

J.H. WINOKUR, INC.

REAL ESTATE INVESTMENT AND CONSULTATION

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FAMILY DOLLAR & GOODWILL PORTFOLIO **ELKLAND, PA, LEBANON, PA & SYRACUSE, NY**



LEBANON, PA



SYRACUSE, NY



ELKLAND, PA

FAMILY DOLLAR & GOODWILL NET LEASES

3 LOCATIONS WITH 15 YEAR LEASES



FINANCIALS:

- **TOTAL NOI:** \$341,417
- **CAP RATE:** 6.50%
- **PRICE:** \$5,250,000



Family Dollar is a subsidiary of Dollar Tree. Headquartered in Chesapeake, VA, Dollar Tree (NYSE: DLTR) is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network. Dollar Tree, a Fortune 500 Company, now operates more than 14,835 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, Deals and Family Dollar. To learn more about the Company, visit www.DollarTree.com.

DOLLAR TREE COMPLETES ACQUISITION OF FAMILY DOLLAR

Creates combined organization with sales exceeding \$19 billion annually with more than 13,600 stores across 48 states and five Canadian provinces.

Gary Philbin named President and Chief Operating Officer of Family Dollar Stores CHESAPEAKE, Va. - July 6, 2015 - Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced today that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise.

"We are pleased to announce we have completed our acquisition of Family Dollar and we formally welcome the Family Dollar team to the Dollar Tree organization," stated Bob Sasser, Chief Executive Officer. "This is a transformational opportunity for our business to offer broader, more compelling merchandise assortments, with greater values, to a wider array of customers. This acquisition will extend our reach to low-income customers, while strengthening and diversifying our footprint. We plan to leverage best practices across both organizations to deliver significant cost synergies. Combined, our growth potential is enhanced with improved opportunities to increase store productivity and to open more stores across multiple banners."

Rating Action: **Moody's rates Dollar Tree's new notes Baa3** **[Investment grade credit rating]**

05 Apr 2018

New York, April 05, 2018 -- Moody's Investors Service, ("Moody's") today assigned a Baa3 rating to Dollar Tree, Inc.'s ("Dollar Tree") proposed new senior unsecured notes. Proceeds of the new debt will be used to refinance existing debt and for general corporate purposes. All other ratings remain unchanged and the ratings outlook remains stable.

Assignments:

..Issuer: Dollar Tree, Inc.

....Senior Unsecured Regular Bond/Debenture, Assigned Baa3

RATINGS RATIONALE

Dollar Tree's Baa3 senior unsecured rating reflects the company's sizable scale and its fixed and multi-price point product offerings. Moody's views the dollar store sector favorably and expects that it will continue to grow given its low price points and convenient locations especially for cash constrained consumers. Moody's expects Dollar Tree's credit metrics to improve in the next 12 months with lease adjusted debt/EBITDA getting to about 3.0 times as the company fully integrates its acquisition of Family Dollar, maintains same store sales growth and increases profitability. The ratings also reflect Moody's expectation that the company's financial policies will be balanced and will support its investment grade profile while maintaining lease adjusted debt/EBITDA at or below 3.0 times.

Moody's believes that operating performance of the Family Dollar store base will continue to improve as management implements strategies to streamline sourcing and procurement, optimize product offerings, improve traffic and increase sales of higher margin variety and seasonal products in Family Dollar stores while also increasing the higher margin private label penetration in the Family Dollar stores.

Operating efficiencies and strategic initiatives to minimize costs are also expected to reduce expenses and improve cash flow generation of the combined company. Ratings are also supported by the company's very good liquidity.

The stable outlook reflects that while earnings will continue to grow, credit metrics will remain in line with the Baa3 rating level over the next 12-18 months. The stable outlook also reflects our expectation that financial policies will be balanced. Additionally, it reflects that the company will maintain very good liquidity and will manage its debt maturities as typical of an investment grade profile.

Dollar Tree, operated 14,835 stores across 48 US states and five Canadian provinces as of February 3, 2018. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada. Revenue is about \$22.2 billion for the LTM period ended February 3, 2018.

	LEBANON, PA FAMILY DOLLAR
Location:	<p>1034 Maple Street Lebanon, PA</p> <p>There are 17,477 people in the dense, urban, 1-mile radius with population growth expected the next 5 years. The average household in the 1-mile radius is \$43,489, making this an ideal location for a Family Dollar. The property is next to a McDonald's, Save-A-Lot Supermarket and a used furniture store. The site faces Hutter's 76 Gas Station and is 1 block from Northwest Elementary School. A large apartment complex is within walking distance.</p>
Tenant:	<p>Family Dollar is a subsidiary of Dollar Tree (NYSE: DLTR), a Fortune 500 Company, which operates more than 14,835 stores across 48 states and five Canadian provinces. Family Dollar/Dollar Tree are rated investment grade by Moody's and S&P.</p>
Building Size:	8,319 SF
Land Size:	.71 acres
Year Built:	2017
Lease Commencement:	May 25, 2017
Lease Expiration:	March 31, 2033
Lease Type:	Absolute NNN lease with no landlord obligations
Options:	Six 5-year options with increases
Rent: Through 3/31/2028	\$133,712 per annum
Rent: 4/1/2028 to 3/31/2033	\$147,083.20 per annum

RENT SCHEDULE: LEBANON, PA

PRIMARY TERM

Through March 31, 2028	\$133,712 per annum
April 1, 2028 to March 31, 2033	\$147,083.20 per annum

OPTION PERIODS

Fixed Rent during the Extension Terms will be as follows:

Extension Term	Monthly	Annual
1st	\$13,482.63	\$161,791.52
2nd	\$14,830.89	\$177,970.67
3rd	\$16,313.98	\$195,767.74
4th	\$17,945.38	\$215,344.51
5th	\$19,739.91	\$236,878.96
6th	\$21,713.91	\$260,566.86

