

Account Number : 886278

Thursday January 18, 2001

DEMOGRAPHIC EXECUTIVE SUMMARY REPORT

BY CLARITAS INC 800-234-5973

PREPARED FOR

THE GROUP REAL ESTATE

I-25 AND WINDSOR RD/SE 392
FORT COLLINS, CO
5.0 MILE RADIUSSITE: 623424
COORD:40:28.76 104:59.51

The Population in this area grew by 74.7% between 1990 and 2000; from 16,986 to 29,668, compared to 10.4% for the United States as a whole. Over the next five years, the population in this area is expected to grow by 19.2%, from 29,668 to 35,378, compared to 4.5% for the United States as a whole.

Of this area's total 2000 population, 93.6% are White, 0.5% are Black, 1.4% are Asian/Pacific Islander, and 4.4% 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, 77.7% are White, 12.5% are Black, 3.9% are Asian/Pacific Islander, and 5.9% are Other Races. Of the United States's total population, 11.7% reported that they were of Hispanic origin.

The number of households in this area increased by 75.8% between 1990 and 2000, from 5,908 to 10,388, compared to 12.2% for the United States as a whole. Over the next five years, the number of households in this area is expected to increase by 19.6%, from 10,388 to 12,423, compared to 5.5% for the United States as a whole.

Average income levels in this area grew by 77.9% between 1990 and 2000; from \$41,677 to \$74,145, compared to 53.1% for the United States as a whole. Average income levels in this area are expected to grow by 31.5% over the next five years, from \$74,145 to \$97,505, compared to 20.4% for the United States as a whole.

60.6% of the workers in this area had White Collar occupations, 25.8% had Blue Collar occupations, and 13.5% had other types of occupations as of 1990.

17.1% of the population in this area were in the "Professional Specialty" occupational category and 13.5% were in the "Executive & Managerial" occupational category as of 1990.

26.5% of the population in this area had earned High School Graduate (12) and 22.6% had earned Some College (13-15) No Degree as of 1990.

Most of the dwellings in this area (74.4%) were Owner Occupied as of 1990.

The highest percentage of the dwellings in this area (69.2%) were Single Units Detached in 1990.

Most of the dwellings in this area (36.1%) were built 1970 to 1979.

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FORT COLLINS, CO
10.0 MILE RADIUSSITE: 623424
COORD:40:28.76 104:59.51

The Population in this area grew by 34.1% between 1990 and 2000; from 154,283 to 206,920, compared to 10.4% for the United States as a whole. Over the next five years, the population in this area is expected to grow by 14.3%, from 206,920 to 236,568, compared to 4.5% for the United States as a whole.

Of this area's total 2000 population, 92.9% are White, 0.7% are Black, 2.1% are Asian/Pacific Islander, and 4.3% 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, 77.7% are White, 12.5% are Black, 3.9% are Asian/Pacific Islander, and 5.9% are Other Races. Of the United States's total population, 11.7% reported that they were of Hispanic origin.

The number of households in this area increased by 33.4% between 1990 and 2000, from 58,203 to 77,659, compared to 12.2% for the United States as a whole. Over the next five years, the number of households in this area is expected to increase by 14.6%, from 77,659 to 88,973, compared to 5.5% for the United States as a whole.

Average income levels in this area grew by 80.4% between 1990 and 2000; from \$35,464 to \$63,975, compared to 53.1% for the United States as a whole. Average income levels in this area are expected to grow by 29.2% over the next five years, from \$63,975 to \$82,680, compared to 20.4% 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.

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I-25 AND WINDSOR RD/SR 392
FORT COLLINS, CO
30.0 MILE RADIUS

SITE: 623424
COORD: 40:28.76 104:59.51

The Population in this area grew by 28.5% between 1990 and 2000; from 372,154 to 478,227, compared to 10.4% for the United States as a whole. Over the next five years, the population in this area is expected to grow by 11.7%, from 478,227 to 531,772, compared to 4.5% for the United States as a whole.

Of this area's total 2000 population, 90.9% are White, 0.5% are Black, 1.6% are Asian/Pacific Islander, and 6.9% are Other Races. Of this area's total population, 14.6% reported that they were of Hispanic origin. For the United States as a whole, 77.7% are White, 12.5% are Black, 3.9% are Asian/Pacific Islander, and 5.9% are Other Races. Of the United States's total population, 11.7% reported that they were of Hispanic origin.

The number of households in this area increased by 28.9% between 1990 and 2000, from 138,472 to 178,454, compared to 12.2% for the United States as a whole. Over the next five years, the number of households in this area is expected to increase by 11.7%, from 178,454 to 199,246, compared to 5.5% for the United States as a whole.

Average income levels in this area grew by 73.2% between 1990 and 2000; from \$35,637 to \$61,722, compared to 53.1% for the United States as a whole. Average income levels in this area are expected to grow by 28.6% over the next five years, from \$61,722 to \$79,362, compared to 20.4% for the United States as a whole.

59.2% of the workers in this area had White Collar occupations, 24.4% had Blue Collar occupations, and 16.4% had other types of occupations as of 1990.

15.7% 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.

27.4% of the population in this area had earned High School Graduate (12) and 22.9% had earned Some College (13-15) No Degree as of 1990.

Most of the dwellings in this area (62.7%) were Owner Occupied as of 1990.

The highest percentage of the dwellings in this area (64.0%) were Single Units Detached in 1990.

Most of the dwellings in this area (36.3%) were built 1970 to 1979.