

Account Number : 19936

Friday March 24, 2000

DEMOGRAPHIC EXECUTIVE SUMMARY REPORT

BY CLARITAS INC 800-866-6510

PREPARED FOR

AZARIAN MANAGEMENT COMPANY

RT 46W AND HOLLYWOOD AVE  
FAIRFIELD, NJ  
3.0 MILE RADIUS

SITE: 564742  
COORD:40:52.91 74:17.50

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The Population in this area grew by 1.0% between 1990 and 1999; from 44,313 to 44,766, 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 0.5%, from 44,766 to 44,973, compared to 4.2% for the United States as a whole.

Of this area's total 1999 population, 89.7% are White, 2.8% are Black, 6.6% are Asian/Pacific Islander, and 0.9% are Other Races. Of this area's total population, 4.1% 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 0.5% between 1990 and 1999, from 15,151 to 15,228, 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 0.7%, from 15,228 to 15,341, compared to 5.1% for the United States as a whole.

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Average income levels in this area grew by 54.1% between 1990 and 1999; from \$72,887 to \$112,337, compared to 46.1% for the United States as a whole. Average income levels in this area are expected to grow by 25.3% over the next five years, from \$112,337 to \$140,782, compared to 20.3% for the United States as a whole.

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74.3% of the workers in this area had White Collar occupations, 17.1% had Blue Collar occupations, and 8.7% had other types of occupations as of 1990.

19.4% of the population in this area were in the "Administrative Support" occupational category and 18.8% were in the "Executive & Managerial" occupational category as of 1990.

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29.5% of the population in this area had earned High School Graduate (12) and 22.1% had earned a Bachelors Degree Only as of 1990.

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Most of the dwellings in this area (80.9%) were Owner Occupied as of 1990.

The highest percentage of the dwellings in this area (72.3%) were Single Units Detached in 1990.

Most of the dwellings in this area (24.0%) were built 1960 to 1969.

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FAIRFIELD, NJ

5.0 MILE RADIUS

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The Population in this area grew by 4.8% between 1990 and 1999; from 155,560 to 163,096, 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 2.1%, from 163,096 to 166,485, compared to 4.2% for the United States as a whole.

Of this area's total 1999 population, 90.2% are White, 2.1% are Black, 6.7% are Asian/Pacific Islander, and 0.9% are Other Races. Of this area's total population, 4.1% 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 4.1% between 1990 and 1999, from 54,701 to 56,929, 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 2.3%, from 56,929 to 58,227, compared to 5.1% for the United States as a whole.

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Average income levels in this area grew by 49.5% between 1990 and 1999; from \$70,286 to \$105,045, 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 \$105,045 to \$126,833, compared to 20.3% for the United States as a whole.

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74.9% of the workers in this area had White Collar occupations, 16.8% had Blue Collar occupations, and 8.3% had other types of occupations as of 1990.

19.9% of the population in this area were in the "Administrative Support" occupational category and 18.8% were in the "Executive & Managerial" occupational category as of 1990.

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30.0% of the population in this area had earned High School Graduate (12) and 21.9% had earned a Bachelors Degree Only as of 1990.

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Most of the dwellings in this area (78.6%) were Owner Occupied as of 1990.

The highest percentage of the dwellings in this area (71.9%) were Single Units Detached in 1990.

Most of the dwellings in this area (24.5%) were built 1950 to 1959.

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
POPULATION		
2004 PROJECTION	44973	166485
1999 ESTIMATE	44766	163096
1990 CENSUS	44313	155560
1980 CENSUS	41556	158856
GROWTH 1999 - 2004	0.46%	2.08%
GROWTH 1990 - 1999	1.02%	4.84%
GROWTH 1980 - 1990	6.64%	-2.07%
HOUSEHOLDS		
2004 PROJECTION	15341	58227
1999 ESTIMATE	15228	56929
1990 CENSUS	15151	54701
1980 CENSUS	13160	50999
GROWTH 1999 - 2004	0.74%	2.28%
GROWTH 1990 - 1999	0.50%	4.07%
GROWTH 1980 - 1990	15.14%	7.26%
1999 AVERAGE PERSONS PER HOUSEHOLD	2.83	2.78
FAMILY HOUSEHOLDS		
2004 PROJECTION	11462	43385
1999 ESTIMATE	11524	42875
1990 CENSUS	11830	42185
1980 CENSUS	11101	41959
GROWTH 1999 - 2004	-0.54%	1.19%
GROWTH 1990 - 1999	-2.58%	1.63%
GROWTH 1980 - 1990	6.56%	0.54%
1999 ESTIMATED POPULATION BY RACE	44766	163096
WHITE	89.65%	90.23%
BLACK	2.84%	2.12%
ASIAN & PACIFIC ISLANDER	6.58%	6.73%
OTHER RACES	0.93%	0.92%
1999 ESTIMATED POPULATION BY ORIGIN	44766	163096
HISPANIC ORIGIN	4.09%	4.09%

