





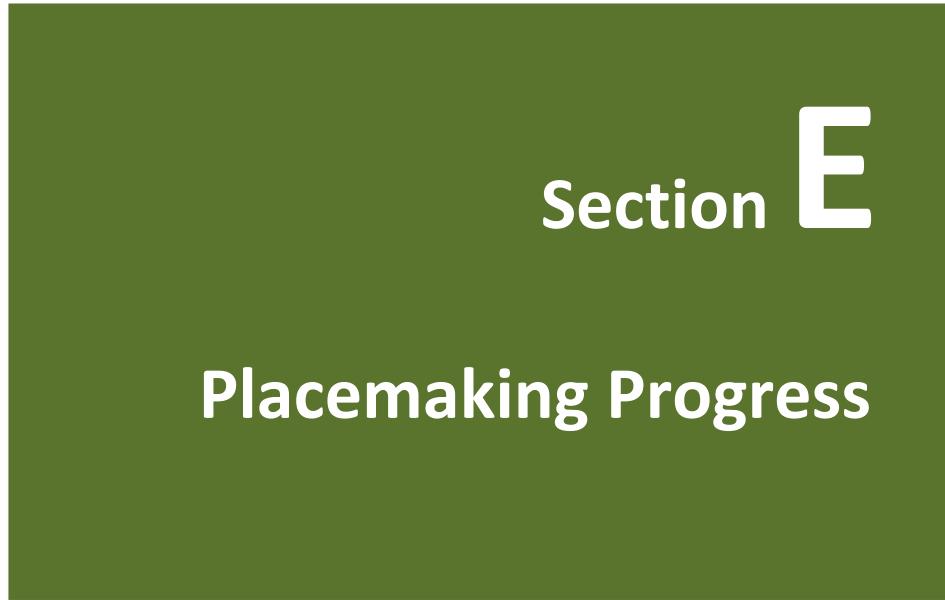
Place and Price

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Placemaking Progress

An assessment of PlaceScores, strategies, and Placemaking progress.

The City of Royal Oak, Michigan

PlaceScores™ and Placemaking Progress



Streetscape
Improvements

PlaceScore Strategies

The City of Royal Oak has a good overall PlaceScore of 22 points out of 30 possible. Given its relatively large population size, it could strive for an even higher score of 26 points. The following lists provides some possible strategies for achieving a higher score.

1. Pursue a downtown form-based or unified code, and facilitate a public charrette.
2. Adopt and follow a downtown master plan or subarea plan to guide future growth.
3. Adopt and follow a dedicated corridor and streetscape improvement plan.
3. Participate in the MEDC Redevelopment Ready Communities (RRC) program.
4. Participate in the Michigan Main Street program and follow the 4-point approach.
5. Overlap downtown maps and merchant lists on both the city and downtown websites.
6. Increase the downtown WalkScore to 98+ by registering amenities on hand-held devices.



The PlaceScore methodology, concept, and name are trademarked by LandUseUSA 2013 - 2017.

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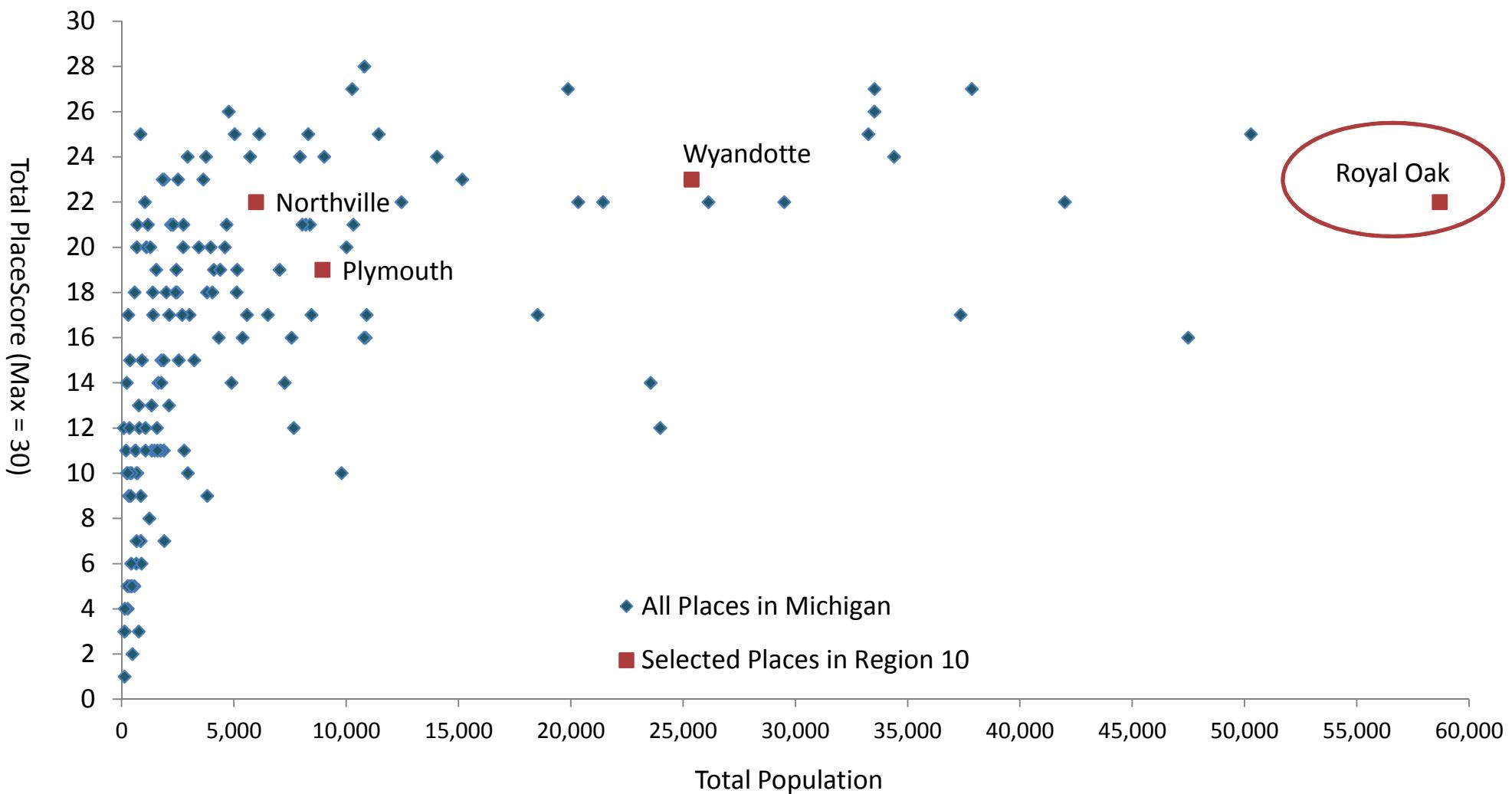
Evidence of Progress with a Placemaking Process
 The City of Royal Oak | DM Prosperity Region 10 | 2017

Place Name	Down Town?	Name, Address, Location	Description and Notes
1 The City of Royal Oak	Yes	Civic Center development proposal, Second Street at Troy Street.	Proposal to develop new downtown central park and new city hall building, adding connectivity between civic and commercial areas downtown.
2 The City of Royal Oak	Yes	South Main Street reconstruction, Lincoln Avenue to 10 Mile Road.	2016 project included new streetscaping, bio-retention cells, decorative trees, and landscaped medians at intersections.
3 The City of Royal Oak	Yes	Bike lane implementation, citywide	Task force created and preliminary plans developed to create citywide network of bike lanes. Includes study of road diets on downtown streets.
4 The City of Royal Oak	Yes	Smart Park, South Center Street at West 4th Street.	Patronicity crowdfunding campaign used to reconstruct dated plaza as Smart Park, including public Wi-Fi, device charging stations, rain garden, and public art. Campaign met its goal, triggering MEDC funding match.
5 The City of Royal Oak	No	4th Street reconstruction, South Main Street to South Alexander Avenue.	2016 project included boulevard reconstruction with new landscaping, areas for sculpture installation, pedestrian improvements, and decorative lighting.

Source: City staff, plus some research and field verification conducted by LandUseUSA, 2017.

List is intended to provide some representative examples only, and is not intended to be all-inclusive.

Total PlaceScores™
 Selected Cities and Villages in the State of Michigan
 The City of Royal Oak | Detroit Metro Region 10 | 2015 - 2017



Source: Based on a subjective analysis of 30 Placemaking criteria using internet research with some field-verification. All PlaceScore, derivations of the term, methodologies, and derivations of the methodology are trademarked by LandUseUSA (c) 2013-2017, with all rights reserved. Northville, Plymouth, and Wyandotte are highlighted for comparative purposes only.

Exhibit E.3

PlaceScores™ - Local Placemaking Initiatives and Amenities

(As evident through Online Search Engines)

Selected Places | Detroit Metro Prosperity Region 10

Place Name	The City of Detroit	City of Wyandotte	City of Royal Oak	The City of Northville	The City of Plymouth
2015 Population (ACS 5-yr)	690,074	25,376	58,689	5,990	8,952
City/Village-Wide Planning Documents					
1 City-Wide Master Plan (not county)	1	1	1	1	1
2 Has a Zoning Ordinance Online	1	1	1	1	0
3 Seeking Form-Based Code, Hybrid	1	0	0	0	0
4 Parks & Rec. Plan or Commission	0	1	1	1	1
Downtown Planning Documents					
5 Established DDA, BID, or Similar	1	1	1	1	1
6 DT Master Plan, Subarea Plan	1	1	0	1	0
7 Streetscape, Transp. Improv. Plan	1	0	0	1	0
8 Retail Market Study or Strategy	1	0	1	1	0
9 Residential Market Study, Strategy	1	1	1	1	0
10 Façade Improvement Program	1	1	1	0	0
Downtown Organization and Marketing					
11 Redevelopment Ready Community	0	1	0	0	0
12 Michigan Cool City Designation	1	1	1	0	1
13 Member of Michigan Main Street	0	1	0	0	0
14 Facebook Page	1	1	1	1	1
Listing or Map of Merchants and Amenities					
15 City/Village Main Website	0	0	0	0	0
16 DDA, BID, or Main Street Website	0	1	1	1	1
17 Chamber or CVB Website	1	0	1	1	1
Subtotal Place Score (17 points possible)	12	12	11	11	7

This PlaceScore assessment is based only on internet research, and has not been field verified.

Analysis and assessment by LandUse|USA © 2017, and may reflect some input from local stakeholders.

If a community's amenities and resources are not listed, then the challenge is to improve marketing efforts, and ensure that the resources are available and easy to find through mainstream online search engines.

