



343 W 89TH ST  
Los Angeles, CA 90003



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343 W 89TH ST  
Los Angeles, CA  
ACT ID ZAC0120635

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**LAAA Team**

Expertise | Execution | Excellence

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**Marcus & Millichap**  
**LAAA Team**

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# INVESTMENT OVERVIEW



## EXECUTIVE SUMMARY

VITAL DATA				
Price	\$2,650,000		CURRENT	PRO FORMA
Down Payment	30% / \$795,000	CAP Rate	4.93%	7.37%
Loan Amount	\$1,855,000	GRM	13.12	9.76
Loan Type	Proposed New	Net Operating Income	\$130,548	\$195,293
Interest Rate / Amortization	3.35% / 30 Years	Net Cash Flow After Debt Service	4.08% / \$32,445	12.23% / \$97,190
Price/Unit	\$265,000	Total Return	8.67% / \$68,963	16.97% / \$134,950
Price/SF	\$337.11			
Number of Units	10			
Rentable Square Feet	7,861			
Year Built	1964			
Lot Size	0.24 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
10	2 Bed / 1 Bath Section 8	
10	Total	7,861



PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$1,855,000
Loan Type	Proposed New
Interest Rate	3.35%
Amortization	30 Years
Loan Term	5 Years
Loan to Value	70%
Debt Coverage Ratio	1.33

## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Los Angeles Dept Wtr & Pwr	4,657
Factory 2-U Acquisition LLC	2,500
Parks & Recreation Dept	2,449
Centinela Hospital Medical Ctr	1,500
McDonalds	1,482
Servicon Systems Inc	1,472
University Southern California	1,388
Charles Drew Univ Mdcine Scnce	1,381
Police Dept	1,363
Public Social Services	1,352
Charles R Drew University	1,243
Spacex	1,215

## DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2020 Estimate Pop	65,270	440,834	1,162,855
2010 Census Pop	62,833	429,004	1,136,647
2020 Estimate HH	16,828	116,719	314,869
2010 Census HH	16,057	112,569	304,511
Median HH Income	\$34,421	\$42,078	\$44,223
Per Capita Income	\$12,407	\$15,326	\$16,711
Average HH Income	\$47,724	\$57,481	\$60,707

## INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present this 10-unit apartment building located at 343 West 89th Street in the 90003 zip code of Los Angeles. With close proximity to the 110 Freeway, as well as main thoroughfares like Manchester Avenue, the subject property provides an easy commute to downtown L.A. and beach cities to the West for the residents' enjoyment.

The 7,861 square foot property sits on a double lot that measures 10,500 square feet and with a very attractive unit mix of all 2 Bedroom / 1 Bathroom units, making it perfect for families and/or tenants living with roommates. The property also provides ample on-site parking for tenants in the rear of the building. The property is currently 100% occupied and with all Section 8 tenants, providing the investor with strong, secure cash flow which can be hard to come by in this post-pandemic era!

The property is purely value-add, so a new investor can add significant value to the asset by making simple touch-ups and renovations to improve the systems and aesthetics of the property.

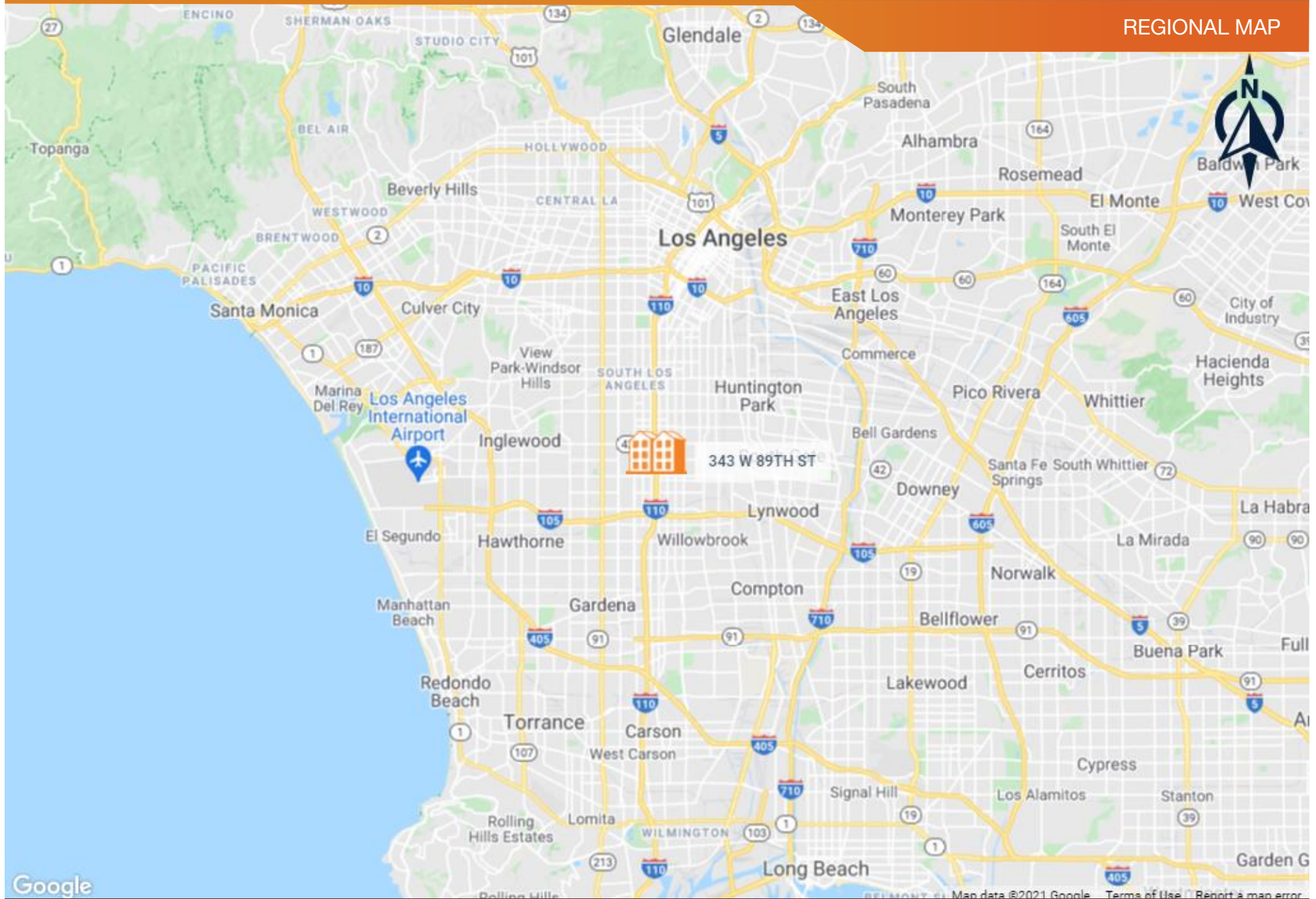
Another way an investor could create additional value would be to add ADU's onto the rear parking lot. The new ADU program that was rolled out state-wide at the beginning of 2020 has offered investors an easy road map to increase income, and the ease in which investors are able to get plans for ADU's permitted and approved has alleviated potential suitors a lot of the stresses that come along with developing and dealing with the city.