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 ASIAN & PI BY ETHNICITY	2972	11027
ASIAN CHINESE	32.67%	36.32%
ASIAN JAPANESE	6.11%	4.77%
ASIAN INDIAN	26.88%	27.97%
ASIAN KOREAN	13.51%	12.20%
ASIAN VIETNAMESE	3.25%	1.60%
ASIAN FILIPINO	13.89%	13.32%
ASIAN OTHER	3.66%	3.57%
PACIFIC ISLANDER	0.02%	0.25%
1999 TOTAL HOUSING UNITS	15794	58882
1999 OCCUPIED UNITS	15228	56929
OWNER OCCUPIED	80.84%	79.09%
RENTER OCCUPIED	19.16%	20.91%
1999 ESTIMATED HOUSEHOLDS BY INCOME	15228	56929
\$500,000 +	2.07%	1.82%
\$250,000 TO \$499,999	4.57%	4.09%
\$150,000 TO \$249,999	14.93%	12.19%
\$125,000 TO \$149,999	8.45%	7.49%
\$100,000 TO \$124,999	11.37%	10.85%
\$ 75,000 TO \$ 99,999	14.99%	15.67%
\$ 60,000 TO \$ 74,999	10.59%	11.36%
\$ 55,000 TO \$ 59,999	3.36%	3.43%
\$ 50,000 TO \$ 54,999	3.41%	3.94%
\$ 35,000 TO \$ 49,999	9.13%	10.92%
\$ 25,000 TO \$ 34,999	6.19%	6.54%
\$ 15,000 TO \$ 24,999	5.93%	5.89%
\$ 5,000 TO \$ 14,999	4.00%	4.94%
UNDER \$5,000	0.99%	0.88%
1999 ESTIMATED AVERAGE HH INCOME	\$112,337	\$105,045
1999 ESTIMATED MEDIAN HH INCOME	\$85,661	\$78,363
1999 ESTIMATED PER CAPITA INCOME	\$38,694	\$36,928

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 EST. FAMILY HH BY INCOME	11524	42875
\$500,000 +	2.62%	2.20%
\$250,000 TO \$499,999	5.38%	4.70%
\$150,000 TO \$249,999	17.56%	14.73%
\$125,000 TO \$149,999	10.10%	9.00%
\$100,000 TO \$124,999	12.96%	12.68%
\$ 75,000 TO \$ 99,999	16.08%	17.48%
\$ 60,000 TO \$ 74,999	11.16%	12.11%
\$ 55,000 TO \$ 59,999	3.49%	3.41%
\$ 50,000 TO \$ 54,999	2.87%	3.90%
\$ 35,000 TO \$ 49,999	7.33%	9.32%
\$ 25,000 TO \$ 34,999	4.68%	5.02%
\$ 15,000 TO \$ 24,999	3.74%	3.52%
\$ 5,000 TO \$ 14,999	1.52%	1.54%
UNDER \$5,000	0.52%	0.41%
1999 AVERAGE FAMILY HH INCOME	\$129,185	\$120,092
1999 MEDIAN FAMILY HH INCOME	\$97,830	\$90,419
1999 ESTIMATED POPULATION BY SEX	44766	163096
MALE	48.52%	47.92%
FEMALE	51.48%	52.08%
1999 MARITAL STATUS	37177	136792
SINGLE MALE	15.29%	14.51%
SINGLE FEMALE	12.17%	12.95%
MARRIED	57.74%	58.32%
PREVIOUSLY MARRIED MALE	3.97%	3.70%
PREVIOUSLY MARRIED FEMALE	10.83%	10.52%
1999 HOUSEHOLDS WITH CHILDREN	5179	18352
MARRIED COUPLE FAMILY	87.46%	87.75%
OTHER FAMILY-MALE HEAD	2.73%	2.57%
OTHER FAMILY-FEMALE HEAD	9.21%	9.20%
NON FAMILY	0.61%	0.48%

