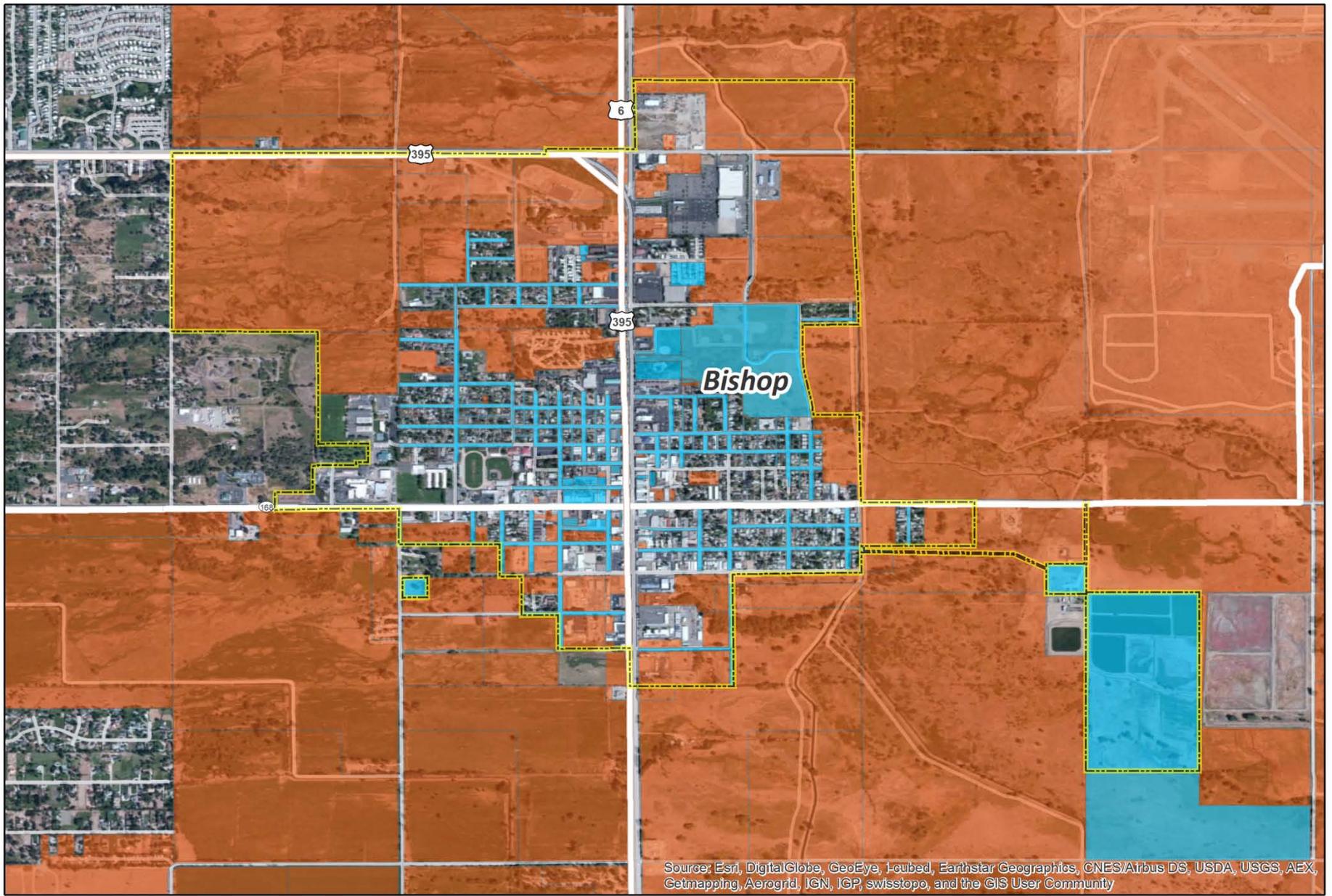


 Bishop City Limit

Bishop Business Locations

500 Registered City Businesses

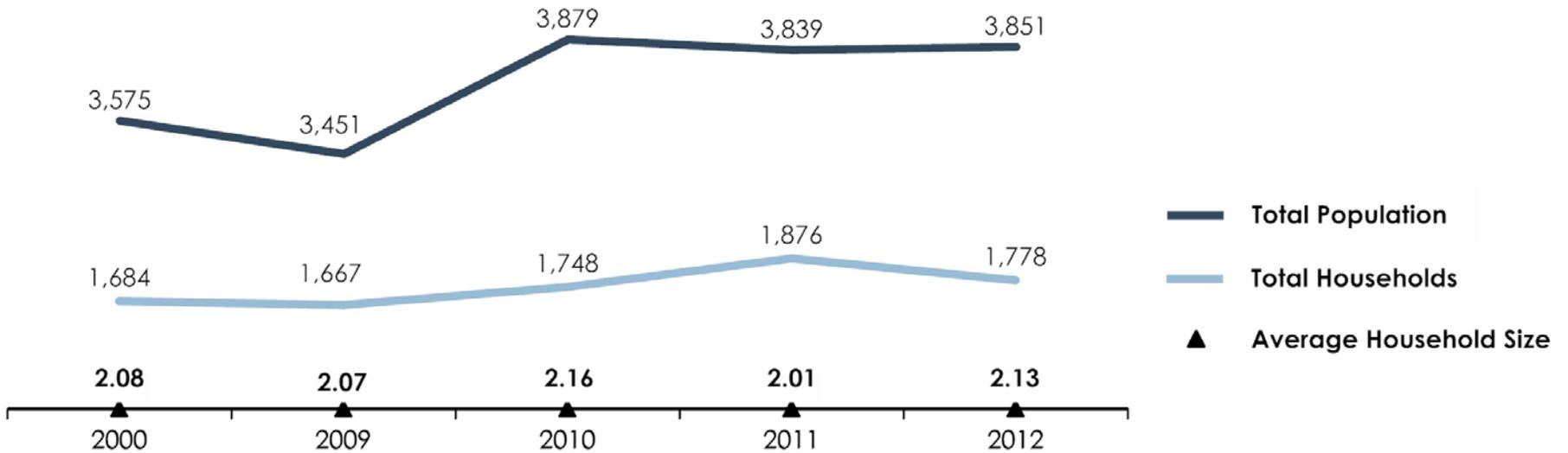
- Retail/restaurant/personal services
- Professional services
- Industrial/automotive
