



13266 FOOTHILL BLVD
Sylmar, CA 91342

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13266 FOOTHILL BLVD
Sylmar, CA
ACT ID ZAC0120199

Marcus & Millichap
LAAA Team
Expertise | Execution | Excellence

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INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
Price	\$7,500,000		CURRENT	PRO FORMA
Down Payment	40% / \$3,000,000	CAP Rate	4.1%	5.55%
Loan Amount	\$4,500,000	GRM	13.85	11.72
Loan Type	Proposed New	Net Operating Income	\$307,497	\$416,207
Interest Rate / Amortization	3.2% / 30 Years	Net Cash Flow After Debt Service	2.47% / \$73,965	6.09% / \$182,675
Price/Unit	\$267,857	Total Return	5.49% / \$164,822	9.22% / \$276,482
Price/SF	\$265.16			
Number of Units	28			
Rentable Square Feet	28,285			
Year Built	1985			
Lot Size	0.55 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
6	1 Bedroom / 1 Bath	
22	2 Bedroom / 2 Bath	
28	Total	28,285



PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$4,500,000
Loan Type	Proposed New
Interest Rate	3.2%
Amortization	30 Years
Loan Term	5 Years
Loan to Value	60%
Debt Coverage Ratio	1.32

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Vallarta Training Center	4,633
PMC Global Management Inc	3,800
Fire Dept-Station 98	3,000
Ucla Medical Center	3,000
Providence Holy Cross Med Ctr	1,368
Anthony International	1,278
Providence Health System	1,200
Dmi	1,100
Los Angeles Mission College	1,000
Los Angeles Dept Wtr & Pwr	895
Police Dept	800
Ventritex	725

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2020 Estimate Pop	25,938	179,420	329,968
2010 Census Pop	24,293	171,403	318,065
2020 Estimate HH	6,287	43,104	83,446
2010 Census HH	5,826	40,792	79,687
Median HH Income	\$68,868	\$65,305	\$69,191
Per Capita Income	\$21,725	\$19,953	\$22,534
Average HH Income	\$88,726	\$82,310	\$88,358

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is pleased to present this 28-unit value-add apartment building located at 13266 Foothill Boulevard, in the 91342 zip code of Sylmar, CA. This pocket of Sylmar is one of the most rapidly - improving areas of the East San Fernando Valley and is home to a number of new exciting developments, the most exciting of which being the new East San Fernando Valley LRT (Light Rail Transit) project which will include 14 on-grade stations arranged to easily connect the East and West Valley, and allowing easy connections to Westside cities and DTLA. The subject property also resides within close proximity to numerous retail centers and restaurants, making life easy for tenants to accomplish all of their day-to-day tasks.

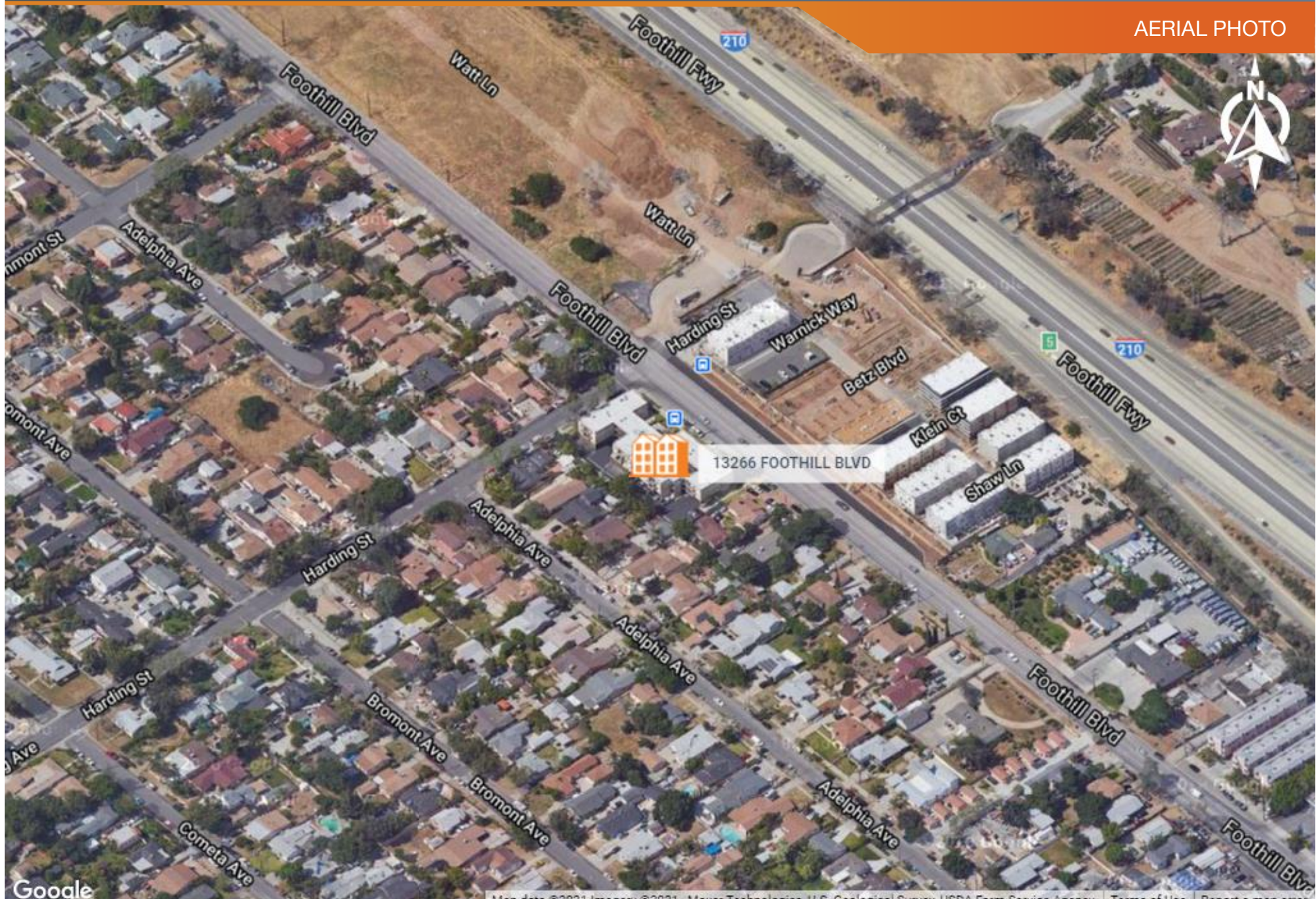
The vast majority of units have recently undergone significant interior upgrades as well. These upgrades include new A/C units, Kitchen Ranges, Dishwashers, as well as new kitchen countertops in a few.