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 ESTIMATED POPULATION	44766	163096
UNDER 1 YEAR	1.08%	1.00%
1 TO 2 YEARS	2.19%	2.06%
3 TO 4 YEARS	2.21%	2.10%
5 TO 9 YEARS	5.78%	5.54%
10 TO 14 YEARS	5.69%	5.42%
15 TO 17 YEARS	3.20%	3.19%
18 TO 20 YEARS	3.10%	3.41%
21 TO 24 YEARS	4.62%	4.79%
25 TO 29 YEARS	6.57%	6.24%
30 TO 34 YEARS	7.33%	7.03%
35 TO 39 YEARS	7.87%	7.57%
40 TO 44 YEARS	8.12%	8.06%
45 TO 49 YEARS	8.04%	7.97%
50 TO 54 YEARS	7.25%	7.24%
55 TO 59 YEARS	5.97%	6.20%
60 TO 64 YEARS	4.80%	5.14%
65 TO 69 YEARS	4.43%	4.73%
70 TO 74 YEARS	3.90%	4.34%
75 TO 79 YEARS	3.15%	3.44%
80 TO 84 YEARS	2.33%	2.33%
85+ YEARS	2.35%	2.20%
1999 MEDIAN AGE	40.22	41.02
1999 AVERAGE AGE	40.30	40.93

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 ESTIMATED FEMALE POPULATION	23046	84943
UNDER 1 YEAR	1.03%	0.94%
1 TO 2 YEARS	2.07%	1.93%
3 TO 4 YEARS	2.11%	1.99%
5 TO 9 YEARS	5.52%	5.19%
10 TO 14 YEARS	5.41%	5.13%
15 TO 17 YEARS	3.02%	3.00%
18 TO 20 YEARS	2.64%	3.32%
21 TO 24 YEARS	4.19%	4.52%
25 TO 29 YEARS	6.09%	5.88%
30 TO 34 YEARS	7.00%	6.69%
35 TO 39 YEARS	7.59%	7.23%
40 TO 44 YEARS	8.22%	8.05%
45 TO 49 YEARS	8.15%	7.98%
50 TO 54 YEARS	7.16%	7.20%
55 TO 59 YEARS	5.85%	6.06%
60 TO 64 YEARS	4.80%	5.09%
65 TO 69 YEARS	4.57%	4.95%
70 TO 74 YEARS	4.18%	4.68%
75 TO 79 YEARS	3.75%	4.01%
80 TO 84 YEARS	3.11%	2.93%
85+ YEARS	3.54%	3.21%
1999 MEDIAN AGE FEMALE	42.02	42.59
1999 AVERAGE AGE FEMALE	42.13	42.54
1999 POPULATION BY HOUSEHOLD TYPE	44766	163096
FAMILY HOUSEHOLDS	85.18%	85.82%
NON-FAMILY HOUSEHOLDS	10.89%	11.09%
GROUP QUARTERS	3.87%	3.04%
1999 POPULATION BY URBAN VS RURAL	44766	163096
URBAN	100.00%	99.89%
RURAL	0.00%	0.11%

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1999 HOUSEHOLDS BY TYPE	15228	56929
SINGLE MALE	7.39%	7.08%
SINGLE FEMALE	11.26%	12.42%
MARRIED COUPLE	64.49%	64.69%
OTHER FAMILY-MALE HEAD	2.91%	2.68%
OTHER FAMILY-FEMALE HEAD	8.28%	7.94%
NON FAMILY-MALE HEAD	3.36%	2.97%
NON FAMILY-FEMALE HEAD	2.31%	2.22%
FEMALES 16+ WITH CHILDREN 0-17	18872	67608
EMPLOYED/CHILD 0-5	3.90%	3.43%
UNEMPLOYED/CHILD 0-5	0.07%	0.10%
NOT IN LABOR FORCE/CHILD 0-5	3.20%	3.26%
EMPLOYED/CHILD 6-17	10.39%	10.45%
UNEMPLOYED/CHILD 6-17	0.31%	0.36%
NOT IN LABOR FORCE/CHILD 6-17	3.41%	3.71%
EMPLOYED/CHILD 0-5&6-17	2.34%	2.12%
UNEMPLOYED/CHILD 0-5&6-17	0.12%	0.04%
NOT IN LABOR FORCE/CHILD 0-5&6-17	2.08%	2.05%
EMPLOYED/NO CHILDREN	42.46%	41.51%
UNEMPLOYED/NO CHILDREN	1.96%	1.71%
NOT IN LABOR FORCE/NO CHILDREN	29.74%	31.26%
HOUSEHOLDS: AGE BY POVERTY STATUS	15261	54660
ABOVE POVERTY UNDER AGE 65	78.27%	75.56%
ABOVE POVERTY AGE 65 +	19.11%	21.80%
BELOW POVERTY UNDER AGE 65	1.54%	1.29%
BELOW POVERTY AGE 65 +	1.08%	1.34%
1999 POPULATION 16+ BY EMPLOYMENT	36699	135094
EMPLOYED IN ARMED FORCES	0.05%	0.07%
EMPLOYED CIVILIANS	67.31%	66.44%
UNEMPLOYED CIVILIANS	2.52%	2.39%
NOT IN LABOR FORCE	30.12%	31.09%