- Public/institutional/nonprofit
- Technology
- Healthcare
- Construction/home repair/landscaping



Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

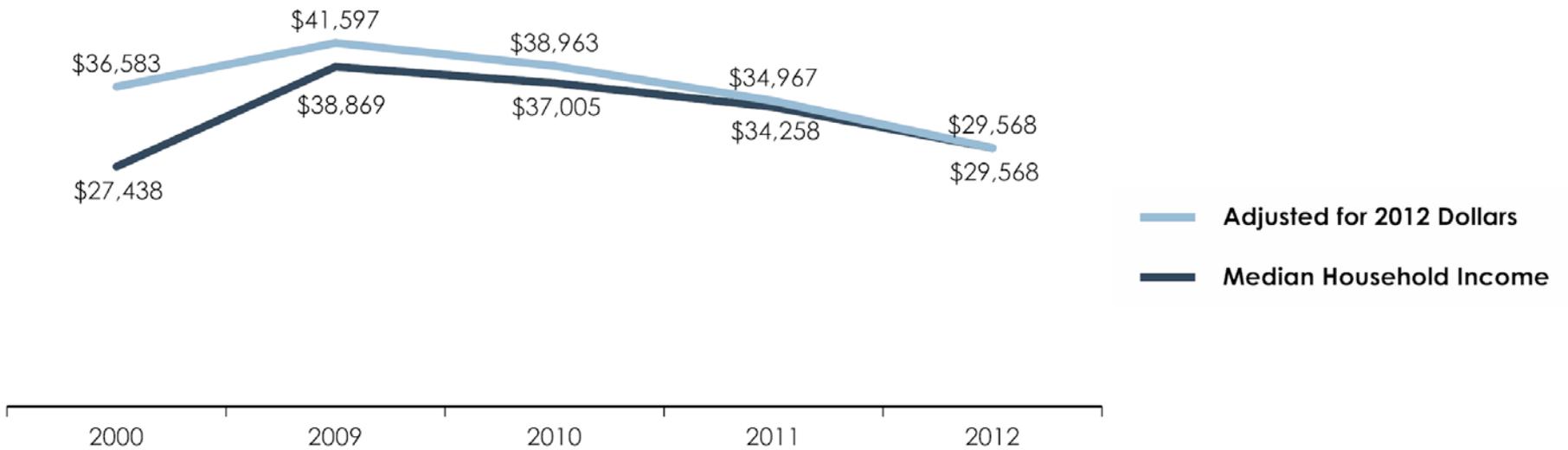
-  Bishop City Limit
-  City-Owned Parcels
-  DWP Parcels

