

# City of Anna Custom Trade Area

Population/Household Formation Analysis

Prepared for: City of Anna CDC

*September 2024*



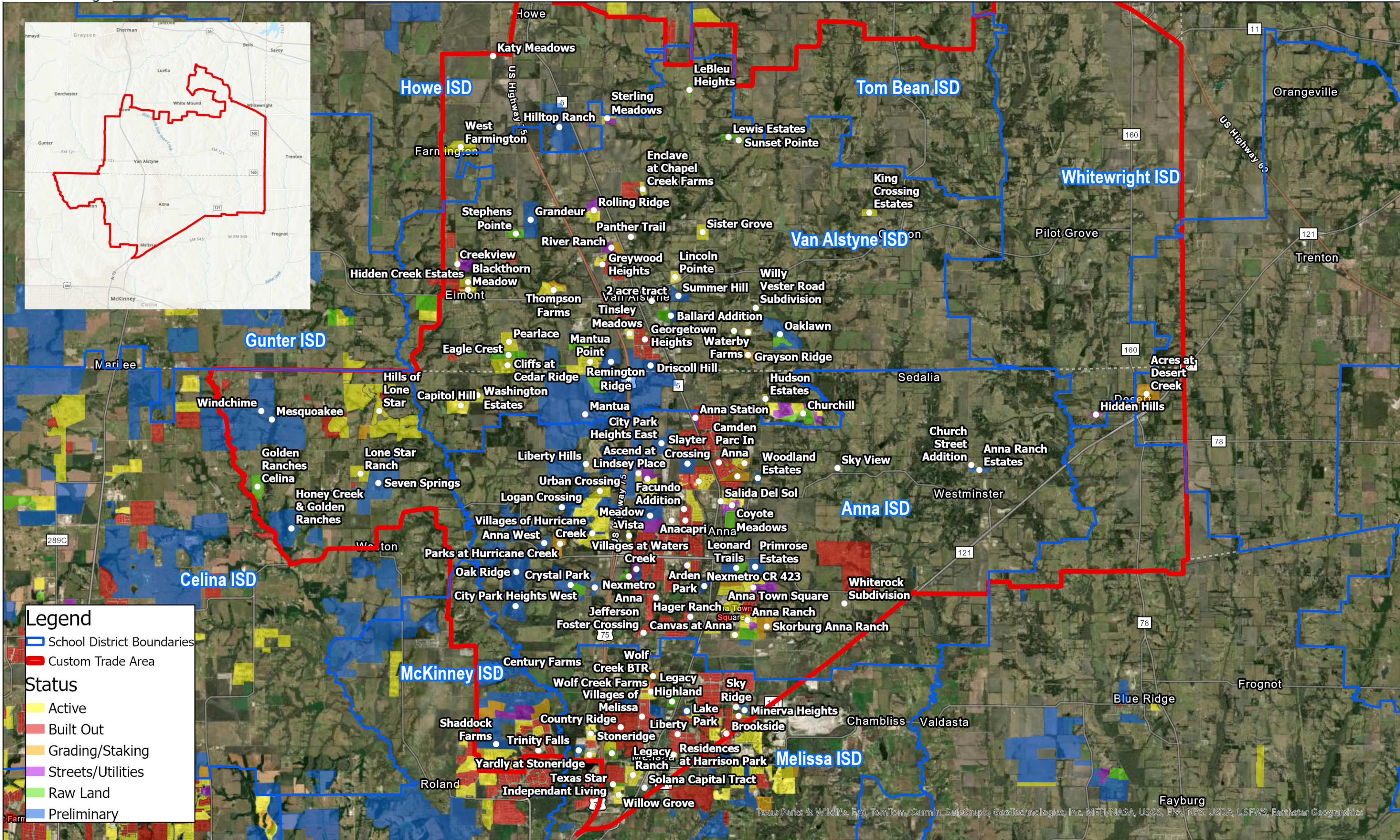
## Residential Strategies

### Single Family Household Growth Forecast: Custom Trade Area

To arrive at the estimates and projections provided, RSI has utilized the following methodology:

- RSI begins with household and population counts from the 2020 Census; because the 2020 Census was completed in/around June 2020, RSI's assessment of new household formation in DFW begins with 3Q20.
- RSI summarizes, by community, new home activity from 3Q20 to date. Information analyzed includes housing starts (new slabs poured), new home closings (physically occupied homes), vacant lots, final platted lots (both under development and vacant land) and preliminary platted lots.
- Based on the development stage of new lots and RSI's knowledge from its builder and developer clients, a forecast is made as to the delivery date of the new communities.
- Based on RSI's knowledge of production builders (a majority of DFW activity is performed by RSI builder clients) and the capacity of new communities, RSI projects start activity for each community and by product type.
- Persons per household ratios are established from prior census information and imposed on new household formation.
- RSI's forecasts are extremely accurate as they are based on 'real world' occurrences. With the platted lot approach to determining demand and with RSI's extensive database on new home activity, RSI can paint a very clear picture of household count for the next 24 months.
- The normal time required for new lot development ranges from 9-18 months. In many cases, new projects that will materialize in 3-5 years have not yet been conceptualized.
- RSI's forecasts tend to be conservative and anticipated household growth as summarized in this report is projected at slow to moderate growth rates, depending on the area and current market conditions.







