



1145 S NEW HAMPSHIRE AVE
Los Angeles, CA 90006

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1145 S NEW HAMPSHIRE AVE
Los Angeles, CA
ACT ID ZAB0120729

Marcus & Millichap
LAAA Team
Expertise | Execution | Excellence

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INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
Price	\$3,249,000		CURRENT	PRO FORMA
Down Payment	40% / \$1,299,600	CAP Rate	4.24%	5.41%
Loan Amount	\$1,949,400	GRM	15.94	13.29
Loan Type	Proposed New	Net Operating Income	\$137,641	\$175,731
Interest Rate / Amortization	3.6% / 30 Years	Net Cash Flow After Debt Service	5.19% / \$67,463	8.12% / \$105,553
Price/Unit	\$270,750	Total Return	5.19% / \$67,463	8.12% / \$105,553
Price/SF	\$484.20			
Number of Units	12			
Rentable Square Feet	6,710			
Year Built	1929			
Lot Size	0.12 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
8	Studio / 1-Bath	
4	1-Bed / 1-Bath	
12	Total	6,710



PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$1,949,400
Loan Type	Proposed New
Interest Rate	3.6%
Amortization	30 Years
Loan Term	5 Years
Loan to Value	60%
Debt Coverage Ratio	1.96

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Police Dept	7,916
Los Angeles Dept Wtr & Pwr	5,550
GUGGENHEIM INVESTMENTS	5,173
Los Angeles Unified School Dst	4,266
County of Los Angeles	4,207
Mufg Union Bank Foundation	4,200
California Dept State Hospitals	4,000
Mercury Insurance Services LLC	4,000
Mtv Networks	3,646
Kpmg LLP	3,127
Employment Dev Cal Dept	3,107
Dept of Pub Wrks- Bur Sntation	3,000

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2019 Estimate Pop	107,541	647,529	1,319,767
2010 Census Pop	102,583	611,776	1,250,384
2019 Estimate HH	36,843	231,221	481,682
2010 Census HH	34,665	214,272	447,637
Median HH Income	\$33,729	\$37,806	\$43,475
Per Capita Income	\$16,731	\$22,783	\$26,817
Average HH Income	\$48,175	\$61,873	\$71,842

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present these 12 units located at 1145 S New Hampshire Avenue in Los Angeles, California. Built in 1929 and remodeled in 2018, the property sits on 5,399 square feet of land with 6,710 square feet of rentable area and consists of 8- studio / one bath units and 4- one bed /one bath units.

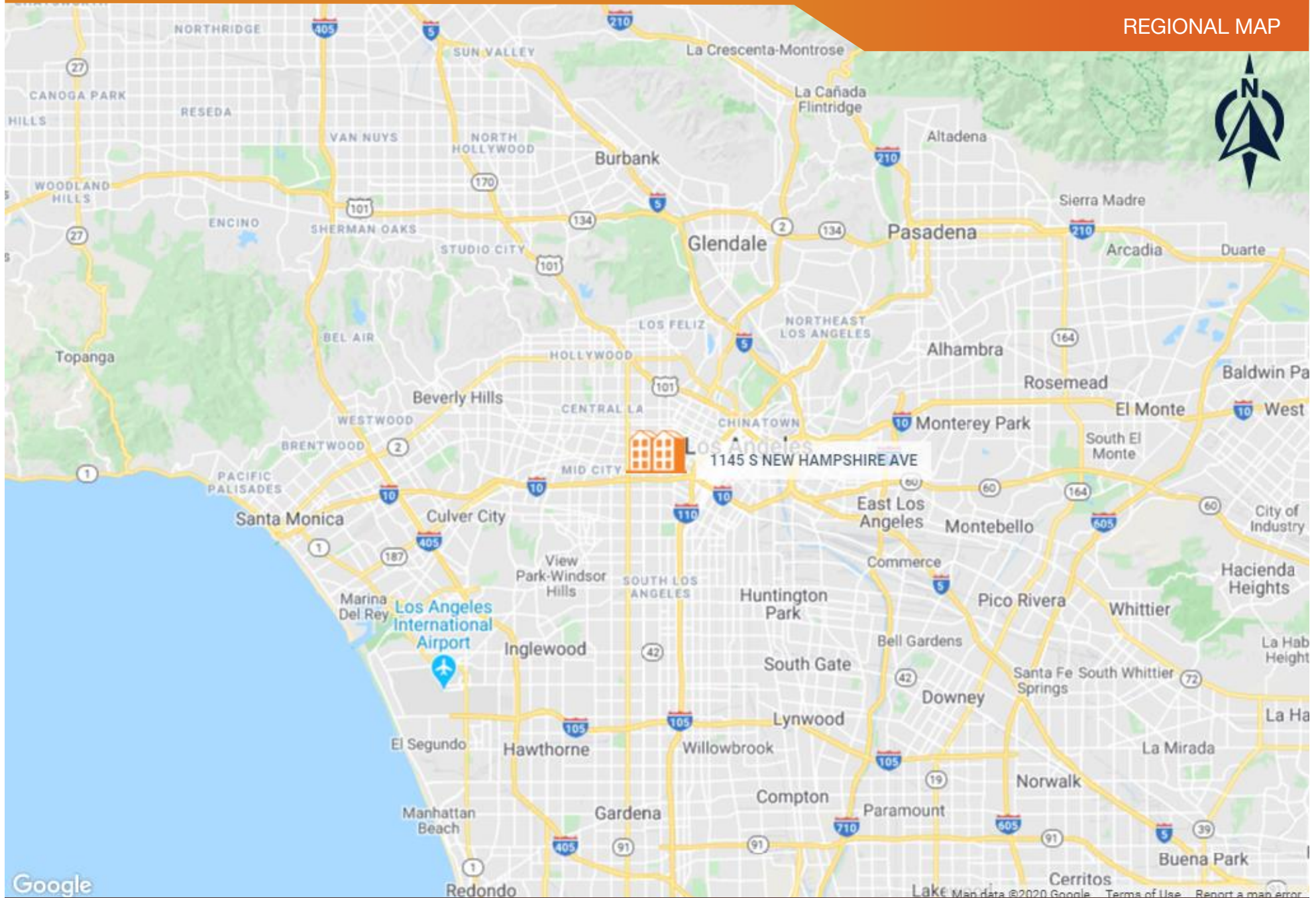
With an excellent walk score of 94, the New Hampshire Villas is an extremely well renovated and maintained 12 unit apartment complex located in the hip and lively Koreatown district. The property features secure entry, high-end finishes, stainless steel appliances, new roof and much more. The units are individually metered for both gas and electricity and each have their own water heaters. Tenants enjoy easy access to public transportation, hip eateries, bars and casual 24/7 dining that makes for a buzzing late night scene.

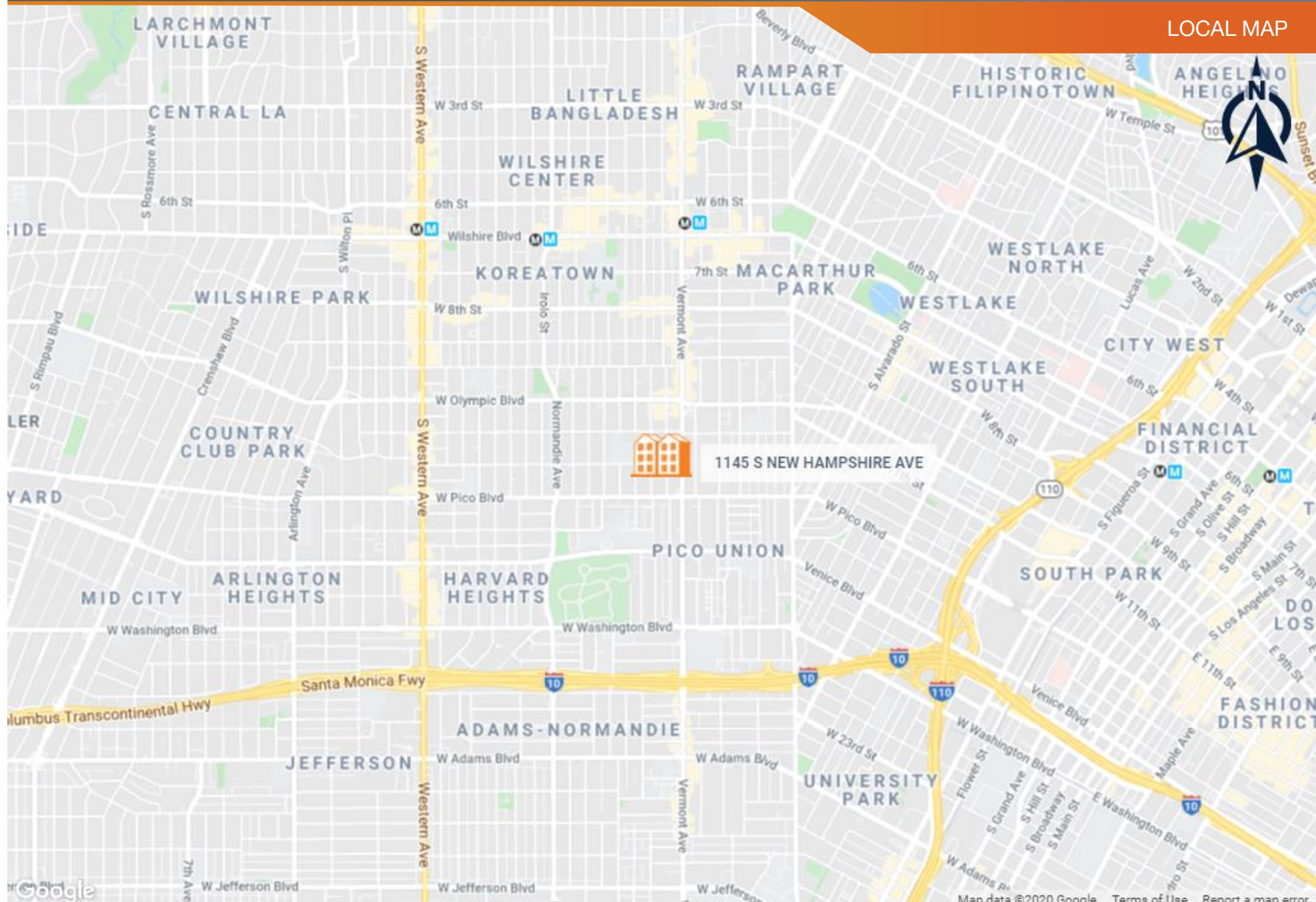
This opportunity is ideal for the investor looking for an easy to manage property in the dense Koreatown rental market, with an estimated 20% upside in rents which can be achieved over time.

