

Account Number : 19936

Wednesday September 13, 1995

POP-FACTS: FULL DATA REPORT
 (CENSUS '90, UPDATES & PROJECTIONS)
 BY NATIONAL DECISION SYSTEMS 800-866-6510
 PREPARED FOR
 AZARIAN MANAGEMENT COMPANY

BERKSHIRE VALLEY RD AND OAKRIDGE
 OAKRIDGE, NJ

SITE: 397112
 COORD:41:02.34 74:30.10

DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
POPULATION		
2000 PROJECTION	11316	17547
1995 ESTIMATE	11470	17911
1990 CENSUS	11416	17965
1980 CENSUS	11911	18977
GROWTH 1980 - 1990	-4.16%	-5.33%
HOUSEHOLDS		
2000 PROJECTION	4171	6430
1995 ESTIMATE	4047	6297
1990 CENSUS	3873	6095
1980 CENSUS	3635	5799
GROWTH 1980 - 1990	6.54%	5.12%
1995 ESTIMATED POPULATION BY RACE		
WHITE	11470	17911
BLACK	97.60%	97.71%
ASIAN & PACIFIC ISLANDER	0.75%	0.74%
OTHER RACES	1.20%	1.15%
	0.45%	0.40%
1995 ESTIMATED POPULATION HISPANIC ORIGIN		
	11470	17911
	3.84%	3.59%
OCCUPIED UNITS		
OWNER OCCUPIED	3873	6095
RENTER OCCUPIED	87.39%	87.41%
1990 PERSONS PER HOUSEHOLD	12.61%	12.59%
	2.92	2.92
1995 ESTIMATED HOUSEHOLDS BY INCOME		
\$150,000 +	4047	6297
\$100,000 TO \$149,999	6.40%	6.42%
\$ 75,000 TO \$ 99,999	12.60%	12.43%
\$ 50,000 TO \$ 74,999	17.34%	17.20%
\$ 35,000 TO \$ 49,999	29.09%	29.10%
\$ 25,000 TO \$ 34,999	15.12%	14.84%
\$ 15,000 TO \$ 24,999	8.01%	7.76%
\$ 5,000 TO \$ 14,999	5.12%	5.96%
UNDER \$5,000	5.30%	5.06%
	1.02%	1.24%
1995 ESTIMATED AVERAGE HH INCOME		
	\$73,920	\$73,587
1995 ESTIMATED MEDIAN HH INCOME		
	\$63,275	\$63,018
1995 ESTIMATED PER CAPITA INCOME		
	\$26,283	\$26,048

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1995 ESTIMATED POPULATION BY SEX	11470	17911
MALE	50.57%	50.52%
FEMALE	49.43%	49.48%
MARITAL STATUS	8906	13962
SINGLE MALE	13.35%	13.35%
SINGLE FEMALE	10.14%	10.10%
MARRIED	64.78%	64.84%
PREVIOUSLY MARRIED MALE	4.02%	4.14%
PREVIOUSLY MARRIED FEMALE	7.72%	7.57%
HOUSEHOLDS WITH CHILDREN	1672	2658
MARRIED COUPLE FAMILY	88.54%	88.36%
OTHER FAMILY - MALE HEAD	2.36%	2.44%
OTHER FAMILY - FEMALE HEAD	8.47%	8.47%
NON FAMILY	0.63%	0.73%
1995 ESTIMATED POPULATION BY AGE	11470	17911
UNDER 5 YEARS	8.29%	8.43%
5 TO 9 YEARS	7.04%	7.37%
10 TO 14 YEARS	6.86%	6.72%
15 TO 17 YEARS	3.59%	3.72%
18 TO 20 YEARS	3.16%	3.19%
21 TO 24 YEARS	4.09%	4.07%
25 TO 29 YEARS	6.98%	6.59%
30 TO 34 YEARS	8.92%	9.07%
35 TO 39 YEARS	9.10%	9.47%
40 TO 49 YEARS	19.42%	19.87%
50 TO 59 YEARS	11.92%	11.36%
60 TO 64 YEARS	3.21%	2.98%
65 TO 69 YEARS	2.26%	2.21%
70 TO 74 YEARS	2.33%	2.20%
75 + YEARS	2.82%	2.75%
MEDIAN AGE	35.59	35.45
AVERAGE AGE	34.74	34.43

