

A MARKET ANALYSIS

**For the Segment of the Ohio State Route 4
Corridor North of Nilles Road
CITY OF FAIRFIELD, OHIO**

FAIRFIELD

THE FIELD IS OPEN

By

MARKET METRICS\$ LLC

Timeframe for the Market Analysis – 1ST Quarter of 2020

Date of the Report – March 31, 2020

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I. EXECUTIVE SUMMARY

A. The Scope of the Market Analysis

The scope of the market analysis is to assess the current status and potential future growth opportunities for a segment of the Ohio State Route 4 corridor north of Nilles Road to the Fairfield city limits. This corridor in its entirety is a primary commercial corridor in the City and a significant contributor to the future economic and community vitality of the City and its immediate vicinity. The analysis of the corridor has been commissioned by City officials in order to project potential near-term changes in development and occupancy status through the use of demographic and economic data provided by reliable sources with independent analyses and observations where warranted. The timing of the analysis will also serve to provide a backdrop to a comprehensive update of the City's zoning code that is anticipated to begin later this year.

B. Population and Household Demographics and Economics

The demographics for the City of Fairfield and for the two Census Tracts abutting the subject corridor point to a stable marketplace for the near term, defined as the next five years. Similarly, Hamilton County is projected to remain fundamentally stable over the next five years with only modest growth projected. Butler County is projected to grow more vigorously in the next five years in large part due to the pace of urbanization that the County is currently undergoing. The Cincinnati Metropolitan Area is also projected to enjoy more robust growth over the next five years; however, this growth is dispersed over a multi-county area in three states.

Key observations and conclusions from the demographic and household economic data are detailed below.

Population and household growth in the near future, defined as the next five years from 2018 through 2023, are very modest with only a small portion of this modest growth in the City projected to occur in close proximity to the subject corridor.

Of the two Census Tracts bordering the subject corridor, one appears to be populated by households older than the city wide numbers while the other exhibits the opposite age characteristics compared to the city in general.

Household income measures in close proximity to the Ohio State Route 4 corridor are relatively weaker than the City of Fairfield in general which will temper both the number and magnitude of consumer enterprises that are currently located or choose to locate in the subject corridor in the future.

The relative magnitude of the five-minute drive-time market area and the convenient access offered by the interchange with I-275 to the entire length of the Ohio State Route 4 should be emphasized. This drive-time market emphasis should serve to aid the capture the indigenous market in the City as well as the City's immediate environs.

C. The Residential Market

The City of Fairfield appears to have an undersupply of residential units on the landscape at present. Currently the City is experiencing a "sellers' market" as a function of the imbalance between market supply and market demand. This condition is projected to persist into the future assuming overarching economic conditions remain favorable.

Current estimates and projections suggest that as many as 800 new housing units could be absorbed by the residential market in Fairfield in the next five years. The two Census Tracts bordering on the subject corridor are not projected to participate in this potential growth on a proportionate basis. Approximately 26% of the City's residential inventory is located in these two Census Tracts; however, growth projections suggest that approximately 100 units could be needed in these two Census Tracts; only 13% of the projected new demand. This disparity appears to be directly correlated to the essentially "built out" status of the two Census Tracts in proximity to the subject corridor.

Given the age of the housing inventory and a cursory review of sales prices per square foot of living area of recent sales, the potential for the introduction of new residential construction in the City appears to be well within "striking distance".

The City may wish to emphasize the ease of access to employment centers and shopping as reasons to locate in Fairfield. Developing and/or expanding amenities that are desired by the market segments the City appears to be best able to attract are in order – walkable locations and access to recreation and facilities such as fitness centers and health care appear to be important in the marketplace along with dining entertainment and convenience goods and consumer services.

A pedestrian friendly walkable community is dependent "complete streets"; i.e., sidewalks, curbs and gutters. Working toward complete streets reinforces the City's commitment to delivering a walkable community in the future.

Given the extremely limited opportunities for growth in the residential built environment adjacent to the subject corridor maintaining the existing inventory becomes an important goal to attracting new residents especially if the Census based projections are to be realized.

Vitality maintenance of the built environment is extremely important to a City like Fairfield which is essentially close to the limits of physical growth.

A thorough review of the existing housing inventory is in order to determine if there any characteristics of the inventory that are "physically deteriorated" and/or "functionally obsolescent" and if anything can be done to enhance the market attractiveness and/or marketability of the existing housing inventory – this is an ongoing process and will become more important as the built environment ages.

Code enforcement is a key element to maintaining the vitality of the built environment (building codes, zoning codes, and maintenance codes) with the objective of maintaining or enhancing the marketability and market value of housing units already in the inventory.

Zoning codes that enable property owners in older neighborhoods to make improvements that will enhance market value should be encouraged.

Annual inspections of multi-family rental units have worked in many communities to preserve marketability and rental value. Pre-sale inspections have also been used in communities which are essentially "built out" to preserve market value and ensure code compliance. An inspection program encouraging voluntary compliance is desirable.

Responsible home owners, land lords, and property managers are essential to the vitality of the housing inventory and those who choose not to comply with the City's wishes should not be allowed to escape strict enforcement.

If specific properties, projects, and/or areas appear to be approaching the end of their economic lives then steps should be taken to facilitate redevelopment when the time is right – languishing projects or neighborhoods are serious market impairments and can accelerate the decline of a community.

Where properties appear to be nearing the end of their economic lives plans for redevelopment should be put in place so that derelict properties do not become a burden to the City.

D. The Commercial and Industrial Markets

The daytime population of Fairfield is substantial according to data provided by reliable sources. A significant portion of this daytime population is located in close proximity to the subject Ohio state Route 4 corridor.

Due to the number of businesses located in Fairfield, the daytime population of the City is substantially larger overall than the resident population. The daytime population of the City is estimated to be 1.20 times the resident population of the City. This is an indication of the magnitude of the City’s business base and employment. The City’s location along the I-275 beltway has a direct influence on this statistic.

Two significant challenges exist that will impact the future of the Ohio State Route 4 corridor. The first is the proximity of the City and the corridor to numerous retail and services competitors located at the various interchanges along the I-275 beltway and its environs. Second is the relative lack of future household growth in the immediate vicinity of the subject corridor to fuel new commercial growth. As such, maintaining the current built environment and occupancy of these commercial properties could present a challenge for the City. Of the two challenges, maintaining competitive venues for small-scale local retail and consumer services tenants may be the more difficult to achieve.

The City may have to serve as a market intermediary to demolish obsolescent improvements and consolidate parcels for future unspecified commercial redevelopment. Even if such actions by the City are speculative in nature, removing inappropriate improvements and/or dilapidated or obsolescent structures from the landscape is a much better alternative than allowing these buildings to languish on the landscape. The detrimental effects on adjacent properties that remain vibrant is a matter of when not if. It is very likely that more obsolescent commercial space will be demolished along the corridor than is introduced for future commercial uses. The exact magnitude of this difference cannot be determined at this time. The prerequisite steps needed in order to develop any new competitive commercial space along the corridor could take an extended time period, as such future long-term projections of space needs at this time would be meaningless.

Finding developer-builders who are willing and able to develop small-scale commercial projects may be an additional challenge unless they are building to meet the needs of identified occupants in the marketplace. Regardless, of future timing, the space needs of future tenants is likely to be more small-scale in structures that fit the needs of small tenants; likely single-story with on-site surface parking.

It is worthwhile to note that the retail enterprises in the subject corridor are characteristic of those found in neighborhoods with the household income levels found in close proximity. These retailers serve a neighborhood need.

Addressing the industrial market is more about existing buildings which are sufficiently generic to find a reuse even if it is an adaptive reuse. Existing structures along with properly located and properly zoned sites with sufficient urban infrastructure capacity to support new industrial development comprise the best assets to attract new industrial users. Industrial properties are more typically owner occupied although rental properties can be found in the more generic segments of the market and are typically occupied by small scale enterprises or companies in the warehousing and distribution segments of industry.

A number of the industrial properties adjacent to the east of the subject corridor appear to be cramped on small, irregular sites. Many of these enterprises spill out extensively into their yard areas. The intensity of development adjacent to the east of the corridor suggests that the properties were developed prior to the institution of zoning codes or code enforcement has not been strictly observed. It appears that numerous zoning and/or maintenance code violations could exist. Without detailed property inspections it is difficult to determine if building code violations and potential environmental law issues are present. The nature of several of these industrial and service enterprises suggests that both conditions could be present.

If major businesses are family owned, the City should try to determine if there is a succession plan in place for current senior management and ownership – if not a potential risk to the future of the businesses involved could be apparent.

II. SCOPE OF THE MARKET ANALYSIS

A. The Scope of the Market Analysis

The scope of the market analysis is to assess the current status and potential future growth opportunities for a segment of the Ohio State Route 4 corridor north of Nilles Road to the Fairfield city limits. This corridor in its entirety is a primary commercial corridor in the City and a significant contributor to the future economic and community vitality of the City and its immediate vicinity. The analysis of the corridor has been commissioned by City officials in order to project potential near-term changes in development and occupancy status through the use of demographic and economic data provided by reliable sources with independent analyses and observations where warranted. The timing of the analysis will also serve to provide a backdrop to a comprehensive update of the City's zoning code that is anticipated to begin later this year.

B. The Purpose of the Market Analysis

The purpose of the analysis is to provide market based data and information to encourage the enhancement and/or redevelopment of key parcels of property along the Ohio State Route 4 corridor that will serve to help preserve and/or enhance the City's vitality and attractiveness for the foreseeable future.

C. The Objective of the Market Analysis

The objective of the analysis is to determine areas of emphasis and/or concern for the City's elected officials and administrative staff to prioritize in moving the City forward over the next several years. Additionally, parallel objectives of encouraging private property owners to reinvest in their facilities as well as encourage the City to take strategic steps to direct the future uses of key parcels along the corridor through the use of existing administrative and/or legal tools as well as available incentives and/or possible ownership.

D. The Context Market Areas

Establishing the context of the market for the various land uses to be analyzed addresses the fundamental prerequisite step of problem definition. The macro-market area has been defined as encompassing the Cincinnati Metropolitan Area, while more closely associated context market areas have been defined as Butler County and Hamilton County. The immediate market area has been defined as the two Census Tracts that abut the subject corridor. In addition to the context areas cited, the analysis has also examined three drive-time areas; five-minutes, ten-minutes, and fifteen minutes from the epicenter of the intersection of Ohio State Route 4 and Nilles Road. Given the City's and the corridor's proximity to the I-275 corridor west of I-75, the households in these drive-time areas represent potential sources of demand for enterprises located in the corridor. Obviously, the households in closer proximity to the subject corridor have the highest potential to offer sources of demand for enterprises located in the corridor.

The analysis of commercial and industrial enterprises has utilized the business inventory statewide as a baseline. From this starting point the commercial and industrial analyses have followed the same set of jurisdictional geographies and drive-times as the demographic, economic, and household analyses.

While demographic and economic data have been compiled and analyzed for the political geographies cited above, the market for land uses seldom parallels the boundaries of specific political subdivisions. Markets for the various land uses can be significantly different in magnitude in any given community. As stated above, in virtually all cases potential markets for the various major land use categories; residential, retail, office, and industrial, overlay multiple political jurisdictions. Specific existing and potential land uses can directly influence the importance of a local marketplace as well. All of these circumstances are true of the following analysis.

The City of Fairfield can be described as a blend of a bedroom community in conjunction with an established industrial base as well as numerous commercial enterprises serving broad segments of various markets. Fairfield is mixed a community of home owners and rental households. Slightly less than sixty percent of occupied housing units are owner occupied while slightly more than thirty-five percent of households are renter occupied.

E. The Specific Questions To Be Answered

The analytical questions to be answered in the following report are:

1. How will the development status of the City influence efforts to maintain and/or enhance the City's vitality and the vitality of the subject corridor in the future?
2. If opportunities exist, what land uses represent the most likely choices in the marketplace for any future development or redevelopment?
3. Are there specific segments of the market that should be emphasized for development and/or redevelopment in the future?
4. How does the City's proximity to an intense cluster of retail, consumer service, and industrial uses along the I-275 corridor impact the ability of the City to attract and maintain vibrant and sustainable development?

F. What Analytical Methodologies Have Been Applied

The methodologies applied during the course of this analysis include the use of both primary research and secondary data. Key economic and demographic data has been obtained from one or more public and/or proprietary sources that have been identified throughout this report and the attached exhibits. Basic quantitative methods have been applied to develop useable information from the data that has been obtained. Of course, the analyst's observations, judgment and conclusions are also contained in this report.

G. The Timeframe of the Analysis

The following market analysis was conducted during the first quarter of 2020. The findings represent conclusions that can be drawn based on market conditions at the time of the analysis. Given the dynamics of the marketplace and the economy at large, the conclusions contained herein may or may not be applicable in the future.

H. The Exhibits Are an Integral Part of the Report

Several exhibits are included at the end of this market analysis report. The exhibits form the foundation of the secondary research for this analysis. These exhibits are an integral part of the report and not simply addenda. While key data, observations, and conclusions are included in the text, considerably more detail is provided in the exhibits.

III. HIGHEST AND BEST USE

This analysis examines land use potential by employing market driven evaluation criteria. In order to carry out this analysis, it is necessary to understand the concept of highest and best use. Highest and best use analysis is a key concept in determining a property's market value. According to the Appraisal of Real Estate -- Twelfth Edition (Appraisal Institute, Chicago, 2001) highest and best use is defined as follows:

"The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value."

A. Highest and Best Use Criteria

The analysis of highest and best use is based on four fundamental tests. In order for a given use to be considered the highest and best use of a site, affirmative answers must be concluded for all four of the fundamental tests:

1) Legal Permissibility

What uses are currently permitted and could any additional uses be permitted with reasonably probable zoning changes?

2) Physical Possibility

Can the site be economically developed and will it adequately support anticipated improvements?

3) Financial Feasibility

Will the site as improved have a market value that justifies the cost and provides a sufficient entrepreneurial return to take the risk of development? A project is not economically feasible unless the rental rate or sales prices are sufficient to repay the costs of land acquisition and construction, plus provide an entrepreneurial return on investment sufficient to justify the risk associated with that investment.

4) Maximum Profitability

This test asks the question: among financially feasible alternatives, which alternative returns the maximum value to the underlying site? Different land uses result in different values for underlying land. Land uses can be described in levels of intensity. The more intense the land use, the higher the land value. This concept must work in conjunction with financial, feasibility. Therefore, an alternative land use must be financially feasible before it can be measured for maximum profitability.

B. Prerequisite Conditions of Highest and Best Use

The four fundamental tests are applied under the assumptions of two prerequisite conditions. These conditions are as follows:

- 1) The site as vacant.
- 2) The site as improved.

The four fundamental tests are applied to a site (or an area) under each of the two conditions. This set of tests enables the analyst to determine if any current improvements contribute to the value of the underlying site (consistent with highest and best use) or do not contribute to the value of the underlying site (inconsistent with highest and best use).

These tests can be applied to vacant sites as well as improved sites. In the case of improved sites, the results of the analysis indicate whether existing improvements contribute to value, in which case the site is improved to its highest and best use. If the improvements do not contribute value, they no longer represent the highest and best use of the site.

C. Application of Highest and Best Use to the City of Fairfield, Ohio, Ohio State Route 4 Corridor Market Analysis

The market analysis of the Ohio State Route 4 corridor has been general in scope. There are no specific sites that have been singled out in the analysis. While it is important to remember the premise of “highest and best use” in optimizing the value of land, the application of the four tests cited above are provided only as guidelines for any available (re)development land in the subject corridor. In essence, the limited amount of remaining (re)development land in the subject corridor means that the City’s elected officials and administrative staff must not allow the any remaining (re)development outcomes on these scarce sites to be sub-optimized in the future.

Development along the Ohio State Route 4 corridor represents a diverse land use mix. Industrial uses dominate much of the land area immediately adjacent to the east of the corridor. Virtually all of the existing industrial uses along the east side corridor represent prior iterations of urban development. In addition, a major institutional use in the form of educational facilities dominates the east side of the subject corridor immediately adjacent to the intersection at Nilles Road.

A more conventional mix of commercial uses occupy the west side of the corridor in conjunction with a few light industrial uses that are interspersed along the thoroughfare. Residential uses make up the areas adjacent to the west of the corridor. A portion of the commercial uses along the west side of the subject corridor no longer appear to represent the highest and best use of the sites they occupy. In some cases the sub-optimization of uses is evident in the level of vacancy and in other cases it is evident in the types of tenants occupying available space.

Overall, the intensity of commercial development dissipates moving northward along the subject corridor from the intersection of Nilles Road. This appears directly related to the traffic volume on the subject segment Ohio State Route 4 corridor. In addition, the corridor appears to exhibit legacy conditions as a result of the loss of a GM plant near the northern City limits and the northern terminus of the subject corridor. While the loss of this major employer occurred years ago, the lasting effects of such a loss can last decades until the economic lives of the structures that comprised the built environment at the time this major employment location was in operation come to an end and redevelopment can occur.

Note that the market conditions that existed when the current generation of improvements was built may never exist again. As such, the level of development may decline to a level that can be supported on the basis of market demand that exists at present and potentially in the future versus that which existed in the past.

In some cases the intensity of commercial development along the corridor has to be weighed against the proximity of these commercial uses to residential neighborhoods to the west and north of Nilles Road. Appropriate commercial land use mixes, development scale, and/or buffering where appropriate should be observed in order to preserve or enhance the value of the residential neighborhoods adjacent to the subject corridor. This is a function of zoning accompanied by code enforcement.

As cited above, single-family residential uses are located immediately west of the corridor north of Nilles Road. In addition, single-family and multi-family residential uses are in close proximity to the area immediately south and west of the subject segment of the corridor. The households occupying these dwelling units represent the immediate market for enterprises all along the Ohio State Route 4 corridor. As such efforts to preserve and/or enhance the character of these neighborhoods in close proximity has a direct effect on the health of the commercial enterprises along the corridor.

IV. KEY DEMOGRAPHICS

Demographic and economic data for the population and households comprising the various market areas defined earlier in this report form the foundation of the analysis. The dynamics of the population and households in the marketplace represent the sources of growth, stability, or decline, that are the precursors of market demand for housing as well as consumer support for local businesses. The macro-market, defined as the Cincinnati Metropolitan Area, has been analyzed along with the more intermediate market areas of Butler and Hamilton Counties in order to determine the significance of projections for the micro-market areas of the City of Fairfield and the two Census Tracts within the City that abut the subject corridor. In addition, the demographic and household economic data for drive-time, market areas emanating from the intersection of Ohio State Route 4 and Nilles Road ranging from five-minutes up to fifteen-minutes have been analyzed. For most enterprises in the subject corridor, the five-minutes, drive-time market is their primary market area with the ten-minutes, drive-time, market area encompassing their secondary market. For other larger scale enterprises in the corridor, their primary market may extend to the fifteen-minutes, drive-time area or beyond. The much larger fifteen-minutes, drive-time market area is more likely the primary market for the numerous auto dealers all along the corridor as well as Jungle Jim's super store.

The following text represents a summary of the key demographic and economic data that has been analyzed. The key items are those which more directly determine the relative strengths or weaknesses of a market area or corridor. The market area data included in the following text are "Population and Households", "Population Age and Age of Heads of Households", "Household Size" and "Household Income". Numerous other demographic details are included in the tables that comprise the exhibits to this report.

A. Population and Households

The various market areas analyzed experienced modest amounts of growth between 2000 and 2010; however, historical growth is of much less importance than estimated growth since the 2010 Census and projected growth in the near-term, defined as the next five years, from 2018 through 2023. Note also that population trends are important, but household trends are more significant because the household is the unit of consumption for housing units and for consumer spending.

Prospects for the introduction of many more households to the City and the immediate market area in close proximity to the subject corridor in the near future are limited. New households are not the only households in search of housing in the marketplace each year. A percentage of existing households will relocate each year as well. This segment of the market helps propel the need for new construction as well as existing housing in the context of projected market demand, housing vacancy rates, and household turnover rates. For the most part, the characteristics of the City of Fairfield exhibit consistency with the larger context marketplace in this regard. However, the two Census Tracts that abut the subject Route 4 corridor digress from the citywide statistics.

Tables summarizing population and household dynamics in all of the previously defined market areas appear on the following page. More detailed population and household demographics for all market areas are contained in the exhibits at the end of this report.

POPULATION			
	2010 Census	2018 Estimate	2023 Projection
Cincinnati MSA	2,114,577	2,184,257	2,263,935
Butler County	368,132	381,713	400,757
Hamilton County	802,373	812,775	810,647
City of Fairfield	42,502	43,245	44,088
Fairfield Census Tracts			
CT 390170109.04	3,604	3,697	3,672
CT 390170109.06	7,155	7,266	7,409
Drive-time Areas*			
5 Minutes	17,874	18,144	18,053
10 Minutes	80,466	81,626	82,605
15 Minutes	172,533	175,706	180,131
*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road			
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

The table indicates that population growth from current year estimates through 2023 will be essentially flat in the two Census Tracts abutting the subject corridor as well as the five-minute, drive-time, area. Note that additions to the population are of all ages and not necessarily new consumers.

HOUSEHOLDS			
	2010 Census	2018 Estimate	2023 Projection
Cincinnati MSA	824,968	850,678	887,879
Butler County	135,961	141,091	149,154
Hamilton County	333,945	336,817	339,205
City of Fairfield	17,416	17,733	18,255
Fairfield Census Tracts			
CT 390170109.04	1,470	1,516	1,516
CT 390170109.06	2,905	2,940	3,033
Drive-time Areas*			
5 Minutes	7,239	7,359	7,389
10 Minutes	31,635	32,117	32,942
15 Minutes	66,244	67,449	69,902
*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road			
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

No household growth is projected for Census Tract 390170109.04 located to the west of the subject corridor between 2018 and 2023 while growth of 93 households is projected for Census Tract 390170109.06 to the east and south of the subject corridor. Note that the primary residential area of this Census Tract is to the south and west of the subject corridor. This Census Tract actually traverses Ohio State Route 4 to the south of the subject corridor segment.

While growth of 93 households is projected in one of the two Census Tracts in closest proximity to the subject corridor, this growth is largely offset by net declines in the number of households in the five-minute, drive-time market leaving a net growth of only 30 households in this market area by 2023. This growth is a mere fraction of a percentage point in overall potential growth.

Note that the limited household growth between 2010 combined with the projected growth of households between 2018 and 2023 in Census Tract 390170109.06 may actually exceed the number of housing units currently on the landscape as part of the built environment. Unless there is land and/or unbuilt lots in this Census Tract the future growth projections may not be feasible. This represents an additional potential constraint on future housing unit and consumer demand growth in the immediate vicinity of the subject corridor.

B. Population Age and Age of Heads of Households

Population age and ages of heads of household demographics are important because spending patterns change with age. As individuals leave the labor force there is typically a corresponding decrease in household income that reflects itself in statistical measures such as average and median household income for all households.

The general market area is experiencing an overall aging of the population. To some extent this aging process was accelerated by job losses in the most recent recession and the need for working age persons to relocate outside of the local area to find work.

As a result the population of the Cincinnati Metropolitan Area has aged more rapidly than other areas of the country. Nevertheless, age of the population and the ages of heads of households are fundamental demographic measures when examining the market potential for residential real estate as well as consumer goods and services. The median age of the population establishes a context to then discuss the ages of heads of households. While the age of the overall population is important, it is more likely that the age of the head of household will directly influence the spending decisions and housing decisions for the members of each household. Tables summarizing these demographic measures, for each of the defined market areas, appear below and on the following page.

MEDIAN AGE OF THE POPULATION			
	2010 Census	2018 Estimate	2023 Projection
Cincinnati MSA	37.1	37.8	38.5
Butler County	36.0	36.8	37.5
Hamilton County	37.0	36.9	37.6
City of Fairfield	38.4	39.2	39.9
Fairfield Census Tracts			
CT 390170109.04	41.6	42.8	43.4
CT 390170109.06	33.6	33.7	34.7
Drive-time Areas*			
5 Minutes	37.2	37.4	38.0
10 Minutes	35.7	36.2	36.9
15 Minutes	35.9	36.4	37.2
*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road			
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

MEDIAN AGE OF HEADS OF HOUSEHOLDS			
	2010 Census	2018 Estimate	2023 Projection
Cincinnati MSA	50.0	52.3	53.2
Butler County	49.9	52.4	53.4
Hamilton County	50.1	51.7	52.6
City of Fairfield	50.0	52.6	53.7
Fairfield Census Tracts			
CT 390170109.04	54.0	56.1	57.7
CT 390170109.06	44.4	45.3	45.1
Drive-time Areas*			
5 Minutes	49.3	51.4	52.1
10 Minutes	49.0	51.2	51.9
15 Minutes	49.4	519.0	52.2
*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road			
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

The increasing median age of heads of households is an indicator of the age dynamics of households in the defined market areas in general. For the most part, households headed by persons under 55 years of age are declining in numbers over time. The age brackets of heads of households 55 years of age or older is growing, significantly in some cases. In General, the City of Fairfield is very similar in age to other jurisdictions in the analysis. Census Tract data suggests that the Tract to the west of the subject corridor is older than the City in general while the data for the Tract to the east and south of the corridor is significantly younger than the City in general.

DISTRIBUTION OF AGES OF HEADS OF HOUSEHOLDS						
	2010 Census		2018 Estimate		2023 Projection	
	<55	55+	<55	55+	<55	55+
Cincinnati MSA	61.22%	38.78%	55.62%	44.38%	53.20%	46.80%
Butler County	61.45%	38.55%	55.34%	44.66%	53.03%	46.97%
Hamilton County	60.51%	39.49%	56.24%	43.76%	54.00%	46.00%
City of Fairfield	60.63%	39.37%	54.68%	45.32%	52.21%	47.79%
Fairfield Census Tracts						
CT 390170109.04	51.97%	48.03%	47.69%	52.31%	44.85%	55.15%
CT 390170109.06	70.95%	29.05%	66.43%	33.57%	65.58%	34.42%
Drive-time Areas*						
5 Minutes	61.67%	38.33%	56.71%	43.29%	54.67%	45.33%
10 Minutes	62.60%	37.40%	57.30%	42.70%	55.24%	44.76%
15 Minutes	62.23%	37.77%	56.96%	43.04%	54.81%	45.19%
*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road						
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com						

The distribution of households by the age of the head of household is depicted in the table on the previous page. Once again, the data for the City in its entirety mirrors the findings for the more general area while the data for the two Census Tracts that abut the subject corridor exhibit the same divergence that was observed in the earlier data for heads of households. The relatively high percentage of households headed by persons over the age of 55 has a direct influence on the types of goods and services desired as well as the spending capacity of households in which no one is in the workforce.

C. Household Size

The household demographics for the City of Fairfield are relatively consistent with comparable statistics for the other various defined jurisdictional and drive-time market areas in this analysis. However, Census Tract (390170109.06) to the east and south of the subject corridor has significantly more one-person households than the adjacent jurisdictions and drive-time areas.

ONE PERSON HOUSEHOLDS			
	2010 Census	2018 Estimate	2023 Projection
Cincinnati MSA	27.70%	27.40%	27.80%
Butler County	23.50%	23.40%	23.90%
Hamilton County	33.90%	33.10%	33.80%
City of Fairfield	28.80%	28.70%	29.50%
Fairfield Census Tracts			
CT 390170109.04	27.50%	27.80%	28.70%
CT 390170109.06	31.20%	30.70%	31.50%
Drive-time Areas*			
5 Minutes	28.00%	28.10%	28.90%
10 Minutes	28.30%	28.20%	29.10%
15 Minutes	26.60%	26.40%	27.10%
*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road			
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

Conversely, Census Tract (390170109.06) has a lower percentage of two-person households than the City and the larger market areas included in the analysis. It should be noted that two-person households include households of one adult and one dependent child along with two adult households. The table on the following page summarizes the data for the City of Fairfield, the two Census Tracts in close proximity to the subject corridor and the other jurisdictions and drive-time areas include in the analysis.

TWO PERSON HOUSEHOLDS			
	2010 Census	2018 Estimate	2023 Projection
Cincinnati MSA	32.70%	33.20%	33.00%
Butler County	33.40%	33.60%	33.30%
Hamilton County	31.50%	32.30%	32.10%
City of Fairfield	34.40%	34.60%	34.40%
Fairfield Census Tracts			
CT 390170109.04	35.10%	35.50%	35.10%
CT 390170109.06	31.90%	32.30%	32.20%
Drive-time Areas*			
5 Minutes	34.10%	34.30%	34.00%
10 Minutes	32.60%	32.90%	32.60%
15 Minutes	32.10%	32.50%	32.20%
*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road			
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

When the percentages of one and two person households are combined the two Census Tracts in close proximity to the subject corridor exhibit percentages for households of three or more persons that are relatively consistent with the City in general and the larger market areas included in the analysis. The data described in this paragraph is summarized in the table below.

THREE OR MORE PERSON HOUSEHOLDS			
	2010 Census	2018 Estimate	2023 Projection
Cincinnati MSA	39.60%	39.40%	39.20%
Butler County	43.10%	43.00%	42.80%
Hamilton County	34.60%	34.60%	34.10%
City of Fairfield	36.80%	36.70%	36.10%
Fairfield Census Tracts			
CT 390170109.04	37.40%	36.70%	36.20%
CT 390170109.06	36.90%	37.00%	36.30%
Drive-time Areas*			
5 Minutes	37.90%	37.60%	37.10%
10 Minutes	39.10%	38.90%	38.30%
15 Minutes	41.30%	41.10%	40.70%
*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road			
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

D. Household Income

The number of adult persons per household has a direct correlation to the typical statistical market measures of household income; specifically median and average household income. Universally, one-person and two-person households make up the majority of the households in the defined market areas.

The percentage of one-person households in Fairfield is consistent with the Cincinnati Metropolitan Area, higher than Butler County but lower than Hamilton County. Census Tract 390170109.04 exhibits a percentage of one person households consistent with City wide statistics; however, Census Tract 390170109.06 exhibits a higher proportion of one person households than the City in general. Fairfield and all context jurisdictions are projected to see an increase in one person households in the next five years, both of the Census Tracts included in the analysis show increases in the percentage of one-person households consistent with the city wide estimate and projection. The percentage of two-person households is projected to decrease slightly in Fairfield in the next five years consistent with the comparable statistic for both of the Census Tracts included in the analysis.

The importance of these projections translates to the household income statistics which are directly correlated to the number of working adults in the households in any of the defined market areas. Note the importance of the qualification that adult members of the households are in the workforce. Retirees typically have income, but it may be a fixed income and likely to be less than what they were earning while employed outside of the home.

Household income measures are a direct indication of the ability to afford housing of all types. The income measures for the primary market area; i.e., the City of Fairfield and the two Census Tracts that abut the subject corridor suggest that household income should not be a significant barrier to the ability to afford existing housing. However, household income measures for the two Census Tracts that abut the subject corridor are lower than the statistics for the City in its entirety suggesting that senior citizens who have retired and younger working adults in the early stages of careers are both important factors in the household income statistics for the residents in close proximity to the subject corridor.

The tables below and on the following page summarize the measures of median and average household income as well as per capita income for the defined market areas in this analysis. Much more detailed analyses of household income by ages of the heads of household for the various defined market areas are contained in the exhibits at the end of this report.

MEDIAN HOUSEHOLD INCOME			
	2010 Census	2018 Estimate	2023 Projection
Cincinnati MSA	\$53,624	\$62,307	\$73,401
Butler County	\$55,363	\$65,146	\$77,067
Hamilton County	\$47,143	\$55,632	\$64,122
City of Fairfield	\$55,982	\$65,143	\$75,321
Fairfield Census Tracts			
CT 390170109.04	\$45,372	\$53,980	\$61,600
CT 390170109.06	\$46,675	\$53,934	\$62,676
Drive-time Areas*			
5 Minutes	\$48,950	\$57,407	\$65,516
10 Minutes	\$50,093	\$57,515	\$66,171
15 Minutes	\$51,532	\$59,520	\$68,411
*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road			
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

Note the disparity in the table above between City wide median income and that for the two Census Tracts that border the subject corridor.

AVERAGE HOUSEHOLD INCOME			
	2010 Census	2018 Estimate	2023 Projection
Cincinnati MSA	\$72,949	\$85,258	\$99,308
Butler County	\$71,180	\$84,594	\$97,437
Hamilton County	\$70,653	\$81,110	\$91,806
City of Fairfield	\$68,159	\$77,505	\$88,506
Fairfield Census Tracts			
CT 390170109.04	\$56,227	\$62,954	\$73,522
CT 390170109.06	\$59,875	\$68,913	\$78,900
Drive-time Areas*			
5 Minutes	\$60,789	\$68,457	\$78,424
10 Minutes	\$62,185	\$69,565	\$79,384
15 Minutes	\$64,328	\$73,398	\$83,781
*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road			
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

The average household income statistics for the two Census Tracts bordering the subject corridor are not quite as divergent from City wide statistics, but the difference is statistically significant nonetheless.

PER CAPITA INCOME			
	2010 Census	2018 Estimate	2023 Projection
Cincinnati MSA	\$28,724	\$33,476	\$39,211
Butler County	\$26,653	\$31,647	\$36,629
Hamilton County	\$29,703	\$33,930	\$38,738
City of Fairfield	\$28,075	\$31,937	\$36,800
Fairfield Census Tracts			
CT 390170109.04	\$23,111	\$25,997	\$30,540
CT 390170109.06	\$24,715	\$28,315	\$32,764
Drive-time Areas*			
5 Minutes	\$24,817	\$27,975	\$32,313
10 Minutes	\$24,688	\$27,627	\$31,912
15 Minutes	\$24,895	\$28,383	\$32,717
*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road			
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

Per capita income numbers are provided as an additional income data point; however, it is the household income numbers that are deemed more important to this market analysis.

The statistics cited above demonstrate how aggregated measures for a city can hide significant differences in sub-areas within any jurisdiction.

E. Miscellaneous Population and Household Demographics

In order to preserve brevity and maintain focus on the key demographic measures relevant to the market analysis of the Ohio State Route 4 corridor north of Nilles Road commentary regarding several additional population and household demographics have been omitted from this discussion. As stated above, these additional details regarding population and households for all of the defined market areas include data for population age, marital status, educational attainment, size of household, family status, employment (labor force), and household income by age of head of household are contained in **Exhibits 1A through 7C at the end of this report.**

F. Demographic Observations and Conclusions

The demographics for the City of Fairfield and for the two Census Tracts abutting the subject corridor point to a stable marketplace for the near term, defined as the next five years. Similarly, Hamilton County is projected to remain fundamentally stable over the next five years with only modest growth projected. Butler County is projected to grow more vigorously in the next five years in large part due to the pace of urbanization that the County is currently undergoing. The Cincinnati Metropolitan Area is also projected to enjoy more robust growth over the next five years; however, this growth is dispersed over a multi-county area in three states.

Key observations and conclusions from the demographic and household economic data are as follows:

Population and household growth in the near future, defined as the next five years from 2018 through 2023, are very modest with only a small portion of this modest growth in the City projected to occur in close proximity to the subject corridor.

Of the two Census Tracts bordering the subject corridor, one appears to be populated by households older than the city wide numbers while the other exhibits the opposite age characteristics compared to the city in general.

Household income measures in close proximity to the Ohio State Route 4 corridor are relatively weaker than the City of Fairfield in general which will temper both the number and magnitude of consumer enterprises that are currently located or choose to locate in the subject corridor in the future.

The relative magnitude of the five-minute drive-time market area and the convenient access offered by the interchange with I-275 to the entire length of the Ohio State Route 4 should be emphasized. This drive-time market emphasis should serve to aid the capture the indigenous market in the City as well as the City's immediate environs.

V. THE RESIDENTIAL MARKET

Projected growth of households is the prerequisite for housing growth and the demographic analysis summarized in the report sections above indicate that such growth is projected to be limited through the next five years in Fairfield.

Inaccuracies in the housing unit data in the 2010 Census along with similar inaccuracies in 2018 Census based housing unit estimates suggest the City has the capacity to absorb some additional new housing units in the next five years. In essence, HUD based data indicates that housing unit growth statistically imputed between the 2000 Census and 2010 Census did not actually occur.

Census based data indicates that there were 17,523 housing units in the City of Fairfield in 2000. Building permit data from HUD indicates that the inventory of housing units in the City totaled 17,512 units in 2000. The disparity between the two data sources is deemed to be of no consequence in estimating the 2000 housing inventory. The 2010 Census estimated the housing inventory in the City at 18,802 units; however, HUD building permit data indicates that the inventory only consisted of 18,224 units in 2010. Assuming occupancy numbers were correct in the 2010 Census housing vacancy of 1,386 units (7.4% based on Census estimate) was overestimated by 578 units (4.4% on the basis of building permits). Census based data estimated the housing inventory in the City at 18,945 units in 2018; HUD based data reduces the number of units to 18,348 in 2018. Census based projections tied to projected household growth in the City suggest the City's housing inventory will grow to 19,526 units by 2023. Projecting HUD data forward based on an average annual running rate for new housing permits, the housing inventory in the City should be comprised of approximately 18,428 units. The widening disparity between Census based estimates and projections and those derived from HUD building permit data grows to an estimated 1,098 housing unit by 2023. This difference between Census based and HUD building permit based data has a direct influence on the residential market discussion that follows.

The major question regarding the potential for future housing growth in Fairfield is the availability of land for future residential development. It appears that there is limited potential land for future residential (re)development in the City. This lack of land and/or lots for the introduction of new housing units appears to be more acute in the vicinity of the subject corridor.

Additionally, the scale of potential new residential development cannot dramatically exceed the upper limit of price points of the existing residential inventory; currently in excess of \$300,000 in the City based on current market activity. Current listings in close proximity to the corridor suggest that price points in the two Census Tracts bordering the corridor and vicinity may not be much lower.

The following paragraphs detail the status of the current residential inventory and the market along with projections for growth in the next five years. **Exhibits 8A through 13A detailing the residential market analysis are included at the end of this report.**

A. The Current Inventory

The current inventory of housing units in Fairfield is estimated to consist of 18,356 units based on MARKET METRIC\$ LLC (MMLLC) calculations through 2019. MMLLC projections suggest that the unit count will grow to 18,428 units by the end of 2023. This unit growth could be tempered by the amount of remaining building lots and/or land for new housing development at this time. This is especially true of the residential areas in close proximity to the subject corridor.

The estimated 2018 inventory of housing units is only somewhat skewed to freestanding single-family structures. Based on MMLLC calculations, approximately 55% or 10,023 housing units in the City are in freestanding single-family structures of various types and sizes. An additional 10% of housing units; Approximately 1,844 units are in attached single-family structures. The remaining 35% of housing units; approximately 6,481 units are in multi-family structures of various types and sizes as well as mobile home units. Census based data for 2018 estimates that there are 11,078 owner occupied housing units in the City. Thus, approximately 789 single-family dwelling units are occupied by renter households or vacant.

Assuming that Census based estimates for residential occupancy are reasonably accurate and using the HUD data based adjustment to the City's current residential inventory only 3.4% of the total housing inventory in the City is estimated to be vacant (615 units) as of 2018. The vacancy percentage is estimated to have decreased from the 2010 Census when it was estimated to stand at 4.4% on the basis of the HUD adjusted inventory data in the context of a severe recession and a general housing market collapse. As stated, current vacancy is estimated at 3.4% and could decline sharply as a function of Census based household growth projections through 2023. Should households grow by the 522 households suggested by Census based data and total inventory growth by only 80 units as projected by MMLLC, city wide housing vacancy will shrink to only 0.9%. This vacancy percentage is indicative of a housing market in a condition of undersupply. This relative market strength exhibited by the low vacancy percentage at present and projected to reduce even further through 2023, suggests that the City could add approximately 800 housing units by 2023 and only reach a city wide vacancy rate of 5%, more or less. Note that a 5% vacancy rate is considered represent a stable market. even if the housing inventory is increased by 60 units to the projected City inventory total for that year.

Data extracted from the Housing and Urban Development Department building permit data base provides some additional detail regarding the age and composition of the housing inventory. As stated above, the 2018 housing unit inventory as estimated by the U.S. Census Bureau is 18,945 units. As calculated by MMLLC the 2018 housing unit inventory totals 18,348 units. Additions to the inventory since 1980 are summarized below based on HUD building permit data.

Of the units built between 1980-1989 5,079 Units Total – 78.3% - 3,977 multi-family units
 Of the units built between 1990-1999 1,811 Units Total – 76.5% - 1,385 single-family units
 Of the units built between 2000-2009 832 Units Total – 97.5% - 811 single family units
 Of the units built between 2010-2019 151 Units Total – 98.7% - 149 single family units

Approximately 43% of the total residential inventory in the City (7,873 units) was built from 1980 to the present. Of these units approximately 73% of the current inventory of multi-family units (4,426 units) was built in that timeframe. Thus, the inventory of housing is relatively new. Nonetheless, the slowing pace at which new housing units are being added in the City suggests the characteristics of a City that is mature and essentially “built out”. This is especially true of the neighborhoods bordering the subject corridor.

The residential inventory of the two Census Tracts bordering the subject corridor was estimated at 4,490 units in 2000, 4,701 units in 2010, 4,732 units in 2018, and projected to grow to 4,842 units in 2023. Any residential unit growth in these two Census Tracts from the 2000 Census is highly suspect.

Slightly more than 70% of all housing units in Census Tract 390170109.04 located to the west of Ohio State Route 4 and north of Nilles Road are owner occupied. Conversely, only slightly more than 37% of residents in Census Tract 390170109.06, located to the east and south of the subject corridor, are home owners. Vacancy if both Census Tracts is very low. Census projections for household growth in Census Tract 390170109.06 could be stalled by insufficient inventory. In essence, this projection is not likely to be realized.

The table below summarizes the current status of the housing inventory in the City of Fairfield and changes that could occur if Census based projections are realized.

THE EXISTING RESIDENTIAL INVENTORY WITH ESTIMATES AND PROJECTIONS						
Year	2010 Census*		2018 Estimate*		2023 Projection**	
Geographic Area	Units*	Percent	Units*	Percent	Units**	Percent
City of Fairfield*	18,224	100.0%	18,348	100.0%	18,428	100.0%
Owner	11,117	61.0%	11,078	60.4%	11,348	61.6%
Renter	6,300	34.6%	6,655	36.3%	6,906	37.5%
Vacant	807	4.4%	472	2.6%	174	0.9%
*2010 Census Data and 2018 Estimate Adjusted to HUD Based Building Permit Data						
** 2023 Projection Based on Recent Historical HUD Data and a Stable Running Rate						
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com						

B. The Market

The residential market in Fairfield is made up of freestanding single family homes and condominium units for sale as well as single family homes, condominium units and apartments for rent. Zillow.com was reviewed in March, 2020 and at that time there were 44 homes in the sale market. The median listing price was \$161,500. The median home value in Fairfield was \$178,747. Census based estimates that suggest the “average length of residence” is 14.0 years as of 2018; essentially a turnover rate of 7.14%. It should be noted that Census based projections for the five-year time period from 2018 through 2023 suggest that residents will stay longer; 16.6 years on average. Thus, the annual turnover rate of home sales in the market could slow to approximately 6.02% annually. This data suggests that the inventory of homes in the City of Fairfield marketplace is attractive and affordable. Data for the two Census Tracts in close proximity to the subject corridor are mixed in terms of values relative to the City in general. However, the data does not suggest that market conditions deviate sufficiently from those of the Cincinnati MSA, Butler County and/or Hamilton County, to preclude a context to the review of the current residential market in Fairfield. The following table provides some insight into where Fairfield fits into the matrix of housing values in the marketplace of the various context jurisdictions.

AVERAGE HOME VALUES FOR CONTEXT JURISDICTIONS, FAIRFIELD, AND TWO CENSUS TRACTS 2010					
Context Jurisdictions			Fairfield		
Cincinnati MSA	Butler County	Hamilton County	City Wide	CT 109.04	CT 109.06
\$154,929	\$156,927	\$147,047	\$146,533	\$128,895	\$154,835
ESTIMATED AVERAGE HOME VALUES FOR CONTEXT JURISDICTIONS, FAIRFIELD AND TWO CENSUS TRACTS 2018					
Fairfield			Fairfield		
Cincinnati MSA	Butler County	Hamilton County	City Wide	CT 109.04	CT 109.06
\$172,938	\$176,894	\$159,262	\$159,557	\$130,496	\$165,443
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com					

Given the age of the housing inventory and a cursory review of sales prices per square foot of living area of recent sales (three years), the potential for the introduction of new residential construction in the City appears to be well within “striking distance”. Historically, studies have indicated that buyers and renters are willing to pay up to a 30% premium for new construction versus an existing residential unit in the marketplace. Obviously this is a market generalization, dependent on multiple local market factors, so the direct applicability to the Fairfield market is unknown.

The rental housing inventory in Fairfield is relatively newer than the owner occupied dwelling inventory. Based on HUD building permit data, 4,426 units of housing in multi-family structures were added to the City’s housing inventory between 1980 and 2011. Note that no new multi-family units have been added to the City’s housing inventory since 2011. This represents approximately 73% of the estimated residential units in multi-family structures of two or more units in the City at present. Note that a portion of the freestanding single-family inventory appears to have transitioned into the rental market as well potentially bolstering the rental inventory by as many as 789 units. The word “potentially” is inserted due to the inability to determine the possible market status of vacant units in the City. However, the majority of vacant residential units in the City, if not all, are likely in the rental marketplace.

Overall market vacancy in the City is currently estimated at 3.4% based on data adjusted from Census estimates to HUD building permit data for the City. A vacancy rate of less than 5% suggests a market that is in a condition of under supply. Traditionally, a vacancy rate of 5% has been described as a “balance between supply and demand”. This vacancy percentage was adjusted upward to 10% in the aftermath of the recent recession and housing collapse; however, current market conditions suggest that the traditional 5% vacancy rate is more applicable in determining a balance between supply and demand. While the introduction of new units to the marketplace could have a short term effect of increasing the City’s vacancy rate it is more likely that new supply will generate offsetting new demand potentially extending the period of calculated undersupply. In essence, the residential market in Fairfield is a “sellers’ market”. It may be possible to pace of the introduction of new residential units, assuming land for development is available, to coincide with the absorption of these units in the marketplace. If vacancy rates increase over a longer time frame it is likely that the rates will increase for the most marginal units in the local market.

C. Future Demand

The inventory of existing housing in Fairfield is only somewhat skewed to single-family dwelling units; approximately 65% of all housing units in the City. The homes span a broad range of sizes and ages. Owner occupancy hovers around 60% in the City; however, the two Census Tracts bordering the subject corridor represent divergent statistics with the Tract to the west of the corridor exhibiting an owner occupancy of slightly more than 70% while the Tract to the east and south of the subject corridor exhibiting an owner occupancy rate of slightly more than 37%. The percentage of owner occupied dwelling units is projected to decline only slightly over the next five years.

Based on MMLLC calculations and assuming Census based household growth projections for the next five years are reasonably accurate, Fairfield could be in need of an additional supply of almost 800 new housing units. Based on the current percentage of owner occupied dwelling units, any new inventory should be directed at the home ownership segment of the residential marketplace. Based on the “built out” status of the neighborhoods to the west of the corridor and the commercial-industrial character of the areas to the east of the corridor, it is unlikely that the subject corridor will participate in any significant way in the introduction of new housing to the City in the near future.

The percentage of home ownership in the City may be more consistent with the predisposition of many households toward rental housing in the marketplace today. Many households have strategically determined that it is better to rent than to own. Young professional households may be burdened by student loan debt that leaves them unable to save money for a down payment on a home purchase. Many younger households want to “tryout” a community by renting only to transition into home ownership at a later date. Some households are simply too transient due to job changes and/or uncertain income that they don’t want the issues involved in buying or selling a home to hinder their ability to move on at any time.

Three basic premises have been recited over time as reasons to own a home; appreciation in value as an inflation hedge (nominal wealth builder), the mortgage interest tax deduction, and the tax deduction for property taxes. The recent recession taught millennials that constant appreciation in housing values that their parents regarded as irrefutable was false and recent tax law changes may eliminate the mortgage interest deduction for many households while the cap on state and local tax deductions may blunt another of the selling points regarding home ownership. Several notable financial experts now suggest that home ownership should only be considered under a specific set of family based decision making criteria and that home ownership is not the ticket to wealth formation.

Census based projections indicate that the supply of housing in Fairfield will grow by 581 units from 2018 through the end of 2023. This projection builds on the 2010 Census estimate that the City’s housing inventory had grown from the 17,523 units observed in the 2000 Census to 18,802 units in 2010 and has further grown to 18,945 units according to current year Census based estimates. HUD data indicates that only a percentage of this increase in housing inventory from 2010 through the present has taken place. Assuming the prior housing growth estimates from 2010 forward and near-term projection to 2023 can be achieved, a total of as many as 800 new housing units could be supported in the local marketplace. Given the scarcity of land for (re)development it may not be possible to achieve this projected growth. Market demand does not appear to have been a constraint to housing unit growth in Fairfield in recent years; the supply of buildable lots and/or land for new residential development appears to be the constraint.

D. Competitive Supply

Numerous subdivisions and multi-family projects will continue to increase the competitive supply of new housing in the general marketplace. As both Butler County and Warren County continue to urbanize, the I-75 corridor northeast of the City of Fairfield will be a central transportation corridor directly facilitating and benefitting these future competitive developments. Given the mature status of Fairfield, an equal effort should be directed at vitality maintenance of the existing inventory. Building and zoning codes should not inhibit property owners from making improvements that preserve and/or enhance the market value of their residences. Supporting appropriate building and zoning codes are maintenance codes that do not enable any property owners to allow deterioration of housing units to the point where these units impair the market value and/or marketability of well-maintained residential units in the immediate vicinity. This must be an ongoing and deliberate effort that is supported by the local courts.

As cited above, the Census Tract to the west of the corridor and north of Nilles Road appears to have a concentration of older residents. As with all communities, there will be attrition of older residents. That means the city must market its attractiveness to new households on an ongoing basis. In order to attract younger segments of the housing market, the City must stay current with the demands of these segments of the market and, where possible, develop amenities to attract the younger household component.

Recreation, fitness, health care, dining and entertainment, are all amenities that are found desirable in today's marketplace in the context of a "walkable" environment. Of course, these market desires will constantly evolve and the City must continue to monitor the marketplace for these changes and then work to adapt to the changes observed. New residences may not be appropriate to the commercial-industrial character of the corridor itself, but walkable means of connecting the residential neighborhoods to the subject corridor should be evaluated and improved along with the walkability of the corridor itself. A pedestrian friendly walkable community is dependent "complete streets"; i.e., sidewalks, curbs and gutters. It appears that the residential neighborhoods in close proximity to the west of the subject corridor have been buffered; i.e., isolated, from the corridor. It is difficult for the enterprises along the corridor to relate to these close proximity neighborhoods if they are physically detached. Working toward a complete street with walkable access from adjacent neighborhoods would serve to reinforce the City's commitment to delivering a walkable community in the future.