Population, Households, & Average Household Size



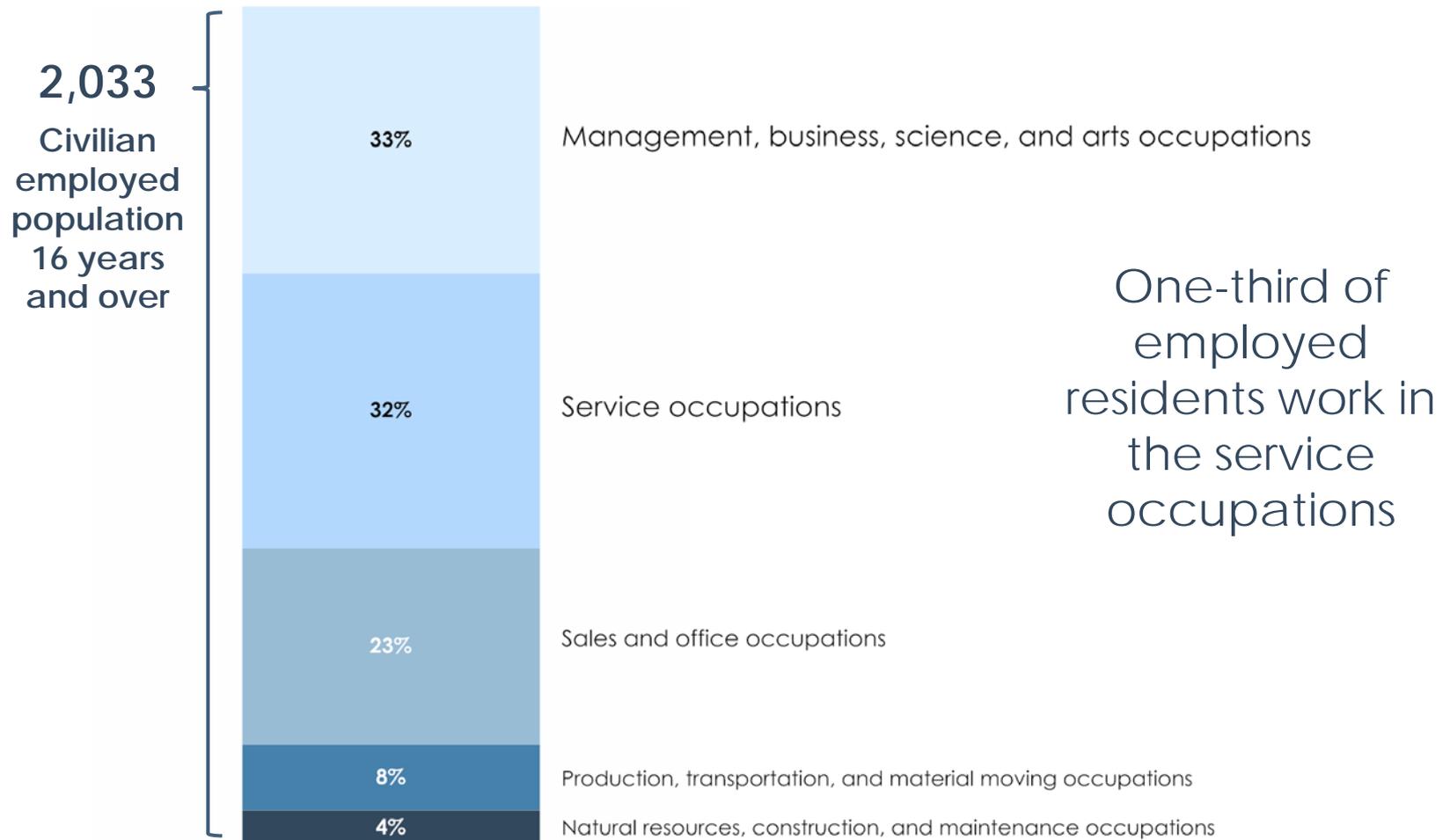
Bishop's population grew by 7% from 2000 to 2012