Custom Trade Area

**Population** (PPH=3.05 per ESRI)

2Q29 Projection*	143,454
2Q27 Projection*	110,590
2Q25 Projection*	86,675
2Q24 Estimate*	78,620
2020 Census	48,974
Growth 2020 - 2Q24	37.71%

**Households**

2Q29 Projection*	47,034
2Q27 Projection*	36,259
2Q25 Projection*	28,418
2Q24 Estimate*	25,777
2020 Census	16,033
Growth 2020 - 2Q24	37.80%

**New Home Activity**

SF Household Growth Projection (1-Year)	2,641
SF Household Growth Projection (3-Year)	10,482
SF Household Growth Projection (5-Year)	21,257
Annual New Home Starts (3Q23-2Q24)	3,083
Annual New Home Closings (3Q23-2Q24)	2,608
Vacant Lots (2Q24)	3,147
Future Lots (2Q24)	8,107
Preliminary/Concept Plan Lots (2Q24)	25,620
Total Potential Future Homesites (2Q24)	36,874
Total Estimated Single Family Lots	58,663

Custom Trade Area

Residential Strategies, Inc. conducts a quarterly census of new home activity throughout the DFW metroplex and provides household estimates and projections based on this quarterly review of activity.\* All estimates and future projections are for single-family development and households only. Multi-family growth has not been included.

Disclaimer  
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**City of Anna Custom Trade Area  
Identified/Entitled Subdivisions as of 2Q24**

