LIHTC Advisors

EXCLUSIVE OFFERING

Village at Kearney Apartments

37 Units • 88 La Crosse Drive • Kearney, NE 68845

$1,600,000

VILLAGE AT KEARNEY APARTMENTS

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VILLAGE AT KEARNEY APARTMENTS

Property Description

HIGHLIGHTS

Located Close to Schools, Restaurants, and Retail

Built & Placed into Service in 2004

1.4 Miles to University of Nebraska Kearney

Kearney Unemployment Rate at 2.2% as of April 2016

Village at Kearney Apartments is a 37-unit affordable housing community located in Kearney, NE. The property was built and placed into service in 2004 under the Section 42 Low-Income Housing Tax Credit (LIHTC) program. Village at Kearney 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. 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.

Village at Kearney offers one, two, and three bedroom floorplans featuring a fully equipped kitchen, plentiful storage, patios, w/d hook-ups, playground, and fitness facility.

VILLAGE AT KEARNEY APARTMENTS

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.

VILLAGE AT KEARNEY APARTMENTS

Property Summary

NAME & LOCATION	
Property Name	Village at Kearney Apartments
Property Address	88 La Crosse Drive Kearney, NE 68845
SECTION 42 LIHTC RESTRICTIONS	
Placed in Service	2004
End of Initial Compliance Period	12/31/2018 & 12/31/2019 (Elected to wait a year before receiving credits on some buildings)
End of Extended Use	12/31/2048 & 12/31/2049
SITE INFORMATION	
Assessor's Parcel Number	606071202
Number of Units	37
Number of Buildings	7
Number of Stories	2
Rentable Square Feet	31,771
Year Built	2004
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

