



"A CLEAR PERSPECTIVE OF COMMERCIAL  
REAL ESTATE"

# 31<sup>st</sup> Street Apartments Zion, IL

APARTMENT SERVICES  
COMMERCIAL SERVICES  
LAND SERVICES  
INVESTMENT SERVICES

**OFFERING MEMORANDUM**

January 2020

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# 31<sup>st</sup> Street Apartments, Zion, IL

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# 31<sup>st</sup> Street Apartments, Zion, IL

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### OFFERING SUMMARY



**31<sup>st</sup> Street Apartments**  
 2902 31<sup>st</sup> Street  
 2805 31<sup>st</sup> Street  
 Zion, IL 60099

#### Unit Mix - 2902 31st Street

No. of Units	Unit Type	Approx. Square
8	2 Bed 1 Bath	850
<b>Total</b>		<b>6,800</b>



#### Unit Mix - 2805 31st Street

No. of Units	Unit Type	Approx. Square
5	2 Bed 1 Bath	750
<b>Total</b>		<b>3,750</b>
<b>13</b>	<b>Total Square Feet</b>	<b>10,550</b>

Price	\$790,000
Down Payment (25%)	\$197,500
Price/Unit	\$60,769
Number of Buildings	Two
Number of Stories	Two and One
Year Built	1989
Building Size	7,160 SF and 3,892 SF
Lot Size	43,500 SF and 19,602 SF

#### Vital Data

Cap Rate-Pro Forma	9.03%
GRM-Pro Forma	6.02
Net Cash Flow after Debt Service - Pro Forma	\$28,741
Total Return Pro-Forma	\$41,916

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### FINANCING

Financing	
Loan Amount (75%)	\$592,500
Down Payment	\$197,500
Interest Rate	4.5%
Amortization	25 Years
Balloon	5 Years
Yearly Payments (P & I)	\$42,563
Debt Coverage Ratio	1.66



**2902 31<sup>st</sup> Street**



**2805 31<sup>st</sup> Street**

### Unit Mix

No. of Units	Unit Type	Approx. Square	Proforma Rents	Rent/SF	Monthly Rent
8	2 Bed 1 Bath	850	\$900	\$1.06	\$7,200
5	2 Bed 1 Bath	750	\$850	\$1.13	\$4,250
<b>13</b>	<b>Total Average</b>	<b>810</b>	<b>\$880</b>	<b>\$1.10</b>	<b>\$11,450</b>



# 31<sup>st</sup> Street Apartments

## Zion, IL

### INCOME & EXPENSES

Total Number of Units 13  
 Total Rentable Area 10,550 SF

Income	Projected 2019	Per Unit	Pro Forma	Per Unit
<b>Gross Income</b>	<b>\$130,800</b>	<b>\$10,062</b>	<b>\$137,400</b>	<b>\$10,569</b>
Other Income	<b>\$500</b>			
Laundry			\$1,000	\$77
<b>Gross Potential Income</b>	<b>\$131,300</b>		<b>\$138,400</b>	<b>\$10,646</b>
Vacancy Allowance 5%	\$6,540		\$6,870	
<b>Effective Gross Income</b>	<b>\$124,760</b>	<b>\$9,597</b>	<b>\$131,530</b>	<b>\$10,118</b>
<b>Expenses</b>				
Real Estate Taxes	\$29,429	\$2,264	\$30,000	\$2,308
Insurance	\$3,000	\$231	\$3,500	\$269
Supplies	\$500	\$38	\$500	\$38
License/Inspection	\$975	\$75	\$975	\$75
Employees Lawn/Snow	\$2,375	\$183	\$2,500	\$192
Cleaning/Repairs	\$2,000	\$154	\$2,000	\$154
Scavenger	\$3,634	\$280	\$2,000	\$154
Electrical	\$3,215	\$247	\$3,250	\$250
Water & Sewer	\$5,930	\$456	\$6,000	\$462
Appliances & Carpet	\$1,000	\$77	\$1,000	\$77
Management	Owner		\$6,500	\$500
Painting & Decorating	\$2,000	\$154	\$2,000	\$154
<b>Total Potential Expenses</b>	<b>\$54,058</b>	<b>\$4,158</b>	<b>\$60,225</b>	<b>\$4,633</b>
Expenses Per SF	\$5.14		\$5.70	
% of EGI	43%		46%	
<b>Net Potential Income</b>	<b>\$70,702</b>		<b>\$71,305</b>	

