

LIHTC Advisors

EXCLUSIVE OFFERING



Kearney Plaza Homes

16 Units • 2815 West La Platte Road • Kearney, NE 68845

\$900,000

KEARNEY PLAZA HOMES

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KEARNEY PLAZA HOMES

Property Description



Kearney Plaza Homes is a 16-unit affordable housing community located in Kearney, NE. The property was built and placed into service in 2006 under the Section 42 Low-Income Housing Tax Credit (LIHTC) program. Kearney Plaza Homes is conveniently located near public schools, parks, shopping, and restaurants.

There is an existing regulatory agreement in place which requires all units to be rented to income qualifying residents earning no more than 60% of Area Medium Income (AMI) limits, which are provided by the Nebraska Investment Finance Authority (NIFA). The property also has an agreement with NIFA to provide the Crown Program, a lease-to-own housing program, to residents. The property is still within the initial tax credit compliance period. Please see the Tax Credit Property Income and Rent Limits page in the Financial Analysis section for further details. A qualified purchaser can be a non-profit or for-profit entity that agrees to maintain the affordable housing units and to fulfill all requirements of an existing regulatory agreement.

Kearney Plaza Homes offers three bedroom single family homes featuring a fully equipped kitchen, plentiful storage, and attached two car garages.

HIGHLIGHTS

Located Close to Schools, Restaurants, and Retail

Built & Placed into Service in 2006

1.4 Miles to University of Nebraska Kearney

Kearney Unemployment Rate at 2.2% as of April 2016

KEARNEY PLAZA HOMES

Area Highlights



Kearney is a city in and the county seat of Buffalo County, Nebraska, and has a population of 30,392. Strategically located on I-80 with convenient access to major markets like Omaha-Lincoln, Denver, Kansas City, Des Moines, Wichita, and Cheyenne, Kearney is at the center of a 7-state region and 20 million people.

University of Nebraska at Kearney (UNK) is located in the city. The campus is a 235-acre residential campus with more than 37 buildings, 1,000 staff, and a student enrollment of 6,747.

Companies headquartered in Kearney include Citizens Telecommunications Company of Nebraska and Buckle.

According to Buffalo County Economic Development, the top employers in the city are:

EMPLOYER	# OF EMPLOYEES
Good Samaritan Hospital	1,000+
University of Nebraska at Kearney	1,000+
Kearney Public Schools	750-1,000
Baldwin Filters	750-1,000
Buckle	500-750
Walmart	500-750
Eaton	250-500
West Pharmaceutical Services	250-500
Cabela's	250-500

Kearney is home to several museums, many of which reflect its location of being on the Oregon, California Trails, the Pony Express, and the Lincoln Highway. These include the Great Platte River Road Archway Monument, which spans Interstate 80 at mile marker 274. The structure contains exhibits that traces the history of the Great Platte River Road from the Oregon Trail days to the present. Kearney is also home to the Museum of Nebraska Art, the state's official art collection, which houses artworks spanning 175 years, from the 19th century to the present. The Robert M. Merryman Performing Arts Center, located in the city's Central Elementary School, is a 750-seat theatre completed in 2006. The 5,500 seat Viaero Event Center, hosts concerts, events and performances, and is home to the Tri-City Storm, a hockey team that plays in the United States Hockey League.

KEARNEY PLAZA HOMES

Property Summary

NAME & LOCATION

Property Name	Kearney Plaza Homes
Property Address	2815 West La Platte Road Kearney, NE 68845

SECTION 42 LIHTC RESTRICTIONS

Placed in Service	2006
End of Initial Compliance Period	12/31/2020
End of Extended Use	12/31/2035

SITE INFORMATION

Assessor's Parcel Number	603566227- 603566238, 603566278, 603566252 - 603566254
Number of Units	16
Number of Buildings	16
Number of Stories	1
Rentable Square Feet	19,200
Year Built	2006
Type of Ownership	Fee Simple
Landscaping	Mature Trees, Shrubs, & Grass
Topography	Relatively Flat

UTILITIES

Water	City of Kearney
Electric	Nebraska Public Power District
Gas	Northwestern Energy

CONSTRUCTION

Foundation	Concrete Pad
Exterior	Vinyl Siding
Parking Surface	Asphalt
Roof	Composite Shingle

