

Account Number : 19936

Thursday March 23, 2000

DEMOGRAPHIC EXECUTIVE SUMMARY REPORT

BY CLARITAS INC 800-866-6510

PREPARED FOR

AZARIAN MANAGEMENT COMPANY

US HIGHWAY 46 AND FRANKLIN AVE  
ROCKAWAY, NJ  
3.0 MILE RADIUS

SITE: 564743  
COORD:40:53.45 74:30.81

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The Population in this area grew by 8.3% between 1990 and 1999; from 55,678 to 60,326, compared to 9.4% for the United States as a whole. Over the next five years, the population in this area is expected to grow by 5.1%, from 60,326 to 63,396, compared to 4.2% for the United States as a whole.

Of this area's total 1999 population, 84.8% are White, 3.8% are Black, 6.1% are Asian/Pacific Islander, and 5.4% are Other Races. Of this area's total population, 16.9% reported that they were of Hispanic origin. For the United States as a whole, 77.9% are White, 12.5% are Black, 3.8% are Asian/Pacific Islander, and 5.8% are Other Races. Of the United States's total population, 11.5% reported that they were of Hispanic origin.

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The number of households in this area increased by 13.5% between 1990 and 1999, from 19,664 to 22,320, compared to 11.0% for the United States as a whole. Over the next five years, the number of households in this area is expected to increase by 7.4%, from 22,320 to 23,969, compared to 5.1% for the United States as a whole.

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Average income levels in this area grew by 47.0% between 1990 and 1999; from \$59,536 to \$87,511, compared to 46.1% for the United States as a whole. Average income levels in this area are expected to grow by 20.1% over the next five years, from \$87,511 to \$105,084, compared to 20.3% for the United States as a whole.

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67.8% of the workers in this area had White Collar occupations, 21.1% had Blue Collar occupations, and 11.2% had other types of occupations as of 1990.

18.7% of the population in this area were in the "Administrative Support" occupational category and 16.5% were in the "Executive & Managerial" occupational category as of 1990.

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29.6% of the population in this area had earned High School Graduate (12) and 20.4% had earned a Bachelors Degree Only as of 1990.

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Most of the dwellings in this area (72.9%) were Owner Occupied as of 1990.

The highest percentage of the dwellings in this area (69.5%) were Single Units Detached in 1990.

Most of the dwellings in this area (22.0%) were built 1939 or Earlier.

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The Population in this area grew by 8.4% between 1990 and 1999; from 112,591 to 122,075, compared to 9.4% for the United States as a whole. Over the next five years, the population in this area is expected to grow by 5.1%, from 122,075 to 128,313, compared to 4.2% for the United States as a whole.

Of this area's total 1999 population, 84.8% are White, 3.8% are Black, 7.9% are Asian/Pacific Islander, and 3.6% are Other Races. Of this area's total population, 11.8% reported that they were of Hispanic origin. For the United States as a whole, 77.9% are White, 12.5% are Black, 3.8% are Asian/Pacific Islander, and 5.8% are Other Races. Of the United States's total population, 11.5% reported that they were of Hispanic origin.

---

The number of households in this area increased by 13.7% between 1990 and 1999, from 39,989 to 45,459, compared to 11.0% for the United States as a whole. Over the next five years, the number of households in this area is expected to increase by 7.4%, from 45,459 to 48,838, compared to 5.1% for the United States as a whole.

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Average income levels in this area grew by 47.9% between 1990 and 1999; from \$65,420 to \$96,726, compared to 46.1% for the United States as a whole. Average income levels in this area are expected to grow by 20.7% over the next five years, from \$96,726 to \$116,722, compared to 20.3% for the United States as a whole.

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71.0% of the workers in this area had White Collar occupations, 19.0% had Blue Collar occupations, and 10.0% had other types of occupations as of 1990.

18.8% of the population in this area were in the "Executive & Managerial" occupational category and 18.3% were in the "Administrative Support" occupational category as of 1990.

