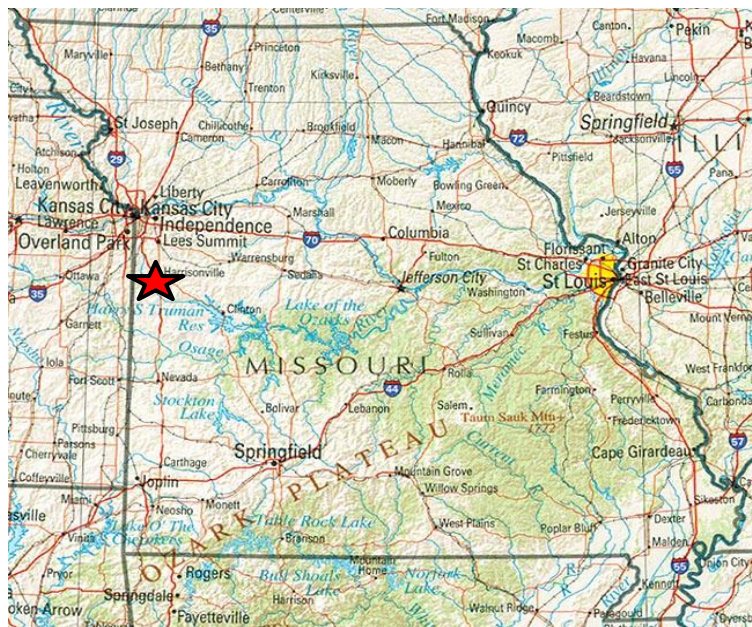


RAYMORE

Missouri, U.S.A.

Population	1990	2000	2010
Raymore	5,592	11,146	19,206
Cass County	63,808	82,092	99,478



Population Growth = 72% from 2000 - 2010

Demographics:

Raymore, Missouri is located approximately 23-miles south of downtown Kansas City, Mo. on Interstate 49, then east on Hwy. 58. Raymore's easy commuting distance to several nearby metropolitan areas has resulted in it being one of Missouri's fastest growing cities.

Major Employers:

- | | | |
|-----|----------------------------------|-----|
| 1. | Raymore-Peculiar School District | 355 |
| 2. | Walmart | 330 |
| 3. | Foxwood Springs / Brookdale | 310 |
| 4. | Cosentino's Price Chopper | 173 |
| 5. | SAM's Club | 160 |
| 6. | Rehabilitation Ctr. of Raymore | 145 |
| 7. | Lowe's | 130 |
| 8. | City of Raymore | 101 |
| 9. | Golden Corral | 80 |
| 10. | Steak 'n Shake | 54 |

Traffic Counts:

Hwy. 58 & Dean Ave.	34,529	(July 2014)
Hwy. 58 & Mott	24,036	(July 2012)
Hwy. 58 & Johnston Pkwy.	21,167	(Aug. 2014)
North Cass Pkwy. & Dean Ave.	5,385	(Mar. 2015)

Local Transportation:

KC International Airport - 50 mi.
 Harrisonville Airport - 15 mi.
 U.S. Interstate 49
 MO HWY. 58
 MO Hwy. 291

Taxes:

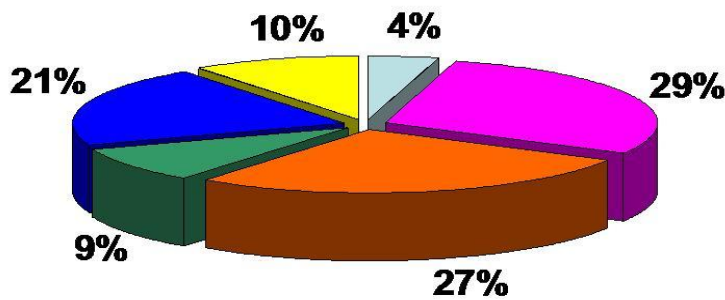
Sales Tax = 8.475
 Commercial Property Tax = 8.5216
 Commercial Assessment = 32% of Appraised Value

Utilities:

Electric: KCP&L	888-471-5275
Gas: Mo. Gas Energy	800-582-1234
Water: City of Raymore	816-331-5182
Sewer: City of Raymore	816-331-5182

Labor Force (2014)	Total Labor Force	Employed	Unemployed	% Unemployment
Raymore	6,455	6,149	306	4.7%
Cass County	49,592	46,771	2,821	5.7%
Missouri	3,019,753	2,841,919	177,834	5.9%

Educational Attainment of Raymore Residents (Age 25 & Over)



Source: U.S. Census, American FactFinder, 2012 estimate



"The City of Raymore is dedicated to being a quality community in which to live, work and play."

Government:

Mayor / Council / City Manager

PD: 30 sworn officers

Emergency Mgmt:

- countywide 911 system
- countywide Code Red system

City Growth Mgmt. Plan adopted 20014

Education:

The Raymore-Peculiar School District covers 94-square miles in the communities of Raymore and Peculiar.

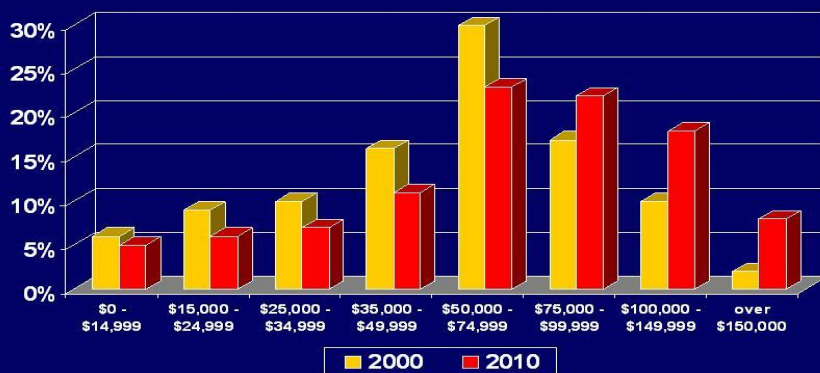
Today, approximately 6,000 students attend the Ray-Pec schools, which include: an early childhood/PAT cottage, six elementary schools, two intermediate schools, one middle school & one high school located in two buildings.

The Ray-Pec district has continued to maintain a rating of "Accredited with Distinction in Performance" for several consecutive years.

For More Information Contact:

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City of Raymore
100 Municipal Circle
Raymore, MO 64083
gthompson@raymore.com
816-331-5000

Raymore Households by Income 2000 vs. 2010



Source: U.S. Census Bureau, 2004-2010 Amer. Com. Survey 5-yr. Estimates
http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_10_5YR_DP03&prodType=table

Median Household Income = \$72,042 Median Family Income = \$80,547

Source: U.S. Census, American FactFinder, 2009-2013 Estimates

www.raymore.com