KEARNEY PLAZA HOMES

Property Features



AMENITIES

Attached Two Car Garage

Full Appliance Package

PROPERTY OVERVIEW



KEARNEY PLAZA HOMES

Property Photos

PROPERTY OVERVIEW



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KEARNEY PLAZA HOMES

Property Photos

PROPERTY OVERVIEW



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KEARNEY PLAZA HOMES

Aerial Neighborhood Map

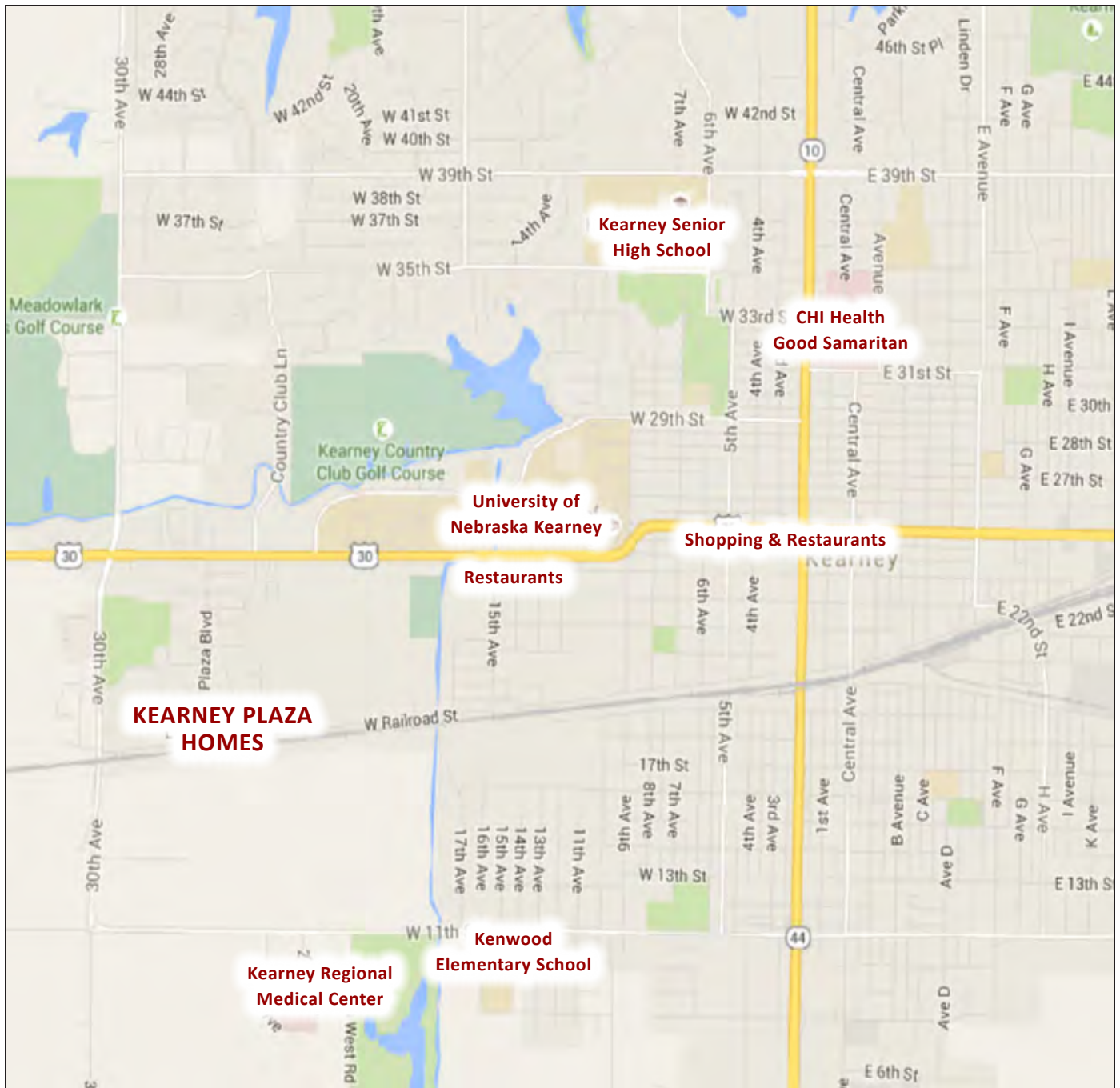
PROPERTY OVERVIEW



KEARNEY PLAZA HOMES

Local Map

PROPERTY OVERVIEW



KEARNEY PLAZA HOMES

Regional Map



PROPERTY OVERVIEW

KEARNEY PLAZA HOMES

Financial Summary

PRICING FIGURES

List Price	\$900,000
Price per Unit	\$56,250
Price per SF	\$46.88
PROFORMA 10-Year Leveraged IRR%*	16.31%

NOTES*

Leveraged IRR Analysis assumes a 8.0% Exit Cap, 2.0% Acquisition Cost, \$1,000 per unit Capital Expense, and 5.0% Cost of Sale.

PROFORMA- VITAL DATA

CAP Rate	7.44%
NOI	\$66,952
Debt Service	\$39,437
Net Cash Flow After Debt Service	\$27,515
Cash on Cash %	10.19%

Financing

PROPOSED NEW FINANCING

Loan Amount	\$630,000
Down Payment	\$270,000
Interest Rate	4.75%
Amortization Period	360
Loan Term	10 Years
Annual Debt Service	\$39,437
Loan to Value %	70%
PROFORMA Debt Coverage Ratio	1.70
Program	CONVENTIONAL

KEARNEY PLAZA HOMES

Income & Expenses

OPERATIONAL ANALYSIS		PROFORMA	PER UNIT
INCOME			
Gross Potential Rent		\$156,096	\$9,756 (1)
Loss to Lease	3.50%	(\$5,463)	(\$341) (2)
POTENTIAL RENTAL INCOME		\$150,633	\$9,415
Other Rental Income			
Pet Rent		\$2,973	\$186
Late Fees		\$1,224	\$77
Misc. Other Income		\$7,387	\$462
Total Other Rental Income		\$11,584	\$724
GROSS POTENTIAL INCOME		\$162,217	\$10,139
Economic Loss			
Vacancy Loss	5.00%	(\$7,532)	(\$471)
Bad Debt	0.00%	\$0	\$0
Concessions	0.00%	\$0	\$0
Total Economic Loss	5.00%	(\$7,532)	(\$471)
EFFECTIVE GROSS INCOME		\$154,685	\$9,668
EXPENSES			
FIXED OPERATIONAL EXPENSE			
Total Real Estate Property Taxes	10%	\$16,142	\$1,009 (3)
Total Property Insurance Expense	4%	\$5,805	\$363
Total Property Utility Expense	3%	\$5,304	\$332
TOTAL FIXED OPERATIONAL EXP	18%	\$27,252	\$1,703
VARIABLE OPERATIONAL EXPENSE			
Total Maint. Contract Services	0%	\$190	\$12
Total Repairs & Maintenance	6%	\$9,600	\$600 (4)
Total Administrative Expenses	8%	\$12,433	\$777 (5)
Total Leasing & Marketing	0%	\$574	\$36
Total Payroll and Salary Expenses	16%	\$25,151	\$1,572
Property Management Fee	5.00%	\$7,734	\$483 (6)
TOTAL VARIABLE OPERATIONAL EXP	36%	\$55,682	\$3,480
TOTAL FIXED & VARIABLE EXPENSES	54%	\$82,934	\$5,183
Reserves & Replacements		\$4,800	\$300
TOTAL OPERATING EXPENSES	57%	\$87,734	\$5,483
NET OPERATING INCOME		\$66,952	\$4,184

*NOTES:

- The provided financials include the \$50 per month that is being received by tenants enrolled in the Crown Program under Gross Potential Rent and then backing it out in the Loss to Lease. Proforma analysis does not include any Crown Deposit amount.
- Administrative Expense is higher than typically seen in affordable properties partially due the NIFA compliance fees, which are 2% of the Allocation of Low-Income Housing Tax Credit Dollars and will continue through Year 15 of the property.