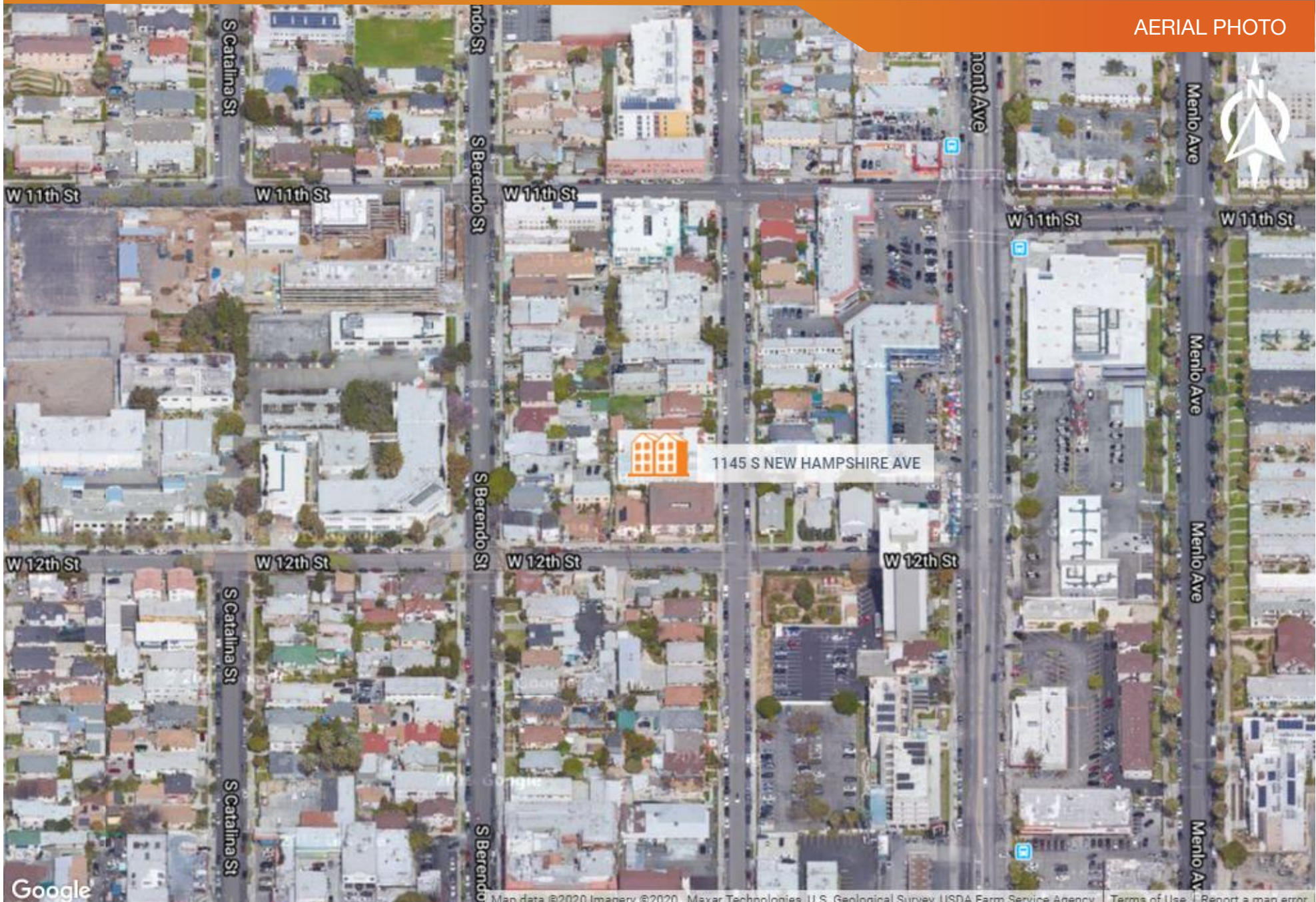
INVESTMENT HIGHLIGHTS

- Built in 1929, Remodeled in 2018
- Approximately 20% Upside in Rents
- Located in Opportunity Zone
- New Roof in 2017
- New Flooring, Tiles & Countertops
- Individually Metered for Gas & Electric
- New Security Systems and Gate
- Walk Score of 94









Google

Map data ©2020 Imagery ©2020 Maxar Technologies U.S. Geological Survey USDA Farm Service Agency Terms of Use Report a map error

