



FOR SALE
\$1,100,000

1 Retail Building, 1 Office Building & 1 Party Store Business
29375 - 29395 & 29365 Cherry Hill Road
Inkster, Michigan 48141

DATE:
Q3 -2018

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal without notice. Financial information herein must be verified by prospective purchasers. Prospective purchasers are responsible for their due diligence including their own estimates of future financial performance.

255 E. Brown Street, Suite 105, Birmingham, Michigan 48009 • (248) 594-4353

Drew J. Schmidt CPA
Peter M. Noonan



29375 - 29395 & 29365 Cherry Hill Road
Inkster, Michigan 48141

Dear Investor,

It is our privilege to offer “for sale” the 29375 – 29395 Cherry Hill Road Retail Building (7,500 sf), the 29365 Cherry Hill Office Building (2,378 sf) and the Cherry-Belt Party Store Business (Party Store with Lotto Sales and Gas Sales).

The combined real estate and party store are offered for sale for \$1,100,000 CASH.

Respectfully submitted,
Drew J. Schmidt Inc., dba Bailey Schmidt Inc.



Drew J. Schmidt
Its: President & Associate Broker
(#6502125825)



Peter M. Noonan
Its: Vice President
(#6501221376)

File: Cherry Hill Commercial Sale Package Q3-2018.doc

SUMMARY OF SALIENT FACTS AND CONCLUSIONS



Subject: Retail and Office Buildings and Party Store

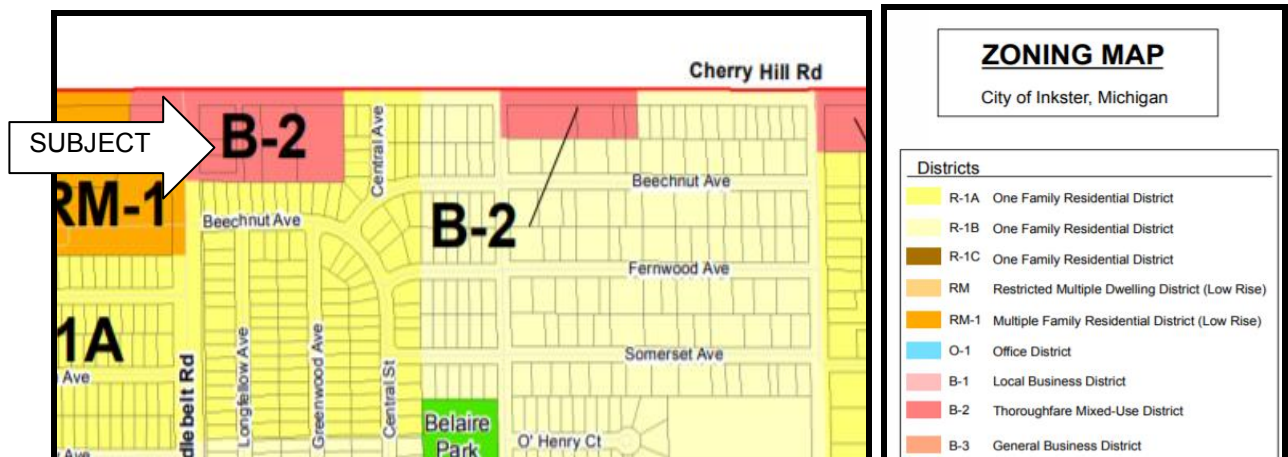
Property Locations: 39375 – 29395 and 29365 Cherry Hill Road, Inkster, MI

Tax Parcel Numbers: 44-004-99-0010-000 and 44-004-99-0011-001.