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# 31<sup>st</sup> Street Apartments

## Zion, IL

### FINANCIAL OVERVIEW

		Annualized Operating Statement		
		Income	Projected 2019	Pro Forma
<b>Location</b>				
2902 31st Street		<b>Gross Potential Income</b>	<b>\$130,800</b>	<b>\$137,400</b>
2805 31st Street		Other Income	\$500	\$1,000
Zion, IL 60099		<b>Total Potential Gross</b>	<b>\$131,300</b>	<b>\$138,400</b>
Price: \$790,000		Less Vacancy	\$6,540	\$6,870
Down Payment \$197,500		<b>Effective Gross Income</b>	<b>\$124,760</b>	<b>\$131,530</b>
Number of Units 13		Less: Expenses	\$54,058	\$60,225
Rentable SF 10,550		<b>Net Operating Income</b>	<b>\$70,702</b>	<b>\$71,305</b>
Price/SF \$74.88		Debt Service (P & I)	\$42,564	\$42,564
CAP Rate Current 8.95%		Debt Coverage Ratio	1.66	1.66
CAP Rate Pro-Forma 9.03%		Net Cash Flow after Debt Service	14%/\$28,138	14.5%/\$28,741
GRM Current 6.02		Principal Reduction	\$13,175	\$13,175
GRM Pro-Forma 5.71		<b>Total Return</b>	<b>20%/\$41,313</b>	<b>21%/\$41,916</b>
Lot Size 63,102 SF				
		<b>Expenses</b>		
Loan Amount (75%) \$592,500		Real Estate Taxes	\$29,429	\$30,000
Interest Rate 4.5%		Insurance	\$3,000	\$3,500
Amortization 25 Years		Supplies	\$500	\$500
Balloon 2025		License/Inspection	\$975	\$975
Loan to Value 75%		Employees Lawn/Snow	\$2,375	\$2,500
Yearly Payments (P & I) \$42,564		Cleaning/Repairs	\$2,000	\$2,000
Debt Coverage Ratio 1.67		Scavenger	\$3,634	\$2,000
		Electrical	\$3,215	\$3,250
		Water & Sewer	\$5,930	\$6,000
		Appliances & Carpet	\$1,000	\$1,000
		Management	Owner	\$6,500
		Painting & Decorating	\$2,000	\$2,000
		<b>Total Expenses</b>	<b>\$54,058</b>	<b>\$60,225</b>
		<b>Expenses/Unit</b>	<b>\$4,158</b>	<b>\$4,633</b>

#### Scheduled Income

# of Units	Unit Type	Approx. SF	Current Rents	Rent/SF Income	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
8	2 Bed 1 Bath	850	\$830	\$1.02	\$6,640	\$900	\$1.06	\$7,200
5	2 Bed 1 Bath	750	\$850	\$1.13	\$4,250	\$850	\$1.13	\$4,250
<b>13</b>	<b>Total/Wtd Average</b>			<b>\$1.08</b>	<b>\$10,890</b>		<b>\$1.10</b>	<b>\$11,450</b>

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### INVESTMENT OVERVIEW



#### 2902 31<sup>st</sup> Street

- All Two Bedroom Units
- Tenant Heated
- Pitched Roofs



#### 2805 31<sup>st</sup> Street

- Eat-in Kitchens
- Private Patios
- Large Oversized Lot!