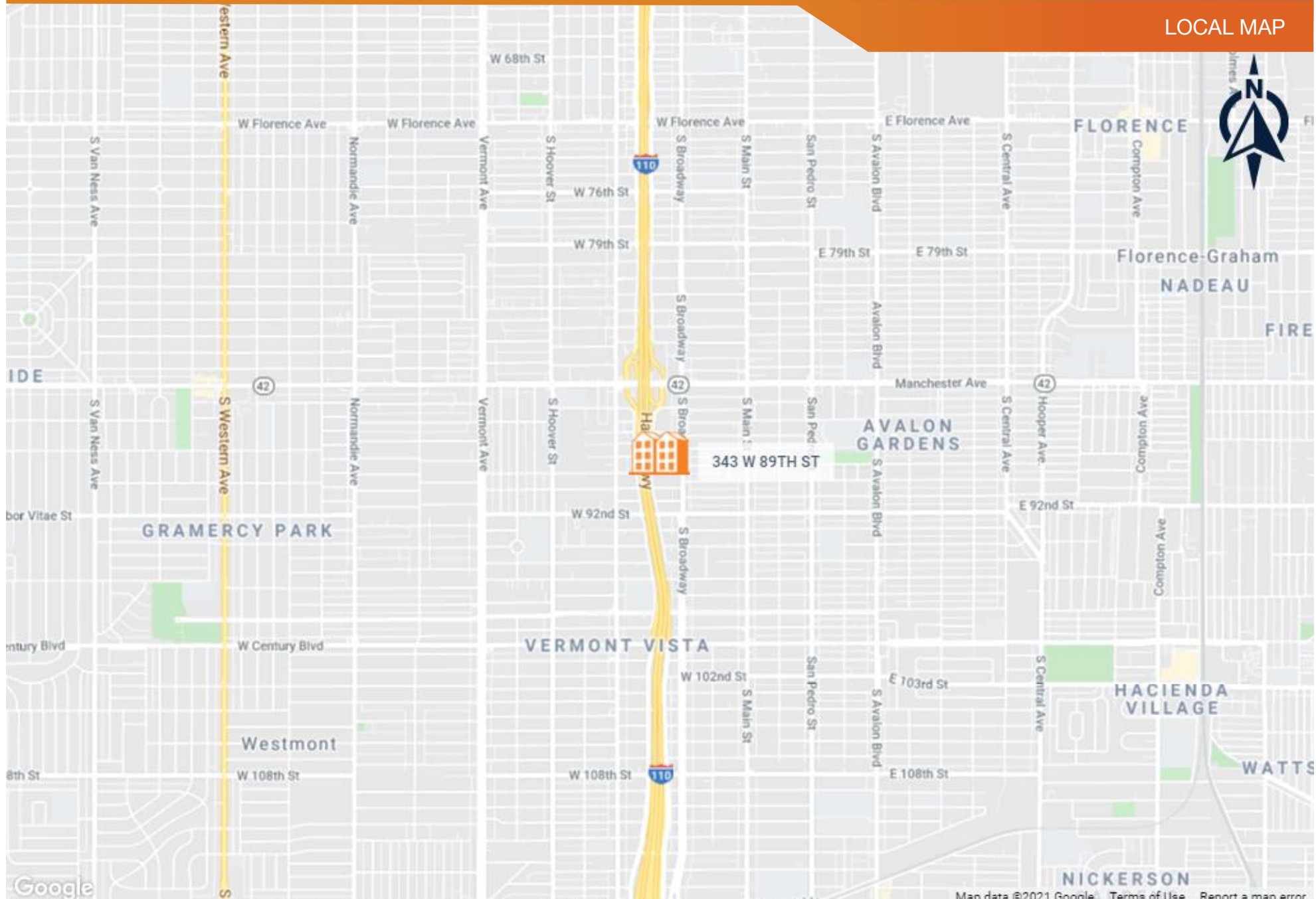
## INVESTMENT HIGHLIGHTS

- Built in 1964
- Attractive Mix of All 2 Bedrooms
- Huge Opportunity for ADU's
- Significant Upside in Rents
- All Units Section 8
- Ample On-Site Parking
- Proximate to Major Freeways

