



2469 E 7TH ST
Los Angeles, CA 90023

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2469 E 7TH ST
Los Angeles, CA
ACT ID ZAB0121215

Marcus & Millichap

LAAA Team

Expertise | Execution | Excellence

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INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
Price	\$2,150,000		CURRENT	PRO FORMA
Down Payment	35% / \$752,500	CAP Rate	6.2%	6.2%
Loan Amount	\$1,397,500	GRM	12.44	12.44
Loan Type	Proposed New	Net Operating Income	\$133,385	\$133,385
Interest Rate / Amortization	3.5% / 30 Years	Net Cash Flow After Debt Service	7.72% / \$58,080	7.72% / \$58,080
Price/Unit	\$537,500	Total Return	11.28% / \$84,900	11.41% / \$85,854
Price/SF	\$361.83			
Number of Units	4			
Rentable Square Feet	5,942			
Year Built	2020			
Lot Size	0.16 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
4	4 Bed / 3 Bath	1,486
4	Total	5,942



PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$1,397,500
Loan Type	Proposed New
Interest Rate	3.5%
Amortization	30 Years
Loan Term	30 Years
Loan to Value	65%
Debt Coverage Ratio	1.77

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Ocm Pe Holdings LP	10,000
Police Dept	6,250
GUGGENHEIM INVESTMENTS	5,173
Samaritan Imaging Center	5,005
The Orthopedic Institute of	5,004
County of Los Angeles	4,809
Mufg Union Bank Foundation	4,200
Usc School of Medicine	4,000
Employment Dev Cal Dept	3,152
Kpmg LLP	3,127
East Los Angeles College	3,006
Dept of Pub Wrks- Bur Sntation	3,000

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2020 Estimate Pop	37,490	327,115	1,115,333
2010 Census Pop	36,260	309,931	1,075,321
2020 Estimate HH	10,293	96,686	323,974
2010 Census HH	9,757	87,429	305,116
Median HH Income	\$40,865	\$41,495	\$42,007
Per Capita Income	\$17,274	\$20,848	\$19,147
Average HH Income	\$62,181	\$66,762	\$63,918

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present these 4 units located at 2469 E 7th Street in Los Angeles, California. Built in 2020, all units are currently vacant with Certificate of Occupancy approximately by November 1st. This brand new multifamily building sits on 6,968 square feet of land with 6,071 square feet of rentable area and consists of all (4)- four bed / three bath units.

These two duplexes are on a single lot offering its tenants alley access and private garage parking and finished with high-end stainless steel appliances, quartz counter-tops, tank-less water heaters, recessed lighting, central heating & A/C, laminate floors, soft close cabinets, and much more!

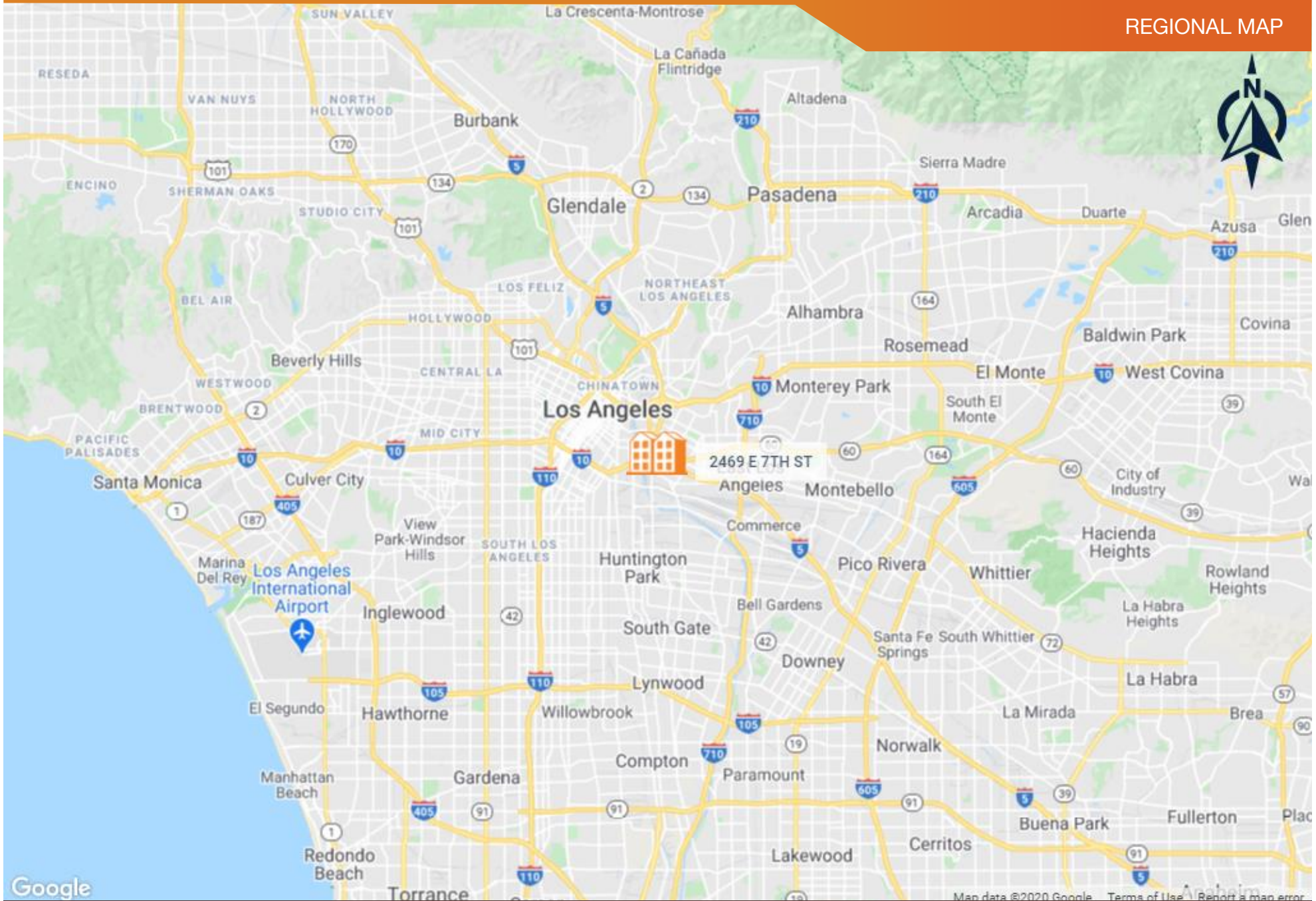
The property is well located in Boyle Heights just minutes from all the premier dining, entertainment and shopping that The Arts District, Downtown LA and LA Live has to offer. Tenants enjoy close proximity to Urth Caffe, Blue Bottle Coffee, Bestia, Bavel and many more famed coffee and restaurants! Furthermore, tenants have the luxury to of using the 6th Street Viaduct which is expected to be completed in the Summer of 2022. This \$588 million Viaduct is the largest bridge project to be built in the history of Los Angeles. It will serve as the vital connection between Arts District and the historic neighborhood of Boyle Heights. Upon completion, a 12 acre park will be constructed underneath the structure which will provide easy access to the Los Angeles River, public art, recreational programming and more.

Easy to manage and with a great unit mix, the subject property offers an investor a very rare opportunity to acquire a hassle-free, high cash flow, and turn-key fourplex in one of Los Angeles' premier rental markets.