Built in 1985, the subject property offers the new investor a great opportunity to add value by increasing rents 5% + CPI year-over-year per the laws of AB1482. Additionally, the implementation of the RUBS program would increase the NOI in the future as it would help to minimize the costs associated with LADWP, city trash, and utilities.

INVESTMENT HIGHLIGHTS

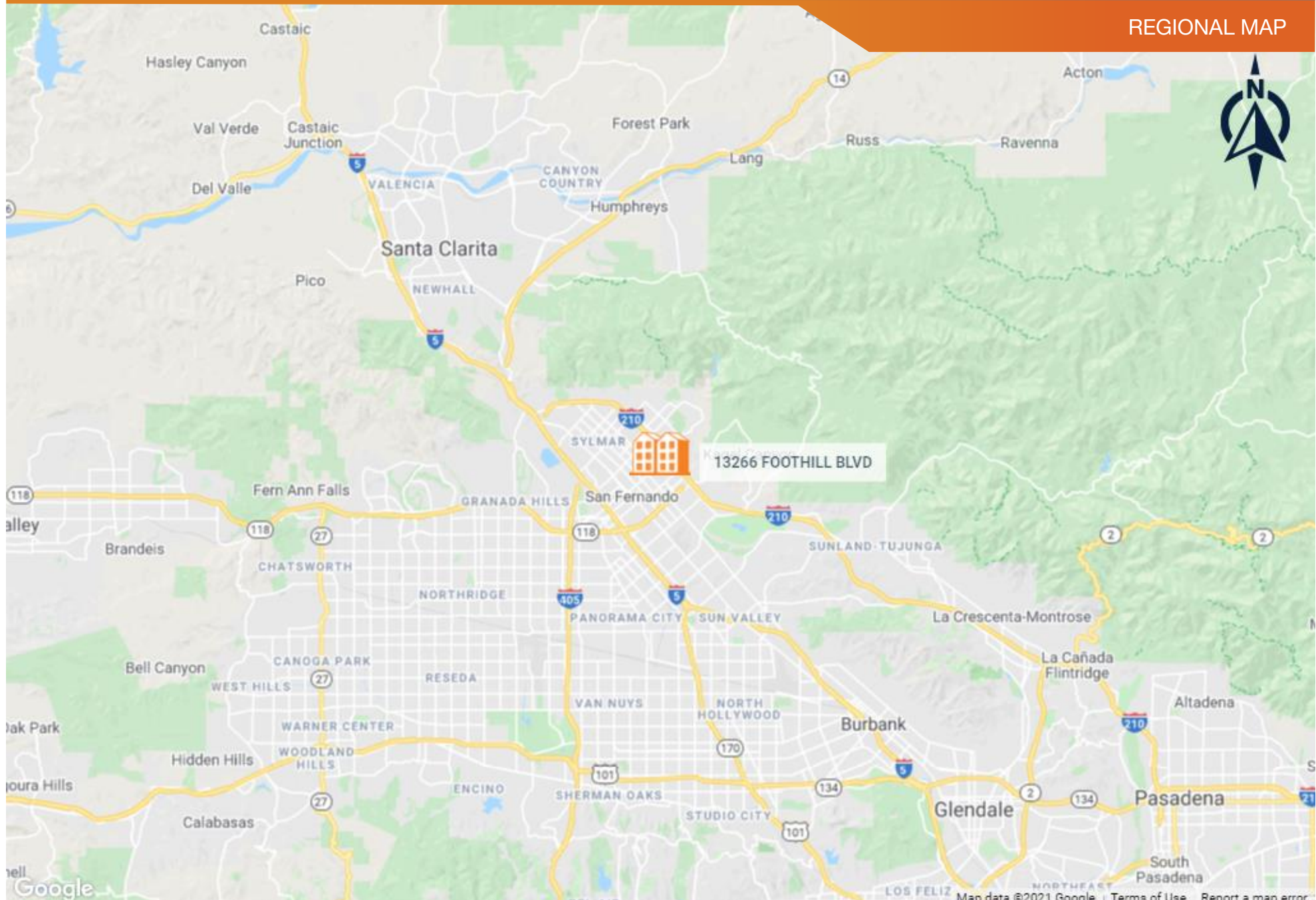
- Built in 1985
- Extensive Interior Unit Upgrades
- Non-Rent Control - Subject to AB1482
- Lovely Curb Appeal
- Great Unit Mix – Mostly 2 Bedroom Units
- Proximate to Numerous New Residential Developments
- Close to Proposed East San Fernando Valley Light Rail Project (LRT)
- Significant Rental Upside

