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The Vinca Group L.L.C.

April 27, 2023

The Vinca Group is pleased to present this report on the demand estimate for routine assisted living and Alzheimer's disease/dementia assisted living for the five mile radius market area and the ten mile radius market area (excluding geographic areas in Pennsylvania) originating at 3641 Lawrenceville Road in Lawrence Township, NJ.

The work consisted of identifying licensed assisted living beds from published sources, reviewing demographic data, surveying assisted living communities in the market area for occupancy, reviewing published data and contacting planning offices to identify approved projects and projecting demand.

We projected the net need for additional routine assisted living beds and Alzheimer's disease/dementia assisted living beds for the total population. We also projected demand for routine assisted living beds and Alzheimer's disease dementia assisted living beds using $8,792 monthly rates for routine assisted living and $10,066 monthly rates for Alzheimer's disease/dementia assisted living which are the rates for the ten mile radius market area reported by NICMAP for 1Q2023. The five mile radius market area has only four assisted living communities. NICMAP does not calculate average rates for less than five communities in a market area.

The following table summarizes the net need for additional routine assisted living and Alzheimer's disease/dementia assisted living beds using 2023 and 2028 demographic data.

Market Area	Routine Assisted Living		Dementia Assisted Living	
	2023	2028	2023	2028
Five Mile Radius				
Total Population Net Need Additional Beds	370	432	408	459
Income Qualified Net Need Additional Beds	154	222	104	153
Ten Mile Radius				
Total Net Need Additional Beds	1,280	1,558	1,777	1,998
Income Qualified Net Need Additional Beds	89	348	281	423

Assisted living is designed for frail individuals who need 24 hour oversight and assistance with activities of daily living (ADLs) but do not require continuous skilled nursing care. ADLs are bathing, dressing, toileting, eating and ambulation.

U.S. Department of Commerce, Economics and Statistics Administration, "Americans With Disabilities:2014" November 2018 Table 1. Disability Prevalence by Age and Severity:2014 reports:
- 13.54% of people ages 65 to 74 require assistance
- 27.58% of people ages 75 and older require assistance.

Alzheimer's disease/dementia assisted living units are designed for people with significant cognitive impairment who benefit from programming that supports the resident's current cognitive status, increased dependence with activities of daily living and/or need to be in a secured environment.

Rajan, et al "Population Estimate of People with Clinical AD and Mild Cognitive Impairment in the United States (2020-2060)", Alzheimer's Dementia, 2021 December: Table 2 2020 US Census Adjusted Prevalence, cases per 100 persons (95%CI) of Clinical AD and Mild Cognitive Impairment, by Age and Race/Ethnicity reports the following prevalence rates for Alzheimer's Disease:

- 5.3% population ages 65-74
- 13.8% population ages 75-84
- 34.6% population ages 85 and older

The following table summarizes the projected age and disability qualified population for each market area using 2023 and 2028 demographic data.

Market Area	Routine Assisted Living		Dementia Assisted Living	
	2023	2028	2023	2028
Five Mile Radius				
Age and Disability Qualified Population	2,044	2,291	2,087	2,289
Age, Income and Disability Qualified Population	1,179	1,452	870	1,066
Ten Mile Radius				
Age and Disability Qualified Population	8,495	9,604	8,634	9,520
Age, Income and Disability Qualified Population	3,727	4,764	2,650	3,217

The detailed demand estimates and the assumptions used in the demand estimates are presented in Appendix A through Appendix D of this document. Appendix E presents the demand estimate assumptions. The demographic data reports from Claritas are presented in Appendix F.

The key findings of the inventory and occupancy survey of assisted living communities and demographic analysis in each market area follow.

A map illustrating the market area and a list identifying the senior living communities, addresses, independent living units, licensed routine assisted living beds, licensed Alzheimer's disease/dementia assisted living beds and licensed skilled nursing facility beds follows this document.

CURRENT INVENTORY

- Five mile radius market area has four communities that operate 157 routine assisted living beds and 126 Alzheimer's disease/dementia assisted living beds.

- Five mile radius market area communities reported 69% occupancy in routine assisted living and 87% occupancy in Alzheimer's disease/dementia assisted living beds.

- Five to ten mile radius market area excluding geographic areas in Pennsylvania has 13 properties that operate 820 routine assisted living beds and 301 Alzheimer's disease/dementia assisted living beds.

- Properties in the five to ten mile radius market area excluding geographic areas in Pennsylvania communities reported 72% occupancy in routine assisted living and 80% occupancy in Alzheimer's disease/dementia assisted living beds.

Table 1 presents the capacity occupancy and operator of the assisted living communities in the market areas.

DEMOGRAPHIC ANALYSIS

- The total population for the five mile radius market area is projected to increase 2.0% to 104,471 in 2028.

- The total population is projected to increase 1.3% to 448,343 in 2028 for the ten mile radius market area excluding the geographic areas in Pennsylvania.

- The population ages 65 and older is increasing at a higher rate than the total population through 2028.

- The population ages 65 and older is projected to increase 14.9% to 20,543 for the five mile radius market area.

- The population ages 65 and older is projected to increase 15.4% to 87,293 for the ten mile radius market area excluding the geographic areas in Pennsylvania.

- The market areas have strong median income and median housing value statistics.

- The five mile radius market area median income level is $141,912 which is 93.5% higher than the national median income level. Claritas reports the median housing value for the five mile radius market area is $611,477 which is 100.2% higher than the national median housing.

- The median income for the ten mile radius market area excluding the geographic areas in Pennsylvania is $98,784 which is 34.8% higher than the national median income level.

- The population ages 45 to 64 are considered to be adult children of the elderly who may influence or make the decision for their parents to move to assisted living. Adult children of the elderly may also contribute to the cost of care for their parents.

- The five mile radius market area has 26,024 people ages 45 to 64. The median household income for this age group is $197,123.

- The ten mile radius market area excluding the geographic areas in Pennsylvania has 118,200 people ages 45 to 64. The median income for this age group is $128,313.

Table 2 presents the demographic profile of age cohorts 65 and older in each market area for the years 2023 and 2028.

Table 3 presents demographic data for people ages 45 to 64 in each market area who are considered to be adult children of the elderly and influential in assisting parents with decisions concerning long term care options.

The demographic data is from Claritas, Inc. and is projected for 2023 and 2028. The Senior Life Report detailing demographic and economic data for each market area is presented in Appendix F.

This report is intended for use in the planning of this project. The report is based on estimates, assumptions and other information available to us when we conducted the study or developed in connection to the study. Sources of the information and the basis of the estimates and assumptions are stated in the appropriate places within this report. However, some assumptions may not materialize and unanticipated events and circumstances may occur.

Therefore, actual results achieved may vary from those reported. We have not evaluated the effectiveness of the project's management and we are not responsible for future marketing efforts and other management actions upon which results will depend.

RETIREMENT COMMUNITIES
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE AND TEN MILE RADIUS MARKET AREAS (EXCLUDING PENNSYLVANIA)
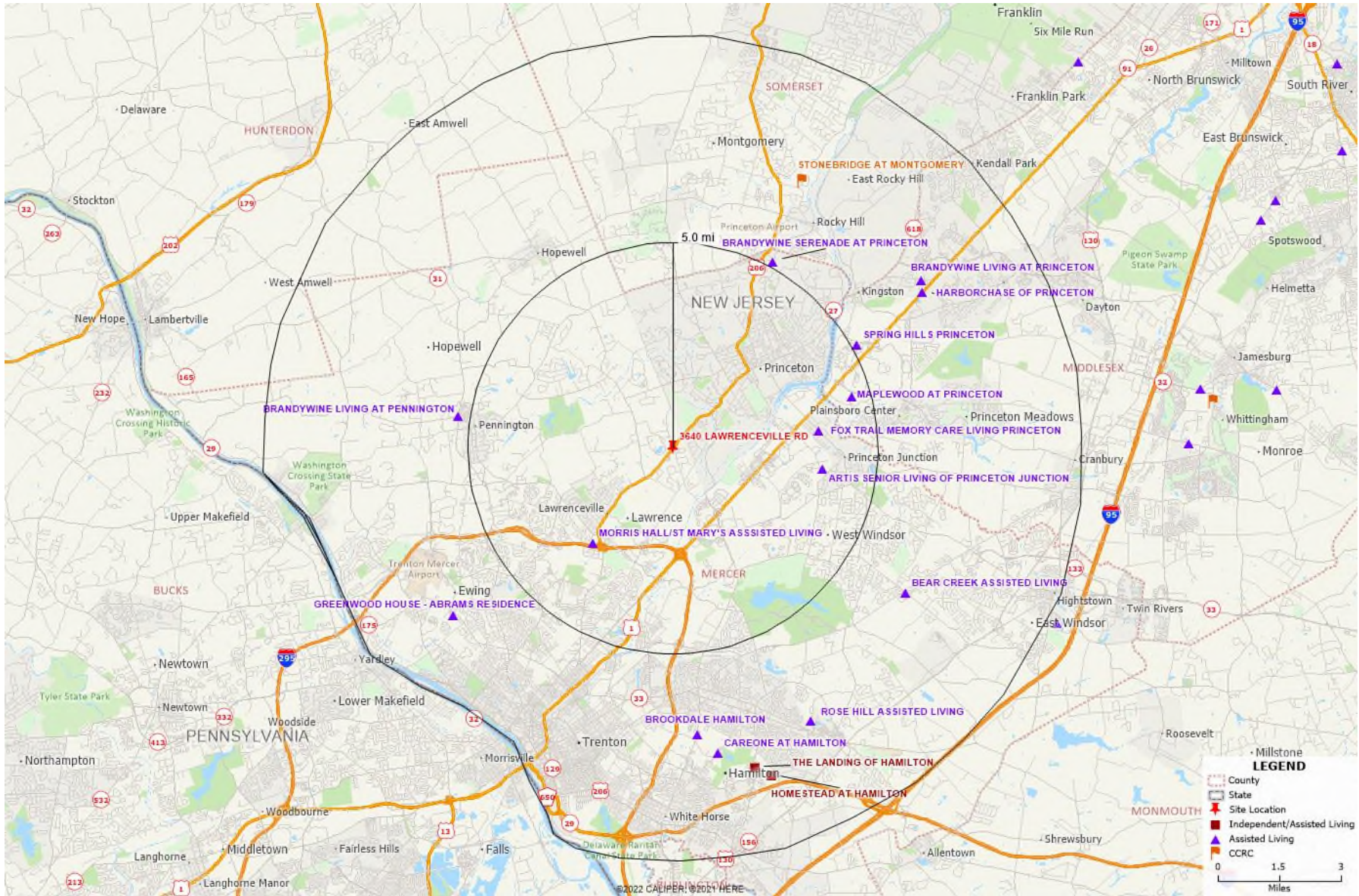
LEGEND
- County
- State
- Site Location
- Independent/Assisted Living
- Assisted Living
- CCRC