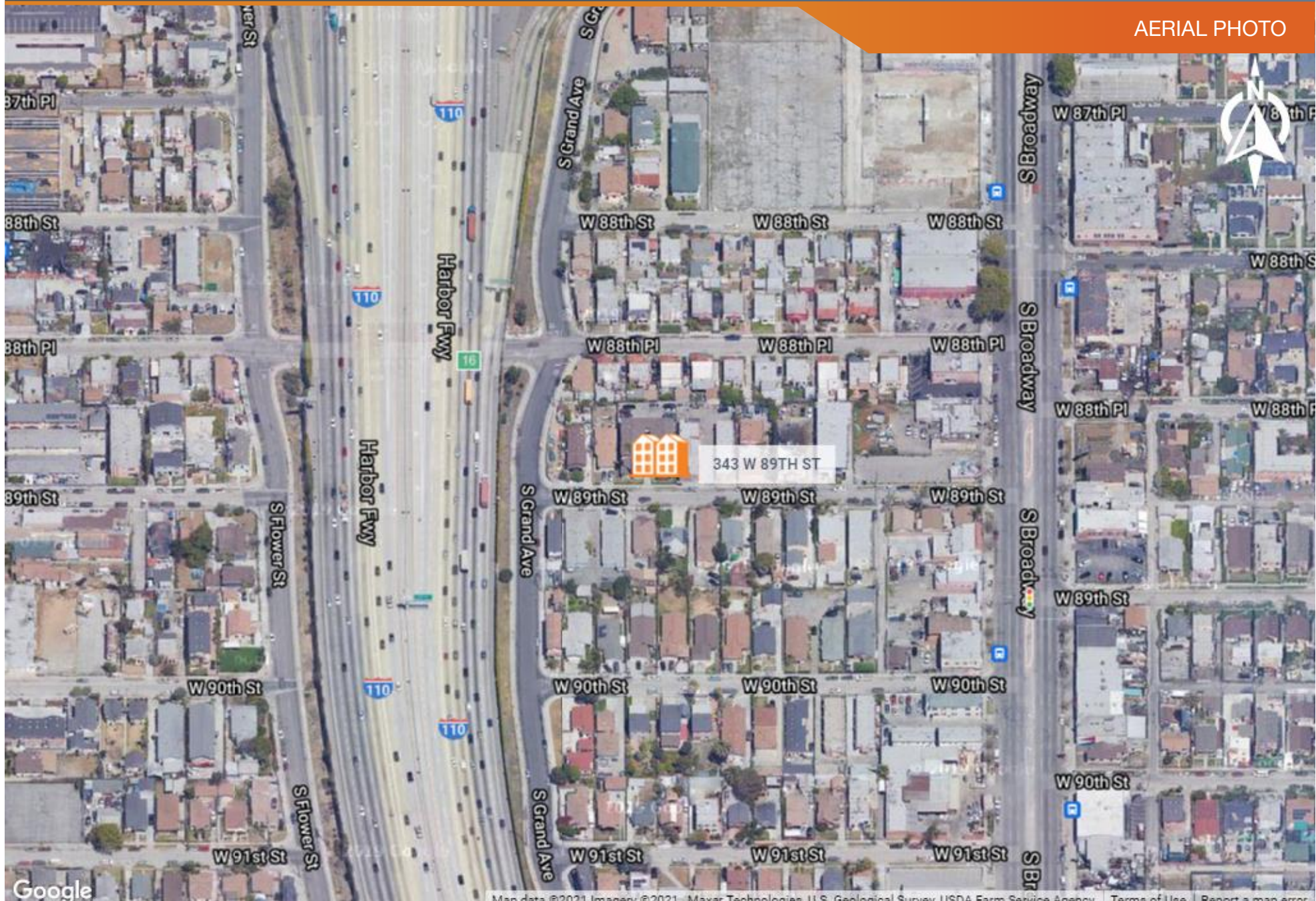




















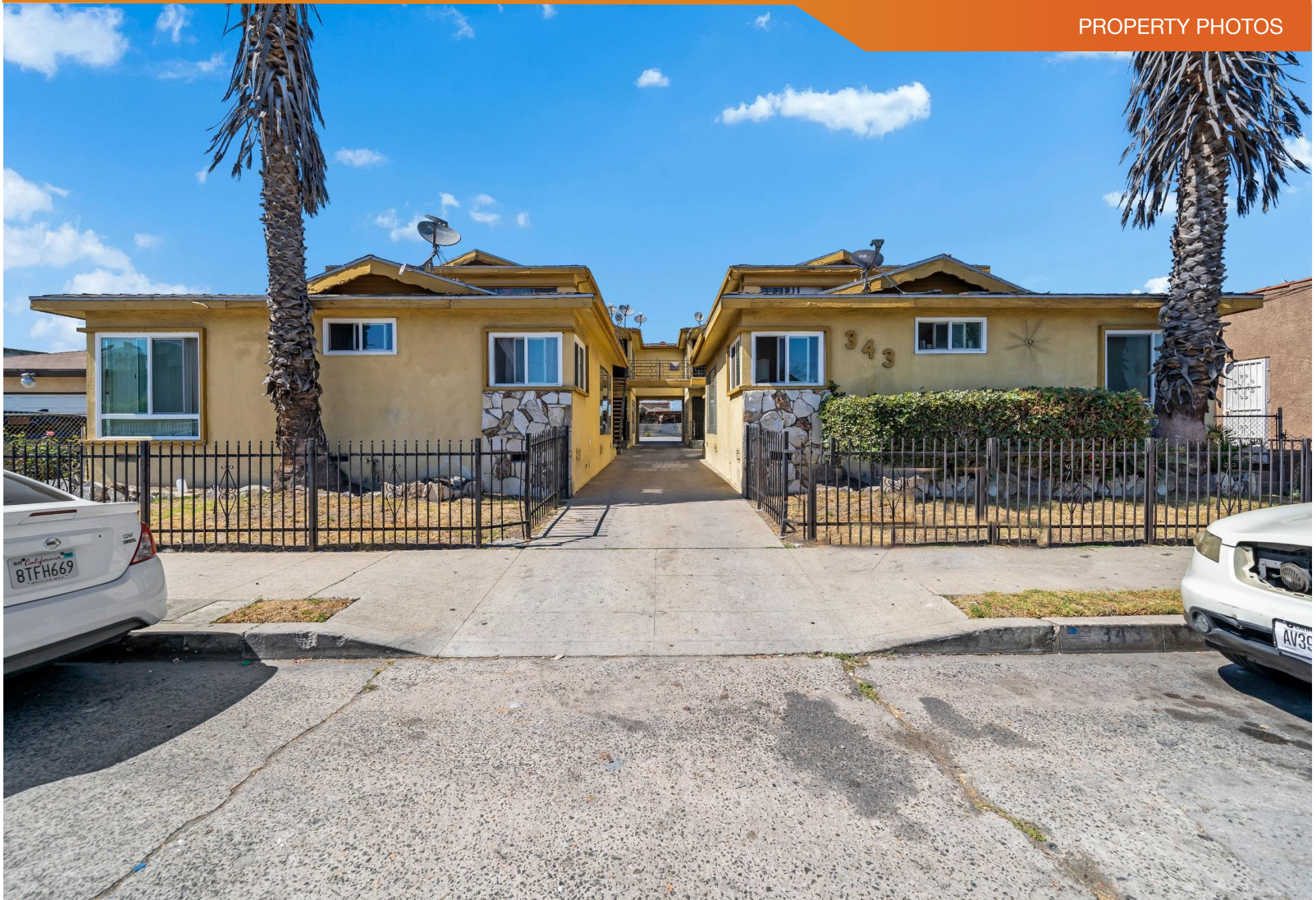






















# FINANCIAL ANALYSIS





## RENT ROLL SUMMARY

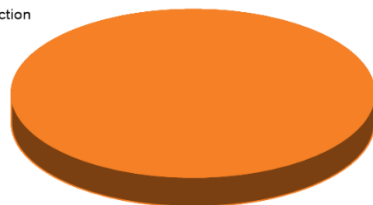
As of July, 2021

Unit Type	# of Units	Avg Sq Feet	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
2 Bed / 1 Bath Section 8	10	N/A	\$1,239 - \$2,018	\$1,684	N/A	\$16,836	\$2,263	N/A	\$22,630
<b>Totals/Weighted Averages</b>	<b>10</b>	<b>786</b>		<b>\$1,684</b>	<b>\$2.14</b>	<b>\$16,836</b>	<b>\$2,263</b>	<b>\$2.88</b>	<b>\$22,630</b>
<b>Gross Annualized Rents</b>				<b>\$202,032</b>			<b>\$271,560</b>		

Notes:

Unit Distribution

2 Bed / 1 Bath Section 8  
100%



Unit Rent



## RENT ROLL DETAIL

As of July,2021

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	2 Bed / 1 Bath Section 8	\$1,950	\$0.00	\$2,263	\$0.00
2	2 Bed / 1 Bath Section 8	\$1,600	\$0.00	\$2,263	\$0.00
3	2 Bed / 1 Bath Section 8	\$1,750	\$0.00	\$2,263	\$0.00
4	2 Bed / 1 Bath Section 8	\$1,239	\$0.00	\$2,263	\$0.00
5	2 Bed / 1 Bath Section 8	\$1,600	\$0.00	\$2,263	\$0.00
6	2 Bed / 1 Bath Section 8	\$2,018	\$0.00	\$2,263	\$0.00
7	2 Bed / 1 Bath Section 8	\$1,873	\$0.00	\$2,263	\$0.00
8	2 Bed / 1 Bath Section 8	\$1,604	\$0.00	\$2,263	\$0.00
9	2 Bed / 1 Bath Section 8	\$1,872	\$0.00	\$2,263	\$0.00
10	2 Bed / 1 Bath Section 8	\$1,330	\$0.00	\$2,263	\$0.00
<b>Total</b>	<b>Square Feet: 7,861</b>	<b>\$16,836</b>	<b>\$2.14</b>	<b>\$22,630</b>	<b>\$2.88</b>

## OPERATING STATEMENT

Income	Current		Pro Forma		Notes	Per Unit	Per SF
Gross Current Rent	202,032		271,560			27,156	34.55
Physical Vacancy	(6,061)	3.0%	(8,147)	3.0%		(815)	(1.04)
Total Vacancy	(\$6,061)	3.0%	(\$8,147)	3.0%		(\$815)	(\$1)
Effective Rental Income	195,971		263,413			26,341	33.51
Other Income							
Laundry Income	1,200		1,200		[10]	120	0.15
Total Other Income	\$1,200		\$1,200			\$120	\$0.15
Effective Gross Income	\$197,171		\$264,613			\$26,461	\$33.66

Expenses	Current		Pro Forma		Notes	Per Unit	Per SF
Real Estate Taxes	33,125		33,125		[1]	3,313	4.21
Insurance	3,931		3,931		[2]	393	0.50
Utilities	7,200		7,200		[3]	720	0.92
Trash Removal	3,000		3,000		[4]	300	0.38
Repairs & Maintenance	5,000		5,000		[5]	500	0.64
Landscaping	1,500		1,500		[6]	150	0.19
Pest Control	480		480		[7]	48	0.06
General & Administrative	2,000		2,000		[8]	200	0.25
Operating Reserves	2,500		2,500		[9]	250	0.32
Management Fee	7,887	4.0%	10,585	4.0%		1,058	1.35
Total Expenses	\$66,623		\$69,321			\$6,932	\$8.82
Expenses as % of EGI	33.8%		26.2%				
Net Operating Income	\$130,548		\$195,293			\$19,529	\$24.84

Notes and assumptions to the above analysis are on the following page.



