

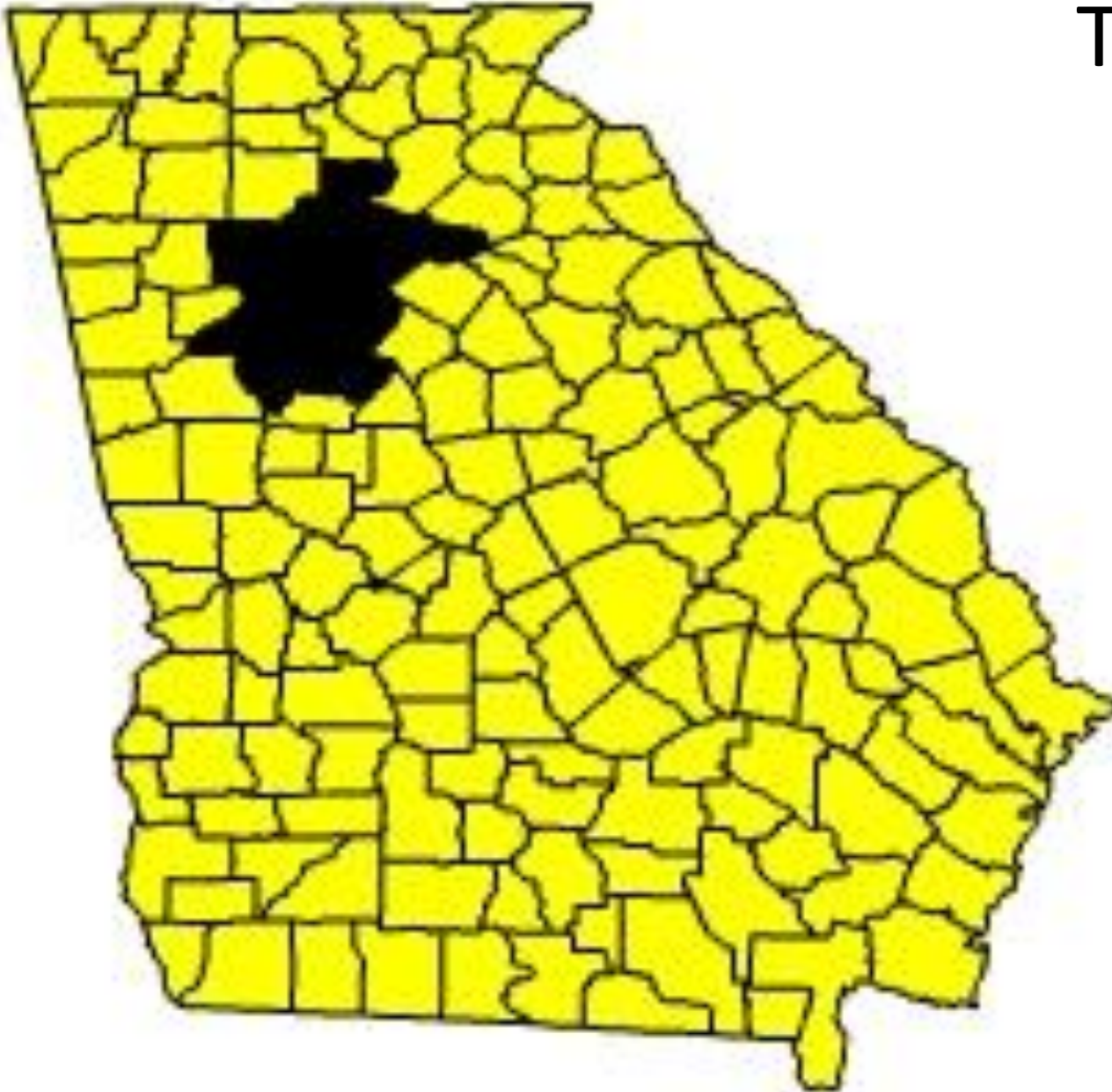


GEORGIA DEVELOPMENT DYNAMICS

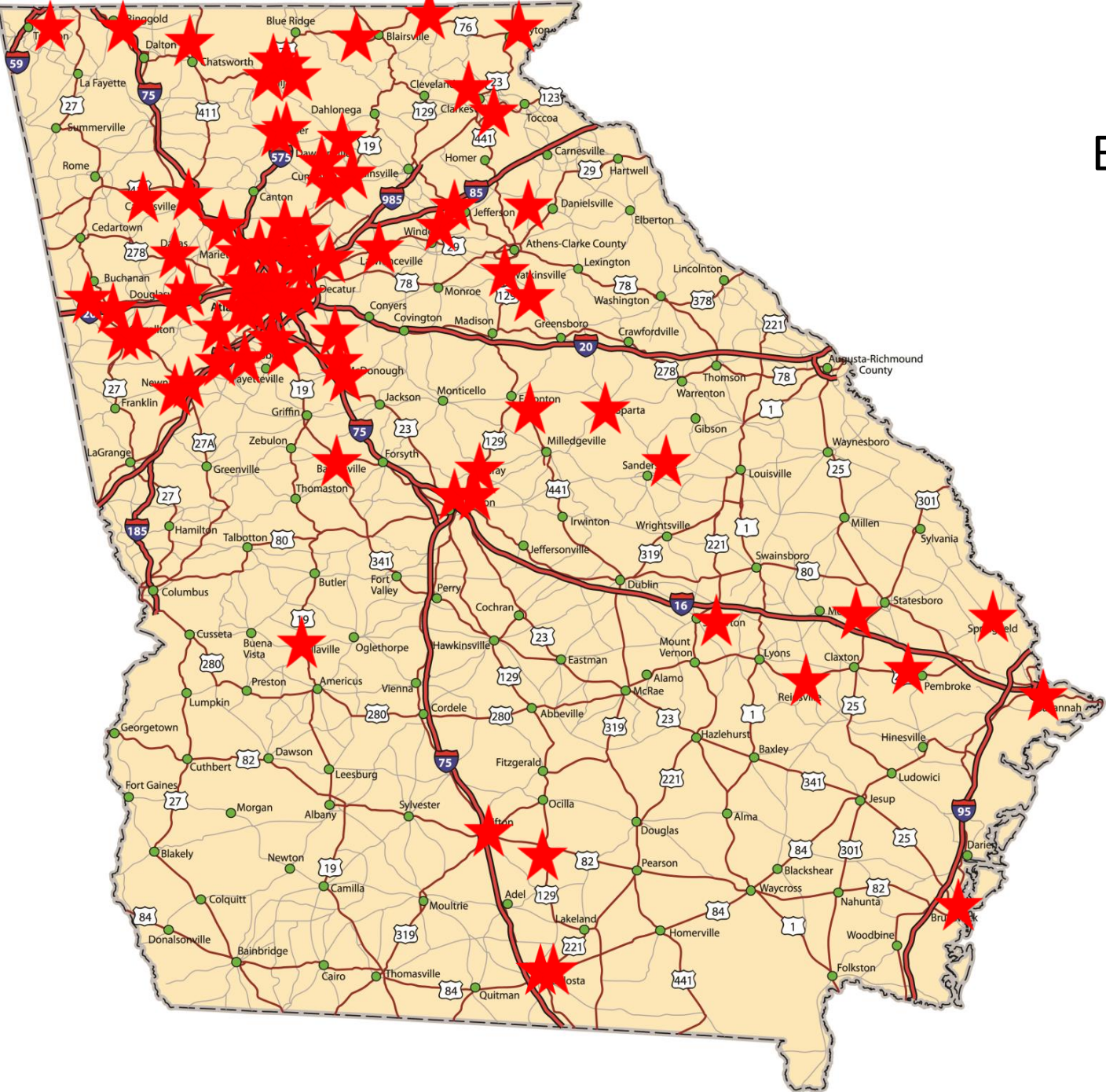
MARCH 11, 2015



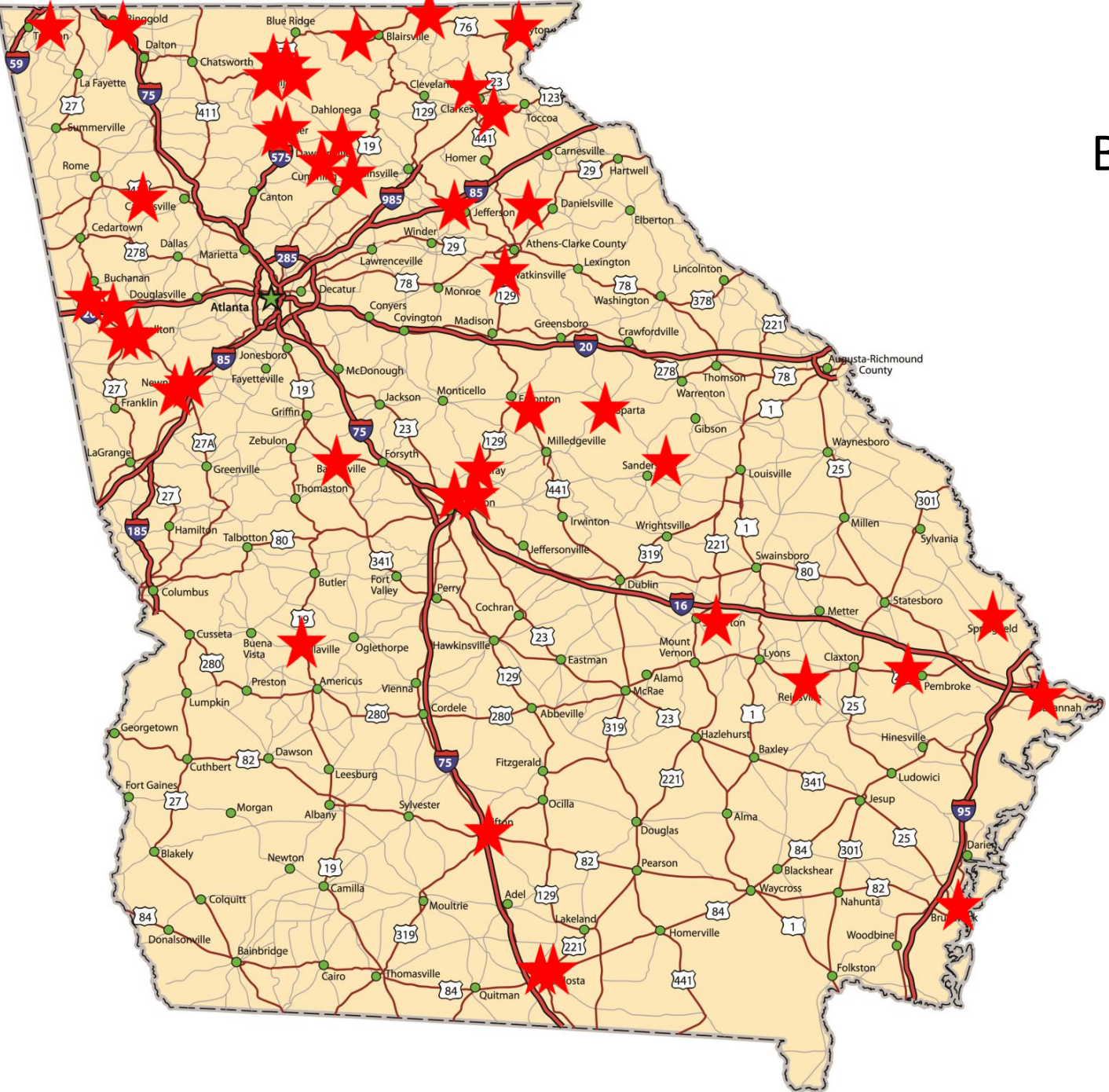
