

Population and Households	2010	2015	2020	2015-2020 Rate
Population	5,091	5,005	4,880	-2%
Median Household Income		\$46,110	\$51,157	11%

Housing Units by Occupancy Status and Tenure	Census 2010		2015	
	Number	Percent	Number	Percent
Housing Units	2,892	100.0%	2,814	100.0%
Occupied	2,384	82.4%	2,342	83.2%
Owner	1,119	38.7%	1,104	39.2%
Renter	1,265	43.8%	1,237	44.0%
Vacant	508	17.6%	473	16.8%

Owner Occupied Housing Units by Value	2015	
	Number	Percent
Total	1,104	100.0%
<50,000	65	5.9%
50,000-99,999	177	16.0%
100,000-149,999	300	27.2%
150,000-199,999	218	19.8%
200,000-249,999	86	7.8%
250,000-299,999	76	6.9%
300,000-399,999	81	7.3%
400,000-499,999	48	4.3%
500,000-749,999	40	3.6%
750,000-999,999	6	0.5%
1,000,000+	8	0.7%
Median Value	\$162,330	
Average Value	\$201,759	

Census 2010 Owner Occupied Units by Mortgage Status	Number	Percent
Total	1,119	100.0%
Owned with a mortgage/loan	718	64.2%
Owned free and clear	400	35.8%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	508	100.0%
For rent	141	27.8%
Rented - Not Occupied	3	0.6%
For Sale Only	32	6.4%
Sold	6	1.2%
Seasonal/Recreational/Occasional Use	237	46.6%
For Migrant Workers	1	0.2%
Other	87	17.2%

Source: Synergos Technologies, Inc. forecasts. Consumer spending data are derived from the Consumer Expenditure Survey, Bureau of Labor Statistics, 2012 (2012/2013).

Census 2010 Occupied Housing Units by Age of Householder and Home			
	Occupied Units	Owner Occupied	Owner Occupied %
Total	2,384	1,119	46.9%
15-24	193	9	4.5%
25-34	394	102	26.0%
35-44	343	184	53.7%
45-54	467	285	61.0%
55-64	435	267	61.5%
65-74	222	136	61.3%
75-84	200	97	48.4%
85+	131	38	29.3%

Census 2010 Occupied Housing Units by Race-Ethnicity of Householder and Home			
	Occupied Units	Owner Occupied	% of Occupied
Total	2,384	1,119	46.9%
White Alone	2,301	1,102	47.9%
Black/African American	26	3	12.3%
American Indian/Alaska	16	3	21.0%
Asian Alone	16	4	25.8%
Pacific Islander Alone	0	0	
Other Race Alone	3	1	38.3%
Two or More Races	3	5	151.7%
Hispanic Origin	25	9	37.0%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Number	Owner Occupied Units % of Occupied
Total	2,384	1,119	46.9%
1 person	1,024	290	28.3%
2 person	773	447	57.8%
3 person	295	182	61.7%
4 person	195	136	69.8%
5 person	64	42	65.9%
6 person	21	15	72.9%
7+ person	13	7	53.1%

Source: Synergos Technologies, Inc. forecasts. Consumer spending data are derived from the Consumer Expenditure Survey, Bureau of Labor Statistics, 2012 (2012/2013).

Population and Households	2010	2015	2020	2015-2020 Rate
Population	6,764	6,665	6,506	-2%
Median Household Income		\$50,102	\$55,590	11%

Housing Units by Occupancy Status and Tenure	Census 2010		2015	
	Number	Percent	Number	Percent
Housing Units	4,035	100.0%	3,908	100.0%
Occupied	3,171	78.6%	3,121	79.8%
Owner	1,619	40.1%	1,601	41.0%
Renter	1,552	38.5%	1,519	38.9%
Vacant	863	21.4%	788	20.2%

Owner Occupied Housing Units by Value	2015	
	Number	Percent
Total	1,601	100.0%
<50,000	82	5.1%
50,000-99,999	234	14.6%
100,000-149,999	400	25.0%
150,000-199,999	290	18.1%
200,000-249,999	144	9.0%
250,000-299,999	123	7.7%
300,000-399,999	135	8.4%
400,000-499,999	78	4.8%
500,000-749,999	76	4.7%
750,000-999,999	26	1.6%
1,000,000+	13	0.8%
Median Value	\$177,970	
Average Value	\$221,057	

Census 2010 Owner Occupied Units by Mortgage Status	Number	Percent
Total	1,619	100.0%
Owned with a mortgage/loan	1,029	63.6%
Owned free and clear	590	36.4%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	863	100.0%
For rent	183	21.2%
Rented - Not Occupied	3	0.4%
For Sale Only	44	5.1%
Sold	7	0.8%
Seasonal/Recreational/Occasional Use	509	58.9%
For Migrant Workers	2	0.2%
Other	115	13.3%

Source: Synergos Technologies, Inc. forecasts. Consumer spending data are derived from the Consumer Expenditure Survey, Bureau of Labor Statistics, 2012 (2012/2013).