**NOTES****Notes to Operating Statement**

- [1] 1.25% of purchase price
- [2] Estimated \$0.50 per SF
- [3] Estimated \$60 per unit per month
- [4] Estimated \$250 per month
- [5] Estimated \$500 per unit per year
- [6] Estimated \$125 per month
- [7] Estimated \$40 per month
- [8] Estimated \$200 per unit per year
- [9] Estimated \$250 per unit per year
- [10] Estimated \$10 per unit per month

## PRICING DETAIL

Summary		
<b>Price</b>	<b>\$2,650,000</b>	
Down Payment	\$795,000	30%
Number of Units	10	
Price Per Unit	\$265,000	
Price Per SqFt	\$337.11	
Gross SqFt	7,861	
Lot Size	0.24 Acres	
Approx. Year Built	1964	

Returns	Current	Pro Forma
<b>CAP Rate</b>	<b>4.93%</b>	<b>7.37%</b>
GRM	13.12	9.76
Cash-on-Cash	4.08%	12.23%
Debt Coverage Ratio	1.33	1.99

Financing	1st Loan
Loan Amount	\$1,855,000
Loan Type	New
Interest Rate	3.35%
Amortization	30 Years
Year Due	2026

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
10	2 Bed / 1 Bath Section 8	0	\$1,684	\$2,263

## Operating Data

Income		Current		Pro Forma
<b>Gross Scheduled Rent</b>		<b>\$202,032</b>		<b>\$271,560</b>
Less: Vacancy/Deductions	3.0%	\$6,061	3.0%	\$8,147
Total Effective Rental Income		\$195,971		\$263,413
Other Income		\$1,200		\$1,200
Effective Gross Income		\$197,171		\$264,613
Less: Expenses	33.8%	\$66,623	26.2%	\$69,321
<b>Net Operating Income</b>		<b>\$130,548</b>		<b>\$195,293</b>
Cash Flow		\$130,548		\$195,293
Debt Service		\$98,103		\$98,103
Net Cash Flow After Debt Service	4.08%	\$32,445	12.23%	\$97,190
Principal Reduction		\$36,518		\$37,760
<b>Total Return</b>	<b>8.67%</b>	<b>\$68,963</b>	<b>16.97%</b>	<b>\$134,950</b>

Expenses	Current	Pro Forma
Real Estate Taxes	\$33,125	\$33,125
Insurance	\$3,931	\$3,931
Utilities	\$7,200	\$7,200
Trash Removal	\$3,000	\$3,000
Repairs & Maintenance	\$5,000	\$5,000
Landscaping	\$1,500	\$1,500
Pest Control	\$480	\$480
General & Administrative	\$2,000	\$2,000
Operating Reserves	\$2,500	\$2,500
Management Fee	\$7,887	\$10,585
<b>Total Expenses</b>	<b>\$66,623</b>	<b>\$69,321</b>
<b>Expenses/Unit</b>	<b>\$6,662</b>	<b>\$6,932</b>
<b>Expenses/SF</b>	<b>\$8.48</b>	<b>\$8.82</b>



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MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



**Closed 1,943  
debt and equity  
financings  
in 2020**



**National platform  
operating  
within the firm's  
brokerage offices**



**\$ 7.7 billion  
total national  
volume in 2020**



**Access to  
more capital  
sources than  
any other firm  
in the industry**

## WHY MMCC?

**Optimum financing solutions to  
enhance value**

**Enhanced control through  
investor qualification support**

**Enhanced control through  
MMCC's ability to qualify  
investor finance contingencies**

**Enhanced control through  
quickly identifying potential  
debt/equity sources,  
processing, and closing  
buyer's finance alternatives**

**Enhanced control through  
MMCC's ability to monitor  
investor/due diligence and  
underwriting to ensure timely,  
predictable closings**



