

Demographics

POPULATION

MSA* (5 counties)	234,167
City of Topeka	127,672
Shawnee County	178,792
State of Kansas	2,892,987

*Metropolitan Statistical Area: Shawnee, Jackson, Jefferson, Wabaunsee and Osage Counties

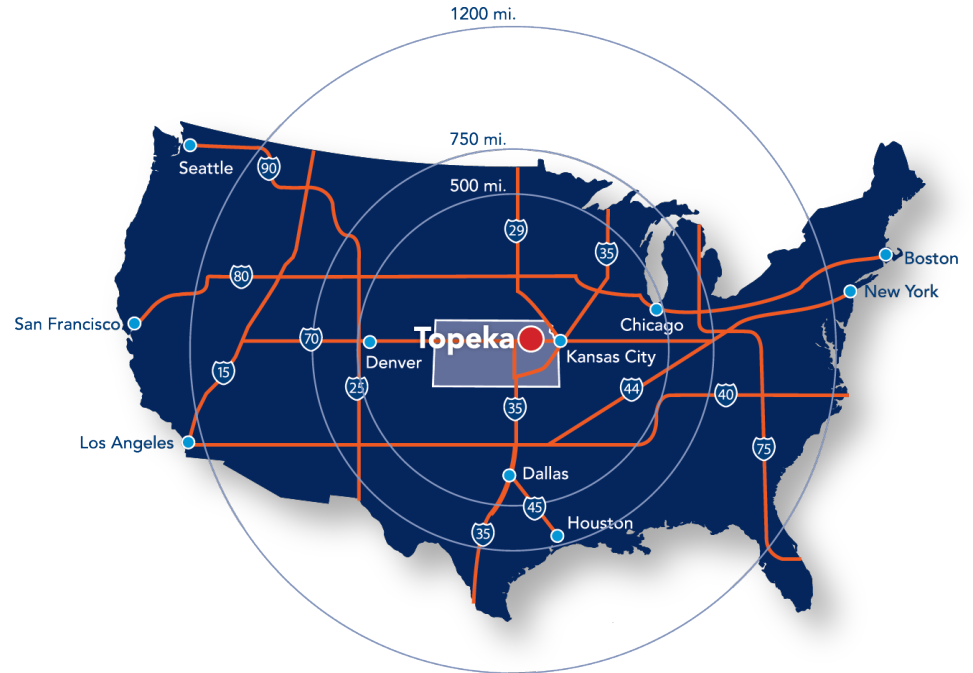
Source: 2015 Quick Facts, US Census Bureau

SHAWNEE COUNTY ETHNIC POPULATION DISTRIBUTION

White	87.6%
Black/African-American	10.8%
American Indian/Alaskan Native	2.9%
Asian	1.9%
Native Hawaiian or other Pacific Islander	0.2%
Two or more races	4.3%

Note: People of Hispanic or Latino origins represent 11.5% of the population which is included in each of the above racial distributions. Hispanics may be of any race.

Source: 2015 Quick Facts, US Census Bureau



Location Data

LAND AREA

City of Topeka	62.39 sq. miles
Shawnee County	554.6 sq. miles

ELEVATION

The elevation ranges from 876 feet above sea level in the valley to 971 feet in the southwest part of the City.

CLIMATE

Average Daily Temperatures (mean)

January 2016	31 degrees
April 2016	58 degrees
July 2016	80 degrees
October 2016	62 degrees

Precipitation

2016 rainfall	36.49"
Avg winter snowfall	18"

DISTANCE

Kansas City	60 miles
Omaha	170 miles
St. Louis	315 miles
Dallas	505 miles
Chicago	550 miles
Denver	560 miles
Houston	740 miles

TOPEKA/SHAWNEE COUNTY MSA POPULATION BY AGE GROUP

Age	Shawnee	Jackson	Jefferson	Osage	Wabaunsee	Totals
0 to 9 years	23,596	1,855	2,272	2,086	1,082	30,891
10 to 19 years	24,427	1,876	2,654	2,168	806	31,931
20 to 44 years	54,897	3,662	4,859	4,173	1,827	69,418
45 to 64 years	48,077	3,738	5,905	4,765	2,086	60,571
65+ years	27,795	2,269	3,208	2,888	1,196	37,356
Totals	178,792	13,400	18,898	16,080	6,997	230,167
Median Age	38.8	40.8	43.5	42.6	42.1	41.6

Source: 2015 Quick Facts, US Census Bureau



COMMUNITY PROFILE

Topeka and Shawnee County, Kansas

Employment

TOPEKA MSA EMPLOYMENT (5 COUNTIES)

Construction	5,705
Manufacturing	7,269
Information	1,419
Finance and Insurance	6,381
Professional & Business Services	11,775
Education & Health Services	18,120
Leisure & Hospitality	7,846
Other Services	3,483
Government	26,767

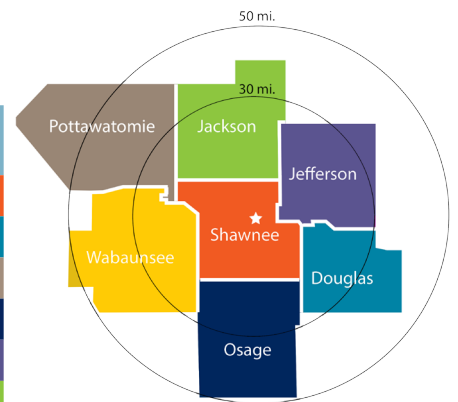
Unemployment in December 2016 was 3.9%. Kansas is a right-to-work state by constitutional amendment.

