



2683 34TH ST  
Santa Monica, CA 90405

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2683 34TH ST  
Santa Monica, CA  
ACT ID ZAB0121006

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**LAAA Team**

Expertise | Execution | Excellence

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2683 34TH ST

# INVESTMENT OVERVIEW



## EXECUTIVE SUMMARY

VITAL DATA				
		CURRENT		PRO FORMA
Price	\$4,100,000			
Loan Amount	\$2,665,000	CAP Rate	4.72%	5.79%
Loan Type	Proposed New	GRM	14.40	12.35
Interest Rate / Amortization	3.45% / 30 Years	Net Operating Income	\$193,409	\$237,470
Price/Unit	\$341,667	Net Cash Flow After Debt Service	3.53% / \$50,696	6.60% / \$94,757
Price/SF	\$660.44	Total Return	7.13% / \$102,277	10.32% / \$148,146
Number of Units	12			
Rentable Square Feet	6,208			
Year Built	1959			
Lot Size	0.2 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
6	Studio / 1 Bath	
6	1 Bed / 1 Bath	
12	Total	6,208



PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$2,665,000
Loan Type	Proposed New
Interest Rate	3.45%
Amortization	30 Years
Loan Term	5 Years
Loan to Value	65%
Debt Coverage Ratio	1.36

## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
CBS Enterprises	20,000
Green Equity Investors IV LP	15,000
Ucla Health System Auxiliary	11,154
Live Nation Worldwide Inc	8,800
Earth Technology Corp USA	4,655
Magic Workforce Solutions LLC	4,539
West Los Angeles V A Med Ctr	4,374
Greater Los Angeles Health	4,050
University Cal Los Angeles	4,023
Fox Sports Productions Inc	3,970
Gold Parent LP	3,400
Team One	3,281

## DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2019 Estimate Pop	23,917	347,271	601,751
2010 Census Pop	22,670	326,875	566,170
2019 Estimate HH	10,817	171,986	280,611
2010 Census HH	10,134	159,752	260,042
Median HH Income	\$85,426	\$81,909	\$87,430
Per Capita Income	\$59,738	\$63,254	\$65,515
Average HH Income	\$131,793	\$127,085	\$139,106

## INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is pleased to present this significant price reduction for these 12 units located at 2683 34th Street, in Santa Monica, California. Built in 1959, the asset sits on 8,874 square feet of land with 6,208 square feet of rentable area and consists of (6) Studio / 1-Bath Units and (6) 1-Bed / 1-Bath Units.

This value add opportunity allows an investor to capitalize on over 20% rental upside potential, while still getting in at a great day-1 CAP rate of 4.72%. Another excellent opportunity to add value would be to build ADUs on this lot. With the new, relaxed ADU laws passed last year, adding ADUs to this building would be quicker and easier than ever before. Both the garages in the front and in the back of the lot present the ideal location for the ADUs to be cheaply built on top of the garages.

The property boasts a very good amount of parking for the tenants, and this parking also brings in \$14,400 of extra income each year. In total, there are 10 garage parking spaces for these 12 units, with additional surface parking in the middle of the lot.

Also, because there is no tuck-under parking, there is no requirement for the Buyer to go through the expensive earthquake / soft-story retrofitting requirement that many other buildings need.

This seller has owned this property for more than 15 years, all the while keeping the building in very good shape. Most recently, the seller spent nearly \$50,000 replacing all of the plumbing with brand new copper plumbing, which is another large expense that the buyer will be able to avoid.

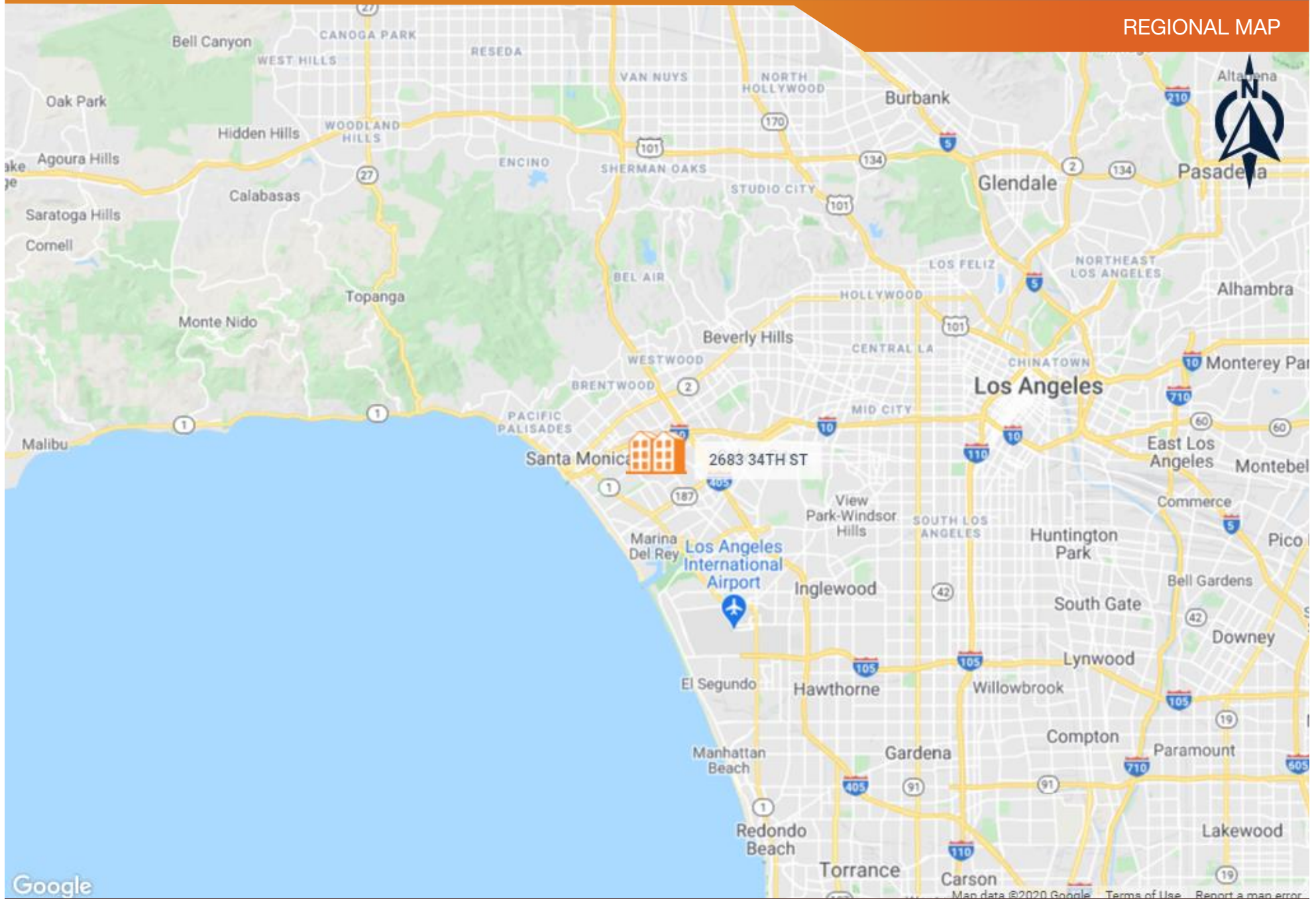
The property is located in an central rental market of Santa Monica, directly adjacent to Sawtelle, West LA, and Mar Vista.

Furthermore, the property is walking distance to the following: Santa Monica College, Trader Joes, Whole Foods, 24 Hour Fitness, Pavilions, Bank of America, Wells Fargo Bank, Ocean Park Pharmacy, and countless other boutique restaurants, juice bars, and shops.