Bldgs. & Land Areas: Retail: 7,500 sf situated on 0.49 acres
Year built: 1967

Office: 2,378 sf situated on 0.95 acres
Year built: 1977

Zoning: B-2 – Thoroughfare Mixed-Use District



Sale Price: \$1,100,000

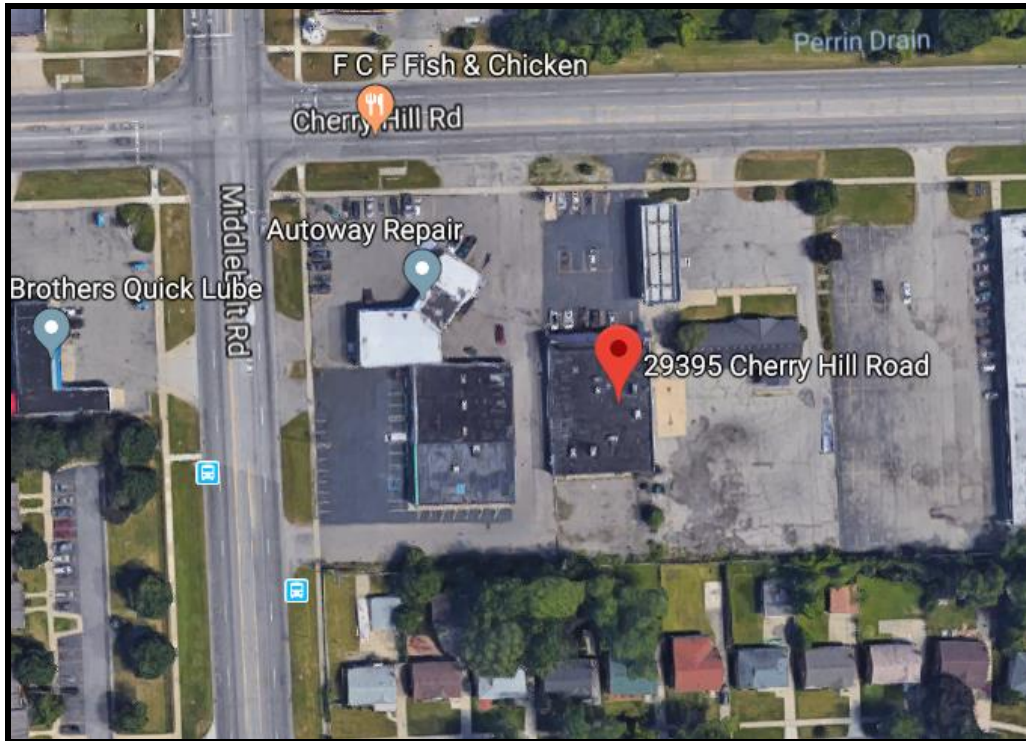
DESCRIPTION OF THE SUBJECT & SITE

29375 – 29395 Cherry Hill Road

The subject consists of a 7,500 square foot retail building with gas pumps situated on a 0.49 acre site. The parcel is located on the south side of Cherry Hill Road, east of Middlebelt Road, placing it within the City of Inkster, Michigan.

Size:	0.49 acres or 21,344 square feet.
Shape:	Rectangular.
Status:	Retail building with gas pumps
Building Size:	7,500 sf
Year built:	1967
Surrounding Uses:	Commercial and residential development.
Access:	Direct frontage on Cherry Hill Road
Utilities:	Assumed all available.
Environmental:	The owner informed the brokers that the subject has a BEA on the property. Interested parties are encouraged to contact an environmental expert in regard to this matter. The broker <u>is not</u> an environmental expert.
Easements:	Not addressed within the scope of this offering. Interested parties are encouraged to contact legal and title experts in regard to these matters. The broker <u>is not</u> a legal, title or survey expert.

Aerial Photo:



Provided by Google Maps

Building Photo:



Commercial Property Information from City of Inkster

7/31/2018

Parcel Number - 44 004 99 0010 000 | City of Inkster | BS&A Online

29395 CHERRYHILL RD Inkster, MI 48141 (Property Address)

Parcel Number: 44 004 99 0010 000 Account Number: 2063560



Item 1 of 2 1 Image / 1 Sketch

Customer Name: OCCUPANT

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1967
 - # of Buildings: 1
 - Total Sq.Ft.: 7,500
- > Assessed Value: \$188,900 | Taxable Value: \$162,460
- > Utility Billing information found
- > Property Tax information found

Owner and Taxpayer Information

Owner	SITTO INVESTMENT 30783 E. HUNTS MAN DR. FARMINGTON, MI 48331	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2019

