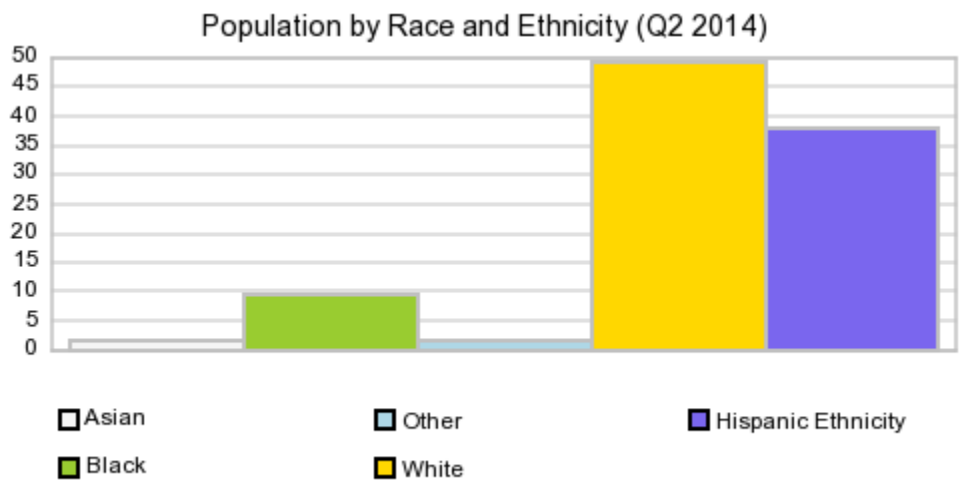


City of Conroe – Q2 2014 Estimates

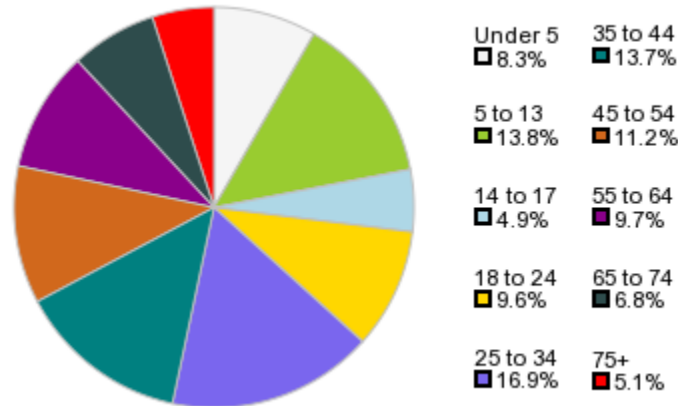
Population	62,053
Households	22,188
Median Household Income	\$46,388
Population Density (Pop/Sq Mi)	1,168.36
Median Age	33

City of Conroe - 2019 Projections

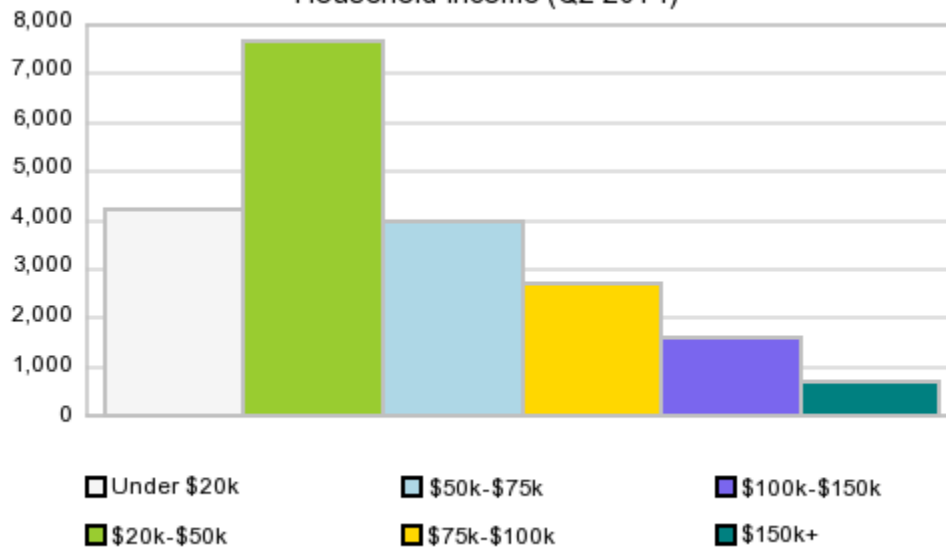
Population	70,949
Population Change (Q2 2014-2019)	14.3%
Households	25,630



