



1630 S GRAMERCY PL  
Los Angeles, CA 90019

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1630 S GRAMERCY PL  
Los Angeles, CA  
ACT ID ZAB0120375

**Marcus & Millichap**  

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**LAAA Team**  
Expertise | Execution | Excellence

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# INVESTMENT OVERVIEW



## EXECUTIVE SUMMARY

VITAL DATA				
Price	\$2,875,000		CURRENT	PRO FORMA
Down Payment	25% / \$718,750	CAP Rate	5.47%	6.17%
Loan Amount	\$2,156,250	GRM	12.47	11.41
Loan Type	Proposed New	Net Operating Income	\$157,279	\$177,335
Interest Rate / Amortization	3.4% / 30 Years	Net Cash Flow After Debt Service	5.92% / \$42,528	8.71% / \$62,584
Price/Unit	\$410,714	Total Return	11.77% / \$84,619	14.77% / \$106,128
Price/SF	\$465.14			
Number of Units	7			
Rentable Square Feet	6,181			
Year Built	1986			
Lot Size	0.25 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
1	3-Bed / 2-Bath	
3	3-Bed / 2-Bath Section 8	
3	3-Bed / 2-Bath (Vacant)	
7	Total	6,181



PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$2,156,250
Loan Type	Proposed New
Interest Rate	3.4%
Amortization	30 Years
Loan Term	5 Years
Loan to Value	75%
Debt Coverage Ratio	1.37

## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Police Dept	7,916
Cedars-Sinai Medical Center	5,333
Dodger Stadium	5,182
Magic Workforce Solutions LLC	4,539
County of Los Angeles	4,463
Mufg Union Bank Foundation	4,200
California Dept State Hospitals	4,000
Mercury Insurance Services LLC	4,000
Los Angeles Unified School Dst	3,997
Mtv Networks	3,646
Kpmg LLP	3,080
SBE	3,002

## DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2018 Estimate Pop	69,731	611,263	1,342,707
2010 Census Pop	67,459	585,012	1,277,772
2018 Estimate HH	23,134	217,984	504,415
2010 Census HH	22,207	206,153	472,521
Median HH Income	\$35,156	\$37,808	\$43,400
Per Capita Income	\$19,173	\$22,648	\$28,026
Average HH Income	\$56,561	\$62,153	\$73,075



## INVESTMENT OVERVIEW

The LA Apartment Advisors are proud to present this 7-unit multifamily property located at 1630 S Gramercy Pl, Los Angeles, CA 90019. This 6,181 square foot property sits on a large lot of 0.25 acres, and it boasts an excellent unit mix of all 7 of the units being 3-bed/2-bath units.

Built in 1986, this property is not subject to LA's rent control laws. However, it is subject to California's new rent control law AB-1482 which allows for rent increases of "5% + CPI" each year. Furthermore, the property is also not on LA's list for seismic retrofitting, meaning a buyer can avoid a large expense that many other LA multifamily properties have.

The seller has already renovated 4 of the 7 units, and the only 3 non-renovated units will be delivered vacant at close of escrow. This allows a savvy investor to quickly get the entire property up to full market rents and create a heavy cash flow stream.

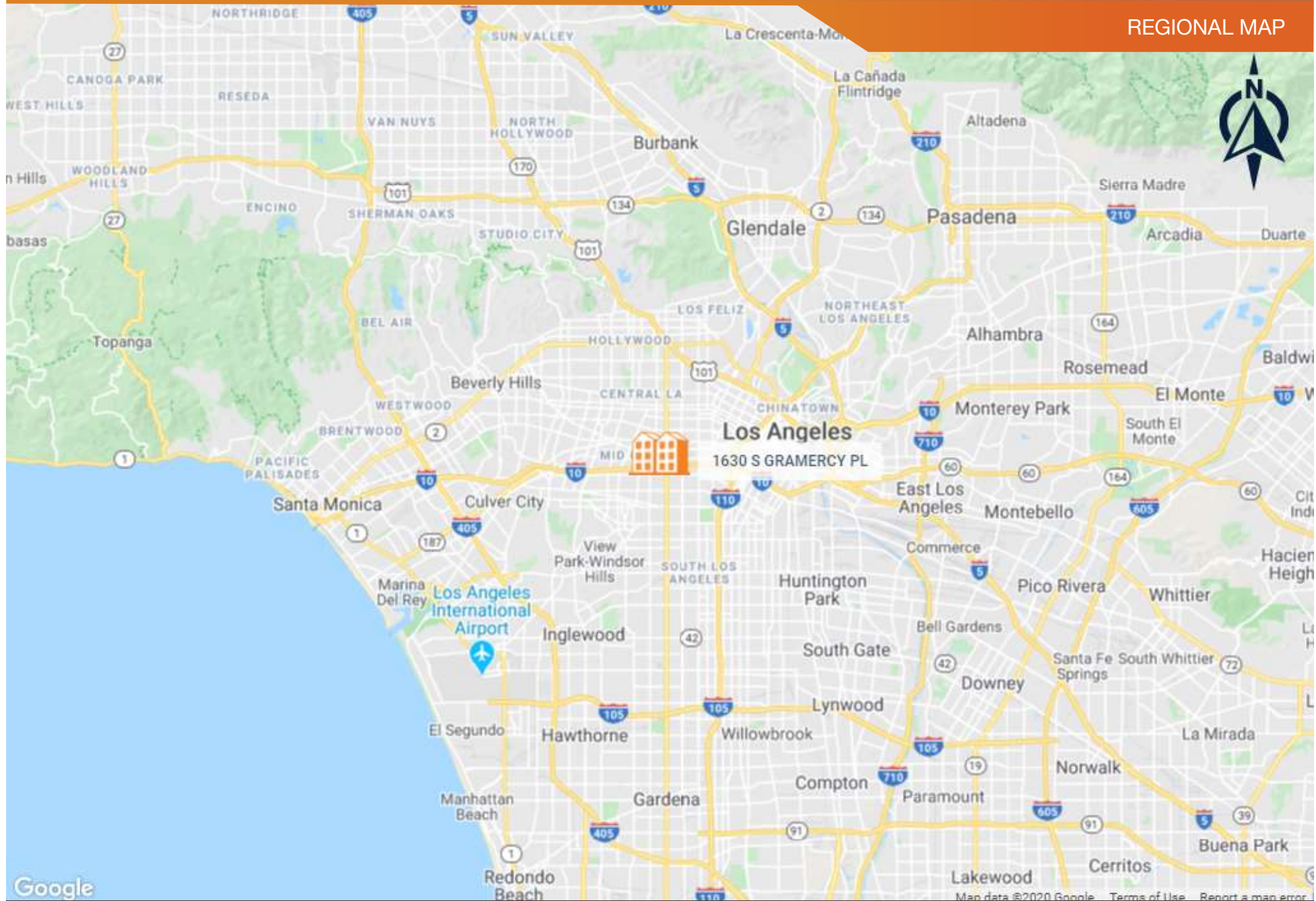
This offering is priced at an extremely attractive 5.47% CAP rate and a 12.47 GRM, which is priced cheaper than any other building currently on market in this location. Furthermore, with today's historically low interest rates, an investor can expect a loan amount up to 75% LTV with an interest rate below 3.5%.