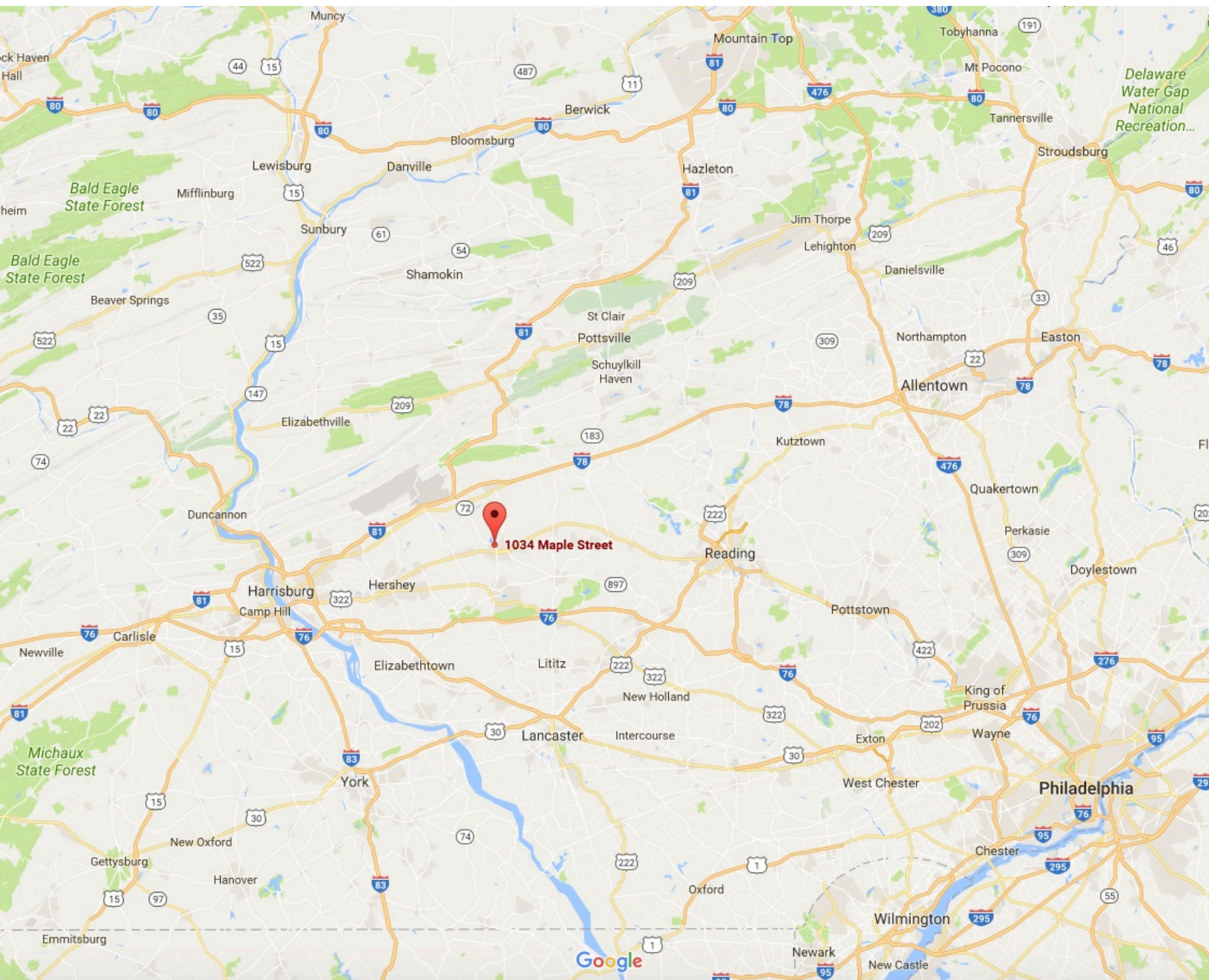
Property Photos: Lebanon, PA

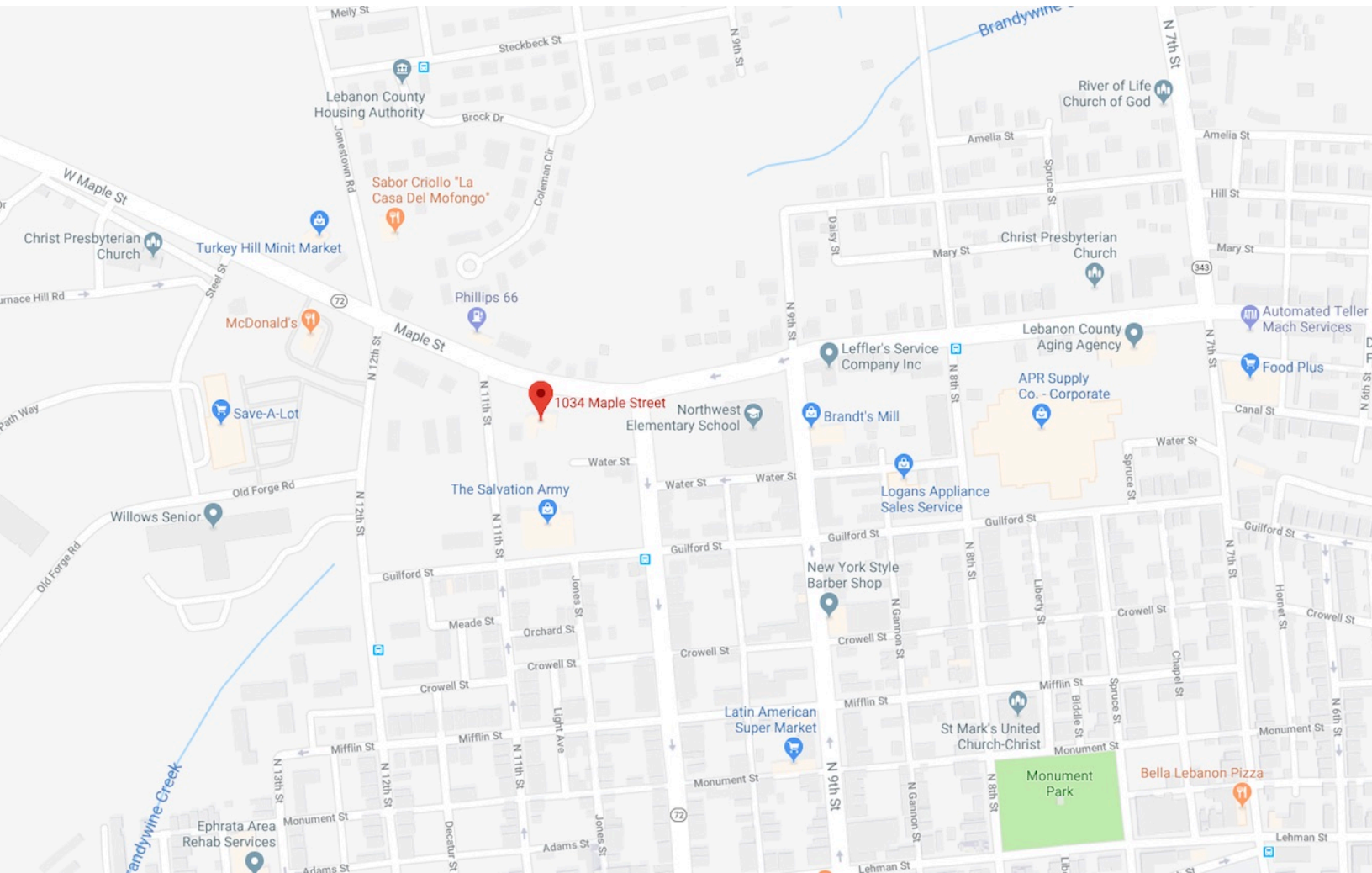


**Site is next to a used furniture storage, storage facility, McDonalds, Save-A-Lot Supermarket and a large apartment complex.
The property faces a 76 gas station.**



