

Country Club Apartments

INGLEWOOD, CA



OFFERING MEMORANDUM



Marcus & Millichap

Country Club Apartments

INGLEWOOD, CA

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INGLEWOOD, CA

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PRICING AND FINANCIAL ANALYSIS

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PRICING AND FINANCIAL ANALYSIS

OFFERING SUMMARY



Unit Mix

No. of Units	Unit Type	Approx. Square Feet
80	2 Bdr 1 Bath	950
80	Total	81,243

Price	\$28,896,000
Down Payment	60% / \$17,337,600
Price/Unit	\$361,200
Price/SF	\$355.67
Number of Units	80
Rentable Square Feet	81,243
Number of Buildings	20
Number of Stories	2
Year Built	1955
Lot Size	144,956 SF

Vital Data

CAP Rate - Current	3.22%
GRM - Current	18.55
Net Operating Income - Current	\$930,508
Net Cash Flow After Debt Service - Current	1.7% / \$288,163
Total Return - Current	2.9% / \$500,696
CAP Rate - Pro Forma	5.22%
GRM - Pro Forma	13.38
Net Operating Income - Pro Forma	\$1,509,657
Net Cash Flow After Debt Service - Pro Forma	5.0% / \$867,312
Total Return - Pro Forma	6.2% / \$1,079,845

Major Employers

Company	Local Employees
Raytheon	9,105
FRESH & EASY	4,000
Public Affairs	4,000
US Post Office	2,640
Fallas Discount Stores	2,500
Time Warner Cable Entps LLC	2,500
Parks & Recreation Dept	2,379
Aerospace Corporation	2,315
Mattel Toy Company	1,900
Securitas Critical	1,750
Mattel	1,715
County of Los Angeles	1,568

Demographics

	1-Mile	3-Miles	5-Miles
2014 Total Population	25,877	374,918	932,716
2019 Total Population	25,969	376,618	942,868
2014 Total Households	9,708	118,398	286,821
2019 Total Households	9,812	119,345	290,266
Median HH Income	\$52,766	\$36,613	\$38,252
Per Capita Income (based on Total Population)	\$25,836	\$16,566	\$17,552
Average (Mean) HH Income	\$68,257	\$51,984	\$56,639

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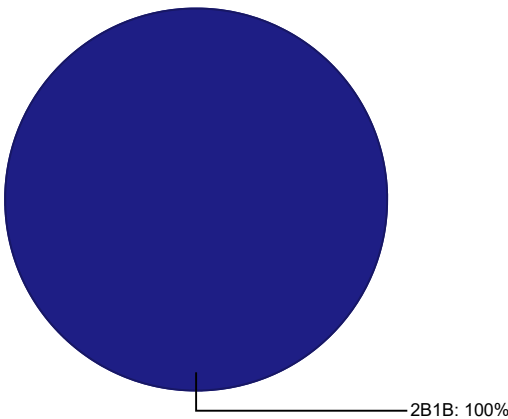
FINANCING

Existing Financing	
Loan Type	Free and Clear
Proposed Financing	
First Trust Deed	
Loan Amount	\$11,558,400
Loan Type	All Cash
Interest Rate	3.75%
Amortization	30 Years
Debt Coverage Ratio	1.45

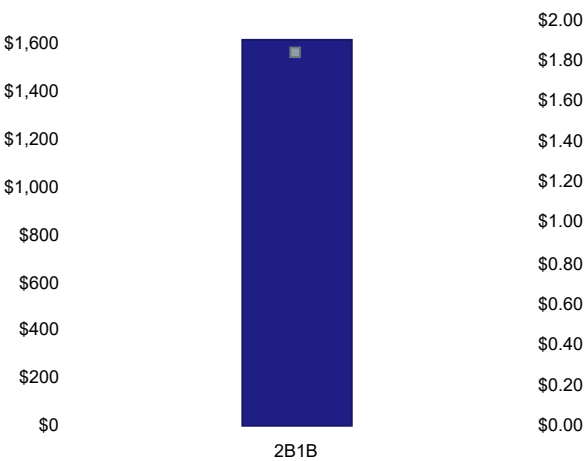
UNIT MIX

No. of Units	Unit Type	Approx. Square Feet	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
80	2 Bdr 1 Bath	950	\$1,400 - \$2,100	\$1.84	\$129,815	\$2,250	\$2.37	\$180,000
80	TOTAL	81,243			\$129,815			\$180,000

Unit Mix



Unit Rent & Rent/SF



RENT ROLL

Unit Number	Unit Type		Unit SF	Current Rent	Rent/ SF	Asking Rent	Rent/ SF	Parking	Storage
9301-1	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9301-2	2 Bdr	1 Bath	950	\$1,750	\$1.84			Yes	Yes
9301-3	2 Bdr	1 Bath	950	\$1,450	\$1.53			Yes	Yes
9301-4	2 Bdr	1 Bath	950	\$1,700	\$1.79			Yes	Yes
9309-1	2 Bdr	1 Bath	950	\$1,450	\$1.53			Yes	Yes
9309-2	2 Bdr	1 Bath	950	\$2,100	\$2.21			Yes	Yes
9309-3	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9309-4	2 Bdr	1 Bath	950	\$1,600	\$1.68			Yes	Yes
9317-1	2 Bdr	1 Bath	950	\$1,450	\$1.53			Yes	Yes
9317-2	2 Bdr	1 Bath	950	\$1,525	\$1.61			Yes	Yes
9317-3	2 Bdr	1 Bath	950	\$1,450	\$1.53			Yes	Yes
9317-4	2 Bdr	1 Bath	950	\$1,950	\$2.05			Yes	Yes
9325-1	2 Bdr	1 Bath	950	\$1,950	\$2.05			Yes	Yes
9325-2	2 Bdr	1 Bath	950	\$1,525	\$1.61			Yes	Yes
9325-3	2 Bdr	1 Bath	950	\$1,450	\$1.53			Yes	Yes
9325-4	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9333-1	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9333-2	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9333-3	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9333-4	2 Bdr	1 Bath	950	\$2,000	\$2.11			Yes	Yes
9341-1	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9341-2	2 Bdr	1 Bath	950	\$1,450	\$1.53			Yes	Yes
9341-3	2 Bdr	1 Bath	950	\$1,650	\$1.74			Yes	Yes
9341-4	2 Bdr	1 Bath	950	\$2,000	\$2.11			Yes	Yes
9401-1	2 Bdr	1 Bath	950	\$1,600	\$1.68			Yes	Yes
9401-2	2 Bdr	1 Bath	950	\$2,000	\$2.11			Yes	Yes
9401-3	2 Bdr	1 Bath	950	\$2,000	\$2.11			Yes	Yes
9401-4	2 Bdr	1 Bath	950	\$1,450	\$1.53			Yes	Yes
9409-1	2 Bdr	1 Bath	950	\$1,450	\$1.53			Yes	Yes
9409-2	2 Bdr	1 Bath	950	\$1,650	\$1.74			Yes	Yes
9409-3	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9409-4	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9417-1	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9417-2	2 Bdr	1 Bath	950	\$1,525	\$1.61			Yes	Yes

