.1%	4.2%	2.1%	2.1%	0.5%	17.0%
\$10,000-20,000	5.1%	3.1%	2.3%	3.0%	0.8%	14.1%
\$20,000-30,000	3.7%	2.9%	2.6%	0.8%	1.5%	11.6%
\$30,000-40,000	3.4%	1.4%	1.5%	2.4%	1.5%	10.2%
\$40,000-50,000	2.6%	2.2%	0.9%	1.2%	1.1%	8.0%
\$50,000-60,000	1.0%	1.2%	1.8%	0.7%	2.1%	6.8%
\$60,000-75,000	0.2%	1.3%	0.5%	0.6%	0.4%	3.0%
\$75,000-100,000	1.1%	0.5%	0.1%	0.1%	0.2%	2.0%
\$100,000-125,000	0.4%	0.2%	0.2%	0.2%	0.2%	1.1%
\$125,000-150,000	0.3%	0.2%	0.2%	0.0%	0.0%	0.8%
\$150,000-200,000	0.2%	0.2%	0.1%	0.2%	0.1%	0.8%
\$200,000+	8.9%	7.5%	5.2%	1.8%	1.3%	24.6%
<b>Total</b>	<b>35.1%</b>	<b>24.8%</b>	<b>17.4%</b>	<b>13.1%</b>	<b>9.6%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	127	71	51	53	46	348
\$10,000-20,000	66	139	114	75	15	409
\$20,000-30,000	51	96	119	70	94	430
\$30,000-40,000	90	165	25	63	138	481
\$40,000-50,000	103	196	61	190	163	713
\$50,000-60,000	61	160	181	246	56	704
\$60,000-75,000	6	193	122	193	108	622
\$75,000-100,000	5	95	75	119	63	357
\$100,000-125,000	22	67	109	93	22	313
\$125,000-150,000	15	11	43	48	52	169
\$150,000-200,000	8	8	68	44	21	149
\$200,000+	200	61	119	18	11	409
<b>Total</b>	<b>754</b>	<b>1,262</b>	<b>1,087</b>	<b>1,212</b>	<b>789</b>	<b>5,104</b>

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	477	286	123	10	14	910
\$10,000-20,000	357	466	67	8	8	906
\$20,000-30,000	224	383	66	13	33	719
\$30,000-40,000	182	300	92	27	40	641
\$40,000-50,000	137	363	109	14	42	665
\$50,000-60,000	60	246	97	65	39	507
\$60,000-75,000	102	337	56	11	25	531
\$75,000-100,000	40	181	47	17	20	305
\$100,000-125,000	51	144	40	4	7	246
\$125,000-150,000	25	79	16	11	8	139
\$150,000-200,000	33	110	14	14	6	177
\$200,000+	152	94	41	7	568	862
<b>Total</b>	<b>1,840</b>	<b>2,989</b>	<b>768</b>	<b>201</b>	<b>810</b>	<b>6,608</b>

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	409	173	96	2	7	687
\$10,000-20,000	325	326	31	4	7	693
\$20,000-30,000	133	305	64	9	12	523
\$30,000-40,000	155	226	49	26	23	479
\$40,000-50,000	62	253	43	10	31	399
\$50,000-60,000	52	190	82	19	9	352
\$60,000-75,000	85	226	25	11	19	366
\$75,000-100,000	35	98	33	4	9	179
\$100,000-125,000	40	49	31	2	4	126
\$125,000-150,000	19	57	6	1	4	87
\$150,000-200,000	29	49	12	3	4	97
\$200,000+	120	54	25	4	565	768
<b>Total</b>	<b>1,464</b>	<b>2,006</b>	<b>497</b>	<b>95</b>	<b>694</b>	<b>4,756</b>

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	604	357	174	63	60	1,258
\$10,000-20,000	423	605	181	83	23	1,315
\$20,000-30,000	275	479	185	83	127	1,149
\$30,000-40,000	272	465	117	90	178	1,122
\$40,000-50,000	240	559	170	204	205	1,378
\$50,000-60,000	121	406	278	311	95	1,211
\$60,000-75,000	108	530	178	204	153	1,153
\$75,000-100,000	45	276	122	136	83	662
\$100,000-125,000	73	211	149	97	29	559
\$125,000-150,000	40	90	59	59	60	308
\$150,000-200,000	41	118	82	58	27	326
\$200,000+	352	155	160	25	579	1,271
<b>Total</b>	<b>2,594</b>	<b>4,251</b>	<b>1,855</b>	<b>1,413</b>	<b>1,599</b>	<b>11,712</b>

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.5%	1.4%	1.0%	1.0%	0.9%	6.8%
\$10,000-20,000	1.3%	2.7%	2.2%	1.5%	0.3%	8.0%
\$20,000-30,000	1.0%	1.9%	2.3%	1.4%	1.8%	8.4%
\$30,000-40,000	1.8%	3.2%	0.5%	1.2%	2.7%	9.4%
\$40,000-50,000	2.0%	3.8%	1.2%	3.7%	3.2%	14.0%
\$50,000-60,000	1.2%	3.1%	3.5%	4.8%	1.1%	13.8%
\$60,000-75,000	0.1%	3.8%	2.4%	3.8%	2.1%	12.2%
\$75,000-100,000	0.1%	1.9%	1.5%	2.3%	1.2%	7.0%
\$100,000-125,000	0.4%	1.3%	2.1%	1.8%	0.4%	6.1%
\$125,000-150,000	0.3%	0.2%	0.8%	0.9%	1.0%	3.3%
\$150,000-200,000	0.2%	0.2%	1.3%	0.9%	0.4%	2.9%
\$200,000+	3.9%	1.2%	2.3%	0.4%	0.2%	8.0%
<b>Total</b>	<b>14.8%</b>	<b>24.7%</b>	<b>21.3%</b>	<b>23.7%</b>	<b>15.5%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	7.2%	4.3%	1.9%	0.2%	0.2%	13.8%
\$10,000-20,000	5.4%	7.1%	1.0%	0.1%	0.1%	13.7%
\$20,000-30,000	3.4%	5.8%	1.0%	0.2%	0.5%	10.9%
\$30,000-40,000	2.8%	4.5%	1.4%	0.4%	0.6%	9.7%
\$40,000-50,000	2.1%	5.5%	1.6%	0.2%	0.6%	10.1%
\$50,000-60,000	0.9%	3.7%	1.5%	1.0%	0.6%	7.7%
\$60,000-75,000	1.5%	5.1%	0.8%	0.2%	0.4%	8.0%
\$75,000-100,000	0.6%	2.7%	0.7%	0.3%	0.3%	4.6%
\$100,000-125,000	0.8%	2.2%	0.6%	0.1%	0.1%	3.7%
\$125,000-150,000	0.4%	1.2%	0.2%	0.2%	0.1%	2.1%
\$150,000-200,000	0.5%	1.7%	0.2%	0.2%	0.1%	2.7%
\$200,000+	2.3%	1.4%	0.6%	0.1%	8.6%	13.0%
<b>Total</b>	<b>27.8%</b>	<b>45.2%</b>	<b>11.6%</b>	<b>3.0%</b>	<b>12.3%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.6%	3.6%	2.0%	0.0%	0.1%	14.4%
\$10,000-20,000	6.8%	6.9%	0.7%	0.1%	0.1%	14.6%
\$20,000-30,000	2.8%	6.4%	1.3%	0.2%	0.3%	11.0%
\$30,000-40,000	3.3%	4.8%	1.0%	0.5%	0.5%	10.1%
\$40,000-50,000	1.3%	5.3%	0.9%	0.2%	0.7%	8.4%
\$50,000-60,000	1.1%	4.0%	1.7%	0.4%	0.2%	7.4%
\$60,000-75,000	1.8%	4.8%	0.5%	0.2%	0.4%	7.7%
\$75,000-100,000	0.7%	2.1%	0.7%	0.1%	0.2%	3.8%
\$100,000-125,000	0.8%	1.0%	0.7%	0.0%	0.1%	2.6%
\$125,000-150,000	0.4%	1.2%	0.1%	0.0%	0.1%	1.8%
\$150,000-200,000	0.6%	1.0%	0.3%	0.1%	0.1%	2.0%
\$200,000+	2.5%	1.1%	0.5%	0.1%	11.9%	16.1%
<b>Total</b>	<b>30.8%</b>	<b>42.2%</b>	<b>10.4%</b>	<b>2.0%</b>	<b>14.6%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.2%	3.0%	1.5%	0.5%	0.5%	10.7%
\$10,000-20,000	3.6%	5.2%	1.5%	0.7%	0.2%	11.2%
\$20,000-30,000	2.3%	4.1%	1.6%	0.7%	1.1%	9.8%
\$30,000-40,000	2.3%	4.0%	1.0%	0.8%	1.5%	9.6%
\$40,000-50,000	2.0%	4.8%	1.5%	1.7%	1.8%	11.8%
\$50,000-60,000	1.0%	3.5%	2.4%	2.7%	0.8%	10.3%
\$60,000-75,000	0.9%	4.5%	1.5%	1.7%	1.1%	9.8%
\$75,000-100,000	0.4%	2.4%	1.0%	1.2%	0.7%	5.7%
\$100,000-125,000	0.6%	1.8%	1.3%	0.8%	0.2%	4.8%
\$125,000-150,000	0.3%	0.8%	0.5%	0.5%	0.5%	2.6%
\$150,000-200,000	0.4%	1.0%	0.7%	0.5%	0.2%	2.8%
\$200,000+	3.0%	1.3%	1.4%	0.2%	4.9%	10.9%
<b>Total</b>	<b>22.1%</b>	<b>36.3%</b>	<b>15.8%</b>	<b>12.1%</b>	<b>13.7%</b>	<b>100.0%</b>

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<b>Renter Households</b>						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	119	153	91	128	26	517
\$10,000-20,000	83	76	127	183	54	523
\$20,000-30,000	195	153	126	58	80	612
\$30,000-40,000	136	35	54	140	73	438
\$40,000-50,000	53	88	26	54	58	279
\$50,000-60,000	41	36	115	74	129	395
\$60,000-75,000	1	127	7	42	29	206
\$75,000-100,000	32	31	3	1	10	77
\$100,000-125,000	2	1	8	14	4	29
\$125,000-150,000	1	8	5	1	4	19
\$150,000-200,000	9	8	9	7	4	37
\$200,000+	<u>353</u>	<u>244</u>	<u>233</u>	<u>71</u>	<u>50</u>	<u>951</u>
<b>Total</b>	<b>1,025</b>	<b>960</b>	<b>804</b>	<b>773</b>	<b>521</b>	<b>4,083</b>

<b>Renter Households</b>						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	440	57	9	5	7	518
\$10,000-20,000	228	123	29	18	8	406
\$20,000-30,000	64	19	54	1	9	147
\$30,000-40,000	82	39	30	10	17	178
\$40,000-50,000	109	13	14	2	5	143
\$50,000-60,000	66	50	44	3	14	177
\$60,000-75,000	22	29	37	0	5	93
\$75,000-100,000	38	10	6	2	5	61
\$100,000-125,000	30	9	16	1	5	61
\$125,000-150,000	42	10	11	1	5	69
\$150,000-200,000	25	11	8	1	1	46
\$200,000+	<u>262</u>	<u>42</u>	<u>16</u>	<u>6</u>	<u>12</u>	<u>338</u>
<b>Total</b>	<b>1,408</b>	<b>412</b>	<b>274</b>	<b>50</b>	<b>93</b>	<b>2,237</b>

<b>Renter Households</b>						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	360	51	8	2	5	426
\$10,000-20,000	142	112	22	18	5	299
\$20,000-30,000	26	18	47	1	4	96
\$30,000-40,000	62	36	5	10	4	117
\$40,000-50,000	65	12	10	2	4	93
\$50,000-60,000	29	47	28	2	4	110
\$60,000-75,000	17	26	32	0	3	78
\$75,000-100,000	14	8	3	1	4	30
\$100,000-125,000	20	7	13	1	4	45
\$125,000-150,000	16	7	3	0	3	29
\$150,000-200,000	22	10	7	1	0	40
\$200,000+	<u>233</u>	<u>38</u>	<u>12</u>	<u>5</u>	<u>11</u>	<u>299</u>
<b>Total</b>	<b>1,006</b>	<b>372</b>	<b>190</b>	<b>43</b>	<b>51</b>	<b>1,662</b>

<b>Renter Households</b>						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	559	210	100	133	33	1,035
\$10,000-20,000	311	199	156	201	62	929
\$20,000-30,000	259	172	180	59	89	759
\$30,000-40,000	218	74	84	150	90	616
\$40,000-50,000	162	101	40	56	63	422
\$50,000-60,000	107	86	159	77	143	572
\$60,000-75,000	23	156	44	42	34	299
\$75,000-100,000	70	41	9	3	15	138
\$100,000-125,000	32	10	24	15	9	90
\$125,000-150,000	43	18	16	2	9	88
\$150,000-200,000	34	19	17	8	5	83
\$200,000+	<u>615</u>	<u>286</u>	<u>249</u>	<u>77</u>	<u>62</u>	<u>1,289</u>
<b>Total</b>	<b>2,433</b>	<b>1,372</b>	<b>1,078</b>	<b>823</b>	<b>614</b>	<b>6,320</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.9%	3.7%	2.2%	3.1%	0.6%	12.7%
\$10,000-20,000	2.0%	1.9%	3.1%	4.5%	1.3%	12.8%
\$20,000-30,000	4.8%	3.7%	3.1%	1.4%	2.0%	15.0%
\$30,000-40,000	3.3%	0.9%	1.3%	3.4%	1.8%	10.7%
\$40,000-50,000	1.3%	2.2%	0.6%	1.3%	1.4%	6.8%
\$50,000-60,000	1.0%	0.9%	2.8%	1.8%	3.2%	9.7%
\$60,000-75,000	0.0%	3.1%	0.2%	1.0%	0.7%	5.0%
\$75,000-100,000	0.8%	0.8%	0.1%	0.0%	0.2%	1.9%
\$100,000-125,000	0.0%	0.0%	0.2%	0.3%	0.1%	0.7%
\$125,000-150,000	0.0%	0.2%	0.1%	0.0%	0.1%	0.5%
\$150,000-200,000	0.2%	0.2%	0.2%	0.2%	0.1%	0.9%
\$200,000+	8.6%	6.0%	5.7%	1.7%	1.2%	23.3%
<b>Total</b>	<b>25.1%</b>	<b>23.5%</b>	<b>19.7%</b>	<b>18.9%</b>	<b>12.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	19.7%	2.5%	0.4%	0.2%	0.3%	23.2%
\$10,000-20,000	10.2%	5.5%	1.3%	0.8%	0.4%	18.1%
\$20,000-30,000	2.9%	0.8%	2.4%	0.0%	0.4%	6.6%
\$30,000-40,000	3.7%	1.7%	1.3%	0.4%	0.8%	8.0%
\$40,000-50,000	4.9%	0.6%	0.6%	0.1%	0.2%	6.4%
\$50,000-60,000	3.0%	2.2%	2.0%	0.1%	0.6%	7.9%
\$60,000-75,000	1.0%	1.3%	1.7%	0.0%	0.2%	4.2%
\$75,000-100,000	1.7%	0.4%	0.3%	0.1%	0.2%	2.7%
\$100,000-125,000	1.3%	0.4%	0.7%	0.0%	0.2%	2.7%
\$125,000-150,000	1.9%	0.4%	0.5%	0.0%	0.2%	3.1%
\$150,000-200,000	1.1%	0.5%	0.4%	0.0%	0.0%	2.1%
\$200,000+	11.7%	1.9%	0.7%	0.3%	0.5%	15.1%
<b>Total</b>	<b>62.9%</b>	<b>18.4%</b>	<b>12.2%</b>	<b>2.2%</b>	<b>4.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	21.7%	3.1%	0.5%	0.1%	0.3%	25.6%
\$10,000-20,000	8.5%	6.7%	1.3%	1.1%	0.3%	18.0%
\$20,000-30,000	1.6%	1.1%	2.8%	0.1%	0.2%	5.8%
\$30,000-40,000	3.7%	2.2%	0.3%	0.6%	0.2%	7.0%
\$40,000-50,000	3.9%	0.7%	0.6%	0.1%	0.2%	5.6%
\$50,000-60,000	1.7%	2.8%	1.7%	0.1%	0.2%	6.6%
\$60,000-75,000	1.0%	1.6%	1.9%	0.0%	0.2%	4.7%
\$75,000-100,000	0.8%	0.5%	0.2%	0.1%	0.2%	1.8%
\$100,000-125,000	1.2%	0.4%	0.8%	0.1%	0.2%	2.7%
\$125,000-150,000	1.0%	0.4%	0.2%	0.0%	0.2%	1.7%
\$150,000-200,000	1.3%	0.6%	0.4%	0.1%	0.0%	2.4%
\$200,000+	14.0%	2.3%	0.7%	0.3%	0.7%	18.0%
<b>Total</b>	<b>60.5%</b>	<b>22.4%</b>	<b>11.4%</b>	<b>2.6%</b>	<b>3.1%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.8%	3.3%	1.6%	2.1%	0.5%	16.4%
\$10,000-20,000	4.9%	3.1%	2.5%	3.2%	1.0%	14.7%
\$20,000-30,000	4.1%	2.7%	2.8%	0.9%	1.4%	12.0%
\$30,000-40,000	3.4%	1.2%	1.3%	2.4%	1.4%	9.7%
\$40,000-50,000	2.6%	1.6%	0.6%	0.9%	1.0%	6.7%
\$50,000-60,000	1.7%	1.4%	2.5%	1.2%	2.3%	9.1%
\$60,000-75,000	0.4%	2.5%	0.7%	0.7%	0.5%	4.7%
\$75,000-100,000	1.1%	0.6%	0.1%	0.0%	0.2%	2.2%
\$100,000-125,000	0.5%	0.2%	0.4%	0.2%	0.1%	1.4%
\$125,000-150,000	0.7%	0.3%	0.3%	0.0%	0.1%	1.4%
\$150,000-200,000	0.5%	0.3%	0.3%	0.1%	0.1%	1.3%
\$200,000+	9.7%	4.5%	3.9%	1.2%	1.0%	20.4%
<b>Total</b>	<b>38.5%</b>	<b>21.7%</b>	<b>17.1%</b>	<b>13.0%</b>	<b>9.7%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	81	36	26	30	47	220
\$10,000-20,000	99	135	133	68	22	457
\$20,000-30,000	50	81	114	47	73	365
\$30,000-40,000	80	166	25	71	122	464
\$40,000-50,000	74	134	50	152	128	538
\$50,000-60,000	41	154	208	216	57	676
\$60,000-75,000	3	289	125	216	110	743
\$75,000-100,000	5	112	91	128	68	404
\$100,000-125,000	40	62	102	82	30	316
\$125,000-150,000	42	26	74	105	54	301
\$150,000-200,000	11	11	91	81	31	225
\$200,000+	116	36	57	15	2	226
<b>Total</b>	<b>642</b>	<b>1,242</b>	<b>1,096</b>	<b>1,211</b>	<b>744</b>	<b>4,935</b>

Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	521	273	137	4	14	949
\$10,000-20,000	395	456	74	7	8	940
\$20,000-30,000	202	427	73	16	24	742
\$30,000-40,000	169	256	84	19	54	582
\$40,000-50,000	120	318	104	12	33	587
\$50,000-60,000	90	380	146	64	35	715
\$60,000-75,000	105	370	56	9	23	563
\$75,000-100,000	57	203	62	12	19	353
\$100,000-125,000	68	150	42	6	14	280
\$125,000-150,000	43	117	26	22	9	217
\$150,000-200,000	55	189	27	19	12	302
\$200,000+	163	96	33	9	509	810
<b>Total</b>	<b>1,988</b>	<b>3,235</b>	<b>864</b>	<b>199</b>	<b>754</b>	<b>7,040</b>

Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	464	187	115	2	8	776
\$10,000-20,000	367	326	48	4	7	752
\$20,000-30,000	125	342	71	11	9	558
\$30,000-40,000	139	205	41	18	33	436
\$40,000-50,000	64	237	35	7	26	369
\$50,000-60,000	83	307	127	25	7	549
\$60,000-75,000	84	264	32	9	18	407
\$75,000-100,000	52	134	52	1	10	249
\$100,000-125,000	59	72	31	4	12	178
\$125,000-150,000	32	92	12	3	4	143
\$150,000-200,000	49	104	26	2	9	190
\$200,000+	131	61	20	4	508	724
<b>Total</b>	<b>1,649</b>	<b>2,331</b>	<b>610</b>	<b>90</b>	<b>651</b>	<b>5,331</b>

Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	602	309	163	34	61	1,169
\$10,000-20,000	494	591	207	75	30	1,397
\$20,000-30,000	252	508	187	63	97	1,107
\$30,000-40,000	249	422	109	90	176	1,046
\$40,000-50,000	194	452	154	164	161	1,125
\$50,000-60,000	131	534	354	280	92	1,391
\$60,000-75,000	108	659	181	225	153	1,306
\$75,000-100,000	62	315	153	140	87	757
\$100,000-125,000	108	212	144	88	44	596
\$125,000-150,000	85	143	100	127	63	518
\$150,000-200,000	66	200	118	100	43	527
\$200,000+	279	132	90	24	511	1,036
<b>Total</b>	<b>2,630</b>	<b>4,477</b>	<b>1,960</b>	<b>1,410</b>	<b>1,498</b>	<b>11,975</b>