E. Supply and Demand Balance

Based on recent history, a repeat of overbuilding in the residential marketplace could be even more devastating to prospects for future development than the housing collapse that occurred at the outset of the last recession. Maintaining a relative balance between supply and demand is imperative. The indicators for new residential development are positive. Household growth is projected to be modest but reasonable in the general market area. Household incomes are sufficient to suggest that affordability of new or existing housing will not be a significant market impediment. Existing housing vacancies are low even when measured against the "traditional normal" of five percent or the "new normal" of ten percent; in essence existing housing is perceived to be in a state of market undersupply.

Census based household growth projections and HUD based inventory calculations suggest that as many as 800 units could be added to the housing inventory in Fairfield in the next five years. Thus, a projected vacancy rate of only 5.2% in Fairfield after the introduction of 800 new housing units bodes well for an increase in housing supply in the near term. Restating, this assumes that housing demand would grow to fill the new units developed consistent with Census based estimates and projections and overarching economic conditions support consumer confidence.

F. Market Share and the Competition

It has been noted above that the City appears to be attractive to a wide range of households including senior households who have remained in single-family homes over time. While specific segments of the consumer market for housing will be popular from time to time, a more generic approach to meeting the market is in order. It should be noted that all housing products must offer flexibility to attract all age brackets and various sizes of households. As the population of the larger market ages in general, the "downsizing" or "empty nester" segments of the market may be where the ownership market is headed in the next five years, but this market will ultimately peak. Newly formed households are typically a significant component of the rental market. These households are likely to be very "mobile" moving as lifestyle changes evolve and/or employment opportunities shift. The needs and wants of households in the future may differ from the initial target market(s), so the ability to have the housing products change with the nature of the marketplace will extend the functional life of any housing products currently on the landscape or developed in the future.

Of particular importance is the vitality of the existing residential inventory. Since the City of Fairfield has only a few opportunities to grow its residential inventory in the future, barring significant redevelopment, the physical condition and functional utility of the inventory will become much more important in the future. As has been stated above, the age of the freestanding single-family residential housing inventory is relatively new allowing the City to get ahead of physical deterioration and/or functional inadequacy of the inventory. The physical condition translates to what is commonly called “curb appeal”; however, it extends well beyond outward appearances to the basic mechanical and structural components of any structure. Functional utility is defined as “the difference between what you have and what the market wants”. The more closely these two viewpoints coincide, the more attractive the residential product in the marketplace. The more these two viewpoints diverge, the less attractive the product is in the marketplace and the less valuable. Some functional obsolescence is curable and some is not. Keeping the curable facets of functional utility of existing housing units on pace with the marketplace will help sustain market values in the future. Strict code enforcement should help to avoid any unnecessary physical deterioration.

G. Residential Market Observations and Conclusions

The City of Fairfield appears to have an undersupply of residential units on the landscape at present. Currently the City is experiencing a “sellers’ market” as a function of the imbalance between market supply and market demand. This condition is projected to persist into the future assuming overarching economic conditions remain favorable.

Current estimates and projections suggest that as many as 800 new housing units could be absorbed by the residential market in Fairfield in the next five years. The two Census Tracts bordering on the subject corridor are not projected to participate in this potential growth on a proportionate basis. Approximately 26% of the City’s residential inventory is located in these two Census Tracts; however, growth projections suggest that approximately 100 units could be needed in these two Census Tracts; only 13% of the projected new demand. This disparity appears to be directly correlated to the essentially “built out” status of the two Census Tracts in proximity to the subject corridor.

Given the age of the housing inventory and a cursory review of sales prices per square foot of living area of recent sales, the potential for the introduction of new residential construction in the City appears to be well within “striking distance”.

The City may wish to emphasize the ease of access to employment centers and shopping as reasons to locate in Fairfield. Developing and/or expanding amenities that are desired by the market segments the City appears to be best able to attract are in order – walkable locations and access to recreation and facilities such as fitness centers and health care appear to be important in the marketplace along with dining entertainment and convenience goods and consumer services.

A pedestrian friendly walkable community is dependent “complete streets”; i.e., sidewalks, curbs and gutters. Working toward complete streets reinforces the City’s commitment to delivering a walkable community in the future.

Given the extremely limited opportunities for growth in the residential built environment adjacent to the subject corridor maintaining the existing inventory becomes an important goal to attracting new residents especially if the Census based projections are to be realized.

Vitality maintenance of the built environment is extremely important to a City like Fairfield which is essentially close to the limits of physical growth.

A thorough review of the existing housing inventory is in order to determine if there any characteristics of the inventory that are “physically deteriorated” and/or “functionally obsolescent” and if anything can be done to enhance the market attractiveness and/or marketability of the existing housing inventory – this is an ongoing process and will become more important as the built environment ages.

Code enforcement is a key element to maintaining the vitality of the built environment (building codes, zoning codes, and maintenance codes) with the objective of maintaining or enhancing the marketability and market value of housing units already in the inventory.

Zoning codes that enable property owners in older neighborhoods to make improvements that will enhance market value should be encouraged.

Annual inspections of multi-family rental units have worked in many communities to preserve marketability and rental value. Pre-sale inspections have also been used in communities which are essentially “built out” to preserve market value and ensure code compliance. An inspection program encouraging voluntary compliance is desirable.

Responsible home owners, land lords, and property managers are essential to the vitality of the housing inventory and those who choose not to comply with the City’s wishes should not be allowed to escape strict enforcement.

If specific projects and/or areas appear to be approaching the end of their economic lives then steps should be taken to facilitate redevelopment when the time is right – languishing projects or neighborhoods are serious market impairments and can accelerate the decline of a community.

Where properties appear to be nearing the end of their economic lives plans for redevelopment should be put in place so that derelict properties do not become a burden to the City.

VI. THE COMMERCIAL AND INDUSTRIAL MARKETS

This section of the report is heavily dependent on the data and analyses contained in the exhibits. Once again, the reader is encouraged to visit these exhibits in order to better understand the observations and conclusions stated in the following paragraphs. **Exhibits 14A through 22A at the end of this report summarize the commercial and industrial market analyses.**

The following data has been provided by esiteanalytics.com based on research conducted by Experian and/or Dun and Bradstreet. In order for a business to be included in this data base it must have a tax identification number, as such sole proprietorships and pass-through entities are excluded. Additionally, businesses with multiple outlets may not report their employment at the individual locations, but aggregate their employment numbers at their “headquarters” location. As such, the numbers in the following analysis likely understate the number of businesses and employment in the City.

A. City of Fairfield Estimated Daytime Population

While a discussion regarding daytime population may seem peripheral to an analysis of commercial markets, many retail and service enterprises are dependent on this daytime population for their revenue streams.

The daytime population of the City of Fairfield is not an insignificant number of persons. Similarly, the daytime population of the drive-time market areas is also substantial. The five-minute drive-time market is of particular interest given that this is the “convenience market” area. The daytime population of the City is estimated to comprise 51,756 persons. The vast majority of this daytime population (41,557 persons) is over the age of 16. Data indicates that 29,565 persons are in their workplaces. As such, this segment of the daytime population represents a potential consumer base for local retail and service businesses over and above what the households in the vicinity can provide. The daytime population in the two Census Tracts bordering the subject corridor totals 14,679 persons of which 11,129 are over the age of 16. A total of 8,387 persons are in their workplaces adjacent to the subject corridor and its immediate vicinity. The daytime population of the five-minute drive-time market area is estimated to comprise 23,832 persons, 15,883 of which are over the age of 16 and 10,570 are at their workplaces.

B. Major Industry Establishments and Employment

Based on data supplied by esiteanalytics.com there are 83,846 establishments employing 1,018,406 persons in the Cincinnati MSA. There are 11,693 establishments employing 154,674 persons in the Butler County and there are 37,494 establishments employing 518,244 persons in the Hamilton County. By comparison there are 1,811 establishments employing 27,906 persons in the City of Fairfield. There are 577 establishments employing 7,282 persons in the two Census Tracts bordering the subject Ohio State Route 4 corridor. Thus, the City of Fairfield represents 15.49% of the business base and 18.04% of employment base in Butler County. Note that Fairfield represents 11.33% of the population and 12.57% of households in Butler County; thus the City’s commercial and industrial base are relatively large compared to the population and households supporting the observation that Fairfield is a residential community first, but a commercial center as well. The table at the top of the following page summarizes the major industry detail for the City of Fairfield as of 2019.

CITY OF FAIRFIELD MAJOR INDUSTRY DETAIL - 2019			
	City of Fairfield		
2019 Major SIC Division	Establishments	% Estab.	
Agricultural, Forestry, Fishing (SIC 01-09)	29	1.7%	
Construction (SIC 15-17)	138	7.9%	
Finance, Insurance & Real Estate (SIC 60-69)	139	8.0%	
Manufacturing (SIC 20-39)	111	6.4%	
Mining (SIC 10-14)	0	0.0%	
Public Administration (SIC 90-98)	15	0.9%	
Retail Trade (SIC 52-59)	360	20.7%	
Services (SIC 70-89)	835	43.9%	
Transportation & Communications (SIC 40-49)	84	4.8%	
Wholesale Trade (SIC 50-51)	100	5.8%	
Totals	1,811	100.0%	
2019 Major SIC Division	Employees	% Emp.	Avg. # Emp.
Agricultural, Forestry, Fishing (SIC 01-09)	198	0.7%	7
Construction (SIC 15-17)	1,514	5.4%	11
Finance, Insurance & Real Estate (SIC 60-69)	5,301	19.0%	38
Manufacturing (SIC 20-39)	4,035	14.5%	36
Mining (SIC 10-14)	0	0.0%	0
Public Administration (SIC 90-98)	337	1.2%	22
Retail Trade (SIC 52-59)	7,321	26.2%	20
Services (SIC 70-89)	6,243	22.4%	7
Transportation & Communications (SIC 40-49)	1,226	4.4%	15
Wholesale Trade (SIC 50-51)	1,732	6.2%	17
Totals	27,906	100.0%	
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

Service and retail businesses comprise the largest concentration of establishments and employment in the City, respectively. Both of these categories will be analyzed in more depth in the following paragraphs. Construction and manufacturing enterprises are also significant contributors to the number of establishments and more significantly to employment in the City. The manufacturing segment of major industries will also be examined in more depth below.

The table at the top of the following page details the retail and services components of the business base in the City of Fairfield, the two Census Tracts bordering the subject corridor, along with the context jurisdictions and drive-time market areas. Note that the two Census Tracts form the core of the five-minutes, drive-time market.

THE EXISTING RETAIL AND SERVICES BUSINESS BASE - 2019				
Business Type	Retail		Services	
	Establishments	Employment	Establishments	Employment
Cincinnati MSA	12,183	192,938	34,258	397,774
Butler County	2,047	30,446	4,968	51,394
Hamilton County	5,687	84,406	16,376	221,028
City of Fairfield	361	7,321	765	6,213
CT 390170109.04	55	1,493	106	662
Ct 390170109.06	96	1,487	150	1,511
Drive-time Market Areas*				
5 Minutes	185	3,526	348	2,699
10 Minutes	592	10,616	1,349	11,596
15 Minutes	1,396	25,409	3,265	34,606
*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road				
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com				

C. The Retail Business Inventory

The retail business base of the two Census Tracts bordering on the subject corridor is a significant portion of the City's overall retail business base. Some categories of retail enterprise are heavily skewed to the Route 4 corridor. Overall 41.8% of retail establishments in the City are located in the two Census Tracts that overlay the subject corridor or in close proximity. Automotive dealers and gas stations (32), eating and drinking places (36), and miscellaneous retailers (45), comprise a total of 113 businesses out of a total of 151 retail businesses in the two Census Tracts. The 151 retail establishments in the two Census Tracts comprise 41.8% of retail establishments in the City and these enterprises employ a total of 2,980 persons; 40.7% of retail employment in the City. The table below details the retail business inventory in the two Census Tracts.

SUBJECT CORRIDOR CENSUS TRACTS RETAIL ESTABLISHMENTS - 2019			
	CT 109.04	CT 109.06	Tracts % of City
	Est.	Est.	Est.
Retail Trade (SIC 52-59)			
Building Materials, Hrdwr, Garden Supply & Mobile Home Dealers (52)	1	4	33.3%
General Merchandise Stores (53)	3	3	60.0%
Food Stores (54)	7	6	36.1%
Automotive Dealers & Gasoline Service Stations (55)	7	25	48.5%
Apparel & Accessory Stores (56)	3	2	38.5%
Home Furniture, Furnishings & Equipment Stores (57)	4	5	45.0%
Eating & Drinking Places (58)	11	25	33.0%
Miscellaneous Retail (59)	19	26	48.9%
Total Retail Trade (SIC 52-59)	55	96	41.8%
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

D. Consumer Expenditures and Retail Expenditure Growth

The magnitude of household consumer expenditures, household retail expenditures, and more importantly retail expenditure growth based on household growth projections are summarized for the City of Fairfield, context jurisdictions, and drive-time areas in the table below. It is the magnitude of projected growth that is an important predictor of the potential need for new or expanded merchants to address new demand.

Unfortunately, the relatively static household base in the immediate vicinity of the Ohio State Route 4 corridor indicates that the existing retail business base is adequate to serve current and near-term projected future demand. Some categories of merchants could see a need to expand, but not significantly. The limited projected growth in the immediate vicinity of the subject corridor and the 5 Minutes, Drive-time Area, consistent with the definition of the subject corridor as a community commercial district, strongly suggest that current conditions will continue.

2018 HOUSEHOLD CONSUMER EXPENDITURES AND 2018-2023 PROJECTED HOUSEHOLD RETAIL EXPENDITURE GROWTH				
Defined Geography	2018 Household Consumer Expenditures	2018-2023 Household Changes	2018 Household Retail Expenditures	2018-2023 New Retail Demand*
Cincinnati MSA	\$44,187.86	37,201	\$14,821.82	\$551,386,525.82
Butler County	\$44,412.88	8,063	\$14,831.34	\$119,585,094.42
Hamilton County	\$42,571.03	2,388	\$14,334.33	\$34,230,380.04
City of Fairfield	\$44,843.79	522	\$14,870.29	\$7,762,291.38
Census Tract 390170109.04	\$39,732.66	0	\$12,974.09	\$0.00
Census Tract 390170109.06	\$40,060.84	93	\$13,292.55	\$1,236,207.15
Ohio State Route 4 and Nilles Road				
5 Minutes Drive-time	\$41,340.65	30	\$13,632.54	\$408,976.20
10 Minutes Drive-time	\$41,654.09	825	\$13,829.39	\$11,409,246.75
15 Minutes Drive-time	\$42,796.84	2,453	\$14,304.67	\$35,089,355.51
*Based on 2018 Average Annual HH Retail Demand Dollars and Projected 2018-2023 Household Growth				
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com				

E. The Retail Surpluses and Leakages Analysis

A surpluses and leakages analysis is a simple way to measure the adequacy of a business base within a specified geographic area to serve the needs of households indigenous to the same geographic area. Supply and demand are in balance at 100%; in essence, the expected market demand generated by the indigenous households is being met by the businesses within the same area. Percentages less than 100% indicate a market leakage; residents of the specified geographic area must journey outside that area to find sources of the goods and/or services they desire.

Conversely, percentages in excess of 100% indicate that the businesses within the specified area are attracting customers beyond the spending capacity of households indigenous to the defined market area. The daytime population helps to fuel the demand that cannot be explained by the capacity of the indigenous households in a defined geographic area. Specifically, the daytime population at the workplace is the most important subset since this population since they are likely live elsewhere but, spend money during the workday on retail goods and services in the defined market area at the businesses located in the area. Note also that businesses in close proximity to major transportation routes also benefit from this daily traffic. While daily commuters and/or travelers are present in the subject corridor, the traffic counts suggest that this source of potential retail demand may not be that significant.

Similar to the daytime population at work, the daytime population at major institutions; i.e., the student population at the high school in the case of the subject corridor adds to retail demand in the subject corridor and the immediate vicinity. This is the framework of the analyses performed for retail businesses in the marketplace of the subject segment of the Ohio State Route 4 corridor north of Nilles Road in the City of Fairfield.

As has been stated above, there is no apparent market “need” for any significant new retail businesses in the corridor. Convenience and neighborhood orientation could provide limited future market opportunities along the subject corridor. Emphasis on filling currently vacant spaces in retail buildings and centers should take precedence over new construction; however, retailers tend not to want to occupy previously “branded boxes” and the requirements of their corporate offices and/or franchisers will dictate whether an existing space is acceptable or new construction will be required. If new construction is demanded, demolition and parcel consolidation may be the necessary prerequisites to meet the needs of any new retailers wishing to enter the marketplace along the corridor. The City may have to act as a market intermediary in order for these prerequisite steps to be completed and set the stage for future redevelopment along the corridor.

F. The Services Business Inventory

Service businesses in the two Census Tracts bordering the subject corridor also comprise a significant portion of the service business base in the City. Overall the 256 service businesses in the subject corridor and the immediate vicinity make up 33.5% of service establishments in the City. These businesses employ 2,173 persons; 35.0% of service business employment in the City. Automotive repair services are the most significant category of service businesses encompassing 40 businesses employing 197 persons. These automotive businesses represent slightly less than half of the automotive service businesses and related employment in the City

Before closing this discussion it is worthwhile to note that many services have been traditional office tenants historically. In more recent times many consumer services have gravitated to retail storerooms. Insurance, real estate, financial planning, medical, and dental providers have joined this shift to storeroom spaces. The ability to have very distinctive signage, and direct access from a contiguous, surface parking lot have aided in this switch. In addition, many office building owners and managers cling to a traditional 9-to-5 weekday model. The heating and air conditioning may be dialed back or turned off outside of these traditional hours and access may be restricted to tenants effectively limiting the use of the tenant spaces to the prescribed hours. These conditions can be controlled by the tenants in retail storeroom spaces.

The “office” occupants in the subject corridor fall into the category of those occupying storeroom spaces. By example, a significant corporate health care occupant has transformed an entire retail center to an office use. As such, there does not appear to be a market for traditional office space in the subject corridor.

The inventory of services businesses in the subject corridor and immediate vicinity can be found in the following table.

SUBJECT CORRIDOR CENSUS TRACTS SERVICES ESTABLISHMENTS - 2019			
	CT 109.04	CT 109.06	Tracts % of City
Services (SIC 70-79)	Est.	Est.	Est.
Hotels, Rooming Houses, Camps & Other Lodging Places (70)	0	2	25.0%
Personal Services (72)	20	9	38.2%
Business Services (73)	16	12	23.0%
Automotive Repair, Services, Parking (75)	4	36	48.8%
Miscellaneous Repair Services (76)	3	7	40.0%
Motion Pictures (78)	0	0	0.0%
Amusement & Recreation Services (79)	3	7	29.4%
Health Services (80)	30	32	37.1%
Legal Services (81)	6	3	52.9%
Educational Services (82)	5	5	30.3%
Social Services (83)	6	6	30.8%
Museums, Art Galleries, Botanical & Zoological Gardens (84)	0	0	0.0%
Membership Organizations (86)	6	16	28.6%
Engineering, Accounting, Research, Management & Related Svcs (87)	7	14	27.3%
Services, Not Elsewhere Classified (89)	0	1	20.0%
Total Services (SIC 70-89)	106	150	33.5%
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

G. The Services Business Surpluses and Leakages Analysis

An analysis of services businesses that parallels the model employed in the analysis of retail businesses, discussed above, produced similar results to those indicated for the retail segment of the market. Service businesses in the subject corridor and vicinity appear to serve the expected demand to be generated by households in close proximity to the subject corridor. The overall supply of services providers and the expected demand from indigenous households is much closer to a balance than the retail segment of the marketplace which is significantly “overweight”. It should be noted that some service businesses also serve the business community; i.e., business-to-business enterprises. As such, their location and employment may be as much, or more, dependent on their business client base versus their consumer base. As with retail establishments, the intensity of competition that would be encountered in order to establish new service businesses or to expand existing service providers within the City and more importantly in the subject corridor is substantial.

H. The Industrial Business Base

As stated above, manufacturing and construction are both substantial contributors to the number of establishments and employment in Fairfield and in proximity to the subject corridor. Both of these industry categories are cyclical in nature. As such, overarching economic conditions will have a direct influence on the health of these enterprises and employment levels.

Several industrial uses populate the east side of the subject corridor and vicinity. These land uses appear to represent prior generations of urban development and remain in use today. There are several additional establishments that are industrial in character including automotive related uses that populate the west side of the corridor as well as the immediate vicinity of the intersection of Ohio State Route 4 and Nilles Road. These land uses are not deemed to be the highest and best uses of the sites they occupy and should be regarded as transitional uses pending future redevelopment of the sites for future uses that do represent the highest and best uses of the sites. The proximity of these uses to adjacent residential neighborhoods is deemed inappropriate.

Depending on the proximity of these “industrial” uses to residential neighborhoods, the current improvements may be candidates for demolition and redevelopment of the sites or potentially the improvements may be candidates to be repurposed for more appropriate commercial uses along the corridor.

In addition, the age and condition of these improvements will have a direct influence on their importance to Fairfield in the future. Several industrial enterprises appear to have been long-term establishments in the City. The industry life cycles of these long-term enterprises should also be taken into account for the future.

Construction businesses are important employers in and near the subject corridor; however, while located in the vicinity of the subject corridor, their work is at sites outside of the immediate area. Thus, while important to the City’s employer and employment base, these companies are not likely to contribute much to the economic health and wellbeing of retail and service enterprises in and near the subject State Route 4 corridor.

As cited above, manufacturing enterprises make up a substantial segment of the industrial business base in the immediate vicinity of the subject corridor. These manufacturing enterprises are detailed in the table at the top of the following page.

SUBJECT CORRIDOR CENSUS TRACTS MANUFACTURING ESTABLISHMENTS - 2019			
	CT 109.04	CT 109.06	Tracts % of City
Manufacturing (20-39)	Est.	Est.	Est.
Food and Kindred Products (20)	0	0	0.0%
Tobacco Products (21)	0	0	0.0%
Textile Mill Products (22)	0	0	0.0%
Apparel, Finished Prdcts from Fabrics and Similar Materials (23)	1	0	100.0%
Lumber and Wood Products, Except Furniture (24)	0	3	60.0%
Furniture and Fixtures (25)	0	0	0.0%
Paper and Allied Products (26)	0	0	0.0%
Printing, Publishing and Allied Industries (27)	2	2	22.2%
Chemicals and Allied Products (28)	2	3	45.5%
Petroleum Refining and Related Industries (29)	0	0	0.0%
Rubber and Miscellaneous Plastic Products (30)	0	0	0.0%
Leather and Leather Products (31)	0	0	0.0%
Stone, Clay, Glass, and Concrete Products (32)	0	0	0.0%
Primary Metal Industries (33)	0	0	0.0%
Fabricated Metal Prdcts, Except Machinery & Transport Eqpmnt (34)	0	4	33.3%
Industrial and Commercial Machinery and Computer Equipment (35)	0	4	16.0%
Electronic, Elctrc'l Eqpmnt & Cmpnts, Excpt Computer Eqpmnt (36)	0	4	66.7%
Transportation Equipment (37)	0	1	25.0%
Mesr/Anlyz/Cntrl Instrmnts; Photo/Med/Opt Gds; Watches/Clocks (38)	0	0	0.0%
Miscellaneous Manufacturing Industries (39)	0	4	40.0%
Total Manufacturing	5	25	26.8%
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com			

I. Observations and Conclusions for the Commercial and Industrial Markets

The daytime population of Fairfield is substantial according to data provided by reliable sources. A significant portion of this daytime population is located in close proximity to the subject Ohio state Route 4 corridor.

Due to the number of businesses located in Fairfield, the daytime population of the City is substantially larger overall than the resident population. The daytime population of the City is estimated to be 1.20 times the resident population of the City. This is an indication of the magnitude of the City's business base and employment. The City's location along the I-275 beltway has a direct influence on this statistic.

Two significant challenges exist that will impact the future of the Ohio State Route 4 corridor. The first is the proximity of the City and the corridor to numerous retail and services competitors located at the various interchanges along the I-275 beltway and its environs. Second is the relative lack of future household growth in the immediate vicinity of the subject corridor to fuel new commercial growth. As such, maintaining the current built environment and occupancy of these commercial properties could present a challenge for the City. Of the two challenges, maintaining competitive venues for small-scale local retail and consumer services tenants may be the more difficult to achieve.

The City may have to serve as a market intermediary to demolish obsolescent improvements and consolidate parcels for future unspecified commercial redevelopment. Even if such actions by the City are speculative in nature, removing inappropriate improvements and/or dilapidated or obsolescent structures from the landscape is a much better alternative than allowing these buildings to languish on the landscape. The detrimental effects on adjacent properties that remain vibrant is a matter of when not if. It is very likely that more obsolescent commercial space will be demolished along the corridor than is introduced for future commercial uses. The exact magnitude of this difference cannot be determined at this time. The prerequisite steps needed in order to develop any new competitive commercial space along the corridor could take an extended time period, as such future long-term projections of space needs at this time would be meaningless.

Finding developer-builders who are willing and able to develop small-scale commercial projects may be an additional challenge unless they are building to meet the needs of identified occupants in the marketplace. Regardless, of future timing, the space needs of future tenants is likely to be more small-scale in structures that fit the needs of small tenants; likely single-story with on-site surface parking.

It is worthwhile to note that the retail enterprises in the subject corridor are characteristic of those found in neighborhoods with the household income levels found in close proximity. These retailers serve a neighborhood need.

Addressing the industrial market is more about existing buildings which are sufficiently generic to find a reuse even if it is an adaptive reuse. Existing structures along with properly located and properly zoned sites with sufficient urban infrastructure capacity to support new industrial development comprise the best assets to attract new industrial users. Industrial properties are more typically owner occupied although rental properties can be found in the more generic segments of the market and are typically occupied by small scale enterprises or companies in the warehousing and distribution segments of industry.

A number of the industrial properties adjacent to the east of the subject corridor appear to be cramped on small, irregular sites. Many of these enterprises spill out extensively into their yard areas. The intensity of development adjacent to the east of the corridor suggests that the properties were developed prior to the institution of zoning codes or code enforcement has not been strictly observed. It appears that numerous zoning and/or maintenance code violations could exist. Without detailed property inspections it is difficult to determine if building code violations and potential environmental law issues are present. The nature of several of these industrial and service enterprises suggests that both conditions could be present.

If major businesses are family owned, the City should try to determine if there is a succession plan in place for current senior management and ownership – if not a potential risk to the future of the businesses involved could be apparent.

VII. EXHIBITS

- 1A. CINCINNATI MSA REFERENCE MAP**
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EXHIBIT 1A.

CINCINNATI MSA REFERENCE MAP

EXHIBIT 1B.

**CINCINNATI MSA
POPULATION AND HOUSEHOLD DEMOGRAPHICS
2000-2023**

Cincinnati Metropolitan Area Demographics 2000-2023

Population Demographics																
	2000 Census	%	2010 Census	%	2018 Estimate	%	2023 Projection	%	Percent Change				Number Change			
									2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population	1,994,803		2,114,577		2,184,257		2,263,935		6.0%	3.3%	3.6%	7.1%	119,774	69,680	79,678	149,358
Population Density (Pop/Sq Mi)	470.51		517.16		515.19		533.98		9.9%	-0.4%	3.6%	3.3%	46.6	2.0	18.8	63.5
Population by Gender																
Male	968,605	48.6%	1,033,701	48.9%	1,070,587	49.0%	1,113,839	49.2%	6.7%	3.6%	4.0%	7.8%	65,096	36,886	43,252	80,138
Female	1,026,197	51.4%	1,080,877	51.1%	1,113,671	51.0%	1,150,095	50.8%	5.3%	3.0%	3.3%	6.4%	54,680	32,794	36,424	69,218
Population by Age:																
	2000 Census	%	2010 Census	%	2018 Estimate	%	2023 Projection	%	Percent Change				Number Change			
									2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
0 to 4	139,946	7.0%	143,266	6.8%	138,457	6.3%	141,731	6.3%	2.4%	-3.4%	2.4%	-1.1%	3,320	4,809	3,274	1,533
5 to 14	299,214	15.0%	294,424	13.9%	290,900	13.3%	291,010	12.9%	-1.6%	-1.2%	0.0%	-1.2%	4,790	3,524	110	3,414
15 to 19	143,540	7.2%	149,713	7.1%	148,537	6.8%	151,298	6.7%	4.3%	-0.8%	1.9%	1.1%	6,173	1,176	2,761	1,585
20 to 24	133,153	6.7%	141,371	6.7%	148,349	6.6%	148,349	6.6%	6.2%	2.3%	2.6%	4.9%	8,218	3,220	3,758	6,978
25 to 34	279,098	14.0%	272,711	12.9%	291,031	13.3%	298,579	13.2%	-2.3%	6.7%	2.6%	9.5%	6,387	18,320	7,548	25,868
35 to 44	333,204	16.7%	281,572	13.3%	268,183	12.3%	286,033	12.6%	-15.5%	-4.8%	6.7%	1.6%	51,632	13,389	17,850	4,461
45 to 54	268,491	13.5%	322,691	15.3%	296,739	13.6%	278,973	12.3%	20.2%	-8.0%	-6.0%	-13.5%	54,201	25,952	17,766	43,718
55 to 64	164,330	8.2%	250,826	11.9%	291,376	13.3%	292,881	12.9%	52.6%	16.2%	0.5%	16.8%	86,496	40,550	1,505	42,055
65 to 74	127,072	6.4%	138,529	6.6%	184,280	8.4%	221,837	9.8%	9.0%	33.0%	20.4%	60.1%	11,457	45,751	37,557	83,308
75 to 84	79,746	4.0%	85,568	4.0%	90,321	4.1%	112,265	5.0%	7.3%	5.6%	24.3%	31.2%	5,822	4,753	21,944	26,697
85+	27,010	1.4%	33,908	1.6%	39,844	1.8%	40,981	1.8%	25.5%	17.5%	2.9%	20.9%	6,898	5,936	1,137	7,073
Total Median Age																
	2000 Census		2010 Census		2018 Estimate		2023 Projection									
	35.1		37.1		37.8		38.5									
Marital Status																
	2000 Census	%	2010 Census	%	2018 Estimate	%	2023 Projection	%	Percent Change				Number Change			
									2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Married, Spouse Present	821,211	52.8%	817,693	48.8%	823,666	46.9%	861,354	47.0%	-0.4%	0.7%	4.6%	5.3%	3,518	5,973	37,688	43,661
Married, Spouse Absent	57,889	3.7%	60,929	3.6%	65,528	3.7%	68,759	3.8%	5.3%	7.5%	4.9%	12.9%	3,040	4,599	3,231	7,830
Divorced	158,313	10.2%	186,500	11.1%	205,384	11.7%	213,657	11.7%	17.8%	10.1%	4.0%	14.6%	28,187	18,884	8,273	27,157
Widowed	100,986	6.5%	99,345	5.9%	101,041	5.8%	104,658	5.7%	-1.6%	1.7%	3.6%	5.3%	1,641	1,696	3,617	5,313
Never Married	416,484	26.8%	512,421	30.6%	559,282	31.9%	582,767	31.8%	23.0%	9.1%	4.2%	13.7%	95,937	46,861	23,485	70,346
Age 15+ Population	1,555,643		1,676,888		1,754,901		1,831,194		7.8%	4.7%	4.3%	9.2%	121,245	78,013	76,293	154,306
Educational Attainment																
	2000 Census	%	2010 Census	%	2018 Estimate	%	2023 Projection	%	Percent Change				Number Change			
									2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Grade K - 8	57,432	4.5%	34,030	2.5%	31,535	2.2%	32,075	2.1%	-40.7%	-7.3%	1.7%	-5.7%	23,402	2,495	540	1,955
Grade 9 - 11	159,214	12.5%	118,826	8.6%	109,127	7.5%	110,579	7.2%	-25.4%	-8.2%	1.3%	-6.9%	40,388	9,699	1,452	8,247
High School Graduate	406,484	31.8%	436,194	31.5%	446,157	30.5%	462,005	30.2%	7.3%	2.3%	3.6%	5.9%	29,710	9,963	15,848	25,811
Some College, No Degree	251,940	19.7%	277,339	20.0%	290,434	19.9%	303,796	19.8%	10.1%	4.7%	4.6%	9.5%	25,399	13,095	13,362	26,457
Associates Degree	77,814	6.1%	102,310	7.4%	117,072	8.0%	124,264	8.1%	31.5%	14.4%	6.1%	21.5%	24,496	14,762	7,192	21,954
Bachelor's Degree	206,507	16.2%	259,183	18.7%	288,758	19.8%	308,422	20.1%	25.5%	11.4%	6.8%	19.0%	52,676	29,575	19,664	49,239
Graduate Degree	111,702	8.7%	147,155	10.6%	166,659	11.4%	178,002	11.6%	31.7%	13.3%	6.8%	21.0%	35,453	19,504	11,343	30,847
No Schooling Completed	6,943	0.5%	10,768	0.8%	12,032	0.8%	12,406	0.8%	55.1%	11.7%	3.1%	15.2%	3,825	1,264	374	1,638
Age 25+ Population	1,278,035		1,385,804		1,461,773		1,531,548		8.4%	5.5%	4.8%	10.5%	107,769	75,969	69,775	145,744

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics. Com

Cincinnati Metropolitan Area Demographics 2000-2023

Household Status																
Number of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
	2000 Census	%	2010 Census	%	2018 Estimate	%	2023 Projection	%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	774,149		824,968		850,678		887,879		6.6%	3.1%	4.4%	7.6%	50,819	25,710	37,201	62,911
Size of Households:																
Size of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
	2000 Census	%	2010 Census	%	2018 Estimate	%	2023 Projection	%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
1 Person	210,933	27.3%	228,881	27.7%	232,631	27.4%	246,405	27.8%	8.5%	1.6%	5.9%	7.7%	17,948	3,750	13,774	17,524
2 Person	246,023	31.8%	269,930	32.7%	282,664	33.2%	292,768	33.0%	9.7%	4.7%	3.6%	8.5%	23,907	12,734	10,104	22,838
3 Person	129,021	16.7%	133,232	16.2%	137,168	16.1%	141,810	16.0%	3.3%	3.0%	3.4%	6.4%	4,211	3,936	4,642	8,578
4 Person	113,562	14.7%	111,627	13.5%	115,160	13.5%	120,463	13.6%	-1.7%	3.2%	4.6%	7.9%	1,935	3,533	5,303	8,836
5 Person	50,639	6.5%	52,079	6.3%	53,180	6.3%	55,480	6.3%	2.8%	2.1%	4.3%	6.5%	1,440	1,101	2,300	3,401
6 Person	17,858	2.3%	18,972	2.3%	19,434	2.3%	20,208	2.3%	6.2%	2.4%	4.0%	6.5%	1,114	462	774	1,236
7 + Person	6,440	0.8%	10,246	1.2%	10,441	1.2%	10,745	1.2%	59.1%	1.9%	2.9%	4.9%	3,806	195	304	499
Avg Household Size	2.52		2.51		2.51		2.50		-0.4%	0.0%	-0.4%	-0.4%	0.01	0.00	0.01	0.01
Length of Residence (Years):																
Average Length of Residence	n/a		12.7		13.7		16.4		n/a	7.8%	20.0%	29.4%	n/a	1.0	2.7	3.7
Family Status																
Households Type and Presence of Children:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
	2000 Census	%	2010 Census	%	2018 Estimate	%	2023 Projection	%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	774,149		824,968		850,678		887,879		6.6%	3.1%	4.4%	7.6%	50,819	25,710	37,201	62,911
Family Households	524,207		627,878		644,375		676,453		19.8%	2.6%	5.0%	7.7%	103,671	16,497	32,078	48,574
One Person, Female Householder	n/a	n/a	127,394	15.4%	127,493	15.0%	135,047	15.2%	n/a	0.1%	5.9%	6.0%	n/a	99	7,554	7,653
One Person, Male Householder	n/a	n/a	101,487	12.3%	105,138	12.4%	111,358	12.5%	n/a	3.6%	5.9%	9.7%	n/a	3,651	6,220	9,871
Two+ people, Husband-Wife Family, Own Children	n/a	n/a	166,792	20.2%	164,957	19.4%	173,201	19.5%	n/a	-1.1%	5.0%	3.8%	n/a	1,835	8,244	6,409
Two+ people, Husband-Wife Family, No Own Children	n/a	n/a	232,205	28.1%	246,787	29.0%	256,847	28.9%	n/a	6.3%	4.1%	10.6%	n/a	14,582	10,060	24,642
Non-family Households																
Two+ people, Female Householder	n/a	n/a	22,203	2.7%	25,343	3.0%	26,755	3.0%	n/a	14.1%	5.6%	20.5%	n/a	3,140	1,412	4,552
Two+ people, Male Householder	n/a	n/a	29,002	3.5%	32,163	3.8%	33,921	3.8%	n/a	10.9%	5.5%	17.0%	n/a	3,161	1,758	4,919
Other Family Households																
Female Householder, No Own Children	n/a	n/a	45,258	5.3%	47,161	5.5%	47,752	5.4%	n/a	4.2%	1.3%	5.5%	n/a	1,903	591	2,494
Male Householder, No Own Children	n/a	n/a	18,434	2.2%	19,060	2.2%	19,397	2.2%	n/a	3.4%	1.8%	5.2%	n/a	626	337	963
Female Householder, Own Children	n/a	n/a	62,106	7.3%	62,724	7.4%	63,312	7.1%	n/a	1.0%	0.9%	1.9%	n/a	618	588	1,206
Male Householder, Own Children	n/a	n/a	20,086	2.4%	19,852	2.3%	20,289	2.3%	n/a	-1.2%	2.2%	1.0%	n/a	234	437	203
Employment																
Total Population 16+	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
	2000 Census	%	2010 Census	%	2018 Estimate	%	2023 Projection	%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population 16+	1,526,016		1,647,438		1,725,663		1,800,800		8.0%	4.7%	4.4%	9.3%	121,422	78,225	75,137	153,362
Total Labor Force	1,019,873	66.8%	1,091,957	66.3%	1,173,293	68.0%	1,217,640	67.6%	7.1%	7.4%	3.8%	11.5%	72,084	81,336	44,348	125,684
Civilian, Employed	975,764	95.7%	982,847	90.0%	1,116,051	95.1%	1,158,853	95.2%	0.7%	13.6%	3.8%	17.9%	7,083	133,204	42,802	176,006
Civilian, Unemployed	43,378	4.3%	108,343	9.9%	56,445	4.8%	57,986	4.8%	149.8%	-47.9%	2.7%	-46.5%	64,965	51,898	1,541	50,357
In Armed Forces	731	0.1%	767	0.1%	797	0.1%	801	0.1%	4.9%	3.9%	0.5%	4.4%	36	30	4	34
Not In Labor Force	506,144	33.2%	555,481	33.7%	552,370	32.0%	583,159	32.4%	9.7%	-0.6%	5.6%	5.0%	49,337	3,111	30,789	27,678

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 1C.

**CINCINNATI MSA
HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD
2010-2023**

Cincinnati Metropolitan Area Income by Age of Head of Household 2010

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		
\$ 0 - \$19,999	16,599	41.1%	19,195	14.8%	15,908	10.5%	20,444	11.2%	25,782	17.1%	18,223	21.1%	27,513	34.6%	143,664	17.41%	17.41%
\$ 20,000 - \$39,999	12,433	30.7%	24,319	18.7%	25,597	16.9%	29,156	15.9%	24,483	16.5%	23,047	26.4%	30,458	37.5%	169,493	20.55%	37.96%
\$ 40,000 - \$59,999	5,353	13.2%	28,889	22.2%	25,251	16.7%	30,323	16.6%	24,635	16.4%	17,829	19.7%	10,633	12.6%	142,913	17.32%	55.28%
\$ 60,000 - \$74,999	2,199	5.4%	17,777	13.7%	19,442	12.8%	25,047	13.7%	13,491	9.0%	7,315	8.2%	3,595	4.6%	88,866	10.77%	66.06%
\$ 75,000 - \$99,999	2,242	5.5%	21,826	16.8%	21,960	14.5%	27,044	14.8%	21,914	14.4%	9,575	10.9%	5,115	6.1%	109,676	13.29%	79.35%
\$100,000 - \$124,999	786	1.9%	9,640	7.4%	18,414	12.2%	21,324	11.6%	15,759	10.5%	5,077	5.8%	961	1.1%	71,961	8.72%	88.07%
\$125,000 - \$149,999	290	0.7%	4,308	3.3%	9,576	6.3%	10,985	6.0%	8,894	5.9%	2,878	3.3%	603	0.7%	37,534	4.55%	92.62%
\$150,000 - \$199,999	273	0.7%	2,643	2.0%	7,686	5.1%	9,363	5.1%	7,162	4.7%	1,968	2.1%	712	0.9%	29,807	3.61%	96.24%
\$200,000 - \$249,999	120	0.3%	681	0.5%	2,956	2.0%	3,902	2.1%	3,442	2.3%	985	1.1%	567	0.7%	12,653	1.53%	97.77%
\$250,000 - \$499,999	88	0.2%	442	0.3%	2,831	1.9%	3,534	1.9%	3,055	2.0%	884	1.0%	508	0.6%	11,342	1.37%	99.14%
\$500,000 +	51	0.1%	325	0.2%	1,739	1.1%	2,048	1.1%	1,940	1.3%	567	0.6%	388	0.5%	7,058	0.86%	100.00%
Total Households	40,434	4.90%	130,045	15.76%	151,360	18.35%	183,170	22.20%	150,557	18.25%	88,348	10.71%	81,053	9.83%	824,968	100.00%	
		4.90%		20.66%		39.01%		61.22%		79.47%		90.17%		100.00%			

Median Age of HH Head 50.0

Average Hhld Income \$72,949

Median Hhld Income \$53,624

Per Capita Income \$28,724

Aggregate HH Income \$60,180,557,746.59

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

Cincinnati Metropolitan Area Income by Age of Head of Household 2018

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total			2010	2018	Changes	
\$ 0 - \$19,999	11,795	33.2%	17,491	13.4%	12,342	8.7%	18,713	11.3%	27,309	15.8%	19,710	17.4%	24,181	28.0%	131,541	15.46%	15.46%	143,664	131,541	12,123	
\$ 20,000 - \$39,999	10,396	29.3%	21,509	16.5%	19,672	13.9%	21,082	12.7%	23,025	13.4%	24,731	21.4%	27,328	31.1%	147,743	17.37%	32.83%	169,493	147,743	21,750	
\$ 40,000 - \$59,999	5,593	15.8%	25,493	19.5%	19,952	14.1%	22,243	13.4%	23,839	13.8%	21,948	18.3%	12,332	13.8%	131,400	15.45%	48.28%	142,913	131,400	11,513	
\$ 60,000 - \$74,999	2,615	7.4%	17,949	13.8%	17,113	12.1%	20,453	12.3%	15,940	9.2%	11,844	9.9%	5,295	6.1%	91,209	10.72%	59.00%	88,866	91,209	2,343	
\$ 75,000 - \$99,999	2,746	7.7%	22,970	17.6%	20,087	14.2%	23,462	14.1%	25,270	14.6%	16,090	13.8%	7,289	8.2%	117,914	13.86%	72.86%	109,676	117,914	8,238	
\$100,000 - \$124,999	1,040	2.9%	11,603	8.9%	18,718	13.3%	20,268	12.2%	19,723	11.4%	8,723	7.5%	2,982	3.3%	83,057	9.76%	82.62%	71,961	83,057	11,096	
\$125,000 - \$149,999	445	1.3%	5,945	4.6%	11,494	8.1%	12,381	7.5%	12,273	7.1%	5,161	4.4%	2,243	2.6%	49,942	5.87%	88.49%	37,534	49,942	12,408	
\$150,000 - \$199,999	442	1.2%	4,946	3.8%	11,868	8.4%	14,493	8.7%	12,582	7.2%	4,736	3.8%	2,295	2.6%	51,362	6.04%	94.53%	29,807	51,362	21,555	
\$200,000 - \$249,999	208	0.6%	1,162	0.9%	3,935	2.8%	5,376	3.2%	5,363	3.1%	1,776	1.5%	1,336	1.5%	19,156	2.25%	96.78%	12,653	19,156	6,503	
\$250,000 - \$499,999	124	0.3%	778	0.6%	3,773	2.7%	4,797	2.9%	4,675	2.7%	1,532	1.3%	1,291	1.5%	16,970	1.99%	98.78%	11,342	16,970	5,628	
\$500,000 +	72	0.2%	556	0.4%	2,314	1.6%	2,694	1.6%	2,687	1.5%	941	0.8%	1,120	1.3%	10,384	1.22%	100.00%	7,058	10,384	3,326	
Total Households	35,476	4.17%	130,402	15.33%	141,268	16.61%	165,962	19.51%	172,686	20.30%	117,192	13.78%	87,692	10.31%	850,678	100.00%		824,968	850,678	25,711	
		4.17%		19.50%		36.11%		55.62%		75.92%		89.69%		100.00%							

Median Age of HH Head 52.3

2010-2018 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		
2010	40,434	4.90%	130,045	15.76%	151,360	18.35%	183,170	22.20%	150,557	18.25%	88,348	10.71%	81,053	9.83%	824,968	100.00%	
2018	35,476	4.17%	130,402	15.33%	141,268	16.61%	165,962	19.51%	172,686	20.30%	117,192	13.78%	87,692	10.31%	850,678	100.00%	
Changes	4,958		357		10,092		17,208		22,129		28,844		6,639		25,711		

	2010-2018 Changes		
Average Hhld Income	\$85,258	\$12,309	16.9%
Median Hhld Income	\$62,307	\$8,683	16.2%
Per Capita Income	\$33,476	\$4,752	16.5%
Aggregate HH Income	\$72,527,136,358.62	\$12,346,578,612	20.5%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

Cincinnati Metropolitan Area Income by Age of Head of Household 2023

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total			2010	2023	Changes
\$ 0 - \$19,999	10,156	30.4%	15,089	11.4%	10,692	7.1%	13,805	8.9%	22,029	12.8%	18,851	13.7%	22,960	23.0%	113,582	12.79%	12.79%	143,664	113,582	30,082
\$ 20,000 - \$39,999	9,331	27.9%	19,116	14.4%	17,798	11.8%	16,017	10.3%	19,202	11.1%	25,002	18.0%	28,525	27.7%	134,991	15.20%	28.00%	169,493	134,991	34,502
\$ 40,000 - \$59,999	5,056	15.1%	22,034	16.6%	17,220	11.4%	16,328	10.5%	19,586	11.3%	22,513	15.8%	13,890	13.0%	116,627	13.14%	41.13%	142,913	116,627	26,286
\$ 60,000 - \$74,999	2,574	7.7%	17,395	13.1%	16,444	10.9%	16,626	10.7%	14,548	8.4%	13,703	9.7%	6,622	6.5%	87,912	9.90%	51.03%	88,866	87,912	954
\$ 75,000 - \$99,999	3,091	9.2%	25,037	18.9%	21,340	14.1%	21,524	13.9%	25,374	14.7%	21,641	15.5%	10,121	9.7%	128,128	14.43%	65.46%	109,676	128,128	18,452
\$100,000 - \$124,999	1,373	4.1%	15,131	11.4%	23,138	15.3%	22,170	14.3%	23,522	13.6%	14,275	10.3%	5,380	5.1%	104,989	11.82%	77.29%	71,961	104,989	33,028
\$125,000 - \$149,999	664	2.0%	8,373	6.3%	15,381	10.2%	14,790	9.5%	15,666	9.1%	9,064	6.5%	4,568	4.5%	68,506	7.72%	85.00%	37,534	68,506	30,972
\$150,000 - \$199,999	642	1.9%	6,392	4.8%	14,076	9.3%	16,173	10.4%	14,793	8.6%	7,703	5.3%	4,268	4.2%	64,047	7.21%	92.22%	29,807	64,047	34,240
\$200,000 - \$249,999	232	0.7%	2,169	1.6%	6,324	4.2%	8,138	5.2%	8,159	4.7%	3,366	2.4%	2,337	2.3%	30,725	3.46%	95.68%	12,653	30,725	18,072
\$250,000 - \$499,999	158	0.5%	1,064	0.8%	4,873	3.2%	5,862	3.8%	5,763	3.3%	2,269	1.6%	1,903	1.9%	21,892	2.47%	98.14%	11,342	21,892	10,550
\$500,000 +	158	0.5%	989	0.7%	3,575	2.4%	3,872	2.5%	4,034	2.3%	1,794	1.3%	2,058	2.0%	16,480	1.86%	100.00%	7,058	16,480	9,422
Total Households	33,435	3.77%	132,789	14.96%	150,861	16.99%	155,305	17.49%	172,676	19.45%	140,181	15.79%	102,632	11.56%	887,879	100.00%		824,968	887,879	62,911
		3.77%		18.72%		35.71%		53.20%		72.65%		88.44%		100.00%						

Median Age of HH Head 53.2

2010-2023 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		
2010	40,434	4.90%	130,045	15.76%	151,360	18.35%	183,170	22.20%	150,557	18.25%	88,348	10.71%	81,053	9.83%	824,968	100.00%	
2023	33,435	3.77%	132,789	14.96%	150,861	16.99%	155,305	17.49%	172,676	19.45%	140,181	15.79%	102,632	11.56%	887,879	100.00%	
Changes	6,999		2,744		499		27,865		22,119		51,833		21,579		62,911		

2010-2023 Changes

Average Hhld Income	\$99,308	\$26,359	36.1%
Median Hhld Income	\$73,401	\$19,777	36.9%
Per Capita Income	\$39,211	\$10,487	36.5%
 Aggregate HH Income	 \$88,173,485,289.02	 \$27,992,927,542	 46.5%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 2A.