VILLAGE AT KEARNEY APARTMENTS

Property Features

AMENITIES

Playground

Full Appliance Package

Fitness Facility

Community Center

W/D Hook-Ups

Patios

Property Photos

VILLAGE AT KEARNEY APARTMENTS

Property Photos

VILLAGE AT KEARNEY APARTMENTS

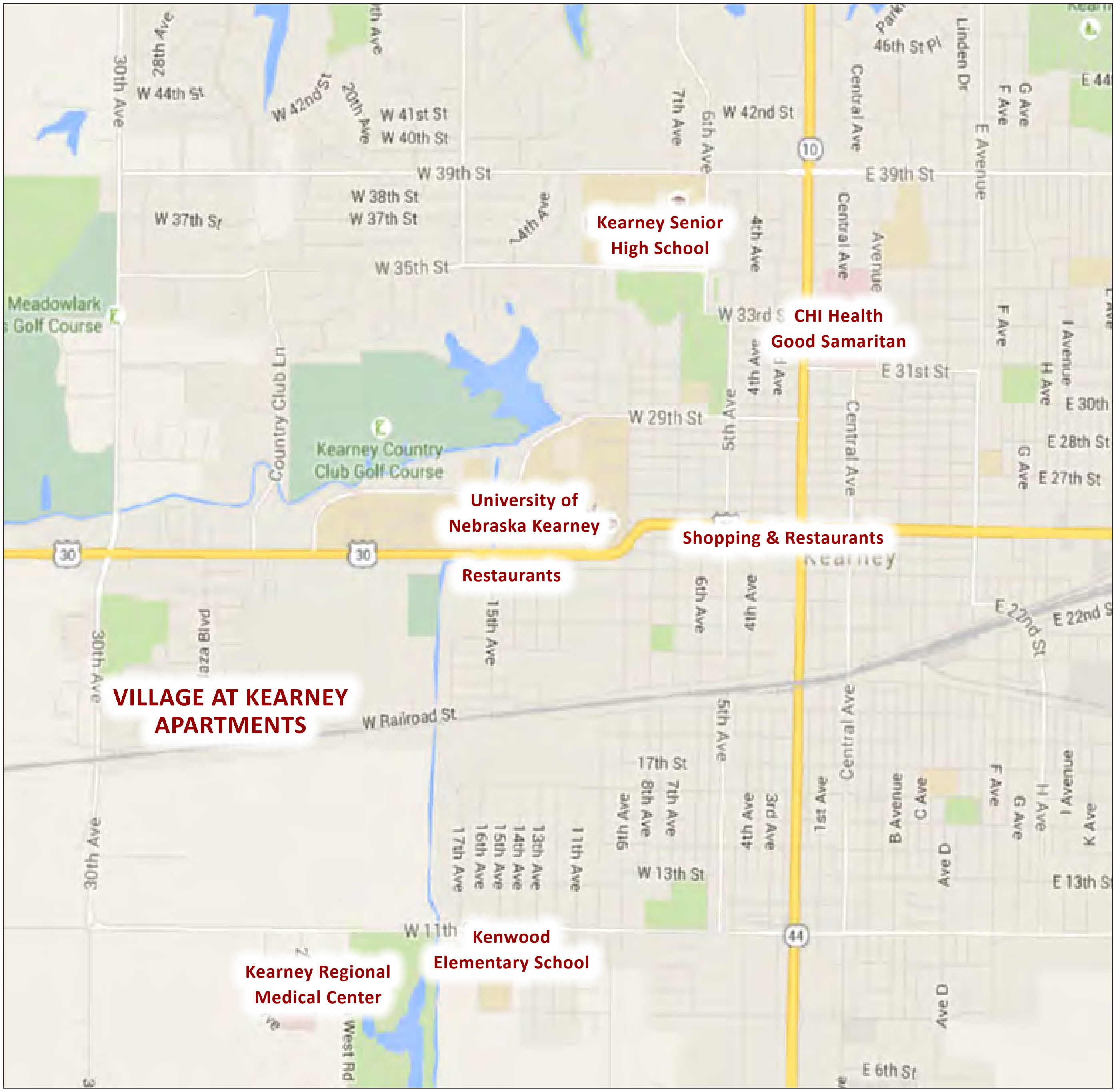
Property Photos

VILLAGE AT KEARNEY APARTMENTS

Aerial Neighborhood Map

VILLAGE AT KEARNEY APARTMENTS

Local Map



VILLAGE AT KEARNEY APARTMENTS

Regional Map

VILLAGE AT KEARNEY APARTMENTS

Financial Summary

PRICING FIGURES

Broker's Opinion of Value	***$1,600,000***
Price per Unit	$43,243
Price per SF	$50.36
PROFORMA 10-Year Leveraged IRR%*	**17.54%**

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	7.56%
NOI	$121,022
Debt Service	$73,391
Net Cash Flow After Debt Service	$47,631
Cash on Cash %	11.91%

Financing

PROPOSED NEW FINANCING

Loan Amount	$1,200,000
Down Payment	$400,000
Interest Rate	4.55%
Amortization Period	360
Loan Term	10 Years
Annual Debt Service	$73,391
Loan to Value %	75%
PROFORMA Debt Coverage Ratio	1.65
Program	CONVENTIONAL

VILLAGE AT KEARNEY APARTMENTS

Income & Expenses

OPERATIONAL ANALYSIS		PROFORMA	PER UNIT	
INCOME				
Gross Potential Rent		$288,048	$7,785	
Loss to Lease	1.00%	($2,880)	($78)	
POTENTIAL RENTAL INCOME		$285,168	$7,707	
Other Rental Income				
Pet Rent		$3,267	$88	
Late Fees		$1,193	$32	
Misc. Other Income		$7,561	$204	
Total Other Rental Income		$12,021	$325	
GROSS POTENTIAL INCOME		$297,188	$8,032	
Economic Loss				
Vacancy Loss	6.00%	($17,110)	($462)	
Bad Debt	0.00%	$0	$0	
Concessions	0.00%	$0	$0	
Total Economic Loss	6.00%	($17,110)	($462)	
EFFECTIVE GROSS INCOME		**$280,078**	**$7,570**	
EXPENSES				
FIXED OPERATIONAL EXPENSE				
Total Real Estate Property Taxes	3%	$7,948	$215	(1)
Total Property Insurance Expense	4%	$9,977	$270	
Total Property Utility Expense	8%	$22,434	$606	
TOTAL FIXED OPERATIONAL EXP	14%	$40,359	$1,091	
VARIABLE OPERATIONAL EXPENSE				
Total Maint. Contract Services	4%	$12,025	$325	(2)
Total Repairs & Maintenance	5%	$14,800	$400	(3)
Total Administrative Expenses	8%	$23,266	$629	(4)
Total Leasing & Marketing	1%	$1,589	$43	
Total Payroll and Salary Expenses	15%	$41,913	$1,133	
Property Management Fee	5.00%	$14,004	$378	(5)
TOTAL VARIABLE OPERATIONAL EXP	38%	$107,597	$2,908	
TOTAL FIXED & VARIABLE EXPENSES	53%	$147,956	$3,999	
Reserves & Replacements		$11,100	$300	
TOTAL OPERATING EXPENSES	**57%**	**$159,056**	**$4,299**	
NET OPERATING INCOME		$121,022	$3,271	

*NOTES:

- 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.

FINANCIAL ANALYSIS

VILLAGE AT KEARNEY APARTMENTS

Comments to Income & Expenses

(1) **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	$1,590,980	$456,905
Levy	1.833573	1.833573*
Tax Credit	$1,496.95	$429.90
Taxes	$27,674.83	$7,947.78*

*Estimated

(2) **Contract Services Expense:** Analysis assumes a reduction to $325 based on expenses observed at comparable LIHTC Properties.