This offering is ideal for the investor who wants a building that can provide a lot of cash flow, with little to no deferred maintenance, and with the opportunity to immediately add value by renovating the 3 vacant units.

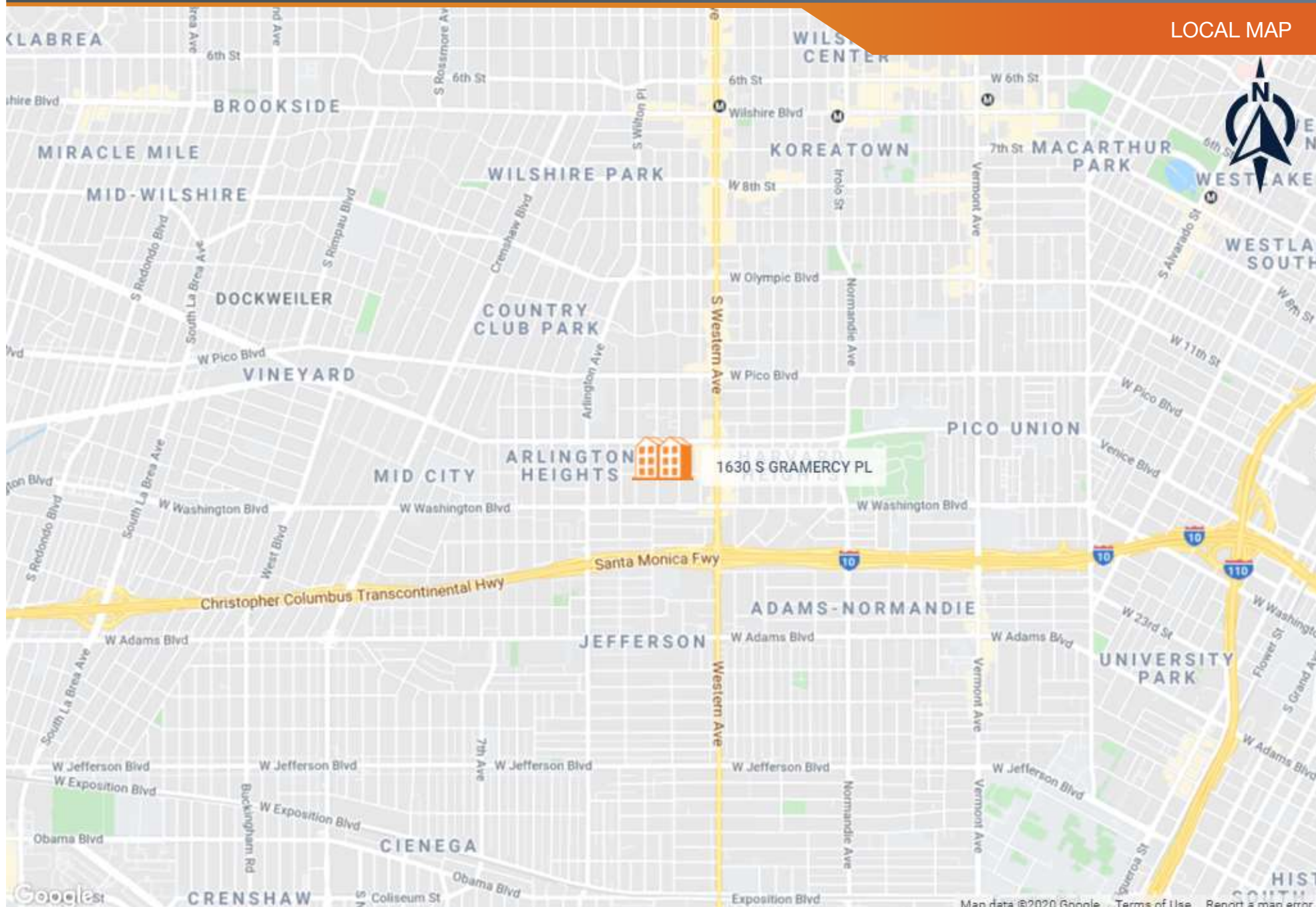
## INVESTMENT HIGHLIGHTS

- Built in 1986
- 4 Units Rehabbed
- 3 Units Vacant
- Washer & Dryer in Units
- Great Mix of All 3+2 Units
- Close to Downtown and LA Live
- No Seismic Retrofitting
- Walk Score of 83