Population by Age (Q2 2014)



Household Income (Q2 2014)

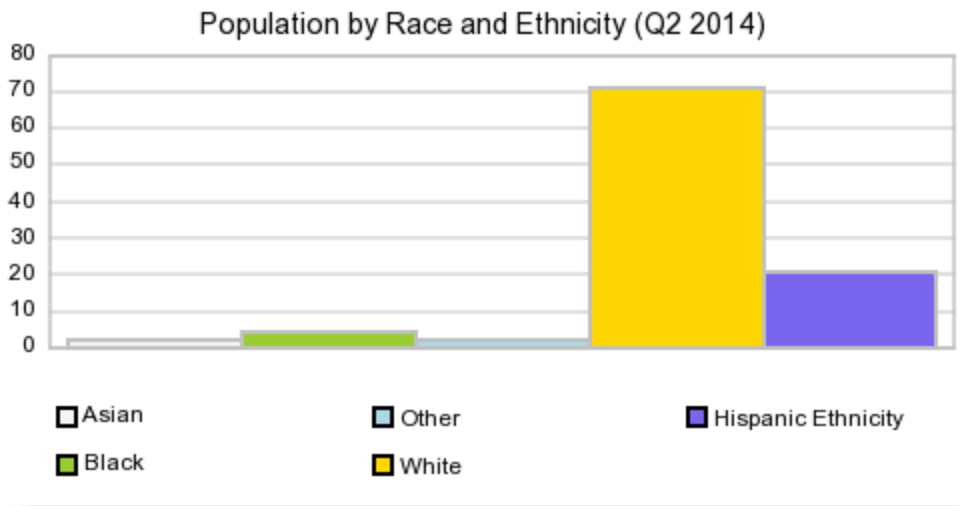


Montgomery County – Q2 2014 Estimates

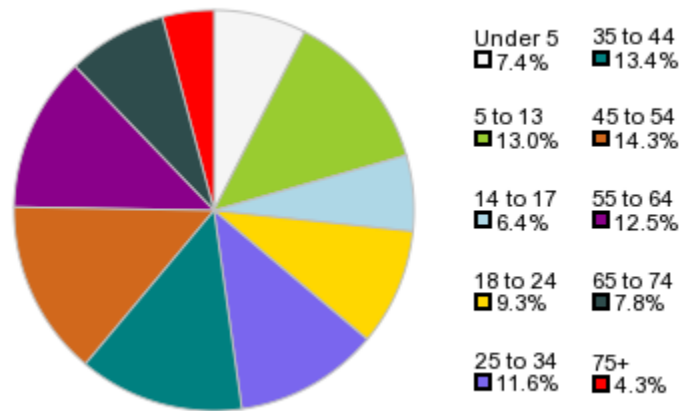
Population	506,451
Households	180,662
Median Household Income	\$68,858
Population Density (Pop/Sq Mi)	470.38
Median Age	37