**BUTLER AND HAMILTON COUNTIES
REFERENCE MAP**

BUTLER AND HAMILTON COUNTIES

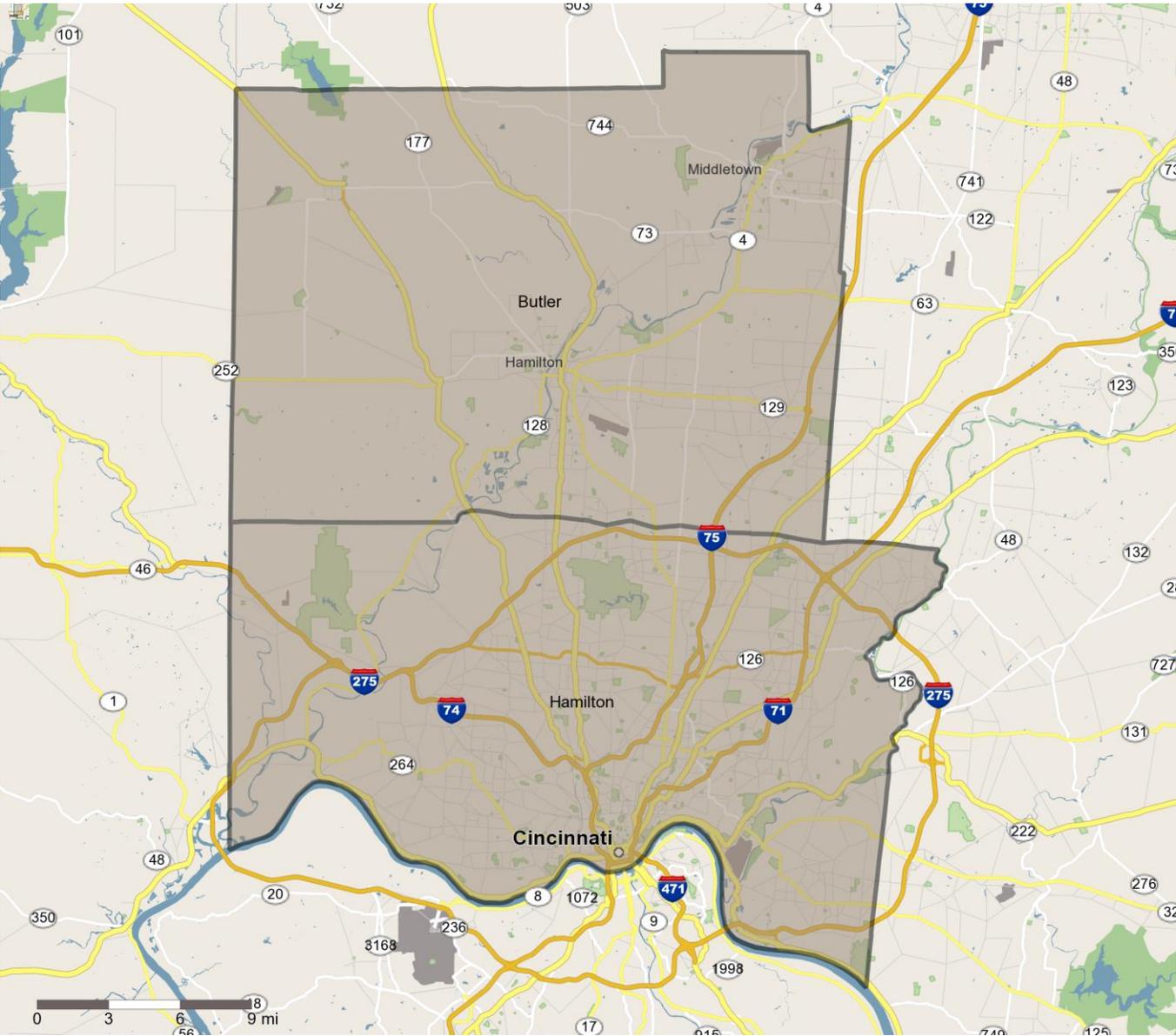


EXHIBIT 2B.

**BUTLER COUNTY
POPULATION AND HOUSEHOLD DEMOGRAPHICS
2000-2023**

Butler County Demographics 2000-2023

Population Demographics																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population	332,829		368,132		381,712		400,757		10.6%	3.7%	5.0%	8.9%	35,303	13,580	19,045	32,625
Population Density (Pop/Sq Mi)	708.00		795.66		811.99		852.50		12.4%	2.1%	5.0%	7.1%	87.7	16.3	40.5	144.5
Population by Gender																
Male	162,324	48.8%	180,141	48.9%	187,059	49.0%	197,093	49.2%	11.0%	3.8%	5.4%	9.4%	17,817	6,918	10,034	16,952
Female	170,505	51.2%	187,991	51.1%	194,653	51.0%	203,664	50.8%	10.3%	3.5%	4.6%	8.3%	17,486	6,662	9,011	15,673
Population by Age:																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
0 to 4	22,922	6.9%	25,136	6.8%	23,583	6.2%	24,567	6.1%	9.7%	-6.2%	4.2%	-2.3%	2,214	1,553	984	569
5 to 14	48,798	14.7%	51,879	14.1%	51,230	13.4%	51,684	12.9%	6.3%	-1.3%	0.9%	-0.4%	3,081	649	454	195
15 to 19	26,726	8.0%	28,324	7.7%	29,776	7.8%	30,174	7.5%	6.0%	5.1%	1.3%	6.5%	1,598	1,452	398	1,850
20 to 24	27,143	8.2%	28,994	7.9%	33,360	8.7%	34,268	8.6%	6.8%	15.1%	2.7%	18.2%	1,851	4,366	908	5,274
25 to 34	44,874	13.5%	44,956	12.2%	44,559	11.7%	47,790	11.9%	0.2%	-0.9%	7.3%	6.3%	82	397	3,231	2,834
35 to 44	54,824	16.5%	48,787	13.3%	45,845	12.0%	49,095	12.3%	-11.0%	-6.0%	7.1%	0.6%	6,037	2,942	3,250	308
45 to 54	45,016	13.5%	54,678	14.9%	50,795	13.3%	48,425	12.1%	-11.0%	-7.1%	-4.7%	-11.4%	9,662	3,883	2,370	6,253
55 to 64	27,046	8.1%	42,892	11.7%	49,098	12.9%	50,110	12.5%	58.6%	14.5%	2.1%	16.8%	15,846	6,206	1,012	7,218
65 to 74	20,233	6.1%	23,034	6.3%	31,640	8.3%	38,361	9.6%	13.8%	37.4%	21.2%	66.5%	2,801	8,606	6,721	15,327
75 to 84	11,671	3.5%	14,312	3.9%	15,414	4.0%	19,428	4.8%	22.6%	7.7%	26.0%	35.7%	2,641	1,102	4,014	5,116
85+	3,574	1.1%	5,138	1.4%	6,410	1.7%	6,853	1.7%	43.8%	24.8%	6.9%	33.4%	1,564	1,272	443	1,715
Total Median Age																
	2000 Census		2010 Census		2018 Estimate		2023 Projection									
	34.2		36.0		36.8		37.5									
Marital Status																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Married, Spouse Present	145,164	55.6%	149,683	51.4%	147,511	48.1%	155,760	48.0%	3.1%	-1.5%	5.6%	4.1%	4,519	2,172	8,249	6,077
Married, Spouse Absent	8,621	3.3%	8,806	3.0%	11,459	3.7%	12,150	3.7%	2.1%	30.1%	6.0%	38.0%	185	2,653	691	3,344
Divorced	25,509	9.8%	32,067	11.0%	35,168	11.5%	37,077	11.4%	25.7%	9.7%	5.4%	15.6%	6,558	3,101	1,909	5,010
Widowed	14,758	5.7%	16,804	5.8%	17,233	5.6%	18,246	5.6%	13.9%	2.6%	5.9%	8.6%	2,046	429	1,013	1,442
Never Married	67,011	25.7%	83,756	28.8%	95,528	31.1%	101,273	31.2%	25.0%	14.1%	6.0%	20.9%	16,745	11,772	5,745	17,517
Age 15+ Population	261,109		291,116		306,898		324,506		11.5%	5.4%	5.7%	11.5%	30,007	15,782	17,608	33,390
Educational Attainment																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Grade K - 8	8,246	4.0%	6,013	2.6%	5,934	2.4%	6,113	2.4%	-27.1%	-1.3%	3.0%	1.7%	2,233	79	179	100
Grade 9 - 11	25,407	12.3%	20,041	8.6%	18,970	7.8%	19,587	7.5%	-21.1%	-5.3%	3.3%	-2.3%	5,366	1,071	617	454
High School Graduate	69,593	33.6%	79,165	33.9%	81,006	33.2%	85,150	32.7%	13.8%	2.3%	5.1%	7.6%	9,572	1,841	4,144	5,985
Some College, No Degree	41,511	20.0%	45,988	19.7%	48,097	19.7%	51,482	19.8%	10.8%	4.6%	7.0%	11.9%	4,477	2,109	3,385	5,494
Associates Degree	12,743	6.2%	15,877	6.8%	17,910	7.4%	19,364	7.5%	24.6%	12.8%	8.1%	22.0%	3,134	2,033	1,454	3,487
Bachelor's Degree	31,945	15.4%	40,781	17.4%	44,942	18.4%	49,149	18.9%	27.7%	10.2%	9.4%	20.5%	8,836	4,161	4,207	8,368
Graduate Degree	16,710	8.1%	24,108	10.3%	25,088	10.3%	27,313	10.5%	44.3%	4.1%	8.9%	13.3%	7,398	980	2,225	3,205
No Schooling Completed	1,061	0.5%	1,824	0.8%	1,814	0.7%	1,904	0.7%	71.9%	-0.5%	5.0%	4.4%	763	10	90	80
Age 25+ Population	207,217		233,798		243,762		260,063		12.8%	4.3%	6.7%	11.2%	26,581	9,964	16,301	26,265

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics. Com

Butler County Demographics 2000-2023

Household Status																
Number of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	123,090		135,961		141,091		149,154		10.5%	3.8%	5.7%	9.7%	12,871	5,130	8,063	13,193
Size of Households:																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
1 Person	27,768	22.6%	31,944	23.5%	33,076	23.4%	35,666	23.9%	15.0%	3.5%	7.8%	11.7%	4,176	1,132	2,590	3,722
2 Person	40,825	33.2%	45,356	33.4%	47,464	33.6%	49,707	33.3%	11.1%	4.6%	4.7%	9.6%	4,531	2,108	2,243	4,351
3 Person	22,250	18.1%	23,505	17.3%	24,235	17.2%	25,391	17.0%	5.6%	3.1%	4.8%	8.0%	1,255	730	1,156	1,886
4 Person	20,200	16.4%	20,354	15.0%	21,147	15.0%	22,403	15.0%	0.8%	3.9%	5.9%	10.1%	154	793	1,256	2,049
5 Person	8,373	6.8%	9,467	7.0%	9,703	6.9%	10,250	6.9%	13.1%	5.6%	6.9%	8.3%	1,094	236	547	783
6 Person	2,804	2.3%	3,445	2.5%	3,535	2.5%	3,718	2.5%	22.9%	2.6%	5.2%	7.9%	641	90	183	273
7 + Person	919	0.8%	1,889	1.4%	1,930	1.4%	2,018	1.4%	105.5%	2.2%	4.6%	6.8%	970	41	88	129
Avg Household Size	2.61		2.63		2.63		2.62		0.8%	0.0%	-0.4%	-0.4%	0.02	0.00	0.01	0.01
Length of Residence (Years):																
Average Length of Residence	n/a		13		14		16		n/a	9.2%	18.9%	29.8%	n/a	1.2	2.6	3.7
Family Status																
Households Type and Presence of Children:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	123,090		135,961		141,091		149,154		10.5%	3.8%	5.7%	9.7%	12,871	5,130	8,063	13,193
Family Households	88,567		103,821		106,796		113,439		17.2%	2.9%	6.2%	9.3%	15,254	2,975	6,643	9,618
One Person, Female Householder	n/a	n/a	17,736	13.0%	18,053	12.8%	19,479	13.1%	n/a	1.8%	7.9%	9.8%	n/a	317	1,426	1,743
One Person, Male Householder	n/a	n/a	14,208	10.5%	15,023	10.6%	16,187	10.9%	n/a	5.7%	7.7%	13.9%	n/a	815	1,164	1,979
Two+ people, Husband-Wife Family, Own Children	n/a	n/a	30,265	22.3%	29,796	21.1%	31,682	21.2%	n/a	-1.5%	6.3%	4.7%	n/a	469	1,886	1,417
Two+ people, Husband-Wife Family, No Own Children	n/a	n/a	41,612	30.6%	43,924	31.1%	46,091	30.9%	n/a	5.6%	4.9%	10.8%	n/a	2,312	2,167	4,479
Non-family Households																
Two+ people, Female Householder	n/a	n/a	3,860	2.8%	4,454	3.2%	4,751	3.2%	n/a	15.4%	6.7%	23.1%	n/a	594	297	891
Two+ people, Male Householder	n/a	n/a	4,752	3.5%	5,361	3.8%	5,733	3.8%	n/a	12.8%	6.9%	20.6%	n/a	609	372	981
Other Family Households																
Female Householder, No Own Children	n/a	n/a	7,122	5.0%	7,430	5.3%	7,587	5.1%	n/a	4.3%	2.1%	6.5%	n/a	308	157	465
Male Householder, No Own Children	n/a	n/a	3,024	2.1%	3,402	2.4%	3,525	2.4%	n/a	12.5%	3.6%	16.6%	n/a	378	123	501
Female Householder, Own Children	n/a	n/a	9,744	6.9%	10,233	7.3%	10,603	7.1%	n/a	5.0%	3.6%	8.8%	n/a	489	370	859
Male Householder, Own Children	n/a	n/a	3,637	2.6%	3,414	2.4%	3,515	2.4%	n/a	-6.1%	3.0%	-3.4%	n/a	223	101	122
Employment																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population 16+	256,208		285,916		301,532		319,024		11.6%	5.5%	5.8%	11.6%	29,708	15,616	17,492	33,108
Total Labor Force	170,517	66.6%	191,950	67.1%	204,433	67.8%	209,325	65.6%	12.6%	6.5%	2.4%	9.1%	21,433	12,483	4,892	17,375
Civilian, Employed	163,412	95.8%	172,968	90.1%	194,691	95.2%	199,804	95.5%	5.8%	12.6%	2.6%	15.5%	9,556	21,723	5,113	26,836
Civilian, Unemployed	6,893	4.0%	18,793	9.8%	9,545	4.7%	9,325	4.5%	172.6%	-49.2%	-2.3%	-50.4%	11,900	9,248	220	9,468
In Armed Forces	212	0.1%	189	0.1%	197	0.1%	196	0.1%	-10.8%	4.2%	-0.5%	3.7%	23	8	1	7
Not In Labor Force	85,690	33.5%	93,966	32.9%	97,099	32.2%	109,699	34.4%	9.7%	3.3%	13.0%	16.7%	8,276	3,133	12,600	15,733

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 2C.

**BUTLER COUNTY
HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD
2010-2023**

Butler County Income by Age of Head of Household 2010																	
Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		
\$ 0 - \$19,999	3,243	44.7%	2,624	12.8%	2,225	8.7%	2,854	9.4%	3,885	15.5%	2,839	20.3%	3,914	31.1%	21,584	15.88%	15.88%
\$ 20,000 - \$39,999	2,115	29.1%	3,957	19.4%	4,339	17.0%	4,671	15.4%	3,927	15.8%	3,941	27.5%	5,195	40.0%	28,145	20.70%	36.58%
\$ 40,000 - \$59,999	921	12.7%	4,642	22.7%	4,253	16.7%	4,989	16.5%	4,239	16.9%	3,087	21.0%	1,680	12.3%	23,811	17.51%	54.09%
\$ 60,000 - \$74,999	367	5.1%	2,872	14.0%	3,683	14.4%	4,380	14.4%	2,172	8.7%	1,240	8.5%	543	4.3%	15,257	11.22%	65.31%
\$ 75,000 - \$99,999	325	4.5%	3,411	16.7%	3,743	14.7%	4,848	16.0%	4,100	16.2%	1,501	10.8%	1,097	8.2%	19,025	13.99%	79.30%
\$100,000 - \$124,999	131	1.8%	1,626	8.0%	3,469	13.6%	3,641	12.0%	2,861	11.4%	810	5.6%	140	1.0%	12,678	9.32%	88.63%
\$125,000 - \$149,999	38	0.5%	656	3.2%	1,743	6.8%	1,862	6.1%	1,754	7.0%	400	2.8%	73	0.5%	6,526	4.80%	93.43%
\$150,000 - \$199,999	90	1.2%	503	2.5%	1,093	4.3%	1,915	6.3%	1,255	4.9%	200	1.3%	82	0.7%	5,138	3.78%	97.21%
\$200,000 - \$249,999	14	0.2%	85	0.4%	388	1.5%	500	1.6%	396	1.6%	112	0.8%	76	0.6%	1,571	1.16%	98.36%
\$250,000 - \$499,999	8	0.1%	43	0.2%	350	1.4%	469	1.5%	333	1.3%	122	0.8%	82	0.7%	1,407	1.03%	99.40%
\$500,000 +	9	0.1%	26	0.1%	229	0.9%	199	0.7%	217	0.8%	79	0.5%	59	0.5%	818	0.60%	100.00%
Total Households	7,261	5.34%	20,445	15.04%	25,515	18.77%	30,328	22.31%	25,139	18.49%	14,331	10.54%	12,941	9.52%	135,961	100.00%	
		5.34%		20.38%		39.14%		61.45%		79.94%		90.48%		100.00%			

Median Age of HH Head 49.9

Average Hhld Income \$71,180

Median Hhld Income \$55,353

Per Capita Income \$26,653

Aggregate HH Income \$9,677,669,429.23

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

Butler County Income by Age of Head of Household 2018

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total			2010	2018	Changes	
\$ 0 - \$19,999	2,869	39.8%	2,187	11.5%	1,645	6.9%	2,582	9.2%	3,992	14.0%	3,032	16.0%	3,518	24.4%	19,825	14.05%	14.05%	21,584	19,825	1,759	
\$ 20,000 - \$39,999	1,954	27.1%	3,225	16.9%	3,266	13.8%	3,470	12.4%	3,621	12.8%	4,329	21.9%	4,785	32.8%	24,650	17.47%	31.52%	28,145	24,650	3,495	
\$ 40,000 - \$59,999	915	12.7%	3,588	18.8%	3,192	13.4%	3,409	12.1%	3,678	12.9%	3,728	18.2%	2,031	13.6%	20,541	14.56%	46.08%	23,811	20,541	3,270	
\$ 60,000 - \$74,999	541	7.5%	2,793	14.7%	3,223	13.6%	3,616	12.9%	2,664	9.3%	2,256	11.1%	861	5.9%	15,954	11.31%	57.39%	15,257	15,954	697	
\$ 75,000 - \$99,999	433	6.0%	3,370	17.7%	3,534	14.9%	4,387	15.6%	4,628	16.1%	2,686	14.2%	1,546	10.5%	20,584	14.59%	71.98%	19,025	20,584	1,559	
\$100,000 - \$124,999	197	2.7%	1,817	9.5%	3,428	14.4%	3,493	12.4%	3,644	12.7%	1,591	8.0%	536	3.6%	14,706	10.42%	82.40%	12,678	14,706	2,028	
\$125,000 - \$149,999	85	1.2%	924	4.9%	2,148	9.0%	2,275	8.1%	2,597	9.1%	904	4.6%	358	2.4%	9,291	6.59%	88.99%	6,526	9,291	2,765	
\$150,000 - \$199,999	133	1.8%	840	4.4%	1,847	7.8%	3,024	10.8%	2,186	7.5%	572	2.8%	355	2.5%	8,957	6.35%	95.33%	5,138	8,957	3,819	
\$200,000 - \$249,999	41	0.6%	170	0.9%	561	2.4%	788	2.8%	697	2.4%	272	1.4%	206	1.4%	2,735	1.94%	97.27%	1,571	2,735	1,164	
\$250,000 - \$499,999	28	0.4%	92	0.5%	550	2.3%	748	2.7%	598	2.1%	234	1.1%	211	1.5%	2,461	1.74%	99.02%	1,407	2,461	1,054	
\$500,000 +	11	0.2%	45	0.2%	343	1.4%	298	1.1%	353	1.2%	153	0.7%	183	1.3%	1,386	0.98%	100.00%	818	1,386	568	
Total Households	7,207	5.11%	19,051	13.50%	23,737	16.82%	28,090	19.91%	28,658	20.31%	19,757	14.00%	14,590	10.34%	141,091	100.00%		135,961	141,091	5,130	
		5.11%		18.61%		35.43%		55.34%		75.66%		89.66%		100.00%							

Median Age of HH Head 52.4

2010-2018 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		
2010	7,261	5.34%	20,445	15.04%	25,515	18.77%	30,328	22.31%	25,139	18.49%	14,331	10.54%	12,941	9.52%	135,961	100.00%	
2018	7,207	5.11%	19,051	13.50%	23,737	16.82%	28,090	19.91%	28,658	20.31%	19,757	14.00%	14,590	10.34%	141,091	100.00%	
Changes	54		1,394		1,778		2,238		3,519		5,426		1,649		5,130		

	2010-2018 Changes		
Average Hhld Income	\$84,594	\$13,414	18.8%
Median Hhld Income	\$65,146	\$9,793	17.7%
Per Capita Income	\$31,647	\$4,994	18.7%
Aggregate HH Income	\$11,935,413,462.22	\$2,257,744,033	23.3%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

Butler County Income by Age of Head of Household 2023

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total			2010	2023	Changes
\$ 0 - \$19,999	2,525	36.6%	1,958	9.7%	1,410	5.6%	1,851	7.0%	3,217	11.1%	2,895	12.5%	3,332	19.7%	17,188	11.52%	11.52%	21,584	17,188	4,396
\$ 20,000 - \$39,999	1,821	26.4%	2,986	14.7%	3,006	11.9%	2,573	9.7%	3,004	10.3%	4,370	18.4%	5,001	28.9%	22,761	15.26%	26.78%	28,145	22,761	5,384
\$ 40,000 - \$59,999	856	12.4%	3,219	15.9%	2,822	11.1%	2,503	9.4%	3,031	10.4%	3,795	15.6%	2,311	12.9%	18,537	12.43%	39.21%	23,811	18,537	5,274
\$ 60,000 - \$74,999	489	7.1%	2,503	12.4%	2,829	11.2%	2,645	9.9%	2,188	7.5%	2,399	10.0%	1,036	5.9%	14,089	9.45%	48.66%	15,257	14,089	1,168
\$ 75,000 - \$99,999	536	7.8%	4,024	19.9%	3,915	15.4%	4,360	16.4%	4,831	16.7%	3,803	16.5%	2,267	12.9%	23,736	15.91%	64.57%	19,025	23,736	4,711
\$100,000 - \$124,999	264	3.8%	2,512	12.4%	4,310	17.0%	3,961	14.9%	4,501	15.5%	2,702	11.4%	971	5.5%	19,221	12.89%	77.46%	12,678	19,221	6,543
\$125,000 - \$149,999	133	1.9%	1,345	6.6%	2,687	10.6%	2,684	10.1%	3,302	11.4%	1,580	6.7%	754	4.3%	12,485	8.37%	85.83%	6,526	12,485	5,959
\$150,000 - \$199,999	185	2.7%	1,149	5.7%	2,180	8.6%	3,423	12.9%	2,611	9.0%	978	4.0%	700	4.2%	11,226	7.53%	93.36%	5,138	11,226	6,088
\$200,000 - \$249,999	44	0.6%	333	1.6%	913	3.6%	1,251	4.7%	1,093	3.8%	547	2.3%	360	2.2%	4,541	3.04%	96.40%	1,571	4,541	2,970
\$250,000 - \$499,999	22	0.3%	148	0.7%	700	2.8%	931	3.5%	740	2.6%	334	1.4%	286	1.7%	3,161	2.12%	98.52%	1,407	3,161	1,754
\$500,000 +	27	0.4%	89	0.4%	568	2.2%	408	1.5%	512	1.8%	274	1.1%	330	1.9%	2,208	1.48%	100.00%	818	2,208	1,390
Total Households	6,902	4.63%	20,266	13.59%	25,340	16.99%	26,590	17.83%	29,030	19.46%	23,677	15.87%	17,348	11.63%	149,154	100.00%		135,961	149,154	13,193
		4.63%		18.21%		35.20%		53.03%		72.49%		88.37%		100.00%						

Median Age of HH Head 53.4

2010-2023 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		
2010	7,261	5.34%	20,445	15.04%	25,515	18.77%	30,328	22.31%	25,139	18.49%	14,331	10.54%	12,941	9.52%	135,961	100.00%	
2023	6,902	4.63%	20,266	13.59%	25,340	16.99%	26,590	17.83%	29,030	19.46%	23,677	15.87%	17,348	11.63%	149,154	100.00%	
Changes	359		179		175		3,738		3,891		9,346		4,407		13,193		

2010-2023 Changes

Average Hhld Income	\$97,437	\$26,257	36.9%
Median Hhld Income	\$77,067	\$21,714	39.2%
Per Capita Income	\$36,629	\$9,976	37.4%
Aggregate HH Income	\$14,533,071,528.24	\$4,855,402,099	50.2%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 2D.

**HAMILTON COUNTY
POPULATION AND HOUSEHOLD DEMOGRAPHICS
2000-2023**

Hamilton County Demographics 2000-2023

Population Demographics																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population	845,279		802,373		812,775		810,647		-5.1%	1.3%	-0.3%	1.0%	42,906	10,402	2,128	8,274
Population Density (Pop/Sq Mi)	2,048.12		1,990.86		1,969.36		1,964.21		-2.8%	-1.1%	-0.3%	-1.3%	57.3	21.5	5.1	83.9
Population by Gender																
Male	402,581	47.6%	385,221	48.0%	391,850	48.2%	392,799	48.5%	-4.3%	1.7%	0.2%	2.0%	17,360	6,629	949	7,578
Female	442,697	52.4%	417,153	52.0%	420,926	51.8%	417,849	51.6%	-5.8%	0.9%	-0.7%	0.2%	25,544	3,773	3,077	696
Population by Age:																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
0 to 4	56,196	6.7%	53,269	6.6%	54,300	6.7%	52,541	6.5%	-5.2%	1.9%	-3.2%	-1.4%	2,927	1,031	1,759	728
5 to 14	124,665	14.7%	103,124	12.9%	103,500	12.7%	101,953	12.6%	-17.3%	0.4%	-1.5%	-1.1%	21,541	376	1,547	1,171
15 to 19	60,086	7.1%	57,712	7.2%	52,966	6.5%	51,628	6.4%	-4.0%	-8.2%	-2.5%	-10.5%	2,374	4,746	1,338	6,084
20 to 24	57,632	6.8%	59,608	7.4%	53,742	6.6%	52,128	6.4%	3.4%	-9.8%	-3.0%	-12.5%	1,976	5,866	1,614	7,480
25 to 34	116,087	13.7%	108,115	13.5%	122,304	15.0%	119,436	14.7%	-6.9%	13.1%	-2.3%	10.5%	7,972	14,189	2,868	11,321
35 to 44	135,090	16.0%	97,846	12.2%	94,576	11.6%	98,984	12.2%	-27.6%	-3.3%	4.7%	1.2%	37,244	3,270	4,408	1,138
45 to 54	111,846	13.2%	119,898	14.9%	103,522	12.7%	93,135	11.5%	7.2%	-13.7%	-10.0%	-22.3%	8,052	16,376	10,387	26,763
55 to 64	69,295	8.2%	95,939	12.0%	108,495	13.3%	104,252	12.9%	38.5%	13.1%	-3.9%	8.7%	26,644	12,556	4,243	8,313
65 to 74	59,203	7.0%	53,330	6.6%	66,786	8.2%	78,334	9.7%	-9.9%	25.2%	17.3%	46.9%	5,873	13,456	11,548	25,004
75 to 84	40,621	4.8%	37,147	4.6%	34,800	4.3%	40,648	5.0%	-8.6%	-6.3%	16.8%	9.4%	3,474	2,347	5,848	3,501
85+	14,559	1.7%	16,386	2.0%	17,785	2.2%	17,609	2.2%	12.5%	8.5%	-1.0%	7.5%	1,827	1,399	176	1,223
Total Median Age																
	2000 Census		2010 Census		2018 Estimate		2023 Projection									
	35.6		37.0		36.9		37.6									
Marital Status																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Married, Spouse Present	309,732	46.6%	272,492	42.2%	266,059	40.6%	266,238	40.6%	-12.0%	-2.4%	0.1%	-2.3%	37,240	6,433	179	6,254
Married, Spouse Absent	29,482	4.4%	26,241	4.1%	26,372	4.0%	26,686	4.1%	-11.0%	0.5%	1.2%	1.7%	3,241	131	314	445
Divorced	67,962	10.2%	65,814	10.2%	75,697	11.6%	75,742	11.5%	-3.2%	15.0%	0.1%	15.1%	2,148	9,883	45	9,928
Widowed	49,106	7.4%	42,559	6.6%	39,148	6.0%	39,050	6.0%	-13.3%	-8.0%	-0.3%	-8.2%	6,547	3,411	98	3,509
Never Married	207,564	31.2%	238,875	37.0%	247,700	37.8%	248,438	37.9%	15.1%	3.7%	0.3%	4.0%	31,311	8,825	738	9,563
Age 15+ Population	664,418		645,980		654,975		656,153		-2.8%	1.4%	0.2%	1.6%	18,438	8,995	1,178	10,173
Educational Attainment																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Grade K - 8	21,245	3.9%	10,750	2.0%	9,826	1.8%	9,743	1.8%	-49.4%	-8.6%	-0.8%	-9.4%	10,495	924	83	1,007
Grade 9 - 11	69,956	12.8%	43,463	8.2%	40,280	7.3%	39,619	7.2%	-37.9%	-7.3%	-1.6%	-8.8%	26,493	3,183	661	3,844
High School Graduate	151,756	27.8%	146,949	27.8%	149,134	27.2%	149,254	27.0%	-3.2%	1.5%	0.1%	1.6%	4,807	2,185	120	2,305
Some College, No Degree	106,897	19.6%	109,149	20.6%	108,318	19.8%	108,348	19.6%	2.1%	-0.8%	0.0%	-0.7%	2,252	831	30	801
Associates Degree	33,972	6.2%	39,747	7.5%	43,166	7.9%	43,708	7.9%	17.0%	8.6%	1.3%	10.0%	5,775	3,419	542	3,961
Bachelor's Degree	101,041	18.5%	108,308	20.5%	117,681	21.5%	119,972	21.7%	7.2%	8.7%	1.9%	10.8%	7,267	9,373	2,291	11,664
Graduate Degree	58,166	10.7%	66,293	12.5%	75,101	13.7%	76,953	13.9%	14.0%	13.3%	2.5%	16.1%	8,127	8,808	1,852	10,660
No Schooling Completed	3,014	0.6%	4,002	0.8%	4,762	0.9%	4,801	0.9%	32.8%	19.0%	0.8%	20.0%	988	760	39	799
Age 25+ Population	546,046		528,660		548,267		552,397		-3.2%	3.7%	0.8%	4.5%	17,386	19,607	4,130	23,737

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics. Com

Hamilton County Demographics 2000-2023

Household Status																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
Number of Households:		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	346,782		333,945		336,817		339,205		-3.7%	0.9%	0.7%	1.6%	12,837	2,872	2,388	5,260
Size of Households:																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
1 Person	114,205	32.9%	113,120	33.9%	111,403	33.1%	114,552	33.8%	-1.0%	-1.5%	2.8%	1.3%	1,085	1,717	3,149	1,432
2 Person	106,499	30.7%	105,249	31.5%	108,796	32.3%	108,744	32.1%	-1.2%	3.4%	0.0%	3.3%	1,250	3,547	52	3,495
3 Person	51,711	14.9%	49,233	14.7%	49,989	14.8%	49,598	14.6%	-4.8%	1.5%	-0.8%	0.7%	2,478	756	391	365
4 Person	43,317	12.5%	37,757	11.3%	38,052	11.3%	37,892	11.2%	-12.8%	0.8%	-0.4%	0.4%	5,560	295	160	135
5 Person	20,420	5.9%	17,951	5.4%	17,915	5.3%	17,828	5.3%	-12.1%	-0.2%	-0.5%	-0.7%	2,469	36	87	123
6 Person	7,607	2.2%	6,737	2.0%	6,759	2.0%	6,730	2.0%	-11.4%	0.3%	-0.4%	-0.1%	870	22	29	7
7 + Person	3,067	0.9%	3,898	1.2%	3,903	1.2%	3,861	1.1%	27.1%	0.1%	-1.1%	-0.9%	831	5	42	37
Avg Household Size	2.38		2.35		2.35		2.34		-1.3%	0.0%	-0.4%	-0.4%	0.03	0.00	0.01	0.01
Length of Residence (Years):																
Average Length of Residence	n/a		13.3		14.1		17.1		n/a	6.6%	21.1%	29.1%	n/a	0.9	3.0	3.9
Family Status																
Households Type and Presence of Children:																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
Total Households		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	346,782		333,945		336,817		339,205		-3.7%	0.9%	0.7%	1.6%	12,837	2,872	2,388	5,260
Family Households	213,445		244,647		244,423		247,466		14.6%	-0.1%	1.2%	1.2%	31,202	224	3,043	2,819
One Person, Female Householder	n/a	n/a	63,914	19.1%	61,816	18.4%	63,559	18.7%	n/a	-3.3%	2.8%	-0.6%	n/a	2,098	1,743	355
One Person, Male Householder	n/a	n/a	49,206	14.7%	49,587	14.7%	50,993	15.0%	n/a	0.8%	2.8%	3.6%	n/a	381	1,406	1,787
Two+ people, Husband-Wife Family, Own Children	n/a	n/a	51,721	15.5%	50,974	15.1%	50,918	15.0%	n/a	-1.4%	-0.1%	-1.6%	n/a	747	56	803
Two+ people, Husband-Wife Family, No Own Children	n/a	n/a	79,806	23.9%	82,046	24.4%	81,996	24.2%	n/a	2.8%	-0.1%	2.7%	n/a	2,240	50	2,190
Non-family Households																
Two+ people, Female Householder	n/a	n/a	10,296	3.1%	12,114	3.6%	12,401	3.7%	n/a	17.7%	2.4%	20.4%	n/a	1,818	287	2,105
Two+ people, Male Householder	n/a	n/a	12,958	3.9%	15,022	4.5%	15,361	4.5%	n/a	15.9%	2.3%	18.5%	n/a	2,064	339	2,403
Other Family Households																
Female Householder, No Own Children	n/a	n/a	21,382	6.3%	20,992	6.2%	20,558	6.1%	n/a	-1.8%	-2.1%	-3.9%	n/a	390	434	824
Male Householder, No Own Children	n/a	n/a	7,650	2.3%	7,240	2.1%	7,091	2.1%	n/a	-5.4%	-2.1%	-7.3%	n/a	410	149	559
Female Householder, Own Children	n/a	n/a	30,101	8.9%	30,126	8.9%	29,495	8.7%	n/a	0.1%	-2.1%	-2.0%	n/a	25	631	606
Male Householder, Own Children	n/a	n/a	6,911	2.1%	6,900	2.0%	6,833	2.0%	n/a	-0.2%	-1.0%	-1.1%	n/a	11	67	78
Employment																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
Total Population 16+		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population 16+	652,505		635,344		645,061		646,096		-2.6%	1.5%	0.2%	1.7%	17,161	9,717	1,035	10,752
Total Labor Force	426,979	65.4%	411,633	64.8%	419,885	65.1%	424,495	65.7%	-3.6%	2.0%	1.1%	3.1%	15,346	8,252	4,610	12,862
Civilian, Employed	405,346	94.9%	372,667	90.5%	399,073	95.0%	403,717	95.1%	-8.1%	7.1%	1.2%	8.3%	32,679	26,406	4,644	31,050
Civilian, Unemployed	21,405	5.0%	38,663	9.4%	20,488	4.9%	20,447	4.8%	80.6%	-47.0%	-0.2%	-47.1%	17,258	18,175	41	18,216
In Armed Forces	228	0.1%	303	0.1%	324	0.1%	331	0.1%	32.9%	6.9%	2.2%	9.2%	75	21	7	28
Not In Labor Force	225,527	34.6%	223,712	35.2%	225,177	34.9%	221,602	34.3%	-0.8%	0.7%	-1.6%	-0.9%	1,815	1,465	3,575	2,110

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 2E.

**HAMILTON COUNTY
HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD
2010-2023**

Hamilton County Income by Age of Head of Household 2010

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		
\$ 0 - \$19,999	9,574	47.4%	10,845	19.4%	8,176	14.8%	10,031	14.2%	13,171	22.0%	7,859	23.0%	12,564	34.2%	72,220	21.63%	21.63%
\$ 20,000 - \$39,999	6,007	29.8%	11,744	21.0%	10,953	19.8%	13,229	18.7%	9,985	16.9%	8,403	24.2%	13,366	35.9%	73,687	22.07%	43.69%
\$ 40,000 - \$59,999	2,058	10.2%	10,999	19.6%	9,109	16.5%	11,896	16.8%	8,507	14.3%	7,095	19.8%	4,820	12.7%	54,484	16.32%	60.01%
\$ 60,000 - \$74,999	845	4.2%	6,799	12.1%	6,361	11.5%	8,693	12.3%	4,591	7.7%	2,923	8.2%	1,771	4.9%	31,983	9.58%	69.58%
\$ 75,000 - \$99,999	1,001	5.0%	8,557	15.3%	6,055	11.0%	8,694	12.3%	7,341	12.2%	3,472	10.3%	2,745	7.2%	37,865	11.34%	80.92%
\$100,000 - \$124,999	292	1.4%	3,620	6.5%	5,714	10.3%	7,332	10.4%	5,514	9.2%	1,983	5.7%	465	1.2%	24,920	7.46%	88.39%
\$125,000 - \$149,999	177	0.9%	1,819	3.2%	3,068	5.6%	3,546	5.0%	3,102	5.2%	1,193	3.4%	262	0.7%	13,167	3.94%	92.33%
\$150,000 - \$199,999	120	0.6%	985	1.8%	2,681	4.9%	3,041	4.3%	2,988	4.9%	899	2.4%	422	1.1%	11,136	3.33%	95.66%
\$200,000 - \$249,999	45	0.2%	330	0.6%	1,134	2.1%	1,534	2.2%	1,723	2.8%	485	1.3%	324	0.9%	5,575	1.67%	97.33%
\$250,000 - \$499,999	43	0.2%	223	0.4%	1,233	2.2%	1,630	2.3%	1,711	2.8%	338	0.9%	238	0.6%	5,416	1.62%	98.95%
\$500,000 +	25	0.1%	113	0.2%	761	1.4%	983	1.4%	1,119	1.8%	284	0.8%	207	0.6%	3,492	1.05%	100.00%
Total Households	20,187	6.05%	56,034	16.78%	55,245	16.54%	70,609	21.14%	59,752	17.89%	34,934	10.46%	37,184	11.13%	333,945	100.00%	
		6.05%		22.82%		39.37%		60.51%		78.40%		88.87%		100.00%			

Median Age of HH Head 50.1

Average Hhld Income \$70,653

Median Hhld Income \$47,143

Per Capita Income \$29,703

Aggregate HH Income \$23,594,242,650.53

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

Hamilton County Income by Age of Head of Household 2018

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total			2010	2018	Changes	
\$ 0 - \$19,999	6,333	38.5%	10,417	17.4%	6,673	12.7%	9,144	15.1%	14,001	20.8%	8,138	19.2%	10,224	28.1%	64,930	19.28%	19.28%	72,220	64,930	7,290	
\$ 20,000 - \$39,999	4,819	29.3%	11,030	18.4%	8,867	16.8%	9,349	15.5%	9,432	14.1%	8,723	20.1%	10,888	29.9%	63,108	18.74%	38.01%	73,687	63,108	10,579	
\$ 40,000 - \$59,999	2,191	13.3%	10,731	17.9%	7,868	14.9%	8,844	14.6%	8,586	12.8%	8,508	18.8%	4,863	13.4%	51,591	15.32%	53.33%	54,484	51,591	2,893	
\$ 60,000 - \$74,999	989	6.0%	7,829	13.1%	6,394	12.1%	7,224	12.0%	5,659	8.4%	4,569	10.2%	2,416	6.6%	35,080	10.42%	63.75%	31,983	35,080	3,097	
\$ 75,000 - \$99,999	1,238	7.5%	9,846	16.5%	6,017	11.4%	7,175	11.9%	8,525	12.7%	5,229	12.5%	3,515	9.7%	41,545	12.33%	76.08%	37,865	41,545	3,680	
\$100,000 - \$124,999	359	2.2%	4,408	7.4%	5,816	11.0%	6,260	10.4%	6,444	9.6%	2,921	6.7%	1,118	3.1%	27,326	8.11%	84.19%	24,920	27,326	2,406	
\$125,000 - \$149,999	192	1.2%	2,556	4.3%	3,765	7.1%	3,712	6.1%	3,948	5.9%	1,921	4.4%	900	2.5%	16,994	5.05%	89.24%	13,167	16,994	3,827	
\$150,000 - \$199,999	162	1.0%	1,838	3.1%	3,693	7.0%	3,993	6.6%	4,502	6.7%	1,973	4.2%	941	2.6%	17,102	5.08%	94.32%	11,136	17,102	5,966	
\$200,000 - \$249,999	73	0.4%	516	0.9%	1,348	2.6%	1,743	2.9%	2,336	3.5%	815	1.8%	540	1.5%	7,371	2.19%	96.51%	5,575	7,371	1,796	
\$250,000 - \$499,999	52	0.3%	407	0.7%	1,422	2.7%	1,900	3.1%	2,356	3.5%	563	1.2%	508	1.4%	7,208	2.14%	98.65%	5,416	7,208	1,792	
\$500,000 +	32	0.2%	215	0.4%	888	1.7%	1,107	1.8%	1,384	2.1%	465	1.0%	471	1.3%	4,562	1.35%	100.00%	3,492	4,562	1,070	
Total Households	16,440	4.88%	59,793	17.75%	52,751	15.66%	60,451	17.95%	67,173	19.94%	43,825	13.01%	36,384	10.80%	336,817	100.00%		333,945	336,817	2,872	
		4.88%		22.63%		38.29%		56.24%		76.19%		89.20%		100.00%							

Median Age of HH Head 51.7

2010-2018 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
2010	20,187	6.05%	56,034	16.78%	55,245	16.54%	70,609	21.14%	59,752	17.89%	34,934	10.46%	37,184	11.13%	333,945	100.00%
2018	16,440	4.88%	59,793	17.75%	52,751	15.66%	60,451	17.95%	67,173	19.94%	43,825	13.01%	36,384	10.80%	336,817	100.00%
Changes	3,747		3,759		2,494		10,158		7,421		8,891		800		2,872	

	2010-2018 Changes		
Average Hhld Income	\$81,110	\$10,457	14.8%
Median Hhld Income	\$55,632	\$8,489	18.0%
Per Capita Income	\$33,930	\$4,227	14.2%
Aggregate HH Income	\$27,319,258,794.90	\$3,725,016,144	15.8%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

Hamilton County Income by Age of Head of Household 2023

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total			2010	2023	Changes	
\$ 0 - \$19,999	5,393	36.0%	8,945	15.4%	5,950	10.7%	6,999	12.9%	11,660	18.1%	7,991	16.0%	9,375	23.6%	56,313	16.60%	16.60%	72,220	56,313	15,907	
\$ 20,000 - \$39,999	4,276	28.6%	9,735	16.7%	8,371	15.1%	7,354	13.5%	8,082	12.5%	8,942	17.5%	10,973	27.2%	57,733	17.02%	33.62%	73,687	57,733	15,954	
\$ 40,000 - \$59,999	1,875	12.5%	9,069	15.6%	7,041	12.7%	6,718	12.4%	7,126	11.0%	8,758	16.6%	5,165	12.7%	45,752	13.49%	47.11%	54,484	45,752	8,732	
\$ 60,000 - \$74,999	990	6.6%	7,789	13.4%	6,688	12.0%	6,325	11.6%	5,409	8.4%	5,545	10.6%	2,979	7.5%	35,725	10.53%	57.64%	31,983	35,725	3,742	
\$ 75,000 - \$99,999	1,350	9.0%	10,620	18.2%	6,725	12.1%	6,780	12.5%	8,473	13.2%	7,083	14.3%	4,721	11.6%	45,752	13.49%	71.13%	37,865	45,752	7,887	
\$100,000 - \$124,999	468	3.1%	5,291	9.1%	7,167	12.9%	6,635	12.2%	7,237	11.2%	4,398	8.7%	1,840	4.5%	33,036	9.74%	80.87%	24,920	33,036	8,116	
\$125,000 - \$149,999	256	1.7%	3,102	5.3%	4,657	8.4%	3,935	7.2%	4,420	6.9%	2,910	5.7%	1,555	3.9%	20,835	6.14%	87.01%	13,167	20,835	7,668	
\$150,000 - \$199,999	199	1.3%	2,091	3.6%	4,187	7.5%	4,061	7.5%	4,641	7.2%	2,768	5.1%	1,511	3.8%	19,458	5.74%	92.75%	11,136	19,458	8,322	
\$200,000 - \$249,999	72	0.5%	782	1.3%	1,856	3.3%	2,119	3.9%	2,984	4.6%	1,310	2.5%	769	1.9%	9,892	2.92%	95.66%	5,575	9,892	4,317	
\$250,000 - \$499,999	37	0.2%	498	0.9%	1,688	3.0%	2,049	3.8%	2,627	4.1%	785	1.5%	642	1.6%	8,326	2.45%	98.12%	5,416	8,326	2,910	
\$500,000 +	54	0.4%	319	0.5%	1,237	2.2%	1,413	2.6%	1,835	2.9%	823	1.6%	702	1.8%	6,383	1.88%	100.00%	3,492	6,383	2,891	
Total Households	14,970	4.41%	58,241	17.17%	55,567	16.38%	54,388	16.03%	64,494	19.01%	51,313	15.13%	40,232	11.86%	339,205	100.00%		333,945	339,205	5,260	
		4.41%		21.58%		37.96%		54.00%		73.01%		88.14%		100.00%							

Median Age of HH Head 52.6

2010-2023 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		
2010	20,187	6.05%	56,034	16.78%	55,245	16.54%	70,609	21.14%	59,752	17.89%	34,934	10.46%	37,184	11.13%	333,945	100.00%	
2023	14,970	4.41%	58,241	17.17%	55,567	16.38%	54,388	16.03%	64,494	19.01%	51,313	15.13%	40,232	11.86%	339,205	100.00%	
Changes	5,217		2,207		322		16,221		4,742		16,379		3,048		5,260		

	2010-2023 Changes		
Average Hhld Income	\$91,806	\$21,153	29.9%
Median Hhld Income	\$64,122	\$16,979	36.0%
Per Capita Income	\$38,738	\$9,035	30.4%
Aggregate HH Income	\$31,141,091,402.25	\$7,546,848,752	32.0%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 3A.

**CITY OF FAIRFIELD
REFERENCE MAP**

CITY OF FAIRFIELD MAP

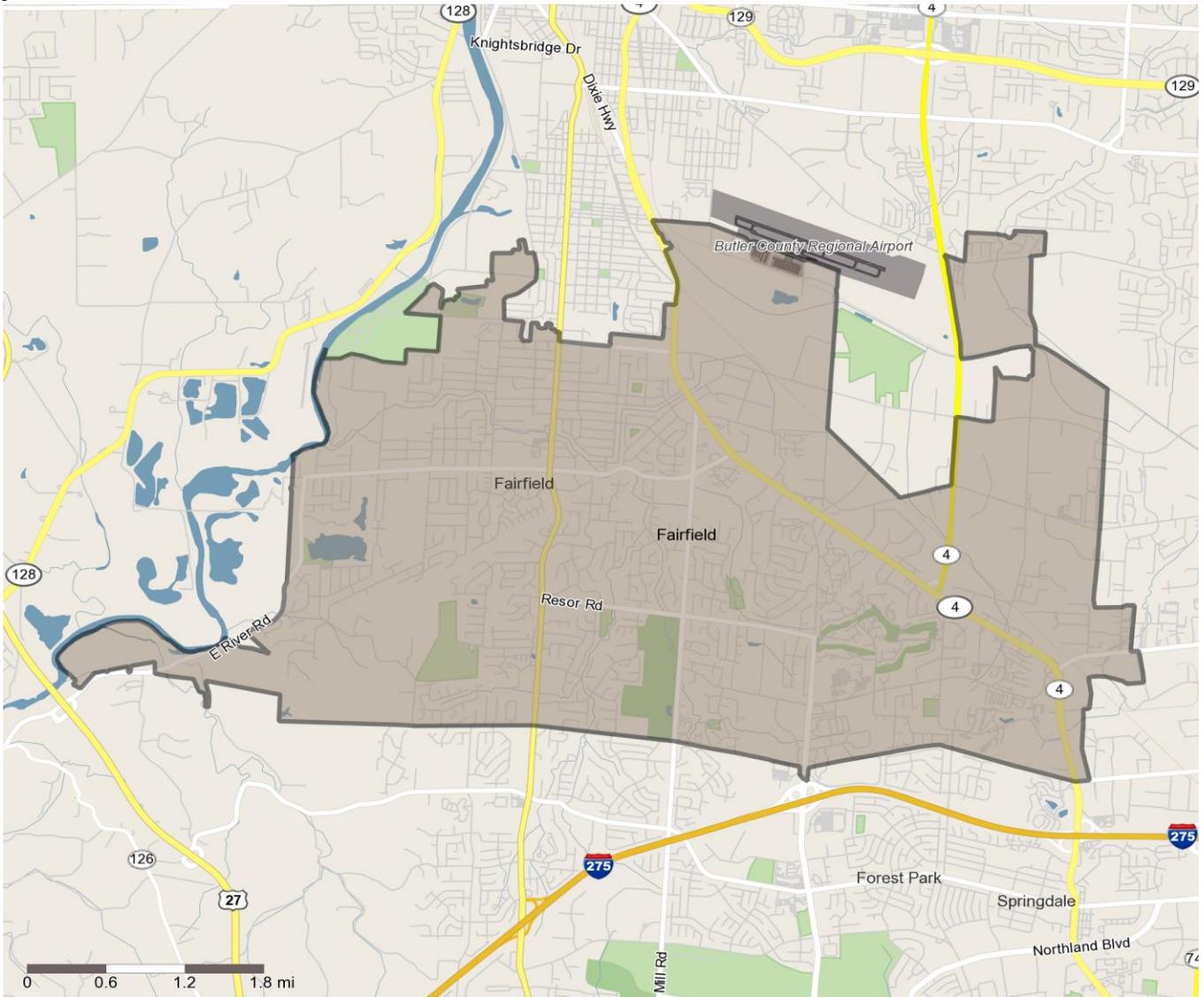


EXHIBIT 3B.