Map labels include:
- STONEBRIDGE AT MONTGOMERY
- BRANDYWINE SERENADE AT PRINCETON
- BRANDYWINE LIVING AT PRINCETON
- HARBORCHASE OF PRINCETON
- SPRING HILLS PRINCETON
- MAPLEWOOD AT PRINCETON
- FOX TRAIL MEMORY CARE LIVING PRINCETON
- 3640 LAWRENCEVILLE RD
- ARTIS SENIOR LIVING OF PRINCETON JUNCTION
- BRANDYWINE LIVING AT PENNINGTON
- MORRIS HALL/ST MARY'S ASSSISTED LIVING
- BEAR CREEK ASSISTED LIVING
- GREENWOOD HOUSE - ABRAMS RESIDENCE
- ROSE HILL ASSISTED LIVING
- BROOKDALE HAMILTON
- CAREONE AT HAMILTON
- THE LANDING OF HAMILTON
- HOMESTEAD AT HAMILTON

5.0 mi

Scale: 0 — 1.5 — 3 Miles

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FACILITY LIST
COMMUNITIES
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE AND TEN MILE RADIUS MARKET AREAS (EXCLUDING PENNSYLVANIA)

EXISTING COMMUNITIES
Zero to Five Mile Radius

NAME	ADDRESS	CITY	ST	ZIP	PHONE	IL	AL	ALZ	SNF
ARTIS SENIOR LIVING OF PRINCETON JUNCTION	861 ALEXANDER RD	PRINCETON	NJ	08540	609-454-3360	0	0	64	0
FOX TRAIL MEMORY CARE LIVING PRINCETON	181 WASHINGTON RD	PRINCETON	NJ	08540	609-514-0912	0	0	16	0
MAPLEWOOD AT PRINCETON	1 HOSPITAL DR	PLAINSBORO	NJ	08536	609-285-5427	0	79	26	0
MORRIS HALL/ST MARY'S ASSSISTED LIVING	1 BISHOPS DR	LAWRENCEVILLE	NJ	08648	609-896-0006	0	78	20	180
TOTAL						**0**	**157**	**126**	**180**

EXISTING COMMUNITIES
Five to Ten Mile Radius

NAME	ADDRESS	CITY	ST	ZIP	PHONE	IL	AL	ALZ	SNF
BEAR CREEK ASSISTED LIVING	291 VILLAGE RD E	WEST WINDSOR	NJ	08550	609-918-1075	0	75	25	0
BRANDYWINE LIVING AT PENNINGTON	143 W FRANKLIN AVE	PENNINGTON	NJ	08534	609-730-9922	0	102	17	0
BRANDYWINE LIVING AT PRINCETON	155 RAYMOND RD	PRINCETON	NJ	08540	732-329-8888	0	97	27	0
BRANDYWINE SERENADE AT PRINCETON	775 MOUNT LUCAS RD	PRINCETON	NJ	08450	609-430-4000	0	108	12	0
BROOKDALE HAMILTON	1645 WHITEHORSE-MERCERVILLE RD	HAMILTON	NJ	08619	609-586-4000	0	0	50	0
CAREONE AT HAMILTON	1660 WHITEHORSE HAMILTON SQUARE RD	HAMILTON	NJ	08619	609-586-4600	0	58	37	0
GREENWOOD HOUSE - ABRAMS RESIDENCE	53 WALTER ST	EWING	NJ	08628	609-883-5391	0	29	0	137
HARBORCHASE OF PRINCETON	4331 S US ROUTE 1	MONMOUTH JUNCTION	NJ	08852	609-917-9315	0	122	38	0
HOMESTEAD AT HAMILTON	2560 KUSER RD	HAMILTON TOWNSHIP	NJ	08691	609-438-9900	96	106	24	0
ROSE HILL ASSISTED LIVING	1150 WASHINGTON BLVD	ROBBINSVILLE	NJ	08691	609-371-7007	0	49	27	0
SPRING HILLS PRINCETON	1000 WINDROW DR	PRINCETON	NJ	08540	609-514-9111	0	113	0	180
STONEBRIDGE AT MONTGOMERY	100 HOLLINSHEAD SPRING RD	SKILLMAN	NJ	08558	609-759-3635	211	41	20	50
THE LANDING OF HAMILTON	1750 YARDVILLE HAMILTON SQUARE RD	HAMILTON	NJ	08690	609-421-0300	26	101	41	0
TOTAL						**333**	**1,001**	**318**	**367**

PLANNED COMMUNITIES

NAME	ADDRESS	CITY	ST	ZIP	PHONE	IL	AL	ALZ	SNF
BEAR CREEK SENIOR LIVING (Planned)	289 VILLAGE RD E	WEST WINDSOR	NJ	08550	N/A	220	0	0	0
TOTAL						**220**	**0**	**0**	**0**

Note: Assisted Living, Alzheimer's Disease/Dementia Assisted Living and Skilled Nursing Facility lists licensed beds.

TABLE 1
ASSISTED LIVING COMMUNITIES
CAPACITY, OCCUPANCY AND OPERATOR
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE AND TEN MILE RADIUS MARKETS (EXCLUDING PENNSYLVANIA)
APRIL 2023

FACILITY	TOTAL ASSISTED LIVING				ROUTINE ASSISTED LIVING			ALZHEIMER'S DISEASE/ DEMENTIA ASSISTED LIVING			OPERATOR
	Licensed Beds	Operating Capacity	Census	Occupancy	Operating Capacity	Census	Occupancy	Operating Capacity	Census	Occupancy	
Zero to Five Miles											
Artis Senior Living of Princeton Junction	64	64	56	87.5%	N/A	N/A	N/A	64	56	87.5%	Artis Senior Living
Fox Trail Memory Care Living Princeton	16	16	10	62.5%	N/A	N/A	N/A	16	10	62.5%	PNHJ, LLC
Maplewood at Princeton	105	105	94	89.5%	79	68	86.1%	26	26	100.0%	Maplewood Senior Living
Morris Hall/ St Mary's Assisted Living	98	98	59	60.2%	78	41	52.6%	20	18	90.0%	Morris Hall Senior Care Communities
Total/Average Zero to Five Miles	**283**	**283**	**219**	**77.4%**	**157**	**109**	**69.4%**	**126**	**110**	**87.3%**	
Five to Ten Miles											
Bear Creek Assisted Living	100	100	84	84.0%	75	63	84.0%	25	21	84.0%	Bridge Senior Living
Brandywine Living at Pennington	119	92	75	81.5%	75	60	80.0%	17	15	88.2%	Brandywine Senior Living
Brandywine Living at Princeton	124	111	91	82.0%	87	68	78.2%	24	23	95.8%	Brandywine Senior Living
Brandywine Serenade at Princeton	120	80	23	28.8%	68	21	30.9%	12	2	16.7%	Brandywine Senior Living
Brookdale Hamilton	50	44	42	95.5%	N/A	N/A	N/A	44	42	95.5%	Brookdale Senior Living
CareOne Hamilton	95	95	87	91.6%	58	55	94.8%	37	32	86.5%	CareOne Senior Living
Greenwood House - Abrams Residence	29	24	24	100.0%	24	24	100.0%	N/A	N/A	N/A	Non profit
Harborchase of Princeton	160	150	75	50.0%	120	60	50.0%	30	15	50.0%	Harborchase Senior Living
Homestead at Hamilton	130	99	91	91.9%	75	68	90.7%	24	23	95.8%	Inspired Healthcare Capital
Rose Hill Assisted Living	76	76	55	72.4%	49	35	71.4%	27	20	74.1%	DePaul Healthcare
Spring Hills Princeton	113	84	55	65.5%	84	55	65.5%	N/A	N/A	N/A	Spring Hill Senior Living
Stonebridge at Montgomery	61	60	59	98.3%	40	39	97.5%	20	20	100.0%	Springpoint at Montgomery, Inc.
The Landing of Hamilton	142	106	74	69.8%	65	45	69.2%	41	29	70.7%	Leisure Care, Inc.
Total/Average Five to Ten Miles	**1,319**	**1,121**	**835**	**74.5%**	**820**	**593**	**72.3%**	**301**	**242**	**80.4%**	
TOTAL/AVERAGE	**1,602**	**1,404**	**1,054**	**75.1%**	**977**	**702**	**71.9%**	**427**	**352**	**82.4%**	

N/A = Not Applicable
WND = Would not disclose.