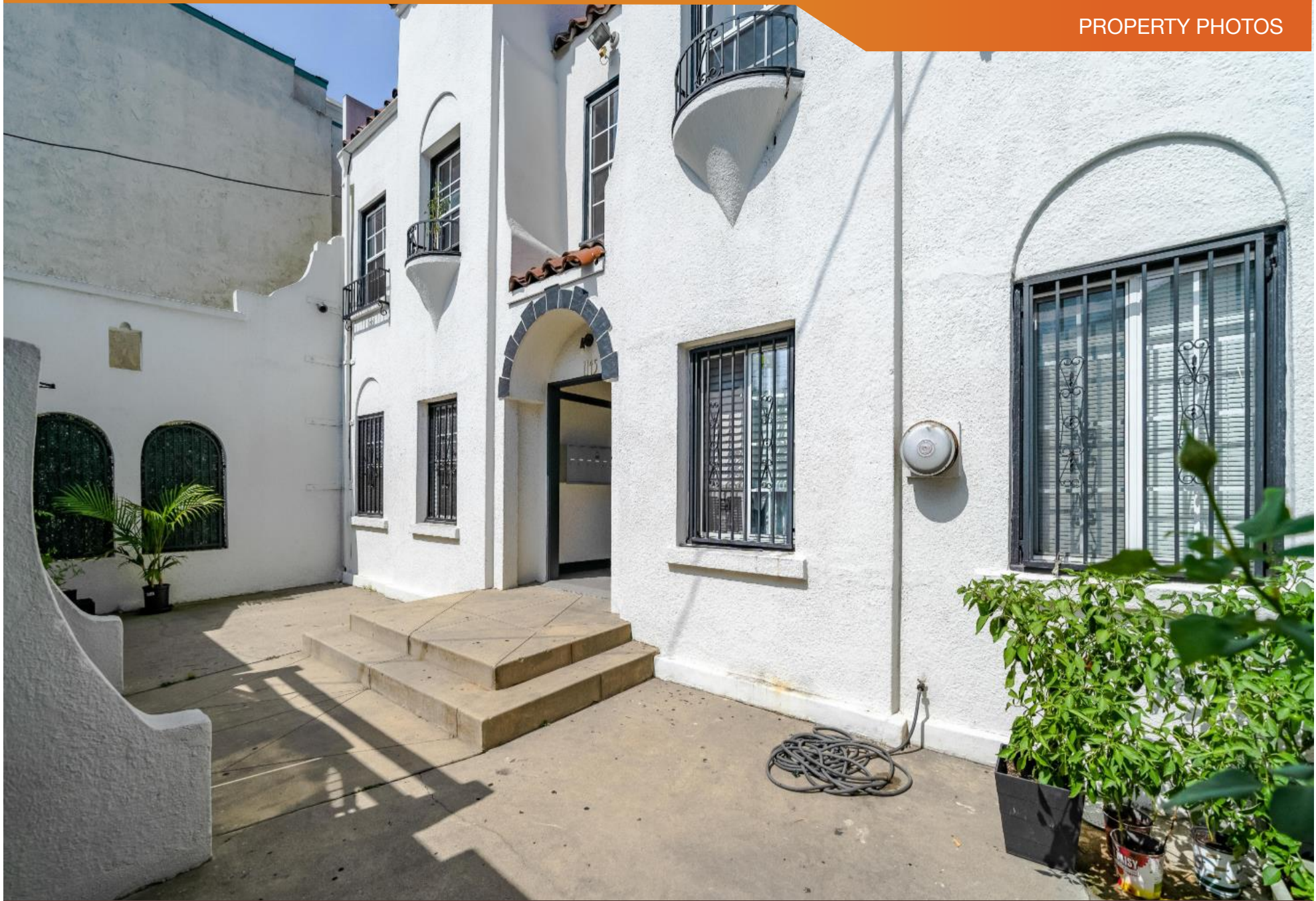
Downtown Los Angeles

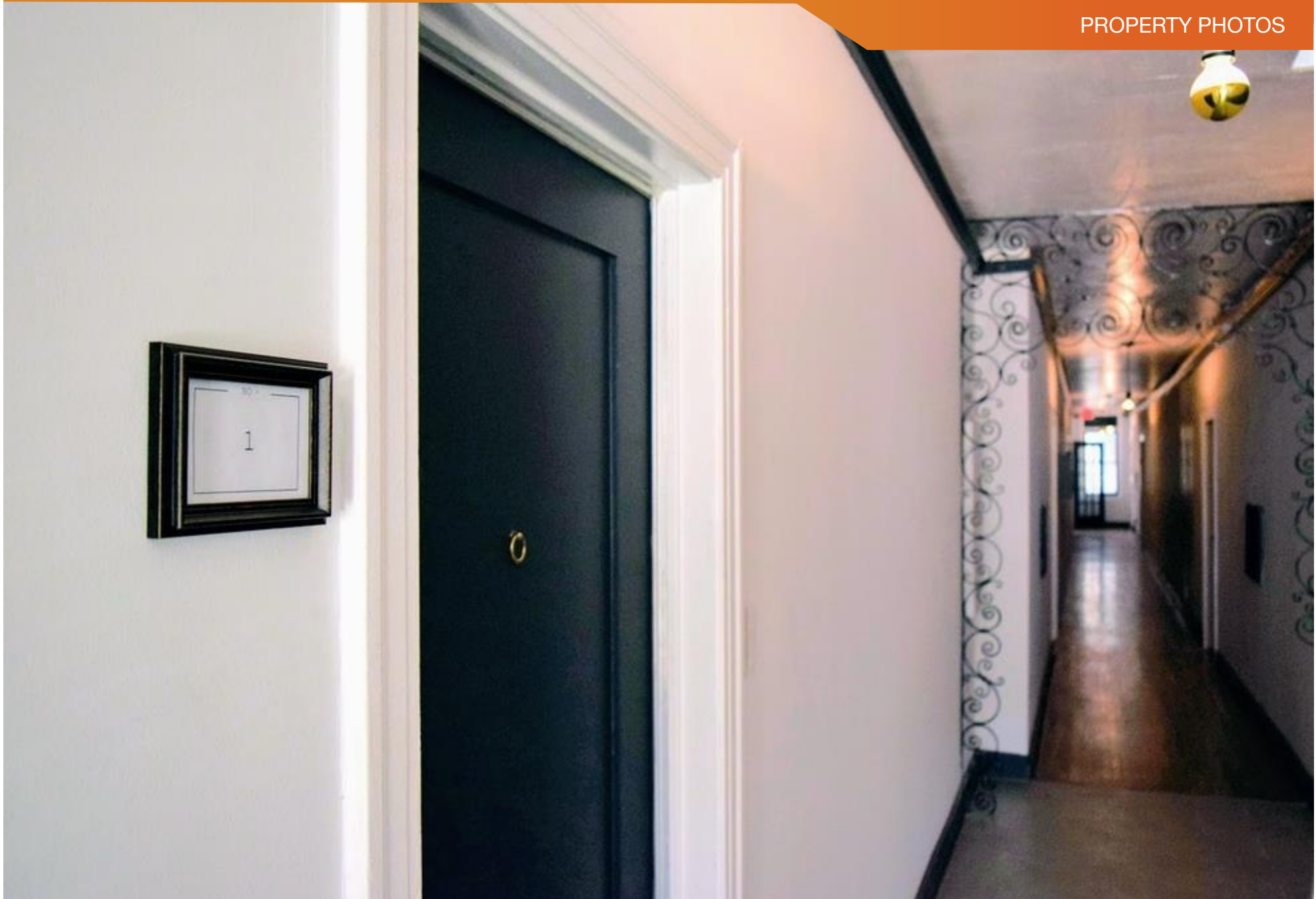


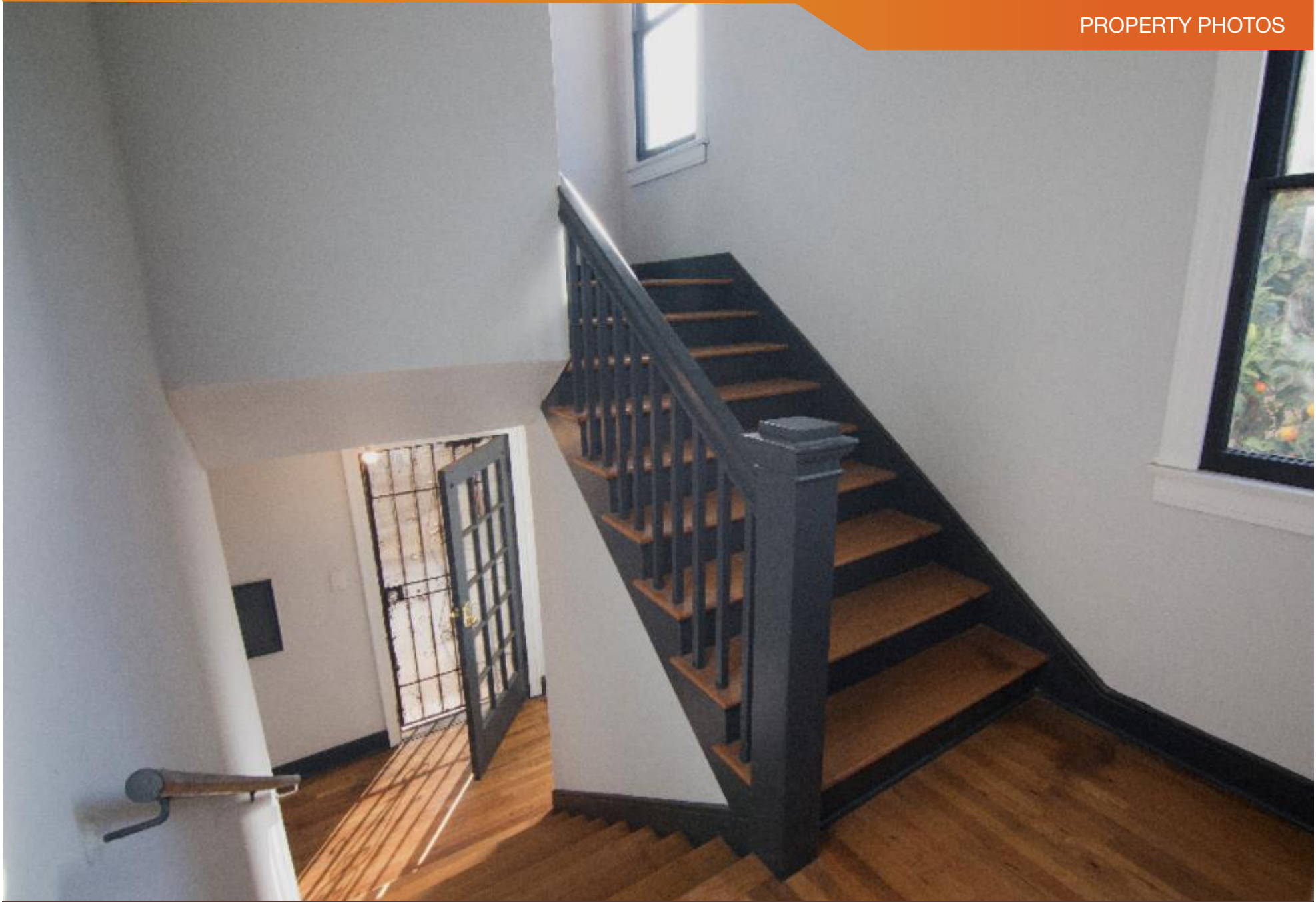




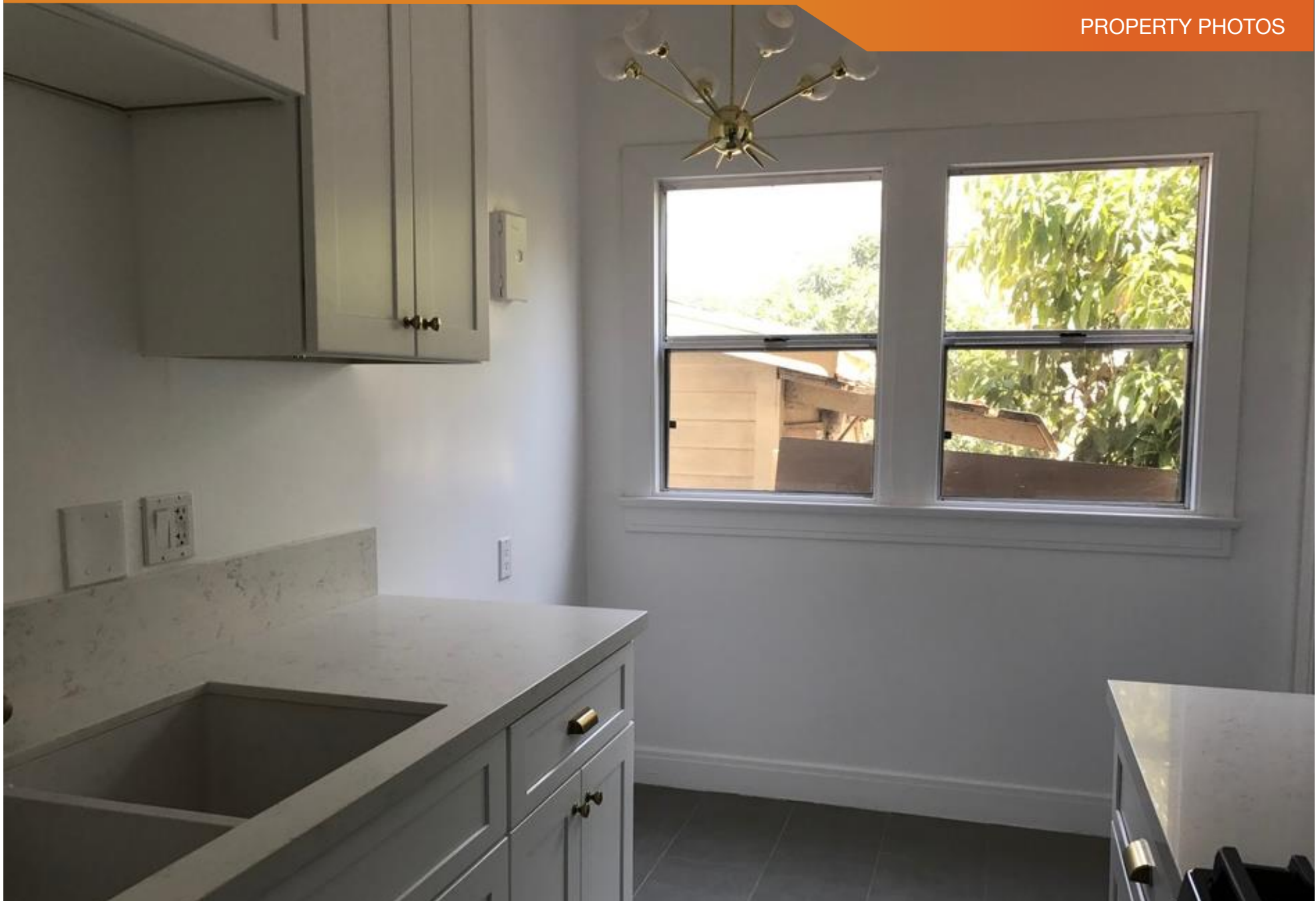




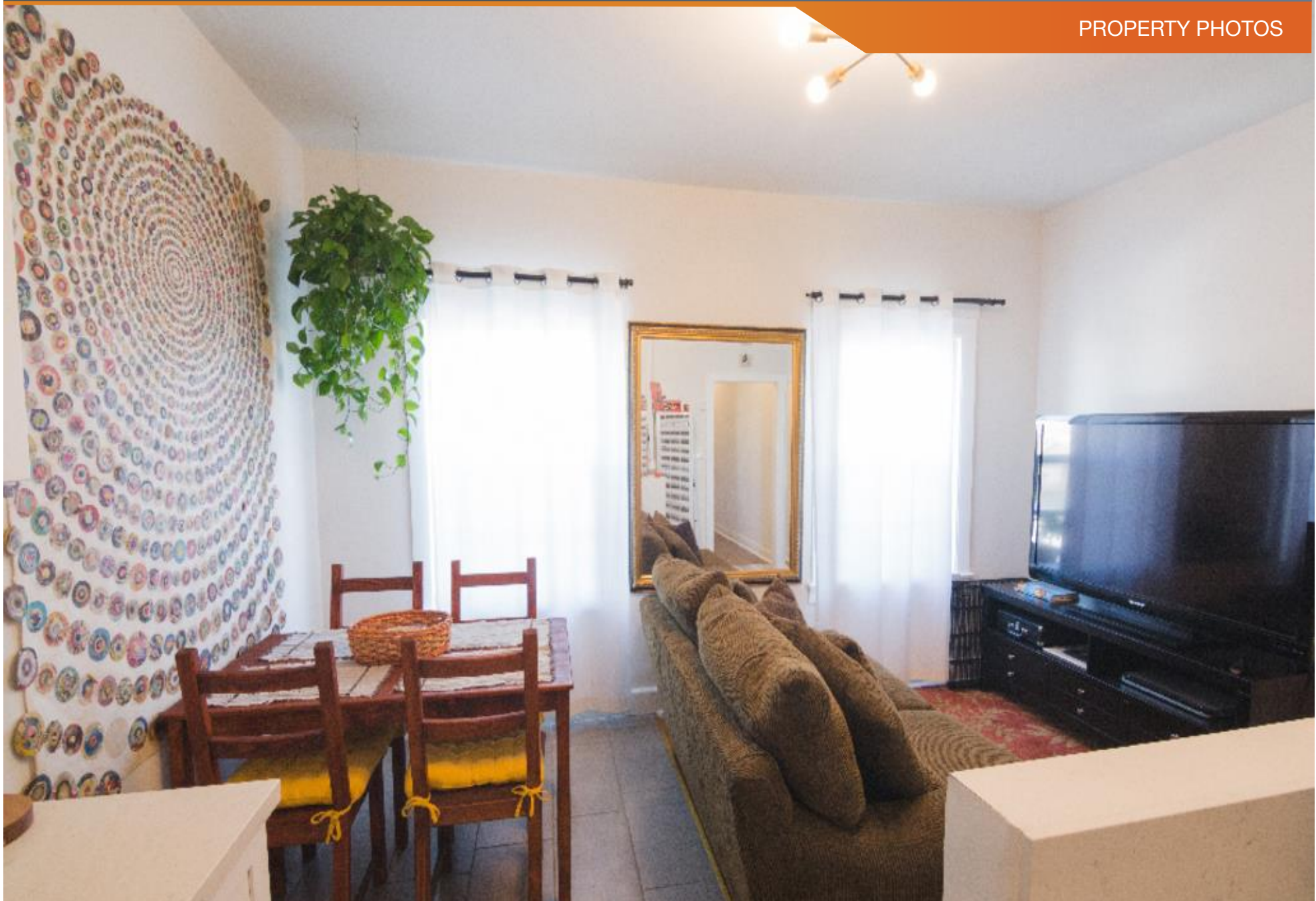




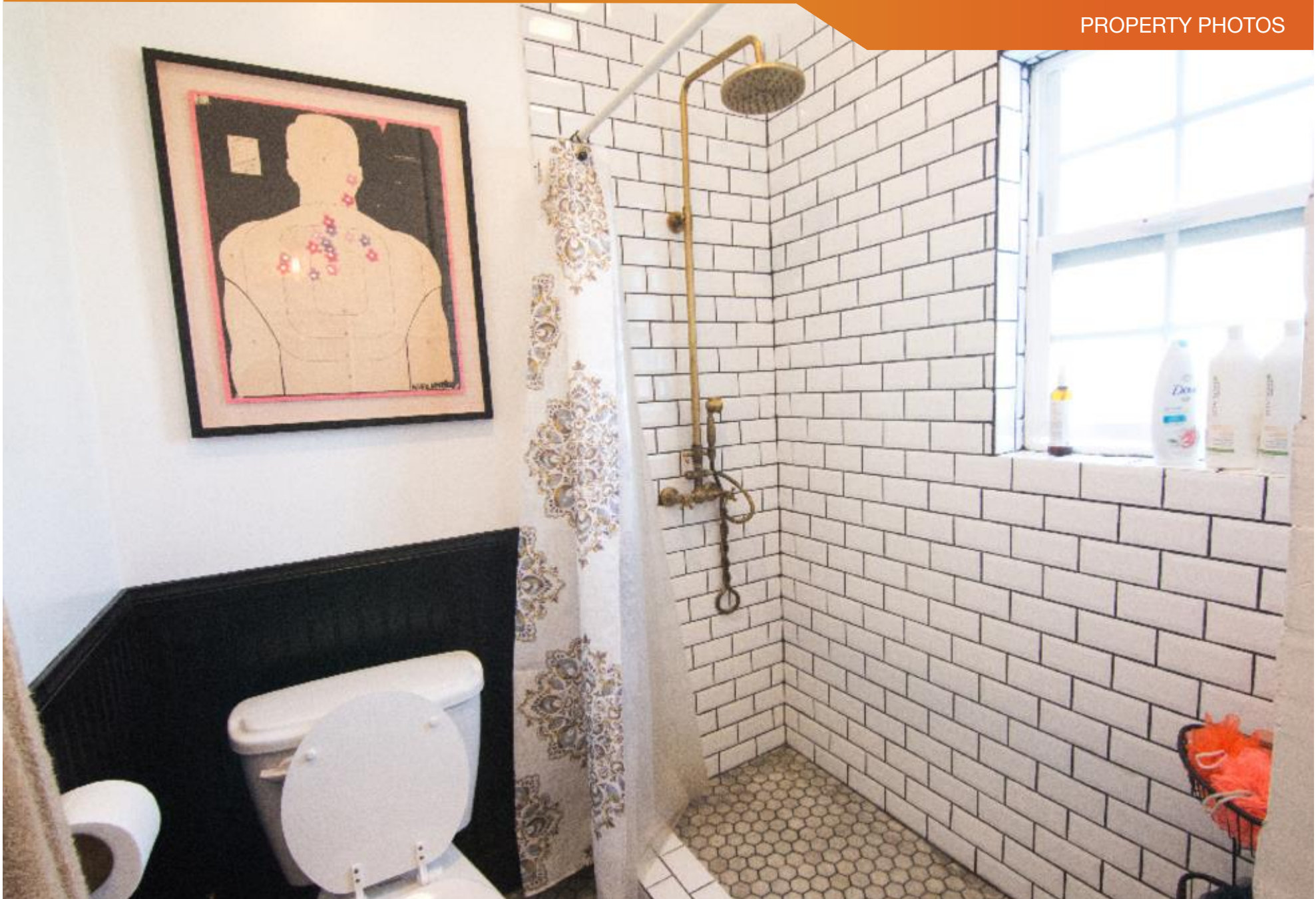












FINANCIAL ANALYSIS

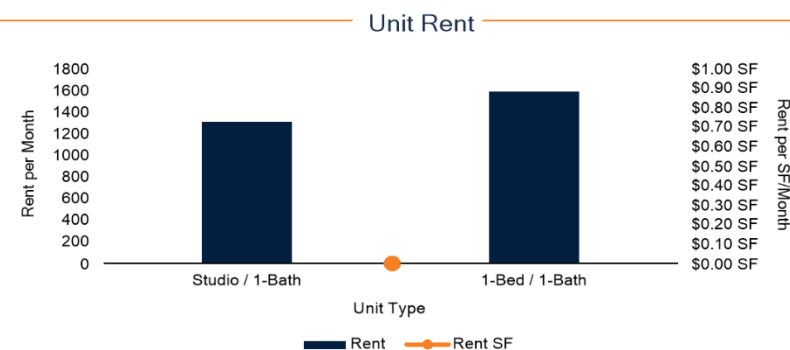
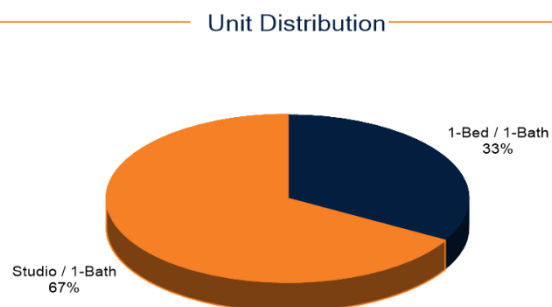


RENT ROLL SUMMARY

As of July, 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
Studio / 1-Bath	7	N/A	\$540 - \$1,450	\$1,273	N/A	\$8,912	\$1,550	N/A	\$10,850
Studio / 1-Bath VACANT	1	N/A	\$1,550 - \$1,550	\$1,550	N/A	\$1,550	\$1,550	N/A	\$1,550
1-Bed / 1-Bath	4	N/A	\$1,097 - \$1,800	\$1,587	N/A	\$6,347	\$1,950	N/A	\$7,800
Totals/Weighted Averages	12	559		\$1,401	\$2.51	\$16,809	\$1,683	\$3.01	\$20,200
Gross Annualized Rents				\$201,708			\$242,400		

Notes:



RENT ROLL DETAIL

As of July, 2020

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	1-Bed / 1-Bath	\$1,700	\$0.00	\$1,950	\$0.00
2	Studio / 1-Bath	\$1,375	\$0.00	\$1,550	\$0.00
3	Studio / 1-Bath	\$1,350	\$0.00	\$1,550	\$0.00
4	Studio / 1-Bath	\$1,400	\$0.00	\$1,550	\$0.00
5	Studio / 1-Bath	\$1,350	\$0.00	\$1,550	\$0.00
6	1-Bed / 1-Bath	\$1,097	\$0.00	\$1,950	\$0.00
7	1-Bed / 1-Bath	\$1,750	\$0.00	\$1,950	\$0.00
8	Studio / 1-Bath	\$1,450	\$0.00	\$1,550	\$0.00
9	Studio / 1-Bath VACANT	\$1,550	\$0.00	\$1,550	\$0.00
10	Studio / 1-Bath	\$1,447	\$0.00	\$1,550	\$0.00
11	Studio / 1-Bath	\$540	\$0.00	\$1,550	\$0.00
12	1-Bed / 1-Bath	\$1,800	\$0.00	\$1,950	\$0.00
Total	Square Feet: 6,710	\$16,809	\$2.51	\$20,200	\$3.01

OPERATING STATEMENT

Income	Current		Pro Forma		Notes	Per Unit	Per SF
Gross Current Rent	201,708		242,400			20,200	36.13
Physical Vacancy	(6,051)	3.0%	(7,272)	3.0%		(606)	(1.08)
Total Vacancy	(\$6,051)	3.0%	(\$7,272)	3.0%		(\$606)	(\$1)
Effective Rental Income	195,657		235,128			19,594	35.04
Other Income							
Laundry Income	2,160		2,160		[1]	180	0.32
Total Other Income	\$2,160		\$2,160			\$180	\$0.32
Effective Gross Income	\$197,817		\$237,288			\$19,774	\$35.36

Expenses	Current		Pro Forma		Notes	Per Unit	Per SF
Real Estate Taxes	38,988		38,988		[2]	3,249	5.81
Insurance	2,684		2,684		[3]	224	0.40
Utilities - Electric & Gas (common areas)	1,200		1,200		[4]	100	0.18
Utilities - Water, Sewer & Trash	6,000		6,000		[5]	500	0.89
Repairs & Maintenance	3,000		3,000		[6]	250	0.45
Landscaping	900		900		[7]	75	0.13
Pest Control	480		480		[8]	40	0.07
Management Fee	6,924	3.5%	8,305	3.5%	[9]	692	1.24
Total Expenses	\$60,176		\$61,557			\$5,130	\$9.17
Expenses as % of EGI	30.4%		25.9%				
Net Operating Income	\$137,641		\$175,731			\$14,644	\$26.19

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

NOTES**Notes to Operating Statement**

- [1] On-site laundry income estimated at \$15/unit/month
- [2] 1.2% of Purchase Price
- [3] Estimated at \$0.40 per building square foot
- [4] Estimated at \$100/month
- [5] Owner Provided
- [6] Estimated at \$250/Unit/Month (mostly rehabbed building therefore R&M should be low)
- [7] Owner Provided
- [8] Estimated at \$200/Unit/Year
- [9] Estimated Off Site Management Fee

PRICING DETAIL

Summary		
Price	\$3,249,000	
Down Payment	\$1,299,600	40%
Number of Units	12	
Price Per Unit	\$270,750	
Price Per SqFt	\$484.20	
Gross SqFt	6,710	
Lot Size	0.12 Acres	
Approx. Year Built	1929	

Returns	Current	Pro Forma
CAP Rate	4.24%	5.41%
GIM	15.94	13.29
Cash-on-Cash	5.19%	8.12%
Debt Coverage Ratio	1.96	2.50

Financing	1st Loan
Loan Amount	\$1,949,400
Loan Type	New
Interest Rate	3.60%
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
8	Studio / 1-Bath	0	\$1,308	\$1,550
4	1-Bed / 1-Bath	0	\$1,587	\$1,950

Operating Data

Income		Current		Pro Forma
Gross Scheduled Rent		\$201,708		\$242,400
Less: Vacancy/Deductions	3.0%	\$6,051	3.0%	\$7,272
Total Effective Rental Income		\$195,657		\$235,128
Other Income		\$2,160		\$2,160
Effective Gross Income		\$197,817		\$237,288
Less: Expenses	30.4%	\$60,176	25.9%	\$61,557
Net Operating Income		\$137,641		\$175,731
Cash Flow		\$137,641		\$175,731
Debt Service		\$70,178		\$70,178
Net Cash Flow After Debt Service	5.19%	\$67,463	8.12%	\$105,553
Principal Reduction		\$0		\$0
Total Return	5.19%	\$67,463	8.12%	\$105,553

Expenses	Current	Pro Forma
Real Estate Taxes	\$38,988	\$38,988
Insurance	\$2,684	\$2,684
Utilities - Electric & Gas (common areas)	\$1,200	\$1,200
Utilities - Water, Sewer & Trash	\$6,000	\$6,000
Repairs & Maintenance	\$3,000	\$3,000
Landscaping	\$900	\$900
Pest Control	\$480	\$480
Management Fee	\$6,924	\$8,305
Total Expenses	\$60,176	\$61,557
Expenses/Unit	\$5,015	\$5,130
Expenses/SF	\$8.97	\$9.17

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**

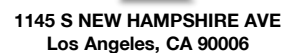
**Enhanced control through
MMCC's ability to qualify
investor finance contingencies**

**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**

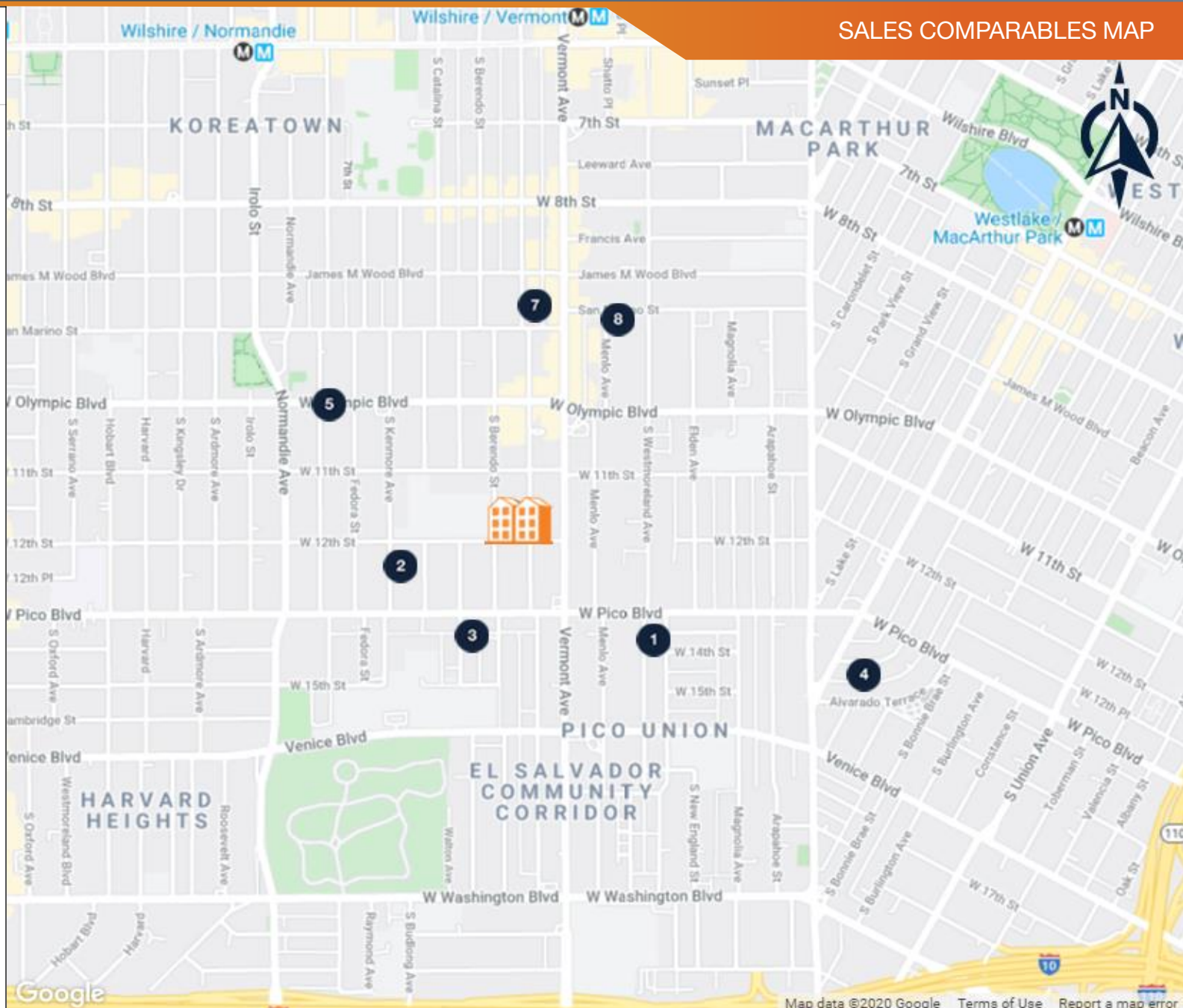
MARKET COMPARABLES





- 1 1400 S Westmoreland Ave
- 2 1232 S Kenmore Ave
- 3 1330 S Catalina St
- 4 1421 Alvarado Ter
- 5 1016 S Mariposa Ave
- 6 2553 W 12th St
- 7 2925 San Marino St
- 8 942 Menlo Ave