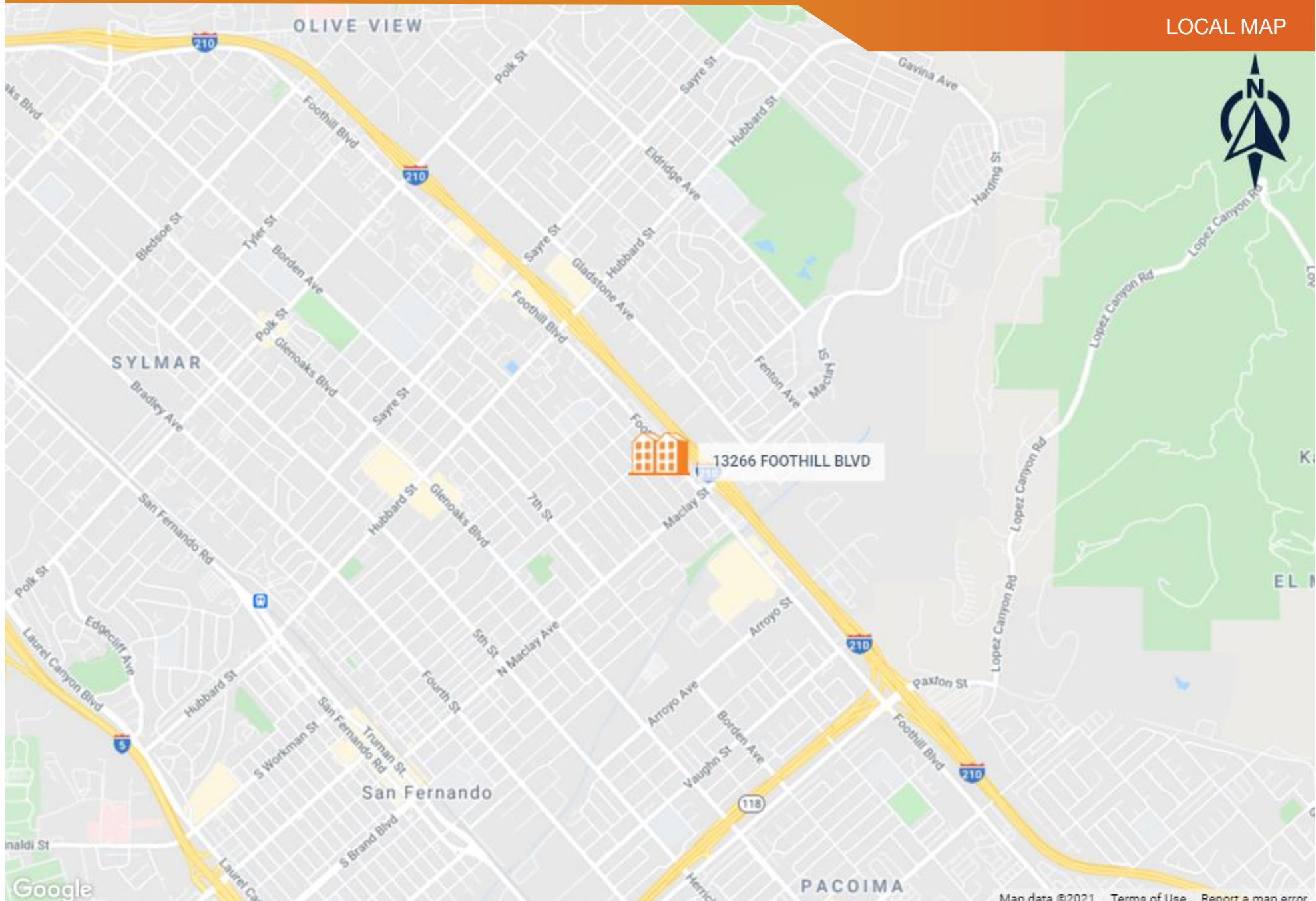




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FINANCIAL ANALYSIS



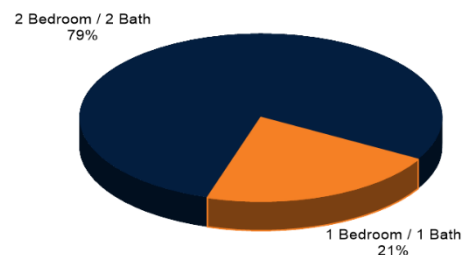
RENT ROLL SUMMARY

As of March, 2021

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 Bedroom / 1 Bath	6	N/A	\$1,185 - \$1,400	\$1,352	N/A	\$8,110	\$1,575	N/A	\$9,450
2 Bedroom / 2 Bath	21	N/A	\$1,445 - \$1,850	\$1,667	N/A	\$35,010	\$1,995	N/A	\$41,895
2 Bedroom / 2 Bath (Manager)	1	N/A	\$1,995 - \$1,995	\$1,995	N/A	\$1,995	\$1,995	N/A	\$1,995
Totals/Weighted Averages	28	1,010		\$1,611	\$1.60	\$45,115	\$1,905	\$1.89	\$53,340
Gross Annualized Rents				\$541,380			\$640,080		

Notes:

Unit Distribution



Unit Rent



RENT ROLL DETAIL

As of March, 2021

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	2 Bedroom / 2 Bath	\$1,700	\$0.00	\$1,995	\$0.00
2	2 Bedroom / 2 Bath	\$1,615	\$0.00	\$1,995	\$0.00
101	2 Bedroom / 2 Bath	\$1,650	\$0.00	\$1,995	\$0.00
102	2 Bedroom / 2 Bath	\$1,650	\$0.00	\$1,995	\$0.00
103	2 Bedroom / 2 Bath	\$1,650	\$0.00	\$1,995	\$0.00
104	2 Bedroom / 2 Bath	\$1,445	\$0.00	\$1,995	\$0.00
105	1 Bedroom / 1 Bath	\$1,400	\$0.00	\$1,575	\$0.00
106	2 Bedroom / 2 Bath	\$1,700	\$0.00	\$1,995	\$0.00
107	1 Bedroom / 1 Bath	\$1,400	\$0.00	\$1,575	\$0.00
108	2 Bedroom / 2 Bath	\$1,700	\$0.00	\$1,995	\$0.00
109	2 Bedroom / 2 Bath	\$1,700	\$0.00	\$1,995	\$0.00
110	2 Bedroom / 2 Bath	\$1,705	\$0.00	\$1,995	\$0.00
111	2 Bedroom / 2 Bath	\$1,650	\$0.00	\$1,995	\$0.00
112	2 Bedroom / 2 Bath	\$1,700	\$0.00	\$1,995	\$0.00
113	1 Bedroom / 1 Bath	\$1,400	\$0.00	\$1,575	\$0.00
201	2 Bedroom / 2 Bath	\$1,650	\$0.00	\$1,995	\$0.00
202	2 Bedroom / 2 Bath	\$1,650	\$0.00	\$1,995	\$0.00
203	2 Bedroom / 2 Bath	\$1,850	\$0.00	\$1,995	\$0.00
204	2 Bedroom / 2 Bath	\$1,545	\$0.00	\$1,995	\$0.00
205	1 Bedroom / 1 Bath	\$1,185	\$0.00	\$1,575	\$0.00
206	2 Bedroom / 2 Bath	\$1,650	\$0.00	\$1,995	\$0.00
207	1 Bedroom / 1 Bath	\$1,400	\$0.00	\$1,575	\$0.00
208	2 Bedroom / 2 Bath	\$1,650	\$0.00	\$1,995	\$0.00
209	2 Bedroom / 2 Bath	\$1,700	\$0.00	\$1,995	\$0.00
210	2 Bedroom / 2 Bath (Manager)	\$1,995	\$0.00	\$1,995	\$0.00
211	2 Bedroom / 2 Bath	\$1,700	\$0.00	\$1,995	\$0.00
212	2 Bedroom / 2 Bath	\$1,750	\$0.00	\$1,995	\$0.00
213	1 Bedroom / 1 Bath	\$1,325	\$0.00	\$1,575	\$0.00
Total	Square Feet: 28,285	\$45,115	\$1.60	\$53,340	\$1.89