Source: The Vinca Group L.L.C. Analysis

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TABLE 2
DEMOGRAPHICS
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE AND TEN MILE RADIUS MARKET AREAS (EXCLUDING PENNSYLVANIA)
2023 AND 2028 PROJECTED

	FIVE MILE RADIUS		TEN MILE RADIUS	
	2023 Estimate	**2028 Projection**	**2023 Estimate**	**2028 Projection**
Total Population	102,453	104,471	442,647	448,343
Increase or Decrease %		2.0%		1.3%
Population Ages 65 and Older	17,884	20,543	75,637	87,293
Increase or Decrease %		14.9%		15.4%
Ages 65 & Older as % of Total Population	17.5%	19.7%	17.1%	19.5%
National Average Ages 65 & Older %	17.5%	20.0%	17.9%	20.0%
% Variance to National Average	-0.3%	-1.6%	-4.5%	-2.6%
Population Ages 75 and Older	7,637	8,083	31,222	33,483
Increase or Decrease %		5.8%		7.2%
Ages 75 and Older as % of Total Population	7.5%	7.7%	7.1%	7.5%
National Average Ages 75 & Older %	7.1%	7.7%	7.3%	7.8%
% Variance to National Average	5.0%	0.5%	-3.4%	-4.3%
Population Ages 65 to 74	10,247	12,460	44,415	53,810
Increase or Decrease %		21.6%		21.2%
Ages 65 to 74 as % of Total Population	10.0%	11.9%	10.0%	12.0%
National Average Ages 65 to 74 %	10.7%	12.2%	10.7%	12.2%
% Variance to National Average	-6.5%	-2.2%	-5.8%	-1.3%
Population Ages 75 to 84	5,282	5,617	21,287	23,187
Increase or Decrease %		6.3%		8.9%
Ages 75 to 84 as % of Total Population	5.2%	5.4%	4.8%	5.2%
National Average Ages 75 to 84 %	5.2%	5.6%	5.2%	5.6%
% Variance to National Average	-1.4%	-4.7%	-8.0%	-8.3%
Population Ages 85 and Older	2,355	2,466	9,935	10,296
Increase or Decrease %		4.7%		3.6%
Ages 85 & Older as % of Total Population	2.3%	2.4%	2.2%	2.3%
National Average Ages 85 and Older %	2.1%	2.2%	2.1%	2.2%
% Variance to National Average	9.5%	7.3%	9.0%	5.8%
Median Household Income				
Total Population	$141,912	$159,800	$98,874	$111,132
National Median Household Income	$73,336	$82,759	$73,336	$82,759
% Variance to National Median	93.5%	93.1%	34.8%	34.3%
Population Ages 65 to 74	$122,659	$137,616	$89,340	$100,518
National Median Household Income Ages 65 to74	$65,327	$74,757	$65,327	$74,757
Variance to National Median	87.8%	84.1%	36.8%	34.5%
Population Ages 75 to 84	$76,312	$89,193	$56,009	$62,577
National Median Household Income Ages 75 to 84	$44,948	$52,280	$44,948	$50,280
% Variance to National Median	69.8%	70.6%	24.6%	24.5%
Population 85 and Older	$39,213	$44,923	$36,776	$39,987
National Median Household Income Ages 85 and Older	$33,152	$36,265	$33,152	$36,265
% Variance to National Median	18.3%	23.9%	10.9%	10.3%
Median Housing Value				
Total Population	$611,477	$681,246	$432,167	$474,559
National Median Housing Value	$305,390	$336,772	$305,390	$336,773
Variance to National Median	$306,087	$344,474	$126,777	$137,786
% Variance to National Median	100.2%	102.3%	41.5%	40.9%

TABLE 3
CHILDREN OF THE ELDERLY DEMOGRAPHICS
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE AND TEN MILE RADIUS MARKET AREAS (EXCLUDING PENNSYLVANIA)
2023 AND 2028 PROJECTED

	FIVE MILE RADIUS		TEN MILE RADIUS	
	2023 Estimate	**2028 Projection**	**2023 Estimate**	**2028 Projection**
Total Population	102,453	104,471	442,647	448,343
Increase or Decrease %		2.0%		1.3%
Population 45 to 64	26,024	24,876	118,200	114,459
Increase or Decrease %		-4.4%		-3.2%
Population Ages 45 to 54	12,582	11,535	58,926	55,562
Increase or Decrease %		-8.3%		-5.7%
Ages 45 to 54 as % of Total Population	12.3%	11.0%	13.3%	12.4%
National Average Ages 45 to 54 %	12.1%	12.0%	12.1%	12.0%
% Variance to National Average	1.8%	-7.8%	10.4%	3.5%
Population Ages 55 to 64	13,442	13,341	59,274	58,897
Increase or Decrease %		-0.8%		-0.6%
Ages 55 to 64 as % of Total Population	13.1%	12.8%	13.4%	13.1%
National Average Ages 55 to 64 %	12.6%	12.0%	12.6%	12.0%
% Variance to National Average	4.1%	6.4%	5.9%	9.2%
Median Household Income				
Ages 45 to 54	$200,000	$200,000	$135,288	$183,101
National Median Ages 45 to 54	$98,607	$112,417	$98,607	$112,417
% Variance to National Median	102.8%	77.9%	37.2%	62.9%
Median Household Income				
Ages 55 to 64	$194,430	$200,000	$121,395	$142,260
National Median Ages 55 to 64	$85,442	$99,749	$85,442	$99,749
% Variance to National Median	127.6%	100.5%	42.1%	42.6%

Source: Claritas Demographic Data
      The Vinca Group L.L.C. Analysis

APPENDIX A

Total Population

Five Mile Radius Market Area

Demand Estimates

EXHIBIT A-1
ROUTINE ASSISTED LIVING
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

	2023		**2028**	
Age Cohorts	**65-74**	**75+**	**65-74**	**75+**
Population	10,247	7,637	12,460	8,083
Less CCRC Population	0	0	0	0
CCRC Households	0	0	0	0
CCRC Married/Domestic Partner @ 56%	0	0	0	0
CCRC Population	0	0	0	0
Available Population	10,247	7,637	12,460	8,083
Single %	50.22%	50.22%	50.22%	50.22%
Singles	5,146	3,835	6,257	4,059
Needing Assistance %	13.54%	27.58%	13.54%	27.58%
Singles Needing Assistance	697	1,058	847	1,120
Total Assisted Living Qualified Singles		1,755		1,967
Adjustment for married/significant other		290		325
Total Assisted Living Qualified PMA Residents		**2,044**		**2,291**

EXHIBIT A-2
ROUTINE ASSISTED LIVING
NET NEED
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

	2023	2028
Total Assisted Living Qualified PMA Residents	2,044	2,291
Saturation Rate @ 25%	25%	25%
Market Area PMA Residents Seeking Assisted Living	511	573
Total Operating Assisted Living Beds	157	157
Assumed Occupancy @ 90%	90%	90%
Occupancy Adjusted Beds	141	141
PMA Origin @ 100%	100%	100%
Occupancy and PMA Adjusted Operating Beds	141	141
Market Area Residents Using AL	511	573
Less: Occupancy and PMA Adjusted Operating Beds	141	141
Net Need	**370**	**432**

EXHIBIT A-3
DEMENTIA ASSISTED LIVING
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

	2023	2028
Age 65-74		
Population Ages 65-74	10,247	12,460
CCRC Units @ 19% of Units	0	0
Married/Domestic Partner @ 56% of Units	0	0
CCRC Population	0	0
Available Population	10,247	12,460
Prevalence Factor	5.30%	5.30%
Dementia AL Qualified Ages 65-74	543	660
Age 75-84		
Population Ages 75-84	5,282	5,617
CCRC Units @ 32% of Units	0	0
Married/Domestic Partner @ 56% of Units	0	0
CCRC Population	0	0
Available Population	5,282	5,617
Prevalence Factor	13.80%	13.80%
Dementia AL Qualified Ages 75-84	729	775
Age 85+		
Population Ages 85+	2,355	2,466
CCRC Units @ 49% of Units	0	0
Married/Domestic Partner @ 56% of Units	0	0
CCRC Population	0	0
Available Population	2,355	2,466
Prevalence Factor	34.60%	34.60%
Dementia AL Qualified Ages 75-84	815	853
Total Dementia Assisted Living		
Qualified PMA Residents	**2,087**	**2,289**

EXHIBIT A-4
DEMENTIA ASSISTED LIVING
NET NEED
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

	2023	2028
Total AL Dementia Qualified PMA Residents	2,087	2,289
Saturation Rate @ 25%	25%	25%
Market Area Residents Seeking AL Dementia Care	522	572
Licensed AL Dementia Beds	126	126
Assumed Occupancy @ 90%	90%	90%
Occupancy Adjusted Beds	113	113
PMA Origin @ 100%	100%	100%
Occupancy and PMA Origin Adjusted Licensed Beds	113	113
Market Area Residents Seeking AL Dementia Care	522	572
Less: Occupancy and PMA Origin Adjusted Licensed Beds	113	113
Net Need	**408**	**459**

EXHIBIT A-5
SCHEDULE OF UNITS
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE MILE RADIUS MARKET AREA
APRIL 2023

FACILITY	TOTAL LICENSED BEDS		TOTAL OPERATING BEDS	
	Routine Assisted	Dementia Assisted	Routine Assisted	Dementia Assisted
Existing				
Artis Senior Living of Princeton Junction	0	64	0	64
Fox Trail Memory Care Living Princeton	0	16	0	16
Maplewood at Princeton	79	26	79	26
Morris Hall/St. Mary's Assisted Living	78	20	78	20
Existing Beds Subtotal	**157**	**126**	**157**	**126**
Less CCRC Beds	**0**	**0**	**0**	**0**
Existing Beds Total	**157**	**126**	**157**	**126**
Proposed Facilities				
None	0	0	0	0
Proposed Facilities Subtotal	**0**	**0**	**0**	**0**
TOTAL	**157**	**126**	**157**	**126**

APPENDIX B

Total Population

Ten Mile Radius Market Area

Demand Estimates

EXHIBIT B-1
ROUTINE ASSISTED LIVING
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
TEN MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

	2023		**2028**	
Age Cohorts	**65-74**	**75+**	**65-74**	**75+**
Population	44,415	31,222	53,810	33,483
Less CCRC Population				
CCRC Households	51	220	51	220
CCRC Married/Domestic Partner @ 56%	29	123	29	123
CCRC Population	80	343	80	343
Available Population	44,335	30,879	53,730	33,140
Single %	50.22%	50.22%	50.22%	50.22%
Singles	22,265	15,507	26,983	16,643
Needing Assistance %	13.54%	27.58%	13.54%	27.58%
Singles Needing Assistance	3,015	4,277	3,654	4,590
Total Assisted Living Qualified Singles		7,292		8,244
Adjustment for married/significant other		1,203		1,360
Total Assisted Living Qualified PMA Residents		**8,495**		**9,604**