Property Class	COMMERCIAL - IMPROVED	Unit	44 INKSTER
School District	44-WAYNE-WESTLAND	Assessed Value	\$188,900
MAP #	No Data to Display	Taxable Value	\$162,460
TEMP CODE	0	State Equalized Value	\$188,900
USE CODES	Not Available	Date of Last Name Change	12/08/2017
ADJ CODE	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
STATUS CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2019	0.0000 %	-
2018	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$178,100	\$178,100	\$162,460
2017	\$162,400	\$162,400	\$159,119
2016	\$157,700	\$157,700	\$157,700

Land Information

Zoning Code	\$35,218	Total Acres	0.490
Land Value	No	Land Improvements	\$16,984
Renaissance Zone		Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	COMMERCIAL SHOPPING CTR	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	75.00 ft	287.29 ft
Total Frontage: 75.00 ft		Average Depth: 287.29 ft

Legal Description

24G1C1C2 THAT PART OF THE NW 1/4 OF SEC 24 T2S R9E DESCRIBED AS BEGIN- NING AT A POINT ON THE S LINE OF CHERRY HILL RD 120 FT WIDE DIS- TANT S 89D 00M 14SEC E ALONG THE N SECTION LINE 240.01 FT AND DUE SOUTH 60.01 FT FROM THE NW COR- NER OF SEC 24 AND PROCEEDING TH S 89S 00M 14SEC E ALONG SAID S LINE 75 FT TH DUE SOUTH 287.29 FT TH N 88D 58M 35SEC W 75 FT TH DUE NORTH 287.29 FT TO THE POB 0.49 ACRE

<https://bsaonline.com/SiteSearch/SiteSearchDetails?SearchFocus=All+Records&SearchCategory=Address&SearchText=29395+cherryhill&uid=671&...> 1/2

7/31/2018

Parcel Number - 44 004 99 0010 000 | City of Inkster | BS&A Online

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	0
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	<i>No Data to Display</i>	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	<i>Not Available</i>
Split Number	0	Courtesy Split	<i>Not Available</i>
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
04/16/1996	\$1.00	QCD			03-SPLIT NOT ON ROLL	96222614

Building Information - 7500.00 sq ft Shopping Centers - Neighborhood (Commercial)

Floor Area	7,500 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Shopping Centers - Neighborhood	Class	C
Stories Above Ground	1	Average Story Height	14 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	1967	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	46%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	34 yrs

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DESCRIPTION OF THE SUBJECT & SITE

29365 Cherry Hill Road

The subject consists of a 2,378 square foot office building situated on a 0.95 acre site. The parcel is located on the south side of Cherry Hill Road, east of Middlebelt Road, placing it within the City of Inkster, Michigan.

Size: 0.95 acres or 41,382 square feet.

Shape: Rectangular.

Status: Office building

Building Size: 2,378 sf

Year built: 1977

Surrounding
Uses: Commercial and residential development.

Access: Direct frontage on Cherry Hill Road

Utilities: Assumed all available.

Environmental: Any environmental contamination of the subject is not addressed within the scope of this BPO. Interested parties are encouraged to contact an environmental expert in regard to this matter. **The broker is not an environmental expert.**

Easements: Not addressed within the scope of this BPO. Interested parties are encouraged to contact legal and title experts in regard to these matters. **The broker is not a legal, title or survey expert.**

Aerial Photo:



Provided by Google Maps

Building Photo:



Commercial Property Information from City of Inkster

7/31/2018

Parcel Number - 44 004 99 0011 001 | City of Inkster | BS&A Online

29365 CHERRYHILL RD Inkster, MI 48141 (Property Address)

Parcel Number: 44 004 99 0011 001 Account Number: 86270



Item 1 of 2 1 Image / 1 Sketch

Customer Name: ABUNDANCE OF JOY CHURCH

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1977
 - # of Buildings: 1
 - Total Sq.Ft.: 2,378
- > Assessed Value: \$44,300 | Taxable Value: \$36,163
- > Utility Billing information found
- > Property Tax information found

Owner and Taxpayer Information

Owner	SITTO INVESTMENT INC. 30783 E. HUNTS MAN DR. FARMINGTON, MI 48331	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2019

Property Class	COMMERCIAL – IMPROVED	Unit	44 INKSTER
School District	44-WAYNE-WESTLAND	Assessed Value	\$44,300
MAP #	No Data to Display	Taxable Value	\$36,163
TEMP CODE	0	State Equalized Value	\$44,300
USE CODES	Not Available	Date of Last Name Change	12/08/2017
ADJ CODE	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
STATUS CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2019	0.0000 %	-
2018	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$43,100	\$43,100	\$36,163
2017	\$44,000	\$44,000	\$35,420
2016	\$66,200	\$66,200	\$35,105

