

Wendover Crossing

High Point, NC

3,5,10 mile radii : PENNY RD W WENDOVER AVE, HIGH POINT, NC 27265

Prepared By:

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Freeman Commercial Real Estate

March 24, 2004

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Demographic Overview Report

	3 Miles:	5 Miles:	10 Miles:
Population			
1990 Census	13,564	62,476	255,342
2000 Census	25,864	86,508	311,271
Current Year Estimate	27,385	89,584	321,920
5 Year Projection	29,756	94,357	338,274
Households			
1990 Census	5,026	24,883	103,097
2000 Census	9,745	34,731	127,051
Current Year Estimate	10,360	36,151	132,033
5 Year Projection	11,331	38,395	139,845
2003 Population Households			
Population by Race			
White	80.97%	70.22%	70.53%
Black	13.50%	23.72%	22.58%
Asian or Pacific Islander	3.51%	3.11%	2.91%
American Indian, Eskimo, Aleut	0.24%	0.31%	0.47%
Population by Ethnicity			
Hispanic Origin	2.45%	3.72%	5.21%
Total Housing Units			
Owner-Occupied	75.9%	61.5%	58.3%
Renter-Occupied	19.0%	32.8%	35.5%
Vacant	5.1%	5.6%	6.2%
Average Household Size	2.57	2.43	2.38
Household Income			
Income \$ 0 – \$9,999	2.8%	5.9%	7.8%
Income \$ 10,000 – \$19,999	5.4%	8.7%	10.2%
Income \$ 20,000 – \$29,999	6.8%	10.8%	11.9%
Income \$ 30,000 – \$39,999	7.7%	11.7%	12.3%
Income \$ 40,000 – \$49,999	9.4%	11.1%	11.5%
Income \$ 50,000 – \$59,999	9.0%	9.7%	9.5%
Income \$ 60,000 – \$74,999	13.2%	11.9%	10.8%
Income \$ 75,000 – \$99,999	18.3%	13.2%	11.2%
Income \$100,000 – \$124,999	10.8%	7.1%	6.2%
Income \$125,000 – \$149,999	6.1%	3.7%	3.1%
Income \$150,000 +	10.6%	6.3%	5.5%
Average Household Income	\$83,474	\$65,332	\$61,274
Median Household Income	\$70,350	\$51,859	\$46,566
Per Capita Income	\$32,376	\$26,609	\$25,333

Population by Sex

Female Population	51.1%	51.8%	51.8%
Male Population	48.9%	48.2%	48.2%

Marital Status

Age 15 + Population	21,233	70,403	257,633
Divorced	4.6%	5.4%	6.2%
Never Married	20.2%	26.7%	28.5%
Now Married	64.7%	53.9%	51.2%
Separated	6.1%	8.1%	8.6%
Widowed	7.5%	9.8%	10.2%

Family Status

Lone Female Householder	12.5%	15.9%	17.0%
Lone Male Householder	9.0%	11.5%	12.2%
Lone Parent Female No Children	2.5%	3.5%	3.7%
Lone Parent Female W/Children	4.5%	8.1%	8.4%
Lone Parent Male No Children	0.9%	1.4%	1.7%
Lone Parent Male W/Children	1.3%	1.6%	1.9%
Married Couple Family No Children	32.3%	26.7%	26.2%
Married Couple Family W/Children	32.3%	24.6%	21.7%
Non-Family Female Head W/Children	0.1%	0.1%	0.1%
Non-Family Male Head W/Children	0.2%	0.2%	0.3%

Length of Residence

Stability (% In Res 5+ Yrs)	32.0%	31.3%	33.3%
Turnover (% Yearly)	18.9%	21.2%	20.0%

Population by Age

Age 0 – 4	8.0%	7.7%	7.2%
Age 5 – 13	13.0%	12.4%	11.5%
Age 14 – 17	4.7%	4.9%	5.1%
Age 18 – 20	3.0%	3.6%	4.0%
Age 21 – 24	3.1%	4.9%	5.7%
Age 25 – 34	14.5%	16.1%	15.5%
Age 35 – 44	19.0%	16.6%	15.5%
Age 45 – 54	15.3%	14.1%	14.0%
Age 55 – 64	9.6%	9.2%	9.6%
Age 65 – 74	5.2%	5.5%	6.2%
Age 75 – 84	3.4%	3.6%	4.2%
Age 85 +	1.3%	1.5%	1.6%

