



THE WOODLAWN

909 NE Oneonta St • Portland, OR 97211

NON-ENDORSEMENT AND DISCLAIMER NOTICE

Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2017 Marcus & Millichap. All rights reserved.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

THE WOODLAWN
Portland, OR
ACT ID Y0110198

Marcus & Millichap

	SECTION
INVESTMENT OVERVIEW	01
Offering Summary	
Regional Map	
Local Map	
Aerial Photo	
FINANCIAL ANALYSIS	02
Rent Roll Summary	
Rent Roll Detail	
Rent Roll Summary Commercial	
Operating Statement	
Notes	
Pricing Detail	
Acquisition Financing	
MARKET COMPARABLES	03
Sales Comparables	
MARKET OVERVIEW	04
Market Analysis	
Demographic Analysis	

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
		CURRENT		PRO FORMA
Price	\$7,200,000	CAP Rate	4.59%	5.21%
Loan Amount	\$3,666,285	Net Operating Income	\$330,541	\$375,041
Loan Type	Existing			
Interest Rate / Amortization	4.23% / 30 Years			
Total Rentable SF	16,830			
Price/SF	\$427.81			
Year Built	2014			

UNIT MIX								
UNIT COUNT	UNIT TYPE	AVG. SF	CURRENT AVG. RENTS	AVG. RENTS/SF	MONTHLY INCOME	POTENTIAL RENTS	AVG. RENTS/SF	MONTHLY INCOME
2	Live-Work Lofts	820	\$1,725	\$2.10	\$3,450	\$1,750	\$2.13	\$3,500
8	One Bedroom	704	\$1,541	\$2.18	\$12,330	\$1,750	\$2.48	\$14,000
8	Two Bedroom	900	\$2,024	\$2.25	\$16,190	\$2,127	\$2.36	\$17,015

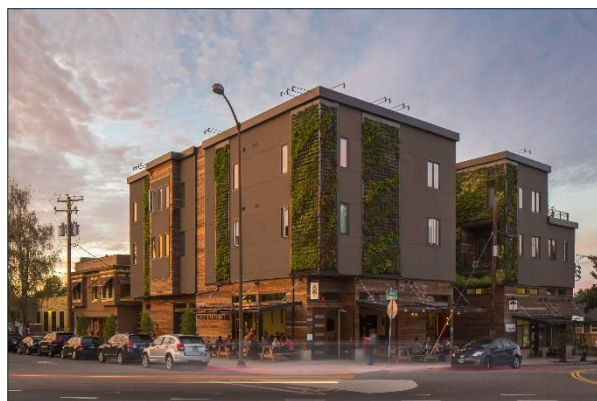
SUITE COUNT	TYPE	TOTAL GLA	CURRENT RENT RANGE	CURRENT MONTHLY INCOME	PRO FORMA MONTHLY INCOME
1	Retail	2,300	\$5,079 - \$5,079	\$5,079	\$5,079

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Hyster and Yale	7,800
School District 1 Multnomah C	5,354
Hertz	4,546
Daimler Trucks North Amer LLC	4,277
Providence Medical Center	3,600
Portland State University	3,434
Kc Distance Learning Inc	2,887
Coho Distributing LLC	2,601
Legacy Emanuel Hosp & Hlth Ctr	2,481
Childrens Crative Lrng Ctr Inc	2,400
Portland Adventist Medical Ctr	1,936
Berger Group Holdings Inc	1,879

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2016 Estimate Pop	21,384	119,522	328,158
2016 Census Pop	20,067	110,225	303,579
2016 Estimate HH	8,609	50,855	151,024
2016 Census HH	8,052	46,637	138,745
Median HH Income	\$51,888	\$61,391	\$51,959
Per Capita Income	\$26,306	\$35,492	\$35,601
Average HH Income	\$64,825	\$82,370	\$76,068