Median Household Income



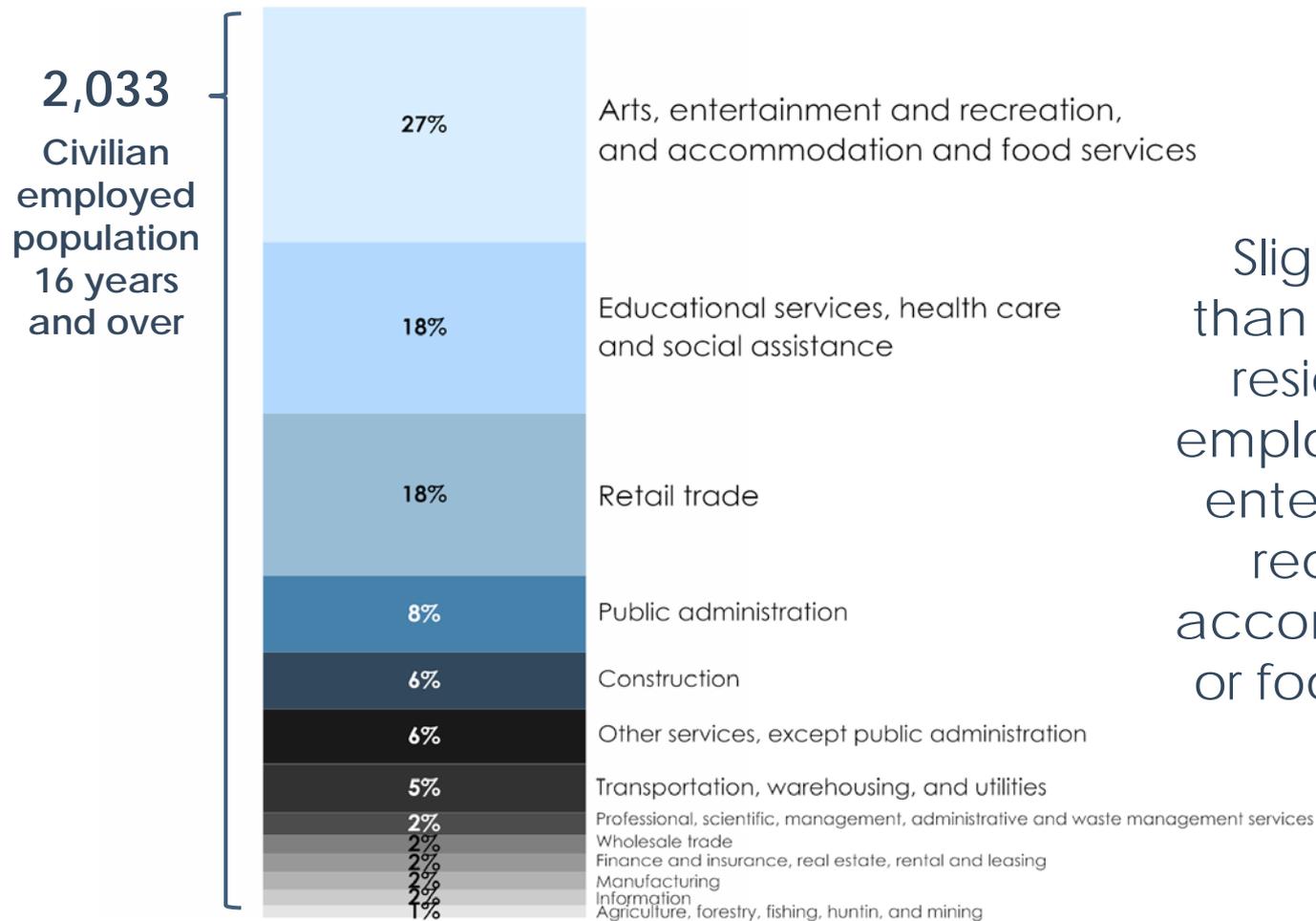
The median household income fell 24% from 2009 to 2012