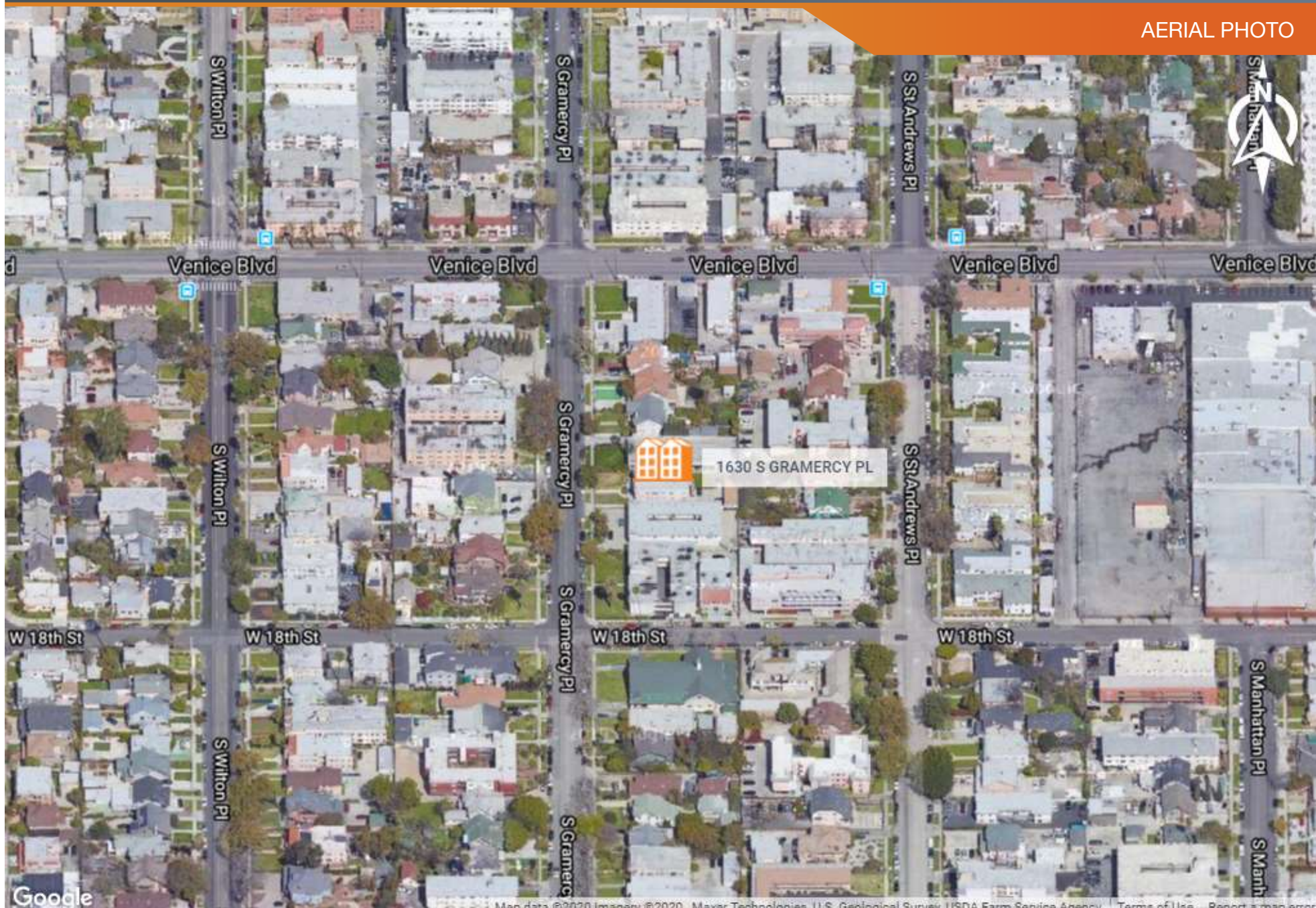










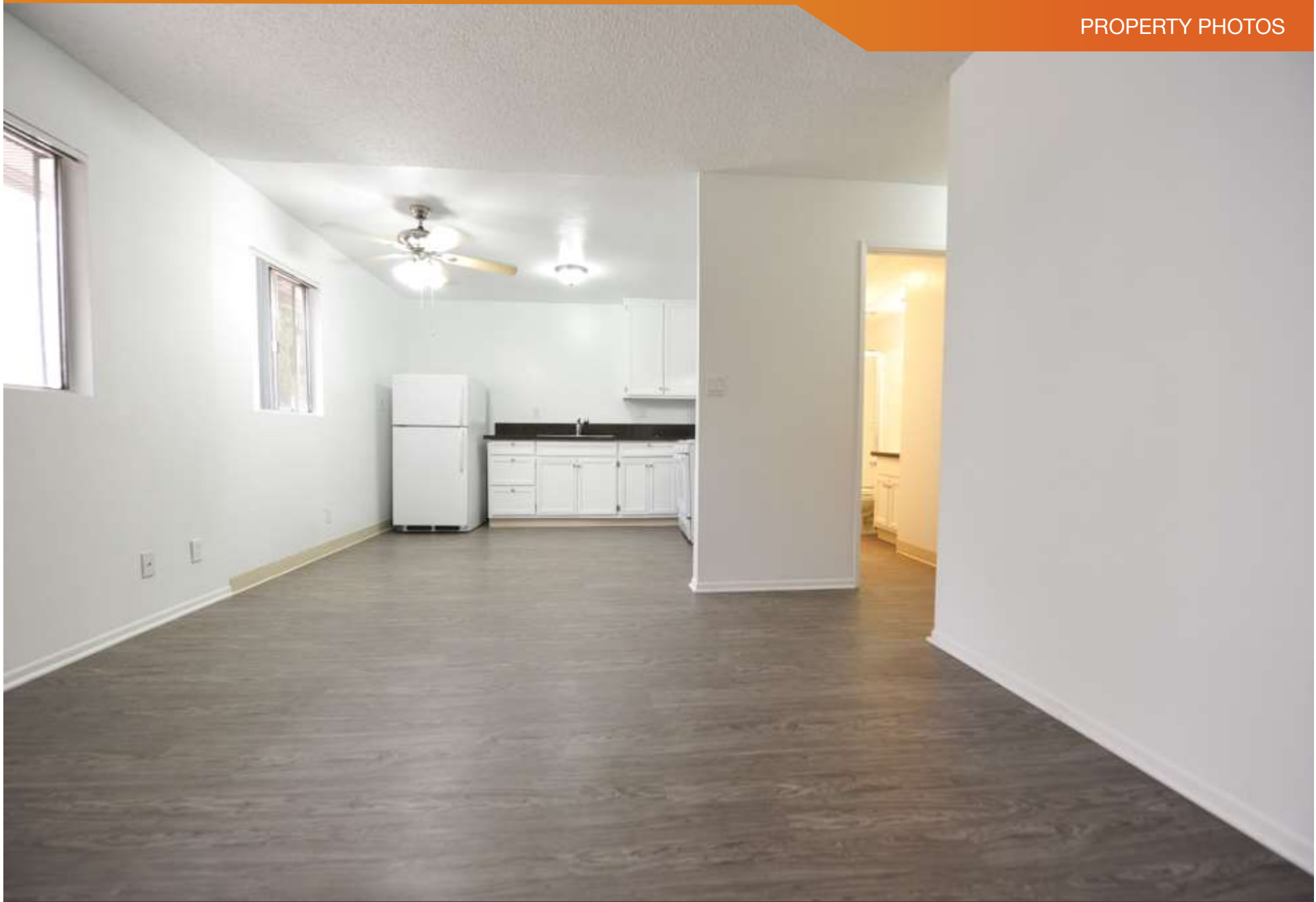


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# FINANCIAL ANALYSIS





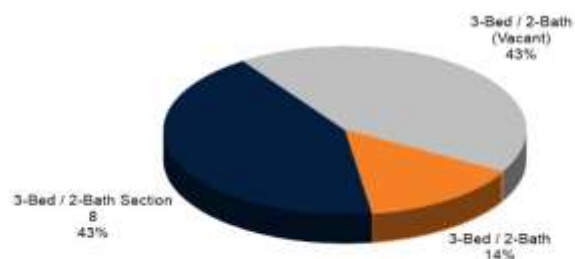
## RENT ROLL SUMMARY

As of March, 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
3-Bed / 2-Bath	1	N/A	\$2,654 - \$2,654	\$2,654	N/A	\$2,654	\$3,000	N/A	\$3,000
3-Bed / 2-Bath Section 8	3	N/A	\$2,398 - \$2,579	\$2,517	N/A	\$7,552	\$3,000	N/A	\$9,000
3-Bed / 2-Bath (Vacant)	3	N/A	\$3,000 - \$3,000	\$3,000	N/A	\$9,000	\$3,000	N/A	\$9,000
<b>Totals/Weighted Averages</b>	<b>7</b>	<b>883</b>		<b>\$2,744</b>	<b>\$3.11</b>	<b>\$19,205</b>	<b>\$3,000</b>	<b>\$3.40</b>	<b>\$21,000</b>
<b>Gross Annualized Rents</b>				<b>\$230,463</b>			<b>\$252,000</b>		

Notes:

Unit Distribution



Unit Rent



## RENT ROLL DETAIL

As of March, 2020

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	3-Bed / 2-Bath	\$2,654	\$0.00	\$3,000	\$0.00
2	3-Bed / 2-Bath Section 8	\$2,398	\$0.00	\$3,000	\$0.00
3	3-Bed / 2-Bath (Vacant)	\$3,000	\$0.00	\$3,000	\$0.00
4	3-Bed / 2-Bath Section 8	\$2,575	\$0.00	\$3,000	\$0.00
5	3-Bed / 2-Bath Section 8	\$2,579	\$0.00	\$3,000	\$0.00
6	3-Bed / 2-Bath (Vacant)	\$3,000	\$0.00	\$3,000	\$0.00
7	3-Bed / 2-Bath (Vacant)	\$3,000	\$0.00	\$3,000	\$0.00
<b>Total</b>	<b>Square Feet: 6,181</b>	<b>\$19,205</b>	<b>\$3.11</b>	<b>\$21,000</b>	<b>\$3.40</b>

## OPERATING STATEMENT

Income	Current		Pro Forma		Notes	Per Unit	Per SF
Gross Current Rent	230,463		252,000			36,000	40.77
Physical Vacancy	(6,914)	3.0%	(7,560)	3.0%		(1,080)	(1.22)
Total Vacancy	(\$6,914)	3.0%	(\$7,560)	3.0%		(\$1,080)	(\$1)
Effective Rental Income	223,549		244,440			34,920	39.55
Other Income							
RUBS	2,689		2,689		[1]	384	0.44
Total Other Income	\$2,689		\$2,689			\$384	\$0.44
Effective Gross Income	\$226,238		\$247,129			\$35,304	\$39.98

Expenses	Current		Pro Forma		Notes	Per Unit	Per SF
Real Estate Taxes	35,938		35,938		[2]	5,134	5.81
Insurance	2,164		2,164		[3]	309	0.35
Utilities - Electric	887		887		[4]	127	0.14
Utilities - Water & Sewer	8,667		8,667		[5]	1,238	1.40
Trash Removal	2,853		2,853		[6]	408	0.46
Repairs & Maintenance	3,500		3,500		[7]	500	0.57
Landscaping	1,920		1,920		[8]	274	0.31
Pest Control	480		480		[9]	69	0.08
General & Administrative	1,750		1,750		[10]	250	0.28
Operating Reserves	1,750		1,750		[11]	250	0.28
Management Fee	9,050	4.0%	9,885	4.0%		1,412	1.60
Total Expenses	\$68,959		\$69,794			\$9,971	\$11.29
Expenses as % of EGI	30.5%		28.2%				
Net Operating Income	\$157,279		\$177,335			\$25,334	\$28.69

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



## NOTES

**Notes to Operating Statement**

- [1] Seller provided 2019 P&L
- [2] 1.25% of the purchase price
- [3] Seller provided 2019 P&L
- [4] Seller provided 2019 P&L
- [5] Seller provided 2019 P&L
- [6] Seller provided 2019 P&L
- [7] \$500 per unit per year
- [8] Seller provided 2019 P&L
- [9] \$40 per month
- [10] \$250 per unit per year
- [11] one half of repairs & maintenance

## PRICING DETAIL

Summary		
<b>Price</b>	<b>\$2,875,000</b>	
Down Payment	\$718,750	25%
Number of Units	7	
Price Per Unit	\$410,714	
Price Per SqFt	\$485.14	
Gross SqFt	6,181	
Lot Size	0.25 Acres	
Approx. Year Built	1986	

Returns	Current	Pro Forma
<b>CAP Rate</b>	<b>5.47%</b>	<b>6.17%</b>
GRM	12.47	11.41
Cash-on-Cash	5.92%	8.71%
Debt Coverage Ratio	1.37	1.55

Financing	1st Loan
Loan Amount	\$2,156,250
Loan Type	New
Interest Rate	3.40%
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
1	3-Bed / 2-Bath	0	\$2,654	\$3,000
3	3-Bed / 2-Bath Section 8	0	\$2,517	\$3,000
3	3-Bed / 2-Bath (Vacant)	0	\$3,000	\$3,000

## Operating Data

Income		Current		Pro Forma
<b>Gross Scheduled Rent</b>		<b>\$230,463</b>		<b>\$252,000</b>
Less: Vacancy/Deductions	3.0%	\$6,914	3.0%	\$7,560
Total Effective Rental Income		\$223,549		\$244,440
Other Income		\$2,689		\$2,689
Effective Gross Income		\$226,238		\$247,129
Less: Expenses	30.5%	\$68,959	28.2%	\$69,794
<b>Net Operating Income</b>		<b>\$157,279</b>		<b>\$177,335</b>
Cash Flow		\$157,279		\$177,335
Debt Service		\$114,751		\$114,751
Net Cash Flow After Debt Service	5.92%	\$42,528	8.71%	\$62,584
Principal Reduction		\$42,090		\$43,544
<b>Total Return</b>	<b>11.77%</b>	<b>\$84,619</b>	<b>14.77%</b>	<b>\$106,128</b>

Expenses	Current	Pro Forma
Real Estate Taxes	\$35,938	\$35,938
Insurance	\$2,164	\$2,164
Utilities - Electric	\$887	\$887
Utilities - Water & Sewer	\$8,667	\$8,667
Trash Removal	\$2,853	\$2,853
Repairs & Maintenance	\$3,500	\$3,500
Landscaping	\$1,920	\$1,920
Pest Control	\$480	\$480
General & Administrative	\$1,750	\$1,750
Operating Reserves	\$1,750	\$1,750
Management Fee	\$9,050	\$9,885
<b>Total Expenses</b>	<b>\$68,959</b>	<b>\$69,794</b>
<b>Expenses/Unit</b>	<b>\$9,651</b>	<b>\$9,971</b>
<b>Expenses/SF</b>	<b>\$11.16</b>	<b>\$11.29</b>

