



*BAXTER EVANS
AND COMPANY*

PROPERTY OFFERING

All site specific information has been deleted for confidentiality.

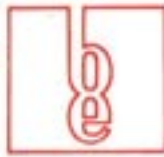
ASSISTED & INDEPENDENT LIVING COMMUNITY

Offered by Seniors Housing Broker
E. Baxter Evans, CCIM

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ASSISTED & INDEPENDENT LIVING COMMUNITY

OFFERING PRICE: \$5,900,000.00

Financing In Place: Local Bank with
No prepayment penalty;
Non-assumable

Terms: All Cash

RETIREMENT HOME



Front Entrance



Entire Front View



Streetscape

**View
From Rear
Of ALF**



**Another
Rear
View
Of
ALF**



**Front
View
Of
Cottages**



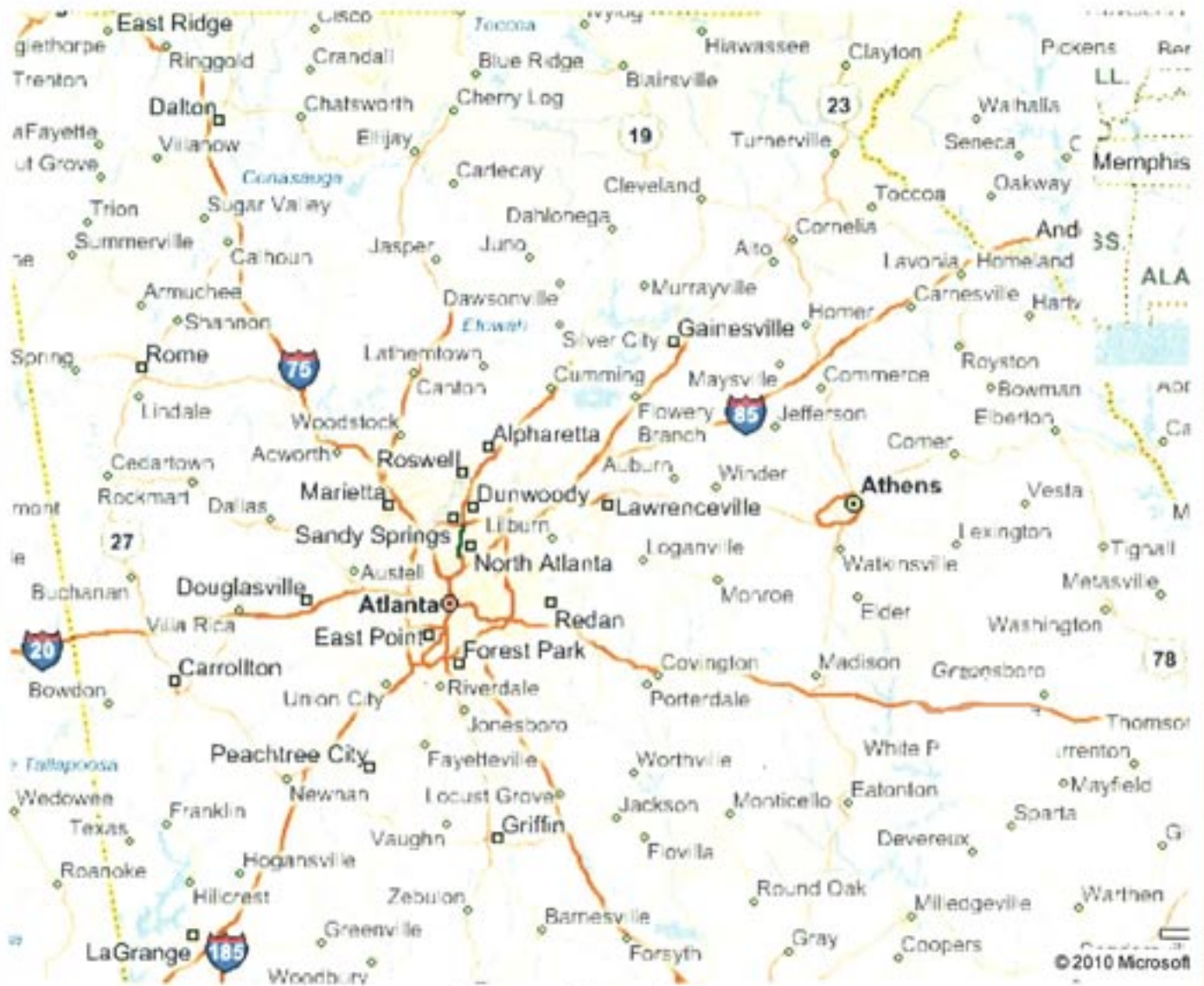
**Side View
Of
ALF**

Exemplary Common Area Photos



Typical Resident Rooms with Private Bath







PROPERTY OFFERING SUMMARY

Property: Retirement Home

Location: Road; , GA ; 1.5 miles from

Type Property: Assisted Living Facility licensed in Georgia as a "personal care home" via Department of Community Health plus an independent congregate living segment

Building Description and History: Attractive single story traditional design with residential look and pitched roofs constructed by a Georgia based developer-operator in 1998 and sold to current owner- operators in 2000; four additions since 2000

Property Description: Approximately 7.15 acres with 440 L.F. of frontage on Road inclusive of expansion land of 2.0 plus acres to rear

Make up: Licensed with a CON for 72 residents (ALF) with 60 resident rooms currently at 62 residents and four independent congregate apartments currently at six residents; all ALF units currently private rooms with 1 B.R./1 B step-in shower units; independent apartments are 2 B.R./1 ½-2 B units. ALF units in three sizes as follows: 12' X 16", 12' X 18' and 12' X 24'

Construction: Single story on slab (wing #1 and #2 plus individual congregate cottages); all other structures wood frame joist on masonry foundation with wing #6 having basement storage; pitched roofs and composition shingles; vinyl siding; all wood structural and partition components; sheetrock walls; all common areas with recently installed pre-finished three plank segment tongue and groove flooring (approximately 6,000 S.F.) common area ceilings 9.0' and rooms 8.0'

HVAC: All rooms with separate thru wall electric units; common areas central HVAC units

Construction increments:

- | | |
|---|---|
| A. Original in 1998 | 12,850+/- S.F. estimated including wing #3 and #4 (9,000 S.F.+/-) |
| main core area, entry parlor, food service areas and main office area | |
| B. Expansion in 2001 | 4500+/- S.F. wing #5 |
| C. Expansion in 2002 | 4500+/- S.F. wing #2 |
| D. Cottage Const. 2002 | 3750 +/- S.F. |
| E. Expansion in 2005-06 | 9000 +/- S.F. (wings #1 and #6) |
| F. 4 conn. sections in '01-'06 | 2400 +/-S.F. |
| Total heated S.F. | 37,000 +/-S.F. |

Note: No plans provided with all measurements preliminary

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Bus and other vehicle: Bus description – 2001 F450 24 passenger
Other vehicle – 2001 Lincoln Town Car

Access to Region and Facility: is 85 miles east of
GA Highway is within ¼ mile and connects by
intersecting within 1.5 miles with full interchange and also
Georgia Power lake, between 6.5 miles from
subject property

Primary Market area: All of County and parts of and County in-
cluding city of , along with and in tertiary
terms. Specifically, the market demographics will include an area beyond
defined as: 10 miles north, 15 miles east, 15 miles south and 10 miles west

Note: is in such an unserved area of GA that it draws from five counties:
and . Further, national
reputation as a premier retirement destination heightens the market throughout the
United States

Primary Market Area Demographics: Population – 19,538 (90% of County, part of two counties
and none of two counties)
Household Growth Rate – 1.37%/year*
Median Household Income - \$44,411*
Median Age – 43.2*
Population 65 or over – 2,953

*Note: Median data is far less than “average” with resident data
much greater in income and growth with a median age of 52

Unique Supportive Factors:

- Located within 12 miles of five major upscale second home and retirement home communities located on including , , and the where was married
- Seniors development, over 300 homes planned with 150 housing units completed and located within five miles
- The area’s national exposure to affluent retirees and proximity to (80 miles) has brought a growth rate for a rural market to 20% beyond the U.S.A. growth rate
- Plentiful lots, condo units and land for expansion coupled with national exposure and access will bring more growth; has developed only some 50% of its land holdings with 1,500 acres reportedly yet developed
- None of the upscale communities or the facility include an ALF or independent congregate units; none are planned except for a long term plan for an upscale CCRC which should not compete with subject ALF
- Retirees to the upscale communities nearby have few options when bringing their elderly family members to this area; 50% of residents come from this sector

- No sizeable direct competitors and none have presently announced plans to construct an ALF or independent seniors rental units within the market area. Major chains prefer mid-major markets
- Labor force is plentiful, and the sound work ethic is not diminished by the crime and substance abuse typical of the larger markets; turnover of staff extremely low
- Blended income and character traits of traditional family values as to local residents and sponsors as well as that of retired affluent families leads to less pressure from income qualification and payment diligence. Result: easier to admit and retain residents and "bad debt" is virtually nil even without operator sending monthly bills. Resident turnover is estimated at some 30%.

