

"When the end of the world comes,
I want to be in Cincinnati because
it's always twenty years behind the times."
Mark Twain



Butler County Ohio, Home of TurnKey Investments

Butler County Ohio was founded in 1803. The County encompasses 470 square miles, is the tenth largest of Ohio's 88 counties, and derives its name from General Richard Butler of Revolutionary War fame. The Great Miami River flows through the County creating a river valley approximately twelve miles wide.

Butler County is located in the Southwestern part of the State of Ohio approximately 25 miles north of Cincinnati and 25 miles south of Dayton. It is bounded by Preble, Montgomery, Warren, and Hamilton counties in Ohio and by the State of Indiana on the west side.

Butler County has six cities: Hamilton, Middletown, Monroe, Fairfield, Trenton, and Oxford and seven villages: College Corner, Jacksonburg, Millville, New Miami, Seven Mile, and Somerville. Butler is divided into 13 townships: Fairfield, Hanover, Lemon, Liberty, Madison, Milford, Morgan, Oxford, Reily, Ross, St. Clair, Wayne, and West Chester.

Butler County is very much an entrepreneurial community. In the 1990s, Pacific Manufacturing in Fairfield started their business with 12 employees. Today, this Toyota supplier employs 250 workers and in 2005 announced a \$27 million expansion that will create an additional 200 new jobs.

There is a wide diversity of industry in Butler County. What in years past used to be an area that was an industrial center for steel and paper manufacturing is now a hotbed for consumer and pharmaceutical R&D, manufacturing technology, supply chain management, and healthcare and medical technology.

Ten Fortune 500 companies and eight Fortune 1000 businesses are headquartered in the Cincinnati - Dayton Region.

QUALITY OF LIFE

"Liveability" is what Butler County is all about. The county's desirable location along Interstate-75; its healthy mix of businesses and services; strong educational network; accountable government; and array of cultural, civic and recreational offerings make Butler County one of the most exciting growth areas in Ohio and the Midwest.

Families who have chosen to live in Butler County experience big city amenities but live in a small-town setting say that this is one of the best reasons for living in the area. They bring up the excellent educational opportunities, safe neighborhoods, rich cultural and recreational opportunities, and the wide range of family-oriented attractions as the major reasons they moved to Butler County.

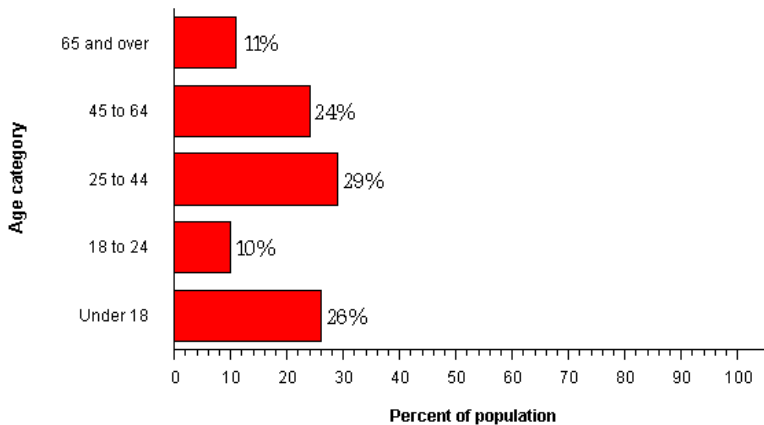
Fortune Magazine ranked Cincinnati 7th among the top 15 U.S. cities as great places to live and work. PMI Group, one of the largest private mortgage insurers in the United States, released an **October 2005 study that found homes in the Cincinnati – Butler County region to be some of most undervalued and least likely to experience price declines in the nation.**

The cost of home ownership in Butler County and the Cincinnati – Dayton region is one of the lowest of any major metropolitan suburban area in the country for all income levels. **The median existing home selling price for the Cincinnati area is \$138,700—more than 36% below the national median home selling price—while in Dayton the median home selling price is \$119,500.**

Climate	Annual
Average July High	87'
Average January Low	23'
Normal precip. (inches)	41.33
Avg. number of days of .01 inch or more precip.	130
Avg. total Snow/ice pellets (inches)	23.4
Avg. % possible sunshine	49
Avg. % relative humidity (a.m.)	82
Avg. % relative humidity (p.m.)	60
Wind speed (mph)	9
Prevailing Winds	S-SW & N-NE

