



4517 HAZELTINE AVENUE
4517 Hazeltine Ave • Sherman Oaks, CA 91423

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4517 HAZELTINE AVENUE
Sherman Oaks, CA
ACT ID ZAA0120148

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INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
		CURRENT		PRO FORMA
Price	\$1,330,000			
Loan Amount	\$997,500	CAP Rate	3.22%	5.39%
Loan Type	Proposed New	GRM	19.66	13.78
Interest Rate / Amortization	3.7% / 30 Years	Net Operating Income	\$42,849	\$71,697
Price/Unit	\$332,500	Net Cash Flow After Debt Service	1.79% / \$5,942	10.46% / \$34,790
Price/SF	\$398.32	Total Return	1.79% / \$5,942	10.46% / \$34,790
Number of Units	4			
Rentable Square Feet	3,339			
Year Built / Renovated	1954 / 2014			
Lot Size	0.14 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
2	1 Bed / 1 Bath	
2	2 Bed / 1 Bath	
4	Total	3,339



PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$997,500
Loan Type	Proposed New
Interest Rate	3.7%
Amortization	30 Years
Loan Term	30 Years
Loan to Value	75%
Debt Coverage Ratio	1.16

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Kaiser Permanente	3,000
Ols Hotels & Resorts	2,045
Universal City Studios Prod	2,000
Homebridge Financial Services	1,700
V P H	1,600
Triton Media	1,500
Los Angeles Unified School Dst	989
Prime Healthcare Services - Sh	900
Elizabeth Glaser Pedia	875
Sheraton Universal Hotel	729
City of Los Angeles	711
American Jewish University	700

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2018 Estimate Pop	30,996	205,489	545,143
2010 Census Pop	29,607	194,139	517,721
2018 Estimate HH	15,630	87,321	210,646
2010 Census HH	14,800	81,629	197,679
Median HH Income	\$74,930	\$71,257	\$63,354
Per Capita Income	\$59,120	\$50,359	\$42,061
Average HH Income	\$117,088	\$118,188	\$108,472

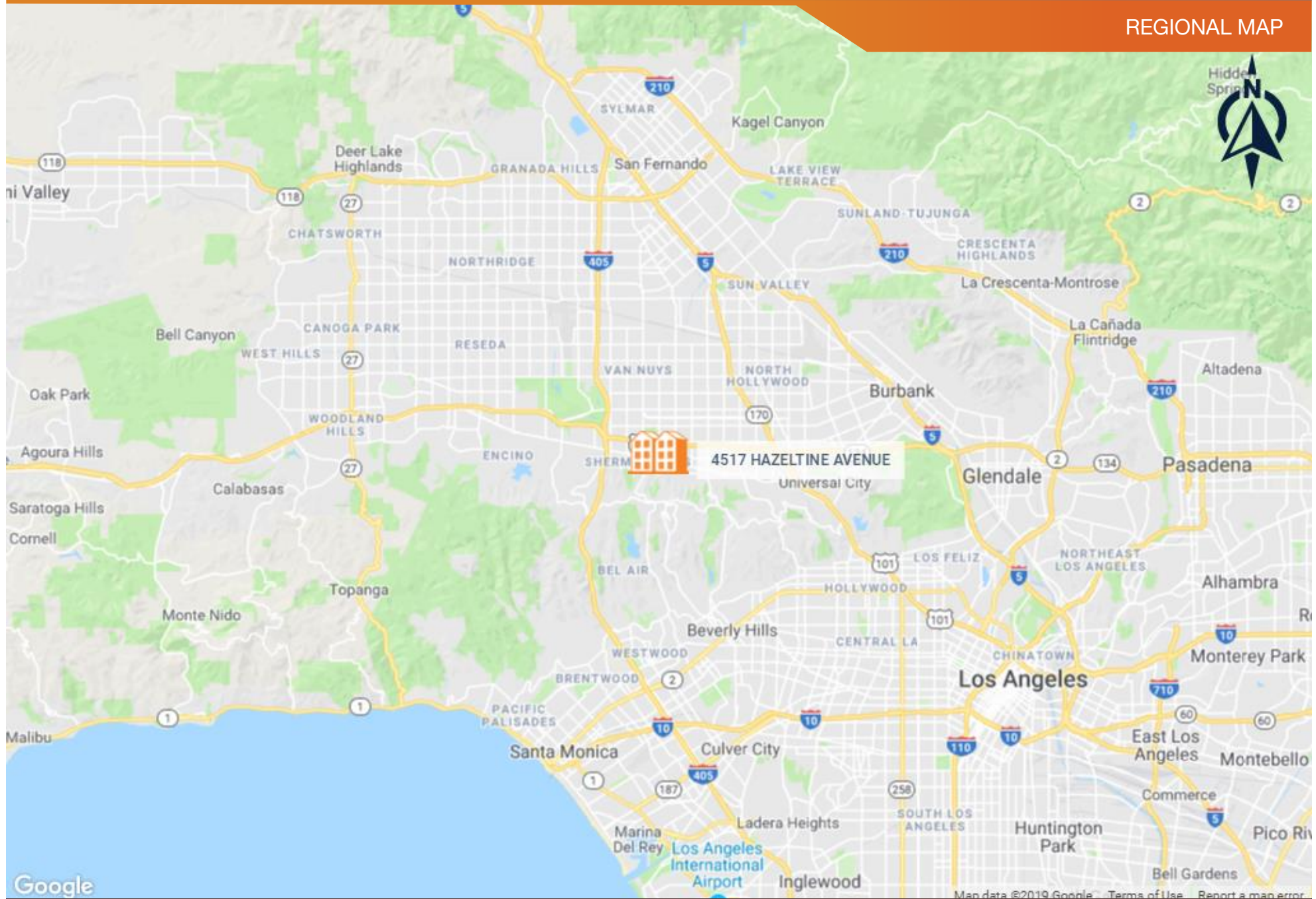
INVESTMENT OVERVIEW

The LA Apartment Advisors are pleased to present this price reduction for these 4 units located at 4517 Hazeltine Avenue in Sherman Oaks, which are now priced to sell. Built in 1954, the offering consists of two 1-bed/1-bath units and two 2-bed/1-bath units. This extremely well located property offers an investor the opportunity to capitalize on over 40% upside in rents without the hassle of dealing with any deferred maintenance since the structure is in very good shape. Also, an owner/user can take advantage of the very low interest rates and lock in a 3% interest only loan and at the same time get one of the low paying tenants out. For an investor, you can still get an interest rate of 3.85% for a normal amortized loan or 4% for an interest only loan. Furthermore, you are only required to put down 25%, which comes out to about \$340,000. The property is situated on a 6,036 square foot lot with 3,339 square feet of gross rentable area. This good-sized lot is zoned R3, which allows for the potential of future redevelopment of up to 10 units. The offering is well situated proximate to major freeways, less than a mile from The Westfield Fashion Square, all business corridors, and dining & entertainment. This investment provides an investor the opportunity to own a extraordinary property in a strong/centrally located rental pocket with the added benefit to owner occupy and have rents pay for all expenses.