EXHIBIT B-2
ROUTINE ASSISTED LIVING
NET NEED
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
TEN MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

	2023	2028
Total Assisted Living Qualified PMA Residents	8,495	9,604
Saturation Rate @ 25%	25%	25%
Market Area PMA Residents Seeking Assisted Living	2,124	2,401
Total Operating Assisted Living Beds	937	937
Assumed Occupancy @ 90%	90%	90%
Occupancy Adjusted Beds	843	843
PMA Origin @ 100%	100%	100%
Occupancy and PMA Origin Adjusted Operating Beds	843	843
Market Area Residents Using AL	2,124	2,401
Less: Occupancy and PMA Origin Adjusted Operating Beds	843	843
Net Need	**1,280**	**1,558**

EXHIBIT B-3
DEMENTIA ASSISTED LIVING
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
TEN MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

	2023	2028
Age 65-74		
Population Ages 65-74	44,415	53,810
CCRC Units @ 19% of Units	51	51
Married/Domestic Partner @ 56% of Units	29	29
CCRC Population	80	80
Available Population	44,335	53,730
Prevalence Factor	5.30%	5.30%
Dementia AL Qualified Ages 65-74	2,350	2,848
Age 75-84		
Population Ages 75-84	21,287	23,187
CCRC Units @ 32% of Units	87	87
Married/Domestic Partner @ 56% of Units	49	49
CCRC Population	136	136
Available Population	21,151	23,051
Prevalence Factor	13.80%	13.80%
Dementia AL Qualified Ages 75-84	2,919	3,181
Age 85+		
Population Ages 85+	9,935	10,296
CCRC Units @ 49% of Units	133	133
Married/Domestic Partner @ 56% of Units	74	74
CCRC Population	207	207
Available Population	9,728	10,089
Prevalence Factor	34.60%	34.60%
Dementia AL Qualified Ages 75-84	3,366	3,491
Total Dementia Assisted Living		
Qualified PMA Residents	**8,634**	**9,520**

Assumption:

1. The prevalence rates are from PMC 2022 April 17 Rajan, Kumar et al "Population Estimate of People with Clinical AD and Mild Cognitive Impairment in the United States (2020-2060)"

EXHIBIT B-4
DEMENTIA ASSISTED LIVING
NET NEED
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
TEN MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

	2023	2028
Total AL Dementia Qualified PMA Residents	8,634	9,520
Saturation Rate @ 25%	25%	25%
Market Area Residents Seeking AL Dementia Care	2,159	2,380
Licensed AL Dementia Beds	424	424
Assumed Occupancy @ 90%	90%	90%
Occupancy Adjusted Beds	382	382
PMA Origin @ 100%	100%	100%
Occupancy and PMA Origin Adjusted Licensed Beds	382	382
Market Area Residents Seeking AL Dementia Care	2,159	2,380
Less: Occupancy and PMA Origin Adjusted Licensed Beds	382	382
Net Need	**1,777**	**1,998**

Assumptions:

1. The Saturation Rate is used to compare the inventory of units (or capacity) in the market to the qualified market. The Saturation Rate equals the total occupancy and PMA adjusted units including the proposed project divided by the dementia AL qualified market. Saturation Rates under 25% are viewed favorably for dementia assisted living.

EXHIBIT B-5
SCHEDULE OF UNITS
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
TEN MILE RADIUS MARKET AREA
APRIL 2023

FACILITY	TOTAL LICENSED BEDS		TOTAL OPERATING BEDS	
	Routine Assisted	Dementia Assisted	Routine Assisted	Dementia Assisted
Existing				
Artis Senior Living of Princeton Junction	0	64	0	64
Bear Creek Assisted Living	75	25	75	25
Brandywine Living at Pennington	102	17	75	17
Brandywine Living at Princeton	97	27	87	24
Brandywine Serenade at Princeton	108	12	68	12
Brookdale Hamilton	0	50	0	44
CareOne at Hamilton	58	37	58	37
Fox Trail Memory Care Living Princeton	0	16	0	16
Greenwood House - Abrams Residence	29	0	24	0
Harborchase of Princeton	122	38	120	30
Homestead at Hamilton	106	24	75	24
Maplewood at Princeton	79	26	79	26
Morris Hall/St. Mary's Assisted Living	78	20	78	20
Rose Hill Assisted Living	49	27	49	27
Spring Hills Princeton	113	0	84	0
Stonebridge at Montgomery	41	20	40	20
The Landing of Hamilton	101	41	65	41
Existing Beds Subtotal	**1,158**	**444**	**977**	**427**
Less CCRC Beds	**41**	**20**	**40**	**20**
Existing Beds Total	**1,117**	**424**	**937**	**407**
Proposed Facilities				
None	0	0	0	0
Proposed Facilities Subtotal	**0**	**0**	**0**	**0**
TOTAL	**1,117**	**424**	**937**	**407**

APPENDIX C

Income Qualified

Five Mile Radius Market Area

Demand Estimates

EXHIBIT C-1
ROUTINE ASSISTED LIVING AND DEMENTIA ASSISTED LIVING
REQUIRED INCOME
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

	Routine Assisted Living		Dementia Assisted Living	
	2023	**2028**	**2023**	**2028**
HOUSING VALUE CALCULATION				
Median housing value	$611,477	$681,246	$611,477	$681,246
Elderly Housing Valued at 77% of Median	$470,837	$524,559	$470,837	$524,559
Less: 8% transaction costs	$37,667	$41,965	$37,667	$41,965
Net Proceeds	$433,170	$482,595	$433,170	$482,595
Income invested at 5% per year	$21,659	$24,130	$21,659	$24,130
REQUIRED INCOME				
Renter Occupied Units:	22.87%	22.87%	22.87%	22.87%
Market area rent	$8,792	$8,792	$10,066	$10,066
Annualized	$105,504	$105,504	$120,792	$120,792
Available income used per year - 90% AL; 90% ALZ	$117,227	$117,227	$134,213	$134,213
Weighted average renter income	$26,810	$26,810	$30,695	$30,695
Owner Occupied Units:	77.13%	77.13%	77.13%	77.13%
Market area base rent	$8,792	$8,792	$10,066	$10,066
Annualized	$105,504	$105,504	$120,792	$120,792
Available income used per year - 90% AL; 90% ALZ	$117,227	$117,227	$134,213	$134,213
Less: income from home sale	$21,659	$24,130	$21,659	$24,130
Net income qualification for owners	$95,568	$93,097	$112,555	$110,084
Weighted average owner income	$73,712	$71,806	$86,814	$84,907
Weighted average required income	$100,521	$98,615	$117,508	$115,602
Less: Asset spend down	$30,000	$30,000	$30,000	$30,000
Net Income Qualification	**$70,521**	**$68,615**	**$87,508**	**$85,602**

Assumption:

1. Market area rents NICMAP 1Q2023.

EXHIBIT C-2
ROUTINE ASSISTED LIVING
INCOME QUALIFIED MARKET
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

MONTHLY RENT   **$8,792**

	2023		2028	
Age Cohorts	**65-74**	**75+**	**65-74**	**75+**
Population	10,247	7,637	12,460	8,083
Total Households	5,983	4,615	7,172	4,803
Income Qualified Households	4,297	2,201	5,467	2,536
Percent Income Qualified Households	71.82%	47.69%	76.23%	52.80%
Income Qualified People	7,359	3,642	9,498	4,268
Less: CCRC Households	0	0	0	0
Net Income Qualified People	7,359	3,642	9,498	4,268
Single %	50.22%	50.22%	50.22%	50.22%
Income Qualified Singles	3,696	1,829	4,770	2,143
Needing Assistance %	13.74%	27.58%	13.74%	27.58%
Income Qualified Singles Needing Assistance	508	504	655	591
Total Assisted Living Income Qualified Singles		1,012		1,247
Adjustment for married/significant other		167		206
Total Assisted Living Income Qualified PMA Residents		**1,179**		**1,452**

EXHIBIT C-3
ROUTINE ASSISTED LIVING
NET NEED
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

MONTHLY RENT   **$8,792**

	2023	2028
Total Assisted Living Qualified PMA Residents	1,179	1,452
Saturation Rate @ 25%	25%	25%
Market Area PMA Residents Seeking Assisted Living	295	363
Total Operating Assisted Living Beds	157	157
Assumed Occupancy @ 90%	90%	90%
Occupancy Adjusted Beds	141	141
PMA Origin @ 100%	100%	100%
Occupancy and PMA Origin Adjusted Operating Beds	141	141
Market Area Residents Using AL	295	363
Less: Occupancy and PMA Origin Adjusted Operating Beds	141	141
Net Need	**154**	**222**

EXHIBIT C-4
DEMENTIA ASSISTED LIVING
INCOME QUALIFIED MARKET
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

MONTHLY RENT   **$10,066**

	2023	2028
Age 65-74		
Income Qualified Households 65-74	3,889	5,036
Married Couples %	68.04%	68.04%
Married Couples	2,646	3,426
Less CCRC Households	0	0
Married Individuals	5,292	6,853
Single Individuals	1,243	1,610
Income Qualified Residents	6,535	8,462
Prevalence Factor	5.30%	5.30%
Dementia AL Income Qualified Ages 65-74	346	449
Age 75-84		
Income Qualified Households 75-84	1,489	1,741
Less CCRC Households	0	0
Available Income Qualified Households	1,489	1,741
Married Couples %	49.78%	49.78%
Married Couples	741	867
Married Individuals	1,482	1,733
Single Individuals	748	874
Income Qualified Residents	2,230	2,608
Prevalence Factor	13.80%	13.80%
Dementia AL Income Qualified Ages 75-84	308	360
Age 85+		
Income Qualified Households 85+	416	498
Less CCRC Households	0	0
Available Income Qualified Households	416	498
Married Couples %	49.78%	49.78%
Married Couples	207	248
Married Individuals	414	496
Single Individuals	209	250
Income Qualified Residents	623	746
Prevalence Factor	34.60%	34.60%
Dementia AL Income Qualified Ages 85+	216	258
Total Dementia Assisted Living		
Income Qualified PMA Residents	**870**	**1,066**

