

DEMOGRAPHIC EXECUTIVE SUMMARY REPORT

BY CLARITAS INC 800-234-5973
PREPARED FOR
THE GROUP REAL ESTATE

I-25 AND WINDSOR RD
FORT COLLINS, CO
10.0 MILE RADIUS

SITE: 663804
COORD:40:28.76 104:59.51

The Population in this area grew by 38.9% between 1990 and 2001; from 154,283 to 214,376, compared to 14.2% for the United States as a whole. Over the next five years, the population in this area is expected to grow by 9.9%, from 214,376 to 235,668, compared to 4.3% for the United States as a whole.

Of this area's total 2001 population, 92.4% are White, 0.8% are Black, 2.1% are Asian/Pacific Islander, and 4.7% are Other Races. Of this area's total population, 8.8% reported that they were of Hispanic origin. For the United States as a whole, 76.4% are White, 12.6% are Black, 4.2% are Asian/Pacific Islander, and 6.8% are Other Races. Of the United States's total population, 12.7% reported that they were of Hispanic origin.

The number of households in this area increased by 37.3% between 1990 and 2001, from 58,203 to 79,915, compared to 16.4% for the United States as a whole. Over the next five years, the number of households in this area is expected to increase by 9.6%, from 79,915 to 87,574, compared to 4.9% for the United States as a whole.

Average income levels in this area grew by 93.2% between 1990 and 2001; from \$35,464 to \$68,509, compared to 61.0% for the United States as a whole. Average income levels in this area are expected to grow by 31.0% over the next five years, from \$68,509 to \$89,731, compared to 20.6% for the United States as a whole.

62.8% of the workers in this area had White Collar occupations, 21.5% had Blue Collar occupations, and 15.7% had other types of occupations as of 1990.

18.7% of the population in this area were in the "Professional Specialty" occupational category and 15.0% were in the "Administrative Support" occupational category as of 1990.

25.1% of the population in this area had earned High School Graduate (12) and 23.4% had earned Some College (13-15) No Degree as of 1990.

Most of the dwellings in this area (59.6%) were Owner Occupied as of 1990.

The highest percentage of the dwellings in this area (60.3%) were Single Units Detached in 1990.

Most of the dwellings in this area (35.7%) were built 1970 to 1979.

POP-FACTS: FULL DATA REPORT
 (CENSUS '90, UPDATES & PROJECTIONS)
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DESCRIPTION	10.0 MILE RADIUS	20.0 MILE RADIUS	50.0 MILE RADIUS
POPULATION			
2006 PROJECTION	235668	414373	1594957
2001 ESTIMATE	214376	378387	1470067
1990 CENSUS	154283	276786	1116548
1980 CENSUS	124247	230370	992693
GROWTH 1980 - 1990	24.17%	20.15%	12.48%
HOUSEHOLDS			
2006 PROJECTION	87574	152368	610680
2001 ESTIMATE	79915	139473	560297
1990 CENSUS	58203	103005	418300
1980 CENSUS	44898	83164	351498
GROWTH 1980 - 1990	29.63%	23.86%	19.00%
2001 ESTIMATED POPULATION BY RACE			
WHITE	92.40%	89.91%	84.36%
BLACK	0.80%	0.70%	3.37%
ASIAN & PACIFIC ISLANDER	2.07%	1.61%	2.63%
OTHER RACES	4.72%	7.78%	9.63%
2001 ESTIMATED POPULATION HISPANIC ORIGIN			
	214376 8.81%	378387 15.53%	1470067 19.33%
OCCUPIED UNITS			
OWNER OCCUPIED	58203 59.58%	103005 60.98%	418300 63.77%
RENTER OCCUPIED	40.42%	39.02%	36.23%
1990 PERSONS PER HOUSEHOLD	2.54	2.58	2.60
2001 ESTIMATED HOUSEHOLDS BY INCOME			
\$150,000 +	79915 6.61%	139473 5.96%	560297 6.49%
\$100,000 TO \$149,999	12.21%	10.40%	11.45%
\$ 75,000 TO \$ 99,999	14.25%	12.82%	14.35%
\$ 50,000 TO \$ 74,999	19.85%	19.31%	21.51%
\$ 35,000 TO \$ 49,999	14.89%	15.40%	15.09%
\$ 25,000 TO \$ 34,999	10.07%	11.31%	10.49%
\$ 15,000 TO \$ 24,999	11.32%	12.52%	10.56%
\$ 5,000 TO \$ 14,999	8.35%	9.59%	7.55%
UNDER \$5,000	2.46%	2.69%	2.49%
2001 ESTIMATED AVERAGE HH INCOME			
	\$68,509	\$64,710	\$68,048
2001 ESTIMATED MEDIAN HH INCOME			
	\$53,672	\$48,529	\$54,426
2001 ESTIMATED PER CAPITA INCOME			
	\$25,634	\$23,971	\$26,325