INVESTMENT HIGHLIGHTS

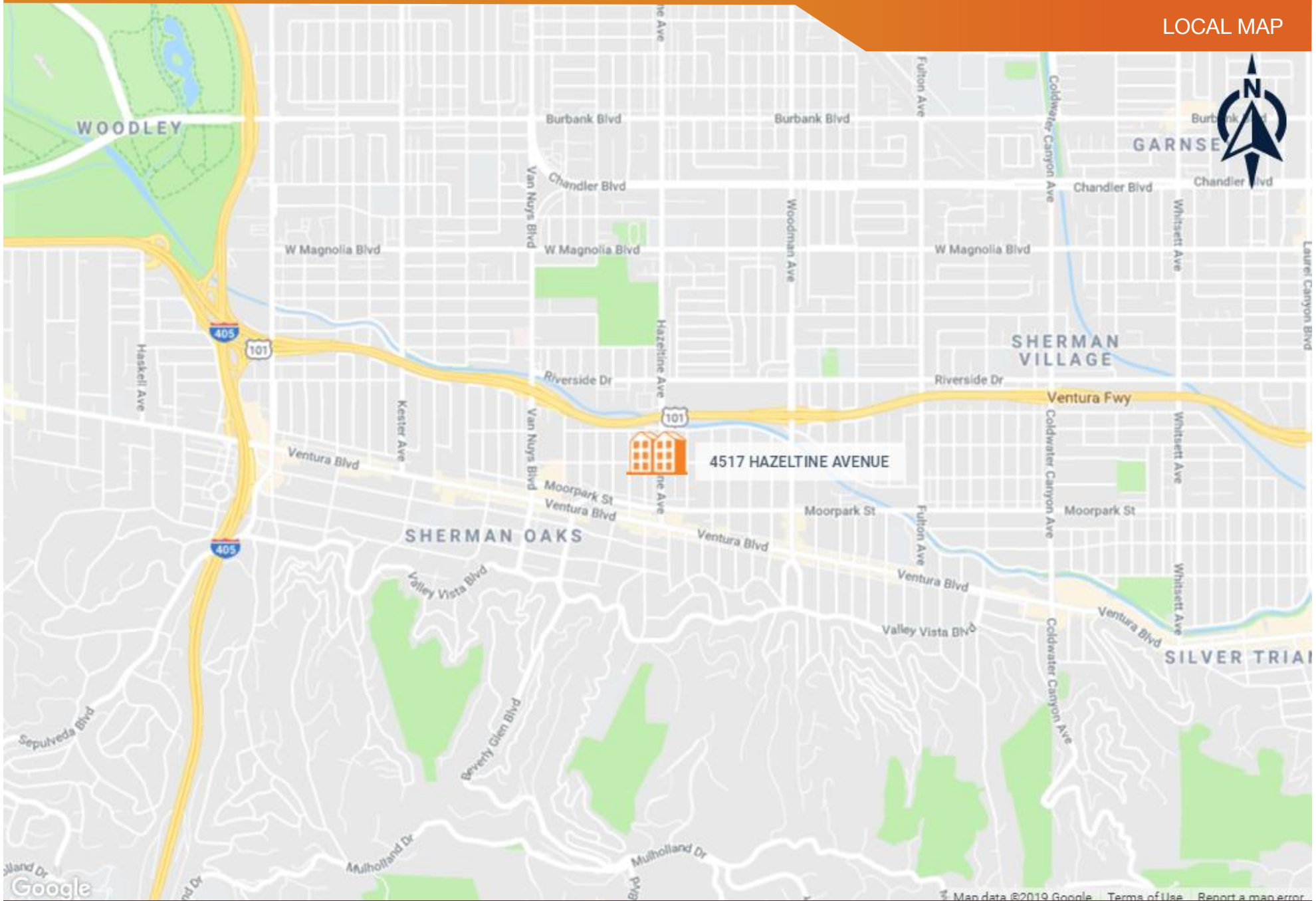
- Built in 1954
- Great Sherman Oaks Location
- Over 40% Upside in Rents
- Units Feature Full Garages
- Less Than A Mile From The Westfield Fashion Square
- 3% Interest Only Loan for Owner/ User