## 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  
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



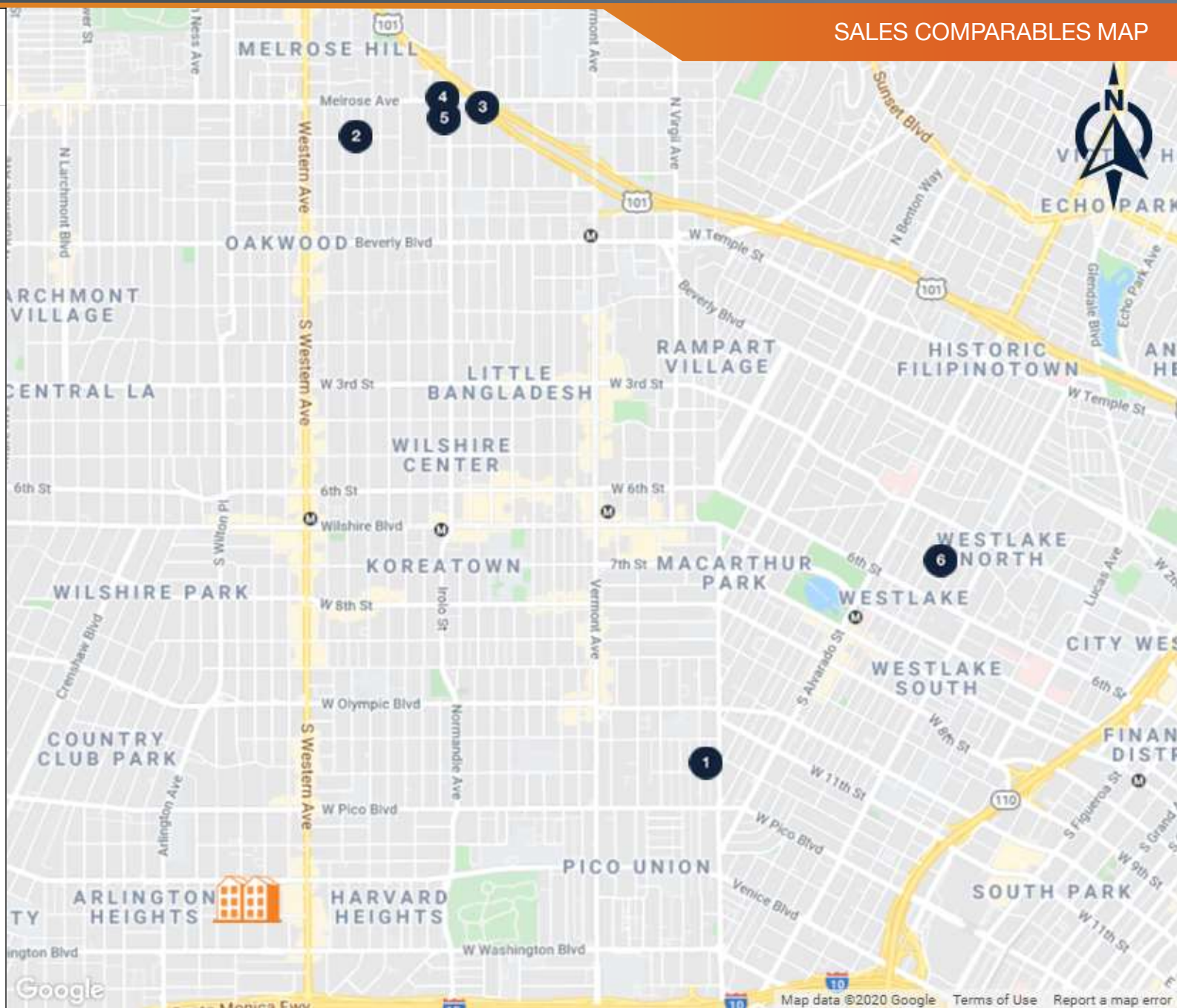


**1630 S GRAMERCY PL**  
Los Angeles, CA 90019

- 1** 1212 Arapahoe St
- 2** 531 N Hobart Blvd
- 3** 639 N Alexandria Ave
- 4** 641 N Normandie Ave
- 5** 601 N Normandie Ave
- 6** 1811 W 5th St