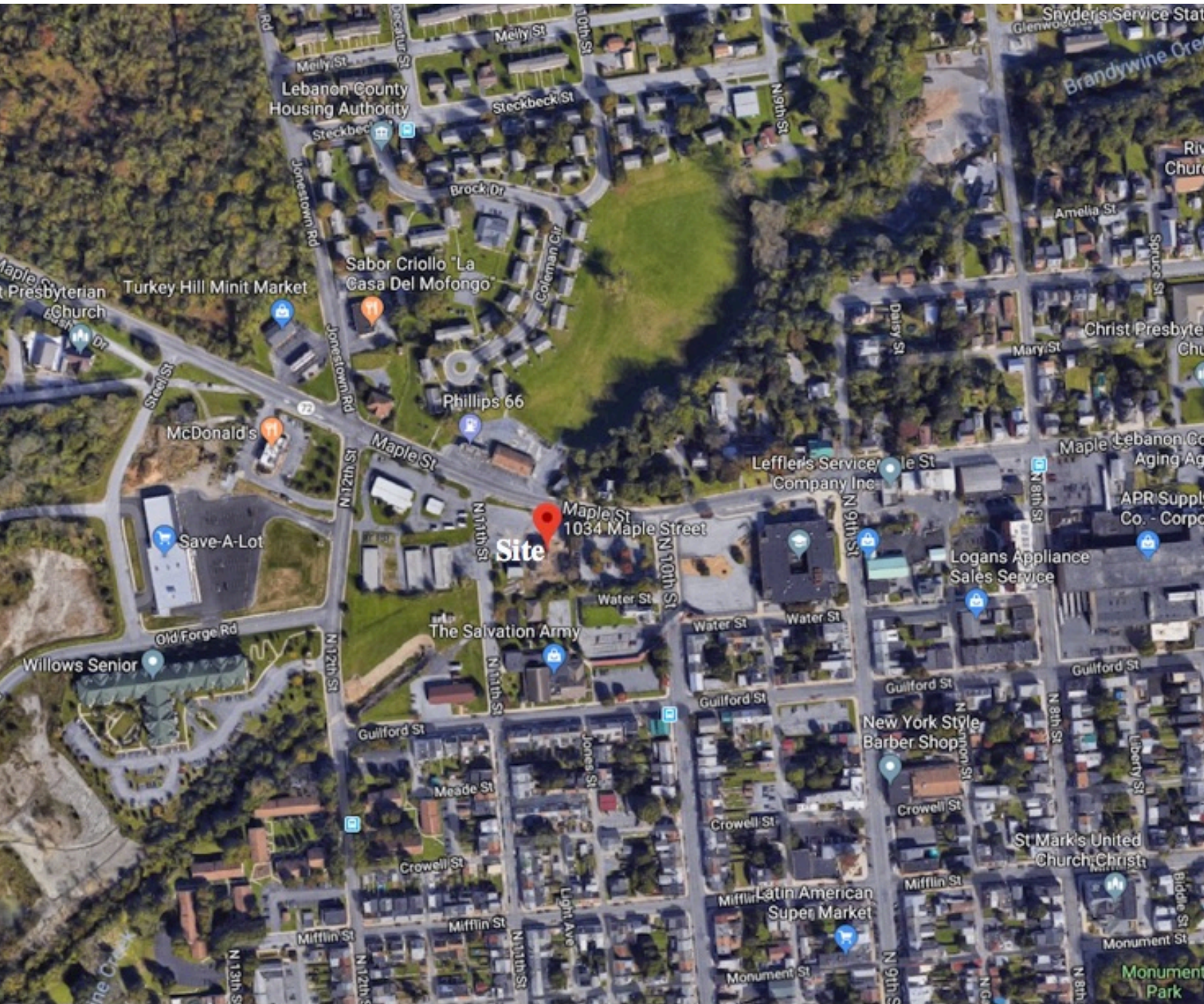
Maps: Lebanon





Aerials: Lebanon





Demos: Lebanon



Executive Summary

1034 Maple St, Lebanon, Pennsylvania, 17046
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.34962
Longitude: -76.43035

	1 mile	3 miles	5 miles
Population			
2000 Population	15,809	48,614	64,168
2010 Population	16,737	51,647	69,032
2017 Population	17,477	53,645	71,871
2022 Population	17,999	55,043	73,906
2000-2010 Annual Rate	0.57%	0.61%	0.73%
2010-2017 Annual Rate	0.60%	0.52%	0.56%
2017-2022 Annual Rate	0.59%	0.52%	0.56%
2017 Male Population	48.5%	48.8%	48.7%
2017 Female Population	51.5%	51.2%	51.3%
2017 Median Age	35.2	40.4	40.7

In the identified area, the current year population is 71,871. In 2010, the Census count in the area was 69,032. The rate of change since 2010 was 0.56% annually. The five-year projection for the population in the area is 73,906 representing a change of 0.56% annually from 2017 to 2022. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 35.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	62.7%	77.0%	81.2%
2017 Black Alone	7.3%	5.2%	4.3%
2017 American Indian/Alaska Native Alone	0.5%	0.4%	0.3%
2017 Asian Alone	1.2%	1.5%	1.5%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	24.0%	12.6%	9.8%
2017 Two or More Races	4.2%	3.3%	2.9%
2017 Hispanic Origin (Any Race)	48.7%	28.0%	22.3%

Persons of Hispanic origin represent 22.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	6,439	19,444	24,836
2010 Households	6,572	20,501	26,836
2017 Total Households	6,745	21,029	27,639
2022 Total Households	6,901	21,474	28,307
2000-2010 Annual Rate	0.20%	0.53%	0.78%
2010-2017 Annual Rate	0.36%	0.35%	0.41%
2017-2022 Annual Rate	0.46%	0.42%	0.48%
2017 Average Household Size	2.57	2.49	2.50



Executive Summary

1034 Maple St, Lebanon, Pennsylvania, 17046
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.34962
Longitude: -76.43035

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$34,379	\$49,282	\$53,021
2022 Median Household Income	\$35,693	\$53,096	\$57,916
2017-2022 Annual Rate	0.75%	1.50%	1.78%
Average Household Income			
2017 Average Household Income	\$43,489	\$62,628	\$68,042
2022 Average Household Income	\$48,356	\$71,463	\$77,901
2017-2022 Annual Rate	2.14%	2.67%	2.74%
Per Capita Income			
2017 Per Capita Income	\$16,936	\$24,974	\$26,785
2022 Per Capita Income	\$18,693	\$28,262	\$30,417
2017-2022 Annual Rate	1.99%	2.50%	2.58%

Households by Income

Current median household income is \$53,021 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$57,916 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$68,042 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$77,901 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,785 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$30,417 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	7,125	20,812	26,425
2000 Owner Occupied Housing Units	3,043	12,385	16,811
2000 Renter Occupied Housing Units	3,396	7,059	8,025
2000 Vacant Housing Units	686	1,368	1,589
2010 Total Housing Units	7,245	21,938	28,550
2010 Owner Occupied Housing Units	2,814	12,605	17,699
2010 Renter Occupied Housing Units	3,758	7,896	9,137
2010 Vacant Housing Units	673	1,437	1,714
2017 Total Housing Units	7,481	22,669	29,551
2017 Owner Occupied Housing Units	2,736	12,509	17,737
2017 Renter Occupied Housing Units	4,009	8,520	9,901
2017 Vacant Housing Units	736	1,640	1,912
2022 Total Housing Units	7,667	23,200	30,309
2022 Owner Occupied Housing Units	2,790	12,730	18,131
2022 Renter Occupied Housing Units	4,110	8,743	10,176
2022 Vacant Housing Units	766	1,726	2,002