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DESCRIPTION	10.0 MILE RADIUS	20.0 MILE RADIUS	50.0 MILE RADIUS
2001 ESTIMATED POPULATION BY SEX	214376	378387	1470067
MALE	49.39%	49.28%	49.44%
FEMALE	50.61%	50.72%	50.56%
MARITAL STATUS	120803	214968	861801
SINGLE MALE	16.92%	15.86%	15.21%
SINGLE FEMALE	13.84%	13.26%	12.06%
MARRIED	54.41%	55.63%	55.17%
PREVIOUSLY MARRIED MALE	4.66%	4.95%	6.09%
PREVIOUSLY MARRIED FEMALE	10.17%	10.29%	11.47%
HOUSEHOLDS WITH CHILDREN	20930	38046	159003
MARRIED COUPLE FAMILY	78.46%	77.45%	74.00%
OTHER FAMILY - MALE HEAD	4.15%	4.50%	5.31%
OTHER FAMILY - FEMALE HEAD	16.27%	16.92%	19.37%
NON FAMILY	1.12%	1.13%	1.32%
2001 ESTIMATED POPULATION BY AGE	214376	378387	1470067
UNDER 5 YEARS	6.95%	7.09%	7.30%
5 TO 9 YEARS	7.34%	7.53%	7.53%
10 TO 14 YEARS	6.98%	7.19%	7.23%
15 TO 17 YEARS	3.90%	4.05%	4.13%
18 TO 20 YEARS	6.06%	5.81%	4.67%
21 TO 24 YEARS	6.75%	6.38%	5.51%
25 TO 29 YEARS	5.85%	5.93%	6.40%
30 TO 34 YEARS	8.02%	7.73%	7.70%
35 TO 39 YEARS	8.77%	8.21%	8.34%
40 TO 49 YEARS	15.82%	15.60%	16.01%
50 TO 59 YEARS	11.23%	11.35%	11.45%
60 TO 64 YEARS	3.27%	3.45%	3.72%
65 TO 69 YEARS	2.42%	2.67%	3.06%
70 TO 74 YEARS	2.21%	2.38%	2.60%
75 + YEARS	4.43%	4.63%	4.34%
MEDIAN AGE	33.85	33.90	34.69
AVERAGE AGE	34.46	34.67	35.02