Subdivision	Submarket	3Q23-2Q24 Annual Starts	3Q23-2Q24 Annual Closings	Occupied Homes	Preliminary Lot Count	Future Lot Count	Vacant Dev. Lot Count	Housing Inventory	Total Estimated Lots	Status
Anacapri	Anna	324	118	118	540	237	115	0	1235	Active
Anna Ranch	Anna	104	40	74	130	245	29	86	564	Active
Anna Ranch Estates	Anna	0	0	0	23	0	0	0	23	Future
Anna Station	Anna	0	0	0	0	196	0	0	196	Future
Anna Town Square	Anna	151	225	1,242	0	468	85	81	1,876	Active
Anna West	Anna	0	0	0	299	0	0	0	299	Future
Arden Park	Anna	0	0	0	0	55	87	0	142	Active
Ascend at Lindsey Place	Anna	88	0	0	0	0	42	88	130	Active
Avery Pointe	Anna	0	0	568	0	0	0	0	568	Built Out
Camden Parc In Anna	Anna	6	32	397	0	16	11	1	425	Active
Canvas at Anna	Anna	75	0	0	0	0	50	75	125	Active
Cedar Ridge Estates	Anna	0	0	0	0	217	0	0	217	Future
Century Farms	Anna	0	0	0	819	0	0	0	819	Future
Church Street Addition	Anna	0	0	0	0	6	0	0	6	Future
City Park Heights East	Anna	0	0	0	449	0	0	0	449	Future
City Park Heights West	Anna	0	0	0	683	0	0	0	683	Future
Coyote Meadows	Anna	66	0	0	0	393	272	66	731	Active
Creekside	Anna	0	0	230	0	0	0	0	230	Built Out
Crystal Park	Anna	0	0	0	798	171	0	0	969	Future
Facundo Addition	Anna	0	0	0	0	3	0	0	3	Future
Falls, The	Anna	0	0	316	0	0	0	0	316	Built Out
Green Meadows	Anna	3	50	120	0	0	0	0	120	Built Out
Hager Ranch	Anna	0	0	0	25	0	0	0	25	Future
Jefferson Foster Crossing	Anna	0	0	0	35	0	0	0	35	Future
Lakeview Estates	Anna	0	0	225	0	0	0	0	225	Built Out
Leonard Trails	Anna	0	0	0	185	163	0	0	348	Future
Liberty Hills	Anna	0	0	0	1,880	0	0	0	1,880	Future
Logan Crossing	Anna	0	0	0	215	0	0	0	215	Future
Meadow Ridge Estates	Anna	0	0	151	0	0	0	0	151	Built Out
Meadow Vista	Anna	0	0	0	456	274	0	0	730	Future
Nexmetro Anna	Anna	0	0	0	0	211	0	0	211	Future
Nexmetro CR 423	Anna	0	0	0	203	0	0	0	203	Future
Northpointe Crossing	Anna	0	0	735	0	0	0	0	735	Built Out
Oak Hollow Estates	Anna	0	0	967	0	0	0	0	967	Built Out
Oak Ridge	Anna	0	0	0	2,088	0	0	0	2,088	Future
Park Place at Anna	Anna	1	62	150	0	0	0	0	150	Built Out
Parks at Hurricane Creek	Anna	0	0	0	0	322	0	0	322	Future
Pecan Grove	Anna	0	1	648	0	0	0	0	648	Built Out
Primrose Estates	Anna	0	0	0	403	0	0	0	403	Future
Quail Creek Run Place	Anna	0	1	1	0	15	0	0	16	Active
Salida Del Sol	Anna	0	0	0	6	0	0	0	6	Future
Shadowbend	Anna	104	185	425	0	0	0	26	451	Active
Sheffield Farms	Anna	0	0	62	0	0	0	0	62	Built Out
Skorburg Anna Ranch	Anna	0	0	0	0	515	0	0	515	Future
Sky View	Anna	0	0	0	11	0	0	0	11	Future
Slayter Crossing	Anna	0	0	0	324	0	0	0	324	Future
Somerset Farms	Anna	0	0	0	0	93	0	0	93	Future
Stetson Ranch	Anna	0	0	104	0	0	0	0	104	Built Out
Sweetwater Crossing	Anna	0	0	197	0	0	0	0	197	Built Out
Tara Farms	Anna	0	0	363	0	0	0	0	363	Built Out
Urban Crossing	Anna	1	2	26	0	0	4	1	31	Active
Villages at Waters Creek	Anna	0	0	0	76	90	0	0	166	Future
Villages of Hurricane Creek	Anna	326	114	302	795	0	517	240	1,854	Active
West Crossing	Anna	56	50	1,007	0	0	62	45	1,114	Active
Westfield Addition	Anna	0	0	140	0	0	0	0	140	Built Out
Whiterock Subdivision	Anna	0	0	0	0	5	0	0	5	Future
Wildflower Meadows	Anna	0	0	0	248	0	0	0	248	Future
Willow Creek	Anna	0	0	243	0	0	0	0	243	Built Out
Woodland Estates	Anna	0	0	0	180	0	0	0	180	Future
Woods at Lindsey Place	Anna	94	195	195	348	310	86	12	951	Active
Yardly at Anna Town Center	Anna	111	0	0	0	0	46	111	157	Active
Acres at Desert Creek	Blue Ridge	0	0	0	0	59	0	0	59	Future
Hidden Hills	Blue Ridge	0	0	0	0	10	0	0	10	Future
Golden Ranches Celina	Celina	0	0	0	0	95	0	0	95	Future