RENT ROLL

Unit Number	Unit Type		Unit SF	Current Rent	Rent/ SF	Asking Rent	Rent/ SF	Parking	Storage
9417-3	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9417-4	2 Bdr	1 Bath	950	\$1,400	\$1.47			Yes	Yes
9425-1	2 Bdr	1 Bath	950	\$1,800	\$1.89			Yes	Yes
9425-2	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9425-3	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9425-4	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9433-1	2 Bdr	1 Bath	950	\$1,950	\$2.05			Yes	Yes
9433-2	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9433-3	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9433-4	2 Bdr	1 Bath	950	\$2,000	\$2.11			Yes	Yes
9441-1	2 Bdr	1 Bath	950	\$1,800	\$1.89			Yes	Yes
9441-2	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9441-3	2 Bdr	1 Bath	950	\$1,450	\$1.53			Yes	Yes
9441-4	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9501-1	2 Bdr	1 Bath	950	\$1,450	\$1.53			Yes	Yes
9501-2	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9501-3	2 Bdr	1 Bath	950	\$1,650	\$1.74			Yes	Yes
9501-4	2 Bdr	1 Bath	950	\$1,850	\$1.95			Yes	Yes
9509-1	2 Bdr	1 Bath	950	\$1,950	\$2.05			Yes	Yes
9509-2	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9509-3	2 Bdr	1 Bath	950	\$1,430	\$1.51			Yes	Yes
9509-4	2 Bdr	1 Bath	950	\$1,525	\$1.61			Yes	Yes
9517-1	2 Bdr	1 Bath	950	\$1,825	\$1.92			Yes	Yes
9517-2	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9517-3	2 Bdr	1 Bath	950	\$1,485	\$1.56			Yes	Yes
9517-4	2 Bdr	1 Bath	950	\$1,575	\$1.66			Yes	Yes
9525-1	2 Bdr	1 Bath	950	\$1,650	\$1.74			Yes	Yes
9525-2	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9525-3	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9525-4	2 Bdr	1 Bath	950	\$2,000	\$2.11			Yes	Yes
9533-1	2 Bdr	1 Bath	950	\$1,450	\$1.53			Yes	Yes
9533-2	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9533-3	2 Bdr	1 Bath	950	\$2,000	\$2.11			Yes	Yes
9533-4	2 Bdr	1 Bath	950	\$2,000	\$2.11			Yes	Yes

RENT ROLL

Unit Number	Unit Type		Unit SF	Current Rent	Rent/ SF	Asking Rent	Rent/ SF	Parking	Storage
9541-1	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9541-2	2 Bdr	1 Bath	950	\$1,550	\$1.63			Yes	Yes
9541-3	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9541-4	2 Bdr	1 Bath	950	\$1,750	\$1.84			Yes	Yes
9601-1	2 Bdr	1 Bath	950	\$2,000	\$2.11			Yes	Yes
9601-2	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9601-3	2 Bdr	1 Bath	950	\$1,450	\$1.53			Yes	Yes
9601-4	2 Bdr	1 Bath	950	\$1,450	\$1.53			Yes	Yes
9609-1	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9609-2	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9609-3	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
9609-4	2 Bdr	1 Bath	950	\$1,500	\$1.58			Yes	Yes
TOTAL			VACANT	\$0		\$0			
80	TOTAL	OCCUPIED	76,000	\$129,815		\$0			
80	TOTAL		76,000	\$129,815		\$0			

INCOME & EXPENSES

Total Number of Units: 80
Total Rentable Area: 81,243 SF

Income	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$1,557,780	\$19,472	\$2,160,000	\$27,000
Other Income				
Laundry Income	\$11,000	\$138	\$27,000	\$338
Total Other Income	\$11,000	\$138	\$27,000	\$338
GROSS POTENTIAL INCOME	\$1,568,780	\$19,610	\$2,187,000	\$27,338
Vacancy/Collection Allowance (GPR)	3.0% / \$46,733	\$584	3.0% / \$64,800	\$810
EFFECTIVE GROSS INCOME	\$1,522,047	\$19,026	\$2,122,200	\$26,528
Expenses				
Real Estate Taxes (1.2888% + \$20,000)	\$392,412	\$4,905	\$392,412	\$4,905
Insurance	\$30,000	\$375	\$30,000	\$375
Utilities (Water, Sewer, Trash)	\$44,585	\$557	\$44,585	\$557
Utilities (Electricity)	\$12,990	\$162	\$12,990	\$162
Utilities (Gas)	\$3,050	\$38	\$3,050	\$38
Repairs and Maintenance	\$20,000	\$250	\$20,000	\$250
On-Site Payroll	\$24,000	\$300	\$27,000	\$338
Management Fee	3.0% / \$45,661	\$571	3.0% / \$63,666	\$796
General & Administrative	\$17,400	\$218	\$17,400	\$218
Landscaping	\$1,440	\$18	\$1,440	\$18
TOTAL EXPENSES	\$591,538	\$7,394	\$612,543	\$7,657
Expenses per SF	\$7.28		\$7.54	
% of EGI	38.9%		28.9%	
NET OPERATING INCOME	\$930,508	\$11,631	\$1,509,657	\$18,871

FINANCIAL OVERVIEW

Location

9301-9609 Crenshaw Boulevard
Inglewood, CA 90305

Price	\$28,896,000
Down Payment	60% /
Number of Units	80
Price/Unit	\$361,200
Rentable Square Feet	81,243
Price/SF	\$355.67
CAP Rate - Current	3.22%
CAP Rate- Pro Forma	5.22%
GRM - Current	18.55
GRM- Pro Forma	13.38
Year Built	1955
Lot Size	144,956 SF
Type of Ownership	Fee Simple

Financing

FIRST TRUST DEED

Loan Amount	\$11,558,400
Loan Type	All Cash
Interest Rate	3.75%
Amortization	30 Years

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation representative.

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	\$1,557,780	\$2,160,000
Other Income	\$11,000	\$27,000
Gross Potential Income	\$1,568,780	\$2,187,000
Less: Vacancy/Deductions (GPR)	3.0% / \$46,733	3.0% / \$64,800
Effective Gross Income	\$1,522,047	\$2,122,200
Less: Expenses	\$591,538	\$612,543
Net Operating Income	\$930,508	\$1,509,657
Net Cash Flow Before Debt Service	\$930,508	\$1,509,657
Debt Service	\$642,345	\$642,345
Debt Coverage Ratio	1.45	2.35
Net Cash Flow After Debt Service	1.7% / \$288,163	5.0% / \$867,312
Principal Reduction	\$212,533	\$212,533
Total Return	2.9% / \$500,696	6.2% / \$1,079,845

Expenses

Real Estate Taxes	\$392,412	\$392,412
Insurance	\$30,000	\$30,000
Utilities (Water, Sewer, Trash)	\$44,585	\$44,585
Utilities (Electricity)	\$12,990	\$12,990
Utilities (Gas)	\$3,050	\$3,050
Repairs and Maintenance	\$20,000	\$20,000
On-Site Payroll	\$24,000	\$27,000
Management Fee	\$45,661	\$63,666
General & Administrative	\$17,400	\$17,400
Landscaping	\$1,440	\$1,440
Total Expenses	\$591,538	\$612,543
Expenses/unit	\$7,394	\$7,657
Expenses/SF	\$7.28	\$7.54
% of EGI	38.86%	28.86%