EXHIBIT C-5
DEMENTIA ASSISTED LIVING
NET NEED
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
FIVE MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

MONTHLY RENT   **$10,066**

	2023	2028
Total AL Dementia Qualified PMA Residents	870	1,066
Saturation Rate @ 25%	25%	25%
Market Area Residents Seeking AL Dementia Care	218	267
Licensed AL Dementia Beds	126	126
Assumed Occupancy @ 90%	90%	90%
Occupancy Adjusted Beds	113	113
PMA Origin @ 100%	100%	100%
Occupancy and PMA Origin Adjusted Licensed Beds	113	113
Market Area Residents Seeking AL Dementia Care	218	267
Less: Occupancy and PMA Origin Adjusted Licensed Beds	113	113
Net Need	**104**	**153**

APPENDIX D

Income Qualified

Ten Mile Radius Market Area

Demand Estimates

EXHIBIT D-1
ROUTINE ASSISTED LIVING AND DEMENTIA ASSISTED LIVING
REQUIRED INCOME
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
TEN MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

	Routine Assisted Living		Dementia Assisted Living	
	2023	**2028**	**2023**	**2028**
HOUSING VALUE CALCULATION				
Median housing value	$432,167	$474,559	$432,167	$474,559
Elderly Housing Valued at 77% of Median	$332,769	$365,410	$332,769	$365,410
Less: 8% transaction costs	$26,621	$29,233	$26,621	$29,233
Net Proceeds	$306,147	$336,178	$306,147	$336,178
Income invested at 5% per year	$15,307	$16,809	$15,307	$16,809
REQUIRED INCOME				
Renter Occupied Units:	26.29%	26.29%	26.29%	26.29%
Market area rent	$8,792	$8,792	$10,066	$10,066
Annualized	$105,504	$105,504	$120,792	$120,792
Available income used per year - 90% AL; 90% ALZ	$117,227	$117,227	$134,213	$134,213
Weighted average renter income	$30,819	$30,819	$35,285	$35,285
Owner Occupied Units:	73.71%	73.71%	73.71%	73.71%
Market area base rent	$8,792	$8,792	$10,066	$10,066
Annualized	$105,504	$105,504	$120,792	$120,792
Available income used per year - 90% AL; 90% ALZ	$117,227	$117,227	$134,213	$134,213
Less: income from home sale	$15,307	$16,809	$15,307	$16,809
Net income qualification for owners	$101,919	$100,418	$118,906	$117,404
Weighted average owner income	$75,125	$74,018	$87,646	$86,539
Weighted average required income	$105,944	$104,837	$122,930	$121,824
Less: Asset spend down	$30,000	$30,000	$30,000	$30,000
Net Income Qualification	**$75,944**	**$74,837**	**$92,930**	**$91,824**

Assumption:

1. Market area rentsfrom NICMAP 1Q2023.

EXHIBIT D-2
ROUTINE ASSISTED LIVING
INCOME QUALIFIED MARKET
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
TEN MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

MONTHLY RENT   **$8,792**

	2023		2028	
Age Cohorts	**65-74**	**75+**	**65-74**	**75+**
Population	44,415	31,222	53,810	33,483
Total Households	25,858	18,963	30,771	19,917
Income Qualified Households	14,805	6,679	19,232	7,968
Percent Income Qualified Households	57.26%	35.22%	62.50%	40.01%
Income Qualified People	25,430	10,997	33,631	13,395
Less: CCRC Households	51	220	51	220
Married/Domestic Partner @ 56%	29	123	29	123
CCRC Population	80	343	80	343
Net Income Qualified People	25,350	10,654	33,552	13,052
Single %	50.22%	50.22%	50.22%	50.22%
Income Qualified Singles	12,731	5,350	16,850	6,555
Needing Assistance %	13.54%	27.58%	13.54%	27.58%
Income Qualified Singles Needing Assistance	1,724	1,476	2,281	1,808
Total Assisted Living Income Qualified Singles		3,199		4,089
Adjustment for married/significant other @16.5%		528		675
Total Assisted Living Income Qualified PMA Residents		**3,727**		**4,764**

EXHIBIT D-3
ROUTINE ASSISTED LIVING
NET NEED
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
TEN MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

MONTHLY RENT   **$8,792**

	2023	2028
Total Assisted Living Qualified PMA Residents	3,727	4,764
Saturation Rate @ 25%	25%	25%
Market Area PMA Residents Seeking Assisted Living	932	1,191
Total Operating Assisted Living Beds	937	937
Assumed Occupancy @ 90%	90%	90%
Occupancy Adjusted Beds	843	843
PMA Origin @ ####	100%	100%
Occupancy and PMA Adjusted Operating Beds	843	843
Market Area Residents Using AL	932	1,191
Less: Occupancy and PMA Adjusted Operating Beds	843	843
Net Need	**89**	**348**

EXHIBIT D-4
DEMENTIA ASSISTED LIVING
INCOME QUALIFIED MARKET
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
TEN MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

MONTHLY RENT   **$10,066**

	2023	2028
Age 65-74		
Income Qualified Households 65-74	12,513	16,683
Less CCRC Households @ 19% Units	51	51
Available Income Qualified Households	12,462	16,632
Married Couples %	68.04%	68.04%
Married Couples	8,479	11,316
Married Individuals	16,958	22,633
Single Individuals	3,983	5,316
Income Qualified Residents	20,941	27,948
Prevalence Factor	5.30%	5.30%
Dementia AL Income Qualified Ages 65-74	1,110	1,481
Age 75-84		
Income Qualified Households 75-84	4,219	5,183
Less CCRC Households @ 32% Units	87	87
Available Income Qualified Households	4,132	5,096
Married Couples %	49.78%	49.78%
Married Couples	2,057	2,537
Married Individuals	4,114	5,074
Single Individuals	2,075	2,559
Income Qualified Residents	6,189	7,633
Prevalence Factor	13.80%	13.80%
Dementia AL Income Qualified Ages 75-84	854	1,053
Age 85+		
Income Qualified Households 85+	1,191	1,449
Less CCRC Households @ 49% Units	133	133
Available Income Qualified Households	1,324	1,316
Married Couples %	49.78%	49.78%
Married Couples	659	655
Married Individuals	1,318	1,310
Single Individuals	665	661
Income Qualified Residents	1,983	1,971
Prevalence Factor	34.60%	34.60%
Dementia AL Income Qualified Ages 85+	686	682
Total Dementia Assisted Living		
Income Qualified PMA Residents	**2,650**	**3,217**

EXHIBIT D-5
DEMENTIA ASSISTED LIVING
NET NEED
3641 LAWRENCEVILLE RD
LAWRENCE TOWNSHIP, NJ
TEN MILE RADIUS MARKET AREA
2023 AND 2028 PROJECTED

MONTHLY RENT   **$10,066**

	2023	**2028**
Total AL Dementia Qualified PMA Residents	2,650	3,217
Saturation Rate @ 25%	25%	25%
Market Area Residents Seeking AL Dementia Care	663	804
Licensed AL Dementia Beds	424	424
Assumed Occupancy @ 90%	90%	90%
Occupancy Adjusted Beds	382	382
PMA Origin @ 100%	100%	100%
Occupancy and PMA Origin Adjusted Licensed Beds	382	382
Market Area Residents Seeking AL Dementia Care	663	804
Less: Occupancy and PMA Origin Adjusted Licensed Beds	382	382
Net Need	**281**	**423**

APPENDIX E

Demand Estimate Assumptions

ASSUMPTIONS

- We assumed 90% stabilized occupancy.

- The market for people entering independent living, routine assisted living and Alzheimer's disease/dementia assisted living is defined as people ages 65 and older.

- Income qualifications assume routine assisted living and Alzheimer's disease/dementia assisted living residents use 90% of available income and $30,000 of their assets annually to help to pay for assisted living.

- The demand for routine assisted living uses age specific rates for people who require assistance with activities of daily living reported in U.S. Census, Americans with Disabilities, Household Economic Studies, November 2018.

Age	Routine AL Utilization
65-74	13.54%
75 and Older	27.58%

- The prevalence rate for dementia is from Rajan, et al "Population Estimate of People with Clinical AD and Mild Cognitive Impairment in the United States (2020-2060)", Alzheimer's Dementia, 2021 December: Table 2 2020 US Census Adjusted Prevalence, cases per 100 persons (95%CI) of Clinical AD and Mild Cognitive Impairment, by Age and Race/Ethnicity reports the following prevalence rates for Alzheimer's Disease:

Age	ALZ Prevalence
65-74	5.3%
75-84	13.8%
85 and Older	34.6%

- The Primary Market Area (PMA) for a senior living community is defined as the geographic area from which the majority of the facility's residents originate. We assumed 100% PMA Origin.

- We projected the number of additional routine assisted living and dementia assisted living beds the market could support assuming that 25% of the disability qualified population would use a community at any one time.

- We projected demand for routine assisted living using $8,792 monthly fees for routine assisted living and $10,066 monthly fees for dementia assisted living based on NICMAP 1Q2023 data for the ten mile radius market area.

- We exclude a market area's entrance fee Life Plan (CCRC) residents from the available pool of qualified residents because these residents would not likely move to another senior housing community. We typically exclude the Life Plan communities' assisted living and dementia assisted living beds from the inventory of beds available for rental residents.

- American Seniors Housing Association reports 19% of CCRC residents are ages 65 to 74, 32% are ages 75 to 84 and 49% are ages 85 and older.

- American Seniors Housing Association reports 56% of CCRC households are married or have a domestic partner.

- We assume people entering routine assisted living are single.

- American Seniors Housing Association reports 16.5% of routine assisted living residents are married or have a significant other living in assisted living.

- We assume people entering Alzheimer's disease/dementia assisted living are either married or single.