(3) **Repairs & Maintenance Expense:** Analysis assumes a reduction to $400 based on expenses observed at comparable LIHTC Properties.

(4) **Administrative Expense:** Analysis assumes the removal of $10,233 of Audit Expense since it will not be required of new ownership.

(5) **Property Management Fee:** Analysis assumes reduction based on expenses observed at comparable LIHTC properties.

Cash Flow Summary

PROPERTY CASH FLOW ANALYSIS												
Utilize YE, YTD or PROFORMA OPERATIONS	Proforma	Vac %:	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Assumed Annual Income Growth Rate %	2.00%	Bad Debt:	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Assumed Annual Expense Growth Rate %	2.00%	Concess:	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

CASH FLOW SUMMARY		Year #: 1	2	3	4	5	6	7	8	9	10
INCOME											
POTENTIAL RENTAL INCOME		$285,168	$290,871	$296,688	$302,622	$308,674	$314,848	$321,145	$327,568	$334,119	$340,802
Total Other Rental Income		$12,021	$12,261	$12,506	$12,756	$13,012	$13,272	$13,537	$13,808	$14,084	$14,366
GROSS POTENTIAL INCOME		$297,188	$303,132	$309,195	$315,378	$321,686	$328,120	$334,682	$341,376	$348,203	$355,167
Economic Operational Loss											
Vacancy Loss	6.00%	($17,110)	($17,452)	($17,801)	($18,157)	($18,520)	($18,891)	($19,269)	($19,654)	($20,047)	($20,448)
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	6.00%	($17,110)	($17,452)	($17,801)	($18,157)	($18,520)	($18,891)	($19,269)	($19,654)	($20,047)	($20,448)
EFFECTIVE GROSS INCOME		$280,078	$285,680	$291,393	$297,221	$303,166	$309,229	$315,413	$321,722	$328,156	$334,719
OPERATIONAL EXPENSES											
FIXED OPERATIONAL EXPENSE											
Total Real Estate Property Taxes		$7,948	$8,107	$8,269	$8,434	$8,603	$8,775	$8,950	$9,130	$9,312	$9,498
Total Property Insurance Expense		$9,977	$10,177	$10,380	$10,588	$10,800	$11,016	$11,236	$11,461	$11,690	$11,924
Total Property Utility Expense		$22,434	$22,883	$23,340	$23,807	$24,283	$24,769	$25,264	$25,770	$26,285	$26,811
TOTAL FIXED OPERATIONAL EXP		$40,359	$41,166	$41,990	$42,829	$43,686	$44,560	$45,451	$46,360	$47,287	$48,233
VARIABLE OPERATIONAL EXPENSE											
Total Maint. Contract Services		$12,025	$12,266	$12,511	$12,761	$13,016	$13,277	$13,542	$13,813	$14,089	$14,371
Total Repairs & Maintenance		$14,800	$15,096	$15,398	$15,706	$16,020	$16,340	$16,667	$17,001	$17,341	$17,687
Total Administrative Expenses		$23,266	$23,601	$23,943	$18,662 (1)	$19,020	$19,386	$19,759	$20,139	$20,527	$20,923
Total Leasing & Marketing		$1,589	$1,621	$1,653	$1,686	$1,720	$1,755	$1,790	$1,825	$1,862	$1,899
Total Payroll and Salary Expenses		$41,913	$42,751	$43,606	$44,478	$45,368	$46,275	$47,201	$48,145	$49,108	$50,090
Property Management Fee	5.00%	$14,004	$14,284	$14,570	$14,861	$15,158	$15,461	$15,771	$16,086	$16,408	$16,736
TOTAL VARIABLE OPERATIONAL EXP		$107,597	$109,619	$111,681	$108,155	$110,303	$112,494	$114,729	$117,009	$119,335	$121,706
TOTAL FIXED & VARIABLE EXPENSE		$147,956	$150,785	$153,671	$150,984	$153,989	$157,054	$160,180	$163,369	$166,622	$169,939
Replacement & Reserve Deposits	$300/Unit	$11,100	$11,100	$11,100	$11,100	$11,100	$11,100	$11,100	$11,100	$11,100	$11,100
TOTAL OPERATING EXPENSES		$159,056	$161,885	$164,771	$162,084	$165,089	$168,154	$171,280	$174,469	$177,722	$181,039
PROPERTY NET OPERATING INCOME		$121,022	$123,795	$126,622	$135,137	$138,076	$141,075	$144,133	$147,253	$150,434	$153,680
TOTAL 1ST MTG DEBT SERVICE		$73,391	$73,391	$73,391	$73,391	$73,391	$73,391	$73,391	$73,391	$73,391	$73,391
DEBT SERVICE COVERAGE RATIO		1.65	1.69	1.73	1.84	1.88	1.92	1.96	2.01	2.05	2.09
INDICATED CAPITALIZATION RATE		7.56%	7.74%	7.91%	8.45%	8.63%	8.82%	9.01%	9.20%	9.40%	9.60%
CASH FLOW AFTER DEBT SERVICE		$47,631	$50,403	$53,231	$61,746	$64,685	$67,684	$70,742	$73,861	$77,043	$80,289