SALES COMPARABLES

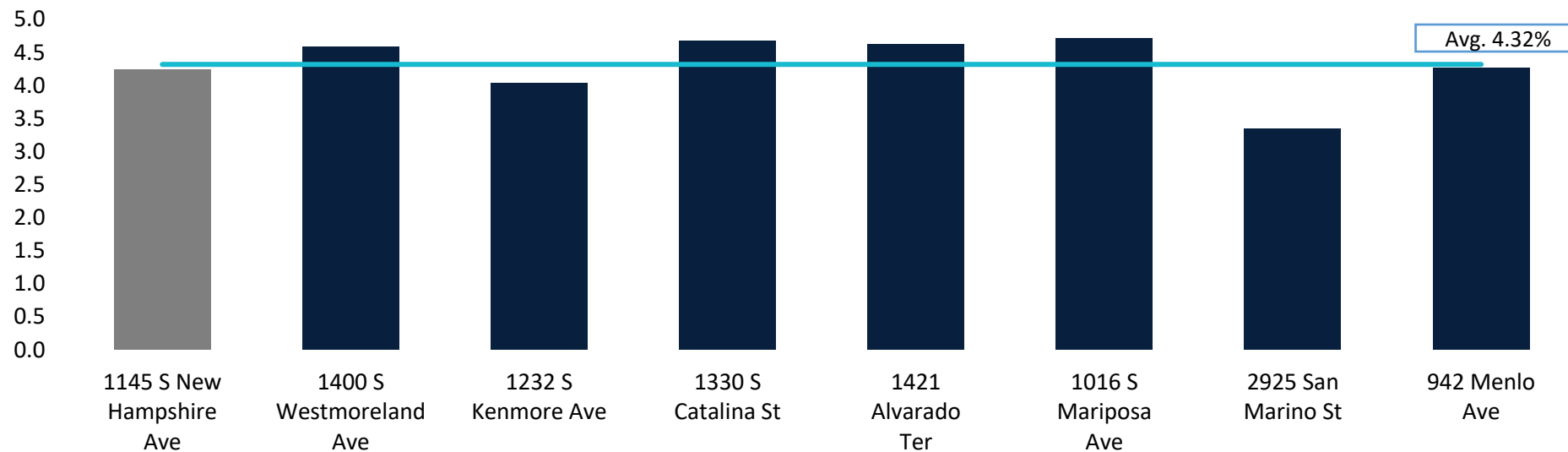


SALES COMPARABLES

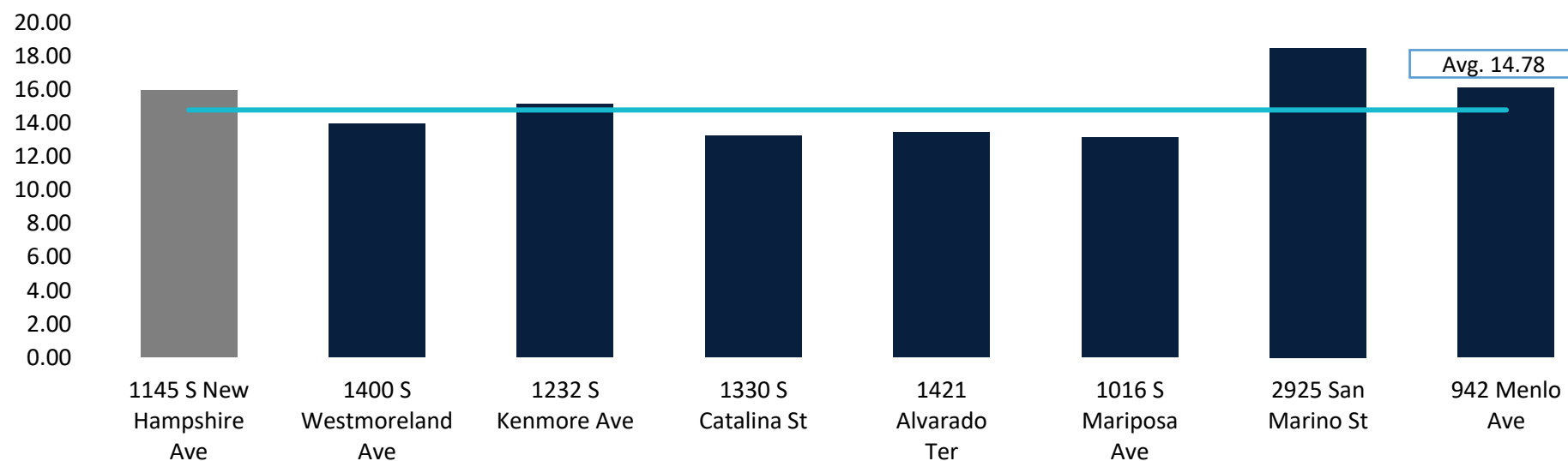
SALES COMPS AVG

SALES COMPARABLES

Average Cap Rate



Average GRM

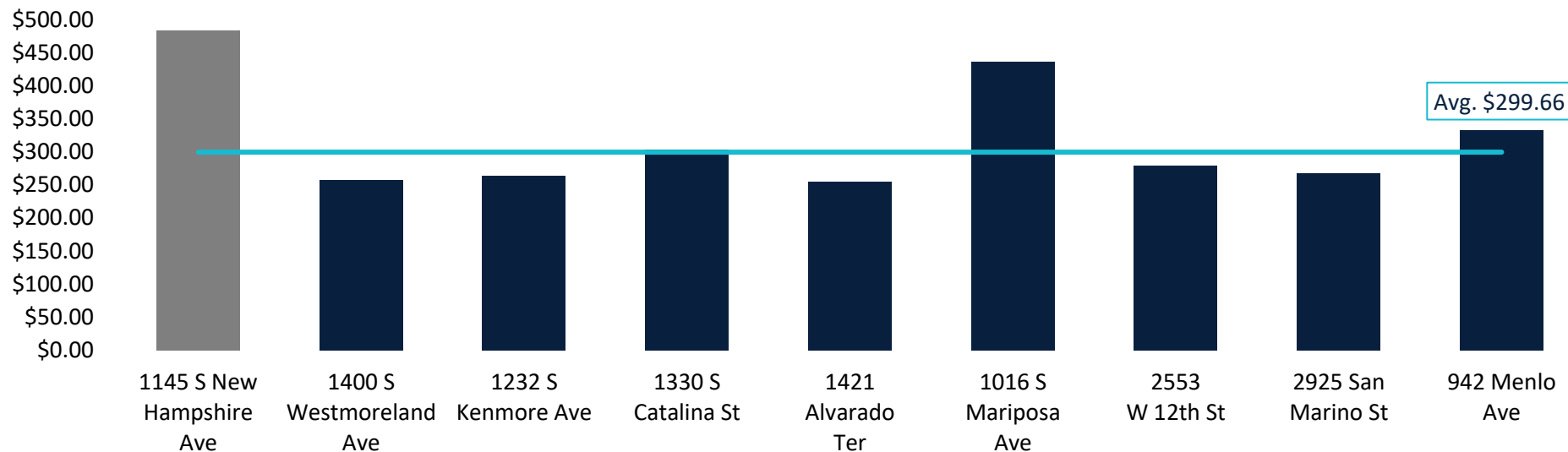


SALES COMPARABLES

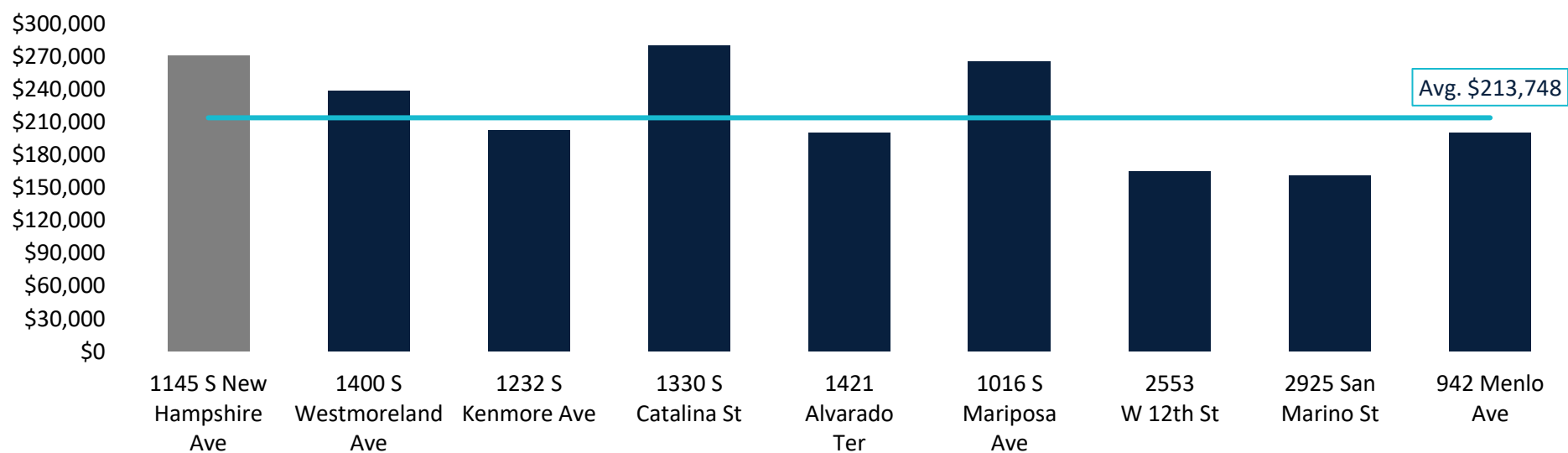
SALES COMPS AVG

SALES COMPARABLES

Average Price Per Square Foot



Average Price Per Unit



SALES COMPARABLES

1145 S NEW HAMPSHIRE AVE

1145 S New Hampshire Ave, Los Angeles, CA, 90006



		Units	Unit Type
Offering Price:	\$3,249,000	8	Studio 1-Bath
Price/Unit:	\$270,750	4	1-Bed 1-Bath
Price/SF:	\$484.20		
CAP Rate:	4.24%		
GRM:	15.94		
Total No. of Units:	12		
Year Built:	1929		

Underwriting Criteria

Income	\$197,817	Expenses	\$60,176
NOI	\$137,641	Vacancy	(\$6,051)

1400 S WESTMORELAND AVE

1400 S Westmoreland Ave, Los Angeles, CA, 90006



		Units	Unit Type
Close Of Escrow:	4/3/2020	4	1 Bdr 1 Bath
Sales Price:	\$1,190,000	1	2 Bdr 1 Bath
Price/Unit:	\$238,000		
Price/SF:	\$257.91		
CAP Rate:	4.59%		
GRM:	13.93		
Total No. of Units:	5		
Year Built:	1913		

Underwriting Criteria

Income	\$85,404		
NOI	\$54,654		

1232 S KENMORE AVE

1232 S Kenmore Ave, Los Angeles, CA, 90006



		Units	Unit Type
Close Of Escrow:	2/4/2020	5	1 Bdr 1 Bath
Sales Price:	\$1,010,000		
Price/Unit:	\$202,000		
Price/SF:	\$263.85		
CAP Rate:	4.03%		
GRM:	15.14		
Total No. of Units:	5		
Year Built:	1913		

Underwriting Criteria

Income	\$66,720		
NOI	\$40,696		

SALES COMPARABLES

1330 S CATALINA ST

1330 S Catalina St, Los Angeles, CA, 90006

3



		Units	Unit Type
Close Of Escrow:	10/30/2019	2	Studio 1 Bath
Sales Price:	\$1,398,500	2	1 Bdr 1 Bath
Price/Unit:	\$279,700	1	2 Bdr 1 Bath
Price/SF:	\$303.89		
CAP Rate:	4.68%		
GRM:	13.24		
Total No. of Units:	5		
Year Built:	1901		

Underwriting Criteria

Income	\$105,600
NOI	\$65,472

NOTES

All units vacant.