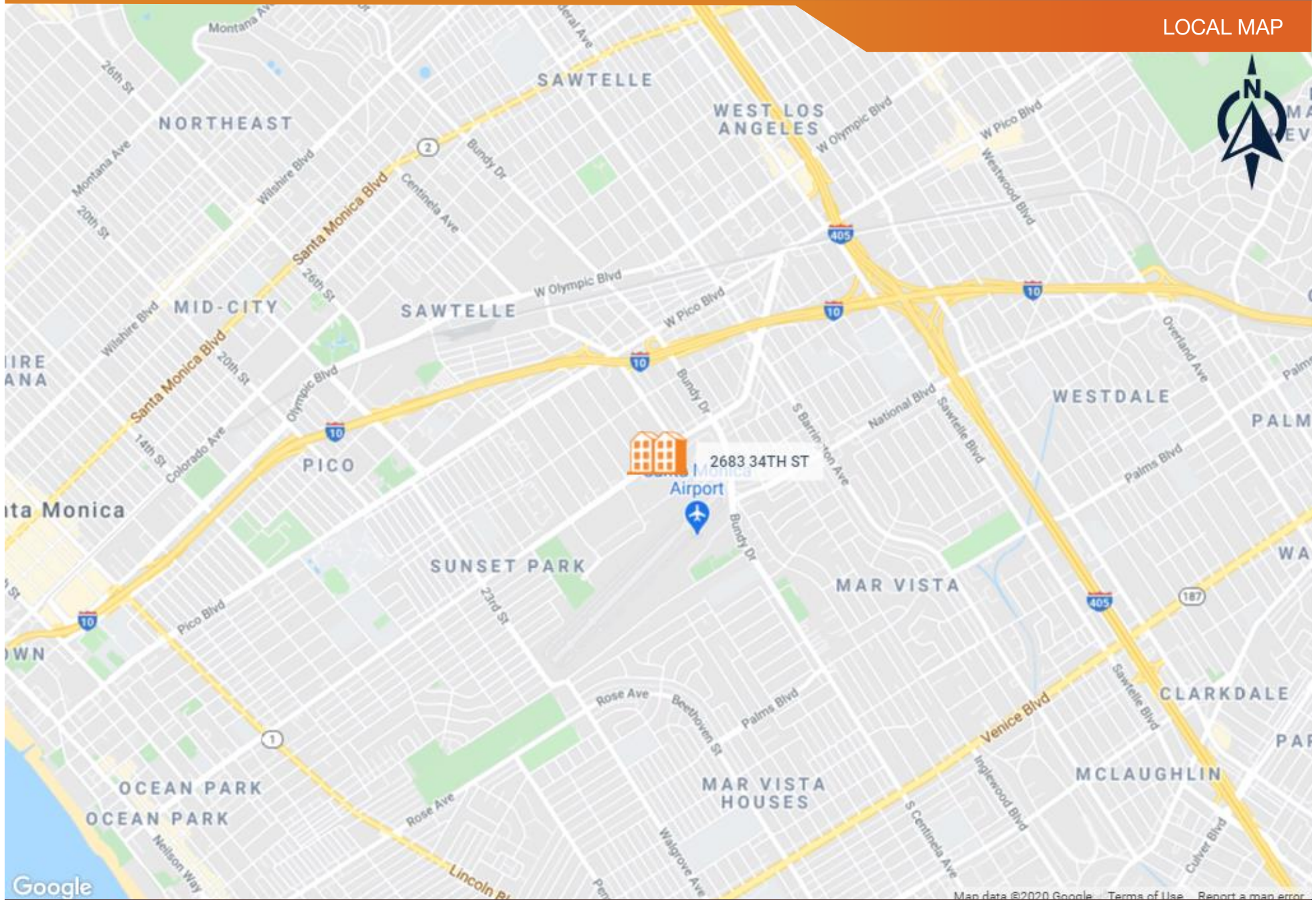
## INVESTMENT HIGHLIGHTS

- Built in 1959
- Great Santa Monica Location
- Value Add – Over 33% Upside
- All New Copper Plumbing
- No Soft Story Retrofit Required
- Great Potential for ADU's
- Extremely Walkable Location
- Walk Score of 79