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DESCRIPTION	10.0 MILE RADIUS	20.0 MILE RADIUS	50.0 MILE RADIUS
2001 EST. FEMALE POPULATION BY AGE	108487	191901	743232
UNDER 5 YEARS	6.71%	6.86%	7.16%
5 TO 9 YEARS	7.15%	7.32%	7.33%
10 TO 14 YEARS	6.74%	6.90%	7.00%
15 TO 17 YEARS	3.78%	3.89%	4.00%
18 TO 20 YEARS	6.02%	5.89%	4.56%
21 TO 24 YEARS	6.35%	6.10%	5.27%
25 TO 29 YEARS	5.68%	5.70%	6.20%
30 TO 34 YEARS	7.96%	7.62%	7.48%
35 TO 39 YEARS	8.63%	8.13%	8.20%
40 TO 49 YEARS	15.65%	15.47%	15.92%
50 TO 59 YEARS	11.27%	11.38%	11.53%
60 TO 64 YEARS	3.27%	3.44%	3.81%
65 TO 69 YEARS	2.61%	2.82%	3.24%
70 TO 74 YEARS	2.52%	2.66%	2.84%
75 + YEARS	5.67%	5.82%	5.46%
FEMALE MEDIAN AGE	34.76	34.82	35.61
FEMALE AVERAGE AGE	35.52	35.68	36.01
POPULATION BY HOUSEHOLD TYPE	154283	276786	1116548
FAMILY HOUSEHOLDS	77.03%	79.15%	81.66%
NON FAMILY HOUSEHOLDS	18.88%	17.04%	15.87%
GROUP QUARTERS	4.09%	3.81%	2.47%
HOUSEHOLDS BY TYPE	58203	103005	418300
SINGLE MALE	10.08%	9.96%	10.84%
SINGLE FEMALE	13.68%	13.27%	12.99%
MARRIED COUPLE	54.84%	56.15%	54.75%
OTHER FAMILY - MALE HEAD	2.59%	2.80%	3.37%
OTHER FAMILY - FEMALE HEAD	7.95%	8.46%	10.23%
NON FAMILY - MALE HEAD	6.31%	5.44%	4.74%
NON FAMILY - FEMALE HEAD	4.55%	3.92%	3.07%
POPULATION BY URBAN VS RURAL	154172	276950	1116451
URBAN	90.17%	80.82%	88.21%
RURAL	9.83%	19.18%	11.79%

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FEMALES 16+ WITH CHILDREN 0-17	61198	108676	432996
EMPLOYED/CHILD 0-5	5.54%	5.36%	5.73%
UNEMPLOYED/CHILD 0-5	-0.37%	0.40%	0.39%
NOT IN LABOR FORCE/CHILD 0-5	3.12%	3.13%	3.19%
EMPLOYED/CHILD 6-17	12.73%	13.13%	13.52%
UNEMPLOYED/CHILD 6-17	0.54%	0.54%	0.71%
NOT IN LABOR FORCE/CHILD 6-17	3.48%	3.57%	3.49%
EMPLOYED/CHILD 0-5&6-17	3.97%	4.03%	4.34%
UNEMPLOYED/CHILD 0-5&6-17	0.21%	0.22%	0.27%
NOT IN LABOR FORCE/CHILD 0-5&6-17	2.49%	2.73%	2.76%
EMPLOYED/NO CHILDREN	36.58%	35.54%	36.68%
UNEMPLOYED/NO CHILDREN	2.22%	2.06%	2.08%
NOT IN LABOR FORCE/NO CHILDREN	28.76%	29.28%	26.84%
HOUSEHOLDS: AGE BY POVERTY STATUS	58318	103165	418920
ABOVE POVERTY UNDER AGE 65	73.16%	71.81%	74.94%
ABOVE POVERTY AGE 65 +	13.34%	14.16%	13.37%
BELOW POVERTY UNDER AGE 65	11.46%	11.80%	9.70%
BELOW POVERTY AGE 65 +	2.05%	2.23%	1.98%
POPULATION 16+ BY EMPLOYMENT STATUS	118892	211138	847714
EMPLOYED IN ARMED FORCES	0.11%	0.09%	0.50%
EMPLOYED CIVILIANS	65.68%	65.22%	66.70%
UNEMPLOYED CIVILIANS	3.69%	3.74%	4.12%
NOT IN LABOR FORCE	30.52%	30.95%	28.68%
POPULATION 16+ BY OCCUPATION	78094	137713	565418
EXECUTIVE AND MANAGERIAL	12.35%	11.98%	12.77%
PROFESSIONAL SPECIALTY	18.65%	16.48%	15.23%
TECHNICAL SUPPORT	5.47%	4.69%	4.79%
SALES	11.35%	11.28%	11.30%
ADMINISTRATIVE SUPPORT	14.96%	15.10%	16.94%
SERVICE: PRIVATE HOUSEHOLD	0.46%	0.46%	0.37%
SERVICE: PROTECTIVE	0.96%	1.20%	1.30%
SERVICE: OTHER	12.34%	12.06%	11.36%
FARMING FORESTRY & FISHING	1.93%	3.08%	1.92%
PRECISION PRODUCTION & CRAFT	10.21%	10.88%	10.83%
MACHINE OPERATOR	5.56%	5.68%	5.49%
TRANSPORTATION & MATERIAL MOVING	3.05%	3.73%	4.12%
LABORERS	2.72%	3.38%	3.57%