Related Under-Served Market Segments: Only one other ALF is in the primary market, formerly with 24 units some 12 miles south . It offers fewer services at the same rates. There are no ALFs in the market area that accept dementia residents as is true with the subject and no other seniors independent congregate care units or seniors independent apartment units are available, according to the owner. Two of the three underserved segments could be addressed by expanding upon excess property and/or acquiring additional adjoining land. Either a free standing dementia facility or up to 24 independent congregate units could be added upon the excess land included. The acreage between the subject ALF and Highway is also available.

Rental Rates:

12' X 16'	\$2,200/mo*	(41 average size)
12' X 18'	\$2,500/mo*	(6 large size)
12' X 24'	\$2,900/mo*	(13 super size)
2 BR 1 ½-2 B Apartment	\$2,400/mo	(2 cottages of two units each)

Note: \$500 extra per person except no extra charge for couple in cottages; \$500 non-refundable deposit (admission fee)

Services: All ALF residents are provided personal care including all A.D.L.s; three meals; watchful oversight; medication management; activities; transportation; housekeeping and laundry services plus supplies. Note: incontinence care supplies paid by residents

All independent congregate apartment residents are provided one meal per day; weekly housekeeping; activities and transportation. Note: both ALF and apartment residents are provided a new "Lifeline Wireless Emergency" pendant which provides a digital signal to a device carried by Resident Assistants.

Pets – permitted on case by case basis with \$100.00 deposit

Medication – Ordered for and paid by residents direct to pharmacy

Beauty shop service – billed to resident directly by beautician

Potential for near term rate increase: Operator has reported only several rate increases in the past with one increase during the last 18-24 months. Increases have not kept up with operating cost increases. Operator reports that a \$100/month increase or higher should be easily accepted by the residents-sponsors due to reasonableness of rates and lack of

competition. All initial modest capex outlay should justify a 6% increase

Potential to increase operating capacity of ALF units: Since no semi-private units are offered and the license/CON allows 12 more residents, this capacity enlargement by converting only eight rooms will generate at least \$3,600 average per room versus \$2,900 thus means $4 \times \$700$ or \$33,600 additional Scheduled Gross Income

Third party payors: None; no Medicaid, all private pay including up to 10-15% with long term care insurance



RETIREMENT HOME
ADJUSTED INCOME STATEMENT
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2009

	Current Month	Year to Date
Gross Operating Income		
RENTAL INCOME	\$ 140,750.00	\$ 1,635,515.00
RENTAL-COTTAGES	\$ 7,200.00	\$ 103,299.04
INDIGENT CARE	\$ (1,550.00)	\$ (20,688.00)
NON-REFUNDED ROOM DEPOSIT	\$ 1,000.00	\$ 12,300.00
Net Effective Income	\$ 147,400.00	\$ 1,730,426.04
Operating Expenses		
FOOD-FOOD PRODUCTS	\$ 9,962.40	\$ 110,813.77
FOOD-KITCHEN SUPPLIES	\$ 627.85	\$ 9,428.56
CONTRACT LABOR	\$ 125.00	\$ 4,044.00
SALARIES-PAYROLL	\$ 61,897.29	\$ 641,270.60
SALARIES-BONUSES	\$ 20,000.00	\$ 20,000.00
SALARIES-ADMINISTRATIVE (INCL.2%MGT.FEE)	\$ 7,993.35	\$ 81,952.29
UTILITIES	\$ 7,246.45	\$ 78,068.35
DUPLICATING SYSTEM	\$ -	\$ 307.21
ADVERTISING	\$ 967.82	\$ 12,769.23
AUTO EXPENSE	\$ (41.47)	\$ 308.25
CONTRIBUTIONS	\$ 71.40	\$ 1,976.25
CONTRIBUTION IRA	\$ 165.78	\$ 2,317.93
DUES/SUBSCRIPTIONS	\$ 1,415.96	\$ 3,104.38
INSURANCE	\$ 9,156.64	\$ 58,151.82
INSURANCE-BECKY	\$ 719.94	\$ 7,549.84
MISC. OPERATING EXPENSE	\$ 1,154.96	\$ 5,341.24
TENANT SITTING/TRANSPORTATION	\$ -	\$ -
PROFESSIONAL FEES	\$ 185.00	\$ 11,159.20
REPAIRS/MAINTENANCE	\$ 2,324.29 *	\$ 28,997.67 *
SPRINKLER WATER DAMAGE	\$ 2,500.00 *	\$ 25,000.00 *
SUPPLIES	\$ 249.85	\$ 2,776.65
SUPPLIES-NURSING	\$ 207.28	\$ 14,364.46
SUPPLIES-CLEANING	\$ 1,499.41	\$ 21,482.25
SUPPLIES-OFFICE	\$ 441.05	\$ 4,451.47
ACTIVITIES	\$ 913.26	\$ 8,372.21
SMALL EQUIPMENT EXPENSE	\$ 50.43	\$ 4,774.41
AD VALOREM TAXES	\$ -	\$ 19,737.95
TAXES-OTHER	\$ -	\$ 1,338.00
TAXES-PAYROLL	\$ 7,014.27	\$ 61,303.04
TELEPHONE	\$ 290.81	\$ 3,579.37
THEFT OF TENANTS MONEY REPA	\$ -	\$ (300.00)
Total Operating Expenses	\$ 137,139.02	\$ 1,244,440.40
NET OPERATING INCOME	\$ 10,260.98	\$ 485,985.64
	add back sprinkler damage	\$ 25,000.00
FINAL ADJUSTED N.O.I.		\$ 510,985.64

*Note: Sprinkler damage reported at over \$50,000; estimated amounts expensed as non-recurring expense

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ASSISTED LIVING FACILITY
ADJUSTED INCOME STATEMENT
FOR THE SIX MONTHS ENDING JUNE 30, 2010