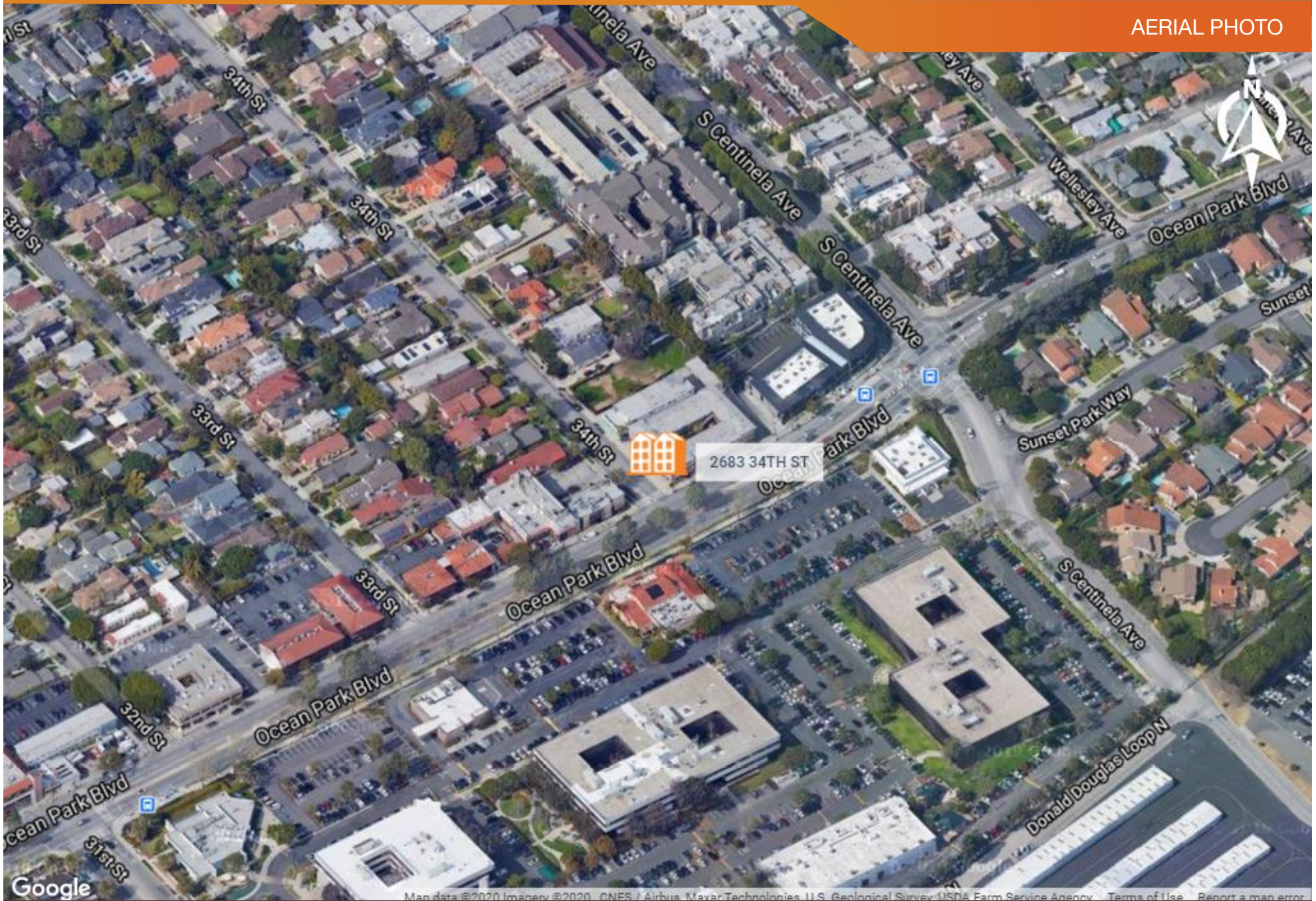




Google

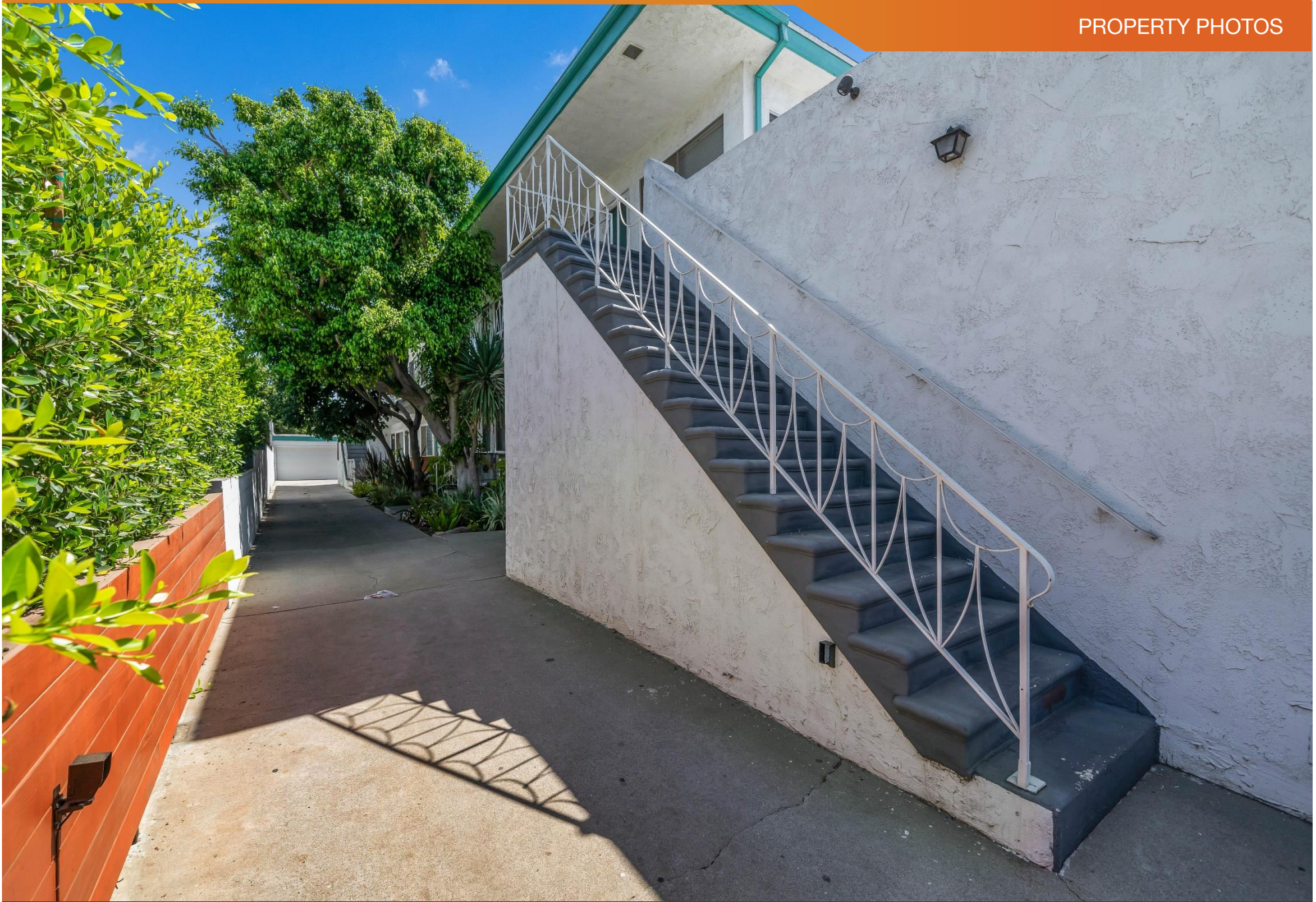


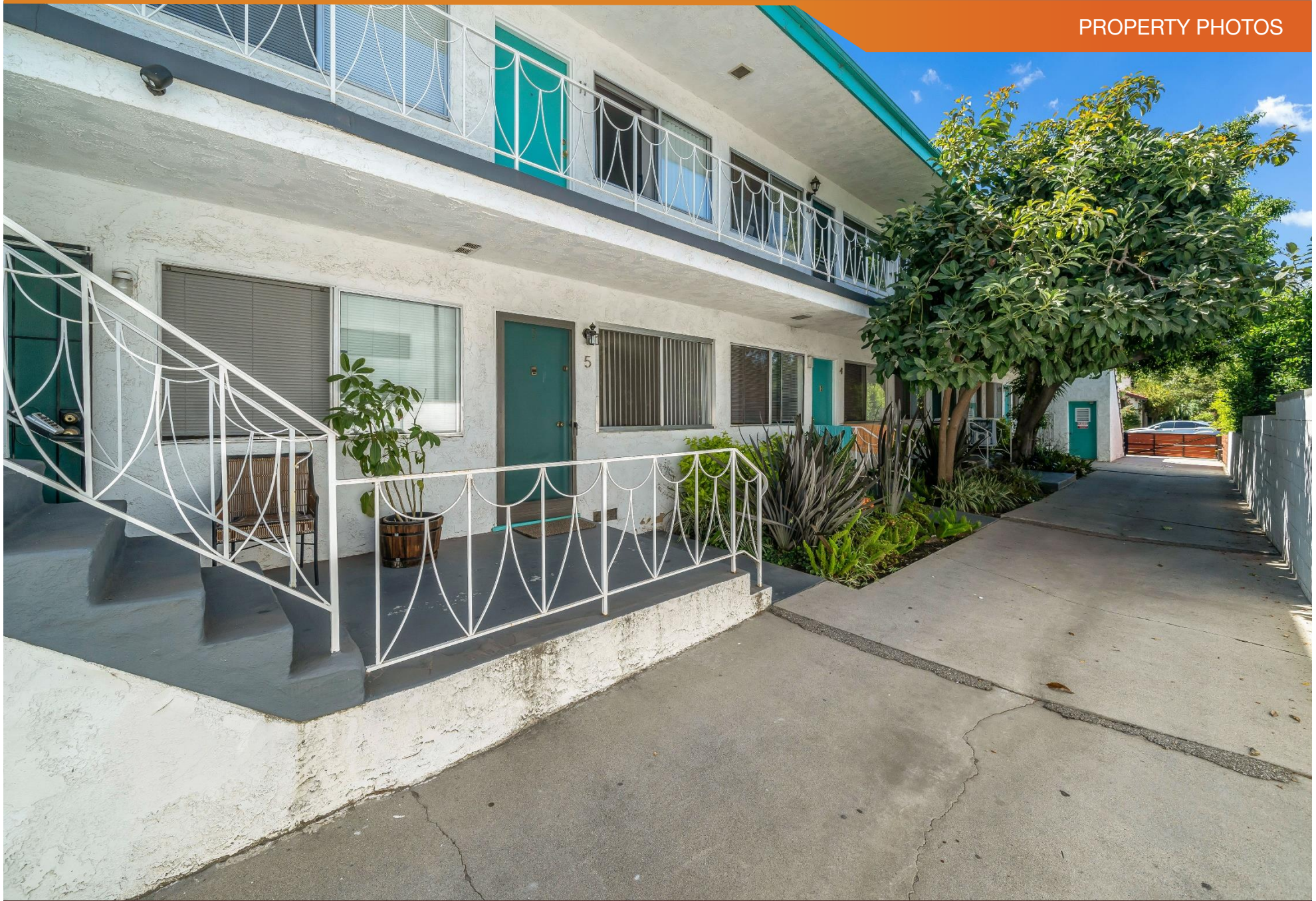




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# FINANCIAL ANALYSIS



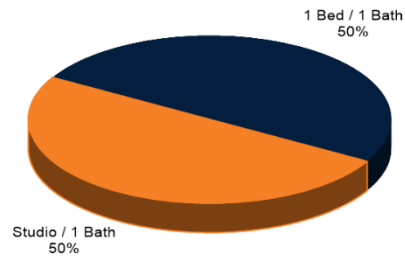
### RENT ROLL SUMMARY

As of September, 2020

Unit Type	# of Units	Ava Sq Feet	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
Studio / 1 Bath	5	N/A	\$1,921 - \$1,985	\$1,958	N/A	\$9,791	\$1,995	N/A	\$9,975
Studio / 1 Bath Vacant	1	N/A	\$1,950 - \$1,950	\$1,950	N/A	\$1,950	\$1,995	N/A	\$1,995
1 Bed / 1 Bath	4	N/A	\$1,079 - \$2,400	\$1,524	N/A	\$6,096	\$2,400	N/A	\$9,600
1 Bed / 1 Bath Vacant	2	N/A	\$2,295 - \$2,295	\$2,295	N/A	\$4,590	\$2,400	N/A	\$4,800
<b>Totals/Weighted Averages</b>	<b>12</b>	<b>517</b>		<b>\$1,869</b>	<b>\$3.61</b>	<b>\$22,427</b>	<b>\$2,198</b>	<b>\$4.25</b>	<b>\$26,370</b>
<b>Gross Annualized Rents</b>				<b>\$269,124</b>			<b>\$316,440</b>		

Notes:

Unit Distribution



Unit Rent



## RENT ROLL DETAIL

As of September,2020

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	1 Bed / 1 Bath	\$1,079	\$0.00	\$2,400	\$0.00
2	Studio / 1 Bath	\$1,950	\$0.00	\$1,995	\$0.00
3	Studio / 1 Bath	\$1,985	\$0.00	\$1,995	\$0.00
4	1 Bed / 1 Bath	\$2,400	\$0.00	\$2,400	\$0.00
5	Studio / 1 Bath Vacant	\$1,950	\$0.00	\$1,995	\$0.00
6	1 Bed / 1 Bath Vacant	\$2,295	\$0.00	\$2,400	\$0.00
7	1 Bed / 1 Bath	\$1,080	\$0.00	\$2,400	\$0.00
8	Studio / 1 Bath	\$1,985	\$0.00	\$1,995	\$0.00
9	Studio / 1 Bath	\$1,921	\$0.00	\$1,995	\$0.00
10	1 Bed / 1 Bath	\$1,537	\$0.00	\$2,400	\$0.00
11	Studio / 1 Bath	\$1,950	\$0.00	\$1,995	\$0.00
12	1 Bed / 1 Bath Vacant	\$2,295	\$0.00	\$2,400	\$0.00
<b>Total</b>	<b>Square Feet: 6,208</b>	<b>\$22,427</b>	<b>\$3.61</b>	<b>\$26,370</b>	<b>\$4.25</b>

## OPERATING STATEMENT

Income	Current		Pro Forma	Notes	Per Unit	Per SF
<b>Gross Current Rent</b>	<b>269,124</b>		<b>316,440</b>		<b>26,370</b>	<b>50.97</b>
Physical Vacancy	(8,074)	3.0%	(9,493)	3.0%	(791)	(1.53)
<b>Total Vacancy</b>	<b>(\$8,074)</b>	<b>3.0%</b>	<b>(\$9,493)</b>	<b>3.0%</b>	<b>(\$791)</b>	<b>(\$2)</b>
<b>Effective Rental Income</b>	<b>261,050</b>		<b>306,947</b>		<b>25,579</b>	<b>49.44</b>
<b>Other Income</b>						
Garage Income	14,400		14,400	[1]	1,200	2.32
Laundry Income	1,200		1,200	[2]	100	0.19
<b>Total Other Income</b>	<b>\$15,600</b>		<b>\$15,600</b>		<b>\$1,300</b>	<b>\$2.51</b>
<b>Effective Gross Income</b>	<b>\$276,650</b>		<b>\$322,547</b>		<b>\$26,879</b>	<b>\$51.96</b>

Expenses	Current		Pro Forma	Notes	Per Unit	Per SF
Real Estate Taxes	45,671		45,671	[3]	3,806	7.36
Insurance	3,104		3,104	[4]	259	0.50
Utilities	8,640		8,640	[5]	720	1.39
Repairs & Maintenance	6,000		6,000	[6]	500	0.97
Landscaping	2,400		2,400	[7]	200	0.39
Pest Control	480		480	[8]	40	0.08
Cleaning Fee	2,880		2,880	[9]	240	0.46
Operating Reserves	3,000		3,000	[10]	250	0.48
Management Fee	11,066	4.0%	12,902	4.0%	1,075	2.08
<b>Total Expenses</b>	<b>\$83,241</b>		<b>\$85,077</b>		<b>\$7,090</b>	<b>\$13.70</b>
<b>Expenses as % of EGI</b>	<b>30.1%</b>		<b>26.4%</b>			
<b>Net Operating Income</b>	<b>\$193,409</b>		<b>\$237,470</b>		<b>\$19,789</b>	<b>\$38.25</b>

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

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

- [1] Owner provided Garage Income
- [2] Owner provided Laundry Income
- [3] 1.113924% of the purchase price
- [4] \$0.50 per rentable sf
- [5] \$60 per unit per month
- [6] \$500 per unit per year
- [7] Owner provided Landscaping Expense
- [8] \$40 per month
- [9] \$240 per month
- [10] \$250 per unit per year

PRICING DETAIL

Summary		
<b>Price</b>	<b>\$4,100,000</b>	
Down Payment	\$1,435,000	35%
Number of Units	12	
Price Per Unit	\$341,667	
Price Per SqFt	\$660.44	
Gross SqFt	6,208	
Lot Size	0.20 Acres	
Approx. Year Built	1959	

Returns	Current	Pro Forma
<b>CAP Rate</b>	<b>4.72%</b>	<b>5.79%</b>
GIM	14.40	12.35
Cash-on-Cash	3.53%	6.60%
Debt Coverage Ratio	1.36	1.66

Financing	1st Loan
Loan Amount	\$2,665,000
Loan Type	New
Interest Rate	3.45%
Amortization	30 Years
Year Due	2025

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

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
6	Studio / 1 Bath	0	\$1,957	\$1,995
6	1 Bed / 1 Bath	0	\$1,781	\$2,400

Operating Data

Income		Current		Pro Forma
<b>Gross Scheduled Rent</b>		<b>\$269,124</b>		<b>\$316,440</b>
Less: Vacancy/Deductions	3.0%	\$8,074	3.0%	\$9,493
Total Effective Rental Income		\$261,050		\$306,947
Other Income		\$15,600		\$15,600
Effective Gross Income		\$276,650		\$322,547
Less: Expenses	30.1%	\$83,241	26.4%	\$85,077
<b>Net Operating Income</b>		<b>\$193,409</b>		<b>\$237,470</b>
Cash Flow		\$193,409		\$237,470
Debt Service		\$142,713		\$142,713
Net Cash Flow After Debt Service	3.53%	\$50,696	6.60%	\$94,757
Principal Reduction		\$51,581		\$53,389
<b>Total Return</b>	<b>7.13%</b>	<b>\$102,277</b>	<b>10.32%</b>	<b>\$148,146</b>

Expenses	Current	Pro Forma
Real Estate Taxes	\$45,671	\$45,671
Insurance	\$3,104	\$3,104
Utilities	\$8,640	\$8,640
Repairs & Maintenance	\$6,000	\$6,000
Landscaping	\$2,400	\$2,400
Pest Control	\$480	\$480
Cleaning Fee	\$2,880	\$2,880
Operating Reserves	\$3,000	\$3,000
Management Fee	\$11,066	\$12,902
<b>Total Expenses</b>	<b>\$83,241</b>	<b>\$85,077</b>
<b>Expenses/Unit</b>	<b>\$6,937</b>	<b>\$7,090</b>
<b>Expenses/SF</b>	<b>\$13.41</b>	<b>\$13.70</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 1,994 debt and equity financings in 2019**



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



**\$ 7.18 billion total national volume in 2019**



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

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**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**