The 31<sup>st</sup> Street Apartments is a two-building brick complex each built in 1989. There is an eight-unit two story building on an acre lot and a single story five unit. All units are two-bedroom with eat-in kitchens, private patios and individual heat/water heaters paid by the tenants.

#### 2902 31<sup>st</sup> Street, Zion IL

The eight-unit building sits on an acre lot with tons of parking and a storage shed on the north side of the building. The building is brick and has a hip roof. There is a north and south entrance which houses four units and a private laundry facility. All eight units are spacious with a large family rooms, eat-in kitchens and private patios.

#### 2805 31<sup>st</sup> Street, Zion IL

The five-unit single story brick building sits on a half-acre lot with two parking spaces for each unit. The building has a pitched roof and separate entrances for each unit. There are five two-bedroom apartments with eat-in kitchens and private patios. There are laundry facilities and owner storage on the south side of the building.

The property is located across the street from the renowned Thunder Hawk Golf Course at Lewis Avenue and 31<sup>st</sup> street.

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# 31<sup>st</sup> Street Apartments

## Zion, IL

### PROPERTY SUMMARY

#### The Offering

Property	31 <sup>st</sup> Street Apartments
Property Address	2902 31 <sup>st</sup> Street, Zion, IL 60099 2805 31 <sup>st</sup> Street, Zion, IL 60099

#### Site Description

Site Description	
Assessors Parcel Number - 2902 31st Street	04-29-204-025
Assessors Parcel Number - 2805 31st Street	04-29-207-034
Number of Units	13
Year Built	1989
Total Building Square Feet	11,052 SF
Rentable Square Feet	10,550 SF
Lot Size	63,102 SF
Type of Ownership	Fee Simple



**2902 31<sup>st</sup> Street**

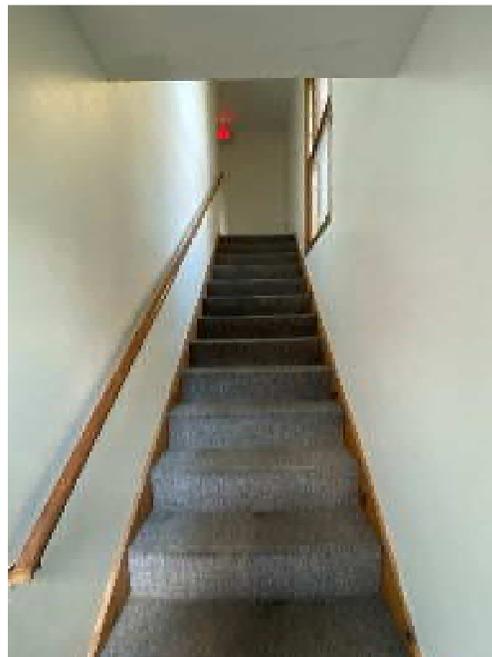


**2805 31<sup>st</sup> Street**

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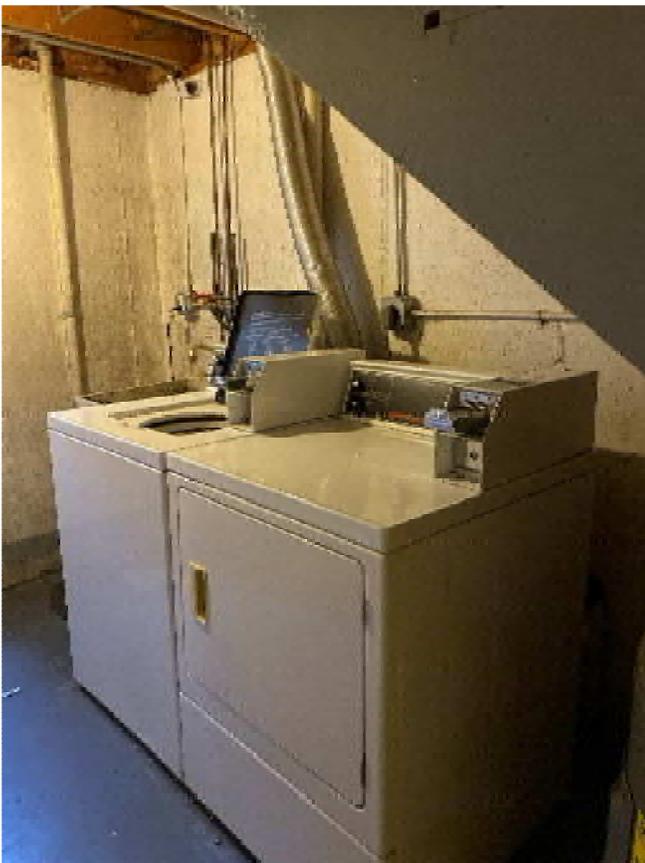
PROPERTY PHOTOS