Occupation, 2012



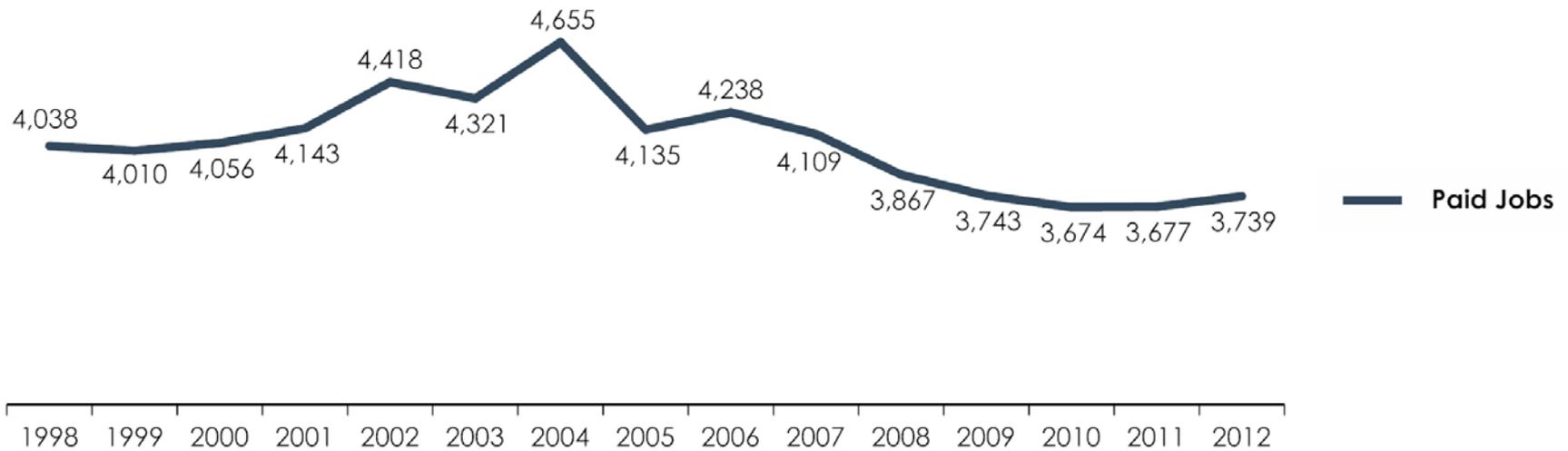
Source: 2008-2012 ACS

Industry, 2012



Slightly more than one in four residents are employed in arts, entertainment, recreation, accommodation or food services

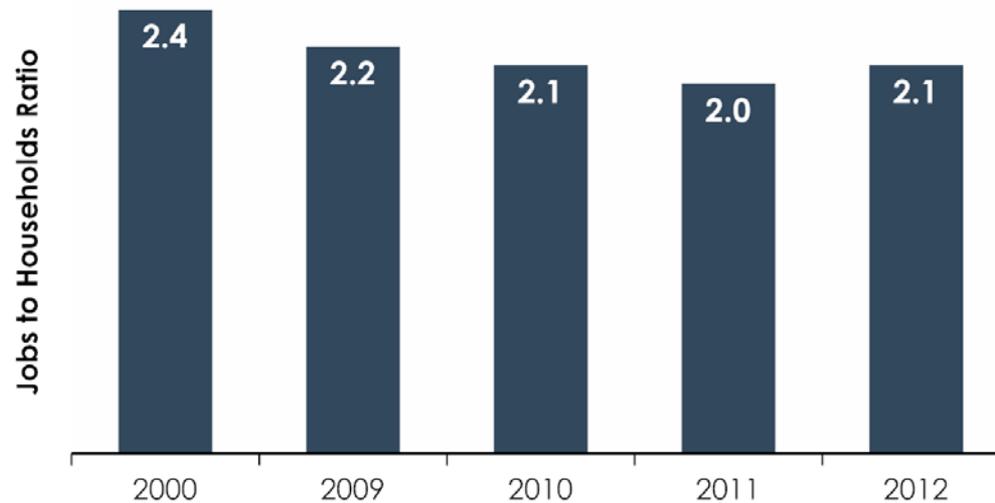
Number of Wage and Salary Jobs in Bishop



Since 2007, the number of wage and salary jobs in Bishop has decreased by 9%

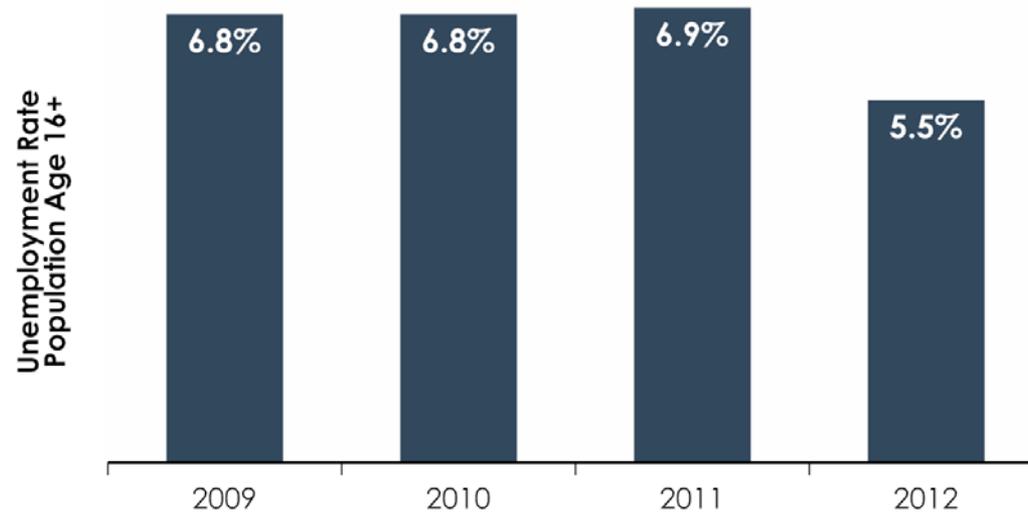
Jobs to Households Ratio

Bishop is a net employment importer (ratio > 1.0)