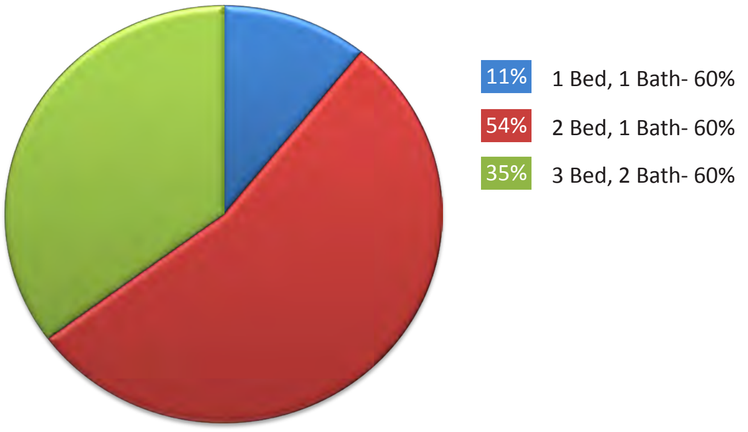
(1) Administrative Expense: After Year 15, the NIFA compliance fees are reduced from 2% of the Allocation of Low-Income Tax Credit Dollars to $20 per unit per year.

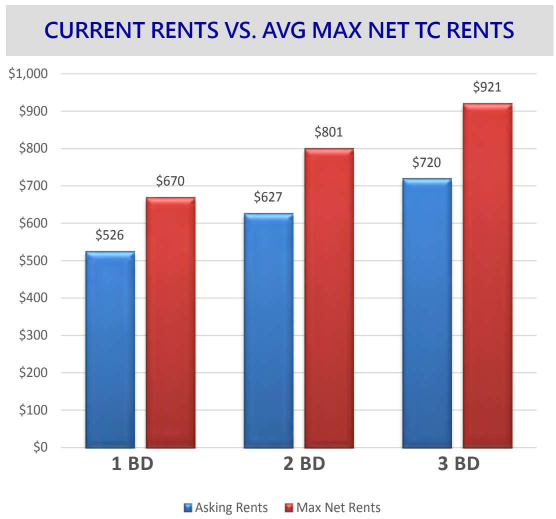
VILLAGE AT KEARNEY APARTMENTS

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
1 BD 1 BTH- 60%	4	689	$526	$0.76	$774	$104	$670
1 BD 1 BTH UNIT TOTAL	**4**	**2,756**	**$2,104**		**$3,096**		**$2,680**
1 BD 1 BTH UNIT AVERAGE		**689**	**$526**	**$0.76**	**$774**		**$670**
2 BD 1 BTH- 60%	20	778	$627	$0.81	$930	$129	$801
2 BD 1 BTH UNIT TOTAL	**20**	**15,560**	**$12,540**		**$18,600**		**$16,020**
2 BD 1 BTH UNIT AVERAGE		**778**	**$627**	**$0.81**	**$930**		**$801**
3 BD 2 BTH- 60%	13	1,035	$720	$0.70	$1,074	$153	$921
3 BD 2 BTH UNIT TOTAL	**13**	**13,455**	**$9,360**		**$13,962**		**$11,973**
3 BD 2 BTH UNIT AVERAGE		**1,035**	**$720**	**$0.70**	**$1,074**		**$921**
TOTAL POTENTIAL	**37**	**31,771**	**$24,004**		**$35,658**		**$30,673**
AVERAGE		**859**	**$649**	**$0.76**	**$964**		**$829**

*NOTE: Per the LURA, the average tenant paid portion of rent (not including subsides, pet rent, etc.) plus the utility allowance has to be at or below 46.12% 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 35.53% of the AMI.