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Percent Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.6%	0.7%	0.5%	0.6%	1.0%	4.5%
\$10,000-20,000	2.0%	2.7%	2.7%	1.4%	0.4%	9.3%
\$20,000-30,000	1.0%	1.6%	2.3%	1.0%	1.5%	7.4%
\$30,000-40,000	1.6%	3.4%	0.5%	1.4%	2.5%	9.4%
\$40,000-50,000	1.5%	2.7%	1.0%	3.1%	2.6%	10.9%
\$50,000-60,000	0.8%	3.1%	4.2%	4.4%	1.2%	13.7%
\$60,000-75,000	0.1%	5.9%	2.5%	4.4%	2.2%	15.1%
\$75,000-100,000	0.1%	2.3%	1.8%	2.6%	1.4%	8.2%
\$100,000-125,000	0.8%	1.3%	2.1%	1.7%	0.6%	6.4%
\$125,000-150,000	0.9%	0.5%	1.5%	2.1%	1.1%	6.1%
\$150,000-200,000	0.2%	0.2%	1.8%	1.6%	0.6%	4.6%
\$200,000+	2.4%	0.7%	1.2%	0.3%	0.0%	4.6%
<b>Total</b>	<b>13.0%</b>	<b>25.2%</b>	<b>22.2%</b>	<b>24.5%</b>	<b>15.1%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	7.4%	3.9%	1.9%	0.1%	0.2%	13.5%
\$10,000-20,000	5.6%	6.5%	1.1%	0.1%	0.1%	13.4%
\$20,000-30,000	2.9%	6.1%	1.0%	0.2%	0.3%	10.5%
\$30,000-40,000	2.4%	3.6%	1.2%	0.3%	0.8%	8.3%
\$40,000-50,000	1.7%	4.5%	1.5%	0.2%	0.5%	8.3%
\$50,000-60,000	1.3%	5.4%	2.1%	0.9%	0.5%	10.2%
\$60,000-75,000	1.5%	5.3%	0.8%	0.1%	0.3%	8.0%
\$75,000-100,000	0.8%	2.9%	0.9%	0.2%	0.3%	5.0%
\$100,000-125,000	1.0%	2.1%	0.6%	0.1%	0.2%	4.0%
\$125,000-150,000	0.6%	1.7%	0.4%	0.3%	0.1%	3.1%
\$150,000-200,000	0.8%	2.7%	0.4%	0.3%	0.2%	4.3%
\$200,000+	2.3%	1.4%	0.5%	0.1%	7.2%	11.5%
<b>Total</b>	<b>28.2%</b>	<b>46.0%</b>	<b>12.3%</b>	<b>2.8%</b>	<b>10.7%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.7%	3.5%	2.2%	0.0%	0.2%	14.6%
\$10,000-20,000	6.9%	6.1%	0.9%	0.1%	0.1%	14.1%
\$20,000-30,000	2.3%	6.4%	1.3%	0.2%	0.2%	10.5%
\$30,000-40,000	2.6%	3.8%	0.8%	0.3%	0.6%	8.2%
\$40,000-50,000	1.2%	4.4%	0.7%	0.1%	0.5%	6.9%
\$50,000-60,000	1.6%	5.8%	2.4%	0.5%	0.1%	10.3%
\$60,000-75,000	1.6%	5.0%	0.6%	0.2%	0.3%	7.6%
\$75,000-100,000	1.0%	2.5%	1.0%	0.0%	0.2%	4.7%
\$100,000-125,000	1.1%	1.4%	0.6%	0.1%	0.2%	3.3%
\$125,000-150,000	0.6%	1.7%	0.2%	0.1%	0.1%	2.7%
\$150,000-200,000	0.9%	2.0%	0.5%	0.0%	0.2%	3.6%
\$200,000+	2.5%	1.1%	0.4%	0.1%	9.5%	13.6%
<b>Total</b>	<b>30.9%</b>	<b>43.7%</b>	<b>11.4%</b>	<b>1.7%</b>	<b>12.2%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.0%	2.6%	1.4%	0.3%	0.5%	9.8%
\$10,000-20,000	4.1%	4.9%	1.7%	0.6%	0.3%	11.7%
\$20,000-30,000	2.1%	4.2%	1.6%	0.5%	0.8%	9.2%
\$30,000-40,000	2.1%	3.5%	0.9%	0.8%	1.5%	8.7%
\$40,000-50,000	1.6%	3.8%	1.3%	1.4%	1.3%	9.4%
\$50,000-60,000	1.1%	4.5%	3.0%	2.3%	0.8%	11.6%
\$60,000-75,000	0.9%	5.5%	1.5%	1.9%	1.1%	10.9%
\$75,000-100,000	0.5%	2.6%	1.3%	1.2%	0.7%	6.3%
\$100,000-125,000	0.9%	1.8%	1.2%	0.7%	0.4%	5.0%
\$125,000-150,000	0.7%	1.2%	0.8%	1.1%	0.5%	4.3%
\$150,000-200,000	0.6%	1.7%	1.0%	0.8%	0.4%	4.4%
\$200,000+	2.3%	1.1%	0.8%	0.2%	4.3%	8.7%
<b>Total</b>	<b>22.0%</b>	<b>37.4%</b>	<b>16.4%</b>	<b>11.8%</b>	<b>12.5%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	113	126	79	127	22	467
\$10,000-20,000	78	75	110	175	49	487
\$20,000-30,000	181	136	161	67	76	621
\$30,000-40,000	116	29	56	136	76	413
\$40,000-50,000	60	76	16	57	63	272
\$50,000-60,000	42	35	110	86	123	396
\$60,000-75,000	0	160	5	66	44	275
\$75,000-100,000	35	35	1	0	10	81
\$100,000-125,000	2	5	11	17	4	39
\$125,000-150,000	1	11	1	4	5	22
\$150,000-200,000	21	18	11	22	10	82
\$200,000+	<u>328</u>	<u>206</u>	<u>207</u>	<u>69</u>	<u>50</u>	<u>860</u>
<b>Total</b>	<b>977</b>	<b>912</b>	<b>768</b>	<b>826</b>	<b>532</b>	<b>4,015</b>

Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	452	55	8	3	8	526
\$10,000-20,000	226	122	28	16	7	399
\$20,000-30,000	80	22	67	0	9	178
\$30,000-40,000	99	39	33	8	14	193
\$40,000-50,000	117	16	19	1	5	158
\$50,000-60,000	76	55	51	3	13	198
\$60,000-75,000	29	36	46	0	6	117
\$75,000-100,000	48	13	9	1	4	75
\$100,000-125,000	38	14	19	1	5	77
\$125,000-150,000	60	8	13	2	6	89
\$150,000-200,000	55	14	16	1	5	91
\$200,000+	<u>273</u>	<u>45</u>	<u>16</u>	<u>6</u>	<u>12</u>	<u>352</u>
<b>Total</b>	<b>1,553</b>	<b>439</b>	<b>325</b>	<b>42</b>	<b>94</b>	<b>2,453</b>

Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	378	52	7	1	6	444
\$10,000-20,000	140	112	22	16	4	294
\$20,000-30,000	33	21	62	0	4	120
\$30,000-40,000	75	37	4	8	4	128
\$40,000-50,000	75	15	15	1	4	110
\$50,000-60,000	39	52	37	3	4	135
\$60,000-75,000	22	32	41	0	4	99
\$75,000-100,000	26	11	6	0	3	46
\$100,000-125,000	25	11	17	0	4	57
\$125,000-150,000	27	7	4	1	3	42
\$150,000-200,000	49	13	14	1	3	80
\$200,000+	<u>248</u>	<u>41</u>	<u>12</u>	<u>6</u>	<u>11</u>	<u>318</u>
<b>Total</b>	<b>1,137</b>	<b>404</b>	<b>241</b>	<b>37</b>	<b>54</b>	<b>1,873</b>

Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	565	181	87	130	30	993
\$10,000-20,000	304	197	138	191	56	886
\$20,000-30,000	261	158	228	67	85	799
\$30,000-40,000	215	68	89	144	90	606
\$40,000-50,000	177	92	35	58	68	430
\$50,000-60,000	118	90	161	89	136	594
\$60,000-75,000	29	196	51	66	50	392
\$75,000-100,000	83	48	10	1	14	156
\$100,000-125,000	40	19	30	18	9	116
\$125,000-150,000	61	19	14	6	11	111
\$150,000-200,000	76	32	27	23	15	173
\$200,000+	<u>601</u>	<u>251</u>	<u>223</u>	<u>75</u>	<u>62</u>	<u>1,212</u>
<b>Total</b>	<b>2,530</b>	<b>1,351</b>	<b>1,093</b>	<b>868</b>	<b>626</b>	<b>6,468</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.8%	3.1%	2.0%	3.2%	0.5%	11.6%
\$10,000-20,000	1.9%	1.9%	2.7%	4.4%	1.2%	12.1%
\$20,000-30,000	4.5%	3.4%	4.0%	1.7%	1.9%	15.5%
\$30,000-40,000	2.9%	0.7%	1.4%	3.4%	1.9%	10.3%
\$40,000-50,000	1.5%	1.9%	0.4%	1.4%	1.6%	6.8%
\$50,000-60,000	1.0%	0.9%	2.7%	2.1%	3.1%	9.9%
\$60,000-75,000	0.0%	4.0%	0.1%	1.6%	1.1%	6.8%
\$75,000-100,000	0.9%	0.9%	0.0%	0.0%	0.2%	2.0%
\$100,000-125,000	0.0%	0.1%	0.3%	0.4%	0.1%	1.0%
\$125,000-150,000	0.0%	0.3%	0.0%	0.1%	0.1%	0.5%
\$150,000-200,000	0.5%	0.4%	0.3%	0.5%	0.2%	2.0%
\$200,000+	<u>8.2%</u>	<u>5.1%</u>	<u>5.2%</u>	<u>1.7%</u>	<u>1.2%</u>	<u>21.4%</u>
<b>Total</b>	<b>24.3%</b>	<b>22.7%</b>	<b>19.1%</b>	<b>20.6%</b>	<b>13.3%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	18.4%	2.2%	0.3%	0.1%	0.3%	21.4%
\$10,000-20,000	9.2%	5.0%	1.1%	0.7%	0.3%	16.3%
\$20,000-30,000	3.3%	0.9%	2.7%	0.0%	0.4%	7.3%
\$30,000-40,000	4.0%	1.6%	1.3%	0.3%	0.6%	7.9%
\$40,000-50,000	4.8%	0.7%	0.8%	0.0%	0.2%	6.4%
\$50,000-60,000	3.1%	2.2%	2.1%	0.1%	0.5%	8.1%
\$60,000-75,000	1.2%	1.5%	1.9%	0.0%	0.2%	4.8%
\$75,000-100,000	2.0%	0.5%	0.4%	0.0%	0.2%	3.1%
\$100,000-125,000	1.5%	0.6%	0.8%	0.0%	0.2%	3.1%
\$125,000-150,000	2.4%	0.3%	0.5%	0.1%	0.2%	3.6%
\$150,000-200,000	2.2%	0.6%	0.7%	0.0%	0.2%	3.7%
\$200,000+	<u>11.1%</u>	<u>1.8%</u>	<u>0.7%</u>	<u>0.2%</u>	<u>0.5%</u>	<u>14.3%</u>
<b>Total</b>	<b>63.3%</b>	<b>17.9%</b>	<b>13.2%</b>	<b>1.7%</b>	<b>3.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	20.2%	2.8%	0.4%	0.1%	0.3%	23.7%
\$10,000-20,000	7.5%	6.0%	1.2%	0.9%	0.2%	15.7%
\$20,000-30,000	1.8%	1.1%	3.3%	0.0%	0.2%	6.4%
\$30,000-40,000	4.0%	2.0%	0.2%	0.4%	0.2%	6.8%
\$40,000-50,000	4.0%	0.8%	0.8%	0.1%	0.2%	5.9%
\$50,000-60,000	2.1%	2.8%	2.0%	0.2%	0.2%	7.2%
\$60,000-75,000	1.2%	1.7%	2.2%	0.0%	0.2%	5.3%
\$75,000-100,000	1.4%	0.6%	0.3%	0.0%	0.2%	2.5%
\$100,000-125,000	1.3%	0.6%	0.9%	0.0%	0.2%	3.0%
\$125,000-150,000	1.4%	0.4%	0.2%	0.1%	0.2%	2.2%
\$150,000-200,000	2.6%	0.7%	0.7%	0.1%	0.2%	4.3%
\$200,000+	<u>13.2%</u>	<u>2.2%</u>	<u>0.6%</u>	<u>0.3%</u>	<u>0.6%</u>	<u>17.0%</u>
<b>Total</b>	<b>60.7%</b>	<b>21.6%</b>	<b>12.9%</b>	<b>2.0%</b>	<b>2.9%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.7%	2.8%	1.3%	2.0%	0.5%	15.4%
\$10,000-20,000	4.7%	3.0%	2.1%	3.0%	0.9%	13.7%
\$20,000-30,000	4.0%	2.4%	3.5%	1.0%	1.3%	12.4%
\$30,000-40,000	3.3%	1.1%	1.4%	2.2%	1.4%	9.4%
\$40,000-50,000	2.7%	1.4%	0.5%	0.9%	1.1%	6.6%
\$50,000-60,000	1.8%	1.4%	2.5%	1.4%	2.1%	9.2%
\$60,000-75,000	0.4%	3.0%	0.8%	1.0%	0.8%	6.1%
\$75,000-100,000	1.3%	0.7%	0.2%	0.0%	0.2%	2.4%
\$100,000-125,000	0.6%	0.3%	0.5%	0.3%	0.1%	1.8%
\$125,000-150,000	0.9%	0.3%	0.2%	0.1%	0.2%	1.7%
\$150,000-200,000	1.2%	0.5%	0.4%	0.4%	0.2%	2.7%
\$200,000+	<u>9.3%</u>	<u>3.9%</u>	<u>3.4%</u>	<u>1.2%</u>	<u>1.0%</u>	<u>18.7%</u>
<b>Total</b>	<b>39.1%</b>	<b>20.9%</b>	<b>16.9%</b>	<b>13.4%</b>	<b>9.7%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	62	28	18	20	37	165
\$10,000-20,000	87	87	105	49	20	348
\$20,000-30,000	49	66	113	43	64	335
\$30,000-40,000	81	131	37	64	93	406
\$40,000-50,000	77	123	47	120	117	484
\$50,000-60,000	43	151	195	181	53	623
\$60,000-75,000	4	324	121	247	128	824
\$75,000-100,000	7	116	115	142	93	473
\$100,000-125,000	48	54	99	78	29	308
\$125,000-150,000	49	24	91	126	71	361
\$150,000-200,000	13	14	100	91	33	251
\$200,000+	90	25	48	14	5	182
<b>Total</b>	<b>610</b>	<b>1,143</b>	<b>1,089</b>	<b>1,175</b>	<b>743</b>	<b>4,760</b>

Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	486	243	130	5	9	873
\$10,000-20,000	406	406	71	5	7	895
\$20,000-30,000	205	449	84	15	19	772
\$30,000-40,000	167	254	85	21	52	579
\$40,000-50,000	112	321	95	17	38	583
\$50,000-60,000	100	365	168	70	40	743
\$60,000-75,000	142	482	72	12	24	732
\$75,000-100,000	74	275	82	8	22	461
\$100,000-125,000	84	164	47	4	11	310
\$125,000-150,000	63	168	32	25	12	300
\$150,000-200,000	81	262	30	30	16	419
\$200,000+	167	87	27	10	565	856
<b>Total</b>	<b>2,087</b>	<b>3,476</b>	<b>923</b>	<b>222</b>	<b>815</b>	<b>7,523</b>

Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	436	178	107	3	6	730
\$10,000-20,000	382	307	50	3	6	748
\$20,000-30,000	132	369	83	10	7	601
\$30,000-40,000	142	221	46	20	29	458
\$40,000-50,000	57	246	35	14	30	382
\$50,000-60,000	93	298	149	35	11	586
\$60,000-75,000	120	357	42	12	20	551
\$75,000-100,000	69	186	63	1	15	334
\$100,000-125,000	76	82	39	2	9	208
\$125,000-150,000	46	136	17	2	6	207
\$150,000-200,000	73	155	30	3	13	274
\$200,000+	139	55	18	7	563	782
<b>Total</b>	<b>1,765</b>	<b>2,590</b>	<b>679</b>	<b>112</b>	<b>715</b>	<b>5,861</b>

Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	548	271	148	25	46	1,038
\$10,000-20,000	493	493	176	54	27	1,243
\$20,000-30,000	254	515	197	58	83	1,107
\$30,000-40,000	248	385	122	85	145	985
\$40,000-50,000	189	444	142	137	155	1,067
\$50,000-60,000	143	516	363	251	93	1,366
\$60,000-75,000	146	806	193	259	152	1,556
\$75,000-100,000	81	391	197	150	115	934
\$100,000-125,000	132	218	146	82	40	618
\$125,000-150,000	112	192	123	151	83	661
\$150,000-200,000	94	276	130	121	49	670
\$200,000+	257	112	75	24	570	1,038
<b>Total</b>	<b>2,697</b>	<b>4,619</b>	<b>2,012</b>	<b>1,397</b>	<b>1,558</b>	<b>12,283</b>

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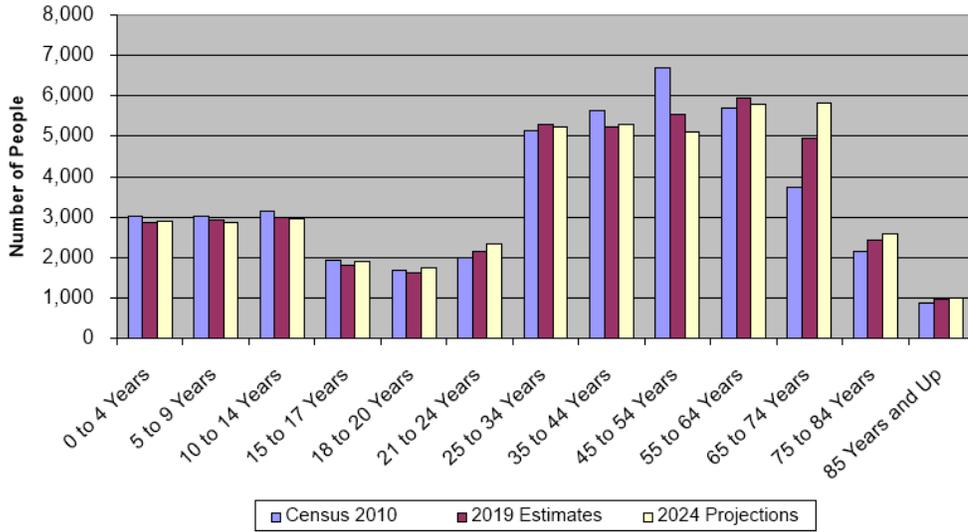
Percent Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.3%	0.6%	0.4%	0.4%	0.8%	3.5%
\$10,000-20,000	1.8%	1.8%	2.2%	1.0%	0.4%	7.3%
\$20,000-30,000	1.0%	1.4%	2.4%	0.9%	1.3%	7.0%
\$30,000-40,000	1.7%	2.8%	0.8%	1.3%	2.0%	8.5%
\$40,000-50,000	1.6%	2.6%	1.0%	2.5%	2.5%	10.2%
\$50,000-60,000	0.9%	3.2%	4.1%	3.8%	1.1%	13.1%
\$60,000-75,000	0.1%	6.8%	2.5%	5.2%	2.7%	17.3%
\$75,000-100,000	0.1%	2.4%	2.4%	3.0%	2.0%	9.9%
\$100,000-125,000	1.0%	1.1%	2.1%	1.6%	0.6%	6.5%
\$125,000-150,000	1.0%	0.5%	1.9%	2.6%	1.5%	7.6%
\$150,000-200,000	0.3%	0.3%	2.1%	1.9%	0.7%	5.3%
\$200,000+	1.9%	0.5%	1.0%	0.3%	0.1%	3.8%
<b>Total</b>	<b>12.8%</b>	<b>24.0%</b>	<b>22.9%</b>	<b>24.7%</b>	<b>15.6%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.5%	3.2%	1.7%	0.1%	0.1%	11.6%
\$10,000-20,000	5.4%	5.4%	0.9%	0.1%	0.1%	11.9%
\$20,000-30,000	2.7%	6.0%	1.1%	0.2%	0.3%	10.3%
\$30,000-40,000	2.2%	3.4%	1.1%	0.3%	0.7%	7.7%
\$40,000-50,000	1.5%	4.3%	1.3%	0.2%	0.5%	7.7%
\$50,000-60,000	1.3%	4.9%	2.2%	0.9%	0.5%	9.9%
\$60,000-75,000	1.9%	6.4%	1.0%	0.2%	0.3%	9.7%
\$75,000-100,000	1.0%	3.7%	1.1%	0.1%	0.3%	6.1%
\$100,000-125,000	1.1%	2.2%	0.6%	0.1%	0.1%	4.1%
\$125,000-150,000	0.8%	2.2%	0.4%	0.3%	0.2%	4.0%
\$150,000-200,000	1.1%	3.5%	0.4%	0.4%	0.2%	5.6%
\$200,000+	2.2%	1.2%	0.4%	0.1%	7.5%	11.4%
<b>Total</b>	<b>27.7%</b>	<b>46.2%</b>	<b>12.3%</b>	<b>3.0%</b>	<b>10.8%</b>	<b>100.0%</b>