**City of Anna Custom Trade Area  
Identified/Entitled Subdivisions as of 2Q24**

Subdivision	Submarket	3Q23-2Q24 Annual Starts	3Q23-2Q24 Annual Closings	Occupied Homes	Preliminary Lot Count	Future Lot Count	Vacant Dev. Lot Count	Housing Inventory	Total Estimated Lots	Status
Country Roads Celina	Collin County NW	0	2	5	0	0	0	0	5	Built Out
Hills of Lone Star	Collin County NW	4	15	102	0	6	34	5	147	Active
Honey Creek Farms	Collin County NW	1	2	7	0	0	0	0	7	Built Out
Lone Star Ranch	Collin County NW	0	0	13	0	0	2	0	15	Active
Lone Star Ranch South	Collin County NW	1	2	2	0	0	0	0	2	Built Out
Mesquaquee	Collin County NW	0	0	0	1,150	0	0	0	1,150	Future
Seven Springs	Collin County NW	0	0	0	1,336	0	0	0	1,336	Future
Windchime	Collin County NW	0	0	0	2,000	0	0	0	2,000	Future
King Crossing Estates	Grayson Co	0	0	0	0	0	29	0	29	Active
LeBleu Heights	Grayson Co	0	0	0	0	8	0	0	8	Future
Hilltop Ranch	Howe	0	0	0	1,371	0	0	0	1,371	Future
Katy Meadows	Howe	0	0	0	15	0	0	0	15	Future
Own Decoy Holdings	Howe	0	0	4	0	0	0	0	4	Built Out
Prairie Crossing Estates	Howe	0	0	17	0	0	0	0	17	Built Out
Shaddock Farms	McKinney-North	0	0	0	377	0	0	0	377	Future
Trinity Falls	McKinney-North	448	333	2,586	400	1,285	161	325	4,757	Active
Avilla Stoneridge	Melissa	0	217	0	0	0	0	0	217	Built Out
Brookside	Melissa	8	5	185	0	0	0	3	188	Active
Country Ridge	Melissa	0	0	192	0	0	16	0	208	Active
Creek Crossing	Melissa	0	26	309	0	0	0	0	309	Built Out
Hunters Creek	Melissa	0	0	185	0	0	0	0	185	Built Out
Hunters Ridge	Melissa	0	0	382	0	0	0	0	382	Built Out
Lake Park	Melissa	0	0	0	76	0	0	0	76	Future
Legacy Highland	Melissa	0	0	0	0	133	0	0	133	Future
Legacy Ranch	Melissa	85	91	254	0	0	23	53	330	Active
Liberty	Melissa	59	167	1,677	0	0	73	27	1,777	Active
Liberty Square	Melissa	0	0	79	0	0	0	0	79	Built Out
Magnolia Ridge	Melissa	0	0	174	0	0	0	0	174	Built Out
Melissa Road Townhomes	Melissa	0	0	0	0	146	0	0	146	Future
Minerva Heights	Melissa	0	0	0	110	0	0	0	110	Future
North Creek	Melissa	0	1	409	0	0	0	0	409	Built Out
North Creek Estates	Melissa	0	0	645	0	0	0	0	645	Built Out
North Creek Meadows	Melissa	0	0	42	0	0	0	0	42	Built Out
Residences at Harrison Park	Melissa	55	46	46	0	0	0	9	55	Active
Sky Ridge	Melissa	2	0	0	0	0	18	2	20	Active
Solana Capital Tract	Melissa	0	0	0	53	0	0	0	53	Future
Stoneridge	Melissa	104	76	81	0	0	58	55	194	Active
Texas Star Independant Living	Melissa	0	0	0	0	78	0	0	78	Future
Townhomes at Sam Rayburn	Melissa	0	0	0	0	118	0	0	118	Future
Villages of Melissa	Melissa	0	0	766	695	0	0	0	1,461	Active
Ward Springs Ranch	Melissa	0	0	0	125	0	0	0	125	Future
Willow Grove	Melissa	53	0	0	0	0	217	53	270	Active
Wolf Creek BTR	Melissa	0	0	0	0	343	0	0	343	Future
Wolf Creek Farms	Melissa	97	229	359	0	0	0	13	372	Active
Woods of Country Ridge	Melissa	0	0	27	0	0	0	0	27	Built Out
Yardly at Stoneridge	Melissa	80	0	0	0	0	142	80	222	Active
121 Farmington	Van Alstyne	0	0	7	0	0	0	0	7	Built Out
121 Majors	Van Alstyne	1	4	45	0	0	0	0	45	Built Out
2 acre tract	Van Alstyne	0	0	0	6	0	0	0	6	Future
Ballard Addition	Van Alstyne	0	0	0	85	90	0	0	175	Future
Blackthorn Meadow	Van Alstyne	1	3	22	0	0	2	1	25	Active
Capitol Hill	Van Alstyne	13	5	5	0	0	48	8	61	Active
Cedar Place	Van Alstyne	0	3	5	0	0	0	1	6	Active
Chapel Creek Farms at Van Alstyne	Van Alstyne	0	5	59	0	0	0	0	59	Built Out
Churchill	Van Alstyne	40	0	0	0	319	411	40	770	Active
Cliffs at Cedar Ridge	Van Alstyne	3	4	4	0	0	18	5	27	Active
Creekview	Van Alstyne	0	11	13	0	80	0	2	95	Active
Driscoll Hill	Van Alstyne	0	0	0	142	0	0	0	142	Future
Eagle Crest	Van Alstyne	0	0	0	0	57	0	0	57	Future
Enclave at Chapel Creek Farms	Van Alstyne	1	1	3	0	0	16	1	20	Active
Georgetown Heights	Van Alstyne	0	0	293	0	6	0	0	299	Active
Georgetown Village	Van Alstyne	0	0	293	0	0	0	0	293	Built Out
Grandeur	Van Alstyne	0	0	0	559	0	0	0	559	Future
Grayson Ridge	Van Alstyne	0	0	0	0	49	0	0	49	Future