Source: Kansas Department of Labor, Kansas Labor Market Information, 2016

TOPEKA LABOR FORCE DRAWING POWER

County	Civilian Labor Force
Shawnee	89,837
Douglas	65,736
Pottawatomie	12,576
Osage	7,910
Jefferson	9,938
Jackson	7,219
Wabaunsee	3,651
Total	198,867

Source: Labor Market Information Services, Kansas Department of Labor in cooperation with BLS U.S. Department of Labor, December 2016 (not seasonally adjusted)



Business and Industry

TOPEKA AND SHAWNEE COUNTY LARGEST EMPLOYERS

Topeka is headquarters to national and international companies including: Hill's Pet Nutrition, Inc., Payless ShoeSource, Security Benefit and American Home Life Insurance.

Government

190th Air Refueling Wing, Kansas Air National Guard
City of Topeka
Joint Force Headquarters & Kansas Army National Guard
Shawnee County
State of Kansas
U.S. Government
VA Health Resource Center

Southwest Publishing and Mailing Corporation
Target Distribution Center
The Home Depot Rapid Deployment Center
US Foodservice

Service

Alorica
Parrish Hotel Corporation
Topeka & Shawnee County Public Library

Transportation, Utility and Communications

AT&T
BNSF Railway
Cox Communications
Kansas Gas Service
Ogden Publications
The Topeka Capital-Journal
Westar Energy

Education

Auburn-Washburn USD 437
Seaman USD 345
Shawnee Heights USD 450
Topeka Public Schools USD 501
Washburn University

Medical/Health Services

Aldersgate Village
Brewster Place Retirement Community
Colmery-O'Neil Veterans Administration Hospital
Family Service & Guidance Center
Kansas Neurological Institute
Kansas Rehabilitation Hospital
Midwest Health Management Inc.
St. Francis Health
Sheltered Living
Stormont Vail Health
Topeka Presbyterian Manor
Valeo Behavioral Health Care

Insurance/Financial

Advisors Excel
Blue Cross and Blue Shield of Kansas
Capitol Federal
CoreFirst Bank & Trust Company
FHLBank Topeka
Mize Houser & Company P.A.
Security Benefit
UMB
U.S. Bank

Manufacturing and Distribution

Allen Foods/Bimbo Bakeries
Big Heart Pet Brands
Frito-Lay, Inc.
Goodyear Tire & Rubber Co.
Hill's Pet Nutrition, Inc.
Innovia Films, Inc.
MARS Chocolate N.A.
Payless ShoeSource
PTMW, Inc.
Reser's Fine Foods

Engineering/Contractors

Bartlett & West
BRB Contractors

COMMUNITY PROFILE

Topeka and Shawnee County, Kansas

Education

ACT SCORES IN SHAWNEE COUNTY SCHOOL DISTRICTS

District	Number of Students in District	Average ACT Scores 2015 (Kansas: 21.9)
Auburn-Washburn School District USD 437	6,275	22.7
Shawnee Heights School District USD 450	3,555	22.3
Seaman School District USD 345	3,868	22.5
Topeka Public Schools USD 501	14,185	20.2
Silver Lake Schools USD 372	703	23.0
Kaw Valley School USD 321	1,243	20.9
Hayden High School Private Catholic School	411	23.5
Cair Paravel-Latin School Private School	325	25.5

EDUCATIONAL ATTAINMENT SHAWNEE COUNTY

Individuals 25 years and over

Less than 9th grade	3.2%	Associate's degree	6.8%
Up to 12th grade (no diploma)	6.1%	Bachelor's degree	18.7%
High school graduates	31.1%	Graduate degree	10.2%
Some college, no degree	23.9%		

Source: 2015 Quick Facts, U.S. Census

Housing

COMPARABLE HOME PRICE INFORMATION

Average Sales Price for Criteria Below

Kansas City, Missouri	\$239,148
Topeka, Kansas	\$149,817
Little Rock, Arkansas	\$175,594
Wichita, Kansas	\$173,085
Oklahoma City, Oklahoma	\$195,666
Des Moines, Iowa	\$138,304
Springfield, Missouri	\$201,252
Indianapolis, Indiana	\$215,312
Houston, Texas	\$274,061
Dallas, Texas	\$240,689
Olathe, Kansas	\$222,892
Overland Park, Kansas	\$254,296
Denver, Colorado	\$610,773

Source: 2016 Data from Coldwell Banker Griffith and Blair Real Estate Corporation

Criteria: Single family dwelling. Average home listing price of four-bedroom, two full bathroom properties. (<http://HLR.ColdwellBanker.com/FullData.html>)