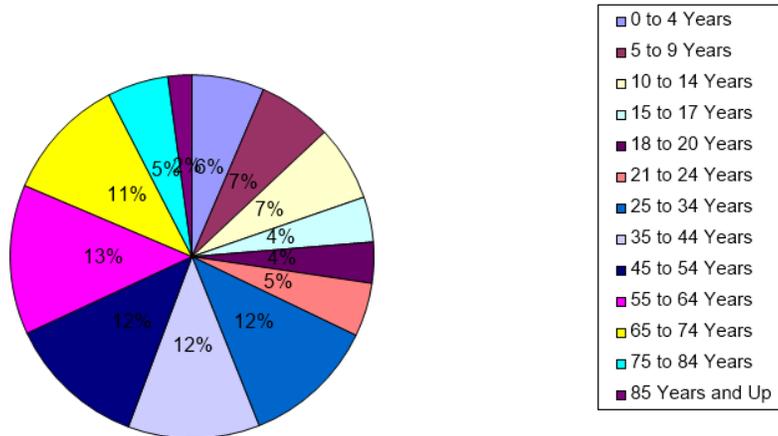
Percent Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	7.4%	3.0%	1.8%	0.1%	0.1%	12.5%
\$10,000-20,000	6.5%	5.2%	0.9%	0.1%	0.1%	12.8%
\$20,000-30,000	2.3%	6.3%	1.4%	0.2%	0.1%	10.3%
\$30,000-40,000	2.4%	3.8%	0.8%	0.3%	0.5%	7.8%
\$40,000-50,000	1.0%	4.2%	0.6%	0.2%	0.5%	6.5%
\$50,000-60,000	1.6%	5.1%	2.5%	0.6%	0.2%	10.0%
\$60,000-75,000	2.0%	6.1%	0.7%	0.2%	0.3%	9.4%
\$75,000-100,000	1.2%	3.2%	1.1%	0.0%	0.3%	5.7%
\$100,000-125,000	1.3%	1.4%	0.7%	0.0%	0.2%	3.5%
\$125,000-150,000	0.8%	2.3%	0.3%	0.0%	0.1%	3.5%
\$150,000-200,000	1.2%	2.6%	0.5%	0.1%	0.2%	4.7%
\$200,000+	2.4%	0.9%	0.3%	0.1%	9.6%	13.3%
<b>Total</b>	<b>30.1%</b>	<b>44.2%</b>	<b>11.6%</b>	<b>1.9%</b>	<b>12.2%</b>	<b>100.0%</b>

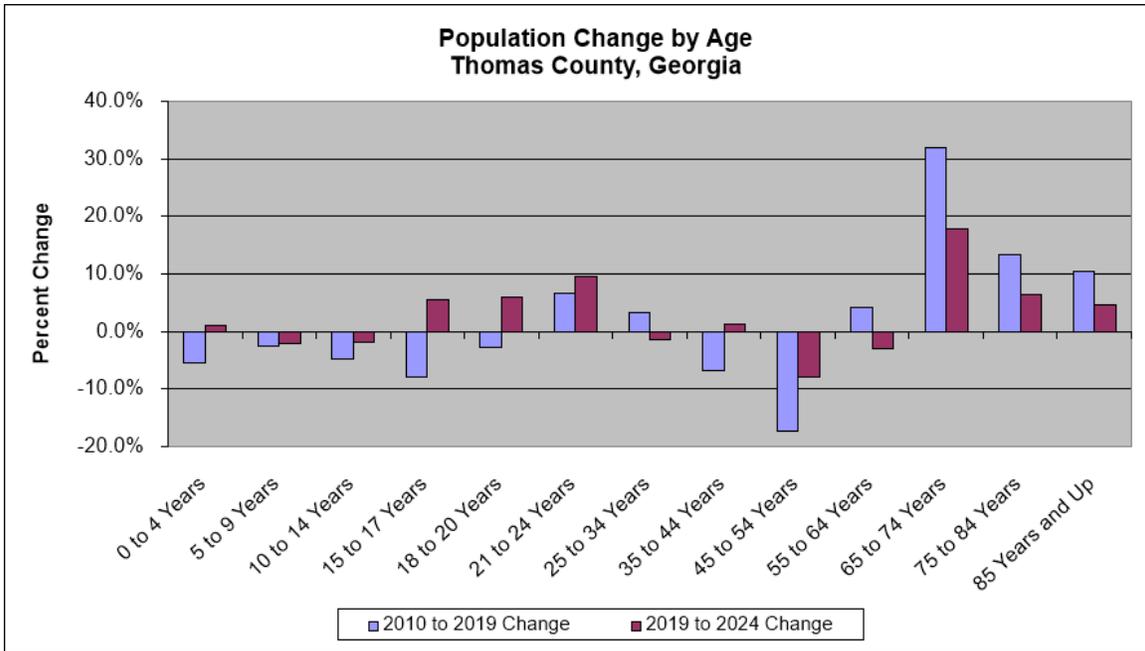
Percent Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.5%	2.2%	1.2%	0.2%	0.4%	8.5%
\$10,000-20,000	4.0%	4.0%	1.4%	0.4%	0.2%	10.1%
\$20,000-30,000	2.1%	4.2%	1.6%	0.5%	0.7%	9.0%
\$30,000-40,000	2.0%	3.1%	1.0%	0.7%	1.2%	8.0%
\$40,000-50,000	1.5%	3.6%	1.2%	1.1%	1.3%	8.7%
\$50,000-60,000	1.2%	4.2%	3.0%	2.0%	0.8%	11.1%
\$60,000-75,000	1.2%	6.6%	1.6%	2.1%	1.2%	12.7%
\$75,000-100,000	0.7%	3.2%	1.6%	1.2%	0.9%	7.6%
\$100,000-125,000	1.1%	1.8%	1.2%	0.7%	0.3%	5.0%
\$125,000-150,000	0.9%	1.6%	1.0%	1.2%	0.7%	5.4%
\$150,000-200,000	0.8%	2.2%	1.1%	1.0%	0.4%	5.5%
\$200,000+	2.1%	0.9%	0.6%	0.2%	4.6%	8.5%
<b>Total</b>	<b>22.0%</b>	<b>37.6%</b>	<b>16.4%</b>	<b>11.4%</b>	<b>12.7%</b>	<b>100.0%</b>

### Population by Age Thomas County, Georgia



### 2019 Population by Age Thomas County, Georgia





ribbon demographics

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## POPULATION DATA

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Population by Age & Sex Thomas County, Georgia												
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	1,577	1,458	3,035	0 to 4 Years	1,461	1,410	2,871	0 to 4 Years	1,484	1,419	2,903	
5 to 9 Years	1,523	1,486	3,009	5 to 9 Years	1,490	1,443	2,933	5 to 9 Years	1,459	1,410	2,869	
10 to 14 Years	1,586	1,563	3,149	10 to 14 Years	1,527	1,473	3,000	10 to 14 Years	1,496	1,447	2,943	
15 to 17 Years	977	967	1,944	15 to 17 Years	903	889	1,792	15 to 17 Years	958	931	1,889	
18 to 20 Years	813	865	1,678	18 to 20 Years	826	804	1,630	18 to 20 Years	886	843	1,729	
21 to 24 Years	930	1,072	2,002	21 to 24 Years	1,051	1,082	2,133	21 to 24 Years	1,188	1,149	2,337	
25 to 34 Years	2,498	2,636	5,134	25 to 34 Years	2,514	2,789	5,303	25 to 34 Years	2,540	2,685	5,225	
35 to 44 Years	2,629	2,990	5,619	35 to 44 Years	2,456	2,777	5,233	35 to 44 Years	2,478	2,821	5,299	
45 to 54 Years	3,232	3,467	6,699	45 to 54 Years	2,627	2,911	5,538	45 to 54 Years	2,370	2,727	5,097	
55 to 64 Years	2,638	3,073	5,711	55 to 64 Years	2,795	3,157	5,952	55 to 64 Years	2,712	3,068	5,780	
65 to 74 Years	1,693	2,046	3,739	65 to 74 Years	2,190	2,745	4,935	65 to 74 Years	2,577	3,236	5,813	
75 to 84 Years	848	1,292	2,140	75 to 84 Years	1,056	1,371	2,427	75 to 84 Years	1,128	1,456	2,584	
85 Years and Up	235	626	861	85 Years and Up	310	641	951	85 Years and Up	332	662	994	
<b>Total</b>	<b>21,179</b>	<b>23,541</b>	<b>44,720</b>	<b>Total</b>	<b>21,206</b>	<b>23,492</b>	<b>44,698</b>	<b>Total</b>	<b>21,608</b>	<b>23,854</b>	<b>45,462</b>	
62+ Years	n/a	n/a	8,310	62+ Years	n/a	n/a	9,982	62+ Years	n/a	n/a	11,087	
<b>Median Age:</b>		<b>39.3</b>		<b>Median Age:</b>		<b>40.1</b>		<b>Median Age:</b>		<b>40.4</b>		

Source: Claritas, Ribbon Demographics

Ribbon Demographics, LLC  
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POPULATION DATA

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Percent Population by Age & Sex											
Thomas County, Georgia											
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.5%	3.3%	6.8%	0 to 4 Years	3.3%	3.2%	6.4%	0 to 4 Years	3.3%	3.1%	6.4%
5 to 9 Years	3.4%	3.3%	6.7%	5 to 9 Years	3.3%	3.2%	6.6%	5 to 9 Years	3.2%	3.1%	6.3%
10 to 14 Years	3.5%	3.5%	7.0%	10 to 14 Years	3.4%	3.3%	6.7%	10 to 14 Years	3.3%	3.2%	6.5%
15 to 17 Years	2.2%	2.2%	4.3%	15 to 17 Years	2.0%	2.0%	4.0%	15 to 17 Years	2.1%	2.0%	4.2%
18 to 20 Years	1.8%	1.9%	3.8%	18 to 20 Years	1.8%	1.8%	3.6%	18 to 20 Years	1.9%	1.9%	3.8%
21 to 24 Years	2.1%	2.4%	4.5%	21 to 24 Years	2.4%	2.4%	4.8%	21 to 24 Years	2.6%	2.5%	5.1%
25 to 34 Years	5.6%	5.9%	11.5%	25 to 34 Years	5.6%	6.2%	11.9%	25 to 34 Years	5.6%	5.9%	11.5%
35 to 44 Years	5.9%	6.7%	12.6%	35 to 44 Years	5.5%	6.2%	11.7%	35 to 44 Years	5.5%	6.2%	11.7%
45 to 54 Years	7.2%	7.8%	15.0%	45 to 54 Years	5.9%	6.5%	12.4%	45 to 54 Years	5.2%	6.0%	11.2%
55 to 64 Years	5.9%	6.9%	12.8%	55 to 64 Years	6.3%	7.1%	13.3%	55 to 64 Years	6.0%	6.7%	12.7%
65 to 74 Years	3.8%	4.6%	8.4%	65 to 74 Years	4.9%	6.1%	11.0%	65 to 74 Years	5.7%	7.1%	12.8%
75 to 84 Years	1.9%	2.9%	4.8%	75 to 84 Years	2.4%	3.1%	5.4%	75 to 84 Years	2.5%	3.2%	5.7%
85 Years and Up	0.5%	1.4%	1.9%	85 Years and Up	0.7%	1.4%	2.1%	85 Years and Up	0.7%	1.5%	2.2%
<b>Total</b>	<b>47.4%</b>	<b>52.6%</b>	<b>100.0%</b>	<b>Total</b>	<b>47.4%</b>	<b>52.6%</b>	<b>100.0%</b>	<b>Total</b>	<b>47.5%</b>	<b>52.5%</b>	<b>100.0%</b>
62+ Years	n/a	n/a	18.6%	62+ Years	n/a	n/a	22.3%	62+ Years	n/a	n/a	24.4%

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

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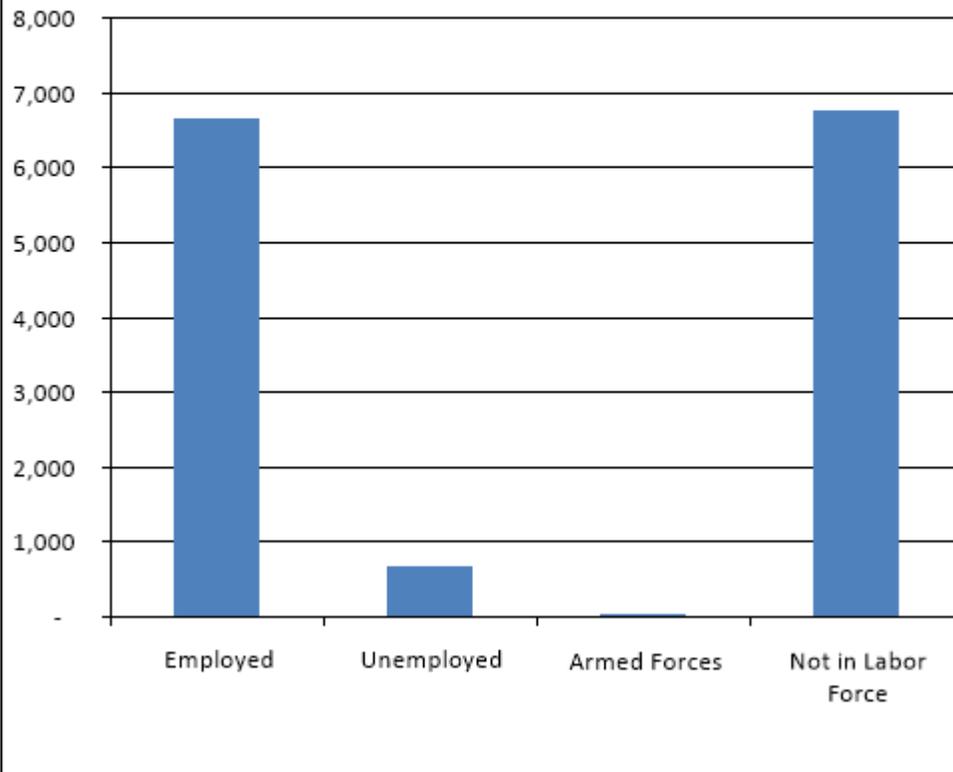
Claritas

Changes in Population by Age & Sex									
Thomas County, Georgia									
Estimated Change - 2010 to 2019					Projected Change - 2019 to 2024				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-116	-48	-164	-5.4%	0 to 4 Years	23	9	32	1.1%
5 to 9 Years	-33	-43	-76	-2.5%	5 to 9 Years	-31	-33	-64	-2.2%
10 to 14 Years	-59	-90	-149	-4.7%	10 to 14 Years	-31	-26	-57	-1.9%
15 to 17 Years	-74	-78	-152	-7.8%	15 to 17 Years	55	42	97	5.4%
18 to 20 Years	13	-61	-48	-2.9%	18 to 20 Years	60	39	99	6.1%
21 to 24 Years	121	10	131	6.5%	21 to 24 Years	137	67	204	9.6%
25 to 34 Years	16	153	169	3.3%	25 to 34 Years	26	-104	-78	-1.5%
35 to 44 Years	-173	-213	-386	-6.9%	35 to 44 Years	22	44	66	1.3%
45 to 54 Years	-605	-556	-1,161	-17.3%	45 to 54 Years	-257	-184	-441	-8.0%
55 to 64 Years	157	84	241	4.2%	55 to 64 Years	-83	-89	-172	-2.9%
65 to 74 Years	497	699	1,196	32.0%	65 to 74 Years	387	491	878	17.8%
75 to 84 Years	208	79	287	13.4%	75 to 84 Years	72	85	157	6.5%
85 Years and Up	25	15	40	10.5%	85 Years and Up	22	21	43	4.5%
<b>Total</b>	<b>27</b>	<b>-49</b>	<b>-22</b>	<b>0.0%</b>	<b>Total</b>	<b>402</b>	<b>362</b>	<b>764</b>	<b>1.7%</b>
62+ Years	n/a	n/a	1,672	20.1%	62+ Years	n/a	n/a	1,105	11.1%

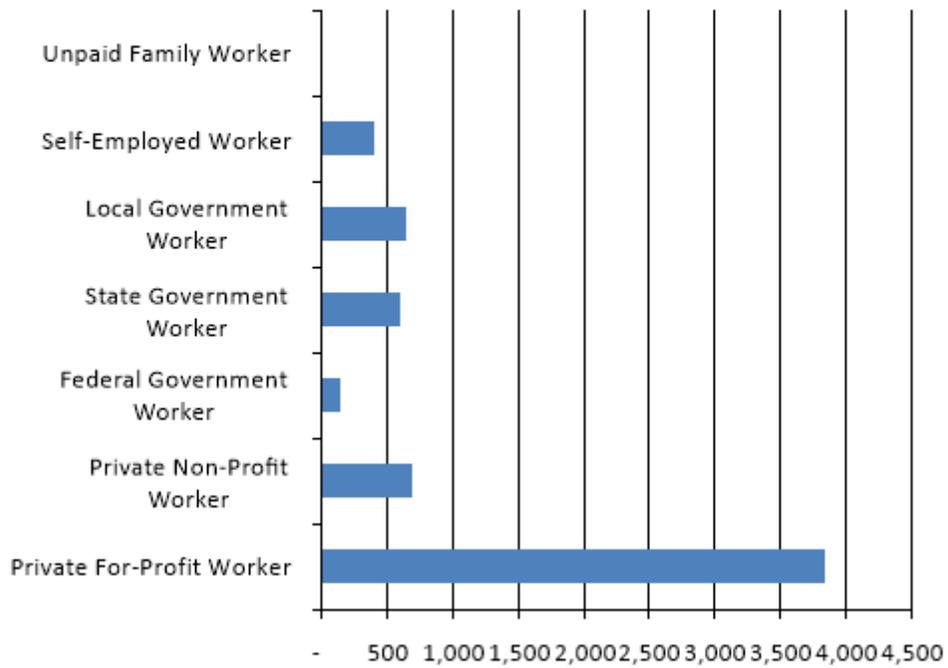
Source: Claritas; Ribbon Demographics

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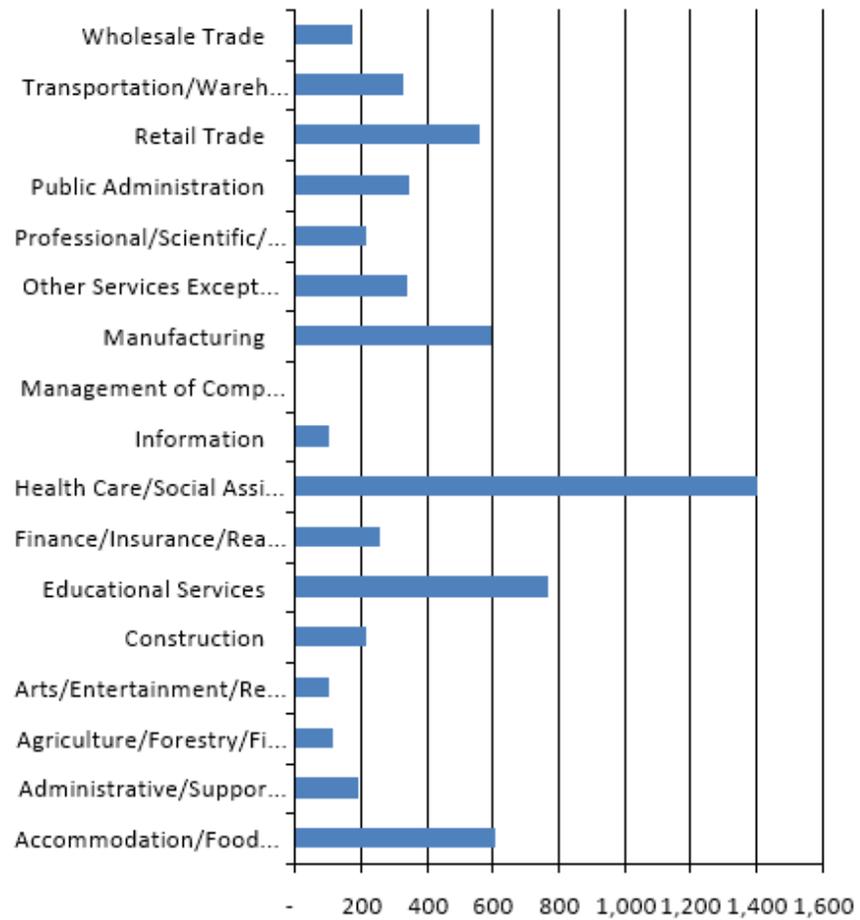
**Employed Civilian Population Aged  
16+ Years - Employment Status -  
2019 Estimates  
Thomasville city, Georgia**



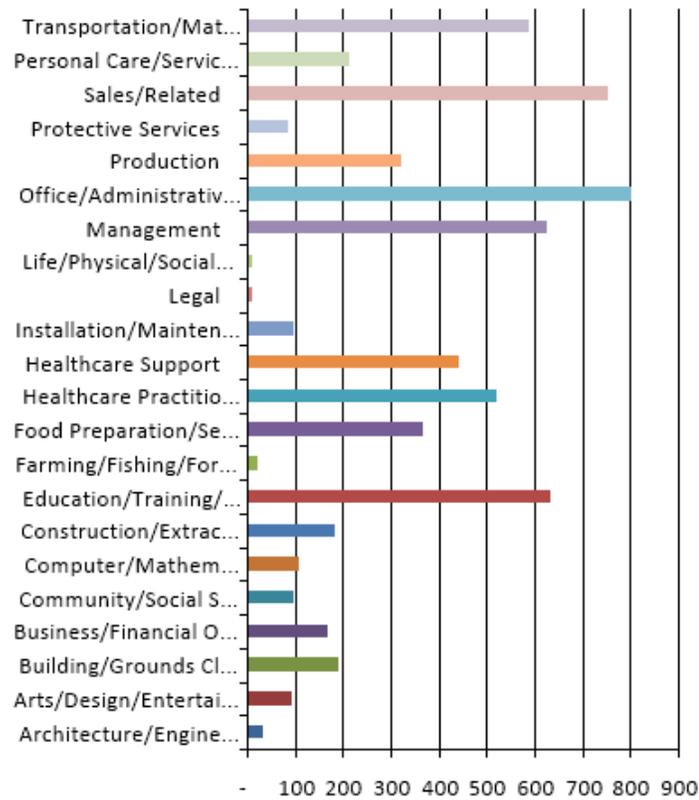
## Employed Civilian Population by Class of Worker - 2019 Estimates Thomasville city, Georgia