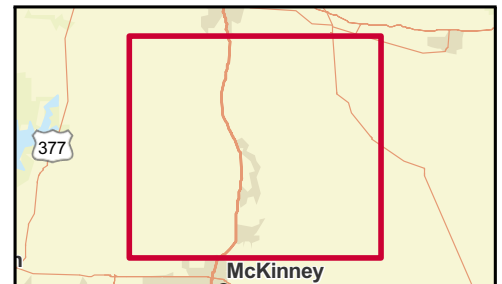
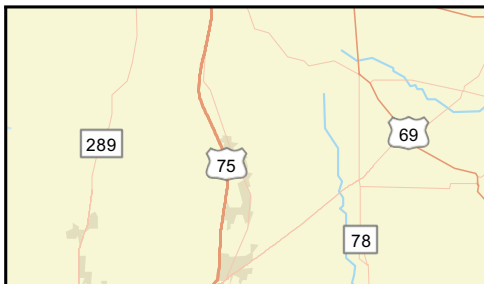
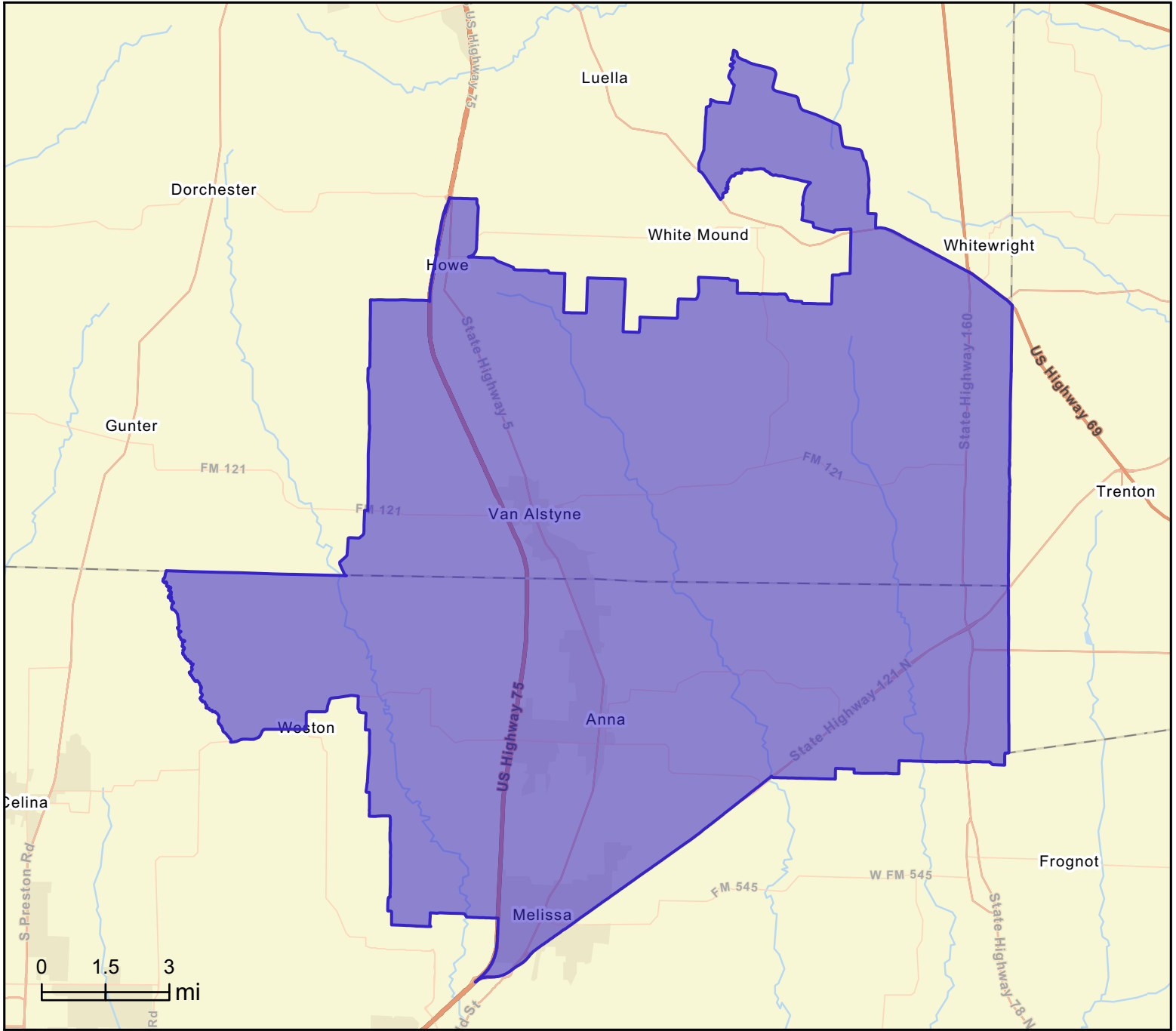
**City of Anna Custom Trade Area  
Identified/Entitled Subdivisions as of 2Q24**