OPERATING STATEMENT

Income	Current		Pro Forma	Notes	Per Unit	Per SF
Gross Potential Rent	640,080		640,080		22,860	22.63
Loss / Gain to Lease	(98,700)	15.4%	0		0	0.00
Gross Current Rent	541,380		640,080		22,860	22.63
Physical Vacancy	(16,241)	3.0%	(19,202)	3.0%	(686)	(0.68)
Total Vacancy	(\$16,241)	3.0%	(\$19,202)	3.0%	(\$686)	(\$1)
Effective Rental Income	525,139		620,878		22,174	21.95
Other Income						
Laundry Income	5,040		5,040	[1]	180	0.18
Total Other Income	\$5,040		\$5,040		\$180	\$0.18
Effective Gross Income	\$530,179		\$625,918		\$22,354	\$22.13

Expenses	Current		Pro Forma	Notes	Per Unit	Per SF
Real Estate Taxes	90,000		90,000	[2]	3,214	3.18
Insurance	11,003		11,003	[3]	393	0.39
Utilities	50,400		33,600	[4]	1,200	1.19
Repairs & Maintenance	16,800		16,800	[5]	600	0.59
Landscaping	2,400		2,400	[6]	86	0.08
Pest Control	1,510		1,510	[7]	54	0.05
Telephone & Security	7,591		7,591	[8]	271	0.27
On-Site Manager	11,970		11,970	[9]	428	0.42
Admin & Turnover Expense	9,800		9,800	[10]	350	0.35
Management Fee	21,207	4.0%	25,037	4.0%	894	0.89
Total Expenses	\$222,681		\$209,711		\$7,490	\$7.41
Expenses as % of EGI	42.0%		33.5%			
Net Operating Income	\$307,497		\$416,207		\$14,865	\$14.71

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

NOTES**Notes to Operating Statement**

- | | |
|------|---|
| [1] | Estimated \$15 per unit per month |
| [2] | Estimated at 1.20% of Purchase Price |
| [3] | Owner Provided |
| [4] | Estimated at \$150 per unit per month (pro forma at \$100 per unit per month) |
| [5] | Estimated at \$600 per unit per year |
| [6] | Estimated at \$200 per month |
| [7] | Owner Provided |
| [8] | Owner Provided |
| [9] | Estimated at one half free rent for manager's unit |
| [10] | Estimated at \$350 per unit per month |

PRICING DETAIL

Summary		
Price	\$7,500,000	
Down Payment	\$3,000,000	40%
Number of Units	28	
Price Per Unit	\$267,857	
Price Per SqFt	\$265.16	
Gross SqFt	28,285	
Lot Size	0.55 Acres	
Approx. Year Built	1985	

Returns	Current	Pro Forma
CAP Rate	4.10%	5.55%
GRM	13.85	11.72
Cash-on-Cash	2.47%	6.09%
Debt Coverage Ratio	1.32	1.78

Financing	1st Loan
Loan Amount	\$4,500,000
Loan Type	New
Interest Rate	3.20%
Amortization	30 Years
Year Due	2026

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

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
6	1 Bedroom / 1 Bath	0	\$1,352	\$1,575
22	2 Bedroom / 2 Bath	0	\$1,682	\$1,995

Operating Data

Income		Current		Pro Forma
Gross Scheduled Rent		\$541,380		\$640,080
Less: Vacancy/Deductions	3.0%	\$16,241	3.0%	\$19,202
Total Effective Rental Income		\$525,139		\$620,878
Other Income		\$5,040		\$5,040
Effective Gross Income		\$530,179		\$625,918
Less: Expenses	42.0%	\$222,681	33.5%	\$209,711
Net Operating Income		\$307,497		\$416,207
Cash Flow		\$307,497		\$416,207
Debt Service		\$233,532		\$233,532
Net Cash Flow After Debt Service	2.47%	\$73,965	6.09%	\$182,675
Principal Reduction		\$90,857		\$93,807
Total Return	5.49%	\$164,822	9.22%	\$276,482

Expenses	Current	Pro Forma
Real Estate Taxes	\$90,000	\$90,000
Insurance	\$11,003	\$11,003
Utilities	\$50,400	\$33,600
Repairs & Maintenance	\$16,800	\$16,800
Landscaping	\$2,400	\$2,400
Pest Control	\$1,510	\$1,510
Telephone & Security	\$7,591	\$7,591
On-Site Manager	\$11,970	\$11,970
Admin & Turnover Expense	\$9,800	\$9,800
Management Fee	\$21,207	\$25,037
Total Expenses	\$222,681	\$209,711
Expenses/Unit	\$7,953	\$7,490
Expenses/SF	\$7.87	\$7.41

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

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**Closed 1,943
debt and equity
financings
in 2020**