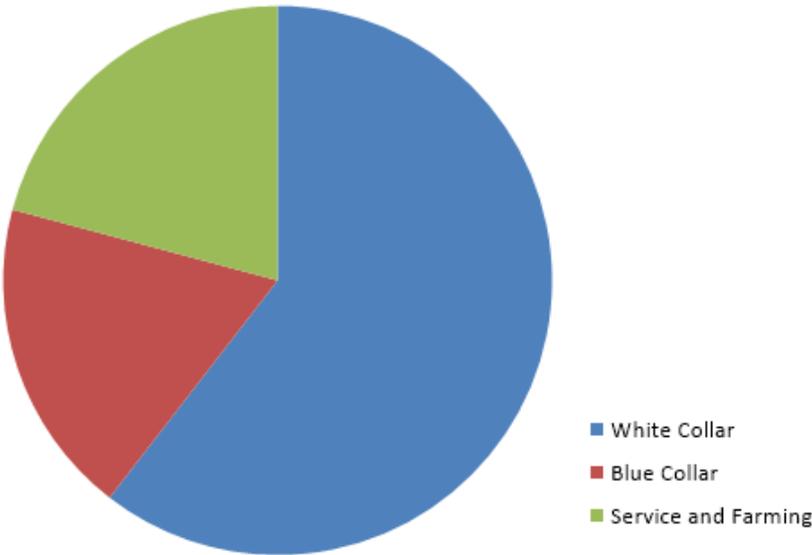
## Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Thomasville city, Georgia



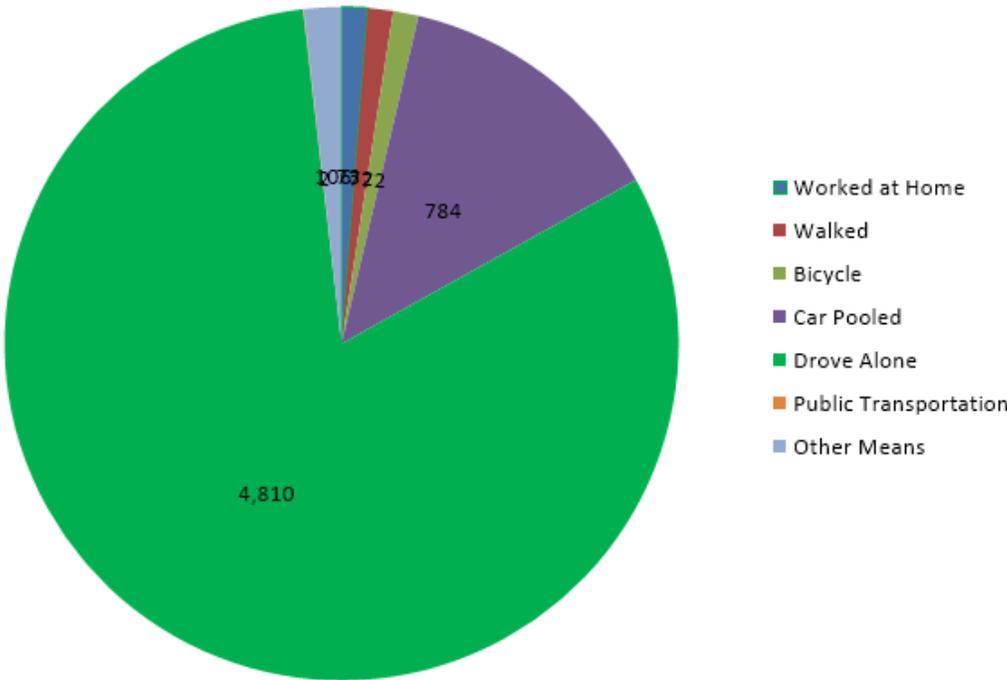
## Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Thomasville city, Georgia



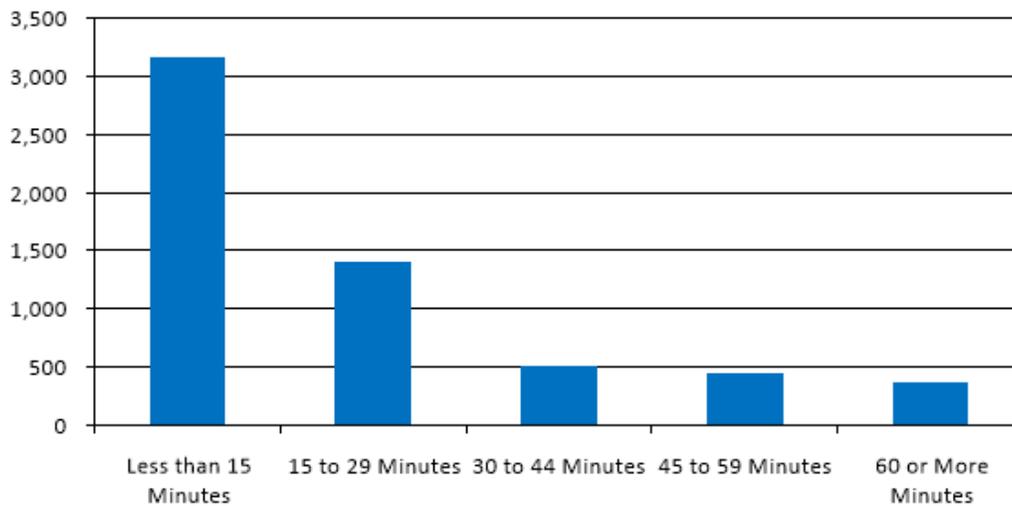
**Employed Civilian Population Aged 16+ Years by  
Occupation - 2019 Estimates  
Thomasville city, Georgia**



**Employed Civilian Population Aged 16+ Years  
Transportation to Work - 2019 Estimates  
Thomasville city, Georgia**



## Employed Civilian Population Aged 16+ Years Transportation to Work - 2019 Estimates Thomasville city, Georgia



Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years	
Employment Status	
Current Year Estimates - 2019	
Thomasville city, Georgia	
Status	Number
Employed	6,648
Unemployed	658
Armed Forces	25
Not in Labor Force	6,756
Unemployed	9.01%

Source: Ribbon Demographics; Claritas



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<b>Employed Civilian Population by Class of Worker</b>		
<b>Current Year Estimates - 2019</b>		
Thomasville city, Georgia		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	3,843	60.2%
Private Non-Profit Worker	703	11.0%
Federal Government Worker	159	2.5%
State Government Worker	604	9.5%
Local Government Worker	652	10.2%
Self-Employed Worker	418	6.6%
Unpaid Family Worker	2	0.0%
<b>Total:</b>	<b>6,381</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



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<b>Employed Civilian Population Aged 16+ Years by Industry</b>		
<b>Current Year Estimates - 2019</b>		
Thomasville city, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	613	9.6%
Administrative/Support/Waste Management	195	3.1%
Agriculture/Forestry/Fishing/Hunting/Mining	121	1.9%
Arts/Entertainment/Recreation	109	1.7%
Construction	217	3.4%
Educational Services	772	12.1%
Finance/Insurance/Real Estate/Rent/Lease	259	4.1%
Health Care/Social Assistance	1,402	22.0%
Information	109	1.7%
Management of Companies and Enterprises	-	0.0%
Manufacturing	598	9.4%
Other Services Except Public Administration	343	5.4%
Professional/Scientific/Technical Services	221	3.5%
Public Administration	347	5.4%
Retail Trade	562	8.8%
Transportation/Warehousing/Utilities	334	5.2%
Wholesale Trade	179	2.8%
<b>Total:</b>	<b>6,381</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



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<b>Employed Civilian Population Aged 16+ Years by Occupation</b> <b>Current Year Estimates - 2019</b>		
Thomasville city, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	33	0.5%
Arts/Design/Entertainment/Sports/Media	94	1.5%
Building/Grounds Cleaning/Maintenance	193	3.0%
Business/Financial Operations	168	2.6%
Community/Social Services	96	1.5%
Computer/Mathematical	109	1.7%
Construction/Extraction	183	2.9%
Education/Training/Library	633	9.9%
Farming/Fishing/Forestry	24	0.4%
Food Preparation/Serving Related	366	5.7%
Healthcare Practitioner/Technician	520	8.1%
Healthcare Support	444	7.0%
Installation/Maintenance/Repair	99	1.6%
Legal	11	0.2%
Life/Physical/Social Science	13	0.2%
Management	625	9.8%
Office/Administrative Support	804	12.6%
Production	322	5.0%
Protective Services	88	1.4%
Sales/Related	754	11.8%
Personal Care/Service	215	3.4%
Transportation/Material Moving	587	9.2%
<b>Total:</b>	<b>6,381</b>	<b>100.0%</b>
White Collar	3,860	60.5%
Blue Collar	1,191	18.7%
Service and Farming	1,330	20.8%
<b>Total:</b>	<b>6,381</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



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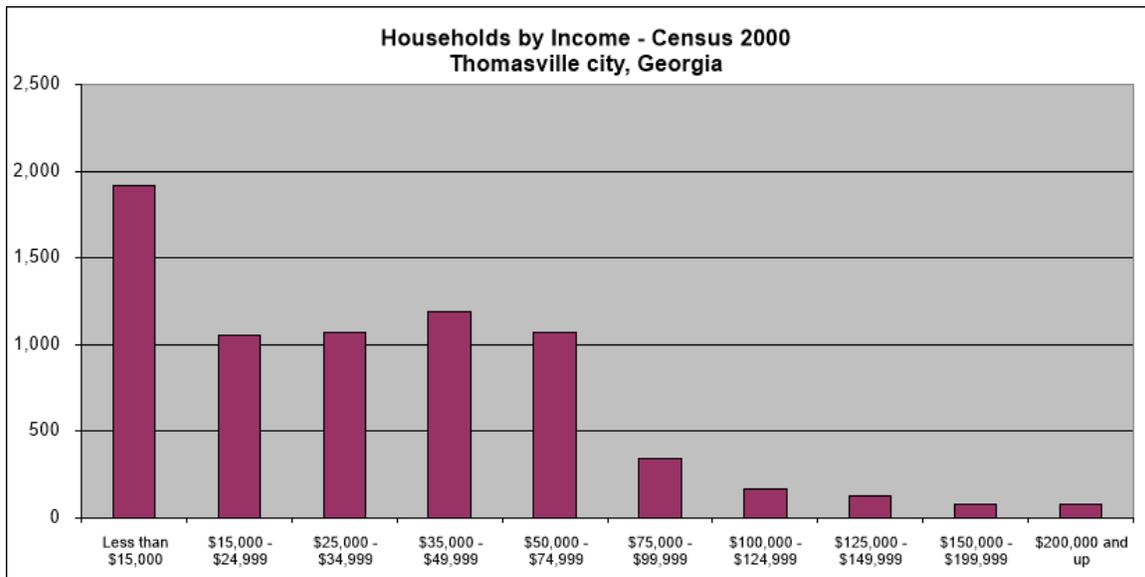
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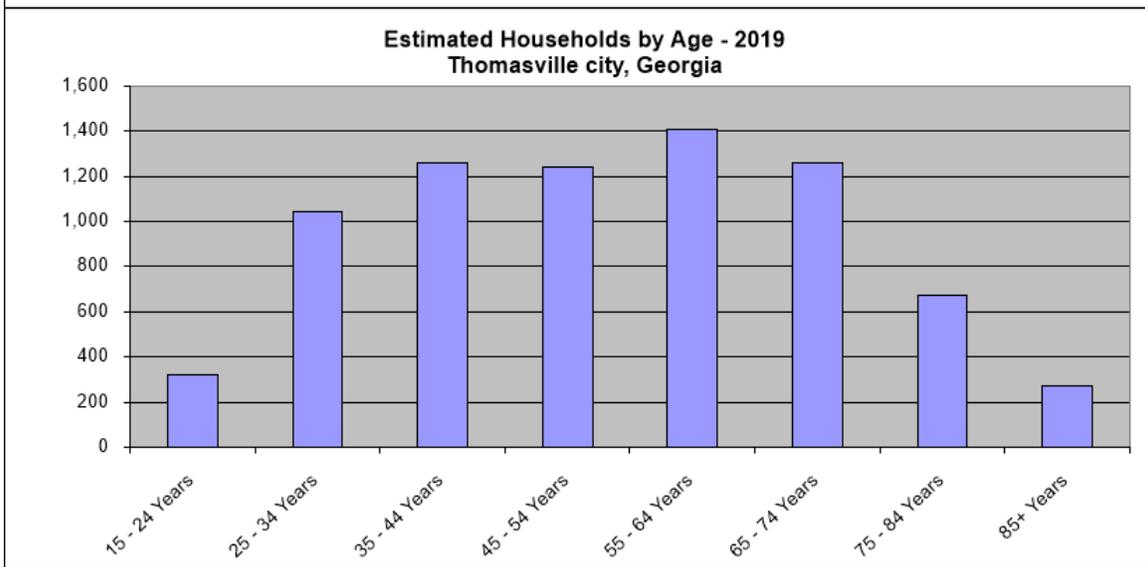
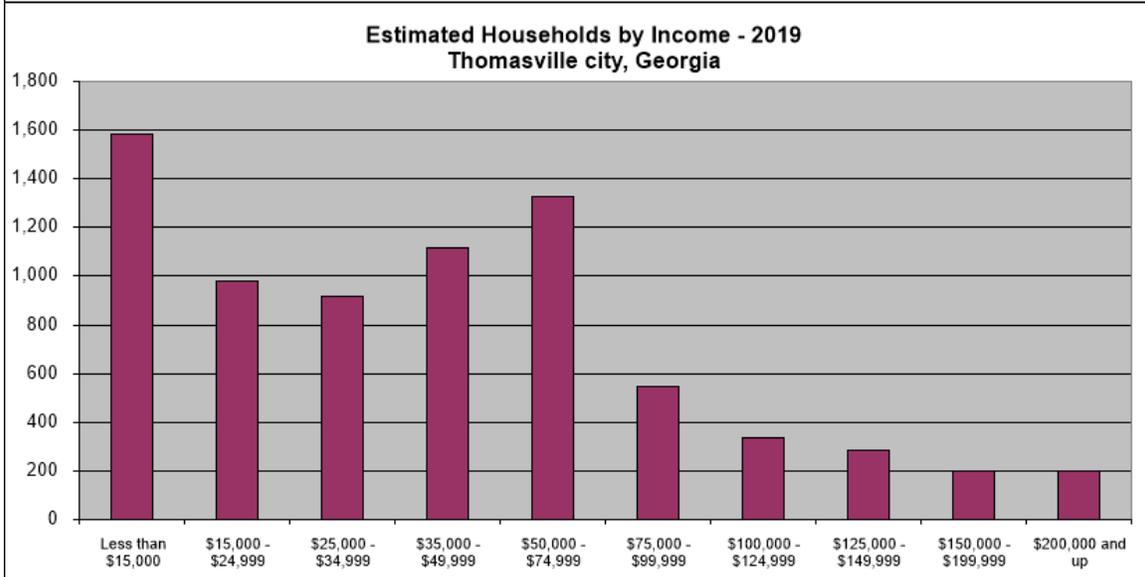
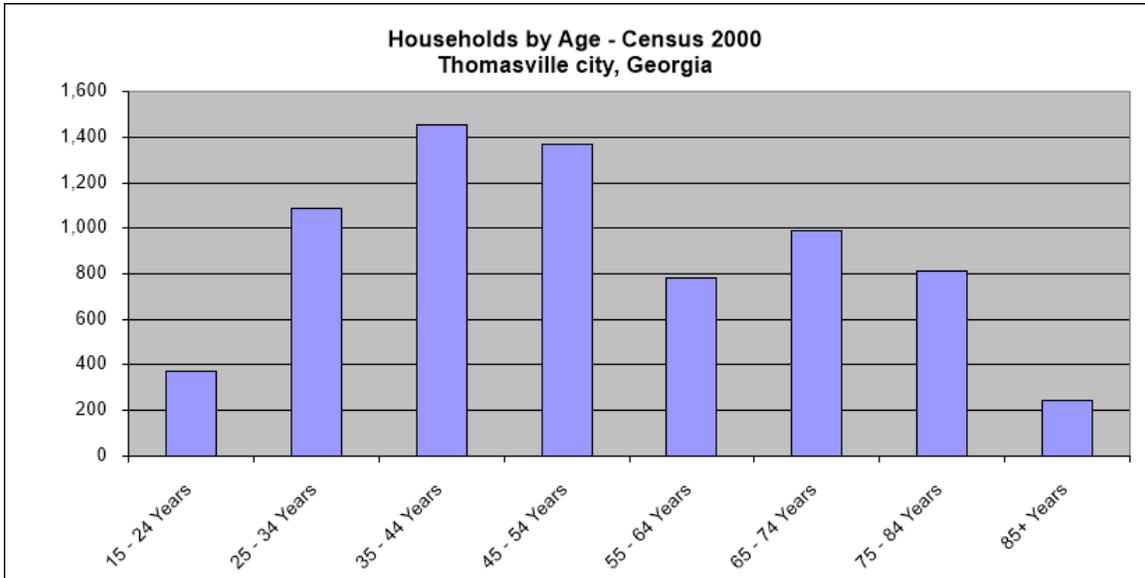
<b>Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2019 Thomasville city, Georgia</b>		
<b>Transportation Mode</b>	<b>Number</b>	<b>Percent</b>
Worked at Home	73	1.2%
Walked	72	1.2%
Bicycle	72	1.2%
Car Pooled	784	13.2%
Drove Alone	4,810	81.3%
Public Transportation	2	0.0%
Other Means	<u>106</u>	<u>1.8%</u>
<b>Total:</b>	<b>5,919</b>	<b>100.0%</b>

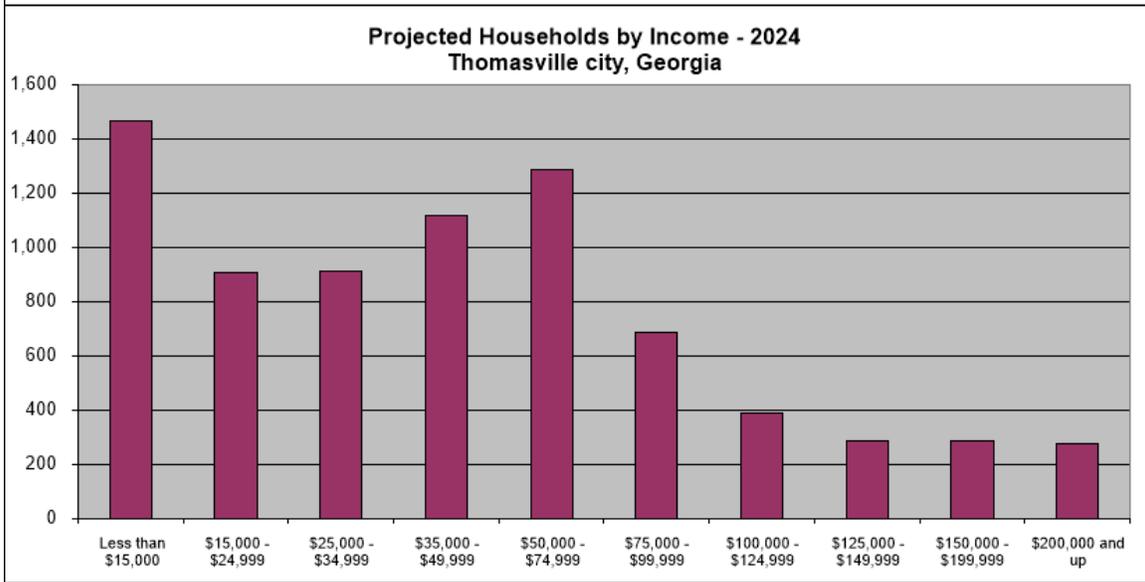
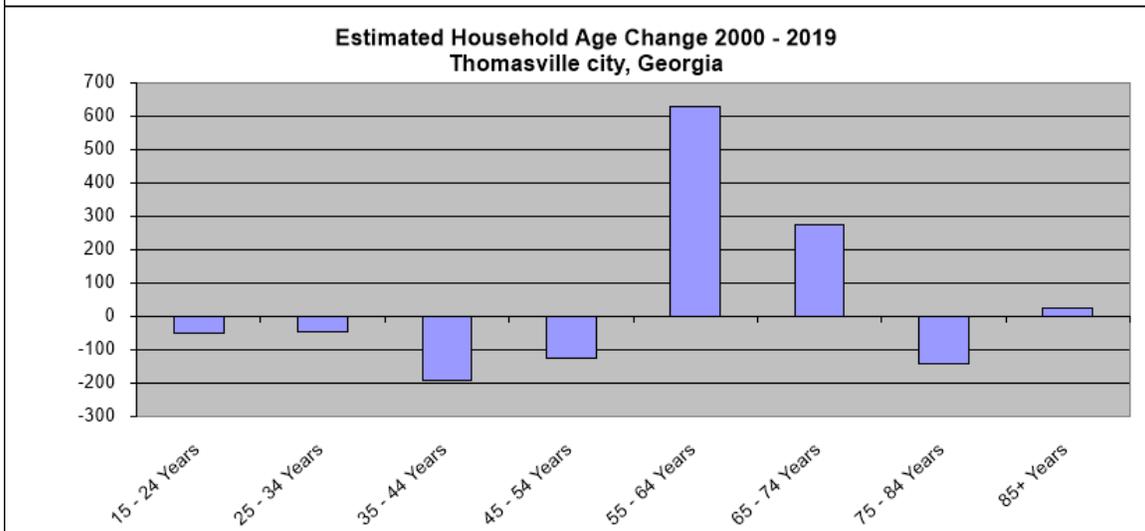
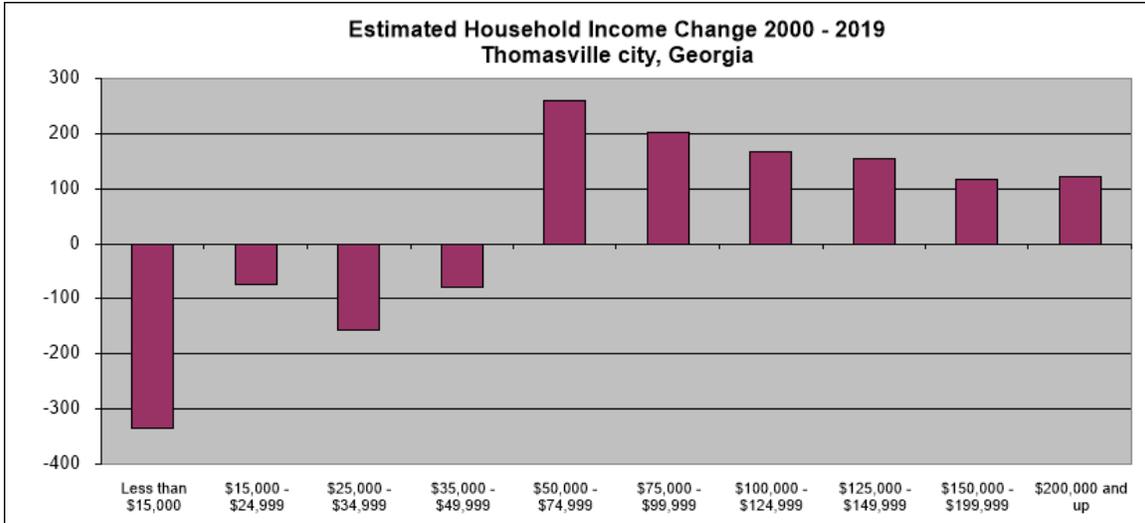
Source: Ribbon Demographics; Claritas