FINANCIAL ANALYSIS

VILLAGE AT KEARNEY APARTMENTS

Tax Credit Property Income & Rent Limits

Village at Kearney Apartments 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

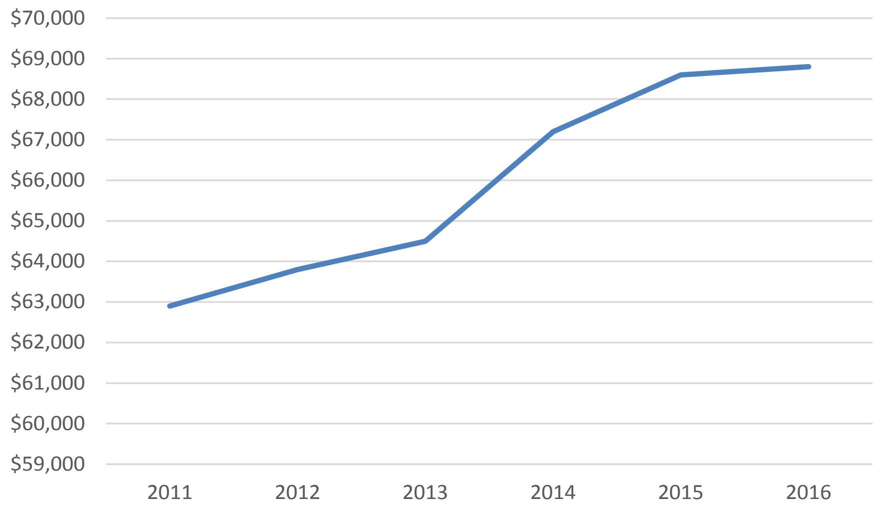
Tax Credit Maximum Allowable Rents

Set Aside		60%	
Unit Type	1 BD	2 BD	3 BD
# of Units	4	20	13
Maximum	$774	$930	$1,074
UA	$104	$129	$153
Net Rent	$670	$801	$921

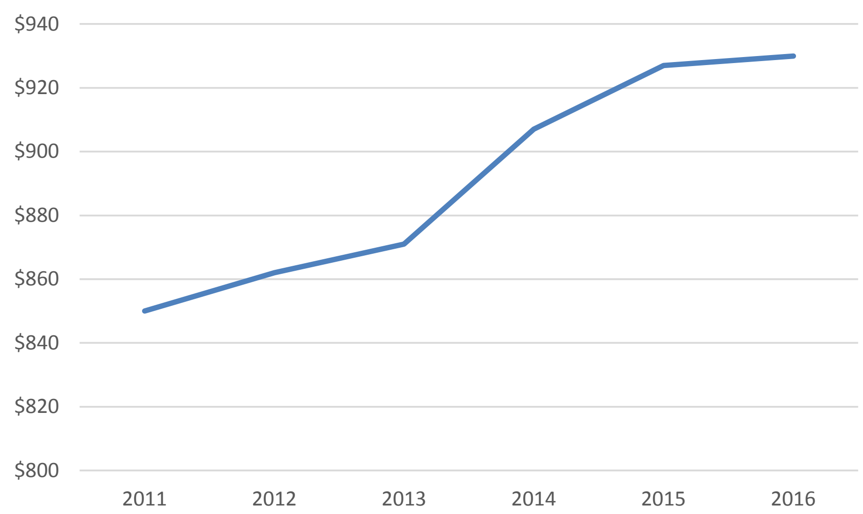
VILLAGE AT KEARNEY APARTMENTS

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%**

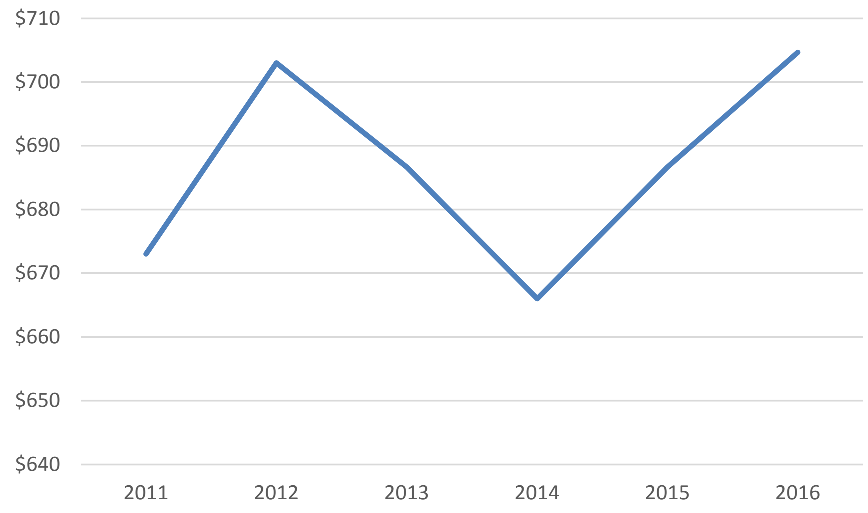


Source: Novoco.com

VILLAGE AT KEARNEY APARTMENTS

Historical FMR

Fair Market Rent- Averages		
Year	FMR Avg	% Change
2011	$673	-
2012	$703	4.46%
2013	$687	(2.32%)
2014	$666	(3.01%)
2015	$687	3.10%
2016	$705	2.62%
	3 Yr Avg	**0.90%**
	5 Yr Avg	**0.97%**