Subdivision	Submarket	3Q23-2Q24 Annual Starts	3Q23-2Q24 Annual Closings	Occupied Homes	Preliminary Lot Count	Future Lot Count	Vacant Dev. Lot Count	Housing Inventory	Total Estimated Lots	Status
Greywood Heights	Van Alstyne	22	53	223	0	0	0	2	225	Active
Harvest Meadows	Van Alstyne	0	0	27	0	0	0	0	27	Built Out
Hidden Creek Estates	Van Alstyne	9	0	0	0	0	25	9	34	Active
Hudson Estates	Van Alstyne	0	0	5	0	0	3	0	8	Active
Hunters Crossing	Van Alstyne	0	0	30	0	0	0	0	30	Built Out
Lewis Estates	Van Alstyne	0	0	0	0	12	0	0	12	Future
Lincoln Pointe	Van Alstyne	36	2	2	0	0	50	34	86	Active
Mantua	Van Alstyne	0	0	0	3,463	0	0	0	3,463	Future
Mantua Point	Van Alstyne	140	49	224	0	515	192	131	1,062	Active
Oakbrook	Van Alstyne	0	9	153	0	0	0	0	153	Built Out
Oaklawn	Van Alstyne	0	0	0	568	204	0	0	772	Future
Panther Trail	Van Alstyne	0	0	0	82	0	0	0	82	Future
Pearlace	Van Alstyne	6	15	17	0	0	12	6	35	Active
Remington Ridge	Van Alstyne	0	0	0	411	0	0	0	411	Future
River Ranch	Van Alstyne	0	0	0	0	191	0	0	191	Future
Rolling Ridge	Van Alstyne	97	63	63	0	163	27	56	309	Active
Saddlewood Estates	Van Alstyne	2	4	31	0	0	0	0	31	Built Out
Sanford Park	Van Alstyne	0	0	111	0	0	0	0	111	Built Out
Sister Grove	Van Alstyne	27	19	19	18	0	1	20	58	Active
Stephens Pointe	Van Alstyne	0	0	0	0	24	0	0	24	Future
Sterling Meadows	Van Alstyne	0	0	0	0	14	15	0	29	Active
Summer Hill	Van Alstyne	0	0	0	160	0	0	0	160	Future
Summer Lake Country Estates	Van Alstyne	0	0	10	0	0	0	0	10	Built Out
Sunset Pointe	Van Alstyne	2	1	1	0	8	2	1	12	Active
Thompson Farms	Van Alstyne	98	29	169	0	78	62	86	395	Active
Tinsley Meadows	Van Alstyne	52	23	23	0	0	34	33	90	Active
Washington Estates	Van Alstyne	2	2	7	0	0	6	2	15	Active
Waterby Farms	Van Alstyne	0	0	0	0	5	0	0	5	Future
West Farmington	Van Alstyne	24	16	20	0	0	44	14	78	Active
Willy Vester Road Subdivision	Van Alstyne	0	0	0	0	6	0	0	6	Future
Honey Creek & Golden Ranches	Weston	0	0	0	1,199	0	0	0	1,199	Future
<b>Total</b>		<b>3,083</b>	<b>2,608</b>	<b>19,655</b>	<b>25,620</b>	<b>8,107</b>	<b>3,147</b>	<b>1,909</b>	<b>58,663</b>	

# Site Map

Anna Custom Trade Area  
Area: 223.77 square miles

Prepared by Esri  
Latitude: 434.1039  
Longitude: -1255.3342





Summary	Census 2010	Census 2020	2024	2029
Population	28,011	48,974	69,723	93,444
Households	9,622	16,033	22,864	31,127
Families	7,693	13,036	18,234	24,612
Average Household Size	2.90	3.05	3.05	3.00
Owner Occupied Housing Units	7,846	12,809	19,587	24,957
Renter Occupied Housing Units	1,777	3,224	3,277	6,169
Median Age	35.0	34.6	35.5	36.9

Trends: 2024-2029 Annual Rate	Area	State	National
Population	6.03%	1.09%	0.38%
Households	6.36%	1.36%	0.64%
Families	6.18%	1.26%	0.56%
Owner HHs	4.97%	1.82%	0.97%
Median Household Income	3.79%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,035	4.5%	1,003	3.2%
\$15,000 - \$24,999	538	2.4%	460	1.5%
\$25,000 - \$34,999	1,105	4.8%	1,040	3.3%
\$35,000 - \$49,999	1,685	7.4%	1,581	5.1%
\$50,000 - \$74,999	3,599	15.7%	3,870	12.4%
\$75,000 - \$99,999	2,843	12.4%	3,432	11.0%
\$100,000 - \$149,999	4,825	21.1%	6,800	21.8%
\$150,000 - \$199,999	3,402	14.9%	6,088	19.6%
\$200,000+	3,832	16.8%	6,853	22.0%