THE REST OF GEORGIA



GEORGIA BANK CLOSURES 2007-2015



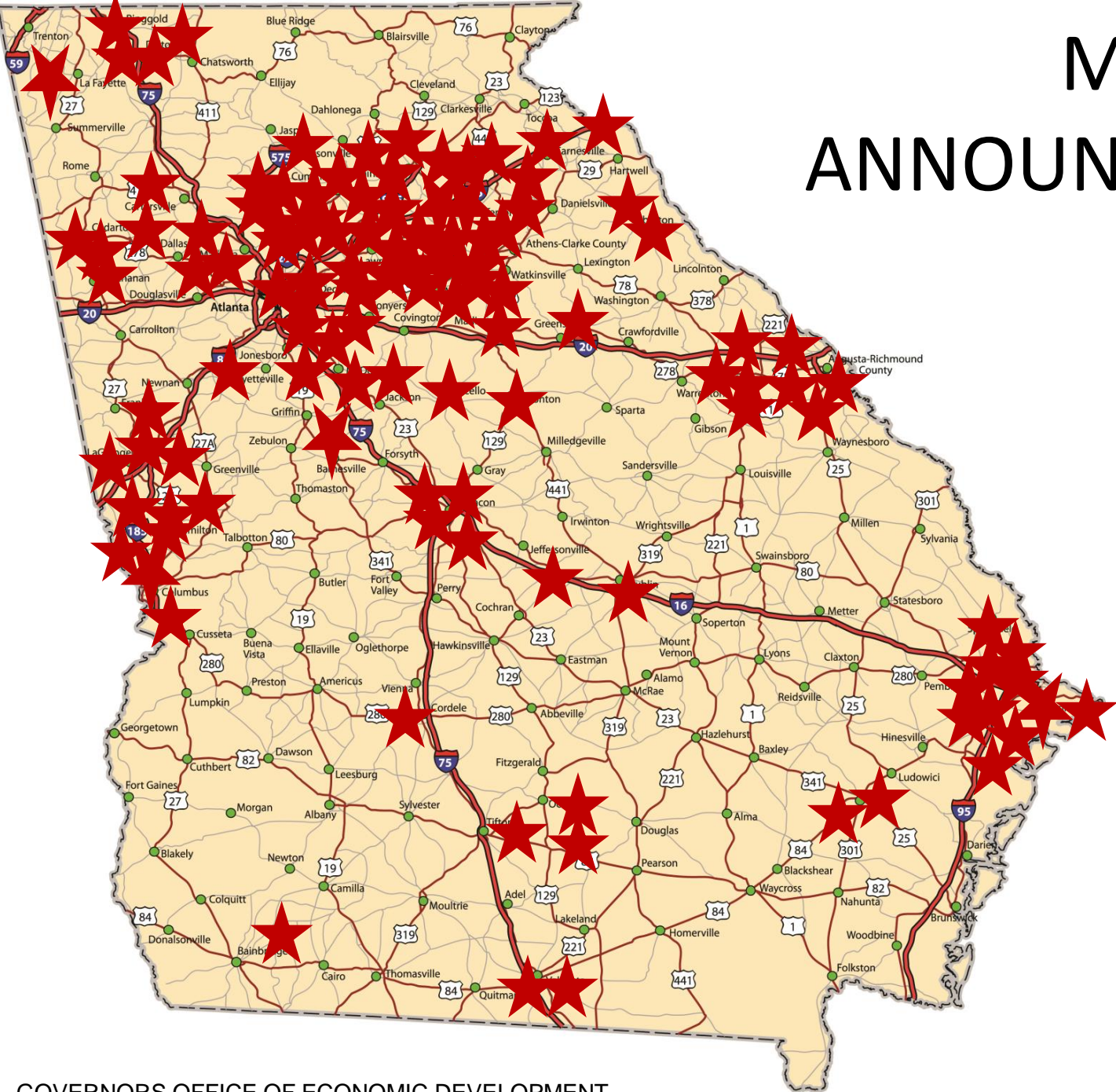
NON ATLANTA BANK CLOSURES 2007-2015