APPENDIX F

Demographic Data

Pop-Facts® Senior Life Demogra

Trade Area: 3641 Lawrenceville Rd - 5 Mile Radius
Benchmark: USA

	Population
2010 Census	97,501
2020 Census	101,922
2023 Estimate	102,453
2028 Projection	104,471
Growth 2010 - 2020	4.53
Growth 2020 - 2023	0.52
Growth 2023 - 2028	1.97

Pop-Facts® Senior Life Demographics 2023 | Po

Trade Area: 3641 Lawrenceville Rd - 5 Mile Radius
Benchmark: USA

	2010 Census	%	2023 Estimate	%	2028 Projection	%
Total Population						
Total Population	97,501	100.00	102,453	100.00	104,471	100.00
Age 45 - 54	14,578	14.95	12,582	12.28	11,535	11.04
Age 55 - 64	11,481	11.78	13,442	13.12	13,341	12.77
Age 65 - 74	6,325	6.49	10,247	10.00	12,460	11.93
Age 75 - 84	4,259	4.37	5,282	5.16	5,617	5.38
Age 85 and over	1,948	2.00	2,355	2.30	2,466	2.36
Age 65 and over	12,532	12.85	17,884	17.46	20,543	19.66
Population by Single - Classification Race						
White Alone	68,349	70.10	54,661	53.35	51,386	49.19
Age 65 and over	10,446	15.28	12,771	23.36	13,728	26.71
Black/African American Alone	6,730	6.90	7,975	7.78	8,539	8.17
Age 65 and over	838	12.45	1,372	17.20	1,676	19.63
American Indian/Alaskan Native Alone	145	0.15	307	0.30	411	0.39
Age 65 and over	9	6.21	14	4.56	21	5.11
Asian Alone	17,855	18.31	27,725	27.06	30,400	29.10
Age 65 and over	1,121	6.28	3,054	11.02	4,164	13.70
Native Hawaiian/Pacific Islander Alone	66	0.07	39	0.04	27	0.03
Age 65 and over	2	3.03	2	5.13	4	14.81
Some Other Race Alone	1,889	1.94	3,668	3.58	4,255	4.07
Age 65 and over	36	1.91	117	3.19	178	4.18
Two or More Races	2,466	2.53	8,078	7.88	9,453	9.05
Age 65 and over	95	3.85	554	6.86	772	8.17
Population by Hispanic or Latino						
Hispanic/Latino	6,112	6.27	9,634	9.40	11,807	11.30
Age 65 and over	237	3.88	516	5.36	759	6.43
Not Hispanic/Latino	91,389	93.73	92,819	90.60	92,664	88.70
Total Population, Male						
Total Population, Male	47,018	48.22	49,733	48.54	50,763	48.59
Male: Age 45 - 54	6,970	14.82	5,999	12.06	5,483	10.80
Male: Age 55 - 64	5,407	11.50	6,430	12.93	6,321	12.45
Male: Age 65 - 74	2,911	6.19	4,690	9.43	5,738	11.30
Male: Age 75 - 84	1,824	3.88	2,278	4.58	2,414	4.75
Male: Age 85 and over	577	1.23	824	1.66	883	1.74
Male: Age 65 and over	5,312	11.30	7,792	15.67	9,034	17.80
Total Population, Female						
Total Population, Female	50,483	51.78	52,721	51.46	53,708	51.41
Female: Age 45 - 54	7,608	15.07	6,583	12.49	6,052	11.27
Female: Age 55 - 64	6,074	12.03	7,011	13.30	7,020	13.07
Female: Age 65 - 74	3,415	6.76	5,557	10.54	6,722	12.52
Female: Age 75 - 84	2,435	4.82	3,004	5.70	3,203	5.96
Female: Age 85 and over	1,371	2.72	1,531	2.90	1,584	2.95
Female: Age 65 and over	7,220	14.30	10,092	19.14	11,509	21.43

Pop-Facts® Senior Life Demographics

Trade Area: 3641 Lawrenceville Rd - 5 Mile Radius
Benchmark: USA

	2023		2028	
	Estimate	%	Projection	%
Householder Age 45 - 54				
Householder Age 45 - 54	6,966	19.32	6,342	17.25
Income Less than $15,000	222	3.19	156	2.46
Income $15,000 - $24,999	111	1.59	64	1.01
Income $25,000 - $34,999	104	1.49	71	1.12
Income $35,000 - $49,999	135	1.94	94	1.48
Income $50,000 - $74,999	458	6.58	295	4.65
Income $75,000 - $99,999	507	7.28	379	5.98
Income $100,000 - $124,999	540	7.75	402	6.34
Income $125,000 - $149,999	482	6.92	359	5.66
Income $150,000 - $199,999	885	12.71	740	11.67
Income $200,000 or more	3,521	50.55	3,783	59.65
Median Household Income	--	200,000.01	--	200,000.16
Householder Age 55 - 64				
Householder Age 55 - 64	7,633	21.17	7,508	20.42
Income Less than $15,000	406	5.32	325	4.33
Income $15,000 - $24,999	206	2.70	139	1.85
Income $25,000 - $34,999	152	1.99	118	1.57
Income $35,000 - $49,999	195	2.56	166	2.21
Income $50,000 - $74,999	573	7.51	434	5.78
Income $75,000 - $99,999	643	8.42	550	7.33
Income $100,000 - $124,999	596	7.81	508	6.77
Income $125,000 - $149,999	537	7.04	471	6.27
Income $150,000 - $199,999	841	11.02	796	10.60
Income $200,000 or more	3,483	45.63	3,999	53.26
Median Household Income	--	194,429.95	--	200,000.06
Householder Age 65 - 74				
Householder Age 65 - 74	5,983	16.59	7,172	19.51
Income Less than $15,000	400	6.69	420	5.86
Income $15,000 - $24,999	284	4.75	274	3.82
Income $25,000 - $34,999	211	3.53	230	3.21
Income $35,000 - $49,999	328	5.48	351	4.89
Income $50,000 - $74,999	563	9.41	576	8.03
Income $75,000 - $99,999	614	10.26	672	9.37
Income $100,000 - $124,999	648	10.83	747	10.42
Income $125,000 - $149,999	519	8.68	609	8.49
Income $150,000 - $199,999	968	16.18	1,201	16.75
Income $200,000 or more	1,447	24.18	2,092	29.17
Median Household Income	--	122,658.86	--	137,616.31
Householder Age 75 - 84				
Householder Age 75 - 84	3,248	9.01	3,390	9.22
Income Less than $15,000	419	12.90	392	11.56
Income $15,000 - $24,999	331	10.19	317	9.35
Income $25,000 - $34,999	236	7.27	219	6.46
Income $35,000 - $49,999	261	8.04	254	7.49

Pop-Facts® Senior Life Demographics

Trade Area: 3641 Lawrenceville Rd - 5 Mile Radius
Benchmark: USA

	2023		2028	
	Estimate	%	Projection	%
Income $50,000 - $74,999	360	11.08	335	9.88
Income $75,000 - $99,999	304	9.36	311	9.17
Income $100,000 - $124,999	298	9.18	316	9.32
Income $125,000 - $149,999	241	7.42	249	7.34
Income $150,000 - $199,999	350	10.78	401	11.83
Income $200,000 or more	448	13.79	595	17.55
Median Household Income	--	76,312.25	--	89,192.72
Householder Age 85 and over				
Householder Age 85 and over	1,367	3.79	1,413	3.84
Income Less than $15,000	285	20.85	272	19.25
Income $15,000 - $24,999	243	17.78	232	16.42
Income $25,000 - $34,999	117	8.56	124	8.78
Income $35,000 - $49,999	120	8.78	110	7.79
Income $50,000 - $74,999	130	9.51	127	8.99
Income $75,000 - $99,999	115	8.41	116	8.21
Income $100,000 - $124,999	83	6.07	92	6.51
Income $125,000 - $149,999	66	4.83	73	5.17
Income $150,000 - $199,999	93	6.80	106	7.50
Income $200,000 or more	116	8.49	160	11.32
Median Household Income	--	39,212.55	--	44,922.82

	2023		2028	
	Estimate	%	Projection	%
Households by Household Income				
Total Households	36,062	100.00	36,763	100.00
Income Less Than $15,000	2,037	5.65	1,845	5.02
Income $15,000 - $24,999	1,335	3.70	1,171	3.19
Income $25,000 - $34,999	1,168	3.24	1,073	2.92
Income $35,000 - $49,999	1,633	4.53	1,538	4.18
Income $50,000 - $74,999	3,367	9.34	2,869	7.80
Income $75,000 - $99,999	3,322	9.21	3,052	8.30
Income $100,000 - $124,999	3,120	8.65	2,972	8.08
Income $125,000 - $149,999	2,981	8.27	2,817	7.66
Income $150,000 - $199,999	4,812	13.34	4,876	13.26
Income $200,000 - $249,999	2,959	8.21	3,505	9.53
Income $250,000 - $499,999	4,873	13.51	5,513	15.00
Income $500,000 or more	4,455	12.35	5,533	15.05
Average Household Income	--	196,905.00	--	216,907.00
Median Household Income	--	141,912.13	--	159,800.18
Age 55+ Median Household Income	--	124,901.26	--	142,771.61
Age 65+ Median Household Income	--	99,465.53	--	113,896.45
Owner-Occupied Housing Units by Value				
Value Less Than $20,000	38	0.16	43	0.17
Value $20,000 - $39,999	36	0.15	39	0.16
Value $40,000 - $59,999	16	0.07	14	0.06
Value $60,000 - $79,999	18	0.07	24	0.10
Value $80,000 - $99,999	49	0.20	31	0.13
Value $100,000 - $149,999	218	0.90	210	0.85
Value $150,000 - $199,999	303	1.25	248	1.01
Value $200,000 - $299,999	2,034	8.39	1,508	6.12
Value $300,000 - $399,999	3,080	12.70	2,708	10.99
Value $400,000 - $499,999	3,310	13.65	2,991	12.13
Value $500,000 - $749,999	6,107	25.19	5,983	24.27
Value $750,000 - $999,999	4,356	17.96	4,464	18.11
Value $1,000,000 - $1,499,999	2,748	11.33	3,625	14.71
Value $1,500,000 - $1,999,999	1,031	4.25	1,424	5.78
Value $2,000,000+	905	3.73	1,336	5.42
Median All Owner-Occupied Housing Unit Value	--	611,477.31	--	681,246.31
Group Quarters by Population Type				
Group Quarters Population	9,247	9.03	9,250	8.85
Correctional Facilities	0	0.00	0	0.00
Nursing Homes	455	4.92	448	4.84
Other Facilities	0	0.00	0	0.00
Juvenile Facilities	0	0.00	0	0.00
College Dormitories	8,441	91.28	8,455	91.41
Military Quarters	0	0.00	0	0.00
Other Noninstitutional Quarters	351	3.80	347	3.75
Occupied Housing Units by Tenure				