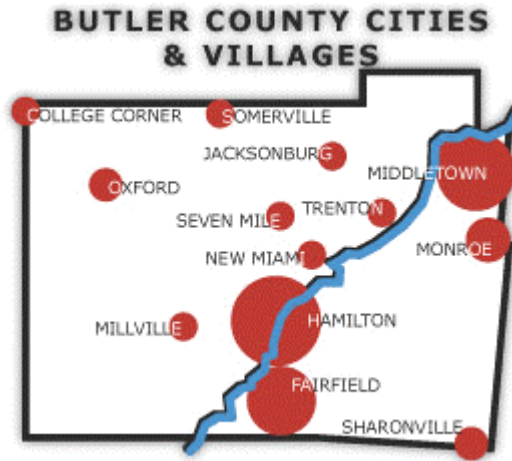
POPULATION OF Butler County: In 2003, Butler County had a household population of 332,000 - 167,000 (50 percent) females and 165,000 (50 percent) males. The median age was 34.6 years. Twenty-six percent of the population were under 18 years and 11 percent were 65 years and older.

The Age Distribution of People in Butler County, Ohio in 2003



Source: American Community Survey, 2003

For people reporting one race alone, 91 percent were White; 7 percent were Black or African American; less than 0.5 percent were American Indian and Alaska Native; 2 percent were Asian; less than 0.5 percent were Native Hawaiian and Other Pacific Islander, and less than 0.5 percent were Some other race. One percent reported Two or more races. Two percent of the people in Butler County were Hispanic. Eighty-nine percent of the people in Butler County were White non-Hispanic. People of Hispanic origin may be of any race.



Population Estimates for 2005

CITIES

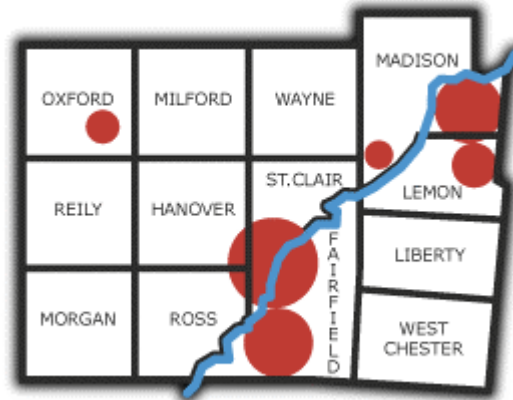
Fairfield	42,294
Hamilton	61,943
Middletown	51,472
Monroe	10,410
Oxford	22,123
Trenton	10,488

VILLAGES

College Corner	424
Jacksonburg	68
Millville	873
New Miami	2,502
Seven Mile	727
Somerville	314

Ohio State University Study found **Butler County** gained **largest** net migration into county **23,000** in **10 year period 1986-1997** (Warren County ranked second)

BUTLER COUNTY TOWNSHIPS



Population Estimates for 2005

TOWNSHIPS

Fairfield	16,653
Hanover	8,799
Lemon	11,424
Liberty	26,447
Madison	9,604
Milford	3,898
Morgan	5,890
Oxford	24,587
Reily	2,916
Ross	7,407
St. Clair	7,707
Wayne	4,732
West Chester	56,409

● Hamilton, Fairfield, Middletown, Monroe, Oxford, and Trenton

Butler County is within 600 miles of 54% of the nation's population and 53% of the country's manufacturing plants.

<i>Populations</i>		<i>Butler County</i>	
Butler County Population			
	1980	1990	2000
Butler County	258,787	291,479	332,807

Sources: U.S. Census Bureau, Census 2000

OCCUPATION AND EMPLOYMENT

Butler County has a workforce advantage because of its position at the center of a population of 2.8 million. Employers can hire locally as well as from the Cincinnati and Dayton metro areas for employees with specialized training and skills.