THREE PACES OF RECOVERY



MAJOR JOB ANNOUNCEMENTS 2007-2015

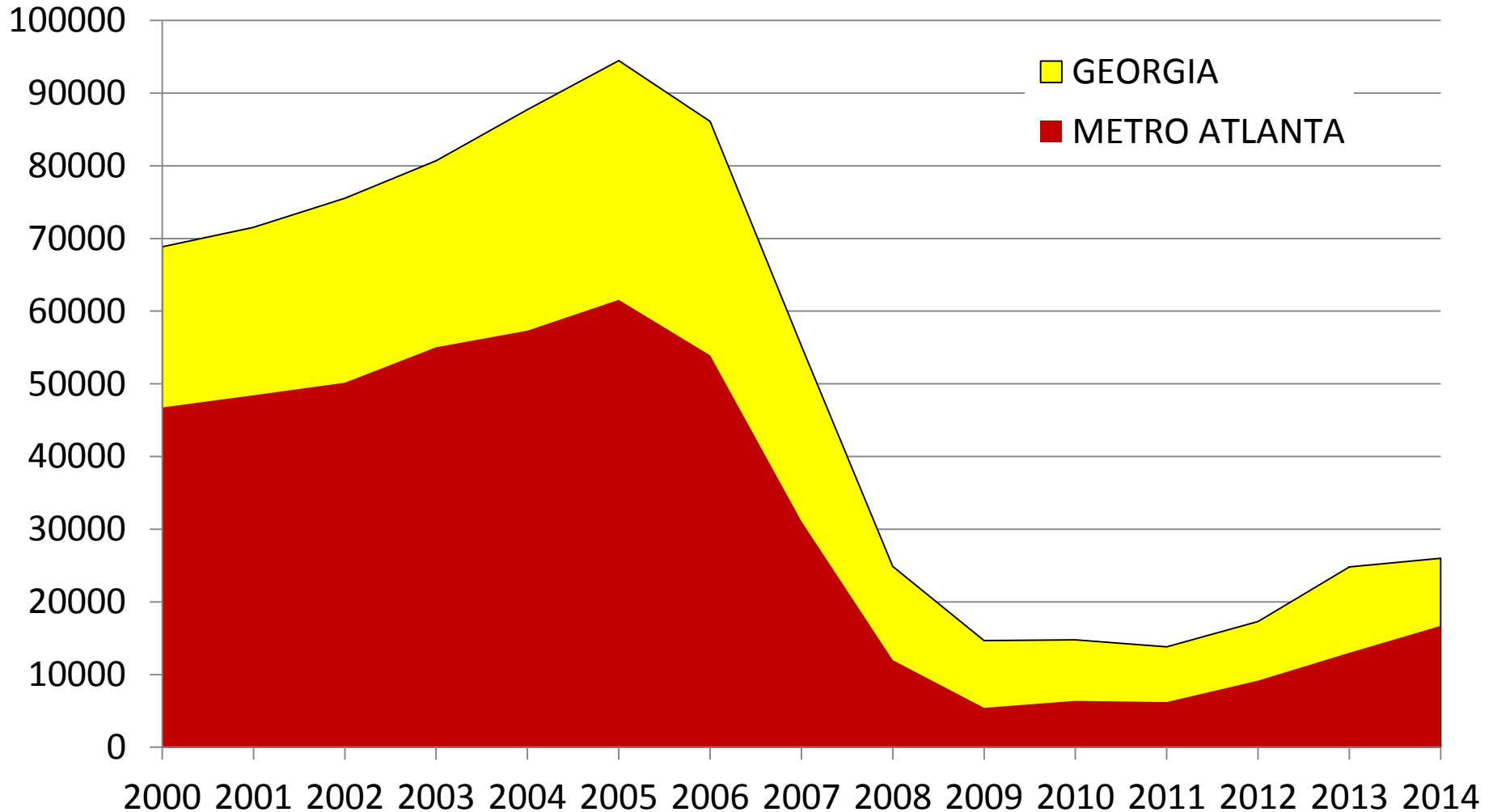


MAJOR JOB ANNOUNCEMENTS 2007-2015





GEORGIA HOUSING SINGLE FAMILY PERMITS