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27.8% of the population in this area had earned High School Graduate (12) and 22.2% had earned a Bachelors Degree Only as of 1990.

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Most of the dwellings in this area (72.9%) were Owner Occupied as of 1990.

The highest percentage of the dwellings in this area (70.4%) were Single Units Detached in 1990.

Most of the dwellings in this area (23.4%) were built 1960 to 1969.

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
POPULATION		
2004 PROJECTION	63396	128313
1999 ESTIMATE	60326	122075
1990 CENSUS	55678	112591
1980 CENSUS	56561	114506
GROWTH 1999 - 2004	5.09%	5.11%
GROWTH 1990 - 1999	8.35%	8.42%
GROWTH 1980 - 1990	-1.56%	-1.67%
HOUSEHOLDS		
2004 PROJECTION	23969	48838
1999 ESTIMATE	22320	45459
1990 CENSUS	19664	39989
1980 CENSUS	18796	37398
GROWTH 1999 - 2004	7.39%	7.43%
GROWTH 1990 - 1999	13.51%	13.68%
GROWTH 1980 - 1990	4.61%	6.93%
1999 AVERAGE PERSONS PER HOUSEHOLD	2.69	2.65
FAMILY HOUSEHOLDS		
2004 PROJECTION	17323	35156
1999 ESTIMATE	16378	33235
1990 CENSUS	14967	30259
1980 CENSUS	15154	29535
GROWTH 1999 - 2004	5.77%	5.78%
GROWTH 1990 - 1999	9.43%	9.84%
GROWTH 1980 - 1990	-1.24%	2.45%
1999 ESTIMATED POPULATION BY RACE		
WHITE	60326	122075
BLACK	84.75%	84.76%
ASIAN & PACIFIC ISLANDER	3.78%	3.76%
OTHER RACES	6.11%	7.87%
	5.37%	3.60%
1999 ESTIMATED POPULATION BY ORIGIN		
HISPANIC ORIGIN	60326	122075
	16.94%	11.80%

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 ASIAN & PI BY ETHNICITY	3711	9694
ASIAN CHINESE	33.24%	31.72%
ASIAN JAPANESE	3.74%	3.64%
ASIAN INDIAN	32.57%	38.10%
ASIAN KOREAN	8.14%	7.03%
ASIAN VIETNAMESE	5.98%	4.42%
ASIAN FILIPINO	13.04%	10.93%
ASIAN OTHER	2.84%	3.79%
PACIFIC ISLANDER	0.46%	0.37%
1999 TOTAL HOUSING UNITS	23355	47505
1999 OCCUPIED UNITS	22320	45459
OWNER OCCUPIED	72.69%	72.79%
RENTER OCCUPIED	27.31%	27.21%
1999 ESTIMATED HOUSEHOLDS BY INCOME	22320	45459
\$500,000 +	0.63%	1.27%
\$250,000 TO \$499,999	2.22%	3.42%
\$150,000 TO \$249,999	9.71%	11.82%
\$125,000 TO \$149,999	7.85%	7.83%
\$100,000 TO \$124,999	10.54%	10.48%
\$ 75,000 TO \$ 99,999	18.82%	17.62%
\$ 60,000 TO \$ 74,999	12.91%	12.04%
\$ 55,000 TO \$ 59,999	3.71%	3.50%
\$ 50,000 TO \$ 54,999	3.74%	3.84%
\$ 35,000 TO \$ 49,999	11.47%	11.00%
\$ 25,000 TO \$ 34,999	6.56%	6.00%
\$ 15,000 TO \$ 24,999	5.38%	4.98%
\$ 5,000 TO \$ 14,999	5.43%	5.17%
UNDER \$5,000	1.05%	1.03%
1999 ESTIMATED AVERAGE HH INCOME	\$87,511	\$96,726
1999 ESTIMATED MEDIAN HH INCOME	\$74,722	\$78,459
1999 ESTIMATED PER CAPITA INCOME	\$32,566	\$36,267