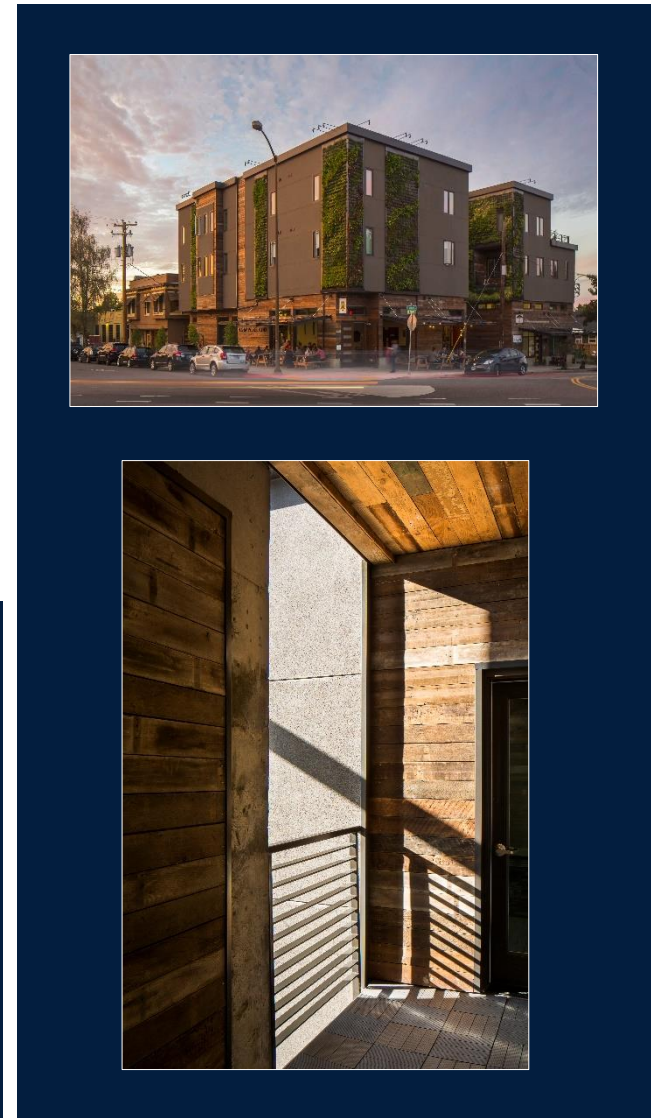
PROPERTY OVERVIEW

Marcus & Millichap is pleased to present for sale The Woodlawn. An 18 unit, mixed-use complex located in the desirable area of Woodlawn, a neighborhood in the Northeast section of Portland, Oregon. Built as the epitome of LEED platinum green living and having earned honors as such, The Woodlawn offers a number of innovative design and unique construction details.


The property has currently occupied tenants in retail units on the first floor and for multi-family tenants, in-unit washer and dryers, exposed concrete floors, wall-to-wall cabinets in the kitchens, and bike storage for the environmentally conscious Portland resident. and energy efficient appliances throughout.

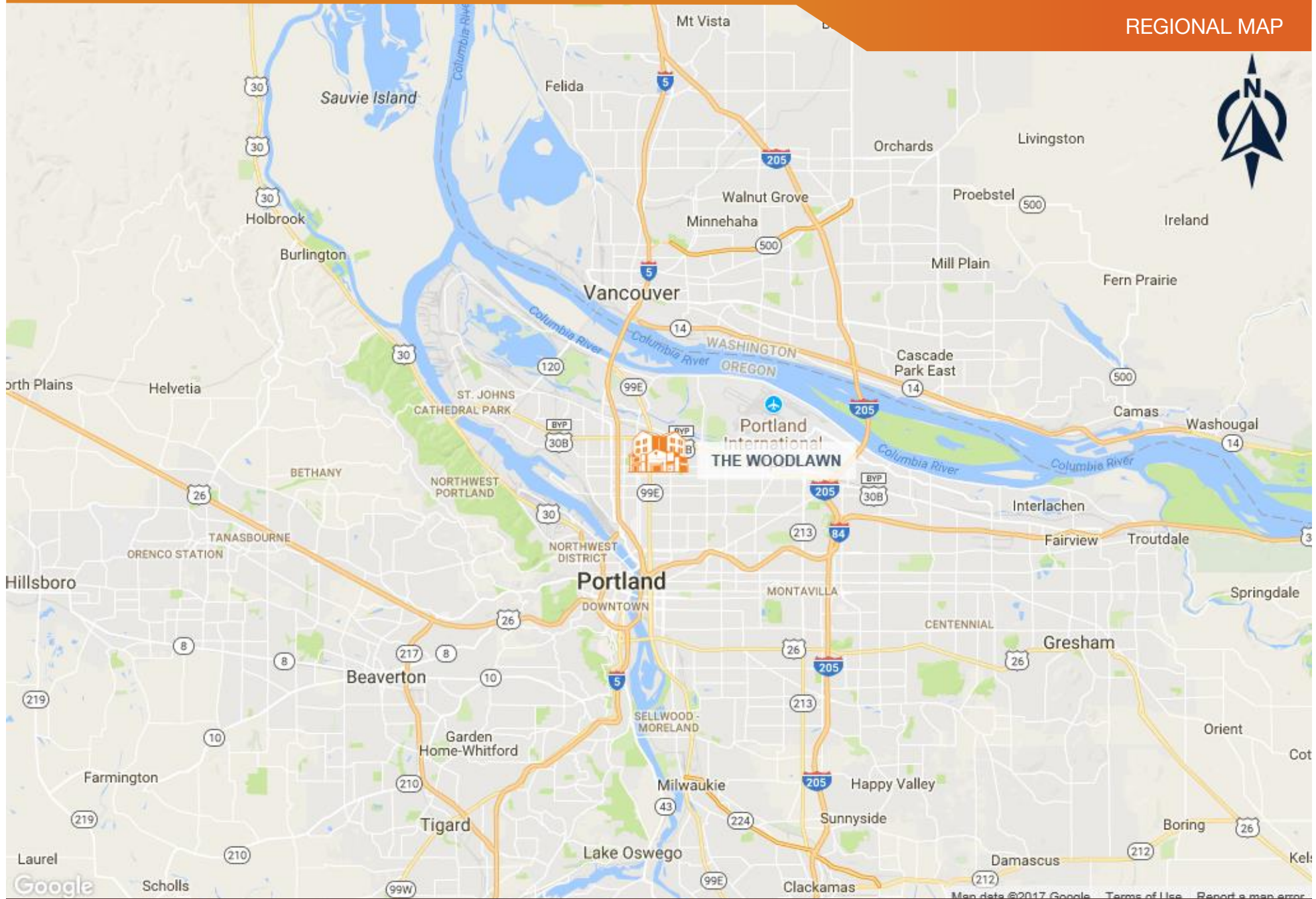
Continually establishing itself as one of the best places to live in America, Portland appeals to property owners for a number of economical and functional reasons. An unemployment rate less than the national average, convenient location to Kaiser Permanente, Nike, Oregon Health and Sciences University, the Oregon zoo and less than 15 minutes to downtown Portland core makes the Woodlawn submarket a highly sought out area for housing.