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



**\$ 7.7 billion
total national
volume in 2020**



**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

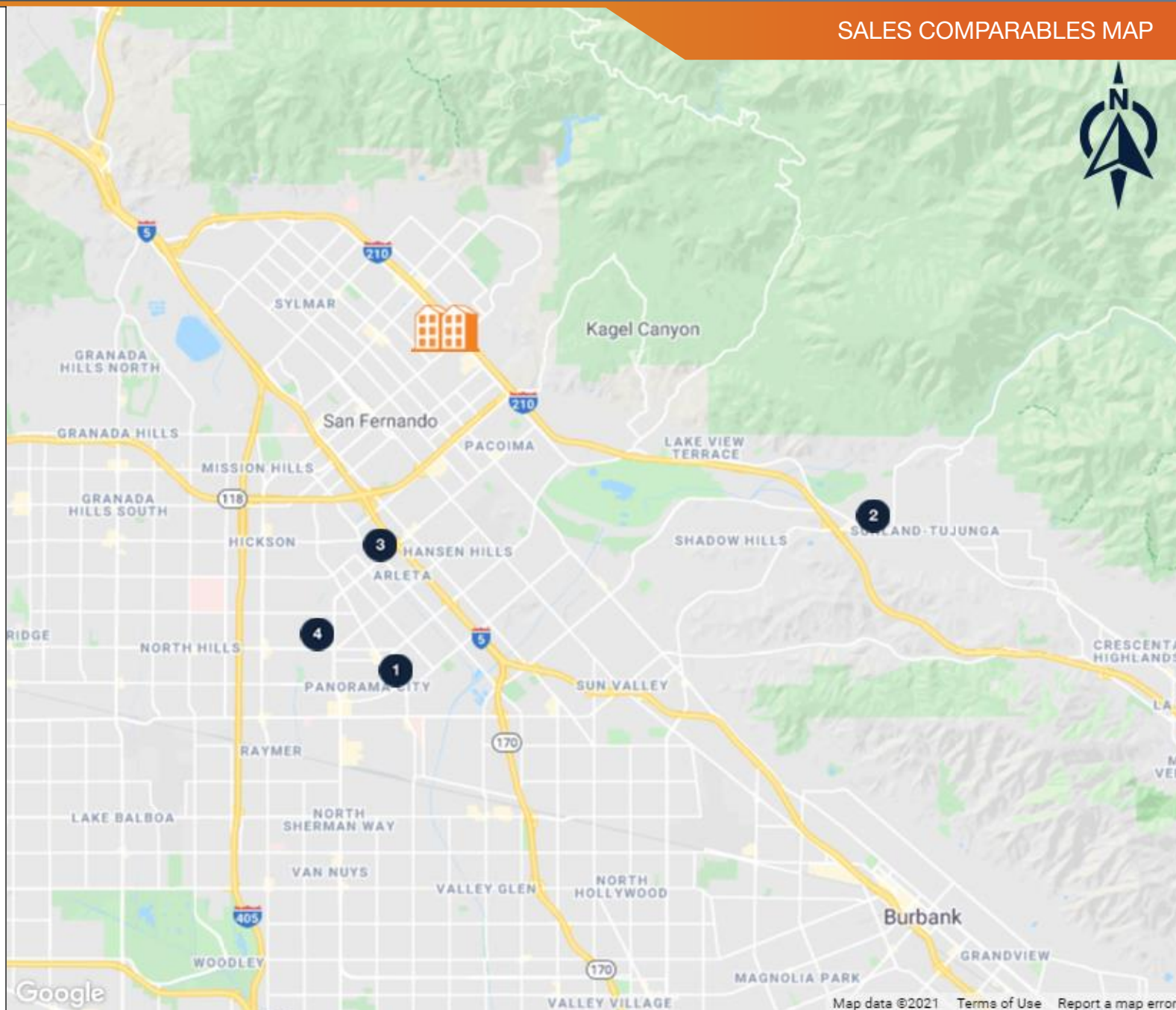




13266 FOOTHILL BLVD
Sylmar, CA 91342

- 1 13849 Chase St
- 2 Parkview East Apartments
- 3 14060 Van Nuys Blvd
- 4 9075 Cedros Ave

● SALES COMPARABLES

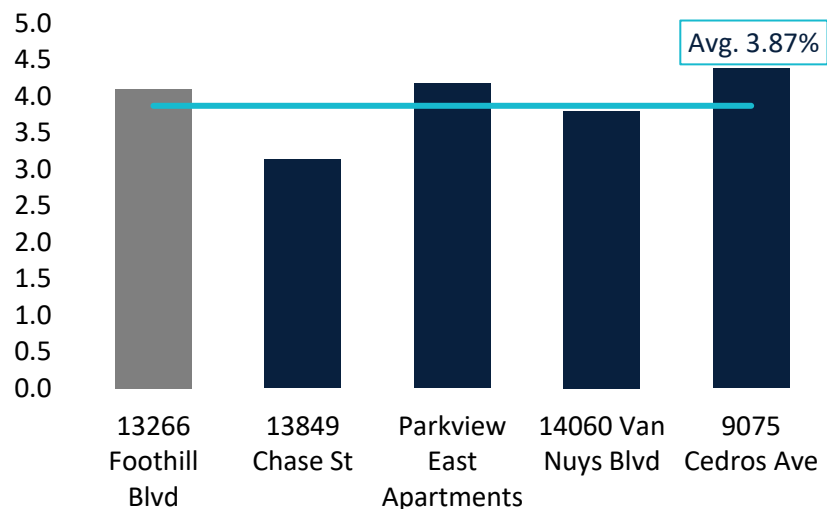


SALES COMPARABLES

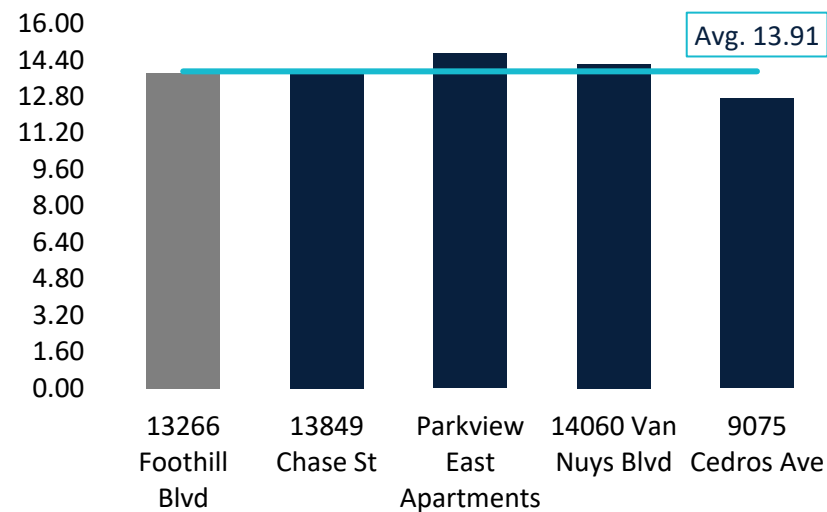
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SALES COMPARABLES