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 EST. FAMILY HH BY INCOME	16378	33235
\$500,000 +	0.81%	1.62%
\$250,000 TO \$499,999	2.81%	4.26%
\$150,000 TO \$249,999	11.50%	14.44%
\$125,000 TO \$149,999	8.91%	9.17%
\$100,000 TO \$124,999	12.66%	12.56%
\$ 75,000 TO \$ 99,999	21.02%	19.30%
\$ 60,000 TO \$ 74,999	13.51%	12.42%
\$ 55,000 TO \$ 59,999	3.63%	3.28%
\$ 50,000 TO \$ 54,999	3.74%	3.40%
\$ 35,000 TO \$ 49,999	9.53%	8.66%
\$ 25,000 TO \$ 34,999	5.57%	4.78%
\$ 15,000 TO \$ 24,999	3.56%	3.48%
\$ 5,000 TO \$ 14,999	2.09%	1.97%
UNDER \$5,000	0.65%	0.68%
1999 AVERAGE FAMILY HH INCOME	\$98,124	\$110,632
1999 MEDIAN FAMILY HH INCOME	\$84,179	\$89,691
1999 ESTIMATED POPULATION BY SEX	60326	122075
MALE	49.03%	48.97%
FEMALE	50.97%	51.03%
1999 MARITAL STATUS	48614	98890
SINGLE MALE	15.12%	14.85%
SINGLE FEMALE	12.07%	12.03%
MARRIED	58.18%	58.83%
PREVIOUSLY MARRIED MALE	4.40%	4.24%
PREVIOUSLY MARRIED FEMALE	10.24%	10.04%
1999 HOUSEHOLDS WITH CHILDREN	7992	16051
MARRIED COUPLE FAMILY	82.27%	84.19%
OTHER FAMILY-MALE HEAD	4.14%	3.49%
OTHER FAMILY-FEMALE HEAD	12.69%	11.59%
NON FAMILY	0.90%	0.73%

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 ESTIMATED POPULATION	60326	122075
UNDER 1 YEAR	1.26%	1.22%
1 TO 2 YEARS	2.54%	2.46%
3 TO 4 YEARS	2.59%	2.51%
5 TO 9 YEARS	6.77%	6.54%
10 TO 14 YEARS	6.27%	6.27%
15 TO 17 YEARS	3.53%	3.53%
18 TO 20 YEARS	3.06%	3.04%
21 TO 24 YEARS	4.56%	4.57%
25 TO 29 YEARS	6.56%	6.49%
30 TO 34 YEARS	7.48%	7.18%
35 TO 39 YEARS	9.44%	8.84%
40 TO 44 YEARS	9.53%	9.53%
45 TO 49 YEARS	8.73%	8.91%
50 TO 54 YEARS	6.86%	7.11%
55 TO 59 YEARS	5.10%	5.35%
60 TO 64 YEARS	3.85%	4.11%
65 TO 69 YEARS	3.47%	3.61%
70 TO 74 YEARS	3.16%	3.31%
75 TO 79 YEARS	2.36%	2.41%
80 TO 84 YEARS	1.55%	1.54%
85+ YEARS	1.35%	1.48%
1999 MEDIAN AGE	37.86	38.50
1999 AVERAGE AGE	37.39	37.91