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**PROPERTY PHOTOS**



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### RECENT SALES



Site 1

2909 Willow Lane  
Zion, IL 60099

No. of Units 16  
Sales Price \$1,045,000  
Price Per Unit \$65,312  
Price Per SF \$99.51  
CAP Rate 9%  
GRM 6.14  
Date Sold 07/2018

Units	Unit Type
16	2 Bed / 1 Bath



Site 2

3301 Colgate Avenue  
Zion, IL 60099

No. of Units 8  
Sales Price \$450,000  
Price Per Unit \$56,250  
Price Per SF \$63.63  
CAP Rate 8.60%  
GRM 5.6  
Date Sold 07/2019

Units	Unit Type
8	2 Bed / 1 Bath



Site 3

108 N McAree  
Waukegan, IL 60085

No. of Units 10  
Sales Price \$670,000  
Price Per Unit \$67,000  
Price Per SF \$56.17  
CAP Rate 8.3%  
GRM 6.32  
Date Sold 10/2019

Units	Unit Type
10	2 Bed / 1 Bath



### RECENT SALES



Site 4

2635 W. Cornelia  
Waukegan, IL 60085

No. of Units 9  
Sales Price \$520,000  
Price Per Unit \$57,778  
Price Per SF \$92.86  
CAP Rate 7.69%  
GRM 6.2  
Date Sold 05/2019

Units	Unit Type
5	2 Bed / 1 Bath
4	1 Bed / 1 Bath



Site 5

2713 Cornelia Avenue  
Waukegan, IL 60085

No. of Units 9  
Sales Price \$524,000  
Price Per Unit \$58,222  
Price Per SF \$77.83  
CAP Rate 7.63%  
GRM 6.2  
Date Sold 05/2019

Units	Unit Type
9	2 Bed 2 Bath



Site 6

340-348 N. Oakwood Avenue  
Waukegan, IL 60085

No. of Units 12  
Sales Price \$750,000  
Price Per Unit \$62,500  
Price Per SF \$71.43  
CAP Rate N/A  
GRM 6.4  
Date Sold 01/2018

Units	Unit Type
6	1 Bed / 1 Bath
6	2 Bed / 1 Bath



# Zion, IL

## RECENT SALES - Zion



*Lake County*  
ILLINOIS

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## COMPARABLE SALES

Average Capitalization Rate	8.24%
Average Gross Rent Multiplier	6.13
Average Price Per Unit:	\$61,177

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CAP Rate Calculation - Pro Forma	$\$70,702 / 8.24\% =$	\$858,033
GRM Calculation - Pro Forma	$\$131,300 \times 6.13 =$	\$804,869
Price Per Unit Calculation	$\$61,177 \times 13 =$	\$795,301
<b>Blended Average Computation:</b>		<b>\$819,401</b>



Zion, IL  
2902 31st Street  
2805 31st Street

FOR SALE



### 31st Street Apartmets 8 and 5 Unit Apartment Buildings

**Built:** 1989  
**Unit Mix:** 13 Two-Bedroom/1 Bath  
**Building Size:** 7,160 and 3,892 Square Feet  
**Lot Size:** 34,500 and 19,602 Square Feet  
**Tax ID No.:** 04-29-204-025; 04-29-207-034  
**Taxes:** \$29,429

The 31st Street Apartments are a two-building brick complex each built in 1989. There is an eight unit two-story building on an acre lot and a single story five unit. All units are two-bedroom with eat-in kitchens, private patios and individual heat/water heaters paid by the tenants.