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 EMPLOYED CIVILIANS-OCCUPATION	24702	89761
EXECUTIVE AND MANAGERIAL	18.85%	18.89%
PROFESSIONAL SPECIALTY	17.45%	18.16%
TECHNICAL SUPPORT	3.58%	3.61%
SALES	14.95%	14.38%
ADMINISTRATIVE SUPPORT	19.44%	19.94%
SERVICE: PRIVATE HOUSEHOLD	0.52%	0.30%
SERVICE: PROTECTIVE	1.43%	1.69%
SERVICE: OTHER	6.13%	5.74%
FARMING, FORESTRY & FISHING	0.58%	0.53%
PRECISION PRODUCTION & CRAFT	9.03%	9.07%
MACHINE OPERATOR	2.80%	2.90%
TRANS. AND MATERIAL MOVING	2.67%	2.65%
HANDLERS, HELPERS & LABORERS	2.57%	2.14%
1999 EMPLOYED CIVILIANS-CLASS	24702	89761
PRIVATE FOR PROFIT WAGE/SALARY	77.08%	76.37%
PRIV. FOR NON-PROFIT WAGE/SALARY	5.49%	5.76%
LOCAL GOVERNMENT WORKERS	7.22%	8.07%
STATE GOVERNMENT WORKERS	1.61%	2.03%
FEDERAL GOVERNMENT WORKERS	1.31%	1.38%
SELF-EMPLOYED WORKERS	7.01%	6.03%
UNPAID FAMILY WORKERS	0.28%	0.35%
1999 FAMILIES BY NUMBER OF WORKERS	11524	42875
NO WORKERS	6.13%	7.37%
ONE WORKERS	21.82%	23.93%
TWO WORKERS	49.37%	45.92%
THREE + WORKERS	22.68%	22.78%
1999 POPULATION BY TYPE	44766	163096
NOT HISPANIC	95.91%	95.91%
MEXICAN	0.12%	0.18%
PUERTO RICAN	1.34%	1.22%
CUBAN	0.45%	0.47%
OTHER HISPANIC	2.18%	2.21%

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 HISPANICS BY RACE	1833	6665
WHITE	79.82%	78.77%
BLACK	0.76%	0.93%
ASIAN & PACIFIC ISLANDER	2.03%	1.98%
OTHER	17.39%	18.32%
1999 WORKERS- TRANSPORTATION TO WORK	24353	88423
DRIVE ALONE	82.07%	82.00%
CAR POOL	9.15%	8.59%
SUBWAY	0.19%	0.28%
BUS OR TROLLEY BUS	2.54%	2.83%
STREETCAR OR TROLLEY CAR	0.00%	0.01%
TAXICAB	0.00%	0.02%
FERRY BOAT	0.00%	0.00%
RAILROAD	1.30%	1.09%
DRIVE MOTORCYCLE	0.05%	0.04%
WALKED ONLY	1.45%	1.93%
OTHER MEANS	0.61%	0.54%
BICYCLE	0.07%	0.09%
WORKED AT HOME	2.57%	2.59%
1999 WORKERS BY TRAVEL TIME TO WORK	24353	88423
WORK AT HOME	2.57%	2.59%
UNDER 10 MINUTES	14.62%	14.65%
10 TO 29 MINUTES	50.73%	51.21%
30 TO 39 MINUTES	15.97%	15.58%
40 TO 44 MINUTES	3.13%	3.04%
45 TO 59 MINUTES	5.55%	5.58%
60 TO 89 MINUTES	5.68%	5.78%
90+ MINUTES	1.74%	1.58%
AVERAGE TRAVEL TIME IN MINUTES	23.00	22.85