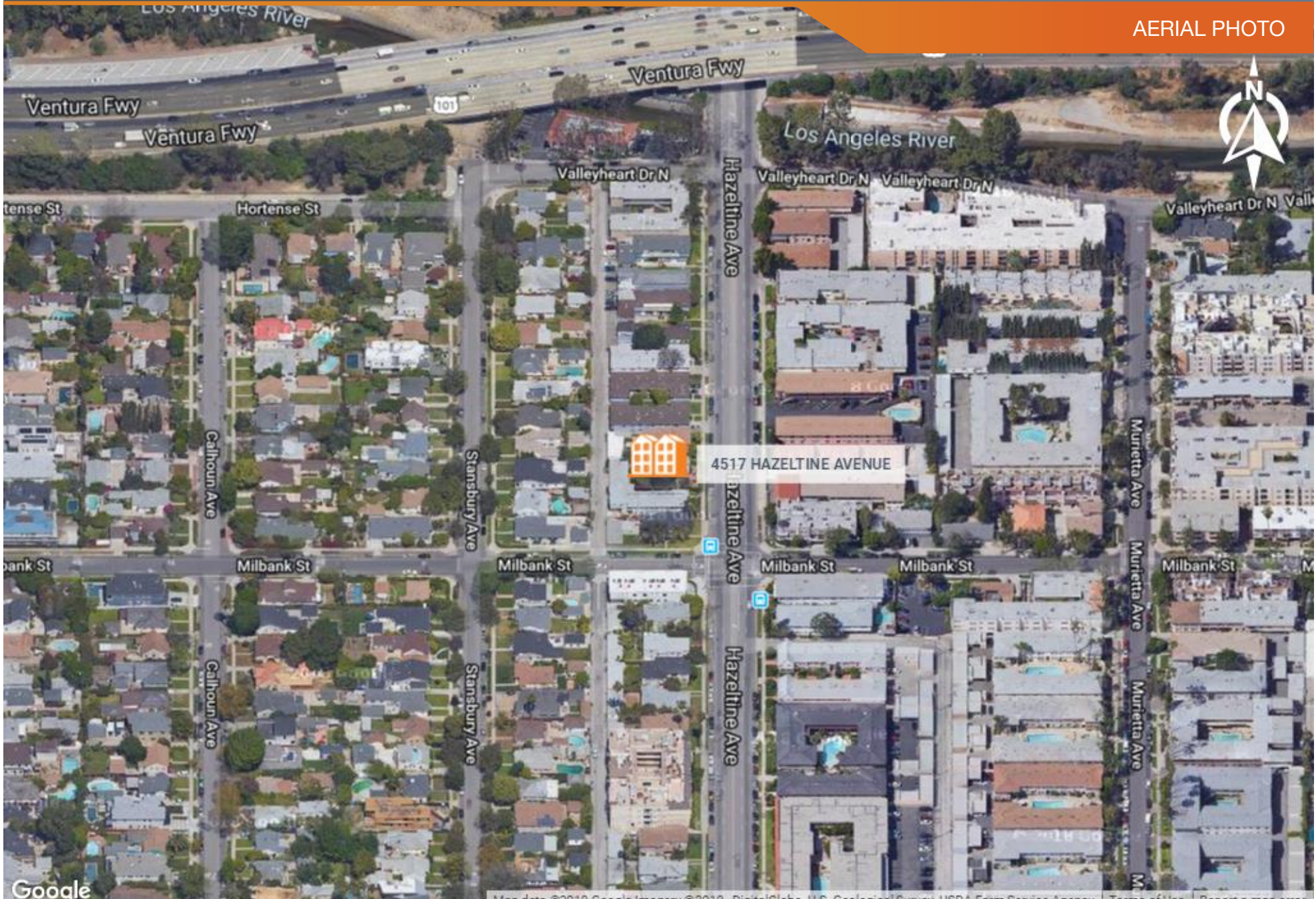




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FINANCIAL ANALYSIS



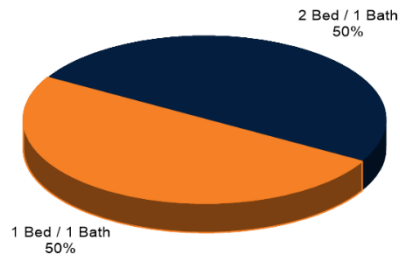
RENT ROLL SUMMARY

As of February, 2019

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
1 Bed / 1 Bath	2	N/A	\$1,154 - \$1,255	\$1,205	N/A	\$2,409	\$1,800	N/A	\$3,600
2 Bed / 1 Bath	2	N/A	\$1,380 - \$1,807	\$1,594	N/A	\$3,187	\$2,200	N/A	\$4,400
Totals/Weighted Averages	4	835		\$1,399	\$1.68	\$5,596	\$2,000	\$2.40	\$8,000
Gross Annualized Rents				\$67,152			\$96,000		

Notes:

Unit Distribution



Unit Rent



RENT ROLL DETAIL

As of February, 2019

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	1 Bed / 1 Bath	\$1,255	\$0.00	\$1,800	\$0.00
2	2 Bed / 1 Bath	\$1,380	\$0.00	\$2,200	\$0.00
3	1 Bed / 1 Bath	\$1,154	\$0.00	\$1,800	\$0.00
4	2 Bed / 1 Bath	\$1,807	\$0.00	\$2,200	\$0.00
Total	Square Feet: 3,339	\$5,596	\$1.68	\$8,000	\$2.40

OPERATING STATEMENT

Income	Current		Pro Forma	Notes	Per Unit	Per SF
Gross Current Rent	67,152		96,000		24,000	28.75
Total Vacancy	\$0	0.0%	\$0	0.0%	\$0	\$0
Effective Rental Income	67,152		96,000		24,000	28.75
Other Income						
Laundry	500		500		125	0.15
Total Other Income	\$500		\$500		\$125	\$0.15
Effective Gross Income	\$67,652		\$96,500		\$24,125	\$28.90

Expenses	Current		Pro Forma	Notes	Per Unit	Per SF
Real Estate Taxes	15,907		15,907	[1]	3,977	4.76
Insurance	1,336		1,336	[2]	334	0.40
Utilities	2,880		2,880	[3]	720	0.86
Repairs & Maintenance	2,000		2,000	[4]	500	0.60
Landscaping	1,200		1,200	[5]	300	0.36
Pest Control	480		480	[6]	120	0.14
Operating Reserves	1,000		1,000	[7]	250	0.30
Total Expenses	\$24,803		\$24,803		\$6,201	\$7.43
Expenses as % of EGI	36.7%		25.7%			
Net Operating Income	\$42,849		\$71,697		\$17,924	\$21.47

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

NOTES**Notes to Operating Statement**

- [1] 1.196046% of the purchase price
- [2] \$0.40 per rentable square feet
- [3] \$720 per unit per year
- [4] \$500 per unit per year
- [5] \$100 per month
- [6] \$40 per month
- [7] \$250 per unit per year

PRICING DETAIL

Summary		
Price	\$1,330,000	
Down Payment	\$332,500	25%
Number of Units	4	
Price Per Unit	\$332,500	
Price Per SqFt	\$398.32	
Gross SqFt	3,339	
Lot Size	0.14 Acres	
Approx. Year Built	1954	

Returns	Current	Pro Forma
CAP Rate	3.22%	5.39%
GIM	19.66	13.78
Cash-on-Cash	1.79%	10.46%
Debt Coverage Ratio	1.16	1.94

Financing	1st Loan
Loan Amount	\$997,500
Loan Type	New
Interest Rate	3.70%
Amortization	30 Years
Year Due	2049

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

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
2	1 Bed / 1 Bath	0	\$1,205	\$1,800
2	2 Bed / 1 Bath	0	\$1,594	\$2,200

Operating Data				
Income		Current		Pro Forma
Gross Scheduled Rent		\$67,152		\$96,000
Less: Vacancy/Deductions	0.0%	\$0	0.0%	\$0
Total Effective Rental Income		\$67,152		\$96,000
Other Income		\$500		\$500
Effective Gross Income		\$67,652		\$96,500
Less: Expenses	36.7%	\$24,803	25.7%	\$24,803
Net Operating Income		\$42,849		\$71,697
Cash Flow		\$42,849		\$71,697
Debt Service		\$36,908		\$36,908
Net Cash Flow After Debt Service	1.79%	\$5,942	10.46%	\$34,790
Principal Reduction		\$0		\$0
Total Return	1.79%	\$5,942	10.46%	\$34,790

Expenses	Current	Pro Forma
Real Estate Taxes	\$15,907	\$15,907
Insurance	\$1,336	\$1,336
Utilities	\$2,880	\$2,880
Repairs & Maintenance	\$2,000	\$2,000
Landscaping	\$1,200	\$1,200
Pest Control	\$480	\$480
Operating Reserves	\$1,000	\$1,000
Total Expenses	\$24,803	\$24,803
Expenses/Unit	\$6,201	\$6,201
Expenses/SF	\$7.43	\$7.43

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 to the benefit of our clients.



**Closed 1,678
debt and equity
financings
in 2018**



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



**\$6.24 billion
billion total
national
volume in 2018**



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

WHY MMCC?

**Optimum financing solutions
to enhance value**

**Our ability to enhance
buyer pool by expanding
finance options**

**Our ability to enhance
seller control**

- **Through buyer qualification support**
- **Our ability to manage buyers finance expectations**
- **Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings**
- **By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file**