INVESTMENT HIGHLIGHTS

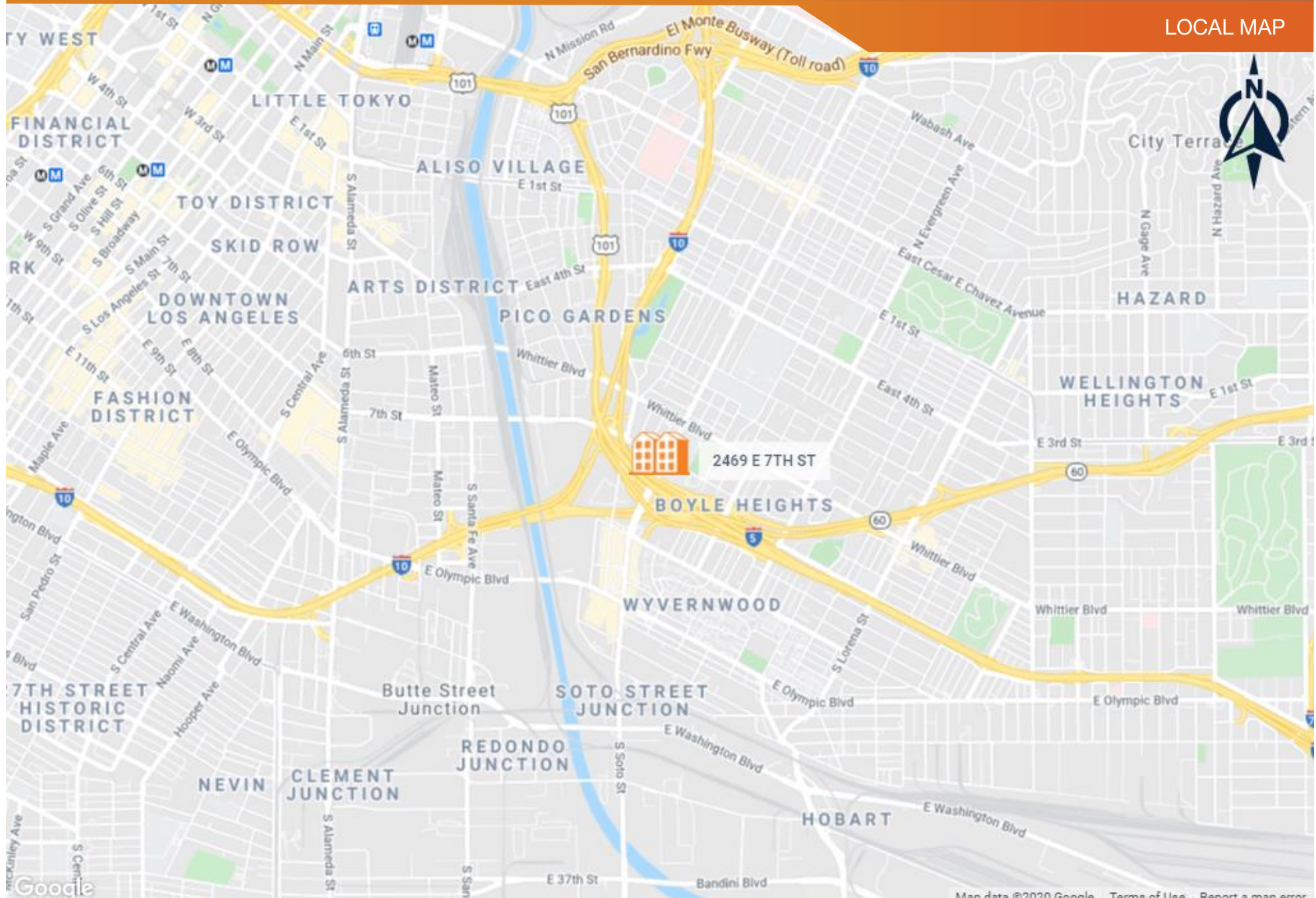
- Built in 2020, Brand New
- Individually Metered for Water, Gas & Electric
- On-Site Garage Parking w/ Alley Access
- All Units Vacant
- CofO Approximately: November 1st
- High-End Appliances
- Proximate to The Arts District, 6th St Viaduct, Dining & Entertainment
- Great Mix of All 4 bed / 3 bath Units
- Walk Score of 82