**Potential Gross Income:** \$137,400  
**Potential Expenses:** \$60,225  
**Potential Net Income:** \$71,305  
**Asking Price:** \$790,000

**Demographics: 1/3/5 Miles**  
**Population:** 8,587/51,480/103,890  
**Ave. HHI:** \$72,632/\$78,754/\$77,980

Google Earth

Map NOAA  
© 2018 Google



2909 31st Street



2805 31st Street

Lake Michigan





# Demographic and Income Profile

2909 31st St, Zion, Illinois, 60099  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 42.43908  
 Longitude: -87.85274

Summary	Census 2010	2019	2024
Population	8,610	8,587	8,506
Households	2,688	2,699	2,679
Families	2,053	2,037	2,014
Average Household Size	3.18	3.16	3.15
Owner Occupied Housing Units	1,606	1,490	1,525
Renter Occupied Housing Units	1,082	1,209	1,155
Median Age	30.2	31.0	32.1
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	-0.19%	-0.03%	0.77%
Households	-0.15%	-0.01%	0.75%
Families	-0.23%	-0.12%	0.68%
Owner HHs	0.47%	0.22%	0.92%
Median Household Income	2.69%	2.52%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	371	13.7%	288	10.8%
\$15,000 - \$24,999	221	8.2%	180	6.7%
\$25,000 - \$34,999	349	12.9%	303	11.3%
\$35,000 - \$49,999	271	10.0%	251	9.4%
\$50,000 - \$74,999	590	21.9%	556	20.8%
\$75,000 - \$99,999	302	11.2%	312	11.6%
\$100,000 - \$149,999	331	12.3%	404	15.1%
\$150,000 - \$199,999	137	5.1%	206	7.7%
\$200,000+	128	4.7%	179	6.7%
Median Household Income	\$54,064		\$61,745	
Average Household Income	\$72,632		\$88,134	
Per Capita Income	\$23,407		\$28,446	