● SALES COMPARABLES

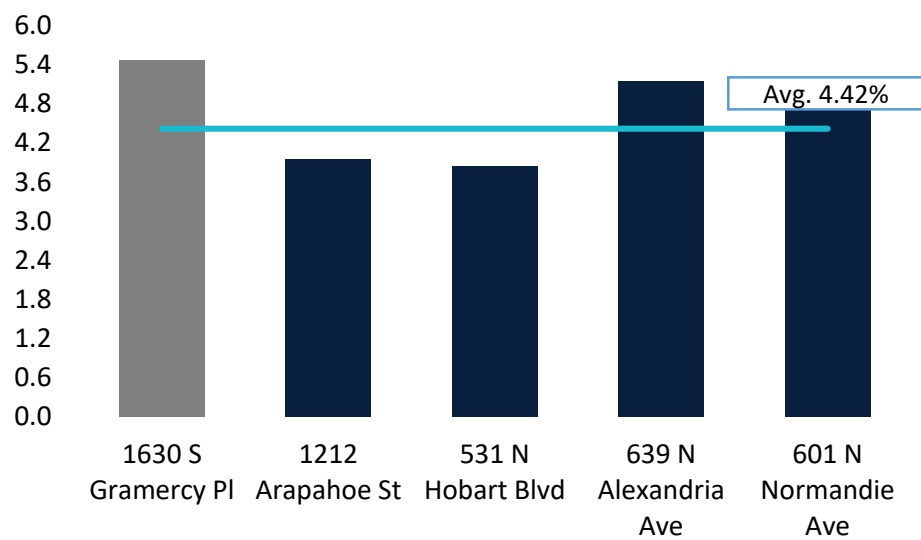
## SALES COMPARABLES MAP



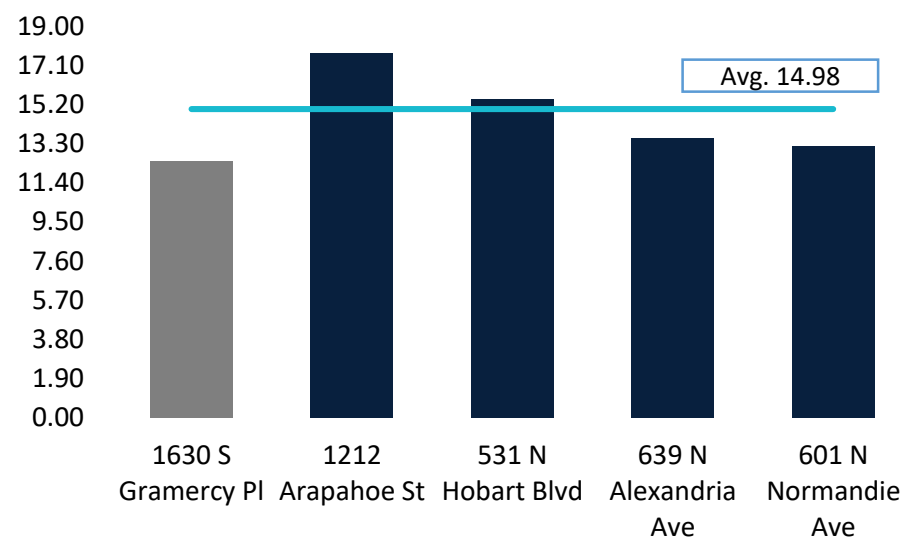
SALES COMPARABLES

SALES COMPS AVG

Average Cap Rate



Average GRM

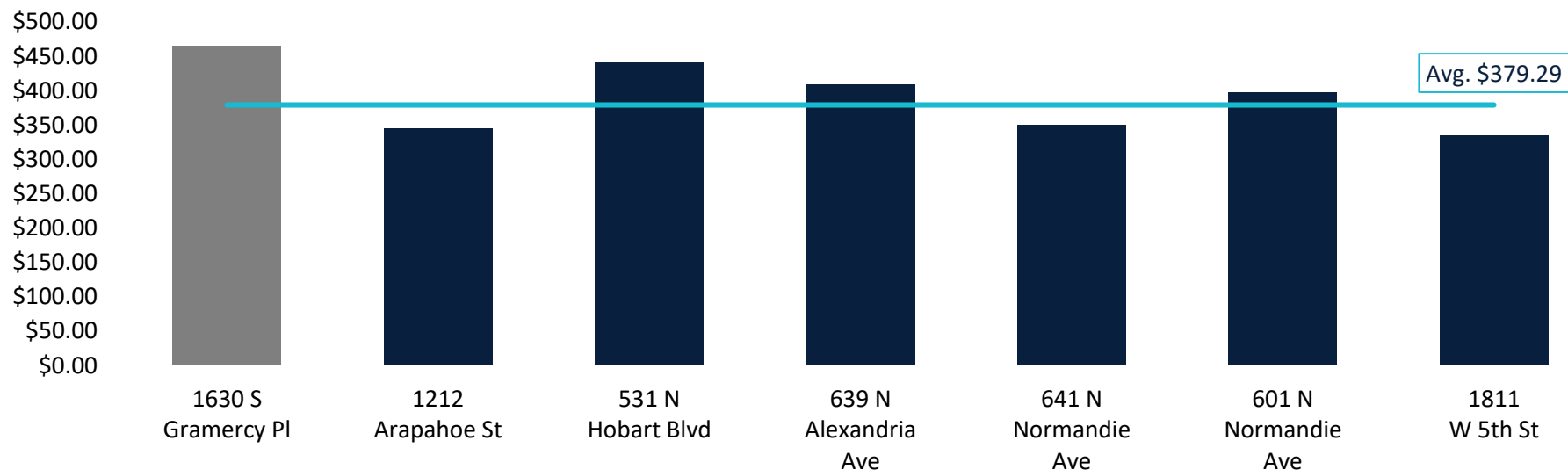
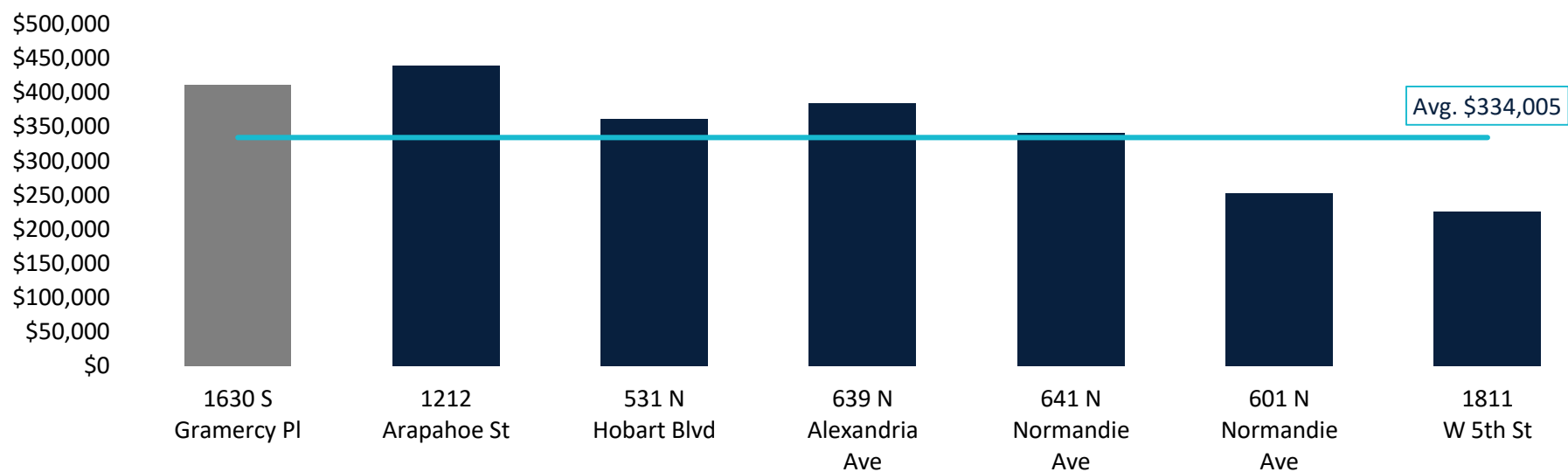




SALES COMPARABLES

SALES COMPS AVG

SALES COMPARABLES

**Average Price Per Square Foot****Average Price Per Unit**

## SALES COMPARABLES

**1630 S GRAMERCY PL**

1630 S Gramercy Pl, Los Angeles, CA, 90019



		Units	Unit Type
Offering Price:	\$2,875,000	1	3-Bed 2-Bath
Price/Unit:	\$410,714	3	3-Bed 2-Bath Section 8
Price/SF:	\$465.14	3	3-Bed 2-Bath (Vacant)
CAP Rate:	5.47%		
GRM:	12.47		
Total No. of Units:	7		
Year Built:	1986		

## Underwriting Criteria

Income	\$226,238	Expenses	\$68,959
NOI	\$157,279	Vacancy	(\$6,914)

**1212 ARAPAHOE ST**

1212 Arapahoe St, Los Angeles, CA, 90006



		Units	Unit Type
Close Of Escrow:	4/24/2019	6	2 Bdr 2 Bath
Sales Price:	\$5,275,000	6	3 Bdr 2 Bath
Price/Unit:	\$439,583		
Price/SF:	\$345.18		
CAP Rate:	3.95%		
GRM:	17.72		
Total No. of Units:	12		
Year Built:	1991		

## Underwriting Criteria

Income	\$297,720
NOI	\$208,404

**531 N HOBART BLVD**

531 N Hobart Blvd, Los Angeles, CA, 90004



		Units	Unit Type
Close Of Escrow:	12/9/2019	13	2 Bdr 2 Bath
Sales Price:	\$5,425,000	2	3 Bdr 2 Bath
Price/Unit:	\$361,667		
Price/SF:	\$441.27		
CAP Rate:	3.85%		
GRM:	15.46		
Total No. of Units:	15		
Year Built:	1987		

## Underwriting Criteria

Income	\$350,930
NOI	\$208,831

## NOTES

Marcus &amp; Millichap listing.

## SALES COMPARABLES

**639 N ALEXANDRIA AVE**

639 N Alexandria Ave, Los Angeles, CA, 90004

3



		Units	Unit Type
Close Of Escrow:	6/24/2019	8	2 Bdr 2 Bath
Sales Price:	\$3,460,000	1	3 Bdr 2 Bath
Price/Unit:	\$384,444		
Price/SF:	\$408.60		
CAP Rate:	5.16%		
GRM:	13.57		
Total No. of Units:	9		
Year Built:	1991		

## NOTES

90% upgraded units. Marcus &amp; Millichap listing.

**641 N NORMANDIE AVE**

641 N Normandie Ave, Los Angeles, CA, 90004

4



		Units	Unit Type
Close Of Escrow:	4/23/2019	2	1 Bdr 1 Bath
Sales Price:	\$3,070,000	1	2 Bdr 2 Bath
Price/Unit:	\$341,111	6	2 Bdr 2.5 Bath
Price/SF:	\$350.30		
Total No. of Units:	9		
Year Built:	1990		

## NOTES

No brokers on transaction.