SOURCE :COUNTY PLANNING OFFICES

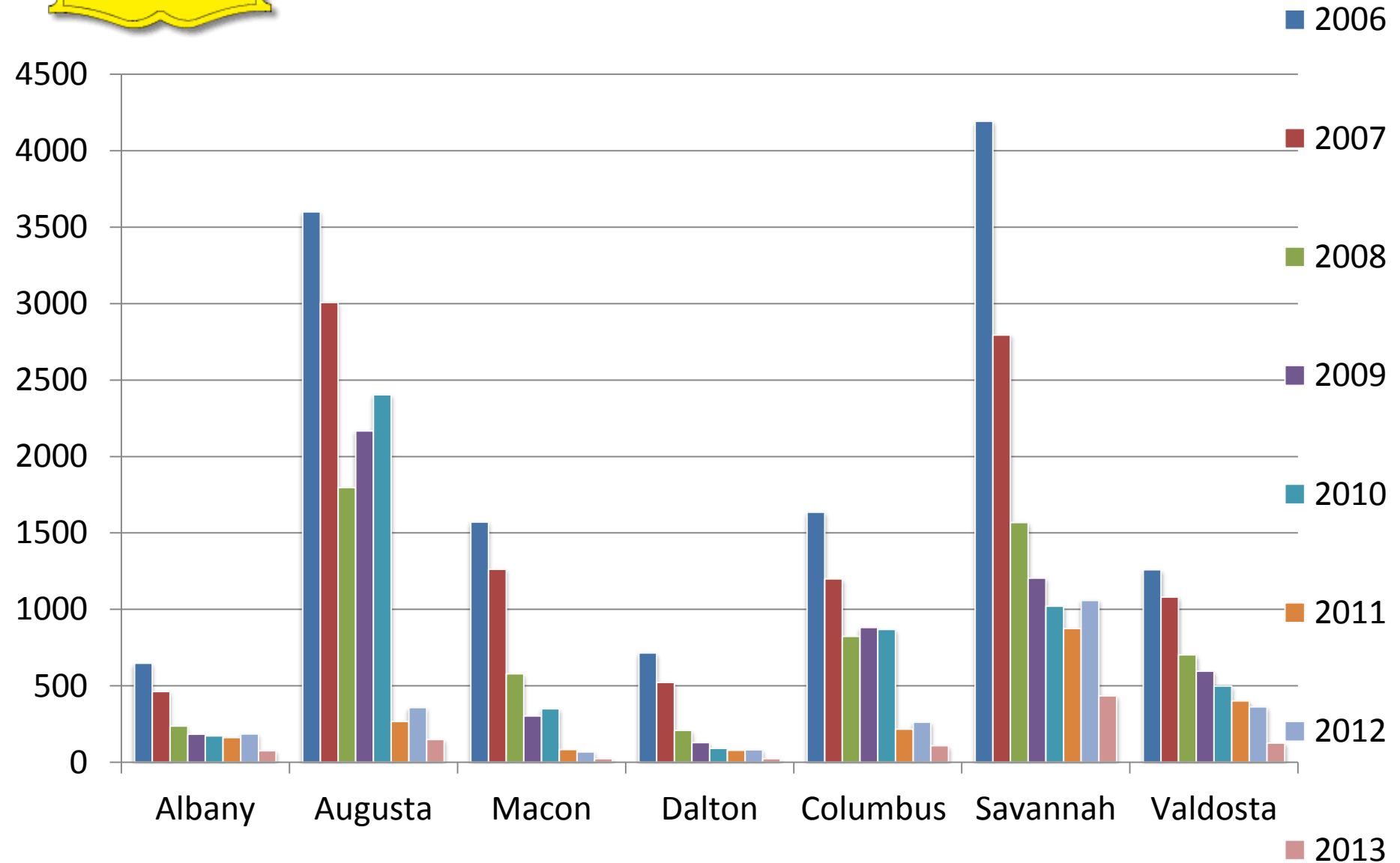
AVERAGE PRICE HOME SOLD 2014

- ALBANY \$100,676
- ATLANTA \$266,050
- ATHENS \$174,214
- AUGUSTA \$158,000
- COLUMBUS \$113,900
- DALTON \$98,900
- MACON \$103,304
- ROME \$97,890
- SAVANNAH \$158,156
- VALDOSTA \$158,136