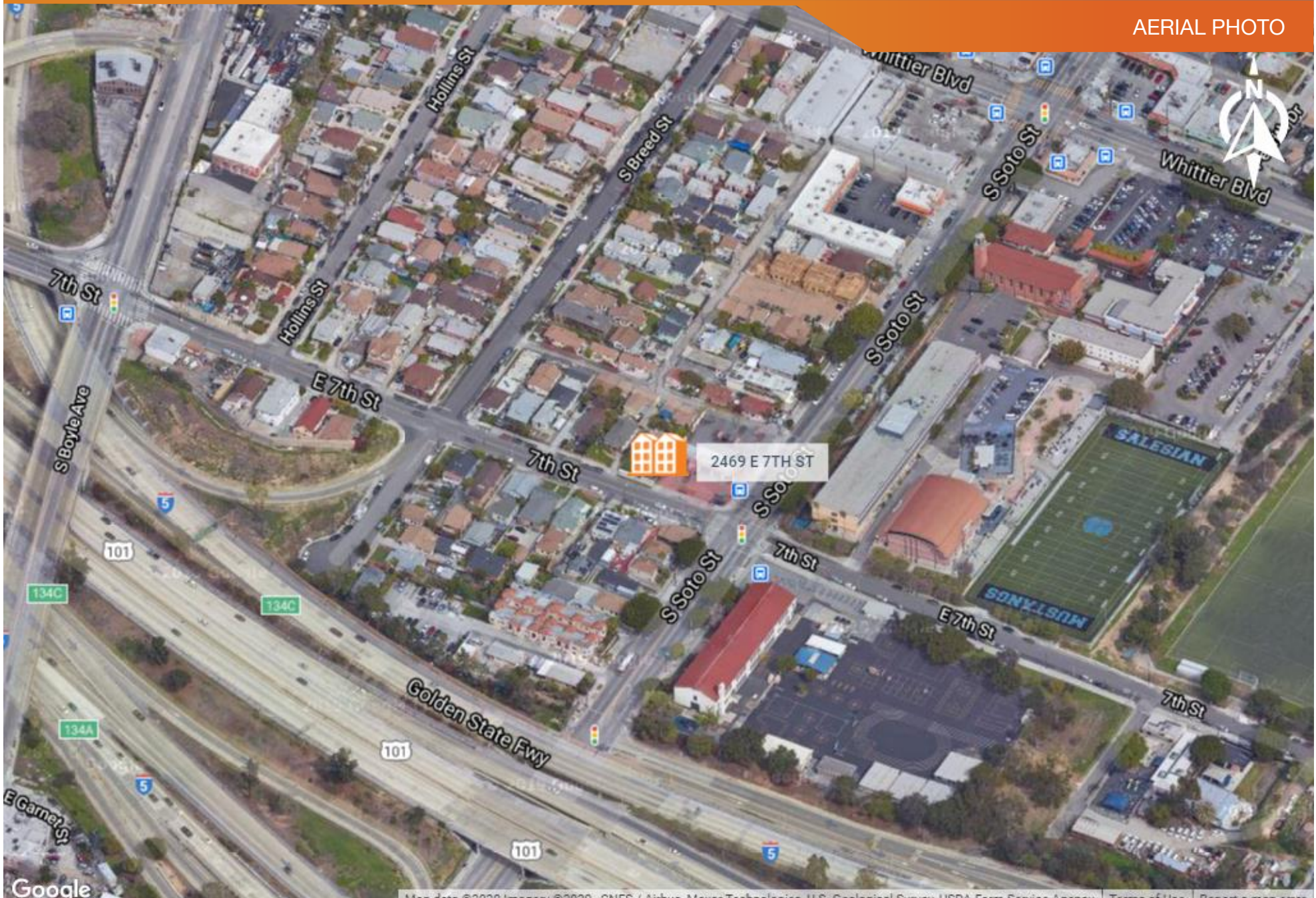




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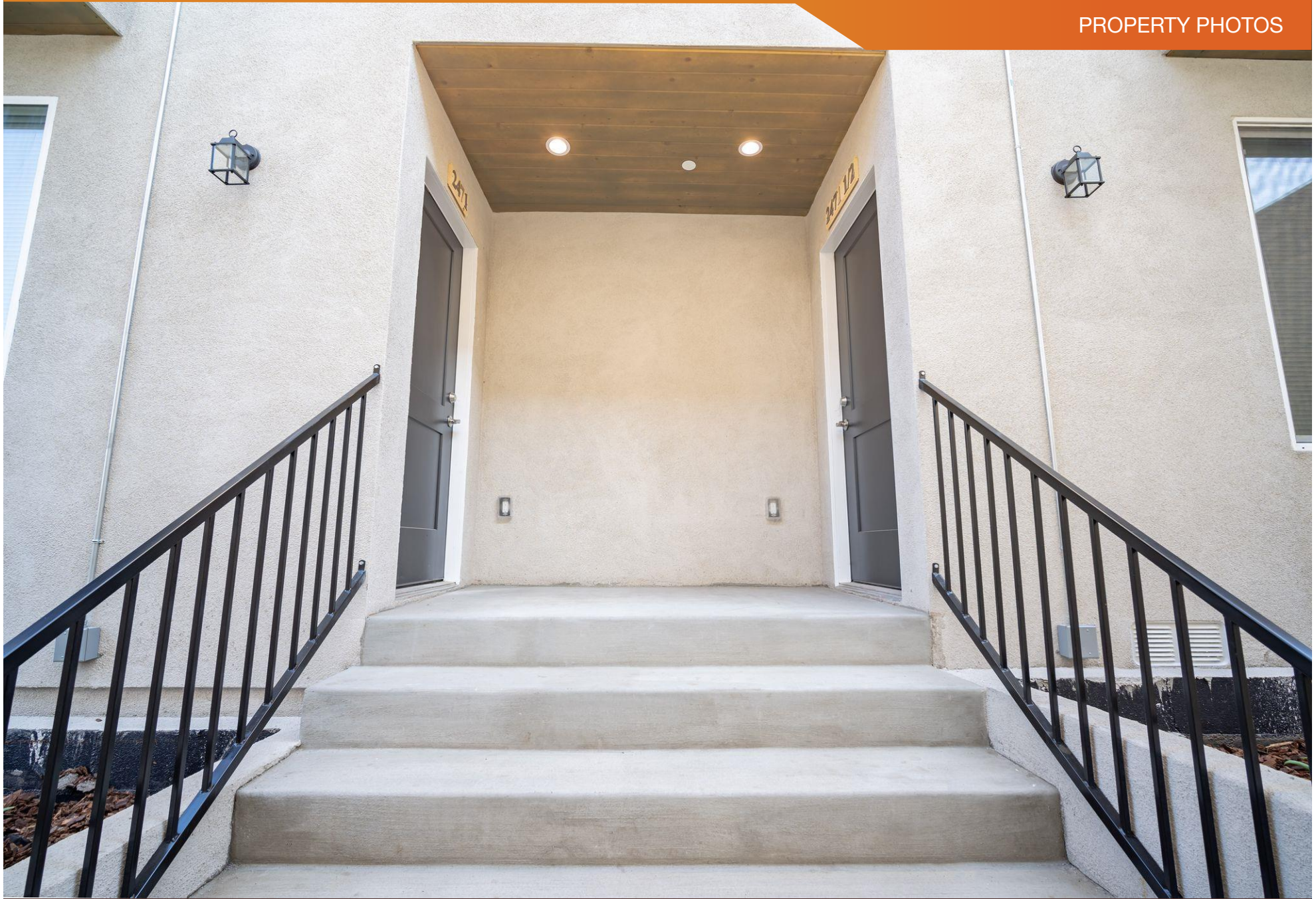
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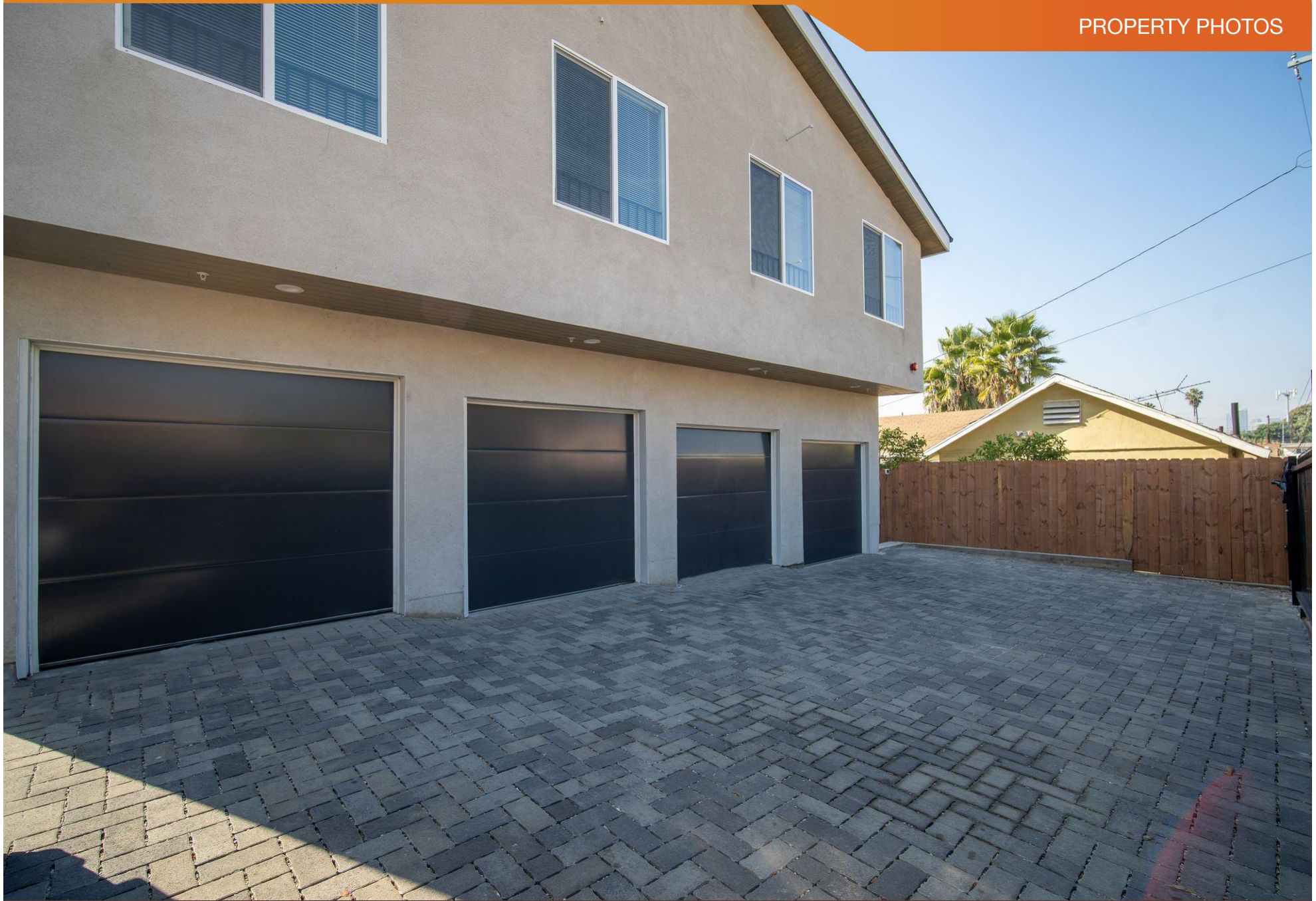