Apartment rents in Multnomah county have increased 10% over the last year and in addition, the booming Portland economy has supported a tight 3.4% vacancy rate. Given The Woodlawn's ideal location, unit type and mix, and construction quality and design, investors will be in position to continue rent increases and see appreciation in one of the fastest growing sub markets of Portland.



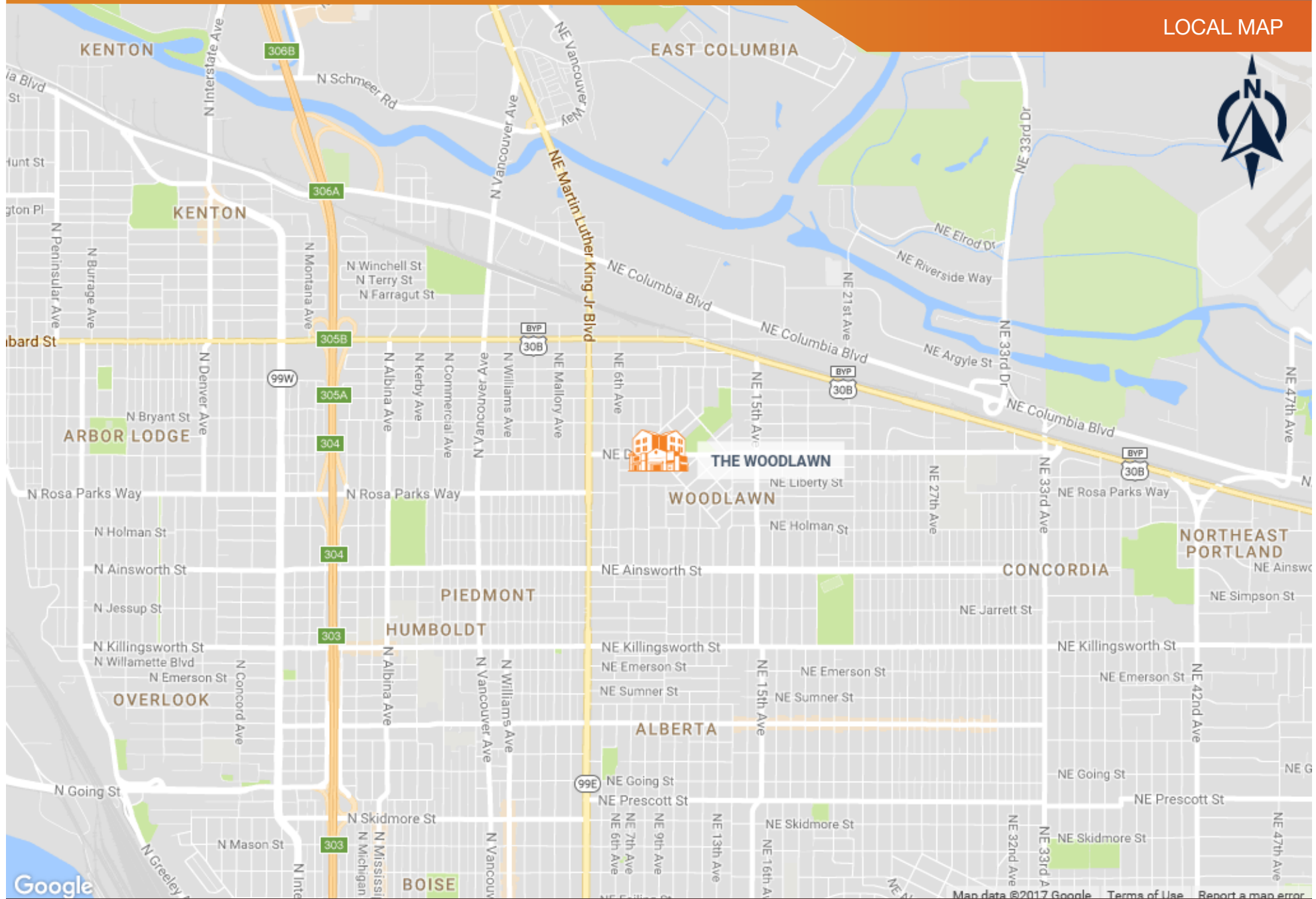
- LEED Platinum
- USGBC Project of the Year
- High-end Finishes
- Large, Spacious Units
- Exposed Concrete
- In-unit W/D
- Bike Storage