**CITY OF FAIRFIELD
POPULATION AND HOUSEHOLD DEMOGRAPHICS
2000-2023**

City of Fairfield Demographics 2000-2023

Population Demographics																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population	41,467		42,502		43,245		44,088		2.5%	1.7%	1.9%	3.7%	1,035	743	843	1,586
Population Density (Pop/Sq Mi)	1,971.27		1,984.44		2,055.80		2,095.89		0.7%	3.6%	2.0%	5.6%	13.2	71.4	40.1	124.6
Population by Gender																
Male	20,171	48.6%	20,481	48.2%	20,868	48.3%	21,383	48.5%	1.5%	1.9%	2.5%	4.4%	310	387	515	902
Female	21,296	51.4%	22,022	51.8%	22,376	51.7%	22,705	51.5%	3.4%	1.6%	1.5%	3.1%	726	354	329	683
Population by Age:																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
0 to 4	2,483	6.0%	2,720	6.4%	2,625	6.1%	2,658	6.0%	9.5%	-3.5%	1.3%	-2.3%	237	95	33	62
5 to 14	5,684	13.7%	5,288	12.4%	5,219	12.1%	5,106	11.6%	-7.0%	-1.3%	-2.2%	-3.5%	396	69	113	182
15 to 19	2,781	6.7%	2,728	6.4%	2,616	6.1%	2,503	5.7%	-1.9%	-4.1%	-4.3%	-8.2%	53	112	113	225
20 to 24	2,848	6.9%	2,731	6.4%	2,933	6.8%	2,730	6.2%	-4.1%	7.4%	-6.9%	0.0%	118	203	203	0
25 to 34	6,678	16.1%	5,945	14.0%	5,952	13.8%	6,250	14.2%	-11.0%	0.1%	5.0%	5.1%	733	7	298	305
35 to 44	6,829	16.5%	5,593	13.2%	5,263	12.2%	5,555	12.6%	-18.1%	-5.9%	5.6%	-0.7%	1,236	331	292	38
45 to 54	6,118	14.8%	6,489	15.3%	5,814	13.4%	5,307	12.0%	6.1%	-10.4%	-8.7%	-18.2%	371	675	507	1,182
55 to 64	3,529	8.5%	5,460	12.8%	6,009	13.9%	5,860	13.3%	54.7%	10.0%	-2.5%	7.3%	1,931	548	149	399
65 to 74	2,641	6.4%	2,986	7.0%	4,005	9.3%	4,782	10.8%	13.1%	34.1%	19.4%	60.1%	345	1,019	777	1,796
75 to 84	1,410	3.4%	1,867	4.4%	1,941	4.5%	2,427	5.5%	32.4%	4.0%	25.0%	30.0%	457	74	486	560
85+	466	1.1%	695	1.6%	867	2.0%	911	2.1%	49.1%	24.7%	5.1%	31.1%	229	172	44	216
Total Median Age																
	2000 Census		2010 Census		2018 Estimate		2023 Projection									
	35.4		38.4		39.2		39.9									
Marital Status																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Married, Spouse Present	18,695	56.1%	15,600	45.2%	16,497	46.6%	16,703	46.0%	-16.6%	5.8%	1.2%	7.1%	3,095	897	206	1,103
Married, Spouse Absent	990	3.0%	1,412	4.1%	1,543	4.4%	1,605	4.4%	42.6%	9.3%	4.0%	13.7%	422	131	62	193
Divorced	3,545	10.7%	4,702	13.6%	4,752	13.4%	4,948	13.6%	32.6%	1.1%	4.1%	5.2%	1,157	50	196	246
Widowed	1,677	5.0%	2,197	6.4%	2,029	5.7%	2,106	5.8%	31.0%	-7.6%	3.8%	-4.1%	520	168	77	91
Never Married	8,411	25.3%	10,584	30.7%	10,579	29.9%	10,962	30.2%	25.8%	0.0%	3.6%	3.6%	2,173	5	383	378
Age 15+ Population	33,300		34,494		35,400		36,325		3.6%	2.6%	2.6%	5.3%	1,194	906	925	1,831
Educational Attainment																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Grade K - 8	633	2.3%	834	2.9%	844	2.8%	880	2.8%	31.7%	1.2%	4.3%	5.6%	201	10	36	46
Grade 9 - 11	2,275	8.2%	2,137	7.4%	1,832	6.1%	1,870	6.0%	-6.0%	-14.3%	2.1%	-12.5%	138	306	38	268
High School Graduate	8,607	31.1%	9,876	34.0%	9,940	33.3%	10,266	33.0%	14.7%	0.6%	3.3%	3.9%	1,269	64	326	390
Some College, No Degree	6,254	22.6%	6,441	22.2%	6,503	21.8%	6,773	21.8%	3.0%	1.0%	4.2%	5.2%	187	62	270	332
Associates Degree	2,145	7.8%	2,262	7.8%	2,605	8.7%	2,738	8.8%	5.5%	15.2%	5.1%	21.0%	117	343	133	476
Bachelor's Degree	5,277	19.1%	4,350	15.0%	5,158	17.3%	5,470	17.6%	-17.6%	18.6%	6.0%	25.7%	927	808	312	1,120
Graduate Degree	2,259	8.2%	2,512	8.7%	2,545	8.5%	2,659	8.6%	11.2%	1.3%	4.5%	5.8%	253	33	114	147
No Schooling Completed	236	0.9%	623	2.1%	424	1.4%	435	1.4%	164.0%	-32.0%	2.6%	-30.2%	387	199	11	188
Age 25+ Population	27,687		29,036		29,850		31,091		4.9%	2.8%	4.2%	7.1%	1,349	814	1,241	2,055

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics. Com

City of Fairfield Demographics 2000-2023

Household Status																
Number of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	16,711		17,416		17,733		18,255		4.2%	1.8%	2.9%	4.8%	705	317	522	839
Size of Households:																
Size of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
1 Person	4,476	26.8%	5,010	28.8%	5,094	28.7%	5,393	29.5%	11.9%	1.7%	5.9%	7.6%	534	84	299	383
2 Person	5,723	34.3%	5,997	34.4%	6,139	34.6%	6,272	34.4%	4.8%	2.4%	2.2%	4.6%	274	142	133	275
3 Person	2,845	17.0%	2,885	16.6%	2,937	16.6%	2,980	16.3%	1.4%	1.8%	1.5%	3.3%	40	52	43	95
4 Person	2,379	14.2%	2,080	11.9%	2,107	11.9%	2,134	11.7%	-12.6%	1.3%	1.3%	2.6%	299	27	27	54
5 Person	921	5.5%	958	5.5%	968	5.5%	981	5.4%	4.0%	1.0%	1.3%	2.4%	37	10	13	23
6 Person	296	1.8%	340	2.0%	342	1.9%	347	1.9%	14.9%	0.6%	1.5%	2.1%	44	2	5	7
7 + Person	80	0.5%	145	0.8%	146	0.8%	148	0.8%	81.3%	0.7%	1.4%	2.1%	65	1	2	3
Avg Household Size	2.44		2.41		2.41		2.39		-1.2%	0.0%	-0.8%	-0.8%	0.03	0.00	0.02	0.02
Length of Residence (Years):																
Average Length of Residence	n/a		12.2		14.0		16.6		n/a	14.1%	18.9%	35.7%	n/a	1.7	2.6	4.4
Family Status																
Households Type and Presence of Children:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	16,711		17,416		17,733		18,255		4.2%	1.8%	2.9%	4.8%	705	317	522	839
Family Households	11,220		13,237		13,313		13,713		18.0%	0.6%	3.0%	3.6%	2,016	77	400	477
One Person, Female Householder	n/a	n/a	2,865	16.5%	2,780	15.7%	2,930	16.0%	n/a	-3.0%	5.4%	2.3%	n/a	85	150	65
One Person, Male Householder	n/a	n/a	2,145	12.3%	2,314	13.1%	2,463	13.5%	n/a	7.9%	6.4%	14.8%	n/a	169	149	318
Two+ people, Husband-Wife Family, Own Children	n/a	n/a	3,124	17.9%	3,032	17.1%	3,055	16.7%	n/a	-2.9%	0.8%	-2.2%	n/a	92	23	69
Two+ people, Husband-Wife Family, No Own Children	n/a	n/a	5,103	29.3%	5,188	29.3%	5,266	28.8%	n/a	1.7%	1.5%	3.2%	n/a	85	78	163
Non-family Households																
Two+ people, Female Householder	n/a	n/a	450	2.6%	528	3.0%	560	3.1%	n/a	17.3%	6.1%	24.4%	n/a	78	32	110
Two+ people, Male Householder	n/a	n/a	594	3.4%	629	3.5%	654	3.6%	n/a	5.9%	4.0%	10.1%	n/a	35	25	60
Other Family Households																
Female Householder, No Own Children	n/a	n/a	955	5.4%	978	5.5%	988	5.4%	n/a	2.4%	1.0%	3.5%	n/a	23	10	33
Male Householder, No Own Children	n/a	n/a	388	2.2%	360	2.0%	365	2.0%	n/a	-7.2%	1.4%	-5.9%	n/a	28	5	23
Female Householder, Own Children	n/a	n/a	1,327	7.5%	1,426	8.0%	1,462	8.0%	n/a	7.5%	2.5%	10.2%	n/a	99	36	135
Male Householder, Own Children	n/a	n/a	466	2.6%	498	2.8%	513	2.8%	n/a	6.9%	3.0%	10.1%	n/a	32	15	47
Employment																
Total Population 16+	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population 16+	32,621		33,915		34,874		35,778		4.0%	2.8%	2.6%	5.5%	1,294	959	904	1,863
Total Labor Force	23,424	71.8%	24,169	71.3%	25,066	71.9%	24,978	69.8%	3.2%	3.7%	-0.4%	3.3%	745	897	88	809
Civilian, Employed	22,668	96.8%	21,585	89.3%	23,748	94.7%	23,676	94.8%	-4.8%	10.0%	-0.3%	9.7%	1,083	2,163	72	2,091
Civilian, Unemployed	708	3.0%	2,524	10.4%	1,256	5.0%	1,241	5.0%	256.5%	-50.2%	-1.2%	-50.8%	1,816	1,268	15	1,283
In Armed Forces	48	0.2%	60	0.3%	62	0.3%	61	0.2%	25.0%	3.3%	-1.6%	1.7%	12	2	1	1
Not In Labor Force	9,197	28.2%	9,746	28.7%	9,808	28.1%	10,801	30.2%	6.0%	0.6%	10.1%	10.8%	549	62	993	1,055

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 3C.

**CITY OF FAIRFIELD
HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD
2010-2023**

City of Fairfield Income by Age of Head of Household 2010																	
Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		
\$ 0 - \$19,999	248	30.7%	169	5.7%	234	7.4%	189	5.2%	345	10.7%	326	17.7%	482	28.9%	1,993	11.44%	11.44%
\$ 20,000 - \$39,999	260	32.1%	672	22.8%	437	13.9%	636	17.3%	612	19.2%	570	30.2%	666	37.9%	3,853	22.12%	33.57%
\$ 40,000 - \$59,999	146	18.1%	742	25.2%	594	18.9%	829	22.6%	655	20.2%	418	21.6%	202	11.2%	3,585	20.59%	54.15%
\$ 60,000 - \$74,999	70	8.6%	479	16.3%	508	16.2%	615	16.8%	294	9.1%	158	8.2%	92	5.7%	2,215	12.72%	66.87%
\$ 75,000 - \$99,999	61	7.5%	603	20.5%	491	15.6%	569	15.5%	500	15.4%	194	10.7%	244	13.7%	2,662	15.29%	82.16%
\$100,000 - \$124,999	9	1.1%	174	5.9%	431	13.7%	386	10.5%	334	10.3%	109	5.8%	8	0.4%	1,451	8.33%	90.49%
\$125,000 - \$149,999	9	1.1%	83	2.8%	205	6.5%	170	4.6%	139	4.3%	81	4.2%	6	0.4%	692	3.97%	94.46%
\$150,000 - \$199,999	4	0.5%	19	0.6%	172	5.5%	170	4.6%	262	7.9%	18	0.9%	3	0.2%	648	3.72%	98.18%
\$200,000 - \$249,999	1	0.1%	1	0.0%	34	1.1%	48	1.3%	49	1.5%	4	0.2%	9	0.5%	145	0.83%	99.02%
\$250,000 - \$499,999	0	0.0%	0	0.0%	23	0.7%	46	1.3%	38	1.1%	6	0.3%	13	0.8%	126	0.72%	99.74%
\$500,000 +	1	0.1%	1	0.0%	13	0.4%	10	0.3%	15	0.4%	3	0.2%	3	0.2%	45	0.26%	100.00%
Total Households	808	4.64%	2,942	16.89%	3,142	18.04%	3,667	21.06%	3,243	18.62%	1,885	10.83%	1,728	9.92%	17,416	100.00%	
		4.64%		21.53%		39.58%		60.63%		79.25%		90.08%		100.00%			

Median Age of HH Head 50.0

Average Hhld Income \$68,159

Median Hhld Income \$55,982

Per Capita Income \$28,075

Aggregate HH Income \$1,187,040,758.58

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

City of Fairfield Income by Age of Head of Household 2018

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		2010	2018	Changes		
\$ 0 - \$19,999	157	22.0%	128	4.6%	177	6.0%	169	5.2%	305	8.6%	382	16.1%	402	21.1%	1,720	9.70%	9.70%	1,993	1,720	273	
\$ 20,000 - \$39,999	221	30.9%	548	19.7%	304	10.4%	518	15.8%	554	15.8%	594	23.0%	551	28.4%	3,290	18.56%	28.26%	3,853	3,290	563	
\$ 40,000 - \$59,999	133	18.6%	618	22.2%	402	13.7%	547	16.7%	542	15.2%	510	19.1%	276	14.2%	3,028	17.08%	45.33%	3,585	3,028	557	
\$ 60,000 - \$74,999	92	12.8%	492	17.7%	436	14.9%	560	17.1%	399	11.3%	282	10.9%	135	7.1%	2,394	13.50%	58.83%	2,215	2,394	179	
\$ 75,000 - \$99,999	62	8.7%	636	22.9%	479	16.4%	522	16.0%	631	17.7%	342	13.8%	306	15.7%	2,978	16.79%	75.63%	2,662	2,978	315	
\$100,000 - \$124,999	17	2.4%	196	7.1%	478	16.3%	376	11.5%	419	11.7%	191	7.4%	82	4.2%	1,758	9.91%	85.54%	1,451	1,758	307	
\$125,000 - \$149,999	15	2.1%	131	4.7%	349	11.9%	229	7.0%	211	5.9%	143	5.7%	65	3.3%	1,142	6.44%	91.98%	692	1,142	450	
\$150,000 - \$199,999	9	1.2%	27	1.0%	237	8.1%	190	5.8%	374	10.4%	77	2.9%	55	2.9%	969	5.46%	97.45%	648	969	321	
\$200,000 - \$249,999	2	0.3%	3	0.1%	36	1.2%	71	2.2%	65	1.8%	14	0.6%	28	1.5%	218	1.23%	98.68%	145	218	73	
\$250,000 - \$499,999	5	0.7%	0	0.0%	22	0.7%	77	2.4%	44	1.2%	12	0.5%	22	1.2%	183	1.03%	99.71%	126	183	57	
\$500,000 +	2	0.3%	1	0.0%	12	0.4%	14	0.4%	13	0.4%	4	0.1%	7	0.4%	52	0.29%	100.00%	45	52	7	
Total Households	714	4.02%	2,779	15.67%	2,931	16.53%	3,273	18.46%	3,556	20.05%	2,551	14.39%	1,929	10.88%	17,733	100.00%		17,416	17,733	317	
		4.02%		19.69%		36.22%		54.68%		74.73%		89.12%		100.00%							

Median Age of HH Head 52.6

2010-2018 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
2010	808	4.64%	2,942	16.89%	3,142	18.04%	3,667	21.06%	3,243	18.62%	1,885	10.83%	1,728	9.92%	17,416	100.00%
2018	714	4.02%	2,779	15.67%	2,931	16.53%	3,273	18.46%	3,556	20.05%	2,551	14.39%	1,929	10.88%	17,733	100.00%
Changes	95		163		211		394		314		666		201		317	

	2010-2018 Changes		
Average Hhld Income	\$77,505	\$9,346	13.7%
Median Hhld Income	\$65,143	\$9,161	16.4%
Per Capita Income	\$31,937	\$3,862	13.8%
Aggregate HH Income	\$1,374,396,986.55	\$187,356,228	15.8%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

City of Fairfield Income by Age of Head of Household 2023

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		2010	2023	Changes		
\$ 0 - \$19,999	119	19.8%	115	4.0%	137	4.5%	113	3.8%	233	6.8%	365	12.6%	360	16.4%	1,442	7.90%	7.90%	1,993	1,442	551	
\$ 20,000 - \$39,999	163	27.2%	477	16.6%	258	8.4%	401	13.5%	428	12.3%	589	19.4%	578	25.1%	2,895	15.86%	23.76%	3,853	2,895	958	
\$ 40,000 - \$59,999	112	18.6%	564	19.6%	327	10.6%	408	13.7%	443	12.9%	515	16.6%	308	13.2%	2,678	14.67%	38.42%	3,585	2,678	907	
\$ 60,000 - \$74,999	71	11.8%	444	15.4%	365	11.9%	408	13.7%	336	9.7%	287	9.4%	156	7.1%	2,067	11.32%	49.75%	2,215	2,067	148	
\$ 75,000 - \$99,999	67	11.1%	760	26.4%	508	16.5%	504	17.0%	621	18.1%	476	16.1%	426	18.3%	3,362	18.42%	68.17%	2,662	3,362	700	
\$100,000 - \$124,999	23	3.8%	277	9.6%	632	20.5%	427	14.4%	514	15.0%	321	10.7%	144	6.3%	2,338	12.81%	80.98%	1,451	2,338	887	
\$125,000 - \$149,999	16	2.7%	195	6.8%	441	14.4%	248	8.3%	244	7.1%	240	8.1%	119	5.2%	1,503	8.24%	89.21%	692	1,503	811	
\$150,000 - \$199,999	21	3.5%	43	1.5%	286	9.3%	203	6.8%	420	12.3%	147	4.7%	97	4.3%	1,217	6.67%	95.88%	648	1,217	569	
\$200,000 - \$249,999	3	0.5%	5	0.2%	67	2.2%	132	4.4%	117	3.4%	36	1.3%	45	2.2%	406	2.22%	98.10%	145	406	261	
\$250,000 - \$499,999	3	0.5%	0	0.0%	27	0.9%	101	3.4%	59	1.7%	23	0.8%	28	1.3%	241	1.32%	99.42%	126	241	115	
\$500,000 +	3	0.5%	1	0.0%	27	0.9%	26	0.9%	23	0.7%	11	0.4%	15	0.7%	105	0.58%	100.00%	45	105	60	
Total Households	601	3.29%	2,883	15.79%	3,075	16.85%	2,972	16.28%	3,437	18.83%	3,012	16.50%	2,275	12.46%	18,255	100.00%		17,416	18,255	840	
		3.29%		19.08%		35.93%		52.21%		71.04%		87.54%		100.00%							

Median Age of HH Head 53.7

2010-2023 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
2010	808	4.64%	2,942	16.89%	3,142	18.04%	3,667	21.06%	3,243	18.62%	1,885	10.83%	1,728	9.92%	17,416	100.00%
2023	601	3.29%	2,883	15.79%	3,075	16.85%	2,972	16.28%	3,437	18.83%	3,012	16.50%	2,275	12.46%	18,255	100.00%
Changes	208		60		67		696		195		1,127		547		840	

	2010-2023 Changes		
Average Hhld Income	\$88,506	\$20,347	29.9%
Median Hhld Income	\$75,321	\$19,339	34.5%
Per Capita Income	\$36,800	\$8,725	31.1%
Aggregate HH Income	\$1,615,702,032.95	\$428,661,274	36.1%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 4A.

**FAIRFIELD CENSUS TRACTS 390170109.04 AND 390170109.06
REFERENCE MAP**

EXHIBIT 4B.

**FAIRFIELD CENSUS TRACT 390170109.04
POPULATION AND HOUSEHOLD DEMOGRAPHICS
2000-2023**

City of Fairfield Census Tract 390170109.04 Demographics 2000-2023

Population Demographics																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population	3,805		3,604		3,697		3,672		-5.3%	2.6%	-0.7%	1.9%	201	93	25	68
Population Density (Pop/Sq Mi)	3,194.40		3,028.57		3,103.73		3,082.74		-5.2%	2.5%	-0.7%	1.8%	165.8	75.2	21.0	111.7
Population by Gender																
Male	1,781	46.8%	1,727	47.9%	1,757	47.5%	1,747	47.6%	-3.0%	1.7%	-0.6%	1.2%	54	30	10	20
Female	2,024	53.2%	1,877	52.1%	1,940	52.5%	1,925	52.4%	-7.3%	3.4%	-0.8%	2.6%	147	63	15	48
Population by Age:																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
0 to 4	212	5.6%	203	5.6%	217	5.9%	208	5.7%	-4.2%	6.9%	-4.1%	2.5%	9	14	9	5
5 to 14	530	13.9%	475	13.2%	444	12.0%	432	11.8%	-10.4%	-6.5%	-2.7%	-9.1%	55	31	12	43
15 to 19	211	5.6%	227	6.3%	235	6.4%	231	6.3%	7.6%	3.5%	-1.7%	1.8%	16	8	4	4
20 to 24	158	4.2%	158	4.4%	187	4.9%	187	5.1%	0.0%	13.9%	3.9%	18.4%	0	22	7	29
25 to 34	495	13.0%	440	12.2%	422	11.4%	403	11.0%	-11.1%	-4.1%	-4.5%	-8.4%	55	18	19	37
35 to 44	584	15.3%	467	13.0%	448	12.1%	446	12.1%	-20.0%	-4.1%	-0.4%	-4.5%	117	19	2	21
45 to 54	441	11.6%	527	14.6%	513	13.9%	456	12.4%	19.5%	-2.7%	-11.1%	-13.5%	86	14	57	71
55 to 64	372	9.8%	443	12.3%	510	13.8%	511	13.9%	19.1%	15.1%	0.2%	15.3%	71	67	1	68
65 to 74	419	11.0%	312	8.7%	361	9.8%	388	10.6%	-25.5%	15.7%	7.5%	24.4%	107	49	27	76
75 to 84	307	8.1%	262	7.3%	257	7.0%	294	8.0%	-14.7%	-1.9%	14.4%	12.2%	45	5	37	32
85+	76	2.0%	90	2.5%	110	3.0%	116	3.2%	18.4%	22.2%	5.5%	28.9%	14	20	6	26
Total Median Age																
	2000 Census		2010 Census		2018 Estimate		2023 Projection									
	40.0		41.6		42.8		43.4									
Marital Status																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Married, Spouse Present	1,828	59.7%	1,462	50.0%	1,395	46.0%	1,371	45.2%	-20.0%	-4.6%	-1.7%	-6.2%	366	67	24	91
Married, Spouse Absent	127	4.2%	165	5.6%	153	5.0%	155	5.1%	29.9%	-7.3%	1.3%	-6.1%	38	12	2	10
Divorced	340	11.1%	383	13.1%	387	12.8%	388	12.8%	12.6%	1.0%	0.3%	1.3%	43	4	1	5
Widowed	268	8.8%	334	11.4%	308	10.1%	310	10.2%	24.6%	-7.8%	0.6%	-7.2%	66	26	2	24
Never Married	503	16.4%	582	19.9%	793	26.1%	808	26.7%	15.7%	36.3%	1.9%	38.8%	79	211	15	226
Age 15+ Population	3,063		2,926		3,036		3,032		-4.5%	3.8%	-0.1%	3.6%	137	110	4	106
Educational Attainment																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Grade K - 8	121	4.5%	126	5.0%	109	4.2%	106	4.1%	4.1%	-13.5%	-2.8%	-15.9%	5	17	3	20
Grade 9 - 11	388	14.4%	266	10.5%	226	8.6%	223	8.5%	-31.4%	-15.0%	-1.3%	-16.2%	122	40	3	43
High School Graduate	1,238	46.0%	1,130	44.5%	1,150	43.9%	1,145	43.8%	-8.7%	1.8%	-0.4%	1.3%	108	20	5	15
Some College, No Degree	532	19.8%	528	20.8%	550	21.0%	550	21.0%	4.2%	4.2%	0.0%	4.2%	4	22	0	22
Associates Degree	123	4.6%	124	4.9%	163	6.2%	166	6.4%	0.8%	31.5%	1.8%	33.9%	1	39	3	42
Bachelor's Degree	191	7.1%	255	10.0%	299	11.4%	300	11.5%	33.5%	17.3%	0.3%	17.6%	64	44	1	45
Graduate Degree	93	3.5%	94	3.7%	110	4.2%	110	4.2%	1.1%	17.0%	0.0%	17.0%	1	16	0	16
No Schooling Completed	7	0.3%	18	0.7%	14	0.5%	14	0.5%	157.1%	-22.2%	0.0%	-22.2%	11	4	0	4
Age 25+ Population	2,693		2,541		2,621		2,614		-5.6%	3.1%	-0.3%	2.9%	152	80	7	73

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics. Com

City of Fairfield Census Tract 390170109.04 Demographics 2000-2023

Household Status																
Number of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	1,518		1,470		1,516		1,516		-3.2%	3.1%	0.0%	3.1%	48	46	0	46
Size of Households:																
Size of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
1 Person	385	25.4%	404	27.5%	421	27.8%	435	28.7%	4.9%	4.2%	3.3%	7.7%	19	17	14	31
2 Person	548	36.1%	516	35.1%	538	35.5%	532	35.1%	-5.8%	4.3%	-1.1%	3.1%	32	22	6	16
3 Person	237	15.6%	251	17.1%	253	16.7%	248	16.4%	5.9%	0.8%	-2.0%	-1.2%	14	2	5	3
4 Person	218	14.4%	185	12.6%	188	12.4%	185	12.2%	-15.1%	1.6%	-1.6%	0.0%	33	3	3	0
5 Person	97	6.4%	73	5.0%	74	4.9%	74	4.9%	-24.7%	1.4%	0.0%	1.4%	24	1	0	1
6 Person	12	0.8%	34	2.3%	35	2.3%	35	2.3%	183.3%	2.9%	0.0%	2.9%	22	1	0	1
7 + Person	10	0.7%	7	0.5%	7	0.5%	7	0.5%	-30.0%	0.0%	0.0%	0.0%	3	0	0	0
Avg Household Size	2.44		2.42		2.40		2.39		-0.8%	-0.8%	-0.4%	-1.2%	0.02	0.02	0.01	0.03
Length of Residence (Years):																
Average Length of Residence	n/a		18		18		21		n/a	3.0%	18.4%	21.9%	n/a	0.5	3.3	3.9
Family Status																
Households Type and Presence of Children:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	1,518		1,470		1,516		1,516		-3.2%	3.1%	0.0%	3.1%	48	46	0	46
Family Households	1,058		1,083		1,118		1,120		2.4%	3.2%	0.2%	3.4%	25	35	2	37
One Person, Female Householder	n/a	n/a	244	16.6%	256	16.9%	264	17.4%	n/a	4.9%	3.1%	8.2%	n/a	12	8	20
One Person, Male Householder	n/a	n/a	160	10.9%	165	10.9%	171	11.3%	n/a	3.1%	3.6%	6.9%	n/a	5	6	11
Two+ people, Husband-Wife Family, Own Children	n/a	n/a	235	16.0%	253	16.7%	251	16.6%	n/a	7.7%	-0.8%	6.8%	n/a	18	2	16
Two+ people, Husband-Wife Family, No Own Children	n/a	n/a	444	30.2%	444	29.3%	434	28.6%	n/a	0.0%	-2.3%	-2.3%	n/a	0	10	10
Non-family Households																
Two+ people, Female Householder	n/a	n/a	29	2.0%	48	3.2%	51	3.4%	n/a	65.5%	6.3%	75.9%	n/a	19	3	22
Two+ people, Male Householder	n/a	n/a	44	3.0%	35	2.3%	33	2.2%	n/a	-20.5%	-5.7%	-25.0%	n/a	9	2	11
Other Family Households																
Female Householder, No Own Children	n/a	n/a	104	6.9%	107	7.1%	106	7.0%	n/a	2.9%	-0.9%	1.9%	n/a	3	1	2
Male Householder, No Own Children	n/a	n/a	43	2.8%	43	2.8%	43	2.8%	n/a	0.0%	0.0%	0.0%	n/a	0	0	0
Female Householder, Own Children	n/a	n/a	119	7.8%	117	7.7%	116	7.7%	n/a	-1.7%	-0.9%	-2.5%	n/a	2	1	3
Male Householder, Own Children	n/a	n/a	48	3.2%	48	3.2%	47	3.1%	n/a	0.0%	-2.1%	-2.1%	n/a	0	1	1
Employment																
Total Population 16+	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population 16+	3,003		2,871		2,981		2,983		-4.4%	3.8%	0.1%	3.9%	132	110	2	112
Total Labor Force	1,754	58.4%	1,714	59.7%	1,810	60.7%	1,738	58.3%	-2.3%	5.6%	-4.0%	1.4%	40	96	72	24
Civilian, Employed	1,677	95.6%	1,496	87.3%	1,689	93.3%	1,622	93.3%	-10.8%	12.9%	-4.0%	8.4%	181	193	67	126
Civilian, Unemployed	64	3.7%	212	12.4%	115	6.4%	110	6.3%	231.3%	-45.8%	-4.3%	-48.1%	148	97	5	102
In Armed Forces	13	0.7%	6	0.4%	6	0.3%	6	0.4%	-53.8%	0.0%	0.0%	0.0%	7	0	0	0
Not In Labor Force	1,249	41.6%	1,157	40.3%	1,171	39.3%	1,245	41.7%	-7.4%	1.2%	6.3%	7.6%	92	14	74	88

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 4C.

**FAIRFIELD CENSUS TRACT 390170109.04
HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD
2010-2023**

City of Fairfield Census Tract 390170109.04 Income by Age of Head of Household 2010

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
\$ 0 - \$19,999	3	10.7%	21	10.2%	28	11.1%	0	0.0%	53	20.3%	4	2.1%	104	41.5%	213	14.49%
\$ 20,000 - \$39,999	7	25.0%	51	24.8%	32	12.7%	18	6.5%	69	27.3%	95	50.1%	125	48.8%	397	27.01%
\$ 40,000 - \$59,999	1	3.6%	40	19.4%	51	20.2%	91	32.7%	74	28.9%	78	40.5%	18	6.4%	353	24.01%
\$ 60,000 - \$74,999	5	17.9%	24	11.7%	53	21.0%	79	28.4%	19	7.1%	4	2.0%	2	0.7%	186	12.65%
\$ 75,000 - \$99,999	2	7.1%	58	28.2%	28	11.1%	50	18.0%	30	11.3%	4	2.2%	5	1.8%	177	12.04%
\$100,000 - \$124,999	1	3.6%	2	1.0%	24	9.5%	14	5.0%	7	2.4%	3	1.5%	1	0.4%	52	3.54%
\$125,000 - \$149,999	8	28.6%	9	4.4%	24	9.5%	19	6.8%	0	0.0%	0	0.0%	1	0.5%	61	4.15%
\$150,000 - \$199,999	1	3.6%	0	0.0%	10	4.0%	2	0.7%	3	1.4%	0	0.0%	0	0.0%	16	1.09%
\$200,000 - \$249,999	0	0.0%	1	0.5%	0	0.0%	2	0.7%	3	1.1%	1	0.5%	0	0.0%	7	0.48%
\$250,000 - \$499,999	0	0.0%	0	0.0%	1	0.4%	1	0.4%	1	0.3%	1	0.6%	0	0.0%	4	0.27%
\$500,000 +	0	0.0%	0	0.0%	1	0.4%	2	0.7%	0	0.0%	1	0.5%	0	0.0%	4	0.27%
Total Households	28	1.90%	206	14.01%	252	17.14%	278	18.91%	259	17.62%	191	12.99%	256	17.42%	1,470	100.00%
		1.90%		15.92%		33.06%		51.97%		69.59%		82.58%		100.00%		

Median Age of HH Head 54.0

Average Hhld Income \$56,227

Median Hhld Income \$45,372

Per Capita Income \$23,111

Aggregate HH Income \$82,652,632.93

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

City of Fairfield Census Tract 390170109.04 Income by Age of Head of Household 2018

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		2010	2018	Changes	
\$ 0 - \$19,999	3	10.0%	12	6.4%	18	7.7%	11	4.1%	42	13.9%	8	3.7%	92	33.9%	186	12.27%	12.27%	213	186	27
\$ 20,000 - \$39,999	6	20.0%	43	22.9%	27	11.5%	11	4.1%	64	22.4%	97	43.6%	111	40.0%	359	23.68%	35.95%	397	359	38
\$ 40,000 - \$59,999	1	3.3%	21	11.2%	25	10.7%	60	22.1%	92	31.5%	77	34.6%	25	8.7%	301	19.85%	55.80%	353	301	52
\$ 60,000 - \$74,999	6	20.0%	33	17.6%	50	21.4%	79	29.2%	40	13.2%	15	6.7%	7	2.6%	230	15.17%	70.98%	186	230	44
\$ 75,000 - \$99,999	3	10.0%	59	31.4%	37	15.8%	58	21.4%	38	12.6%	18	8.1%	16	5.5%	229	15.11%	86.08%	177	229	52
\$100,000 - \$124,999	3	10.0%	4	2.1%	20	8.5%	20	7.4%	10	3.1%	4	1.9%	10	3.8%	71	4.68%	90.77%	52	71	19
\$125,000 - \$149,999	7	23.3%	15	8.0%	42	17.9%	24	8.9%	1	0.4%	1	0.4%	14	5.2%	104	6.86%	97.63%	61	104	43
\$150,000 - \$199,999	1	3.3%	0	0.0%	13	5.6%	3	1.1%	5	2.0%	0	0.0%	0	0.0%	22	1.45%	99.08%	16	22	6
\$200,000 - \$249,999	0	0.0%	1	0.5%	0	0.0%	2	0.7%	2	0.7%	0	0.0%	1	0.3%	6	0.40%	99.47%	7	6	1
\$250,000 - \$499,999	0	0.0%	0	0.0%	1	0.4%	1	0.4%	1	0.3%	1	0.5%	0	0.0%	4	0.26%	99.74%	4	4	0
\$500,000 +	0	0.0%	0	0.0%	1	0.4%	2	0.7%	0	0.0%	1	0.4%	0	0.0%	4	0.26%	100.00%	4	4	0
Total Households	30	1.98%	188	12.40%	234	15.44%	271	17.88%	295	19.46%	222	14.64%	276	18.21%	1,516	100.00%		1,470	1,516	46
		1.98%		14.38%		29.82%		47.69%		67.15%		81.79%		100.00%						

Median Age of HH Head 56.1

2010-2018 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
2010	28	1.90%	206	14.01%	252	17.14%	278	18.91%	259	17.62%	191	12.99%	256	17.42%	1,470	100.00%
2018	30	1.98%	188	12.40%	234	15.44%	271	17.88%	295	19.46%	222	14.64%	276	18.21%	1,516	100.00%
Changes	2		18		18		7		36		31		20		46	

2010-2018 Changes

Average Hhld Income	\$62,954	\$6,727	12.0%
Median Hhld Income	\$53,980	\$8,608	19.0%
Per Capita Income	\$25,997	\$2,886	12.5%
Aggregate HH Income	\$95,437,011.22	\$12,784,378	15.5%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

City of Fairfield Census Tract 390170109.04 Income by Age of Head of Household 2023

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		2010	2023	Changes	
\$ 0 - \$19,999	3	10.0%	10	5.6%	13	5.6%	6	2.5%	38	12.9%	6	2.6%	78	25.6%	154	10.16%	10.16%	213	154	59
\$ 20,000 - \$39,999	4	13.3%	31	17.3%	15	6.5%	7	2.9%	53	18.2%	93	39.2%	115	37.6%	318	20.98%	31.13%	397	318	79
\$ 40,000 - \$59,999	0	0.0%	17	9.5%	16	6.9%	47	19.6%	77	26.3%	74	31.2%	34	10.7%	265	17.48%	48.61%	353	265	88
\$ 60,000 - \$74,999	4	13.3%	27	15.1%	34	14.7%	58	24.2%	42	14.3%	20	8.4%	14	4.4%	199	13.13%	61.74%	186	199	13
\$ 75,000 - \$99,999	1	3.3%	66	36.9%	37	16.0%	57	23.7%	51	17.3%	29	12.2%	28	9.0%	269	17.74%	79.49%	177	269	92
\$100,000 - \$124,999	4	13.3%	9	5.0%	35	15.2%	26	10.8%	17	5.8%	9	3.8%	16	5.7%	116	7.65%	87.14%	52	116	64
\$125,000 - \$149,999	5	16.7%	17	9.5%	52	22.5%	24	10.0%	2	0.7%	2	0.8%	20	6.8%	122	8.05%	95.18%	61	122	61
\$150,000 - \$199,999	9	30.0%	0	0.0%	24	10.4%	5	2.1%	7	2.4%	0	0.0%	0	0.0%	45	2.97%	98.15%	16	45	29
\$200,000 - \$249,999	0	0.0%	2	1.1%	0	0.0%	4	1.7%	4	1.4%	0	0.0%	1	0.3%	11	0.73%	98.88%	7	11	4
\$250,000 - \$499,999	0	0.0%	0	0.0%	2	0.9%	2	0.8%	2	0.7%	2	0.9%	0	0.0%	8	0.53%	99.41%	4	8	4
\$500,000 +	0	0.0%	0	0.0%	3	1.3%	4	1.7%	0	0.0%	2	0.8%	0	0.0%	9	0.59%	100.00%	4	9	5
Total Households	30	1.98%	179	11.81%	231	15.24%	240	15.83%	293	19.33%	237	15.63%	306	20.18%	1,516	100.00%		1,470	1,516	46
		1.98%		13.79%		29.02%		44.85%		64.18%		79.82%		100.00%						

Median Age of HH Head 57.7

2010-2023 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
2010	28	1.90%	206	14.01%	252	17.14%	278	18.91%	259	17.62%	191	12.99%	256	17.42%	1,470	100.00%
2023	30	1.98%	179	11.81%	231	15.24%	240	15.83%	293	19.33%	237	15.63%	306	20.18%	1,516	100.00%
Changes	2		27		21		38		34		46		50		46	

	2010-2023 Changes		
Average Hhld Income	\$73,522	\$17,295	30.8%
Median Hhld Income	\$61,600	\$16,228	35.8%
Per Capita Income	\$30,540	\$7,429	32.1%
Aggregate HH Income	\$111,457,955.08	\$28,805,322	34.9%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 4D.

**FAIRFIELD CENSUS TRACT 390170109.06
POPULATION AND HOUSEHOLD DEMOGRAPHICS
2000-2023**

City of Fairfield Census Tract 390170109.06 Demographics 2000-2023

Population Demographics																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population	6,746		7,155		7,266		7,409		6.1%	1.6%	2.0%	3.5%	409	111	143	254
Population Density (Pop/Sq Mi)	2,047.26		2,510.42		2,205.07		2,248.46		22.6%	-12.2%	2.0%	-10.4%	463.2	305.4	43.4	201.2
Population by Gender																
Male	3,291	48.8%	3,493	48.8%	3,584	49.3%	3,677	49.6%	6.1%	2.6%	2.6%	5.3%	202	91	93	184
Female	3,455	51.2%	3,662	51.2%	3,682	50.7%	3,732	50.4%	6.0%	0.5%	1.4%	1.9%	207	20	50	70
Population by Age:																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
0 to 4	413	6.1%	555	7.8%	554	7.6%	579	7.8%	34.4%	-0.2%	4.5%	4.3%	142	1	25	24
5 to 14	885	13.1%	850	11.9%	893	12.3%	898	12.1%	-4.0%	5.1%	0.6%	5.6%	35	43	5	48
15 to 19	465	6.9%	410	5.7%	363	5.0%	351	4.7%	-11.8%	-11.5%	-3.3%	-14.4%	55	47	12	59
20 to 24	711	10.5%	648	9.1%	629	8.7%	480	6.5%	-8.9%	-2.9%	-23.7%	-25.9%	63	19	149	168
25 to 34	1,336	19.8%	1,261	17.6%	1,343	18.5%	1,442	19.5%	-5.6%	6.5%	7.4%	14.4%	75	82	99	181
35 to 44	1,057	15.7%	949	13.3%	933	12.8%	1,047	14.1%	-10.2%	-1.7%	12.2%	10.3%	108	16	114	98
45 to 54	951	14.1%	990	13.8%	845	11.6%	808	10.9%	4.1%	-14.6%	-4.4%	-18.4%	39	145	37	182
55 to 64	435	6.4%	790	11.0%	862	11.9%	841	11.4%	81.6%	9.1%	-2.4%	6.5%	355	72	21	51
65 to 74	205	3.0%	368	5.1%	479	6.6%	573	7.7%	79.5%	30.2%	19.6%	55.7%	163	111	94	205
75 to 84	184	2.7%	204	2.9%	216	3.0%	260	3.5%	20.9%	27.5%	20.4%	27.5%	20	12	44	56
85+	104	1.5%	130	1.8%	149	2.1%	130	1.8%	25.0%	14.6%	-12.8%	0.0%	26	19	19	0
Total Median Age																
	2000 Census		2010 Census		2018 Estimate		2023 Projection									
	30.7		33.6		33.7		34.7									
Marital Status																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Married, Spouse Present	2,584	47.4%	2,168	37.7%	2,352	40.4%	2,374	40.0%	-16.1%	8.5%	0.9%	9.5%	416	184	22	206
Married, Spouse Absent	206	3.8%	469	8.2%	419	7.2%	431	7.3%	127.7%	-10.7%	2.9%	-8.1%	263	50	12	38
Divorced	590	10.8%	681	11.8%	696	12.0%	729	12.3%	15.4%	2.2%	4.7%	7.0%	91	15	33	48
Widowed	241	4.4%	511	8.9%	332	5.7%	331	5.6%	112.0%	-35.0%	-0.3%	-35.2%	270	179	1	180
Never Married	1,828	33.6%	1,921	33.4%	2,020	34.7%	2,067	34.8%	5.1%	5.2%	2.3%	7.6%	93	99	47	146
Age 15+ Population	5,448		5,750		5,819		5,932		5.5%	1.2%	1.9%	3.2%	302	69	113	182
Educational Attainment																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Grade K - 8	144	3.4%	214	4.6%	273	5.7%	285	5.6%	48.6%	27.6%	4.4%	33.2%	70	59	12	71
Grade 9 - 11	475	11.1%	360	7.7%	325	6.7%	339	6.6%	-24.2%	-9.7%	4.3%	-5.8%	115	35	14	21
High School Graduate	1,197	28.0%	1,672	35.6%	1,664	34.5%	1,750	34.3%	39.7%	-0.5%	5.2%	4.7%	475	8	86	78
Some College, No Degree	873	20.5%	995	21.2%	978	20.3%	1,030	20.2%	14.0%	-1.7%	5.3%	3.5%	122	17	52	35
Associates Degree	392	9.2%	332	7.1%	393	8.1%	426	8.4%	-15.3%	18.4%	8.4%	28.3%	60	61	33	94
Bachelor's Degree	886	20.8%	716	15.3%	809	16.8%	867	17.0%	-19.2%	13.0%	7.2%	21.1%	170	93	58	151
Graduate Degree	287	6.7%	403	8.6%	375	7.8%	394	7.7%	40.4%	-6.9%	5.1%	-2.2%	116	28	19	9
No Schooling Completed	15	0.4%	0	0.0%	10	0.2%	10	0.2%	-100.0%	#DIV/0!	0.0%	#DIV/0!	15	10	0	10
Age 25+ Population	4,269		4,692		4,827		5,101		9.9%	2.9%	5.7%	8.7%	423	135	274	409

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics. Com

City of Fairfield Census Tract 390170109.06 Demographics 2000-2023

Household Status																
Number of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	2,801		2,905		2,940		3,033		3.7%	1.2%	3.2%	4.4%	104	35	93	128
Size of Households:																
Size of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
1 Person	866	30.9%	905	31.2%	902	30.7%	954	31.5%	4.5%	-0.3%	5.8%	5.4%	39	3	52	49
2 Person	971	34.7%	926	31.9%	950	32.3%	977	32.2%	-4.6%	2.6%	2.8%	5.5%	45	24	27	51
3 Person	462	16.5%	488	16.8%	497	16.9%	505	16.7%	5.6%	1.8%	1.6%	3.5%	26	9	8	17
4 Person	335	12.0%	356	12.3%	361	12.3%	366	12.1%	6.3%	1.4%	1.4%	2.8%	21	5	5	10
5 Person	126	4.5%	145	5.0%	145	4.9%	146	4.8%	15.1%	0.0%	0.7%	0.7%	19	0	1	1
6 Person	50	1.8%	61	2.1%	61	2.1%	61	2.0%	22.0%	0.0%	0.0%	0.0%	11	0	0	0
7 + Person	2	0.1%	24	0.8%	24	0.8%	24	0.8%	1,100.0%	0.0%	0.0%	0.0%	22	0	0	0
Avg Household Size	2.33		2.38		2.39		2.36		2.1%	0.4%	-1.3%	-0.8%	0.05	0.01	0.03	0.02
Length of Residence (Years):																
Average Length of Residence	n/a		9		11		13		n/a	20.5%	25.9%	51.8%	n/a	1.8	2.8	4.6
Family Status																
Households Type and Presence of Children:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	2,801		2,905		2,940		3,033		3.7%	1.2%	3.2%	4.4%	104	35	93	128
Family Households	1,708		2,106		2,076		2,140		23.3%	-1.4%	3.1%	1.6%	398	30	64	34
One Person, Female Householder	n/a	n/a	466	16.0%	430	14.6%	449	14.8%	n/a	-7.7%	4.4%	-3.6%	n/a	36	19	17
One Person, Male Householder	n/a	n/a	439	15.1%	472	16.1%	505	16.7%	n/a	7.5%	7.0%	15.0%	n/a	33	33	66
Two+ people, Husband-Wife Family, Own Children	n/a	n/a	511	17.6%	484	16.5%	487	16.1%	n/a	-5.3%	0.6%	-4.7%	n/a	27	3	24
Two+ people, Husband-Wife Family, No Own Children	n/a	n/a	690	23.8%	690	23.5%	699	23.0%	n/a	0.0%	1.3%	1.3%	n/a	0	9	9
Non-family Households																
Two+ people, Female Householder	n/a	n/a	100	3.4%	126	4.3%	136	4.5%	n/a	26.0%	7.9%	36.0%	n/a	26	10	36
Two+ people, Male Householder	n/a	n/a	129	4.4%	130	4.4%	136	4.5%	n/a	0.8%	4.6%	5.4%	n/a	1	6	7
Other Family Households																
Female Householder, No Own Children	n/a	n/a	138	4.7%	159	5.4%	163	5.4%	n/a	15.2%	2.5%	18.1%	n/a	21	4	25
Male Householder, No Own Children	n/a	n/a	65	2.2%	56	1.9%	56	1.8%	n/a	-13.8%	0.0%	-13.8%	n/a	9	0	9
Female Householder, Own Children	n/a	n/a	257	8.7%	271	9.2%	276	9.1%	n/a	5.4%	1.8%	7.4%	n/a	14	5	19
Male Householder, Own Children	n/a	n/a	110	3.7%	122	4.1%	126	4.2%	n/a	10.9%	3.3%	14.5%	n/a	12	4	16
Employment																
Total Population 16+	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population 16+	5,329		5,662		5,754		5,846		6.2%	1.6%	1.6%	3.2%	333	92	92	184
Total Labor Force	4,140	77.7%	4,290	75.8%	4,417	76.8%	4,377	74.9%	3.6%	3.0%	-0.9%	2.0%	150	127	40	87
Civilian, Employed	4,047	97.8%	3,942	91.9%	4,242	96.0%	4,207	96.1%	-2.6%	7.6%	-0.8%	6.7%	105	300	35	265
Civilian, Unemployed	93	2.3%	348	8.1%	175	4.0%	170	3.9%	274.2%	-49.7%	-2.9%	-51.1%	255	173	5	178
In Armed Forces	0	0.0%	0	0.0%	0	0.0%	0	0.0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0	0	0	0
Not In Labor Force	1,189	22.3%	1,372	24.2%	1,337	23.2%	1,469	25.1%	15.4%	-2.6%	9.9%	7.1%	183	35	132	97

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics.com

City of Fairfield Census Tract 390170109.06 Income by Age of Head of Household 2010

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
\$ 0 - \$19,999	53	22.1%	35	5.2%	34	5.9%	31	5.4%	50	11.2%	96	48.4%	94	49.3%	393	13.53%
\$ 20,000 - \$39,999	102	42.5%	168	24.8%	154	26.9%	125	21.9%	106	24.6%	97	46.1%	37	21.5%	789	27.16%
\$ 40,000 - \$59,999	59	24.6%	196	29.0%	138	24.1%	132	23.1%	113	24.6%	7	3.0%	2	1.1%	647	22.27%
\$ 60,000 - \$74,999	25	10.4%	134	19.8%	68	11.9%	105	18.4%	73	16.3%	0	0.0%	1	0.5%	406	13.98%
\$ 75,000 - \$99,999	1	0.4%	54	8.0%	39	6.8%	61	10.7%	40	8.4%	4	2.0%	47	25.1%	246	8.47%
\$100,000 - \$124,999	0	0.0%	65	9.6%	40	7.0%	63	11.0%	27	5.7%	0	0.0%	0	0.0%	195	6.71%
\$125,000 - \$149,999	0	0.0%	20	3.0%	47	8.2%	29	5.1%	2	0.4%	0	0.0%	1	0.5%	99	3.41%
\$150,000 - \$199,999	0	0.0%	5	0.7%	49	8.6%	22	3.8%	10	2.1%	1	0.6%	0	0.0%	87	2.99%
\$200,000 - \$249,999	0	0.0%	0	0.0%	3	0.5%	2	0.3%	15	3.2%	0	0.0%	3	1.6%	23	0.79%
\$250,000 - \$499,999	0	0.0%	0	0.0%	0	0.0%	2	0.3%	17	3.5%	0	0.0%	1	0.5%	20	0.69%
\$500,000 +	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.00%
Total Households	240	8.26%	677	23.30%	572	19.69%	572	19.69%	453	15.59%	205	7.06%	186	6.40%	2,905	100.00%
		8.26%		31.57%		51.26%		70.95%		86.54%		93.60%		100.00%		