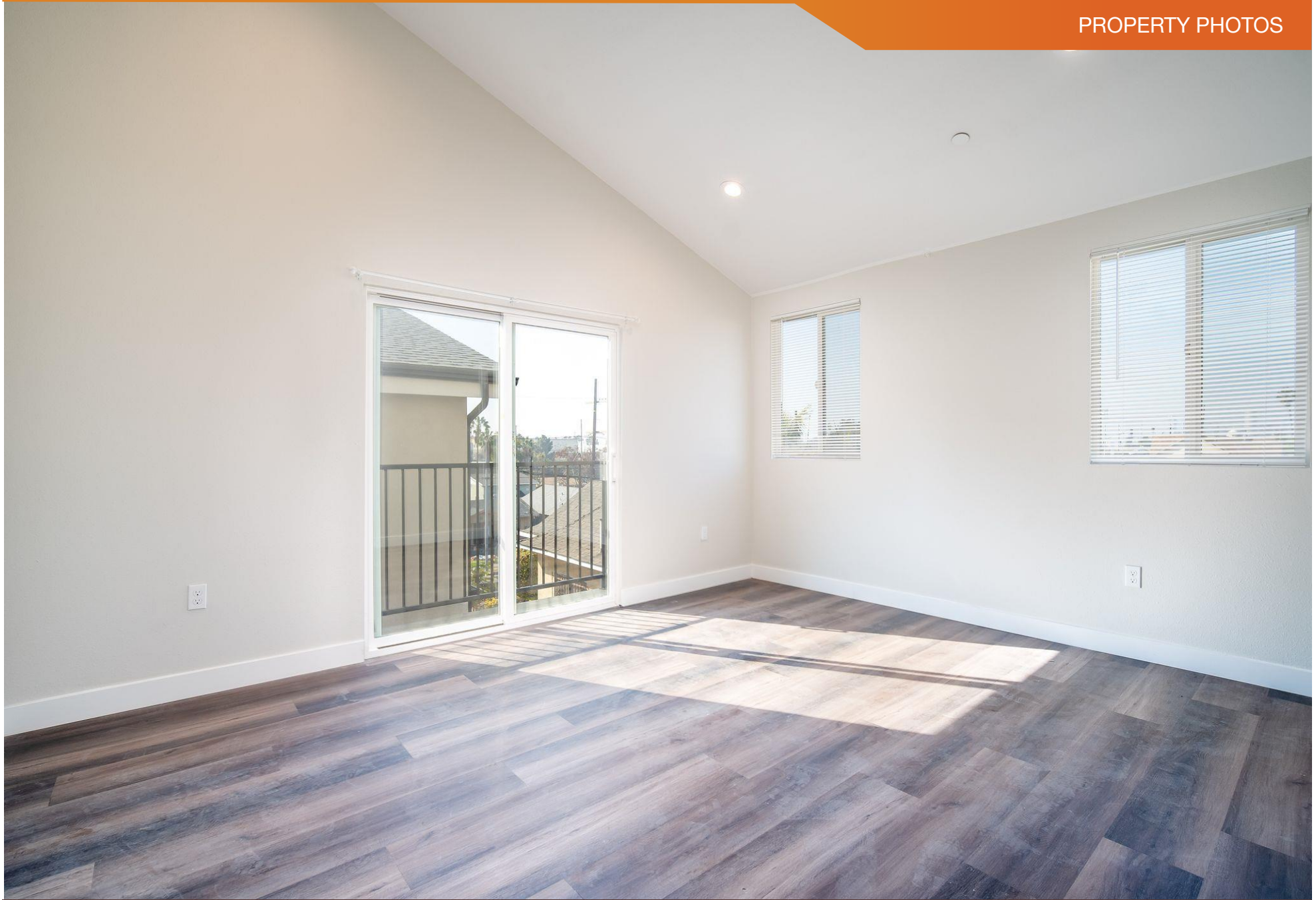






















FINANCIAL ANALYSIS



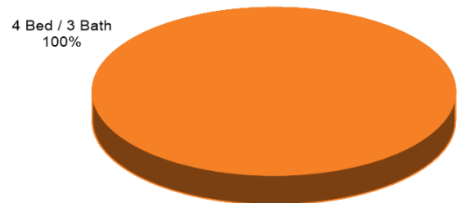
RENT ROLL SUMMARY

As of October, 2020

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
4 Bed / 3 Bath	4	1,486	\$3,600 - \$3,600	\$3,600	\$2.42	\$14,400	\$3,600	\$2.42	\$14,400
Totals/Weighted Averages	4	1,518		\$3,600	\$2.37	\$14,400	\$3,600	\$2.37	\$14,400
Gross Annualized Rents				\$172,800			\$172,800		

Notes:

Unit Distribution



Unit Rent



RENT ROLL DETAIL

As of October, 2020

Unit	Unit Type	Square Feet	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	4 Bed / 3 Bath	1,466	\$3,600	\$2.46	\$3,600	\$2.46
2	4 Bed / 3 Bath	1,466	\$3,600	\$2.46	\$3,600	\$2.46
3	4 Bed / 3 Bath	1,505	\$3,600	\$2.39	\$3,600	\$2.39
4	4 Bed / 3 Bath	1,505	\$3,600	\$2.39	\$3,600	\$2.39
Total		Square Feet: 6,071	\$14,400	\$2.37	\$14,400	\$2.37

OPERATING STATEMENT

Income	Current		Pro Forma	Notes	Per Unit	Per SF
Gross Current Rent	172,800		172,800		43,200	28.46
Physical Vacancy	(5,184)	3.0%	(5,184)	3.0%	(1,296)	(0.85)
Total Vacancy	(\$5,184)	3.0%	(\$5,184)	3.0%	(\$1,296)	(\$1)
Effective Gross Income	\$167,616		\$167,616		\$41,904	\$27.61
Expenses						
	Current		Pro Forma	Notes	Per Unit	Per SF
Real Estate Taxes	25,803		25,803	[1]	6,451	4.25
Insurance	2,428		2,428	[2]	607	0.40
Utilities	1,800		1,800	[3]	450	0.30
Repairs & Maintenance	2,000		2,000	[4]	500	0.33
Landscaping	1,200		1,200	[5]	300	0.20
Operating Reserves	1,000		1,000	[6]	250	0.16
Total Expenses	\$34,231		\$34,231		\$8,558	\$5.64
Expenses as % of EGI	20.4%		20.4%			
Net Operating Income	\$133,385		\$133,385		\$33,346	\$21.97

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

NOTES**Notes to Operating Statement**

- [1] 1.200129% of the purchase price
- [2] \$0.40 per rentable sf
- [3] Owner provided expense
- [4] \$500 per unit per year
- [5] \$100 per month
- [6] \$250 per unit per year

PRICING DETAIL

Summary		
Price	\$2,150,000	
Down Payment	\$752,500	35%
Number of Units	4	
Price Per Unit	\$537,500	
Price Per SqFt	\$354.14	
Gross SqFt	6,071	
Lot Size	0.16 Acres	
Approx. Year Built	2020	

Returns	Current	Pro Forma
CAP Rate	6.20%	6.20%
GRM	12.44	12.44
Cash-on-Cash	7.72%	7.72%
Debt Coverage Ratio	1.77	1.77

Financing	1st Loan
Loan Amount	\$1,397,500
Loan Type	New
Interest Rate	3.50%
Amortization	30 Years
Year Due	2050

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

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
4	4 Bed / 3 Bath	1,486	\$3,600	\$3,600

Operating Data

Income		Current		Pro Forma
Gross Scheduled Rent		\$172,800		\$172,800
Less: Vacancy/Deductions	3.0%	\$5,184	3.0%	\$5,184
Total Effective Rental Income		\$167,616		\$167,616
Other Income		\$0		\$0
Effective Gross Income		\$167,616		\$167,616
Less: Expenses	20.4%	\$34,231	20.4%	\$34,231
Net Operating Income		\$133,385		\$133,385
Cash Flow		\$133,385		\$133,385
Debt Service		\$75,305		\$75,305
Net Cash Flow After Debt Service	7.72%	\$58,080	7.72%	\$58,080
Principal Reduction		\$26,820		\$27,774
Total Return	11.28%	\$84,900	11.41%	\$85,854

Expenses	Current	Pro Forma
Real Estate Taxes	\$25,803	\$25,803
Insurance	\$2,428	\$2,428
Utilities	\$1,800	\$1,800
Repairs & Maintenance	\$2,000	\$2,000
Landscaping	\$1,200	\$1,200
Operating Reserves	\$1,000	\$1,000
Total Expenses	\$34,231	\$34,231
Expenses/Unit	\$8,558	\$8,558
Expenses/SF	\$5.64	\$5.64