Family Dollar Syracuse, New York

Location:	<p>2826 S. Salina Street Syracuse, New York - Store #11722</p> <p>Dense urban location with 18,675 people in 1-mile radius Corner intersection with traffic light. Upgraded brick construction. High traffic corner. Commercial developments in the neighborhood are primarily centered around South Salina Street, and include the subject, Dunk & Bright Furniture, Factory Direct Mattress & Furniture, Mavis Discount Tire, and several other small retail developments.</p>
Tenant:	Family Dollar is a subsidiary of Dollar Tree (NYSE: DLTR), a Fortune 500 Company, which operates more than 13,600 stores across 48 states and five Canadian provinces.
Building Size:	8,320 SF
Land Size:	1.15 acres
Year Built:	2016
Lease Commencement:	September 30, 2016
Lease Expiration:	September 30, 2031
Lease Type:	Absolute NNN lease with no landlord obligations
Options:	Six 5-year options with increases
Rent: Years 1-10	\$142,838 per annum
Rent: Years 11-15	\$157,121.80 per annum

RENT SCHEDULE: SYRACUSE

PRIMARY TERM

Years 1-10	\$142,838 per annum
Years 11-15	\$157,121.80 per annum

OPTION PERIODS

Fixed Rent during the Extension Terms will be as follows:

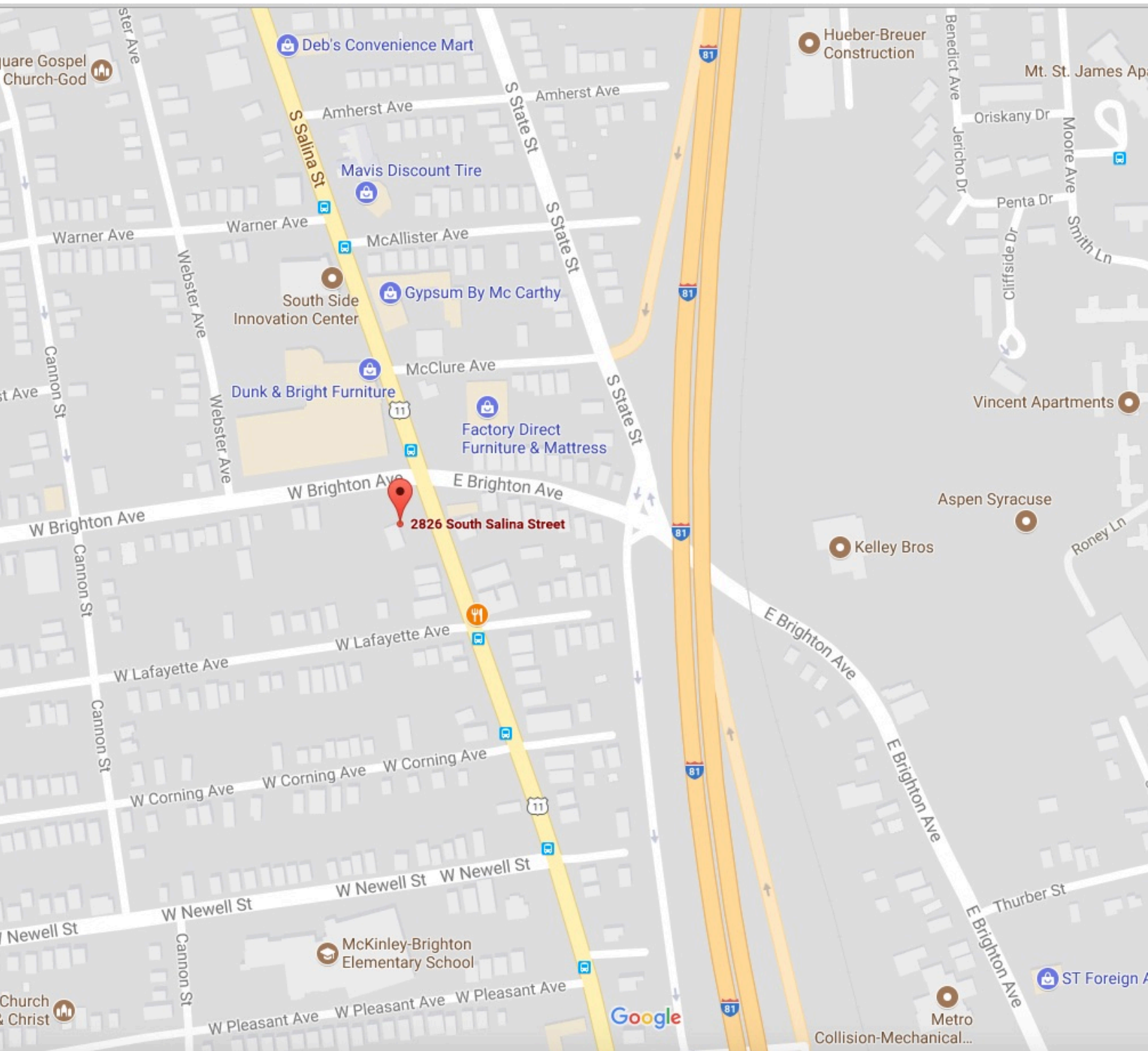
Extension Term	Monthly	Annual
1st	\$14,402.83	\$172,833.98
2nd	\$15,843.11	\$190,117.38
3rd	\$17,427.43	\$209,129.12
4th	\$19,170.17	\$230,042.03
5th	\$21,087.19	\$253,046.23
6th	\$23,195.90	\$278,350.85