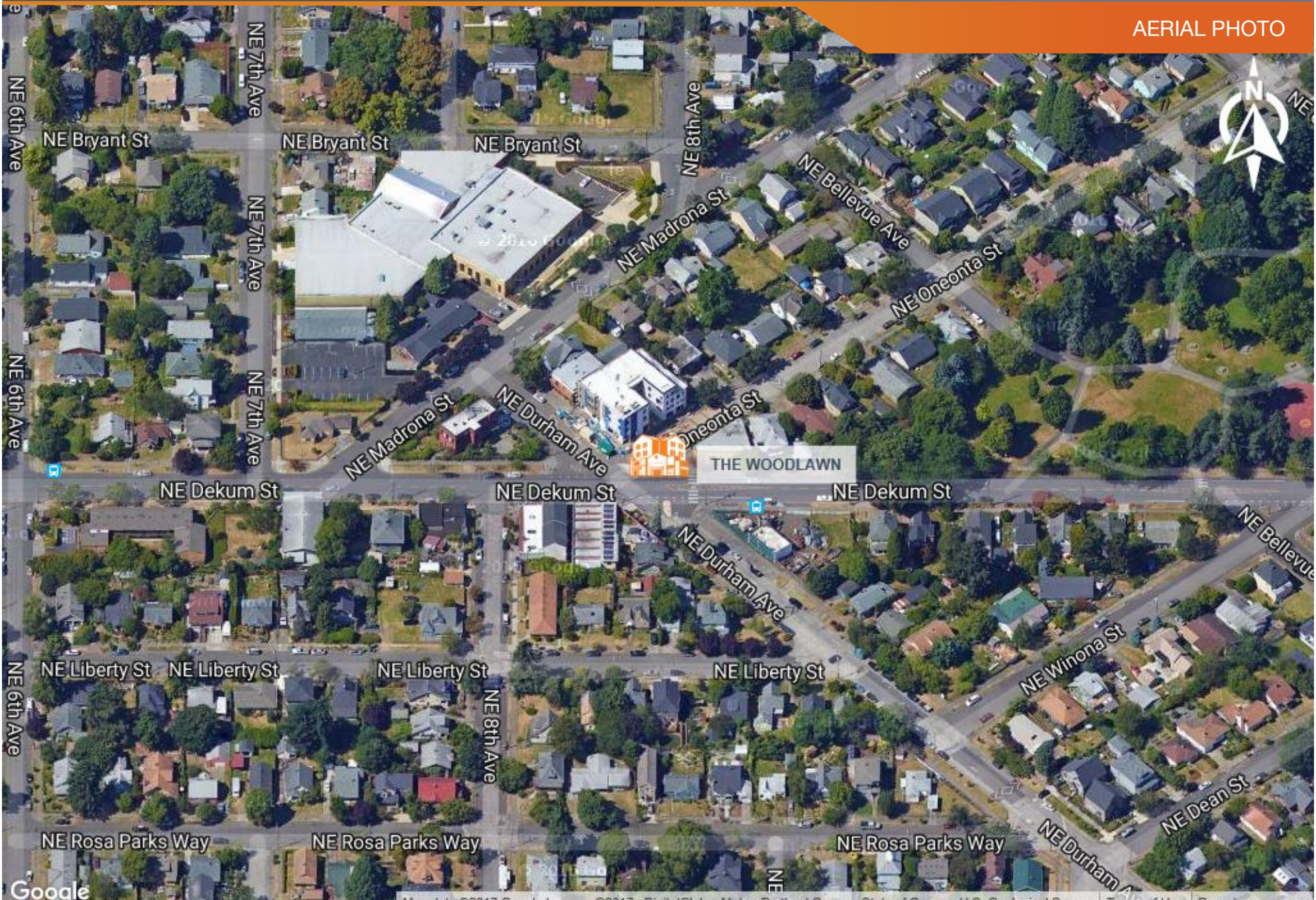
Google

Map data ©2017 Google. Terms of Use. Report a map error.



THE WOODLAWN

AERIAL PHOTO



Google

Map data ©2017 Google Imagery ©2017 DigitalGlobe, Metro, Redland, Oregon, State of Oregon, U.S. Geological Survey, Terms of Use, Report a map error











FINANCIAL ANALYSIS

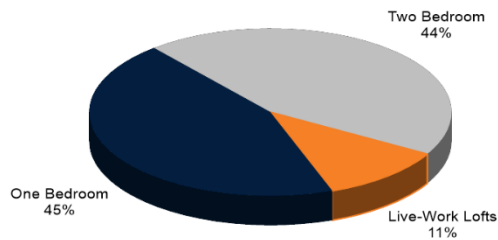


RENT ROLL SUMMARY

As of July, 2017

Multifamily Unit Type	# of Units	Ava Sa Feet	Rental Range	Scheduled			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
1 Bd 2 Ba	2	820	\$1,700 - \$1,750	\$1,725	\$2.10	\$3,450	\$1,750	\$2.13	\$3,500
1 Bd 1 Ba	8	704	\$1,385 - \$1,790	\$1,541	\$2.19	\$12,330	\$1,750	\$2.49	\$14,000
2 Bd 1 Ba	4	845	\$1,655 - \$2,095	\$1,863	\$2.20	\$7,450	\$2,009	\$2.38	\$8,035
2 Bd 2 Ba	4	970	\$2,095 - \$2,335	\$2,185	\$2.25	\$8,740	\$2,245	\$2.31	\$8,980
Totals/Weighted Averages	18	807		\$1,776	\$2.20	\$31,970	\$1,918	\$2.38	\$34,515