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DESCRIPTION	10.0 MILE RADIUS	20.0 MILE RADIUS	50.0 MILE RADIUS
FAMILIES BY NUMBER OF WORKERS	38337	70010	288427
NO WORKERS	9.05%	9.79%	9.25%
ONE WORKER	24.74%	25.52%	25.81%
TWO WORKERS	55.44%	53.01%	52.03%
THREE + WORKERS	10.77%	11.67%	12.91%
HISPANIC POPULATION BY TYPE	154283	276786	1116548
NOT HISPANIC	92.94%	88.25%	85.73%
MEXICAN	5.09%	9.28%	10.36%
PUERTO RICAN	0.09%	0.07%	0.14%
CUBAN	0.04%	0.03%	0.06%
OTHER HISPANIC	1.84%	2.36%	3.71%
2001 HISPANIC RACE BASE	18894	58761	284206
WHITE	10371	32124	153110
BLACK	91	186	2156
ASIAN & PACIFIC ISLANDER	63	118	1048
OTHER	8369	26333	127893
POPULATION BY TRANSPORTATION TO WORK	77005	135620	558607
DRIVE ALONE	76.30%	76.39%	74.65%
CAR POOL	10.82%	11.44%	13.15%
PUBLIC TRANSPORTATION	0.77%	0.65%	2.77%
MOTORCYCLE	0.34%	0.32%	0.27%
WALKED ONLY	4.02%	4.23%	3.56%
OTHER MEANS	3.35%	2.58%	1.80%
WORKED AT HOME	4.41%	4.39%	3.79%
POPULATION BY TRAVEL TIME TO WORK	77005	135620	558607
UNDER 10 MINUTES / WORK AT HOME	25.87%	25.69%	19.57%
10 TO 29 MINUTES	58.62%	56.67%	54.63%
30 TO 59 MINUTES	11.07%	12.94%	21.93%
60 TO 89 MINUTES	3.08%	3.37%	2.61%
90+ MINUTES	1.35%	1.33%	1.26%
AVERAGE TRAVEL TIME IN MINUTES	16.87	17.43	20.10
HOUSEHOLDS BY NUMBER OF VEHICLES	58171	103026	418345
NO VEHICLES	5.20%	5.42%	6.20%
ONE VEHICLE	30.48%	30.18%	30.62%
TWO VEHICLES	42.28%	41.28%	40.08%
THREE + VEHICLES	22.04%	23.12%	23.10%
ESTIMATED TOTAL VEHICLES	107948	192374	772704