2683 34TH ST

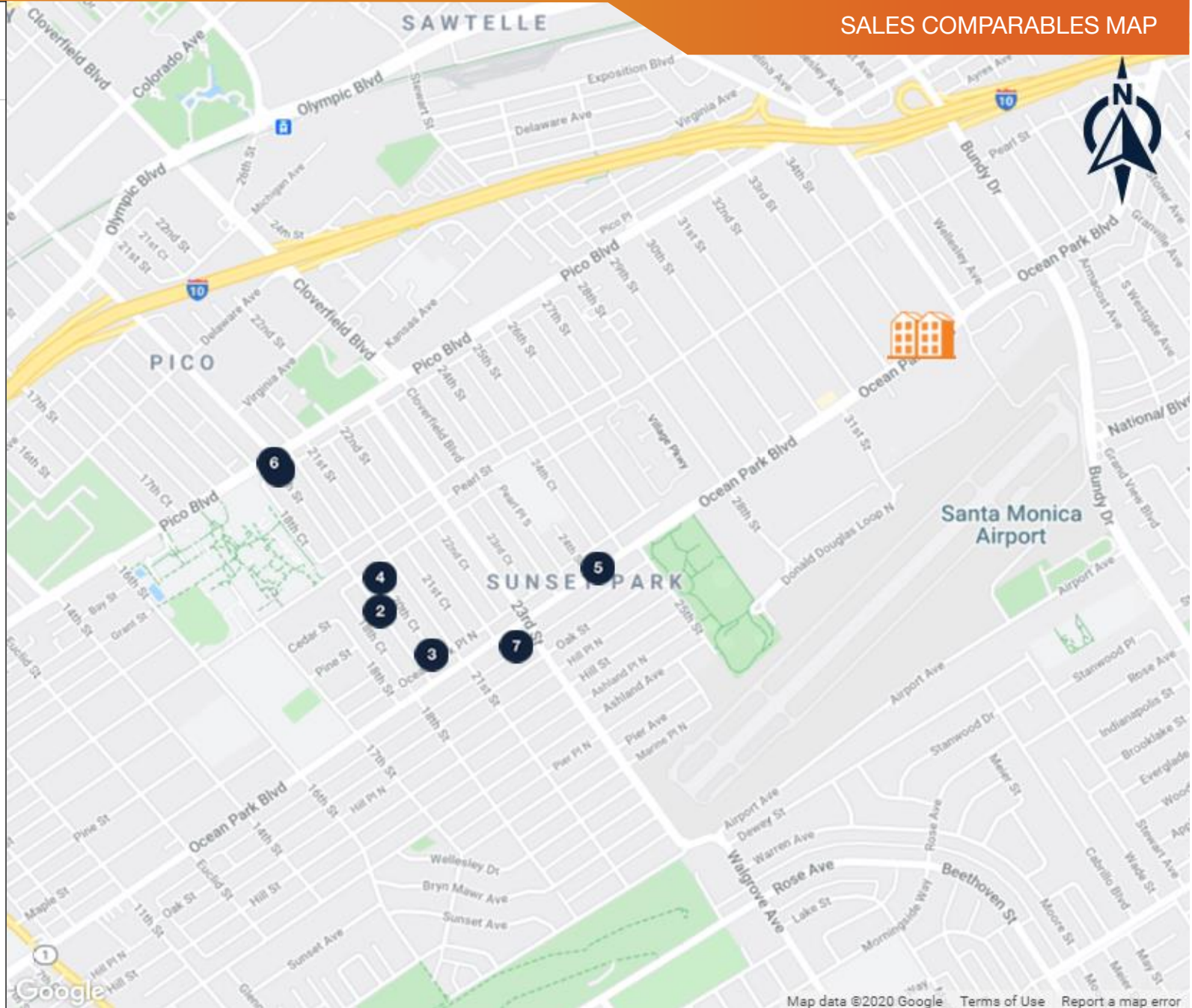
# MARKET COMPARABLES





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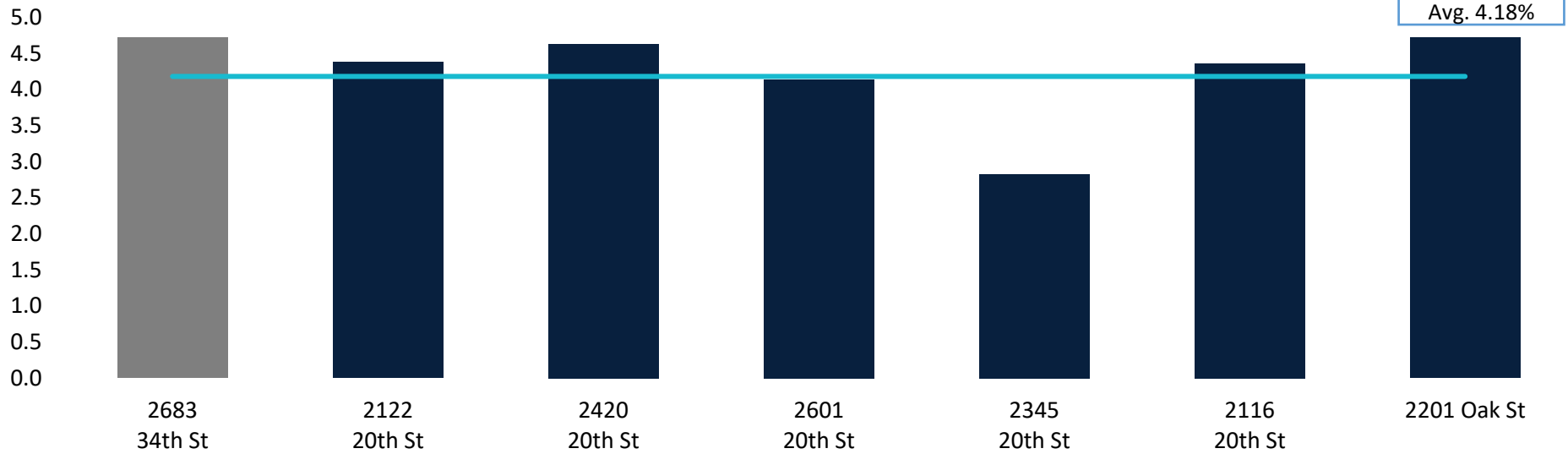
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- 2 2420 20th St
- 3 2601 20th St
- 4 2345 20th St
- 5 2424 Ocean Park Blvd
- 6 2116 20th St
- 7 2201 Oak St