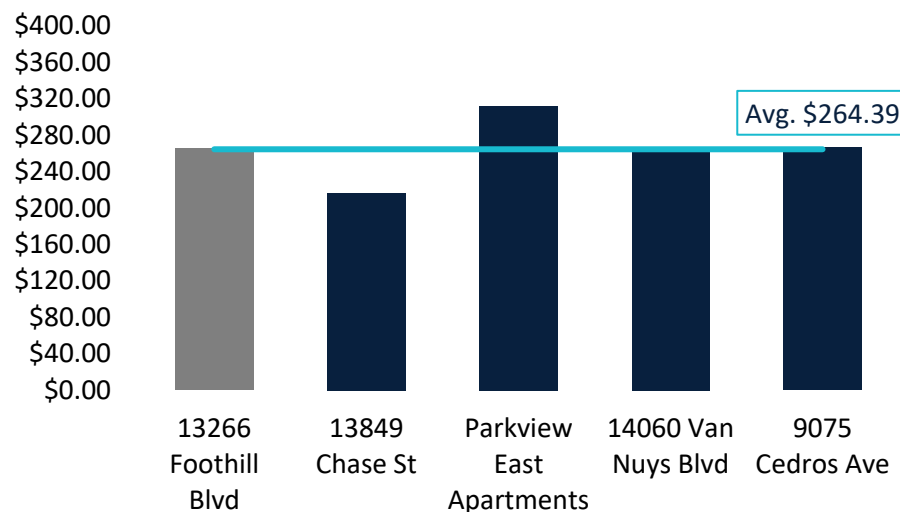
Average Cap Rate



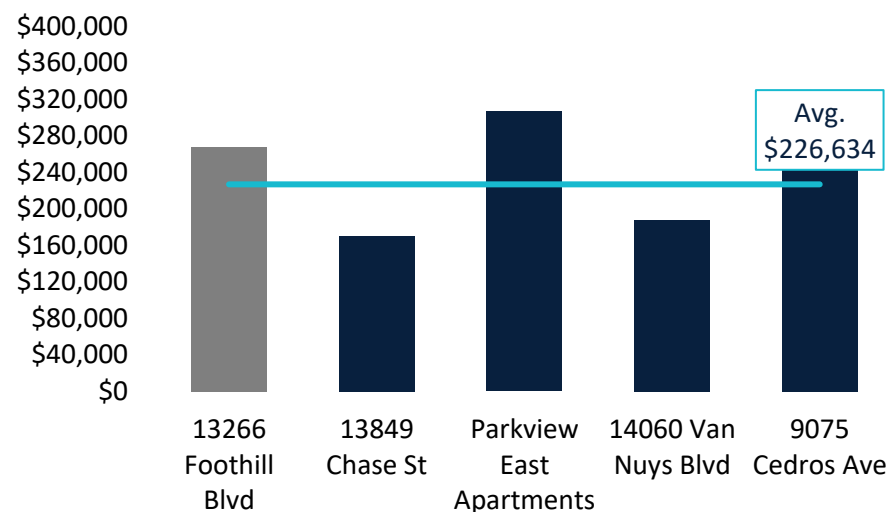
Average GRM



Average Price Per Square Foot



Average Price Per Unit



SALES COMPARABLES

13266 FOOTHILL BLVD

13266 Foothill Blvd, Sylmar, CA, 91342



		Units	Unit Type
Offering Price:	\$7,500,000	6	1 Bdr 1 Bath
Price/Unit:	\$267,857	22	2 Bdr 2 Bath
Price/SF:	\$265.16		
CAP Rate:	4.10%		
GRM:	13.85		
Total No. of Units:	28		
Year Built:	1985		

Underwriting Criteria

Income	\$530,179	Expenses	\$222,681
NOI	\$307,497	Vacancy	(\$16,241)

13849 CHASE ST

13849 Chase St, Panorama City, CA, 91402



		Units	Unit Type
Close Of Escrow:	9/4/2020	2	Studio 1 Bath
Sales Price:	\$3,400,000	14	1 Bdr 1 Bath
Price/Unit:	\$170,000	4	2 Bdr 2 Bath
Price/SF:	\$216.42		
CAP Rate:	3.13%		
GRM:	14.01		
Total No. of Units:	20		
Year Built:	1978		

Underwriting Criteria

Income	\$340,312	Expenses	\$129,086
NOI	\$106,417	Vacancy	\$7,209

NOTES

Marcus & Millichap listing.

PARKVIEW EAST APARTMENTS

8608 Foothill Blvd, Sunland, CA, 91040



		Units	Unit Type
Close Of Escrow:	4/29/2020	2	Studio 1 Bath
Sales Price:	\$11,650,000	6	2 Bdr 1 Bath
Price/Unit:	\$306,579	26	2 Bdr 2 Bath
Price/SF:	\$311.55	4	3 Bdr 2 Bath
CAP Rate:	4.18%		
GRM:	14.68		
Total No. of Units:	38		
Year Built:	1983		

Underwriting Criteria

Income	\$793,560	Expenses	\$314,576
NOI	\$487,370	Vacancy	\$24,802

NOTES

Marcus & Millichap listing.

SALES COMPARABLES

14060 VAN NUYS BLVD

14060 Van Nuys Blvd, Arleta, CA, 91331

3



		Units	Unit Type
Close Of Escrow:	2/14/2020	32	1 Bdr 1 Bath
Sales Price:	\$6,000,000		
Price/Unit:	\$187,500		
Price/SF:	\$263.04		
CAP Rate:	3.80%		
GRM:	14.24		
Total No. of Units:	32		
Year Built:	1979		