1421 ALVARADO TER

1421 Alvarado Ter, Los Angeles, CA, 90006

4



		Units	Unit Type
Close Of Escrow:	8/20/2019	3	1 Bdr 1 Bath
Sales Price:	\$1,000,000	2	2 Bdr 1 Bath
Price/Unit:	\$200,000		
Price/SF:	\$254.32		
CAP Rate:	4.62%		
GRM:	13.43		
Total No. of Units:	5		
Year Built:	1903		

Underwriting Criteria

Income	\$74,460
NOI	\$46,165

1016 S MARIPOSA AVE

1016 S Mariposa Ave, Los Angeles, CA, 90006

5



		Units	Unit Type
Close Of Escrow:	2/7/2020	6	1 Bdr 1 Bath
Sales Price:	\$1,590,000		
Price/Unit:	\$265,000		
Price/SF:	\$437.05		
CAP Rate:	4.72%		
GRM:	13.14		
Total No. of Units:	6		
Year Built:	1959		

Underwriting Criteria

Income	\$120,968
NOI	\$75,000

SALES COMPARABLES

2553 W 12TH ST

2553 W 12th St, Los Angeles, CA, 90006

6



		Units	Unit Type
Close Of Escrow:	10/18/2019	2	Studio 1 Bath
Sales Price:	\$1,150,000	4	1 Bdr 1 Bath
Price/Unit:	\$164,286	1	3 Bdr 1 Bath
Price/SF:	\$279.13		
Total No. of Units:	7		
Year Built:	1923		

2925 SAN MARINO ST

2925 San Marino St, Los Angeles, CA, 90006

7



		Units	Unit Type
Close Of Escrow:	8/21/2019	2	Studio 1 Bath
Sales Price:	\$1,610,000	8	1 Bdr 1 Bath
Price/Unit:	\$161,000		
Price/SF:	\$268.60		
CAP Rate:	3.35%		
GRM:	18.48		
Total No. of Units:	10		
Year Built:	1941		

Underwriting Criteria

Income	\$87,108
NOI	\$54,007

942 MENLO AVE

942 Menlo Ave, Los Angeles, CA, 90006

8



		Units	Unit Type
Close Of Escrow:	7/19/2019	5	1 Bdr 1 Bath
Sales Price:	\$2,200,000	6	2 Bdr 1 Bath
Price/Unit:	\$200,000		
Price/SF:	\$332.53		
CAP Rate:	4.27%		
GRM:	16.09		
Total No. of Units:	11		
Year Built:	1962		

Underwriting Criteria

Income	\$136,707
NOI	\$93,940

NOTES

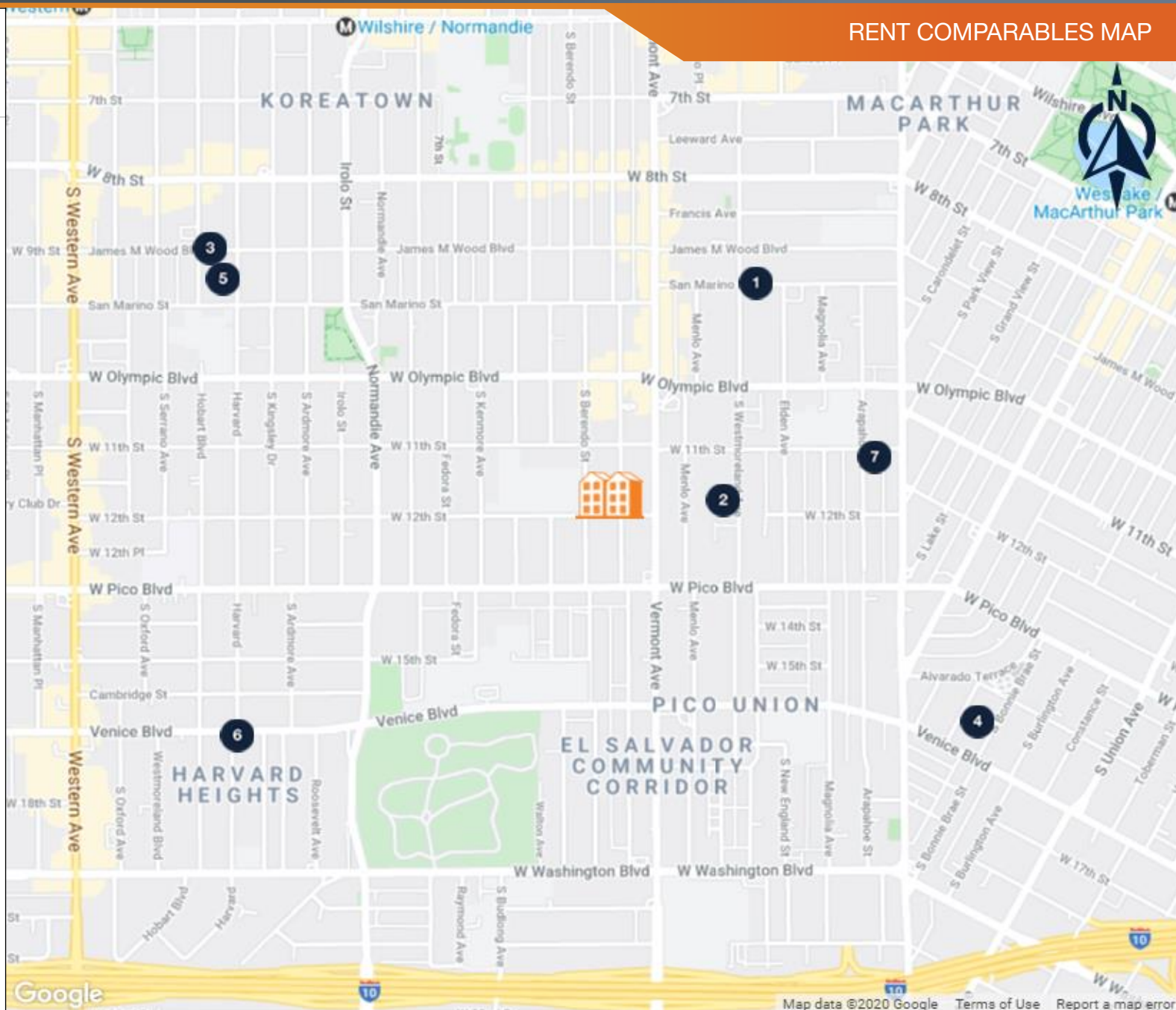
6 units vacant.



1145 S NEW HAMPSHIRE AVE
Los Angeles, CA 90006

- 1 932 S Westmoreland Ave
- 2 1159 S Westmoreland Ave
- 3 908 S Hobart Blvd
- 4 1443 S Bonnie Brae St
- 5 3333 San Marino St
- 6 1672 Harvard Blvd
- 7 1120 Arapahoe St