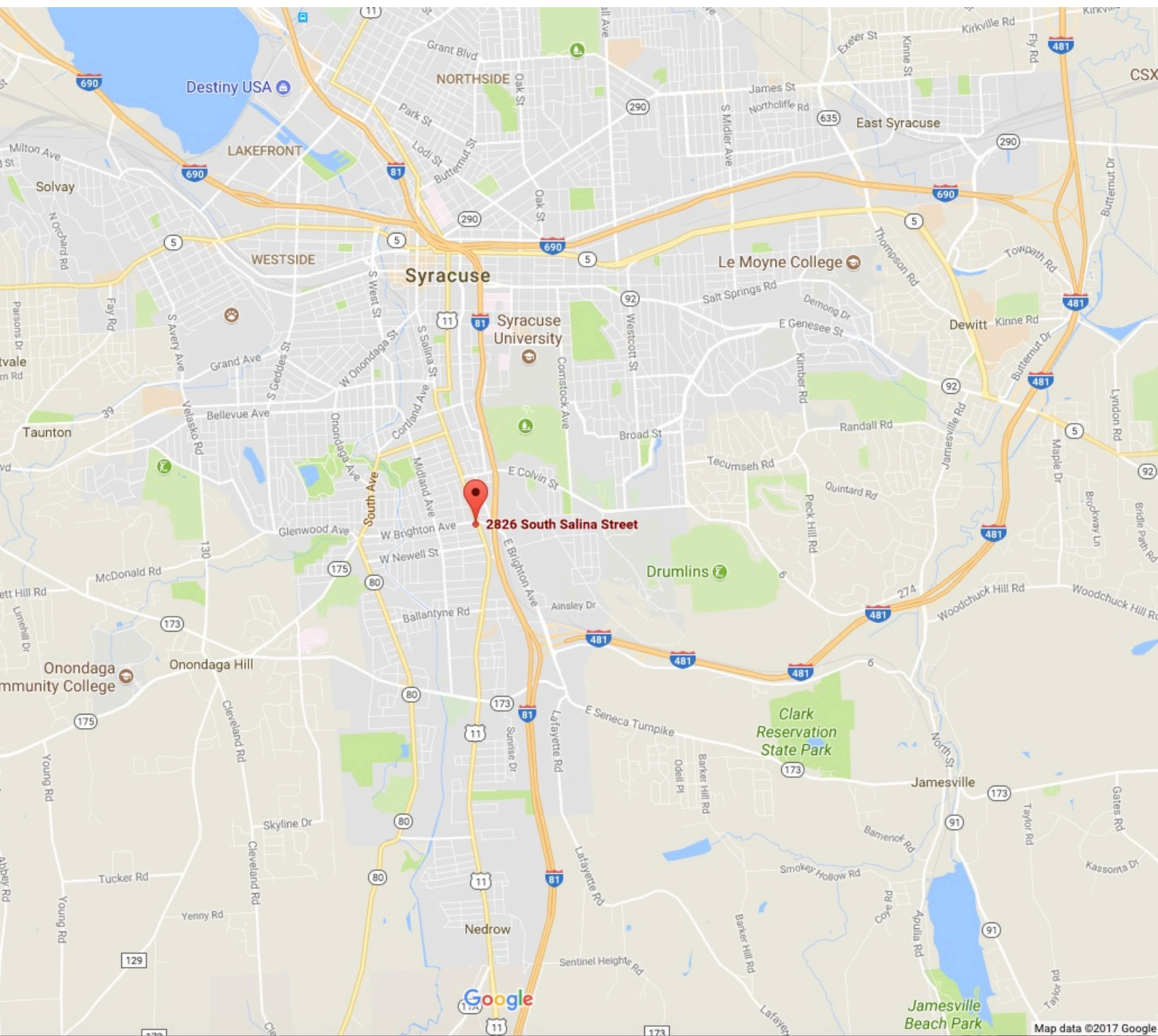
PROPERTY PHOTOS: SYRACUSE

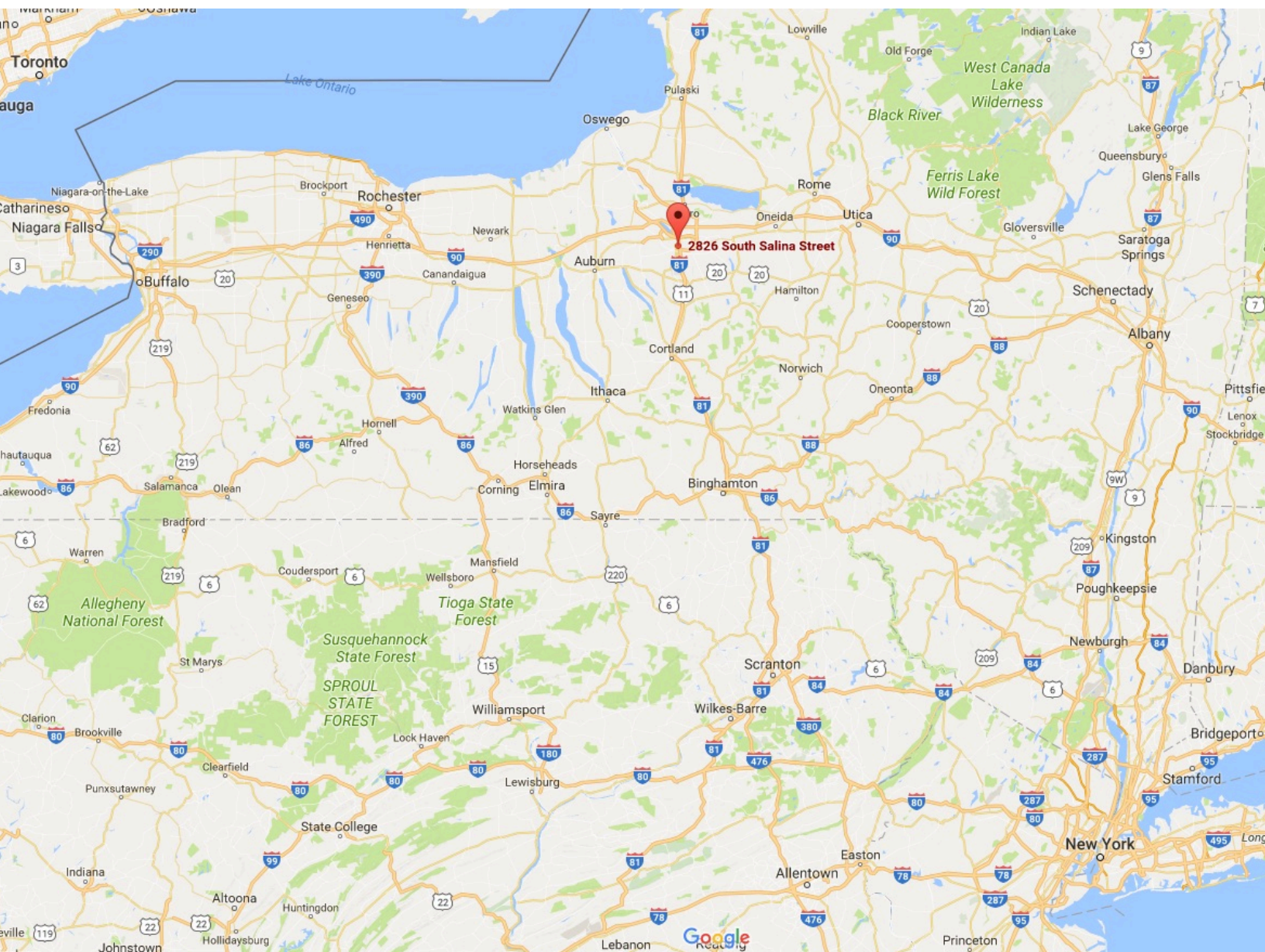




MAPS: SYRACUSE

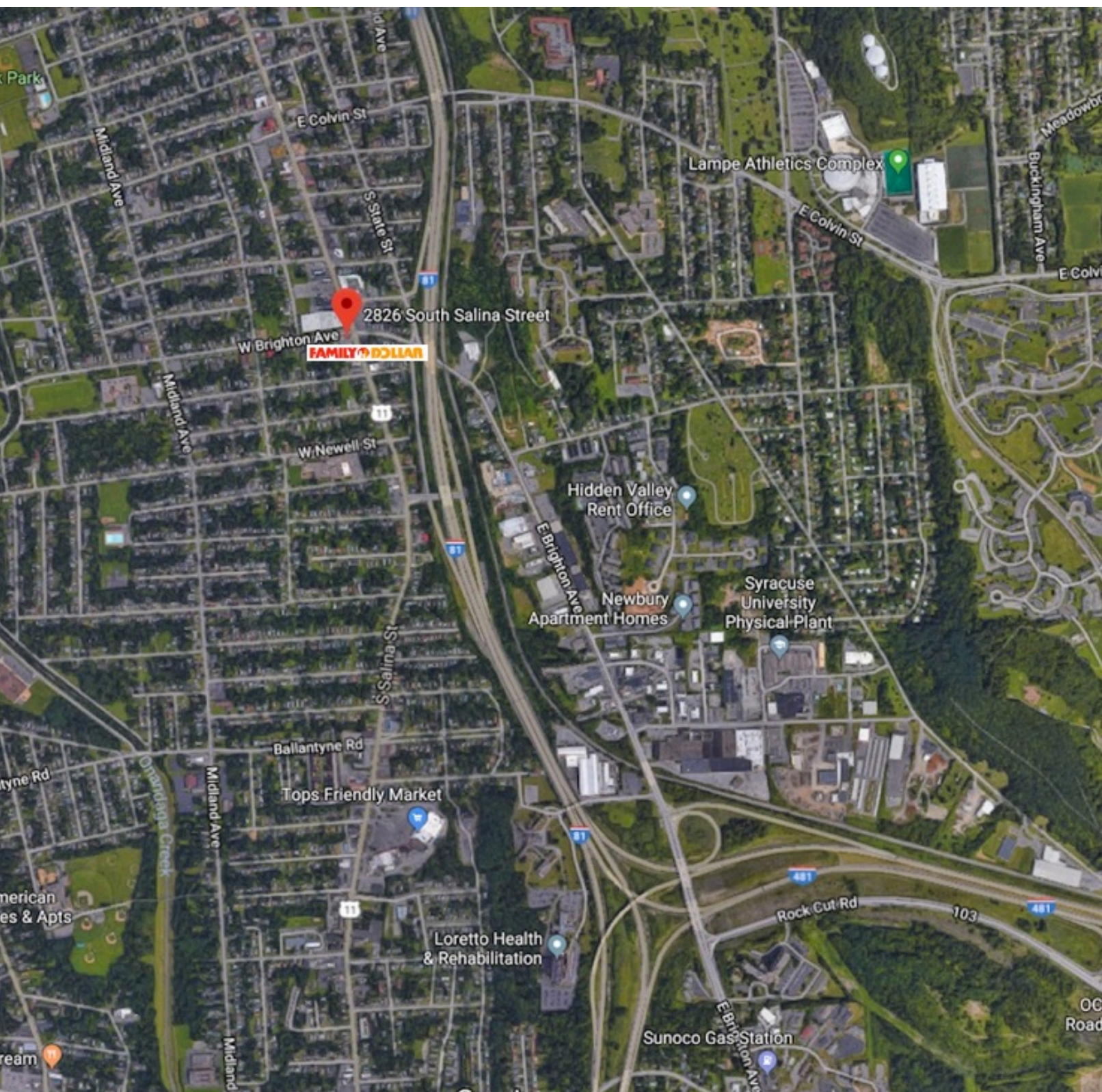






AERIALS: SYRACUSE





DEMOS: SYRACUSE



Executive Summary

2826 S Salina St, Syracuse, New York, 13205
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.02038
Longitude: -76.14289

	1 mile	3 miles	5 miles
Population			
2000 Population	20,121	116,883	203,638
2010 Population	18,614	116,329	204,276
2016 Population	18,675	118,411	206,859
2021 Population	18,757	119,878	208,823
2000-2010 Annual Rate	-0.78%	-0.05%	0.03%
2010-2016 Annual Rate	0.05%	0.28%	0.20%
2016-2021 Annual Rate	0.09%	0.25%	0.19%
2016 Male Population	45.9%	47.7%	47.9%
2016 Female Population	54.1%	52.3%	52.1%
2016 Median Age	29.8	29.7	33.6

In the identified area, the current year population is 206,859. In 2010, the Census count in the area was 204,276. The rate of change since 2010 was 0.20% annually. The five-year projection for the population in the area is 208,823 representing a change of 0.19% annually from 2016 to 2021. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 29.8, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	22.9%	51.3%	62.4%
2016 Black Alone	64.6%	32.3%	23.3%
2016 American Indian/Alaska Native Alone	0.8%	1.1%	1.1%
2016 Asian Alone	3.8%	6.6%	5.6%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	2.6%	3.3%	2.5%
2016 Two or More Races	5.3%	5.3%	4.9%
2016 Hispanic Origin (Any Race)	7.9%	9.9%	8.0%

Persons of Hispanic origin represent 8.0% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.9 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	7,354	45,799	82,251
2010 Households	6,984	44,382	80,956
2016 Total Households	7,037	45,597	82,471
2021 Total Households	7,085	46,427	83,587
2000-2010 Annual Rate	-0.51%	-0.31%	-0.16%
2010-2016 Annual Rate	0.12%	0.43%	0.30%
2016-2021 Annual Rate	0.14%	0.36%	0.27%
2016 Average Household Size	2.58	2.31	2.31

The household count in this area has changed from 80,956 in 2010 to 82,471 in the current year, a change of 0.30% annually. The five-year projection of households is 83,587, a change of 0.27% annually from the current year total. Average household size is currently 2.31, compared to 2.32 in the year 2010. The number of families in the current year is 43,360 in the specified area.



Executive Summary

2826 S Salina St, Syracuse, New York, 13205