Unit Distribution



Unit Rent



RENT ROLL DETAIL

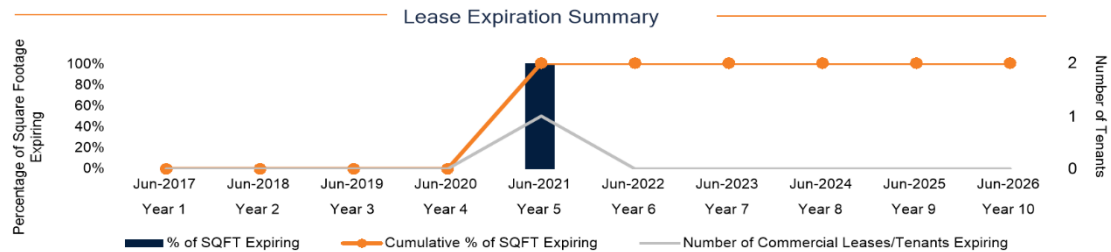
As of July,2017

Unit	Unit Type	Square Feet	Current Rent / Month	Current Rent / SF/ Month	Scheduled Rent / Month	Scheduled Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
101	1 Bd 2 Ba	820	\$1,700	\$2.07	\$1,700	\$2.07	\$1,750	\$2.13
102	1 Bd 2 Ba	820	\$1,750	\$2.13	\$1,750	\$2.13	\$1,750	\$2.13
104	1 Bd 1 Ba	725	\$1,545	\$2.13	\$1,545	\$2.13	\$1,750	\$2.41
105	1 Bd 1 Ba	655	\$1,455	\$2.22	\$1,455	\$2.22	\$1,750	\$2.67
203	1 Bd 1 Ba	725	\$1,385	\$1.91	\$1,385	\$1.91	\$1,750	\$2.41
204	1 Bd 1 Ba	725	\$1,520	\$2.10	\$1,520	\$2.10	\$1,750	\$2.41
205	2 Bd 1 Ba	775	\$1,655	\$2.14	\$1,655	\$2.14	\$1,750	\$2.26
301	2 Bd 2 Ba	955	\$2,095	\$2.19	\$2,095	\$2.19	\$2,215	\$2.32
302	2 Bd 1 Ba	915	\$1,955	\$2.14	\$1,955	\$2.14	\$2,095	\$2.29
303	1 Bd 1 Ba	725	\$1,535	\$2.12	\$1,535	\$2.12	\$1,750	\$2.41
304	1 Bd 1 Ba	725	\$1,525	\$2.10	\$1,525	\$2.10	\$1,750	\$2.41
305	2 Bd 1 Ba	775	\$1,745	\$2.25	\$1,745	\$2.25	\$2,095	\$2.70
306	2 Bd 2 Ba	1,095	\$2,095	\$1.91	\$2,095	\$1.91	\$2,215	\$2.02
401	2 Bd 2 Ba	955	\$2,215	\$2.32	\$2,215	\$2.32	\$2,215	\$2.32
402	2 Bd 1 Ba	915	\$2,095	\$2.29	\$2,095	\$2.29	\$2,095	\$2.29
403	1 Bd 1 Ba	725	\$1,575	\$2.17	\$1,575	\$2.17	\$1,750	\$2.41
404	2 Bd 2 Ba	875	\$2,335	\$2.67	\$2,335	\$2.67	\$2,335	\$2.67
405	1 Bd 1 Ba	625	\$1,790	\$2.86	\$1,790	\$2.86	\$1,750	\$2.80
Total		14,530	\$31,970	\$2.20	\$31,970	\$2.20	\$34,515	\$2.38

RENT ROLL SUMMARY

As of July, 2017

Commercial												
Tenant Name	Type	Suite	Square Feet	% Bldg Share	Lease Term	Rent per Sq. Ft.	Total Rent Per Month	Changes on	Changes to	Description of Operating Expense Reimbursements	Renewal Options and Option Year Rental Information	
Grand Army Tavern	Retail	100	2,300	13.67%	1/15/17 to 3/31/22	\$26.50	\$5,079	Apr-2018	\$5,231.00	absolute NNN	2 separate options of 5 year extensions	
Total			2,300				\$5,079					
Total Annualized Rent		1					\$60,950					



OPERATING STATEMENT

Income	Current		Pro Forma		Notes	Per Unit	Per SF
Multifamily							
Gross Potential Rent	414,180		432,818		[1]	24,045	29.79
Loss / Gain to Lease	(30,540)	7.4%	0	0.0%		0	0.00
Gross Scheduled Rent	383,640		432,818			24,045	29.79
All Other Income	31,900		33,372		[2]	1,854	2.30
Vacancy	(9,591)	2.5%	(10,820)	2.5%	[3]		
Effective Gross Income	\$405,949		\$455,370			\$25,298	\$31.34
Retail							
Gross Scheduled Rent	60,950		60,948		[4]		26.50
Effective Gross Income	\$60,950		\$60,948				\$26.50
Combined EGI	\$466,899		\$516,318				\$30.68
Expenses							
	Current	% of CEGI	Pro Forma	% of CEGI	Notes		Per SF
Real Estate Taxes	49,015	10.5%	50,240	9.7%	[5]		2.99
Insurance	5,135	1.1%	5,263	1.0%	[6]		0.31
Utilities	27,707	5.9%	28,400	5.5%	[7]		1.69
Repairs & Maintenance	23,650	5.1%	24,241	4.7%	[8]		1.44
Landscaping	6,400	1.4%	6,560	1.3%	[9]		0.39
Alarm Monitoring/Inspection	375	0.1%	384	0.1%	[10]		0.02
Operating Reserves	5,400	1.2%	5,535	1.1%	[11]		0.33
Management Fee	18,676	4.0%	20,653	4.0%	[12]		1.23
Total Expenses	\$136,358		\$141,277				\$8.39
Expenses as % of Combined EGI		29.2%		27.4%			
Net Operating Income	\$330,541		\$375,041				\$22.28