Pop-Facts® Senior Life Demographics 2023 | H

Trade Area: 3641 Lawrenceville Rd - 5 Mile Radius
Benchmark: USA

	2023 Estimate	%	2028 Projection	%
Owner-Occupied	24,248	67.24	24,648	67.05
Renter-Occupied	11,815	32.76	12,115	32.95
Households by Tenure by Age of Householder				
Total Households	36,062	100.00	36,763	100.00
Owner-Occupied	24,248	62.57	24,648	62.28
Householder Age 55 - 64	5,928	24.45	5,734	23.26
Householder Age 65 - 74	4,809	19.83	5,730	23.25
Householder Age 75 - 84	2,460	10.14	2,530	10.27
Householder Age 85 and over	905	3.73	928	3.77
Renter-Occupied	11,815	32.76	12,115	32.95
Householder Age 55 - 64	1,705	14.43	1,774	14.64
Householder Age 65 - 74	1,174	9.94	1,442	11.90
Householder Age 75 - 84	788	6.67	860	7.10
Householder Age 85 and over	462	3.91	485	4.00

Name: Pop-Facts® Senior Life Demographics 2023
Date / Time: 4/10/2023 2:17:29 PM
Workspace Vintage: 2023

Trade Area

Name	Level	Geographies
3641 Lawrenceville Rd - 5 Mile Radius		N/A

Benchmark

Name	Level	Geographies
USA	Entire US	United States

DataSource

Product	Provider	Copyright
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SPOTLIGHT Pop-Facts® Premier 2023, including 2000 and 2010 US Census, 2023 estimates and 2028 projections	Claritas	© 2023 Claritas, LLC. All Rights Reserved. Pop-Facts is a registered trademark of Claritas, LLC.

Pop-Facts® Demographic Population Trend by

Trade Area: Lawrence Township, NJ Custom
Benchmark: USA

Population Summary	
2010 Census	412,822
2020 Census	442,051
2023 Estimate	442,647
2028 Projection	448,343
Population Growth	
Percent Change: 2010 to 2020	7.08
Percent Change: 2020 to 2023	0.14
Percent Change: 2023 to 2028	1.29

Pop-Facts® Demographic Population Trend by Age and Sex 2023 | Populat

Trade Area: Lawrence Township, NJ Custom
Benchmark: USA

	2010 Census	%	2023 Estimate	%	2028 Projection	%
Total Population by Age						
Total Population	412,822	100.00	442,647	100.00	448,343	100.00
Age 0 - 4	23,941	5.80	23,878	5.39	23,718	5.29
Age 5 - 9	26,297	6.37	25,026	5.65	23,980	5.35
Age 10 - 14	27,997	6.78	26,882	6.07	25,306	5.64
Age 15 - 17	17,461	4.23	16,894	3.82	17,067	3.81
Age 18 - 20	20,066	4.86	22,368	5.05	22,582	5.04
Age 21 - 24	22,258	5.39	24,982	5.64	25,407	5.67
Age 25 - 34	52,048	12.61	55,115	12.45	55,219	12.32
Age 35 - 44	59,475	14.41	53,665	12.12	53,311	11.89
Age 45 - 54	64,694	15.67	58,926	13.31	55,562	12.39
Age 55 - 64	47,858	11.59	59,274	13.39	58,897	13.14
Age 65 - 74	25,965	6.29	44,415	10.03	53,810	12.00
Age 75 - 84	16,843	4.08	21,287	4.81	23,187	5.17
Age 85+	7,920	1.92	9,935	2.25	10,296	2.30
Age 16+	328,843	79.66	361,324	81.63	369,761	82.47
Age 18+	317,126	76.82	349,966	79.06	358,271	79.91
Age 21+	297,060	71.96	327,598	74.01	335,689	74.87
Age 65+	50,728	12.29	75,637	17.09	87,293	19.47
Median Age	--	37.86	--	39.92	--	40.80
Male Population by Age						
Total Male Population	201,862	48.90	216,904	49.00	219,824	49.03
Male: Age 0 - 4	12,356	6.12	12,260	5.65	12,126	5.52
Male: Age 5 - 9	13,581	6.73	12,866	5.93	12,308	5.60
Male: Age 10 - 14	14,284	7.08	13,825	6.37	13,021	5.92
Male: Age 15 - 17	8,887	4.40	8,655	3.99	8,691	3.95
Male: Age 18 - 20	9,994	4.95	11,069	5.10	11,192	5.09
Male: Age 21 - 24	11,448	5.67	12,603	5.81	12,963	5.90
Male: Age 25 - 34	26,189	12.97	28,331	13.06	28,569	13.00
Male: Age 35 - 44	29,425	14.58	26,632	12.28	26,877	12.23
Male: Age 45 - 54	31,750	15.73	28,963	13.35	27,073	12.32
Male: Age 55 - 64	22,763	11.28	28,766	13.26	28,522	12.97
Male: Age 65 - 74	11,860	5.88	20,525	9.46	25,001	11.37
Male: Age 75 - 84	6,953	3.44	9,048	4.17	9,934	4.52
Male: Age 85+	2,372	1.18	3,361	1.55	3,547	1.61
Male: Age 16+	158,706	78.62	175,111	80.73	179,524	81.67
Male: Age 18+	152,754	75.67	169,299	78.05	173,678	79.01
Male: Age 21+	142,760	70.72	158,230	72.95	162,486	73.92
Male: Age 65+	21,185	10.49	32,935	15.18	38,482	17.51
Median Age, Male	--	36.49	--	38.31	--	39.07
Female Population by Age						
Total Female Population	210,960	51.10	225,742	51.00	228,519	50.97
Female: Age 0 - 4	11,585	5.49	11,618	5.15	11,592	5.07
Female: Age 5 - 9	12,716	6.03	12,160	5.39	11,672	5.11
Female: Age 10 - 14	13,712	6.50	13,057	5.78	12,286	5.38
Female: Age 15 - 17	8,575	4.07	8,239	3.65	8,376	3.67
Female: Age 18 - 20	10,072	4.77	11,299	5.00	11,390	4.98
Female: Age 21 - 24	10,810	5.12	12,379	5.48	12,444	5.45
Female: Age 25 - 34	25,859	12.26	26,784	11.87	26,650	11.66
Female: Age 35 - 44	30,050	14.24	27,033	11.97	26,434	11.57
Female: Age 45 - 54	32,944	15.62	29,963	13.27	28,489	12.47
Female: Age 55 - 64	25,095	11.90	30,507	13.51	30,375	13.29
Female: Age 65 - 74	14,106	6.69	23,890	10.58	28,809	12.61
Female: Age 75 - 84	9,891	4.69	12,238	5.42	13,253	5.80
Female: Age 85+	5,547	2.63	6,574	2.91	6,749	2.95
Female: Age 16+	170,137	80.65	186,213	82.49	190,237	83.25
Female: Age 18+	164,372	77.92	180,667	80.03	184,593	80.78
Female: Age 21+	154,300	73.14	169,369	75.03	173,202	75.79
Female: Age 65+	29,544	14.01	42,702	18.92	48,811	21.36
Median Age, Female	--	39.19	--	41.49	--	42.55

Pop-Facts® Senior Life Demogra

Trade Area: Lawrence Township, NJ Custom
Benchmark: USA

	Population
2010 Census	412,822
2020 Census	442,051
2023 Estimate	442,647
2028 Projection	448,343
Growth 2010 - 2020	7.08
Growth 2020 - 2023	0.14
Growth 2023 - 2028	1.29

Pop-Facts® Senior Life Demographics 2023 | Po

Trade Area: Lawrence Township, NJ Custom
Benchmark: USA

	2010 Census	%	2023 Estimate	%	2028 Projection	%
Total Population						
Total Population	412,822	100.00	442,647	100.00	448,343	100.00
Age 45 - 54	64,694	15.67	58,926	13.31	55,562	12.39
Age 55 - 64	47,858	11.59	59,274	13.39	58,897	13.14
Age 65 - 74	25,965	6.29	44,415	10.03	53,810	12.00
Age 75 - 84	16,843	4.08	21,287	4.81	23,187	5.17
Age 85 and over	7,920	1.92	9,935	2.25	10,296	2.30
Age 65 and over	50,728	12.29	75,637	17.09	87,293	19.47
Population by Single - Classification Race						
White Alone	248,819	60.27	189,227	42.75	175,271	39.09
Age 65 and over	39,025	15.68	46,613	24.63	49,395	28.18
Black/African American Alone	76,132	18.44	75,545	17.07	74,011	16.51
Age 65 and over	7,197	9.45	11,664	15.44	13,683	18.49
American Indian/Alaskan Native Alone	1,194	0.29	2,910	0.66	3,558	0.79
Age 65 and over	68	5.70	273	9.38	420	11.80
Asian Alone	53,053	12.85	83,441	18.85	90,705	20.23
Age 65 and over	3,408	6.42	10,649	12.76	14,415	15.89
Native Hawaiian/Pacific Islander Alone	299	0.07	226	0.05	239	0.05
Age 65 and over	13	4.35	31	13.72	41	17.16
Some Other Race Alone	22,093	5.35	52,933	11.96	60,805	13.56
Age 65 and over	609	2.76	3,428	6.48	5,137	8.45
Two or More Races	11,232	2.72	38,364	8.67	43,754	9.76
Age 65 and over	439	3.91	2,979	7.76	4,201	9.60
Population by Hispanic or Latino						
Hispanic/Latino	54,771	13.27	91,992	20.78	106,344	23.72
Age 65 and over	2,016	3.68	6,392	6.95	9,468	8.90
Not Hispanic/Latino	358,051	86.73	350,654	79.22	341,999	76.28
Total Population, Male						
Total Population, Male	201,862	48.90	216,904	49.00	219,824	49.03
Male: Age 45 - 54	31,750	15.73	28,963	13.35	27,073	12.32
Male: Age 55 - 64	22,763	11.28	28,766	13.26	28,522	12.97
Male: Age 65 - 74	11,860	5.88	20,525	9.46	25,001	11.37
Male: Age 75 - 84	6,953	3.44	9,048	4.17	9,934	4.52
Male: Age 85 and over	2,372	1.18	3,361	1.55	3,547	1.61
Male: Age 65 and over	21,185	10.49	32,935	15.18	38,482	17.51
Total Population, Female						
Total Population, Female	210,960	51.10	225,742	51.00	228,519	50.97
Female: Age 45 - 54	32,944	15.62	29,963	13.27	28,489	12.47
Female: Age 55 - 64	25,095	11.90	30,507	13.51	30,375	13.29
Female: Age 65 - 74	14,106	6.69	23,890	10.58	28,809	12.61
Female: Age 75 - 84	9,891	4.69	12,238	5.42	13,253	5.80
Female: Age 85 and over	5,547	2.63	6,574	2.91	6,749	2.95
Female: Age 65 and over	29,544	14.01	42,702	18.92	48,811	21.36