	Current Month	Year to Date
Gross Operating Income		
RENTAL INCOME	\$ 128,403.52	\$ 851,800.75
RENTAL-COTTAGES	\$ 9,600.00	\$ 55,200.00
INDIGENT CARE	\$ 1,000.00	\$ 14,400.00
NON-REFUNDED ROOM DEPOSIT	\$ (1,000.00)	\$ (6,335.00)
Net Effective Income	\$ 138,003.52	\$ 915,065.75
Operating Expenses		
FOOD-FOOD PRODUCTS	\$ 10,233.32	\$ 51,869.67
FOOD-KITCHEN SUPPLIES	\$ 2,043.15	\$ 13,187.85
CONTRACT LABOR	\$ 120.00	\$ 570.00
SALARIES-PAYROLL	\$ 54,034.34	\$ 317,066.42
SALARIES-ADMINISTRATIVE (incl. 2% mgt. fee)	\$ 6,570.24	\$ 41,064.00
UTILITIES	\$ 6,339.78	\$ 42,037.46
DUPLICATING SYSTEM	\$ -	\$ 128.96
ADVERTISING	\$ 367.82	\$ 4,158.14
AUTO EXPENSE	\$ 309.42	\$ 651.79
CONTRIBUTIONS	\$ 700.00	\$ 2,118.71
CONTRIBUTION IRA	\$ -	\$ 2,676.56
DUES/SUBSCRIPTIONS	\$ -	\$ 852.50
INSURANCE	\$ 4,233.91	\$ 27,877.92
INSURANCE-BECKY	\$ 719.94	\$ 4,319.64
MISC. OPERATING EXPENSE	\$ -	\$ 108.65
PROFESSIONAL FEES	\$ 240.00	\$ 4,495.00
REPAIRS/MAINTENANCE	\$ 3,558.14	\$ 18,354.01
SUPPLIES-NURSING	\$ (239.41)	\$ 1,767.82
SUPPLIES-CLEANING	\$ 1,316.58	\$ 8,881.60
SUPPLIES-OFFICE	\$ 297.11	\$ 4,868.33
ACTIVITIES	\$ 100.24	\$ 2,211.62
SMALL EQUIPMENT EXPENSE	\$ -	\$ 844.25
TAXES-OTHER	\$ (2.00)	\$ 152.60
TAXES-PAYROLL	\$ 4,928.29	\$ 31,184.49
TELEPHONE	\$ 289.16	\$ 1,760.14
Total Operating Expenses (63.7%) (64.7% Incl. ad valorem taxes)	\$ 96,160.03	\$ 583,208.13
NET OPERATING INCOME	\$ 41,843.49	\$ 331,857.62
ANNUALIZED N.O.I. PROJECTION NET OF AD VALOREM TAXES		\$ 645,700.00

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RETIREMENT HOME
2011 PROFORMA INCOME STATEMENT

Scheduled Gross Operating Income

Rental Income From ALF Units:

41 average size private with bath @ \$2,350/mo.	\$ 1,156,200.00 #1
6 large size private with bath @ \$2,650/mo.	\$ 190,800.00 #2
9 super size private with bath @ \$3,075/mo.	\$ 332,100.00 #3
8 semi-private via 4 super size shared units with double occupancy @ \$3,600 average/mo.	\$ 172,800.00 #4

Scheduled Gross ALF Rental Income

\$ 1,851,900.00

4 2 bedroom 2 bath congregate independent
units with one meal per day @\$2,500/mo
regardless of single or dual occupancy

\$ 120,000.00 #5

ALF and Congregate Independent Units

Scheduled Gross Rental Income

\$ 1,971,900.00

Non-refundable room deposits (20X\$700)

\$ 14,000.00 #6

Residents Reimbursements for supplies & misc. income

\$ 5,000.00

Resident grant assistance

\$ (17,000.00) #7

Scheduled Gross ALF and Ind. Cong. Operating Income

\$ 1,973,900.00

Vacancy Loss at 5.0%

\$ 98,795.00

Net Effective Operating Income

\$ 1,875,105.00

Footnotes as to assumptions on rate adjustments:

#1 Average size units have rate increase of 6.8% (\$150.00)

#2 Large size units have rate increase of 6.0% (\$150.00)

#3 Super size units have rate increase of 6.0% (\$175.00)

#4 Four super size units have married couples at increase of
4%; married couple @\$3,500/mo or unrelated dual
occupancy @\$3,700/mo. Thus \$3,600 av./mo
per unit

#5 Rates for independent congregate units increased by 4.2% or \$100.00

#6 Estimate maximum 30% turnover with an ADC of 65 residents
at 95% occupancy; 20 new residents at increased
deposit of \$700

#7 Historically, spend-down assistance and admission rate
adjustments have been in the \$20,000 range; GA
Department of Community Health requires a 1% ALF rental
set aside; audit inspection rare; assume 1% of net ALF income

Net Effective Operating Income	\$ 1,875,105.00
Operating Expenses	
FOOD-FOOD PRODUCTS (64 ADC plus 10 staff av. @\$1.40/meal	\$ 113,440.00
FOOD-KITCHEN SUPPLIES	\$ 12,000.00
CONTRACT LABOR	\$ 2,000.00
SALARIES-PAYROLL (Eliminate excessive staff by 2.0 non-critical FTEs daytime)	\$ 590,000.00
SALARIES-BONUSES (reduced unless proforma exceeded)	\$ 5,000.00
SALARIES-ADMINISTRATIVE (Exec. Dir.)	\$ 50,000.00
OPERATOR MANAGEMENT FEE @5.0% of NEOI (incl. Payroll processing)	\$ 93,800.00 *
UTILITIES (include TV)	\$ 80,000.00
ADVERTISING	\$ 15,000.00
VEHICLE EXPENSE FOR FUEL & REPAIRS	\$ 5,000.00
CONTRIBUTIONS-COMMUNITY	\$ 2,500.00
CONTRIBUTION IRA (Exec. Dir.)	\$ 2,500.00
DUES/SUBSCRIPTIONS	\$ 1,250.00
INSURANCE-F&EC, VEHICLES, BUSINESS LOSS, LIABILITY & W.C.	\$ 62,000.00
INSURANCE-STAFF HEALTH	\$ 6,000.00
MISC. OPERATING EXPENSE	\$ 6,000.00
STAFF TRAINING & SEMINARS	\$ 2,000.00
PROFESSIONAL FEES	\$ 10,000.00
REPAIRS/MAINTENANCE INCLUDING PEST CONTROL	\$ 32,000.00
SUPPLIES-MISC./RESIDENTS	\$ 3,000.00
SUPPLIES-HOUSEKEEPING, RESIDENT STOCK & LINENS	\$ 14,000.00
SUPPLIES-CLEANING; JANITORIAL/LAUNDRY	\$ 15,000.00
SUPPLIES-OFFICE	\$ 4,500.00
SUPPLIES-ACTIVITIES	\$ 7,500.00
SMALL EQUIPMENT REPAIRS	\$ 3,500.00
AD VALOREM TAXES (assume increase due to sale)	\$ 25,000.00
TAXES-PAYROLL @7.75%	\$ 50,500.00
TELEPHONE	\$ 3,600.00
OUTSIDE GROUNDS MAINTENANCE	\$ 10,000.00
MARKETING/REFERRAL EXPENSES	\$ 2,500.00
RESERVES FOR CAPEX @\$400x64 ROOMS/APTS.	\$ 25,600.00
Total Operating Expenses (66.9%)	\$ 1,255,190.00
Net Operating Income	\$ 619,915.00

*Note: An owner-operator who re-locates to _____ and provides Executive Management will have these funds to use as so determined. A potential N.O.I. of \$719,715 is indicated if no salary or benefits are provided to owner-operator.





Highway at I-10 area (Address)