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.02038
Longitude: -76.14289

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$26,280	\$31,419	\$37,377
2021 Median Household Income	\$26,492	\$29,755	\$34,564
2016-2021 Annual Rate	0.16%	-1.08%	-1.55%
Average Household Income			
2016 Average Household Income	\$38,049	\$51,376	\$56,936
2021 Average Household Income	\$39,168	\$54,186	\$60,395
2016-2021 Annual Rate	0.58%	1.07%	1.19%
Per Capita Income			
2016 Per Capita Income	\$15,094	\$21,381	\$24,199
2021 Per Capita Income	\$15,553	\$22,541	\$25,658
2016-2021 Annual Rate	0.60%	1.06%	1.18%

Households by Income

Current median household income is \$37,377 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$34,564 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$56,936 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$60,395 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$24,199 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$25,658 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	8,903	52,876	92,134
2000 Owner Occupied Housing Units	2,975	18,131	40,663
2000 Renter Occupied Housing Units	4,379	27,669	41,588
2000 Vacant Housing Units	1,549	7,076	9,883
2010 Total Housing Units	8,191	49,853	89,189
2010 Owner Occupied Housing Units	2,537	17,306	39,345
2010 Renter Occupied Housing Units	4,447	27,076	41,611
2010 Vacant Housing Units	1,207	5,471	8,233
2016 Total Housing Units	8,342	51,787	92,025
2016 Owner Occupied Housing Units	2,415	16,878	38,621
2016 Renter Occupied Housing Units	4,622	28,719	43,851
2016 Vacant Housing Units	1,305	6,190	9,554
2021 Total Housing Units	8,423	52,879	93,696
2021 Owner Occupied Housing Units	2,379	16,851	38,628
2021 Renter Occupied Housing Units	4,706	29,576	44,959
2021 Vacant Housing Units	1,338	6,452	10,109

	Goodwill Elkland, PA
Location:	<p>100 Forest View Drive Elkland, PA</p> <p>Elkland is located on the New York, Pennsylvania border, on the PA side in Tioga County. Elkland is north of Williamsport, PA and just south of Corning and Elmira, New York.</p>
Tenant:	Goodwill Industries of North Central PA, Inc.
Building Size:	7,200 SF
Lease Commencement:	March 1, 2016
Lease Expiration:	Feb 28, 2031
Options:	2 five-year options with increases
Current Rent:	\$72,000
Expenses: Taxes	\$1,711
Expenses: Insurance	\$5,422
NOI:	\$64,867
Expenses:	NN Lease – See Lease Terms on page 3