# MARKET COMPARABLES





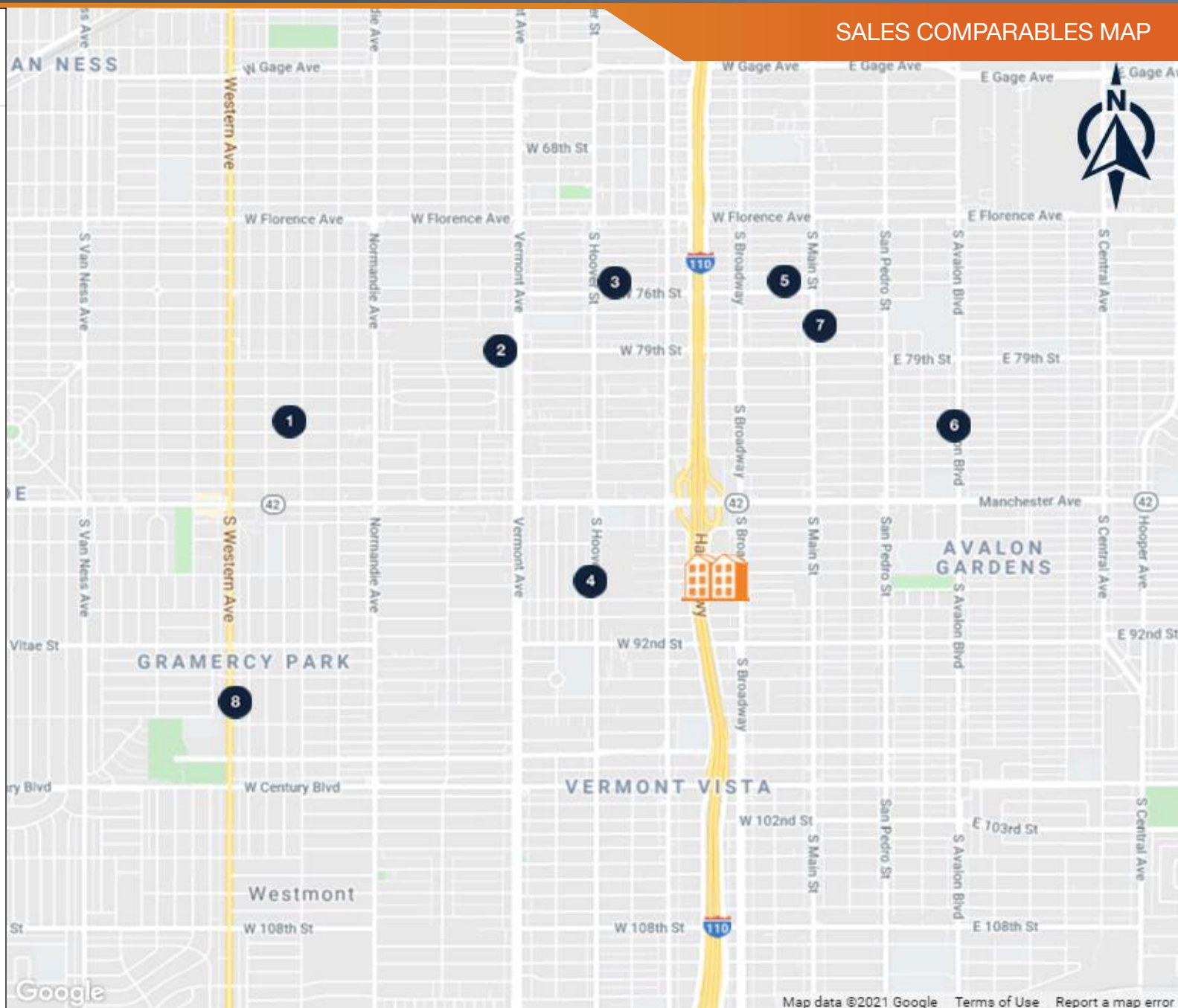


343 W 89TH ST  
Los Angeles, CA

- 1 1618 W 83rd St
- 2 7906 S New Hampshire Ave
- 3 710 W 76th St
- 4 711 W 90th St
- 5 146 W 76th St
- 6 8317 Avalon Blvd
- 7 7814 S Main St
- 8 9530 S Western Ave

● SALES COMPARABLES

## SALES COMPARABLES MAP



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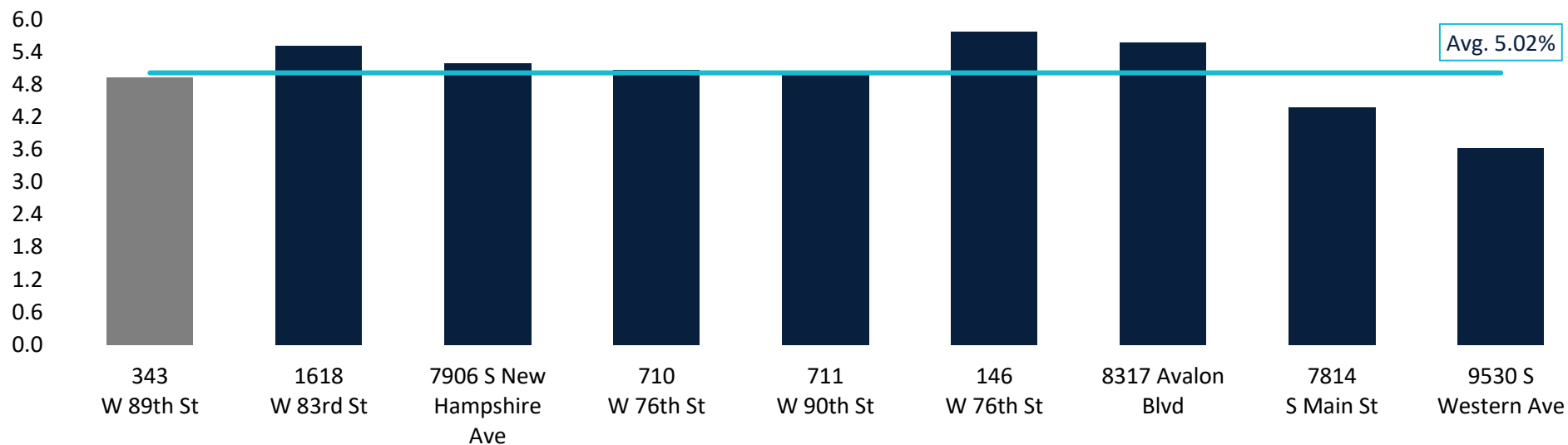