Retirement Home

New Church

Dollar General

GM Dealership

Rescue Station

STDB ONLINE
The Site To Do Business

200 m
500 ft

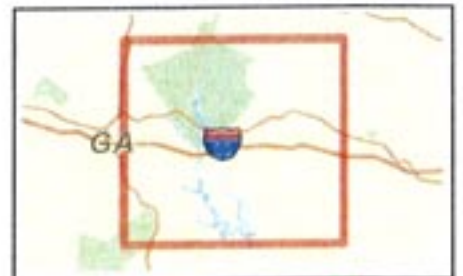
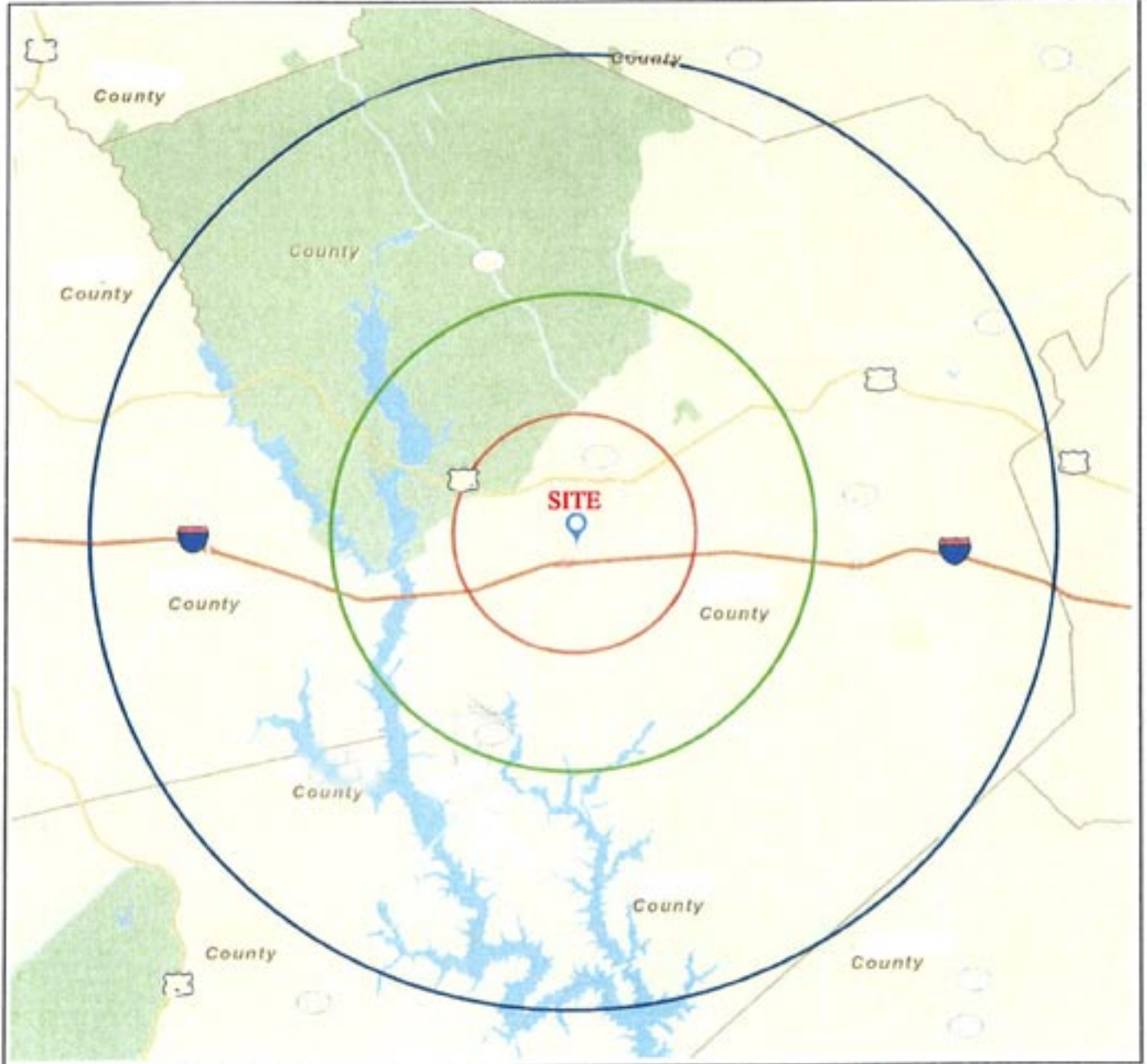


Site Map

Baxter Evans

Latitude:
Longitude:
Rings: 3, 6, 12 Miles

Site Type: Ring





Demographic and Income Profile

Baxter Evans

Latitude:
Longitude:
Radius: 12 Miles

Site Type: Ring

Summary	2000		2009		2014	
Population	16,813		19,538		20,656	
Households	6,358		7,652		8,189	
Families	4,739		5,541		5,826	
Average Household Size	2.61		2.52		2.49	
Owner Occupied HUs	4,924		5,910		6,335	
Renter Occupied HUs	1,434		1,742		1,854	
Median Age	39.0		43.2		44.9	
Trends: 2009-2014 Annual Rate	Area		State		National	
Population	1.12%		1.80%		0.91%	
Households	1.37%		1.83%		0.94%	
Families	1.01%		1.47%		0.74%	
Owner HHs	1.4%		1.92%		1.19%	
Median Household Income	0.44%		0.64%		0.80%	
	2000		2009		2014	
Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,452	22.8%	1,401	18.3%	1,352	16.5%
\$15,000 - \$24,999	867	13.6%	932	12.2%	960	11.7%
\$25,000 - \$34,999	802	12.6%	821	10.7%	779	9.5%
\$35,000 - \$49,999	959	15.1%	1,195	15.6%	1,587	19.4%
\$50,000 - \$74,999	1,061	16.7%	1,476	19.3%	1,411	17.2%
\$75,000 - \$99,999	372	5.8%	869	11.4%	1,059	12.9%
\$100,000 - \$149,999	443	7.0%	524	6.8%	532	6.5%
\$150,000 - \$199,000	114	1.8%	151	2.0%	172	2.1%
\$200,000+	297	4.7%	283	3.7%	337	4.1%
Median Household Income	\$35,746		\$43,457		\$44,411	
Average Household Income	\$60,418		\$62,575		\$65,268	
Per Capita Income	\$23,020		\$24,686		\$26,066	
	2000		2009		2014	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,104	6.6%	1,201	6.1%	1,185	5.7%
5 - 9	1,108	6.6%	1,230	6.3%	1,243	6.0%
10 - 14	1,220	7.3%	1,276	6.5%	1,363	6.6%
15 - 19	1,254	7.5%	1,228	6.3%	1,289	6.2%
20 - 24	955	5.7%	966	4.9%	1,006	4.9%
25 - 34	1,864	11.1%	2,017	10.3%	1,955	9.5%
35 - 44	2,313	13.8%	2,287	11.7%	2,307	11.2%
45 - 54	2,435	14.5%	3,049	15.6%	2,960	14.3%
55 - 64	2,208	13.1%	3,331	17.0%	3,802	18.4%
65 - 74	1,386	8.2%	1,791	9.2%	2,306	11.2%
75 - 84	703	4.2%	818	4.2%	875	4.2%
85+	283	1.6%	344	1.8%	365	1.8%
	2000		2009		2014	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	9,571	56.9%	10,054	51.5%	10,023	48.5%
Black Alone	6,828	40.6%	8,815	45.1%	9,793	47.4%
American Indian Alone	42	0.2%	55	0.3%	62	0.3%
Asian Alone	37	0.2%	56	0.3%	68	0.3%
Pacific Islander Alone	9	0.1%	13	0.1%	15	0.1%
Some Other Race Alone	229	1.4%	397	2.0%	515	2.5%
Two or More Races	97	0.6%	148	0.8%	180	0.9%
Hispanic Origin (Any Race)	456	2.7%	737	3.8%	920	4.5%

Data Note: Income is expressed in current dollars.




Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2009 and 2014.



Market Profile

Prepared By STDBonline

Latitude:
Longitude:
Site Type: Ring

	Radius: 3 Miles	Radius: 6 Miles	Radius: 12 Miles
 2000 Total Population	3,828	6,598	16,813
2000 Group Quarters	90	97	207
2009 Total Population	3,944	7,302	19,538
2014 Total Population	4,000	7,622	20,656
2009 - 2014 Annual Rate	0.28%	0.86%	1.12%
 2000 Households	1,380	2,427	6,358
2000 Average Household Size	2.71	2.68	2.61
2009 Households	1,452	2,784	7,652
2009 Average Household Size	2.64	2.58	2.52
2014 Households	1,485	2,941	8,189
2014 Average Household Size	2.62	2.55	2.49
2009 - 2014 Annual Rate	0.45%	1.1%	1.37%
2000 Families	989	1,785	4,739
2000 Average Family Size	3.2	3.12	3.03
2009 Families	973	1,953	5,541
2009 Average Family Size	3.22	3.07	2.95
2014 Families	963	2,014	5,826
2014 Average Family Size	3.24	3.06	2.94
2009 - 2014 Annual Rate	-0.21%	0.62%	1.01%
 2000 Housing Units	1,484	2,805	7,705
Owner Occupied Housing Units	56.9%	60.3%	63.9%
Renter Occupied Housing Units	34.0%	25.8%	18.6%
Vacant Housing Units	9.1%	13.8%	17.5%
2009 Housing Units	1,633	3,400	9,789
Owner Occupied Housing Units	53.6%	56.9%	60.4%
Renter Occupied Housing Units	35.3%	25.0%	17.8%
Vacant Housing Units	11.1%	18.1%	21.8%
2014 Housing Units	1,670	3,591	10,466
Owner Occupied Housing Units	53.4%	57.1%	60.5%
Renter Occupied Housing Units	35.5%	24.8%	17.7%
Vacant Housing Units	11.1%	18.1%	21.8%
Median Household Income			
2000	\$28,793	\$32,017	\$35,746
2009	\$32,591	\$36,841	\$43,457
2014	\$35,219	\$38,989	\$44,411
Median Home Value			
2000	\$68,495	\$74,684	\$75,277
2009	\$100,769	\$110,855	\$113,543
2014	\$112,000	\$122,482	\$124,315
Per Capita Income			
2000	\$20,079	\$23,581	\$23,020
2009	\$19,636	\$24,048	\$24,686
2014	\$20,580	\$25,654	\$26,066
Median Age			
2000	34.3	37.3	39.0
2009	36.9	41.1	43.2
2014	38.3	42.9	44.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Market Profile