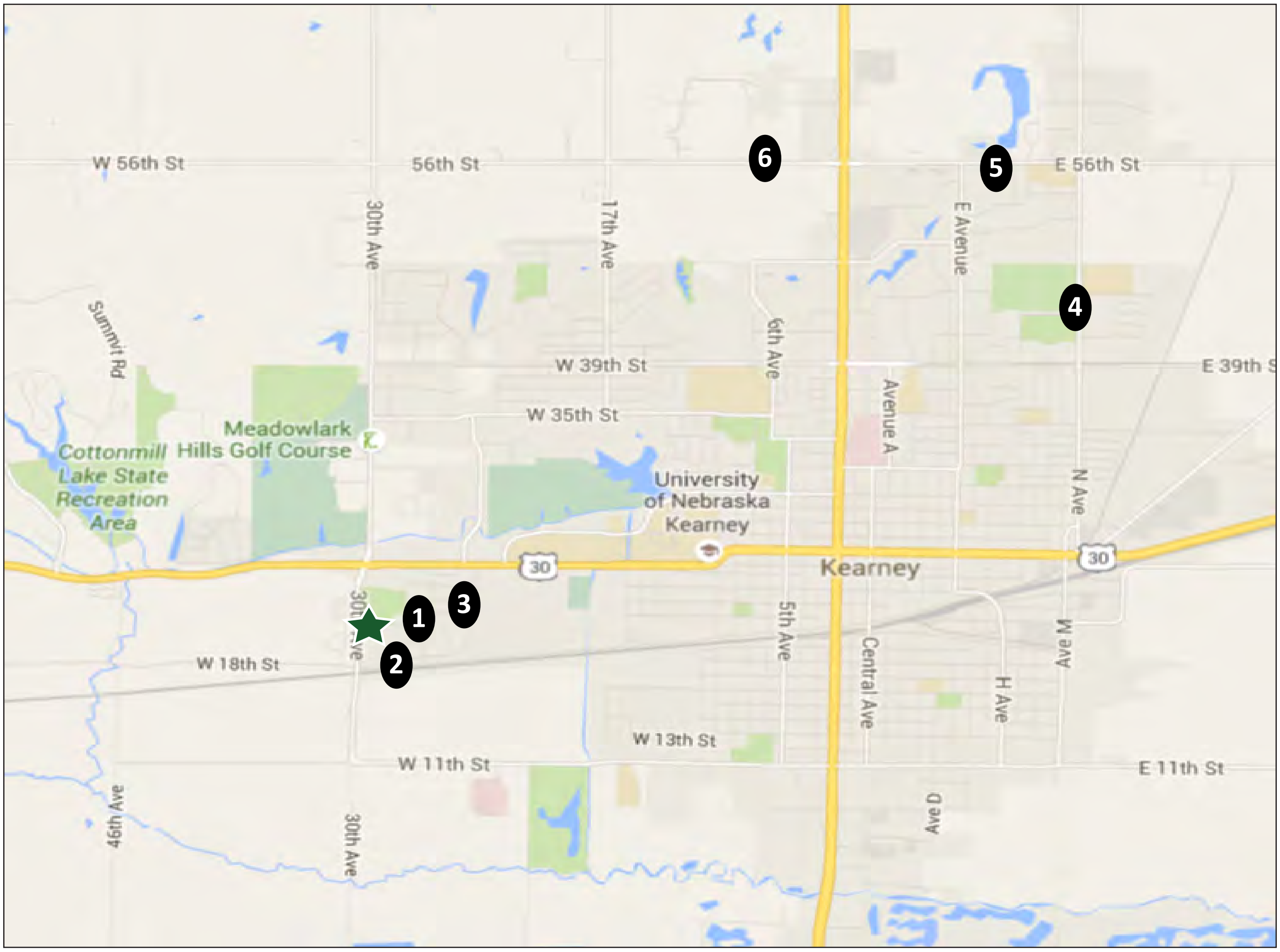


Fair Market Rents			
Year	1 BD	2 BD	3 BD
2011	$492	$647	$880
2012	$514	$676	$919
2013	$493	$667	$900
2014	$478	$647	$873
2015	$493	$667	$900
2016	$511	$684	$919

Source: Novoco.com

VILLAGE AT KEARNEY APARTMENTS

Rent Comparables Map



★ Village at Kearney Apts.