Scheduled Income

No. of Units	Unit Type	Approx. Square Feet	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
80	2 Bdr 1 Bath	950	\$1,400 - \$2,100	\$1.84	\$129,815	\$2,250	\$2.37	\$180,000
80	Total/Wtd. Avg.	81,243			\$129,815			\$180,000

PROPERTY DESCRIPTION

Country Club Apartments

INGLEWOOD, CA

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INVESTMENT OVERVIEW

Investment Highlights

- 20 Adjacent Four-Plex Apartment Homes, a Total of 80 Units
- 144,956 Square Feet Combined Lot or 3.3 Acres zoned R3
- All Two-Bedroom/One-Bathroom Units at Approximately 950 Square Feet
- Approximately 45 Percent of More Upside in Rental Income
- First Time on the Market in Over 40 Years
- Located in One of the Fastest Growing Real Estate Markets
- Minutes from Hollywood Park Redevelopment and NFL Stadium
- New Roofs, Carport and Garage Parking, Patios and Laundry



Marcus & Millichap is proud to present one of the most sought after real estate investment opportunities in the non-rent control South Bay community of Inglewood, CA. This rare pride-of-ownership offering is the first of its kind being made available in over 40 years. The subject properties consist of 20 adjacent four-plex apartment homes each located on their own separate parcel. Each four-plex property has four spacious two-bedroom/one-bathroom units at approximately 950 square feet. They are individually metered for gas and electricity and include carport and garage parking, laundry facilities and private patios. There are a total of 80 two-bedroom/one-bathroom units, with a combined building size of 81,243 square feet on 144,956 square feet or 3.3 acres of beautifully manicured landscaping, zoned R3. These mid-century constructed apartment homes were originally built in 1955 and have remained under the same ownership for the last 40 years. All 80 units are 100 percent occupied with substantial rental upside of approximately 45 percent or more. All of the buildings' roofs have been replaced within the last year in addition to the day-to-day operations being managed by a professional off-site property management company. The massive curb appeal of these properties along 3.3 acres of 20 continuous parcels has attracted tenants and investors alike for many years. As a result of the rapid growth and development currently taking place just blocks away from the subject properties which include The Forum, the Hollywood Park Redevelopment, the new Hollywood Park Casino and National Football League (NFL) Stadium, there has been a surge in rents and property values attracting investors from all across the globe. At today's historic low interest rates combined with rising rents and 45 percent or more rental upside at today's market rents, an investor can benefit from an attractive

INVESTMENT OVERVIEW



return on their investment from the acquisition of this 20 apartment building portfolio in one the the hottest and fastest growing real estate markets in Los Angeles County.

Located within blocks of the subject properties are:

The Forum:

The Forum is a multi-purpose indoor arena in Inglewood, California, adjacent to Los Angeles. Located between West Manchester Boulevard, across Pincay Drive and Kareem Court, it is north of the under-construction Los Angeles Stadium at Hollywood Park and the new Hollywood Park Casino. It is about three miles east of Los Angeles International Airport. The Forum became a landmark in the greater Los Angeles area, largely due to the Lakers' success and the Hollywood celebrities often seen there. It hosted tennis matches, music concerts, boxing matches and U.S. political events.

The new Hollywood Park Casino:

The Hollywood Park Casino contains 125 tables for both Poker and California Games including chandelier lighting and big-screen HD televisions on the walls. There are separate rooms for high-stakes players and celebrity poker tournaments. It also features high scale sit-down restaurant and sports bar. Like its predecessor, only card games are allowed in the casino.

Hollywood Park Redevelopment & NFL Stadium:

The Los Angeles Stadium at Hollywood Park is a sports and entertainment district under construction in Inglewood, CA. Formerly the site of Hollywood Park Racetrack, it is approximately three miles (5 km) from Los Angeles International Airport, and The Forum arena is adjacent to the north. Planned to open in 2020, the stadium will serve as the home to the Los Angeles Rams and Los Angeles Chargers of the National Football League (NFL); it is also scheduled to host Super Bowl LVI in February 2022. Los Angeles Stadium at Hollywood Park will be the third stadium to be shared by two NFL teams. It will also be the second shared stadium in Los Angeles of any professional sport.

PROPERTY SUMMARY

The Offering

Property	Country Club Apartments
Property Address	9301-9609 Crenshaw Boulevard
	Inglewood, CA 90305

Site Description

Number of Units	80
Number of Buildings	20
Number of Stories	2
Year Built	1955
Rentable Square Feet	81,243
Lot Size	144,956 SF
Type of Ownership	Fee Simple

AMENITIES

Common Area Amenities

- Beautiful Curb Appeal and Well Maintained Landscaping
- Close Proximity to Major Retailers and Shopping Centers
- Located Near the Hollywood Park Redevelopment and Stadium
- Blocks Away from Darby Park and MLK Community Center
- Highly Desirable Rental Location



Unit Amenities

- Individually metered for Gas and Electricity
- Professionally Managed, 100 Percent Occupied
- Approximately 45 Percent or More in Rental Upside
- Carport and Garage Parking
- Private Patios and Laundry Facilities

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PROPERTY DESCRIPTION

PROPERTY PHOTOS



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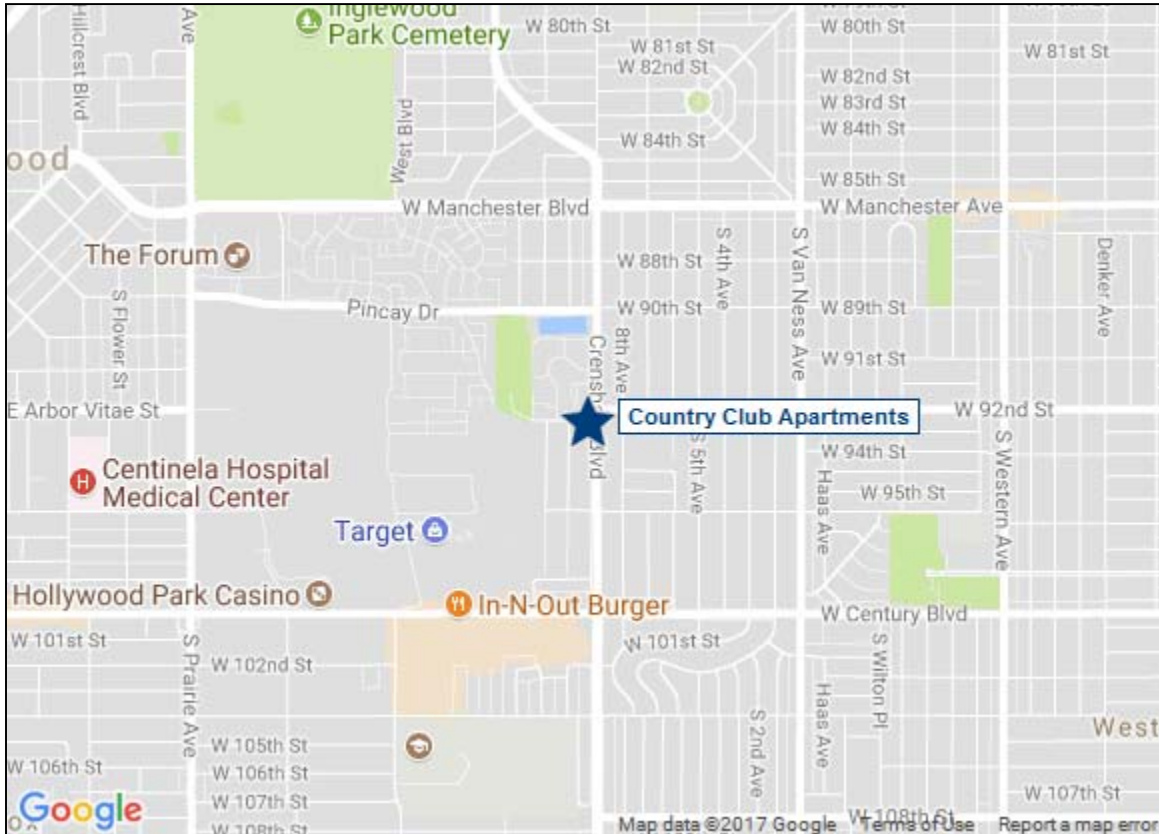
PROPERTY PHOTOS