KEARNEY PLAZA HOMES

Comments to Income & Expenses

- (1) **Gross Potential Rent:** The Rent Roll as of 10/31/2016 shows the recently rented units receiving rent at \$813 per unit. Analysis assumes the all units rented at this amount and annualized
- (2) **Loss to Lease:** Analysis assumes a 3.5% Loss to Lease due to the rents being raised from to \$813 per unit. No Crown Deposit Amounts received are included under this Loss to Lease or this Proforma Analysis.
- (3) **Property Tax Expense:** Analysis assumes the 2015 levy rate with the 2016 Value. The State of Nebraska gives the property a tax credit of \$94.09 for every \$100,000 of Total Value. All information collected from Buffalo County.

Year	2015	2016
Assessed	\$2,417,450	\$928,000
Levy	1.833573	1.833573*
Tax Credit	\$2,274.58	\$873.16
Taxes	\$42,051.13	\$16,142.40*

*Estimated

- (4) **Repairs & Maintenance Expense:** Analysis assumes a reduction to \$600 per unit based on expenses observed at comparable properties.
- (5) **Administrative Expense:** Analysis assumes a return to the Administrative Expense seen in 2015, increased by 2%, with the removal of \$8,179 of Professional Audit Expense since it will not be required of new ownership.
- (6) **Property Management Fee:** Analysis assumes reduction based on expenses observed at comparable properties.

KEARNEY PLAZA HOMES

Cash Flow Summary

PROPERTY CASH FLOW ANALYSIS											
Utilize YE, YTD or PROFORMA OPERATIONS	Vac %:	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
Assumed Annual Income Growth Rate %	Bad Debt:	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Assumed Annual Expense Growth Rate %	Concess:	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	Proforma	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	
CASH FLOW SUMMARY	Year #:	1	2	3	4	5	6	7	8	9	10
INCOME											
POTENTIAL RENTAL INCOME		\$150,633	\$153,645	\$156,718	\$159,853	\$163,050	\$166,311	\$169,637	\$173,030	\$176,490	\$180,020
Total Other Rental Income		\$11,584	\$11,816	\$12,052	\$12,293	\$12,539	\$12,790	\$13,046	\$13,307	\$13,573	\$13,844
GROSS POTENTIAL INCOME		\$162,217	\$165,461	\$168,771	\$172,146	\$175,589	\$179,101	\$182,683	\$186,336	\$190,063	\$193,864
Economic Operational Loss											
Vacancy Loss	5.00%	(\$7,532)	(\$7,682)	(\$7,836)	(\$7,993)	(\$8,152)	(\$8,316)	(\$8,482)	(\$8,651)	(\$8,825)	(\$9,001)
Bad Debt	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Concessions	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operational Loss	5.00%	(\$7,532)	(\$7,682)	(\$7,836)	(\$7,993)	(\$8,152)	(\$8,316)	(\$8,482)	(\$8,651)	(\$8,825)	(\$9,001)
EFFECTIVE GROSS INCOME		\$154,685	\$157,779	\$160,935	\$164,153	\$167,436	\$170,785	\$174,201	\$177,685	\$181,239	\$184,863
OPERATIONAL EXPENSES											
FIXED OPERATIONAL EXPENSE											
Total Real Estate Property Taxes		\$16,142	\$16,465	\$16,795	\$17,130	\$17,473	\$17,823	\$18,179	\$18,543	\$18,913	\$19,292
Total Property Insurance Expense		\$5,805	\$5,921	\$6,040	\$6,161	\$6,284	\$6,409	\$6,538	\$6,668	\$6,802	\$6,938
Total Property Utility Expense		\$5,304	\$5,410	\$5,518	\$5,629	\$5,741	\$5,856	\$5,973	\$6,093	\$6,214	\$6,339
TOTAL FIXED OPERATIONAL EXP		\$27,252	\$27,797	\$28,353	\$28,920	\$29,498	\$30,088	\$30,690	\$31,304	\$31,930	\$32,568
VARIABLE OPERATIONAL EXPENSE											
Total Maint. Contract Services		\$190	\$194	\$197	\$201	\$205	\$209	\$214	\$218	\$222	\$227
Total Repairs & Maintenance		\$9,600	\$9,792	\$9,988	\$10,188	\$10,391	\$10,599	\$10,811	\$11,027	\$11,248	\$11,473
Total Administrative Expenses		\$12,433	\$12,541	\$12,651	\$12,763	\$6,299 (1)	\$6,418	\$6,540	\$6,664	\$6,791	\$6,921
Total Leasing & Marketing		\$574	\$585	\$597	\$609	\$621	\$633	\$646	\$659	\$672	\$685
Total Payroll and Salary Expenses		\$25,151	\$25,654	\$26,167	\$26,691	\$27,225	\$27,769	\$28,324	\$28,891	\$29,469	\$30,058
Property Management Fee	5.00%	\$7,734	\$7,889	\$8,047	\$8,208	\$8,372	\$8,539	\$8,710	\$8,884	\$9,062	\$9,243
TOTAL VARIABLE OPERATIONAL EXP		\$55,682	\$56,655	\$57,647	\$58,659	\$59,699	\$60,745	\$61,805	\$62,876	\$63,958	\$65,051
TOTAL FIXED & VARIABLE EXPENSE		\$82,934	\$84,451	\$86,000	\$87,579	\$89,193	\$90,823	\$92,473	\$94,122	\$95,782	\$97,449
Replacement & Reserve Deposits	\$300/Unit	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
TOTAL OPERATING EXPENSES		\$87,734	\$89,251	\$90,800	\$92,379	\$93,993	\$95,623	\$97,273	\$98,922	\$100,582	\$102,249
PROPERTY NET OPERATING INCOME		\$66,952	\$68,528	\$70,135	\$71,774	\$73,436	\$75,122	\$76,826	\$78,535	\$80,249	\$81,988
TOTAL 1ST MTG DEBT SERVICE		\$39,437	\$39,437	\$39,437	\$39,437	\$39,437	\$39,437	\$39,437	\$39,437	\$39,437	\$39,437
DEBT SERVICE COVERAGE RATIO		1.70	1.74	1.78	1.82	2.03	2.07	2.12	2.16	2.21	2.25
INDICATED CAPITALIZATION RATE		7.44%	7.61%	7.79%	7.97%	8.89%	9.08%	9.27%	9.47%	9.67%	9.88%
CASH FLOW AFTER DEBT SERVICE		\$27,515	\$29,091	\$30,698	\$32,338	\$34,029	\$35,722	\$37,429	\$39,145	\$40,872	\$42,611