Prepared By STDBOnline

Latitude
Longitude:
Site Type: Ring

	Radius: 3 Miles	Radius: 6 Miles	Radius: 12 Miles
2000 Households by Income			
Household Income Base	1,391	2,447	6,367
< \$15,000	28.5%	26.8%	22.8%
\$15,000 - \$24,999	16.4%	14.1%	13.6%
\$25,000 - \$34,999	13.8%	13.0%	12.6%
\$35,000 - \$49,999	12.1%	12.5%	15.1%
\$50,000 - \$74,999	14.1%	14.9%	16.7%
\$75,000 - \$99,999	6.0%	5.9%	5.8%
\$100,000 - \$149,999	3.5%	5.3%	7.0%
\$150,000 - \$199,999	1.3%	1.7%	1.8%
\$200,000+	4.2%	5.8%	4.7%
Average Household Income	\$52,089	\$60,641	\$60,418
2009 Households by Income			
Household Income Base	1,454	2,786	7,652
< \$15,000	25.7%	22.8%	18.3%
\$15,000 - \$24,999	12.8%	12.1%	12.2%
\$25,000 - \$34,999	14.6%	12.3%	10.7%
\$35,000 - \$49,999	13.4%	14.1%	15.6%
\$50,000 - \$74,999	17.7%	16.8%	19.3%
\$75,000 - \$99,999	8.0%	10.3%	11.4%
\$100,000 - \$149,999	4.1%	5.8%	6.8%
\$150,000 - \$199,999	1.2%	1.8%	2.0%
\$200,000+	2.5%	4.0%	3.7%
Average Household Income	\$49,662	\$60,188	\$62,575
2014 Households by Income			
Household Income Base	1,487	2,942	8,189
< \$15,000	23.8%	20.7%	16.5%
\$15,000 - \$24,999	12.6%	11.7%	11.7%
\$25,000 - \$34,999	13.1%	10.9%	9.5%
\$35,000 - \$49,999	18.2%	18.2%	19.4%
\$50,000 - \$74,999	15.3%	14.6%	17.2%
\$75,000 - \$99,999	9.1%	11.9%	12.9%
\$100,000 - \$149,999	3.8%	5.5%	6.5%
\$150,000 - \$199,999	1.3%	1.9%	2.1%
\$200,000+	2.8%	4.6%	4.1%
Average Household Income	\$51,207	\$63,289	\$65,268
2000 Owner Occupied HUs by Value			
Total	865	1,698	4,897
<\$50,000	31.0%	29.4%	31.2%
\$50,000 - 99,999	36.5%	31.3%	29.4%
\$100,000 - 149,999	12.0%	9.5%	9.9%
\$150,000 - 199,999	3.8%	3.9%	4.9%
\$200,000 - 299,999	3.7%	4.9%	6.4%
\$300,000 - 499,999	6.2%	8.8%	8.3%
\$500,000 - 999,999	4.6%	8.4%	7.0%
\$1,000,000+	2.1%	3.8%	2.9%
Average Home Value	\$146,744	\$204,128	\$185,148
2000 Specified Renter Occupied HUs by Contract Rent			
Total	508	706	1,384
With Cash Rent	94.7%	91.9%	86.0%
No Cash Rent	5.3%	8.1%	14.0%
Median Rent	\$267	\$272	\$281
Average Rent	\$287	\$306	\$320