<b>Employed Civilian Population Aged 16+ Years</b> <b>Travel Time to Work</b> <i>Current Year Estimates - 2019</i> <b>Thomasville city, Georgia</b>		
Travel Time	Number	Percent
Less than 15 Minutes	3,147	53.8%
15 to 29 Minutes	1,400	23.9%
30 to 44 Minutes	508	8.7%
45 to 59 Minutes	432	7.4%
60 or More Minutes	360	6.2%
<b>Total:</b>	<b>5,847</b>	<b>100.0%</b>

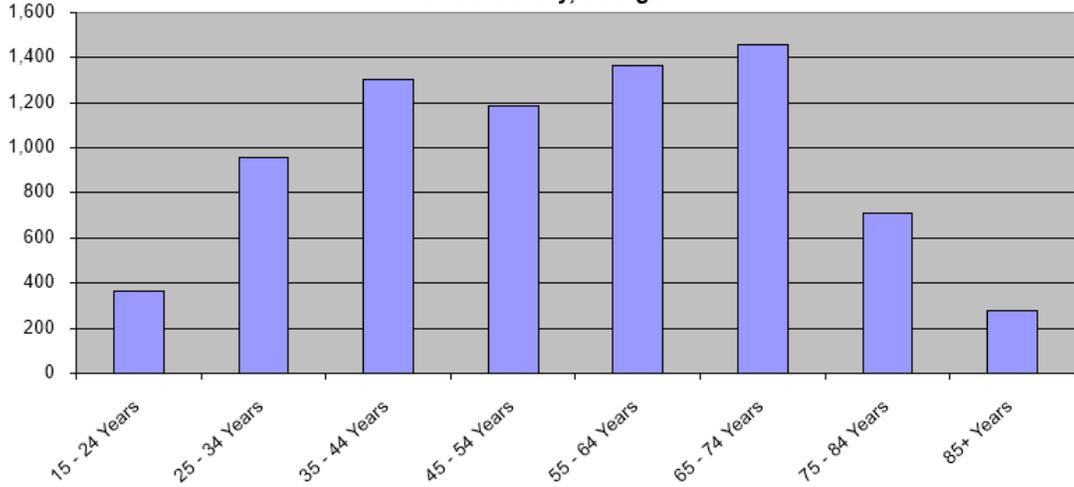
*Source: Ribbon Demographics; Claritas*



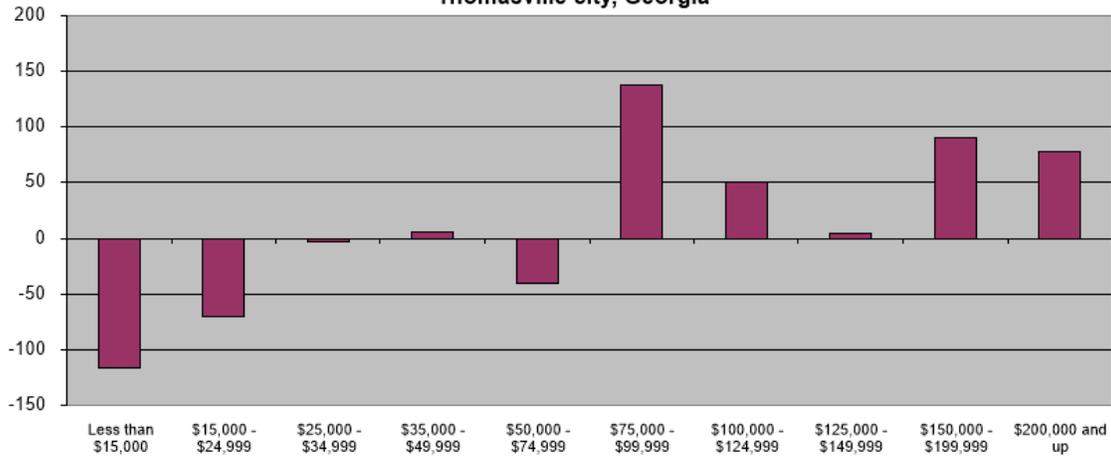




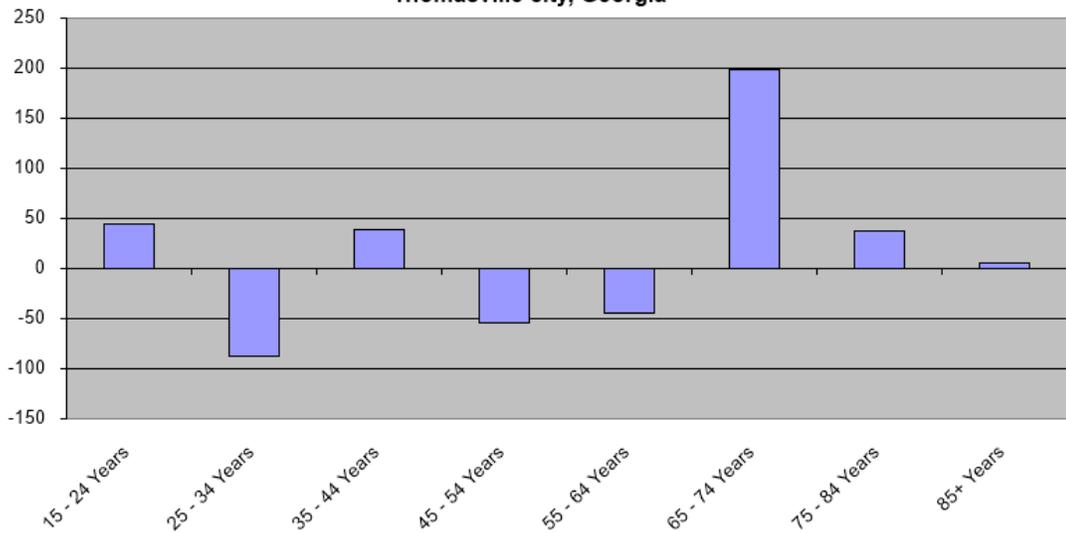
**Projected Households by Age - 2024**  
Thomasville city, Georgia

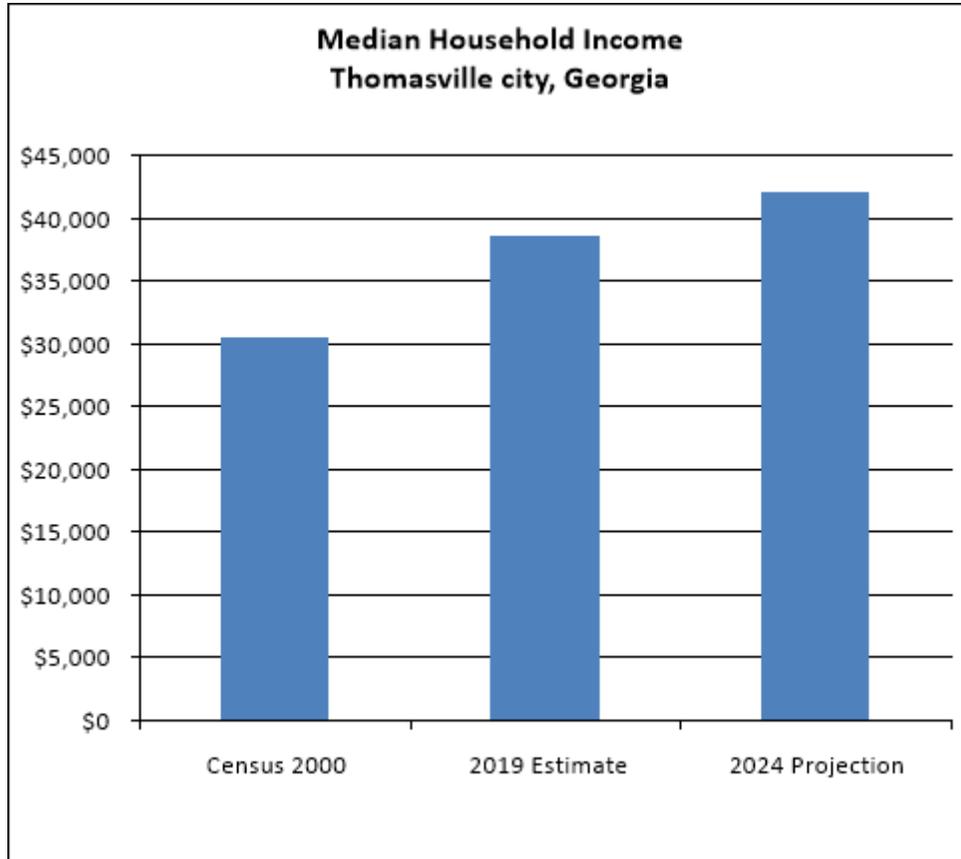


**Projected Household Income Change 2019 to 2024**  
Thomasville city, Georgia



**Projected Household Age Change 2019 to 2024**  
Thomasville city, Georgia





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## HOUSEHOLD DATA

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Households by Income and Age Thomasville city, Georgia Census Data - 2000										
	Age	Age								
Income	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years	Total	Percent
Less than \$15,000	199	232	266	264	153	336	338	130	1,918	27.0%
\$15,000 - \$24,999	56	223	246	123	108	141	122	34	1,053	14.8%
\$25,000 - \$34,999	77	232	204	92	104	183	145	35	1,072	15.1%
\$35,000 - \$49,999	11	173	275	330	148	128	106	22	1,193	16.8%
\$50,000 - \$74,999	27	167	240	305	173	86	57	13	1,068	15.0%
\$75,000 - \$99,999	0	40	132	91	37	34	10	2	346	4.9%
\$100,000 - \$124,999	0	6	30	53	26	31	20	4	170	2.4%
\$125,000 - \$149,999	0	17	17	47	17	25	3	1	127	1.8%
\$150,000 - \$199,999	0	0	37	22	6	17	0	0	82	1.2%
\$200,000 and up	0	0	7	39	10	6	14	2	78	1.1%
<b>Total</b>	<b>370</b>	<b>1,090</b>	<b>1,454</b>	<b>1,366</b>	<b>782</b>	<b>987</b>	<b>815</b>	<b>243</b>	<b>7,107</b>	<b>100.0%</b>
<b>Percent</b>	<b>5.2%</b>	<b>15.3%</b>	<b>20.5%</b>	<b>19.2%</b>	<b>11.0%</b>	<b>13.9%</b>	<b>11.5%</b>	<b>3.4%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Thomasville city, Georgia										
Current Year Estimates - 2019										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	146	217	248	233	321	215	137	65	1,582	21.1%
\$15,000 - \$24,999	1	144	140	139	214	156	125	61	980	13.1%
\$25,000 - \$34,999	9	120	124	139	167	179	126	51	915	12.2%
\$35,000 - \$49,999	129	189	218	164	158	147	81	28	1,114	14.9%
\$50,000 - \$74,999	34	168	205	261	275	237	112	35	1,327	17.7%
\$75,000 - \$99,999	2	110	164	54	55	109	42	13	549	7.3%
\$100,000 - \$124,999	0	57	88	65	59	50	13	5	337	4.5%
\$125,000 - \$149,999	0	16	27	72	64	80	16	7	282	3.8%
\$150,000 - \$199,999	0	16	36	52	42	39	11	2	198	2.6%
\$200,000 and up	0	6	13	64	55	49	10	3	200	2.7%
<b>Total</b>	<b>321</b>	<b>1,043</b>	<b>1,263</b>	<b>1,243</b>	<b>1,410</b>	<b>1,261</b>	<b>673</b>	<b>270</b>	<b>7,484</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.3%</b>	<b>13.9%</b>	<b>16.9%</b>	<b>16.6%</b>	<b>18.8%</b>	<b>16.8%</b>	<b>9.0%</b>	<b>3.6%</b>		<b>100.0%</b>

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Thomasville city, Georgia										
Estimated Change - 2000 to 2019										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-53	-15	-18	-31	168	-121	-201	-65	-336	-17.5%
\$15,000 - \$24,999	-55	-79	-106	16	106	15	3	27	-73	-6.9%
\$25,000 - \$34,999	-68	-112	-80	47	63	-4	-19	16	-157	-14.6%
\$35,000 - \$49,999	118	16	-57	-166	10	19	-25	6	-79	-6.6%
\$50,000 - \$74,999	7	1	-35	-44	102	151	55	22	259	24.3%
\$75,000 - \$99,999	2	70	32	-37	18	75	32	11	203	58.7%
\$100,000 - \$124,999	0	51	58	12	33	19	-7	1	167	98.2%
\$125,000 - \$149,999	0	-1	10	25	47	55	13	6	155	122.0%
\$150,000 - \$199,999	0	16	-1	30	36	22	11	2	116	141.5%
\$200,000 and up	0	6	6	25	45	43	-4	1	122	156.4%
<b>Total</b>	<b>-49</b>	<b>-47</b>	<b>-191</b>	<b>-123</b>	<b>628</b>	<b>274</b>	<b>-142</b>	<b>27</b>	<b>377</b>	<b>5.3%</b>
<b>Percent Change</b>	<b>-13.2%</b>	<b>-4.3%</b>	<b>-13.1%</b>	<b>-9.0%</b>	<b>80.3%</b>	<b>27.8%</b>	<b>-17.4%</b>	<b>11.1%</b>		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Thomasville city, Georgia										
Five Year Projections - 2024										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	161	184	233	199	281	216	133	59	1,466	19.2%
\$15,000 - \$24,999	5	121	128	118	188	168	126	56	910	11.9%
\$25,000 - \$34,999	11	104	119	133	157	203	130	55	912	12.0%
\$35,000 - \$49,999	135	161	220	163	164	160	85	32	1,120	14.7%
\$50,000 - \$74,999	45	152	200	232	253	260	112	33	1,287	16.9%
\$75,000 - \$99,999	5	125	206	60	67	152	56	16	687	9.0%
\$100,000 - \$124,999	2	60	101	72	67	64	15	7	388	5.1%
\$125,000 - \$149,999	1	17	27	61	59	93	19	9	286	3.8%
\$150,000 - \$199,999	0	24	48	67	59	70	17	3	288	3.8%
\$200,000 and up	0	8	20	84	70	74	17	5	278	3.6%
<b>Total</b>	<b>365</b>	<b>956</b>	<b>1,302</b>	<b>1,189</b>	<b>1,365</b>	<b>1,460</b>	<b>710</b>	<b>275</b>	<b>7,622</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.8%</b>	<b>12.5%</b>	<b>17.1%</b>	<b>15.6%</b>	<b>17.9%</b>	<b>19.2%</b>	<b>9.3%</b>	<b>3.6%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Thomasville city, Georgia										
Projected Change - 2019 to 2024										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	15	-33	-15	-34	-40	1	-4	-6	-116	-7.3%
\$15,000 - \$24,999	4	-23	-12	-21	-26	12	1	-5	-70	-7.1%
\$25,000 - \$34,999	2	-16	-5	-6	-10	24	4	4	-3	-0.3%
\$35,000 - \$49,999	6	-28	2	-1	6	13	4	4	6	0.5%
\$50,000 - \$74,999	11	-16	-5	-29	-22	23	0	-2	-40	-3.0%
\$75,000 - \$99,999	3	15	42	6	12	43	14	3	138	25.1%
\$100,000 - \$124,999	2	3	13	7	8	14	2	2	51	15.1%
\$125,000 - \$149,999	1	1	0	-11	-5	13	3	2	4	1.4%
\$150,000 - \$199,999	0	8	12	15	17	31	6	1	90	45.5%
\$200,000 and up	0	2	7	20	15	25	7	2	78	39.0%
<b>Total</b>	<b>44</b>	<b>-87</b>	<b>39</b>	<b>-54</b>	<b>-45</b>	<b>199</b>	<b>37</b>	<b>5</b>	<b>138</b>	<b>1.8%</b>
<b>Percent Change</b>	<b>13.7%</b>	<b>-8.3%</b>	<b>3.1%</b>	<b>-4.3%</b>	<b>-3.2%</b>	<b>15.8%</b>	<b>5.5%</b>	<b>1.9%</b>	<b>1.8%</b>	

Source: Claritas; Ribbon Demographics



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## HOUSEHOLD DATA

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<b>Median Household Income Thomasville city, Georgia</b>		
<b>Census 2000</b>	<b>2019 Estimate</b>	<b>2024 Projection</b>
<b>\$30,434</b>	<b>\$38,568</b>	<b>\$42,004</b>

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Median Household Income by Area			
Thomasville city, Georgia			
Geography ID	Census 2000	2019 Estimate	2024 Projection
1376224	\$30,434	\$38,568	\$42,004

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<b>Renter Households</b>						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	94	111	36	69	9	319
\$10,000-20,000	48	41	64	118	9	280
\$20,000-30,000	137	120	10	15	54	336
\$30,000-40,000	38	21	19	55	41	174
\$40,000-50,000	7	72	7	41	53	180
\$50,000-60,000	17	31	34	11	71	164
\$60,000-75,000	0	27	1	26	5	59
\$75,000-100,000	23	16	1	2	4	46
\$100,000-125,000	0	0	0	1	4	5
\$125,000-150,000	1	0	0	0	1	2
\$150,000-200,000	1	5	3	2	2	13
\$200,000+	190	180	200	31	21	622
<b>Total</b>	<b>556</b>	<b>624</b>	<b>375</b>	<b>371</b>	<b>274</b>	<b>2,200</b>

<b>Renter Households</b>						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	125	30	1	3	7	166
\$10,000-20,000	122	37	7	0	7	173
\$20,000-30,000	16	7	40	1	6	70
\$30,000-40,000	43	22	26	0	7	98
\$40,000-50,000	34	3	10	0	5	52
\$50,000-60,000	22	23	13	1	6	65
\$60,000-75,000	6	11	25	0	4	46
\$75,000-100,000	17	1	4	1	5	28
\$100,000-125,000	15	3	4	0	5	27
\$125,000-150,000	7	2	4	1	2	16
\$150,000-200,000	3	1	1	2	3	10
\$200,000+	98	45	7	5	5	160
<b>Total</b>	<b>508</b>	<b>185</b>	<b>142</b>	<b>14</b>	<b>62</b>	<b>911</b>

<b>Renter Households</b>						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	101	29	0	3	6	139
\$10,000-20,000	60	27	7	0	4	98
\$20,000-30,000	10	7	36	1	5	59
\$30,000-40,000	27	20	6	0	4	57
\$40,000-50,000	25	3	4	0	4	36
\$50,000-60,000	6	23	13	1	4	47
\$60,000-75,000	3	11	23	0	3	40
\$75,000-100,000	3	1	2	1	3	10
\$100,000-125,000	5	2	1	0	3	11
\$125,000-150,000	2	1	0	1	1	5
\$150,000-200,000	2	1	1	1	2	7
\$200,000+	65	44	7	5	4	125
<b>Total</b>	<b>309</b>	<b>169</b>	<b>100</b>	<b>13</b>	<b>43</b>	<b>634</b>

<b>Renter Households</b>						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	219	141	37	72	16	485
\$10,000-20,000	170	78	71	118	16	453
\$20,000-30,000	153	127	50	16	60	406
\$30,000-40,000	81	43	45	55	48	272
\$40,000-50,000	41	75	17	41	58	232
\$50,000-60,000	39	54	47	12	77	229
\$60,000-75,000	6	38	26	26	9	105
\$75,000-100,000	40	17	5	3	9	74
\$100,000-125,000	15	3	4	1	9	32
\$125,000-150,000	8	2	4	1	3	18
\$150,000-200,000	4	6	4	4	5	23
\$200,000+	288	225	207	36	26	782
<b>Total</b>	<b>1,064</b>	<b>809</b>	<b>517</b>	<b>385</b>	<b>336</b>	<b>3,111</b>