Median Age of HH Head 44.4

Average Hhld Income \$59,875

Median Hhld Income \$46,675

Per Capita Income \$24,715

Aggregate HH Income \$173,939,713.08

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

City of Fairfield Census Tract 390170109.06 Income by Age of Head of Household 2018

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		2010	2018	Changes	
\$ 0 - \$19,999	19	9.0%	36	5.3%	36	6.4%	53	10.6%	43	8.8%	105	39.3%	66	29.7%	358	12.18%	12.18%	393	358	35
\$ 20,000 - \$39,999	93	44.3%	144	21.1%	97	17.3%	106	21.2%	91	18.9%	113	38.1%	33	16.5%	677	23.03%	35.20%	789	677	112
\$ 40,000 - \$59,999	56	26.7%	198	28.9%	122	21.8%	85	17.0%	95	18.7%	16	5.6%	8	4.0%	580	19.73%	54.93%	647	580	67
\$ 60,000 - \$74,999	38	18.1%	125	18.3%	64	11.4%	77	15.4%	90	18.3%	4	1.9%	8	4.5%	406	13.81%	68.74%	406	406	0
\$ 75,000 - \$99,999	0	0.0%	72	10.5%	40	7.1%	54	10.8%	57	11.1%	21	6.8%	49	23.7%	293	9.97%	78.71%	246	293	47
\$100,000 - \$124,999	0	0.0%	63	9.2%	41	7.3%	56	11.2%	48	9.4%	11	4.7%	10	5.3%	229	7.79%	86.50%	195	229	34
\$125,000 - \$149,999	2	1.0%	34	5.0%	92	16.4%	42	8.4%	5	0.9%	0	0.0%	18	9.1%	193	6.56%	93.06%	99	193	94
\$150,000 - \$199,999	1	0.5%	11	1.6%	63	11.3%	19	3.8%	30	5.9%	6	2.9%	9	4.0%	139	4.73%	97.79%	87	139	52
\$200,000 - \$249,999	1	0.5%	1	0.1%	5	0.9%	2	0.4%	25	4.9%	2	0.8%	2	0.8%	38	1.29%	99.08%	23	38	15
\$250,000 - \$499,999	0	0.0%	0	0.0%	0	0.0%	5	1.0%	16	3.2%	0	0.0%	6	2.5%	27	0.92%	100.00%	20	27	7
\$500,000 +	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.00%	100.00%	0	0	0
Total Households	210	7.14%	684	23.27%	560	19.05%	499	16.97%	500	17.01%	278	9.46%	209	7.11%	2,940	100.00%		2,905	2,940	35
		7.14%		30.41%		49.46%		66.43%		83.44%		92.89%		100.00%						

Median Age of HH Head 45.3

2010-2018 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
2010	240	8.26%	677	23.30%	572	19.69%	572	19.69%	453	15.59%	205	7.06%	186	6.40%	2,905	100.00%
2018	210	7.14%	684	23.27%	560	19.05%	499	16.97%	500	17.01%	278	9.46%	209	7.11%	2,940	100.00%
Changes	30		7		12		73		47		73		23		35	

2010-2018 Changes

Average Hhld Income	\$68,913	\$9,038	15.1%
Median Hhld Income	\$53,934	\$7,259	15.6%
Per Capita Income	\$28,315	\$3,600	14.6%
Aggregate HH Income	\$202,607,555.39	\$28,667,842	16.5%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

City of Fairfield Census Tract 390170109.06 Income by Age of Head of Household 2023

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		2010	2023	Changes	
\$ 0 - \$19,999	12	7.3%	31	4.3%	28	4.5%	45	9.5%	30	6.1%	105	32.5%	55	25.2%	306	10.09%	10.09%	393	306	87
\$ 20,000 - \$39,999	67	40.9%	129	17.7%	89	14.3%	92	19.4%	79	15.9%	119	34.2%	29	11.9%	604	19.91%	30.00%	789	604	185
\$ 40,000 - \$59,999	49	29.9%	196	26.9%	113	18.2%	67	14.1%	88	18.2%	22	6.6%	6	2.7%	541	17.84%	47.84%	647	541	106
\$ 60,000 - \$74,999	30	18.3%	119	16.3%	61	9.8%	60	12.6%	79	16.1%	5	1.9%	6	2.9%	360	11.87%	59.71%	406	360	46
\$ 75,000 - \$99,999	0	0.0%	99	13.6%	54	8.7%	66	13.9%	54	11.3%	38	10.7%	66	28.5%	377	12.43%	72.14%	246	377	131
\$100,000 - \$124,999	0	0.0%	79	10.8%	64	10.3%	66	13.9%	52	10.9%	22	7.5%	16	7.4%	299	9.86%	82.00%	195	299	104
\$125,000 - \$149,999	3	1.8%	53	7.3%	116	18.7%	46	9.7%	6	1.3%	0	0.0%	29	11.9%	253	8.34%	90.34%	99	253	154
\$150,000 - \$199,999	3	1.8%	21	2.9%	83	13.4%	21	4.4%	34	7.0%	14	5.2%	11	4.6%	187	6.17%	96.51%	87	187	100
\$200,000 - \$249,999	0	0.0%	2	0.3%	11	1.8%	4	0.8%	41	8.5%	5	1.6%	3	1.4%	66	2.18%	98.68%	23	66	43
\$250,000 - \$499,999	0	0.0%	0	0.0%	0	0.0%	6	1.3%	22	4.6%	0	0.0%	7	3.0%	35	1.15%	99.84%	20	35	15
\$500,000 +	0	0.0%	0	0.0%	2	0.3%	2	0.4%	0	0.0%	0	0.0%	1	0.4%	5	0.16%	100.00%	0	5	5
Total Households	164	5.41%	729	24.04%	621	20.47%	475	15.66%	485	15.99%	330	10.88%	229	7.55%	3,033	100.00%		2,905	3,033	128
		5.41%		29.44%		49.92%		65.58%		81.57%		92.45%		100.00%						

Median Age of HH Head 45.1

2010-2023 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
2010	240	8.26%	677	23.30%	572	19.69%	572	19.69%	453	15.59%	205	7.06%	186	6.40%	2,905	100.00%
2023	164	5.41%	729	24.04%	621	20.47%	475	15.66%	485	15.99%	330	10.88%	229	7.55%	3,033	100.00%
Changes	76		52		49		97		32		125		43		128	

	2010-2023 Changes		
Average Hhld Income	\$78,990	\$19,115	31.9%
Median Hhld Income	\$62,676	\$16,001	34.3%
Per Capita Income	\$32,764	\$8,049	32.6%
Aggregate HH Income	\$239,580,801.18	\$65,641,088	37.7%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

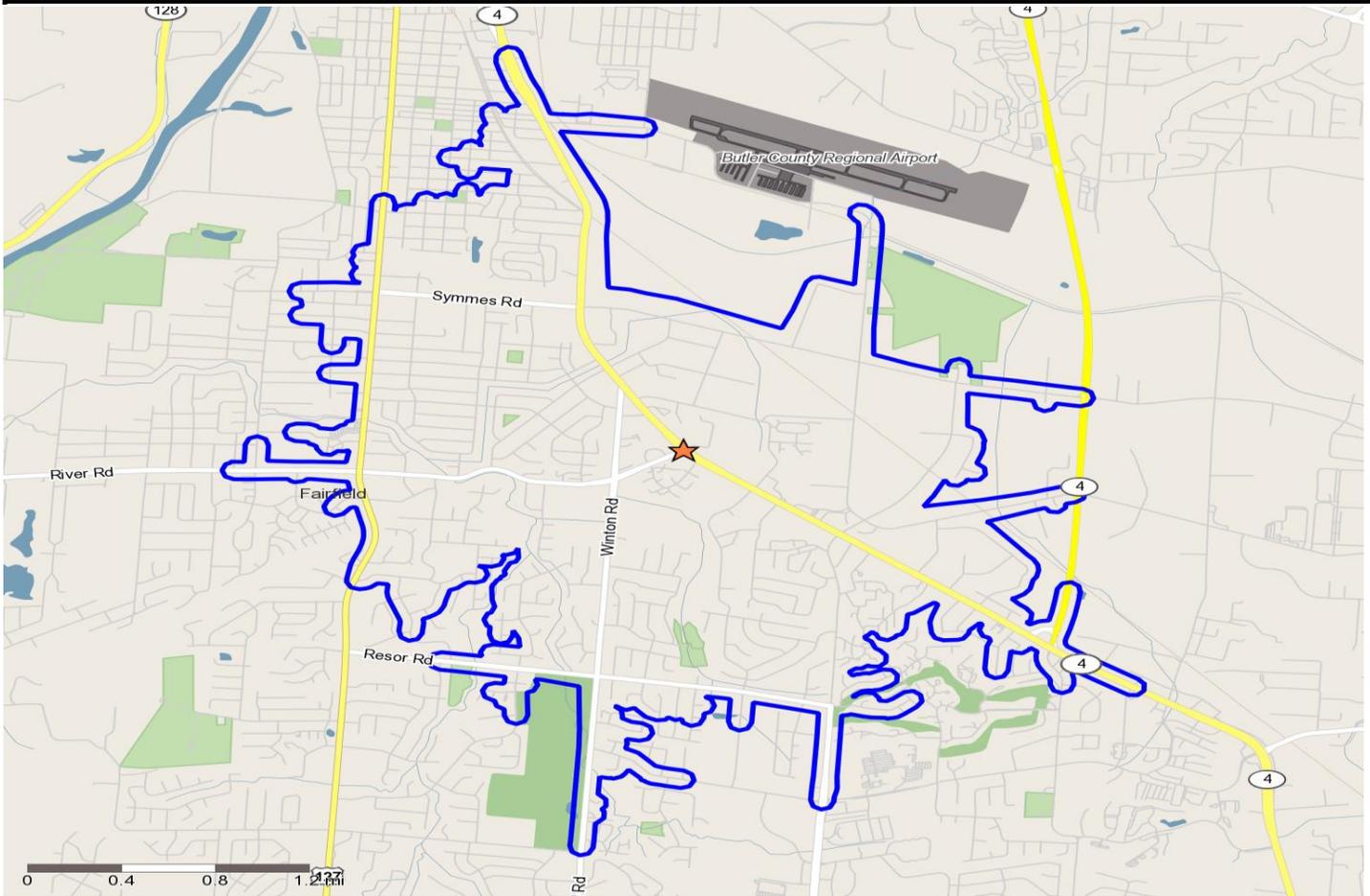
EXHIBIT 4E.

**FAIRFIELD CENSUS TRACT 390170109.06
HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD
2010-2023**

EXHIBIT 5A.

**FIVE MINUTES DRIVE-TIME FROM
OHIO STATE ROUTE 4 AND NILLES ROAD
REFERENCE MAP**

FIVE MINUTES DRIVE-TIME FROM OHIO ROUTE 4 AND NILLES ROAD



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EXHIBIT 5B.

**FIVE MINUTES DRIVE-TIME FROM
OHIO STATE ROUTE 4 AND NILLES ROAD
POPULATION AND HOUSEHOLD DEMOGRAPHICS
2000-2023**

Ohio Route 4 and Nilles Road Five Minutes Drive-Time Area Demographics 2000-2023

Population Demographics																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population	19,988		17,874		18,144		18,053		-10.6%	1.5%	-0.5%	1.0%	2,114	270	91	179
Population Density (Pop/Sq Mi)	2,723.42		2,685.28		2,472.14		2,459.70		-1.4%	-7.9%	-0.5%	-8.4%	38.1	213.1	12.4	263.7
Population by Gender																
Male	9,629	48.2%	8,691	48.6%	8,832	48.7%	8,848	49.0%	-9.7%	1.6%	0.2%	1.8%	938	141	16	157
Female	10,359	51.8%	9,183	51.4%	9,312	51.3%	9,205	51.0%	-11.4%	1.4%	-1.1%	0.2%	1,176	129	107	22
Population by Age:																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
0 to 4	1,207	6.0%	1,234	6.9%	1,253	6.9%	1,243	6.9%	2.2%	1.5%	-0.8%	0.7%	27	19	10	9
5 to 14	2,665	13.3%	2,255	12.6%	2,261	12.5%	2,227	12.3%	-15.4%	0.2%	-1.5%	-1.2%	410	5	33	28
15 to 19	1,318	6.6%	1,081	6.0%	1,014	5.6%	1,000	5.5%	-18.0%	-6.2%	-1.4%	-7.5%	237	67	14	81
20 to 24	1,454	7.3%	1,191	6.7%	1,263	7.0%	1,075	6.0%	-18.1%	6.1%	-14.9%	-9.7%	263	72	188	115
25 to 34	3,244	16.2%	2,670	14.9%	2,688	14.8%	2,726	15.1%	-17.7%	0.7%	1.4%	2.1%	575	18	38	56
35 to 44	3,182	15.9%	2,286	12.8%	2,214	12.2%	2,330	12.9%	-28.1%	-3.1%	5.2%	1.9%	895	72	116	44
45 to 54	2,808	14.0%	2,619	14.7%	2,313	12.7%	2,057	11.4%	-6.7%	-11.7%	-11.0%	-21.4%	189	306	256	562
55 to 64	1,724	8.6%	2,195	12.3%	2,394	13.2%	2,272	12.6%	27.3%	9.1%	-5.1%	3.5%	470	199	122	77
65 to 74	1,298	6.5%	1,229	6.9%	1,548	8.5%	1,780	9.9%	-5.3%	26.0%	15.0%	44.8%	69	319	232	551
75 to 84	835	4.2%	800	4.5%	815	4.5%	968	5.4%	-4.1%	1.8%	18.8%	20.9%	35	15	153	167
85+	253	1.3%	315	1.8%	382	2.1%	375	2.1%	24.5%	21.3%	-1.8%	19.0%	62	67	7	60
Total Median Age																
	2000 Census		2010 Census		2018 Estimate		2023 Projection									
	35.3		37.2		37.4		38.0									
Marital Status																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Married, Spouse Present	8,660	53.7%	6,558	45.6%	6,593	45.1%	6,500	44.6%	-24.3%	0.5%	-1.4%	-0.9%	2,102	35	93	58
Married, Spouse Absent	493	3.1%	805	5.6%	817	5.6%	833	5.7%	63.3%	1.5%	2.0%	3.5%	312	12	16	28
Divorced	1,689	10.5%	1,885	13.1%	1,925	13.2%	1,932	13.3%	11.6%	2.1%	0.4%	2.5%	196	40	7	47
Widowed	981	6.1%	1,182	8.2%	992	6.8%	989	6.8%	-16.1%	-0.3%	-16.3%	20.5%	201	190	3	193
Never Married	4,243	26.3%	3,955	27.5%	4,304	29.4%	4,328	29.7%	-6.8%	8.8%	0.6%	9.4%	288	349	24	373
Age 15+ Population	16,115		14,385		14,630		14,583		-10.7%	1.7%	-0.3%	1.4%	1,730	245	47	198
Educational Attainment																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Grade K - 8	468	3.5%	449	3.7%	466	3.8%	467	3.7%	-4.1%	3.9%	0.2%	4.1%	19	17	1	19
Grade 9 - 11	1,432	10.8%	1,176	9.7%	993	8.0%	988	7.9%	-17.9%	-15.5%	-0.5%	-15.9%	256	183	5	187
High School Graduate	4,420	33.3%	4,544	37.5%	4,662	37.7%	4,711	37.7%	2.8%	2.6%	1.1%	3.7%	124	118	49	167
Some College, No Degree	2,757	20.8%	2,534	20.9%	2,502	20.3%	2,527	20.2%	-8.1%	-1.3%	1.0%	-0.3%	223	32	25	8
Associates Degree	922	6.9%	841	7.0%	992	8.0%	1,028	8.2%	-8.8%	18.0%	3.6%	22.2%	81	151	36	187
Bachelor's Degree	2,197	16.5%	1,552	12.8%	1,779	14.4%	1,828	14.6%	-29.4%	14.6%	2.8%	17.8%	645	227	49	276
Graduate Degree	976	7.3%	861	7.1%	855	6.9%	863	6.9%	-11.8%	-0.7%	0.9%	-11.8%	115	6	8	2
No Schooling Completed	117	0.9%	157	1.3%	104	0.8%	96	0.8%	34.1%	-33.6%	-7.8%	-38.8%	40	53	8	61
Age 25+ Population	13,289		12,114		12,354		12,508		-8.8%	2.0%	1.2%	3.3%	1,175	240	154	394

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics. Com

Ohio Route 4 and Nilles Road Five Minutes Drive-Time Area Demographics 2000-2023

Household Status																
Number of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	8,148		7,239		7,359		7,389		-11.2%	1.7%	0.4%	2.1%	909	120	30	150
Size of Households:																
Size of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
1 Person	2,231	27.4%	2,030	28.0%	2,065	28.1%	2,133	28.9%	-9.0%	1.7%	3.3%	5.1%	201	35	68	103
2 Person	2,840	34.9%	2,470	34.1%	2,527	34.3%	2,515	34.0%	-13.0%	2.3%	-0.5%	1.8%	370	57	12	45
3 Person	1,311	16.1%	1,242	17.2%	1,255	17.1%	1,245	16.8%	-5.3%	1.0%	-0.8%	0.2%	69	13	10	3
4 Person	1,134	13.9%	893	12.3%	903	12.3%	895	12.1%	-21.3%	1.1%	-0.9%	0.2%	241	10	8	2
5 Person	437	5.4%	387	5.4%	389	5.3%	385	5.2%	-11.4%	0.5%	-1.0%	-0.5%	50	2	4	2
6 Person	131	1.6%	151	2.1%	152	2.1%	150	2.0%	15.3%	0.7%	-1.3%	-0.7%	20	1	2	1
7 + Person	37	0.5%	67	0.9%	67	0.9%	66	0.9%	81.1%	0.0%	-1.5%	-1.5%	30	0	1	1
Avg Household Size	2.40		2.44		2.43		2.41		1.7%	-0.4%	-0.8%	-1.2%	0.04	0.01	0.02	0.03
Length of Residence (Years):																
Average Length of Residence	n/a		13		15		18		n/a	10.8%	19.7%	32.7%	n/a	1.4	2.9	4.3
Family Status																
Households Type and Presence of Children:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	8,148		7,239		7,359		7,389		-11.2%	1.7%	0.4%	2.1%	909	120	30	150
Family Households	5,396		5,372		5,363		5,386		-0.4%	-0.2%	0.4%	0.3%	-24	9	23	14
One Person, Female Householder	n/a	n/a	1,099	15.2%	1,075	14.6%	1,105	15.0%	n/a	-2.2%	2.8%	0.5%	n/a	24	30	6
One Person, Male Householder	n/a	n/a	930	12.9%	990	13.4%	1,028	13.9%	n/a	6.5%	3.8%	10.5%	n/a	60	38	98
Two+ people, Husband-Wife Family, Own Children	n/a	n/a	1,271	17.6%	1,231	16.7%	1,213	16.4%	n/a	-3.1%	-1.5%	-4.6%	n/a	40	18	58
Two+ people, Husband-Wife Family, No Own Children	n/a	n/a	2,071	28.6%	2,066	28.1%	2,040	27.6%	n/a	-0.2%	-1.3%	-1.5%	n/a	5	26	31
Non-family Households																
Two+ people, Female Householder	n/a	n/a	188	2.6%	242	3.3%	254	3.4%	n/a	28.7%	5.0%	35.1%	n/a	54	12	66
Two+ people, Male Householder	n/a	n/a	268	3.7%	263	3.6%	265	3.6%	n/a	-1.9%	0.8%	-1.1%	n/a	5	2	3
Other Family Households																
Female Householder, No Own Children	n/a	n/a	427	5.8%	456	6.2%	454	6.1%	n/a	6.8%	-0.4%	6.3%	n/a	29	2	27
Male Householder, No Own Children	n/a	n/a	183	2.5%	178	2.4%	175	2.4%	n/a	-2.7%	-1.7%	-4.4%	n/a	5	3	8
Female Householder, Own Children	n/a	n/a	564	7.7%	607	8.2%	604	8.2%	n/a	7.6%	-0.5%	7.1%	n/a	43	3	40
Male Householder, Own Children	n/a	n/a	237	3.2%	250	3.4%	251	3.4%	n/a	5.5%	0.4%	5.9%	n/a	13	1	14
Employment																
Total Population 16+	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population 16+	15,730		14,151		14,416		14,349		-10.0%	1.9%	-0.5%	1.4%	1,579	265	67	198
Total Labor Force	11,001	69.9%	9,828	69.4%	10,106	70.1%	9,753	68.0%	-10.7%	2.8%	-3.5%	-0.8%	1,173	279	354	75
Civilian, Employed	10,602	96.4%	8,762	89.2%	9,554	94.5%	9,232	94.7%	-17.4%	9.0%	-3.4%	5.4%	1,840	792	322	470
Civilian, Unemployed	386	3.5%	1,059	10.8%	545	5.4%	514	5.3%	174.4%	-48.5%	-5.7%	-51.5%	673	514	31	545
In Armed Forces	14	0.1%	7	0.1%	7	0.1%	7	0.1%	-50.0%	0.0%	0.0%	0.0%	7	0	0	0
Not In Labor Force	4,728	30.1%	4,323	30.6%	4,310	29.9%	4,597	32.0%	-8.6%	-0.3%	6.7%	6.3%	405	13	287	274

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 5C.

**FIVE MINUTES DRIVE-TIME FROM
OHIO STATE ROUTE 4 AND NILLES ROAD
HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD
2010-2023**

Ohio Route 4 and Nilles Road Five Minutes Drive-Time Income by Age of Head of Household 2010

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
\$ 0 - \$19,999	85	23.7%	62	4.7%	82	6.3%	94	6.4%	191	15.0%	184	25.1%	272	37.1%	970	13.40%
\$ 20,000 - \$39,999	151	42.2%	329	24.6%	283	21.9%	254	17.2%	276	22.0%	275	37.0%	318	41.7%	1,887	26.07%
\$ 40,000 - \$59,999	73	20.4%	375	28.0%	285	22.0%	344	23.3%	261	20.3%	157	20.6%	69	8.6%	1,563	21.60%
\$ 60,000 - \$74,999	35	9.7%	241	18.0%	195	15.1%	258	17.5%	157	12.3%	38	4.9%	10	1.4%	932	12.88%
\$ 75,000 - \$99,999	4	1.1%	198	14.8%	147	11.4%	273	18.5%	177	13.8%	45	6.2%	62	8.3%	907	12.52%
\$100,000 - \$124,999	1	0.4%	74	5.5%	118	9.1%	132	9.0%	89	6.9%	28	3.7%	3	0.3%	445	6.15%
\$125,000 - \$149,999	8	2.2%	49	3.7%	97	7.5%	65	4.4%	28	2.2%	11	1.5%	2	0.3%	260	3.59%
\$150,000 - \$199,999	1	0.3%	6	0.5%	68	5.3%	36	2.4%	48	3.7%	1	0.2%	7	0.8%	167	2.31%
\$200,000 - \$249,999	0	0.0%	1	0.1%	10	0.8%	10	0.7%	24	1.9%	1	0.1%	7	1.1%	53	0.74%
\$250,000 - \$499,999	0	0.0%	0	0.0%	5	0.4%	7	0.5%	22	1.6%	4	0.5%	3	0.4%	40	0.55%
\$500,000 +	0	0.1%	1	0.1%	3	0.2%	4	0.2%	4	0.3%	2	0.2%	0	0.0%	13	0.18%
Total Households	357	4.94%	1,336	18.46%	1,293	17.87%	1,477	20.40%	1,278	17.65%	744	10.28%	753	10.40%	7,238	100.00%
		4.94%		23.40%		41.27%		61.67%		79.32%		89.60%		100.00%		

Median Age of HH Head 49.3

Average Hhld Income \$60,789

Median Hhld Income \$48,950

Per Capita Income \$24,817

Aggregate HH Income \$440,015,109.76

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

Ohio Route 4 and Nilles Road Five Minutes Drive-Time Income by Age of Head of Household 2018

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		2010	2018	Changes		
\$ 0 - \$19,999	55	16.8%	52	4.1%	69	5.6%	107	8.1%	163	11.6%	201	21.4%	221	26.8%	869	11.81%	11.81%	970	869	101	
\$ 20,000 - \$39,999	134	40.9%	271	21.2%	192	15.4%	204	15.5%	245	17.8%	297	30.5%	280	33.7%	1,623	22.05%	33.86%	1,887	1,623	264	
\$ 40,000 - \$59,999	70	21.2%	307	23.9%	229	18.4%	231	17.5%	248	17.6%	177	18.3%	96	11.4%	1,357	18.44%	52.30%	1,563	1,357	207	
\$ 60,000 - \$74,999	46	14.0%	270	21.1%	179	14.4%	240	18.2%	202	14.5%	74	7.6%	33	4.0%	1,044	14.19%	66.49%	932	1,044	112	
\$ 75,000 - \$99,999	7	2.3%	209	16.3%	165	13.3%	258	19.6%	215	15.1%	100	10.3%	94	11.3%	1,048	14.24%	80.73%	907	1,048	142	
\$100,000 - \$124,999	3	0.9%	76	5.9%	128	10.3%	136	10.3%	150	10.6%	53	5.7%	27	3.3%	573	7.78%	88.51%	445	573	127	
\$125,000 - \$149,999	9	2.8%	79	6.2%	173	13.9%	86	6.5%	44	3.1%	31	3.8%	36	4.4%	460	6.25%	94.76%	260	460	200	
\$150,000 - \$199,999	2	0.6%	15	1.2%	95	7.6%	34	2.6%	80	5.6%	14	1.7%	20	2.5%	260	3.53%	98.29%	167	260	92	
\$200,000 - \$249,999	1	0.3%	2	0.2%	7	0.6%	8	0.6%	36	2.5%	3	0.3%	10	1.2%	68	0.92%	99.21%	53	68	14	
\$250,000 - \$499,999	0	0.0%	0	0.0%	4	0.4%	10	0.8%	19	1.4%	4	0.4%	8	1.0%	46	0.62%	99.83%	40	46	6	
\$500,000 +	0	0.1%	1	0.1%	2	0.1%	4	0.3%	2	0.1%	1	0.1%	3	0.3%	12	0.17%	100.00%	13	12	1	
Total Households	328	4.46%	1,282	17.43%	1,244	16.90%	1,319	17.93%	1,404	19.08%	955	12.97%	827	11.24%	7,359	100.00%		7,238	7,359	120	
		4.46%		21.88%		38.78%		56.71%		75.79%		88.76%		100.00%							

Median Age of HH Head 51.4

2010-2018 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
2010	357	4.94%	1,336	18.46%	1,293	17.87%	1,477	20.40%	1,278	17.65%	744	10.28%	753	10.40%	7,238	100.00%
2018	328	4.46%	1,282	17.43%	1,244	16.90%	1,319	17.93%	1,404	19.08%	955	12.97%	827	11.24%	7,359	100.00%
Changes	30		54		50		157		126		210		74		120	

	2010-2018 Changes		
Average Hhld Income	\$68,457	\$7,668	12.6%
Median Hhld Income	\$57,407	\$8,457	17.3%
Per Capita Income	\$27,975	\$3,158	12.7%
Aggregate HH Income	\$503,753,047.23	\$63,737,937	14.5%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

Ohio Route 4 and Nilles Road Five Minutes Drive-Time Income by Age of Head of Household 2023

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		2010	2023	Changes	
\$ 0 - \$19,999	38	13.9%	44	3.4%	53	4.1%	82	7.0%	122	9.2%	198	18.2%	188	20.6%	726	9.82%	9.82%	970	726	244
\$ 20,000 - \$39,999	102	37.6%	228	17.6%	161	12.4%	156	13.3%	205	15.3%	300	26.7%	282	30.2%	1,435	19.41%	29.24%	1,887	1,435	452
\$ 40,000 - \$59,999	61	22.6%	288	22.2%	196	15.1%	168	14.3%	208	15.7%	178	16.0%	106	10.9%	1,204	16.29%	45.53%	1,563	1,204	359
\$ 60,000 - \$74,999	36	13.2%	242	18.7%	147	11.3%	172	14.7%	174	13.1%	85	7.6%	41	4.5%	897	12.13%	57.66%	932	897	36
\$ 75,000 - \$99,999	7	2.6%	255	19.7%	184	14.1%	264	22.5%	218	16.5%	145	13.1%	136	14.5%	1,209	16.36%	74.02%	907	1,209	302
\$100,000 - \$124,999	4	1.5%	100	7.7%	192	14.7%	162	13.8%	173	13.1%	91	8.5%	45	5.1%	767	10.38%	84.40%	445	767	322
\$125,000 - \$149,999	8	3.1%	108	8.3%	214	16.4%	92	7.8%	44	3.4%	54	5.5%	57	6.1%	577	7.81%	92.21%	260	577	317
\$150,000 - \$199,999	12	4.5%	25	1.9%	127	9.8%	39	3.3%	92	7.0%	29	2.8%	37	4.0%	361	4.88%	97.10%	167	361	193
\$200,000 - \$249,999	2	0.6%	4	0.3%	14	1.1%	15	1.3%	60	4.6%	7	0.7%	20	2.2%	122	1.65%	98.75%	53	122	68
\$250,000 - \$499,999	0	0.0%	0	0.0%	6	0.5%	13	1.1%	27	2.1%	6	0.6%	12	1.3%	65	0.88%	99.63%	40	65	25
\$500,000 +	1	0.3%	1	0.1%	7	0.5%	9	0.7%	2	0.1%	2	0.2%	6	0.6%	28	0.37%	100.00%	13	28	14
Total Households	272	3.68%	1,295	17.52%	1,302	17.61%	1,171	15.85%	1,325	17.93%	1,095	14.82%	930	12.59%	7,390	100.00%		7,238	7,390	151
		3.68%		21.20%		38.82%		54.67%		72.60%		87.41%		100.00%						

Median Age of HH Head 52.1

2010-2023 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
2010	357	4.94%	1,336	18.46%	1,293	17.87%	1,477	20.40%	1,278	17.65%	744	10.28%	753	10.40%	7,238	100.00%
2023	272	3.68%	1,295	17.52%	1,302	17.61%	1,171	15.85%	1,325	17.93%	1,095	14.82%	930	12.59%	7,390	100.00%
Changes	85		42		8		305		47		351		177		151	

	2010-2023 Changes		
Average Hhld Income	\$78,424	\$17,635	29.0%
Median Hhld Income	\$65,516	\$16,566	33.8%
Per Capita Income	\$32,313	\$7,496	30.2%
Aggregate HH Income	\$579,518,178.99	\$139,503,069	31.7%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 6A.

**TEN MINUTES DRIVE-TIME FROM
OHIO STATE ROUTE 4 AND NILLES ROAD
REFERENCE MAP**

TEN MINUTES DRIVE-TIME FROM OHIO ROUTE 4 AND NILLES ROAD

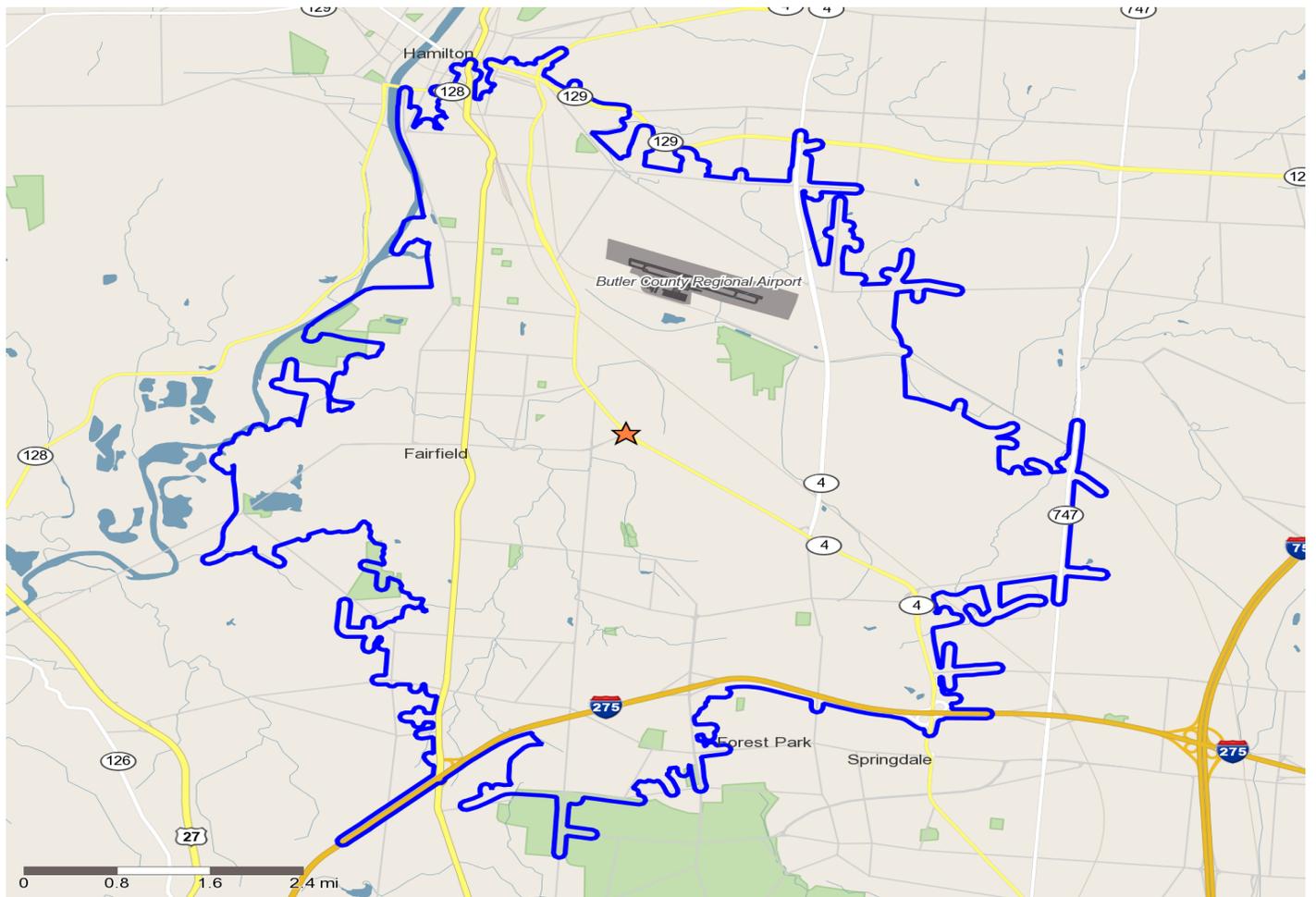


EXHIBIT 6B.

**TEN MINUTES DRIVE-TIME FROM
OHIO STATE ROUTE 4 AND NILLES ROAD
POPULATION AND HOUSEHOLD DEMOGRAPHICS
2000-2023**

Ohio Route 4 and Nilles Road Ten Minutes Drive-Time Area Demographics 2000-2023

Population Demographics																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population	80,695		80,466		81,626		82,605		-0.3%	1.4%	1.2%	2.7%	229	1,160	979	2,139
Population Density (Pop/Sq Mi)	2,303.70		2,419.16		2,330.28		2,358.25		5.0%	-3.7%	1.2%	-2.5%	115.5	88.9	28.0	54.6
Population by Gender																
Male	39,196	48.6%	39,127	48.6%	39,683	48.6%	40,340	48.8%	-0.2%	1.4%	1.7%	3.1%	69	556	657	1,213
Female	41,498	51.4%	41,339	51.4%	41,942	51.4%	42,265	51.2%	-0.4%	1.5%	0.8%	2.2%	159	603	323	926
Population by Age:																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
0 to 4	5,531	6.9%	5,949	7.4%	5,765	7.1%	5,662	6.9%	7.6%	-3.1%	-1.8%	-4.8%	418	184	103	287
5 to 14	11,592	14.4%	10,730	13.3%	10,915	13.4%	10,953	13.3%	-7.4%	1.7%	0.4%	2.1%	862	185	39	224
15 to 19	5,588	6.9%	5,195	6.5%	4,857	6.0%	4,754	5.8%	-7.0%	-6.5%	-2.1%	-8.5%	393	338	103	441
20 to 24	5,685	7.0%	5,511	6.8%	5,622	6.9%	5,128	6.2%	-3.1%	2.0%	-8.8%	-6.9%	174	112	495	383
25 to 34	12,776	15.8%	12,108	15.0%	12,285	15.1%	12,567	15.2%	-5.2%	1.5%	2.3%	3.8%	668	177	282	458
35 to 44	13,137	16.3%	10,572	13.1%	10,163	12.5%	10,795	13.1%	-19.5%	-3.9%	6.2%	2.1%	2,566	409	632	223
45 to 54	11,323	14.0%	11,690	14.5%	10,477	12.8%	9,566	11.6%	3.2%	-10.4%	-8.7%	-18.2%	367	1,213	911	2,124
55 to 64	6,700	8.3%	9,425	11.7%	10,325	12.6%	10,004	12.1%	40.7%	9.6%	-3.1%	6.1%	2,725	900	322	579
65 to 74	4,795	5.9%	5,158	6.4%	6,736	8.3%	7,930	9.6%	7.6%	30.6%	17.7%	53.8%	363	1,579	1,194	2,772
75 to 84	2,782	3.4%	3,018	3.8%	3,155	3.9%	3,874	4.7%	8.5%	22.8%	28.4%	28.4%	236	137	720	856
85+	786	1.0%	1,110	1.4%	1,325	1.6%	1,372	1.7%	41.2%	19.4%	3.5%	23.6%	324	215	47	262
Total Median Age																
	2000 Census		2010 Census		2018 Estimate		2023 Projection									
	34.3		35.7		36.2		36.9									
Marital Status																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Married, Spouse Present	34,137	53.7%	26,780	42.0%	27,430	42.2%	27,540	41.7%	-21.6%	2.4%	0.4%	2.8%	7,357	650	110	760
Married, Spouse Absent	2,172	3.4%	3,316	5.2%	3,319	5.1%	3,431	5.2%	52.7%	0.1%	3.4%	3.5%	1,144	3	112	115
Divorced	7,155	11.3%	9,049	14.2%	9,374	14.4%	9,590	14.5%	26.5%	3.6%	2.3%	6.0%	1,894	325	216	541
Widowed	3,690	5.8%	4,142	6.5%	3,777	5.8%	3,833	5.8%	12.2%	-8.8%	1.5%	-7.5%	452	365	56	309
Never Married	16,483	25.9%	20,501	32.1%	21,045	32.4%	21,596	32.7%	24.4%	2.7%	2.6%	5.3%	4,018	544	551	1,095
Age 15+ Population	63,572		63,788		64,946		65,990		0.3%	1.8%	1.6%	3.5%	216	1,158	1,044	2,202
Educational Attainment																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Grade K - 8	2,058	3.9%	1,827	3.4%	1,805	3.3%	1,850	3.3%	-11.2%	-1.2%	2.5%	1.2%	231	23	45	23
Grade 9 - 11	6,648	12.7%	5,585	10.5%	4,745	8.7%	4,765	8.5%	-16.0%	-15.0%	0.4%	-14.7%	1,063	840	19	820
High School Graduate	16,750	32.0%	18,645	35.1%	19,178	35.2%	19,671	35.1%	11.3%	2.9%	2.6%	5.5%	1,895	533	493	1,026
Some College, No Degree	11,164	21.3%	11,422	21.3%	11,613	21.3%	11,984	21.4%	2.3%	1.7%	3.2%	4.9%	258	191	371	562
Associates Degree	3,603	6.9%	3,690	7.0%	4,311	7.9%	4,521	8.1%	2.4%	16.8%	4.9%	22.5%	87	621	210	831
Bachelor's Degree	8,333	15.9%	7,438	14.0%	8,350	15.3%	8,714	15.5%	-10.7%	12.3%	4.4%	17.2%	895	912	364	1,276
Graduate Degree	3,359	6.4%	3,625	6.8%	3,760	6.9%	3,878	6.9%	7.9%	3.7%	3.2%	7.0%	266	135	119	253
No Schooling Completed	414	0.8%	850	1.6%	706	1.3%	725	1.3%	105.3%	-17.0%	2.7%	-14.7%	436	144	19	125
Age 25+ Population	52,328		53,082		54,467		56,108		1.4%	2.6%	3.0%	5.7%	754	1,385	1,641	3,026

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics. Com

Ohio Route 4 and Nilles Road Ten Minutes Drive-Time Area Demographics 2000-2023

Household Status																
Number of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	31,659		31,635		32,117		32,942		-0.1%	1.5%	2.6%	4.1%	24	482	825	1,307
Size of Households:																
Size of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
1 Person	8,327	26.3%	8,935	28.3%	9,049	28.2%	9,582	29.1%	7.3%	1.3%	5.9%	7.2%	608	114	533	647
2 Person	10,418	32.9%	10,302	32.6%	10,556	32.9%	10,736	32.6%	-1.1%	2.5%	1.7%	4.2%	116	254	180	434
3 Person	5,474	17.3%	5,403	17.1%	5,470	17.0%	5,529	16.8%	-1.3%	1.2%	1.1%	2.3%	71	67	59	126
4 Person	4,684	14.8%	3,889	12.3%	3,921	12.2%	3,949	12.0%	-17.0%	0.8%	0.7%	1.5%	795	32	28	60
5 Person	1,993	6.3%	1,895	6.0%	1,905	5.9%	1,918	5.8%	-4.9%	0.5%	0.7%	1.2%	98	10	13	23
6 Person	631	2.0%	743	2.4%	747	2.3%	753	2.3%	17.7%	0.5%	0.8%	1.3%	112	4	6	10
7 + Person	246	0.8%	467	1.5%	469	1.5%	474	1.4%	89.8%	0.4%	1.1%	1.5%	221	2	5	7
Avg Household Size	2.52		2.50		2.49		2.47		-0.8%	-0.4%	-0.8%	-1.2%	0.02	0.01	0.02	0.03
Length of Residence (Years):																
Average Length of Residence	n/a		12		14		16		n/a	9.8%	20.3%	32.1%	n/a	1.2	2.8	4.0
Family Status																
Households Type and Presence of Children:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	31,659		31,635		32,117		32,942		-0.1%	1.5%	2.6%	4.1%	24	482	825	1,307
Family Households	21,650		22,723		22,769		23,364		5.0%	0.2%	2.6%	2.8%	1,072	46	595	641
One Person, Female Householder	n/a	n/a	5,038	15.9%	4,919	15.3%	5,194	15.8%	n/a	-2.4%	5.6%	3.1%	n/a	119	275	156
One Person, Male Householder	n/a	n/a	3,898	12.3%	4,130	12.9%	4,389	13.3%	n/a	6.0%	6.3%	12.6%	n/a	232	259	491
Two+ people, Husband-Wife Family, Own Children	n/a	n/a	5,438	17.2%	5,273	16.4%	5,277	16.0%	n/a	-3.0%	0.1%	-3.0%	n/a	165	4	161
Two+ people, Husband-Wife Family, No Own Children	n/a	n/a	8,349	26.4%	8,447	26.3%	8,505	25.8%	n/a	1.2%	0.7%	1.9%	n/a	98	58	156
Non-family Households																
Two+ people, Female Householder	n/a	n/a	869	2.7%	977	3.0%	1,037	3.1%	n/a	12.4%	6.1%	19.3%	n/a	108	60	168
Two+ people, Male Householder	n/a	n/a	1,150	3.6%	1,223	3.8%	1,293	3.9%	n/a	6.3%	5.7%	12.4%	n/a	73	70	143
Other Family Households																
Female Householder, No Own Children	n/a	n/a	2,146	6.7%	2,212	6.9%	2,221	6.7%	n/a	3.1%	0.4%	3.5%	n/a	66	9	75
Male Householder, No Own Children	n/a	n/a	833	2.6%	802	2.5%	804	2.4%	n/a	-3.7%	0.2%	-3.5%	n/a	31	2	29
Female Householder, Own Children	n/a	n/a	2,968	9.2%	3,143	9.8%	3,209	9.7%	n/a	5.9%	2.1%	8.1%	n/a	175	66	241
Male Householder, Own Children	n/a	n/a	944	2.9%	991	3.1%	1,014	3.1%	n/a	5.0%	2.3%	7.4%	n/a	47	23	70
Employment																
Total Population 16+	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population 16+	62,189		62,745		63,936		64,939		0.9%	1.9%	1.6%	3.5%	556	1,191	1,003	2,194
Total Labor Force	43,308	69.6%	43,799	69.8%	44,869	70.2%	44,493	68.5%	1.1%	2.4%	-0.8%	1.6%	491	1,070	375	694
Civilian, Employed	41,589	96.0%	38,533	88.0%	42,170	94.0%	41,878	94.1%	-7.3%	9.4%	-0.7%	8.7%	3,056	3,637	292	3,345
Civilian, Unemployed	1,651	3.8%	5,182	11.8%	2,610	5.8%	2,525	5.7%	213.9%	-49.6%	-3.3%	-51.3%	3,531	2,572	85	2,657
In Armed Forces	68	0.2%	85	0.2%	88	0.2%	90	0.2%	25.0%	3.5%	2.3%	5.9%	17	3	2	5
Not In Labor Force	18,881	30.4%	18,946	30.2%	19,068	29.8%	20,445	31.5%	0.3%	0.6%	7.2%	7.9%	65	122	1,377	1,499

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 6C.

**TEN MINUTES DRIVE-TIME FROM
OHIO STATE ROUTE 4 AND NILLES ROAD
HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD
2010-2023**

Ohio Route 4 and Nilles Road Ten Minutes Drive-Time Income by Age of Head of Household 2010																	
Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		
\$ 0 - \$19,999	562	34.2%	644	11.2%	574	10.0%	603	9.1%	988	17.4%	758	23.3%	989	36.2%	5,120	16.18%	16.18%
\$ 20,000 - \$39,999	545	33.1%	1,220	21.2%	1,046	18.2%	1,327	19.9%	1,143	20.3%	997	30.1%	1,062	37.4%	7,339	23.20%	39.38%
\$ 40,000 - \$59,999	261	15.9%	1,346	23.4%	1,169	20.3%	1,478	22.2%	1,001	17.5%	727	21.3%	331	11.0%	6,312	19.95%	59.34%
\$ 60,000 - \$74,999	124	7.5%	862	15.0%	903	15.7%	974	14.6%	553	9.7%	247	7.2%	98	3.6%	3,761	11.89%	71.23%
\$ 75,000 - \$99,999	97	5.9%	1,060	18.4%	785	13.6%	1,022	15.4%	779	13.6%	248	7.7%	229	7.9%	4,220	13.34%	84.56%
\$100,000 - \$124,999	34	2.1%	325	5.7%	713	12.4%	620	9.3%	583	10.2%	169	5.1%	15	0.5%	2,459	7.77%	92.34%
\$125,000 - \$149,999	9	0.6%	192	3.3%	281	4.9%	286	4.3%	223	3.9%	112	3.4%	18	0.6%	1,121	3.54%	95.88%
\$150,000 - \$199,999	10	0.6%	66	1.2%	212	3.7%	197	3.0%	281	4.9%	25	0.7%	22	0.8%	813	2.57%	98.45%
\$200,000 - \$249,999	2	0.1%	17	0.3%	38	0.7%	64	1.0%	69	1.2%	13	0.4%	21	0.8%	224	0.71%	99.16%
\$250,000 - \$499,999	0	0.0%	8	0.1%	27	0.5%	64	1.0%	54	0.9%	19	0.5%	19	0.7%	191	0.60%	99.76%
\$500,000 +	1	0.1%	4	0.1%	11	0.2%	18	0.3%	24	0.4%	6	0.2%	9	0.4%	75	0.24%	100.00%
Total Households	1,646	5.20%	5,743	18.16%	5,760	18.21%	6,653	21.03%	5,698	18.01%	3,322	10.50%	2,812	8.89%	31,635	100.00%	
		5.20%		23.36%		41.57%		62.60%		80.61%		91.11%		100.00%			

Median Age of HH Head 49.0

Average Hhld Income \$62,185

Median Hhld Income \$50,093

Per Capita Income \$24,688

Aggregate HH Income \$1,967,207,109.09

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

Ohio Route 4 and Nilles Road Ten Minutes Drive-Time Income by Age of Head of Household 2018

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		2010	2018	Changes		
\$ 0 - \$19,999	395	26.8%	553	10.1%	472	8.6%	548	9.2%	953	15.3%	840	20.0%	832	27.2%	4,595	14.31%	14.31%	5,120	4,595	525	
\$ 20,000 - \$39,999	482	32.6%	1,043	19.0%	809	14.8%	1,114	18.7%	1,095	17.7%	1,094	25.0%	971	31.2%	6,608	20.58%	34.88%	7,339	6,608	731	
\$ 40,000 - \$59,999	250	16.9%	1,104	20.1%	884	16.1%	1,032	17.3%	903	14.5%	900	19.8%	422	13.4%	5,495	17.11%	51.99%	6,312	5,495	817	
\$ 60,000 - \$74,999	152	10.3%	922	16.8%	840	15.3%	924	15.5%	736	11.8%	441	9.9%	168	5.4%	4,182	13.02%	65.01%	3,761	4,182	421	
\$ 75,000 - \$99,999	118	8.0%	1,098	20.0%	803	14.7%	950	16.0%	973	15.5%	445	10.3%	324	10.3%	4,711	14.67%	79.68%	4,220	4,711	492	
\$100,000 - \$124,999	33	2.3%	354	6.4%	785	14.3%	610	10.2%	702	11.2%	299	6.8%	102	3.4%	2,886	8.98%	88.67%	2,459	2,886	427	
\$125,000 - \$149,999	20	1.4%	265	4.8%	461	8.4%	343	5.8%	314	5.0%	195	4.5%	100	3.2%	1,697	5.28%	93.95%	1,121	1,697	576	
\$150,000 - \$199,999	16	1.1%	107	1.9%	347	6.3%	239	4.0%	391	6.2%	102	2.3%	92	3.0%	1,293	4.03%	97.98%	813	1,293	480	
\$200,000 - \$249,999	3	0.2%	21	0.4%	41	0.7%	88	1.5%	89	1.4%	19	0.5%	43	1.5%	304	0.95%	98.92%	224	304	80	
\$250,000 - \$499,999	5	0.3%	15	0.3%	30	0.6%	83	1.4%	63	1.0%	31	0.7%	31	1.0%	258	0.80%	99.73%	191	258	67	
\$500,000 +	2	0.2%	6	0.1%	10	0.2%	27	0.5%	21	0.3%	9	0.2%	13	0.4%	88	0.27%	100.00%	75	88	13	
Total Households	1,475	4.59%	5,488	17.09%	5,482	17.07%	5,958	18.55%	6,239	19.42%	4,376	13.62%	3,100	9.65%	32,117	100.00%		31,635	32,117	483	
		4.59%		21.68%		38.75%		57.30%		76.72%		90.35%		100.00%							

Median Age of HH Head 51.2

2010-2018 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
2010	1,646	5.20%	5,743	18.16%	5,760	18.21%	6,653	21.03%	5,698	18.01%	3,322	10.50%	2,812	8.89%	31,635	100.00%
2018	1,475	4.59%	5,488	17.09%	5,482	17.07%	5,958	18.55%	6,239	19.42%	4,376	13.62%	3,100	9.65%	32,117	100.00%
Changes	171		255		278		696		541		1,053		288		483	

	2010-2018 Changes		
Average Hhld Income	\$69,565	\$7,380	11.9%
Median Hhld Income	\$57,515	\$7,422	14.8%
Per Capita Income	\$27,627	\$2,939	11.9%
Aggregate HH Income	\$2,234,247,174.48	\$267,040,065	13.6%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

Ohio Route 4 and Nilles Road Ten Minutes Drive-Time Income by Age of Head of Household 2023

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total					
\$ 0 - \$19,999	311	23.7%	484	8.6%	385	6.6%	400	7.4%	772	12.8%	823	16.4%	765	21.7%	3,941	11.96%	11.96%	5,120	3,941	1,179
\$ 20,000 - \$39,999	417	31.7%	929	16.5%	745	12.8%	878	16.2%	907	15.0%	1,135	22.2%	1,023	28.2%	6,034	18.32%	30.28%	7,339	6,034	1,305
\$ 40,000 - \$59,999	214	16.3%	991	17.6%	779	13.4%	808	14.9%	758	12.6%	935	17.8%	476	12.7%	4,962	15.06%	45.34%	6,312	4,962	1,350
\$ 60,000 - \$74,999	121	9.2%	839	14.9%	754	12.9%	706	13.0%	640	10.6%	495	9.6%	205	5.6%	3,761	11.42%	56.76%	3,761	3,761	1
\$ 75,000 - \$99,999	135	10.3%	1,286	22.9%	924	15.8%	963	17.7%	1,016	16.9%	627	12.3%	474	12.9%	5,425	16.47%	73.23%	4,220	5,425	1,205
\$100,000 - \$124,999	47	3.6%	466	8.3%	1,065	18.3%	702	12.9%	841	14.0%	497	9.7%	178	5.0%	3,796	11.52%	84.75%	2,459	3,796	1,337
\$125,000 - \$149,999	22	1.7%	395	7.0%	602	10.3%	389	7.2%	368	6.1%	312	6.2%	186	5.1%	2,274	6.90%	91.66%	1,121	2,274	1,153
\$150,000 - \$199,999	33	2.5%	146	2.6%	438	7.5%	278	5.1%	448	7.5%	179	3.4%	151	4.3%	1,673	5.08%	96.74%	813	1,673	860
\$200,000 - \$249,999	6	0.5%	51	0.9%	80	1.4%	150	2.8%	157	2.6%	47	1.0%	75	2.4%	565	1.72%	98.45%	224	565	342
\$250,000 - \$499,999	3	0.3%	19	0.3%	41	0.7%	112	2.1%	78	1.3%	49	1.0%	43	1.3%	345	1.05%	99.50%	191	345	154
\$500,000 +	5	0.4%	9	0.2%	24	0.4%	44	0.8%	36	0.6%	21	0.4%	25	0.7%	165	0.50%	100.00%	75	165	90
Total Households	1,314	3.99%	5,616	17.05%	5,836	17.72%	5,430	16.49%	6,021	18.28%	5,122	15.55%	3,602	10.94%	32,941	100.00%		31,635	32,941	1,306
		3.99%		21.04%		38.75%		55.24%		73.52%		89.06%		100.00%						

Median Age of HH Head 51.9

2010-2023 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
2010	1,646	5.20%	5,743	18.16%	5,760	18.21%	6,653	21.03%	5,698	18.01%	3,322	10.50%	2,812	8.89%	31,635	100.00%
2023	1,314	3.99%	5,616	17.05%	5,836	17.72%	5,430	16.49%	6,021	18.28%	5,122	15.55%	3,602	10.94%	32,941	100.00%
Changes	332		128		76		1,223		323		1,799		790		1,306	

	2010-2023 Changes		
Average Hhld Income	\$79,384	\$17,199	27.7%
Median Hhld Income	\$66,171	\$16,078	32.1%
Per Capita Income	\$31,912	\$7,224	29.3%
Aggregate HH Income	\$2,614,954,693.12	\$647,747,584	32.9%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 7A.