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 ESTIMATED FEMALE POPULATION	30746	62300
UNDER 1 YEAR	1.21%	1.18%
1 TO 2 YEARS	2.48%	2.38%
3 TO 4 YEARS	2.52%	2.42%
5 TO 9 YEARS	6.61%	6.36%
10 TO 14 YEARS	6.10%	6.05%
15 TO 17 YEARS	3.43%	3.46%
18 TO 20 YEARS	2.94%	2.91%
21 TO 24 YEARS	4.33%	4.36%
25 TO 29 YEARS	6.18%	6.15%
30 TO 34 YEARS	7.12%	6.90%
35 TO 39 YEARS	9.40%	8.70%
40 TO 44 YEARS	9.59%	9.62%
45 TO 49 YEARS	8.49%	8.76%
50 TO 54 YEARS	6.85%	7.06%
55 TO 59 YEARS	5.06%	5.22%
60 TO 64 YEARS	3.89%	4.13%
65 TO 69 YEARS	3.66%	3.82%
70 TO 74 YEARS	3.44%	3.54%
75 TO 79 YEARS	2.74%	2.80%
80 TO 84 YEARS	2.04%	2.02%
85+ YEARS	1.91%	2.15%
1999 MEDIAN AGE FEMALE	38.77	39.50
1999 AVERAGE AGE FEMALE	38.48	39.04
1999 POPULATION BY HOUSEHOLD TYPE	60326	122075
FAMILY HOUSEHOLDS	86.79%	86.31%
NON-FAMILY HOUSEHOLDS	12.61%	12.37%
GROUP QUARTERS	0.55%	1.31%
1999 POPULATION BY URBAN VS RURAL	60326	122075
URBAN	93.86%	92.67%
RURAL	6.14%	7.33%

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1999 HOUSEHOLDS BY TYPE	22320	45459
SINGLE MALE	8.53%	9.04%
SINGLE FEMALE	12.79%	13.22%
MARRIED COUPLE	60.80%	61.75%
OTHER FAMILY-MALE HEAD	3.64%	3.14%
OTHER FAMILY-FEMALE HEAD	8.93%	8.21%
NON FAMILY-MALE HEAD	3.29%	2.83%
NON FAMILY-FEMALE HEAD	2.01%	1.79%
FEMALES 16+ WITH CHILDREN 0-17	22599	46144
EMPLOYED/CHILD 0-5	5.20%	5.05%
UNEMPLOYED/CHILD 0-5	0.46%	0.33%
NOT IN LABOR FORCE/CHILD 0-5	4.03%	3.84%
EMPLOYED/CHILD 6-17	12.18%	11.61%
UNEMPLOYED/CHILD 6-17	0.36%	0.35%
NOT IN LABOR FORCE/CHILD 6-17	3.32%	3.89%
EMPLOYED/CHILD 0-5&6-17	3.08%	2.80%
UNEMPLOYED/CHILD 0-5&6-17	0.22%	0.14%
NOT IN LABOR FORCE/CHILD 0-5&6-17	2.31%	2.54%
EMPLOYED/NO CHILDREN	42.92%	41.52%
UNEMPLOYED/NO CHILDREN	1.39%	1.45%
NOT IN LABOR FORCE/NO CHILDREN	24.53%	26.49%
HOUSEHOLDS: AGE BY POVERTY STATUS	19680	39877
ABOVE POVERTY UNDER AGE 65	80.34%	80.63%
ABOVE POVERTY AGE 65 +	16.07%	15.89%
BELOW POVERTY UNDER AGE 65	2.48%	2.23%
BELOW POVERTY AGE 65 +	1.11%	1.25%
1999 POPULATION 16+ BY EMPLOYMENT	47935	97494
EMPLOYED IN ARMED FORCES	0.12%	0.12%
EMPLOYED CIVILIANS	71.14%	69.75%
UNEMPLOYED CIVILIANS	3.13%	2.73%
NOT IN LABOR FORCE	25.61%	27.40%