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

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**

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

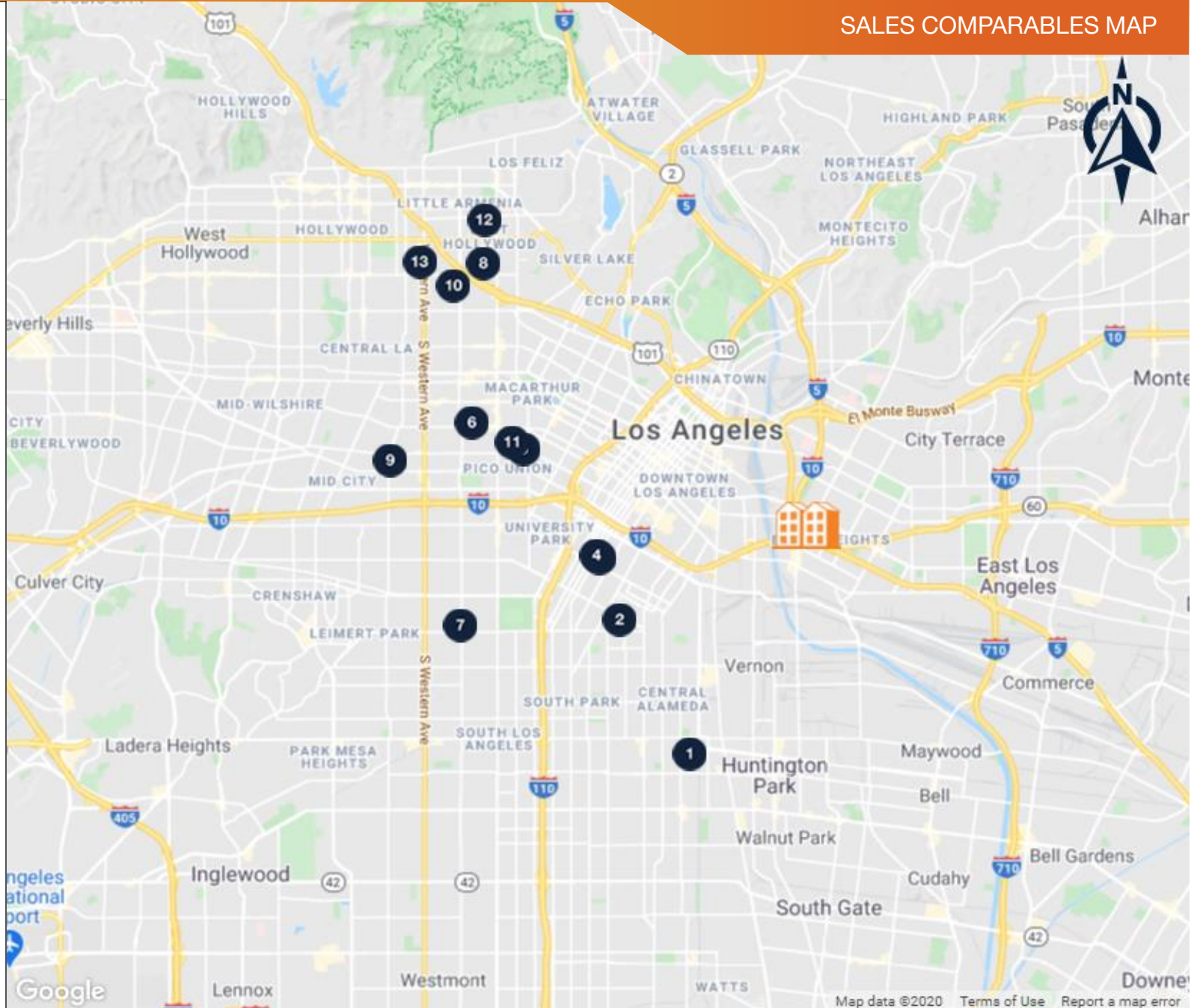




2469 E 7TH ST
Los Angeles, CA 90023

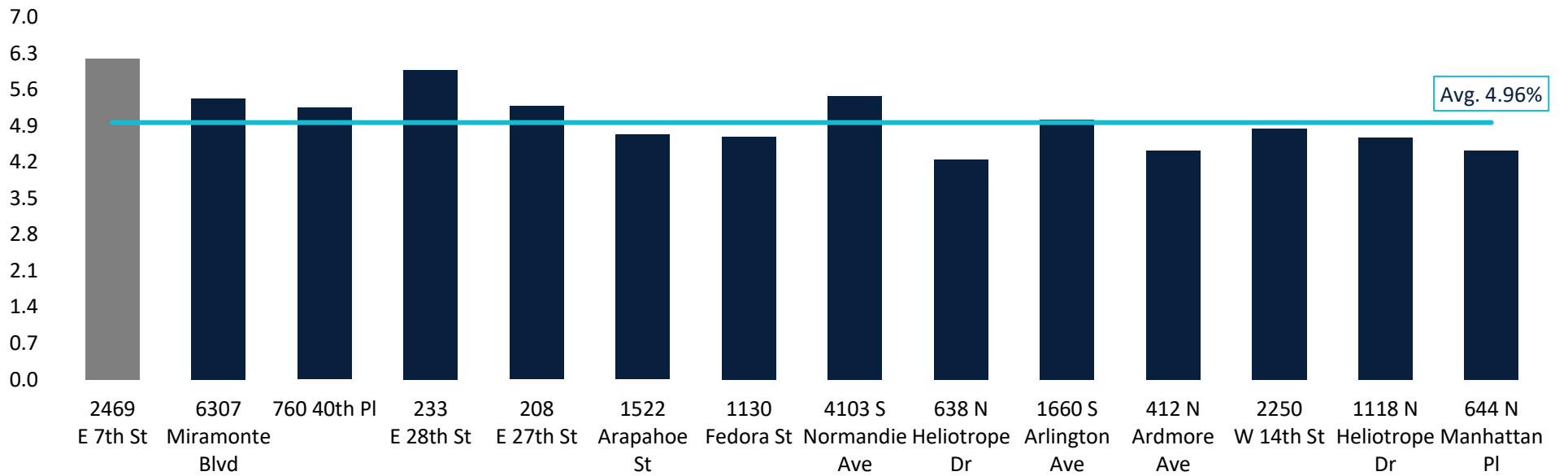
- 1 6307 Miramonte Blvd
- 2 760 40th Pl
- 3 233 E 28th St
- 4 208 E 27th St
- 5 1522 Arapahoe St
- 6 1130 Fedora St
- 7 4103 S Normandie Ave
- 8 638 N Heliotrope Dr
- 9 1660 S Arlington Ave
- 10 412 N Ardmore Ave
- 11 2250 W 14th St
- 12 1118 N Heliotrope Dr
- 13 644 N Manhattan Pl