1 Kearney Plaza Homes

2 Village Plaza Homes

3 Kearney Plaza Townhomes

4 Grandview Apts.

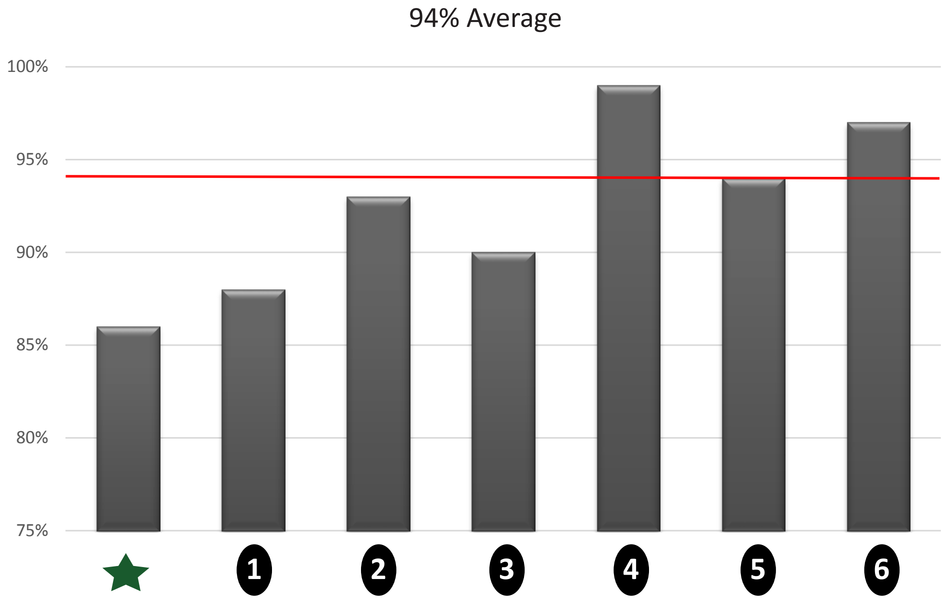
5 Stoneridge Apts.

6 Sterling Apts.

VILLAGE AT KEARNEY APARTMENTS

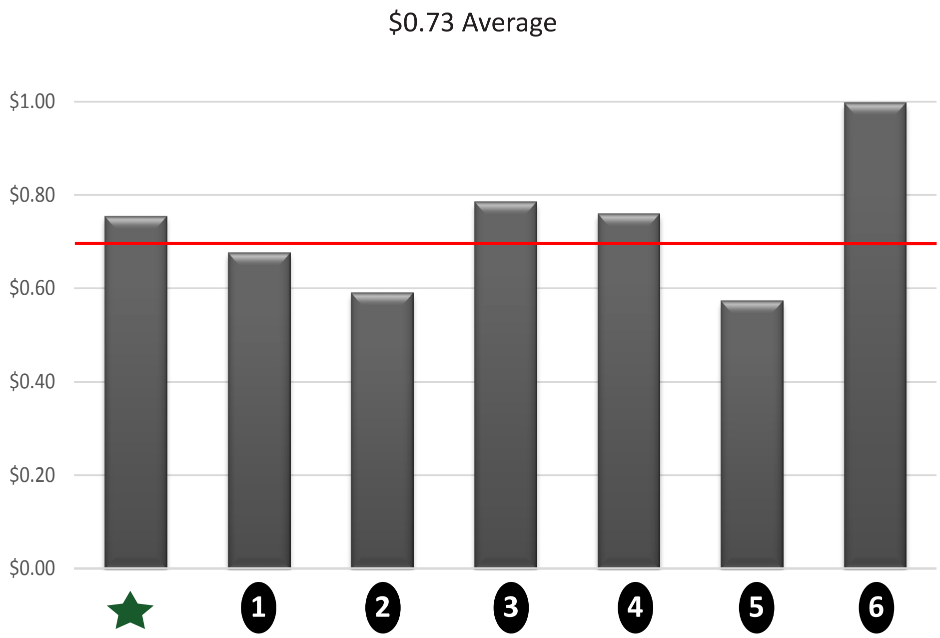
Occupancy & Average Rent per SF

OCCUPANCY



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

RENT PER SF



VILLAGE AT KEARNEY APARTMENTS

Rent Comparable Details

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

1

KEARNEY PLAZA HOMES
2815 West La Platte Road
Kearney, NE 68845

UNIT TYPE	# OF UNITS	RENT	SF	RENT PER SF
3BD 2 BTH- 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