Country Club Apartments

INGLEWOOD, CA

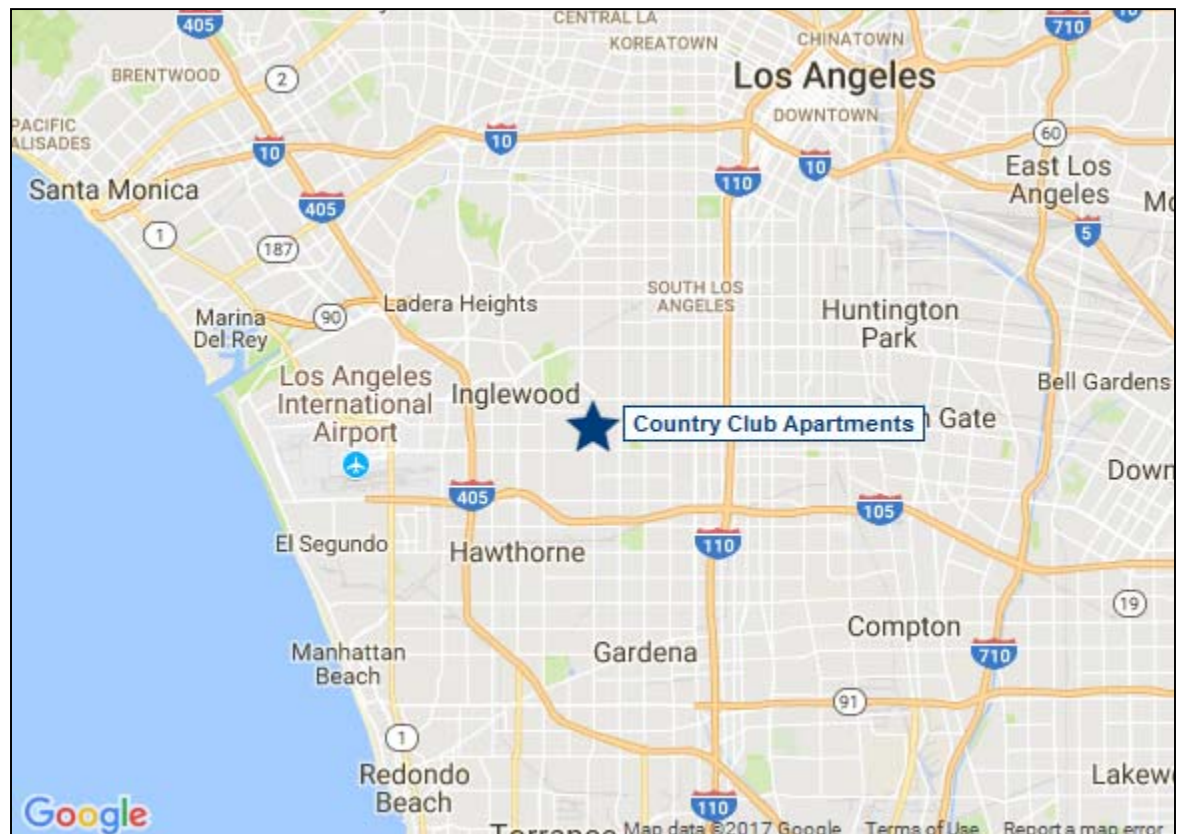
PROPERTY DESCRIPTION



Local Map



Regional Map



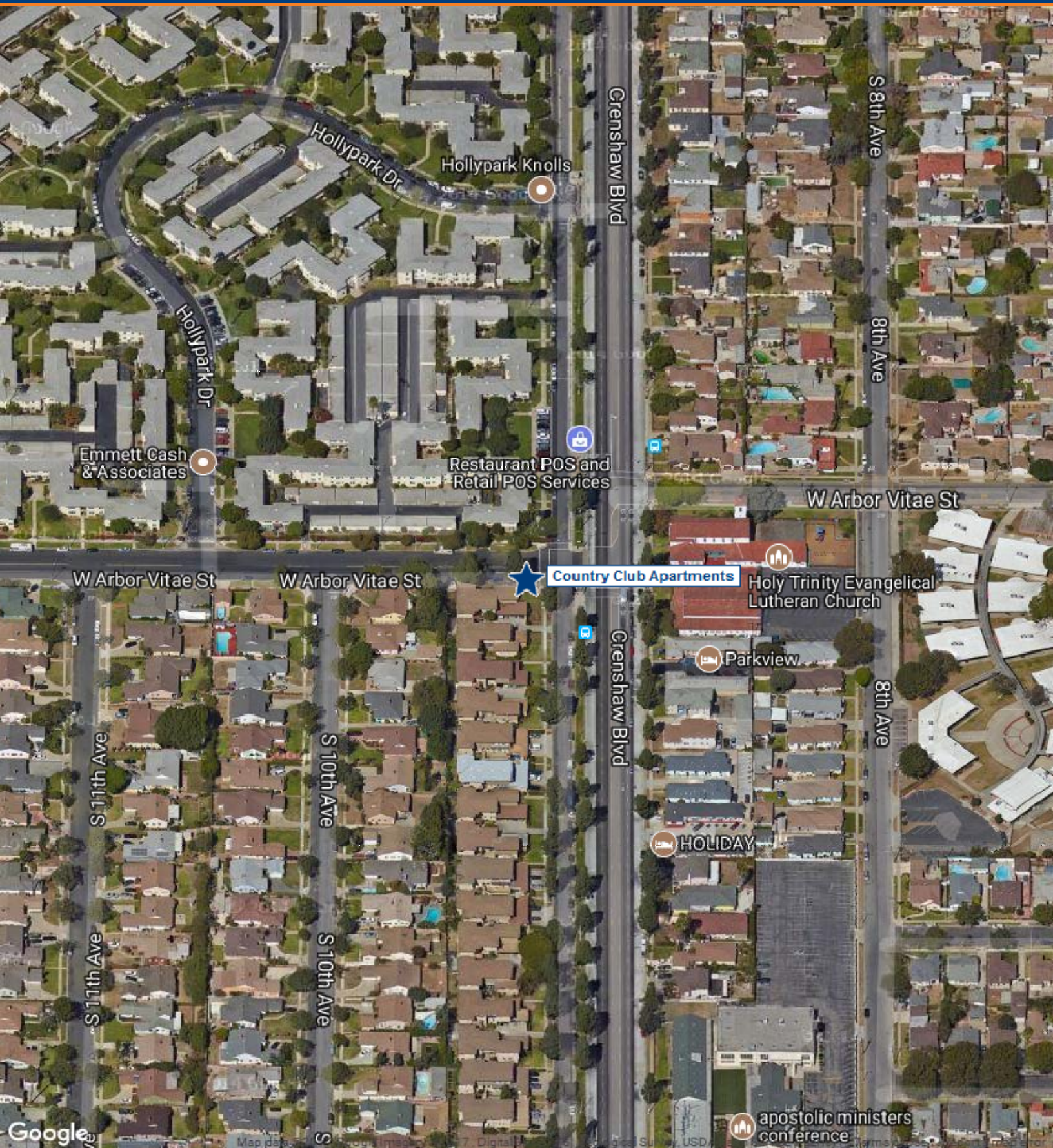
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RENT COMPARABLES