(1) Administrative Expense: After Year 15, the NIFA compliance fees are reduced from 2% of the Allocation of Low-Income Tax Credit Dollars to \$20 per unit per year.



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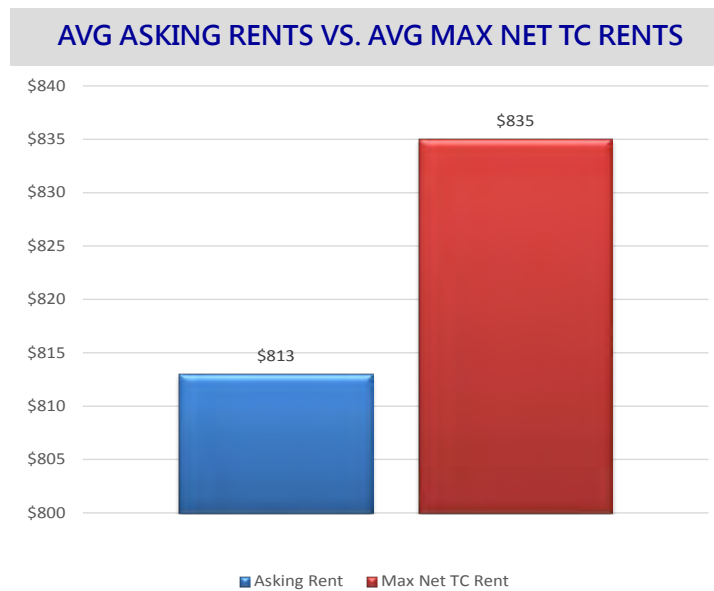
FINANCIAL ANALYSIS

KEARNEY PLAZA HOMES

Unit Mix

UNIT TYPE (SET-ASIDE)	NUMBER OF UNITS	UNIT SIZE (RSF)	ASKING RENT	RENT PER RSF	MAX RENT	CURRENT UA	MAX NET TC RENT
3 BD 2 BTH- 60%	16	1,200	\$813	\$0.68	\$1,070	\$235	\$835
3 BD 2 BTH UNIT TOTAL	16	19,200	\$13,008		\$17,120		\$13,360
3 BD 2 BTH UNIT AVERAGE		1,200	\$813	\$0.68	\$1,070		\$835
TOTAL POTENTIAL	16	19,200	\$13,008		\$17,120		\$13,360
AVERAGE		1,200	\$813	\$0.68	\$1,070		\$835

*NOTE: Per the LURA, the average tenant paid portion of rent (not including subsidies, pet rent, etc.) plus the utility allowance has to be at or below 58.53% of the applicable area median income. As of 10/31/2016 rent roll, the current paid portion plus the utility allowances of the occupied units are at 46.88% of the AMI.



KEARNEY PLAZA HOMES

Tax Credit Property Income & Rent Limits

Kearney Plaza Homes is a Section 42 LIHTC property which means that federal tax credits were given to help finance the property. The property currently is required to hold the maximum rent charged at or below a level considered appropriate for the households that have incomes at or below 60% of the local Area Median Income (AMI) for the Nebraska Investment Finance Authority.

Buffalo County Effective Year: 2016
Four Person Area Median Income: \$68,800

INCOME LIMITS	60%
1 Person	\$28,920
2 Person	\$33,060
3 Person	\$37,200
4 Person	\$41,280
5 Person	\$44,640
6 Person	\$47,940
7 Person	\$51,240
8 Person	\$54,540

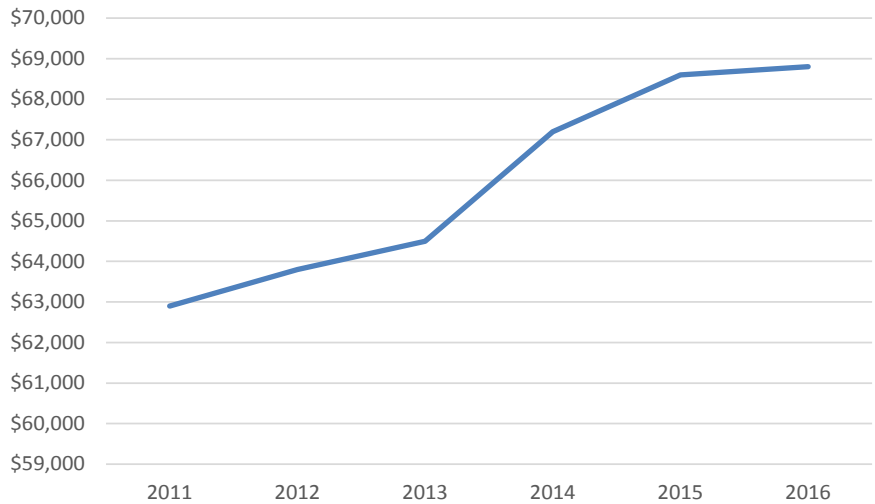
Tax Credit Maximum Allowable Rents

Set Aside	60%
Unit Type	3 BD
# of Units	16
Maximum	\$1,070
UA	\$235
Net Rent	\$835