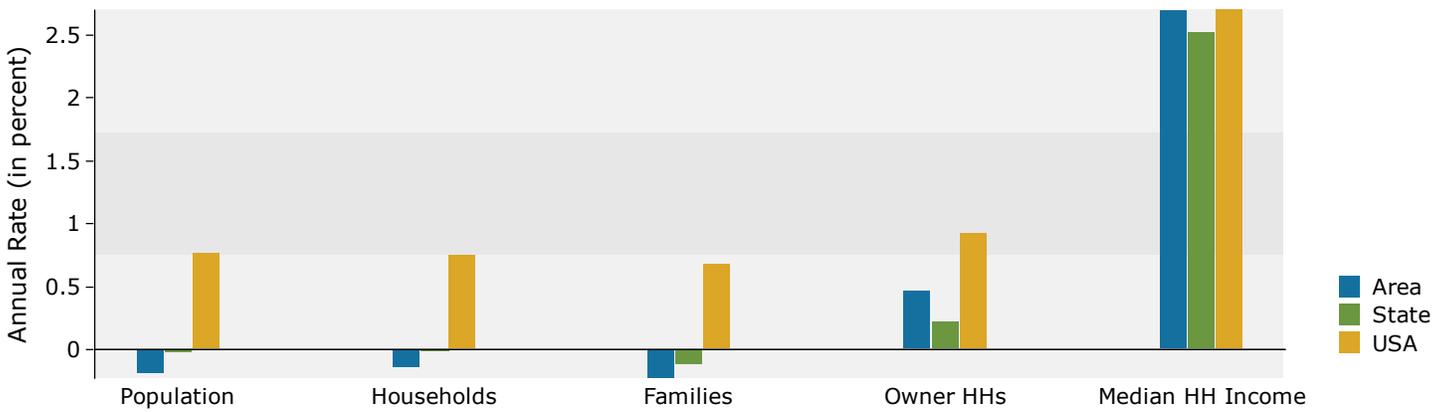
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	710	8.2%	682	7.9%	675	7.9%
5 - 9	757	8.8%	659	7.7%	664	7.8%
10 - 14	834	9.7%	646	7.5%	668	7.9%
15 - 19	832	9.7%	660	7.7%	598	7.0%
20 - 24	547	6.4%	727	8.5%	586	6.9%
25 - 34	1,194	13.9%	1,383	16.1%	1,514	17.8%
35 - 44	1,191	13.8%	1,068	12.4%	1,107	13.0%
45 - 54	1,133	13.2%	1,015	11.8%	934	11.0%
55 - 64	742	8.6%	889	10.4%	812	9.5%
65 - 74	367	4.3%	529	6.2%	589	6.9%
75 - 84	199	2.3%	221	2.6%	252	3.0%
85+	104	1.2%	108	1.3%	106	1.2%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,947	45.8%	3,668	42.7%	3,506	41.2%
Black Alone	2,813	32.7%	2,839	33.1%	2,788	32.8%
American Indian Alone	44	0.5%	44	0.5%	43	0.5%
Asian Alone	210	2.4%	251	2.9%	279	3.3%
Pacific Islander Alone	4	0.0%	6	0.1%	6	0.1%
Some Other Race Alone	1,159	13.5%	1,303	15.2%	1,386	16.3%
Two or More Races	432	5.0%	476	5.5%	497	5.8%
Hispanic Origin (Any Race)	2,682	31.1%	2,997	34.9%	3,194	37.5%

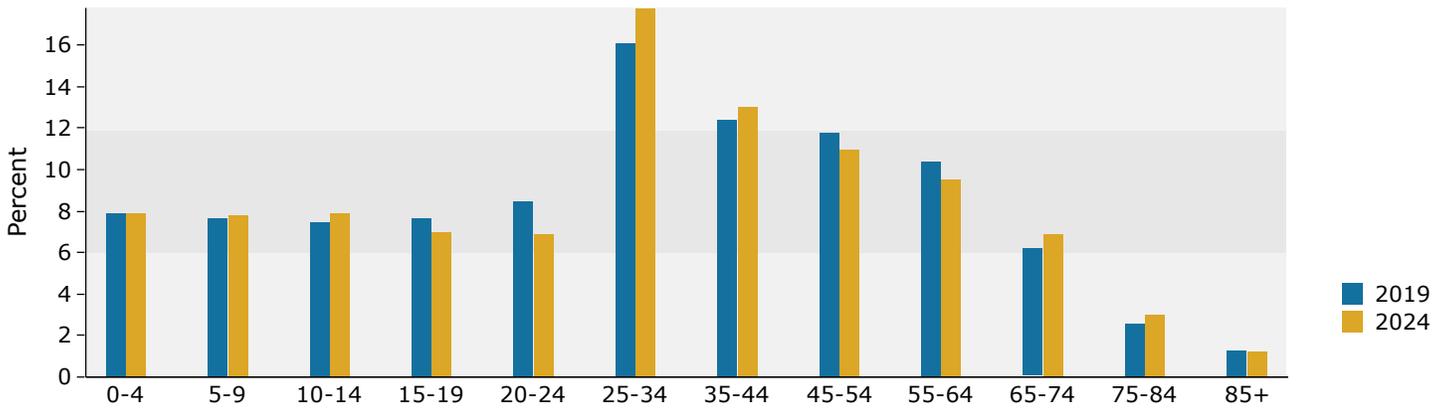
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