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.3%	5.0%	1.6%	3.1%	0.4%	14.5%
\$10,000-20,000	2.2%	1.9%	2.9%	5.4%	0.4%	12.7%
\$20,000-30,000	6.2%	5.5%	0.5%	0.7%	2.5%	15.3%
\$30,000-40,000	1.7%	1.0%	0.9%	2.5%	1.9%	7.9%
\$40,000-50,000	0.3%	3.3%	0.3%	1.9%	2.4%	8.2%
\$50,000-60,000	0.8%	1.4%	1.5%	0.5%	3.2%	7.5%
\$60,000-75,000	0.0%	1.2%	0.0%	1.2%	0.2%	2.7%
\$75,000-100,000	1.0%	0.7%	0.0%	0.1%	0.2%	2.1%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.2%	0.2%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
\$150,000-200,000	0.0%	0.2%	0.1%	0.1%	0.1%	0.6%
\$200,000+	8.6%	8.2%	9.1%	1.4%	1.0%	28.3%
<b>Total</b>	<b>25.3%</b>	<b>28.4%</b>	<b>17.0%</b>	<b>16.9%</b>	<b>12.5%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	13.7%	3.3%	0.1%	0.3%	0.8%	18.2%
\$10,000-20,000	13.4%	4.1%	0.8%	0.0%	0.8%	19.0%
\$20,000-30,000	1.8%	0.8%	4.4%	0.1%	0.7%	7.7%
\$30,000-40,000	4.7%	2.4%	2.9%	0.0%	0.8%	10.8%
\$40,000-50,000	3.7%	0.3%	1.1%	0.0%	0.5%	5.7%
\$50,000-60,000	2.4%	2.5%	1.4%	0.1%	0.7%	7.1%
\$60,000-75,000	0.7%	1.2%	2.7%	0.0%	0.4%	5.0%
\$75,000-100,000	1.9%	0.1%	0.4%	0.1%	0.5%	3.1%
\$100,000-125,000	1.6%	0.3%	0.4%	0.0%	0.5%	3.0%
\$125,000-150,000	0.8%	0.2%	0.4%	0.1%	0.2%	1.8%
\$150,000-200,000	0.3%	0.1%	0.1%	0.2%	0.3%	1.1%
\$200,000+	10.8%	4.9%	0.8%	0.5%	0.5%	17.6%
<b>Total</b>	<b>55.8%</b>	<b>20.3%</b>	<b>15.6%</b>	<b>1.5%</b>	<b>6.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	15.9%	4.6%	0.0%	0.5%	0.9%	21.9%
\$10,000-20,000	9.5%	4.3%	1.1%	0.0%	0.6%	15.5%
\$20,000-30,000	1.6%	1.1%	5.7%	0.2%	0.8%	9.3%
\$30,000-40,000	4.3%	3.2%	0.9%	0.0%	0.6%	9.0%
\$40,000-50,000	3.9%	0.5%	0.6%	0.0%	0.6%	5.7%
\$50,000-60,000	0.9%	3.6%	2.1%	0.2%	0.6%	7.4%
\$60,000-75,000	0.5%	1.7%	3.6%	0.0%	0.5%	6.3%
\$75,000-100,000	0.5%	0.2%	0.3%	0.2%	0.5%	1.6%
\$100,000-125,000	0.8%	0.3%	0.2%	0.0%	0.5%	1.7%
\$125,000-150,000	0.3%	0.2%	0.0%	0.2%	0.2%	0.8%
\$150,000-200,000	0.3%	0.2%	0.2%	0.2%	0.3%	1.1%
\$200,000+	10.3%	6.9%	1.1%	0.8%	0.6%	19.7%
<b>Total</b>	<b>48.7%</b>	<b>26.7%</b>	<b>15.8%</b>	<b>2.1%</b>	<b>6.8%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	7.0%	4.5%	1.2%	2.3%	0.5%	15.6%
\$10,000-20,000	5.5%	2.5%	2.3%	3.8%	0.5%	14.6%
\$20,000-30,000	4.9%	4.1%	1.6%	0.5%	1.9%	13.1%
\$30,000-40,000	2.6%	1.4%	1.4%	1.8%	1.5%	8.7%
\$40,000-50,000	1.3%	2.4%	0.5%	1.3%	1.9%	7.5%
\$50,000-60,000	1.3%	1.7%	1.5%	0.4%	2.5%	7.4%
\$60,000-75,000	0.2%	1.2%	0.8%	0.8%	0.3%	3.4%
\$75,000-100,000	1.3%	0.5%	0.2%	0.1%	0.3%	2.4%
\$100,000-125,000	0.5%	0.1%	0.1%	0.0%	0.3%	1.0%
\$125,000-150,000	0.3%	0.1%	0.1%	0.0%	0.1%	0.6%
\$150,000-200,000	0.1%	0.2%	0.1%	0.1%	0.2%	0.7%
\$200,000+	9.3%	7.2%	6.7%	1.2%	0.8%	25.1%
<b>Total</b>	<b>34.2%</b>	<b>26.0%</b>	<b>16.6%</b>	<b>12.4%</b>	<b>10.8%</b>	<b>100.0%</b>

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<b>Owner Households</b>						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	45	36	14	3	4	102
\$10,000-20,000	15	76	10	4	4	109
\$20,000-30,000	9	44	36	31	39	159
\$30,000-40,000	54	80	10	22	37	203
\$40,000-50,000	56	56	39	65	37	253
\$50,000-60,000	24	82	49	93	2	250
\$60,000-75,000	1	38	11	62	57	169
\$75,000-100,000	0	27	24	73	21	145
\$100,000-125,000	1	53	49	26	1	130
\$125,000-150,000	0	6	18	31	19	74
\$150,000-200,000	5	2	29	29	2	67
\$200,000+	86	30	45	7	1	169
<b>Total</b>	<b>296</b>	<b>530</b>	<b>334</b>	<b>446</b>	<b>224</b>	<b>1,830</b>

<b>Owner Households</b>						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	166	95	74	2	4	341
\$10,000-20,000	178	202	20	4	1	405
\$20,000-30,000	144	134	35	6	13	332
\$30,000-40,000	81	116	32	6	15	250
\$40,000-50,000	62	105	58	4	17	246
\$50,000-60,000	36	99	33	32	24	224
\$60,000-75,000	56	92	12	5	10	175
\$75,000-100,000	24	56	17	3	10	110
\$100,000-125,000	25	45	18	1	2	91
\$125,000-150,000	8	37	5	2	4	56
\$150,000-200,000	18	56	7	2	1	84
\$200,000+	54	50	24	1	331	460
<b>Total</b>	<b>852</b>	<b>1,087</b>	<b>335</b>	<b>68</b>	<b>432</b>	<b>2,774</b>

<b>Owner Households</b>						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	131	52	69	1	2	255
\$10,000-20,000	178	141	8	4	1	332
\$20,000-30,000	77	114	33	6	3	233
\$30,000-40,000	60	99	7	5	15	186
\$40,000-50,000	43	59	11	1	17	131
\$50,000-60,000	32	92	30	3	4	161
\$60,000-75,000	51	65	10	5	7	138
\$75,000-100,000	22	39	7	2	1	71
\$100,000-125,000	16	22	11	0	1	50
\$125,000-150,000	4	27	3	1	2	37
\$150,000-200,000	16	21	6	1	1	45
\$200,000+	43	25	16	1	331	416
<b>Total</b>	<b>673</b>	<b>756</b>	<b>211</b>	<b>30</b>	<b>385</b>	<b>2,055</b>

<b>Owner Households</b>						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	211	131	88	5	8	443
\$10,000-20,000	193	278	30	8	5	514
\$20,000-30,000	153	178	71	37	52	491
\$30,000-40,000	135	196	42	28	52	453
\$40,000-50,000	118	161	97	69	54	499
\$50,000-60,000	60	181	82	125	26	474
\$60,000-75,000	57	130	23	67	67	344
\$75,000-100,000	24	83	41	76	31	255
\$100,000-125,000	26	98	67	27	3	221
\$125,000-150,000	8	43	23	33	23	130
\$150,000-200,000	23	58	36	31	3	151
\$200,000+	140	80	69	8	332	629
<b>Total</b>	<b>1,148</b>	<b>1,617</b>	<b>669</b>	<b>514</b>	<b>656</b>	<b>4,604</b>

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.5%	2.0%	0.8%	0.2%	0.2%	5.6%
\$10,000-20,000	0.8%	4.2%	0.5%	0.2%	0.2%	6.0%
\$20,000-30,000	0.5%	2.4%	2.0%	1.7%	2.1%	8.7%
\$30,000-40,000	3.0%	4.4%	0.5%	1.2%	2.0%	11.1%
\$40,000-50,000	3.1%	3.1%	2.1%	3.6%	2.0%	13.8%
\$50,000-60,000	1.3%	4.5%	2.7%	5.1%	0.1%	13.7%
\$60,000-75,000	0.1%	2.1%	0.6%	3.4%	3.1%	9.2%
\$75,000-100,000	0.0%	1.5%	1.3%	4.0%	1.1%	7.9%
\$100,000-125,000	0.1%	2.9%	2.7%	1.4%	0.1%	7.1%
\$125,000-150,000	0.0%	0.3%	1.0%	1.7%	1.0%	4.0%
\$150,000-200,000	0.3%	0.1%	1.6%	1.6%	0.1%	3.7%
\$200,000+	4.7%	1.6%	2.5%	0.4%	0.1%	9.2%
<b>Total</b>	<b>16.2%</b>	<b>29.0%</b>	<b>18.3%</b>	<b>24.4%</b>	<b>12.2%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.0%	3.4%	2.7%	0.1%	0.1%	12.3%
\$10,000-20,000	6.4%	7.3%	0.7%	0.1%	0.0%	14.6%
\$20,000-30,000	5.2%	4.8%	1.3%	0.2%	0.5%	12.0%
\$30,000-40,000	2.9%	4.2%	1.2%	0.2%	0.5%	9.0%
\$40,000-50,000	2.2%	3.8%	2.1%	0.1%	0.6%	8.9%
\$50,000-60,000	1.3%	3.6%	1.2%	1.2%	0.9%	8.1%
\$60,000-75,000	2.0%	3.3%	0.4%	0.2%	0.4%	6.3%
\$75,000-100,000	0.9%	2.0%	0.6%	0.1%	0.4%	4.0%
\$100,000-125,000	0.9%	1.6%	0.6%	0.0%	0.1%	3.3%
\$125,000-150,000	0.3%	1.3%	0.2%	0.1%	0.1%	2.0%
\$150,000-200,000	0.6%	2.0%	0.3%	0.1%	0.0%	3.0%
\$200,000+	1.9%	1.8%	0.9%	0.0%	11.9%	16.6%
<b>Total</b>	<b>30.7%</b>	<b>39.2%</b>	<b>12.1%</b>	<b>2.5%</b>	<b>15.6%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.4%	2.5%	3.4%	0.0%	0.1%	12.4%
\$10,000-20,000	8.7%	6.9%	0.4%	0.2%	0.0%	16.2%
\$20,000-30,000	3.7%	5.5%	1.6%	0.3%	0.1%	11.3%
\$30,000-40,000	2.9%	4.8%	0.3%	0.2%	0.7%	9.1%
\$40,000-50,000	2.1%	2.9%	0.5%	0.0%	0.8%	6.4%
\$50,000-60,000	1.6%	4.5%	1.5%	0.1%	0.2%	7.8%
\$60,000-75,000	2.5%	3.2%	0.5%	0.2%	0.3%	6.7%
\$75,000-100,000	1.1%	1.9%	0.3%	0.1%	0.0%	3.5%
\$100,000-125,000	0.8%	1.1%	0.5%	0.0%	0.0%	2.4%
\$125,000-150,000	0.2%	1.3%	0.1%	0.0%	0.1%	1.8%
\$150,000-200,000	0.8%	1.0%	0.3%	0.0%	0.0%	2.2%
\$200,000+	2.1%	1.2%	0.8%	0.0%	16.1%	20.2%
<b>Total</b>	<b>32.7%</b>	<b>36.8%</b>	<b>10.3%</b>	<b>1.5%</b>	<b>18.7%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.6%	2.8%	1.9%	0.1%	0.2%	9.6%
\$10,000-20,000	4.2%	6.0%	0.7%	0.2%	0.1%	11.2%
\$20,000-30,000	3.3%	3.9%	1.5%	0.8%	1.1%	10.7%
\$30,000-40,000	2.9%	4.3%	0.9%	0.6%	1.1%	9.8%
\$40,000-50,000	2.6%	3.5%	2.1%	1.5%	1.2%	10.8%
\$50,000-60,000	1.3%	3.9%	1.8%	2.7%	0.6%	10.3%
\$60,000-75,000	1.2%	2.8%	0.5%	1.5%	1.5%	7.5%
\$75,000-100,000	0.5%	1.8%	0.9%	1.7%	0.7%	5.5%
\$100,000-125,000	0.6%	2.1%	1.5%	0.6%	0.1%	4.8%
\$125,000-150,000	0.2%	0.9%	0.5%	0.7%	0.5%	2.8%
\$150,000-200,000	0.5%	1.3%	0.8%	0.7%	0.1%	3.3%
\$200,000+	3.0%	1.7%	1.5%	0.2%	7.2%	13.7%
<b>Total</b>	<b>24.9%</b>	<b>35.1%</b>	<b>14.5%</b>	<b>11.2%</b>	<b>14.2%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	98	109	28	81	5	321
\$10,000-20,000	47	43	94	133	11	328
\$20,000-30,000	160	118	15	18	66	377
\$30,000-40,000	51	19	28	65	48	211
\$40,000-50,000	6	39	4	32	54	135
\$50,000-60,000	30	26	37	18	72	183
\$60,000-75,000	1	96	2	29	6	134
\$75,000-100,000	20	25	3	1	8	57
\$100,000-125,000	0	0	0	2	3	5
\$125,000-150,000	0	0	2	0	2	4
\$150,000-200,000	3	1	3	2	2	11
\$200,000+	<u>242</u>	<u>175</u>	<u>189</u>	<u>25</u>	<u>17</u>	<u>648</u>
<b>Total</b>	<b>658</b>	<b>651</b>	<b>405</b>	<b>406</b>	<b>294</b>	<b>2,414</b>

Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	185	38	1	1	6	231
\$10,000-20,000	128	33	8	2	7	178
\$20,000-30,000	21	4	42	1	5	73
\$30,000-40,000	44	14	21	0	6	85
\$40,000-50,000	46	1	7	1	5	60
\$50,000-60,000	22	25	18	2	5	72
\$60,000-75,000	10	7	32	0	4	53
\$75,000-100,000	19	0	4	1	2	26
\$100,000-125,000	21	4	12	0	6	43
\$125,000-150,000	13	2	6	1	3	25
\$150,000-200,000	7	2	3	0	1	13
\$200,000+	<u>128</u>	<u>23</u>	<u>6</u>	<u>4</u>	<u>4</u>	<u>165</u>
<b>Total</b>	<b>644</b>	<b>153</b>	<b>160</b>	<b>13</b>	<b>54</b>	<b>1,024</b>

Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	150	35	1	1	5	192
\$10,000-20,000	74	28	6	2	5	115
\$20,000-30,000	13	4	36	1	4	58
\$30,000-40,000	32	13	3	0	4	52
\$40,000-50,000	39	1	4	1	4	49
\$50,000-60,000	10	25	18	1	4	58
\$60,000-75,000	6	6	29	0	3	44
\$75,000-100,000	5	0	3	1	2	11
\$100,000-125,000	12	3	10	0	5	30
\$125,000-150,000	5	1	3	0	3	12
\$150,000-200,000	6	2	3	0	0	11
\$200,000+	<u>107</u>	<u>22</u>	<u>6</u>	<u>4</u>	<u>3</u>	<u>142</u>
<b>Total</b>	<b>459</b>	<b>140</b>	<b>122</b>	<b>11</b>	<b>42</b>	<b>774</b>

Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	283	147	29	82	11	552
\$10,000-20,000	175	76	102	135	18	506
\$20,000-30,000	181	122	57	19	71	450
\$30,000-40,000	95	33	49	65	54	296
\$40,000-50,000	52	40	11	33	59	195
\$50,000-60,000	52	51	55	20	77	255
\$60,000-75,000	11	103	34	29	10	187
\$75,000-100,000	39	25	7	2	10	83
\$100,000-125,000	21	4	12	2	9	48
\$125,000-150,000	13	2	8	1	5	29
\$150,000-200,000	10	3	6	2	3	24
\$200,000+	<u>370</u>	<u>198</u>	<u>195</u>	<u>29</u>	<u>21</u>	<u>813</u>
<b>Total</b>	<b>1,302</b>	<b>804</b>	<b>565</b>	<b>419</b>	<b>348</b>	<b>3,438</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.1%	4.5%	1.2%	3.4%	0.2%	13.3%
\$10,000-20,000	1.9%	1.8%	3.9%	5.5%	0.5%	13.6%
\$20,000-30,000	6.6%	4.9%	0.6%	0.7%	2.7%	15.6%
\$30,000-40,000	2.1%	0.8%	1.2%	2.7%	2.0%	8.7%
\$40,000-50,000	0.2%	1.6%	0.2%	1.3%	2.2%	5.6%
\$50,000-60,000	1.2%	1.1%	1.5%	0.7%	3.0%	7.6%
\$60,000-75,000	0.0%	4.0%	0.1%	1.2%	0.2%	5.6%
\$75,000-100,000	0.8%	1.0%	0.1%	0.0%	0.3%	2.4%
\$100,000-125,000	0.0%	0.0%	0.0%	0.1%	0.1%	0.2%
\$125,000-150,000	0.0%	0.0%	0.1%	0.0%	0.1%	0.2%
\$150,000-200,000	0.1%	0.0%	0.1%	0.1%	0.1%	0.5%
\$200,000+	10.0%	7.2%	7.8%	1.0%	0.7%	26.8%
<b>Total</b>	<b>27.3%</b>	<b>27.0%</b>	<b>16.8%</b>	<b>16.8%</b>	<b>12.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	18.1%	3.7%	0.1%	0.1%	0.6%	22.6%
\$10,000-20,000	12.5%	3.2%	0.8%	0.2%	0.7%	17.4%
\$20,000-30,000	2.1%	0.4%	4.1%	0.1%	0.5%	7.1%
\$30,000-40,000	4.3%	1.4%	2.1%	0.0%	0.6%	8.3%
\$40,000-50,000	4.5%	0.1%	0.7%	0.1%	0.5%	5.9%
\$50,000-60,000	2.1%	2.4%	1.8%	0.2%	0.5%	7.0%
\$60,000-75,000	1.0%	0.7%	3.1%	0.0%	0.4%	5.2%
\$75,000-100,000	1.9%	0.0%	0.4%	0.1%	0.2%	2.5%
\$100,000-125,000	2.1%	0.4%	1.2%	0.0%	0.6%	4.2%
\$125,000-150,000	1.3%	0.2%	0.6%	0.1%	0.3%	2.4%
\$150,000-200,000	0.7%	0.2%	0.3%	0.0%	0.1%	1.3%
\$200,000+	12.5%	2.2%	0.6%	0.4%	0.4%	16.1%
<b>Total</b>	<b>62.9%</b>	<b>14.9%</b>	<b>15.6%</b>	<b>1.3%</b>	<b>5.3%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	19.4%	4.5%	0.1%	0.1%	0.6%	24.8%
\$10,000-20,000	9.6%	3.6%	0.8%	0.3%	0.6%	14.9%
\$20,000-30,000	1.7%	0.5%	4.7%	0.1%	0.5%	7.5%
\$30,000-40,000	4.1%	1.7%	0.4%	0.0%	0.5%	6.7%
\$40,000-50,000	5.0%	0.1%	0.5%	0.1%	0.5%	6.3%
\$50,000-60,000	1.3%	3.2%	2.3%	0.1%	0.5%	7.5%
\$60,000-75,000	0.8%	0.8%	3.7%	0.0%	0.4%	5.7%
\$75,000-100,000	0.6%	0.0%	0.4%	0.1%	0.3%	1.4%
\$100,000-125,000	1.6%	0.4%	1.3%	0.0%	0.6%	3.9%
\$125,000-150,000	0.6%	0.1%	0.4%	0.0%	0.4%	1.6%
\$150,000-200,000	0.8%	0.3%	0.4%	0.0%	0.0%	1.4%
\$200,000+	13.8%	2.8%	0.8%	0.5%	0.4%	18.3%
<b>Total</b>	<b>59.3%</b>	<b>18.1%</b>	<b>15.8%</b>	<b>1.4%</b>	<b>5.4%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	8.2%	4.3%	0.8%	2.4%	0.3%	16.1%
\$10,000-20,000	5.1%	2.2%	3.0%	3.9%	0.5%	14.7%
\$20,000-30,000	5.3%	3.5%	1.7%	0.6%	2.1%	13.1%
\$30,000-40,000	2.8%	1.0%	1.4%	1.9%	1.6%	8.6%
\$40,000-50,000	1.5%	1.2%	0.3%	1.0%	1.7%	5.7%
\$50,000-60,000	1.5%	1.5%	1.6%	0.6%	2.2%	7.4%
\$60,000-75,000	0.3%	3.0%	1.0%	0.8%	0.3%	5.4%
\$75,000-100,000	1.1%	0.7%	0.2%	0.1%	0.3%	2.4%
\$100,000-125,000	0.6%	0.1%	0.3%	0.1%	0.3%	1.4%
\$125,000-150,000	0.4%	0.1%	0.2%	0.0%	0.1%	0.8%
\$150,000-200,000	0.3%	0.1%	0.2%	0.1%	0.1%	0.7%
\$200,000+	10.8%	5.8%	5.7%	0.8%	0.6%	23.6%
<b>Total</b>	<b>37.9%</b>	<b>23.4%</b>	<b>16.4%</b>	<b>12.2%</b>	<b>10.1%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	22	15	6	0	6	49
\$10,000-20,000	22	69	18	4	5	118
\$20,000-30,000	5	24	24	15	20	88
\$30,000-40,000	57	83	13	14	32	199
\$40,000-50,000	32	35	32	45	20	164
\$50,000-60,000	16	61	51	58	0	186
\$60,000-75,000	0	74	12	61	49	196
\$75,000-100,000	0	28	34	74	17	153
\$100,000-125,000	0	41	47	19	3	110
\$125,000-150,000	2	6	16	57	19	100
\$150,000-200,000	5	2	26	38	1	72
\$200,000+	50	0	29	0	0	79
<b>Total</b>	<b>211</b>	<b>438</b>	<b>308</b>	<b>385</b>	<b>172</b>	<b>1,514</b>

Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	183	113	93	1	6	396
\$10,000-20,000	204	175	16	4	2	401
\$20,000-30,000	108	118	34	7	9	276
\$30,000-40,000	70	84	23	3	21	201
\$40,000-50,000	66	102	64	3	18	253
\$50,000-60,000	51	136	43	24	20	274
\$60,000-75,000	48	100	8	2	8	166
\$75,000-100,000	22	58	13	3	5	101
\$100,000-125,000	37	59	16	2	10	124
\$125,000-150,000	12	43	8	2	4	69
\$150,000-200,000	19	74	8	0	3	104
\$200,000+	59	59	20	2	281	421
<b>Total</b>	<b>879</b>	<b>1,121</b>	<b>346</b>	<b>53</b>	<b>387</b>	<b>2,786</b>

Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	147	68	88	1	3	307
\$10,000-20,000	204	120	10	4	2	340
\$20,000-30,000	61	97	32	7	1	198
\$30,000-40,000	55	74	8	2	21	160
\$40,000-50,000	44	62	12	0	17	135
\$50,000-60,000	50	127	40	3	2	222
\$60,000-75,000	43	76	8	2	6	135
\$75,000-100,000	21	44	6	1	0	72
\$100,000-125,000	32	38	9	1	9	89
\$125,000-150,000	9	34	4	1	2	50
\$150,000-200,000	18	36	7	0	3	64
\$200,000+	46	35	11	2	281	375
<b>Total</b>	<b>730</b>	<b>811</b>	<b>235</b>	<b>24</b>	<b>347</b>	<b>2,147</b>

Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	205	128	99	1	12	445
\$10,000-20,000	226	244	34	8	7	519
\$20,000-30,000	113	142	58	22	29	364
\$30,000-40,000	127	167	36	17	53	400
\$40,000-50,000	98	137	96	48	38	417
\$50,000-60,000	67	197	94	82	20	460
\$60,000-75,000	48	174	20	63	57	362
\$75,000-100,000	22	86	47	77	22	254
\$100,000-125,000	37	100	63	21	13	234
\$125,000-150,000	14	49	24	59	23	169
\$150,000-200,000	24	76	34	38	4	176
\$200,000+	109	59	49	2	281	500
<b>Total</b>	<b>1,090</b>	<b>1,559</b>	<b>654</b>	<b>438</b>	<b>559</b>	<b>4,300</b>

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Percent Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.5%	1.0%	0.4%	0.0%	0.4%	3.2%
\$10,000-20,000	1.5%	4.6%	1.2%	0.3%	0.3%	7.8%
\$20,000-30,000	0.3%	1.6%	1.6%	1.0%	1.3%	5.8%
\$30,000-40,000	3.8%	5.5%	0.9%	0.9%	2.1%	13.1%
\$40,000-50,000	2.1%	2.3%	2.1%	3.0%	1.3%	10.8%
\$50,000-60,000	1.1%	4.0%	3.4%	3.8%	0.0%	12.3%
\$60,000-75,000	0.0%	4.9%	0.8%	4.0%	3.2%	12.9%
\$75,000-100,000	0.0%	1.8%	2.2%	4.9%	1.1%	10.1%
\$100,000-125,000	0.0%	2.7%	3.1%	1.3%	0.2%	7.3%
\$125,000-150,000	0.1%	0.4%	1.1%	3.8%	1.3%	6.6%
\$150,000-200,000	0.3%	0.1%	1.7%	2.5%	0.1%	4.8%
\$200,000+	3.3%	0.0%	1.9%	0.0%	0.0%	5.2%
<b>Total</b>	<b>13.9%</b>	<b>28.9%</b>	<b>20.3%</b>	<b>25.4%</b>	<b>11.4%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.6%	4.1%	3.3%	0.0%	0.2%	14.2%
\$10,000-20,000	7.3%	6.3%	0.6%	0.1%	0.1%	14.4%
\$20,000-30,000	3.9%	4.2%	1.2%	0.3%	0.3%	9.9%
\$30,000-40,000	2.5%	3.0%	0.8%	0.1%	0.8%	7.2%
\$40,000-50,000	2.4%	3.7%	2.3%	0.1%	0.6%	9.1%
\$50,000-60,000	1.8%	4.9%	1.5%	0.9%	0.7%	9.8%
\$60,000-75,000	1.7%	3.6%	0.3%	0.1%	0.3%	6.0%
\$75,000-100,000	0.8%	2.1%	0.5%	0.1%	0.2%	3.6%
\$100,000-125,000	1.3%	2.1%	0.6%	0.1%	0.4%	4.5%
\$125,000-150,000	0.4%	1.5%	0.3%	0.1%	0.1%	2.5%
\$150,000-200,000	0.7%	2.7%	0.3%	0.0%	0.1%	3.7%
\$200,000+	2.1%	2.1%	0.7%	0.1%	10.1%	15.1%
<b>Total</b>	<b>31.6%</b>	<b>40.2%</b>	<b>12.4%</b>	<b>1.9%</b>	<b>13.9%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.8%	3.2%	4.1%	0.0%	0.1%	14.3%
\$10,000-20,000	9.5%	5.6%	0.5%	0.2%	0.1%	15.8%
\$20,000-30,000	2.8%	4.5%	1.5%	0.3%	0.0%	9.2%
\$30,000-40,000	2.6%	3.4%	0.4%	0.1%	1.0%	7.5%
\$40,000-50,000	2.0%	2.9%	0.6%	0.0%	0.8%	6.3%
\$50,000-60,000	2.3%	5.9%	1.9%	0.1%	0.1%	10.3%
\$60,000-75,000	2.0%	3.5%	0.4%	0.1%	0.3%	6.3%
\$75,000-100,000	1.0%	2.0%	0.3%	0.0%	0.0%	3.4%
\$100,000-125,000	1.5%	1.8%	0.4%	0.0%	0.4%	4.1%
\$125,000-150,000	0.4%	1.6%	0.2%	0.0%	0.1%	2.3%
\$150,000-200,000	0.8%	1.7%	0.3%	0.0%	0.1%	3.0%
\$200,000+	2.1%	1.6%	0.5%	0.1%	13.1%	17.5%
<b>Total</b>	<b>34.0%</b>	<b>37.8%</b>	<b>10.9%</b>	<b>1.1%</b>	<b>16.2%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.8%	3.0%	2.3%	0.0%	0.3%	10.3%
\$10,000-20,000	5.3%	5.7%	0.8%	0.2%	0.2%	12.1%
\$20,000-30,000	2.6%	3.3%	1.3%	0.5%	0.7%	8.5%
\$30,000-40,000	3.0%	3.9%	0.8%	0.4%	1.2%	9.3%
\$40,000-50,000	2.3%	3.2%	2.2%	1.1%	0.9%	9.7%
\$50,000-60,000	1.6%	4.6%	2.2%	1.9%	0.5%	10.7%
\$60,000-75,000	1.1%	4.0%	0.5%	1.5%	1.3%	8.4%
\$75,000-100,000	0.5%	2.0%	1.1%	1.8%	0.5%	5.9%
\$100,000-125,000	0.9%	2.3%	1.5%	0.5%	0.3%	5.4%
\$125,000-150,000	0.3%	1.1%	0.6%	1.4%	0.5%	3.9%
\$150,000-200,000	0.6%	1.8%	0.8%	0.9%	0.1%	4.1%
\$200,000+	2.5%	1.4%	1.1%	0.0%	6.5%	11.6%
<b>Total</b>	<b>25.3%</b>	<b>36.3%</b>	<b>15.2%</b>	<b>10.2%</b>	<b>13.0%</b>	<b>100.0%</b>

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<b>Renter Households</b>						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	96	97	22	87	4	306
\$10,000-20,000	44	43	75	120	9	291
\$20,000-30,000	145	97	23	24	56	345
\$30,000-40,000	52	20	37	72	52	233
\$40,000-50,000	2	32	0	30	54	118
\$50,000-60,000	33	25	41	24	71	194
\$60,000-75,000	0	127	0	52	8	187
\$75,000-100,000	21	28	1	0	10	60
\$100,000-125,000	1	0	0	1	3	5
\$125,000-150,000	0	1	0	0	3	4
\$150,000-200,000	7	8	5	6	5	31
\$200,000+	<u>227</u>	<u>138</u>	<u>167</u>	<u>26</u>	<u>18</u>	<u>576</u>
<b>Total</b>	<b>628</b>	<b>616</b>	<b>371</b>	<b>442</b>	<b>293</b>	<b>2,350</b>

<b>Renter Households</b>						
Aged 55+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	198	40	0	0	7	245
\$10,000-20,000	122	32	8	0	6	168
\$20,000-30,000	24	6	54	0	5	89
\$30,000-40,000	60	16	23	0	6	105
\$40,000-50,000	53	2	8	0	5	68
\$50,000-60,000	28	28	28	0	5	89
\$60,000-75,000	12	13	43	0	4	72
\$75,000-100,000	18	1	4	0	4	27
\$100,000-125,000	29	8	14	0	4	55
\$125,000-150,000	22	2	5	0	4	33
\$150,000-200,000	13	3	8	0	3	27
\$200,000+	<u>134</u>	<u>24</u>	<u>8</u>	<u>4</u>	<u>4</u>	<u>174</u>
<b>Total</b>	<b>713</b>	<b>175</b>	<b>203</b>	<b>4</b>	<b>57</b>	<b>1,152</b>

<b>Renter Households</b>						
Aged 62+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	164	38	0	0	6	208
\$10,000-20,000	68	28	6	0	4	106
\$20,000-30,000	15	6	50	0	4	75
\$30,000-40,000	40	15	2	0	4	61
\$40,000-50,000	44	2	5	0	4	55
\$50,000-60,000	15	28	28	0	4	75
\$60,000-75,000	7	12	40	0	4	63
\$75,000-100,000	5	1	3	0	3	12
\$100,000-125,000	17	6	13	0	4	40
\$125,000-150,000	10	1	2	0	3	16
\$150,000-200,000	12	3	6	0	2	23
\$200,000+	<u>116</u>	<u>23</u>	<u>8</u>	<u>4</u>	<u>2</u>	<u>154</u>
<b>Total</b>	<b>513</b>	<b>163</b>	<b>163</b>	<b>4</b>	<b>45</b>	<b>888</b>

<b>Renter Households</b>						
All Age Groups						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	294	137	22	87	11	551
\$10,000-20,000	166	75	83	120	15	459
\$20,000-30,000	169	103	77	24	61	434
\$30,000-40,000	112	36	60	72	58	338
\$40,000-50,000	55	34	8	30	59	186
\$50,000-60,000	61	53	69	24	76	283
\$60,000-75,000	12	140	43	52	12	259
\$75,000-100,000	39	29	5	0	14	87
\$100,000-125,000	30	8	14	1	7	60
\$125,000-150,000	22	3	5	0	7	37
\$150,000-200,000	20	11	13	6	8	58
\$200,000+	<u>361</u>	<u>162</u>	<u>175</u>	<u>30</u>	<u>22</u>	<u>750</u>
<b>Total</b>	<b>1,341</b>	<b>791</b>	<b>574</b>	<b>446</b>	<b>350</b>	<b>3,502</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.1%	4.1%	0.9%	3.7%	0.2%	13.0%
\$10,000-20,000	1.9%	1.8%	3.2%	5.1%	0.4%	12.4%
\$20,000-30,000	6.2%	4.1%	1.0%	1.0%	2.4%	14.7%
\$30,000-40,000	2.2%	0.9%	1.6%	3.1%	2.2%	9.9%
\$40,000-50,000	0.1%	1.4%	0.0%	1.3%	2.3%	5.0%
\$50,000-60,000	1.4%	1.1%	1.7%	1.0%	3.0%	8.3%
\$60,000-75,000	0.0%	5.4%	0.0%	2.2%	0.3%	8.0%
\$75,000-100,000	0.9%	1.2%	0.0%	0.0%	0.4%	2.6%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.1%	0.2%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.1%	0.2%
\$150,000-200,000	0.3%	0.3%	0.2%	0.3%	0.2%	1.3%
\$200,000+	<u>9.7%</u>	<u>5.9%</u>	<u>7.1%</u>	<u>1.1%</u>	<u>0.8%</u>	<u>24.5%</u>
<b>Total</b>	<b>26.7%</b>	<b>26.2%</b>	<b>15.8%</b>	<b>18.8%</b>	<b>12.5%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	17.2%	3.5%	0.0%	0.0%	0.6%	21.3%
\$10,000-20,000	10.6%	2.8%	0.7%	0.0%	0.5%	14.6%
\$20,000-30,000	2.1%	0.5%	4.7%	0.0%	0.4%	7.7%
\$30,000-40,000	5.2%	1.4%	2.0%	0.0%	0.5%	9.1%
\$40,000-50,000	4.6%	0.2%	0.7%	0.0%	0.4%	5.9%
\$50,000-60,000	2.4%	2.4%	2.4%	0.0%	0.4%	7.7%
\$60,000-75,000	1.0%	1.1%	3.7%	0.0%	0.3%	6.3%
\$75,000-100,000	1.6%	0.1%	0.3%	0.0%	0.3%	2.3%
\$100,000-125,000	2.5%	0.7%	1.2%	0.0%	0.3%	4.8%
\$125,000-150,000	1.9%	0.2%	0.4%	0.0%	0.3%	2.9%
\$150,000-200,000	1.1%	0.3%	0.7%	0.0%	0.3%	2.3%
\$200,000+	<u>11.6%</u>	<u>2.1%</u>	<u>0.7%</u>	<u>0.3%</u>	<u>0.3%</u>	<u>15.1%</u>
<b>Total</b>	<b>61.9%</b>	<b>15.2%</b>	<b>17.6%</b>	<b>0.3%</b>	<b>4.9%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	18.5%	4.3%	0.0%	0.0%	0.7%	23.4%
\$10,000-20,000	7.7%	3.2%	0.7%	0.0%	0.5%	11.9%
\$20,000-30,000	1.7%	0.7%	5.6%	0.0%	0.5%	8.4%
\$30,000-40,000	4.5%	1.7%	0.2%	0.0%	0.5%	6.9%
\$40,000-50,000	5.0%	0.2%	0.6%	0.0%	0.5%	6.2%
\$50,000-60,000	1.7%	3.2%	3.2%	0.0%	0.5%	8.4%
\$60,000-75,000	0.8%	1.4%	4.5%	0.0%	0.5%	7.1%
\$75,000-100,000	0.6%	0.1%	0.3%	0.0%	0.3%	1.4%
\$100,000-125,000	1.9%	0.7%	1.5%	0.0%	0.5%	4.5%
\$125,000-150,000	1.1%	0.1%	0.2%	0.0%	0.3%	1.8%
\$150,000-200,000	1.4%	0.3%	0.7%	0.0%	0.2%	2.6%
\$200,000+	<u>13.1%</u>	<u>2.6%</u>	<u>0.9%</u>	<u>0.5%</u>	<u>0.3%</u>	<u>17.3%</u>
<b>Total</b>	<b>57.8%</b>	<b>18.4%</b>	<b>18.4%</b>	<b>0.5%</b>	<b>5.1%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.4%	3.9%	0.6%	2.5%	0.3%	15.7%
\$10,000-20,000	4.7%	2.1%	2.4%	3.4%	0.4%	13.1%
\$20,000-30,000	4.8%	2.9%	2.2%	0.7%	1.7%	12.4%
\$30,000-40,000	3.2%	1.0%	1.7%	2.1%	1.7%	9.7%
\$40,000-50,000	1.6%	1.0%	0.2%	0.9%	1.7%	5.3%
\$50,000-60,000	1.7%	1.5%	2.0%	0.7%	2.2%	8.1%
\$60,000-75,000	0.3%	4.0%	1.2%	1.5%	0.3%	7.4%
\$75,000-100,000	1.1%	0.8%	0.1%	0.0%	0.4%	2.5%
\$100,000-125,000	0.9%	0.2%	0.4%	0.0%	0.2%	1.7%
\$125,000-150,000	0.6%	0.1%	0.1%	0.0%	0.2%	1.1%
\$150,000-200,000	0.6%	0.3%	0.4%	0.2%	0.2%	1.7%
\$200,000+	<u>10.3%</u>	<u>4.6%</u>	<u>5.0%</u>	<u>0.9%</u>	<u>0.6%</u>	<u>21.4%</u>
<b>Total</b>	<b>38.3%</b>	<b>22.6%</b>	<b>16.4%</b>	<b>12.7%</b>	<b>10.0%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	15	10	4	1	4	34
\$10,000-20,000	23	40	16	3	4	86
\$20,000-30,000	4	15	24	18	20	81
\$30,000-40,000	60	76	26	11	27	200
\$40,000-50,000	22	34	28	34	17	135
\$50,000-60,000	15	76	46	44	1	182
\$60,000-75,000	1	87	7	53	61	209
\$75,000-100,000	0	27	48	79	21	175
\$100,000-125,000	1	35	45	18	2	101
\$125,000-150,000	2	8	20	78	27	135
\$150,000-200,000	4	5	28	43	1	81
\$200,000+	39	1	26	0	0	66
<b>Total</b>	<b>186</b>	<b>414</b>	<b>318</b>	<b>382</b>	<b>185</b>	<b>1,485</b>

Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	164	103	87	2	2	358
\$10,000-20,000	207	157	17	3	1	385
\$20,000-30,000	107	129	39	6	7	288
\$30,000-40,000	73	93	28	4	18	216
\$40,000-50,000	56	90	56	2	18	222
\$50,000-60,000	56	132	43	25	23	279
\$60,000-75,000	70	129	12	3	5	219
\$75,000-100,000	28	72	20	0	6	126
\$100,000-125,000	47	59	12	1	6	125
\$125,000-150,000	23	74	10	4	5	116
\$150,000-200,000	28	98	8	2	3	139
\$200,000+	54	56	17	3	323	453
<b>Total</b>	<b>913</b>	<b>1,192</b>	<b>349</b>	<b>55</b>	<b>417</b>	<b>2,926</b>

Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	131	67	80	2	1	281
\$10,000-20,000	207	115	14	3	1	340
\$20,000-30,000	62	110	38	6	1	217
\$30,000-40,000	58	85	9	3	18	173
\$40,000-50,000	38	59	11	0	18	126
\$50,000-60,000	55	123	39	4	2	223
\$60,000-75,000	62	101	10	3	3	179
\$75,000-100,000	27	56	8	0	0	91
\$100,000-125,000	42	40	8	0	6	96
\$125,000-150,000	17	59	6	2	4	88
\$150,000-200,000	26	52	8	1	3	90
\$200,000+	43	33	10	3	323	412
<b>Total</b>	<b>768</b>	<b>900</b>	<b>241</b>	<b>27</b>	<b>380</b>	<b>2,316</b>

Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	179	113	91	3	6	392
\$10,000-20,000	230	197	33	6	5	471
\$20,000-30,000	111	144	63	24	27	369
\$30,000-40,000	133	169	54	15	45	416
\$40,000-50,000	78	124	84	36	35	357
\$50,000-60,000	71	208	89	69	24	461
\$60,000-75,000	71	216	19	56	66	428
\$75,000-100,000	28	99	68	79	27	301
\$100,000-125,000	48	94	57	19	8	226
\$125,000-150,000	25	82	30	82	32	251
\$150,000-200,000	32	103	36	45	4	220
\$200,000+	93	57	43	3	323	519
<b>Total</b>	<b>1,099</b>	<b>1,606</b>	<b>667</b>	<b>437</b>	<b>602</b>	<b>4,411</b>