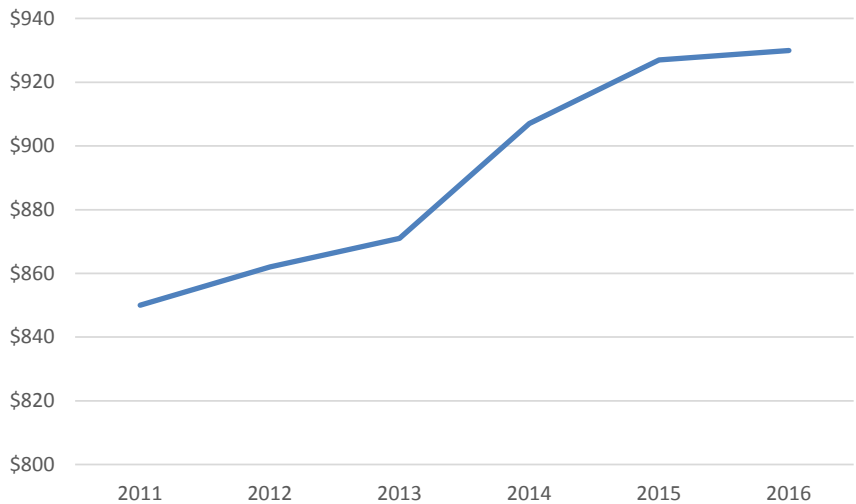
KEARNEY PLAZA HOMES

Historical AMI & MAX Rent

AMI Growth Rate		
Year	AMI	% Change
2011	\$62,900	-
2012	\$63,800	1.43%
2013	\$64,500	1.10%
2014	\$67,200	4.19%
2015	\$68,600	2.08%
2016	\$68,800	0.29%
	3 Yr Avg	2.19%
	5 Yr Avg	1.82%



Max Allowable LIHTC Rent Growth- 2BD/ 60%		
Year	Rent	% Change
2011	\$850	-
2012	\$862	1.41%
2013	\$871	1.04%
2014	\$907	4.13%
2015	\$927	2.21%
2016	\$930	0.32%
	3 Yr Avg	2.22%
	5 Yr Avg	1.82%



FINANCIAL ANALYSIS

Source: Novoco.com

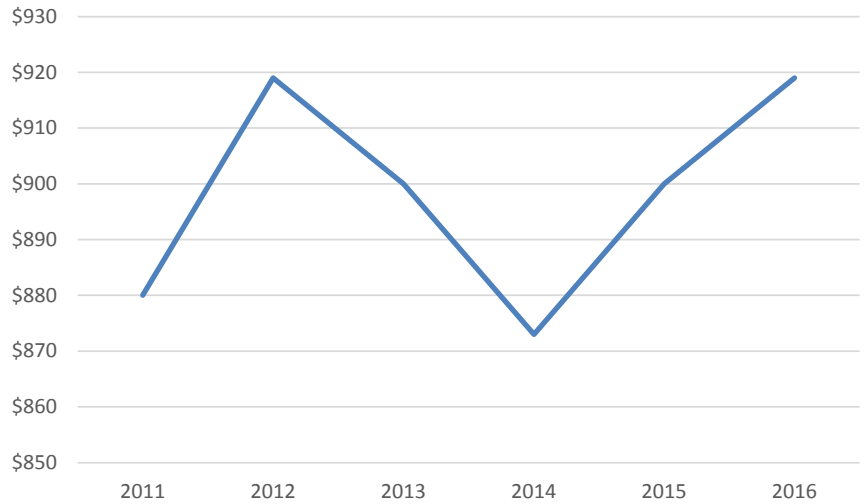


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KEARNEY PLAZA HOMES

Historical FMR

Fair Market Rent- Averages		
Year	FMR Avg	% Change
2011	\$880	-
2012	\$919	4.43%
2013	\$900	(2.07%)
2014	\$873	(3.00%)
2015	\$900	3.09%
2016	\$919	2.11%
	3 Yr Avg	0.73%
	5 Yr Avg	0.91%



FINANCIAL ANALYSIS

Fair Market Rents	
Year	3 BD
2011	\$880
2012	\$919
2013	\$900
2014	\$873
2015	\$900
2016	\$919