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Exhibit E.4

PlaceScores™ - Local Placemaking Initiatives and Amenities

(As evident through Online Search Engines)

Selected Places | Detroit Metro Prosperity Region 10

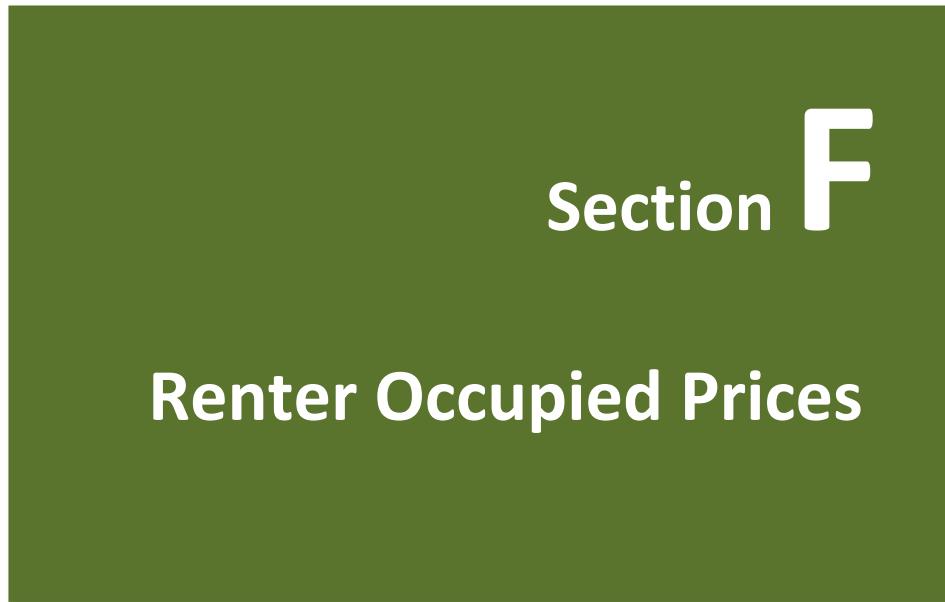
Place Name	The City of Detroit	City of Wyandotte	City of Royal Oak	The City of Northville	The City of Plymouth
2015 Population (ACS 5-yr)	690,074	25,376	58,689	5,990	8,952
Unique Downtown Amenities					
1 Cinema/Theater, Playhouse	1	1	1	1	1
2 Waterfront Access/Parks	1	1	0	1	1
3 Established Farmers' Market	1	1	1	1	1
4 Summer Concert Series	1	1	1	1	1
5 National or Other Major Festival	1	0	1	0	1
Downtown Street and Environment					
6 Angle Parking (not parallel)	0	1	1	1	1
7 Total Reported Walk Score is 50+	1	1	1	1	1
8 Walk Score/1,000 Pop is 40+	0	0	0	0	0
9 Off Street Parking is Evident	1	1	1	1	1
10 2-Level Scale of Historic Buildings	1	1	1	1	1
11 Balanced Scale 2 Sides of Street	1	1	1	1	1
12 Pedestrian Crosswalks, Signaled	1	1	1	1	1
13 Two-way Traffic Flow	1	1	1	1	1
Subtotal Place Score (13 points possible)	11	11	11	11	12
Total Place Score (30 Points Possible)	23	23	22	22	19
Reported Walk Score (avg. = 42)	98	55	93	79	62
Walk Score per 1,000 Population	0	2	2	13	7

This PlaceScore assessment is based only on internet research, and has not been field verified.

Analysis and assessment by LandUse|USA © 2017, and may reflect some input from local stakeholders.

If a community's amenities and resources are not listed, then the challenge is to improve marking efforts, and ensure that the resources are available and easy to find through mainstream online search engines.

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Market Parameters and Forecasts | Households in Renter-Occupied Units
 The City of Royal Oak | Oakland Co. | DM Prosperity Region 10

Place or County	2010	2010	2011	2012	2013	2014	2015	2016 Estimate	2017 Forecast	2020 Forecast
	Census	ACS 5-yr								
	Renter Hhlds.	Renter Hhlds.	Renter Hhlds.	Renter Hhlds.	Renter Hhlds.	Renter Hhlds.	Renter Hhlds.	Renter Hhlds.	Renter Hhlds.	Renter Hhlds.
. City of Royal Oak	9,068	8,210	8,423	8,868	9,139	9,342	9,382	9,484	9,587	9,898
Alphabetical Order										
1 City of Berkley	1,231	1,175	1,387	1,311	1,303	1,343	1,238	1,250	1,263	1,301
2 City of Beverly Hills	434	368	433	470	465	481	458	463	467	481
3 City of Birmingham	2,440	2,061	2,175	2,140	2,165	2,198	2,157	2,179	2,200	2,267
4 City of Blmfld. Hills	145	112	113	124	124	143	137	137	137	137
5 City of Clawson	1,537	1,481	1,617	1,604	1,569	1,636	1,686	1,703	1,720	1,772
6 City of Ferndale	3,327	2,729	3,062	3,360	3,551	3,727	3,817	3,916	4,016	4,323
7 City of Hazel Park	2,370	2,306	2,341	2,554	2,784	2,784	3,030	3,100	3,170	3,385
8 City of Hunt. Woods	101	109	114	102	129	79	77	78	79	81
9 City of Lathrup Vil.	107	87	95	128	133	165	70	71	71	74
10 City of Madison Hts.	4,534	4,197	4,323	4,601	4,632	4,861	5,025	5,154	5,283	5,681
11 City of Oak Park	4,612	3,990	4,360	4,701	4,729	4,859	4,983	5,098	5,214	5,569
12 City of Pleasant Rdg.	84	36	68	86	103	95	92	103	114	149
13 City of Southfield	14,718	14,320	14,692	14,985	15,538	16,029	16,715	17,037	17,363	18,358
14 City of Troy	7,374	7,113	7,064	7,347	7,632	8,124	8,404	8,712	9,023	9,976
Detroit Metro Region 10										
1 Macomb County	78,199	69,031	73,757	77,440	81,638	86,223	89,861	92,122	94,398	101,318
2 Oakland County	132,710	122,416	127,246	133,139	138,571	142,706	145,788	149,508	153,256	164,670
3 Wayne County	248,043	226,340	227,944	232,520	236,516	241,135	246,998	246,720	246,442	245,610

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.

Market Parameters and Forecasts | Median Contract Rent
 The City of Royal Oak | Oakland Co. | DM Prosperity Region 10

Place or County	2010	2011	2012	2013	2014	2015	2016	2017	2020
	ACS 5-yr Median Contract	Estimate	Forecast Median Contract	Forecast Median Contract					
	Rent	Rent	Rent	Rent	Rent	Rent	Rent	Rent	Rent
City of Royal Oak	\$737	\$757	\$758	\$783	\$791	\$800	\$809	\$818	\$847
Alphabetical Order									
1 City of Berkley	\$815	\$837	\$867	\$879	\$883	\$900	\$917	\$935	\$990
2 City of Beverly Hills	\$1,115	\$1,131	\$1,131	\$1,173	\$1,173	\$1,173	\$1,173	\$1,173	\$1,173
3 City of Birmingham	\$1,070	\$1,070	\$1,070	\$1,070	\$1,124	\$1,124	\$1,124	\$1,124	\$1,124
4 City of Blmfld. Hills	\$647	\$1,438	\$1,508	\$1,508	\$1,886	\$1,886	\$1,886	\$1,886	\$1,886
5 City of Clawson	\$676	\$710	\$715	\$715	\$715	\$722	\$729	\$736	\$758
6 City of Ferndale	\$700	\$700	\$700	\$700	\$717	\$735	\$753	\$772	\$832
7 City of Hazel Park	\$701	\$709	\$709	\$709	\$709	\$720	\$731	\$743	\$778
8 City of Hunt. Woods	\$1,333	\$1,333	\$1,333	\$1,333	\$1,688	\$1,840	\$1,914	\$1,990	\$2,000
9 City of Lathrup Vil.	\$1,425	\$1,425	\$1,425	\$1,517	\$1,517	\$1,517	\$1,517	\$1,517	\$1,517
10 City of Madison Hts.	\$641	\$644	\$648	\$653	\$678	\$695	\$712	\$730	\$787
11 City of Oak Park	\$741	\$764	\$779	\$779	\$779	\$779	\$779	\$779	\$779
12 City of Pleasant Rdg.	\$913	\$1,319	\$1,379	\$1,379	\$1,379	\$1,385	\$1,391	\$1,397	\$1,415
13 City of Southfield	\$815	\$821	\$832	\$832	\$832	\$832	\$832	\$832	\$832
14 City of Troy	\$875	\$875	\$894	\$911	\$913	\$922	\$931	\$940	\$968
Detroit Metro Region 10									
1 Macomb County	\$646	\$665	\$673	\$688	\$708	\$714	\$720	\$726	\$745
2 Oakland County	\$747	\$760	\$768	\$777	\$786	\$795	\$804	\$813	\$842
3 Wayne County	\$599	\$611	\$614	\$618	\$622	\$623	\$624	\$625	\$628

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.
 Year-to-year fluctuations in the ACS data have been blended or smoothed by LandUseUSA.

Market Parameters and Forecasts | Median Gross Rent
 The City of Royal Oak | Oakland Co. | DM Prosperity Region 10

Place or County	2010	2011	2012	2013	2014	2015	2016	2017	2020
	ACS 5-yr Median Gross Rent	Estimate	Forecast	Forecast					
City of Royal Oak	\$792	\$835	\$846	\$882	\$901	\$901	\$901	\$901	\$901
Alphabetical Order									
1 City of Berkley	\$1,005	\$1,044	\$1,061	\$1,067	\$1,091	\$1,106	\$1,121	\$1,137	\$1,184
2 City of Beverly Hills	\$1,226	\$1,303	\$1,303	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327
3 City of Birmingham	\$1,191	\$1,191	\$1,191	\$1,217	\$1,274	\$1,274	\$1,274	\$1,274	\$1,274
4 City of Blmfld. Hills	\$747	\$1,645	\$1,721	\$1,761	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
5 City of Clawson	\$763	\$798	\$812	\$812	\$814	\$826	\$838	\$851	\$889
6 City of Ferndale	\$801	\$821	\$829	\$847	\$865	\$883	\$901	\$920	\$979
7 City of Hazel Park	\$824	\$881	\$881	\$881	\$889	\$912	\$936	\$960	\$1,036
8 City of Hunt. Woods	\$1,333	\$1,333	\$1,333	\$1,529	\$1,688	\$2,000	\$2,000	\$2,000	\$2,000
9 City of Lathrup Vil.	\$1,745	\$1,745	\$1,745	\$1,745	\$1,745	\$1,745	\$1,745	\$1,745	\$1,745
10 City of Madison Hts.	\$710	\$733	\$737	\$755	\$763	\$794	\$826	\$859	\$966
11 City of Oak Park	\$954	\$1,007	\$1,034	\$1,034	\$1,034	\$1,034	\$1,034	\$1,034	\$1,034
12 City of Pleasant Rdg.	\$1,031	\$1,639	\$1,793	\$1,793	\$1,793	\$1,793	\$1,793	\$1,793	\$1,793
13 City of Southfield	\$933	\$954	\$965	\$965	\$972	\$980	\$988	\$996	\$1,021
14 City of Troy	\$992	\$1,006	\$1,038	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049
Detroit Metro Region 10									
1 Macomb County	\$752	\$779	\$801	\$824	\$852	\$861	\$870	\$879	\$907
2 Oakland County	\$871	\$894	\$909	\$919	\$934	\$942	\$950	\$958	\$983
3 Wayne County	\$759	\$775	\$786	\$792	\$797	\$797	\$797	\$797	\$797

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.
 Year-to-year fluctuations in the ACS data have been blended or smoothed by LandUseUSA.