Underwriting Criteria

Income	\$421,348
NOI	\$228,000

9075 CEDROS AVE

9075 Cedros Ave, Panorama City, CA, 91402

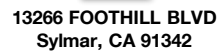
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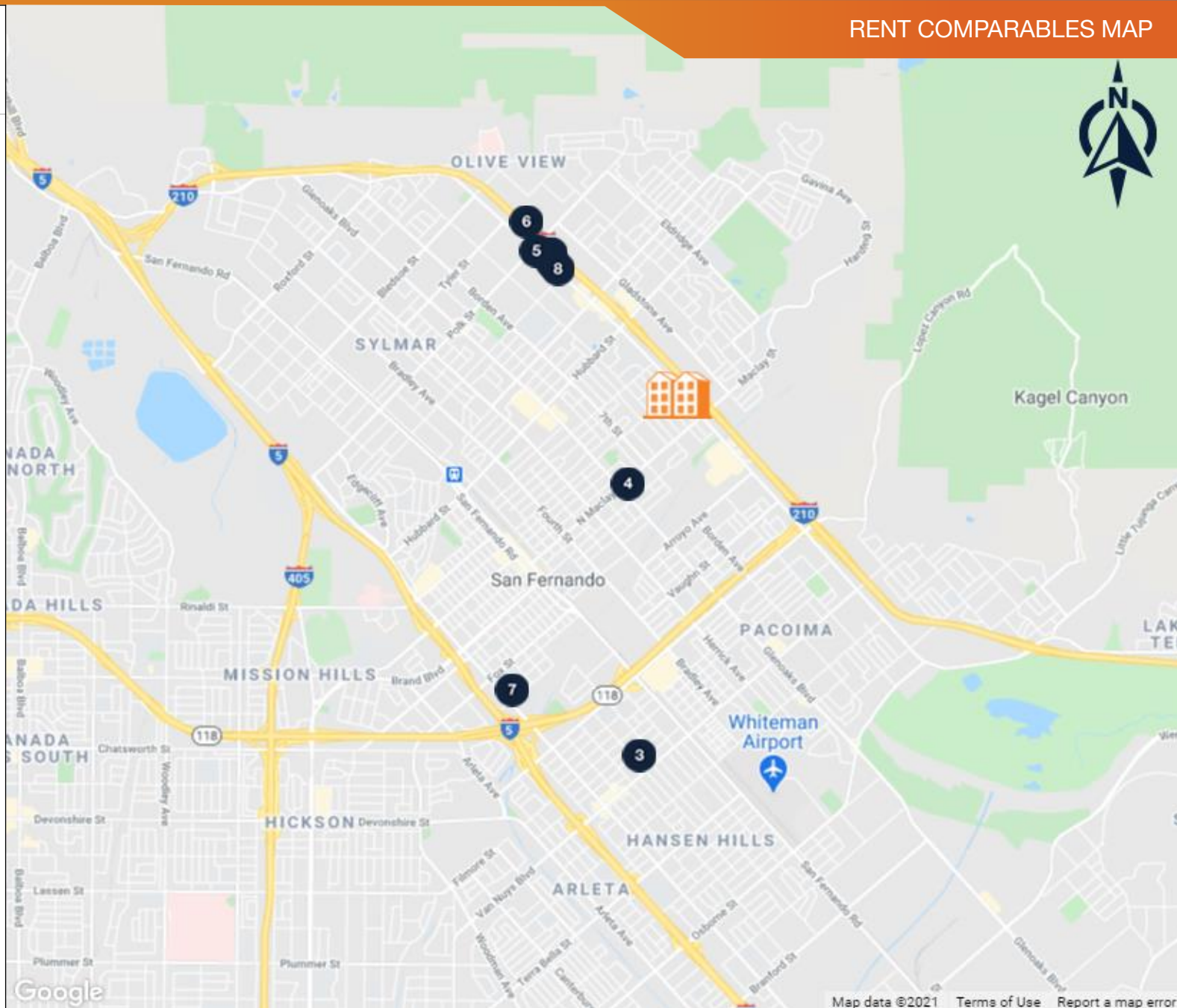
		Units	Unit Type
Close Of Escrow:	1/24/2020	8	1 Bdr 1 Bath
Sales Price:	\$8,001,000	10	2 Bdr 1 Bath
Price/Unit:	\$242,455	4	2 Bdr 1.5 Bath
Price/SF:	\$266.54	7	2 Bdr 2 Bath
CAP Rate:	4.38%	2	3 Bdr 1 Bath
GRM:	12.72	2	3 Bdr 2 Bath
Total No. of Units:	33		
Year Built:	1995		

Underwriting Criteria

Income	\$629,100
NOI	\$350,271

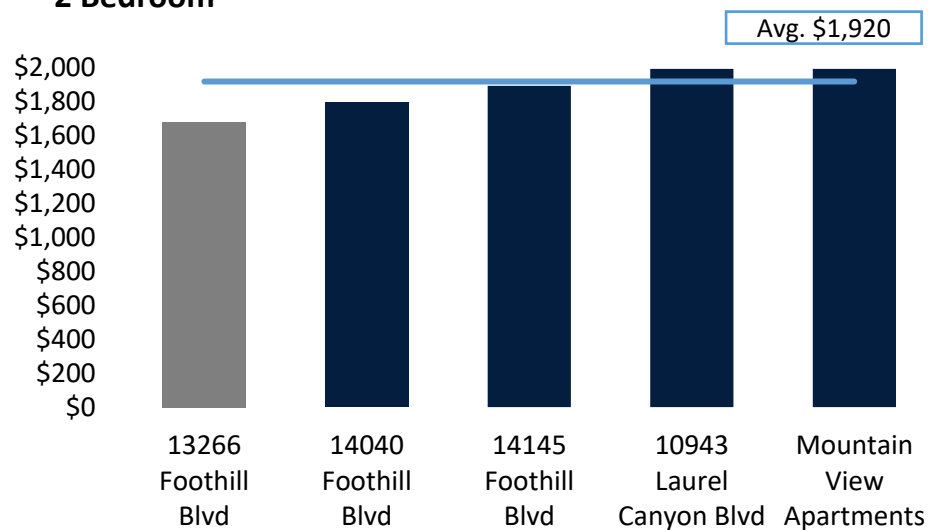


- 1 13988 Foothill Blvd
- 2 13983 Astoria St
- 3 13525 Van Nuys Blvd
- 4 777 N Brand Blvd
- 5 14040 Foothill Blvd
- 6 14145 Foothill Blvd
- 7 10943 Laurel Canyon Blvd
- 8 Mountain View Apartments

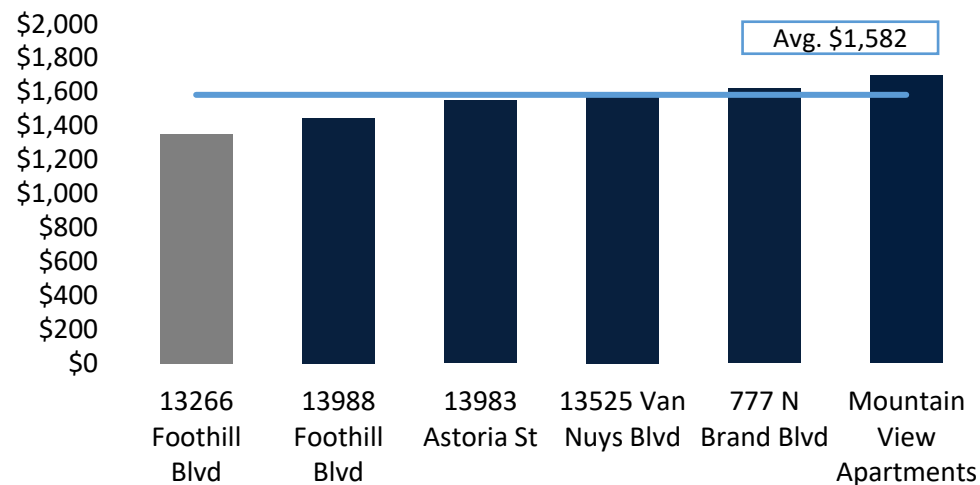


AVERAGE RENT - MULTIFAMILY

2 Bedroom



1 Bedroom



13266 FOOTHILL BLVD

13266 Foothill Blvd, Sylmar, CA, 91342



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	6		\$1,352	\$0.00
2 Bdr 2 Bath	22		\$1,682	\$0.00
Total/Avg.	28		\$1,611	

YEAR BUILT: 1985

13988 FOOTHILL BLVD

13988 Foothill Blvd, Sylmar, CA, 91342



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	795	\$1,445	\$1.82
Total/Avg.	1	795	\$1,445	\$1.82