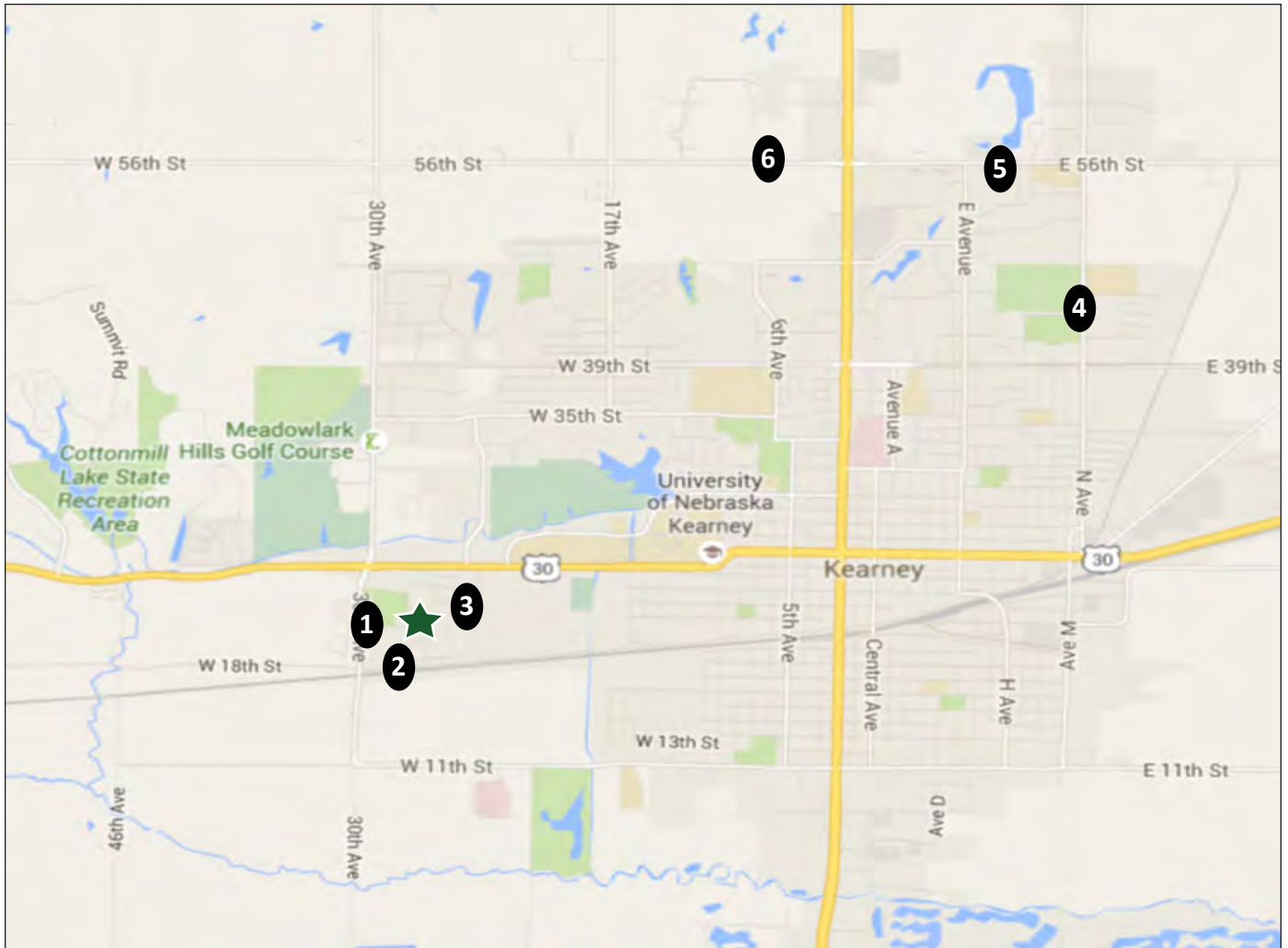
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KEARNEY PLAZA HOMES