● SALES COMPARABLES



SALES COMPARABLES SALES COMPS AVG

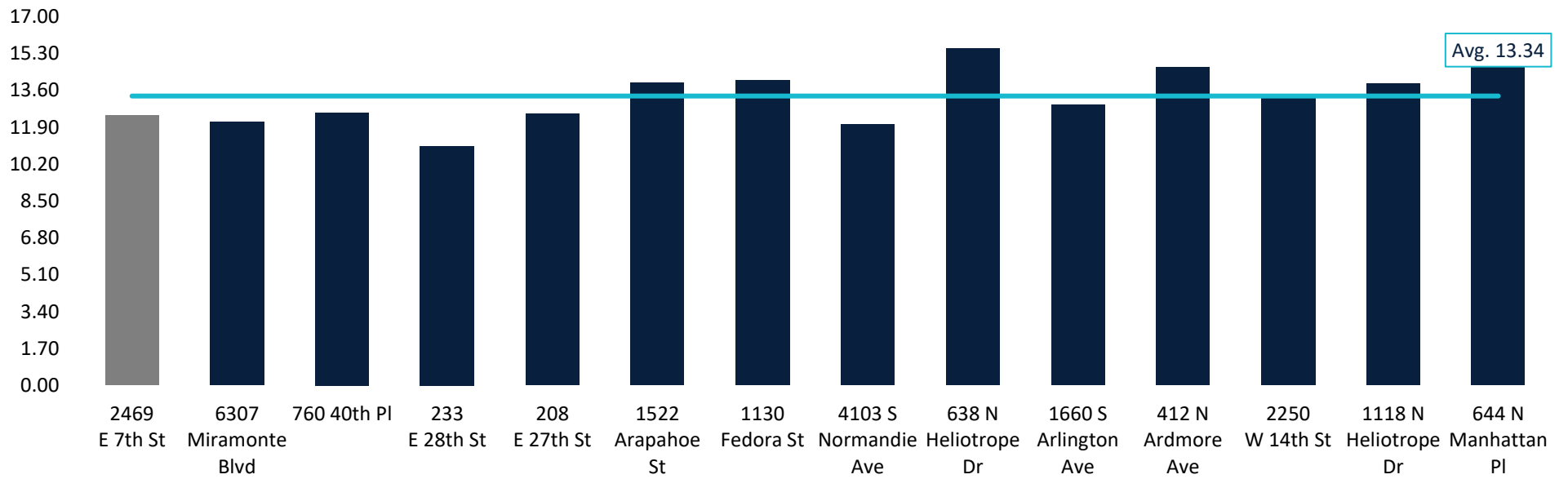
Average Cap Rate



SALES COMPARABLES

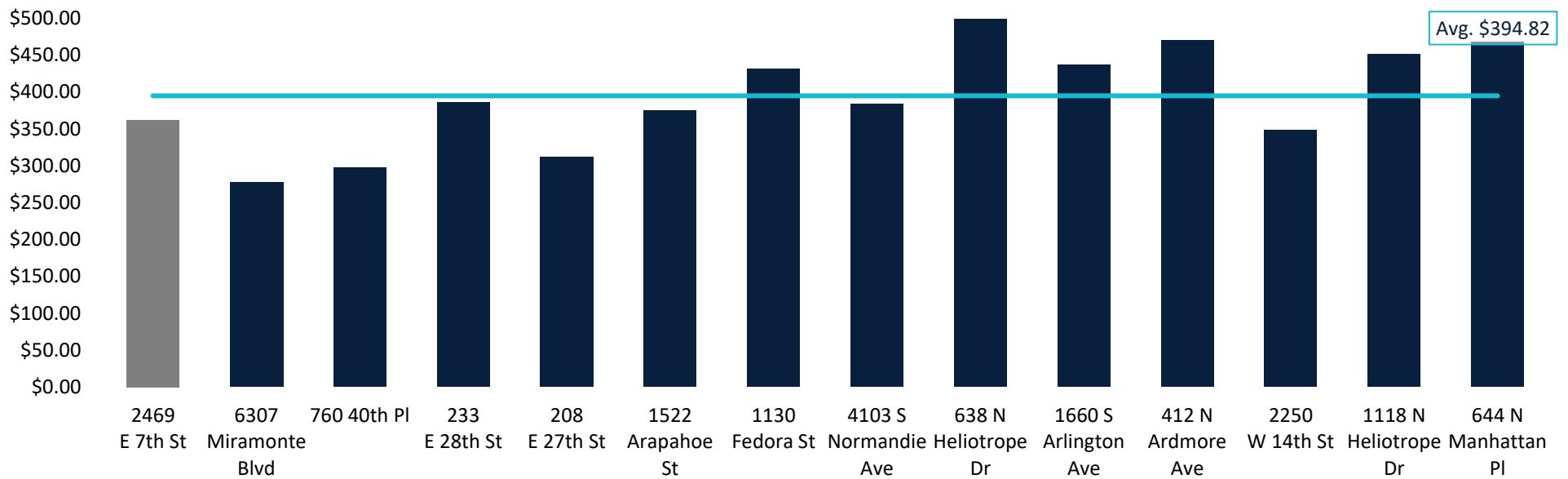
SALES COMPS AVG

Average GRM



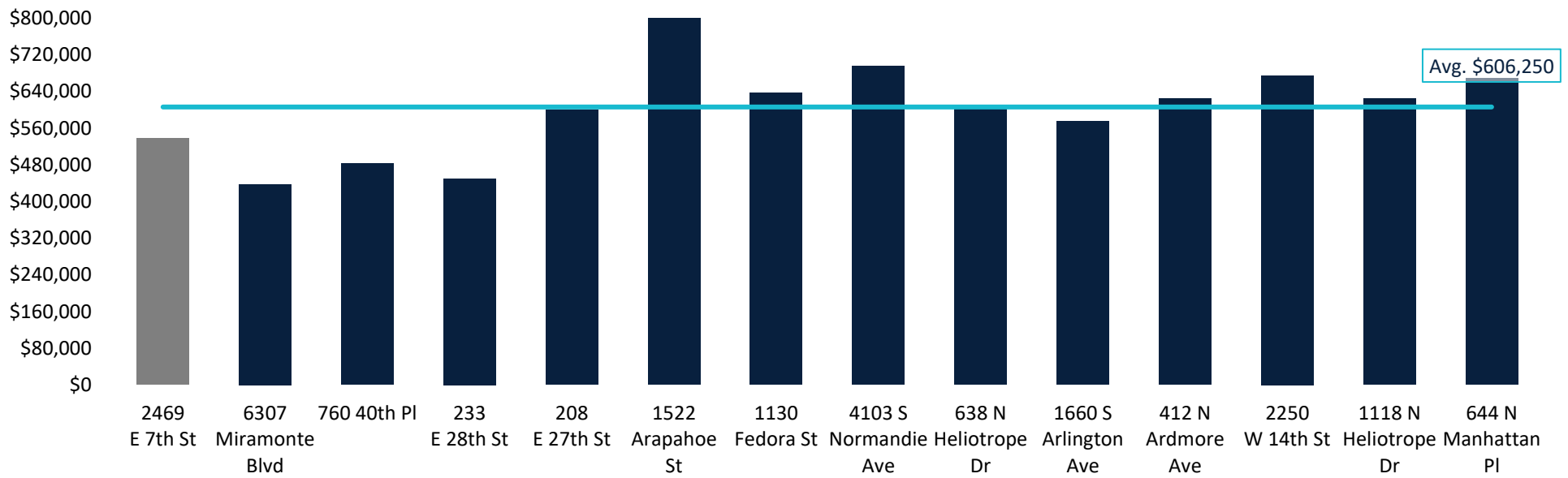
SALES COMPARABLES SALES COMPS AVG

Average Price Per Square Foot



SALES COMPARABLES SALES COMPS AVG

Average Price Per Unit



SALES COMPARABLES

2469 E 7TH ST

2469 E 7th St, Los Angeles, CA, 90023



		Units	Unit Type
Offering Price:	\$2,150,000	4	4 Bed 3 Bath
Price/Unit:	\$537,500		
Price/SF:	\$361.83		
CAP Rate:	6.20%		
GRM:	12.44		
Total No. of Units:	4		
Year Built:	2020		

Underwriting Criteria

Income	\$167,616	Expenses	\$34,231
NOI	\$133,385	Vacancy	(\$5,184)

6307 MIRAMONTE BLVD

6307 Miramonte Blvd, Los Angeles, CA, 90001



		Units	Unit Type
Close Of Escrow:	7/9/2020	2	4 Bdr 2 Bath
Sales Price:	\$1,750,000	2	4 Bdr 3 Bath
Price/Unit:	\$437,500		
Price/SF:	\$277.78		
CAP Rate:	5.43%		
GRM:	12.15		
Total No. of Units:	4		
Year Built:	2020		

Underwriting Criteria

Income	\$144,000
NOI	\$95,040

760 40TH PL

760 40th Pl, Los Angeles, CA, 90011



		Units	Unit Type
Close Of Escrow:	1/9/2020	4	4 Bdr 3 Bath
Sales Price:	\$1,930,000		
Price/Unit:	\$482,500		
Price/SF:	\$296.92		
CAP Rate:	5.25%		
GRM:	12.57		
Total No. of Units:	4		
Year Built:	2019		

Underwriting Criteria

Income	\$153,600
NOI	\$101,376

SALES COMPARABLES

233 E 28TH ST

233 E 28th St, Los Angeles, CA, 90011



		Units	Unit Type
Close Of Escrow:	7/24/2020	4	3 Bdr 2 Bath
Sales Price:	\$1,800,000		
Price/Unit:	\$450,000		
Price/SF:	\$386.02		
CAP Rate:	5.98%		
GRM:	11.03		
Total No. of Units:	4		
Year Built:	2020		

Underwriting Criteria	
Income	\$163,200
NOI	\$107,712

208 E 27TH ST

208 E 27th St, Los Angeles, CA, 90011



		Units	Unit Type
Close Of Escrow:	9/18/2020	4	4 Bdr 4 Bath
Sales Price:	\$2,400,000		
Price/Unit:	\$600,000		
Price/SF:	\$311.53		
CAP Rate:	5.28%		
GRM:	12.50		
Total No. of Units:	4		
Year Built:	2020		

Underwriting Criteria	
Income	\$192,000
NOI	\$126,720

1522 ARAPAHOE ST

1522 Arapahoe St , Los Angeles, CA, 90006



		Units	Unit Type
Close Of Escrow:	1/15/2020	1	4 Bdr 3 Bath
Sales Price:	\$3,200,000	2	4 Bdr 4 Bath
Price/Unit:	\$800,000	1	5 Bdr 4 Bath
Price/SF:	\$374.93		
CAP Rate:	4.73%		
GRM:	13.96		
Total No. of Units:	4		
Year Built:	2019		

Underwriting Criteria	
Income	\$229,200
NOI	\$151,272

SALES COMPARABLES

1130 FEDORA ST

1130 Fedora St, Los Angeles, CA, 90006



		Units	Unit Type
Close Of Escrow:	3/13/2020	4	3 Bdr 3 Bath
Sales Price:	\$2,550,000		
Price/Unit:	\$637,500		
Price/SF:	\$431.18		
CAP Rate:	4.69%		
GRM:	14.07		
Total No. of Units:	4		
Year Built:	2019		

Underwriting Criteria	
Income	\$181,200
NOI	\$119,592

4103 S NORMANDIE AVE

4103 S Normandie Ave , Los Angeles, CA, 90037



		Units	Unit Type
Close Of Escrow:	6/8/2020		
Sales Price:	\$2,780,000		
Price/Unit:	\$695,000		
Price/SF:	\$383.45		
CAP Rate:	5.48%		
GRM:	12.03		
Total No. of Units:	4		
Year Built:	2020		

Underwriting Criteria	
Income	\$231,000
NOI	\$152,460

NOTES

2 - 4+4
2 - 7+7

638 N HELIOTROPE DR

638 N Heliotrope Dr, Los Angeles, CA, 90004



		Units	Unit Type
Close Of Escrow:	3/10/2020	4	3 Bdr 3 Bath
Sales Price:	\$2,440,000		
Price/Unit:	\$610,000		
Price/SF:	\$498.77		
CAP Rate:	4.25%		
GRM:	15.52		
Total No. of Units:	4		
Year Built:	2020		