**601 N NORMANDIE AVE**

601 N Normandie Ave, Los Angeles, CA, 90004

5



		Units	Unit Type
Close Of Escrow:	3/19/2019	9	1 Bdr 1 Bath
Sales Price:	\$2,270,000		
Price/Unit:	\$252,222		
Price/SF:	\$396.58		
CAP Rate:	4.70%		
GRM:	13.18		
Total No. of Units:	9		
Year Built:	1990		

## Underwriting Criteria

Income	\$172,200
NOI	\$106,764

## NOTES

6 units vacant.



## SALES COMPARABLES

**1811 W 5TH ST**

1811 W 5th St, Los Angeles, CA, 90057

6



		Units	Unit Type
Close Of Escrow:	2/26/2019	12	2 Bdr 1 Bath
Sales Price:	\$2,700,000		
Price/Unit:	\$225,000		
Price/SF:	\$333.83		
Total No. of Units:	12		
Year Built:	1990		

## NOTES

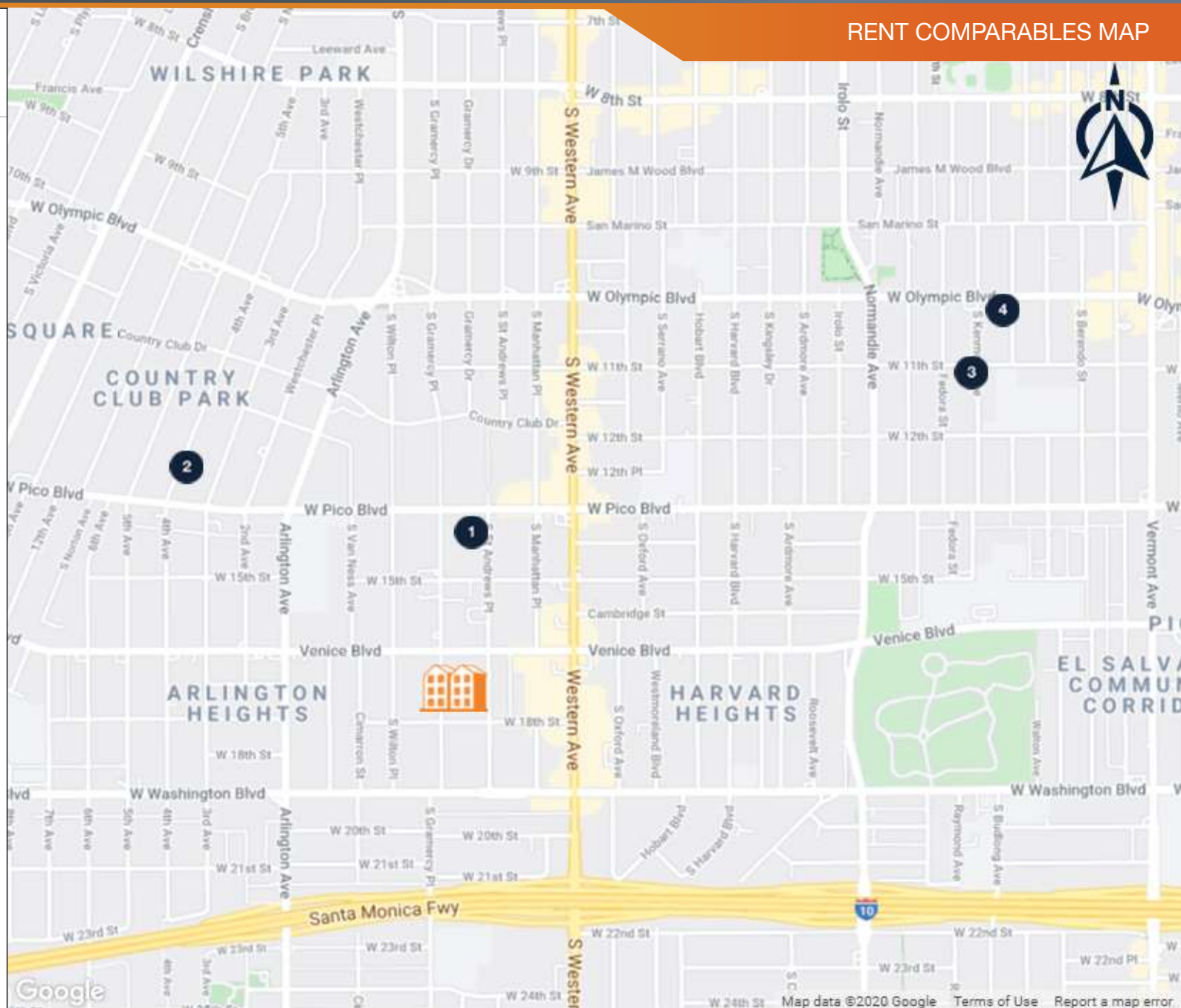
No brokers on transaction.



**1630 S GRAMERCY PL**  
Los Angeles, CA 90019

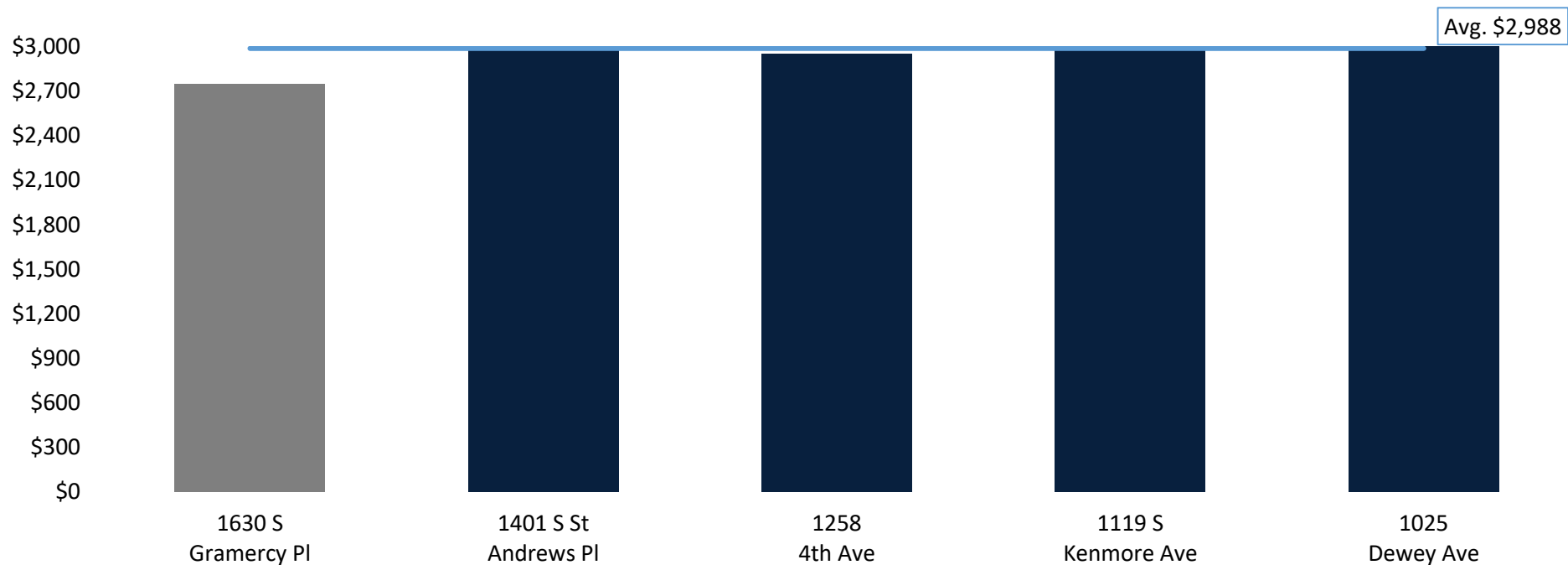
- 1 1401 S St Andrews Pl
- 2 1258 4th Ave
- 3 1119 S Kenmore Ave
- 4 1025 Dewey Ave