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

NOTES

Notes to Operating Statement

- [1] Gross Potential Rent: Current is based on actual. Pro Forma is based on current actual and year 1 rent growth factor of 4%
- [2] All other income: utility bill back, NNN share and pet fees. 2017 includes NNN share and utility bill back of \$80/unit
- [3] Physical Vacancy: assumption for 2.5% vacancy factor. (Industry norm). Portland economy has historically supported this vacancy factor.
- [4] Gross Scheduled Rent: assumed rent for restaurant with new lease in place
- [5] Real Estate Taxes: Current is based on actual. Pro Forma is based on 3% factor.
- [6] Insurance: Current is based on actual. Pro Forma is based on current and 2.5% inflation factor
- [7] Utilities: Current is based on actual. Pro Forma is based on current and 2.5% inflation factor
- [8] Repairs and Maintenance: Current is based on actual and Pro Forma is based on current and 2.5% inflation factor
- [9] Landscaping: Current is based on actual. Pro Forma is based on current and 2.5% inflation factor
- [10] Alarm Monitoring/Inspection: Current is based on actual. Pro Forma is based on current and inflation factor of 2.5%
- [11] Operating Reserves: Current is based on \$300/unit/yr and Pro Forma is based on current plus inflation factor of 2.5%
- [12] Management Fee: standard 4% assumption

PRICING DETAIL

Summary		
Price	\$7,200,000	
Down Payment	\$3,533,715	49%
# of Apartment Units	18	
# of Commercial Suites	1	
Price Per SqFt	\$427.81	
Rentable SqFt	16,830	
Lot Size (SqFt)	7,841	
Approx. Year Built	2014	

	Current	Pro Forma
CAP Rate	4.59%	5.21%

Financing	1st Loan
Loan Amount	\$3,666,285
Loan Type	Assumed
Interest Rate	4.23%
Amortization	30 Years
Year Due	2025

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

# Of Suites	Type	GLA	Current Rent	Pro Forma Rent
1	Retail	2,300	\$5,079	\$5,079

# Of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
2	Live-Work Lofts	820	\$1,725	\$1,750
8	One Bedroom	704	\$1,541	\$1,750
8	Two Bedroom	908	\$2,024	\$2,127

Operating Data

Income	Current	Pro Forma
Multifamily		
Gross Scheduled Rent	\$383,640	\$432,818
All Other Income	\$31,900	\$33,372
Vacancy	2.5% (\$9,591)	2.5% (\$10,820)
Effective Gross Income	\$405,949	\$455,370

Retail Suites		
Gross Scheduled Rent	\$60,950	\$60,948
Expense Reimbursements	\$0	\$0
All Other Income	\$0	\$0
Vacancy	0.0%	0.0%
Effective Gross Income	\$60,950	\$60,948

Combined Effective Gross Income (CEGI)	\$466,899	\$516,318
Less: Expenses	(\$136,358)	(\$141,277)
Net Operating Income	\$330,541	\$375,041
Tenant Improvements	\$0	\$0
Leasing Commissions	\$0	\$0
Capital Expenditures	\$0	\$0
Cash Flow	\$330,541	\$375,041
Debt Service	(\$206,933)	(\$222,613)
Net Cash Flow After Debt Service	3.50% \$123,608	4.31% \$152,428
Principal Reduction	\$47,708	\$66,007
Total Return	4.85%	6.18%
	\$171,316	\$218,435

Expenses	Current	Pro Forma
Real Estate Taxes	\$49,015	\$50,240
Insurance	\$5,135	\$5,263
Utilities - Combined	\$27,707	\$28,400
Operating Expenses - Combined	\$30,425	\$31,186
Operating Reserves	\$5,400	\$5,535
Management Fee	\$18,676	\$20,653
Total Expenses	\$136,358	\$141,277
Expenses/SF	\$8.10	\$8.39

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



**Closed 1,651
debt and equity
financings
in 2016**



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



**\$5.1 billion
total national
volume in 2016**



**Access to
more capital
sources than
any other firm
in the industry**

WHY MMCC?

**Optimum financing solutions
to enhance value**

**Our ability to enhance
buyer pool by expanding
finance options**

**Our ability to enhance
seller control**

- **Through buyer qualification support**
- **Our ability to manage buyers finance expectations**
- **Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings**
- **By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file**

MARKET COMPARABLES



SALES COMPARABLES

KILN

33 N Beech St, Portland, OR, 97227



		Units	Unit Type
Sales Price:	\$6,750,000	19	1 Bdr 1 Bath
Price/Unit:	\$355,263		
Price/SF:	\$485.86		
CAP Rate:	4.40%		
Total No. of Units:	19		
Year Built:	2014		

THE ROUX

4326 N Mississippi Ave, Portland, OR, 97217



		Units	Unit Type
Sales Price:	\$6,350,000	13	1 Bdr 1 Bath
Price/Unit:	\$276,087	10	2 Bdr 1 Bath
Price/SF:	\$409.02		
Total No. of Units:	23		
Year Built:	2015		

SALES COMPARABLES

ELLIS FLATS

4525 N Albina Ave, Portland, OR, 97217



		Units	Unit Type
Sales Price:	\$6,000,000	10	1 Bdr 1 Bath
Price/Unit:	\$375,000	6	2 Bdr 1 Bath
Price/SF:	\$447.83		
CAP Rate:	4.70%		
Total No. of Units:	16		
Year Built:	2016		

MISSISSIPPI AVENUE LOFTS

4216 N Mississippi Ave, Portland, OR, 97217



		Units	Unit Type
Sales Price	\$14,048,650	2	0 Bdr 1 Bath
Price/Unit:	\$439,020	17	1 Bdr 1 Bath
Year Built	2008	13	2 Bdr 2 Bath
Total Apartment Units	32		

MARKET OVERVIEW





PORTLAND-VANCOUVER OVERVIEW

The Portland-Vancouver metro is located near the confluence of the Columbia and Willamette rivers and stretches across the Oregon border into Washington State. The region is composed of Multnomah, Clackamas, Columbia, Washington and Yamhill counties in Oregon, and Clark and Skamania counties in Washington. Mount Hood and the Cascade Range stand to the east, and the Oregon Coast Mountain Range lies to the west. The metro contains approximately 2.4 million residents, with more than 600,000 people residing in Portland, the area's most populous city.