Rent Comparables Map

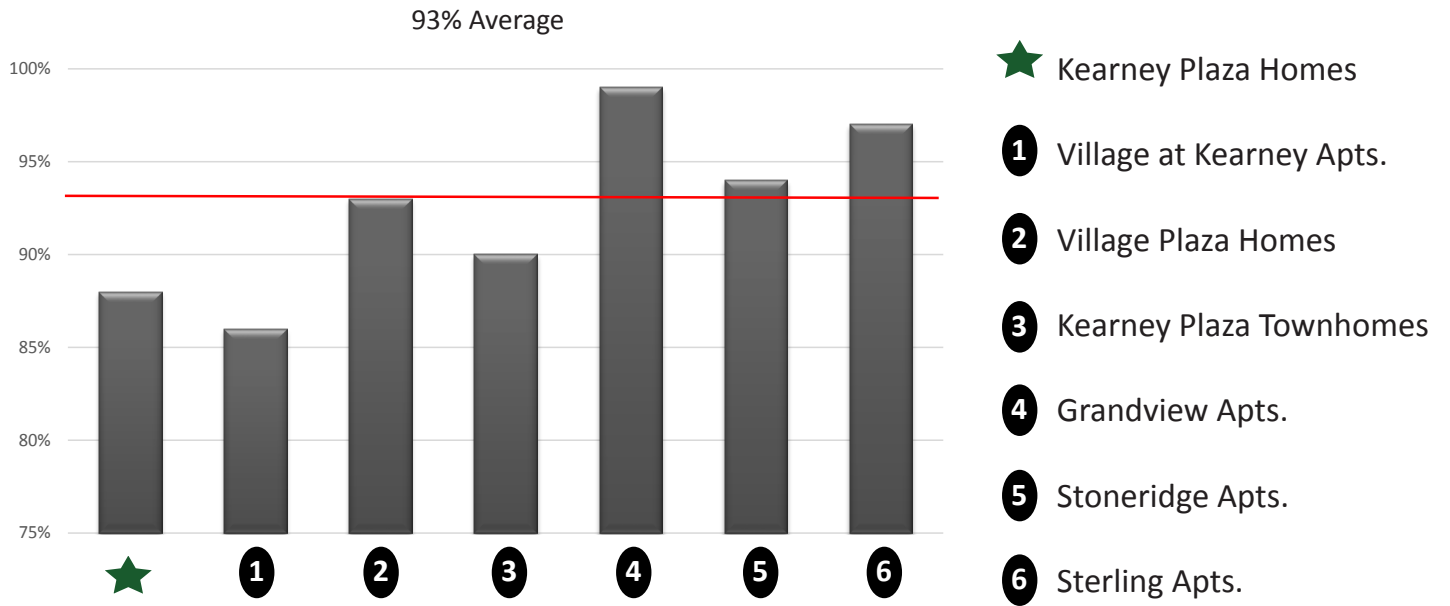


RENT COMPARABLES

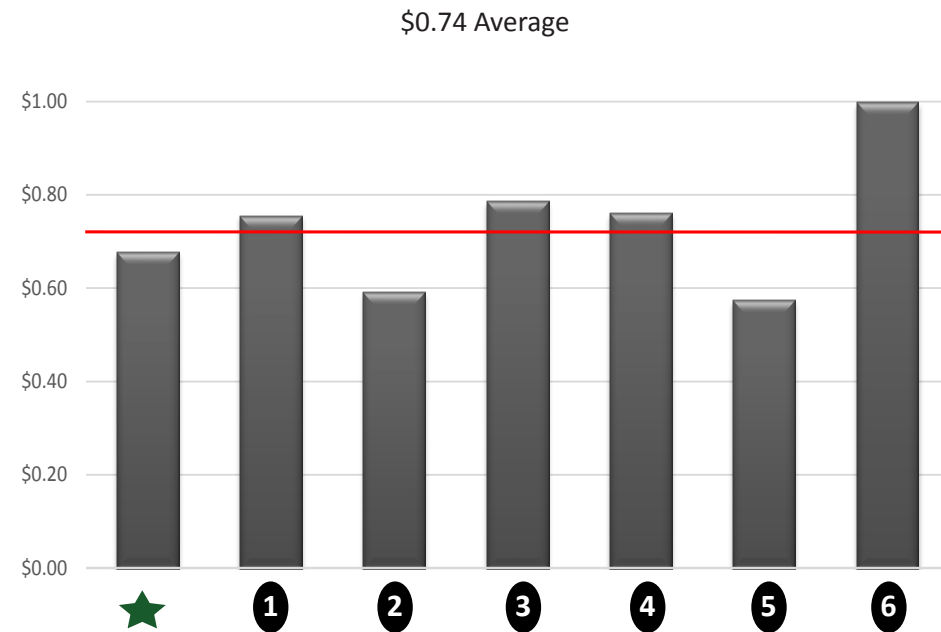
- ★ Kearney Plaza Homes
- ① Village at Kearney Apts.
- ② Village Plaza Homes
- ③ Kearney Plaza Townhomes
- ④ Grandview Apts.
- ⑤ Stoneridge Apts.
- ⑥ Sterling Apts.

KEARNEY PLAZA HOMES

OCCUPANCY



RENT PER SF



RENT COMPARABLES

KEARNEY PLAZA HOMES

Rent Comparable Details



KEARNEY PLAZA HOMES

2815 West La Platte Road
Kearney, NE 68845

UNIT TYPE	# OF UNITS	RENT	SF	RENT PER SF
3BD 2BTH- 60%	16	\$813	1,200	\$0.68
TOTALS/AVG.	16	\$813	1,200	\$0.68

OF UNITS: 16
Occupancy: 88%
Year Built: 2006
Distance to Subject: 0.4 miles

1



VILLAGE AT KEARNEY APARTMENTS

88 La Crosse Drive
Kearney, NE 68845

UNIT TYPE	# OF UNITS	RENT	SF	RENT PER SF
1BD 1BTH- 60%	4	\$526	689	\$0.76
2BD 1BTH- 60%	20	\$627	778	\$0.81
3BD 2BTH- 60%	13	\$720	1,035	\$0.70
TOTALS/AVG.	37	\$649	859	\$0.76

OF UNITS: 37
Occupancy: 86%
Year Built: 2004
Distance to Subject: 0.4 miles

2



VILLAGE PLAZA HOMES

2730 West La Platte Road
Kearney, NE 68845

UNIT TYPE	# OF UNITS	RENT	SF	RENT PER SF
2BD 1BTH- 60%	10	\$650	1,112	\$0.58
3BD 2BTH- 60%	20	\$745	1,255	\$0.59
TOTALS/AVG.	30	\$713	1,207	\$0.59

OF UNITS: 30
Occupancy: 93%
Year Built: 2005
Distance to Subject: 0.01 miles

RENT COMPARABLES

KEARNEY PLAZA HOMES

Rent Comparable Details

3



KEARNEY PLAZA TOWNHOMES

65 Villa Drive
Kearney, NE 68845

OF UNITS: 50
Occupancy: 90%
Year Built: 1985
Distance to Subject: 0.4 miles

UNIT TYPE	# OF UNITS	RENT	SF	RENT PER SF
2BD 1BTH	35	\$643	833	\$0.77
3BD 2BTH	15	\$827	1,019	\$0.81
TOTALS/AVG.	50	\$698	889	\$0.79

4



GRANDVIEW APARTMENTS

1319 East 45th Street
Kearney, NE 68845

OF UNITS: 320
Occupancy: 99%
Year Built: 1996
Distance to Subject: 4.2 miles

UNIT TYPE	# OF UNITS	RENT	SF	RENT PER SF
1BD 1BTH	72	\$570	600	\$0.95
2BD 1BTH	128	\$650	905	\$0.72
2BD 1.5BTH	32	\$665	1,008	\$0.66
3BD 2BTH	24	\$740	1,125	\$0.66
3BD 2BTH	64	\$770	1,300	\$0.59
TOTALS/AVG.	320	\$455	598	\$0.76

5



STONERIDGE APARTMENTS

716 East 56th Street
Kearney, NE 68845

OF UNITS: 104
Occupancy: 94%
Year Built: 2006
Distance to Subject: 4.8 miles

UNIT TYPE	# OF UNITS	RENT	SF	RENT PER SF
1BD 1BTH	32	\$500	790	\$0.63
2BD 2BTH	44	\$615	1,085	\$0.57
3BD 2BTH	28	\$725	1,337	\$0.54
TOTALS/AVG.	104	\$609	1,062	\$0.57

RENT COMPARABLES

KEARNEY PLAZA HOMES

Rent Comparable Details

6



STERLING APARTMENTS

820 West 56th Street
Kearney, NE 68845

OF UNITS: 150
Occupancy: 97%
Year Built: 2015
Distance to Subject: 3.9 miles

UNIT TYPE	# OF UNITS	RENT	SF	RENT PER SF
STUDIO	35	\$650	570	\$1.14
1BD 1BTH	70	\$720	799	\$0.90
2BD 2BTH	30	\$1,050	1,029	\$1.02
3BD 2BTH	15	\$1,245	1,121	\$1.11
TOTALS/AVG.	150	\$822	824	\$1.00