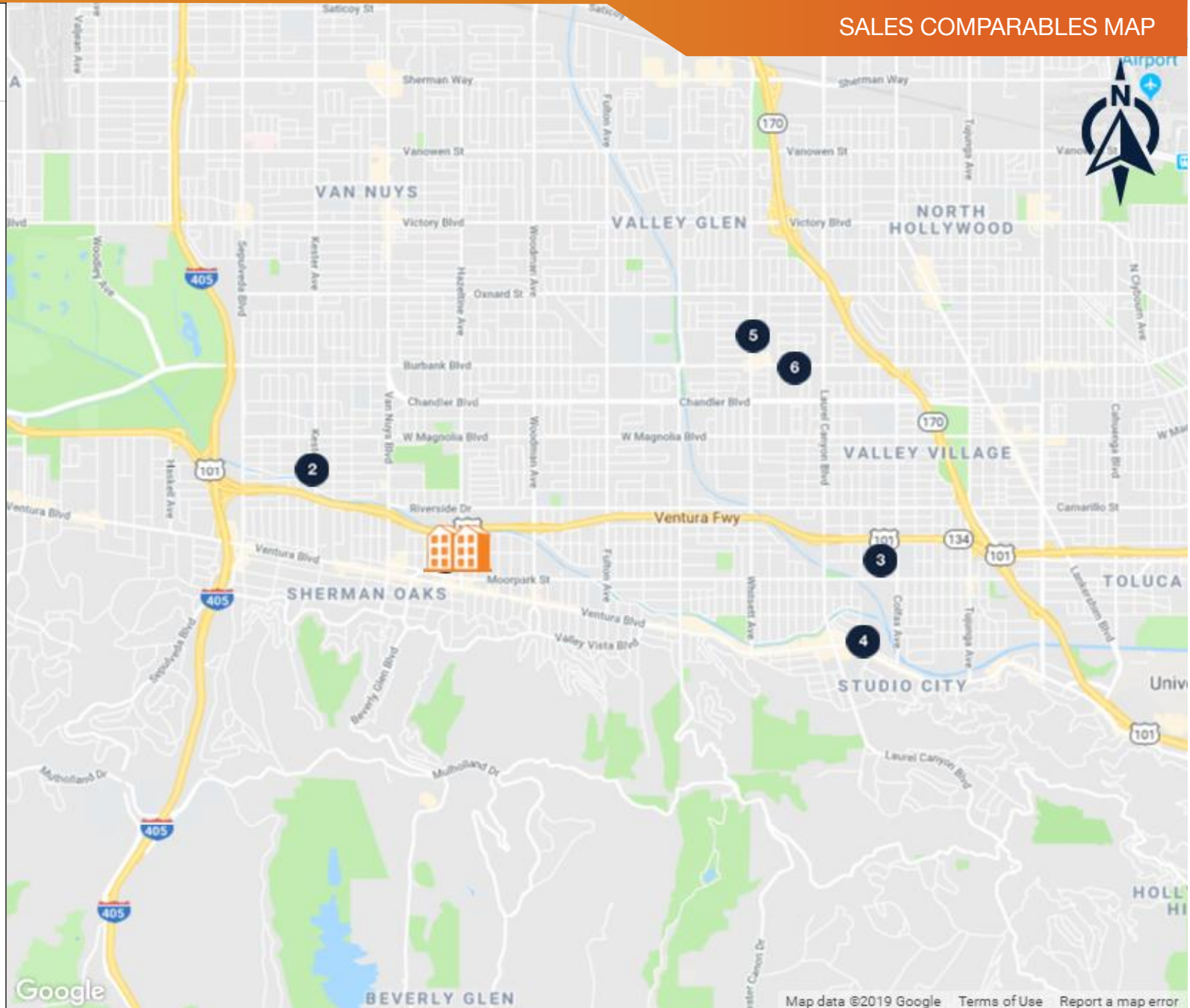
MARKET COMPARABLES





4517 HAZELTINE AVENUE
Sherman Oaks, CA 91423

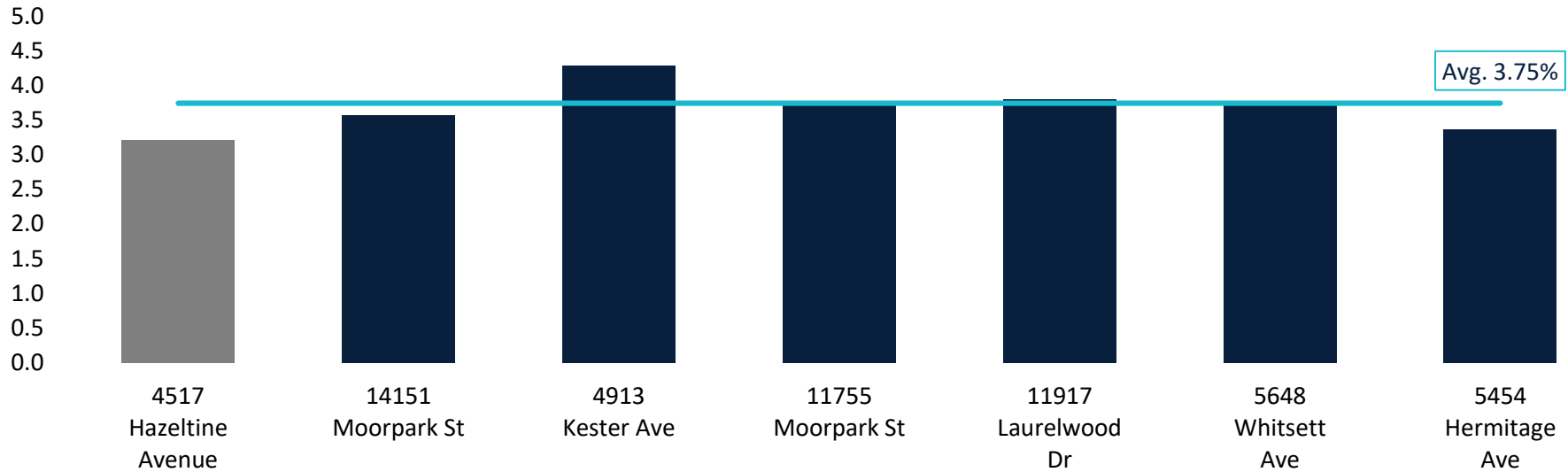
- 1 14151 Moorpark St
- 2 4913 Kester Ave
- 3 11755 Moorpark St
- 4 11917 Laurelwood Dr
- 5 5648 Whitsett Ave
- 6 5454 Hermitage Ave