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 HH BY NUMBER OF VEHICLES	15228	56929
NO VEHICLES	4.20%	4.90%
1 VEHICLE	23.77%	25.54%
2 VEHICLES	44.84%	43.79%
3 VEHICLES	17.81%	17.04%
4 VEHICLES	6.90%	6.31%
5 VEHICLES OR MORE	2.49%	2.41%
ESTIMATED TOTAL VEHICLES	31696	115431
1999 POPULATION 25+ BY EDUCATION	32289	118215
ELEMENTARY (0-8)	6.52%	6.12%
SOME HIGH SCHOOL (9-11)	9.33%	9.25%
HIGH SCHOOL GRADUATE (12)	29.76%	30.06%
SOME COLLEGE (13-15)NO DEGREE	16.04%	15.97%
ASSOCIATE DEGREE ONLY	4.79%	5.11%
BACHELOR DEGREE ONLY	21.75%	21.80%
GRADUATE DEGREE	11.81%	11.70%
POPULATION ENROLLED IN SCHOOL	9920	35936
PUBLIC PRE-PRIMARY	5.18%	3.91%
PRIVATE PRE-PRIMARY	4.79%	4.85%
PUBLIC ELEMENTARY & HIGH SCHOOL	51.86%	49.26%
PRIVATE ELEMENTARY & HIGH SCHOOL	7.14%	8.61%
COLLEGE	31.03%	33.37%
HOUSING UNITS BY OCCUPANCY STATUS	15663	56490
OCCUPIED	96.73%	96.83%
VACANT	3.27%	3.17%
VACANT UNITS	512	1789
FOR RENT	24.57%	30.52%
FOR SALE ONLY	46.52%	37.44%
SEASONAL	3.89%	5.09%
OTHER	25.03%	26.95%

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 OWNER OCCUPIED PROPERTY VALUES	10495	39177
\$500,000+	12.13%	8.05%
\$400,000 TO \$499,999	10.41%	9.06%
\$300,000 TO \$399,999	18.73%	19.65%
\$250,000 TO \$299,999	17.21%	19.62%
\$200,000 TO \$249,999	19.75%	22.74%
\$175,000 TO \$199,999	7.85%	8.73%
\$150,000 TO \$174,999	4.81%	4.87%
\$125,000 TO \$149,999	3.25%	2.97%
\$100,000 TO \$124,999	2.41%	1.97%
\$ 75,000 TO \$ 99,999	1.88%	1.23%
\$ 60,000 TO \$ 74,999	0.64%	0.40%
\$ 50,000 TO \$ 59,999	0.34%	0.18%
\$ 35,000 TO \$ 49,999	0.33%	0.22%
\$ 25,000 TO \$ 34,999	0.14%	0.14%
\$ 15,000 TO \$ 24,999	0.07%	0.12%
UNDER \$15,000	0.04%	0.06%
1999 MEDIAN OWNER OCC. PROP. VALUE	\$274,640	\$266,260
1990 TOTAL RENTAL UNITS	2746	11182
1990 MEDIAN RENT	\$690	\$670

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Friday March 24, 2000

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

RT 46W AND HOLLYWOOD AVE  
FAIRFIELD, NJ

SITE: 564742  
COORD:40:52.91 74:17.50

DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS
1999 PERSONS IN UNIT	15228	56929
1 PERSON UNITS	18.65%	19.49%
2 PERSON UNITS	30.33%	30.75%
3 PERSON UNITS	19.77%	19.82%
4 PERSON UNITS	18.47%	17.97%
5 PERSON UNITS	8.54%	8.13%
6 PERSON UNITS	3.04%	2.73%
7+ PERSON UNITS	1.20%	1.10%
1999 YEAR ROUND UNITS IN STRUCTURE	15794	58882
SINGLE UNITS DETACHED	71.97%	72.45%
SINGLE UNITS ATTACHED	6.43%	4.21%
DOUBLE UNITS	5.08%	5.59%
3 TO 9 UNITS	4.50%	5.24%
10 TO 19 UNITS	2.20%	3.33%
20 TO 49 UNITS	4.42%	3.63%
50 + UNITS	2.82%	3.96%
MOBILE HOME OR TRAILER	1.38%	0.40%
ALL OTHER	1.21%	1.20%
1999 SINGLE/MULTIPLE UNIT RATIO	4.12	3.52
HOUSING UNITS BY YEAR BUILT	15131	54659
BUILT 1989 TO MARCH 1990	1.25%	0.72%
BUILT 1985 TO 1988	9.29%	6.49%
BUILT 1980 TO 1984	5.23%	4.35%
BUILT 1970 TO 1979	8.56%	10.13%
BUILT 1960 TO 1969	24.01%	24.44%
BUILT 1950 TO 1959	22.29%	24.48%
BUILT 1940 TO 1949	10.75%	10.78%
BUILT 1939 OR EARLIER	18.62%	18.62%