**FIFTEEN MINUTES DRIVE-TIME FROM
OHIO STATE ROUTE 4 AND NILLES ROAD
REFERENCE MAP**

FIFTEEN MINUTES DRIVE-TIME FROM OHIO ROUTE 4 AND NILLES ROAD

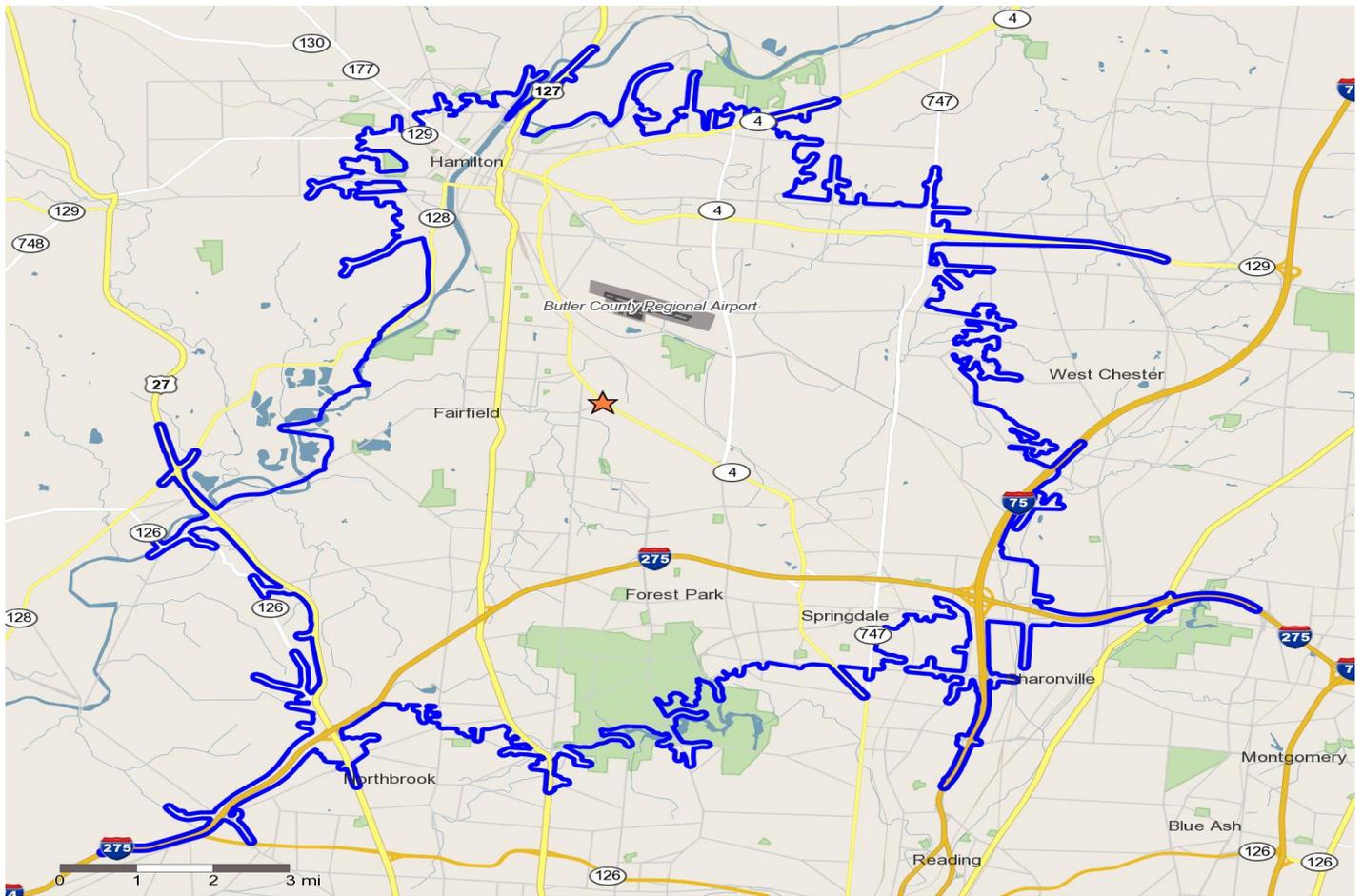


EXHIBIT 7B.

**FIFTEEN MINUTES DRIVE-TIME FROM
OHIO STATE ROUTE 4 AND NILLES ROAD
POPULATION AND HOUSEHOLD DEMOGRAPHICS
2000-2023**

Ohio Route 4 and Nilles Road Fifteen Minutes Drive-Time Area Demographics 2000-2023

Population Demographics																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population	161,425		172,533		175,706		180,131		6.9%	1.8%	2.5%	4.4%	11,108	3,173	4,425	7,598
Population Density (Pop/Sq Mi)	1,814.53		2,159.46		1,975.07		2,024.80		19.0%	-8.5%	2.5%	-6.2%	344.9	184.4	49.7	210.3
Population by Gender																
Male	77,783	48.2%	83,374	48.3%	84,954	48.4%	87,480	48.6%	7.2%	1.9%	3.0%	4.9%	5,591	1,580	2,526	4,106
Female	83,642	51.8%	89,159	51.7%	90,752	51.7%	92,651	51.4%	6.6%	1.8%	2.1%	3.9%	5,517	1,593	1,899	3,492
Population by Age:																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
0 to 4	11,487	7.1%	13,006	7.5%	12,512	7.1%	12,451	6.9%	13.2%	-3.8%	-0.5%	-4.3%	1,519	494	61	553
5 to 14	24,401	15.1%	24,349	14.1%	24,531	14.0%	24,667	13.7%	-0.2%	0.7%	0.6%	1.3%	52	182	136	318
15 to 19	11,182	6.9%	11,603	6.7%	11,224	6.4%	11,101	6.2%	3.8%	-3.3%	-1.1%	-4.3%	421	379	124	502
20 to 24	10,509	6.5%	10,852	6.3%	11,126	6.5%	11,410	6.2%	3.3%	5.1%	-2.5%	2.5%	342	558	284	274
25 to 34	24,762	15.3%	24,395	14.1%	24,738	14.1%	25,370	14.1%	-1.5%	1.4%	2.6%	4.0%	367	343	632	975
35 to 44	26,785	16.6%	23,285	13.5%	22,361	12.7%	23,753	13.2%	-13.1%	-4.0%	6.2%	2.0%	3,500	925	1,393	468
45 to 54	21,829	13.5%	25,058	14.5%	22,691	12.9%	21,203	11.8%	14.8%	-9.4%	-6.6%	-15.4%	3,229	2,367	1,489	3,855
55 to 64	13,175	8.2%	19,736	11.4%	22,005	12.5%	21,699	12.0%	49.8%	11.5%	-1.4%	9.9%	6,560	2,270	306	1,963
65 to 74	9,678	6.0%	10,880	6.3%	14,227	8.1%	16,968	9.4%	12.4%	30.8%	19.3%	56.0%	1,201	3,347	2,741	6,088
75 to 84	5,833	3.6%	6,752	3.9%	6,964	4.0%	8,597	4.8%	15.7%	3.1%	23.4%	27.3%	918	213	1,632	1,845
85+	1,782	1.1%	2,618	1.5%	3,043	1.7%	3,198	1.8%	46.9%	16.2%	5.1%	22.2%	836	425	155	580
Total Median Age																
	2000 Census		2010 Census		2018 Estimate		2023 Projection									
	34.4		35.9		36.4		37.2									
Marital Status																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Married, Spouse Present	67,337	53.6%	59,971	44.4%	61,670	44.5%	63,298	44.3%	-10.9%	2.8%	2.6%	5.5%	7,366	1,699	1,628	3,327
Married, Spouse Absent	4,355	3.5%	6,895	5.1%	6,731	4.9%	7,003	4.9%	58.3%	-2.4%	4.0%	1.6%	2,540	164	272	108
Divorced	14,193	11.3%	17,330	12.8%	18,521	13.4%	19,081	13.3%	22.1%	6.9%	3.0%	10.1%	3,137	1,191	560	1,751
Widowed	7,425	5.9%	9,078	6.7%	8,286	6.0%	8,570	6.0%	22.3%	-8.7%	3.4%	-5.6%	1,653	792	284	508
Never Married	32,054	25.5%	41,905	31.0%	43,456	31.3%	45,062	31.5%	30.7%	3.7%	3.7%	7.5%	9,851	1,551	1,606	3,157
Age 15+ Population	125,536		135,178		138,664		143,013		7.7%	2.6%	3.1%	5.8%	9,642	3,486	4,349	7,835
Educational Attainment																
	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
		%		%		%		%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Grade K - 8	4,025	3.9%	3,022	2.7%	3,242	2.8%	3,349	2.8%	-24.9%	7.3%	3.3%	10.8%	1,003	220	107	327
Grade 9 - 11	13,220	12.8%	10,843	9.6%	9,361	8.1%	9,410	7.8%	-18.0%	-13.7%	0.5%	-13.2%	2,377	1,481	49	1,433
High School Graduate	33,744	32.6%	37,803	33.5%	38,698	33.4%	39,770	32.9%	12.0%	2.4%	2.8%	5.2%	4,059	895	1,072	1,967
Some College, No Degree	22,383	21.6%	25,340	22.5%	25,410	21.9%	26,465	21.9%	13.2%	0.3%	4.2%	4.4%	2,957	70	1,055	1,125
Associates Degree	6,945	6.7%	8,412	7.5%	9,398	8.1%	9,861	8.2%	21.1%	11.7%	4.9%	17.2%	1,467	986	463	1,449
Bachelor's Degree	16,025	15.5%	17,018	15.1%	19,053	16.4%	20,314	16.8%	6.2%	12.0%	6.6%	19.4%	993	2,035	1,261	3,296
Graduate Degree	6,610	6.4%	9,061	8.0%	9,621	8.3%	10,326	8.5%	37.1%	6.2%	7.3%	14.0%	2,451	560	705	1,265
No Schooling Completed	687	0.7%	1,226	1.1%	1,246	1.1%	1,292	1.1%	78.4%	1.7%	3.7%	5.4%	539	20	46	66
Age 25+ Population	103,638		112,724		116,030		120,787		8.8%	2.9%	4.1%	7.2%	9,086	3,306	4,757	8,063

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics. Com

Ohio Route 4 and Nilles Road Fifteen Minutes Drive-Time Area Demographics 2000-2023

Household Status																
Number of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
	Count	%	Count	%	Count	%	Count	%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	62,250		66,244		67,449		69,902		6.4%	1.8%	3.6%	5.5%	3,994	1,205	2,453	3,658
Size of Households:																
Size of Households:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
	Count	%	Count	%	Count	%	Count	%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
1 Person	15,598	25.1%	17,625	26.6%	17,772	26.4%	18,942	27.1%	13.0%	0.8%	6.6%	7.5%	2,027	147	1,170	1,317
2 Person	20,028	32.2%	21,282	32.1%	21,948	32.5%	22,537	32.2%	6.3%	3.1%	2.7%	5.9%	1,254	666	589	1,255
3 Person	11,198	18.0%	11,303	17.1%	11,469	17.0%	11,746	16.8%	0.9%	1.5%	2.4%	3.9%	105	166	277	443
4 Person	9,384	15.1%	8,912	13.5%	9,066	13.4%	9,323	13.3%	-5.0%	1.7%	2.8%	4.6%	472	154	257	411
5 Person	4,014	6.5%	4,332	6.5%	4,379	6.5%	4,482	6.4%	7.9%	1.1%	2.4%	3.5%	318	47	103	150
6 Person	1,483	2.4%	1,743	2.6%	1,762	2.6%	1,799	2.6%	17.5%	1.1%	2.1%	3.2%	260	19	37	56
7 + Person	530	0.9%	1,048	1.6%	1,053	1.6%	1,074	1.5%	97.7%	0.5%	2.0%	2.5%	518	5	21	26
Avg Household Size	2.55		2.57		2.57		2.55		0.8%	0.0%	-0.8%	-0.8%	0.02	0.00	0.02	0.02
Length of Residence (Years):																
Average Length of Residence	n/a		12		14		16		n/a	9.5%	20.1%	31.4%	n/a	1.2	2.7	3.9
Family Status																
Households Type and Presence of Children:	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
	Count	%	Count	%	Count	%	Count	%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Households	62,250		66,244		67,449		69,902		6.4%	1.8%	3.6%	5.5%	3994	1205	2453	3658
Family Households	43,517		48,295		48,667		50,623		11.0%	0.8%	4.0%	4.8%	4,778	372	1,956	2,327
One Person, Female Householder	n/a	n/a	10,140	15.3%	9,987	14.8%	10,630	15.2%	n/a	-1.5%	6.4%	4.8%	n/a	153	643	490
One Person, Male Householder	n/a	n/a	7,484	11.3%	7,785	11.5%	8,312	11.9%	n/a	4.0%	6.8%	11.1%	n/a	301	527	828
Two+ people, Husband-Wife Family, Own Children	n/a	n/a	12,648	19.1%	12,487	18.5%	12,876	18.4%	n/a	-1.3%	3.1%	1.8%	n/a	161	389	228
Two+ people, Husband-Wife Family, No Own Children	n/a	n/a	18,022	27.2%	18,408	27.3%	18,805	26.9%	n/a	2.1%	2.2%	4.3%	n/a	386	397	783
Non-family Households																
Two+ people, Female Householder	n/a	n/a	1,619	2.4%	1,835	2.7%	1,954	2.8%	n/a	13.3%	6.5%	20.7%	n/a	216	119	335
Two+ people, Male Householder	n/a	n/a	2,232	3.4%	2,516	3.7%	2,682	3.8%	n/a	12.7%	6.6%	20.2%	n/a	284	166	450
Other Family Households																
Female Householder, No Own Children	n/a	n/a	4,298	6.4%	4,460	6.6%	4,496	6.4%	n/a	3.8%	0.8%	4.6%	n/a	162	36	198
Male Householder, No Own Children	n/a	n/a	1,712	2.5%	1,653	2.5%	1,664	2.4%	n/a	-3.4%	0.7%	-2.8%	n/a	59	11	48
Female Householder, Own Children	n/a	n/a	6,222	9.2%	6,421	9.5%	6,542	9.4%	n/a	3.2%	1.9%	5.1%	n/a	199	121	320
Male Householder, Own Children	n/a	n/a	1,867	2.8%	1,898	2.8%	1,941	2.8%	n/a	1.7%	2.3%	4.0%	n/a	31	43	74
Employment																
Total Population 16+	2000 Census		2010 Census		2018 Estimate		2023 Projection		Percent Change				Number Change			
	Count	%	Count	%	Count	%	Count	%	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023	2000 to 2010	2010 to 2018	2018 to 2023	2010 to 2023
Total Population 16+	123,074		132,769		136,284		140,579		7.9%	2.6%	3.2%	5.9%	9,695	3,515	4,295	7,810
Total Labor Force	84,744	68.9%	92,121	69.4%	95,049	69.7%	96,194	68.4%	8.7%	3.2%	1.2%	4.4%	7,377	2,927	1,145	4,072
Civilian, Employed	81,175	95.8%	81,803	88.8%	89,686	94.4%	90,940	94.5%	0.8%	9.6%	1.4%	11.2%	628	7,883	1,254	9,137
Civilian, Unemployed	3,427	4.0%	10,107	11.0%	5,140	5.4%	5,032	5.2%	194.9%	-49.1%	-2.1%	-50.2%	6,680	4,967	108	5,075
In Armed Forces	143	0.2%	211	0.2%	222	0.2%	221	0.2%	47.6%	5.2%	-0.5%	4.7%	68	11	1	10
Not In Labor Force	38,330	31.1%	40,648	30.6%	41,235	30.3%	44,386	31.6%	6.0%	1.4%	7.6%	9.2%	2,318	587	3,151	3,738

Table prepared by MARKET METRICS LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 7C.

**FIFTEEN MINUTES DRIVE-TIME FROM
OHIO STATE ROUTE 4 AND NILLES ROAD
HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD
2010-2023**

Ohio Route 4 and Nilles Road Fifteen Minutes Drive-Time Income by Age of Head of Household 2010

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		
\$ 0 - \$19,999	975	33.2%	1,414	12.4%	1,293	10.3%	1,474	10.3%	2,073	17.5%	1,530	22.6%	1,998	33.1%	10,758	16.24%	16.24%
\$ 20,000 - \$39,999	1,015	34.6%	2,308	20.3%	2,585	20.6%	2,509	17.5%	2,033	17.3%	1,994	28.9%	2,365	38.0%	14,810	22.36%	38.60%
\$ 40,000 - \$59,999	456	15.5%	2,691	23.6%	2,337	18.6%	2,929	20.4%	1,978	16.7%	1,570	22.0%	831	12.8%	12,792	19.31%	57.91%
\$ 60,000 - \$74,999	218	7.4%	1,686	14.8%	1,905	15.2%	2,202	15.4%	1,066	9.0%	532	7.5%	269	4.5%	7,879	11.89%	69.80%
\$ 75,000 - \$99,999	166	5.7%	2,010	17.7%	1,575	12.5%	2,289	16.0%	1,973	16.5%	635	9.4%	486	7.6%	9,134	13.79%	83.59%
\$100,000 - \$124,999	58	2.0%	684	6.0%	1,487	11.8%	1,446	10.1%	1,215	10.2%	330	4.8%	44	0.7%	5,263	7.95%	91.54%
\$125,000 - \$149,999	21	0.7%	347	3.0%	608	4.8%	671	4.7%	628	5.3%	195	2.8%	42	0.6%	2,511	3.79%	95.33%
\$150,000 - \$199,999	19	0.6%	178	1.6%	503	4.0%	461	3.2%	569	4.7%	60	0.8%	51	0.8%	1,842	2.78%	98.11%
\$200,000 - \$249,999	7	0.2%	30	0.3%	135	1.1%	141	1.0%	158	1.3%	39	0.5%	41	0.7%	552	0.83%	98.94%
\$250,000 - \$499,999	1	0.0%	33	0.3%	86	0.7%	165	1.1%	121	1.0%	36	0.5%	45	0.8%	486	0.73%	99.67%
\$500,000 +	1	0.0%	7	0.1%	46	0.4%	47	0.3%	77	0.6%	10	0.1%	27	0.5%	216	0.33%	100.00%
Total Households	2,938	4.43%	11,389	17.19%	12,563	18.96%	14,333	21.64%	11,892	17.95%	6,930	10.46%	6,199	9.36%	66,243	100.00%	
		4.43%		21.63%		40.59%		62.23%		80.18%		90.64%		100.00%			

Median Age of HH Head 49.4

Average Hhld Income \$64,328

Median Hhld Income \$51,532

Per Capita Income \$24,895

Aggregate HH Income \$4,261,281,524.48

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

Ohio Route 4 and Nilles Road Fifteen Minutes Drive-Time Income by Age of Head of Household 2018

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total		2010	2018	Changes
\$ 0 - \$19,999	673	25.2%	1,203	11.1%	1,002	8.4%	1,399	10.8%	2,048	15.5%	1,629	18.7%	1,709	25.9%	9,663	14.33%	10,758	9,663	1,095
\$ 20,000 - \$39,999	903	33.7%	1,924	17.7%	2,025	16.9%	1,965	15.2%	1,997	15.2%	2,186	24.2%	2,133	31.8%	13,134	19.47%	14,810	13,134	1,675
\$ 40,000 - \$59,999	449	16.8%	2,151	19.8%	1,868	15.6%	2,032	15.7%	1,819	13.7%	1,918	20.2%	952	13.9%	11,190	16.59%	12,792	11,190	1,603
\$ 60,000 - \$74,999	281	10.5%	1,752	16.1%	1,845	15.4%	1,964	15.2%	1,383	10.5%	933	9.9%	429	6.5%	8,586	12.73%	7,879	8,586	707
\$ 75,000 - \$99,999	203	7.6%	2,123	19.6%	1,614	13.5%	2,117	16.4%	2,325	17.5%	1,100	12.4%	701	10.4%	10,183	15.10%	9,134	10,183	1,049
\$100,000 - \$124,999	76	2.9%	759	7.0%	1,606	13.4%	1,423	11.0%	1,460	11.0%	593	6.6%	193	2.9%	6,109	9.06%	5,263	6,109	846
\$125,000 - \$149,999	41	1.5%	467	4.3%	854	7.1%	808	6.2%	869	6.5%	376	4.2%	199	3.0%	3,614	5.36%	2,511	3,614	1,103
\$150,000 - \$199,999	25	0.9%	349	3.2%	788	6.6%	656	5.1%	873	6.5%	224	2.3%	162	2.4%	3,077	4.56%	1,842	3,077	1,235
\$200,000 - \$249,999	13	0.5%	52	0.5%	177	1.5%	226	1.7%	228	1.7%	57	0.6%	83	1.3%	836	1.24%	552	836	284
\$250,000 - \$499,999	7	0.2%	54	0.5%	119	1.0%	276	2.1%	154	1.1%	60	0.7%	83	1.3%	753	1.12%	486	753	267
\$500,000 +	4	0.2%	16	0.1%	51	0.4%	79	0.6%	93	0.7%	20	0.2%	41	0.6%	304	0.45%	216	304	87
Total Households	2,675	3.97%	10,851	16.09%	11,949	17.72%	12,946	19.19%	13,248	19.64%	9,096	13.49%	6,685	9.91%	67,449	100.00%	66,243	67,449	1,206
		3.97%		20.05%		37.77%		56.96%		76.60%		90.09%		100.00%					

Median Age of HH Head 51.5

2010-2018 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
2010	2,938	4.43%	11,389	17.19%	12,563	18.96%	14,333	21.64%	11,892	17.95%	6,930	10.46%	6,199	9.36%	66,243	100.00%
2018	2,675	3.97%	10,851	16.09%	11,949	17.72%	12,946	19.19%	13,248	19.64%	9,096	13.49%	6,685	9.91%	67,449	100.00%
Changes	263		538		614		1,387		1,356		2,165		486		1,206	

	2010-2018 Changes		
Average Hhld Income	\$73,398	\$9,070	14.1%
Median Hhld Income	\$59,520	\$7,988	15.5%
Per Capita Income	\$28,383	\$3,488	14.0%
Aggregate HH Income	\$4,950,626,289.38	\$689,344,765	16.2%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

Ohio Route 4 and Nilles Road Fifteen Minutes Drive-Time Income by Age of Head of Household 2023

Age of Head of HH	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total			2010	2023	Changes
\$ 0 - \$19,999	541	22.0%	1,033	9.3%	852	6.7%	1,035	8.6%	1,639	12.6%	1,577	15.0%	1,636	21.2%	8,314	11.89%	11.89%	10,758	8,314	2,444
\$ 20,000 - \$39,999	793	32.3%	1,709	15.4%	1,912	15.0%	1,549	12.8%	1,649	12.6%	2,242	20.9%	2,245	28.6%	12,100	17.31%	29.20%	14,810	12,100	2,710
\$ 40,000 - \$59,999	398	16.2%	1,876	16.9%	1,663	13.1%	1,568	13.0%	1,500	11.5%	1,999	18.0%	1,078	13.3%	10,081	14.42%	43.62%	12,792	10,081	2,711
\$ 60,000 - \$74,999	244	9.9%	1,608	14.5%	1,733	13.6%	1,565	13.0%	1,227	9.4%	1,078	9.8%	516	6.7%	7,972	11.41%	55.03%	7,879	7,972	94
\$ 75,000 - \$99,999	241	9.8%	2,458	22.2%	1,816	14.3%	2,160	17.9%	2,402	18.5%	1,576	15.0%	1,029	12.9%	11,683	16.71%	71.74%	9,134	11,683	2,548
\$100,000 - \$124,999	109	4.4%	1,014	9.1%	2,170	17.1%	1,677	13.9%	1,775	13.7%	988	9.2%	352	4.5%	8,086	11.57%	83.31%	5,263	8,086	2,823
\$125,000 - \$149,999	56	2.3%	683	6.2%	1,085	8.5%	932	7.7%	1,062	8.2%	640	6.1%	376	4.8%	4,834	6.92%	90.23%	2,511	4,834	2,323
\$150,000 - \$199,999	47	1.9%	483	4.4%	948	7.5%	743	6.2%	1,022	7.9%	368	3.3%	281	3.6%	3,892	5.57%	95.79%	1,842	3,892	2,050
\$200,000 - \$249,999	13	0.5%	109	1.0%	296	2.3%	349	2.9%	388	3.0%	140	1.3%	145	2.0%	1,439	2.06%	97.85%	552	1,439	888
\$250,000 - \$499,999	6	0.3%	77	0.7%	144	1.1%	362	3.0%	189	1.5%	98	0.9%	106	1.4%	982	1.41%	99.26%	486	982	496
\$500,000 +	10	0.4%	33	0.3%	89	0.7%	121	1.0%	141	1.1%	51	0.5%	75	1.0%	519	0.74%	100.00%	216	519	303
Total Households	2,457	3.52%	11,083	15.85%	12,708	18.18%	12,062	17.26%	12,995	18.59%	10,757	15.39%	7,839	11.21%	69,902	100.00%		66,243	69,902	3,659
		3.52%		19.37%		37.55%		54.81%		73.40%		88.79%		100.00%						

Median Age of HH Head 52.2

2010-2023 Changes	< 25		25-34		35-44		45-54		55-64		65-74		75+		Total	
2010	2,938	4.43%	11,389	17.19%	12,563	18.96%	14,333	21.64%	11,892	17.95%	6,930	10.46%	6,199	9.36%	66,243	100.00%
2023	2,457	3.52%	11,083	15.85%	12,708	18.18%	12,062	17.26%	12,995	18.59%	10,757	15.39%	7,839	11.21%	69,902	100.00%
Changes	480		306		146		2,271		1,104		3,826		1,640		3,659	

	2010-2023 Changes		
Average Hhld Income	\$83,781	\$19,453	30.2%
Median Hhld Income	\$68,411	\$16,879	32.8%
Per Capita Income	\$32,717	\$7,822	31.4%
Aggregate HH Income	\$5,856,443,962.52	\$1,595,162,438	37.4%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 8A.

**CITY OF FAIRFIELD, CORRIDOR CENSUS TRACTS,
AND 5 MINUTES DRIVE-TIME MARKET AREA
HOUSING UNIT GROWTH 2000-2023 AND HOUSEHOLD GROWTH
CENSUS BASED DATA**

FAIRFIELD HOUSING UNIT AND HOUSEHOLD GROWTH 2000-2023												
	2000 Census			2010 Census			2018 Estimate			2023 Projection		
		Census %	Permit %		Census %	Permit %		Census %	Permit %		Census %	Permit %
Fairfield City												
Total Housing Units-Permit Based	17,512			18,224			18,348			18,428		
Total Housing Units-Census Based	17,523			18,802			18,945			19,526		
Occupied Units	16,711	95.4%	95.4%	17,416	92.6%	95.6%	17,733	93.6%	96.6%	18,255	93.5%	99.1%
Owner Occupied Units	10,924	62.3%	62.4%	11,117	59.1%	61.0%	11,078	58.5%	60.4%	11,348	58.1%	61.6%
Renter Occupied Units	5,787	33.0%	33.0%	6,300	33.5%	34.6%	6,655	35.1%	36.3%	6,906	35.4%	37.5%
Vacant Units-Census Based	812	4.6%		1,386	7.4%		1,212	6.4%		1,272	6.5%	
Vacant Units-Permit Based	801		4.6%	808		4.4%	615		3.4%	161		0.9%
Units Needed to Result in 5.0% Vacancy				18,333			18,666			19,216		
Total Vacant Units for 5% Vacancy				917		5.0%	933		5.1%	961		5.2%
New Units Needed for 5% Vacancy				109		0.6%	318		1.7%	800		4.3%
Fairfield Census Tract 390170109.04												
Total Housing Units-Census Based	1,552			1,565			1,591			1,597		
Occupied Units	1,518	97.8%		1,470	93.9%		1,516	95.3%		1,516	94.9%	
Owner Occupied Units	1,178	75.9%		1,101	70.4%		1,120	70.4%		1,116	69.9%	
Renter Occupied Units	340	21.9%		369	23.6%		396	24.9%		400	25.0%	
Vacant Units	34	2.2%		95	6.1%		75	4.7%		81	5.1%	
Vacant Units Relative to 2000 Census												
Unit Inventory	34	2.2%		82	5.3%		36	2.3%		36	2.3%	
Fairfield Census Tract 390170109.06												
Total Housing Units-Census Based	2,938			3,136			3,141			3,245		
Occupied Units	2,801	95.3%		2,905	92.6%		2,940	93.6%		3,033	93.5%	
Owner Occupied Units	1,240	42.2%		1,208	38.5%		1,174	37.4%		1,184	36.5%	
Renter Occupied Units	1,561	53.1%		1,697	54.1%		1,766	56.2%		1,849	57.0%	
Vacant Units	137	4.7%		231	7.4%		201	6.4%		212	6.5%	
Vacant Units Relative to 2000 Census												
Unit Inventory	137	4.7%		33	1.1%		2			95		
5 Minutes Drive-time Area												
Total Housing Units-Census Based	8,460			7,776			7,813			7,857		
Occupied Units	8,148	96.3%		7,239	93.1%		7,359	94.2%		7,389	94.0%	
Owner Occupied Units	5,179	61.2%		4,402	56.6%		4,378	56.0%		4,371	55.6%	
Renter Occupied Units	2,970	35.1%		2,837	36.5%		2,981	38.2%		3,018	38.4%	
Vacant Units	312	3.7%		537	6.9%		454	5.8%		468	6.0%	
Vacant Units Relative to 2000 Census												
Unit Inventory	312	3.7%		1,221	14.4%		1,101	13.0%		1,071	12.7%	

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com and SOCDS

EXHIBIT 9A.

**CITY OF FAIRFIELD, OHIO
RESIDENTIAL BUILDING PERMIT FILINGS 1980-2019**

Residential Building Permit Filings 1980-2019												
Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019*	Total	Percent
City of Fairfield												
Total Permits	19	19	16	11	9	11	18	23	17	8	151	100.0%
Single Family Structures	19	17	16	11	9	11	18	23	17	8	149	98.7%
2 Family Structures	0	2	0	0	0	0	0	0	0		2	1.3%
3-4 Family Structures	0	0	0	0	0	0	0	0	0	0	0	0.0%
5+ Family Structures	0	0	0	0	0	0	0	0	0	0	0	0.0%
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Total	Percent
City of Fairfield												
Total Permits	139	139	110	123	122	93	54	21	16	15	832	100.0%
Single Family Structures	139	122	106	123	122	93	54	21	16	15	811	97.5%
2 Family Structures	0	0	0	0	0	0	0	0	0	0	0	0.0%
3-4 Family Structures	0	3	4	0	0	0	0	0	0	0	7	0.8%
5+ Family Structures	0	14	0	0	0	0	0	0	0	0	14	1.7%
Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	Total	Percent
City of Fairfield												
Total Permits	134	102	225	139	138	248	237	238	168	182	1,811	100.0%
Single Family Structures	98	96	99	119	118	174	171	160	168	182	1,385	76.5%
2 Family Structures	0	0	0	0	10	14	18	22	0	0	64	3.5%
3-4 Family Structures	20	0	16	20	10	0	6	6	0	0	78	4.3%
5+ Family Structures	16	6	110	0	0	60	42	50	0	0	284	15.7%
Year	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	Total	Percent
City of Fairfield												
Total Permits	224	110	96	779	854	607	1334	385	300	390	5,079	100.0%
Single Family Structures	102	57	37	109	90	96	172	164	169	106	1,102	21.7%
2 Family Structures	0	2	0	0	2	4	0	0	16	0	24	0.5%
3-4 Family Structures	0	3	0	71	64	0	47	8	80	20	293	5.8%
5+ Family Structures	122	48	59	599	700	511	1115	207	35	264	3,660	72.1%
*Data based on preliminary permit filings for 2019												
Table prepared by MARKET METRIC\$ LLC from data supplied by SOCD\$												

EXHIBIT 10A.

**CITY OF FAIRFIELD
CENSUS VERSUS HUD HOUSING UNIT COUNT AND AGE**

CITY OF FAIRFIELD CENSUS VERSUS HUD HOUSING UNIT COUNT AND AGE

Census Based Data						HUD Based Data					
2000 Total Housing Units	17,523		2010 Total Housing Units	18,802		2018 Total Housing Units	18,945		2019 Total Housing Units	18,356	
2005 or later	NA	NA	2005 or later	294	1.6%	2005 or later	241	1.3%	2005 or later	350	1.91%
2000-2004	NA	NA	2000-2004	1,046	5.6%	2000-2004	1,357	7.2%	2000-2004	633	3.45%
1990-1999	2,679	15.3%	1990-1999	2,377	12.6%	1990-1999	2,376	12.5%	1990-1999	1,811	9.87%
1980-1989	4,361	24.9%	1980-1989	4,531	24.1%	1980-1989	4,516	23.8%	1980-1989	5,079	27.67%
1970-1979	6,142	35.1%	1970-1979	6,205	33.0%	1970-1979	6,160	32.5%	1979 or Earlier*	10,483	57.11%
1960-1969	2,065	11.8%	1960-1969	1,791	9.5%	1960-1969	1,783	9.4%			
1950-1959	1,659	9.5%	1950-1959	1,964	10.4%	1950-1959	1,956	10.3%			
1940-1949	372	2.1%	1940-1949	301	1.6%	1940-1949	299	1.6%			
1939 or Earlier	245	1.4%	1939 or Earlier	292	1.6%	1939 or Earlier	257	1.4%			

***HUD based data is not available prior to 1980 - Total units built prior to 1980 taken from 2000 Census data**

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com and SOCDS/HUDUSER

EXHIBIT 11A.

**CITY OF FAIRFIELD
HOUSING UNIT GROWTH 2010-2023
CENSUS BASED DATA AND
HUD BASED DATA**

City of Fairfield Census Based Housing Unit Growth 2010-2023					
Permit Filings Versus Census Based Estimates and Projections					
	2010-2018	Average	2018-2023	Average	Potential
	Estimate	Per Year	Projection	Per Year	Range
City of Fairfield					
Census Based 2010 Housing Inventory	18,802				
Census Based 2018 Housing Inventory	18,945				
Permit Filings 2010-2018	143	16			
Census Estimate 2010-2018	143	16			
Variance 2010-2018	0	0			
Census Based 2023 Housing Inventory	19,526				
Census Projection 2018-2023			581	116	
2018 Permit Filings*				17	85
Variance to 2018 Filings				99	496
8-Year Average Filings				16	79
Variance to 8-Year Average				100	502
City of Fairfield Adjusted for HUD Based Housing Unit Growth 2010-2023					
Permit Filings Versus Census Based Estimates and Projections					
	2010-2018	Average	2018-2023	Average	Potential
	Estimate	Per Year	Projection	Per Year	Range
City of Fairfield					
HUD Based 2010 Housing Inventory	18,224				
HUD Based 2018 Housing Inventory	18,348				
Permit Filings 2010-2018	143	16			
HUD Based Estimate 2010-2018	124	14			
Variance 2010-2018	19	3			
HUD Based 2023 Housing Inventory	18,428				
HUD Based Projection 2018-2023			80	16	
2018 Permit Filings*				17	85
Variance to 2018 Filings				1	5
5-Year Average Filings				16	79
Variance to 5-Year Average				0	1
*2018 Permit filings are based on year end HUD data					
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com and SOCDS					

EXHIBIT 12A.

**2010-2023 CITY OF FAIRFIELD
HOUSING SUPPLY AND DEMAND ANALYSIS – CENSUS BASED AND
HUD BUILDING PERMIT DATA BASED**

CITY OF FAIRFIELD CENSUS BASED HOUSING SUPPLY AND DEMAND ANALYSIS							
	Census	Census Estimate			Census Projection		
YEAR	2010	2018	2010-2018	Avg. Annual	2023**	2018-2023	Avg. Annual
			Change	Changes		Change	Changes
HOUSEHOLDS AND HOUSING							
City of Fairfield Housing Units	18,802	18,945	143	20	19,526	581	116
Avg. Length of Residence	12.2	14.0			16.6		
Owner Occupied %	59.1%	58.5%			58.1%		
Owner Households w/ Mortgage	8,408	7,893	515	74	8,048	155	31
Owner Households w/o Mortgage	2,709	3,185	476	68	3,300	115	23
Renter Occupied %	33.5%	35.1%			35.4%		
Renter Households	6,300	6,655	355	51	6,906	251	50
Vacant Housing Units	1,386	1,212	174	25	1,272	60	12
Vacant Housing %	7.4%	6.4%			6.5%		
HOUSING UNITS							
Total Housing Units	18,802	18,945	143	20	19,526	581	116
Total Occupied Units	17,417	17,733	316	45	18,254	521	104
Total Occupied %	92.6%	93.6%			93.5%		
Total Vacant Units	1,385	1,212	173		1,272	60	
Total Vacant %	7.4%	6.4%			6.5%		
CITY OF FAIRFIELD ADJUSTED TO HUD DATA HOUSING SUPPLY AND DEMAND ANALYSIS							
	HUD	HUD Based Estimate			HUD Based Projection		
YEAR	2010*	2018*	2010-2018	Avg. Annual	2023***	2018-2023	Avg. Annual
			Change	Changes		Change	Changes
HOUSEHOLDS AND HOUSING							
City of Fairfield Housing Units	18,224	18,348	124	18	18,428	80	16
Avg. Length of Residence	12.2	14.0			16.6		
Owner Occupied %	61.0%	60.4%			61.6%		
Owner Households w/ Mortgage	8,408	7,893	515	74	8,048	155	31
Owner Households w/o Mortgage	2,709	3,185	476	68	3,300	115	23
Renter Occupied %	34.6%	36.3%			37.5%		
Renter Households	6,300	6,655	355	51	6,906	251	50
Vacant Housing Units	807	615	192	27	174	441	88
Vacant Housing %	4.4%	3.4%			0.9%		
HOUSING UNITS							
Total Housing Units	18,224	18,348	124	18	18,428	80	16
Total Occupied Units	17,417	17,733	316	45	18,254	521	104
Total Occupied %	95.6%	96.6%			99.1%		
Total Vacant Units	807	615	192		174	441	
Total Vacant %	4.4%	3.4%			0.9%		
*2010 and 2018 housing inventory based on HUD permit filing data							
**2023 housing inventory based on Census projections							
***2023 housing inventory projected on HUD based data average annual rate of additions from 2018 through 2023							
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com and SOCDS							

EXHIBIT 13A.

**2010 CENSUS REPORTED HOUSING VALUES AND 2018 CENSUS
ESTIMATED HOUSING VALUES FOR THE CITY OF FAIRFIELD,
CONTEXT JURISDICTIONS, AND DRIVE-TIME AREAS**

2010 CENSUS REPORTED HOUSING VALUES FOR THE CITY OF FAIRFIELD, CONTEXT JURISDICTIONS, AND DRIVE-TIME AREAS

Jurisdiction/Drive-Time Area	Cincinnati		Butler		Hamilton		Fairfield						Drive-Time Areas*					
	MSA		County		County		City Wide		CT 390170109.04		CT390170109.06		5 Minutes	10 Minutes	15 Minutes			
\$ 0 - \$14,999	11,728	2.1%	2,558	2.7%	2,695	1.4%	345	3.1%	0	0.0%	172	14.2%	165	3.7%	463	2.4%	806	1.9%
\$ 15,000 - \$19,999	3,578	0.6%	683	0.7%	1,097	0.6%	105	0.9%	0	0.0%	0	0.0%	0	0.0%	180	0.9%	398	0.9%
\$ 20,000 - \$29,999	3,559	0.6%	516	0.5%	952	0.5%	31	0.3%	0	0.0%	29	2.4%	27	0.6%	203	1.1%	346	0.8%
\$ 30,000 - \$39,999	4,313	0.8%	681	0.7%	1,406	0.7%	5	0.0%	0	0.0%	2	0.2%	2	0.0%	129	0.7%	378	0.9%
\$ 40,000 - \$49,999	6,147	1.1%	974	1.0%	2,300	1.2%	107	1.0%	0	0.0%	78	6.5%	100	2.3%	245	1.3%	411	1.0%
\$ 50,000 - \$99,999	89,276	16.1%	17,293	18.2%	36,838	18.5%	1,968	17.7%	232	21.1%	113	9.4%	791	18.0%	4,370	22.9%	9,340	22.1%
\$ 100,000 - \$ 149,999	144,706	26.1%	21,515	22.7%	56,830	28.6%	3,308	29.8%	663	60.2%	172	14.2%	1,745	39.6%	6,158	32.3%	13,052	30.9%
\$ 150,000 - \$ 199,999	112,923	20.3%	20,108	21.2%	33,670	16.9%	3,030	27.3%	192	17.4%	330	27.3%	1,035	23.5%	4,366	22.9%	9,085	21.5%
\$ 200,000 - \$ 299,999	105,398	19.0%	19,738	20.8%	31,760	16.0%	1,769	15.9%	14	1.3%	157	13.0%	338	7.7%	2,368	12.4%	6,318	14.9%
\$ 300,000 - \$ 399,999	39,883	7.2%	6,964	7.3%	14,734	7.4%	272	2.4%	0	0.0%	41	3.4%	77	1.7%	349	1.8%	1,396	3.3%
\$ 400,000 - \$ 499,999	15,175	2.7%	1,935	2.0%	5,904	3.0%	56	0.5%	0	0.0%	26	2.2%	26	0.6%	56	0.3%	317	0.7%
\$ 500,000 or More	18,761	3.4%	1,792	1.9%	10,564	5.3%	121	1.1%	0	0.0%	88	7.3%	96	2.2%	167	0.9%	451	1.1%
Median Home Value	\$154,929		\$156,927		\$147,047		\$146,533		\$128,895		\$154,835		\$132,386		\$133,210		\$135,121	

*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

2018 CENSUS BASED HOUSING VALUES FOR THE CITY OF FAIRFIELD, CONTEXT JURISDICTIONS, AND DRIVE-TIME AREAS																		
Jurisdiction/Drive-Time Area	Cincinnati		Butler		Hamilton		Fairfield						Drive-Time Areas*					
	MSA		County		County		City Wide		CT 390170109.04		CT390170109.06		5 Minutes		10 Minutes		15 Minutes	
\$ 0 - \$14,999	10,746	1.9%	2,239	2.3%	2,698	1.4%	305	2.8%	3	0.3%	105	8.9%	117	2.7%	440	2.3%	779	1.9%
\$ 15,000 - \$19,999	4,188	0.7%	781	0.8%	1,249	0.6%	96	0.9%	0	0.0%	8	0.7%	8	0.2%	171	0.9%	388	0.9%
\$ 20,000 - \$29,999	4,330	0.8%	733	0.8%	1,098	0.6%	64	0.6%	0	0.0%	33	2.8%	32	0.7%	240	1.3%	404	1.0%
\$ 30,000 - \$39,999	4,894	0.9%	850	0.9%	1,590	0.8%	47	0.4%	0	0.0%	35	3.0%	36	0.8%	187	1.0%	406	1.0%
\$ 40,000 - \$49,999	5,890	1.0%	1,010	1.0%	2,284	1.2%	67	0.6%	0	0.0%	32	2.7%	51	1.2%	229	1.2%	431	1.0%
\$ 50,000 - \$99,999	87,164	15.5%	15,525	16.0%	37,366	19.1%	1,696	15.3%	228	20.4%	127	10.8%	875	20.0%	4,158	22.1%	9,001	21.5%
\$ 100,000 - \$ 149,999	108,796	19.3%	16,384	16.9%	43,404	22.2%	2,639	23.8%	583	52.1%	143	12.2%	1,413	32.3%	4,907	26.1%	10,154	24.2%
\$ 150,000 - \$ 199,999	111,578	19.8%	21,048	21.7%	35,464	18.1%	3,158	28.5%	262	23.4%	299	25.5%	1,094	25.0%	4,536	24.1%	9,416	22.5%
\$ 200,000 - \$ 299,999	123,919	22.0%	23,954	24.7%	34,053	17.4%	2,239	20.2%	44	3.9%	205	17.5%	502	11.5%	2,935	15.6%	7,611	18.2%
\$ 300,000 - \$ 399,999	49,720	8.8%	8,239	8.5%	15,681	8.0%	428	3.9%	0	0.0%	59	5.0%	102	2.3%	571	3.0%	1,912	4.6%
\$ 400,000 - \$ 499,999	24,266	4.3%	3,302	3.4%	7,931	4.1%	166	1.5%	0	0.0%	44	3.7%	51	1.2%	192	1.0%	677	1.6%
\$ 500,000 or More	28,269	5.0%	2,839	2.9%	12,895	6.6%	173	1.6%	0	0.0%	84	7.2%	97	2.2%	225	1.2%	746	1.8%
Median Home Value	\$172,938		\$176,894		\$159,262		\$159,557		\$130,496		\$165,443		\$138,044		\$141,027		\$146,911	

*Drive-time areas are defined from the intersection of Ohio State Route 4 and Nilles Road

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com

EXHIBIT 14A.

**2018 ESTIMATED DAYTIME POPULATION
FOR THE CITY OF FAIRFIELD, CONTEXT JURISDICTIONS,
AND DRIVE-TIME AREAS**

2018 ESTIMATED DAYTIME POPULATION FOR THE CITY OF FAIRFIELD AND DRIVE-TIME AREAS

Jurisdiction/Drive-Time Area	Fairfield			Drive-Time Areas*		
	City Wide	CT 109.04	CT 109.06	5 Minutes	10 Minutes	15 Minutes
Total Daytime Population						
Total Daytime Population	51,756	3,572	11,107	23,832	87,932	186,853
Population aged 16 and under (Children)	10,200	140	3,410	7,949	17,835	33,165
Daytime Population Age 16+	41,557	3,432	7,697	15,883	70,097	153,688
Civilian 16+, at Workplace	29,565	2,348	6,039	10,570	48,376	108,760
Civilian 16+, Unemployed	1,256	115	175	545	2,610	5,140
Civilian 16+, Work at home	851	14	160	263	1,218	2,771
Student popn: Pre-kindergarten to 8th	6,566	16	2,541	5,232	11,783	22,058
Student popn: 9th grade-12th grade	3,142	0	799	2,999	4,039	5,716
Student popn: Post-secondary students	1,909	72	198	479	4,394	8,762
Homemakers Age 16+	3,153	361	255	1,213	5,676	13,088

*Drive-time areas are defined from the intersection of Ohio State Route 4 & Nilles Road

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com and Experian, Inc.