Median Household Income	\$104,328	\$125,645
Average Household Income	\$132,986	\$160,134
Per Capita Income	\$43,621	\$53,373

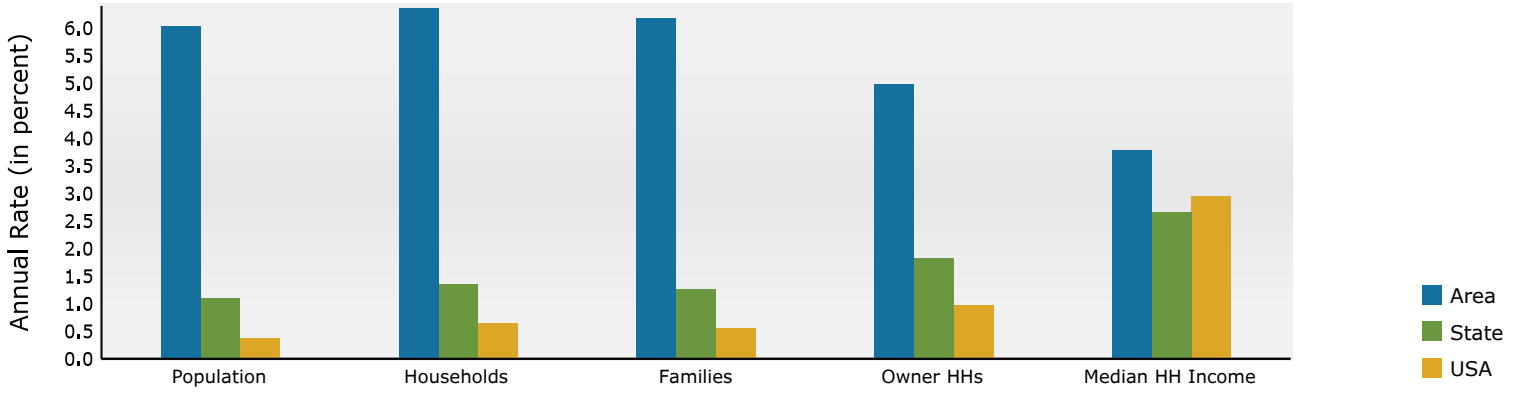
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,236	8.0%	3,892	7.9%	5,340	7.7%	6,733	7.2%
5 - 9	2,409	8.6%	4,116	8.4%	5,851	8.4%	7,005	7.5%
10 - 14	2,346	8.4%	4,298	8.8%	5,732	8.2%	7,380	7.9%
15 - 19	1,969	7.0%	3,617	7.4%	5,161	7.4%	6,319	6.8%
20 - 24	1,271	4.5%	2,459	5.0%	3,891	5.6%	5,389	5.8%
25 - 34	3,766	13.4%	6,415	13.1%	8,304	11.9%	11,347	12.1%
35 - 44	4,313	15.4%	7,493	15.3%	11,321	16.2%	14,124	15.1%
45 - 54	3,962	14.1%	6,389	13.0%	9,107	13.1%	12,510	13.4%
55 - 64	2,956	10.6%	4,960	10.1%	7,014	10.1%	9,892	10.6%
65 - 74	1,795	6.4%	3,474	7.1%	4,868	7.0%	7,440	8.0%
75 - 84	735	2.6%	1,513	3.1%	2,548	3.7%	4,218	4.5%
85+	254	0.9%	350	0.7%	587	0.8%	1,089	1.2%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	24,225	86.5%	34,552	70.6%	47,190	67.7%	61,309	65.6%
Black Alone	1,146	4.1%	4,022	8.2%	6,541	9.4%	9,133	9.8%
American Indian Alone	270	1.0%	540	1.1%	736	1.1%	908	1.0%
Asian Alone	151	0.5%	975	2.0%	1,742	2.5%	2,766	3.0%
Pacific Islander Alone	12	0.0%	30	0.1%	46	0.1%	70	0.1%
Some Other Race Alone	1,492	5.3%	3,105	6.3%	4,678	6.7%	6,542	7.0%
Two or More Races	715	2.6%	5,752	11.7%	8,790	12.6%	12,716	13.6%
Hispanic Origin (Any Race)	3,741	13.4%	8,851	18.1%	13,565	19.5%	19,648	21.0%