Land Information

Zoning Code		Total Acres	0.950
Land Value	\$68,280	Land Improvements	\$10,553
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	COMMERCIAL OFFICE	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	144.79 ft	287.29 ft
Total Frontage: 144.79 ft		Average Depth: 287.29 ft

Legal Description

24G1C1C3A PART OF NW 1/4 SEC 24 T2S R9E BEG S89DEG 00M 14S E 315.01FT AND DUE S 60.01FT FROM NW COR SEC 24 TH S89DEG 00M 14S E 144.79FT TH DUE S 287.29FT TH N88DEG 58M 35S W 144.79FT TH DUE N 287.29FT POB 0.95 AC

Land Division Act Information

<https://bsaonline.com/SiteSearch/SiteSearchDetails?SearchFocus=All+Records&SearchCategory=Address&SearchText=29365+cherryhill&uid=671&...> 1/2

7/31/2018

Parcel Number - 44 004 99 0011 001 | City of Inkster | BS&A Online

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	0
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	<i>No Data to Display</i>	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	<i>Not Available</i>
Split Number	0	Courtesy Split	<i>Not Available</i>
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
01/01/2001	\$0.00	WD			03-SPLIT NOT ON ROLL	
02/24/1997	\$110,000.00	WD			03-SPLIT NOT ON ROLL	97098516
06/28/1996	\$110,000.00	WD			03-SPLIT NOT ON ROLL	96217277

Building Information - 2378.00 sq ft Office Buildings (Commercial)

Floor Area	2,378 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Office Buildings	Class	C
Stories Above Ground	1	Average Story Height	10 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	1977	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Forced Air Furnace
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	37 yrs

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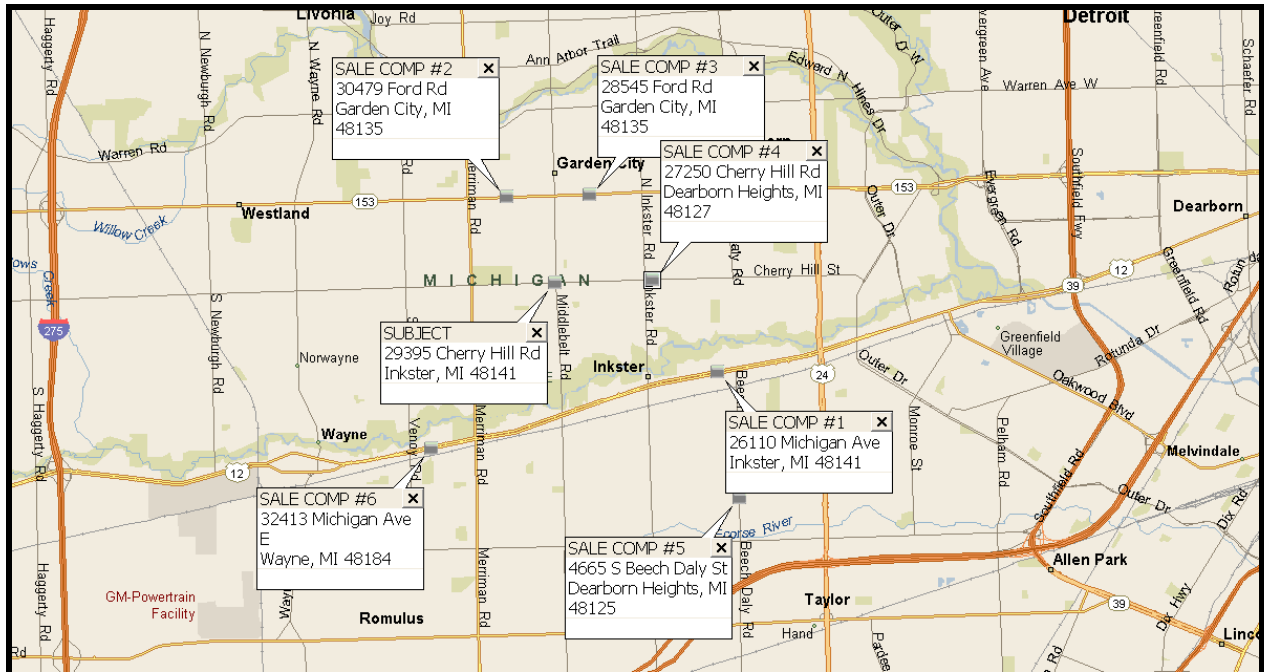
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The sales listed below are the most current sales that could be identified.