Underwriting Criteria	
Income	\$157,200
NOI	\$103,752

SALES COMPARABLES

1660 S ARLINGTON AVE

1660 S Arlington Ave , Los Angeles, CA, 90019



		Units	Unit Type
Close Of Escrow:	7/22/2019	2	3 Bdr 2 Bath
Sales Price:	\$2,300,000	1	4 Bdr 2 Bath
Price/Unit:	\$575,000	1	4 Bdr 3 Bath
Price/SF:	\$436.52		
CAP Rate:	5.02%		
GRM:	12.95		
Total No. of Units:	4		
Year Built:	2019		

412 N ARDMORE AVE

412 N Ardmore Ave , Los Angeles, CA, 90004



		Units	Unit Type
Close Of Escrow:	9/26/2019	1	2 Bdr 1.5 Bath
Sales Price:	\$2,500,000	1	3 Bdr 2.5 Bath
Price/Unit:	\$625,000	1	3 Bdr 3.5 Bath
Price/SF:	\$469.92	1	4 Bdr 3.5 Bath
CAP Rate:	4.43%		
GRM:	14.67		
Total No. of Units:	4		
Year Built:	2019		

2250 W 14TH ST

2250 W 14th St , Los Angeles, CA, 90006



		Units	Unit Type
Close Of Escrow:	9/17/2019	4	4 Bdr 4 Bath
Sales Price:	\$2,700,000		
Price/Unit:	\$675,000		
Price/SF:	\$347.67		
CAP Rate:	4.85%		
GRM:	13.39		
Total No. of Units:	4		
Year Built:	2019		

SALES COMPARABLES

1118 N HELIOTROPE DR

1118 N Heliotrope Dr, Los Angeles, CA, 90029



		Units	Unit Type
Close Of Escrow:	9/18/2019	2	2 Bdr 3 Bath
Sales Price:	\$2,500,000	1	4 Bdr 3 Bath
Price/Unit:	\$625,000	1	4 Bdr 4 Bath
Price/SF:	\$450.69		
CAP Rate:	4.68%		
GRM:	13.89		
Total No. of Units:	4		
Year Built:	2019		

644 N MANHATTAN PL

644 N Manhattan Pl, Los Angeles, CA, 90004

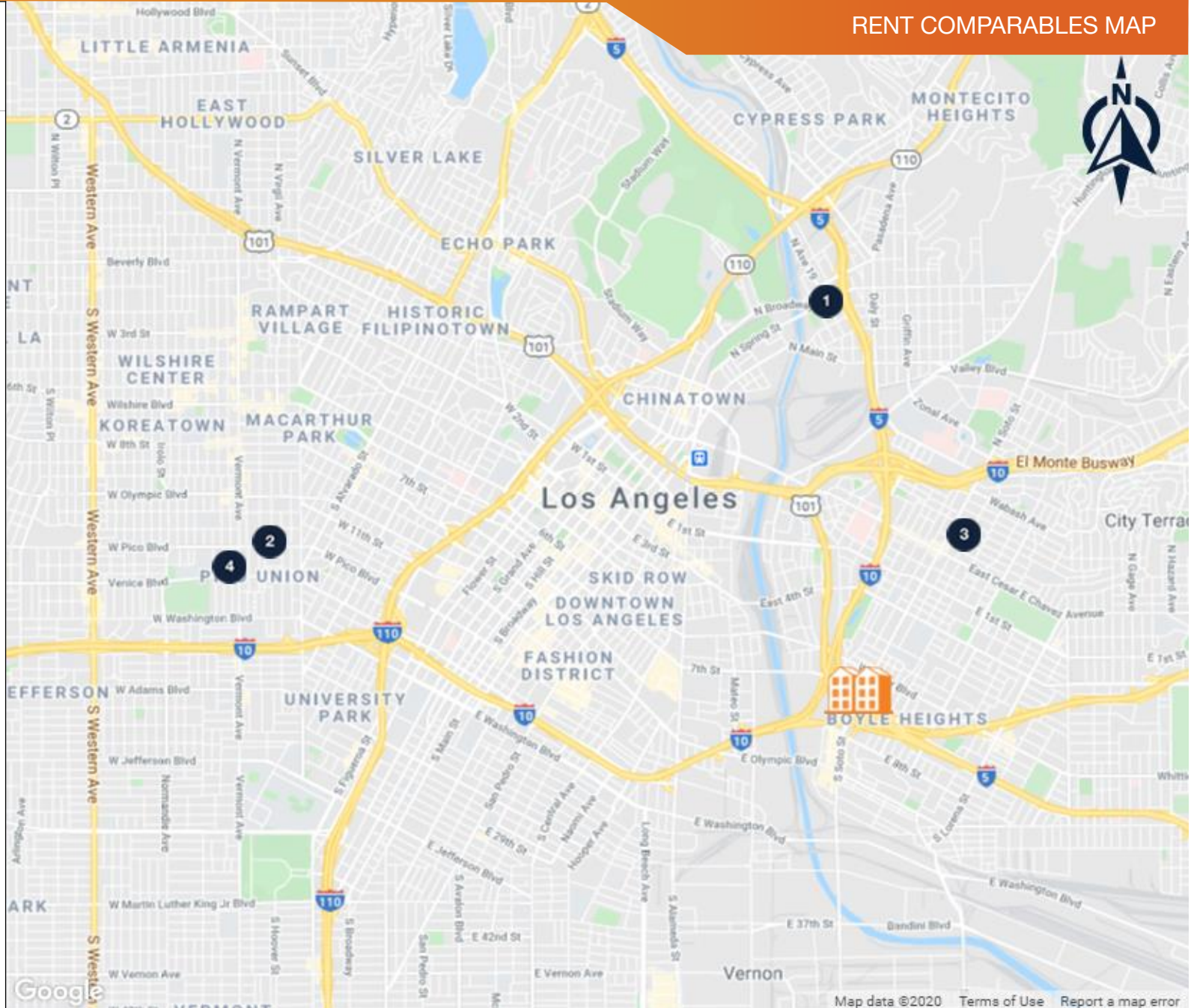


		Units	Unit Type
Close Of Escrow:	9/25/2019	4	3 Bdr 3 Bath
Sales Price:	\$2,675,000		
Price/Unit:	\$668,750		
Price/SF:	\$467.33		
CAP Rate:	4.43%		
GRM:	14.67		
Total No. of Units:	4		
Year Built:	2019		