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1995 EST. FEMALE POPULATION BY AGE	5670	8862
UNDER 5 YEARS	7.70%	8.13%
5 TO 9 YEARS	6.81%	7.22%
10 TO 14 YEARS	6.75%	6.63%
15 TO 17 YEARS	3.46%	3.62%
18 TO 20 YEARS	3.05%	3.06%
21 TO 24 YEARS	4.08%	4.03%
25 TO 29 YEARS	6.92%	6.41%
30 TO 34 YEARS	9.17%	9.38%
35 TO 39 YEARS	9.31%	9.62%
40 TO 49 YEARS	19.77%	20.06%
50 TO 59 YEARS	11.75%	11.10%
60 TO 64 YEARS	2.88%	2.70%
65 TO 69 YEARS	2.37%	2.35%
70 TO 74 YEARS	2.40%	2.27%
75 + YEARS	3.60%	3.42%
FEMALE MEDIAN AGE	36.12	35.79
FEMALE AVERAGE AGE	35.39	34.91
POPULATION BY HOUSEHOLD TYPE	11416	17965
FAMILY HOUSEHOLDS	91.19%	91.23%
NON FAMILY HOUSEHOLDS	7.94%	8.01%
GROUP QUARTERS	0.87%	0.76%
HOUSEHOLDS BY TYPE	3873	6095
SINGLE MALE	7.63%	8.09%
SINGLE FEMALE	7.14%	6.99%
MARRIED COUPLE	72.07%	71.77%
OTHER FAMILY - MALE HEAD	2.40%	2.42%
OTHER FAMILY - FEMALE HEAD	6.96%	7.01%
NON FAMILY - MALE HEAD	2.13%	2.23%
NON FAMILY - FEMALE HEAD	1.67%	1.49%
POPULATION BY URBAN VS RURAL	11404	17890
URBAN	16.37%	18.53%
RURAL	83.63%	81.47%

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
FEMALES 16+ WITH CHILDREN 0-17	4394	6870
EMPLOYED/CHILD 0-5	5.09%	5.17%
UNEMPLOYED/CHILD 0-5	0.22%	0.21%
NOT IN LABOR FORCE/CHILD 0-5	3.89%	4.27%
EMPLOYED/CHILD 6-17	14.73%	14.14%
UNEMPLOYED/CHILD 6-17	0.64%	0.59%
NOT IN LABOR FORCE/CHILD 6-17	4.61%	4.90%
EMPLOYED/CHILD 0-5&6-17	4.40%	4.44%
UNEMPLOYED/CHILD 0-5&6-17	0.00%	0.11%
NOT IN LABOR FORCE/CHILD 0-5&6-17	3.56%	3.71%
EMPLOYED/NO CHILDREN	40.63%	40.67%
UNEMPLOYED/NO CHILDREN	1.30%	1.46%
NOT IN LABOR FORCE/NO CHILDREN	20.93%	20.34%
HOUSEHOLDS: AGE BY POVERTY STATUS	3877	6141
ABOVE POVERTY UNDER AGE 65	86.95%	85.95%
ABOVE POVERTY AGE 65 +	10.81%	11.64%
BELOW POVERTY UNDER AGE 65	1.37%	1.71%
BELOW POVERTY AGE 65 +	0.87%	0.70%
POPULATION 16+ BY EMPLOYMENT STATUS	8764	13628
EMPLOYED IN ARMED FORCES	0.66%	0.70%
EMPLOYED CIVILIANS	72.90%	72.83%
UNEMPLOYED CIVILIANS	2.90%	2.85%
NOT IN LABOR FORCE	23.54%	23.62%
POPULATION 16+ BY OCCUPATION	6389	9925
EXECUTIVE AND MANAGERIAL	16.00%	16.07%
PROFESSIONAL SPECIALTY	15.64%	16.21%
TECHNICAL SUPPORT	2.99%	3.23%
SALES	10.65%	11.47%
ADMINISTRATIVE SUPPORT	18.08%	17.50%
SERVICE: PRIVATE HOUSEHOLD	0.18%	0.21%
SERVICE: PROTECTIVE	2.06%	1.77%
SERVICE: OTHER	8.79%	8.54%
FARMING FORESTRY & FISHING	0.77%	0.79%
PRECISION PRODUCTION & CRAFT	14.81%	14.55%
MACHINE OPERATOR	2.25%	2.40%
TRANSPORTATION & MATERIAL MOVING	4.42%	4.21%
LABORERS	3.36%	3.04%