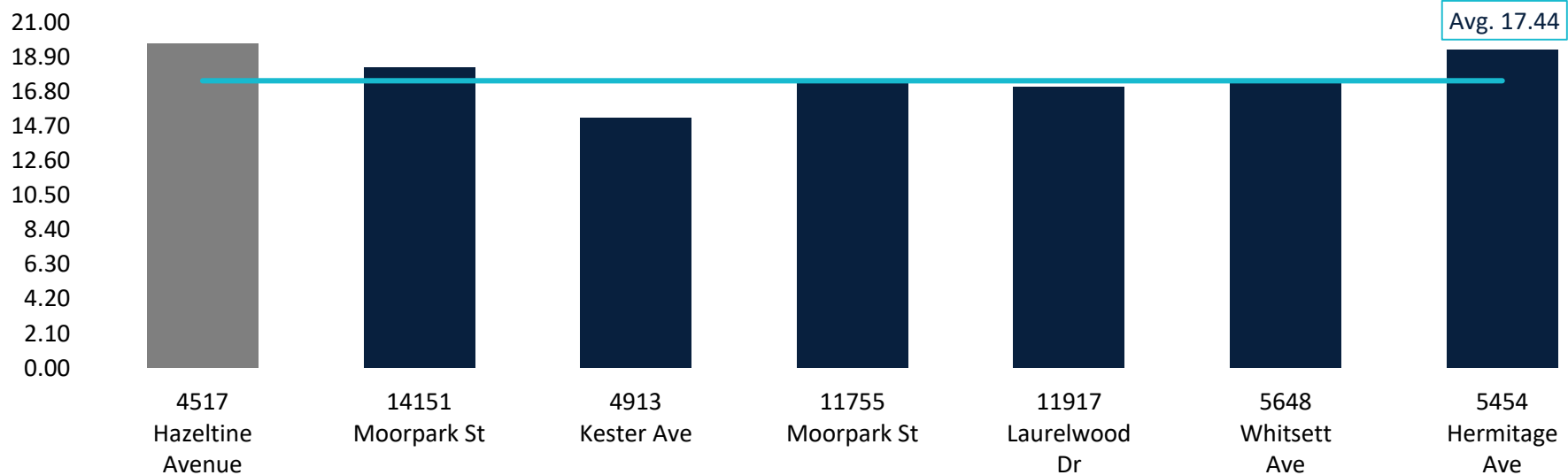
● SALES COMPARABLES

SALES COMPARABLES SALES COMPS AVG

Average Cap Rate

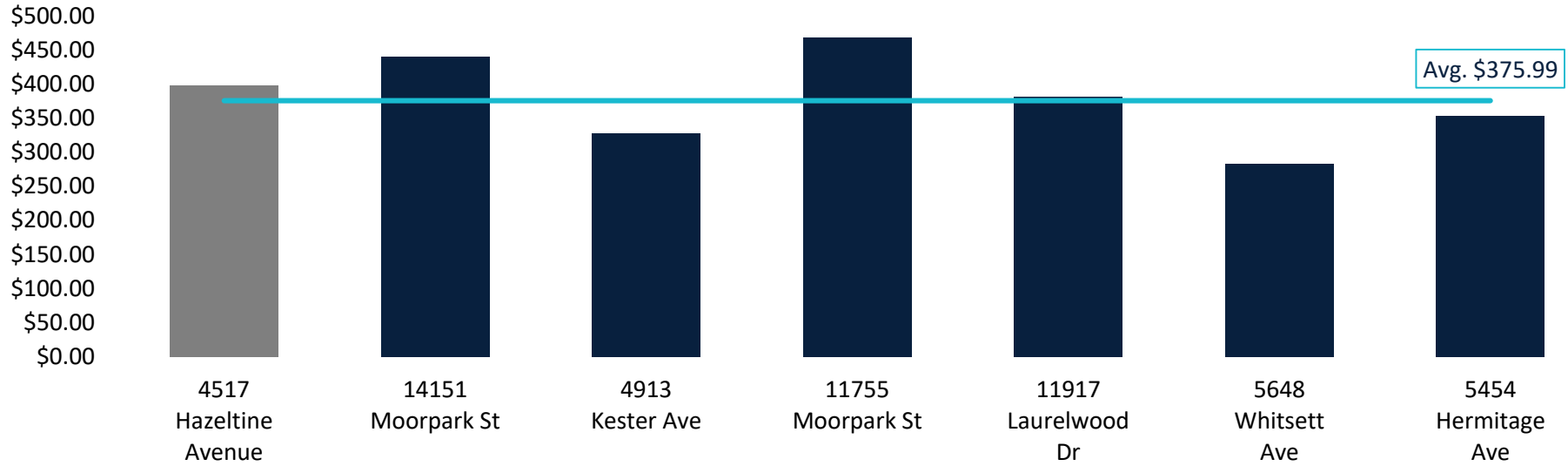


Average GRM

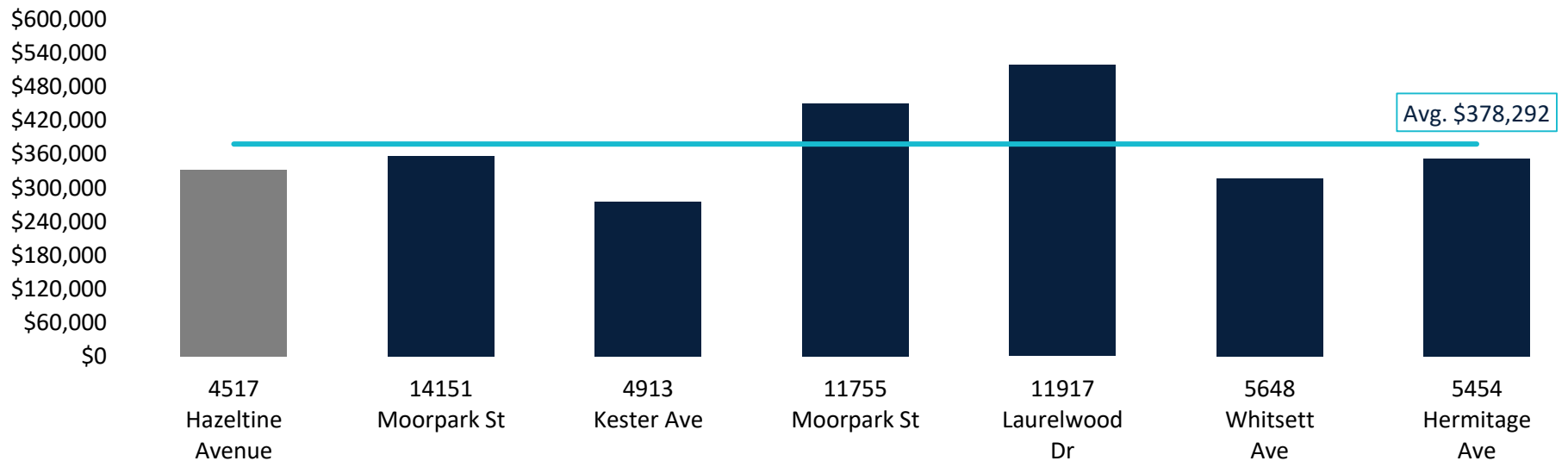


SALES COMPARABLES SALES COMPS AVG

Average Price Per Square Foot



Average Price Per Unit



SALES COMPARABLES

4517 HAZELTINE AVENUE

4517 Hazeltine Ave, Sherman Oaks, CA, 91423



		Units	Unit Type
Offering Price:	\$1,330,000	2	1 Bed 1 Bath
Price/Unit:	\$332,500	2	2 Bed 1 Bath
Price/SF:	\$398.32		
CAP Rate:	3.22%		
GRM:	19.66		
Total No. of Units:	4		
Year Built:	1954		

Underwriting Criteria

Income	\$67,652	Expenses	\$24,803
NOI	\$42,849		

14151 MOORPARK ST

14151 Moorpark St, Sherman Oaks, CA, 91423



		Units	Unit Type
Close Of Escrow:	4/11/2018	2	1 Bdr 1 Bath
Sales Price:	\$1,429,000	2	2 Bdr 1 Bath
Price/Unit:	\$357,250		
Price/SF:	\$441.05		
CAP Rate:	3.57%		
GRM:	18.22		
Total No. of Units:	4		
Year Built:	1956		

Underwriting Criteria

Income	\$78,444	Expenses	\$27,455
NOI	\$50,989		

4913 KESTER AVE

4913 Kester Ave, Sherman Oaks, CA, 91403



		Units	Unit Type
Close Of Escrow:	9/12/2018	2	1 Bdr 1 Bath
Sales Price:	\$1,100,000	1	2 Bdr 1 Bath
Price/Unit:	\$275,000	1	3 Bdr 2 Bath
Price/SF:	\$328.55		
CAP Rate:	4.29%		
GRM:	15.16		
Total No. of Units:	4		
Year Built:	1954		

Underwriting Criteria

Income	\$72,576	Expenses	\$25,402
NOI	\$47,174		

SALES COMPARABLES

11755 MOORPARK ST
11755 Moorpark St, Studio City, CA, 91604



		Units	Unit Type
Close Of Escrow:	10/17/2018	1	2 Bdr 1 Bath
Sales Price:	\$1,800,000	1	2 Bdr 2 Bath
Price/Unit:	\$450,000	2	1 Bdr 1 Bath
Price/SF:	\$468.26		
CAP Rate:	3.72%		
GRM:	17.49		
Total No. of Units:	4		
Year Built:	1949		

Underwriting Criteria			
Income	\$102,900	Expenses	\$36,015
NOI	\$66,885		

11917 LAURELWOOD DR
11917 Laurelwood Dr, Studio City, CA, 91604



		Units	Unit Type
Close Of Escrow:	3/1/2018	4	2 Bdr 2.5 Bath
Sales Price:	\$2,075,000		
Price/Unit:	\$518,750		
Price/SF:	\$381.71		
CAP Rate:	3.81%		
GRM:	17.05		
Total No. of Units:	4		
Year Built:	1966		

Underwriting Criteria			
Income	\$121,716	Expenses	\$42,600
NOI	\$79,116		

NOTES
1 unit delivered vacant.