In 2012, Bishop had approximately 2.1 jobs per household

Unemployment Rate

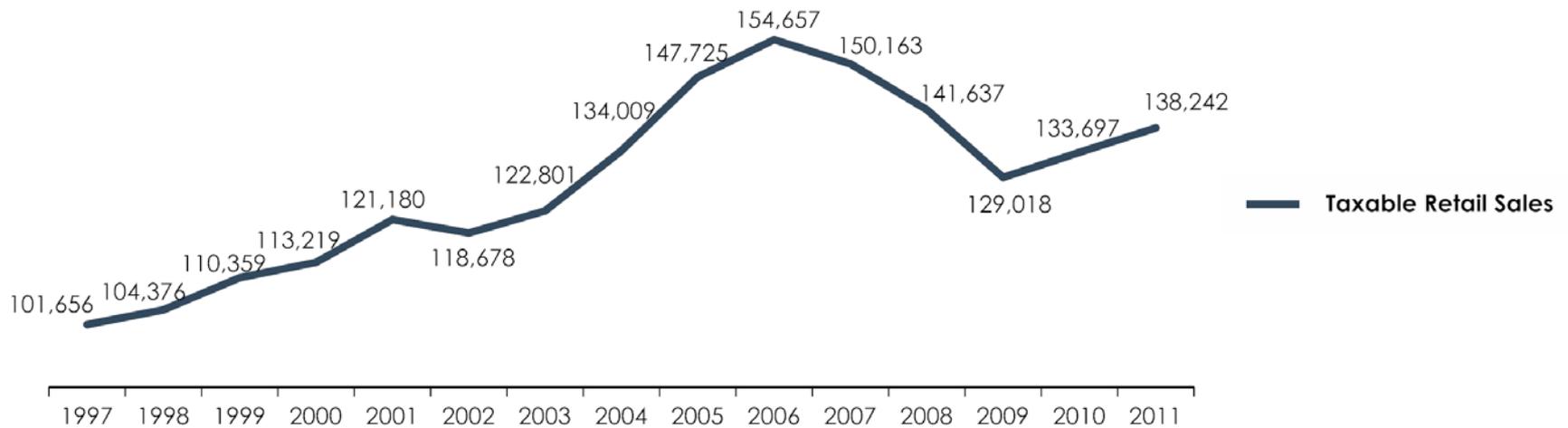


The City's unemployment rate is slowly falling

Major Employers, City of Bishop

| Employer Name | Business Description | Employees |
|--------------------------------------|--|-------------------|
| Northern Inyo Hospital | Hospitals | 250-499 Employees |
| Bishop Paiute Gaming | Government Authorities/Commissions | 100-249 Employees |
| Elm Street Elementary School | Schools | 100-249 Employees |
| Toiyabe Indian Health Project | Physicians & Surgeons | 100-249 Employees |
| Transportation Department | State Government-Transportation Programs | 100-249 Employees |
| US Forestry Department | Government-Forestry Services | 100-249 Employees |
| Vons | Grocers-Retail | 100-249 Employees |
| Los Angeles Water Supply Division | Government Offices | 50-99 Employee |
| Bishop Care Center | Nursing & Convalescent Homes | 50-99 Employees |
| Inyo County Probation Department | Probation Services | 50-99 Employees |
| Kmart | Department Stores | 50-99 Employees |
| Los Angeles Water & Power Department | Government Offices | 50-99 Employees |