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DESCRIPTION	10.0 MILE RADIUS	20.0 MILE RADIUS	50.0 MILE RADIUS
POPULATION 25+ BY EDUCATION	91101	164232	690120
ELEMENTARY (0-8)	4.71%	7.06%	6.17%
SOME HIGH SCHOOL (9-11)	6.92%	8.98%	10.89%
HIGH SCHOOL GRADUATE (12)	25.11%	25.95%	27.75%
SOME COLLEGE (13-15) NO DEGREE	23.39%	22.76%	23.40%
ASSOCIATE DEGREE ONLY	7.02%	6.95%	6.76%
BACHELOR DEGREE ONLY	20.62%	17.87%	16.32%
GRADUATE DEGREE	12.22%	10.42%	8.71%
POPULATION ENROLLED IN SCHOOL	54007	92950	328451
PUBLIC PRE-PRIMARY	3.57%	3.76%	4.53%
PRIVATE PRE-PRIMARY	2.30%	2.19%	2.49%
PUBLIC ELEMENTARY & HIGH SCHOOL	44.86%	48.69%	56.09%
PRIVATE ELEMENTARY & HIGH SCHOOL	2.43%	2.61%	3.39%
COLLEGE	46.84%	42.75%	33.50%
HOUSING UNITS BY OCCUPANCY STATUS	61257	109247	458565
OCCUPIED	95.01%	94.29%	91.22%
VACANT	4.99%	5.71%	8.78%
VACANT UNITS	3055	6242	40265
FOR RENT	39.10%	37.10%	34.72%
FOR SALE ONLY	23.37%	20.72%	19.73%
SEASONAL	4.23%	7.35%	20.80%
OTHER	33.30%	34.83%	24.75%
2001 OWNER OCCUPIED PROPERTY VALUES	39178	67298	290863
UNDER \$25,000	0.21%	0.36%	0.32%
\$ 25,000 TO \$ 49,999	0.56%	1.91%	1.17%
\$ 50,000 TO \$ 74,999	3.46%	8.16%	5.17%
\$ 75,000 TO \$ 99,999	13.40%	17.69%	13.26%
\$100,000 TO \$149,999	43.03%	37.65%	38.48%
\$150,000 TO \$199,999	20.43%	16.88%	22.06%
\$200,000 TO \$299,999	12.90%	12.03%	13.36%
\$300,000 TO \$399,999	3.66%	3.30%	3.62%
\$400,000 TO \$499,999	1.29%	1.15%	1.41%
\$500,000+	1.06%	0.88%	1.16%
MEDIAN PROPERTY VALUE	\$137,611	\$129,054	\$139,093
TOTAL RENTAL UNITS	22559	37617	143111
MEDIAN RENT	\$372	\$349	\$385

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DESCRIPTION	10.0 MILE RADIUS	20.0 MILE RADIUS	50.0 MILE RADIUS
PERSONS IN UNIT	58203	103005	418300
1 PERSON	23.76%	23.22%	23.83%
2 PERSONS	34.92%	34.55%	32.88%
3 PERSONS	16.87%	16.82%	17.59%
4 PERSONS	15.86%	16.00%	15.87%
5 PERSONS	6.08%	6.37%	6.45%
6 PERSONS	1.75%	2.02%	2.14%
7+ PERSONS	0.76%	1.02%	1.23%
YEAR ROUND UNITS IN STRUCTURE	61257	109247	458565
SINGLE UNITS DETACHED	60.30%	61.39%	63.08%
SINGLE UNITS ATTACHED	4.65%	3.92%	5.33%
DOUBLE UNITS	4.29%	3.97%	2.91%
3 TO 9 UNITS	10.71%	10.03%	8.34%
10 TO 19 UNITS	7.15%	6.26%	6.12%
20 TO 49 UNITS	3.67%	3.49%	4.65%
50 + UNITS	1.69%	1.47%	2.02%
MOBILE HOME OR TRAILER	6.52%	8.49%	6.66%
ALL OTHER	1.02%	0.98%	0.89%
SINGLE/MULTIPLE UNIT RATIO	2.36	2.59	2.84
HOUSING UNITS BY YEAR BUILT	58171	103026	418345
BUILT 1989 TO MARCH 1990	1.90%	1.46%	1.02%
BUILT 1985 TO 1988	11.80%	9.69%	8.88%
BUILT 1980 TO 1984	14.23%	12.29%	11.96%
BUILT 1970 TO 1979	35.70%	36.20%	31.21%
BUILT 1960 TO 1969	16.18%	15.73%	17.58%
BUILT 1950 TO 1959	7.03%	8.65%	13.40%
BUILT 1940 TO 1949	3.57%	4.51%	4.99%
BUILT 1939 OR EARLIER	9.59%	11.47%	10.96%

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The Population in this area grew by 31.7% between 1990 and 2001; from 1,116,548 to 1,470,067, compared to 14.2% for the United States as a whole. Over the next five years, the population in this area is expected to grow by 8.5%, from 1,470,067 to 1,594,957, compared to 4.3% for the United States as a whole.