5648 WHITSETT AVE
5648 Whitsett Ave, Valley Village, CA, 91607



		Units	Unit Type
Close Of Escrow:	2/15/2018	3	2 Bdr 2 Bath
Sales Price:	\$1,265,000	1	1 Bdr 1 Bath
Price/Unit:	\$316,250		
Price/SF:	\$283.00		
CAP Rate:	3.73%		
GRM:	17.42		
Total No. of Units:	4		
Year Built:	1956		

Underwriting Criteria			
Income	\$72,624	Expenses	\$25,418
NOI	\$47,206		

SALES COMPARABLES

5454 HERMITAGE AVE

5454 Hermitage Ave, Valley Village, CA, 91607

6



		Units	Unit Type
Close Of Escrow:	5/15/2018	4	2 Bdr 1 Bath
Sales Price:	\$1,410,000		
Price/Unit:	\$352,500		
Price/SF:	\$353.38		
CAP Rate:	3.37%		
GRM:	19.30		
Total No. of Units:	4		
Year Built:	1954		

Underwriting Criteria

Income	\$73,056	Expenses	\$25,570
NOI	\$47,486		

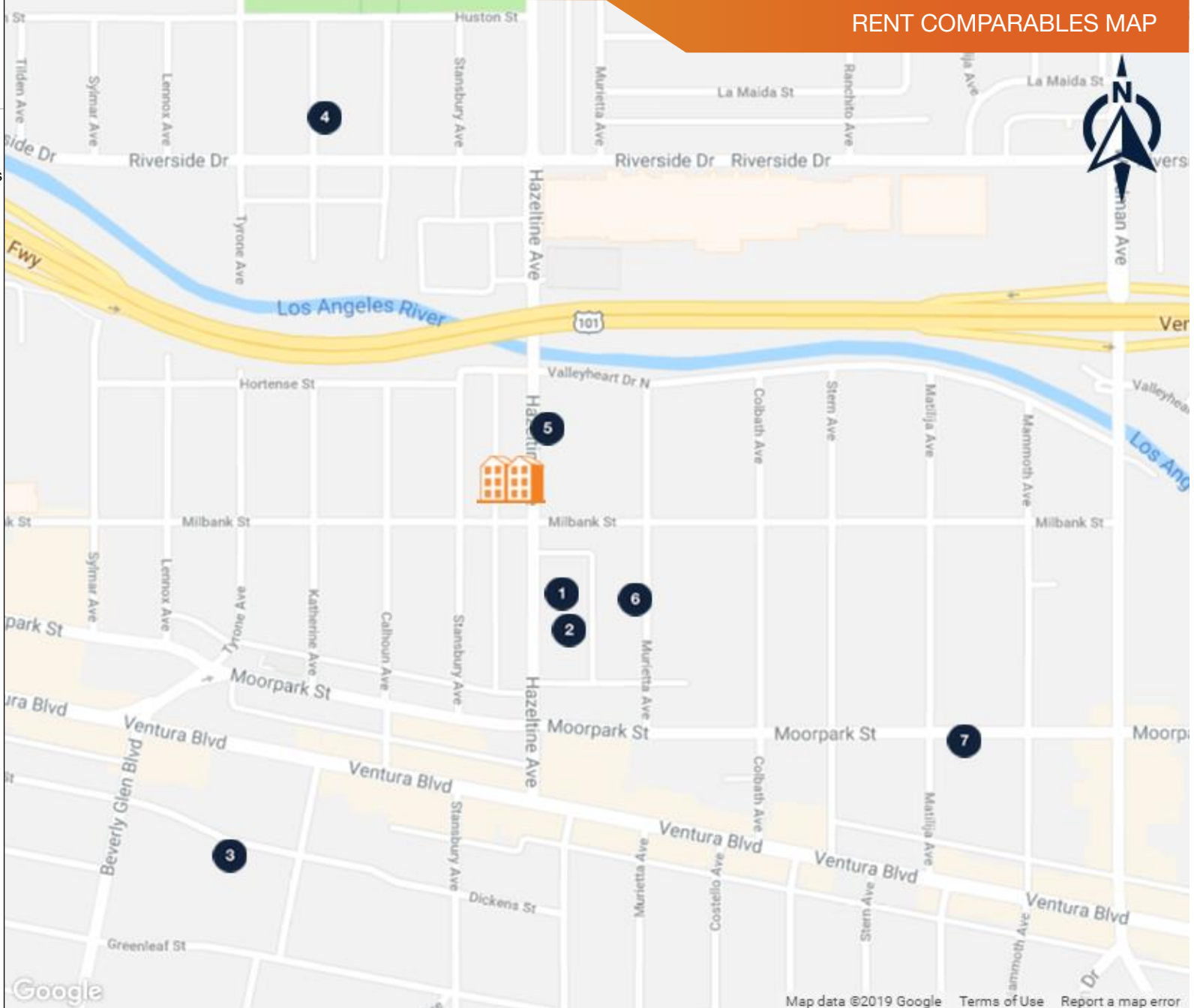
4517 HAZELTINE AVENUE

RENT COMPARABLES MAP



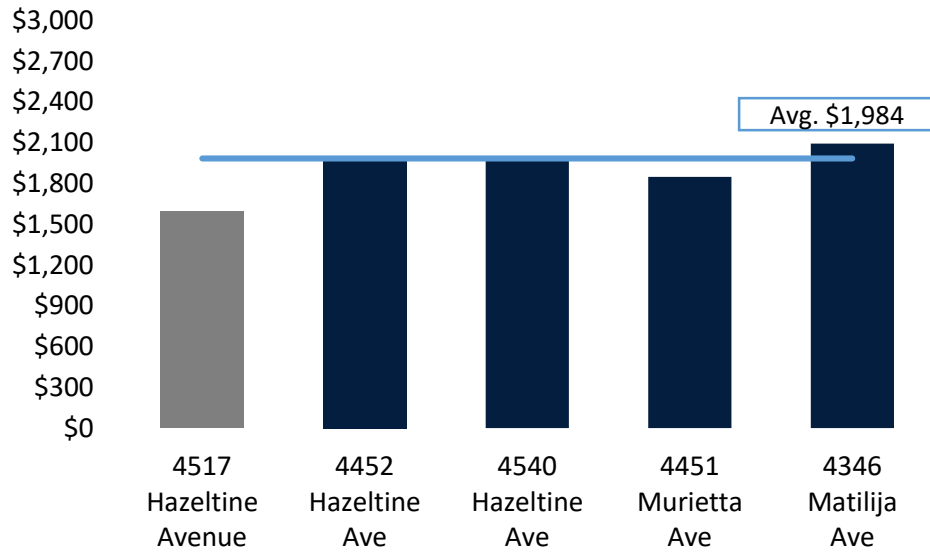
4517 HAZELTINE AVENUE
Sherman Oaks, CA 91423