COMPARABLE BUILDING SALES SUMMARY TABLE


No.	Location	Sale Date	Price	Bldg. Size in sf	Price / sf
1.	26110 Michigan Ave. Inkster, MI	April 2018	\$259,000	7,500 sf	\$34.53
2.	30479 Ford Road Garden City, MI	Feb. 2018	\$110,000	2,000 sf	\$55.00
3.	28545 Ford Road Garden City, MI	August 2017	\$225,000	2,340 sf	\$96.17
4.	27250 Cherry Hill Dearborn Heights, MI	March 2018	\$200,000	2,170 sf	\$92.17
5.	4665 Beech Daly Dearborn Heights, MI	August 2017	\$540,000	6,000 sf	\$90.00
6.	32413 Michigan Ave. Wayne, MI	May 2017	\$140,000	3,900 sf	\$35.90
	Subject - retail building - office building			7,500 sf 2,378 sf	

SALE COMPARABLES LOCATION MAP**Rent Roll – Retail Building:**


	<u>SF</u>	<u>Rate</u>		
Party Store (H. Sitto-Habba)	3,750 sf	x \$12.80	per sf =	\$48,000
NU Wave	1,875 sf	x \$7.04	per sf =	13,200
Vacant, at market	<u>1,875</u> sf	x \$7.00	per sf =	<u>13,125</u>
	7,500 sf			\$74,325

Note – rental figures and leases must be verified by Purchaser. Party store lease with seller to be terminated at time of sale.


Sale Comparable #1

26110 Michigan Ave Inkster, MI 48141 Retail Building of 7,500 SF Sold on 4/4/2018 for \$259,000 - Research Complete		
buyer		
seller GS Kirkman Construction 24513 Ford Rd Dearborn, MI 48120 (313) 215-5005		
vital data		
Escrow/Contract: - Sale Date: 4/4/2018 Days on Market: 1,976 days Exchange: No Conditions: Land Contract Land Area SF: 9,583 Acres: 0.22 \$/SF Land Gross: \$27.03 Year Built, Age: 1958 Age: 60 Parking Spaces: 11 Parking Ratio: 1.47/1000 SF FAR: 0.78 Lot Dimensions: - Frontage: - Tenancy: Single Comp ID: 4200016		Sale Price: \$259,000 Status: Confirmed Building SF: 7,500 SF Price/SF: \$34.53 Pro Forma Cap Rate: - Actual Cap Rate: - Down Pmnt: - Pct Down: - Doc No: - Trans Tax: - Corner: No Zoning: Commerical/ industrial No Tenants: 1 Percent Improved: - Submarket: Dearborn Map Page: - Parcel No: - Property Type: Retail
income expense data		Listing Broker No Listing Broker on Deal
		Buyer Broker No Buyer Broker on Deal


Sale Comparable #2

30479 Ford Rd Garden City, MI 48135 Storefront Building of 2,000 SF Sold on 2/22/2018 for \$110,000 - Research Complete		
buyer Hassan Hashem 30479 Ford Rd Garden City, MI 48135 (313) 584-8943		
seller Jsr Funding Llc		
vital data		
Escrow/Contract: - Sale Date: 2/22/2018 Days on Market: 83 days Exchange: No Conditions: - Land Area SF: 7,405 Acres: 0.17 \$/SF Land Gross: \$14.85 Year Built, Age: 1965 Age: 53 Parking Spaces: 12 Parking Ratio: 6/1000 SF FAR: 0.27 Lot Dimensions: - Frontage: 75 feet on Ford Rd (with 1 curb ... Tenancy: Single Comp ID: 4261084		Sale Price: \$110,000 Status: Confirmed Building SF: 2,000 SF Price/SF: \$55.00 Pro Forma Cap Rate: - Actual Cap Rate: - Down Pmnt: - Pct Down: - Doc No: 54275-0728 Trans Tax: - Corner: No Zoning: C2 Percent Improved: - Submarket: Southern I-275 Corridor Map Page: - Parcel No: 35-017-01-0350-000 [Partial List] Property Type: Retail
income expense data		Listing Broker Re/Max Vision 26075 Woodward Huntington Woods, MI 48070 (248) 548-4400 Floyd Black Buyer Broker Re/Max Vision 26075 Woodward Huntington Woods, MI 48070 (248) 548-4400 Floyd Black
financing		prior sale