Pop-Facts® Senior Life Demographics

Trade Area: Lawrence Township, NJ Custom
Benchmark: USA

	2023		2028	
	Estimate	%	Projection	%
Householder Age 45 - 54				
Householder Age 45 - 54	31,564	19.78	29,431	18.23
Income Less than $15,000	1,627	5.16	1,293	4.39
Income $15,000 - $24,999	955	3.03	765	2.60
Income $25,000 - $34,999	745	2.36	558	1.90
Income $35,000 - $49,999	1,498	4.75	1,227	4.17
Income $50,000 - $74,999	3,253	10.31	2,527	8.59
Income $75,000 - $99,999	3,342	10.59	2,768	9.40
Income $100,000 - $124,999	3,203	10.15	2,848	9.68
Income $125,000 - $149,999	2,657	8.42	2,363	8.03
Income $150,000 - $199,999	3,705	11.74	3,480	11.82
Income $200,000 or more	10,579	33.52	11,600	39.41
Median Household Income	--	135,288.05	--	183,101.47
Householder Age 55 - 64				
Householder Age 55 - 64	33,543	21.02	32,786	20.31
Income Less than $15,000	2,762	8.23	2,250	6.86
Income $15,000 - $24,999	1,445	4.31	1,212	3.70
Income $25,000 - $34,999	921	2.75	725	2.21
Income $35,000 - $49,999	1,890	5.63	1,602	4.89
Income $50,000 - $74,999	3,593	10.71	2,894	8.83
Income $75,000 - $99,999	3,555	10.60	3,124	9.53
Income $100,000 - $124,999	3,014	8.99	2,821	8.60
Income $125,000 - $149,999	2,623	7.82	2,488	7.59
Income $150,000 - $199,999	3,474	10.36	3,458	10.55
Income $200,000 or more	10,267	30.61	12,213	37.25
Median Household Income	--	121,394.61	--	142,259.86
Householder Age 65 - 74				
Householder Age 65 - 74	25,858	16.21	30,771	19.06
Income Less than $15,000	2,263	8.75	2,392	7.77
Income $15,000 - $24,999	1,634	6.32	1,729	5.62
Income $25,000 - $34,999	1,434	5.55	1,471	4.78
Income $35,000 - $49,999	2,148	8.31	2,390	7.77
Income $50,000 - $74,999	3,448	13.33	3,580	11.63
Income $75,000 - $99,999	3,374	13.05	3,754	12.20
Income $100,000 - $124,999	2,480	9.59	3,013	9.79
Income $125,000 - $149,999	2,006	7.76	2,447	7.95
Income $150,000 - $199,999	3,318	12.83	4,267	13.87
Income $200,000 or more	3,755	14.52	5,728	18.61
Median Household Income	--	89,339.96	--	100,518.43
Householder Age 75 - 84				
Householder Age 75 - 84	13,114	8.22	13,960	8.65
Income Less than $15,000	1,849	14.10	1,821	13.04
Income $15,000 - $24,999	1,485	11.32	1,467	10.51
Income $25,000 - $34,999	1,259	9.60	1,185	8.49
Income $35,000 - $49,999	1,454	11.09	1,499	10.74

Pop-Facts® Senior Life Demographics

Trade Area: Lawrence Township, NJ Custom
Benchmark: USA

	2023		2028	
	Estimate	%	Projection	%
Income $50,000 - $74,999	1,889	14.40	1,851	13.26
Income $75,000 - $99,999	1,340	10.22	1,415	10.14
Income $100,000 - $124,999	997	7.60	1,129	8.09
Income $125,000 - $149,999	821	6.26	937	6.71
Income $150,000 - $199,999	1,030	7.85	1,240	8.88
Income $200,000 or more	992	7.56	1,414	10.13
Median Household Income	--	56,009.06	--	62,577.43
Householder Age 85 and over				
Householder Age 85 and over	5,849	3.67	5,957	3.69
Income Less than $15,000	1,207	20.64	1,171	19.66
Income $15,000 - $24,999	1,032	17.64	992	16.65
Income $25,000 - $34,999	592	10.12	565	9.48
Income $35,000 - $49,999	700	11.97	690	11.58
Income $50,000 - $74,999	749	12.81	723	12.14
Income $75,000 - $99,999	528	9.03	545	9.15
Income $100,000 - $124,999	257	4.39	288	4.83
Income $125,000 - $149,999	236	4.04	269	4.52
Income $150,000 - $199,999	297	5.08	350	5.88
Income $200,000 or more	252	4.31	364	6.11
Median Household Income	--	36,775.58	--	39,986.64

Pop-Facts® Senior Life Demographics 2023 | H

Trade Area: Lawrence Township, NJ Custom
Benchmark: USA

	2023 Estimate	%	2028 Projection	%
Households by Household Income				
Total Households	159,558	100.00	161,428	100.00
Income Less Than $15,000	14,176	8.88	12,878	7.98
Income $15,000 - $24,999	8,254	5.17	7,705	4.77
Income $25,000 - $34,999	8,030	5.03	7,172	4.44
Income $35,000 - $49,999	12,116	7.59	11,492	7.12
Income $50,000 - $74,999	19,555	12.26	17,275	10.70
Income $75,000 - $99,999	18,415	11.54	17,264	10.70
Income $100,000 - $124,999	14,936	9.36	14,940	9.26
Income $125,000 - $149,999	12,790	8.02	12,813	7.94
Income $150,000 - $199,999	16,899	10.59	18,057	11.19
Income $200,000 - $249,999	9,646	6.05	11,786	7.30
Income $250,000 - $499,999	13,456	8.43	15,879	9.84
Income $500,000 or more	11,285	7.07	14,167	8.78
Average Household Income	--	146,680.00	--	162,092.00
Median Household Income	--	98,873.66	--	111,131.86
Age 55+ Median Household Income	--	89,891.63	--	102,179.12
Age 65+ Median Household Income	--	71,775.07	--	82,599.34
Owner-Occupied Housing Units by Value				
Value Less Than $20,000	360	0.35	348	0.33
Value $20,000 - $39,999	671	0.65	628	0.60
Value $40,000 - $59,999	815	0.79	758	0.72
Value $60,000 - $79,999	1,359	1.31	974	0.93
Value $80,000 - $99,999	1,726	1.67	1,528	1.46
Value $100,000 - $149,999	5,387	5.21	4,794	4.58
Value $150,000 - $199,999	5,119	4.95	4,621	4.42
Value $200,000 - $299,999	16,623	16.08	14,362	13.72
Value $300,000 - $399,999	15,185	14.69	14,621	13.97
Value $400,000 - $499,999	12,958	12.53	12,700	12.13
Value $500,000 - $749,999	18,992	18.37	19,877	18.99
Value $750,000 - $999,999	12,938	12.52	13,528	12.92
Value $1,000,000 - $1,499,999	7,468	7.22	10,086	9.64
Value $1,500,000 - $1,999,999	2,045	1.98	3,334	3.19
Value $2,000,000+	1,738	1.68	2,515	2.40
Median All Owner-Occupied Housing Unit Value	--	432,166.63	--	474,559.06
Group Quarters by Population Type				
Group Quarters Population	19,892	4.49	19,779	4.41
Correctional Facilities	3,297	16.57	3,239	16.38
Nursing Homes	2,235	11.24	2,213	11.19
Other Facilities	790	3.97	783	3.96
Juvenile Facilities	29	0.15	29	0.15
College Dormitories	12,129	60.97	12,117	61.26
Military Quarters	0	0.00	0	0.00
Other Noninstitutional Quarters	1,412	7.10	1,398	7.07
Occupied Housing Units by Tenure				

Pop-Facts® Senior Life Demographics 2023 | H

	2023 Estimate	%	2028 Projection	%
Owner-Occupied	103,384	64.79	104,673	64.84
Renter-Occupied	56,174	35.21	56,755	35.16
Households by Tenure by Age of Householder				
Total Households	159,558	100.00	161,428	100.00
Owner-Occupied	103,384	59.94	104,673	59.84
Householder Age 55 - 64	25,002	24.18	24,270	23.19
Householder Age 65 - 74	19,705	19.06	23,356	22.31
Householder Age 75 - 84	9,540	9.23	10,093	9.64
Householder Age 85 and over	3,792	3.67	3,836	3.67
Renter-Occupied	56,174	35.21	56,755	35.16
Householder Age 55 - 64	8,542	15.21	8,516	15.01
Householder Age 65 - 74	6,153	10.95	7,415	13.06
Householder Age 75 - 84	3,574	6.36	3,867	6.81
Householder Age 85 and over	2,057	3.66	2,121	3.74

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Trade Area

Name	**Level**	**Geographies**
Lawrence Township, NJ Custom		N/A

Benchmark

Name	**Level**	**Geographies**
USA	Entire US	United States

DataSource

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