SALES COMPARABLES

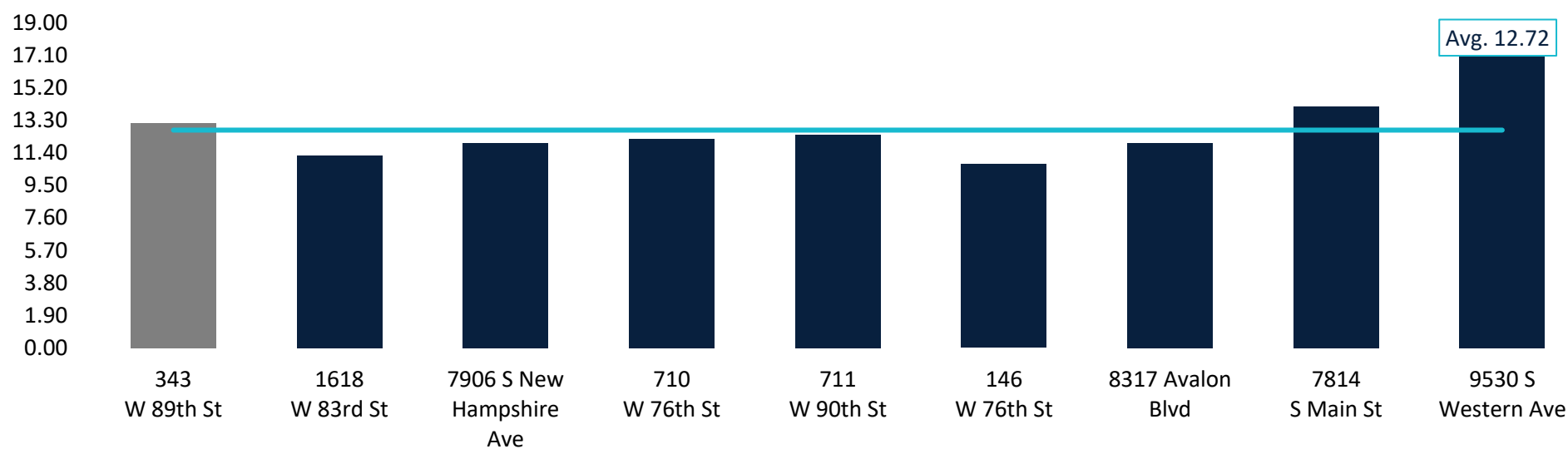
SALES COMPS AVG

SALES COMPARABLES

## Average Cap Rate



## Average GRM

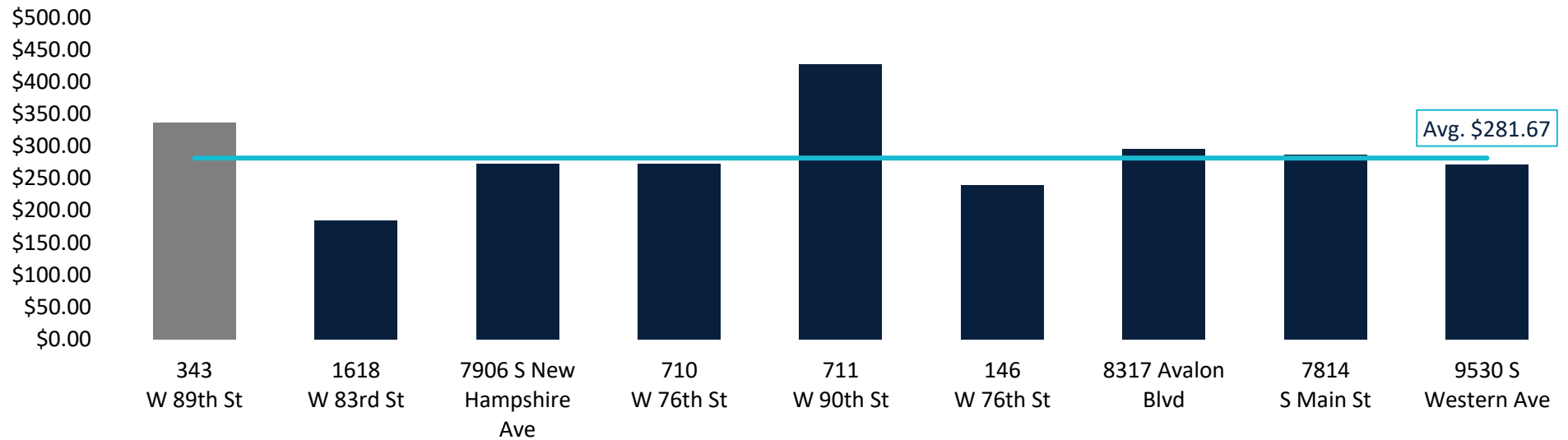


SALES COMPARABLES

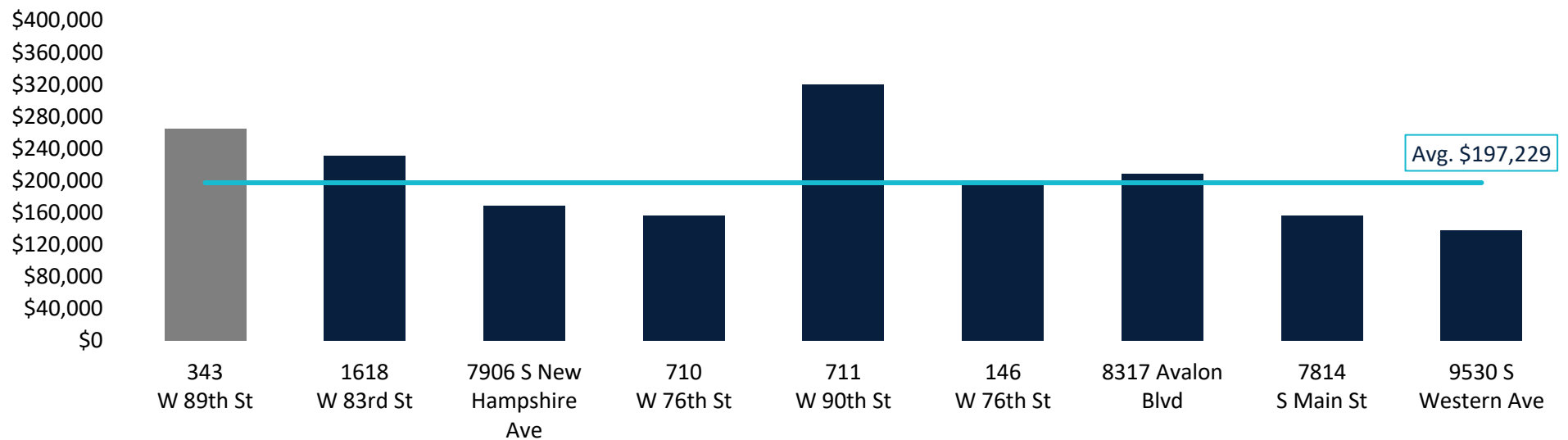
SALES COMPS AVG

SALES COMPARABLES

## Average Price Per Square Foot



## Average Price Per Unit





## SALES COMPARABLES

**343 W 89TH ST**

343 W 89th St, Los Angeles, CA, 90003



		Units	Unit Type
Offering Price:	\$2,650,000	10	2 Bed 1 Bath Section 8
Price/Unit:	\$265,000		
Price/SF:	\$337.11		
CAP Rate:	4.93%		
GRM:	13.12		
Total No. of Units:	10		
Year Built:	1964		

## Underwriting Criteria

Income	\$197,171	Expenses	\$66,623
NOI	\$130,548	Vacancy	(\$6,061)

**1618 W 83RD ST**

1618 W 83rd St, Los Angeles, CA, 90047



		Units	Unit Type
Close Of Escrow:	12/30/2020	8	3 Bdr 2 Bath
Sales Price:	\$1,850,000		
Price/Unit:	\$231,250		
Price/SF:	\$185.50		
CAP Rate:	5.52%		
GRM:	11.24		
Total No. of Units:	8		
Year Built:	1947		

## Underwriting Criteria

Income	\$164,609		
NOI	\$102,057		

**7906 S NEW HAMPSHIRE AVE**

7906 S New Hampshire Ave, Los Angeles, CA, 90044



		Units	Unit Type
Close Of Escrow:	4/1/2021	6	1 Bdr 1 Bath
Sales Price:	\$1,012,500		
Price/Unit:	\$168,750		
Price/SF:	\$273.35		
CAP Rate:	5.19%		
GRM:	11.96		
Total No. of Units:	6		
Year Built:	1938		

## Underwriting Criteria

Income	\$84,684		
NOI	\$52,504		

## SALES COMPARABLES

**710 W 76TH ST**

710 W 76th St, Los Angeles, CA, 90044

3



		Units	Unit Type
Close Of Escrow:	2/26/2021	5	1 Bdr 1 Bath
Sales Price:	\$780,000		
Price/Unit:	\$156,000		
Price/SF:	\$272.35		
CAP Rate:	5.07%		
GRM:	12.22		
Total No. of Units:	5		
Year Built:	1924		

## Underwriting Criteria

Income	\$63,837
NOI	\$39,579

**711 W 90TH ST**

711 W 90th St, Los Angeles, CA, 90044

4



		Units	Unit Type
Close Of Escrow:	11/23/2020	3	2 Bdr 1 Bath
Sales Price:	\$1,600,000	1	3 Bdr 1 Bath
Price/Unit:	\$320,000	1	3 Bdr 2 Bath
Price/SF:	\$427.12		
CAP Rate:	4.98%		
GRM:	12.46		
Total No. of Units:	5		
Year Built:	1923		

## Underwriting Criteria

Income	\$128,400
NOI	\$79,608

**146 W 76TH ST**

146 W 76th St, Los Angeles, CA, 90003

5



		Units	Unit Type
Close Of Escrow:	3/31/2021	5	2 Bdr 1 Bath
Sales Price:	\$1,000,000		
Price/Unit:	\$200,000		
Price/SF:	\$239.69		
CAP Rate:	5.78%		
GRM:	10.72		
Total No. of Units:	5		
Year Built:	1922		

## Underwriting Criteria

Income	\$93,300
NOI	\$57,846



## SALES COMPARABLES

**8317 AVALON BLVD**

8317 Avalon Blvd, Los Angeles, CA, 90003

6



		Units	Unit Type
Close Of Escrow:	9/1/2020	1	Studio 1 Bath
Sales Price:	\$1,250,000	1	1 Bdr 1 Bath
Price/Unit:	\$208,333	4	2 Bdr 1 Bath
Price/SF:	\$295.44		
CAP Rate:	5.58%		
GRM:	11.98		
Total No. of Units:	6		
Year Built:	1939		