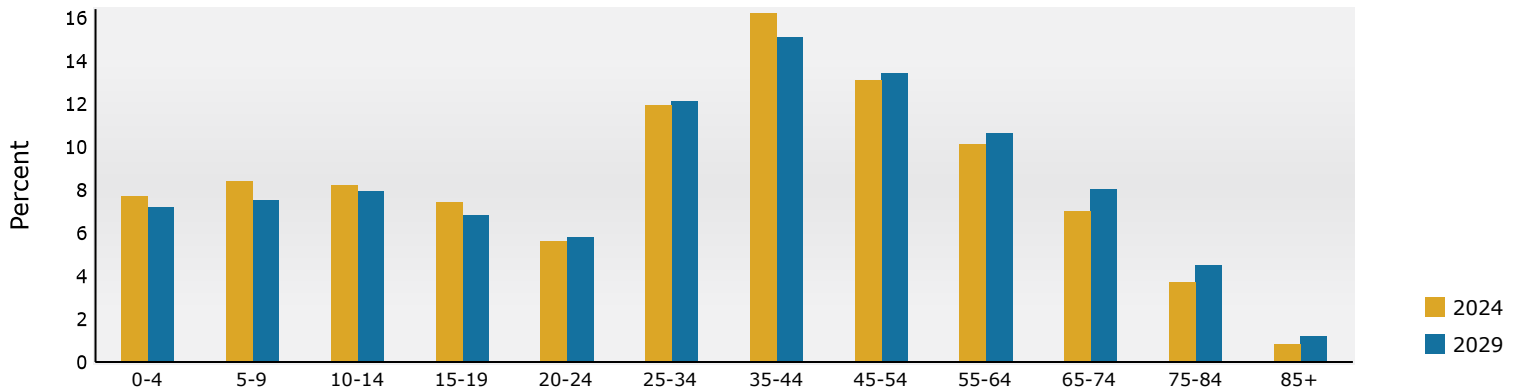
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

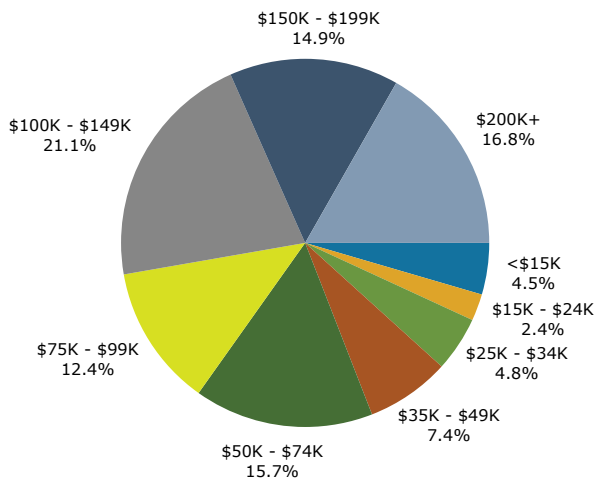
## Trends 2024-2029



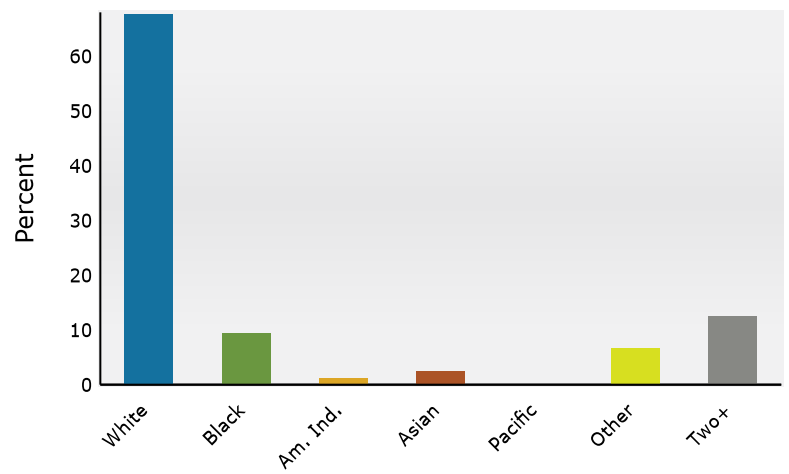
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 19.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



## Residential Strategies

### Assumptions & Limiting Conditions

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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume:

- that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report (RSI continues to monitor the economic impact related to the coronavirus pandemic and will adjust our forecasts and commentary as necessary to accommodate, when possible);
- that general population levels will continue to increase at or above the rate forecast;
- that the public and third-party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes;
- the proposed real estate development project described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and
- that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

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Any change in facts affecting the proposed project or any of the assumptions noted above or in the attached report could materially affect the conclusions set forth in this report or necessitate the re-evaluation of all or any portion of this report.