Montgomery County – 2019 Projections

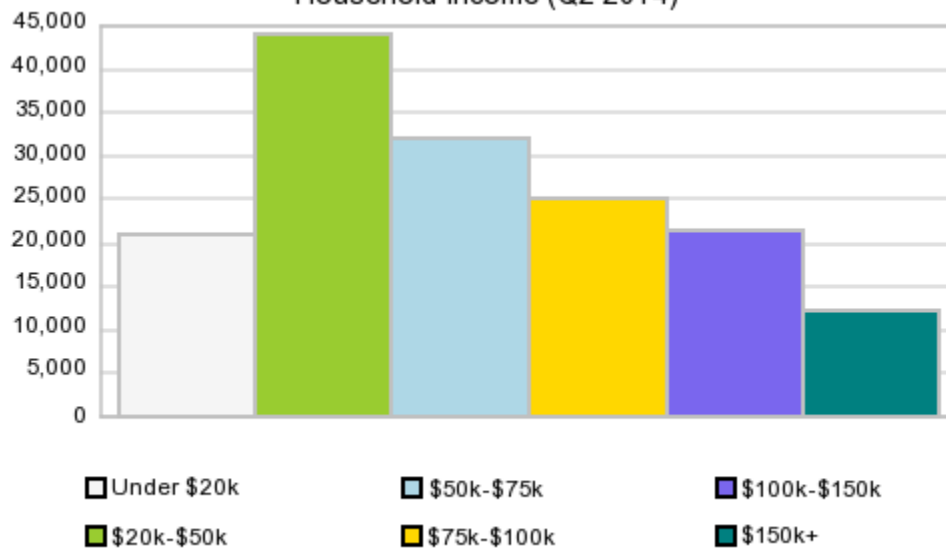
Population	589,399
Population Change (Q2 2014-2019)	16.4%
Households	210,293



Population by Age (Q2 2014)



Household Income (Q2 2014)



Montgomery County – Average Home Price

December 2010	\$225,700
December 2011	\$240,800
December 2012	\$267,400
December 2013	\$270,400
September 2014	\$278,000

Conroe Apartment Rental Rates – Average Monthly Cost 2014

1 Bedroom Apartment	\$775
2 Bedroom Apartment	\$950
3 Bedroom Apartment	\$1255
4 Bedroom Apartment	\$1605

Conroe Housing Information Q2 2014

Owner Occupied Housing Units	47.7%
Renter Occupied Housing Units	43.0%
Vacant Units	9.3%
Total Housing Units	24,467

Montgomery County Housing Information Q2 2014

Owner Occupied Housing Units	68.3%
Renter Occupied Housing Units	24.2%
Vacant Units	7.5%
Total Housing Units	195,386

I. Property Tax

Montgomery County has a total of five taxing entities. Dependent upon the firm's location, city taxes may not be imposed. Following are the 2013 tax rates per \$100 of assessed value.

City of Conroe (CCO)	0.4200
Montgomery County (GMO)	0.4767
Conroe ISD (SCO)	1.2800
Lone Star College System (JNH)	0.1081
M.C. Hospital District (HMI)	<u>0.0725</u>
Total Effective Tax Rate:	2.3573 per \$100 valuation

*Montgomery Independent School District (SMO) tax rate is 1.3400

*Willis Independent School District (SWI) tax rate is 1.3900

*City of Willis (CWI) tax rate is 0.6077

*City of Montgomery (CMO) tax rate is 0.4155

**II. Income Tax
(Personal and Corporate)**

Texas has no personal or corporate income tax.

III. Franchise Tax

The franchise tax rate is \$2.50 per \$1,000 in capital and surplus or 4.5% of earned income whichever is larger. The franchise tax is imposed on corporations; sole proprietorships and partnerships are not subject to the tax.

IV. Sales & Use Tax

There are two sales & use tax rates. A location outside of the city exempts the firm from the city rate. Following are the current rates:

City of Conroe	2.00%	City of Willis	2.00%
State	<u>6.25%</u>	State	<u>6.25%</u>
Total	8.25%	Total	8.25%
City of Montgomery	2.00%		
State	<u>6.25%</u>		
Total	8.25%		

MONTGOMERY COUNTY AND CONTIGUOUS COUNTIES

County	October 2014 Civilian Labor Force	October 2014 Unemployment Rate	September 2014 Unemployment Rate
Montgomery	255,255	4.1%	4.3%
Grimes	12,683	4.5%	4.6%
Harris	2,201,022	4.7%	5.0%
Liberty	33,347	5.7%	6.1%
San Jacinto	11,623	5.4%	5.4%
Walker	28,279	4.9%	5.1%
Waller	21,145	4.6%	4.8%
Region Total	2,563,354	4.8%	5.0%