## Underwriting Criteria

Income	\$104,352
NOI	\$69,753

**7814 S MAIN ST**

7814 S Main St, Los Angeles, CA, 90003

7



		Units	Unit Type
Close Of Escrow:	4/1/2021	4	1 Bdr 1 Bath
Sales Price:	\$780,000	1	2 Bdr 1 Bath
Price/Unit:	\$156,000		
Price/SF:	\$287.61		
CAP Rate:	4.38%		
GRM:	14.12		
Total No. of Units:	5		
Year Built:	1927		

## Underwriting Criteria

Income	\$55,224
NOI	\$34,180

**9530 S WESTERN AVE**

9530 S Western Ave, Los Angeles, CA, 90047

8



		Units	Unit Type
Close Of Escrow:	11/13/2020	8	1 Bdr 1 Bath
Sales Price:	\$1,100,000		
Price/Unit:	\$137,500		
Price/SF:	\$272.28		
CAP Rate:	3.63%		
GRM:	17.07		
Total No. of Units:	8		
Year Built:	1958		

## Underwriting Criteria

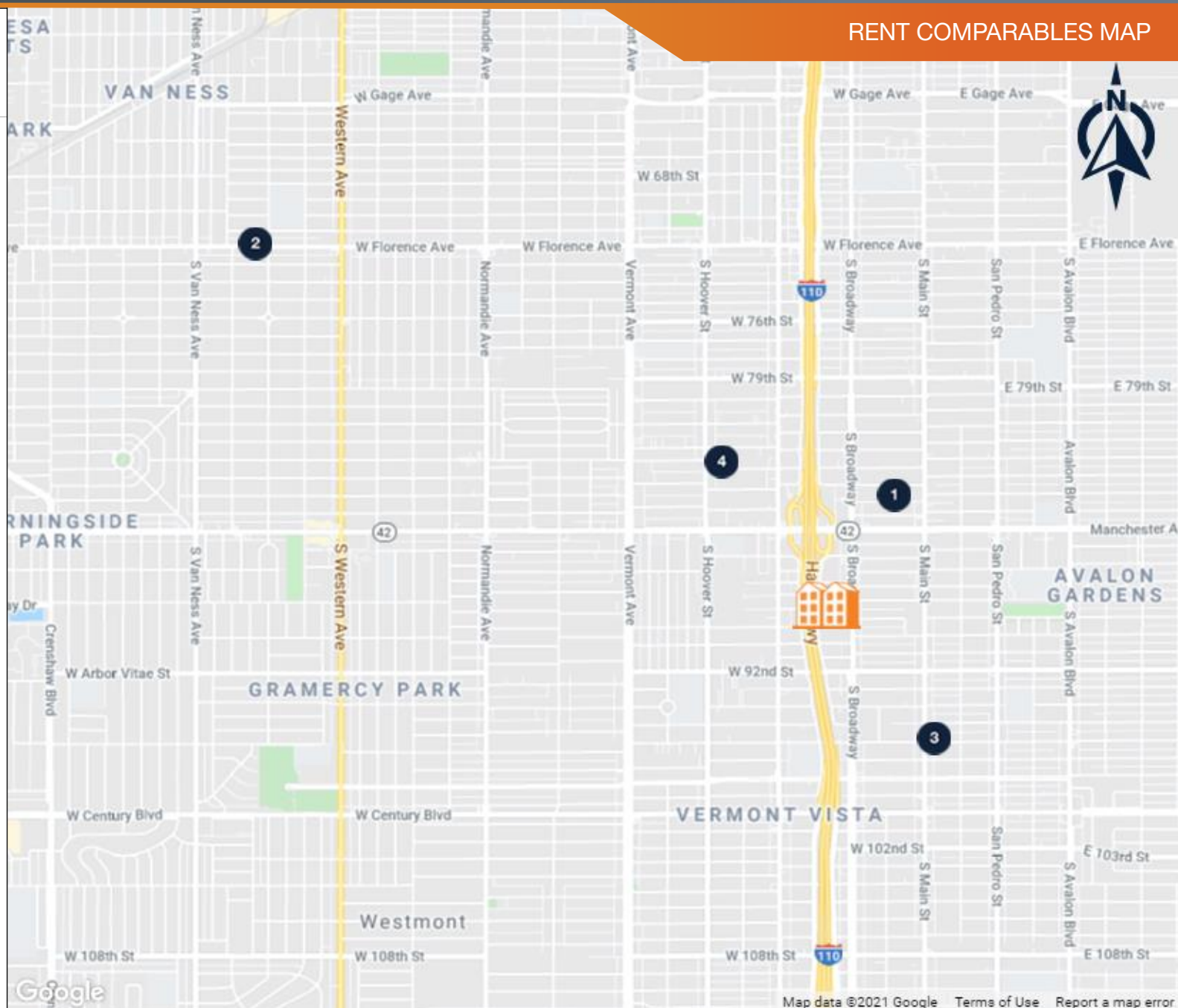
Income	\$64,440
NOI	\$39,953



343 W 89TH ST  
Los Angeles, CA

- 1 155 W 85th Pl
- 2 2025 W 73rd St
- 3 111 E 97th St
- 4 720 W 83rd St

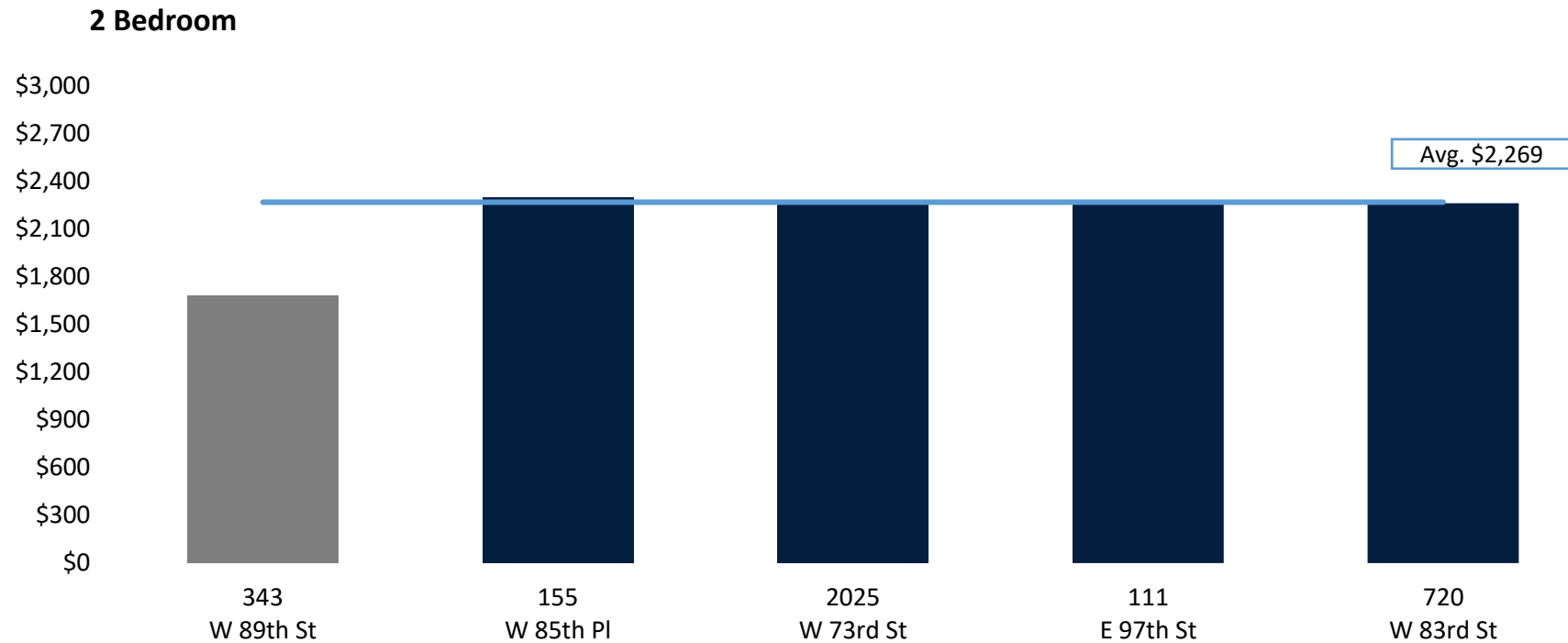
## RENT COMPARABLES MAP



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## AVERAGE RENT - MULTIFAMILY



**343 W 89TH ST**

343 W 89th St, Los Angeles, CA, 90003



Unit Type	Units	SF	Rent	Rent/SF
2 Bed 1 Bath Section 8	10		\$1,684	\$0.00
Total/Avg.	10		\$1,684	

YEAR BUILT: 1964

**155 W 85TH PL**

155 W 85th Pl, Los Angeles, CA, 90003



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1		\$2,300	
Total/Avg.	1		\$2,300	

YEAR BUILT: 1964

**2025 W 73RD ST**

2025 W 73rd St, Los Angeles, CA, 90047



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	1,000	\$2,250	\$2.25
Total/Avg.	1	1,000	\$2,250	\$2.25

YEAR BUILT: 1928



**111 E 97TH ST**

111 E 97th St, Los Angeles, CA, 90003

3



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	946	\$2,263	\$2.39
Total/Avg.	1	946	\$2,263	\$2.39

YEAR BUILT: 1950

**720 W 83RD ST**

720 W 83rd St, Los Angeles, CA, 90044

4



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	800	\$2,263	\$2.83
Total/Avg.	1	800	\$2,263	\$2.83

YEAR BUILT: 1947

# MARKET OVERVIEW





Created on July 2021

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	67,118	450,160	1,182,374
■ 2020 Estimate			
Total Population	65,270	440,834	1,162,855
■ 2010 Census			
Total Population	62,833	429,004	1,136,647
■ 2000 Census			
Total Population	56,981	400,679	1,099,657
■ Daytime Population			
2020 Estimate	34,160	272,705	868,107
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	17,308	119,166	320,679
■ 2020 Estimate			
Total Households	16,828	116,719	314,869
Average (Mean) Household Size	3.80	3.69	3.58
■ 2010 Census			
Total Households	16,057	112,569	304,511
■ 2000 Census			
Total Households	15,032	107,674	297,199
Growth 2015-2020	2.85%	2.10%	1.85%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2025 Projection	17,308	119,166	320,679
2020 Estimate	18,314	125,028	332,824
Owner Occupied	4,255	44,509	111,232
Renter Occupied	12,573	72,210	203,638
Vacant	1,486	8,309	17,955
■ Persons In Units			
2020 Estimate Total Occupied Units	16,828	116,719	314,869
1 Person Units	17.85%	18.19%	19.16%
2 Person Units	16.58%	18.39%	19.07%
3 Person Units	15.18%	15.56%	15.88%
4 Person Units	15.81%	15.46%	15.63%
5 Person Units	13.05%	12.38%	12.05%
6+ Person Units	21.53%	20.02%	18.22%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	0.83%	1.45%	2.02%
\$150,000 - \$199,000	1.64%	2.98%	3.05%
\$100,000 - \$149,000	6.68%	10.39%	10.39%
\$75,000 - \$99,999	9.57%	11.32%	11.67%
\$50,000 - \$74,999	16.08%	16.85%	17.83%
\$35,000 - \$49,999	14.47%	14.10%	14.56%