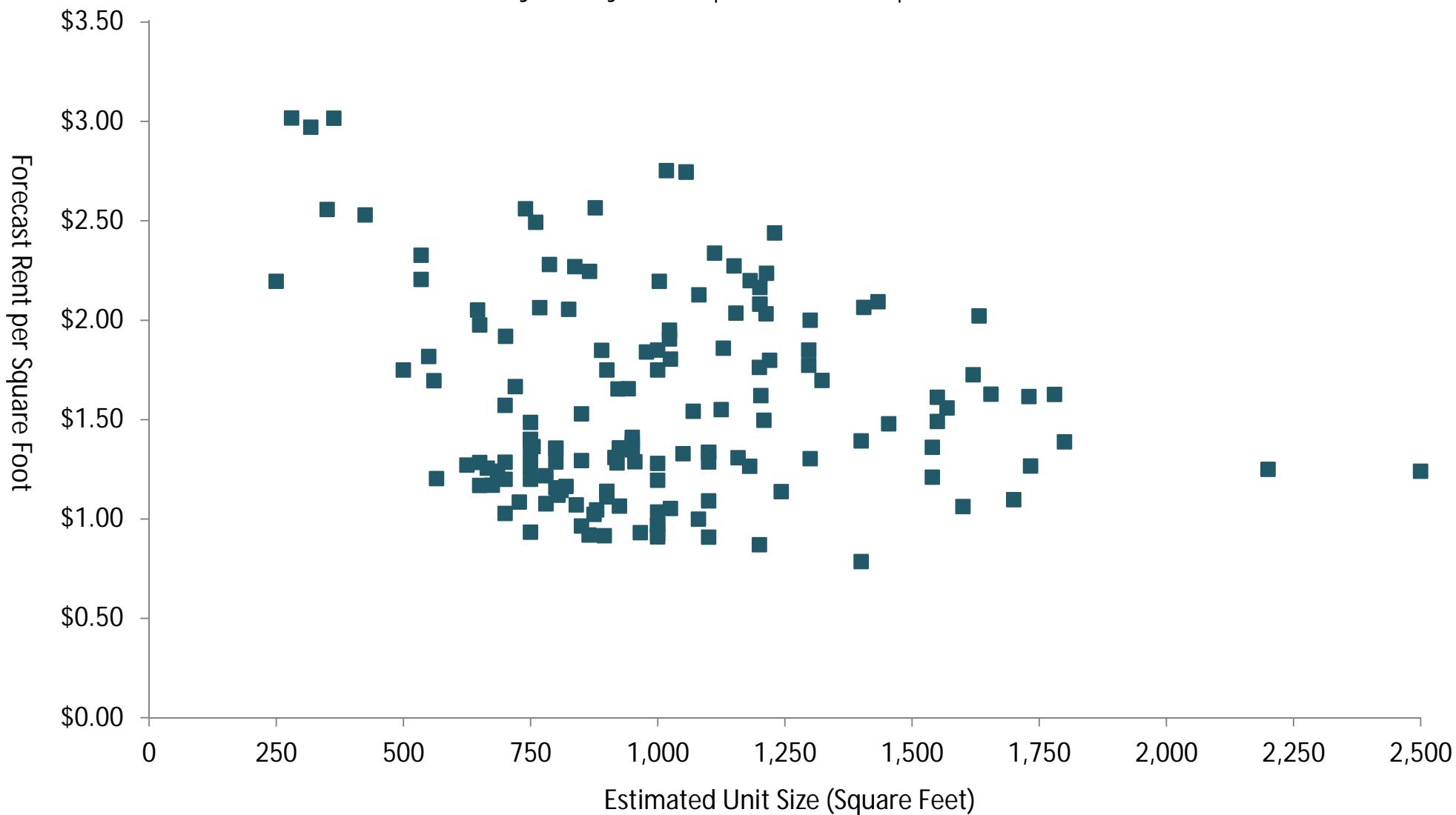
Exhibit F.4

Market Parameters - Contract and Gross Rents
Selected Counties in Prosperity Regions 6, 9, and 10 | Year 2016

Region and County	Median Household Income Renters	Monthly Median Contract Rent	Monthly Median Gross Rent	Gross v. Contract Rent Index	Monthly Utilities and Fees	Fees as a Share of Gross Rent	Gross Rent as a Share of Renter Income
The State of Michigan	\$27,614	\$649	\$798	1.23	\$149	18.6%	34.7%
EM Prosperity Region 6							
1 Genesee County	\$23,437	\$544	\$727	1.34	\$183	25.2%	37.2%
2 Lapeer County	\$30,152	\$671	\$841	1.25	\$170	20.2%	33.5%
3 Sanilac County	\$24,204	\$478	\$636	1.33	\$158	24.9%	31.5%
4 Saint Clair County	\$25,656	\$589	\$736	1.25	\$147	20.0%	34.4%
DM Prosperity Region 10							
1 Oakland County	\$39,868	\$814	\$964	1.18	\$150	15.6%	29.0%
2 Macomb County	\$31,919	\$725	\$874	1.21	\$149	17.1%	32.9%
3 Wayne County	\$22,693	\$627	\$801	1.28	\$175	21.8%	42.4%
SEM Prosperity Region 9							
1 Livingston County	\$40,524	\$790	\$943	1.19	\$153	16.2%	27.9%
2 Jackson County	\$24,664	\$605	\$734	1.21	\$130	17.6%	35.7%
3 Washtenaw County	\$34,277	\$859	\$974	1.13	\$114	11.8%	34.1%
4 Hillsdale County	\$23,620	\$509	\$658	1.29	\$149	22.6%	33.4%
5 Lenawee County	\$26,613	\$583	\$732	1.26	\$149	20.4%	33.0%
6 Monroe County	\$32,727	\$667	\$823	1.23	\$156	19.0%	30.2%

Source: Underlying data provided by the U.S. Census and American Community Survey (ACS) through 2015, with data refinements, analysis, and exhibit prepared by LandUse|USA; 2017 ©.

Contract Rents per Square Foot v. Unit Size
Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017



Source: Estimates and forecasts by LandUse|USA in partnership with Seamless Collaborative, 2017.
Based on market observations, phone surveys, and assessors records.

Exhibit F.6

Available For-Rent Units | Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017

Building, Address	Building Type	Levels	Exterior Material	Pool	Private Fitness	Patio Balcony	Down-town	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Center St Lofts 100 N Center St	Sm Plex Lofts	4	.	.	.	.	Yes	2006	19	1	2	1,632	\$3,300
109 E Parent Ave	Duplex Townhse	2	Brick Vinyl	.	Yes	Stoop	.	.	.	2	2	2,500	\$3,100
Main Street Lofts 350 N Main St	Lg Plex Lofts	6	Brick Glass	Fitness	.	Yes	Yes	2006	.	2	2	1,433	\$3,000
101 Curry Ave	Lg Plex Flats Lofts	5	Brick	Fitness	.	Yes	Yes	2005	.	2	2	1,405	\$2,900
										2	2	1,300	\$2,600
										2	2	1,297	\$2,400
										2	2	1,154	\$2,350
										2	2	1,297	\$2,300
Fifth Royal Oak 432 S Washington Avenue	High Rise Apts	12	Brick Glass	Fitness	.	Yes	Yes	2007	78	1	2	1,056	\$2,900
										1	2	1,056	\$2,900
										2	2	1,230	\$3,000

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.
Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit F.7

Available For-Rent Units | Attached Units Only
 The City of Royal Oak | Oakland Co. | Year 2017

Building, Address	Building Type	Levels	Exterior Material	Pool Fitness	Private Entrance	Patio Balcony	Down-town	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Harrison 1210 Morse Ave	Sm Plex Lofts	2	.	Yes	.	.	.	2016	.	3	2.5	1,780	\$2,895
										2	2.5	1,620	\$2,795
										3	2.5	1,730	\$2,795
										2	2.5	1,655	\$2,695
										2	2	1,220	\$2,195
										1	1	740	\$1,895
										1	1	760	\$1,895
										1	1.5	787	\$1,795
432 S Washington Avenue	HiRise Lofts	12	Metal Glass	.	.	Yes	.	.	.	1	2	1,017	\$2,800
Station 3 Lofts 333 E Parent Ave	Lg Plex Lofts	4	Brick Glass	.	Yes	Yes	.	2005	45	3	2.5	2,200	\$2,750
										2	2	1,182	\$2,600
										2	2	1,400	\$1,950
										2	2	1,000	\$1,850
										2	1	978	\$1,800
										2	2	1,000	\$1,750

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.
 Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit F.8

Available For-Rent Units | Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017

Building, Address	Building Type	Levels	Exterior Material	Pool	Private Fitness Entrance	Patio Balcony	Down-town	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Eight55 855 S Main St	Lg Plex Apts	4	.	.	.	Yes	Yes	.	30	2	2	1,214	\$2,715
										2	2	1,150	\$2,615
										2	2	1,213	\$2,465
										1	1	1,003	\$2,202
										1	1	866	\$1,945
										1	1	837	\$1,900
1303 S Main St	Townhse	3	Brick	.	Yes	Yes	.	.	.	2	2	.	\$2,700
SkyLofts Mkt Sq 100 W 5th St	Midrise Lg Plex Lofts	5	Brick Glass	Fitness	.	Yes	Yes	2003	.	2	2	1,201	\$2,600
								2007	.	2	2	1,201	\$2,500
								2003	70	2	2	1,201	\$2,500
										1	2	877	\$2,250
350 N Main St Downtown	Midrise Flats	5	Brick Glass	Fitness	.	Yes	.	.	.	2	2	.	\$2,575
Singh Project (proposed) NWQ I-696, Main St	Townhse Sm Plex	.	.	.	.	.	.	2018	225	.	.	1,800 550	\$2,500 \$1,000

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.

Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit F.9

Available For-Rent Units | Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017

Building, Address	Building Type	Levels	Exterior Material	Pool Fitness	Private Entrance	Patio Balcony	Down-town	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
1439 S Washington	Apt	3	Brick	.	Yes	Yes	.	.	.	3	2	1,550	\$2,500
Amber Crossing	Sm Plex	5	Brick	.	Yes	Yes	Yes	2010	43	3	3	1,569	\$2,445
538-594 N Sherman	Loft Units		Vinyl							3	2.5	1,550	\$2,310
										2	3	1,323	\$2,245
										2	2.5	1,200	\$2,115
										2	2	1,023	\$1,995
										2	2	1,023	\$1,950
										1	1	825	\$1,695
										1	1	890	\$1,645
										1	1	768	\$1,585
										2	1	922	\$1,525
										1	1	701	\$1,345
										1	1	650	\$1,285
										1	1	535	\$1,245
										0.5	1	535	\$1,180
Main St Lofts	Sm Plex	3	.	.	.	.	Yes	2005	.	2	2	1,081	\$2,300
111 N Main St	Lofts												

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.
Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit F.10

Available For-Rent Units | Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017

Building, Address	Building Type	Levels	Exterior Material	Pool Fitness	Private Entrance	Patio Balcony	Down-town	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Amber Oak 4301-4595 Coolidge Highway	Loft Units Side by Side Lofts	3	Brick	.	Yes	Yes	.	2012	81	2	4	1,733	\$2,195
										2	3	1,540	\$2,095
										2	2.5	1,540	\$1,865
										2	3.5	1,700	\$1,865
Amber Corners Apts 1825 Parmenter Blvd	Sm Plex Lofts	4	.	.	.	.	.	2012	39	3	3	1,454	\$2,150
										2	3	1,203	\$1,950
										1	2	1,070	\$1,650
										2	2.5	942	\$1,560
										1	1	646	\$1,325
										0	1	350	\$895
Metro Lofts 322 E Harrison Ave	Sm Plex Lofts	3	.	.	.	.	.	2005	.	2	2	1,129	\$2,100
430 N Washington	Duplex	2	.	.	.	.	Yes	1927	2	2	1	1,025	\$1,850
Amber Townhomes 4141 W 14 Mile Rd	Townhse Loft Units	3	.	.	.	Yes	.	.	8	2	2.5	1,209	\$1,810
										1	1.5	1,125	\$1,745
156 Tiffany Ln	.	.	.	.	.	.	.	.	.	3	2	1,600	\$1,700

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.

Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit F.11

Available For-Rent Units | Attached Units Only
 The City of Royal Oak | Oakland Co. | Year 2017

Building, Address	Building Type	Levels	Exterior Material	Pool	Private Fitness Entrance	Patio Balcony	Down-town	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Village Park 1132 N Campbell Rd	Apts	3	Brick Vinyl	Both	.	.	.	1965	340	3	1.5	1,300	\$1,695
										2	1.5	1,100	\$1,470
										2	1.5	1,100	\$1,470
										2	1.5	1,100	\$1,415
										2	1	950	\$1,340
										2	1	950	\$1,310
										2	1	950	\$1,280
										1	1	925	\$1,255
										1	1	925	\$1,255
										1	1	800	\$1,085
										1	1	800	\$1,085
										1	1	750	\$1,050
										1	1	750	\$1,050
										1	1	800	\$1,030
528 E 11 Mile Rd	Fourplex	2	Brick		Yes	Yes	.	.	.	2	1	900	\$1,575
1828 Shire Ct	Ranch	1	Brick	Pool	Yes	Patio	.	.	.	3	1	1,181	\$1,495

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.
 Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit F.12

Available For-Rent Units | Attached Units Only
 The City of Royal Oak | Oakland Co. | Year 2017

Building, Address	Building Type	Levels	Exterior Material	Pool	Private Fitness Entrance	Patio Balcony	Down-town	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
2400 Parmenter	Apts	2	Brick	.	.	Yes	.	.	3	2	1	1,243	\$1,415
2420 Parmenter Boulevard									2	1	1	850	\$1,300
									2	1	1	955	\$1,230
									2	1	1	920	\$1,180
									1	1	1	755	\$1,030
Arlington	Townhse	2	Brick	.	Yes	.	.	1957	148	2	1	1,000	\$1,280
3115 Evergreen Dr	Manor		Vinyl						3	1.5	1.5	1,200	\$1,045
									2	1.5	1.5	1,100	\$1,000
									2	1	1	1,000	\$970
									2	1	1	1,000	\$970
									2	1	1	880	\$920
									1	1	1	780	\$840
									1	1	1	780	\$840
Royal Oak Estates	Manor	2	Brick	Pool	Yes	Yes	.	1965	87	2	1	1,100	\$1,200
805-905 N Stephenson Hwy	Loft Style Units								1	1	1	1,000	\$1,195
									2	1.5	1.5	1,400	\$1,100
									1	1	1	900	\$1,025
									2	1	1	900	\$1,000
									1	1	1	750	\$950

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.
 Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit F.13

Available For-Rent Units | Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017

Building, Address	Building Type	Levels	Exterior Material	Pool	Private Fitness Entrance	Patio Balcony	Down-town	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Amber's Starr 2317-2425 Starr Rd	Townhse	2	Brick	.	Yes	Yes	.	1972	31	2	2	1,158	\$1,515
120 Woodsboro Dr	Duplex Apt	2	Brick Vinyl	.	Yes	.	.	.	.	2	2	1,050	\$1,395
115 W 13 Mile Rd	Ranch Duplex	2	Brick	.	Yes	.	.	.	.	2	1	720	\$1,200
3262 Coolidge Hwy	Fourplex	2	Brick	.	Yes	.	.	.	.	2	1	916	\$1,200
4420 Springer Ave	Motel	2	Brick	.	Yes	Yes	.	.	.	1	1	.	\$1,150
4000 W 13 Mile Rd	Apts	2	Brick Vinyl	.	Yes	.	.	.	.	2	1	750	\$1,115
Avenue 11 315 E 11 Mile Rd	Apts	2	Brick	.	.	.	.	1964	31	1	1	700	\$1,100
North Royal Oak 1115-1231 W Farnum	Apts	3	Brick Vinyl	Pool	.	.	.	1962	130	2 1	1 1	850 750	\$1,100 \$900

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.

Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit F.14

Available For-Rent Units | Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017

Building, Address	Building Type	Levels	Exterior Material	Pool	Private Fitness Entrance	Patio Balcony	Down-town	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Amber on 11 1201 E 11 Mile Rd	Sm Plex Lofts	3	.	.	.	.	.	2017	36	0.5	1	363	\$1,095
										0.5	1	318	\$945
										0.5	1	280	\$845
Camelot 3134-68 Greenfield	Apts	2	Brick	Fitness	.	Yes	.	1964	40	2	1	1,025	\$1,080
3134 Greenfield Rd	Apt	2	Brick	.	.	Yes	.	.	.	2	1	1,080	\$1,080
Urbane on Center 612-620 S Center St	Apts	3	Brick	.	.	Yes	.	1975	31	1	1	425	\$1,075
Oakwood Villa 4120A W 13 Mile Rd	Apts	2	Brick	.	.	.	.	1958	100	3	1	1,000	\$1,035
										2	1	875	\$895
										1	1	675	\$790
Urbane on Fairmont 3415 Fairmont Rd	Apts	2	Brick	.	.	Yes	.	1961	28	2	1	900	\$1,025
4835 Briarwood Ave	Apts	2	Brick	.	.	.	.	.	.	2	1	750	\$1,000

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.
Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit F.15

Available For-Rent Units | Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017

Building, Address	Building Type	Levels	Exterior Material	Pool	Private Fitness Entrance	Patio Balcony	Down-town	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Woodward Court 29300-350 Woodwd	Apts	3	Brick Vinyl	Pool	.	Yes	.	1963	103	2	1	925	\$985
Amber Park 3807 Crooks Rd	Apts	2	Brick	.	.	Yes	.	1962	225	2	1	820	\$955
										1	1	700	\$840
										1	1	250	\$549
2716 W 13 Mile Rd	Apts	2	Brick	.	Yes	.	.	.	.	1	1	560	\$950
Woodland Gardens 4805 Woodland Ave	Estate Apts	2	Brick Vinyl	Fitness Pool	.	.	.	1969	337	2	1	810	\$926
										2	1	800	\$926
										1	1	700	\$900
										1	1	665	\$835
										1	1	650	\$835
Campbell Row 2603 Campbell Rd	Apts	1	Brick	.	Yes	.	.	1958	86	2	1	1,000	\$925
Wagon Wheel 605 E 11 Mile Rd	Apts	3	Brick	.	.	.	.	1965	44	2	1	1,000	\$910
										1	1	850	\$820

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.

Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit F.16

Available For-Rent Units | Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017

Building, Address	Building Type	Levels	Exterior Material	Pool	Private Fitness	Entrance	Patio Balcony	Down-town	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
4909 Crooks Rd	Apts	3	Brick	Pool	.	.	Either	.	.	.	2	1	804	\$900
Philamer 3272 Greenfield Rd	Apts	2	Brick	.	.	.	.	.	1962	118	2	1	840	\$900
Canterbury 3210-14 Greenfield	Apts	2	Brick Vinyl	.	.	.	.	.	1965	29	2	1	966	\$900
4715 Coolidge Hwy	Loft Style Units	2	Brick	.	.	.	Yes	.	.	.	2	1	.	\$900
808 N Main St	Sm Plex Apts	3	.	.	.	.	.	.	1940	.	0.5	1	500	\$875
Woodward North 3009 W 13 Mile Rd	Apts	4	Brick	.	.	.	Yes	.	1965	208	2	1	895	\$820
											2	1	865	\$795
											1	1	565	\$680

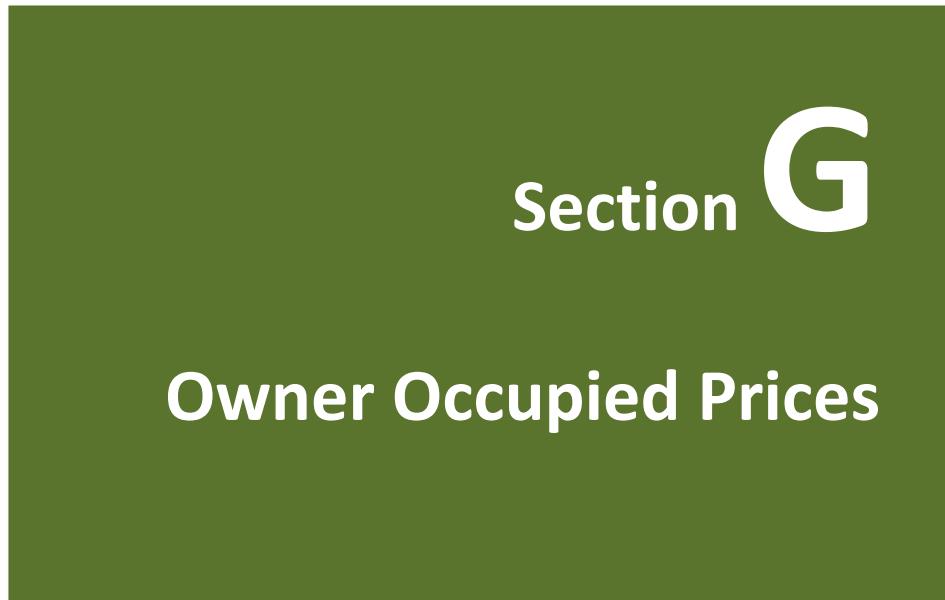
Source: Based on market observations, surveys, assessors records, and CoStar subscription data.
Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit F.17

Available For-Rent Units | Attached Units Only
 The City of Royal Oak | Oakland Co. | Year 2017

Building, Address	Building Type	Levels	Exterior Material	Pool	Private Fitness	Entrance	Patio Balcony	Down-town	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
4909 Crooks Rd	Apt	1	Brick	Pool	.	.	Yes	.	.	.	1	1	625	\$795
Hickory Grove 2720-2724 Crooks	Apts	2	Brick Vinyl	Pool	.	.	Yes	.	1963	38	1	1	728	\$790
North Oaks 2325 W 13 Mile Rd	Apts	2	Brick	.	.	.	.	.	1962	37	1	1	650	\$760
Capri 2515 Normandy Rd	Apts	2	Brick	.	.	.	Yes	.	1963	22	1	1	700	\$720
Rochester House 2530 Rochester Rd	Apts	2	Brick	Pool	.	.	.	.	1963	84	1	1	750	\$700
Lofts @ 11 706 W 11 Mile Rd	Townhse Brnstone Lofts	.	.	.	.	.	.	.	2007	24	2	2	1,320	.
											2	2	1,260	.
											2	2	1,238	.
											1	1	804	.
											1	1	766	.