MSA Housing Permits From 2007-2014



2010-2014 HOT SPOTS

**JACKSON
DISTRIBUTION**

CATERPILLAR

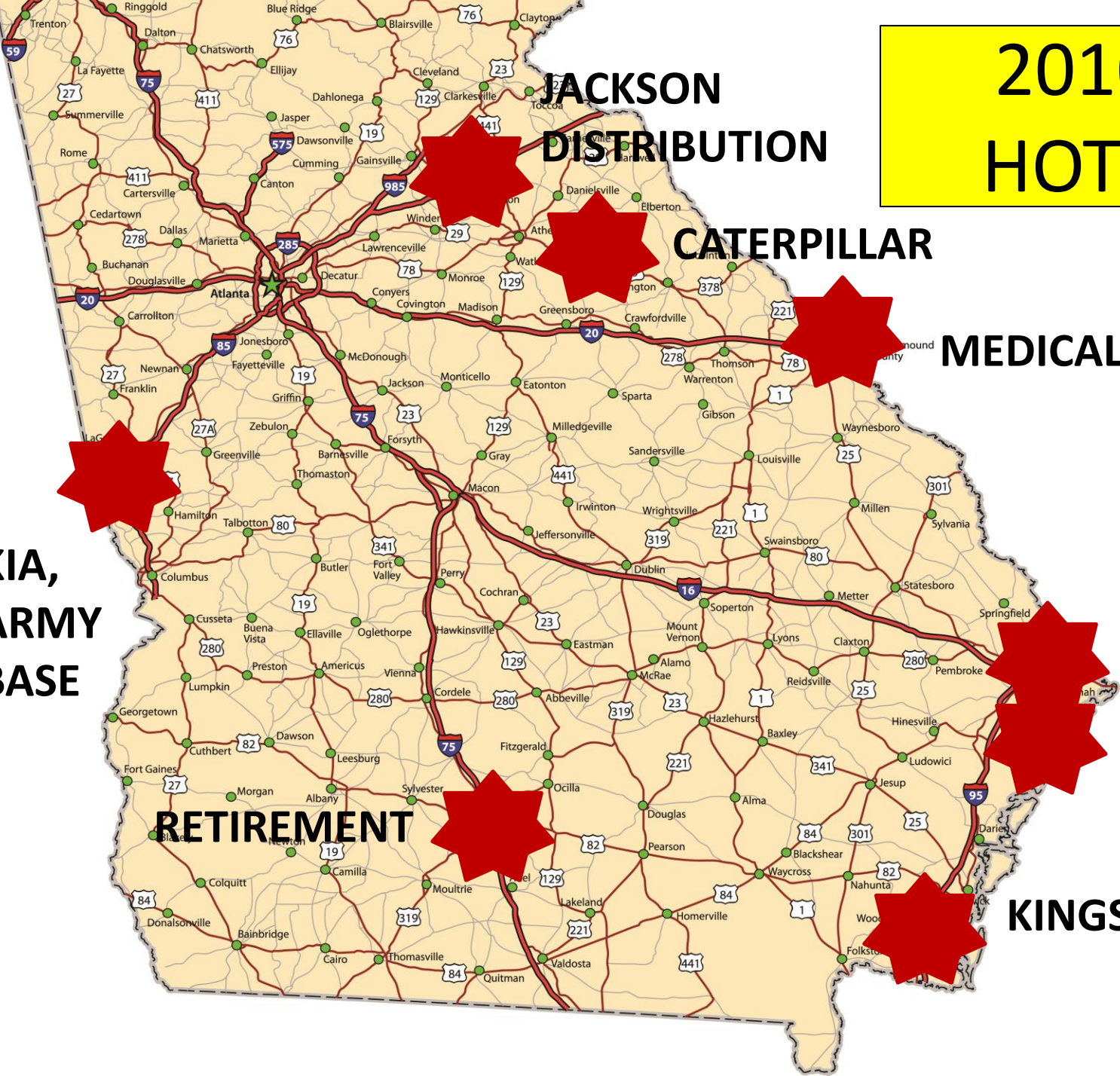
MEDICAL CENTER

**KIA,
ARMY
BASE**

PORTS

RETIREMENT

KINGS BAY



2ND HOMES FOR MILLENIALS

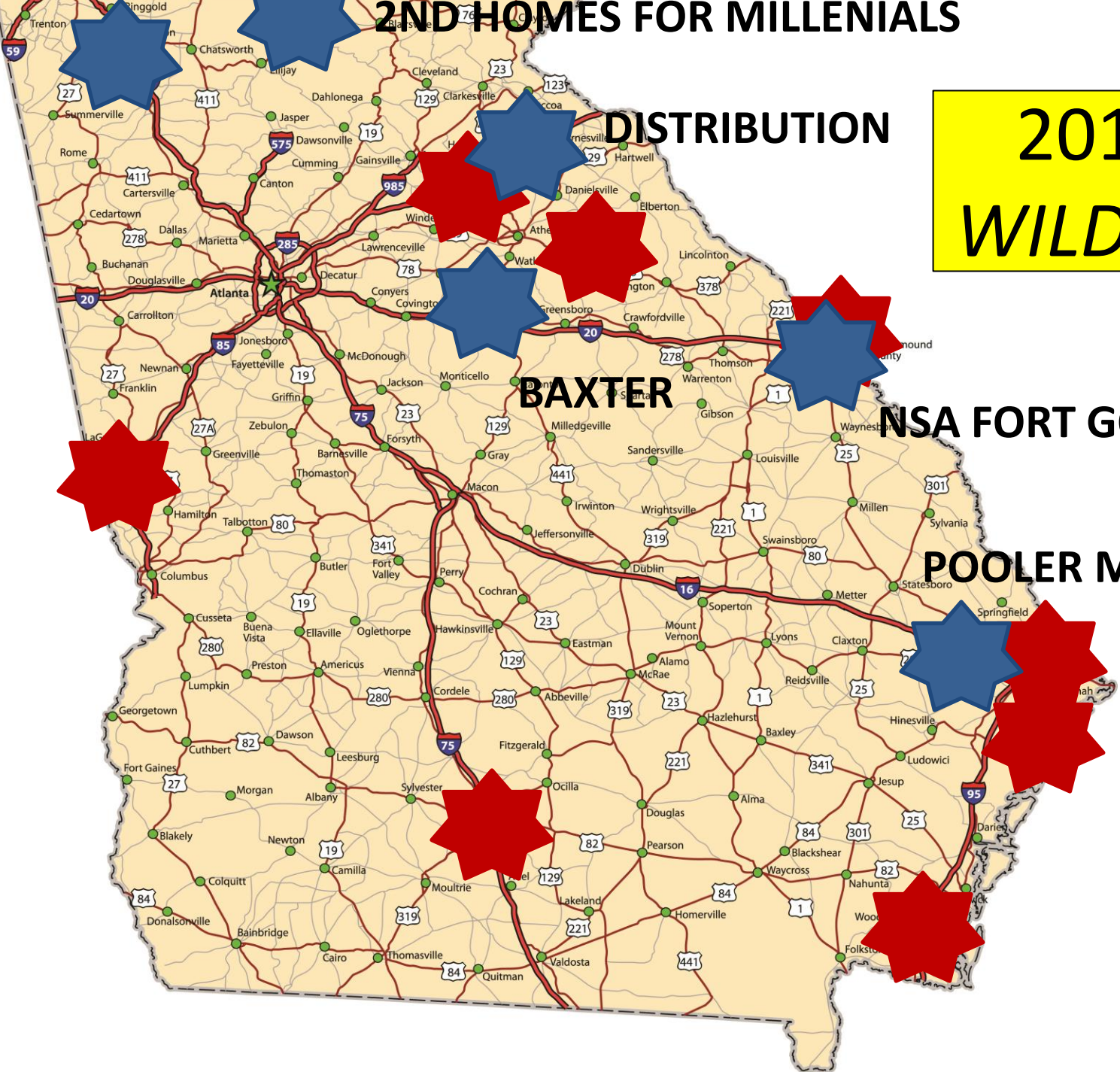