Census 2010 Occupied Housing Units by Age of Householder and Home			
	Occupied Units	Owner Occupied	Owner Occupied %
Total	3,171	1,619	51.1%
15-24	224	13	5.6%
25-34	495	139	28.0%
35-44	443	248	56.1%
45-54	636	415	65.2%
55-64	609	401	65.9%
65-74	308	204	66.3%
75-84	279	145	52.0%
85+	177	54	30.7%

Census 2010 Occupied Housing Units by Race-Ethnicity of Householder and Home			
	Occupied Units	Owner Occupied	% of Occupied
Total	3,171	1,619	51.1%
White Alone	3,071	1,592	51.8%
Black/African American	30	5	16.8%
American Indian/Alaska	19	6	30.4%
Asian Alone	19	6	28.9%
Pacific Islander Alone	0	0	
Other Race Alone	4	2	42.4%
Two or More Races	4	9	227.2%
Hispanic Origin	31	12	40.5%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Number	Owner Occupied Units % of Occupied
Total	3,171	1,619	51.1%
1 person	1,308	408	31.2%
2 person	1,064	668	62.8%
3 person	397	259	65.4%
4 person	266	192	72.1%
5 person	91	62	68.2%
6 person	28	21	74.2%
7+ person	17	10	57.4%

Source: Synergos Technologies, Inc. forecasts. Consumer spending data are derived from the Consumer Expenditure Survey, Bureau of Labor Statistics, 2012 (2012/2013).

Population and Households	2010	2015	2020	2015-2020 Rate
Population	7,427	7,330	7,168	-2%
Median Household Income		\$51,041	\$56,647	11%

Housing Units by Occupancy Status and Tenure	Census 2010		2015	
	Number	Percent	Number	Percent
Housing Units	4,206	100.0%	4,076	100.0%
Occupied	3,291	78.3%	3,241	79.5%
Owner	1,701	40.4%	1,683	41.3%
Renter	1,590	37.8%	1,558	38.2%
Vacant	915	21.7%	834	20.5%

Owner Occupied Housing Units by Value	2015	
	Number	Percent
Total	1,683	100.0%
<50,000	85	5.0%
50,000-99,999	242	14.4%
100,000-149,999	414	24.6%
150,000-199,999	301	17.9%
200,000-249,999	156	9.3%
250,000-299,999	133	7.9%
300,000-399,999	147	8.8%
400,000-499,999	84	5.0%
500,000-749,999	79	4.7%
750,000-999,999	28	1.7%
1,000,000+	13	0.8%
Median Value	\$189,728	
Average Value	\$235,228	

Census 2010 Owner Occupied Units by Mortgage Status	Number	Percent
Total	1,701	100.0%
Owned with a mortgage/loan	1,078	63.4%
Owned free and clear	623	36.6%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	915	100.0%
For rent	188	20.6%
Rented - Not Occupied	3	0.3%
For Sale Only	46	5.0%
Sold	7	0.8%
Seasonal/Recreational/Occasional Use	549	60.1%
For Migrant Workers	2	0.2%
Other	119	13.0%

Source: Synergos Technologies, Inc. forecasts. Consumer spending data are derived from the Consumer Expenditure Survey, Bureau of Labor Statistics, 2012 (2012/2013).

Census 2010 Occupied Housing Units by Age of Householder and Home			
	Occupied Units	Owner Occupied	Owner Occupied %
Total	3,291	1,701	51.7%
15-24	227	13	5.7%
25-34	511	145	28.4%
35-44	461	260	56.4%
45-54	666	436	65.6%
55-64	635	423	66.6%
65-74	322	215	66.8%
75-84	289	153	52.9%
85+	180	56	31.3%

Census 2010 Occupied Housing Units by Race-Ethnicity of Householder and Home			
	Occupied Units	Owner Occupied	% of Occupied
Total	3,291	1,701	51.7%
White Alone	3,188	1,672	52.4%
Black/African American	30	5	17.2%
American Indian/Alaska	20	6	31.1%
Asian Alone	20	6	31.2%
Pacific Islander Alone	0	0	
Other Race Alone	4	2	43.6%
Two or More Races	4	10	233.4%
Hispanic Origin	32	13	41.5%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Number	Owner Occupied Units % of Occupied
Total	3,291	1,701	51.7%
1 person	1,343	424	31.6%
2 person	1,110	705	63.5%
3 person	416	274	65.9%
4 person	278	201	72.2%
5 person	96	65	67.7%
6 person	30	22	72.8%
7+ person	18	10	57.3%

Source: Synergos Technologies, Inc. forecasts. Consumer spending data are derived from the Consumer Expenditure Survey, Bureau of Labor Statistics, 2012 (2012/2013).