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.
 Analysis and exhibit prepared by LandUseUSA, 2017.



Market Parameters and Forecasts | Households in Owner-Occupied Units
 The City of Royal Oak | Oakland Co. | DM Prosperity Region 10

Exhibit G.1

Place or County	2010	2010	2011	2012	2013	2014	2015	2016	2017	2020
	Census	ACS 5-yr	ACS 5-yr	ACS 5-yr	ACS 5-yr	ACS 5-yr	ACS 5-yr	Estimate	Forecast	Forecast
	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.
. City of Royal Oak	18,995	20,119	19,933	19,381	19,157	18,927	18,989	18,989	18,989	18,989
Alphabetical Order										
1 City of Berkley	5,363	5,505	5,317	5,267	5,234	5,275	5,335	5,388	5,442	5,607
2 City of Beverly Hills	3,604	3,640	3,592	3,507	3,540	3,551	3,623	3,659	3,696	3,808
3 City of Birmingham	6,599	6,880	6,696	6,684	6,640	6,535	6,678	6,745	6,812	7,019
4 City of Blmfld. Hills	1,344	1,380	1,327	1,269	1,233	1,161	1,140	1,140	1,140	1,140
5 City of Clawson	3,923	3,991	3,894	3,665	3,702	3,781	3,795	3,833	3,871	3,989
6 City of Ferndale	6,232	7,194	6,454	5,957	5,830	5,654	5,662	5,662	5,662	5,662
7 City of Hazel Park	4,271	4,400	4,407	4,214	4,018	4,038	3,928	3,928	3,928	3,928
8 City of Hunt. Woods	2,253	2,157	2,181	2,211	2,214	2,330	2,380	2,404	2,428	2,501
9 City of Lathrup Vil.	1,503	1,719	1,740	1,569	1,547	1,370	1,483	1,498	1,513	1,559
10 City of Madison Hts.	8,178	8,771	8,292	8,150	8,135	8,084	7,830	7,830	7,830	7,830
11 City of Oak Park	7,107	7,712	7,478	6,806	6,542	6,526	6,511	6,511	6,511	6,511
12 City of Pleasant Rdg.	1,031	1,099	1,052	1,028	1,012	1,043	1,017	1,017	1,017	1,017
13 City of Southfield	17,060	18,022	17,116	16,239	15,914	15,901	15,504	15,504	15,504	15,504
14 City of Troy	23,329	23,610	23,085	22,999	22,814	22,511	22,408	22,408	22,408	22,408
Detroit Metro Region 10										
1 Macomb County	253,468	261,291	256,695	253,156	251,180	248,285	246,518	246,518	246,518	246,518
2 Oakland County	350,988	358,624	354,203	349,839	347,761	347,091	347,701	347,701	347,701	347,701
3 Wayne County	454,706	464,603	453,730	441,743	434,471	426,418	420,277	420,277	420,277	420,277

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.

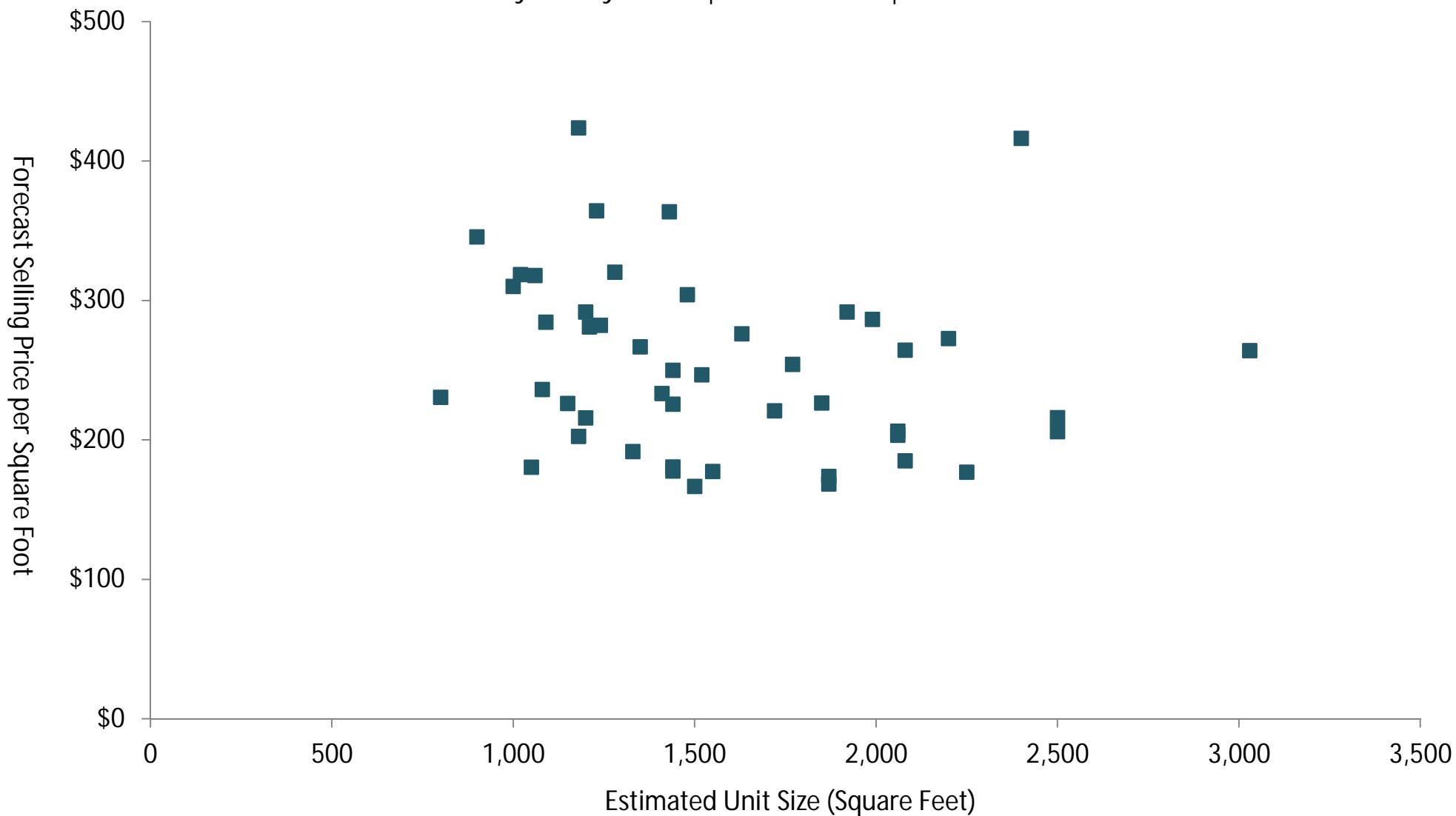
Exhibit G.2

Market Parameters and Forecasts | Median Home Value
 The City of Royal Oak | Oakland Co. | DM Prosperity Region 10

Place or County	2010	2011	2012	2013	2014	2015	2016	2017	2020
	Census Median Home Value	ACS 5-yr Median Home Value	Estimate Median Home Value	Forecast Median Home Value	Forecast Median Home Value				
. City of Royal Oak	\$177,300	\$167,000	\$159,800	\$155,700	\$159,000	\$166,200	\$172,848	\$179,762	\$202,208
Alphabetical Order									
1 City of Berkley	\$165,600	\$156,700	\$146,000	\$142,200	\$145,200	\$150,800	\$156,616	\$162,656	\$182,211
2 City of Beverly Hills	\$326,000	\$292,900	\$273,000	\$269,400	\$269,200	\$285,500	\$296,920	\$308,797	\$347,354
3 City of Birmingham	\$369,200	\$342,600	\$339,600	\$347,400	\$371,100	\$410,700	\$427,128	\$444,213	\$499,679
4 City of Blmfd. Hills	\$715,300	\$663,500	\$674,900	\$664,200	\$690,500	\$735,600	\$765,024	\$795,625	\$894,970
5 City of Clawson	\$162,700	\$152,800	\$136,000	\$126,500	\$122,900	\$126,400	\$130,000	\$133,702	\$145,453
6 City of Ferndale	\$128,900	\$115,900	\$104,000	\$93,700	\$92,100	\$99,500	\$103,480	\$107,619	\$121,057
7 City of Hazel Park	\$92,800	\$78,400	\$63,100	\$54,700	\$49,100	\$50,300	\$51,529	\$52,789	\$56,755
8 City of Hunt. Woods	\$310,500	\$282,800	\$270,000	\$250,500	\$266,100	\$275,300	\$284,818	\$294,665	\$326,297
9 City of Lathrup Vil.	\$207,000	\$175,900	\$158,400	\$151,300	\$147,700	\$153,600	\$159,736	\$166,116	\$186,829
10 City of Madison Hts.	\$126,900	\$113,800	\$96,600	\$84,200	\$80,300	\$79,700	\$79,700	\$79,700	\$79,700
11 City of Oak Park	\$135,800	\$117,500	\$96,600	\$82,200	\$79,800	\$78,800	\$78,800	\$78,800	\$78,800
12 City of Pleasant Rdg.	\$278,200	\$254,000	\$246,600	\$239,900	\$233,700	\$247,300	\$257,192	\$267,480	\$300,878
13 City of Southfield	\$162,200	\$147,900	\$119,500	\$108,500	\$104,100	\$105,800	\$107,528	\$109,284	\$114,726
14 City of Troy	\$249,700	\$237,000	\$226,200	\$219,200	\$220,100	\$230,400	\$239,616	\$249,201	\$280,317
Detroit Metro Region 10									
1 Macomb County	\$157,000	\$148,600	\$134,700	\$123,100	\$121,300	\$126,000	\$130,882	\$135,953	\$152,377
2 Oakland County	\$204,300	\$190,500	\$177,600	\$170,500	\$170,600	\$178,900	\$186,056	\$193,498	\$217,659
3 Wayne County	\$121,100	\$110,000	\$97,100	\$86,800	\$83,200	\$83,000	\$83,000	\$83,000	\$83,000

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.

Forecast Selling Price per Square Foot v. Unit Size
Attached Owner-Occupied Units Only
The City of Royal Oak | Oakland Co. | Year 2017



Source: Estimates and forecasts by LandUse|USA in partnership with Seamless Collaborative, 2017.
Based on market observations, phone surveys, and assessors records.