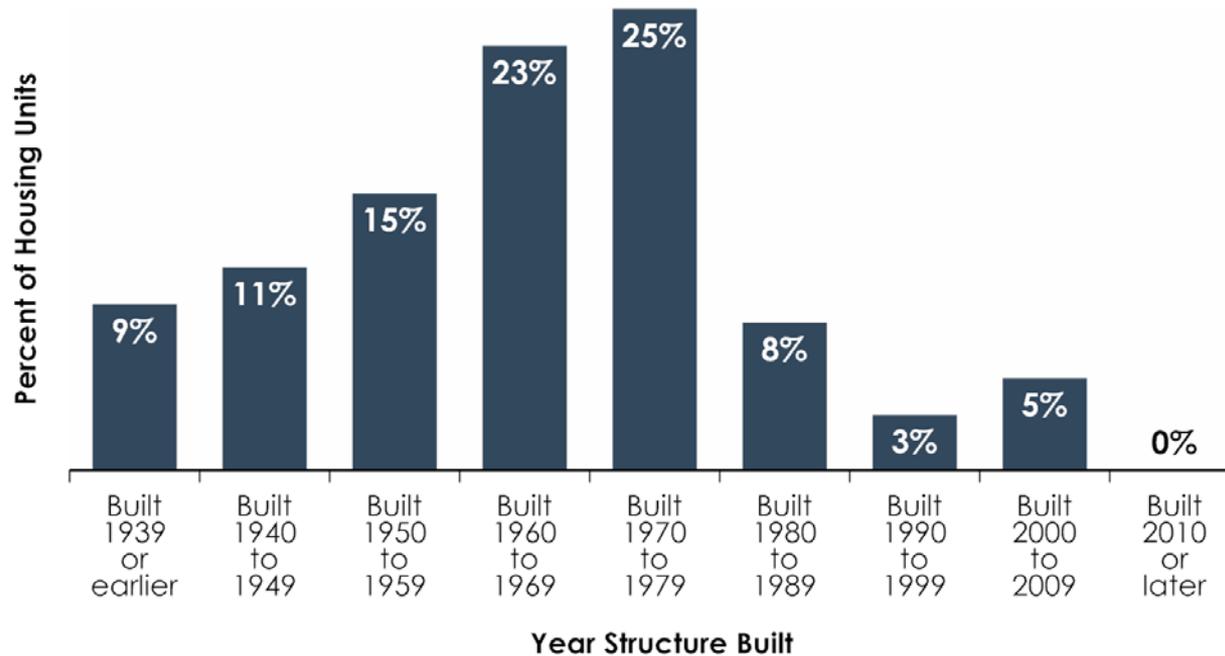
Taxable Retail Sales



Since 2007, taxable retail sales have decreased by 10%

Age of Housing Stock

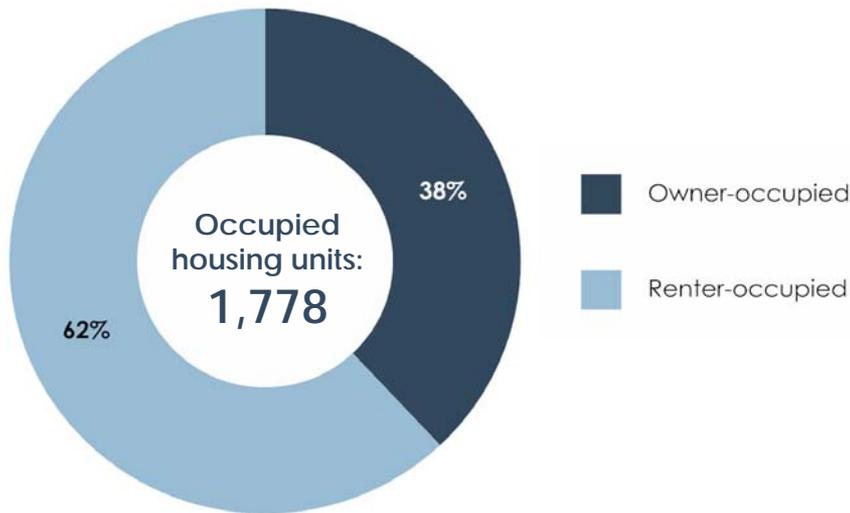
Total housing units: 1,894



83% of Bishop's housing stock was built prior to 1980

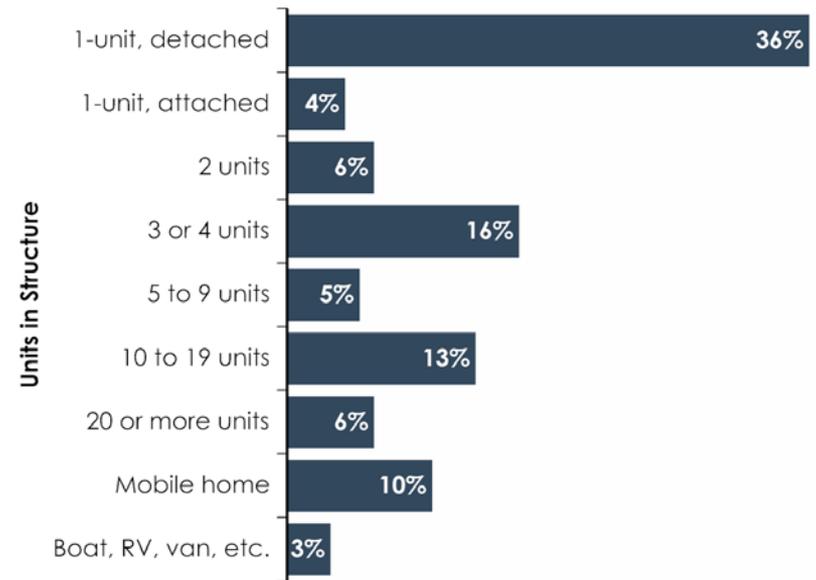
Tenure and Type of Housing Units

Tenure



62% of Bishop's housing units are renter-occupied

Type