Sale Comparable #3

28545 Ford Rd Garden City, MI 48135 Freestanding Building of 2,340 SF Sold on 8/13/2017 for \$225,000 - Public Record											
buyer											
seller											
vital data											
Escrow/Contract: - Sale Date: 8/13/2017 Days on Market: 72 days Exchange: No Conditions: - Land Area SF: 6,578 Acres: 0.15 \$/SF Land Gross: \$34.21 Year Built, Age: - Parking Spaces: 10 Parking Ratio: 5.54/1000 SF FAR: 0.36 Lot Dimensions: - Frontage: 73 feet on Ford Rd 118 feet on ... Tenancy: Multi Comp ID: 4003000		Sale Price: \$225,000 Status: - Building SF: 2,340 SF Price/SF: \$96.15 Pro Forma Cap Rate: - Actual Cap Rate: - Down Pmnt: - Pct Down: - Doc No: - Trans Tax: - Corner: No Zoning: - Percent Improved: - Submarket: Southern I-275 Corridor Map Page: - Parcel No: - Property Type: Retail									
income expense data		Listing Broker Century 21 Curran & Christie 25636 Ford Rd Dearborn Heights, MI 48127 (313) 274-7200 Sam Baydoun									
<table border="0"> <tr> <td>Expenses</td> <td>- Taxes</td> <td>\$6,452</td> </tr> <tr> <td></td> <td>- Operating Expenses</td> <td></td> </tr> <tr> <td></td> <td>Total Expenses</td> <td>\$6,452</td> </tr> </table>		Expenses	- Taxes	\$6,452		- Operating Expenses			Total Expenses	\$6,452	Buyer Broker
Expenses	- Taxes	\$6,452									
	- Operating Expenses										
	Total Expenses	\$6,452									

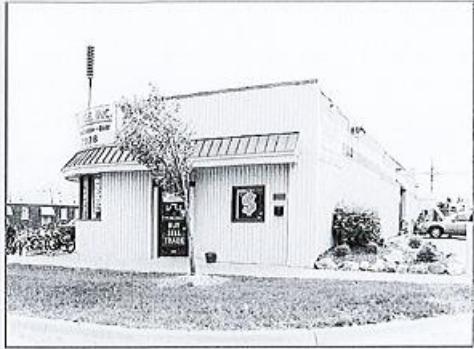
Sale Comparable #4

27250 Cherry Hill Rd Dearborn Heights, MI 48127 Freestanding Building of 2,170 SF Sold on 3/1/2018 for \$200,000 - Public Record		
buyer Kim Ali Estates Invs Llc 4541 Korte St Dearborn, MI 48126		
seller Bonsai Investments Llc		
vital data		
Escrow/Contract: - Sale Date: 3/1/2018 Days on Market: - Exchange: No Conditions: - Land Area SF: 24,829 Acres: 0.57 \$/SF Land Gross: \$8.06 Year Built, Age: 1973 Age: 45 Parking Spaces: 28 Parking Ratio: 10/1000 SF FAR: 0.09 Lot Dimensions: - Frontage: 105 feet on Cherry Hill Rd Tenancy: Single Comp ID: 4203544		Sale Price: \$200,000 Status: - Building SF: 2,170 SF Price/SF: \$92.17 Pro Forma Cap Rate: - Actual Cap Rate: - Down Pmnt: - Pct Down: - Doc No: 54256-0594 Trans Tax: - Corner: No Zoning: Comm Percent Improved: - Submarket: Dearborn Map Page: - Parcel No: 33-033-03-0005-301 Property Type: Retail
income expense data		Listing Broker
		Buyer Broker
financing		prior sale