Exhibit G.4

Available For-Sale Choices | Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017

Building, Street Name	Building Type	Levels	Down-town	Patio Balcony	Enclosed Parking	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Asking Price
The Fifth Royal Oak 432 S Washington Ave	High Rise Apts	12	Yes	Balcony	Garage	2007	78	2	2	2,400	\$999,000
								2	2	1,230	\$448,000
								1	2	1,060	\$337,000
								1	2	1,020	\$325,000
								1	1.5	1,000	\$310,000
Metro Lofts 322 E Harrison Ave	Sm Plex Lofts	3	.	Large Decks	Garage	2005	.	2	2	3,030	\$800,000
								2	3	1,850	\$419,000
								2	2.5	1,720	\$380,000
Main Street Lofts 350 N Main St	Lg Plex Apts	6	Yes	.	.	2006	.	.	.	2,200	\$600,000
								.	.	1,240	\$350,000
								2	2	900	\$311,000
Center St Lofts 100 N Center St	Sm Plex Apts	4	Yes	.	.	2006	19	2	2	1,990	\$570,000
								2	2.5	1,920	\$560,000
								2	2	2,080	\$550,000
								2	2	1,430	\$520,000
								1	2	1,480	\$450,000
								2	2	1,630	\$450,000
								2	2	1,440	\$360,000
								1	1.5	1,210	\$340,000

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.
Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit G.5

Available For-Sale Choices | Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017

Building, Street Name	Building Type	Levels	Down-town	Patio Balcony	Enclosed Parking	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Asking Price
5th Street Duplex 328-330 E 5th St	Duplex Back/Back	2	.	.	.	2015	2	3	2.5	2,500	\$540,000
Stonebrook Court 100 Parent St	Townhse Brnstone Side/Side	.	Yes	.	.	.	26	2	2	2,060	\$425,000
100 Parent St	Brnstone Side/Side	.	.	.	.	.	2	2	2	2,060	\$419,000
Main St Lofts 111 N Main St	Sm Plex Apts	3	Yes	.	.	2005	.	2	2.5	1,770	\$450,000
111 N Main St	Sm Plex Apts	3	Yes	.	.	.	2	2	2	1,080	\$255,000
SkyLofts MarketSquare 100 W Fifth Ave	Lg Plex Apts	5	Yes	Yes	Garage	2003 2007	70	2	2	1,280	\$410,000
Former Industrial Bldg 1300 Batavia Ave	Duplex	1	.	.	.	1942	2	2	2	2,250	\$398,000
Center St Lofts 100 N Center St	Sm Plex Apts	4	Yes	.	.	2006	19	1	2	1,520	\$375,000
100 N Center St	Sm Plex Apts	4	Yes	.	.	.	19	1	2	1,520	\$375,000
101 Curry St	Lg Plex Apts	5	Yes	.	.	2005	.	2	2	1,410	\$329,000
101 Curry St	Lg Plex Apts	5	Yes	.	.	.	2	2	2	1,090	\$310,000

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.
Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit G.6

Available For-Sale Choices | Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017

Building, Street Name	Building Type	Levels	Down-town	Patio	Enclosed	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Asking Price
Main St Centre	Townhse-Brnstone	3	.	.	.	1997	.	3	2	1,870	\$325,000
1439 S Washington								3	2	1,870	\$315,000
1434 S Main St	Stacked							3	2	1,550	\$275,000
1441 S Main St											
33 on Harrison	Townhse	2	Yes	.	.	2016	33	2	2	1,440	\$325,000
1210 Diamond Ct								2	2	1,440	\$260,000
								2	2	1,440	\$256,000
								2	2	1,330	\$255,000
Main St Square	Townhse	3	.	.	.	1995	124	2	1.5	1,150	\$260,000
150 S Georgetown Sq	Stacked							2	2	1,200	\$259,000
1331 S Washington Ave											
Park West	Townhse	.	.	.	.	.	12	2	2	1,500	\$250,000
201 Maxwell Ave	Brnstone										
Maryland Club	Townhse	2	.	.	.	1995	88	2	2	1,180	\$239,000
1500 Chesapeake Rd								2	1.5	1,050	\$189,500
								2	2	800	\$184,500

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.
Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit G.7

Available For-Sale Choices | Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017

Building, Street Name	Building Type	Levels	Down-town	Patio	Enclosed	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Estimated Asking Price
Former School Site 115-305 Maxwell Ave 917-929 N Sherman Dr	Mansion Style Houses	.	.	.	.	2015	.	4	4	3,120	.
								3	3	3,040	.
								4	4	2,870	.
								4	2	2,600	.
								4	3	2,220	.
Spruce Manor 607 S Troy St	Stacked Duplex	2	Yes	.	.	.	12	2	2	2,020	.
								2	1	2,020	.
								2	2	2,020	.
								2	1	1,550	.
Beacon Hill 215 N Maple	Townhse Side/Side	3	.	.	.	2001	8	2	2	1,870	.
								2	3	1,870	.
								2	2	1,810	.
								2	2	1,610	.

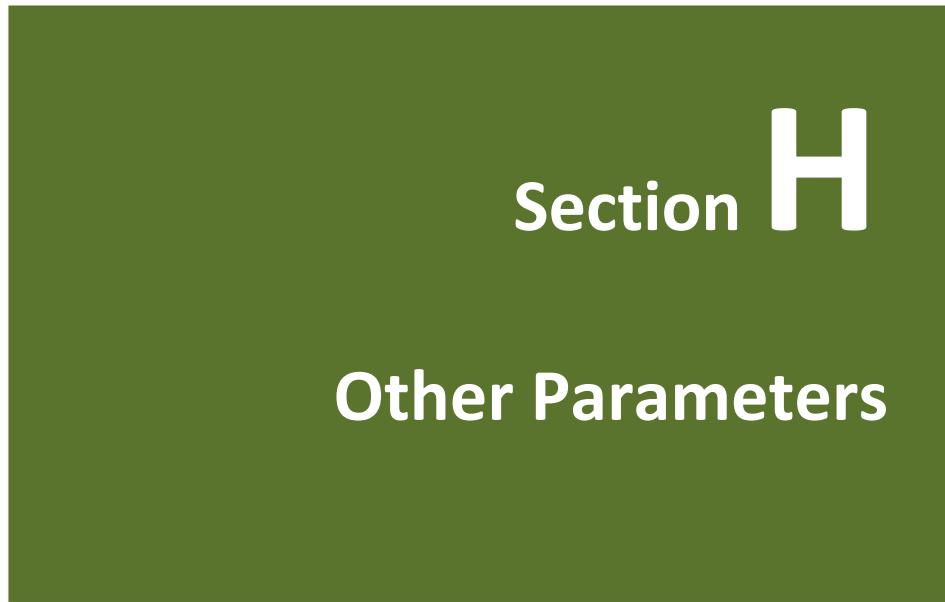
Source: Based on market observations, surveys, assessors records, and CoStar subscription data.
Analysis and exhibit prepared by LandUseUSA, 2017.

Exhibit G.8

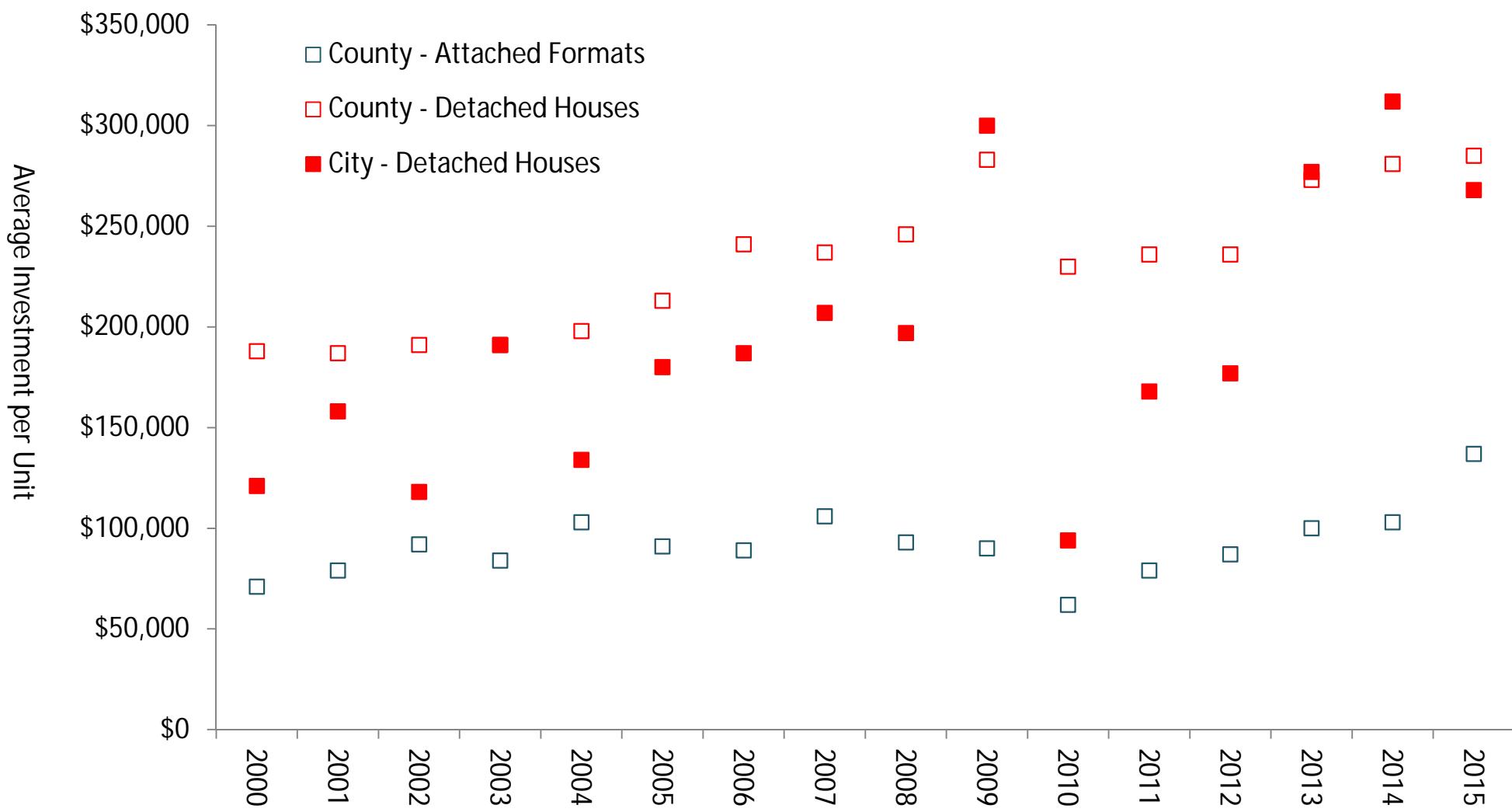
Available For-Sale Choices | Attached Units Only
The City of Royal Oak | Oakland Co. | Year 2017

Building, Street Name	Building Type	Levels	Down-town	Patio	Enclosed	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Estimated Asking Price
Alexander Place	Mansion Style Houses	2	.			2012	22	3	3	3,360	.
								3	3	3,220	.
								4	4	2,850	.
								3	4	2,320	.
								3	2	2,070	.
Crossings at Irving Ave 622 Macwilliams Ln	Townhse Side/Side	2	.			2005	82	3	2	1,620	.
								2	3	1,520	.
								2	2	1,410	.
Sherman Oaks 1091A N Sherman	Townhse Side/Side	3	.			2016	37	2	2.5	1,500	.
								3	2.5	1,500	.
605 W Hudson	Fourplex Stacked	0.2	.			1924	4	1	1	850	.

Source: Based on market observations, surveys, assessors records, and CoStar subscription data.
Analysis and exhibit prepared by LandUseUSA, 2017.