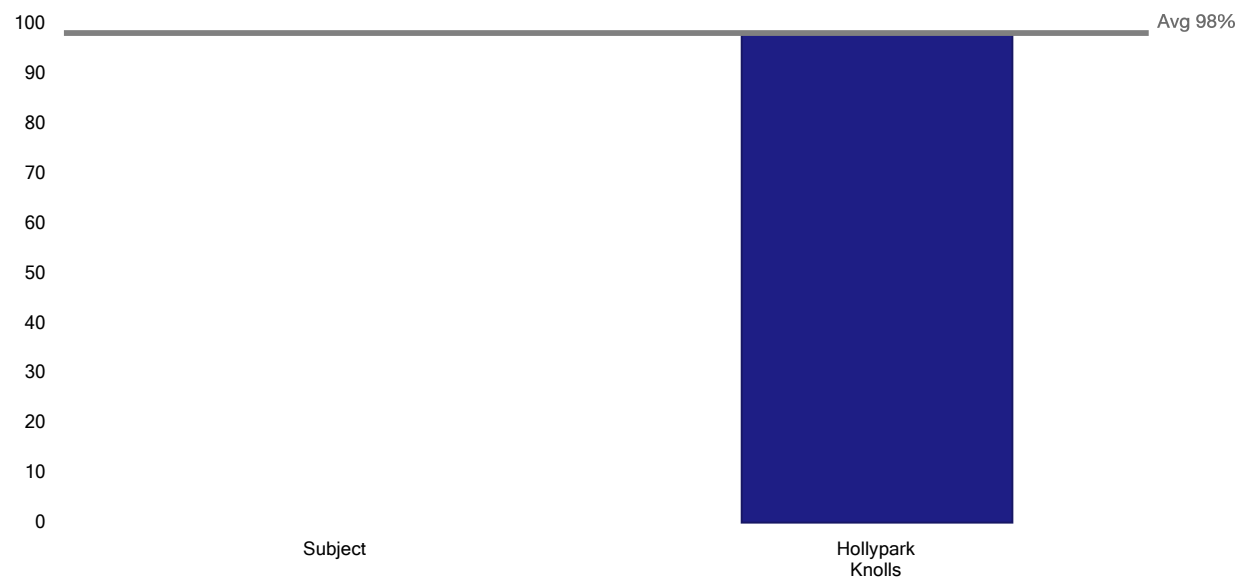
Country Club Apartments

INGLEWOOD, CA

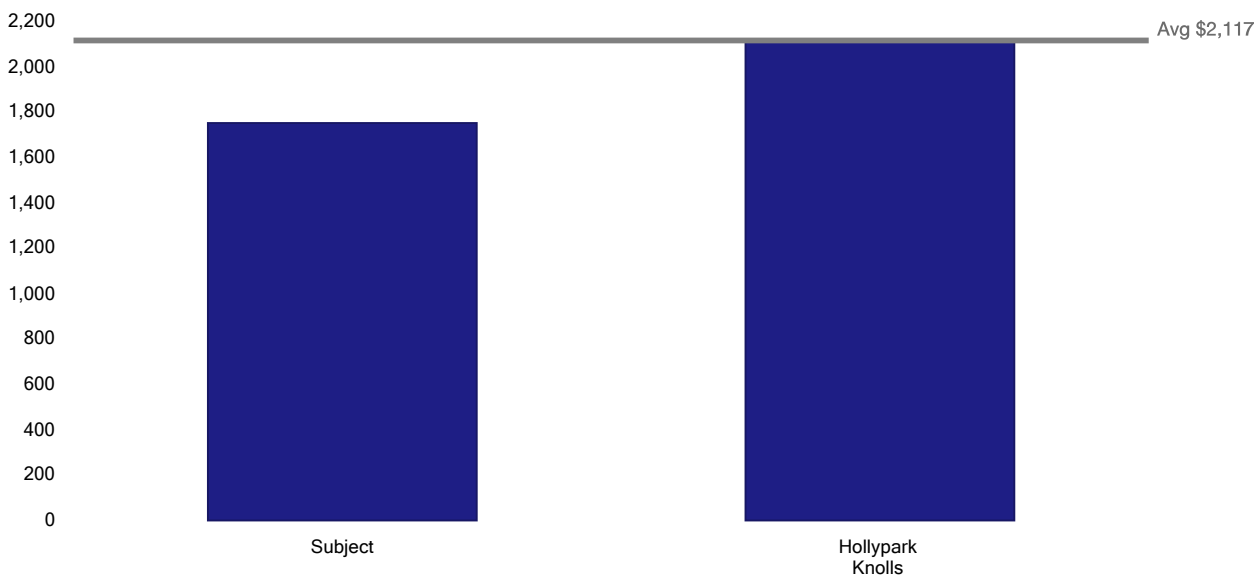
Marcus & Millichap

OCCUPANCY AND AVERAGE RENTS

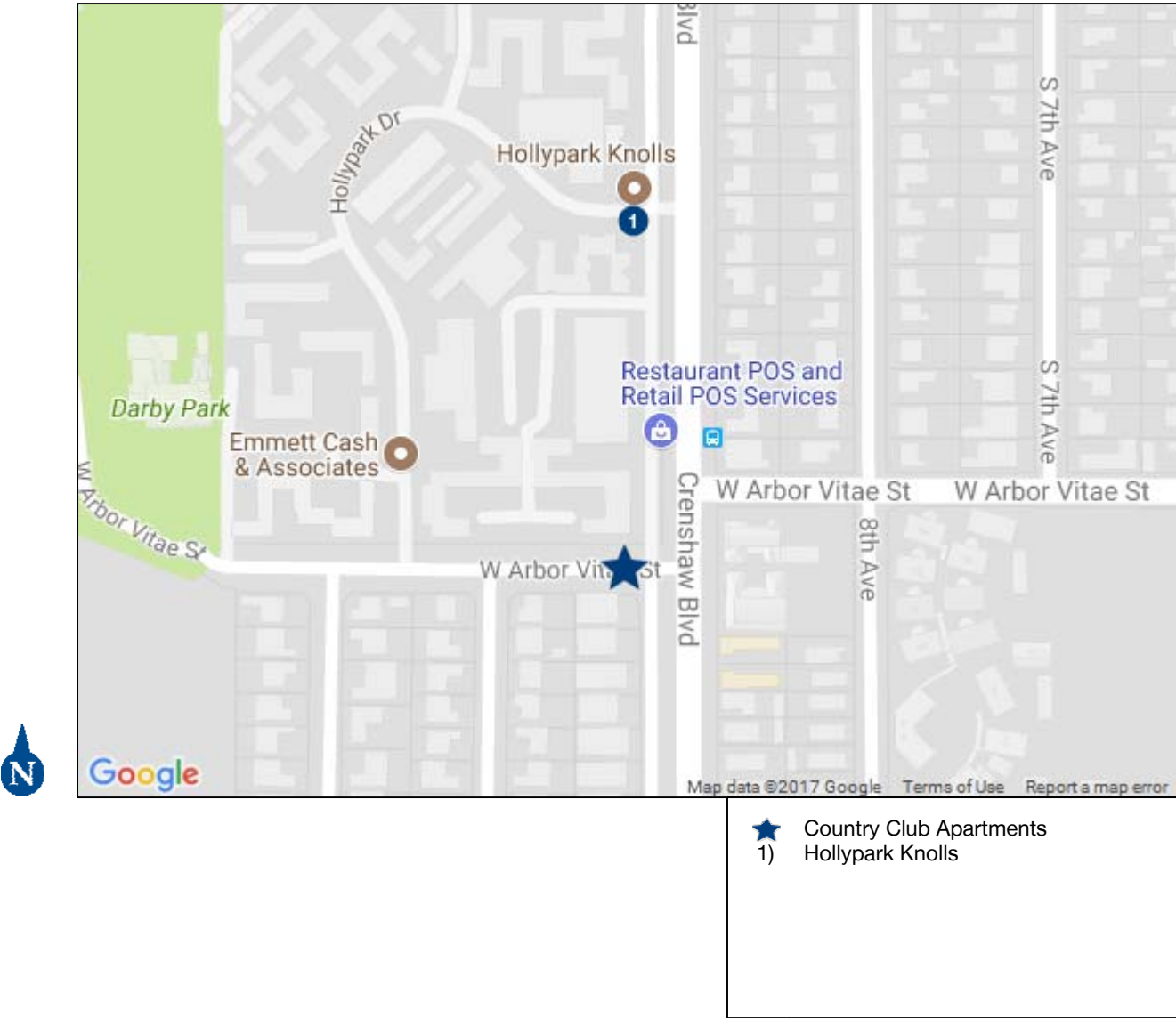
Average Occupancy



Average Rents - 2 Bedrooms



RENT COMPARABLES MAP



Country Club Apartments

INGLEWOOD, CA

RENT COMPARABLES

RENT COMPARABLES



Subject Property

No. of Units 80
Occupancy:
Year Built: 1955

Country Club Apartments

9301-9609 Crenshaw Boulevard
Inglewood, CA 90305

Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	80	950	\$1,400 - \$2,100	\$1.84
Total/Avg.	80	81,243	\$1,750	\$1.60

1



No. of Units 384
Occupancy: 98%
Year Built: 1952

Hollypark Knolls

3120 Hollypark Drive
Inglewood, CA 90305

Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath		924 - 924	\$1,926 - \$1,956	\$2.10
2 Bdr 1 Bath		1,054 - 1,054	\$2,117 - \$2,467	\$2.17
2 Bdr 1 Bath		1,045 - 1,045	\$1,960 - \$2,355	\$2.06
2 Bdr 1 Bath		828 - 948	\$1,882 - \$2,277	\$2.34
Total/ Avg.		333,054	\$2,117	\$2.17

DEMOGRAPHIC ANALYSIS

Country Club Apartments

INGLEWOOD, CA

Marcus & Millichap

DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
2000 Population	25,116	366,104	883,055
2010 Population	25,277	366,662	911,408
2014 Population	25,877	374,918	932,716
2019 Population	25,969	376,618	942,868
2000 Households	9,138	113,935	273,529
2010 Households	9,359	114,288	276,972
2014 Households	9,708	118,398	286,821
2019 Households	9,812	119,345	290,266
2014 Average Household Size	2.64	3.13	3.20
2014 Daytime Population	5,769	82,615	274,250
2000 Owner Occupied Housing Units	52.49%	35.79%	37.73%
2000 Renter Occupied Housing Units	42.61%	57.92%	56.02%
2000 Vacant	4.90%	6.29%	6.24%
2014 Owner Occupied Housing Units	54.32%	36.37%	38.18%
2014 Renter Occupied Housing Units	45.68%	63.63%	61.82%
2014 Vacant	0.68%	3.00%	3.05%
2019 Owner Occupied Housing Units	54.73%	36.37%	38.05%
2019 Renter Occupied Housing Units	45.27%	63.63%	61.95%
2019 Vacant	0.36%	2.61%	2.69%
\$ 0 - \$14,999	14.7%	20.4%	19.8%
\$ 15,000 - \$24,999	10.0%	15.0%	14.6%
\$ 25,000 - \$34,999	9.6%	12.9%	12.3%
\$ 35,000 - \$49,999	13.5%	14.8%	14.4%
\$ 50,000 - \$74,999	19.7%	16.8%	16.3%
\$ 75,000 - \$99,999	12.3%	9.1%	9.2%
\$100,000 - \$124,999	8.2%	5.2%	5.6%