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
FAMILIES BY NUMBER OF WORKERS	3186	4997
NO WORKERS	3.91%	4.49%
ONE WORKER	20.91%	21.61%
TWO WORKERS	55.70%	54.64%
THREE + WORKERS	19.48%	19.26%
HISPANIC POPULATION BY TYPE	11416	17965
NOT HISPANIC	98.05%	98.08%
MEXICAN	0.07%	0.12%
PUERTO RICAN	0.67%	0.61%
CUBAN	0.34%	0.28%
OTHER HISPANIC	0.87%	0.91%
1995 HISPANIC RACE BASE	441	643
WHITE	392	579
BLACK	2	4
ASIAN & PACIFIC ISLANDER	2	4
OTHER	45	57
POPULATION BY TRANSPORTATION TO WORK	6329	9848
DRIVE ALONE	80.78%	81.06%
CAR POOL	12.47%	12.23%
PUBLIC TRANSPORTATION	2.37%	2.22%
MOTORCYCLE	0.25%	0.16%
WALKED ONLY	0.50%	0.76%
OTHER MEANS	0.49%	0.53%
WORKED AT HOME	3.14%	3.03%
POPULATION BY TRAVEL TIME TO WORK	6329	9848
UNDER 10 MINUTES / WORK AT HOME	11.64%	10.90%
10 TO 29 MINUTES	31.19%	30.99%
30 TO 59 MINUTES	43.08%	42.95%
60 TO 89 MINUTES	11.88%	13.02%
90+ MINUTES	2.22%	2.14%
AVERAGE TRAVEL TIME IN MINUTES	32.07	32.57
HOUSEHOLDS BY NUMBER OF VEHICLES	3861	6058
NO VEHICLES	1.91%	1.92%
ONE VEHICLE	19.92%	20.83%
TWO VEHICLES	51.25%	51.37%
THREE + VEHICLES	26.93%	25.88%
ESTIMATED TOTAL VEHICLES	8053	12504

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
POPULATION 25+ BY EDUCATION	7433	11596
ELEMENTARY (0-8)	5.72%	4.62%
SOME HIGH SCHOOL (9-11)	7.79%	7.78%
HIGH SCHOOL GRADUATE (12)	35.35%	34.42%
SOME COLLEGE (13-15)NO DEGREE	16.82%	18.21%
ASSOCIATE DEGREE ONLY	6.52%	6.82%
BACHELOR DEGREE ONLY	19.02%	19.17%
GRADUATE DEGREE	8.77%	8.98%
POPULATION ENROLLED IN SCHOOL	2893	4584
PUBLIC PRE-PRIMARY	5.68%	5.40%
PRIVATE PRE-PRIMARY	4.92%	5.99%
PUBLIC ELEMENTARY & HIGH SCHOOL	60.91%	61.96%
PRIVATE ELEMENTARY & HIGH SCHOOL	2.93%	2.88%
COLLEGE	25.56%	23.77%
HOUSING UNITS BY OCCUPANCY STATUS	4176	6923
OCCUPIED	92.74%	88.04%
VACANT	7.26%	11.96%
VACANT UNITS	303	828
FOR RENT	6.05%	4.19%
FOR SALE ONLY	18.51%	11.05%
SEASONAL	58.92%	73.48%
OTHER	16.53%	11.28%
OWNER OCCUPIED PROPERTY VALUES	3031	4829
UNDER \$25,000	0.16%	0.18%
\$ 25,000 TO \$ 49,999	0.54%	0.56%
\$ 50,000 TO \$ 74,999	1.31%	1.59%
\$ 75,000 TO \$ 99,999	3.29%	3.60%
\$100,000 TO \$149,999	21.98%	24.83%
\$150,000 TO \$199,999	42.86%	39.93%
\$200,000 TO \$299,999	23.30%	21.64%
\$300,000 TO \$399,999	4.09%	4.48%
\$400,000 TO \$499,999	1.09%	1.48%
\$500,000+	1.38%	1.72%
MEDIAN PROPERTY VALUE	\$177,182	\$176,507
TOTAL RENTAL UNITS	425	649
MEDIAN RENT	\$675	\$667

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
PERSONS IN UNIT	3873	6095
1 PERSON	14.78%	15.08%
2 PERSONS	29.73%	29.35%
3 PERSONS	20.10%	20.33%
4 PERSONS	23.29%	22.79%
5 PERSONS	9.14%	9.29%
6 PERSONS	2.17%	2.34%
7+ PERSONS	0.79%	0.82%
YEAR ROUND UNITS IN STRUCTURE	4176	6923
SINGLE UNITS DETACHED	85.44%	88.79%
SINGLE UNITS ATTACHED	5.88%	4.20%
DOUBLE UNITS	1.77%	1.57%
3 TO 9 UNITS	3.40%	2.98%
10 TO 19 UNITS	0.57%	0.36%
20 TO 49 UNITS	0.00%	0.00%
50 + UNITS	0.00%	0.00%
MOBILE HOME OR TRAILER	2.12%	1.46%
ALL OTHER	0.83%	0.63%
SINGLE/MULTIPLE UNIT RATIO	15.91	18.93
HOUSING UNITS BY YEAR BUILT	3861	6058
BUILT 1989 TO MARCH 1990	1.44%	1.52%
BUILT 1985 TO 1988	13.70%	11.40%
BUILT 1980 TO 1984	4.26%	5.28%
BUILT 1970 TO 1979	15.36%	15.22%
BUILT 1960 TO 1969	25.26%	23.84%
BUILT 1950 TO 1959	18.56%	20.18%
BUILT 1940 TO 1949	8.95%	9.89%
BUILT 1939 OR EARLIER	12.46%	12.67%