Of this area's total 2001 population, 84.4% are White, 3.4% are Black, 2.6% are Asian/Pacific Islander, and 9.6% are Other Races. Of this area's total population, 19.3% reported that they were of Hispanic origin. For the United States as a whole, 76.4% are White, 12.6% are Black, 4.2% are Asian/Pacific Islander, and 6.8% are Other Races. Of the United States's total population, 12.7% reported that they were of Hispanic origin.

The number of households in this area increased by 33.9% between 1990 and 2001, from 418,300 to 560,297, compared to 16.4% for the United States as a whole. Over the next five years, the number of households in this area is expected to increase by 9.0%, from 560,297 to 610,680, compared to 4.9% for the United States as a whole.

Average income levels in this area grew by 85.9% between 1990 and 2001; from \$36,599 to \$68,048, compared to 61.0% for the United States as a whole. Average income levels in this area are expected to grow by 29.7% over the next five years, from \$68,048 to \$88,275, compared to 20.6% for the United States as a whole.

61.0% of the workers in this area had White Collar occupations, 24.0% had Blue Collar occupations, and 15.0% had other types of occupations as of 1990.

16.9% of the population in this area were in the "Administrative Support" occupational category and 15.2% were in the "Professional Specialty" occupational category as of 1990.

27.8% of the population in this area had earned High School Graduate (12) and 23.4% had earned Some College (13-15) No Degree as of 1990.

Most of the dwellings in this area (63.8%) were Owner Occupied as of 1990.

The highest percentage of the dwellings in this area (63.1%) were Single Units Detached in 1990.

Most of the dwellings in this area (31.2%) were built 1970 to 1979.

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Of this area's total 2001 population, 92.4% are White, 0.8% are Black, 2.1% are Asian/Pacific Islander, and 4.7% are Other Races. Of this area's total population, 8.8% reported that they were of Hispanic origin. For the United States as a whole, 76.4% are White, 12.6% are Black, 4.2% are Asian/Pacific Islander, and 6.8% are Other Races. Of the United States's total population, 12.7% reported that they were of Hispanic origin.

The number of households in this area increased by 37.3% between 1990 and 2001, from 58,203 to 79,915, compared to 16.4% for the United States as a whole. Over the next five years, the number of households in this area is expected to increase by 9.6%, from 79,915 to 87,574, compared to 4.9% for the United States as a whole.

Average income levels in this area grew by 93.2% between 1990 and 2001; from \$35,464 to \$68,509, compared to 61.0% for the United States as a whole. Average income levels in this area are expected to grow by 31.0% over the next five years, from \$68,509 to \$89,731, compared to 20.6% for the United States as a whole.

62.8% of the workers in this area had White Collar occupations, 21.5% had Blue Collar occupations, and 15.7% had other types of occupations as of 1990.

18.7% of the population in this area were in the "Professional Specialty" occupational category and 15.0% were in the "Administrative Support" occupational category as of 1990.

25.1% of the population in this area had earned High School Graduate (12) and 23.4% had earned Some College (13-15) No Degree as of 1990.

Most of the dwellings in this area (59.6%) were Owner Occupied as of 1990.

The highest percentage of the dwellings in this area (60.3%) were Single Units Detached in 1990.

Most of the dwellings in this area (35.7%) were built 1970 to 1979.

DEMOGRAPHIC EXECUTIVE SUMMARY REPORT

BY CLARITAS INC 800-234-5973

PREPARED FOR

THE GROUP REAL ESTATE

I-25 AND WINDSOR RD
FORT COLLINS, CO
20.0 MILE RADIUS

SITE: 663804
COORD:40:28.76 104:59.51

The Population in this area grew by 36.7% between 1990 and 2001; from 276,786 to 378,387, compared to 14.2% for the United States as a whole. Over the next five years, the population in this area is expected to grow by 9.5%, from 378,387 to 414,373, compared to 4.3% for the United States as a whole.