\$125,000 - \$149,999	4.9%	2.4%	2.9%
\$150,000 - \$199,999	5.2%	1.9%	2.5%
\$200,000 - \$249,999	0.7%	0.6%	1.0%
\$250,000 +	1.4%	1.0%	1.4%
2014 Median Household Income	\$52,766	\$36,613	\$38,252
2014 Per Capita Income	\$25,836	\$16,566	\$17,552
2014 Average Household Income	\$68,257	\$51,984	\$56,639

Demographic data © 2012 by Experian.

SUMMARY REPORT

Geography: 5 miles

Population

In 2014, the population in your selected geography is 932,716. The population has changed by 5.62% since 2000. It is estimated that the population in your area will be 942,868 five years from now, which represents a change of 1.08% from the current year. The current population is 48.13% male and 51.86% female. The median age of the population in your area is 31.9, compare this to the Entire US average which is 37.3. The population density in your area is 11,874.19 people per square mile.

Households

There are currently 286,821 households in your selected geography. The number of households has changed by 4.85% since 2000. It is estimated that the number of households in your area will be 290,266 five years from now, which represents a change of 1.20% from the current year. The average household size in your area is 3.19 persons.

Income

In 2014, the median household income for your selected geography is \$38,252, compare this to the Entire US average which is currently \$51,972. The median household income for your area has changed by 22.49% since 2000. It is estimated that the median household income in your area will be \$43,459 five years from now, which represents a change of 13.61% from the current year.

The current year per capita income in your area is \$17,552, compare this to the Entire US average, which is \$28,599. The current year average household income in your area is \$56,638, compare this to the Entire US average which is \$74,533.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 26.74% White, 33.02% Black, 0.32% Native American and 3.86% Asian/Pacific Islander. Compare these to Entire US averages which are: 71.60% White, 12.70% Black, 0.18% Native American and 5.02% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 56.11% of the current year population in your selected area. Compare this to the Entire US average of 17.13%.