Source: Texas Workforce Commission

LOCAL, STATE, AND NATIONAL STATISTICS

	October 2014 Civilian Labor Force	October 2014 Unemployment Rate	September 2014 Unemployment Rate
Conroe	31,229	3.7%	3.9%
Houston MSA	1,076,950	4.8%	5.0%
Texas	13,067,745	4.8%	5.0%
United States	156,616,000	5.5%	5.7%

Source: Texas Workforce Commission

Labor Migratory Indicators

County	Population *	Civilian Labor Force **	Establishment- Based Employment ***	Labor Mobility Ratio ****
Montgomery	506,451	255,255	153,042	.60
Grimes	27,451	12,683	8,015	.63
Harris	4,357,971	2,201,022	2,211,537	1.00
Liberty	78,183	33,347	16,882	.51
San Jacinto	26,764	11,623	2,084	.18
Walker	69,121	28,279	23,552	.83
Waller	46,431	21,145	16,057	.76
Region Total	5,112,372	2,563,354	2,431,169	.95

Sources:

* Q2 2014 Estimates - DemographicsNow

**Texas Workforce Commission October 2014 Monthly Average

***Texas Workforce Commission Q1 2014

****Ratio = Establishment Based Employment/Civilian Labor Force

Establishment Based Employment – Montgomery County

Natural Resources & Mining	5,715
Construction	10,334
Manufacturing	12,895
Trade, Transportation & Utilities	30,387
Information	1,100
Financial Activities	7,225
Professional Business Services	18,749
Education Health Services	16,635
Leisure Hospitality	19,941
Other Services	5,342
Unclassified	39
Government – Local/State/Federal	24,679
Total	153,041

Source: Texas Workforce Commission, Labor Market Information First Quarter 2014

Conroe, Texas Wage Data

Production Occupations	Low Average	High Average	Mean Average
Assembler, General	\$10.18/hr	\$10.18/hr	\$10.18/hr
Production Supervisor	\$31.49/hr	\$31.49/hr	\$31.49/hr
CNC Operator	\$23.00/hr	\$23.00/hr	\$23.00/hr
Engineering Technician	\$16.66/hr	\$16.66/hr	\$16.66/hr
Foreman	\$21.44/hr	\$21.44/hr	\$21.44/hr
General Laborer	\$13.00/hr	\$13.00/hr	\$13.00/hr
Janitor	\$14.02/hr	\$14.02/hr	\$14.02/hr
Machine Operator	\$11.00/hr	\$31.13/hr	\$18.85/hr
Machinist, Journeyman	\$32.59/hr	\$32.59/hr	\$32.59/hr
Maintenance, General	\$15.69/hr	\$15.69/hr	\$15.69/hr
Quality Assurance/Inspection	\$13.49/hr	\$31.15/hr	\$20.05/hr
Shipping/Receiving Clerk	\$13.46/hr	\$31.15/hr	\$19.84/hr
Tool Coordinator	\$14.00/hr	\$14.00/hr	\$14.00/hr
Warehouse Associate	\$11.09/hr	\$30.91/hr	\$17.47/hr

Clerical Occupations	Low Average	High Average	Mean Average
Accounts Payable Clerk	\$12.00/hr	\$12.00/hr	\$12.00/hr
Accounts Receivable Clerk	\$14.00/hr	\$14.00/hr	\$14.00/hr
Administrative Assistant	\$18.80/hr	\$18.80/hr	\$18.80/hr
Customer Service Rep	\$16.00/hr	\$16.00/hr	\$16.00/hr
File Clerk	\$16.00/hr	\$16.00/hr	\$16.00/hr
Human Resources Assistant	\$14.75/hr	\$17.00/hr	\$15.88/hr
Receptionist/Switchboard	\$16.00/hr	\$16.00/hr	\$16.00/hr

Source: August 2014 Wage & Fringe Benefits Survey Report

Note: The wages shown are not entry level; they are the average wage of an established employee.