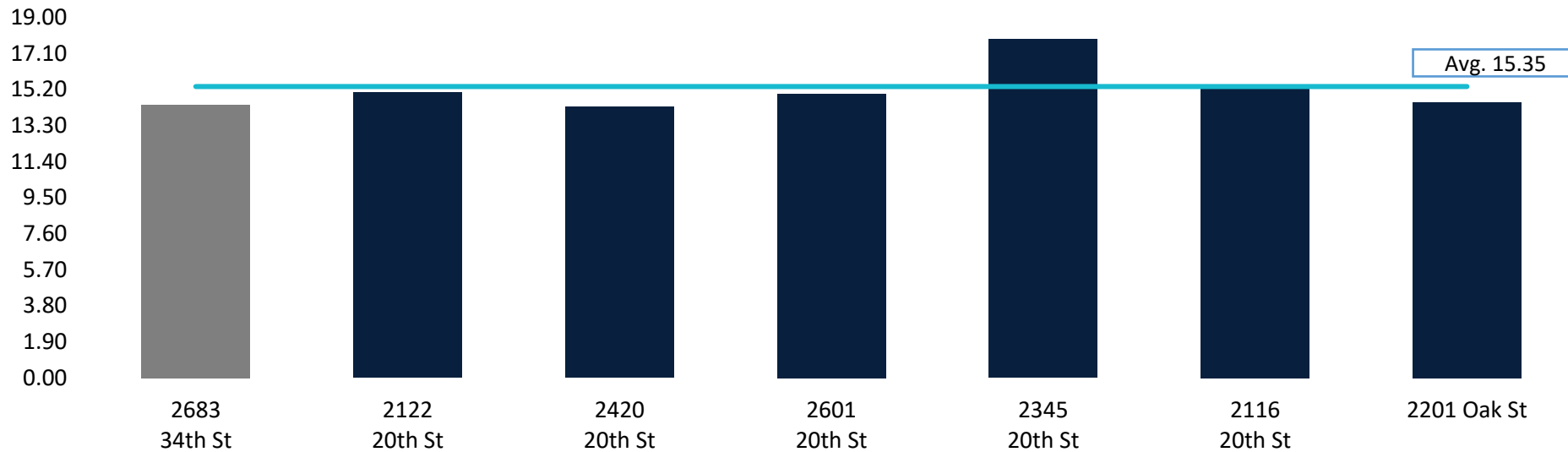
● SALES COMPARABLES

SALES COMPARABLES SALES COMPS AVG

Average Cap Rate

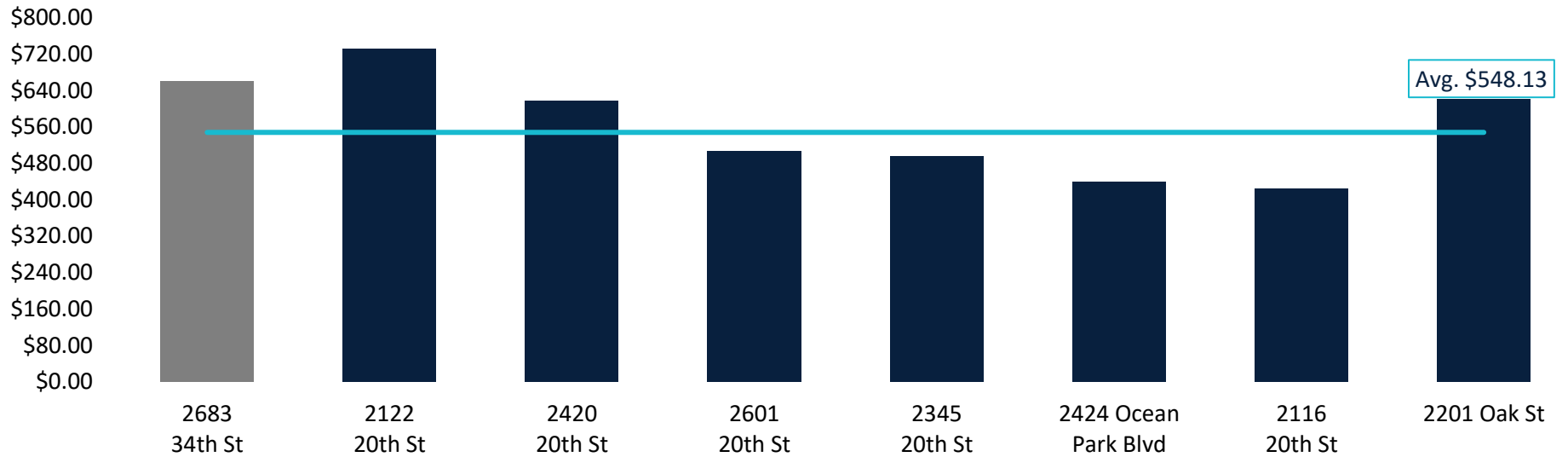


Average GRM

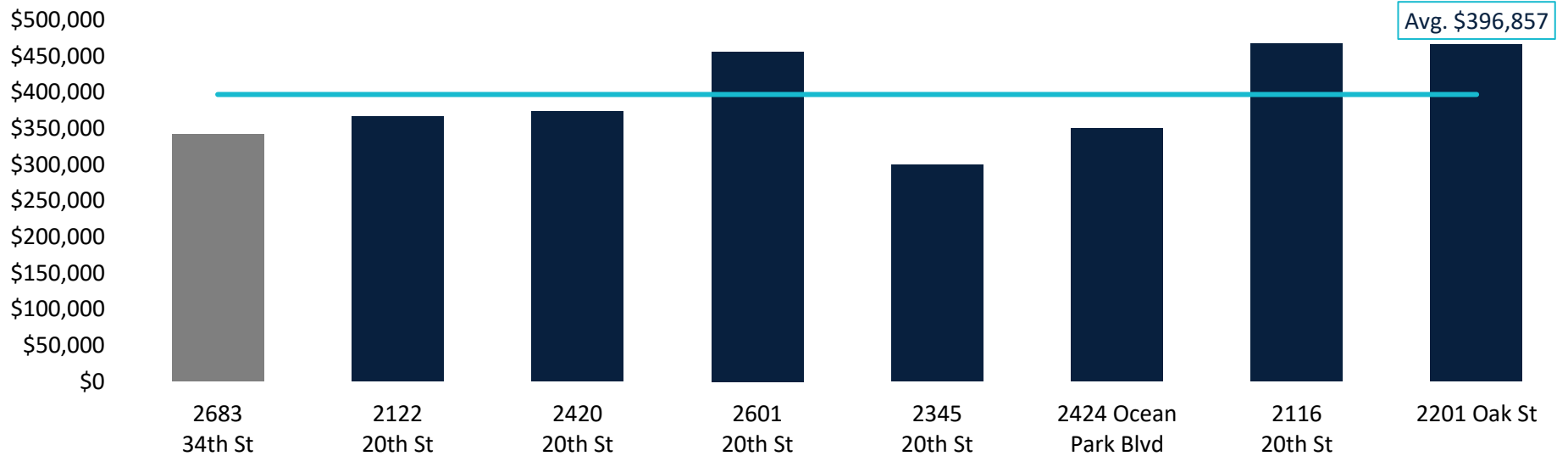


SALES COMPARABLES SALES COMPS AVG

Average Price Per Square Foot



Average Price Per Unit



SALES COMPARABLES

**2683 34TH ST**

2683 34th St, Santa Monica, CA, 90405



		Units	Unit Type
Offering Price:	\$4,100,000	6	Studio 1 Bath
Price/Unit:	\$341,667	6	1 Bed 1 Bath
Price/SF:	\$660.44		
CAP Rate:	4.72%		
GRM:	14.40		
Total No. of Units:	12		
Year Built:	1959		

Underwriting Criteria

Income	\$276,650	Expenses	\$83,241
NOI	\$193,409	Vacancy	(\$8,074)

**2122 20TH ST**

2122 20th St, Santa Monica, CA, 90405



		Units	Unit Type
Close Of Escrow:	12/3/2019	6	1 Bdr 1 Bath
Sales Price:	\$2,200,000		
Price/Unit:	\$366,667		
Price/SF:	\$731.38		
CAP Rate:	4.38%		
GRM:	15.03		
Total No. of Units:	6		
Year Built:	1929		

Underwriting Criteria

Income	\$146,340
NOI	\$96,272

**2420 20TH ST**

2420 20th St, Santa Monica, CA, 90405



		Units	Unit Type
Close Of Escrow:	11/22/2019	2	1 Bdr 1 Bath
Sales Price:	\$1,865,000	3	2 Bdr 1 Bath
Price/Unit:	\$373,000		
Price/SF:	\$617.55		
CAP Rate:	4.63%		
GRM:	14.30		
Total No. of Units:	5		
Year Built:	1945		

Underwriting Criteria

Income	\$130,452
NOI	\$86,355

SALES COMPARABLES

**2601 20TH ST**

2601 20th St, Santa Monica, CA, 90405



		Units	Unit Type
Close Of Escrow:	10/23/2019	2	1 Bdr 1 Bath
Sales Price:	\$2,735,000	4	2 Bdr 1 Bath
Price/Unit:	\$455,833		
Price/SF:	\$506.48		
CAP Rate:	4.14%		
GRM:	14.98		
Total No. of Units:	6		
Year Built:	1952		

**Underwriting Criteria**

Income	\$182,520
NOI	\$113,162

**2345 20TH ST**

2345 20th St, Santa Monica, CA, 90405



		Units	Unit Type
Close Of Escrow:	10/18/2019	1	Studio 1 Bath
Sales Price:	\$1,500,000	4	1 Bdr 1 Bath
Price/Unit:	\$300,000		
Price/SF:	\$494.72		
CAP Rate:	2.83%		
GRM:	17.85		
Total No. of Units:	5		
Year Built:	1952		

**Underwriting Criteria**

Income	\$84,036
NOI	\$42,486

**2424 OCEAN PARK BLVD**

2424 Ocean Park Blvd, Santa Monica, CA, 90405



		Units	Unit Type
Close Of Escrow:	7/5/2019	1	1 Bdr 1 Bath
Sales Price:	\$2,450,000	5	2 Bdr Bath
Price/Unit:	\$350,000	1	3 Bdr 2 Bath
Price/SF:	\$440.33		
Total No. of Units:	7		
Year Built:	1962		

SALES COMPARABLES

**2116 20TH ST**

2116 20th St, Santa Monica, CA, 90405



		Units	Unit Type
Close Of Escrow:	5/15/2019	2	2 Bdr 1.5 Bath
Sales Price:	\$2,800,000	4	3 Bdr 2 Bath
Price/Unit:	\$466,667		
Price/SF:	\$425.34		
CAP Rate:	4.36%		
GRM:	15.37		
Total No. of Units:	6		
Year Built:	1963		

**Underwriting Criteria**

Income	\$182,224
NOI	\$121,963

**2201 OAK ST**

2201 Oak St, Santa Monica, CA, 90405



		Units	Unit Type
Close Of Escrow:	5/2/2019	1	Studio 1 Bath
Sales Price:	\$2,795,000	2	1 Bdr 1 Bath
Price/Unit:	\$465,833	3	2 Bdr 1 Bath
Price/SF:	\$621.11		
CAP Rate:	4.72%		
GRM:	14.54		
Total No. of Units:	6		
Year Built:	1963		