- 1 4452 Hazeltine Ave
- 2 Carson Oakwood Apartments
- 3 14270 Dickens St
- 4 14225 Riverside Dr
- 5 4540 Hazeltine Ave
- 6 4451 Murietta Ave
- 7 4346 Matilija Ave

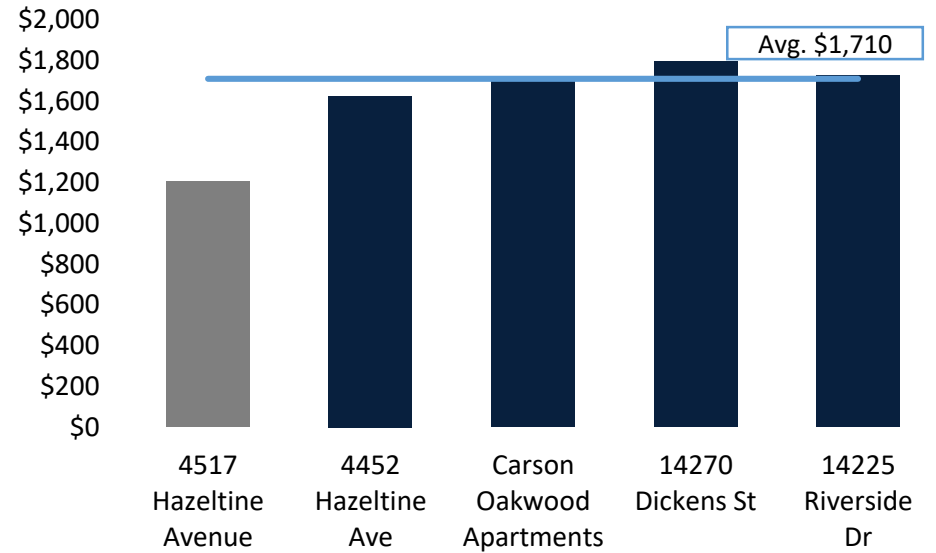


AVERAGE RENT - MULTIFAMILY

2 Bedroom



1 Bedroom



4517 HAZELTINE AVENUE
4517 Hazeltine Ave, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
1 Bed 1 Bath	2		\$1,205	\$0.00
2 Bed 1 Bath	2		\$1,594	\$0.00
Total/Avg.	4		\$1,400	

YEAR BUILT: 1954

4452 HAZELTINE AVE
4452 Hazeltine Ave, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	650	\$1,625	\$2.50
2 Bdr 1 Bath	1	700	\$1,995	\$2.85
Total/Avg.	2	675	\$1,810	\$2.68

YEAR BUILT: 1954

CARSON OAKWOOD APARTMENTS
4444 Hazeltine Ave, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	700	\$1,695	\$2.42
Total/Avg.	1	700	\$1,695	\$2.42

YEAR BUILT: 1969

14270 DICKENS ST

14270 Dickens St, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	650	\$1,795	\$2.76
Total/Avg.	1	650	\$1,795	\$2.76

YEAR BUILT: 1959

14225 RIVERSIDE DR

14225 Riverside Dr, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	725	\$1,725	\$2.38
Total/Avg.	1	725	\$1,725	\$2.38

YEAR BUILT: 1954

4540 HAZELTINE AVE

4540 Hazeltine Ave, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	650	\$1,995	\$3.07
Total/Avg.	1	650	\$1,995	\$3.07

YEAR BUILT: 1951

4451 MURIETTA AVE

4451 Murietta Ave, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	800	\$1,850	\$2.31
Total/Avg.	1	800	\$1,850	\$2.31

YEAR BUILT: 1955

4346 MATILIJA AVE

4346 Matilija Ave, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1		\$2,095	
Total/Avg.	1		\$2,095	

YEAR BUILT: 1964

MARKET OVERVIEW

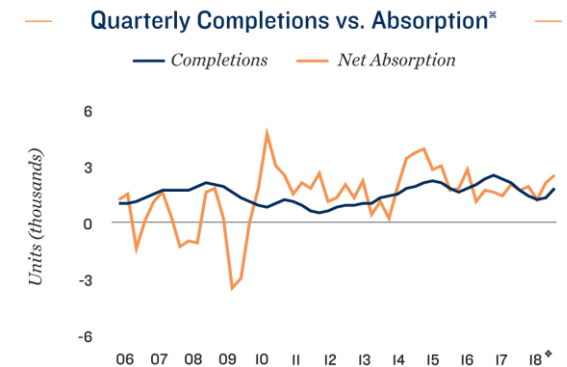
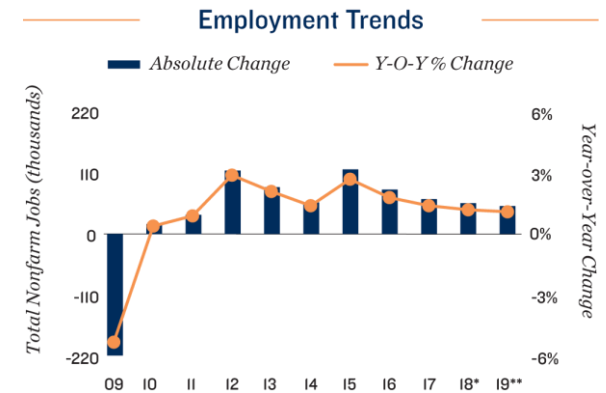


LOS ANGELES METRO AREA

Increased Leasing Highlights Level of Rental Demand; Investment Opportunities Prevail Throughout County

Absorption paces elevated construction level. Over the past five years, more than 40,000 apartments were delivered in Los Angeles County, yet robust absorption held the metro’s vacancy rate below 4 percent throughout this period, reaching a cycle-low level last year. In 2019, construction activity further elevates as nearly 15,000 additional rentals are completed, the third largest annual total among U.S. metros. Amid this century-high volume of deliveries, the county’s vacancy rate remains below 4 percent, aided by consistent hiring within the tech, entertainment and defense sectors, which has encouraged the formation of 35,000 new households. The widening gap between a mortgage payment and average monthly rent also favors demand for apartments, with the median home price nearing \$600,000. Residents looking to lease newly built units this year will find the most opportunities in Greater Downtown Los Angeles, where more than 8,000 apartments are slated for finalization. An uptick in completions also occurs in the San Fernando Valley, where an extended period of tight vacancy has created pent-up demand.