UNIVERSITY ENROLLMENT

Universities Within an Hour of Topeka

School	Fall Enrollment
Washburn University	7,945
University of Kansas	28,091
Kansas State University	24,146
Emporia State University	6,094
Friends University	120
Baker University	390
Allen Community College	2,385
Highland Community College	2,903
Rasmussen College	350
Total Enrollment	72,424



HOME OWNERSHIP RATE

Shawnee County 64.3%

Source: 2015 Quick Facts, U.S. Census

APARTMENT RENTAL RANGES

1 bedroom/1 bath	\$550 - 890
2 bedroom/1 bath	\$600 - 925
2 bedroom/2 bath	\$620 - 1,045
3 bedroom/2 bath	\$685 - 1,165

Rental ranges are for rental units built within the last 10 years. Each complex offers selected amenities such as fireplaces, garages, microwaves, saunas, pools, washer-dryer hook-ups, basements, exercise rooms, etc. Rates are subject to change.

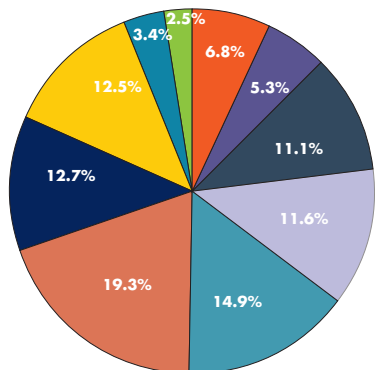
Source: Rental Agents, January 2016



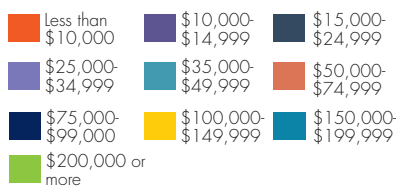
COMMUNITY PROFILE

Topeka and Shawnee County, Kansas

Income

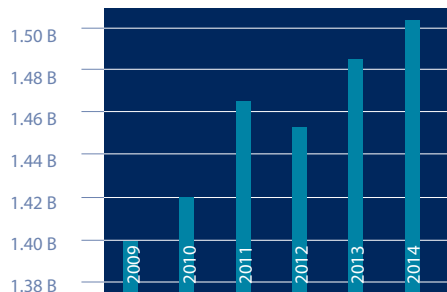


HOUSEHOLD INCOME SHAWNEE COUNTY



Source: US Census Bureau, 2015 American Fact Finder

SHAWNEE COUNTY TAXABLE RETAIL SALES



Taxes

SALES TAX

The sales tax rate for the City of Topeka is 6.5% state, plus 1.5% city, .50% county and .65% Washburn University for a total of **9.15%** (effective July 1, 2015).

PROPERTY TAX

Residential property is assessed at 11.5% of the appraised value to determine the assessed value; vacant lots are 12% of the appraised value. The yearly determined mill levy is applied (\$1 per \$1,000 of assessed value) to determine the property tax. (Mill levies are computed yearly and may vary due to location of property and/or additional special assessments.

Commercial and industrial real property tax is determined by taking 25% of the appraised value and applying the yearly total mill levy.

Personal property tax on automobiles, motorized vehicles and boats is annually taxed on 30% of assessed value and based on year, make and model. The tax is computed on manufacturer's original retail price with annual depreciation. The total local mill levy is applied to calculate tax.

COST OF LIVING

The Greater Topeka Chamber of Commerce participates in the ACCRA Cost of Living Study three times each year. The ACCRA Cost of Living Index study measures differences between areas in the cost of consumer goods and services, excluding taxes and non-consumer expenditures for professional and managerial households in the top income quintile. Generally about 300 communities participate with the average ranking being 100. Topeka consistently ranks 6 - 8 percent below the average.

Topeka, KS	Average 2013	Average 2014	Average 2015	Average 2016
Overall Ranking	93.8	92.9	90.5	92.0
Grocery Items	87.8	94.6	97.4	98.1
Housing	92.0	84.0	77.4	80.0
Utilities	84.0	89.0	88.0	102.5
Transportation	94.5	92.6	90.9	85.3
Health Care	91.9	96.2	91.3	90.1
Miscellaneous Goods	100.6	100.9	99.5	98.1

SHAWNEE COUNTY

Total housing units in Shawnee County	79,536
Total households in Shawnee County	71,368
Total population in Shawnee County	178,792
Median household income in Shawnee County	\$50,378

TOPEKA MSA (FIVE COUNTY AREA)

Total housing units in Topeka MSA	104,141
Total households in Topeka MSA	93,364
Total population in Topeka MSA	234,167
Median household income in Topeka MSA	\$51,360

Source: 2015, Quick Facts, US Census Bureau

MILL LEVY

The yearly total local mill levy is then applied to the property tax categories.

Total Tax Rate for City of Topeka

2011	2012	2013	2014	2015	2016
152.400	156.374	165.082	165.082	161.276	161.276

TRANSIENT GUEST TAX

There is a 7% tax added to h 28 days.

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