

ACCT #: 19936

08/31/88

POP-FACTS: FULL DATA REPORT
 (CENSUS '80, UPDATES & PROJECTIONS)
 BY NATIONAL DECISION SYSTEMS 619-942-7000
 PREPARED FOR
 AZARIAN MANAGEMENT COMPANY

OLD HOOK MOUNTAIN RD AND OLD BLOOMFIELD AVE
 PINE BROOK, NJ

SITE: 192178
 COORD: 40.518 74.202

DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
POPULATION		
1993 PROJECTION	40,346	128,513
1988 ESTIMATE	39,950	126,881
1980 CENSUS	39,224	124,138
1970 CENSUS	39,101	128,600
GROWTH 70-80	0.31%	-3.47%
HOUSEHOLDS		
1993 PROJECTION	13,703	43,860
1988 ESTIMATE	13,303	42,470
1980 CENSUS	12,369	39,414
1970 CENSUS	11,013	36,252
GROWTH 70-80	12.31%	8.72%
POPULATION BY RACE & SPANISH ORIGIN		
	39,224	124,138
WHITE	95.39%	95.80%
BLACK	1.27%	1.36%
AMERICAN INDIAN	0.04%	0.04%
ASIAN & PACIFIC ISLANDER	2.84%	2.32%
OTHER RACES	0.46%	0.47%
SPANISH ORIGIN - NEW CATEGORY	1.54%	1.65%
OCCUPIED UNITS		
	12,369	39,414
OWNER OCCUPIED	74.76%	74.83%
RENTER OCCUPIED	25.24%	25.17%
1980 PERSONS PER HOUSEHOLD	3.14	3.07
YEAR ROUND UNITS AT ADDRESS		
	12,558	40,095
SINGLE UNITS	84.98%	81.68%
2 TO 9 UNITS	5.58%	8.81%
10+ UNITS	9.39%	9.33%
MOBILE HOME OR TRAILER	0.05%	0.18%
SINGLE/MULTIPLE UNIT RATIO	5.68	4.50
1988 ESTIMATED HOUSEHOLDS BY INCOME		
	13,303	42,470
\$75,000 OR MORE	28.11%	29.59%
\$50,000 TO \$74,999	29.89%	28.19%
\$35,000 TO \$49,999	18.15%	17.36%
\$25,000 TO \$34,999	10.56%	10.23%
\$15,000 TO \$24,999	7.25%	7.78%
\$7,500 TO \$14,999	3.37%	3.76%
UNDER \$7,500	2.67%	3.07%
1988 ESTIMATED AVERAGE HH INCOME		
	\$59,646	\$62,068
1988 ESTIMATED MEDIAN HH INCOME		
	\$56,991	\$58,167
1988 ESTIMATED PER CAPITA INCOME		
	\$19,935	\$20,780

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POPULATION BY SEX	39,224	124,138
MALE	49.43%	48.51%
FEMALE	50.57%	51.49%
POPULATION BY AGE	39,224	124,138
UNDER 5 YEARS	5.70%	5.25%
5 TO 9 YEARS	7.10%	6.66%
10 TO 14 YEARS	9.62%	9.21%
15 TO 19 YEARS	9.65%	9.50%
20 TO 24 YEARS	7.95%	7.80%
25 TO 29 YEARS	7.82%	7.19%
30 TO 34 YEARS	8.26%	7.73%
35 TO 44 YEARS	15.31%	14.44%
45 TO 54 YEARS	12.68%	12.80%
55 TO 59 YEARS	5.19%	5.86%
60 TO 64 YEARS	3.76%	4.41%
65 TO 74 YEARS	4.24%	5.37%
75+ YEARS	2.72%	3.78%
MEDIAN AGE	31.79	33.29
AVERAGE AGE	33.18	34.84
FEMALE POPULATION BY AGE	19,836	63,919
UNDER 5 YEARS	5.52%	5.06%
5 TO 9 YEARS	6.80%	6.30%
10 TO 14 YEARS	9.26%	8.74%
15 TO 19 YEARS	9.36%	9.09%
20 TO 24 YEARS	7.84%	7.59%
25 TO 29 YEARS	7.89%	7.07%
30 TO 34 YEARS	8.61%	7.99%
35 TO 44 YEARS	15.55%	14.59%
45 TO 54 YEARS	12.10%	12.27%
55 TO 59 YEARS	5.03%	5.75%
60 TO 64 YEARS	3.79%	4.45%
65 TO 74 YEARS	4.71%	5.99%
75+ YEARS	3.54%	5.10%
FEMALE MEDIAN AGE	31.08	32.13
FEMALE AVERAGE AGE	33.90	35.97
POPULATION BY HOUSEHOLD TYPE	39,224	124,138
FAMILY HOUSEHOLDS	92.34%	90.58%
NON FAMILY HOUSEHOLDS	6.53%	6.87%
GROUP QUARTERS	1.13%	2.55%