METRO HIGHLIGHTS



HIGH POPULATION GROWTH

The Portland-Vancouver metro has recorded more than 20 years of positive net migration thanks to expanding industries.



ALTERNATIVE-ENERGY INDUSTRY

Alternative-energy companies are attracted to the local educated workforce and research institutions and are locating within the region.



LOW BUSINESS COSTS

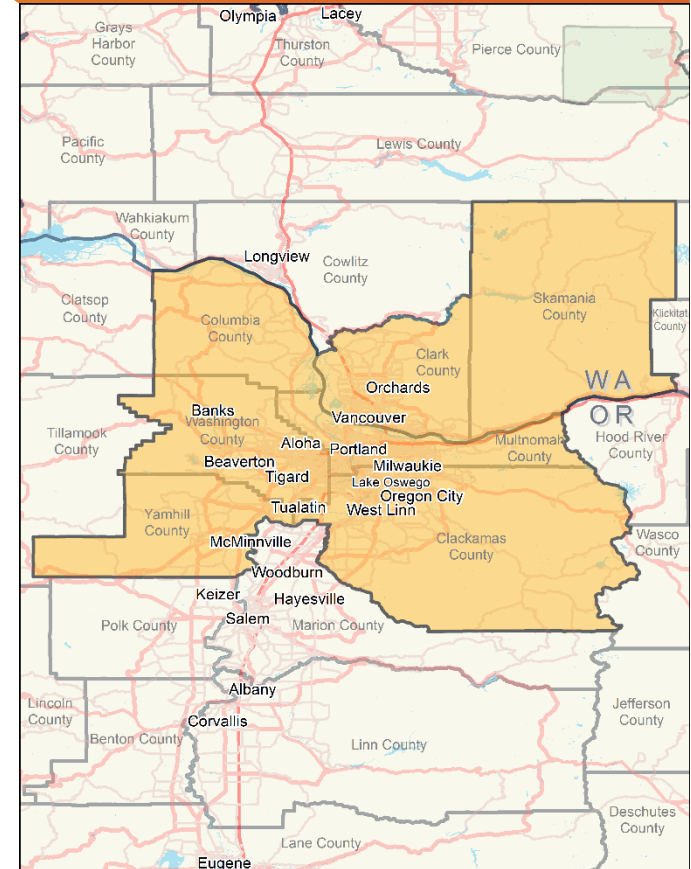
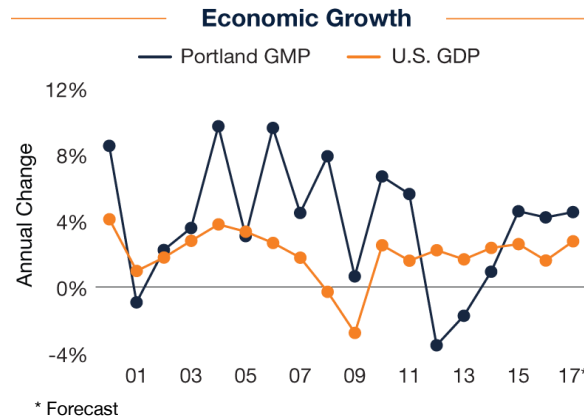
The cost of doing business is among the lowest on the West Coast, supported by no state income tax in Washington and no sales tax in Oregon.



ECONOMY

- Lower land costs than other West Coast metros, a skilled labor pool and affordable, abundant power attract companies to the region. The favorable tax structure, with no state income taxes in Washington and no sales tax in Oregon, also lures businesses.
- The metro's economy has shifted from timber to industries that include athletic and outdoor activities, clean tech, advanced manufacturing and software.
- A diverse group of companies based in the metro include Nike, Daimler, Oregon Iron Works, Intel and IBM.

MAJOR AREA EMPLOYERS
Providence Health & Services
Oregon Health and Sciences University
Portland State University
Kaiser Foundation Health Plan of the NW
Legacy Health System
Nike, Inc.
Wells Fargo
Fred Meyer Stores
U.S. Bank
Intel Corp.



SHARE OF 2016 TOTAL EMPLOYMENT

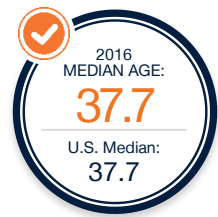




DEMOGRAPHICS

- The metro is expected to add nearly 130,000 people through 2021, resulting in the formation of nearly 50,000 households.
- A median home price well-above the U.S. level has afforded 60 percent of households to own their home, which is below the national rate of 64 percent.
- Of residents age 25 and older, 34 percent hold bachelor's degrees, and 12 percent have also obtained a graduate or professional degree.

2016 Population by Age



QUALITY OF LIFE

The metro contains more than 37,000 acres of parks and provides numerous opportunities for outdoor enthusiasts, including activities at Mount Hood and on the Hood River. The metro lies 60 miles east of the Pacific Ocean, with 330 miles of beaches along the Oregon coast. Professional sports teams represent basketball, soccer and hockey. Cultural activities can be found at various local venues, including the Portland Art Museum, World Forestry Center Discovery Museum and the Portland Children's Museum, and plays are staged at the Portland Center for the Performing Arts. Major colleges and universities including Lewis and Clark, Pacific University, the University of Portland and Portland State University. The University of Oregon and Oregon State University are nearby.