Housing

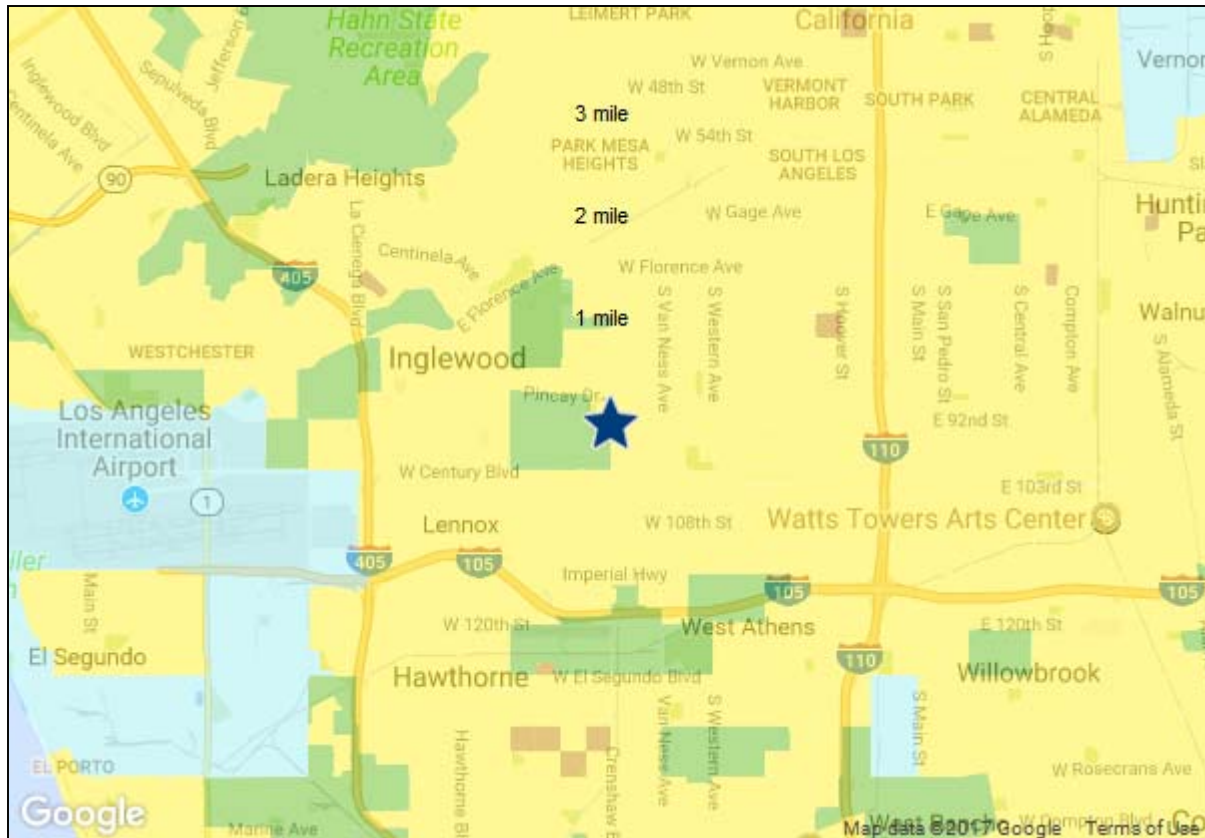
In 2000, there were 110,083 owner occupied housing units in your area and there were 163,445 renter occupied housing units in your area. The median rent at the time was \$568.

Employment

In 2014, there are 274,250 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 52.13% of employees are employed in white-collar occupations in this geography, and 47.81% are employed in blue-collar occupations. In 2014, unemployment in this area is 9.74%. In 2000, the average time traveled to work was 32.4 minutes.

Demographic data © 2012 by Experian.

POPULATION DENSITY



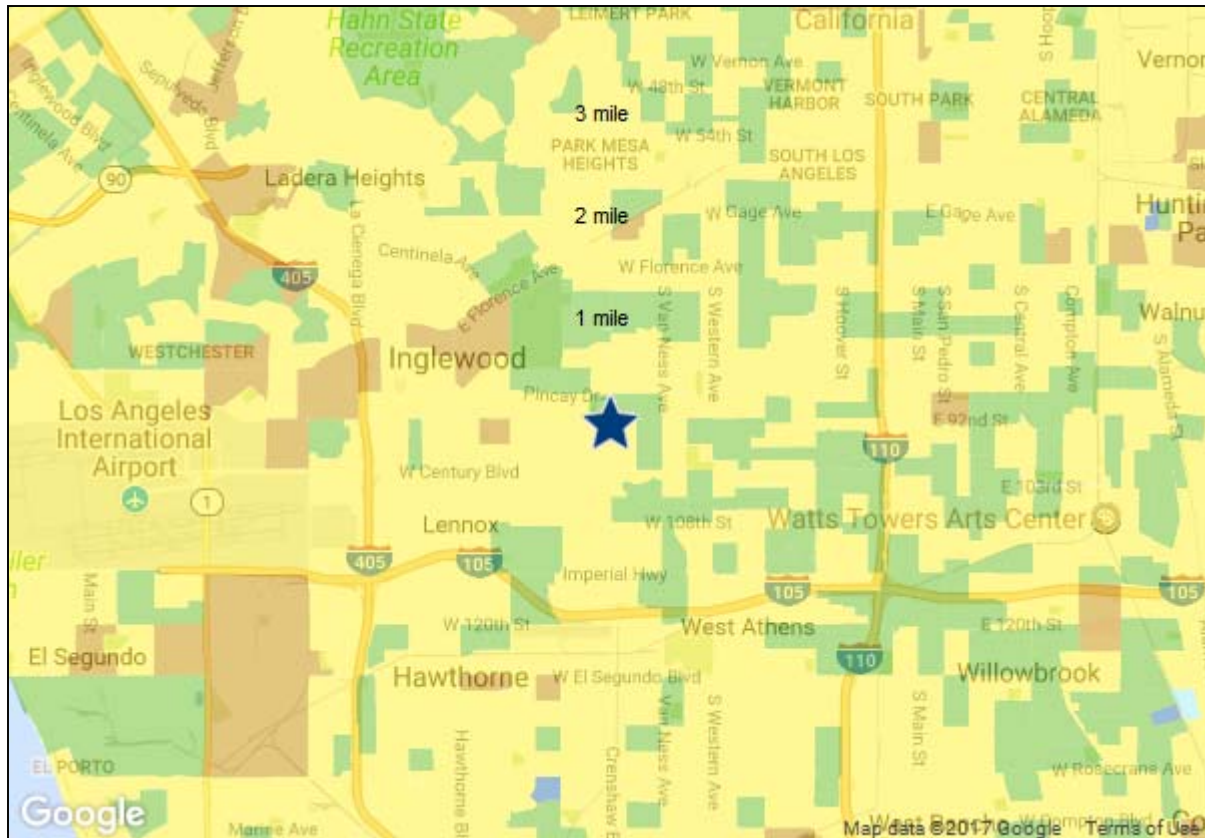
Demographic data © 2012 by Experian.

Population Density

Theme	Low	High
Low	less than	55
Below Average	55	475
Average	475	4100
Above Average	4100	35000
High	35000	or more

Number of people living in a given area per square mile.