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 EMPLOYED CIVILIANS-OCCUPATION	34102	67997
EXECUTIVE AND MANAGERIAL	16.83%	19.18%
PROFESSIONAL SPECIALTY	16.17%	17.69%
TECHNICAL SUPPORT	4.07%	4.21%
SALES	12.80%	12.47%
ADMINISTRATIVE SUPPORT	18.67%	18.20%
SERVICE: PRIVATE HOUSEHOLD	0.26%	0.21%
SERVICE: PROTECTIVE	1.50%	1.56%
SERVICE: OTHER	8.02%	7.11%
FARMING, FORESTRY & FISHING	1.10%	0.90%
PRECISION PRODUCTION & CRAFT MACHINE OPERATOR	8.65%	8.65%
TRANS. AND MATERIAL MOVING	5.97%	4.58%
HANDLERS, HELPERS & LABORERS	3.19%	2.71%
	2.76%	2.54%
1999 EMPLOYED CIVILIANS-CLASS	34102	67997
PRIVATE FOR PROFIT WAGE/SALARY	77.94%	77.53%
PRIV. FOR NON-PROFIT WAGE/SALARY	5.57%	5.71%
LOCAL GOVERNMENT WORKERS	7.74%	7.18%
STATE GOVERNMENT WORKERS	1.43%	1.61%
FEDERAL GOVERNMENT WORKERS	2.55%	2.52%
SELF-EMPLOYED WORKERS	4.44%	5.12%
UNPAID FAMILY WORKERS	0.33%	0.32%
1999 FAMILIES BY NUMBER OF WORKERS	16378	33235
NO WORKERS	6.32%	6.65%
ONE WORKERS	24.34%	23.68%
TWO WORKERS	49.47%	49.88%
THREE + WORKERS	19.87%	19.79%
1999 POPULATION BY TYPE	60326	122075
NOT HISPANIC	83.06%	88.20%
MEXICAN	1.05%	0.75%
PUERTO RICAN	7.43%	4.62%
CUBAN	0.60%	0.52%
OTHER HISPANIC	7.85%	5.90%

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 HISPANICS BY RACE	10219	14402
WHITE	67.59%	68.75%
BLACK	1.51%	1.53%
ASIAN & PACIFIC ISLANDER	0.38%	0.82%
OTHER	30.52%	28.90%
1999 WORKERS- TRANSPORTATION TO WORK	33680	67034
DRIVE ALONE	79.68%	81.07%
CAR POOL	12.46%	11.30%
SUBWAY	0.15%	0.15%
BUS OR TROLLEY BUS	1.63%	1.64%
STREETCAR OR TROLLEY CAR	0.00%	0.00%
TAXICAB	0.27%	0.16%
FERRY BOAT	0.00%	0.00%
RAILROAD	1.20%	1.14%
DRIVE MOTORCYCLE	0.14%	0.10%
WALKED ONLY	2.11%	1.90%
OTHER MEANS	0.47%	0.30%
BICYCLE	0.15%	0.26%
WORKED AT HOME	1.75%	1.97%
1999 WORKERS BY TRAVEL TIME TO WORK	33680	67034
WORK AT HOME	1.75%	1.97%
UNDER 10 MINUTES	14.03%	13.24%
10 TO 29 MINUTES	49.90%	50.11%
30 TO 39 MINUTES	16.24%	15.78%
40 TO 44 MINUTES	4.08%	4.41%
45 TO 59 MINUTES	7.42%	7.35%
60 TO 89 MINUTES	5.15%	5.55%
90+ MINUTES	1.43%	1.60%
AVERAGE TRAVEL TIME IN MINUTES	23.50	23.83

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 HH BY NUMBER OF VEHICLES	22320	45459
NO VEHICLES	5.13%	4.95%
1 VEHICLE	27.95%	27.01%
2 VEHICLES	45.57%	46.07%
3 VEHICLES	15.05%	15.06%
4 VEHICLES	4.26%	4.93%
5 VEHICLES OR MORE	2.04%	1.97%
ESTIMATED TOTAL VEHICLES	42963	88609
1999 POPULATION 25+ BY EDUCATION	41885	85284
ELEMENTARY (0-8)	6.19%	5.58%
SOME HIGH SCHOOL (9-11)	10.61%	9.32%
HIGH SCHOOL GRADUATE (12)	29.19%	27.46%
SOME COLLEGE (13-15)NO DEGREE	17.40%	16.54%
ASSOCIATE DEGREE ONLY	5.76%	5.83%
BACHELOR DEGREE ONLY	20.63%	22.44%
GRADUATE DEGREE	10.22%	12.82%
POPULATION ENROLLED IN SCHOOL	13097	26755
PUBLIC PRE-PRIMARY	4.28%	4.29%
PRIVATE PRE-PRIMARY	4.76%	5.37%
PUBLIC ELEMENTARY & HIGH SCHOOL	53.88%	54.53%
PRIVATE ELEMENTARY & HIGH SCHOOL	9.00%	8.50%
COLLEGE	28.08%	27.31%
HOUSING UNITS BY OCCUPANCY STATUS	20529	41711
OCCUPIED	95.78%	95.87%
VACANT	4.22%	4.13%
VACANT UNITS	866	1722
FOR RENT	31.33%	34.98%
FOR SALE ONLY	24.83%	24.69%
SEASONAL	13.36%	12.91%
OTHER	30.47%	27.42%