RENT SCHEDULE: ELKLAND

PRIMARY TERM

Months 1-3	\$21,600 per partial year (donation)
Months 4-12	\$40,500 per partial year
Years 2-5: CURRENT	\$72,000 per annum
Years 6-10 (March 1, 2021 - February, 2026)	\$77,040 per annum
Years 11-15 (March 1, 2026 - February 28, 2031)	\$82,440 per annum

OPTION PERIODS:

Years 16-20	\$105,912 per annum
Years 21-25	\$113,328 per annum

LEASE TERMS: ELKLAND

MAINTENANCE/RESPONSIBILITIES: Lessee assumes liability for damage to plate glass windows and doors except when caused by latent defects, or Lessor, its agents, employees, or contractors. Lessee is responsible for all interior and exterior maintenance of the Demised Premises with the exception of structural items during the term of this Lease (such as, but not limited to: interior painting, light bulbs, light fixtures, flooring repairs, doors, locks, bathroom fixtures, ceiling tile repair/replacement, and any item related to interior of space and any renewal periods and shall return the building to Lessor thereafter in its same condition, ordinary wear and tear excepted thru lease term. Lessor has the right and responsibility to enter the Demised Premises periodically, at any reasonable time, to inspect the condition of the premises and to make repairs with proper notice.

REAL ESTATE TAXES AND ASSESSMENTS. Lessor shall pay at its cost and expense all real estate taxes, assessments (including special assessments), and charges of a similar nature, which may be levied by any governmental entity with respect to the premises. Lessee shall reimburse Lessor for any amount of real estate taxes that may increase after the current year's tax assessment of \$5,422.00.

BUILDING INSURANCE. Lessor agrees to carry comprehensive general liability insurance on the Demised Premises with a combined single limit for bodily injury, personal injury, and property damage of not less than \$1,000,000 per occurrence. Lessor further agrees to maintain fire, casualty and extended coverage insurance on the building in an amount equal to at least eighty and 00/100 percent (80%) of the insurable value of the property. Insurance cost is based on 7,200 square feet (+or-) to be included in monthly rent. Lessee shall reimburse Lessor for any amount of building insurance that may increase after the first year's rate of \$1,711.00.

.COMMON AREA MAINTENANCE (CAM). AS THIS IS A STAND-ALONE FACILITY, LESSEE IS RESPONSIBLE FOR CAM. Lessee is responsible for the following CAM areas: the exterior premises, snow removal, grass cutting, exterior lighting, sealcoat/stripping parking lot, general "paper pick-up", general ground keeping, and other items associated with a stand-alone facility.

SITE: ELKLAND





Hours for this location

Elkland

100 Forest View Drive
Elkland PA, 16920
United States
(814) 258-5720



Connect with this Local Goodwill

Donation Site

Monday	10:00 AM - 6:30 PM
Tuesday	10:00 AM - 6:30 PM
Wednesday	10:00 AM - 6:30 PM
Thursday	10:00 AM - 6:30 PM
Friday	10:00 AM - 6:30 PM
Saturday	10:00 AM - 6:30 PM
Sunday	12:00 PM - 4:30 PM

Retail Store

Monday	10:00 AM - 7:00 PM
Tuesday	10:00 AM - 7:00 PM
Wednesday	10:00 AM - 7:00 PM
Thursday	10:00 AM - 7:00 PM
Friday	10:00 AM - 7:00 PM
Saturday	10:00 AM - 7:00 PM
Sunday	12:00 PM - 5:00 PM

Goodwill was founded in 1902 in Boston by Rev. Edgar J. Helms, a Methodist minister and early social innovator. Helms collected used household goods and clothing in wealthier areas of the city, then trained and hired those who were poor to mend and repair the used goods. The goods were then resold or were given to the people who repaired them. The system worked, and the Goodwill philosophy of “Not Charity, but a Chance” was born. Dr. Helms’ vision set an early course for what today has become a \$5.59 billion nonprofit organization. Goodwill’s network of 162 independent, local Goodwills in the United States and Canada offers customized training and services for individuals who want to find a job, pursue a credential or degree, and strengthen their finances.

- More than **313,000 people** placed into employment
- More than **31,000 people** engaged with local Goodwill organizations to earn a credential
 - As a result, these individuals increased their collective lifetime earnings by more than **\$14.9 billion**
- More than **36 million** total persons served
 - Over **2 million people** received Goodwill services in-person to build their career and financial assets
 - More than **34 million people** used computers and mobile devices to access Goodwill training virtually
- **Total revenue generated by Goodwill organizations:** \$5.71 billion
- **Total revenue spent directly on programs:** 87 percent
- **Total number of donors (includes repeat donations):** 101 million
- **Total number of retail stores:** More than 3,200 and an online auction site, www.shopgoodwill.com
- **Revenue Sources Breakdown**
- **Retail sales:** \$4.16 billion
- **Industrial and service contract work:** \$740 million
- **Government grants:** \$113 million
- **Corporate and foundation grants:** \$34 million
- **Individual gifts/Endowments/Fees for services:** \$60 million
- **Government support for mission services:** \$401 million



GOODWILL OF NORTH CENTRAL PENNSYLVANIA JOBS AND TRAINING

Goodwill employs over 500 residents of North Central Pennsylvania. In 2013, Goodwill provided more than 1,150 job readiness and training services to individuals.

AFFORDABLE GOODS

At Goodwill you'll find amazing high-quality items at a fraction of the cost of normal retail. Shop in our stores, or online, to find your amazing "something" today!

MEGA RECYCLER

Goodwill is one of Pennsylvania's largest recyclers. Over 5 million pounds of sellable and recyclable items are diverted from landfills every year.

DONATE LOCAL

1 Bike + 1 Coat + 1 DVD = 1 Hour of Career Training. Your donations provide jobs for individuals living with disabilities and disadvantages in your community.