Average Investment per Unit
Attached v. Detached Units | Building Permits
The City of Royal Oak, Michigan | 2000 - 2015



Source: Underlying data is based on local building permits as reported by the U.S. Census, with some imputation. Analysis and exhibit prepared by LandUseUSA, 2017 (c).

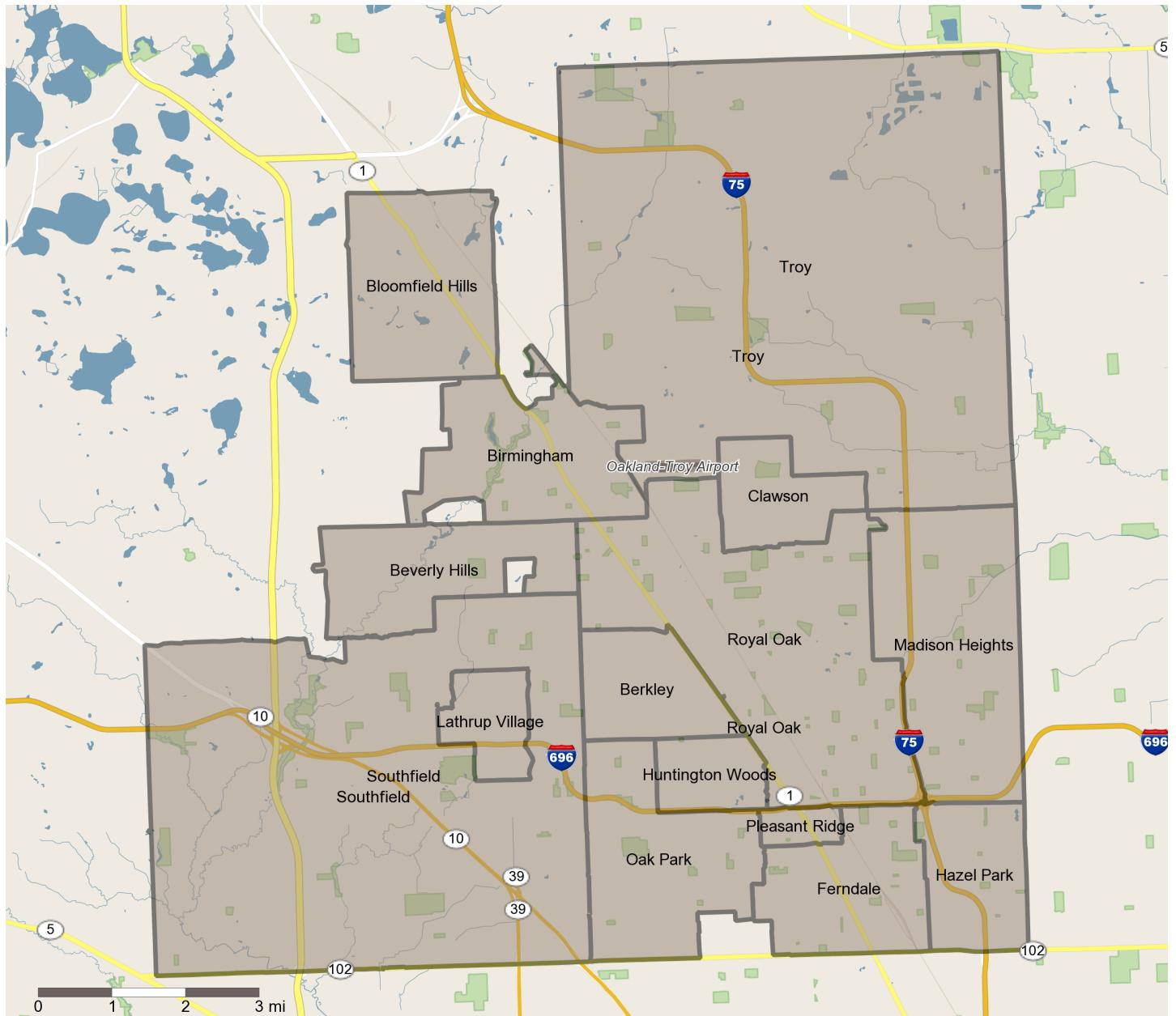
Exhibit H.2

Annual Average Daily Traffic Counts | Predominant Highways
 Oakland County | Detroit Metro Region 10 | Year 2015

Place Name	Local Highway	Local Street	Primary Direction	Annual Avg. Daily Traffic
Woodward Road				
Blmfld. Hills	hide	hide	NW - SE	52,900
Birmingham	hide	hide	NW - SE	54,900
Royal Oak	hide	hide	NW - SE	69,400
Interstate 696				
Southfield	hide	hide	W - E	150,500
Lathrup Village	hide	hide	W - E	156,600
Oak Park	hide	hide	W - E	164,100
Huntgtn. Woods	hide	hide	W - E	171,800
Royal Oak	hide	hide	W - E	182,600
Madison Hts.	hide	hide	W - E	164,900
Interstate 75				
Troy	hide	hide	N - S	106,300
Madison Hts.	hide	hide	N - S	165,400
Royal Oak	hide	hide	N - S	171,200
Hazel Park	hide	hide	N - S	168,800

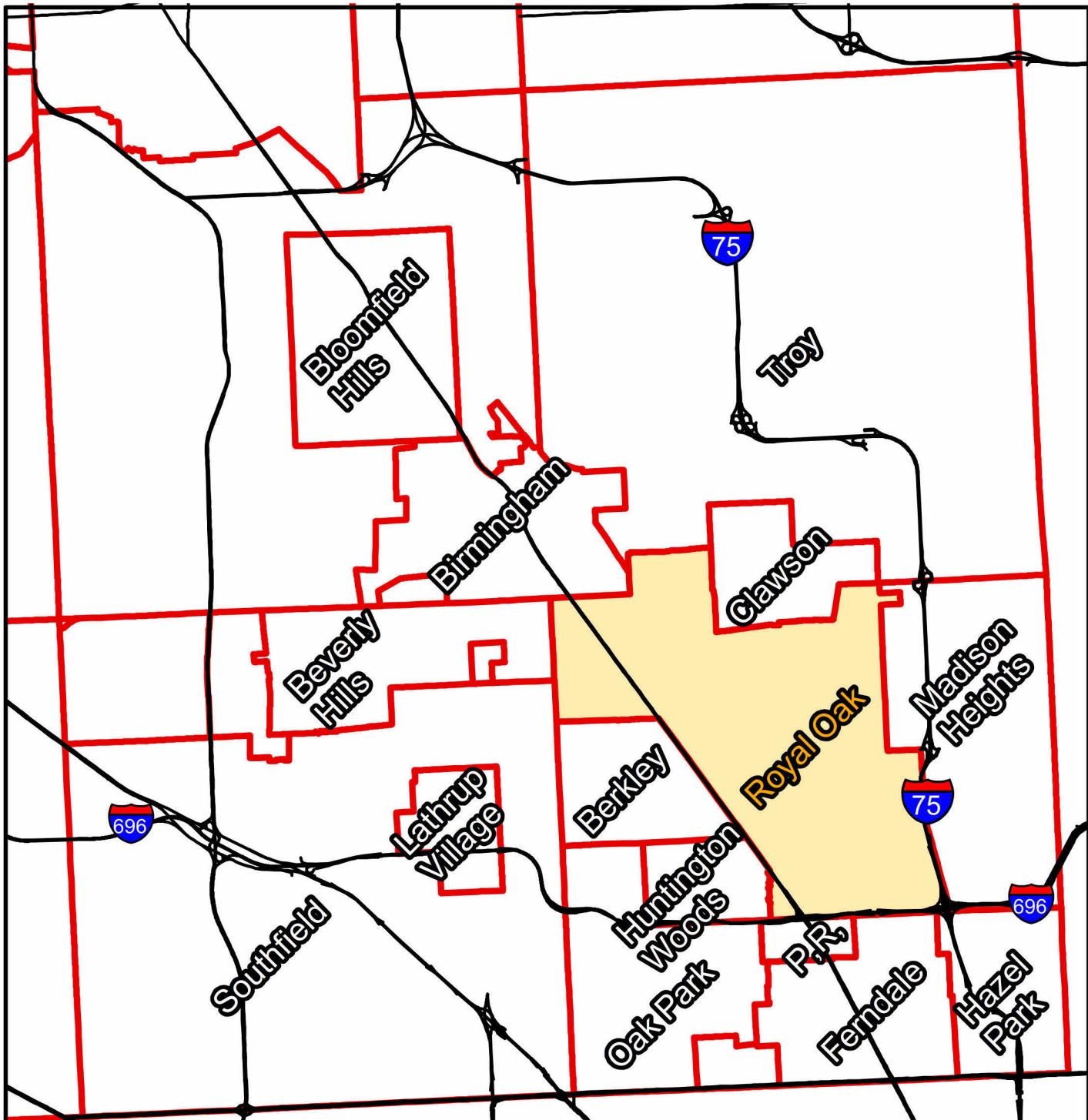
Underlying data provided by the Michigan Department of Transportation, 2015.
 Analysis and exhibit prepared by LandUseUSA, January 2016.

Geographic Setting, Water Features, and Highway Linkages Selected Cities and Villages | Southeast Oakland County, MI



Underlying map provided by Alteryx; exhibit prepared by LandUseUSA, 2017.

Geographic Setting and Highway Networks The City of Royal Oak and Nearby Places



Source: The City of Royal Oak, Michigan, 2017.

Exhibit H.5

Market Parameters and Forecasts | Population

The City of Royal Oak | Oakland Co. | DM Prosperity Region 10

Place or County	2010	2010	2011	2012	2013	2014	2015	2016	2017	2020	2015
	Census	ACS 5-yr	ACS 5-yr	ACS 5-yr	ACS 5-yr	ACS 5-yr	ACS 5-yr	Estimate	Forecast	Forecast	ACS 5-yr
	Population	Population	Population	Population	Population	Population	Population	Population	Population	Population	Persons per Hhld.
City of Royal Oak	57,236	57,741	57,593	57,761	58,065	58,382	58,689	59,009	59,332	60,309	2.1
Alphabetical Order											
1 City of Berkley	14,970	15,063	15,041	15,037	15,091	15,136	15,178	15,233	15,287	15,452	2.3
2 City of Beverly Hills	10,267	10,284	10,293	10,295	10,344	10,368	10,403	10,453	10,502	10,653	2.5
3 City of Birmingham	20,103	19,962	20,037	20,153	20,241	20,382	20,489	20,632	20,775	21,213	2.3
4 City of Blmfld. Hills	3,869	3,879	3,890	3,882	3,910	3,925	3,956	3,987	4,019	4,115	3.1
5 City of Clawson	11,825	11,995	11,945	11,899	11,913	11,943	11,988	12,033	12,079	12,216	2.2
6 City of Ferndale	19,900	20,286	20,155	20,062	20,073	20,102	20,160	20,218	20,277	20,453	2.1
7 City of Hazel Park	16,422	16,876	16,703	16,579	16,528	16,532	16,600	16,668	16,737	16,944	2.4
8 City of Hunt. Woods	6,238	6,209	6,231	6,236	6,280	6,310	6,333	6,378	6,423	6,560	2.6
9 City of Lathrup Vil.	4,075	4,101	4,089	4,090	4,104	4,109	4,137	4,165	4,194	4,280	2.7
10 City of Madison Hts.	29,694	29,954	29,850	29,854	29,933	30,028	30,123	30,219	30,315	30,604	2.3
11 City of Oak Park	29,319	29,892	29,663	29,523	29,573	29,622	29,727	29,832	29,938	30,258	2.6
12 City of Pleasant Rdg.	2,526	2,556	2,531	2,541	2,539	2,544	2,555	2,566	2,577	2,611	2.3
13 City of Southfield	71,739	72,949	72,502	72,280	72,331	72,480	72,859	73,240	73,623	74,784	2.3
14 City of Troy	80,980	80,987	81,041	81,307	81,700	82,106	82,542	82,980	83,421	84,757	2.7
Detroit Metro Region 10											
1 Macomb County	840,978	837,490	839,217	841,769	845,197	849,344	854,689	860,068	865,480	881,923	2.5
2 Oakland County	1,202,362	1,201,113	1,202,625	1,207,097	1,213,406	1,220,798	1,229,503	1,238,270	1,247,100	1,273,968	2.5
3 Wayne County	1,820,584	1,870,362	1,844,186	1,822,469	1,804,507	1,790,078	1,778,969	1,778,969	1,778,969	1,778,969	2.7

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.