YEAR BUILT: 1938

13983 ASTORIA ST

13983 Astoria St, Sylmar, CA, 91342



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	750	\$1,550	\$2.07
Total/Avg.	1	750	\$1,550	\$2.07

YEAR BUILT: 1977

13525 VAN NUYS BLVD

13525 Van Nuys Blvd, Pacoima, CA, 91331



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	800	\$1,599	\$2.00
Total/Avg.	1	800	\$1,599	\$2.00

YEAR BUILT: 1938

777 N BRAND BLVD

777 N Brand Blvd, San Fernando, CA, 91340



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	875	\$1,620	\$1.85
Total/Avg.	1	875	\$1,620	\$1.85

YEAR BUILT: 1940

14040 FOOTHILL BLVD

14040 Foothill Blvd, Sylmar, CA, 91342



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,000	\$1,795	\$1.80
Total/Avg.	1	1,000	\$1,795	\$1.80

YEAR BUILT: 1985

14145 FOOTHILL BLVD

14145 Foothill Blvd, Sylmar, CA, 91342



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,200	\$1,895	\$1.58
Total/Avg.	1	1,200	\$1,895	\$1.58

YEAR BUILT: 1984

10943 LAUREL CANYON BLVD

10943 Laurel Canyon Blvd, San Fernando, CA, 91340



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	821	\$1,995	\$2.43
Total/Avg.	1	821	\$1,995	\$2.43

YEAR BUILT: 1988

MOUNTAIN VIEW APARTMENTS

13990 Astoria St, Sylmar, CA, 91342



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	1,000	\$1,695	\$1.70
2 Bdr 2 Bath	1	1,000	\$1,995	\$2.00
Total/Avg.	2	1,000	\$1,845	\$1.85

YEAR BUILT: 1986

MARKET OVERVIEW



Created on March 2021

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	27,083	184,701	337,693
■ 2020 Estimate			
Total Population	25,938	179,420	329,968
■ 2010 Census			
Total Population	24,293	171,403	318,065
■ 2000 Census			
Total Population	21,903	158,865	296,496
■ Daytime Population			
2020 Estimate	21,081	135,063	241,762
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	6,564	44,429	85,517
■ 2020 Estimate			
Total Households	6,287	43,104	83,446
Average (Mean) Household Size	3.99	4.00	3.84
■ 2010 Census			
Total Households	5,826	40,792	79,687
■ 2000 Census			
Total Households	5,369	37,856	75,654
Growth 2015-2020	4.41%	3.07%	2.48%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2025 Projection	6,564	44,429	85,517
2020 Estimate	6,606	45,339	87,548
Owner Occupied	4,165	26,127	52,649
Renter Occupied	2,122	16,977	30,798
Vacant	319	2,235	4,102
■ Persons In Units			
2020 Estimate Total Occupied Units	6,287	43,104	83,446
1 Person Units	11.83%	12.92%	13.81%
2 Person Units	17.13%	17.36%	19.42%
3 Person Units	16.21%	15.17%	15.64%
4 Person Units	18.45%	17.43%	17.36%
5 Person Units	14.46%	14.02%	13.04%
6+ Person Units	21.92%	23.10%	20.73%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	4.57%	3.89%	4.88%
\$150,000 - \$199,000	7.23%	6.32%	7.44%
\$100,000 - \$149,000	16.95%	16.93%	17.99%
\$75,000 - \$99,999	16.11%	15.55%	15.48%
\$50,000 - \$74,999	22.20%	18.82%	18.03%
\$35,000 - \$49,999	10.99%	11.81%	11.68%
\$25,000 - \$34,999	7.89%	8.67%	7.83%
\$15,000 - \$24,999	8.08%	9.06%	8.29%
Under \$15,000	5.98%	8.94%	8.36%
Average Household Income	\$88,726	\$82,310	\$88,358
Median Household Income	\$68,868	\$65,305	\$69,191
Per Capita Income	\$21,725	\$19,953	\$22,534
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	25,938	179,420	329,968
Under 20	28.08%	28.59%	27.46%
20 to 34 Years	24.47%	24.53%	23.91%
35 to 39 Years	7.54%	7.35%	7.17%
40 to 49 Years	13.19%	12.82%	12.90%
50 to 64 Years	16.70%	16.22%	17.06%
Age 65+	10.03%	10.48%	11.51%
Median Age	33.37	32.97	34.08
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	16,743	114,710	215,256
Elementary (0-8)	15.46%	17.71%	15.70%
Some High School (9-11)	11.95%	14.13%	12.48%
High School Graduate (12)	26.98%	27.09%	26.49%
Some College (13-15)	18.84%	16.62%	17.43%
Associate Degree Only	6.55%	5.63%	6.11%
Bachelors Degree Only	11.13%	9.90%	12.75%
Graduate Degree	4.90%	3.29%	4.14%
■ Population by Gender			
2020 Estimate Total Population	25,938	179,420	329,968
Male Population	50.49%	49.97%	50.02%
Female Population	49.51%	50.03%	49.98%

Source: © 2020 Experian



Population

In 2020, the population in your selected geography is 25,938. The population has changed by 18.42% since 2000. It is estimated that the population in your area will be 27,083.00 five years from now, which represents a change of 4.41% from the current year. The current population is 50.49% male and 49.51% female. The median age of the population in your area is 33.37, compare this to the US average which is 38.21. The population density in your area is 8,254.50 people per square mile.



Households

There are currently 6,287 households in your selected geography. The number of households has changed by 17.10% since 2000. It is estimated that the number of households in your area will be 6,564 five years from now, which represents a change of 4.41% from the current year. The average household size in your area is 3.99 persons.



Income

In 2020, the median household income for your selected geography is \$68,868, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 44.13% since 2000. It is estimated that the median household income in your area will be \$78,194 five years from now, which represents a change of 13.54% from the current year.

The current year per capita income in your area is \$21,725, compare this to the US average, which is \$34,935. The current year average household income in your area is \$88,726, 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: 47.57% White, 2.72% Black, 0.09% Native American and 3.58% 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 85.42% 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 \$426,119 in 2020, compare this to the US average of \$221,068. In 2000, there were 3,630 owner occupied housing units in your area and there were 1,739 renter occupied housing units in your area. The median rent at the time was \$664.



Employment

In 2020, there are 6,524 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 45.05% of employees are employed in white-collar occupations in this geography, and 55.26% are employed in blue-collar occupations. In 2020, unemployment in this area is 4.93%. In 2000, the average time traveled to work was 33.00 minutes.