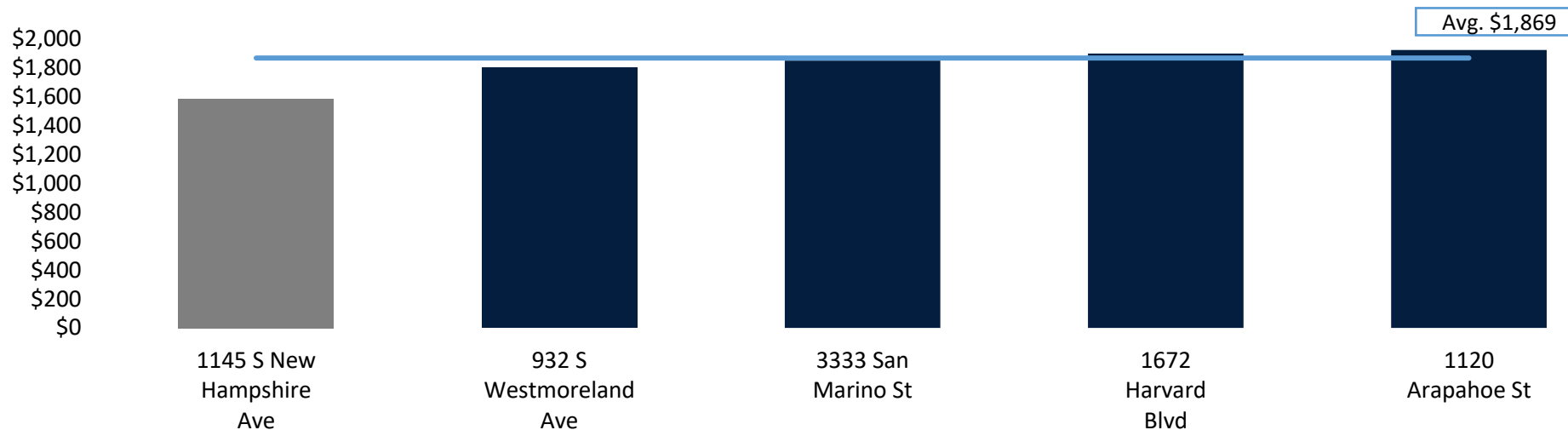
RENT COMPARABLES MAP



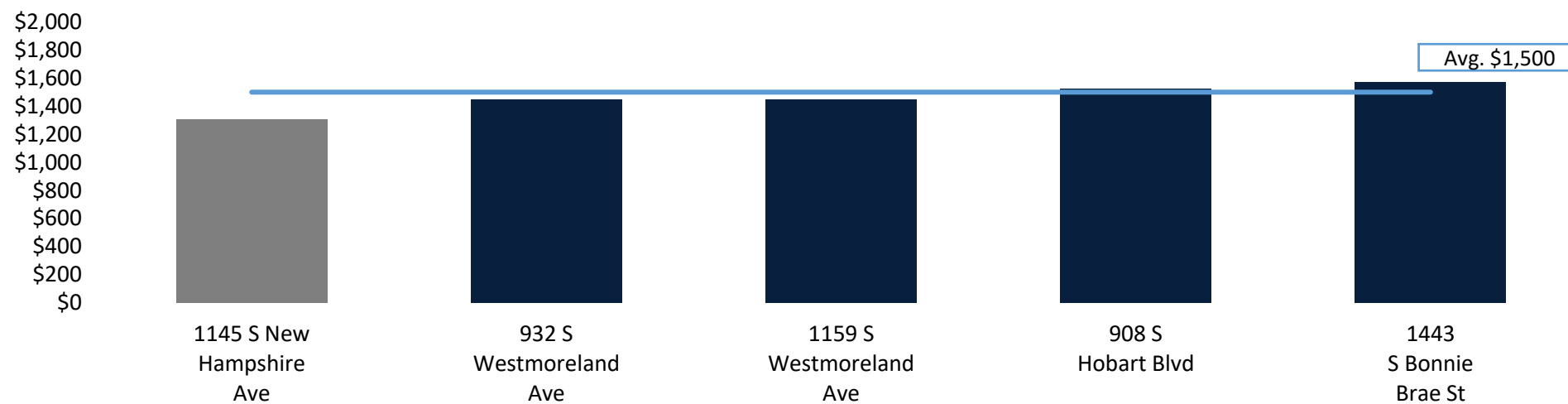
AVERAGE RENT - MULTIFAMILY

RENT COMPARABLES

1 Bedroom



Studios



1145 S NEW HAMPSHIRE AVE

1145 S New Hampshire Ave, Los Angeles, CA, 90006



Unit Type	Units	SF	Rent	Rent/SF
Studio 1-Bath	8		\$1,308	\$0.00
1-Bed 1-Bath	4		\$1,587	\$0.00
Total/Avg.	12		\$1,401	

YEAR BUILT: 1929

932 S WESTMORELAND AVE

932 S Westmoreland Ave, Los Angeles, CA, 90006



Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	1	400	\$1,450	\$3.63
1 Bdr 1 Bath	1	650	\$1,800	\$2.77
Total/Avg.	2	525	\$1,625	\$3.10

YEAR BUILT: 1964

1159 S WESTMORELAND AVE

1159 S Westmoreland Ave, Los Angeles, CA, 90006



Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	1	500	\$1,450	\$2.90
Total/Avg.	1	500	\$1,450	\$2.90

YEAR BUILT: 1940

908 S HOBART BLVD

908 S Hobart Blvd, Los Angeles, CA, 90006

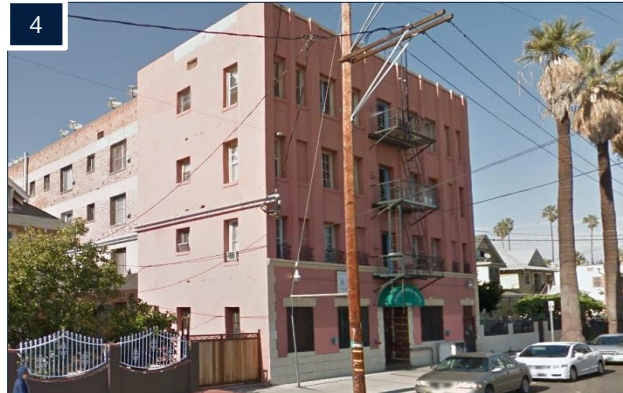


Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	1	450	\$1,525	\$3.39
Total/Avg.	1	450	\$1,525	\$3.39

YEAR BUILT: 1928

1443 S BONNIE BRAE ST

1443 S Bonnie Brae St, Los Angeles, CA, 90006



Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	1		\$1,575	
Total/Avg.	1		\$1,575	

OCCUPANCY: 100% | YEAR BUILT: 1929

3333 SAN MARINO ST

3333 San Marino St, Los Angeles, CA, 90006



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

YEAR BUILT: 1957

1672 HARVARD BLVD

1672 Harvard Blvd, Los Angeles, CA, 90006



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1		\$1,900	
Total/Avg.	1		\$1,900	

YEAR BUILT: 1903

1120 ARAPAHOE ST

1120 Arapahoe St, Los Angeles, CA, 90006



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	925	\$1,925	\$2.08
Total/Avg.	1	925	\$1,925	\$2.08

YEAR BUILT: 1909

MARKET OVERVIEW



Created on July 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Population	108,803	661,240	1,349,721
■ 2019 Estimate			
Total Population	107,541	647,529	1,319,767
■ 2010 Census			
Total Population	102,583	611,776	1,250,384
■ 2000 Census			
Total Population	108,285	617,357	1,254,655
■ Daytime Population			
2019 Estimate	91,049	702,250	1,377,927
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Households	37,788	239,817	498,513
■ 2019 Estimate			
Total Households	36,843	231,221	481,682
Average (Mean) Household Size	2.87	2.69	2.64
■ 2010 Census			
Total Households	34,665	214,272	447,637
■ 2000 Census			
Total Households	33,955	202,276	430,764
Growth 2015-2020	2.56%	3.72%	3.49%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2024 Projection	37,788	239,817	498,513
2019 Estimate	39,161	245,229	507,487
Owner Occupied	2,401	32,498	94,932
Renter Occupied	34,442	198,723	386,750
Vacant	2,319	14,008	25,805
■ Persons In Units			
2019 Estimate Total Occupied Units	36,843	231,221	481,682
1 Person Units	27.95%	32.91%	34.47%
2 Person Units	23.88%	24.59%	25.69%
3 Person Units	16.39%	14.67%	13.66%
4 Person Units	14.44%	12.45%	11.21%
5 Person Units	8.65%	7.44%	6.82%
6+ Person Units	8.69%	7.94%	8.15%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2019 Estimate			
\$200,000 or More	1.42%	3.52%	5.04%
\$150,000 - \$199,000	1.53%	3.09%	3.93%
\$100,000 - \$149,000	5.49%	8.54%	10.30%
\$75,000 - \$99,999	6.74%	8.87%	9.74%
\$50,000 - \$74,999	16.30%	15.20%	15.89%
\$35,000 - \$49,999	16.62%	13.77%	13.07%
\$25,000 - \$34,999	14.41%	11.65%	10.67%
\$15,000 - \$24,999	18.85%	15.10%	13.07%
Under \$15,000	18.66%	20.28%	18.29%
Average Household Income	\$48,175	\$61,873	\$71,842
Median Household Income	\$33,729	\$37,806	\$43,475
Per Capita Income	\$16,731	\$22,783	\$26,817
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2019 Estimate Total Population	107,541	647,529	1,319,767
Under 20	24.18%	22.84%	22.82%
20 to 34 Years	27.74%	28.89%	28.00%
35 to 39 Years	8.37%	8.03%	8.25%
40 to 49 Years	13.67%	13.59%	13.90%
50 to 64 Years	15.98%	16.29%	16.24%
Age 65+	10.06%	10.34%	10.79%
Median Age	33.96	34.02	34.54
■ Population 25+ by Education Level			
2019 Estimate Population Age 25+	73,627	443,128	914,583
Elementary (0-8)	21.05%	16.28%	14.48%
Some High School (9-11)	14.64%	12.25%	11.36%
High School Graduate (12)	23.68%	20.77%	19.61%
Some College (13-15)	12.31%	14.63%	16.10%
Associate Degree Only	3.74%	4.74%	5.04%
Bachelors Degree Only	15.28%	19.64%	20.64%
Graduate Degree	3.73%	6.95%	8.53%
■ Population by Gender			
2019 Estimate Total Population	107,541	647,529	1,319,767
Male Population	51.78%	51.28%	50.83%
Female Population	48.22%	48.72%	49.17%

Source: © 2019 Experian



Population

In 2019, the population in your selected geography is 107,541. The population has changed by -0.69% since 2000. It is estimated that the population in your area will be 108,803.00 five years from now, which represents a change of 1.17% from the current year. The current population is 51.78% male and 48.22% female. The median age of the population in your area is 33.96, compare this to the US average which is 38.08. The population density in your area is 34,226.17 people per square mile.



Households

There are currently 36,843 households in your selected geography. The number of households has changed by 8.51% since 2000. It is estimated that the number of households in your area will be 37,788 five years from now, which represents a change of 2.56% from the current year. The average household size in your area is 2.87 persons.



Income

In 2019, the median household income for your selected geography is \$33,729, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 66.57% since 2000. It is estimated that the median household income in your area will be \$36,471 five years from now, which represents a change of 8.13% from the current year.

The current year per capita income in your area is \$16,731, compare this to the US average, which is \$33,623. The current year average household income in your area is \$48,175, 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: 29.95% White, 4.18% Black, 0.08% Native American and 22.02% 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 70.67% 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 \$551,774 in 2019, compare this to the US average of \$212,058. In 2000, there were 2,314 owner occupied housing units in your area and there were 31,641 renter occupied housing units in your area. The median rent at the time was \$484.



Employment

In 2019, there are 37,974 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 33.50% of employees are employed in white-collar occupations in this geography, and 66.54% are employed in blue-collar occupations. In 2019, unemployment in this area is 6.35%. In 2000, the average time traveled to work was 38.00 minutes.