EXHIBIT 15A.

MAJOR INDUSTRY ESTABLISHMENTS AND EMPLOYMENT - 2019

2019 CITY OF FAIRFIELD AND CONTEXT COMMUNITIES MAJOR INDUSTRY ANALYSIS

2019 Major SIC Division	State of Ohio			Cincinnati Metropolitan Area			Butler County			Hamilton County			City of Fairfield		
	Establishments	% Estab	Index	Establishments	% Estab	Index	Establishments	% Estab	Index	Establishments	% Estab	Index	Establishments	% Estab	Index
Agricultural, Forestry, Fishing (SIC 01-09)	11,651	2.9%	0.843	1,797	2.5%	0.843	273	2.5%	0.847	544	1.6%	0.565	29	1.7%	0.571
Construction (SIC 15-17)	25,553	6.4%	1.078	5,044	6.9%	1.078	816	7.4%	1.155	1,987	6.0%	0.941	138	7.9%	1.236
Finance, Insurance & Real Estate (SIC 60-69)	36,929	9.2%	1.083	7,320	10.0%	1.083	965	8.7%	0.945	3,511	10.6%	1.150	139	8.0%	0.866
Manufacturing (SIC 20-39)	20,658	5.2%	0.955	3,610	4.9%	0.955	645	5.8%	1.129	1,549	4.7%	0.907	111	6.4%	1.229
Mining (SIC 10-14)	678	0.2%	0.419	52	0.1%	0.419	6	0.1%	0.320	22	0.1%	0.392	0	0.0%	0.000
Public Administration (SIC 90-98)	10,629	2.7%	0.738	1,436	2.0%	0.738	197	1.8%	0.670	545	1.7%	0.620	15	0.9%	0.328
Retail Trade (SIC 52-59)	72,810	18.2%	0.979	13,046	17.8%	0.979	2,047	18.5%	1.016	5,687	17.2%	0.945	360	20.7%	1.135
Services (SIC 70-89)	222,819	46.2%	1.014	44,995	46.9%	1.014	5,613	45.0%	0.973	20,850	49.6%	1.073	835	43.9%	0.951
Transportation & Communications (SIC 40-49)	18,237	4.6%	0.946	3,158	4.3%	0.946	518	4.7%	1.027	1,268	3.8%	0.841	84	4.8%	1.056
Wholesale Trade (SIC 50-51)	17,713	4.4%	1.045	3,388	4.6%	1.045	613	5.5%	1.251	1,531	4.6%	1.046	100	5.8%	1.299
Totals	437,677	100.0%		83,846	100.0%		11,693	100.0%		37,494	100.0%		1,811	100.0%	

2019 Major SIC Division	Employees	% Emp	AVG. #	Employees	% Emp	Index	AVG. #	Employees	% Emp	Index	AVG. #	Employees	% Emp	Index	AVG. #	Employees	% Emp	Index	AVG. #
Agricultural, Forestry, Fishing (SIC 01-09)	57,745	1.1%	5	8,551	0.8%	0.787	5	1,395	0.9%	0.845	5	2,911	0.6%	0.526	5	198	0.7%	0.664	7
Construction (SIC 15-17)	210,909	3.9%	8	44,096	4.3%	1.111	9	6,928	4.5%	1.149	8	20,392	3.9%	1.010	10	1,514	5.4%	1.392	11
Finance, Insurance & Real Estate (SIC 60-69)	329,681	6.1%	9	69,039	6.8%	1.113	9	9,862	6.4%	1.046	10	39,328	7.6%	1.246	11	5,301	19.0%	3.118	38
Manufacturing (SIC 20-39)	713,602	13.2%	35	136,025	13.4%	1.013	38	24,254	15.7%	1.189	38	64,555	12.5%	0.945	42	4,035	14.5%	1.096	36
Mining (SIC 10-14)	14,253	0.3%	21	927	0.1%	0.345	18	160	0.1%	0.393	27	430	0.1%	0.315	20	0	0.0%	0.000	0
Public Administration (SIC 90-98)	415,995	7.7%	39	59,899	5.9%	0.765	42	9,793	6.3%	0.824	50	31,687	6.1%	0.795	58	337	1.2%	0.157	22
Retail Trade (SIC 52-59)	990,272	18.3%	14	192,938	18.9%	1.035	15	30,446	19.7%	1.076	15	84,406	16.3%	0.890	15	7,321	26.2%	1.434	20
Services (SIC 70-89)	2,160,737	39.9%	10	399,103	39.2%	0.981	9	51,467	33.3%	0.833	9	221,931	42.8%	1.072	11	6,243	22.4%	0.560	7
Transportation & Communications (SIC 40-49)	287,422	5.3%	16	56,404	5.5%	1.043	18	7,292	4.7%	0.888	14	31,595	6.1%	1.148	25	1,226	4.4%	0.827	15
Wholesale Trade (SIC 50-51)	230,463	4.3%	13	51,424	5.0%	1.186	15	13,077	8.5%	1.985	21	21,009	4.1%	0.952	14	1,732	6.2%	1.457	17
Totals	5,411,079	100.0%		1,018,406	100.0%			154,674	100.0%			518,244	100.0%			27,906	100.0%		

Table prepared by MARKET METRICS LLC from data supplied by esiteanalytics.com, Experian, and D&B

2019 CINCINNATI METROPOLITAN AREA AND DRIVE-TIME AREAS MAJOR INDUSTRY ANALYSIS

2019 Major SIC Division	Cincinnati Metropolitan Area			5 Minutes Drive-time Area			10 Minutes Drive-time Area			15 Minutes Drive-time Area		
	Establishments	% Estab		Establishments	% Estab	Index	Establishments	% Estab	Index	Establishments	% Estab	Index
Agricultural, Forestry, Fishing (SIC 01-09)	1,797	2.1%		16	2.0%	0.947	44	1.4%	0.675	106	1.4%	0.674
Construction (SIC 15-17)	5,044	6.0%		59	7.5%	1.245	239	7.9%	1.307	523	7.1%	1.185
Finance, Insurance & Real Estate (SIC 60-69)	7,320	8.7%		56	7.1%	0.814	224	7.4%	0.844	585	8.0%	0.913
Manufacturing (SIC 20-39)	3,610	4.3%		39	4.9%	1.150	207	6.8%	1.582	480	6.5%	1.519
Mining (SIC 10-14)	52	0.1%		0	0.0%	0.000	0	0.0%	0.000	5	0.1%	1.099
Public Administration (SIC 90-98)	1,436	1.7%		7	0.9%	0.519	43	1.4%	0.826	146	2.0%	1.162
Retail Trade (SIC 52-59)	13,046	15.6%		185	23.5%	1.509	592	19.5%	1.252	1,396	19.0%	1.223
Services (SIC 70-89)	44,995	53.7%		348	44.2%	0.823	1,348	44.3%	0.826	3,263	44.5%	0.829
Transportation & Communications (SIC 40-49)	3,158	3.8%		44	5.6%	1.483	150	4.9%	1.310	351	4.8%	1.270
Wholesale Trade (SIC 50-51)	3,388	4.0%		34	4.3%	1.068	193	6.3%	1.571	484	6.6%	1.632
Totals	83,846	100.0%		788	100.0%		3,040	100.0%		7,339	100.0%	

2019 Major SIC Division	Employees	% Emp	Avg. #	Employees	% Emp	Index	Avg. #	Employees	% Emp	Index	Avg. #	Employees	% Emp	Index	Avg. #
			Emp				Emp				Emp				Emp
Agricultural, Forestry, Fishing (SIC 01-09)	8,551	0.8%	5	74	0.8%	0.962	5	303	0.6%	0.758	7	819	0.7%	0.799	8
Construction (SIC 15-17)	44,096	4.3%	9	761	8.3%	1.919	13	2,634	5.5%	1.277	11	6,013	4.9%	1.138	11
Finance, Insurance & Real Estate (SIC 60-69)	69,039	6.8%	9	344	3.8%	0.554	6	6,596	13.8%	2.043	29	9,534	7.8%	1.153	16
Manufacturing (SIC 20-39)	136,025	13.4%	38	653	7.1%	0.534	17	6,720	14.1%	1.056	32	18,557	15.2%	1.139	39
Mining (SIC 10-14)	927	0.1%	18	0	0.0%	0.000	0	0	0.0%	0.000	0	152	0.1%	1.368	30
Public Administration (SIC 90-98)	59,899	5.9%	42	227	2.5%	0.421	32	2,512	5.3%	0.897	58	8,500	7.0%	1.184	58
Retail Trade (SIC 52-59)	192,938	18.9%	15	3,527	38.5%	2.033	19	10,616	22.3%	1.177	18	25,408	20.8%	1.099	18
Services (SIC 70-89)	399,103	39.2%	9	2,700	29.5%	0.752	8	11,597	24.4%	0.621	9	34,605	28.4%	0.724	11
Transportation & Communications (SIC 40-49)	56,404	5.5%	18	643	7.0%	1.268	15	2,081	4.4%	0.789	14	5,918	4.8%	0.876	17
Wholesale Trade (SIC 50-51)	51,424	5.0%	15	229	2.5%	0.495	7	4,566	9.6%	1.899	24	12,518	10.3%	2.032	26
Totals	1,018,406	100.0%		9,158	100.0%			47,625	100.0%			122,024	100.0%		

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com, Experian, and D&B

2019 CITY OF FAIRFIELD AND OHIO ROUTE 4 CORRIDOR CENSUS TRACTS MAJOR INDUSTRY ANALYSIS

2019 Major SIC Division	City of Fairfield			Fairfield CT 390170109.04				Fairfield CT 390170109.06				CT's Total % of City
	Establishments	% Estab		Establishments	% Estab	Index	% of City	Establishments	% Estab	Index	% of City	Establishments %
Agricultural, Forestry, Fishing (SIC 01-09)	29	1.7%		4	2.0%	1.207	13.8%	5	1.3%	0.796	17.2%	31.0%
Construction (SIC 15-17)	138	7.9%		9	4.5%	0.572	6.5%	32	8.5%	1.073	23.2%	29.8%
Finance, Insurance & Real Estate (SIC 60-69)	139	8.0%		10	5.0%	0.628	7.2%	22	5.8%	0.729	15.8%	23.0%
Manufacturing (SIC 20-39)	111	6.4%		5	2.5%	0.395	4.5%	25	6.6%	1.043	22.6%	27.1%
Mining (SIC 10-14)	0	0.0%		0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0.0%
Public Administration (SIC 90-98)	15	0.9%		1	0.5%	0.575	6.6%	2	0.5%	0.607	13.1%	19.7%
Retail Trade (SIC 52-59)	360	20.7%		55	27.6%	1.336	15.3%	96	25.5%	1.231	26.7%	41.9%
Services (SIC 70-89)	835	43.9%		106	53.3%	1.213	12.7%	151	39.8%	0.906	18.1%	30.8%
Transportation & Communications (SIC 40-49)	84	4.8%		2	1.0%	0.208	2.4%	30	8.0%	1.650	35.7%	38.1%
Wholesale Trade (SIC 50-51)	100	5.8%		7	3.5%	0.611	7.0%	15	4.0%	0.691	15.0%	21.9%
Totals	1,811	100.0%		199	100.0%		11.0%	378	100.0%		20.9%	31.9%

2019 Major SIC Division	Employees	% Emp	Avg. # Emp	Employees	% Emp	% Index	% of City	Avg. # Emp	Employees	% Emp	% Index	% of City	Avg. # Emp	Employees %
Agricultural, Forestry, Fishing (SIC 01-09)	198	0.7%	7	18	0.8%	1.090	9.1%	5	17	0.3%	0.485	8.6%	3	17.7%
Construction (SIC 15-17)	1,514	5.4%	11	22	0.9%	0.174	1.5%	2	620	12.5%	2.309	41.0%	19	42.4%
Finance, Insurance & Real Estate (SIC 60-69)	5,301	19.0%	38	46	2.0%	0.104	0.9%	5	88	1.8%	0.094	1.7%	4	2.5%
Manufacturing (SIC 20-39)	4,035	14.5%	36	51	2.2%	0.151	1.3%	10	554	11.2%	0.774	13.7%	22	15.0%
Mining (SIC 10-14)	0	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0.0%
Public Administration (SIC 90-98)	337	1.2%	22	1	0.0%	0.036	0.3%	1	52	1.1%	0.871	15.5%	26	15.7%
Retail Trade (SIC 52-59)	7,321	26.2%	20	1,493	64.0%	2.440	20.4%	27	1,487	30.0%	1.145	20.3%	15	40.7%
Services (SIC 70-89)	6,243	22.4%	7	662	28.4%	1.269	10.6%	6	1,511	30.5%	1.364	24.2%	10	34.8%
Transportation & Communications (SIC 40-49)	1,226	4.4%	15	11	0.5%	0.107	0.9%	6	503	10.2%	2.312	41.0%	17	41.9%
Wholesale Trade (SIC 50-51)	1,732	6.2%	17	28	1.2%	0.194	1.6%	4	118	2.4%	0.384	6.8%	8	8.4%
Totals	27,906	100.0%		2,332	100.0%		8.4%		4,950	100.0%		17.7%		26.1%

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com, Experian, and D&B

EXHIBIT 16A.

RETAIL INDUSTRY ESTABLISHMENTS AND EMPLOYMENT - 2019

2019 CITY OF FAIRFIELD AND CONTEXT COMMUNITIES RETAIL INDUSTRY DETAIL ANALYSIS

	State of Ohio			Cincinnati Metropolitan Area			Butler County			Hamilton County			City of Fairfield					
Retail Trade (SIC 52-59)	Establishments	% Estab		Establishments	% Estab	Index		Establishments	% Estab	Index		Establishments	% Estab	Index				
Building Materials, Hrdwr, Garden Supply & Mobile Home Dealers (52)	3,267	4.5%		501	4.0%	0.885		81	4.0%	0.882		187	3.3%	0.733		15	4.2%	0.929
General Merchandise Stores (53)	2,532	3.5%		400	3.3%	0.939		67	3.3%	0.941		169	3.0%	0.855		10	2.9%	0.831
Food Stores (54)	7,618	10.5%		1,304	10.5%	1.001		213	10.4%	0.995		627	11.0%	1.054		36	9.9%	0.946
Automotive Dealers & Gasoline Service Stations (55)	9,345	12.8%		1,298	11.3%	0.877		274	13.4%	1.043		525	9.2%	0.719		66	18.3%	1.426
Apparel & Accessory Stores (56)	4,147	5.7%		713	6.3%	1.108		105	5.1%	0.901		427	7.5%	1.318		13	3.6%	0.635
Home Furniture, Furnishings & Equipment Stores (57)	4,164	5.7%		685	5.8%	1.007		125	6.1%	1.068		342	6.0%	1.052		20	5.5%	0.954
Eating & Drinking Places (58)	24,479	33.6%		4,356	35.0%	1.041		712	34.8%	1.035		2,037	35.8%	1.065		109	30.2%	0.898
Miscellaneous Retail (59)	17,258	23.7%		2,926	24.0%	1.011		470	23.0%	0.969		1,373	24.1%	1.019		92	25.5%	1.075
Total Retail Trade (SIC 52-59)	72,810	100.00%		12,183	100.00%			2,047	100.00%			5,687	100.00%			361	100.0%	

Retail Trade (SIC 52-59)	Employees	% Emp	Avg. #	Employees	% Emp	Index	Avg. #	Employees	% Emp	Index	Avg. #	Employees	% Emp	Index	Avg. #	Employees	% Emp	Index	Avg. #
Building Materials, Hrdwr, Garden Supply & Mobile Home Dealers (52)	52,268	5.3%	16	8,240	4.3%	0.809	16	1,485	4.9%	0.924	18	2,946	3.5%	0.661	16	151	2.1%	0.392	10
General Merchandise Stores (53)	126,466	12.8%	50	26,774	13.9%	1.087	67	3,977	13.1%	1.023	59	12,550	14.9%	1.164	74	678	9.3%	0.725	68
Food Stores (54)	111,356	11.2%	15	22,466	11.6%	1.036	17	3,920	12.9%	1.145	18	10,177	12.1%	1.072	16	1,143	15.6%	1.388	32
Automotive Dealers & Gasoline Service Stations (55)	104,419	10.5%	11	17,152	8.9%	0.843	13	2,386	7.8%	0.743	9	7,570	9.0%	0.851	14	973	13.3%	1.261	15
Apparel & Accessory Stores (56)	49,812	5.0%	12	6,505	3.4%	0.670	9	483	1.6%	0.315	5	3,801	4.5%	0.895	9	34	0.5%	0.092	0
Home Furniture, Furnishings & Equipment Stores (57)	32,613	3.3%	8	5,717	3.0%	0.900	8	814	2.7%	0.812	7	2,892	3.4%	1.040	8	142	1.9%	0.590	7
Eating & Drinking Places (58)	381,473	38.5%	16	80,034	41.5%	1.077	18	11,078	36.4%	0.945	16	34,166	40.5%	1.051	17	1,793	24.5%	0.636	16
Miscellaneous Retail (59)	131,865	13.3%	8	26,050	13.5%	1.014	9	6,303	20.7%	1.555	13	10,304	12.2%	0.917	8	2,407	32.9%	2.469	26
Total Retail Trade (SIC 52-59)	990,272	100.00%		192,938	100.00%		16	30,446	100.00%			84,406	100.00%			7,321	100.0%		

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com, Experian, and D&B

2019 CINCINNATI METROPOLITAN AREA AND DRIVE-TIME AREAS RETAIL INDUSTRY DETAIL ANALYSIS

Retail Trade (SIC 52-59)	Cincinnati Metropolitan Area			5 Minutes Drive-time Area			10 Minutes Drive-time Area			15 Minutes Drive-time Area		
	Establishments	% Estab		Establishments	% Estab	Index	Establishments	% Estab	Index	Establishments	% Estab	Index
Building Materials, Hrdwr, Garden Supply & Mobile Home Dealers (52)	518	4.0%		7	3.8%	0.953	25	4.2%	1.064	55	3.9%	0.992
General Merchandise Stores (53)	426	3.3%		7	3.8%	1.159	19	3.2%	0.983	53	3.8%	1.163
Food Stores (54)	1,367	10.5%		18	9.7%	0.929	56	9.5%	0.903	127	9.1%	0.868
Automotive Dealers & Gasoline Service Stations (55)	1,469	11.3%		46	24.9%	2.208	116	19.6%	1.740	200	14.3%	1.272
Apparel & Accessory Stores (56)	823	6.3%		6	3.2%	0.514	25	4.2%	0.669	87	6.2%	0.988
Home Furniture, Furnishings & Equipment Stores (57)	751	5.8%		10	5.4%	0.939	35	5.9%	1.027	99	7.1%	1.232
Eating & Drinking Places (58)	4,567	35.0%		42	22.7%	0.649	181	30.6%	0.873	438	31.4%	0.896
Miscellaneous Retail (59)	3,125	24.0%		49	26.5%	1.106	135	22.8%	0.952	337	24.1%	1.008
Total Retail Trade (SIC 52-59)	13,046	100.00%		185	100.0%		592	100.0%		1,396	100.0%	

Retail Trade (SIC 52-59)	Employees	% Emp	Avg. #	Employees	% Emp	Index	Avg. #	Employees	% Emp	Index	Avg. #	Employees	% Emp	Index	Avg. #
Building Materials, Hrdwr, Garden Supply & Mobile Home Dealers (52)	8,240	4.3%	16	66	1.9%	0.438	9	388	3.7%	0.856	16	1,205	4.7%	1.110	22
General Merchandise Stores (53)	26,774	13.9%	63	70	2.0%	0.143	10	1,013	9.5%	0.688	53	3,790	14.9%	1.075	72
Food Stores (54)	22,466	11.6%	16	691	19.6%	1.683	38	1,530	14.4%	1.238	27	2,559	10.1%	0.865	20
Automotive Dealers & Gasoline Service Stations (55)	17,152	8.9%	12	701	19.9%	2.236	15	1,405	13.2%	1.489	12	2,659	10.5%	1.177	13
Apparel & Accessory Stores (56)	6,505	3.4%	8	16	0.5%	0.135	0	76	0.7%	0.212	0	754	3.0%	0.880	9
Home Furniture, Furnishings & Equipment Stores (57)	5,717	3.0%	8	39	1.1%	0.373	0	251	2.4%	0.798	7	1,230	4.8%	1.634	12
Eating & Drinking Places (58)	80,034	41.5%	18	522	14.8%	0.357	12	3,089	29.1%	0.701	17	7,724	30.4%	0.733	18
Miscellaneous Retail (59)	26,050	13.5%	8	1,421	40.3%	2.985	29	2,864	27.0%	1.998	21	5,488	21.6%	1.600	16
Total Retail Trade (SIC 52-59)	192,938	100.00%		3,526	100.0%			10,616	100.0%			25,409	100.0%		

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com, Experian, and D&B

2019 CITY OF FAIRFIELD AND OHIO ROUTE 4 CORRIDOR CENSUS TRACTS RETAIL INDUSTRY DETAIL ANALYSIS

Retail Trade (SIC 52-59)	City of Fairfield			CT 390170109.04			CT 390170109.06			CT's Combined Totals			CT's Total % of City
	Establishments	%		Establishments	%	Index	Establishments	%	Index	Establishments	%	Index	Establishments
Building Materials, Hrdwr, Garden Supply & Mobile Home Dealers (52)	15	4.2%		1	1.8%	0.438	4	4.2%	1.003	5	3.3%	0.797	33.3%
General Merchandise Stores (53)	10	2.8%		3	5.5%	1.969	3	3.1%	1.128	6	4.0%	1.434	60.0%
Food Stores (54)	36	10.0%		7	12.7%	1.276	6	6.3%	0.627	13	8.6%	0.863	36.1%
Automotive Dealers & Gasoline Service Stations (55)	66	18.3%		7	12.7%	0.696	25	26.0%	1.424	32	21.2%	1.159	48.5%
Apparel & Accessory Stores (56)	13	3.6%		3	5.5%	1.515	2	2.1%	0.579	5	3.3%	0.920	38.5%
Home Furniture, Furnishings & Equipment Stores (57)	20	5.5%		4	7.3%	1.313	5	5.2%	0.940	9	6.0%	1.076	45.0%
Eating & Drinking Places (58)	109	30.2%		11	20.0%	0.662	25	26.0%	0.862	36	23.8%	0.790	33.0%
Miscellaneous Retail (59)	92	25.5%		19	34.5%	1.356	26	27.1%	1.063	45	29.8%	1.169	48.9%
Total Retail Trade (SIC 52-59)	361	100.0%		55	100.0%		96	100.0%		151	100.0%		41.8%

Retail Trade (SIC 52-59)	Employees	%	Avg. #	Employees	%	Index	Avg. #	Employees	%	Index	Avg. #	Employees	%	Index	Employees
Building Materials, Hrdwr, Garden Supply & Mobile Home Dealers (52)	151	2.1%	10	9	0.6%	0.292	9	50	3.4%	1.630	13	59	2.0%	0.960	39.1%
General Merchandise Stores (53)	678	9.3%	68	18	1.2%	0.130	6	8	0.5%	0.058	3	26	0.9%	0.094	3.8%
Food Stores (54)	1,143	15.6%	32	104	7.0%	0.446	15	775	52.1%	3.338	129	879	29.5%	1.889	76.9%
Automotive Dealers & Gasoline Service Stations (55)	973	13.3%	15	32	2.1%	0.161	5	232	15.6%	1.174	9	264	8.9%	0.667	27.1%
Apparel & Accessory Stores (56)	34	0.5%	3	7	0.5%	1.010	2	5	0.3%	0.724	3	12	0.4%	0.867	35.3%
Home Furniture, Furnishings & Equipment Stores (57)	142	1.9%	7	16	1.1%	0.553	4	24	1.6%	0.832	5	40	1.3%	0.692	28.2%
Eating & Drinking Places (58)	1,793	24.5%	16	129	8.6%	0.353	12	277	18.6%	0.761	11	406	13.6%	0.556	22.6%
Miscellaneous Retail (59)	2,407	32.9%	26	1,178	78.9%	2.400	62	116	7.8%	0.237	4	1,294	43.4%	1.321	53.8%
Total Retail Trade (SIC 52-59)	7,321	100.0%		1,493	100.0%			1,487	100.0%			2,980	100.0%		40.7%

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com, Experian, and D&B

EXHIBIT 17A.

SERVICES INDUSTRY ESTABLISHMENTS AND EMPLOYMENT - 2019

2019 CITY OF FAIRFIELD AND CONTEXT COMMUNITIES SERVICES INDUSTRY DETAIL ANALYSIS

Services (SIC 70-79)	State of Ohio			Cincinnati Metropolitan Area			Butler County			Hamilton County			City of Fairfield		
	Establishments	% Estab	Index	Establishments	% Estab	Index	Establishments	% Estab	Index	Establishments	% Estab	Index	Establishments	% Estab	Index
Hotels, Rooming Houses, Camps & Other Lodging Places (70)	2,673	1.4%	0.901	447	1.3%	0.980	53	1.1%	0.737	153	0.9%	0.645	8	1.0%	0.716
Personal Services (72)	16,271	8.8%	0.980	2,960	8.6%	1.039	455	9.2%	1.039	1,394	8.5%	0.966	76	9.9%	1.120
Business Services (73)	29,248	15.8%	1.075	5,838	17.0%	1.077	848	17.1%	1.077	2,731	16.7%	1.052	122	16.0%	1.007
Automotive Repair, Services, Parking (75)	10,609	5.7%	0.946	1,863	5.4%	0.946	358	7.2%	1.254	744	4.5%	0.790	82	10.7%	1.867
Miscellaneous Repair Services (76)	5,426	2.9%	0.957	964	2.8%	0.957	164	3.3%	1.123	385	2.4%	0.800	25	3.2%	1.100
Motion Pictures (78)	1,191	0.6%	0.982	217	0.6%	0.982	24	0.5%	0.749	121	0.7%	1.145	4	0.6%	0.894
Amusement & Recreation Services (79)	8,607	4.7%	1.033	1,650	4.8%	1.033	239	4.8%	1.032	733	4.5%	0.960	34	4.4%	0.947
Health Services (80)	34,778	18.8%	0.963	6,214	18.1%	0.963	968	19.5%	1.034	3,023	18.5%	0.980	167	21.8%	1.158
Legal Services (81)	8,437	4.6%	1.051	1,646	4.8%	1.051	138	2.8%	0.608	934	5.7%	1.248	17	2.2%	0.488
Educational Services (82)	11,098	6.0%	0.919	1,893	5.5%	0.919	301	6.1%	1.008	834	5.1%	0.847	33	4.3%	0.723
Social Services (83)	10,285	5.6%	0.991	1,891	5.5%	0.991	237	4.8%	0.856	996	6.1%	1.092	39	5.1%	0.908
Museums, Art Galleries, Botanical & Zoological Gardens (84)	862	0.5%	0.950	152	0.4%	0.950	19	0.4%	0.819	82	0.5%	1.072	0	0.0%	0.000
Membership Organizations (86)	24,588	13.3%	0.917	4,183	12.2%	0.917	621	12.5%	0.938	1,889	11.5%	0.866	77	10.0%	0.751
Engineering, Accounting, Research, Management & Related Svcs (87)	19,275	10.4%	1.138	4,072	11.9%	1.138	506	10.2%	0.975	2,231	13.6%	1.305	77	10.1%	0.968
Services, Not Elsewhere Classified (89)	1,230	0.7%	1.174	268	0.8%	1.174	37	0.7%	1.118	126	0.8%	1.155	5	0.6%	0.901
Total Services (SIC 70-89)	184,578	100.0%		34,258	100.0%		4,968	100.0%		16,376	100.0%		765	100.00%	

Services (SIC 70-79)	Employees	% Emp	AVG. #	Employees	% Emp	Index	AVG. #	Employees	% Emp	Index	AVG. #	Employees	% Emp	Index	AVG. #	Employees	% Emp	Index	AVG. #
Hotels, Rooming Houses, Camps & Other Lodging Places (70)	40,914	1.9%	15	11,184	2.8%	1.480	25	698	1.4%	0.716	13	4,627	2.1%	1.101	30	78	1.2%	0.658	10
Personal Services (72)	69,331	3.2%	4	15,226	3.8%	1.188	5	2,093	4.1%	1.264	5	7,807	3.5%	1.097	6	289	4.6%	1.443	4
Business Services (73)	264,816	12.3%	9	59,099	14.9%	1.208	10	6,480	12.6%	1.025	8	34,593	15.7%	1.272	13	617	9.9%	0.807	5
Automotive Repair, Services, Parking (75)	53,943	2.5%	5	10,552	2.7%	1.059	6	1,606	3.1%	1.247	4	5,261	2.4%	0.950	7	417	6.7%	2.677	5
Miscellaneous Repair Services (76)	30,312	1.4%	6	6,002	1.5%	1.072	6	901	1.8%	1.245	5	3,215	1.5%	1.033	8	183	3.0%	2.097	0
Motion Pictures (78)	9,267	0.4%	8	1,546	0.4%	0.903	7	97	0.2%	0.438	4	1,024	0.5%	1.076	8	34	0.5%	1.271	9
Amusement & Recreation Services (79)	68,987	3.2%	8	15,783	4.0%	1.238	10	1,621	3.2%	0.984	7	8,223	3.7%	1.161	11	220	3.5%	1.103	6
Health Services (80)	614,945	28.6%	18	92,996	23.4%	0.818	15	12,062	23.5%	0.822	12	52,823	23.9%	0.837	17	1,831	29.5%	1.032	11
Legal Services (81)	48,014	2.2%	6	10,181	2.6%	1.148	6	516	1.0%	0.450	4	7,137	3.2%	1.448	8	59	1.0%	0.426	3
Educational Services (82)	457,260	21.2%	41	77,474	19.5%	0.917	41	14,191	27.6%	1.300	47	35,734	16.2%	0.761	43	850	13.7%	0.644	26
Social Services (83)	150,708	7.0%	15	23,949	6.0%	0.860	13	2,816	5.5%	0.783	12	12,817	5.8%	0.828	13	739	11.9%	1.699	19
Museums, Art Galleries, Botanical & Zoological Gardens (84)	6,761	0.3%	8	1,829	0.5%	1.464	12	52	0.1%	0.322	3	948	0.4%	1.365	12	0	0.0%	0.000	0
Membership Organizations (86)	129,736	6.0%	5	23,439	5.9%	0.978	6	3,614	7.0%	1.167	6	11,742	5.3%	0.881	6	300	4.8%	0.801	4
Engineering, Accounting, Research, Management & Related Svcs (87)	208,340	9.7%	11	46,716	11.7%	1.213	11	4,332	8.4%	0.871	9	33,472	15.1%	1.565	15	559	9.0%	0.929	7
Services, Not Elsewhere Classified (89)	7,403	0.3%	6	3,127	0.8%	2.286	12	388	0.8%	2.195	10	2,508	1.1%	3.300	20	68	1.1%	3.168	14
Total Services (SIC 70-89)	2,152,661	100.4%		397,774	100.3%			51,394	100.1%			221,028	100.4%			6,213	100.5%		

Table prepared by MARKET METRICS LLC from data supplied by esiteanalytics.com, Experian, and D&B

2019 CINCINNATI METROPOLITAN AREA AND DRIVE-TIME AREAS SERVICES INDUSTRY DETAIL ANALYSIS

Services (SIC 70-79)	Cincinnati Metropolitan Area			5 Minutes Drive-time Area			10 Minutes Drive-time Area			15 Minutes Drive-time Area		
	Establishments	% Estab		Establishments	% Estab	Index	Establishments	% Estab	Index	Establishments	% Estab	Index
Hotels, Rooming Houses, Camps & Other Lodging Places (70)	447	1.3%		2	0.6%	0.440	13	1.0%	0.739	38	1.2%	0.892
Personal Services (72)	2,960	8.6%		38	10.9%	1.264	119	8.8%	1.021	268	8.2%	0.950
Business Services (73)	5,838	17.0%		47	13.5%	0.793	226	16.8%	0.983	588	18.0%	1.057
Automotive Repair, Services, Parking (75)	1,863	5.4%		44	12.6%	2.325	137	10.2%	1.868	233	7.1%	1.312
Miscellaneous Repair Services (76)	964	2.8%		15	4.3%	1.532	49	3.6%	1.291	122	3.7%	1.328
Motion Pictures (78)	217	0.6%		0	0.0%	0.000	8	0.6%	0.936	18	0.6%	0.870
Amusement & Recreation Services (79)	1,650	4.8%		17	4.9%	1.014	51	3.8%	0.785	138	4.2%	0.878
Health Services (80)	6,214	18.1%		73	21.0%	1.156	281	20.8%	1.148	598	18.3%	1.010
Legal Services (81)	1,646	4.8%		9	2.6%	0.538	29	2.1%	0.447	101	3.1%	0.644
Educational Services (82)	1,893	5.5%		20	5.7%	1.040	67	5.0%	0.899	164	5.0%	0.909
Social Services (83)	1,891	5.5%		17	4.9%	0.885	76	5.6%	1.021	192	5.9%	1.065
Museums, Art Galleries, Botanical & Zoological Gardens (84)	152	0.4%		0	0.0%	0.000	1	0.1%	0.167	10	0.3%	0.690
Membership Organizations (86)	4,183	12.2%		33	9.5%	0.777	149	11.0%	0.905	366	11.2%	0.918
Engineering, Accounting, Research, Management & Related Svcs (87)	4,072	11.9%		31	8.9%	0.749	129	9.6%	0.805	400	12.3%	1.031
Services, Not Elsewhere Classified (89)	268	0.8%		2	0.6%	0.735	14	1.0%	1.327	29	0.9%	1.135
Total Services (SIC 70-89)	34,258	100.0%		348	100.0%		1,349	100.0%		3,265	100.0%	

Services (SIC 70-79)	Employees	% Emp	Avg. #	Employees	% Emp	Index	Avg. #	Employees	% Emp	Index	Avg. #	Employees	% Emp	Index	Avg. #
Hotels, Rooming Houses, Camps & Other Lodging Places (70)	11,184	2.8%	25	4	1.1%	0.410	2	126	1.1%	0.388	10	734	2.1%	0.757	19
Personal Services (72)	15,226	3.8%	5	158	1.7%	0.449	4	445	3.8%	1.003	4	1,386	4.0%	1.046	5
Business Services (73)	59,099	14.9%	10	268	2.9%	0.197	6	1,456	12.6%	0.845	6	5,756	16.6%	1.120	10
Automotive Repair, Services, Parking (75)	10,552	2.7%	6	189	2.1%	0.777	4	609	5.3%	1.980	4	1,362	3.9%	1.484	6
Miscellaneous Repair Services (76)	6,002	1.5%	6	52	0.6%	0.371	0	361	3.1%	2.063	0	1,429	4.1%	2.737	12
Motion Pictures (78)	1,546	0.4%	7	2	0.0%	0.051	0	68	0.6%	1.509	9	148	0.4%	1.100	8
Amusement & Recreation Services (79)	15,783	4.0%	10	104	1.1%	0.287	6	359	3.1%	0.780	7	1,383	4.0%	1.007	10
Health Services (80)	92,996	23.4%	15	855	9.3%	0.399	12	2,873	24.8%	1.060	10	6,734	19.5%	0.832	11
Legal Services (81)	10,181	2.6%	6	23	0.3%	0.098	3	97	0.8%	0.327	3	450	1.3%	0.508	4
Educational Services (82)	77,474	19.5%	41	529	5.8%	0.297	26	2,182	18.8%	0.966	33	5,432	15.7%	0.806	33
Social Services (83)	23,949	6.0%	13	244	2.7%	0.443	14	964	8.3%	1.381	13	2,653	7.7%	1.273	14
Museums, Art Galleries, Botanical & Zoological Gardens (84)	1,829	0.5%	12	0	0.0%	0.000	0	1	0.0%	0.019	1	33	0.1%	0.207	3
Membership Organizations (86)	23,439	5.9%	6	125	1.4%	0.231	4	794	6.8%	1.162	5	2,531	7.3%	1.241	7
Engineering, Accounting, Research, Management & Related Svcs (87)	46,716	11.7%	11	128	1.4%	0.118	4	1,104	9.5%	0.811	9	4,209	12.2%	1.036	11
Services, Not Elsewhere Classified (89)	3,127	0.8%	12	18	0.2%	0.254	9	157	1.4%	1.722	11	366	1.1%	1.345	13
Total Services (SIC 70-89)	397,774	100.3%		2,699				11,596	100.0%			34,606	100.0%		

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com, Experian, and D&B

2019 CITY OF FAIRFIELD AND OHIO ROUTE 4 CORRIDOR CENSUS TRACTS SERVICES INDUSTRY DETAIL ANALYSIS

Services (SIC 70-79)	City of Fairfield		CT 390170109.04				CT 390170109.06				CT's Combined Totals			CT's Total % of City
	Establishments	%	Establishments	%	Index	% of City	Establishments	%	Index	% of City	Establishments	%	Index	Establishments %
Hotels, Rooming Houses, Camps & Other Lodging Places (70)	8	1.0%	0	0.0%	0.000	0.0%	2	1.3%	1.285	25.0%	2	0.8%	0.753	25.0%
Personal Services (72)	76	9.9%	20	18.9%	1.910	26.3%	9	6.0%	0.608	11.8%	29	11.3%	1.147	38.2%
Business Services (73)	122	16.0%	16	15.1%	0.946	13.1%	12	8.0%	0.501	9.8%	28	10.9%	0.686	23.0%
Automotive Repair, Services, Parking (75)	82	10.7%	4	3.8%	0.352	4.9%	36	24.0%	2.236	43.9%	40	15.6%	1.456	48.8%
Miscellaneous Repair Services (76)	25	3.2%	3	2.8%	0.875	12.0%	7	4.7%	1.443	28.0%	10	3.9%	1.208	40.0%
Motion Pictures (78)	4	0.6%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%
Amusement & Recreation Services (79)	34	4.4%	3	2.8%	0.641	8.8%	7	4.7%	1.057	20.6%	10	3.9%	0.885	29.4%
Health Services (80)	167	21.8%	30	28.3%	1.297	18.0%	32	21.3%	0.978	19.2%	62	24.2%	1.110	37.1%
Legal Services (81)	17	2.2%	6	5.7%	2.540	35.3%	3	2.0%	0.897	17.6%	9	3.5%	1.577	52.9%
Educational Services (82)	33	4.3%	5	4.7%	1.085	15.2%	5	3.3%	0.767	15.2%	10	3.9%	0.899	30.3%
Social Services (83)	39	5.1%	6	5.7%	1.119	15.4%	6	4.0%	0.790	15.4%	12	4.7%	0.926	30.8%
Museums, Art Galleries, Botanical & Zoological Gardens (84)	0	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%
Membership Organizations (86)	77	10.0%	6	5.7%	0.566	7.8%	16	10.7%	1.066	20.8%	22	8.6%	0.859	28.6%
Engineering, Accounting, Research, Management & Related Svcs (87)	77	10.1%	7	6.6%	0.653	9.1%	14	9.3%	0.923	18.2%	21	8.2%	0.811	27.3%
Services, Not Elsewhere Classified (89)	5	0.6%	0	0.0%	0.000	0.0%	1	0.7%	1.110	20.0%	1	0.4%	0.650	20.0%
Total Services (SIC 70-89)	765	100.00%	106	100.00%		13.9%	150	100.00%		19.6%	256	100.00%		33.5%

Services (SIC 70-79)	Employees	%	Avg. # Emps	Employees	%	Index	% of City	Avg. # Emps	Employees	%	Index	% of City	Avg. # Emps	Employees	%	Index	Employees %
Hotels, Rooming Houses, Camps & Other Lodging Places (70)	78	1.2%	10	0	0.0%	0.000	0.0%	0	3	0.2%	0.159	3.8%	2	3	0.1%	0.111	3.8%
Personal Services (72)	289	4.6%	4	76	11.5%	2.470	26.3%	4	46	3.0%	0.655	15.9%	5	122	5.6%	1.208	42.2%
Business Services (73)	617	9.9%	5	68	10.3%	1.035	11.0%	4	87	5.8%	0.580	14.1%	7	155	7.1%	0.719	25.1%
Automotive Repair, Services, Parking (75)	417	6.7%	5	40	6.0%	0.901	9.6%	10	157	10.4%	1.549	37.6%	4	197	9.1%	1.352	47.2%
Miscellaneous Repair Services (76)	183	3.0%	7	5	0.8%	0.256	2.7%	2	45	3.0%	1.008	24.6%	6	50	2.3%	0.779	27.3%
Motion Pictures (78)	34	0.5%	9	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%
Amusement & Recreation Services (79)	220	3.5%	6	10	1.5%	0.427	4.5%	3	41	2.7%	0.768	18.6%	6	51	2.3%	0.664	23.2%
Health Services (80)	1,831	29.5%	11	282	42.6%	1.445	15.4%	9	544	36.0%	1.222	29.7%	17	826	38.0%	1.290	45.1%
Legal Services (81)	59	1.0%	3	18	2.7%	2.858	30.5%	3	6	0.4%	0.417	10.2%	2	24	1.1%	1.161	40.7%
Educational Services (82)	850	13.7%	26	38	5.7%	0.420	4.5%	8	325	21.5%	1.572	38.2%	65	363	16.7%	1.221	42.7%
Social Services (83)	739	11.9%	19	81	12.2%	1.028	11.0%	14	123	8.1%	0.684	16.6%	21	204	9.4%	0.789	27.6%
Museums, Art Galleries, Botanical & Zoological Gardens (84)	0	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%
Membership Organizations (86)	300	4.8%	4	23	3.5%	0.719	7.7%	4	62	4.1%	0.850	20.7%	4	85	3.9%	0.810	28.3%
Engineering, Accounting, Research, Management & Related Svcs (87)	559	9.0%	7	21	3.2%	0.353	3.8%	3	57	3.8%	0.420	10.2%	4	78	3.6%	0.399	14.0%
Services, Not Elsewhere Classified (89)	68	1.1%	14	0	0.0%	0.000	0.0%	0	15	1.0%	0.911	22.1%	15	15	0.7%	0.634	22.1%
Total Services (SIC 70-89)	6,213	100.00%		662	100.00%		10.7%		1,511	100.00%		24.3%		2,173	100.00%		35.0%

Table prepared by MARKET METRICS LLC from data supplied by esiteanalytics.com, Experian, and D&B

EXHIBIT 18A.

**MANUFACTURING INDUSTRY ESTABLISHMENTS AND
EMPLOYMENT - 2019**

2019 CITY OF FAIRFIELD AND CONTEXT COMMUNITIES MANUFACTURING INDUSTRY DETAIL ANALYSIS

Manufacturing (20-39)	State of Ohio			Cincinnati Metropolitan Area			Butler County			Hamilton County			City of Fairfield		
	Establishments	% Estab	Index	Establishments	% Estab	Index	Establishments	% Estab	Index	Establishments	% Estab	Index	Establishments	% Estab	Index
Food and Kindred Products (20)	1,184	5.7%	1.218	252	7.0%	1.218	34	5.3%	0.919	119	7.7%	1.341	3	2.7%	0.467
Tobacco Products (21)	7	0.0%	0.817	1	0.0%	0.817	0	0.0%	0.000	1	0.1%	1.906	0	0.0%	0.000
Textile Mill Products (22)	187	0.9%	1.102	36	1.0%	1.102	4	0.6%	0.685	11	0.7%	0.785	0	0.0%	0.000
Apparel, Finished Prdcts from Fabrics and Similar Materials (23)	486	2.4%	1.095	93	2.6%	1.095	8	1.2%	0.527	52	3.4%	1.427	1	0.9%	0.379
Lumber and Wood Products, Except Furniture (24)	1,027	5.0%	0.786	141	3.9%	0.786	17	2.6%	0.530	62	4.0%	0.805	5	4.5%	0.898
Furniture and Fixtures (25)	362	1.8%	1.170	74	2.1%	1.170	12	1.9%	1.061	34	2.2%	1.253	3	2.7%	1.528
Paper and Allied Products (26)	461	2.2%	1.614	130	3.6%	1.614	41	6.4%	2.848	40	2.6%	1.158	6	5.4%	2.400
Printing, Publishing and Allied Industries (27)	2,297	11.1%	1.163	467	12.9%	1.163	66	10.2%	0.920	245	15.8%	1.423	18	16.1%	1.445
Chemicals and Allied Products (28)	1,380	6.7%	1.352	326	9.0%	1.352	51	7.9%	1.183	165	10.7%	1.595	11	9.8%	1.470
Petroleum Refining and Related Industries (29)	180	0.9%	0.763	24	0.9%	0.763	3	0.5%	0.534	10	0.6%	0.741	0	0.0%	0.000
Rubber and Miscellaneous Plastic Products (30)	1,074	5.2%	0.677	127	3.5%	0.677	26	4.0%	0.775	36	2.3%	0.447	2	1.8%	0.343
Leather and Leather Products (31)	97	0.5%	0.944	16	0.4%	0.944	4	0.6%	1.320	6	0.4%	0.825	0	0.0%	0.000
Stone, Clay, Glass, and Concrete Products (32)	770	3.7%	0.862	116	3.2%	0.862	20	3.1%	0.832	41	2.6%	0.710	2	1.8%	0.479
Primary Metal Industries (33)	735	3.6%	0.677	87	2.4%	0.677	30	4.7%	1.307	31	2.0%	0.563	3	2.7%	0.753
Fabricated Metal Prdcts, Except Machinery & Transport Eqpmnt (34)	2,378	11.5%	0.840	349	9.7%	0.840	76	11.8%	1.023	141	9.1%	0.791	12	10.7%	0.930
Industrial and Commercial Machinery and Computer Equipment (35)	3,810	18.4%	0.867	577	16.0%	0.867	103	16.0%	0.866	214	13.8%	0.749	25	22.3%	1.210
Electronic, Elctrc Eqpmnt & Cmpnts, Excp Computer Eqpmnt (36)	995	4.8%	1.070	186	5.2%	1.070	45	7.0%	1.448	70	4.5%	0.939	6	5.4%	1.112
Transportation Equipment (37)	722	3.5%	0.872	110	3.0%	0.872	25	3.9%	1.109	37	2.4%	0.684	4	3.6%	1.022
Mesr/Anlyz/Cntrl Instrmnts; Photo/Med/Opt Gds; Watches/Clocks (38)	982	4.8%	1.095	188	5.2%	1.095	32	5.0%	1.043	93	6.0%	1.263	1	0.9%	0.188
Miscellaneous Manufacturing Industries (39)	1,517	7.3%	1.166	309	8.6%	1.166	48	7.4%	1.013	140	9.0%	1.231	10	8.9%	1.215
Total Manufacturing	20,651	100.0%		3,609	100.0%		645	100.0%		1,548	100.0%		112	100.0%	

Manufacturing (20-39)	Employees	% Emp	AVG. #	Employees	% Emp	Index	AVG. #	Employees	% Emp	Index	AVG. #	Employees	% Emp	Index	AVG. #	Employees	% Emp	Index	AVG. #
Food and Kindred Products (20)	46,633	6.5%	39	13,091	9.6%	1.473	52	1,830	7.5%	1.155	54	6,938	10.7%	1.645	58	254	6.3%	0.963	85
Tobacco Products (21)	27	0.0%	4	3	0.0%	0.583	3	0	0.0%	0.000	0	3	0.0%	1.228	3	0	0.0%	0.000	0
Textile Mill Products (22)	4,355	0.6%	23	813	0.6%	0.979	23	16	0.1%	0.108	4	121	0.2%	0.307	11	0	0.0%	0.000	0
Apparel, Finished Prdcts from Fabrics and Similar Materials (23)	7,524	1.1%	15	2,239	1.6%	1.561	24	244	1.0%	0.954	31	1,253	1.9%	1.841	24	34	0.8%	0.799	34
Lumber and Wood Products, Except Furniture (24)	16,906	2.4%	16	1,573	1.2%	0.488	11	108	0.4%	0.188	6	716	1.1%	0.468	12	19	0.5%	0.199	0
Furniture and Fixtures (25)	12,763	1.8%	35	2,219	1.6%	0.912	30	257	1.1%	0.592	21	760	1.2%	0.658	22	131	3.2%	1.816	44
Paper and Allied Products (26)	31,091	4.4%	67	8,124	6.0%	1.371	62	2,337	9.6%	2.211	57	2,427	3.8%	0.863	61	166	4.1%	0.944	28
Printing, Publishing and Allied Industries (27)	43,211	6.1%	19	8,252	6.1%	1.002	18	944	3.9%	0.643	14	4,425	6.9%	1.132	18	347	8.6%	1.420	19
Chemicals and Allied Products (28)	66,794	9.4%	48	29,605	21.8%	2.325	91	1,769	7.3%	0.779	35	24,921	38.6%	4.124	151	307	7.6%	0.813	28
Petroleum Refining and Related Industries (29)	3,364	0.5%	19	361	0.3%	0.563	15	75	0.3%	0.656	25	126	0.2%	0.414	13	0	0.0%	0.000	0
Rubber and Miscellaneous Plastic Products (30)	63,203	8.9%	59	5,910	4.3%	0.491	47	962	4.0%	0.448	37	1,054	1.6%	0.184	29	35	0.9%	0.098	18
Leather and Leather Products (31)	914	0.1%	9	120	0.1%	0.689	8	25	0.1%	0.805	6	75	0.1%	0.907	13	0	0.0%	0.000	0
Stone, Clay, Glass, and Concrete Products (32)	28,643	4.0%	37	2,810	2.1%	0.515	24	423	1.7%	0.434	21	726	1.1%	0.280	18	27	0.7%	0.167	14
Primary Metal Industries (33)	42,807	6.0%	58	3,733	2.7%	0.457	43	2,027	8.4%	1.393	68	902	1.4%	0.233	29	292	7.2%	1.207	97
Fabricated Metal Prdcts, Except Machinery & Transport Eqpmnt (34)	88,700	12.4%	37	12,768	9.4%	0.755	37	3,719	15.3%	1.234	49	4,640	7.2%	0.578	33	577	14.3%	1.151	48
Industrial and Commercial Machinery and Computer Equipment (35)	109,455	15.3%	29	18,580	13.7%	0.891	29	3,024	12.5%	0.813	29	5,795	9.0%	0.585	27	957	23.7%	1.547	38
Electronic, Elctrc Eqpmnt & Cmpnts, Excp Computer Eqpmnt (36)	40,613	5.7%	41	6,361	4.7%	0.822	41	2,746	11.3%	1.989	61	2,079	3.2%	0.566	30	142	3.5%	0.618	24
Transportation Equipment (37)	64,007	9.0%	89	9,565	7.0%	0.784	89	2,876	11.9%	1.322	115	2,084	3.2%	0.360	56	522	12.9%	1.443	131
Mesr/Anlyz/Cntrl Instrmnts; Photo/Med/Opt Gds; Watches/Clocks (38)	28,203	4.0%	29	6,928	5.1%	1.289	29	564	2.3%	0.588	18	3,737	5.8%	1.465	40	114	2.8%	0.715	114
Miscellaneous Manufacturing Industries (39)	14,362	2.0%	9	2,967	2.2%	1.084	9	308	1.3%	0.631	6	1,770	2.7%	1.362	13	110	2.7%	1.355	11
Total Manufacturing	713,575	100.0%		136,022	100.0%			24,254	100.0%			64,552	100.0%			4,034	100.0%		