Employment and Business	Percent Change			
	2005	2010	1990 to 2000	2005 to 2010
Age 16 + Population	273,744	290,198	14.80%	6.00%
In Labor Force	181,998	192,765	17.50%	5.90%
Employed	173,618	183,841	19.10%	5.90%
Unemployed	8,156	8,685	-10.20%	6.50%
In Armed Forces	224	239	-8.20%	6.70%
Not In Labor Force	91,522	97,194	9.70%	6.20%
Number of Employees (Daytime Pop)		135,552		
Number of Establishments		10,985		
2005 Female				
Civilian Employed		80,319		
Civilian Unemployed		3,481		
In Armed Forces		36		
Not in Labor Force		57,148		
2005 Male				
Civilian Employed		93,299		
Civilian Unemployed		4,675		
In Armed Forces		188		
Not in Labor Force		34,374		

The Cincinnati - Dayton region has a large, [knowledge-based workforce](#) of more than 1.54 million workers. This includes 25,750 working scientists and engineers - more than work in Research Triangle Park North Carolina - and a total of 40,000 working scientists and engineers within a 50 mile radius. More than 58% of the population 25 and older in Butler County has some college, associate degrees, bachelor degrees, graduate degrees, or professional degrees.

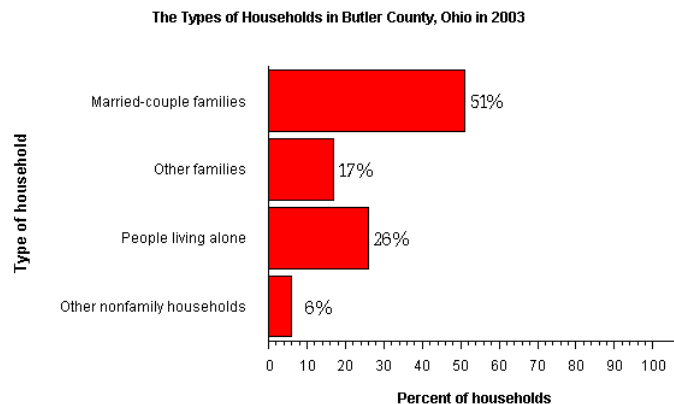
OCCUPATIONS AND TYPE OF EMPLOYER: Among the most common occupations were: Management, professional, and related occupations, 29 percent; Sales and office occupations, 26 percent; Production, transportation, and material moving occupations, 17 percent; Service occupations, 17 percent; and Construction, extraction, and maintenance occupations, 11 percent. Eighty-five percent of the people employed were Private wage and salary workers; 9 percent were Federal, state, or local government workers; and 6 percent were Self-employed.

INDUSTRIES: In 2003, for the employed population 16 years and older, the leading industries in Butler County were Manufacturing, 20 percent, and Educational, health, and social services, 16 percent.

INCOME: The median income of households in Butler County was \$42,188. Eighty-one percent of the households received earnings and 18 percent received retirement income other than Social Security. Twenty-four percent of the households received Social Security. The average income from Social Security was \$13,506. These income sources are not mutually exclusive; that is, some households received income from more than one source.

HOUSEHOLDS AND FAMILIES: In 2003 there were 129,000 households in Butler County. The average household size was 2.57 people.

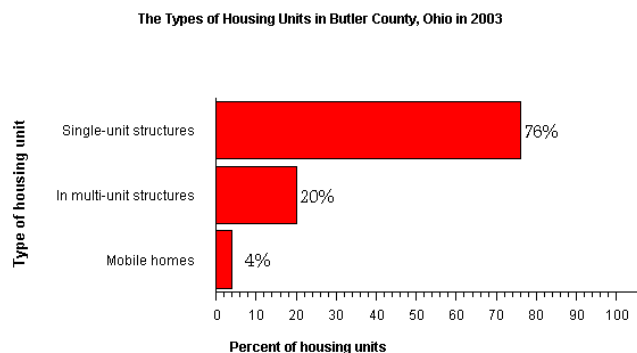
Families made up 68 percent of the households in Butler County. This figure includes both married-couple families (51 percent) and other families (17 percent). Nonfamily households made up 32 percent of all households in Butler County. Most of the nonfamily households were people living alone, but some were comprised of people living in households in which no one was related to the householder.



Source: American Community Survey, 2003

GEOGRAPHIC MOBILITY: In 2003, 84 percent of the people at least one year old living in Butler County were living in the same residence one year earlier; 9 percent had moved during the past year from another residence in the same county, 4 percent from another county in the same state, 2 percent from another state, and less than 0.5 percent from abroad.