Tight vacancy throughout Los Angeles County prompts even distribution of sales activity. Amid cycle-high construction, institutional buyers are actively pursuing newly built properties in the urban core. Downtown Los Angeles and surrounding neighborhoods represent top spots for investors seeking low-3 to low-4 percent returns for Class A assets and relatively newer Class B complexes. Buyers seeking upside-producing opportunities in areas of tight vacancy eye listings in San Fernando Valley and cities north of Route 60. Here, 1960s- to 1980s-built Class C properties provide investors with low-3 to mid-4 percent first-year yields. Expansions by defense and aerospace-related firms enhance the appeal of cities south of LAX Airport, where similar returns are obtainable for upgradeable complexes. To the north of the airport, smaller Class C assets trading at high-2 to low-3 percent initial yields steer deal flow.



* Estimate; ** Forecast; † Through 3Q; ‡ Trailing 12-month average
Sources: Marcus & Millichap Research Services; BLS; CoStar Group, Inc.

LOS ANGELES METRO AREA

2019 Market Forecast

Employment
up 1.1%



Hiring velocity in 2019 is nearly on par with last year, when employers bolstered payrolls by 55,000 workers. Nearly a fourth of the jobs created this year are traditional office positions.

Construction
14,800 units



After completing 9,700 units last year, developers will increase annual deliveries by more than 5,000 rentals in 2019.

Vacancy
up 50 bps



Robust renter demand lessens the impact of century-high delivery volume, as the metro's vacancy rate rises moderately to 3.9 percent in 2019.

Rent
up 4.0%

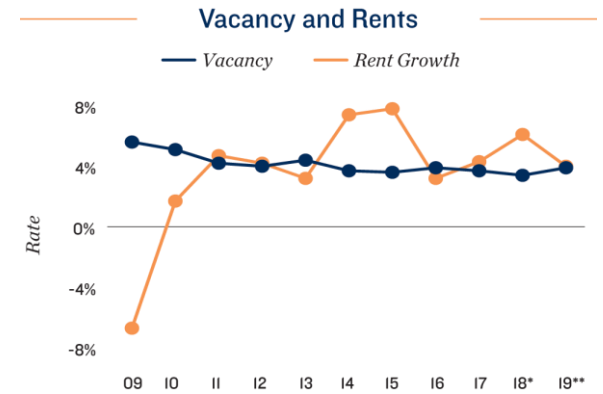


The average effective rent climbs to \$2,350 per month. Last year the average monthly rent increased by 6.1 percent.

Investment



Expansions by both major and startup tech companies located off Interstate 405, north of LAX Airport, inflate buyer demand for regionally affordable rentals located in this area.



* Estimate; ** Forecast
Sources: CoStar Group, Inc.; RealPage, Inc.; Real Capital Analytics

Created on April 2019

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	31,425	207,856	550,900
■ 2018 Estimate			
Total Population	30,996	205,489	545,143
■ 2010 Census			
Total Population	29,607	194,139	517,721
■ 2000 Census			
Total Population	27,633	188,662	508,218
■ Daytime Population			
2018 Estimate	38,532	225,322	549,106
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	15,813	88,981	215,440
■ 2018 Estimate			
Total Households	15,630	87,321	210,646
Average (Mean) Household Size	1.97	2.34	2.57
■ 2010 Census			
Total Households	14,800	81,629	197,679
■ 2000 Census			
Total Households	14,667	80,372	194,928
Growth 2015-2020	1.17%	1.90%	2.28%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2023 Projection	15,813	88,981	215,440
2018 Estimate	15,935	89,686	217,275
Owner Occupied	5,100	34,121	80,102
Renter Occupied	10,530	53,201	130,543
Vacant	305	2,365	6,629
■ Persons In Units			
2018 Estimate Total Occupied Units	15,630	87,321	210,646
1 Person Units	41.84%	33.53%	30.32%
2 Person Units	34.09%	31.99%	29.80%
3 Person Units	13.38%	15.07%	15.31%
4 Person Units	7.91%	11.44%	12.70%
5 Person Units	1.97%	4.74%	6.41%
6+ Person Units	0.79%	3.23%	5.46%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$200,000 or More	12.00%	13.30%	11.66%
\$150,000 - \$199,000	8.91%	7.79%	6.19%
\$100,000 - \$149,000	16.33%	15.03%	13.76%
\$75,000 - \$99,999	12.72%	11.68%	11.27%
\$50,000 - \$74,999	16.79%	16.13%	15.95%
\$35,000 - \$49,999	11.01%	11.04%	11.76%
\$25,000 - \$34,999	7.20%	7.48%	8.88%
\$15,000 - \$24,999	7.00%	8.46%	9.91%
Under \$15,000	8.06%	9.11%	10.62%
Average Household Income	\$117,088	\$118,188	\$108,472
Median Household Income	\$74,930	\$71,257	\$63,354
Per Capita Income	\$59,120	\$50,359	\$42,061
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	30,996	205,489	545,143
Under 20	16.49%	20.33%	21.84%
20 to 34 Years	24.20%	22.78%	23.96%
35 to 39 Years	9.93%	8.15%	7.87%
40 to 49 Years	15.86%	14.93%	14.51%
50 to 64 Years	18.53%	19.55%	18.54%
Age 65+	15.00%	14.27%	13.30%
Median Age	39.67	39.21	37.63
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	24,624	152,729	392,172
Elementary (0-8)	0.82%	5.20%	7.83%
Some High School (9-11)	2.02%	4.83%	7.01%
High School Graduate (12)	11.77%	15.21%	18.06%
Some College (13-15)	19.89%	20.83%	19.69%
Associate Degree Only	7.59%	6.74%	6.68%
Bachelors Degree Only	38.50%	30.04%	25.81%
Graduate Degree	19.09%	15.70%	12.82%
■ Population by Gender			
2018 Estimate Total Population	30,996	205,489	545,143
Male Population	47.28%	49.08%	49.65%
Female Population	52.72%	50.92%	50.35%

Source: © 2018 Experian



Population

In 2018, the population in your selected geography is 30,996. The population has changed by 12.17% since 2000. It is estimated that the population in your area will be 31,425.00 five years from now, which represents a change of 1.38% from the current year. The current population is 47.28% male and 52.72% female. The median age of the population in your area is 39.67, compare this to the US average which is 37.95. The population density in your area is 9,864.68 people per square mile.



Households

There are currently 15,630 households in your selected geography. The number of households has changed by 6.57% since 2000. It is estimated that the number of households in your area will be 15,813 five years from now, which represents a change of 1.17% from the current year. The average household size in your area is 1.97 persons.



Income

In 2018, the median household income for your selected geography is \$74,930, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 52.32% since 2000. It is estimated that the median household income in your area will be \$90,334 five years from now, which represents a change of 20.56% from the current year.

The current year per capita income in your area is \$59,120, compare this to the US average, which is \$32,356. The current year average household income in your area is \$117,088, compare this to the US average which is \$84,609.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 77.48% White, 5.46% Black, 0.11% Native American and 7.61% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 13.40% of the current year population in your selected area. Compare this to the US average of 18.01%.



Housing

The median housing value in your area was \$678,011 in 2018, compare this to the US average of \$201,842. In 2000, there were 5,013 owner occupied housing units in your area and there were 9,653 renter occupied housing units in your area. The median rent at the time was \$823.



Employment

In 2018, there are 17,491 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 83.29% of employees are employed in white-collar occupations in this geography, and 16.79% are employed in blue-collar occupations. In 2018, unemployment in this area is 4.79%. In 2000, the average time traveled to work was 33.00 minutes.