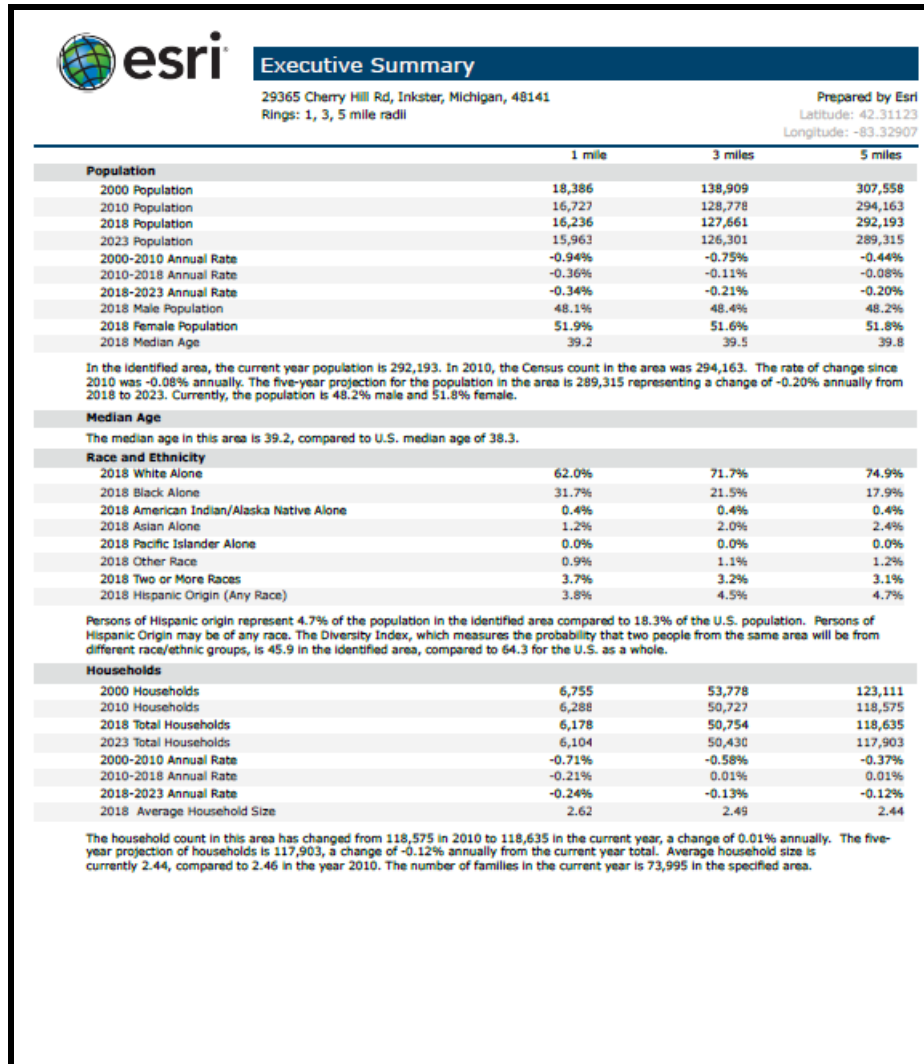
Sale Comparable #5

4665 S Beech Daly St Landmark Shoppe Dearborn Heights, MI 48125 Convenience Store Building of 6,000 SF Sold on 8/21/2017 for \$540,000 - Public Record		
buyer Gces Building Llc		
seller K-landmark Inc		
vital data		
Escrow/Contract: - Sale Date: 8/21/2017 Days on Market: - Exchange: No Conditions: - Land Area SF: 5,998 Acres: 0.14 \$/SF Land Gross: \$90.03 Year Built, Age: 1945 Age: 72 Parking Spaces: 20 Parking Ratio: 3.44/1000 SF FAR 1.00 Lot Dimensions: 100x120 Frontage: 141 feet on Beech Daly St 136 ... Tenancy: Single Comp ID: 4032925		Sale Price: \$540,000 Status: - Building SF: 6,000 SF Price/SF: \$90.00 Pro Forma Cap Rate: - Actual Cap Rate: - Down Pmnt: - Pct Down: - Doc No: 53946-0692 Trans Tax: - Corner: No Zoning: C2A, Dearborn Height No Tenants: 1 Percent Improved: - Submarket: Airport District Map Page: Rand McNally 45-CH84 Parcel No: 33-043-01-0490-000 [Partial List] Property Type: Retail
income expense data		Listing Broker
		Buyer Broker