HOUSING CHARACTERISTICS: In 2003, Butler County had a total of 135,000 housing units, 4.2 percent of which were vacant. Of the total housing units, 76 percent were in single-unit structures, 20 percent were in multi-unit structures, and 4 percent were mobile homes. Twenty-three percent of the housing units were built since 1990.



Source: American Community Survey, 2003

OCCUPIED HOUSING UNIT CHARACTERISTICS: In 2003, Butler County had 129,000 occupied housing units - 89,000 (69 percent) owner occupied and 40,000 (31 percent) renter occupied. Five percent of the households did not have telephone service and 6 percent of the households did not have access to a car, truck, or van for private use. Multi-vehicle households were not rare. Forty percent had two vehicles and another 21 percent had three or more.

HOUSING COSTS: The median monthly housing costs for (specified) mortgaged owners was \$1,158, (specified) nonmortgaged owners \$349, and (specified) renters \$649. Twenty-eight percent of owners with mortgages, 11 percent of owners without mortgages, and 54 percent of renters in Butler County spent 30 percent or more of household income on housing.

Butler County was the only Ohio metro area to rank in the Top 100 of *Forbes Magazine's* "Best Places 2000"

Population Projections for Ohio, Kentucky, Indiana (OKI) Counties				
County	2000	2010	2020	2030
Butler County	332,807	386,400	442,800	496,400
Clermont County	177,977	190,700	206,500	216,600
Hamilton County	845,303	882,300	907,200	916,300
Warren County	158,383	163,500	200,700	243,100
Boone County	85,991	108,500	128,900	151,700
Campbell County	88,616	91,300	92,500	91,800
Kenton County	151,464	151,000	153,200	152,600
Dearborn County	46,109	56,700	60,300	62,800
OKI TOTAL	1,886,650	2,030,400	2,192,100	2,331,300

Sources: U.S. Census Bureau, Projections by OKI/May 2000

2010 projects **Cincinnati and Dayton** will be reported as a **single metropolitan area** (like Dallas-Ft. Worth) and will be **ranked** among the **10th largest markets** in the nation.

Butler County, Ohio

Department of Economic Development

315 High St., 6th Floor, Hamilton, OH 45011
Office: (513) 785-5850 • Fax: (513) 887-3505

NEWS RELEASE

Contact: Brian Coughlin, Director
(513) 785-5850

More Than 9,300 New Jobs Were Created in Butler County Ohio During the Three-year Period Between 2004 and 2006.

Hamilton, OH, March 26, 2007 — The Butler County Board of Commissioners reported today that 3,116 new jobs were created in the County during 2006 bringing the total number of new jobs created during the 2004 – 2006 period to 9,375.

“This has been a remarkable run for Butler County in job creation,” said Commission president Greg Jolivette. “It’s important to also note that during the same three year period we were able to retain almost 9,000 jobs by listening to existing Butler County businesses and responding to their needs.”

More than \$1.5 billion in new investment sparked job creation in Butler County. Year-by-year job creation, job retention, and investment numbers for the County are as follows:

Jobs Jobs New

Year	Created	Retained	Investment
2006	3,116	1,431	\$559,103,344
2005	3,144	1,322	\$651,762,890
2004	3,115	6,123	\$365,122,309
Total	9,375	8,876	\$1,575,988,543

Source: Cincinnati USA Partnership

“When new and existing businesses pump more than a billion and a half dollars of new investment into Butler County, it is definitely a vote of confidence for the business climate here,” said Commissioner Chuck Furmon. “I don’t know of a better validation than companies voting with their wallets.”

Investment in distribution and logistics, manufacturing, healthcare, and office buildings again led growth in Butler County.

“We continue to experience good, steady growth patterns in Butler County,” said Commission vice president Mike Fox. “When growth in one sector dips temporarily, we have a spurt in another. Manufacturing growth was down a little this year, but led growth in both 2002 and 2003. Healthcare was kind of quite back then but has been extremely strong in 2005 and 2006,” he said.

Butler County Ohio, located between the Cincinnati and Dayton metro areas in southwest Ohio, is at the center of a population and market of 2.8 million people. Butler County has business-oriented government officials; an excellent availability of reasonably priced office, commercial, and industrial space; a productive, knowledge-based workforce; close proximity to interstates I-75, I-71, I-74, and I-70; affordable Midwest housing; and world-class air service from two international airports making it an unsurpassed community in which to conduct business.

###