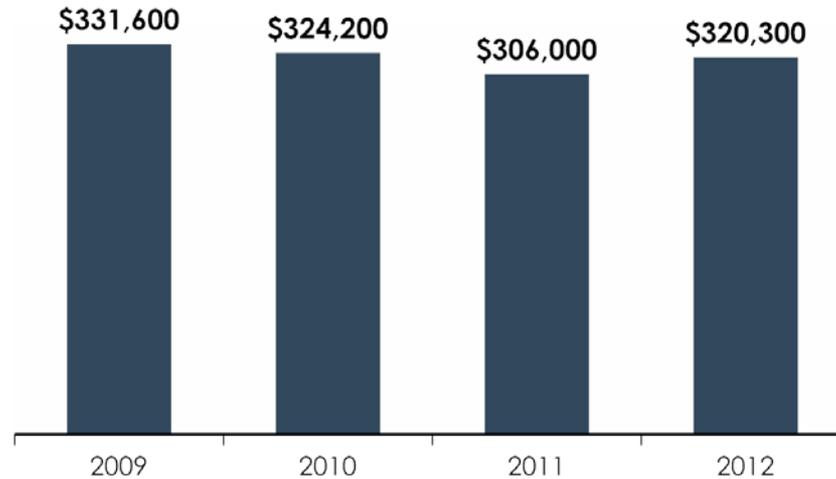


40% of Bishop's housing units are single family homes

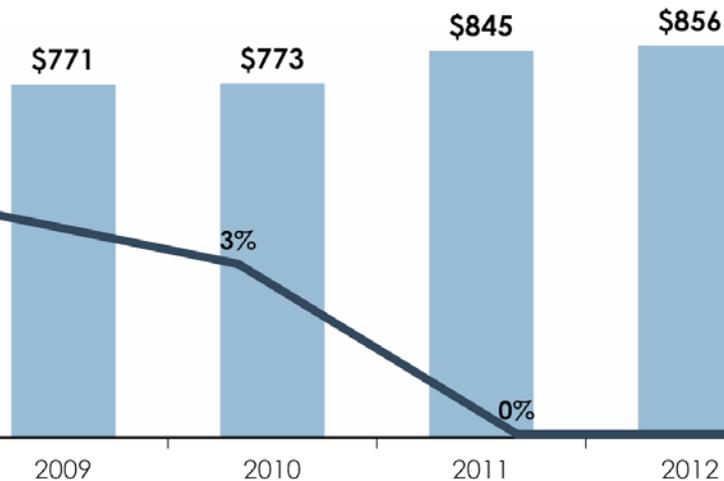
10% of Bishop's housing units are mobile homes

Home Values, Gross Rents & Rental Vacancies

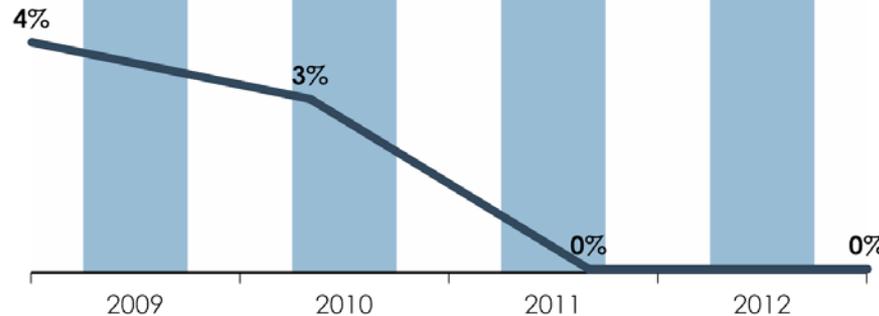
Median Home Value



Median Gross Rent



Rental Vacancy Rate



Bishop's rental market is very tight, with vacancy rates estimated at 0% in 2011 and 2012

Source: 5-year ACS