Sale Comparable #6

32413 Michigan Ave Wayne, MI 48184 Freestanding Building of 3,900 SF Sold on 5/25/2017 for \$140,000 - Public Record											
buyer Iyad Elzahr											
seller Davila Carlos Trust 1											
vital data											
Escrow/Contract: - Sale Date: 5/25/2017 Days on Market: - Exchange: No Conditions: - Land Area SF: 10,019 Acres: 0.23 \$/SF Land Gross: \$13.97 Year Built, Age: 1948 Age: 69 Parking Spaces: 12 Parking Ratio: 3.54/1000 SF FAR: 0.39 Lot Dimensions: - Frontage: 222 feet on Hubbard St 120 feet ... Tenancy: Single Comp ID: 3960337		Sale Price: \$140,000 Status: - Building SF: 3,900 SF Price/SF: \$35.90 Pro Forma Cap Rate: - Actual Cap Rate: - Down Pmnt: - Pct Down: - Doc No: 53787-1073 Trans Tax: - Corner: No Zoning: - Percent Improved: - Submarket: Airport District Map Page: - Parcel No: 55-001-02-0087-302 [Partial List] Property Type: Retail									
income expense data		Listing Broker									
<table border="0"> <tr> <td>Expenses</td> <td>- Taxes</td> <td>\$7,202</td> </tr> <tr> <td></td> <td>- Operating Expenses</td> <td></td> </tr> <tr> <td></td> <td>Total Expenses</td> <td>\$7,202</td> </tr> </table>		Expenses	- Taxes	\$7,202		- Operating Expenses			Total Expenses	\$7,202	Buyer Broker
Expenses	- Taxes	\$7,202									
	- Operating Expenses										
	Total Expenses	\$7,202									

Demographic Data





esri

Executive Summary

29365 Cherry Hill Rd, Inkster, Michigan, 48141
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.31123
Longitude: -83.32907

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$44,000	\$49,224	\$51,598
2023 Median Household Income	\$49,858	\$54,984	\$57,980
2018-2023 Annual Rate	2.53%	2.24%	2.36%
Average Household Income			
2018 Average Household Income	\$54,968	\$61,693	\$64,284
2023 Average Household Income	\$64,864	\$72,888	\$76,006
2018-2023 Annual Rate	3.37%	3.39%	3.41%
Per Capita Income			
2018 Per Capita Income	\$21,103	\$24,739	\$26,359
2023 Per Capita Income	\$25,013	\$29,306	\$31,241
2018-2023 Annual Rate	3.46%	3.45%	3.46%

Households by Income
Current median household income is \$51,598 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$57,980 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$64,284 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$76,006 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$26,359 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$31,241 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	7,012	56,008	127,652
2000 Owner Occupied Housing Units	5,302	40,292	93,998
2000 Renter Occupied Housing Units	1,452	13,486	29,112
2000 Vacant Housing Units	258	2,230	4,542
2010 Total Housing Units	6,920	55,962	129,361
2010 Owner Occupied Housing Units	4,520	36,069	85,457
2010 Renter Occupied Housing Units	1,768	14,658	33,118
2010 Vacant Housing Units	632	5,235	10,786
2018 Total Housing Units	6,804	55,804	128,845
2018 Owner Occupied Housing Units	4,194	34,108	81,164
2018 Renter Occupied Housing Units	1,984	16,646	37,471
2018 Vacant Housing Units	626	5,050	10,210
2023 Total Housing Units	6,804	55,616	128,412
2023 Owner Occupied Housing Units	4,161	34,034	80,920
2023 Renter Occupied Housing Units	1,943	16,396	36,982
2023 Vacant Housing Units	700	5,186	10,509

Currently, 63.0% of the 128,845 housing units in the area are owner occupied; 29.1%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 129,361 housing units in the area - 66.1% owner occupied, 25.6% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2010 is -0.18%. Median home value in the area is \$110,200, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.56% annually to \$125,063.

Location Map