RENT COMPARABLES

KEARNEY PLAZA HOMES

Demographic Analysis

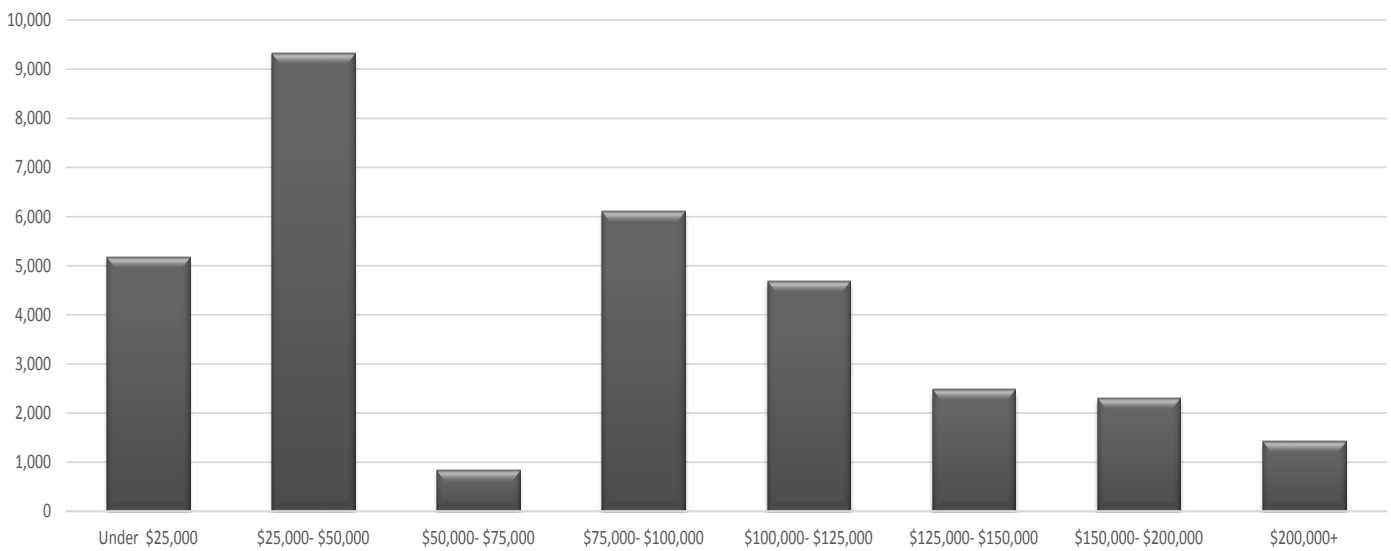
HOUSING

The median home value in Kearney is \$192,000. Home appreciation the last year has been 5.10 percent. The median rent price in Kearney is \$660.

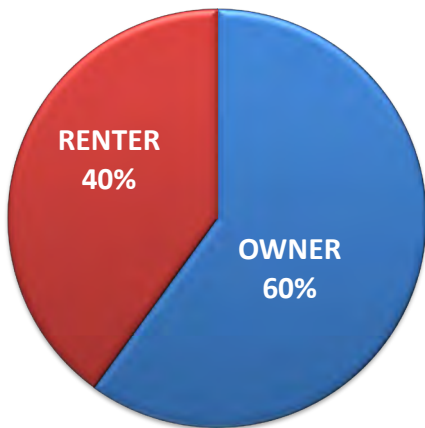
EMPLOYMENT

The unemployment rate in Kearney is 2.20 percent as of April 2016. Recent job growth is negative. Kearney jobs have decreased by 1.91 percent. The most common employment industries are manufacturing, retail and trade, and health-care.

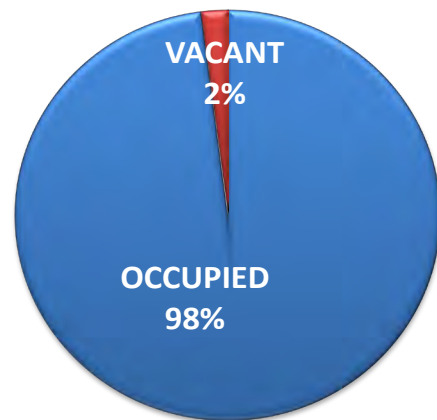
HOUSEHOLD INCOME LEVELS



OWNER & RENTER OCCUPIED HOUSING



RENTAL OCCUPANCY RATES



Source: CoStar



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KEARNEY PLAZA HOMES

Demographic Report

POPULATION	1 Mile	3 Miles	5 Miles
2015 Total Population	2,182	27,110	34,511
Population Change 2000-2015	42	588	849
Population Change 2010-2015	122	1,162	1,916
2015 Male Population	1,092	13,362	16,996
2015 Female Population	1,090	13,748	17,515
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2015 Households	805	10,422	13,343
Household Change 2000-2015	-4	44	95
Household Change 2010-2015	122	1,162	1,916
INCOME	1 Mile	3 Miles	5 Miles
2015 Household Income: Median	\$30,859	\$47,376	\$48,273
2015 Household Income: Average	\$37,612	\$57,937	\$59,452
2015 Per Capita Income	\$15,927	\$24,259	\$24,610
2015 Household income: Less than \$10,000	139	758	882
2015 Household income: \$10,000 to \$14,999	7	742	896
2015 Household income: \$15,000 to \$19,999	64	718	833
2015 Household income: \$20,000 to \$24,999	89	501	703
2015 Household income: \$25,000 to \$29,999	82	809	930
2015 Household income: \$30,000 to \$34,999	125	579	778
2015 Household income: \$35,000 to \$39,999	59	506	746
2015 Household income: \$40,000 to \$44,999	40	376	529
2015 Household income: \$45,000 to \$49,999	8	467	572
2015 Household income: \$50,000 to \$59,999	39	840	1,067
2015 Household income: \$60,000 to \$74,999	61	1,372	1,693
2015 Household income: \$75,000 to \$99,999	46	1,254	1,588
2015 Household income: \$100,000 to \$124,999	34	715	1,061
2015 Household income: \$125,000 to \$149,999	12	335	470
2015 Household income: \$150,000 to \$199,999	n/a	251	345
2015 Household income: \$200,000 or more	n/a	199	250

Source: LoopNet.com



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KEARNEY PLAZA HOMES

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