Of this area's total 2001 population, 89.9% are White, 0.7% are Black, 1.6% are Asian/Pacific Islander, and 7.8% are Other Races. Of this area's total population, 15.5% reported that they were of Hispanic origin. For the United States as a whole, 76.4% are White, 12.6% are Black, 4.2% are Asian/Pacific Islander, and 6.8% are Other Races. Of the United States's total population, 12.7% reported that they were of Hispanic origin.

The number of households in this area increased by 35.4% between 1990 and 2001, from 103,005 to 139,473, compared to 16.4% for the United States as a whole. Over the next five years, the number of households in this area is expected to increase by 9.2%, from 139,473 to 152,368, compared to 4.9% for the United States as a whole.

Average income levels in this area grew by 87.9% between 1990 and 2001; from \$34,431 to \$64,710, compared to 61.0% for the United States as a whole. Average income levels in this area are expected to grow by 29.4% over the next five years, from \$64,710 to \$83,761, compared to 20.6% for the United States as a whole.

59.5% of the workers in this area had White Collar occupations, 23.7% had Blue Collar occupations, and 16.8% had other types of occupations as of 1990.

16.5% of the population in this area were in the "Professional Specialty" occupational category and 15.1% were in the "Administrative Support" occupational category as of 1990.

26.0% of the population in this area had earned High School Graduate (12) and 22.8% had earned Some College (13-15) No Degree as of 1990.

Most of the dwellings in this area (61.0%) were Owner Occupied as of 1990.

The highest percentage of the dwellings in this area (61.4%) were Single Units Detached in 1990.

Most of the dwellings in this area (36.2%) were built 1970 to 1979.

DEMOGRAPHIC EXECUTIVE SUMMARY REPORT

BY CLARITAS INC 800-234-5973
PREPARED FOR
THE GROUP REAL ESTATE

I 25 AND WINDSOR RD
FORT COLLINS, CO
10.0 MILE RADIUS

SITE: 663804
COORD:40:28.76 104:59.51

The Population in this area grew by 38.9% between 1990 and 2001; from 154,283 to 214,376, compared to 14.2% for the United States as a whole. Over the next five years, the population in this area is expected to grow by 9.9%, from 214,376 to 235,668, compared to 4.3% for the United States as a whole.

Of this area's total 2001 population, 92.4% are White, 0.8% are Black, 2.1% are Asian/Pacific Islander, and 4.7% are Other Races. Of this area's total population, 8.8% reported that they were of Hispanic origin. For the United States as a whole, 76.4% are White, 12.6% are Black, 4.2% are Asian/Pacific Islander, and 6.8% are Other Races. Of the United States's total population, 12.7% reported that they were of Hispanic origin.

The number of households in this area increased by 37.3% between 1990 and 2001, from 58,203 to 79,915, compared to 16.4% for the United States as a whole. Over the next five years, the number of households in this area is expected to increase by 9.6%, from 79,915 to 87,574, compared to 4.9% for the United States as a whole.

Average income levels in this area grew by 93.2% between 1990 and 2001; from \$35,464 to \$68,509, compared to 61.0% for the United States as a whole. Average income levels in this area are expected to grow by 31.0% over the next five years, from \$68,509 to \$89,731, compared to 20.6% for the United States as a whole.

62.8% of the workers in this area had White Collar occupations, 21.5% had Blue Collar occupations, and 15.7% had other types of occupations as of 1990.

18.7% of the population in this area were in the "Professional Specialty" occupational category and 15.0% were in the "Administrative Support" occupational category as of 1990.

25.1% of the population in this area had earned High School Graduate (12) and 23.4% had earned Some College (13-15) No Degree as of 1990.

Most of the dwellings in this area (59.6%) were Owner Occupied as of 1990.

The highest percentage of the dwellings in this area (60.3%) were Single Units Detached in 1990.

Most of the dwellings in this area (35.7%) were built 1970 to 1979.