Female Population by Age

Age 0 – 4	7.6%	7.3%	6.8%
Age 5 – 13	12.5%	11.7%	10.9%
Age 14 – 17	4.5%	4.6%	4.9%
Age 18 – 20	2.9%	3.5%	3.9%
Age 21 – 24	3.2%	4.9%	5.7%
Age 25 – 34	14.6%	15.9%	15.1%
Age 35 – 44	19.2%	16.3%	15.1%
Age 45 – 54	15.0%	14.1%	14.0%
Age 55 – 64	9.4%	9.4%	9.8%

Age 65 – 74	5.3%	5.8%	6.7%
Age 75 – 84	4.0%	4.4%	5.0%
Age 85 +	1.8%	2.2%	2.2%

2000 Census Occupation Employment

Occupation Employment

Not in Labor Force	4,919	18,568	73,453
In Labor Force	15,212	50,541	172,778
Employed	97.1%	95.7%	95.1%
Unemployed	2.9%	4.3%	4.8%
In Armed Forces	0.0%	0.1%	0.1%

Employment by Industry

Accommodation and food services	4.7%	5.3%	6.2%
Administrative, support waste management service	2.2%	3.1%	3.3%
Agriculture forestry fishing and hunting	0.2%	0.2%	0.2%
Arts entertainment and recreation	1.0%	1.2%	1.3%
Construction	4.6%	4.6%	5.8%
Educational services	8.1%	8.2%	8.3%
Finance and insurance	8.8%	7.7%	6.7%
Health care and social assistance	9.6%	9.8%	9.5%
Information	2.6%	2.7%	2.7%
Management of companies and enterprises	0.2%	0.1%	0.1%
Manufacturing	19.7%	19.9%	19.9%
Mining	0.0%	0.0%	0.0%
Other services (except public administration)	3.1%	3.6%	4.4%
Professional scientific and technical services	6.5%	5.4%	5.3%
Public administration	3.5%	2.8%	2.6%
Real estate and rental and leasing	2.2%	2.0%	1.9%
Retail trade	12.0%	12.5%	11.7%
Transportation and warehousing	4.9%	5.1%	5.0%
Utilities	0.3%	0.4%	0.3%
Wholesale trade	5.7%	5.1%	4.7%

2000 Census Transportation Housing

Means of Transportation to Work

Bicycle	0.1%	0.1%	0.2%
Bus or trolley bus	0.0%	0.6%	0.8%
Carpooled	7.0%	10.2%	11.5%
Drove alone	88.4%	84.4%	81.9%
Ferryboat	0.0%	0.0%	0.0%
Motorcycle	0.0%	0.0%	0.1%
Other means	0.6%	0.7%	0.9%
Railroad	0.1%	0.1%	0.0%
Streetcar or trolley car (public)	0.1%	0.1%	0.1%
Subway or elevated	0.0%	0.0%	0.0%

Taxicab	0.0%	0.1%	0.1%
Walked	0.6%	1.1%	1.8%
Worked at home	3.3%	2.6%	2.6%
Workers Age 16+	14,770	48,390	164,453

Vehicles Available

0 Vehicles Available	259	1,878	8,736
1 Vehicle Available	2,490	12,009	44,652
2 Vehicles Available	4,956	14,679	51,359
3+ Vehicles Available	2,040	6,166	22,303
Average Vehicles Per Household	1.97	1.78	1.75
Total Vehicles Available	19,201	62,008	222,342

Ave Vehicles Per Hhld	1.97	1.79	1.75
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Educational Attainment

School: Grade K – 9	2.1%	4.0%	5.4%
School: 9th to 11th grade no diploma	4.5%	7.8%	10.0%
School: High School Graduate	18.6%	23.1%	24.6%
College: Associates Degree	8.0%	7.2%	6.2%
College: Some College, No Degree	21.3%	22.9%	21.4%
College: Bachelor's Degree	32.5%	24.9%	22.1%
College: Graduate Degree	12.1%	8.8%	8.8%

Owner Occupied Home Value:

\$ 0 – \$24,999	0.4%	0.2%	0.2%
\$ 25,000 – \$34,999	0.1%	0.4%	0.4%
\$ 35,000 – \$49,999	0.3%	1.5%	1.5%
\$ 50,000 – \$79,999	3.7%	9.2%	8.8%
\$ 80,000 – \$99,999	6.6%	9.3%	9.7%
\$100,000 – \$149,999	23.9%	19.7%	16.7%
\$150,000 – \$199,999	20.0%	10.0%	8.9%
\$200,000 – \$299,999	14.5%	6.5%	5.7%
\$300,000 – \$399,999	3.1%	1.4%	1.6%
\$400,000 – \$499,999	0.7%	0.4%	0.6%
\$500,000 – \$749,999	0.2%	0.4%	0.5%
\$750,000 – \$999,999	0.1%	0.1%	0.1%
\$1,000,000 or more	0.1%	0.0%	0.1%

Median Home Value	\$152,474	\$111,124	\$108,563
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Monthly Contract Rent:

\$ 0 – \$100	0.0%	2.0%	2.5%
\$ 100 – \$199	1.1%	3.5%	4.7%
\$ 200 – \$299	5.1%	6.7%	8.0%
\$ 300 – \$399	5.4%	9.5%	13.6%
\$ 400 – \$499	10.0%	16.1%	19.1%
\$ 500 – \$599	20.5%	21.5%	20.3%
\$ 600 – \$699	20.5%	18.3%	14.7%
\$ 700 – \$799	15.2%	9.7%	7.1%
\$ 800 – \$899	7.1%	3.3%	2.5%
\$ 900 – \$999	2.4%	2.4%	1.5%

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\$1,000 – \$1,249	2.3%	1.9%	1.4%
\$1,250 – \$1,499	2.6%	0.8%	0.5%
\$1,500 – \$1,999	4.7%	1.3%	0.9%
\$2,000 or more	0.0%	0.2%	0.4%

Average Monthly Contract Rent	\$680	\$558	\$513
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Units In Structure:

1, Attached	6.0%	6.3%	5.1%
1, Detached	76.5%	65.4%	63.5%
2	0.6%	1.4%	2.6%
3 – 4	1.9%	3.3%	4.6%
5 – 9	4.7%	8.7%	8.8%
10 – 19	4.5%	8.4%	7.0%
20 – 49	2.3%	2.6%	2.1%
50 or more	2.7%	2.8%	3.0%
Mobile Home/Trailer	0.9%	1.2%	3.2%
Other	0.0%	0.1%	0.0%

Year Moved In:

1969 or Earlier	4.5%	6.8%	8.2%
1970–1979	5.6%	6.8%	7.8%
1980–1989	11.8%	12.1%	12.5%
1990–1994	14.0%	13.1%	13.8%
1995–1998	34.9%	30.3%	28.3%
1999–March 2000	24.1%	25.1%	23.2%

Year Structure Built:

Before 1939	1.5%	2.9%	6.1%
1940 to 1949	2.3%	4.0%	6.1%
1950 to 1959	6.1%	9.4%	12.0%
1960 to 1969	8.4%	12.0%	14.9%
1970 to 1979	13.4%	17.5%	18.2%
1980 to 1989	17.2%	20.4%	17.8%
1990 to 1994	15.0%	11.4%	9.9%
1995 to 1998	26.8%	16.8%	11.0%
1999 to March 2000	9.3%	5.6%	4.0%

Addendum

Data Methodology

The demographic data used in STDBonline are developed by Experian/Applied Geographic Solutions (AGS) using a variety of source data sets, including, but not limited to information from AGS's household level data file, current year estimates from the Census Bureau and Postal Service, and economic forecasts from private sources. In addition:

- * These are the only US Estimates and Projections based on the most extensive household database available, summarized at the block group level. This is the demographic equivalent to an ongoing national census.
- * This unique bottom-up approach using household data is complemented by a rigorous, standard demographic cohort-component technique at the county level and above. AGS control totals are based on Census Bureau estimates advanced methodically to the current year and projected out five years. AGS takes the position that 10-year projections introduce unacceptable levels of uncertainty.
- * Migration effects, the most difficult to quantify for small area estimates, are taken into account through the Census Bureau's extensive analysis of IRS tax return data (maintaining strict confidentiality of individual records). From this, detailed county-to-county migration trends are established. AGS also takes into account undocumented immigration.
- * AGS methods make use of the current census MARS (modified age, race, sex) tabulation that corrects the current census for errors in age reporting (for example, grouping around age 21 and 65) and reallocates Hispanics from the "other race" category to more specific race groups. Any current analysis of opportunities in emerging ethnic markets should take this into account.
- * AGS list resources, GDT cartographic expertise, and Compusearch's years of demographic modeling experience represent a unique combination of leadership in the fields required for accurate estimates and projections.

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