\$25,000 - \$34,999	12.14%	11.24%	11.34%
\$15,000 - \$24,999	16.72%	13.31%	12.93%
Under \$15,000	21.86%	18.36%	16.21%
Average Household Income	\$47,724	\$57,481	\$60,707
Median Household Income	\$34,421	\$42,078	\$44,223
Per Capita Income	\$12,407	\$15,326	\$16,711
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	65,270	440,834	1,162,855
Under 20	35.21%	32.69%	31.12%
20 to 34 Years	25.67%	24.66%	25.03%
35 to 39 Years	7.05%	6.80%	7.00%
40 to 49 Years	11.78%	12.27%	12.53%
50 to 64 Years	13.59%	15.05%	15.38%
Age 65+	6.69%	8.52%	8.97%
Median Age	28.53	30.21	31.03
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	36,983	261,505	706,091
Elementary (0-8)	21.87%	20.29%	19.89%
Some High School (9-11)	18.53%	16.45%	15.77%
High School Graduate (12)	26.87%	25.87%	24.89%
Some College (13-15)	16.26%	18.02%	18.29%
Associate Degree Only	4.51%	5.24%	5.36%
Bachelors Degree Only	4.67%	6.45%	7.72%
Graduate Degree	0.94%	2.25%	2.95%
■ Population by Gender			
2020 Estimate Total Population	65,270	440,834	1,162,855
Male Population	48.84%	48.35%	48.63%
Female Population	51.16%	51.65%	51.37%

Source: © 2020 Experian



### Population

In 2020, the population in your selected geography is 65,270. The population has changed by 14.55% since 2000. It is estimated that the population in your area will be 67,118.00 five years from now, which represents a change of 2.83% from the current year. The current population is 48.84% male and 51.16% female. The median age of the population in your area is 28.53, compare this to the US average which is 38.21. The population density in your area is 20,773.28 people per square mile.



### Households

There are currently 16,828 households in your selected geography. The number of households has changed by 11.95% since 2000. It is estimated that the number of households in your area will be 17,308 five years from now, which represents a change of 2.85% from the current year. The average household size in your area is 3.80 persons.



### Income

In 2020, the median household income for your selected geography is \$34,421, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 70.11% since 2000. It is estimated that the median household income in your area will be \$37,702 five years from now, which represents a change of 9.53% from the current year.

The current year per capita income in your area is \$12,407, compare this to the US average, which is \$34,935. The current year average household income in your area is \$47,724, compare this to the US average which is \$90,941.



### Race and Ethnicity

The current year racial makeup of your selected area is as follows: 27.23% White, 27.93% Black, 0.07% Native American and 0.23% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 70.89% of the current year population in your selected area. Compare this to the US average of 18.38%.



### Housing

The median housing value in your area was \$349,577 in 2020, compare this to the US average of \$221,068. In 2000, there were 4,362 owner occupied housing units in your area and there were 10,670 renter occupied housing units in your area. The median rent at the time was \$501.



### Employment

In 2020, there are 6,977 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 36.21% of employees are employed in white-collar occupations in this geography, and 64.34% are employed in blue-collar occupations. In 2020, unemployment in this area is 5.20%. In 2000, the average time traveled to work was 39.00 minutes.