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



SPORTS



EDUCATION



ARTS & ENTERTAINMENT



Created on June 2017

POPULATION	1 Miles	3 Miles	5 Miles
■ 2021 Projection			
Total Population	21,598	121,481	336,770
■ 2016 Estimate			
Total Population	21,384	119,522	328,158
■ 2010 Census			
Total Population	20,067	110,225	303,579
■ 2000 Census			
Total Population	20,100	105,917	282,772
■ Daytime Population			
2016 Estimate	18,194	156,954	517,662
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2021 Projection			
Total Households	8,854	52,329	156,899
■ 2016 Estimate			
Total Households	8,609	50,855	151,024
Average (Mean) Household Size	2.42	2.30	2.08
■ 2010 Census			
Total Households	8,052	46,637	138,745
■ 2000 Census			
Total Households	7,453	43,174	125,993
Growth 2015-2020	2.85%	2.90%	3.89%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2021 Projection	8,854	52,329	156,899
2016 Estimate	8,705	51,784	156,054
Owner Occupied	5,105	30,123	71,067
Renter Occupied	3,504	20,732	79,958
Vacant	96	929	5,029
■ Persons In Units			
2016 Estimate Total Occupied Units	8,609	50,855	151,024
1 Person Units	29.21%	31.73%	40.18%
2 Person Units	33.52%	34.88%	33.49%
3 Person Units	18.40%	15.98%	12.82%
4 Person Units	10.97%	11.06%	8.50%
5 Person Units	4.44%	3.83%	3.00%
6+ Person Units	3.47%	2.52%	2.01%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2016 Estimate			
\$200,000 or More	2.08%	4.92%	4.96%
\$150,000 - \$199,000	3.59%	5.85%	4.57%
\$100,000 - \$149,000	13.14%	15.58%	12.63%
\$75,000 - \$99,999	12.79%	13.70%	12.04%
\$50,000 - \$74,999	20.28%	18.37%	17.23%
\$35,000 - \$49,999	14.85%	12.59%	12.49%
\$25,000 - \$34,999	8.98%	8.45%	9.93%
\$15,000 - \$24,999	9.09%	8.21%	10.27%
Under \$15,000	15.19%	12.32%	15.87%
Average Household Income	\$64,825	\$82,370	\$76,068
Median Household Income	\$51,888	\$61,391	\$51,959
Per Capita Income	\$26,306	\$35,492	\$35,601
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2016 Estimate Total Population	21,384	119,522	328,158
Under 20	19.56%	19.62%	17.86%
20 to 34 Years	29.26%	25.89%	28.89%
35 to 39 Years	11.73%	10.53%	9.62%
40 to 49 Years	15.81%	16.17%	14.79%
50 to 64 Years	14.27%	17.58%	17.79%
Age 65+	9.35%	10.23%	11.06%
Median Age	35.47	37.08	36.60
■ Population 25+ by Education Level			
2016 Estimate Population Age 25+	15,919	89,599	246,762
Elementary (0-8)	3.55%	3.33%	2.77%
Some High School (9-11)	4.67%	4.19%	4.54%
High School Graduate (12)	15.90%	14.47%	15.27%
Some College (13-15)	24.11%	21.64%	22.21%
Associate Degree Only	6.69%	5.53%	6.14%
Bachelors Degree Only	27.73%	30.46%	29.55%
Graduate Degree	15.92%	19.51%	18.58%
■ Population by Gender			
2016 Estimate Total Population	21,384	119,522	328,158
Male Population	48.29%	49.00%	49.96%
Female Population	51.71%	51.00%	50.04%

Source: © 2016 Experian



Population

In 2016, the population in your selected geography is 21,384. The population has changed by 6.39% since 2000. It is estimated that the population in your area will be 21,598.00 five years from now, which represents a change of 1.00% from the current year. The current population is 48.29% male and 51.71% female. The median age of the population in your area is 35.47, compare this to the US average which is 37.68. The population density in your area is 6,787.91 people per square mile.



Households

There are currently 8,609 households in your selected geography. The number of households has changed by 15.51% since 2000. It is estimated that the number of households in your area will be 8,854 five years from now, which represents a change of 2.85% from the current year. The average household size in your area is 2.42 persons.



Income

In 2016, the median household income for your selected geography is \$51,888, compare this to the US average which is currently \$54,505. The median household income for your area has changed by 42.85% since 2000. It is estimated that the median household income in your area will be \$62,676 five years from now, which represents a change of 20.79% from the current year.

The current year per capita income in your area is \$26,306, compare this to the US average, which is \$29,962. The current year average household income in your area is \$64,825, compare this to the US average which is \$78,425.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 62.59% White, 21.69% Black, 0.55% Native American and 2.53% Asian/Pacific Islander. Compare these to US averages which are: 70.77% White, 12.80% Black, 0.19% Native American and 5.36% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 10.47% of the current year population in your selected area. Compare this to the US average of 17.65%.



Housing

The median housing value in your area was \$292,745 in 2016, compare this to the US average of \$187,181. In 2000, there were 4,612 owner occupied housing units in your area and there were 2,841 renter occupied housing units in your area. The median rent at the time was \$550.



Employment

In 2016, there are 6,983 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 56.81% of employees are employed in white-collar occupations in this geography, and 42.52% are employed in blue-collar occupations. In 2016, unemployment in this area is 6.06%. In 2000, the average time traveled to work was 26.00 minutes.