Table prepared by MARKET METRICS LLC from data supplied by esiteanalytics.com, Experian, and D&B

2019 CINCINNATI METROPOLITAN AREA AND DRIVE-TIME AREAS MANUFACTURING INDUSTRY DETAIL ANALYSIS

Manufacturing (20-39)	Cincinnati Metropolitan Area			5 Minutes Drive-time Area			10 Minutes Drive-time Area			15 Minutes Drive-time Area		
	Establishments	% Estab		Establishments	% Estab	Index	Establishments	% Estab	Index	Establishments	% Estab	Index
Food and Kindred Products (20)	252	7.0%		0	0.0%	0.000	12	5.8%	0.834	28	5.8%	0.837
Tobacco Products (21)	1	0.0%		0	0.0%	0.000	0	0.0%	0.000	0	0.0%	0.000
Textile Mill Products (22)	36	1.0%		0	0.0%	0.000	1	0.5%	0.487	3	0.6%	0.628
Apparel, Finished Prdcts from Fabrics and Similar Materials (23)	93	2.6%		1	2.6%	0.995	2	1.0%	0.377	7	1.5%	0.567
Lumber and Wood Products, Except Furniture (24)	141	3.9%		3	7.7%	1.969	7	3.4%	0.870	13	2.7%	0.695
Furniture and Fixtures (25)	74	2.1%		1	2.6%	1.251	6	2.9%	1.420	13	2.7%	1.324
Paper and Allied Products (26)	130	3.6%		1	2.6%	0.712	11	5.3%	1.482	26	5.4%	1.507
Printing, Publishing and Allied Industries (27)	467	12.9%		5	12.8%	0.991	23	11.2%	0.863	48	10.0%	0.774
Chemicals and Allied Products (28)	326	9.0%		4	10.3%	1.135	13	6.3%	0.699	37	7.7%	0.855
Petroleum Refining and Related Industries (29)	24	0.7%		0	0.0%	0.000	1	0.5%	0.730	1	0.2%	0.314
Rubber and Miscellaneous Plastic Products (30)	127	3.5%		0	0.0%	0.000	10	4.9%	1.379	24	5.0%	1.424
Leather and Leather Products (31)	16	0.4%		0	0.0%	0.000	0	0.0%	0.000	4	0.8%	1.884
Stone, Clay, Glass, and Concrete Products (32)	116	3.2%		1	2.6%	0.798	9	4.4%	1.359	18	3.8%	1.169
Primary Metal Industries (33)	87	2.4%		1	2.6%	1.064	6	2.9%	1.208	15	3.1%	1.299
Fabricated Metal Prdcts, Except Machinery & Transport Eqpmnt (34)	349	9.7%		4	10.3%	1.061	27	13.1%	1.355	53	11.1%	1.144
Industrial and Commercial Machinery and Computer Equipment (35)	577	16.0%		9	23.1%	1.443	42	20.4%	1.275	84	17.5%	1.097
Electronic, Electrcal Eqpmnt & Cmpnts, Excpt Computer Eqpmnt (36)	186	5.2%		3	7.7%	1.493	10	4.9%	0.942	30	6.3%	1.215
Transportation Equipment (37)	110	3.0%		2	5.1%	1.683	8	3.9%	1.274	18	3.8%	1.233
Mesr/Anlyz/Cntrl Instrmnts; Photo/Med/Opt Gds; Watches/Clocks (38)	188	5.2%		0	0.0%	0.000	4	1.9%	0.373	23	4.8%	0.922
Miscellaneous Manufacturing Industries (39)	309	8.6%		4	10.3%	1.198	14	6.8%	0.794	34	7.1%	0.829
Total Manufacturing	3,609	100.0%		39	100.0%		206	100.0%		479	100.0%	

Manufacturing (20-39)	Employees	% Emp	Avg. #	Employees	% Emp	Index	Avg. #	Employees	% Emp	Index	Avg. #	Employees	% Emp	Index	Avg. #
Food and Kindred Products (20)	13,091	9.6%	52	0	0.0%	0.000	0	745	11.1%	1.153	62	2,123	11.4%	1.189	76
Tobacco Products (21)	3	0.0%	3	0	0.0%	0.000	0	0	0.0%	0.000	0	0	0.0%	0.000	0
Textile Mill Products (22)	813	0.6%	23	0	0.0%	0.000	0	15	0.2%	0.374	15	73	0.4%	0.658	24
Apparel, Finished Prdcts from Fabrics and Similar Materials (23)	2,239	1.6%	24	9	1.4%	0.864	9	90	1.3%	0.814	45	243	1.3%	0.796	35
Lumber and Wood Products, Except Furniture (24)	1,573	1.2%	11	14	2.2%	1.913	5	49	0.7%	0.631	0	147	0.8%	0.685	11
Furniture and Fixtures (25)	2,219	1.6%	30	1	0.2%	0.097	1	149	2.2%	1.360	25	258	1.4%	0.852	20
Paper and Allied Products (26)	8,124	6.0%	62	5	0.8%	0.132	5	300	4.5%	0.748	27	1,238	6.7%	1.117	48
Printing, Publishing and Allied Industries (27)	8,252	6.1%	18	25	3.9%	0.651	5	437	6.5%	1.073	19	791	4.3%	0.703	16
Chemicals and Allied Products (28)	29,605	21.8%	91	98	15.5%	0.711	25	390	5.8%	0.267	30	1,970	10.6%	0.488	53
Petroleum Refining and Related Industries (29)	361	0.3%	15	0	0.0%	0.000	0	13	0.2%	0.729	13	13	0.1%	0.264	13
Rubber and Miscellaneous Plastic Products (30)	5,910	4.3%	47	0	0.0%	0.000	0	239	3.6%	0.819	24	713	3.8%	0.884	30
Leather and Leather Products (31)	120	0.1%	8	0	0.0%	0.000	0	0	0.0%	0.000	0	39	0.2%	2.382	10
Stone, Clay, Glass, and Concrete Products (32)	2,810	2.1%	24	9	1.4%	0.688	9	143	2.1%	1.031	16	325	1.8%	0.848	18
Primary Metal Industries (33)	3,733	2.7%	43	8	1.3%	0.461	8	370	5.5%	2.007	62	1,037	5.6%	2.036	69
Fabricated Metal Prdcts, Except Machinery & Transport Eqpmnt (34)	12,768	9.4%	37	60	9.5%	1.010	15	853	12.7%	1.353	32	2,899	15.6%	1.664	55
Industrial and Commercial Machinery and Computer Equipment (35)	18,580	13.7%	32	232	36.7%	2.683	26	1,438	21.4%	1.568	34	2,992	16.1%	1.180	36
Electronic, Electrcal Eqpmnt & Cmpnts, Excpt Computer Eqpmnt (36)	6,361	4.7%	34	59	9.3%	1.993	20	451	6.7%	1.436	45	1,272	6.9%	1.466	42
Transportation Equipment (37)	9,565	7.0%	87	53	8.4%	1.191	27	823	12.3%	1.743	103	1,658	8.9%	1.271	92
Mesr/Anlyz/Cntrl Instrmnts; Photo/Med/Opt Gds; Watches/Clocks (38)	6,928	5.1%	37	0	0.0%	0.000	0	81	1.2%	0.237	20	418	2.3%	0.442	18
Miscellaneous Manufacturing Industries (39)	2,967	2.2%	10	60	9.5%	4.345	15	130	1.9%	0.887	9	347	1.9%	0.857	10
Total Manufacturing	136,022	100.0%		633	100.0%			6,716	100.0%			18,556	100.0%		

Table prepared by MARKET METRICS LLC from data supplied by esteanalytics.com, Experian, and D&B

2019 CITY OF FAIRFIELD AND OHIO ROUTE 4 CORRIDOR CENSUS TRACTS MANUFACTURING INDUSTRY DETAIL ANALYSIS

Manufacturing (20-39)	City of Fairfield			CT 390170109.04				CT 390170109.06				CT's Combined Totals			CT's Total % of City
	Establishments	%		Establishments	%	Index	% of City	Establishments	%	Index	% of City	Establishments	%	Index	Establishments %
Food and Kindred Products (20)	3	2.7%		0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%
Tobacco Products (21)	0	0.0%		0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%
Textile Mill Products (22)	0	0.0%		0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%
Apparel, Finished Prdcts from Fabrics and Similar Materials (23)	1	0.9%		1	20.0%	22.400	100.0%	0	0.0%	0.000	0.0%	1	3.3%	3.733	100.0%
Lumber and Wood Products, Except Furniture (24)	5	4.5%		0	0.0%	0.000	0.0%	3	12.0%	2.688	60.0%	3	10.0%	2.240	60.0%
Furniture and Fixtures (25)	3	2.7%		0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%
Paper and Allied Products (26)	6	5.4%		0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%
Printing, Publishing and Allied Industries (27)	18	16.1%		2	40.0%	2.489	11.1%	2	8.0%	0.498	11.1%	4	13.3%	0.830	22.2%
Chemicals and Allied Products (28)	11	9.8%		2	40.0%	4.073	18.2%	3	12.0%	1.222	27.3%	5	16.7%	1.697	45.5%
Petroleum Refining and Related Industries (29)	0	0.0%		0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%
Rubber and Miscellaneous Plastic Products (30)	2	1.8%		0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%
Leather and Leather Products (31)	0	0.0%		0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%
Stone, Clay, Glass, and Concrete Products (32)	2	1.8%		0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%
Primary Metal Industries (33)	3	2.7%		0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%
Fabricated Metal Prdcts, Except Machinery & Transport Eqpmnt (34)	12	10.7%		0	0.0%	0.000	0.0%	4	16.0%	1.493	33.3%	4	13.3%	1.244	33.3%
Industrial and Commercial Machinery and Computer Equipment (35)	25	22.3%		0	0.0%	0.000	0.0%	4	16.0%	0.717	16.0%	4	13.3%	0.597	16.0%
Electronic, Electrel Eqpmnt & Cmpnts, Except Computer Eqpmnt (36)	6	5.4%		0	0.0%	0.000	0.0%	4	16.0%	2.987	66.7%	4	13.3%	2.489	66.7%
Transportation Equipment (37)	4	3.6%		0	0.0%	0.000	0.0%	1	4.0%	1.120	25.0%	1	3.3%	0.933	25.0%
Mesr/Anlyz/Cntrl Instrmnts; Photo/Med/Opt Gds; Watches/Clocks (38)	1	0.9%		0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%	0	0.0%	0.000	0.0%
Miscellaneous Manufacturing Industries (39)	10	8.9%		0	0.0%	0.000	0.0%	4	16.0%	1.792	40.0%	4	13.3%	1.493	40.0%
Total Manufacturing	112	100.0%		5	100.0%			25	100.0%			30	100.0%		26.8%

Manufacturing (20-39)	Employees	%	Avg.#	Employees	%	Index	% of City	Avg.#	Employees	%	Index	% of City	Avg.#	Employees	%	Index	Employees %
Food and Kindred Products (20)	254	6.3%	85	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%
Tobacco Products (21)	0	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%
Textile Mill Products (22)	0	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%
Apparel, Finished Prdcts from Fabrics and Similar Materials (23)	34	0.8%	34	9	17.6%	20.938	26.5%	9	0	0.0%	0.000	0.0%	0	9	1.5%	1.765	26.5%
Lumber and Wood Products, Except Furniture (24)	19	0.5%	4	0	0.0%	0.000	0.0%	0	12	2.2%	4.599	63.2%	4	12	2.0%	4.211	63.2%
Furniture and Fixtures (25)	131	3.2%	44	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%
Paper and Allied Products (26)	166	4.1%	28	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%
Printing, Publishing and Allied Industries (27)	347	8.6%	19	17	33.3%	3.875	4.9%	9	5	0.9%	0.105	1.4%	3	22	3.6%	0.423	6.3%
Chemicals and Allied Products (28)	307	7.6%	28	25	49.0%	6.441	8.1%	13	111	20.0%	2.633	36.2%	37	136	22.5%	2.954	44.3%
Petroleum Refining and Related Industries (29)	0	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%
Rubber and Miscellaneous Plastic Products (30)	35	0.9%	18	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%
Leather and Leather Products (31)	0	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%
Stone, Clay, Glass, and Concrete Products (32)	27	0.7%	14	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%
Primary Metal Industries (33)	292	7.2%	97	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%
Fabricated Metal Prdcts, Except Machinery & Transport Eqpmnt (34)	577	14.3%	48	0	0.0%	0.000	0.0%	0	47	8.5%	0.593	8.1%	12	47	7.8%	0.543	8.1%
Industrial and Commercial Machinery and Computer Equipment (35)	957	23.7%	38	0	0.0%	0.000	0.0%	0	186	33.6%	1.415	19.4%	47	186	30.7%	1.296	19.4%
Electronic, Electrel Eqpmnt & Cmpnts, Except Computer Eqpmnt (36)	142	3.5%	24	0	0.0%	0.000	0.0%	0	74	13.4%	3.795	52.1%	19	74	12.2%	3.475	52.1%
Transportation Equipment (37)	522	12.9%	131	0	0.0%	0.000	0.0%	0	60	10.8%	0.837	11.5%	60	60	9.9%	0.766	11.5%
Mesr/Anlyz/Cntrl Instrmnts; Photo/Med/Opt Gds; Watches/Clocks (38)	114	2.8%	114	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%	0	0	0.0%	0.000	0.0%
Miscellaneous Manufacturing Industries (39)	110	2.7%	11	0	0.0%	0.000	0.0%	0	59	10.6%	3.906	53.6%	15	59	9.8%	3.576	53.6%
Total Manufacturing	4,034	100.0%		51	100.0%				554	100.0%				605	100.0%		15.0%

Table prepared by MARKET METRICS LLC from data supplied by esiteanalytics.com, Experian, and D&B

EXHIBIT 19A.

**2018 ESTIMATED AVERAGE HOUSEHOLD CONSUMER
EXPENDITURES FOR FAIRFIELD, CONTEXT JURISDICTIONS,
AND DRIVE-TIME AREAS**

2018 ESTIMATED AVERAGE HOUSEHOLD CONSUMER EXPENDITURES FOR FAIRFIELD, CONTEXT JURISDICTIONS, AND DRIVE-TIME AREAS

Jurisdiction/Drive-Time Area	State of Ohio	Cincinnati MSA	Butler County	Hamilton County	Fairfield			Drive-Time Areas*			
					City Wide	CT 109.04	CT 109.06	5 Minutes	10 Minutes	15 Minutes	
Average Household Consumer Expenditures - Top Ten Categories											
Transportation	\$10,584.65	\$11,599.63	\$11,248.74	\$10,959.19	\$11,344.64	\$9,651.14	\$9,952.92	\$10,328.94	\$10,543.36	\$10,849.34	
Shelter	\$8,738.17	\$8,911.75	\$9,208.95	\$8,703.51	\$9,358.03	\$8,466.70	\$8,717.35	\$8,769.64	\$8,773.67	\$8,940.15	
Food**	\$6,354.77	\$6,792.50	\$6,786.21	\$6,598.04	\$6,784.70	\$5,926.97	\$6,096.57	\$6,222.25	\$6,324.03	\$6,563.84	
Alcoholic Beverages	\$483.56	\$514.69	\$521.53	\$493.30	\$528.59	\$474.05	\$473.51	\$486.79	\$484.57	\$497.85	
Food at home	\$3,712.89	\$3,984.01	\$3,924.64	\$3,866.92	\$3,873.40	\$3,402.73	\$3,419.75	\$3,550.33	\$3,635.25	\$3,793.75	
Food away from home	\$2,641.88	\$2,808.49	\$2,861.57	\$2,731.11	\$2,911.30	\$2,524.24	\$2,676.82	\$2,671.92	\$2,688.78	\$2,770.09	
Health Care	\$4,696.31	\$4,728.78	\$4,866.31	\$4,544.51	\$4,963.00	\$4,812.17	\$4,038.29	\$4,566.90	\$4,463.26	\$4,578.73	
Utilities, Fuels and Public Svcs	\$3,902.60	\$4,052.00	\$4,072.88	\$3,931.85	\$4,131.32	\$3,813.76	\$3,752.51	\$3,868.85	\$3,875.10	\$3,972.87	
Entertainment**	\$2,300.31	\$2,456.97	\$2,436.79	\$2,372.03	\$2,449.48	\$2,142.87	\$2,241.21	\$2,264.27	\$2,291.55	\$2,361.78	
Fees and Admissions	\$528.21	\$564.32	\$575.66	\$542.85	\$564.36	\$465.92	\$480.24	\$500.40	\$511.71	\$535.86	
Pets, Toys, Hobbies and Playground Equip	\$507.73	\$554.91	\$542.17	\$540.34	\$538.16	\$437.07	\$532.91	\$506.90	\$523.80	\$537.64	
Visual Equipment, Audio and Services	\$1,017.46	\$1,056.34	\$1,067.10	\$1,031.57	\$1,077.10	\$991.21	\$993.09	\$1,010.24	\$1,008.64	\$1,035.32	
Household Furnishings	\$1,742.07	\$1,791.87	\$1,855.43	\$1,731.90	\$1,877.18	\$1,648.34	\$1,600.54	\$1,699.89	\$1,710.67	\$1,760.85	
Apparel and Services	\$1,391.98	\$1,422.09	\$1,452.94	\$1,385.12	\$1,490.80	\$1,274.65	\$1,421.22	\$1,398.51	\$1,399.99	\$1,429.29	
Household Operations	\$1,107.36	\$1,162.18	\$1,200.42	\$1,133.80	\$1,222.48	\$1,053.07	\$1,112.24	\$1,128.14	\$1,113.26	\$1,137.27	
Education	\$1,149.81	\$1,270.09	\$1,284.15	\$1,211.08	\$1,222.16	\$942.99	\$1,127.99	\$1,093.26	\$1,159.20	\$1,202.72	
Total Household Consumer Expenditures***	\$41,968.03	\$44,187.86	\$44,412.82	\$42,571.03	\$44,843.79	\$39,732.66	\$40,060.84	\$41,340.65	\$41,654.09	\$42,796.84	

*Drive-time areas are defined from the intersection of State Route 4 and Nilles Road

**Consumer expenditure subsets provide detail but do not equal 100% of the category of which they are a part

***Total Household Consumer Expenditures Are Based on Primary Category Line Items ONLY

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com and Experian, Inc.

EXHIBIT 20A.

**2000-2023 HOUSEHOLD GROWTH
AND 2018-2023 RETAIL DEMAND GROWTH FOR FAIRFIELD,
CONTEXT JURISDICTIONS, AND DRIVE-TIME AREAS**

HOUSEHOLD GROWTH 2000-2023 AND RETAIL DEMAND GROWTH 2018-2023

		2000 Census	2010 Census	2000-2010 Changes	2018 Estimates	2010-2018 Changes	2023 Projections	2018-2023 Changes	2010-2023 Changes	2018 Average Annual Retail Demand per HH	2018-2023 New Retail Demand Totals*
Cincinnati MSA	Total Households	774,149	824,968	50,819	850,678	25,710	887,879	37,201	62,911	\$14,821.82	\$551,386,525.82
Butler County	Total Households	123,090	135,961	12,871	141,091	5,130	149,154	8,063	13,193	\$14,831.34	\$119,585,094.42
Hamilton County	Total Households	346,782	333,945	12,837	336,817	2,872	339,205	2,388	5,260	\$14,334.33	\$34,230,380.04
City of Fairfield	Total Households	16,711	17,416	705	17,733	317	18,255	522	839	\$14,870.29	\$7,762,291.38
Fairfield Census Tract 390170109.04	Total Households	1,518	1,470	48	1,516	46	1,516	0	46	\$12,974.09	\$0.00
Fairfield Census Tract 390170109.06	Total Households	2,801	2,903	102	2,940	37	3,033	93	130	\$13,292.55	\$1,236,207.15
Ohio State Route 4 & Nilles Road											
5 Minutes Drive-time	Total Households	8,148	7,239	909	7,359	120	7,389	30	150	\$13,632.54	\$408,976.20
10 Minutes Drive-time	Total Households	31,659	31,635	24	32,117	482	32,942	825	1,307	\$13,829.39	\$11,409,246.75
15 Minutes Drive-time	Total Households	62,250	66,244	3,994	67,449	1,205	69,902	2,453	3,658	\$14,304.67	\$35,089,355.51

*Based on 2018 Average Annual HH Retail Demand Dollars and Projected 2018-2023 Household Growth

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com and business data from Experian, Inc.

EXHIBIT 21A.

**2018 RETAIL SURPLUSES AND LEAKAGES ANALYSIS
AND RETAIL ESTABLISHMENT AND EMPLOYMENT TOTALS**

DEFINED GEOGRAPHIES, FAIRFIELD, AND DRIVE-TIME EPICENTERS RETAIL ACTIVITY SUMMARY									
DRIVE-TIME EPICENTERS	Defined Geographies			Fairfield			Ohio State Route 4 and Nilles Road		
DRIVE-TIME AREAS	Cincinnati MSA	Butler County	Hamilton County	City Wide	CT 109.04	CT 109.06	5 Minutes	10 Minutes	15 Minutes
Effective Number of Households in the Defined Market	914,045	158,436	349,110	18,943	1,398	2,876	7,218	32,715	71,637
Business Summary Major Industry: Percent of Indigenous Market Served	%	%	%	%	%	%	%	%	%
Building Materials, Hrdwr, Garden Supply & Mobile Home Dealers (52)	80.20%	83.39%	75.08%	70.92%	57.26%	154.69%	81.35%	105.52%	149.65%
General Merchandise Stores (53)	107.70%	92.30%	132.18%	131.60%	47.33%	10.23%	35.66%	113.86%	194.53%
Food Stores (54)	102.64%	103.32%	121.73%	251.96%	310.57%	1125.40%	399.76%	195.30%	149.17%
Automotive Dealers & Gasoline Service Stations (55)	83.57%	67.07%	96.56%	228.74%	101.91%	359.28%	432.48%	191.26%	165.30%
Apparel & Accessory Stores (56)	66.44%	28.46%	101.64%	16.76%	46.73%	16.23%	20.69%	21.69%	98.26%
Home Furniture, Furnishings & Equipment Stores (57)	89.18%	73.26%	118.12%	106.88%	163.14%	119.00%	77.04%	109.40%	244.81%
Eating & Drinking Places (58)	106.73%	85.23%	119.30%	115.38%	112.45%	117.42%	88.15%	115.10%	131.43%
Miscellaneous Retail (59)	100.50%	140.29%	104.08%	448.08%	2970.70%	142.25%	694.22%	308.72%	270.15%
Overall Market Capture	99.12%	90.24%	113.53%	181.48%	501.36%	242.82%	229.38%	152.38%	166.55%

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com

DEFINED GEOGRAPHIES, FAIRFIELD, AND DRIVE-TIME EPICENTERS RETAIL ACTIVITY SUMMARY									
DRIVE-TIME EPICENTERS	Defined Geographies			Fairfield			Ohio State Route 4 and Nilles Road		
DRIVE-TIME AREAS	Cincinnati MSA	Butler County	Hamilton County	City Wide	CT 109.04	CT 109.06	5 Minutes	10 Minutes	15 Minutes
Effective Number of Households in the Defined Market	914,045	158,436	349,110	18,943	1,398	2,876	7,218	32,715	71,637
Business Summary Major Industry: Retail Business Inventory	#	#	#	#	#	#	#	#	#
Building Materials, Hrdwr, Garden Supply & Mobile Home Dealers (52)	501	81	187	15	1	4	7	25	55
General Merchandise Stores (53)	400	67	169	10	3	3	7	19	53
Food Stores (54)	1,304	213	627	36	7	6	18	56	127
Automotive Dealers & Gasoline Service Stations (55)	1,298	274	525	66	7	25	46	116	200
Apparel & Accessory Stores (56)	713	105	427	13	3	2	6	25	87
Home Furniture, Furnishings & Equipment Stores (57)	685	125	342	20	4	5	10	35	99
Eating & Drinking Places (58)	4,356	712	2,037	109	11	25	42	181	438
Miscellaneous Retail (59)	2,926	470	1,373	92	19	26	49	135	337
Total Retail Establishments	12,183	2,047	5,687	361	55	96	185	592	1,396

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com

DEFINED GEOGRAPHIES, FAIRFIELD, AND DRIVE-TIME EPICENTERS RETAIL ACTIVITY SUMMARY									
DRIVE-TIME EPICENTERS	Defined Geographies			Fairfield			Ohio State Route 4 and Nilles Road		
DRIVE-TIME AREAS	Cincinnati MSA	Butler County	Hamilton County	City Wide	CT 109.04	CT 109.06	5 Minutes	10 Minutes	15 Minutes
Effective Number of Households in the Defined Market	914,045	158,436	349,110	18,943	1,398	2,876	7,218	32,715	71,637
Business Summary Major Industry: Retail Business Employment	#	#	#	#	#	#	#	#	#
Building Materials, Hrdwr, Garden Supply & Mobile Home Dealers (52)	8,240	1,485	2,946	151	9	50	66	388	1,205
General Merchandise Stores (53)	26,774	3,977	12,550	678	18	8	70	1,013	3,790
Food Stores (54)	22,466	3,920	10,177	1,143	104	775	691	1,530	2,559
Automotive Dealers & Gasoline Service Stations (55)	17,152	2,386	7,570	973	32	232	701	1,405	2,659
Apparel & Accessory Stores (56)	6,505	483	3,801	34	7	5	16	76	754
Home Furniture, Furnishings & Equipment Stores (57)	5,717	814	2,892	142	16	24	39	251	1,230
Eating & Drinking Places (58)	80,034	11,078	34,166	1,793	129	277	522	3,089	7,724
Miscellaneous Retail (59)	26,050	6,303	10,304	2,407	1,178	116	1,421	2,864	5,488
Total Retail Employment	192,938	30,446	84,406	7,321	1,493	1,487	3,526	10,616	25,409

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com

FAIRFIELD, AND DRIVE-TIME EPICENTERS RETAIL ACTIVITY SUMMARY

DRIVE-TIME EPICENTERS	Fairfield			Ohio State Route 4 and Nilles Road		
DRIVE-TIME AREAS	City Wide	CT 109.04	CT 109.06			
Effective Number of Households in the Defined Market	18,943	1,398	2,876	7,218	32,715	71,637
Business Summary Major Industry: Percent of Indigenous Market Served	%	%	%	%	%	%
Building Materials, Hrdwr, Garden Supply & Mobile Home Dealers (52)	70.92%	57.26%	154.69%	81.35%	105.52%	149.65%
General Merchandise Stores (53)	131.60%	47.33%	10.23%	35.66%	113.86%	194.53%
Food Stores (54)	251.96%	310.57%	1125.40%	399.76%	195.30%	149.17%
Automotive Dealers & Gasoline Service Stations (55)	228.74%	101.91%	359.28%	432.48%	191.26%	165.30%
Apparel & Accessory Stores (56)	16.76%	46.73%	16.23%	20.69%	21.69%	98.26%
Home Furniture, Furnishings & Equipment Stores (57)	106.88%	163.14%	119.00%	77.04%	109.40%	244.81%
Eating & Drinking Places (58)	115.38%	112.45%	117.42%	88.15%	115.10%	131.43%
Miscellaneous Retail (59)	448.08%	2970.70%	142.25%	694.22%	308.72%	270.15%
Overall Market Capture	181.48%	501.36%	242.82%	229.38%	152.38%	166.55%

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com

FAIRFIELD, AND DRIVE-TIME EPICENTERS RETAIL ACTIVITY SUMMARY

DRIVE-TIME EPICENTERS	Fairfield			Ohio State Route 4 and Nilles Road		
DRIVE-TIME AREAS	City Wide	CT 109.04	CT 109.06			
Effective Number of Households in the Defined Market	18,943	1,398	2,876	7,218	32,715	71,637
Business Summary Major Industry: Retail Business Inventory	#	#	#	#	#	#
Building Materials, Hrdwr, Garden Supply & Mobile Home Dealers (52)	15	1	4	7	25	55
General Merchandise Stores (53)	10	3	3	7	19	53
Food Stores (54)	36	7	6	18	56	127
Automotive Dealers & Gasoline Service Stations (55)	66	7	25	46	116	200
Apparel & Accessory Stores (56)	13	3	2	6	25	87
Home Furniture, Furnishings & Equipment Stores (57)	20	4	5	10	35	99
Eating & Drinking Places (58)	109	11	25	42	181	438
Miscellaneous Retail (59)	92	19	26	49	135	337
Total Retail Establishments	361	55	96	185	592	1,396

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com

FAIRFIELD, AND DRIVE-TIME EPICENTERS RETAIL ACTIVITY SUMMARY

DRIVE-TIME EPICENTERS	Fairfield			Ohio State Route 4 and Nilles Road		
DRIVE-TIME AREAS	City Wide	CT 109.04	CT 109.06			
Effective Number of Households in the Defined Market	18,943	1,398	2,876	7,218	32,715	71,637
Business Summary Major Industry: Retail Business Employment	#	#	#	#	#	#
Building Materials, Hrdwr, Garden Supply & Mobile Home Dealers (52)	151	9	50	66	388	1,205
General Merchandise Stores (53)	678	18	8	70	1,013	3,790
Food Stores (54)	1,143	104	775	691	1,530	2,559
Automotive Dealers & Gasoline Service Stations (55)	973	32	232	701	1,405	2,659
Apparel & Accessory Stores (56)	34	7	5	16	76	754
Home Furniture, Furnishings & Equipment Stores (57)	142	16	24	39	251	1,230
Eating & Drinking Places (58)	1,793	129	277	522	3,089	7,724
Miscellaneous Retail (59)	2,407	1,178	116	1,421	2,864	5,488
Total Retail Employment	7,321	1,493	1,487	3,526	10,616	25,409

Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com

EXHIBIT 22A.

**2018 SERVICES SURPLUSES AND LEAKAGES ANALYSIS
AND SERVICES ESTABLISHMENTS AND EMPLOYMENT TOTALS**

CITY OF FAIRFIELD, CORRIDOR CENSUS TRACTS, CONTEXT JURISDICTIONS, AND DRIVE-TIME EPICENTERS SERVICES ACTIVITY SUMMARY									
DEFINED EPICENTERS	Context Geographies			Fairfield			Ohio Sdtate Route 4 and Nilles Road Drive-time Areas		
MARKET AREAS	Cincinnati MSA	Butler County	Hamilton County	City Wide	CT 390170109.04	CT 390170109.06	5 Minutes	10 Minutes	15 Minutes
Effective Number of Households in the Defined Market	895,673	157,843	344,079	18,948	1,435	2,895	7,279	32,696	71,282
Business Summary Major Industry: Percent of Indigenous Market Served	%	%	%	%	%	%	%	%	%
Hotels, Rooming Houses, Camps & Other Lodging Places (70)	141.92%	50.26%	152.84%	46.79%	0.00%	11.78%	6.25%	43.80%	117.03%
Personal Services (72)	114.02%	88.94%	152.18%	102.30%	355.16%	106.57%	145.60%	91.29%	130.41%
Business Services (73)	115.86%	72.09%	176.54%	57.18%	83.20%	52.77%	64.66%	78.20%	141.79%
Automotive Repair, Services, Parking (75)	101.56%	87.71%	131.81%	189.71%	240.25%	467.47%	223.84%	160.57%	164.71%
Miscellaneous Repair Services (76)	102.80%	87.57%	143.34%	148.16%	53.44%	238.44%	109.60%	169.38%	307.54%
Motion Pictures (78)	86.61%	30.84%	149.34%	90.04%	0.00%	0.00%	13.79%	104.36%	104.18%
Amusement & Recreation Services (79)	118.78%	69.22%	161.09%	78.26%	46.96%	95.46%	96.31%	74.01%	130.78%
Health Services (80)	78.51%	57.79%	116.09%	73.07%	148.58%	142.09%	88.83%	66.45%	71.44%
Legal Services (81)	110.09%	31.66%	200.89%	30.16%	121.46%	20.07%	30.60%	28.73%	61.14%
Educational Services (82)	87.96%	91.43%	105.61%	45.62%	26.92%	114.16%	73.91%	67.87%	77.50%
Social Services (83)	82.50%	55.05%	114.94%	120.34%	174.13%	131.09%	103.44%	90.97%	114.84%
Museums, Art Galleries, Botanical & Zoological Gardens (84)	140.45%	22.66%	189.50%	0.00%	0.00%	0.00%	0.00%	2.10%	31.84%
Membership Organizations (86)	93.80%	82.07%	122.32%	56.75%	57.44%	76.76%	61.56%	87.04%	127.27%
Engineering, Accounting, Research, Management & Related Svcs (87)	116.41%	61.26%	217.13%	65.85%	32.66%	43.94%	39.25%	75.36%	131.79%
Services, Not Elsewhere Classified (89)	219.30%	154.40%	457.85%	225.42%	0.00%	325.44%	155.34%	301.62%	322.52%
Total Services	95.89%	70.17%	138.81%	70.57%	99.26%	112.32%	79.80%	76.33%	104.48%
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com, Experian, and D&B 03-2020									

CITY OF FAIRFIELD, CORRIDOR CENSUS TRACTS, CONTEXT JURISDICTIONS, AND DRIVE-TIME EPICENTERS SERVICES ACTIVITY SUMMARY									
DRIVE-TIME EPICENTERS	Context Geographies			Fairfield			Ohio State Route 4 and Nilles Road Drive-time Areas		
DRIVE-TIME AREAS	Cincinnati MSA	Butler County	Hamilton County	City Wide	CT 109.04	CT 109.06	5 Minutes	10 Minutes	15 Minutes
Effective Number of Households in the Defined Market	895,673	157,843	344,079	18,948	1,435	2,895	7,279	32,696	71,282
Business Summary Major Industry: Services Business Inventory	#	#	#	#	#	#	#	#	#
Hotels, Rooming Houses, Camps & Other Lodging Places (70)	447	53	153	8	0	2	2	13	38
Personal Services (72)	2,960	455	1,394	76	20	9	38	119	268
Business Services (73)	5,838	848	2,731	122	16	12	47	226	588
Automotive Repair, Services, Parking (75)	1,863	358	744	82	4	36	44	137	233
Miscellaneous Repair Services (76)	964	164	385	25	3	7	15	49	122
Motion Pictures (78)	217	24	121	4	0	0	0	8	18
Amusement & Recreation Services (79)	1,650	239	733	34	3	7	17	51	138
Health Services (80)	6,214	968	3,023	167	30	32	73	281	598
Legal Services (81)	1,646	138	934	17	6	3	9	29	101
Educational Services (82)	1,893	301	834	33	5	5	20	67	164
Social Services (83)	1,891	237	996	39	6	6	17	76	192
Museums, Art Galleries, Botanical & Zoological Gardens (84)	152	19	82	0	0	0	0	1	10
Membership Organizations (86)	4,183	621	1,889	77	6	16	33	149	366
Engineering, Accounting, Research, Management & Related Svcs (87)	4,072	506	2,231	77	7	14	31	129	400
Services, Not Elsewhere Classified (89)	268	37	126	5	0	1	2	14	29
	34,258	4,968	16,376	766	106	150	348	1,349	3,265
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com, Experian, and D&B 03-2020									

CITY OF FAIRFIELD, CORRIDOR CENSUS TRACTS, CONTEXT JURISDICTIONS, AND DRIVE-TIME EPICENTERS SERVICES ACTIVITY SUMMARY									
DRIVE-TIME EPICENTERS	Context Geographies			Fairfield			Ohio State Route 4 and Nilles Road Drive-time Areas		
DRIVE-TIME AREAS	Cincinnati MSA	Butler County	Hamilton County	City Wide	CT 109.04	CT 109.06	5 Minutes	10 Minutes	15 Minutes
Effective Number of Households in the Defined Market	895,673	157,843	344,079	18,948	1,435	2,895	7,279	32,696	71,282
Business Summary Major Industry: Service Businesses Employment	#	#	#	#	#	#	#	#	#
Hotels, Rooming Houses, Camps & Other Lodging Places (70)	11,184	698	4,627	78	0	3	4	126	734
Personal Services (72)	15,226	2,093	7,807	289	76	46	158	445	1,386
Business Services (73)	59,099	6,480	34,593	617	68	87	268	1,456	5,756
Automotive Repair, Services, Parking (75)	10,552	1,606	5,261	417	40	157	189	609	1,362
Miscellaneous Repair Services (76)	6,002	901	3,215	183	5	45	52	361	1,429
Motion Pictures (78)	1,546	97	1,024	34	0	0	2	68	148
Amusement & Recreation Services (79)	15,783	1,621	8,223	220	10	41	104	359	1,383
Health Services (80)	92,996	12,062	52,823	1,831	282	544	855	2,873	6,734
Legal Services (81)	10,181	516	7,137	59	18	6	23	97	450
Educational Services (82)	77,474	14,191	35,734	850	38	325	529	2,182	5,432
Social Services (83)	23,949	2,816	12,817	739	81	123	244	964	2,653
Museums, Art Galleries, Botanical & Zoological Gardens (84)	1,829	52	948	0	0	0	0	1	33
Membership Organizations (86)	23,439	3,614	11,742	300	23	62	125	794	2,531
Engineering, Accounting, Research, Management & Related Svcs (87)	46,716	4,332	33,472	559	21	57	128	1,104	4,209
Services, Not Elsewhere Classified (89)	3,127	388	2,508	68	0	15	18	157	366
	399,103	51,467	221,931	6,244	662	1,511	2,699	11,596	34,606
Table prepared by MARKET METRIC\$ LLC from data supplied by esiteanalytics.com, Experian, and D&B 03-2020									

CITY OF FAIRFIELD, CORRIDOR CENSUS TRACTS, AND DRIVE-TIME EPICENTERS SERVICES ACTIVITY SUMMARY						
DEFINED EPICENTERS	Fairfield			Ohio State Route 4 and Nilles Road Drive-time Areas		
MARKET AREAS	City Wide	CT 390170109.04	CT 390170109.06	5 Minutes	10 Minutes	15 Minutes
Effective Number of Households in the Defined Market	18,948	1,435	2,895	7,279	32,696	71,282
Business Summary Major SIC Division: Percent of Indigenous Market Served	%	%	%	%	%	%
Hotels, Rooming Houses, Camps & Other Lodging Places (70)	46.79%	0.00%	11.78%	6.25%	43.80%	117.03%
Personal Services (72)	102.30%	355.16%	106.57%	145.60%	91.29%	130.41%
Business Services (73)	57.18%	83.20%	52.77%	64.66%	78.20%	141.79%
Automotive Repair, Services, Parking (75)	189.71%	240.25%	467.47%	223.84%	160.57%	164.71%
Miscellaneous Repair Services (76)	148.16%	53.44%	238.44%	109.60%	169.38%	307.54%
Motion Pictures (78)	90.04%	0.00%	0.00%	13.79%	104.36%	104.18%
Amusement & Recreation Services (79)	78.26%	46.96%	95.46%	96.31%	74.01%	130.78%
Health Services (80)	73.07%	148.58%	142.09%	88.83%	66.45%	71.44%
Legal Services (81)	30.16%	121.46%	20.07%	30.60%	28.73%	61.14%
Educational Services (82)	45.62%	26.92%	114.16%	73.91%	67.87%	77.50%
Social Services (83)	120.34%	174.13%	131.09%	103.44%	90.97%	114.84%
Museums, Art Galleries, Botanical & Zoological Gardens (84)	0.00%	0.00%	0.00%	0.00%	2.10%	31.84%
Membership Organizations (86)	56.75%	57.44%	76.76%	61.56%	87.04%	127.27%
Engineering, Accounting, Research, Management & Related Svcs (87)	65.85%	32.66%	43.94%	39.25%	75.36%	131.79%
Services, Not Elsewhere Classified (89)	225.42%	0.00%	325.44%	155.34%	301.62%	322.52%
Total Services	70.57%	99.26%	112.32%	79.80%	76.33%	104.48%

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com and business data supplied by Experian, Inc.

CITY OF FAIRFIELD, CORRIDOR CENSUS TRACTS, AND DRIVE-TIME EPICENTERS SERVICES ACTIVITY SUMMARY						
DEFINED EPICENTERS	Fairfield			Ohio State Route 4 and Nilles Road Drive-time Areas		
MARKET AREAS	City Wide	CT 390170109.04	CT 390170109.06	5 Minutes	10 Minutes	15 Minutes
Effective Number of Households in the Defined Market	18,948	1,435	2,895	7,279	32,696	71,282
Business Summary Major SIC Division: Services Business Inventory	#	#	#	#	#	#
Hotels, Rooming Houses, Camps & Other Lodging Places (70)	8	0	2	2	13	38
Personal Services (72)	76	20	9	38	119	268
Business Services (73)	122	16	12	47	226	588
Automotive Repair, Services, Parking (75)	82	4	36	44	137	233
Miscellaneous Repair Services (76)	25	3	7	15	49	122
Motion Pictures (78)	4	0	0	0	8	18
Amusement & Recreation Services (79)	34	3	7	17	51	138
Health Services (80)	167	30	32	73	281	598
Legal Services (81)	17	6	3	9	29	101
Educational Services (82)	33	5	5	20	67	164
Social Services (83)	39	6	6	17	76	192
Museums, Art Galleries, Botanical & Zoological Gardens (84)	0	0	0	0	1	10
Membership Organizations (86)	77	6	16	33	149	366
Engineering, Accounting, Research, Management & Related Svcs (87)	77	7	14	31	129	400
Services, Not Elsewhere Classified (89)	5	0	1	2	14	29
	765	106	150	348	1,349	3,265

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com and business data supplied by Experian, Inc.

CITY OF FAIRFIELD, CORRIDOR CENSUS TRACTS, AND DRIVE-TIME EPICENTERS SERVICES ACTIVITY SUMMARY						
DEFINED EPICENTERS	Fairfield			Ohio State Route 4 and Nilles Road Drive-time Areas		
MARKET AREAS	City Wide	CT 390170109.04	CT 390170109.06	5 Minutes	10 Minutes	15 Minutes
Effective Number of Households in the Defined Market	18,948	1,435	2,895	7,279	32,696	71,282
Business Summary Major SIC Division: Service Businesses Employment	#	#	#	#	#	#
Hotels, Rooming Houses, Camps & Other Lodging Places (70)	78	0	3	4	126	734
Personal Services (72)	289	76	46	158	445	1,386
Business Services (73)	617	68	87	268	1,456	5,756
Automotive Repair, Services, Parking (75)	417	40	157	189	609	1,362
Miscellaneous Repair Services (76)	183	5	45	52	361	1,429
Motion Pictures (78)	34	0	0	2	68	148
Amusement & Recreation Services (79)	220	10	41	104	359	1,383
Health Services (80)	1,831	282	544	855	2,873	6,734
Legal Services (81)	59	18	6	23	97	450
Educational Services (82)	850	38	325	529	2,182	5,432
Social Services (83)	739	81	123	244	964	2,653
Museums, Art Galleries, Botanical & Zoological Gardens (84)	0	0	0	0	1	33
Membership Organizations (86)	300	23	62	125	794	2,531
Engineering, Accounting, Research, Management & Related Svcs (87)	559	21	57	128	1,104	4,209
Services, Not Elsewhere Classified (89)	68	0	15	18	157	366
	6,213	662	1,511	2,699	11,596	34,606

Table prepared by MARKET METRIC\$ LLC from Census based data supplied by esiteanalytics.com and business data supplied by Experian, Inc.

EXHIBIT 23A.

CONSOLIDATED STAKEHOLDER OBSERVATIONS

STAKEHOLDER INTERVIEWS

Fairfield City officials identified a small group of key stakeholders to be interviewed for first person input into the Route 4 corridor market analysis. A standardized list of questions was developed in order for there to be consistency among the interviews and to enable the results to be consolidated in order to protect the identities of the individual respondents. Five prospective interviewees were identified by City officials; however, one interviewee chose to have two colleagues participate with them in the interview. In essence, there were seven interviewees from five separate entities that participated. One interviewee was from a municipal government while the remaining interviewees represented various businesses operating in, or adjacent to, the subject corridor.

Each prospective interviewee was contacted via e-mail and the list of standardized questions was sent in advance of a telephone conversation to elicit their responses and to enable each interviewee the opportunity to offer their viewpoint and to expand on their individual observations as they saw fit. One interviewee chose to respond to the questions in writing; however, the remainder of the interviewees chose to respond verbally with two interviewees choosing to respond more in general terms than specifically answer the individual questions. Nonetheless, sufficient information was obtained from each interviewee to form a consolidated set of responses.

A. The Interview Introduction

MARKET METRIC\$ LLC has been engaged by the City of Fairfield to conduct a market analysis of the Ohio State Route 4 corridor from the intersection of Nilles Road northward to the City limits.

Fairfield City officials have identified you as a person whose observations regarding the subject corridor could provide valuable insight into the current status of the thoroughfare as well as to help identify potential future opportunities for vitality maintenance and/or enhancement.

Any observations you offer will be combined with those of other interviewees in order to protect your privacy and anonymity.

I have attached a standardized list of questions for your input. You may return the completed questionnaire to me at: harnishinc@sbcglobal.net or, if you wish, you can reach me via telephone, Doug Harnish at 937-681-7470, and you can respond to the questions verbally at that time.

I look forward to your responses and thank you in advance for taking the time to provide your observations.

B. The Interview Questions and Responses

How many years have you been involved in the community and the Route 4 corridor?

The timeframe ranged from slightly over three (3) years to in excess of thirty (30) years.

In what way(s) are you involved in the corridor?

One respondent is a government employee, one respondent is the owner/manager of a shopping center in the corridor, two respondents are real estate agents, and the final three respondents work for a significant employer adjacent to the subject corridor.

How would you describe the overall character of the corridor north of Nilles Road?

The corridor is variously described by respondents as “low end but serving the customer base”, “depressed-tired-no rhyme or reason-old”, and “no clear definition”. Additionally, one respondent described the overall character of the corridor as “offering opportunity for improvement”.

How do you perceive market trends in the subject corridor; improving, declining, stable?

One respondent described the subject corridor as “stabilized” while the majority of respondents described the corridor as “stagnant” or “declining”.

Note: The following three questions only applied to three of the interviewees.

Are there specific user(s) or types of businesses that you have marketed to or think would be good options?

Two interviewees responded “yes”, but did not offer specifics regarding use types. One respondent stated that they had a tentative commitment from a grocery chain for a storeroom in the Fairfield Crossing shopping center.

Have you tried to attract owners/tenants that expressed interest but then walked away?

All respondents to this question indicated; “yes”.

Did those prospects offer any reason(s) for not moving forward?

The grocery store prospect cited above reportedly backed away for “internal company reasons”. More generally, respondents reported that prospects have backed away for perceived “risk” reasons. Risk was defined as uncertainty about the future direction of the corridor.

If you have observed existing conditions to be declining, what do you believe would help to improve or enhance market conditions?

Automotive uses were consistently cited as problems; however, the ways of dealing with them varied from eliminate the uses to impose zoning and building code standards that improve the appearance of automotive uses. It should be noted that the negative responses were directed at used car dealers not new car dealers located elsewhere in the Route 4 corridor. One respondent specifically identified used car dealers that are “warehousing” vehicles; i.e., vehicles parked bumper-to-bumper with full lot coverage and not displayed for sale.

One respondent specifically identified the mobile home park as a use to be eliminated on the corridor.

Another respondent cited vacant buildings; motel(s) and restaurant(s), for demolition and parcel consolidation for redevelopment.

Multiple respondents indicated that existing, long-term, property owners have been unwilling, or unable, to reinvest in properties they own on the corridor.

Are there any uses absent or in limited supply in the corridor?

Health care (medical) uses and family friendly uses were both specifically identified. Assisted living was also identified as a potential use in the corridor.

Are there any uses in oversupply in the corridor?

Auto dealers were cited by almost all respondents as a use in oversupply. The focus was directed specifically at small-scale used car dealers. Automotive related uses such as auto parts and repair shops were also cited as uses in oversupply. “Old motels” were also specifically identified for demolition.

Do you have any specific suggestions about what should be done to alter the current course of the corridor; with private properties and/or public improvements?

Universally, strict code enforcement was cited as necessary going forward. This observation was supported by various ways of enhancing the corridor through creating a design overlay district coupled with incentive programs (TIFs, grants, etc.) to promote property improvements.

How much public sector involvement do you feel is appropriate in the subject corridor or should the future be left to the private sector?

The majority of respondents expressed a need for public-private collaboration coupled with appropriate incentives for property owners to preserve and/or enhance their properties. One respondent suggested that the City should create a revitalization budget for ongoing public investment in the corridor (potentially elsewhere in the City as well).

In your opinion would changes to zoning codes and/or property maintenance codes potentially offer a positive influence on the future of the subject corridor?

Universally, the answer to this question was “yes”. Multiple respondents pointed to strict code enforcement as essential as well. One respondent stated that punitive actions up to and including demolition orders should be used by the City to improve conditions along the corridor.

Is there anything you would like to add or expand on your prior responses?

All but one respondent had nothing further to add to their responses to the questions. The one public official interviewed offered a desire for collaboration between the Cities of Fairfield and Hamilton in the northern segment of the subject corridor that is located in part in both cities.

EXHIBIT 24A.

ACKNOWLEDGEMENTS

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City of Fairfield - Elected Officials

Steve Miller – Mayor

Chad Oberson - Council Member at Large

Mark Scharringhausen - Council Member at Large

Bill Woeste - Council Member at Large

Leslie Besl – 1st Ward

Dale Paullus – 2nd Ward

Terry Senger – 3rd Ward

Tim Abbott – 4th Ward

City of Fairfield - Administration

Mark Wendling – City Manager

Dan Wendt – Assistant City Manager

Greg Kathman – Development Services Director

Nathaniel Kaelin – Economic Development Manager

Organizations

Ownerland Realty

Sudbrack | Kron Commercial Real Estate

Carnegie Companies, Inc.

Jungle Jim’s International Market, Inc.

City of Hamilton

Data Sources

esiteanalytics.com

SOCDS

Experian

Dunn & Bradstreet