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HISPANIC POPULATION BY RACE	605	2,042
WHITE	87.05%	86.17%
BLACK	0.81%	1.00%
AMERICAN INDIAN & ASIAN	1.96%	1.93%
OTHER RACE	10.19%	10.89%
HISPANIC POPULATION BY TYPE	39,224	124,138
NOT OF HISPANIC ORIGIN	98.46%	98.35%
MEXICAN	0.08%	0.10%
PUERTO RICAN	0.44%	0.45%
CUBAN	0.17%	0.19%
OTHER SPANISH	0.84%	0.90%
MARITAL STATUS PERSONS 15+	30,432	97,917
SINGLE	27.16%	27.52%
MARRIED	62.11%	60.28%
SEPARATED	1.75%	1.77%
WIDOWED	5.25%	6.67%
DIVORCED	3.73%	3.76%
MARITAL STATUS OF FEMALES 15+	15,555	51,076
SINGLE	24.64%	25.08%
MARRIED	60.62%	57.75%
SEPARATED	1.87%	1.92%
WIDOWED	8.48%	10.72%
DIVORCED	4.39%	4.52%
PERSONS IN UNIT	12,369	39,414
1 PERSON UNITS	13.98%	15.20%
2 PERSON UNITS	26.81%	27.87%
3 PERSON UNITS	19.04%	18.63%
4 PERSON UNITS	21.77%	20.91%
5 PERSON UNITS	11.94%	11.14%
6+ PERSON UNITS	6.45%	6.25%
PERSONS IN RENTER UNITS	3,122	9,919
1 PERSON UNITS	37.06%	38.35%
2 PERSON UNITS	38.97%	37.43%
3 PERSON UNITS	14.28%	13.39%
4 PERSON UNITS	6.64%	7.07%
5 PERSON UNITS	1.82%	2.40%
6+ PERSON UNITS	1.23%	1.36%

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HOUSEHOLDS BY TYPE	12,369	39,414
SINGLE MALE	6.19%	5.83%
SINGLE FEMALE	7.80%	9.38%
MARRIED COUPLE	73.80%	72.21%
OTHER FAMILY - MALE HEAD	2.29%	2.26%
OTHER FAMILY - FEMALE HEAD	6.87%	7.49%
NON FAMILY - MALE HEAD	1.91%	1.70%
NON FAMILY - FEMALE HEAD	1.15%	1.14%
HOUSEHOLDS WITH CHILDREN 0-18	5,888	17,666
MARRIED COUPLE FAMILY	89.54%	88.82%
OTHER FAMILY - MALE HEAD	1.89%	1.84%
OTHER FAMILY - FEMALE HEAD	8.32%	9.03%
NON FAMILY	0.25%	0.30%
1980 OWNER OCCUPIED PROPERTY VALUES	8,553	26,912
UNDER \$25,000	0.63%	0.87%
\$25,000 TO \$39,999	3.09%	3.23%
\$40,000 TO \$49,999	5.46%	5.15%
\$50,000 TO \$79,999	33.82%	33.35%
\$80,000 TO \$99,999	21.24%	21.81%
\$100,000 TO \$149,000	29.63%	27.95%
\$150,000 TO \$199,999	4.82%	5.37%
\$200,000+	1.31%	2.26%
1980 MEDIAN PROPERTY VALUE	\$90,085	\$90,064
POPULATION BY URBAN VS RURAL	39,224	124,138
URBAN	100.00%	98.80%
RURAL	0.00%	1.20%
POPULATION ENROLLED IN SCHOOL	11,923	37,143
NURSERY SCHOOL	5.26%	4.88%
KINDERGARTEN & ELEMENTARY (1-8)	49.18%	48.01%
HIGH SCHOOL (9-12)	26.80%	26.90%
COLLEGE	18.76%	20.20%
POPULATION 25+ BY EDUCATION LEVEL	23,537	76,485
ELEMENTARY (0-8)	8.55%	10.67%
SOME HIGH SCHOOL (9-11)	9.97%	9.75%
HIGH SCHOOL GRADUATE (12)	36.81%	35.84%
SOME COLLEGE (13-15)	15.58%	15.34%
COLLEGE GRADUATE (16+)	29.10%	28.40%