**Underwriting Criteria**

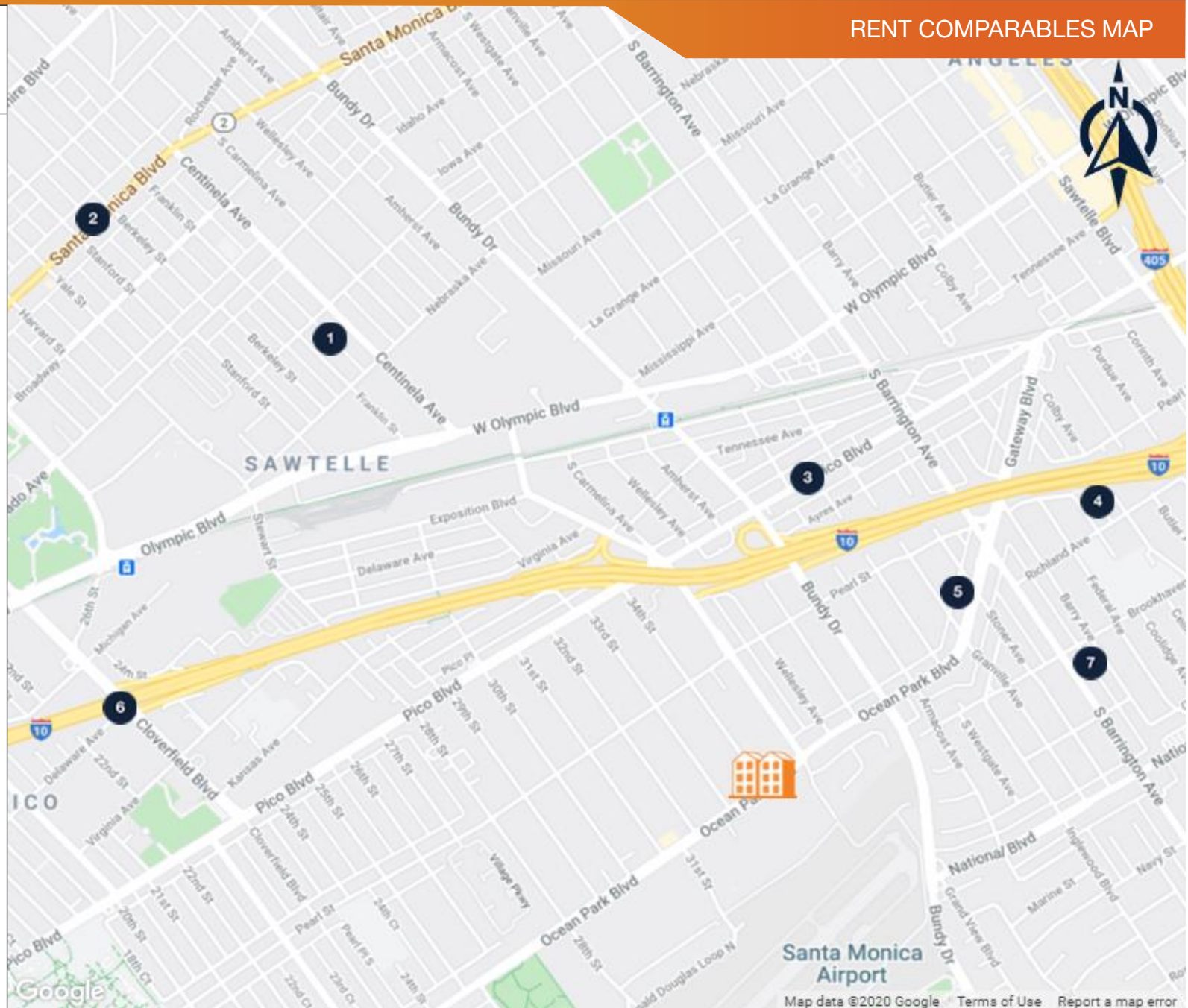
Income	\$192,189
NOI	\$131,868





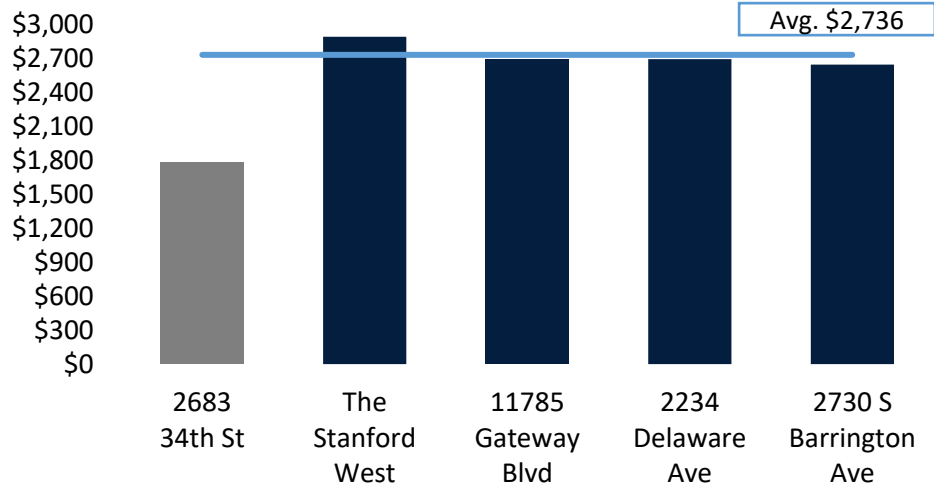
2683 34TH ST  
Santa Monica, CA 90405

- 1 1731 Franklin St
- 2 The Stanford West
- 3 11916 W Pico Blvd
- 4 2554 Coolidge Ave
- 5 11785 Gateway Blvd
- 6 2234 Delaware Ave
- 7 2730 S Barrington Ave

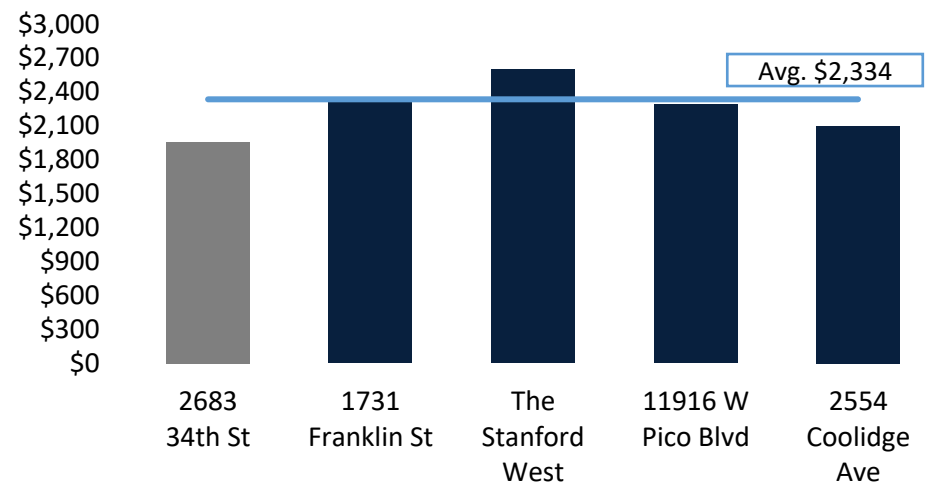


**AVERAGE RENT - MULTIFAMILY**

**1 Bedroom**



**Studios**



**2683 34TH ST**

2683 34th St, Santa Monica, CA, 90405



Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	6		\$1,957	\$0.00
1 Bed 1 Bath	6		\$1,781	\$0.00
<b>Total/Avg.</b>	<b>12</b>		<b>\$1,869</b>	

YEAR BUILT: 1959

**1731 FRANKLIN ST**

1731 Franklin St, Santa Monica, CA, 90404



Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	1	475	\$2,350	\$4.95
<b>Total/Avg.</b>	<b>1</b>	<b>475</b>	<b>\$2,350</b>	<b>\$4.95</b>

YEAR BUILT: 1945

**THE STANFORD WEST**

3008 Santa Monica Blvd, Santa Monica, CA, 90404



Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	1	526	\$2,595	\$4.93
1 Bdr 1 Bath	1	600	\$2,895	\$4.83
<b>Total/Avg.</b>	<b>2</b>	<b>563</b>	<b>\$2,745</b>	<b>\$4.88</b>

YEAR BUILT: 2019

**11916 W PICO BLVD**

11916 W Pico Blvd, Los Angeles, CA, 90064



Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	1	474-479	\$1,995-\$2,585	\$4.81
Total/Avg.	1	477	\$2,290	\$4.81

YEAR BUILT: 2019

**2554 COOLIDGE AVE**

2554 Coolidge Ave, Los Angeles, CA, 90064



Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	1	500	\$2,099	\$4.20
Total/Avg.	1	500	\$2,099	\$4.20

YEAR BUILT: 1947

**11785 GATEWAY BLVD**

11785 Gateway Blvd, Los Angeles, CA, 90064



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	650	\$2,699	\$4.15
Total/Avg.	1	650	\$2,699	\$4.15

YEAR BUILT: 1953

**2234 DELAWARE AVE**

2234 Delaware Ave, Santa Monica, CA, 90404



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	800	\$2,699	\$3.37
Total/Avg.	1	800	\$2,699	\$3.37

YEAR BUILT: 1951

**2730 S BARRINGTON AVE**

2730 S Barrington Ave, Los Angeles, CA, 90064



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	459	\$2,650	\$5.77
Total/Avg.	1	459	\$2,650	\$5.77