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 OWNER OCCUPIED PROPERTY VALUES	14224	29327
\$500,000+	3.01%	5.86%
\$400,000 TO \$499,999	4.65%	7.81%
\$300,000 TO \$399,999	9.60%	14.85%
\$250,000 TO \$299,999	13.93%	15.85%
\$200,000 TO \$249,999	28.73%	24.47%
\$175,000 TO \$199,999	17.64%	13.39%
\$150,000 TO \$174,999	10.87%	8.41%
\$125,000 TO \$149,999	5.58%	4.36%
\$100,000 TO \$124,999	3.18%	2.59%
\$ 75,000 TO \$ 99,999	1.75%	1.47%
\$ 60,000 TO \$ 74,999	0.51%	0.40%
\$ 50,000 TO \$ 59,999	0.16%	0.14%
\$ 35,000 TO \$ 49,999	0.16%	0.16%
\$ 25,000 TO \$ 34,999	0.07%	0.08%
\$ 15,000 TO \$ 24,999	0.13%	0.12%
UNDER \$15,000	0.04%	0.05%
1999 MEDIAN OWNER OCC. PROP. VALUE	\$217,282	\$238,488
1990 TOTAL RENTAL UNITS	5115	10401
1990 MEDIAN RENT	\$675	\$669

Account Number : 19936

Thursday March 23, 2000

POP FACTS DATABASE  
(DEMOGRAPHIC SNAPSHOT REPORT)  
BY CLARITAS INC 800-866-6510  
PREPARED FOR  
AZARIAN MANAGEMENT COMPANY

US HIGHWAY 46 AND FRANKLIN AVE  
ROCKAWAY, NJ

SITE: 564743  
COORD:40:53.45 74:30.81

DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 PERSONS IN UNIT	22320	45459
1 PERSON UNITS	21.32%	22.26%
2 PERSON UNITS	31.00%	30.86%
3 PERSON UNITS	20.63%	20.33%
4 PERSON UNITS	16.57%	16.73%
5 PERSON UNITS	7.06%	6.85%
6 PERSON UNITS	2.53%	2.23%
7+ PERSON UNITS	0.89%	0.73%
1999 YEAR ROUND UNITS IN STRUCTURE	23355	47505
SINGLE UNITS DETACHED	68.55%	69.87%
SINGLE UNITS ATTACHED	5.97%	4.60%
DOUBLE UNITS	6.40%	4.95%
3 TO 9 UNITS	6.54%	6.57%
10 TO 19 UNITS	6.89%	7.15%
20 TO 49 UNITS	3.07%	4.05%
50 + UNITS	1.07%	1.64%
MOBILE HOME OR TRAILER	0.57%	0.37%
ALL OTHER	0.94%	0.80%
1999 SINGLE/MULTIPLE UNIT RATIO	3.11	3.06
HOUSING UNITS BY YEAR BUILT	19614	39926
BUILT 1989 TO MARCH 1990	1.13%	0.86%
BUILT 1985 TO 1988	6.13%	5.65%
BUILT 1980 TO 1984	4.74%	5.93%
BUILT 1970 TO 1979	13.96%	15.01%
BUILT 1960 TO 1969	19.69%	23.44%
BUILT 1950 TO 1959	21.39%	20.65%
BUILT 1940 TO 1949	10.95%	8.98%
BUILT 1939 OR EARLIER	22.00%	19.47%