DISTRIBUTION

2015-2020
WILD CARDS

BAXTER

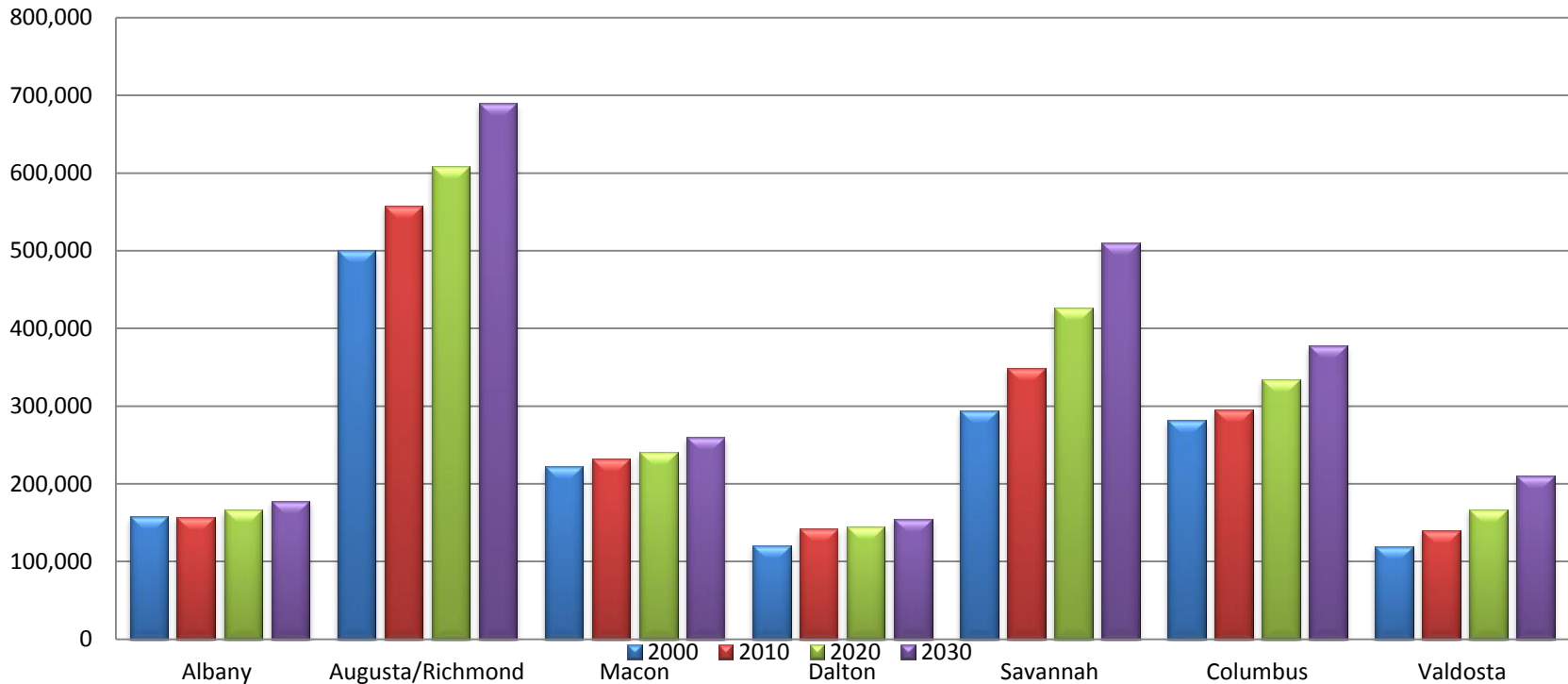
NSA FORT GORDON

POOLER MEGA SITE



GEORGIA POPULATION GROWTH 2000-2030

M.S.A. Population Growth In Select Cities





Gen. Y ('81 - '04) Gen X. ('65 - '80) Baby Boom ('45-'64)

3,272,391

2,120,201

2,094,149



WHAT NEXT

- HOUSING SHORTAGE WHEN CONSIDERING INDUSTRIAL BUSINESS GROWTH
 - SEVER WORKFORCE HOUSING SHORTAGE
- LABOR SHORTAGE WHEN CONSIDERING THE INDUSTRIAL RECRUITMENT ACTIVITY
- MILLIENIA POPULATION
 - CHANGES EVERYTHING