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Market Profile

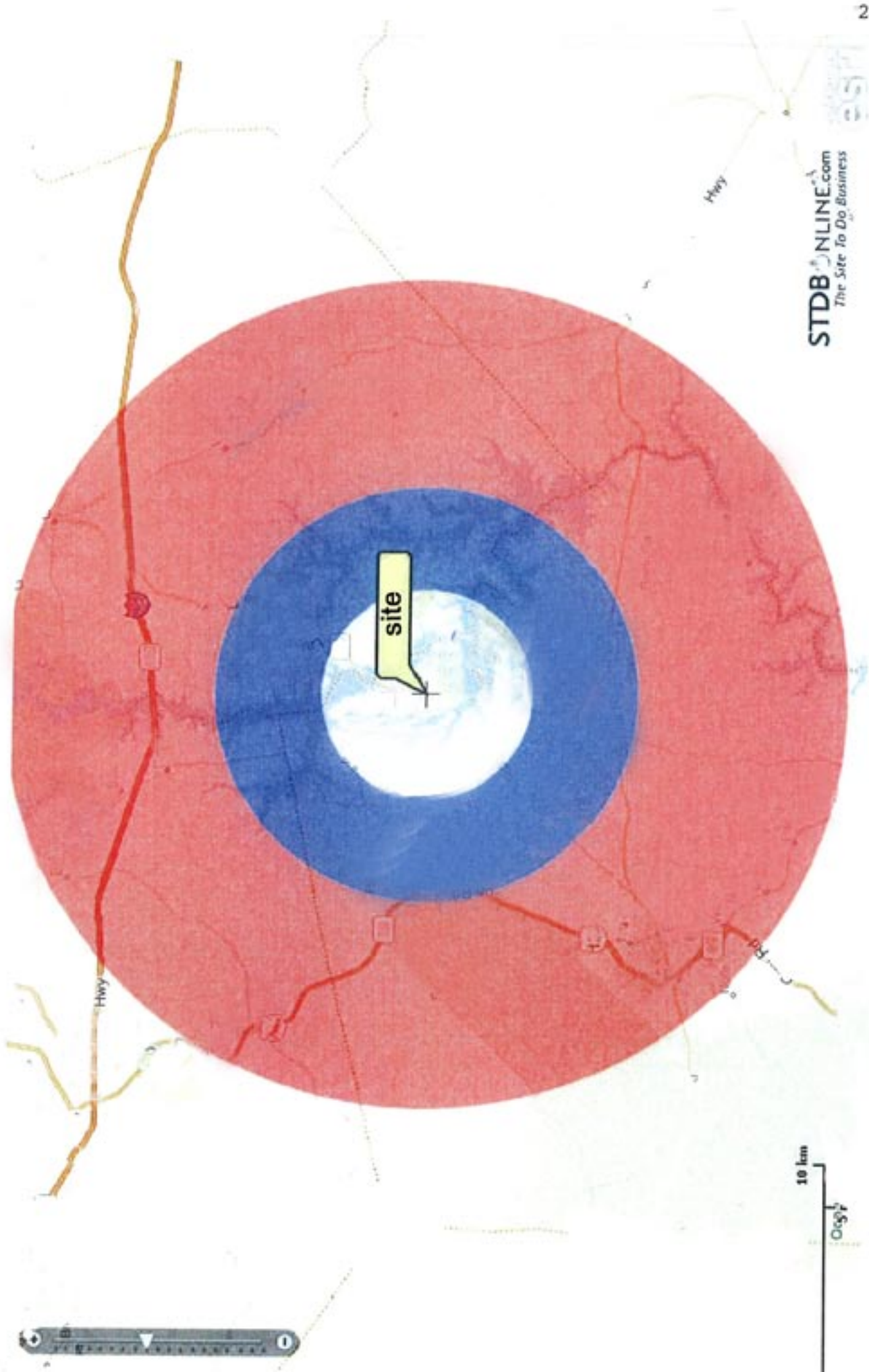
Prepared By STDBOnline

Latitude:
Longitude:
Site Type: Ring

	Radius: 3 Miles	Radius: 6 Miles	Radius: 12 Miles
2000 Population by Age			
Total	3,827	6,598	16,813
Age 0 - 4	8.2%	7.3%	6.6%
Age 5 - 9	7.6%	7.1%	6.6%
Age 10 - 14	7.0%	6.8%	7.3%
Age 15 - 19	8.0%	7.5%	7.5%
Age 20 - 24	7.4%	6.5%	5.7%
Age 25 - 34	12.8%	11.8%	11.1%
Age 35 - 44	13.1%	13.1%	13.8%
Age 45 - 54	12.4%	13.9%	14.5%
Age 55 - 64	9.5%	12.2%	13.1%
Age 65 - 74	7.3%	7.9%	8.2%
Age 75 - 84	4.9%	4.3%	4.2%
Age 85+	1.9%	1.5%	1.6%
Age 18+	72.6%	74.4%	74.9%
2009 Population by Age			
Total	3,947	7,301	19,538
Age 0 - 4	8.0%	6.8%	6.1%
Age 5 - 9	7.6%	6.8%	6.3%
Age 10 - 14	7.2%	6.9%	6.5%
Age 15 - 19	7.1%	6.6%	6.3%
Age 20 - 24	6.1%	5.3%	4.9%
Age 25 - 34	11.9%	10.7%	10.3%
Age 35 - 44	11.9%	11.6%	11.7%
Age 45 - 54	13.8%	15.0%	15.6%
Age 55 - 64	12.6%	16.4%	17.0%
Age 65 - 74	6.8%	8.0%	9.2%
Age 75 - 84	4.7%	4.1%	4.2%
Age 85+	2.4%	1.8%	1.8%
Age 18+	73.1%	75.5%	77.1%
2014 Population by Age			
Total	4,001	7,622	20,656
Age 0 - 4	7.6%	6.5%	5.7%
Age 5 - 9	7.2%	6.4%	6.0%
Age 10 - 14	7.3%	6.9%	6.6%
Age 15 - 19	7.3%	6.7%	6.2%
Age 20 - 24	6.5%	5.6%	4.9%
Age 25 - 34	10.4%	9.4%	9.5%
Age 35 - 44	11.2%	10.9%	11.2%
Age 45 - 54	13.2%	14.1%	14.3%
Age 55 - 64	14.0%	18.0%	18.4%
Age 65 - 74	8.3%	9.9%	11.2%
Age 75 - 84	4.3%	3.8%	4.2%
Age 85+	2.4%	1.8%	1.8%
Age 18+	73.6%	76.2%	77.8%
2000 Population by Sex			
Males	46.7%	47.5%	48.2%
Females	53.3%	52.5%	51.8%
2009 Population by Sex			
Males	47.6%	48.4%	48.9%
Females	52.4%	51.6%	51.1%
2014 Population by Sex			
Males	48.0%	48.8%	49.2%
Females	52.0%	51.2%	50.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2009 and 2014.

MARKET DATA





Net Worth Profile

E. Baxter Evans

Latitude:
Longitude:

Ring: 4 miles radius

	Census 2000	2010	2015	2010-2015 Change	2010-2015 Annual Rate
Population	3,094	5,567	6,210	643	2.21%
Median Age	49.8	52.8	54.2	1.4	0.52%
Households	1,395	2,475	2,772	297	2.29%
Average Household Size	2.22	2.25	2.24	-0.01	-0.09%

2010 Households by Net Worth

	Number	Percent
Total	2,474	100.0%
<\$15,000	443	17.9%
\$15,000 - \$34,999	135	5.5%
\$35,000 - \$49,999	70	2.8%
\$50,000 - \$74,999	86	3.5%
\$75,000 - \$99,999	76	3.1%
\$100,000 - \$149,999	109	4.4%
\$150,000 - \$249,999	232	9.4%
\$250,000 - \$499,999	303	12.2%
\$500,000 - \$999,999	496	20.0%
\$1,000,000+	524	21.2%
Median Net Worth	\$299,040	
Average Net Worth	\$945,809	

2010 Net Worth by Age of Householder

	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	36	176	289	471	803	512	188
<\$15,000	21	106	98	50	105	26	37
\$15,000 - \$34,999	5	33	23	11	41	10	12
\$35,000 - \$49,999	1	13	20	4	21	4	9
\$50,000 - \$99,999	2	20	23	13	28	35	40
\$100,000 - \$149,999	7	1	10	12	37	28	14
\$150,000 - \$249,999	0	0	14	38	77	49	54
\$250,000 - \$499,999	0	3	44	37	125	80	15
\$500,000+	0	0	57	306	369	280	7
Median Net Worth	\$12,857	\$12,453	\$55,160	\$500,000	\$409,139	\$500,000	\$92,130
Average Net Worth	\$37,500	\$27,969	\$358,736	\$1,196,262	\$1,078,057	\$1,319,310	\$181,557

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

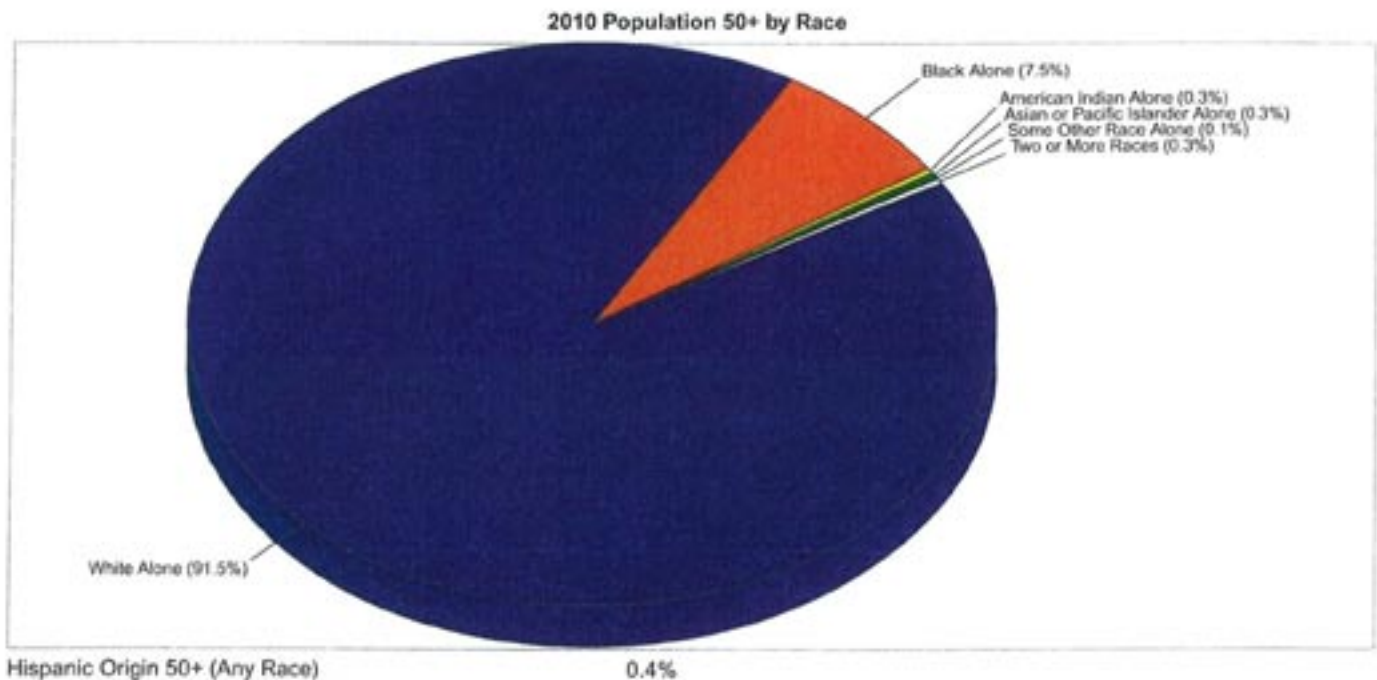


Senior Housing Express Pack

E. Baxter Evans

Latitude:
Longitude:

Ring: 4 miles radius



2010 Net Worth by Age of Householder

	Number of Households		
	55-64	65-74	75+
Total	803	512	188
<\$15,000	105	26	37
\$15,000 - \$34,999	41	10	12
\$35,000 - \$49,999	21	4	9
\$50,000 - \$99,999	28	35	40
\$100,000 - \$149,999	37	28	14
\$150,000 - \$249,999	77	49	54
\$250,000 - \$499,999	125	80	15
\$500,000+	369	280	7
Median Net Worth	\$409,139	\$500,000	\$92,130
Average Net Worth	\$1,078,057	\$1,319,310	\$181,557

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



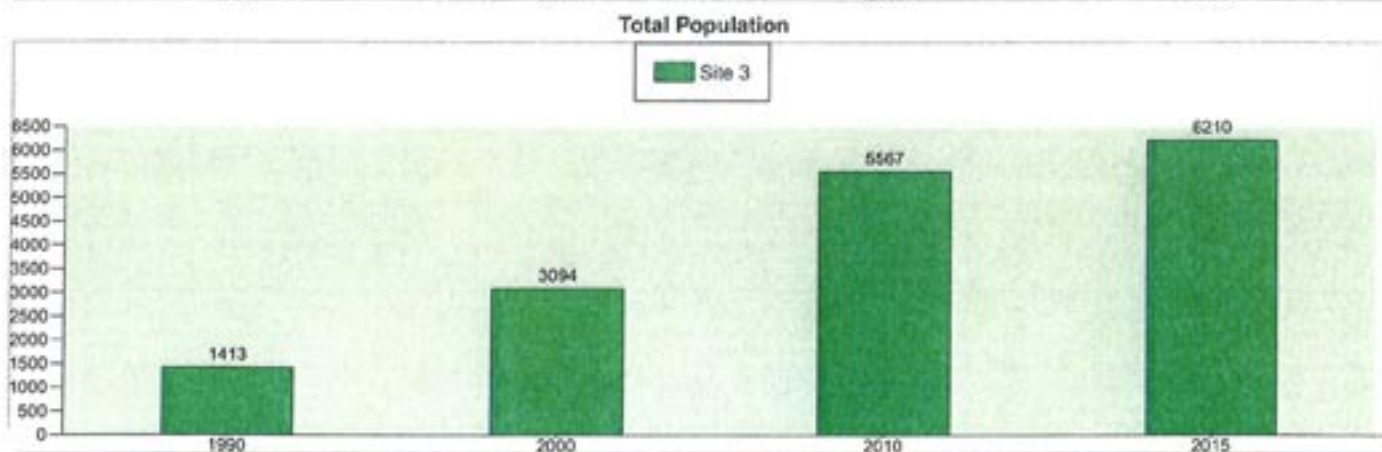
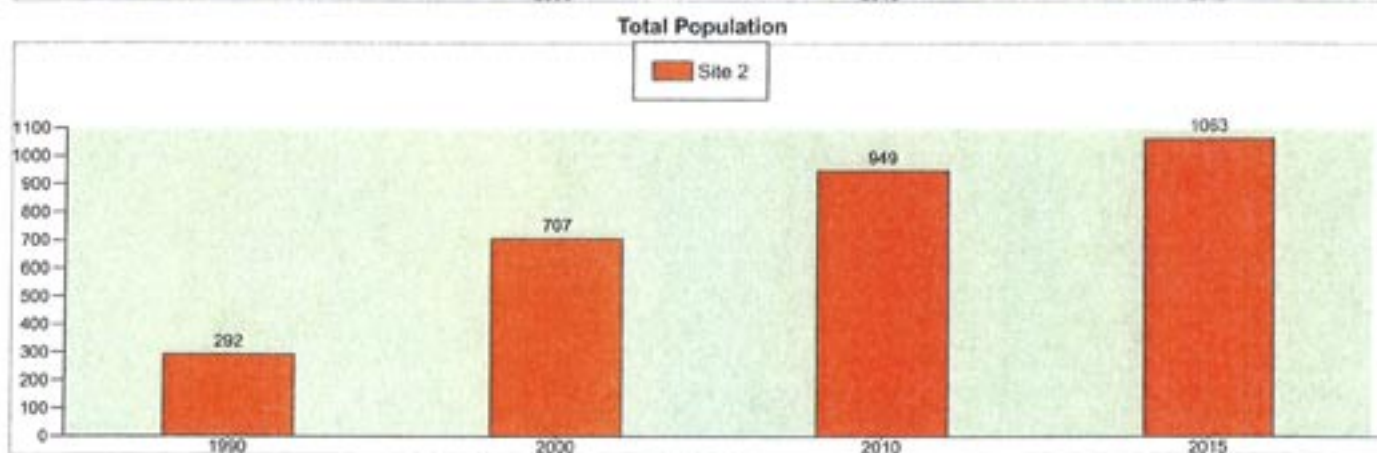
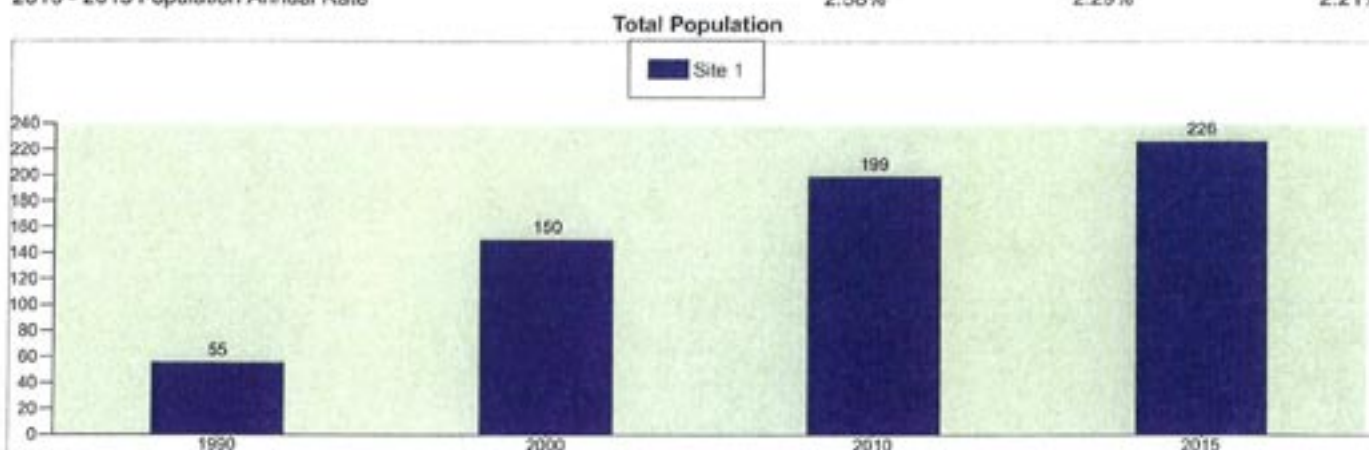
Population Growth Chart

E. Baxter Evans

Latitude:
Longitude:

Ring: 1, 2, 4 Miles

	1 mile radius	2 miles radius	4 miles radius
2000 - 2010 Population Annual Rate	3.1%	3.23%	6.56%
2010 - 2015 Population Annual Rate	2.58%	2.29%	2.21%



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography. ESRI forecasts for 2010 and 2015.