Exhibit H.6

Market Parameters and Forecasts | Households The City of Royal Oak | Oakland Co. | DM Prosperity Region 10

Place or County	2010	2010	2011	2012	2013	2014	2015	2016	2017	2020
	Census	ACS 5-yr	ACS 5-yr	ACS 5-yr	ACS 5-yr	ACS 5-yr	ACS 5-yr	Estimate	Forecast	Forecast
	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.
. City of Royal Oak	28,063	28,329	28,356	28,249	28,296	28,269	28,371	28,473	28,576	28,887
Alphabetical Order										
1 City of Berkley	6,594	6,680	6,704	6,578	6,537	6,618	6,573	6,639	6,705	6,908
2 City of Beverly Hills	4,038	4,008	4,025	3,977	4,005	4,032	4,081	4,122	4,163	4,289
3 City of Birmingham	9,039	8,941	8,871	8,824	8,805	8,733	8,835	8,923	9,013	9,286
4 City of Blmfld. Hills	1,489	1,492	1,440	1,393	1,357	1,304	1,277	1,277	1,277	1,277
5 City of Clawson	5,460	5,472	5,511	5,269	5,271	5,417	5,481	5,536	5,591	5,761
6 City of Ferndale	9,559	9,923	9,516	9,317	9,381	9,381	9,479	9,578	9,678	9,985
7 City of Hazel Park	6,641	6,706	6,748	6,768	6,802	6,822	6,958	7,028	7,098	7,313
8 City of Hunt. Woods	2,354	2,266	2,295	2,313	2,343	2,409	2,457	2,482	2,506	2,582
9 City of Lathrup Vil.	1,610	1,806	1,835	1,697	1,680	1,535	1,553	1,569	1,584	1,632
10 City of Madison Hts.	12,712	12,968	12,615	12,751	12,767	12,945	12,855	12,984	13,113	13,511
11 City of Oak Park	11,719	11,702	11,838	11,507	11,271	11,385	11,494	11,609	11,725	12,080
12 City of Pleasant Rdg.	1,115	1,135	1,120	1,114	1,115	1,138	1,109	1,120	1,131	1,166
13 City of Southfield	31,778	32,342	31,808	31,224	31,452	31,930	32,219	32,541	32,867	33,862
14 City of Troy	30,703	30,723	30,149	30,346	30,446	30,635	30,812	31,120	31,431	32,384
Detroit Metro Region 10										
1 Macomb County	331,667	330,322	330,452	330,596	332,818	334,508	336,379	338,640	340,916	347,836
2 Oakland County	483,698	481,040	481,449	482,978	486,332	489,797	493,489	497,209	500,957	512,371
3 Wayne County	702,749	690,943	681,674	674,263	670,987	667,553	667,275	666,997	666,719	665,887

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.

Exhibit H.7

Market Parameters and Forecasts | Median Household Income The City of Royal Oak | Oakland Co. | DM Prosperity Region 10

Place or County	2010	2011	2012	2013	2014	2015	2016	2017	2020	2015	2015
	ACS 5-yr Median Hhld. Income	ACS 5-yr Median Hhld. Income	ACS 5-yr Median Hhld. Income	ACS 5-yr Median Hhld. Income	ACS 5-yr Median Hhld. Income	ACS 5-yr Median Hhld. Income	Estimate Median Hhld. Income	Forecast Median Hhld. Income	Forecast Median Hhld. Income	ACS 5-yr Owner Household Income	ACS 5-yr Renter Household Income
City of Royal Oak	\$60,184	\$62,495	\$62,453	\$62,789	\$64,873	\$65,786	\$65,742	\$65,698	\$65,565	\$77,378	\$47,454
Alphabetical Order											
1 City of Berkley	\$65,548	\$67,217	\$68,019	\$70,023	\$70,625	\$73,111	\$73,983	\$74,866	\$77,578	\$76,768	\$52,636
2 City of Beverly Hills	\$104,775	\$103,134	\$104,951	\$106,847	\$103,011	\$106,161	\$108,031	\$109,935	\$115,848	\$114,018	\$52,039
3 City of Birmingham	\$101,529	\$100,473	\$100,789	\$98,750	\$107,161	\$108,135	\$108,475	\$108,816	\$109,846	\$121,447	\$76,693
4 City of Blmfld. Hills	\$133,370	\$127,500	\$136,875	\$147,969	\$163,462	\$172,768	\$185,472	\$199,109	\$246,339	.	.
5 City of Clawson	\$54,639	\$51,584	\$51,951	\$51,868	\$54,021	\$56,395	\$56,796	\$57,200	\$58,430	\$64,934	\$43,639
6 City of Ferndale	\$50,273	\$50,174	\$48,967	\$47,662	\$50,590	\$51,312	\$50,078	\$48,873	\$45,430	\$60,427	\$39,785
7 City of Hazel Park	\$34,873	\$35,042	\$33,095	\$30,875	\$31,596	\$34,238	\$32,336	\$30,539	\$25,726	\$48,454	\$19,603
8 City of Hunt. Woods	\$104,879	\$109,946	\$112,593	\$112,869	\$113,750	\$115,025	\$117,794	\$120,630	\$129,554	\$115,291	\$88,977
9 City of Lathrup Vil.	\$81,607	\$80,664	\$86,338	\$79,643	\$82,396	\$100,074	\$107,113	\$114,648	\$140,583	\$103,674	\$86,250
10 City of Madison Hts.	\$45,313	\$42,294	\$41,074	\$40,140	\$40,820	\$41,206	\$40,017	\$38,863	\$35,596	\$52,513	\$27,446
11 City of Oak Park	\$48,476	\$44,901	\$45,467	\$48,261	\$47,292	\$47,463	\$48,061	\$48,667	\$50,531	\$59,011	\$37,612
12 City of Pleasant Rdg.	\$106,250	\$107,750	\$100,714	\$97,670	\$100,543	\$105,438	\$98,553	\$92,118	\$75,225	\$111,518	\$58,676
13 City of Southfield	\$51,201	\$50,747	\$50,281	\$49,841	\$49,548	\$49,244	\$48,792	\$48,344	\$47,024	\$71,016	\$34,420
14 City of Troy	\$87,269	\$85,946	\$86,465	\$85,685	\$84,325	\$85,027	\$85,540	\$86,057	\$87,625	\$96,862	\$54,029
Detroit Metro Region 10											
1 Macomb County	\$53,996	\$54,087	\$53,628	\$53,451	\$54,059	\$54,582	\$54,119	\$53,660	\$52,305	\$64,941	\$31,579
2 Oakland County	\$66,390	\$66,456	\$65,637	\$65,594	\$66,436	\$67,465	\$66,634	\$65,812	\$63,409	\$83,850	\$39,217
3 Wayne County	\$42,241	\$41,886	\$41,504	\$41,184	\$41,421	\$41,210	\$40,834	\$40,462	\$39,365	\$55,900	\$22,604

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.

Exhibit H.8

Market Parameters and Forecasts | Total Housing Units, Including Vacancies

The City of Royal Oak | Oakland Co. | DM Prosperity Region 10

Place or County	2010	2010	2011	2012	2013	2014	2015	2016	2017	2020
	Census Total	ACS 5-yr Total	ACS 5-yr Total	ACS 5-yr Total	ACS 5-yr Total	ACS 5-yr Total	ACS 5-yr Total	Estimate Total	Forecast Total	Forecast Total
	Housing Units	Housing Units	Housing Units	Housing Units	Housing Units	Housing Units	Housing Units	Housing Units	Housing Units	Housing Units
. City of Royal Oak	30,207	30,563	30,420	30,281	30,283	30,210	30,173	30,173	30,173	30,173
Alphabetical Order										
1 City of Berkley	6,933	7,072	7,060	6,903	6,892	6,952	6,996	7,040	7,085	7,220
2 City of Beverly Hills	4,212	4,188	4,170	4,141	4,156	4,200	4,260	4,321	4,383	4,573
3 City of Birmingham	9,979	9,891	9,849	9,721	9,556	9,451	9,529	9,608	9,687	9,929
4 City of Blmfld. Hills	1,659	1,619	1,566	1,534	1,519	1,491	1,533	1,576	1,621	1,761
5 City of Clawson	5,791	5,789	5,931	5,610	5,700	5,729	5,743	5,757	5,771	5,814
6 City of Ferndale	10,477	10,982	10,660	10,570	10,628	10,520	10,565	10,610	10,656	10,793
7 City of Hazel Park	7,611	7,800	7,833	7,840	7,924	7,929	7,948	7,967	7,986	8,044
8 City of Hunt. Woods	2,429	2,371	2,376	2,396	2,429	2,509	2,548	2,588	2,628	2,752
9 City of Lathrup Vil.	1,698	2,030	2,057	1,905	1,881	1,632	1,637	1,642	1,647	1,662
10 City of Madison Hts.	13,685	14,463	14,061	14,122	13,914	13,998	13,735	13,735	13,735	13,735
11 City of Oak Park	12,782	13,272	13,342	13,014	12,808	12,819	12,782	12,782	12,782	12,782
12 City of Pleasant Rdg.	1,153	1,178	1,144	1,150	1,153	1,167	1,154	1,154	1,154	1,154
13 City of Southfield	35,986	37,221	36,667	35,948	35,529	35,884	35,901	35,918	35,935	35,986
14 City of Troy	32,907	33,005	32,378	32,364	32,254	32,479	32,508	32,537	32,566	32,653
Detroit Metro Region 10										
1 Macomb County	356,626	355,527	356,363	356,715	357,779	358,715	359,902	361,093	362,288	365,896
2 Oakland County	527,255	526,693	527,145	527,464	528,388	529,670	531,609	533,555	535,508	541,411
3 Wayne County	821,693	826,328	823,853	821,990	819,932	817,106	817,593	818,080	818,568	820,032

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.