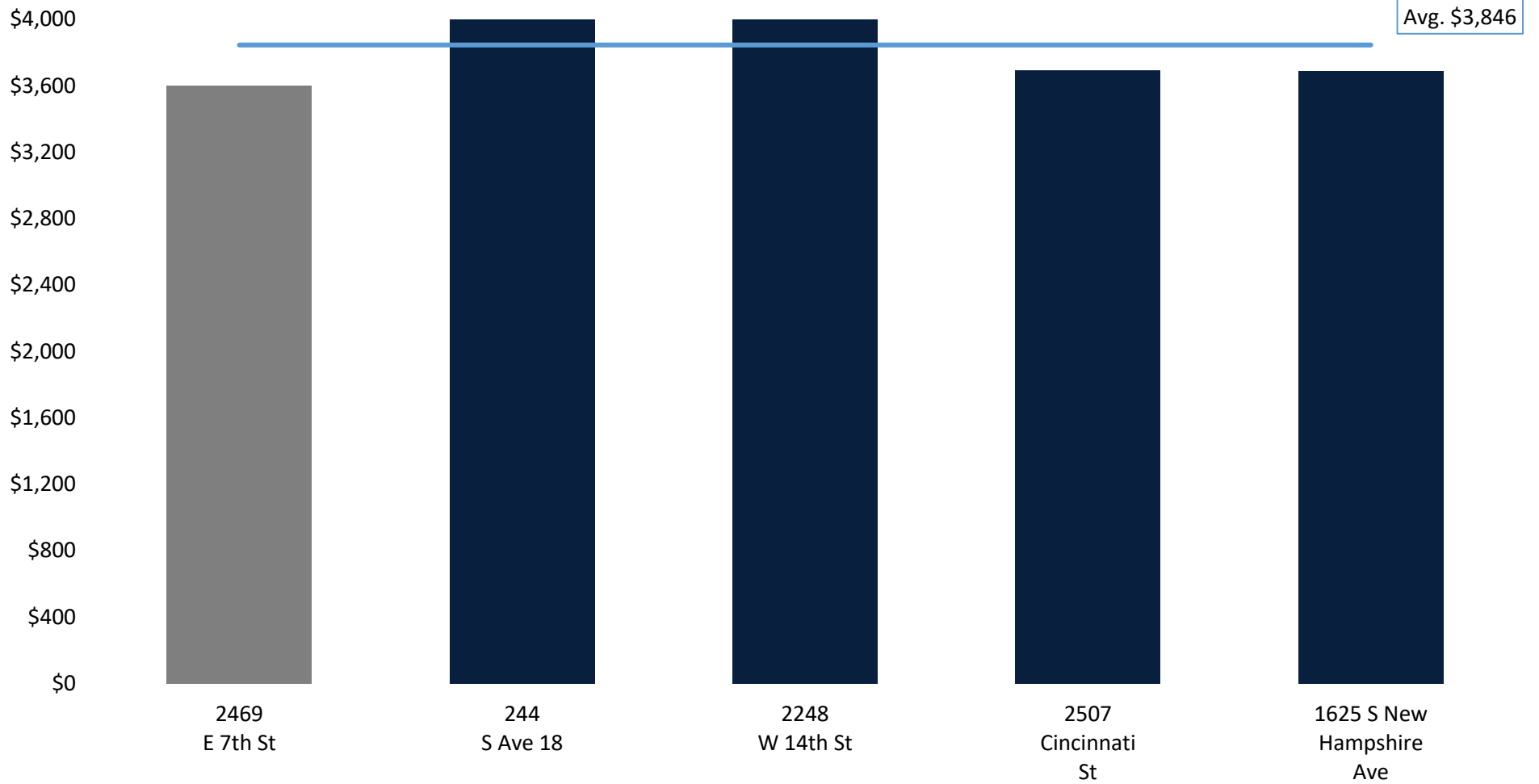
2469 E 7TH ST
Los Angeles, CA 90023

- 1 244 S Ave 18
- 2 2248 W 14th St
- 3 2507 Cincinnati St
- 4 1625 S New Hampshire Ave



AVERAGE RENT - MULTIFAMILY

4 Bedroom



2469 E 7TH ST
2469 E 7th St, Los Angeles, CA, 90023



Unit Type	Units	SF	Rent	Rent/SF
4 Bed 3 Bath	4	1,486	\$3,600	\$2.42
Total/Avg.	4	1,486	\$3,600	\$2.42

YEAR BUILT: 2020

244 S AVE 18
244 S Ave 18 Ave, Los Angeles, CA, 90031



Unit Type	Units	SF	Rent	Rent/SF
4 Bdr 3 Bath	1	1,950	\$4,000	\$2.05
Total/Avg.	1	1,950	\$4,000	\$2.05

YEAR BUILT: 2016

2248 W 14TH ST
2248 W 14th St, Los Angeles, CA, 90006



Unit Type	Units	SF	Rent	Rent/SF
4 Bdr 4 Bath	1	2,000	\$4,000	\$2.00
Total/Avg.	1	2,000	\$4,000	\$2.00

YEAR BUILT: 2019

2507 CINCINNATI ST

2507 Cincinnati St, Los Angeles, CA, 90033



Unit Type	Units	SF	Rent	Rent/SF
4 Bdr 3.5 Bath	2	1,540	\$3,695	\$2.40
Total/Avg.	2	1,540	\$3,695	\$2.40

YEAR BUILT: 2020

1625 S NEW HAMPSHIRE AVE

1625 S New Hampshire Ave , Los Angeles, CA, 90006



Unit Type	Units	SF	Rent	Rent/SF
4 Bdr 4 Bath	1	1,768	\$3,690	\$2.09
Total/Avg.	1	1,768	\$3,690	\$2.09

YEAR BUILT: 2018

MARKET OVERVIEW



Created on October 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	38,300	337,653	1,137,893
■ 2020 Estimate			
Total Population	37,490	327,115	1,115,333
■ 2010 Census			
Total Population	36,260	309,931	1,075,321
■ 2000 Census			
Total Population	36,281	299,793	1,068,113
■ Daytime Population			
2020 Estimate	46,991	546,049	1,267,178
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	10,610	102,181	334,670
■ 2020 Estimate			
Total Households	10,293	96,686	323,974
Average (Mean) Household Size	3.60	3.14	3.30
■ 2010 Census			
Total Households	9,757	87,429	305,116
■ 2000 Census			
Total Households	9,116	75,463	287,510
Growth 2015-2020	3.08%	5.68%	3.30%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2025 Projection	10,610	102,181	334,670
2020 Estimate	10,890	104,699	344,886
Owner Occupied	2,115	19,696	76,402
Renter Occupied	8,178	76,991	247,572
Vacant	597	8,013	20,911
■ Persons In Units			
2020 Estimate Total Occupied Units	10,293	96,686	323,974
1 Person Units	20.65%	30.65%	23.88%
2 Person Units	18.35%	19.84%	20.81%
3 Person Units	14.26%	12.34%	14.97%
4 Person Units	15.02%	12.16%	14.55%
5 Person Units	12.43%	9.83%	10.76%
6+ Person Units	19.29%	15.18%	15.03%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	2.72%	3.87%	3.19%
\$150,000 - \$199,000	3.10%	3.84%	3.39%
\$100,000 - \$149,000	10.83%	10.71%	10.25%
\$75,000 - \$99,999	10.26%	10.38%	10.58%
\$50,000 - \$74,999	15.24%	14.53%	15.79%
\$35,000 - \$49,999	13.98%	12.87%	13.89%
\$25,000 - \$34,999	12.10%	10.18%	11.42%
\$15,000 - \$24,999	14.52%	12.61%	13.65%
Under \$15,000	17.27%	21.01%	17.83%
Average Household Income	\$62,181	\$66,762	\$63,918
Median Household Income	\$40,865	\$41,495	\$42,007
Per Capita Income	\$17,274	\$20,848	\$19,147
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	37,490	327,115	1,115,333
Under 20	29.42%	26.72%	27.47%
20 to 34 Years	24.65%	27.03%	27.08%
35 to 39 Years	7.56%	7.95%	7.79%
40 to 49 Years	12.87%	13.09%	12.86%
50 to 64 Years	13.95%	14.73%	14.76%
Age 65+	11.55%	10.48%	10.02%
Median Age	32.40	32.86	32.32
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	23,595	213,700	714,685
Elementary (0-8)	26.96%	22.05%	22.44%
Some High School (9-11)	16.27%	15.72%	15.14%
High School Graduate (12)	20.21%	21.09%	21.68%
Some College (13-15)	13.24%	14.59%	14.09%
Associate Degree Only	4.42%	4.00%	4.45%
Bachelors Degree Only	8.99%	11.54%	11.81%
Graduate Degree	3.20%	5.08%	4.60%
■ Population by Gender			
2020 Estimate Total Population	37,490	327,115	1,115,333
Male Population	50.62%	52.78%	51.23%
Female Population	49.38%	47.22%	48.77%

Source: © 2019 Experian



Population

In 2019, the population in your selected geography is 37,490. The population has changed by 3.33% since 2000. It is estimated that the population in your area will be 38,300.00 five years from now, which represents a change of 2.16% from the current year. The current population is 50.62% male and 49.38% female. The median age of the population in your area is 32.40, compare this to the US average which is 38.21. The population density in your area is 11,931.85 people per square mile.



Households

There are currently 10,293 households in your selected geography. The number of households has changed by 12.91% since 2000. It is estimated that the number of households in your area will be 10,610 five years from now, which represents a change of 3.08% from the current year. The average household size in your area is 3.60 persons.



Income

In 2019, the median household income for your selected geography is \$40,865, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 69.00% since 2000. It is estimated that the median household income in your area will be \$45,584 five years from now, which represents a change of 11.55% from the current year.

The current year per capita income in your area is \$17,274, compare this to the US average, which is \$34,935. The current year average household income in your area is \$62,181, 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: 49.70% White, 1.17% Black, 0.05% Native American and 2.83% 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 93.45% 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 \$361,099 in 2019, compare this to the US average of \$221,068. In 2000, there were 2,026 owner occupied housing units in your area and there were 7,090 renter occupied housing units in your area. The median rent at the time was \$514.



Employment

In 2019, there are 16,878 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 34.55% of employees are employed in white-collar occupations in this geography, and 65.70% are employed in blue-collar occupations. In 2019, unemployment in this area is 3.75%. In 2000, the average time traveled to work was 33.00 minutes.