EMPLOYMENT DENSITY



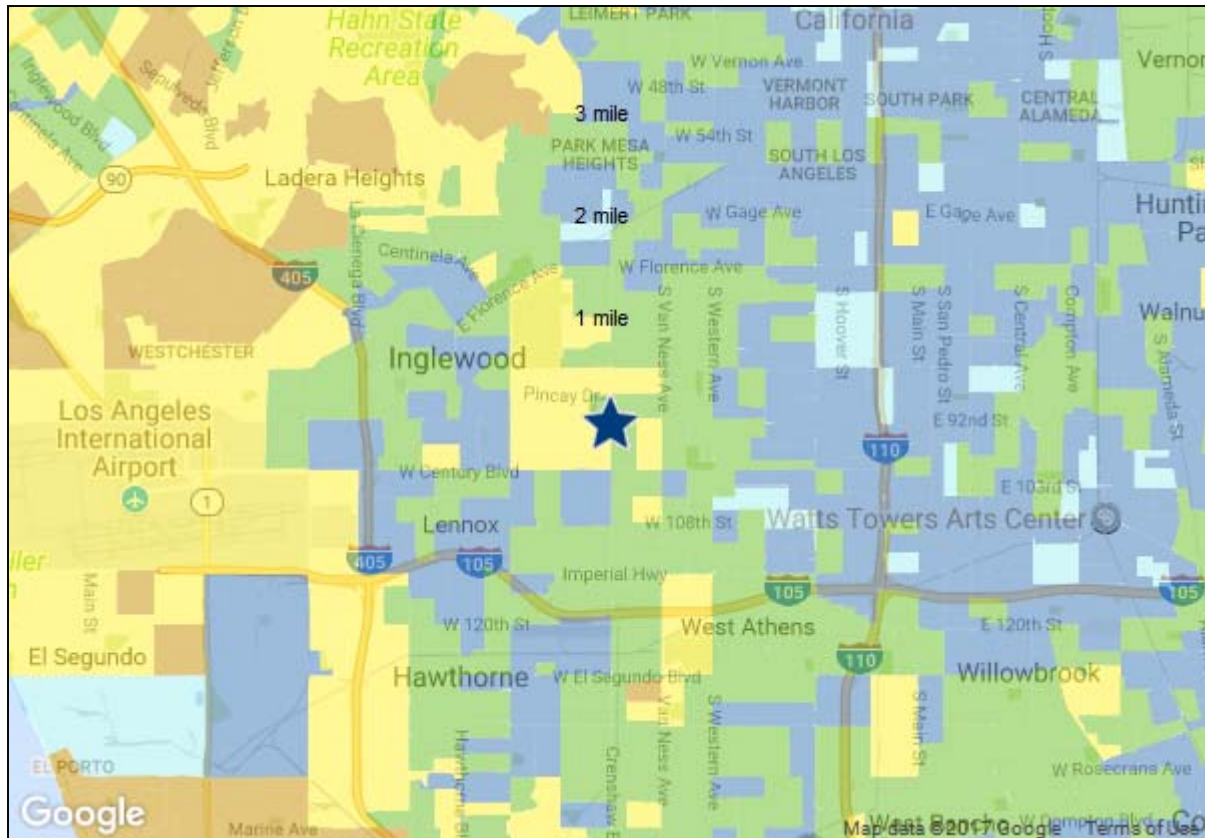
Demographic data © 2012 by Experian.

Employment Density

Theme	Low	High
Low	less than	9
Below Average	9	96
Average	96	1025
Above Average	1025	10875
High	10875	or more

The number of people employed in a given area per square mile.

AVERAGE HOUSEHOLD INCOME



Average Household Income

Theme	Low	High
Low	less than	\$29,500
Below Average	\$29,500	\$48,500
Average	\$48,500	\$80,000
Above Average	\$80,000	\$132,500
High	\$132,500	or more

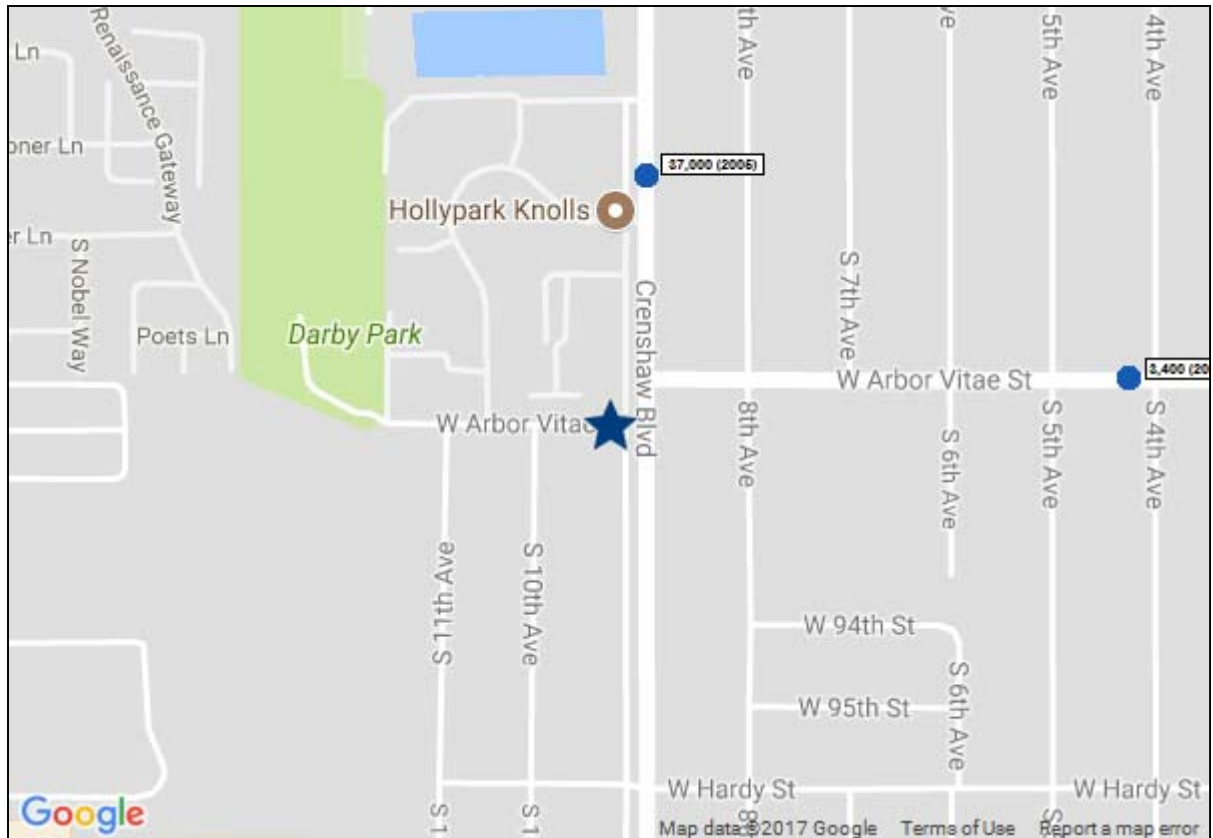
Average income of all the people 15 years and older occupying a single housing unit.

Country Club Apartments

INGLEWOOD, CA

DEMOGRAPHIC ANALYSIS

TRAFFIC COUNTS



Traffic Count data © 2012 by TrafficMetrix. All rights reserved.

Two-way, average daily traffic volumes.

* Traffic Count Estimate

Country Club Apartments

INGLEWOOD, CA

OFFERING MEMORANDUM