YEAR BUILT: 1938

# MARKET OVERVIEW



Created on August 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Population	24,567	356,750	619,054
■ 2019 Estimate			
Total Population	23,917	347,271	601,751
■ 2010 Census			
Total Population	22,670	326,875	566,170
■ 2000 Census			
Total Population	22,875	318,065	541,661
■ Daytime Population			
2019 Estimate	37,788	407,765	812,792
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Households	11,134	177,388	290,232
■ 2019 Estimate			
Total Households	10,817	171,986	280,611
Average (Mean) Household Size	2.19	1.99	2.07
■ 2010 Census			
Total Households	10,134	159,752	260,042
■ 2000 Census			
Total Households	10,415	155,592	250,632
Growth 2015-2020	2.93%	3.14%	3.43%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2024 Projection	11,134	177,388	290,232
2019 Estimate	11,048	180,029	294,415
Owner Occupied	5,107	52,322	102,437
Renter Occupied	5,710	119,664	178,173
Vacant	231	8,043	13,805
■ Persons In Units			
2019 Estimate Total Occupied Units	10,817	171,986	280,611
1 Person Units	36.00%	42.92%	40.78%
2 Person Units	33.46%	33.16%	33.10%
3 Person Units	14.76%	12.20%	12.59%
4 Person Units	10.44%	7.75%	8.67%
5 Person Units	3.48%	2.52%	3.07%
6+ Person Units	1.87%	1.44%	1.80%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2019 Estimate			
\$200,000 or More	15.77%	14.81%	17.57%
\$150,000 - \$199,000	9.54%	9.24%	9.43%
\$100,000 - \$149,000	17.29%	16.80%	17.09%
\$75,000 - \$99,999	13.14%	12.96%	12.28%
\$50,000 - \$74,999	13.78%	14.39%	13.83%
\$35,000 - \$49,999	8.64%	9.09%	8.32%
\$25,000 - \$34,999	6.89%	6.04%	5.59%
\$15,000 - \$24,999	5.52%	6.46%	6.13%
Under \$15,000	9.42%	10.20%	9.74%
Average Household Income	\$131,793	\$127,085	\$139,106
Median Household Income	\$85,426	\$81,909	\$87,430
Per Capita Income	\$59,738	\$63,254	\$65,515
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2019 Estimate Total Population	23,917	347,271	601,751
Under 20	17.53%	14.94%	17.31%
20 to 34 Years	21.75%	29.04%	26.76%
35 to 39 Years	7.81%	9.46%	8.34%
40 to 49 Years	14.71%	14.62%	13.79%
50 to 64 Years	20.64%	17.47%	17.84%
Age 65+	17.57%	14.49%	15.94%
Median Age	41.94	38.08	38.47
■ Population 25+ by Education Level			
2019 Estimate Population Age 25+	18,398	272,137	451,708
Elementary (0-8)	2.67%	2.94%	2.88%
Some High School (9-11)	3.46%	3.29%	3.05%
High School Graduate (12)	10.38%	9.50%	9.82%
Some College (13-15)	17.20%	15.40%	15.93%
Associate Degree Only	7.45%	4.97%	5.11%
Bachelors Degree Only	33.27%	36.70%	35.73%
Graduate Degree	24.99%	26.17%	26.44%
■ Population by Gender			
2019 Estimate Total Population	23,917	347,271	601,751
Male Population	48.02%	49.08%	48.30%
Female Population	51.98%	50.92%	51.70%

Source: © 2019 Experian



### Population

In 2019, the population in your selected geography is 23,917. The population has changed by 4.56% since 2000. It is estimated that the population in your area will be 24,567.00 five years from now, which represents a change of 2.72% from the current year. The current population is 48.02% male and 51.98% female. The median age of the population in your area is 41.94, compare this to the US average which is 38.08. The population density in your area is 7,612.03 people per square mile.



### Households

There are currently 10,817 households in your selected geography. The number of households has changed by 3.86% since 2000. It is estimated that the number of households in your area will be 11,134 five years from now, which represents a change of 2.93% from the current year. The average household size in your area is 2.19 persons.



### Income

In 2019, the median household income for your selected geography is \$85,426, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 65.33% since 2000. It is estimated that the median household income in your area will be \$99,558 five years from now, which represents a change of 16.54% from the current year.

The current year per capita income in your area is \$59,738, compare this to the US average, which is \$33,623. The current year average household income in your area is \$131,793, compare this to the US average which is \$87,636.



### Race and Ethnicity

The current year racial makeup of your selected area is as follows: 65.57% White, 3.04% Black, 0.21% Native American and 17.64% Asian/Pacific Islander. Compare these to US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 21.87% of the current year population in your selected area. Compare this to the US average of 18.17%.



### Housing

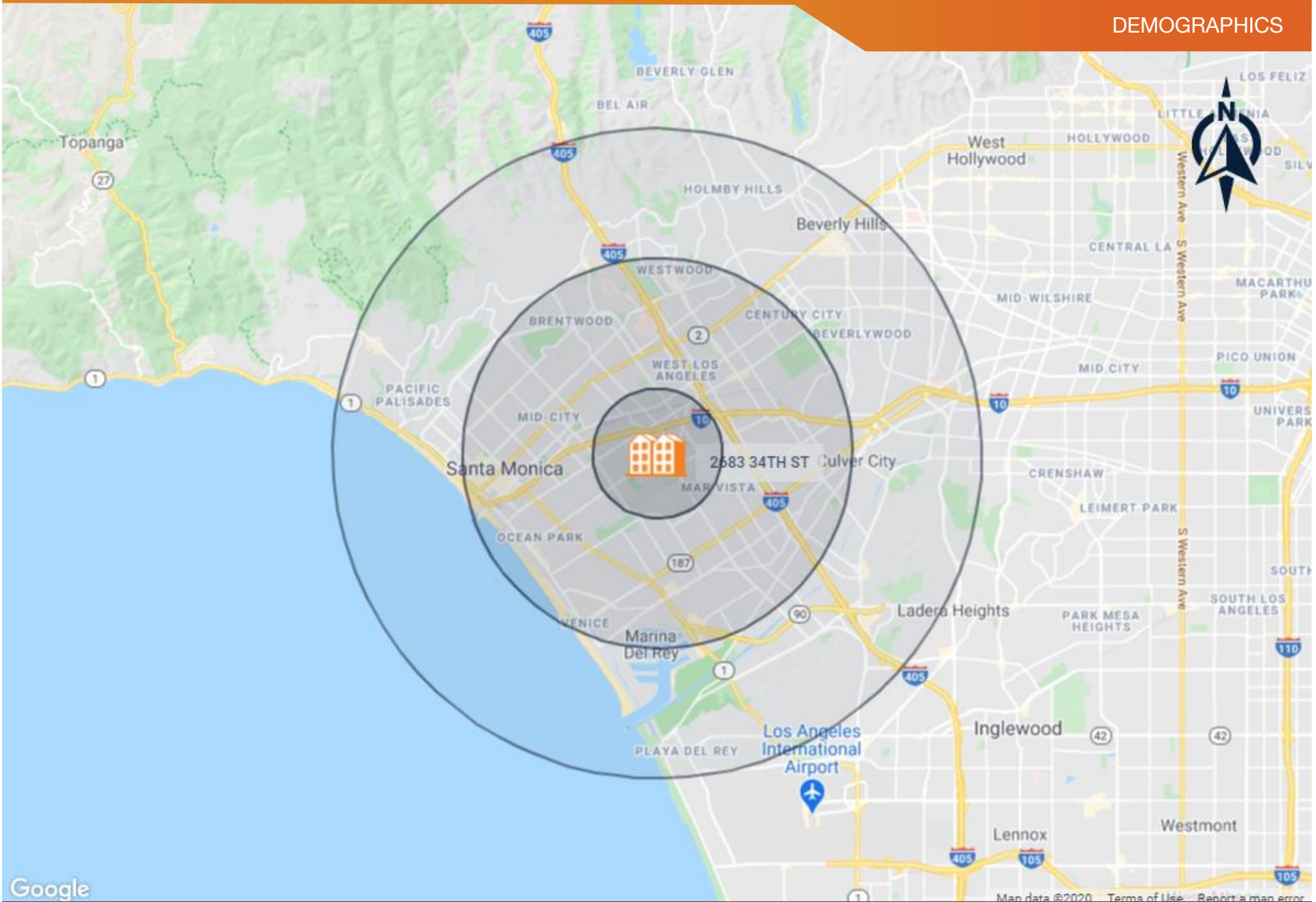
The median housing value in your area was \$880,352 in 2019, compare this to the US average of \$212,058. In 2000, there were 4,937 owner occupied housing units in your area and there were 5,477 renter occupied housing units in your area. The median rent at the time was \$760.



### Employment

In 2019, there are 29,342 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 80.78% of employees are employed in white-collar occupations in this geography, and 19.67% are employed in blue-collar occupations. In 2019, unemployment in this area is 3.70%. In 2000, the average time traveled to work was 26.00 minutes.





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