RENT COMPARABLES MAP



## AVERAGE RENT - MULTIFAMILY

## 3 Bedroom



**1630 S GRAMERCY PL**

1630 S Gramercy Pl, Los Angeles, CA, 90019



Unit Type	Units	SF	Rent	Rent/SF
3-Bed 2-Bath	1		\$2,654	\$0.00
3-Bed 2-Bath Section 8	3		\$2,517	\$0.00
3-Bed 2-Bath (Vacant)	3		\$3,000	\$0.00
Total/Avg.	7		\$2,744	

YEAR BUILT: 1986

**1401 S ST ANDREWS PL**

1401 S St Andrews Pl, Los Angeles, CA, 90019



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,150	\$3,000	\$2.61
Total/Avg.	1	1,150	\$3,000	\$2.61

YEAR BUILT: 2007

**1258 4TH AVE**

1258 4th Ave, Los Angeles, CA, 90019



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1		\$2,950	
Total/Avg.	1		\$2,950	

YEAR BUILT: 1916



**1119 S KENMORE AVE**

1119 S Kenmore Ave , Los Angeles, CA, 90006

3



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1		\$3,000	
Total/Avg.	1		\$3,000	

YEAR BUILT: 1909

**1025 DEWEY AVE**

1025 Dewey Ave, Los Angeles, CA, 90006

4



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,180	\$3,000	\$2.54
Total/Avg.	1	1,180	\$3,000	\$2.54

YEAR BUILT: 2006

# MARKET OVERVIEW



Created on March 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	69,751	613,935	1,349,487
■ 2018 Estimate			
Total Population	69,731	611,263	1,342,707
■ 2010 Census			
Total Population	67,459	585,012	1,277,772
■ 2000 Census			
Total Population	69,333	589,278	1,277,319
■ Daytime Population			
2018 Estimate	45,212	533,136	1,376,454
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	23,459	223,235	517,868
■ 2018 Estimate			
Total Households	23,134	217,984	504,415
Average (Mean) Household Size	2.94	2.72	2.57
■ 2010 Census			
Total Households	22,207	206,153	472,521
■ 2000 Census			
Total Households	22,041	200,672	457,708
Growth 2015-2020	1.40%	2.41%	2.67%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2023 Projection	23,459	223,235	517,868
2018 Estimate	24,086	228,336	527,799
Owner Occupied	3,706	36,052	104,532
Renter Occupied	19,428	181,933	399,883
Vacant	952	10,351	23,385
■ Persons In Units			
2018 Estimate Total Occupied Units	23,134	217,984	504,415
1 Person Units	26.13%	31.03%	35.51%
2 Person Units	23.61%	25.23%	26.32%
3 Person Units	17.31%	15.46%	13.52%
4 Person Units	14.92%	12.89%	10.82%
5 Person Units	8.62%	7.47%	6.43%
6+ Person Units	9.42%	7.91%	7.41%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$200,000 or More	2.87%	3.71%	5.41%
\$150,000 - \$199,000	2.93%	2.90%	4.07%
\$100,000 - \$149,000	6.62%	8.10%	10.18%
\$75,000 - \$99,999	7.61%	8.68%	9.69%
\$50,000 - \$74,999	15.52%	15.64%	15.63%
\$35,000 - \$49,999	14.66%	13.99%	12.57%
\$25,000 - \$34,999	13.21%	12.32%	10.53%
\$15,000 - \$24,999	16.08%	15.37%	13.21%
Under \$15,000	20.51%	19.31%	18.72%
Average Household Income	\$56,561	\$62,153	\$73,075
Median Household Income	\$35,156	\$37,808	\$43,400
Per Capita Income	\$19,173	\$22,648	\$28,026
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	69,731	611,263	1,342,707
Under 20	24.09%	24.04%	22.46%
20 to 34 Years	24.90%	28.28%	28.08%
35 to 39 Years	7.33%	7.78%	8.17%
40 to 49 Years	13.68%	13.50%	14.02%
50 to 64 Years	18.06%	16.21%	16.40%
Age 65+	11.92%	10.19%	10.87%
Median Age	35.65	33.65	34.70
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	47,963	409,691	934,130
Elementary (0-8)	16.75%	15.76%	13.58%
Some High School (9-11)	13.64%	11.78%	10.87%
High School Graduate (12)	24.48%	21.23%	19.13%
Some College (13-15)	15.59%	15.93%	16.58%
Associate Degree Only	4.30%	4.94%	5.36%
Bachelors Degree Only	15.85%	19.08%	21.27%
Graduate Degree	5.07%	6.99%	9.29%
■ Population by Gender			
2018 Estimate Total Population	69,731	611,263	1,342,707
Male Population	49.46%	50.03%	50.61%
Female Population	50.54%	49.97%	49.39%

Source: © 2019 Experian



### Population

In 2019, the population in your selected geography is 69,731. The population has changed by 0.57% since 2000. It is estimated that the population in your area will be 69,751.00 five years from now, which represents a change of 0.03% from the current year. The current population is 49.46% male and 50.54% female. The median age of the population in your area is 35.65, compare this to the US average which is 37.95. The population density in your area is 22,192.91 people per square mile.



### Households

There are currently 23,134 households in your selected geography. The number of households has changed by 4.96% since 2000. It is estimated that the number of households in your area will be 23,459 five years from now, which represents a change of 1.40% from the current year. The average household size in your area is 2.94 persons.



### Income

In 2019, the median household income for your selected geography is \$35,156, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 53.25% since 2000. It is estimated that the median household income in your area will be \$38,928 five years from now, which represents a change of 10.73% from the current year.

The current year per capita income in your area is \$19,173, compare this to the US average, which is \$32,356. The current year average household income in your area is \$56,561, 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: 26.31% White, 15.60% Black, 0.10% Native American and 21.03% 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 58.98% 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 \$597,742 in 2019, compare this to the US average of \$201,842. In 2000, there were 3,779 owner occupied housing units in your area and there were 18,262 renter occupied housing units in your area. The median rent at the time was \$521.



### Employment

In 2019, there are 11,123 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 42.96% of employees are employed in white-collar occupations in this geography, and 57.20% are employed in blue-collar occupations. In 2019, unemployment in this area is 6.85%. In 2000, the average time traveled to work was 37.00 minutes.