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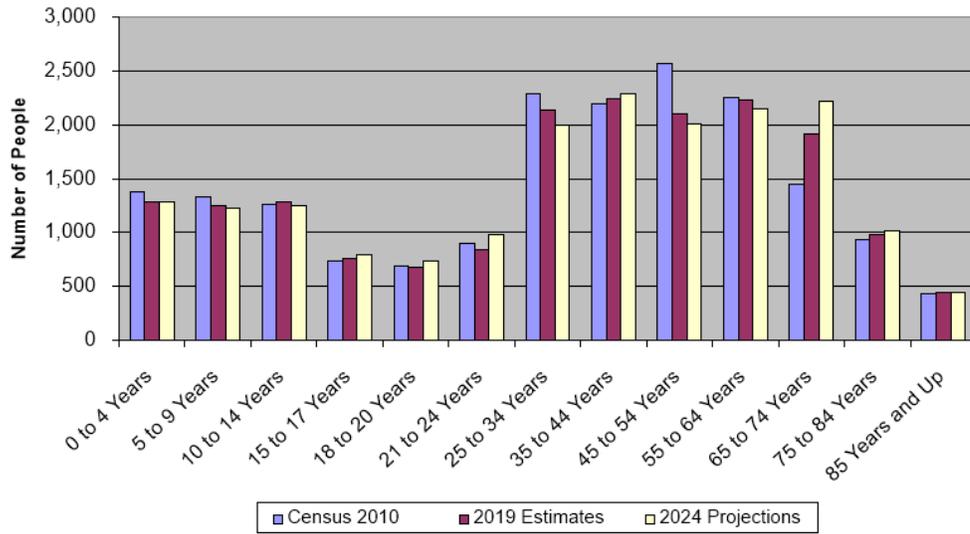
Percent Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.0%	0.7%	0.3%	0.1%	0.3%	2.3%
\$10,000-20,000	1.5%	2.7%	1.1%	0.2%	0.3%	5.8%
\$20,000-30,000	0.3%	1.0%	1.6%	1.2%	1.3%	5.5%
\$30,000-40,000	4.0%	5.1%	1.8%	0.7%	1.8%	13.5%
\$40,000-50,000	1.5%	2.3%	1.9%	2.3%	1.1%	9.1%
\$50,000-60,000	1.0%	5.1%	3.1%	3.0%	0.1%	12.3%
\$60,000-75,000	0.1%	5.9%	0.5%	3.6%	4.1%	14.1%
\$75,000-100,000	0.0%	1.8%	3.2%	5.3%	1.4%	11.8%
\$100,000-125,000	0.1%	2.4%	3.0%	1.2%	0.1%	6.8%
\$125,000-150,000	0.1%	0.5%	1.3%	5.3%	1.8%	9.1%
\$150,000-200,000	0.3%	0.3%	1.9%	2.9%	0.1%	5.5%
\$200,000+	2.6%	0.1%	1.8%	0.0%	0.0%	4.4%
<b>Total</b>	<b>12.5%</b>	<b>27.9%</b>	<b>21.4%</b>	<b>25.7%</b>	<b>12.5%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.6%	3.5%	3.0%	0.1%	0.1%	12.2%
\$10,000-20,000	7.1%	5.4%	0.6%	0.1%	0.0%	13.2%
\$20,000-30,000	3.7%	4.4%	1.3%	0.2%	0.2%	9.8%
\$30,000-40,000	2.5%	3.2%	1.0%	0.1%	0.6%	7.4%
\$40,000-50,000	1.9%	3.1%	1.9%	0.1%	0.6%	7.6%
\$50,000-60,000	1.9%	4.5%	1.5%	0.9%	0.8%	9.5%
\$60,000-75,000	2.4%	4.4%	0.4%	0.1%	0.2%	7.5%
\$75,000-100,000	1.0%	2.5%	0.7%	0.0%	0.2%	4.3%
\$100,000-125,000	1.6%	2.0%	0.4%	0.0%	0.2%	4.3%
\$125,000-150,000	0.8%	2.5%	0.3%	0.1%	0.2%	4.0%
\$150,000-200,000	1.0%	3.3%	0.3%	0.1%	0.1%	4.8%
\$200,000+	1.8%	1.9%	0.6%	0.1%	11.0%	15.5%
<b>Total</b>	<b>31.2%</b>	<b>40.7%</b>	<b>11.9%</b>	<b>1.9%</b>	<b>14.3%</b>	<b>100.0%</b>

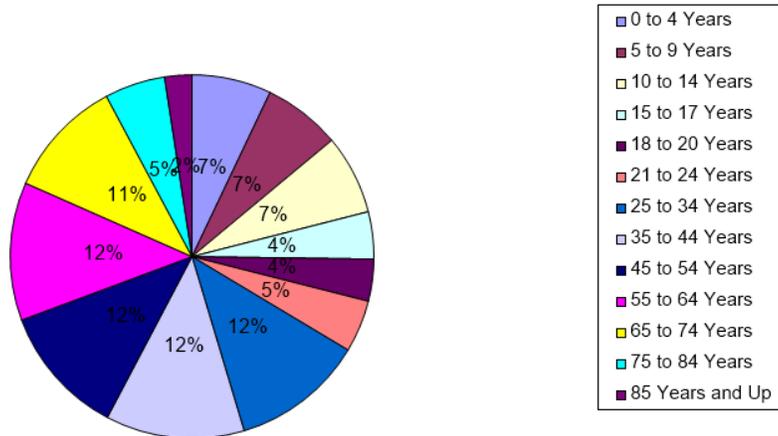
Percent Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.7%	2.9%	3.5%	0.1%	0.0%	12.1%
\$10,000-20,000	8.9%	5.0%	0.6%	0.1%	0.0%	14.7%
\$20,000-30,000	2.7%	4.7%	1.6%	0.3%	0.0%	9.4%
\$30,000-40,000	2.5%	3.7%	0.4%	0.1%	0.8%	7.5%
\$40,000-50,000	1.6%	2.5%	0.5%	0.0%	0.8%	5.4%
\$50,000-60,000	2.4%	5.3%	1.7%	0.2%	0.1%	9.6%
\$60,000-75,000	2.7%	4.4%	0.4%	0.1%	0.1%	7.7%
\$75,000-100,000	1.2%	2.4%	0.3%	0.0%	0.0%	3.9%
\$100,000-125,000	1.8%	1.7%	0.3%	0.0%	0.3%	4.1%
\$125,000-150,000	0.7%	2.5%	0.3%	0.1%	0.2%	3.8%
\$150,000-200,000	1.1%	2.2%	0.3%	0.0%	0.1%	3.9%
\$200,000+	1.9%	1.4%	0.4%	0.1%	13.9%	17.8%
<b>Total</b>	<b>33.2%</b>	<b>38.9%</b>	<b>10.4%</b>	<b>1.2%</b>	<b>16.4%</b>	<b>100.0%</b>

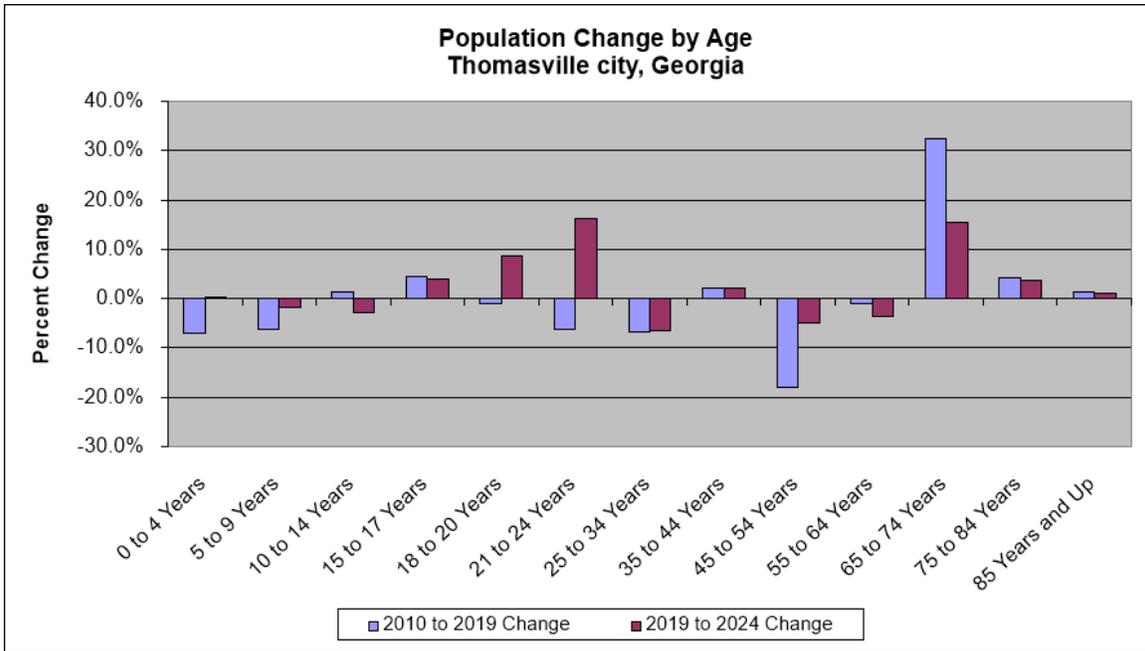
Percent Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.1%	2.6%	2.1%	0.1%	0.1%	8.9%
\$10,000-20,000	5.2%	4.5%	0.7%	0.1%	0.1%	10.7%
\$20,000-30,000	2.5%	3.3%	1.4%	0.5%	0.6%	8.4%
\$30,000-40,000	3.0%	3.8%	1.2%	0.3%	1.0%	9.4%
\$40,000-50,000	1.8%	2.8%	1.9%	0.8%	0.8%	8.1%
\$50,000-60,000	1.6%	4.7%	2.0%	1.6%	0.5%	10.5%
\$60,000-75,000	1.6%	4.9%	0.4%	1.3%	1.5%	9.7%
\$75,000-100,000	0.6%	2.2%	1.5%	1.8%	0.6%	6.8%
\$100,000-125,000	1.1%	2.1%	1.3%	0.4%	0.2%	5.1%
\$125,000-150,000	0.6%	1.9%	0.7%	1.9%	0.7%	5.7%
\$150,000-200,000	0.7%	2.3%	0.8%	1.0%	0.1%	5.0%
\$200,000+	2.1%	1.3%	1.0%	0.1%	7.3%	11.8%
<b>Total</b>	<b>24.9%</b>	<b>36.4%</b>	<b>15.1%</b>	<b>9.9%</b>	<b>13.6%</b>	<b>100.0%</b>

**Population by Age  
Thomasville city, Georgia**



**2019 Population by Age  
Thomasville city, Georgia**





www.ribbondata.com

## POPULATION DATA

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Population by Age & Sex Thomasville city, Georgia											
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	725	651	1,376	0 to 4 Years	655	626	1,281	0 to 4 Years	661	625	1,286
5 to 9 Years	657	675	1,332	5 to 9 Years	640	610	1,250	5 to 9 Years	624	604	1,228
10 to 14 Years	651	615	1,266	10 to 14 Years	654	630	1,284	10 to 14 Years	639	609	1,248
15 to 17 Years	358	372	730	15 to 17 Years	372	390	762	15 to 17 Years	401	391	792
18 to 20 Years	312	371	683	18 to 20 Years	335	342	677	18 to 20 Years	371	364	735
21 to 24 Years	396	503	899	21 to 24 Years	409	434	843	21 to 24 Years	483	496	979
25 to 34 Years	1,075	1,217	2,292	25 to 34 Years	972	1,166	2,138	25 to 34 Years	951	1,048	1,999
35 to 44 Years	1,007	1,186	2,193	35 to 44 Years	1,029	1,211	2,240	35 to 44 Years	1,031	1,259	2,290
45 to 54 Years	1,214	1,353	2,567	45 to 54 Years	976	1,131	2,107	45 to 54 Years	918	1,086	2,004
55 to 64 Years	1,001	1,255	2,256	55 to 64 Years	1,030	1,203	2,233	55 to 64 Years	993	1,158	2,151
65 to 74 Years	619	829	1,448	65 to 74 Years	808	1,111	1,919	65 to 74 Years	936	1,280	2,216
75 to 84 Years	355	583	938	75 to 84 Years	405	572	977	75 to 84 Years	425	587	1,012
85 Years and Up	108	325	433	85 Years and Up	136	303	439	85 Years and Up	139	305	444
<b>Total</b>	<b>8,478</b>	<b>9,935</b>	<b>18,413</b>	<b>Total</b>	<b>8,421</b>	<b>9,729</b>	<b>18,150</b>	<b>Total</b>	<b>8,572</b>	<b>9,812</b>	<b>18,384</b>
62+ Years	n/a	n/a	3,414	62+ Years	n/a	n/a	3,964	62+ Years	n/a	n/a	4,301
<b>Median Age:</b>		<b>37.9</b>		<b>Median Age:</b>		<b>38.8</b>		<b>Median Age:</b>		<b>39.0</b>	

Source: Claritas, Ribbon Demographics

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

POPULATION DATA

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Percent Population by Age & Sex Thomasville city, Georgia											
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.9%	3.5%	7.5%	0 to 4 Years	3.6%	3.4%	7.1%	0 to 4 Years	3.6%	3.4%	7.0%
5 to 9 Years	3.6%	3.7%	7.2%	5 to 9 Years	3.5%	3.4%	6.9%	5 to 9 Years	3.4%	3.3%	6.7%
10 to 14 Years	3.5%	3.3%	6.9%	10 to 14 Years	3.6%	3.5%	7.1%	10 to 14 Years	3.5%	3.3%	6.8%
15 to 17 Years	1.9%	2.0%	4.0%	15 to 17 Years	2.0%	2.1%	4.2%	15 to 17 Years	2.2%	2.1%	4.3%
18 to 20 Years	1.7%	2.0%	3.7%	18 to 20 Years	1.8%	1.9%	3.7%	18 to 20 Years	2.0%	2.0%	4.0%
21 to 24 Years	2.2%	2.7%	4.9%	21 to 24 Years	2.3%	2.4%	4.6%	21 to 24 Years	2.6%	2.7%	5.3%
25 to 34 Years	5.8%	6.6%	12.4%	25 to 34 Years	5.4%	6.4%	11.8%	25 to 34 Years	5.2%	5.7%	10.9%
35 to 44 Years	5.5%	6.4%	11.9%	35 to 44 Years	5.7%	6.7%	12.3%	35 to 44 Years	5.6%	6.8%	12.5%
45 to 54 Years	6.6%	7.3%	13.9%	45 to 54 Years	5.4%	6.2%	11.6%	45 to 54 Years	5.0%	5.9%	10.9%
55 to 64 Years	5.4%	6.8%	12.3%	55 to 64 Years	5.7%	6.6%	12.3%	55 to 64 Years	5.4%	6.3%	11.7%
65 to 74 Years	3.4%	4.5%	7.9%	65 to 74 Years	4.5%	6.1%	10.6%	65 to 74 Years	5.1%	7.0%	12.1%
75 to 84 Years	1.9%	3.2%	5.1%	75 to 84 Years	2.2%	3.2%	5.4%	75 to 84 Years	2.3%	3.2%	5.5%
85 Years and Up	0.6%	1.8%	2.4%	85 Years and Up	0.7%	1.7%	2.4%	85 Years and Up	0.8%	1.7%	2.4%
<b>Total</b>	<b>46.0%</b>	<b>54.0%</b>	<b>100.0%</b>	<b>Total</b>	<b>46.4%</b>	<b>53.6%</b>	<b>100.0%</b>	<b>Total</b>	<b>46.6%</b>	<b>53.4%</b>	<b>100.0%</b>
62+ Years	n/a	n/a	18.5%	62+ Years	n/a	n/a	21.8%	62+ Years	n/a	n/a	23.4%

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

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Claritas

Changes in Population by Age & Sex Thomasville city, Georgia									
Estimated Change - 2010 to 2019					Projected Change - 2019 to 2024				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-70	-25	-95	-6.9%	0 to 4 Years	6	-1	5	0.4%
5 to 9 Years	-17	-65	-82	-6.2%	5 to 9 Years	-16	-6	-22	-1.8%
10 to 14 Years	3	15	18	1.4%	10 to 14 Years	-15	-21	-36	-2.8%
15 to 17 Years	14	18	32	4.4%	15 to 17 Years	29	1	30	3.9%
18 to 20 Years	23	-29	-6	-0.9%	18 to 20 Years	36	22	58	8.6%
21 to 24 Years	13	-69	-56	-6.2%	21 to 24 Years	74	62	136	16.1%
25 to 34 Years	-103	-51	-154	-6.7%	25 to 34 Years	-21	-118	-139	-6.5%
35 to 44 Years	22	25	47	2.1%	35 to 44 Years	2	48	50	2.2%
45 to 54 Years	-238	-222	-460	-17.9%	45 to 54 Years	-58	-45	-103	-4.9%
55 to 64 Years	29	-52	-23	-1.0%	55 to 64 Years	-37	-45	-82	-3.7%
65 to 74 Years	189	282	471	32.5%	65 to 74 Years	128	169	297	15.5%
75 to 84 Years	50	-11	39	4.2%	75 to 84 Years	20	15	35	3.6%
85 Years and Up	28	-22	6	1.4%	85 Years and Up	3	2	5	1.1%
<b>Total</b>	<b>-57</b>	<b>-206</b>	<b>-263</b>	<b>-1.4%</b>	<b>Total</b>	<b>151</b>	<b>83</b>	<b>234</b>	<b>1.3%</b>
62+ Years	n/a	n/a	550	16.1%	62+ Years	n/a	n/a	337	8.5%

Source: Claritas; Ribbon Demographics

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

**ADDENDUM G**

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

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**OVERVIEW**

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

**ACCREDITATIONS**

**State Certified General Real Estate Appraiser**

Alabama State License Number: G00548  
Arizona State License Number: 31453  
Colorado State License Number: CG40024048  
Connecticut State License Number: RCG.0001276  
District of Columbia License Number: GA11630  
Georgia State License Number: 258907  
Hawaii State License Number: CG A1096  
Idaho State License Number: CGA-3101  
Illinois State License Number: 153.0001384  
Indiana State License Number: CG40200270  
Iowa State License Number: CG02426  
Kansas State License Number: G-1783  
Louisiana State License Number: G1126  
Maine State License Number: CG3635  
Maryland State License Number: 32017  
Michigan State License Number: 1201068069  
Minnesota State License Number: 40186198  
Mississippi State License Number: GA-624  
Missouri State License Number: RA002563  
Montana State License Number: REA-RAG-LIC-8530  
Nebraska State License Number: CG2000046R  
New York State License Number: 46000039864  
North Carolina State License Number: A5519  
North Dakota State License Number: CG-2601  
Ohio State License Number: 448306  
Oklahoma State License Number: 12524CGA  
Oregon State License Number: C000793  
Pennsylvania State License Number: GA001813R  
South Carolina State License Number: 3976  
Tennessee State License Number: 00003478  
Texas State License Number: 1329698-G  
Utah State License Number: 5510040-CG00  
Virginia State License Number: 4001 015446  
Washington State License Number: 1101018  
West Virginia State License Number: CG358  
Wisconsin State License Number: 1078-10  
Wyoming State License Number: 479

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

**EXPERIENCE  
(1991 TO PRESENT)**

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

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

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

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

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

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

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

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

**DEVELOPMENT/OWNER SHIP/  
MANAGEMENT EXPERIENCE  
(2006 TO PRESENT)**

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

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

**EDUCATION**

**Bachelor of Arts Degree**

*Southeast Missouri State University*

**Associate of Arts Degree**

*Three Rivers Community College*

**HUD/FHA Appraiser Training**

*Arkansas State Office*

**Multifamily Accelerated Processing Valuation (MAP)**

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

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

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

**FHA Appraising Today**

*McKissock, Inc.*

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

*Texas Rural Development*

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

*Kentucky Rural Development*

**Financial Analysis of Income Properties**

*National Association of Independent Fee Appraisers*

**Income Capitalization**

*McKissock, Inc.*

**Introduction to Income Property Appraising**

*National Association of Independent Fee Appraisers*

**Concepts, Terminology & Techniques**

*National Association of Independent Fee Appraisers*

**Uniform Standards of Professional Appraisal Practice**

*Central Missouri State University*

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

*University of Missouri-Columbia*

**Appraiser Liability**

*McKissock, Inc.*

**Appraisal Trends**

*McKissock, Inc.*

**Sales Comparison Approach**

*Honors College*

**Even Odder: More Oddball Appraisals**

*McKissock, Inc.*

**Mortgage Fraud: A Dangerous Business**

*Honors College*

**Private Appraisal Assignments**

*McKissock, Inc.*

**Construction Details & Trends**

*McKissock, Inc.*

**Condemnation Appraising Principles & Applications**

*Appraisal Institute*

**Michigan Law**

*McKissock, Inc.*

**Pennsylvania State Mandated Law**

*McKissock, Inc.*

**Valuing Real Estate in a Changing Market**

*National Association of Independent Fee Appraisers*

**Principles of Residential Real Estate Appraising**

*National Association of Independent Fee Appraisers*

**Real Estate Appraisal Methods**

*Southeast Missouri State University*

**Lead Inspector Training**

*The University of Kansas*

**Lead Inspector Refresher**

*Safety Support Services, Incorporated*

**Home Inspections: Common Defects in Homes**

*National Association of Independent Fee Appraisers*

**Heating and Air Conditioning Review**

*National Association of Independent Fee Appraisers*

**Professional Standards of Practice**

*National Association of Independent Fee Appraisers*

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

*McKissock, Inc.*

**The Appraiser as Expert Witness**

*McKissock, Inc.*

**Current Issues in Appraising**

*McKissock, Inc.*

**2011 ValExpo: Keynote-Valuation Visionaries**

*Van Education Center/Real Estate*

**Residential Report Writing**

*McKissock, Inc.*

**The Dirty Dozen**

*McKissock, Inc.*

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

*McKissock, Inc.*

**Introduction to Legal Descriptions**

*McKissock, Inc.*

**Introduction to the Uniform Appraisal Dataset**

*McKissock, Inc.*

**Mold Pollution and the Appraiser**

*McKissock, Inc.*

**Appraising Apartments: The Basics**

*McKissock, Inc.*

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

*McKissock, Inc.*

**Mortgage Fraud**

*McKissock, Inc.*

**The Nuts and Bolts of Green Building for Appraisers**

*McKissock, Inc.*

**The Cost Approach**

*McKissock, Inc.*

**Pennsylvania State Mandated Law for Appraisers**

*McKissock, Inc.*

**Michigan Appraisal Law**

*McKissock, Inc.*

**Modern Green Building Concepts**

*McKissock, Inc.*

**Residential Appraisal Review**

*McKissock, Inc.*

**Residential Report Writing More Than Forms**

*McKissock, Inc.*

**2-4 Family Finesse**

*McKissock, Inc.*

**Appraisal Applications of Regression Analysis**

*McKissock, Inc.*

**Appraisal of Self-Storage Facilities**

*McKissock, Inc.*

**Supervisor-Trainee Course for Missouri**

*McKissock, Inc.*

**The Thermal Shell**

*McKissock, Inc.*

**Even Odder - More Oddball Appraisals**

*McKissock, Inc.*

**Online Data Verification Methods**

*Appraisal Institute*

**Online Comparative Analysis**

*Appraisal Institute*

**Advanced Hotel Appraising - Full Service Hotels**

*McKissock, Inc.*

**Appraisal of Fast Food Facilities**

*McKissock, Inc.*

**Appraisal Review for Commercial Appraisers**

*McKissock, Inc.*

**Exploring Appraiser Liability**

*McKissock, Inc.*