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POPULATION 16+ BY OCCUPATION	20,009	62,009
EXECUTIVE AND MANAGERIAL	17.15%	16.51%
PROFESSIONAL SPECIALTY	17.71%	17.24%
TECHNICAL SUPPORT	3.01%	2.88%
SALES	11.20%	12.09%
ADMINISTRATIVE SUPPORT	19.49%	20.28%
SERVICE: PRIVATE HOUSEHOLD	0.30%	0.39%
SERVICE: PROTECTIVE	1.69%	1.74%
SERVICE: OTHER	6.68%	6.54%
FARMING FORESTRY & FISHING	0.57%	0.62%
PRECISION PRODUCTION & CRAFT	11.88%	11.07%
MACHINE OPERATOR	4.65%	5.01%
TRANSPORTATION & MATERIAL MOVING	2.68%	2.80%
LABORERS	2.99%	2.83%
FEMALES 16+ WITH CHILDREN 0-18	5,878	17,258
WORKING WITH CHILD UNDER 6	12.39%	11.72%
NOT WORKING WITH CHILD UNDER 6	21.87%	22.33%
WORKING WITH CHILD 6-18 ONLY	40.38%	41.02%
NOT WORKING WITH CHILD 6-18 ONLY	25.37%	24.93%
HOUSEHOLDS BY NUMBER OF VEHICLES	12,370	39,423
NO VEHICLES	2.72%	3.90%
1 VEHICLE	24.86%	26.03%
2 VEHICLES	49.31%	47.27%
3+ VEHICLES	23.11%	22.79%
ESTIMATED TOTAL VEHICLES	24,423	76,288
POPULATION BY TRAVEL TIME TO WORK	19,702	60,397
UNDER 5 MINUTES	2.41%	2.60%
5 TO 9 MINUTES	12.23%	13.51%
10 TO 14 MINUTES	15.86%	15.51%
15 TO 19 MINUTES	14.65%	15.39%
20 TO 29 MINUTES	22.77%	22.40%
30 TO 44 MINUTES	19.52%	18.11%
45 TO 59 MINUTES	5.10%	4.75%
60+ MINUTES	7.44%	7.74%
AVERAGE TRAVEL TIME IN MINUTES	23.61	23.25
POPULATION BY TRANSPORTATION TO WORK	19,549	60,652
DRIVE ALONE	75.76%	75.17%
CAR POOL	16.44%	15.41%
PUBLIC TRANSPORTATION	3.63%	4.28%
WALKED ONLY	2.04%	2.84%
OTHER MEANS	0.72%	0.64%
WORKED AT HOME	1.41%	1.66%

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HOUSING UNITS BY YEAR BUILT	12,573	40,138
BUILT 1979 TO MARCH 1980	1.03%	1.54%
BUILT 1975 TO 1978	3.99%	4.47%
BUILT 1970 TO 1974	8.30%	7.26%
BUILT 1960 TO 1969	41.51%	34.50%
BUILT 1950 TO 1959	21.64%	21.90%
BUILT 1940 TO 1949	9.03%	9.13%
BUILT 1939 OR EARLIER	14.50%	21.21%
1980 HOUSEHOLDS BY 1979 INCOMES	12,369	39,408
\$75,000+	3.28%	3.94%
\$50,000 TO \$74,999	9.44%	10.45%
\$35,000 TO \$49,999	20.60%	19.57%
\$25,000 TO \$34,999	24.01%	22.82%
\$15,000 TO \$24,999	25.67%	24.23%
\$ 7,500 TO \$14,999	11.06%	12.12%
UNDER \$7,500	5.96%	6.87%
1979 AVERAGE HOUSEHOLD INCOME	\$31,126	\$31,686
1979 MEDIAN HOUSEHOLD INCOME	\$28,359	\$28,340
1980 FAMILIES BY 1979 INCOMES	10,243	32,245
\$75,000+	3.74%	4.42%
\$50,000 TO \$74,999	10.92%	12.25%
\$35,000 TO \$49,999	23.24%	22.37%
\$25,000 TO \$34,999	26.42%	25.41%
\$15,000 TO \$24,999	23.87%	23.10%
\$ 7,500 TO \$14,999	8.19%	8.88%
UNDER \$7,500	3.61%	3.58%
1979 AVERAGE FAMILY INCOME	\$33,613	\$34,532
1979 MEDIAN FAMILY INCOME	\$30,635	\$31,137

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1988 POPULATION BY SEX	39,950	126,881
MALE	49.21%	48.43%
FEMALE	50.79%	51.57%
1988 POPULATION BY AGE	39,950	126,881
UNDER 5 YEARS	5.88%	5.54%
5 TO 9 YEARS	5.89%	5.56%
10 TO 14 YEARS	5.86%	5.55%
15 TO 19 YEARS	7.03%	6.88%
20 TO 24 YEARS	6.99%	6.97%
25 TO 29 YEARS	9.82%	9.31%
30 TO 34 YEARS	8.40%	8.23%
35 TO 44 YEARS	16.01%	15.63%
45 TO 54 YEARS	13.18%	12.70%
55 TO 59 YEARS	6.00%	6.10%
60 TO 64 YEARS	5.26%	5.69%
65 TO 74 YEARS	6.60%	7.71%
75+ YEARS	3.10%	4.13%
1988 MEDIAN AGE	35.43	36.49
1988 AVERAGE AGE	36.75	37.95
1988 FEMALE POPULATION BY AGE	20,291	65,426
UNDER 5 YEARS	5.67%	5.33%
5 TO 9 YEARS	5.69%	5.35%
10 TO 14 YEARS	5.59%	5.27%
15 TO 19 YEARS	6.71%	6.53%
20 TO 24 YEARS	6.88%	6.82%
25 TO 29 YEARS	9.48%	8.73%
30 TO 34 YEARS	8.16%	7.98%
35 TO 44 YEARS	16.72%	16.06%
45 TO 54 YEARS	13.31%	12.85%
55 TO 59 YEARS	5.79%	5.97%
60 TO 64 YEARS	5.14%	5.65%
65 TO 74 YEARS	6.89%	8.11%
75+ YEARS	3.96%	5.36%
1988 FEMALE MEDIAN AGE	36.40	37.73
1988 FEMALE AVERAGE AGE	37.61	39.20