Demographic and Income Profile

E. Baxter Evans

Ring: 4 miles radius

Summary	2000		2010		2015	
Population	3,094		5,567		6,210	
Households	1,395		2,475		2,772	
Families	1,140		1,967		2,177	
Average Household Size	2.22		2.25		2.24	
Owner Occupied Housing Units	1,246		2,168		2,416	
Renter Occupied Housing Units	149		307		356	
Median Age	49.8		52.8		54.2	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	2.21%		1.45%		0.76%	
Households	2.29%		1.47%		0.78%	
Families	2.05%		1.25%		0.64%	
Owner HHs	2.19%		1.51%		0.82%	
Median Household Income	2.48%		2.70%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	<\$15,000	163 11.8%	263 10.6%	203 7.3%		
	\$15,000 - \$24,999	121 8.7%	198 8.0%	167 6.0%		
	\$25,000 - \$34,999	151 10.9%	187 7.6%	147 5.3%		
	\$35,000 - \$49,999	196 14.2%	426 17.2%	493 17.8%		
	\$50,000 - \$74,999	243 17.6%	446 18.0%	527 19.0%		
	\$75,000 - \$99,999	128 9.2%	389 15.7%	399 14.4%		
	\$100,000 - \$149,999	161 11.6%	309 12.5%	455 16.4%		
	\$150,000 - \$199,999	54 3.9%	71 2.9%	116 4.2%		
\$200,000+	167 12.1%	185 7.5%	264 9.5%			
Median Household Income	\$55,708		\$59,458		\$67,192	
Average Household Income	\$92,868		\$87,380		\$103,318	
Per Capita Income	\$38,885		\$37,428		\$44,449	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	126 4.1%	209 3.8%	223 3.6%		
	5 - 9	125 4.0%	228 4.1%	244 3.9%		
	10 - 14	163 5.3%	274 4.9%	304 4.9%		
	15 - 19	153 4.9%	237 4.3%	273 4.4%		
	20 - 24	122 3.9%	184 3.3%	198 3.2%		
	25 - 34	273 8.8%	400 7.2%	407 6.6%		
	35 - 44	358 11.6%	569 10.2%	591 9.5%		
	45 - 54	558 18.0%	924 16.6%	948 15.3%		
	55 - 64	704 22.8%	1,464 26.3%	1,618 26.1%		
	65 - 74	390 12.6%	787 14.1%	1,043 16.8%		
	75 - 84	102 3.3%	245 4.4%	301 4.8%		
85+	19 0.6%	48 0.9%	60 1.0%			
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	White Alone	2,553 82.5%	4,496 80.8%	5,017 80.8%		
	Black Alone	498 16.1%	950 17.1%	1,039 16.7%		
	American Indian Alone	6 0.2%	12 0.2%	14 0.2%		
	Asian Alone	7 0.2%	18 0.3%	23 0.4%		
	Pacific Islander Alone	0 0.0%	0 0.0%	0 0.0%		
	Some Other Race Alone	21 0.7%	64 1.1%	82 1.3%		
	Two or More Races	9 0.3%	27 0.5%	35 0.6%		
	Hispanic Origin (Any Race)	46 1.5%	145 2.6%	194 3.1%		

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

July 29, 2010

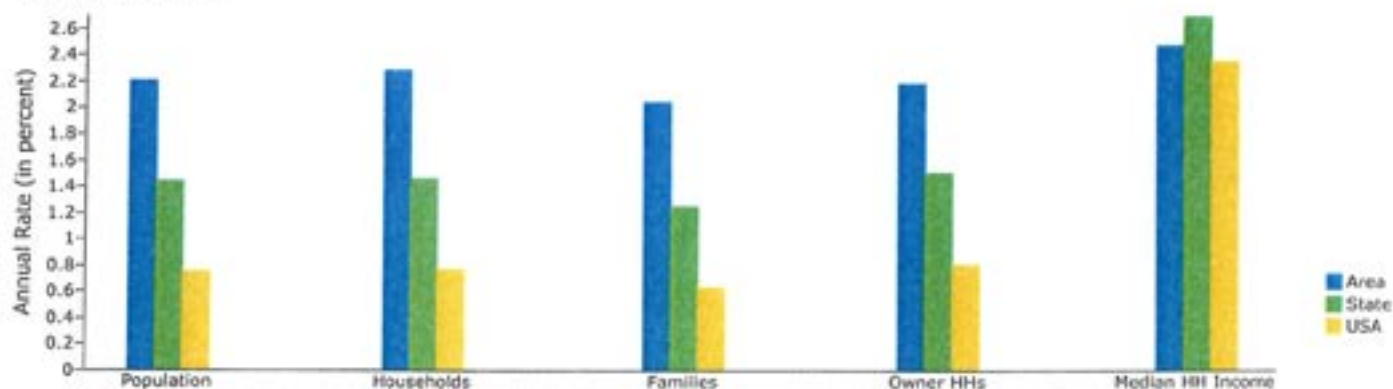


Demographic and Income Profile

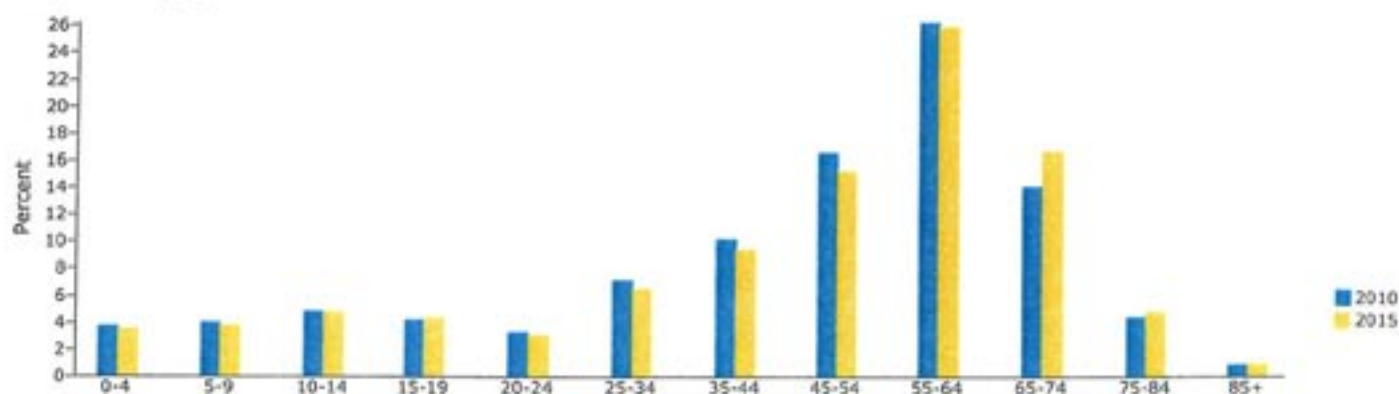
E. Baxter Evans

Ring: 4 miles radius

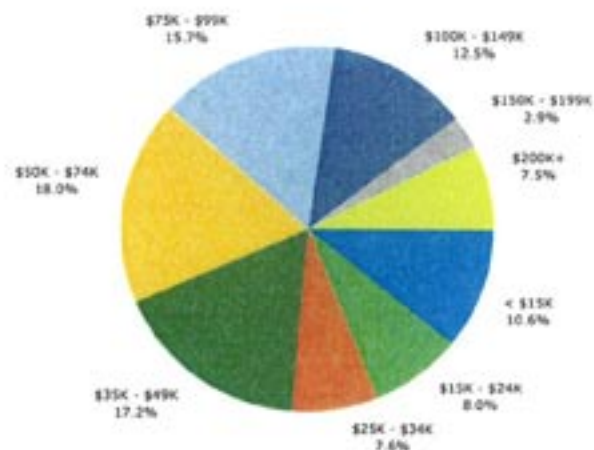
Trends 2010-2015



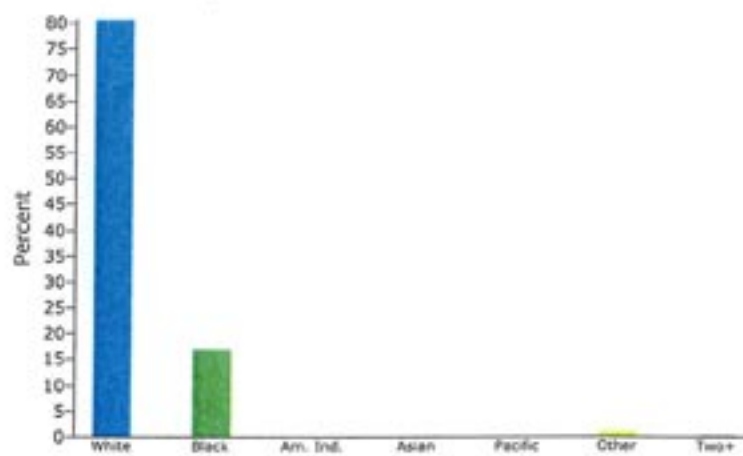
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 2.6%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

July 29, 2010

Made with ESRI Business Analyst