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

VILLAGE AT KEARNEY APARTMENTS

Rent Comparable Details

3

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

KEARNEY PLAZA TOWNHOMES
65 Villa Drive
Kearney, NE 68845

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

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

GRANDVIEW APARTMENTS
1319 East 45th Street
Kearney, NE 68845

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**

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

STONERIDGE APARTMENTS
716 East 56th Street
Kearney, NE 68845

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**

VILLAGE AT KEARNEY APARTMENTS

Rent Comparable Details

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

STERLING APARTMENTS

820 West 56th Street
Kearney, NE 68845

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**

VILLAGE AT KEARNEY APARTMENTS

Demographic Analysis

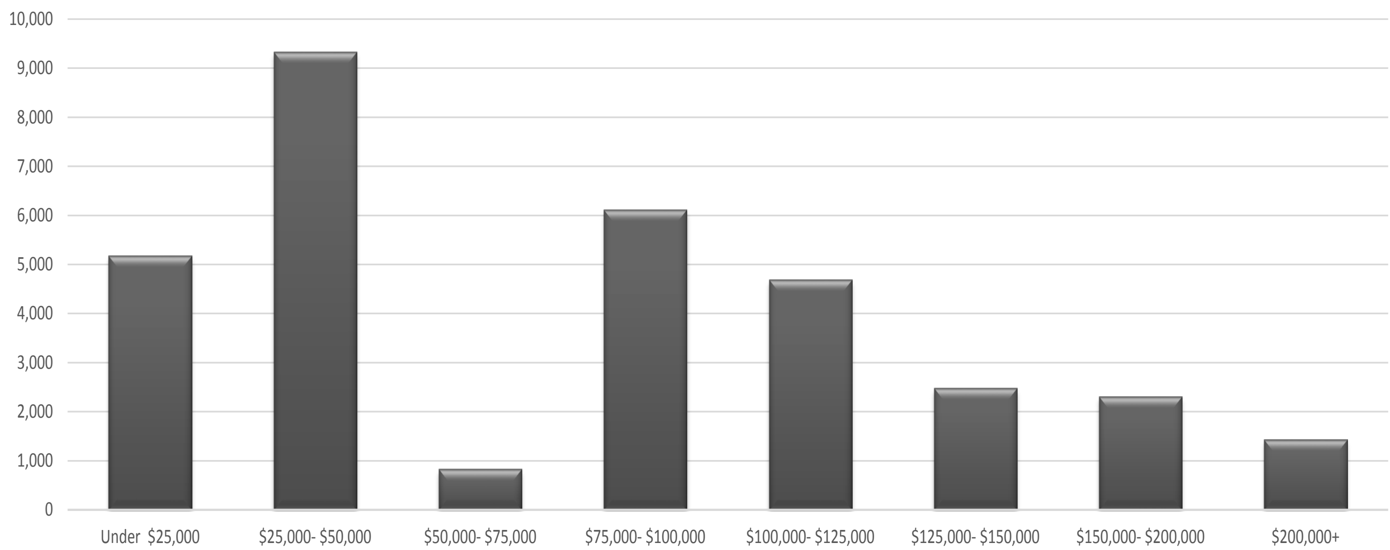
HOUSING

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.

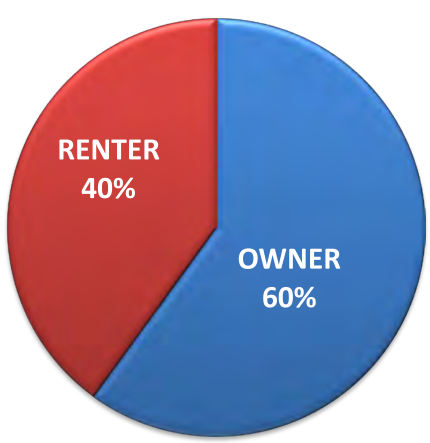
EMPLOYMENT

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.

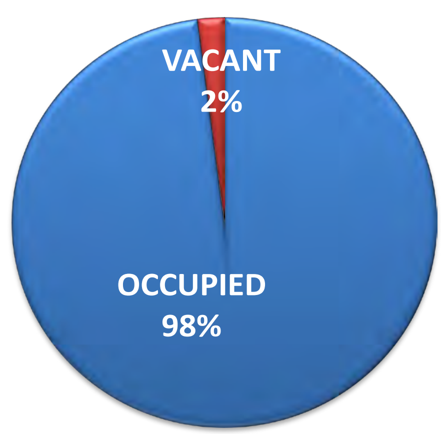
HOUSEHOLD INCOME LEVELS



OWNER & RENTER OCCUPIED HOUSING



RENTAL OCCUPANCY RATES



Source: CoStar

VILLAGE AT KEARNEY APARTMENTS

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

Contact Information

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