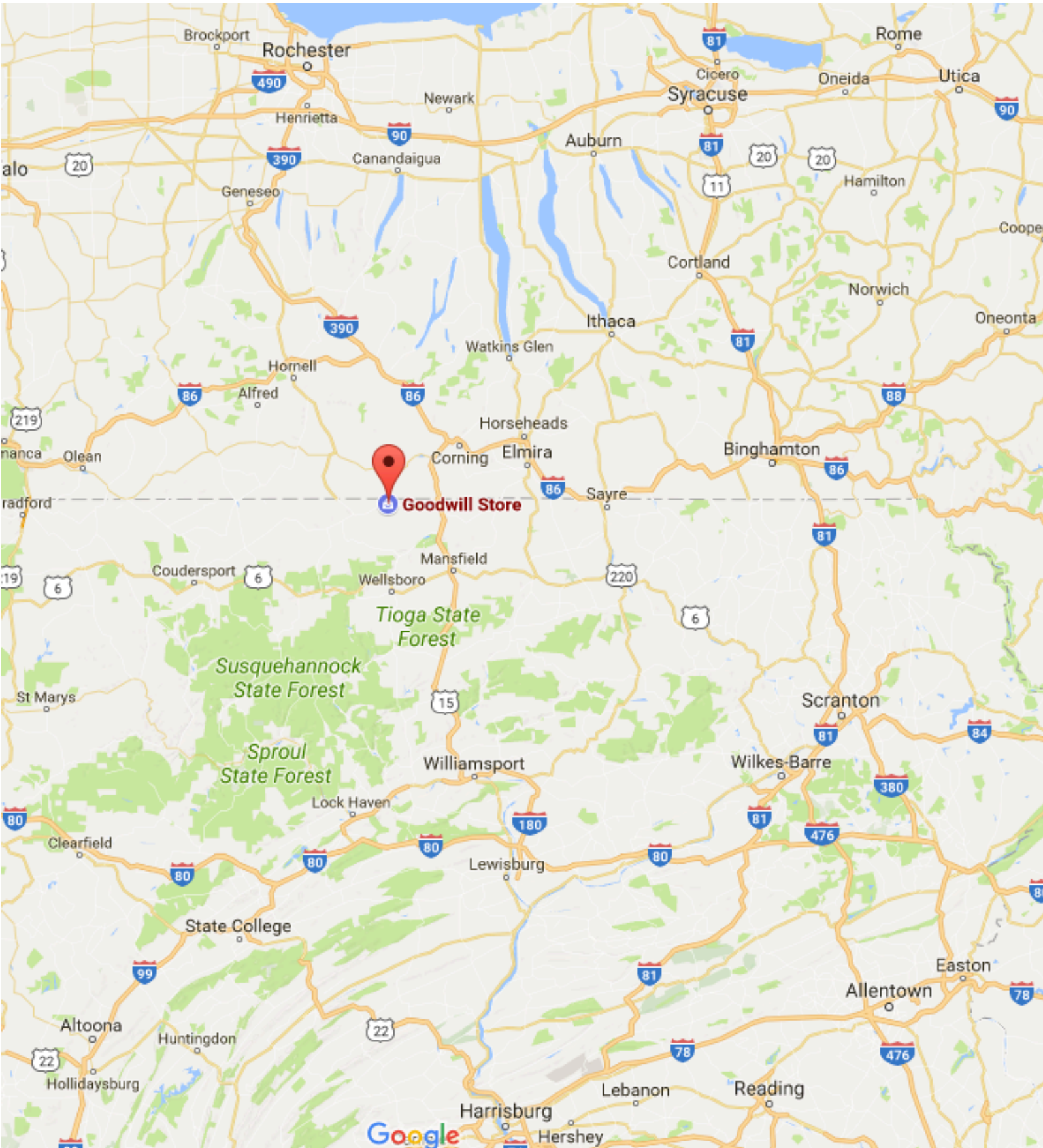
BUSINESS PARTNERS

Goodwill's Business Partners support our mission in many ways. Sponsoring a donation drive and providing job training opportunities are two of the best ways businesses partner with Goodwill. For more information, call us at 1-800-932-8270.

SCHOOL PARTNERS

Goodwill currently partners with six local school districts and hopes to partner with all schools in the communities we serve. Goodwill provides real-world work experience to students facing life's challenges.

MAPS: ELKLAND



AERIAL: ELKLAND



DEMOGRAPHICS: ELKLAND



Executive Summary

100 Forestview Mnr, Elkland, Pennsylvania, 16920
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 41.98589
Longitude: -77.31461

	3 miles	5 miles	10 miles
Population			
2000 Population	2,951	4,325	13,886
2010 Population	2,973	4,380	14,122
2017 Population	3,031	4,470	14,146
2022 Population	3,019	4,457	14,002
2000-2010 Annual Rate	0.07%	0.13%	0.17%
2010-2017 Annual Rate	0.27%	0.28%	0.02%
2017-2022 Annual Rate	-0.08%	-0.06%	-0.20%
2017 Male Population	49.1%	49.4%	49.9%
2017 Female Population	50.9%	50.6%	50.1%
2017 Median Age	42.5	42.9	41.7

In the identified area, the current year population is 14,146. In 2010, the Census count in the area was 14,122. The rate of change since 2010 was 0.02% annually. The five-year projection for the population in the area is 14,002 representing a change of -0.20% annually from 2017 to 2022. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 42.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	97.7%	97.7%	97.5%
2017 Black Alone	0.4%	0.4%	0.4%
2017 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2017 Asian Alone	0.1%	0.2%	0.3%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.1%	0.2%	0.3%
2017 Two or More Races	1.5%	1.3%	1.2%
2017 Hispanic Origin (Any Race)	1.0%	1.0%	1.1%

Persons of Hispanic origin represent 1.1% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 6.9 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,196	1,723	5,287
2010 Households	1,232	1,800	5,513
2017 Total Households	1,260	1,845	5,555
2022 Total Households	1,257	1,843	5,511
2000-2010 Annual Rate	0.30%	0.44%	0.42%
2010-2017 Annual Rate	0.31%	0.34%	0.10%
2017-2022 Annual Rate	-0.05%	-0.02%	-0.16%
2017 Average Household Size	2.40	2.42	2.54

The household count in this area has changed from 5,513 in 2010 to 5,555 in the current year, a change of 0.10% annually. The five-year projection of households is 5,511, a change of -0.16% annually from the current year total. Average household size is currently 2.54, compared to 2.56 in the year 2010. The number of families in the current year is 3,907 in the specified area.



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	3 miles	5 miles	10 miles
Median Household Income			
2017 Median Household Income	\$42,409	\$42,443	\$44,715
2022 Median Household Income	\$45,208	\$45,408	\$47,679
2017-2022 Annual Rate	1.29%	1.36%	1.29%
Average Household Income			
2017 Average Household Income	\$52,672	\$53,364	\$55,748
2022 Average Household Income	\$58,698	\$59,681	\$62,109
2017-2022 Annual Rate	2.19%	2.26%	2.18%
Per Capita Income			
2017 Per Capita Income	\$21,885	\$21,811	\$22,002
2022 Per Capita Income	\$24,437	\$24,446	\$24,571
2017-2022 Annual Rate	2.23%	2.31%	2.23%

Households by Income

Current median household income is \$44,715 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$47,679 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$55,748 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$62,109 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$22,002 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$24,571 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,319	1,964	6,164
2000 Owner Occupied Housing Units	853	1,276	4,083
2000 Renter Occupied Housing Units	343	448	1,204
2000 Vacant Housing Units	123	240	877
2010 Total Housing Units	1,343	2,060	6,519
2010 Owner Occupied Housing Units	857	1,324	4,256
2010 Renter Occupied Housing Units	375	476	1,257
2010 Vacant Housing Units	111	260	1,006
2017 Total Housing Units	1,394	2,136	6,663
2017 Owner Occupied Housing Units	856	1,329	4,209
2017 Renter Occupied Housing Units	404	516	1,346
2017 Vacant Housing Units	134	291	1,108
2022 Total Housing Units	1,425	2,179	6,757
2022 Owner Occupied Housing Units	852	1,324	4,174
2022 Renter Occupied Housing Units	405	518	1,337
2022 Vacant Housing Units	168	336	1,246

Currently, 63.2% of the 6,663 housing units in the area are owner occupied; 20.2% are renter occupied; and 16.6% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 6,519 housing units in the area - 65.3% owner occupied, 19.3% renter occupied, and 15.4% vacant. The annual rate of change in housing units since 2010 is 0.98%. Median home value in the area is \$97,357, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.61% annually to \$110,766.