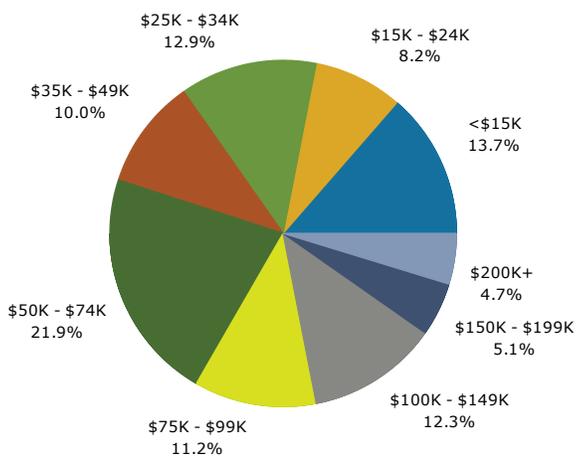
## Trends 2019-2024



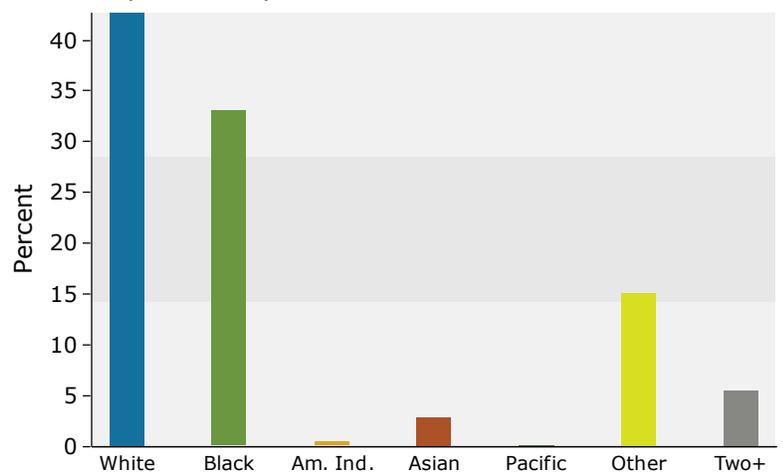
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 34.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



# Demographic and Income Profile

2909 31st St, Zion, Illinois, 60099  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 42.43908  
 Longitude: -87.85274

Summary	Census 2010	2019	2024
Population	51,886	51,480	50,930
Households	17,507	17,498	17,344
Families	12,945	12,776	12,608
Average Household Size	2.93	2.91	2.91
Owner Occupied Housing Units	12,318	11,517	11,652
Renter Occupied Housing Units	5,189	5,981	5,692
Median Age	34.3	35.5	35.7
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	-0.21%	-0.03%	0.77%
Households	-0.18%	-0.01%	0.75%
Families	-0.26%	-0.12%	0.68%
Owner HHs	0.23%	0.22%	0.92%
Median Household Income	3.53%	2.52%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	1,717	9.8%	1,381	8.0%
\$15,000 - \$24,999	1,363	7.8%	1,119	6.5%
\$25,000 - \$34,999	1,794	10.3%	1,486	8.6%
\$35,000 - \$49,999	1,989	11.4%	1,723	9.9%
\$50,000 - \$74,999	3,327	19.0%	3,101	17.9%
\$75,000 - \$99,999	2,761	15.8%	2,732	15.8%
\$100,000 - \$149,999	2,812	16.1%	3,348	19.3%
\$150,000 - \$199,999	967	5.5%	1,395	8.0%
\$200,000+	767	4.4%	1,059	6.1%
Median Household Income	\$61,740		\$73,443	
Average Household Income	\$78,754		\$93,454	
Per Capita Income	\$26,979		\$32,072	

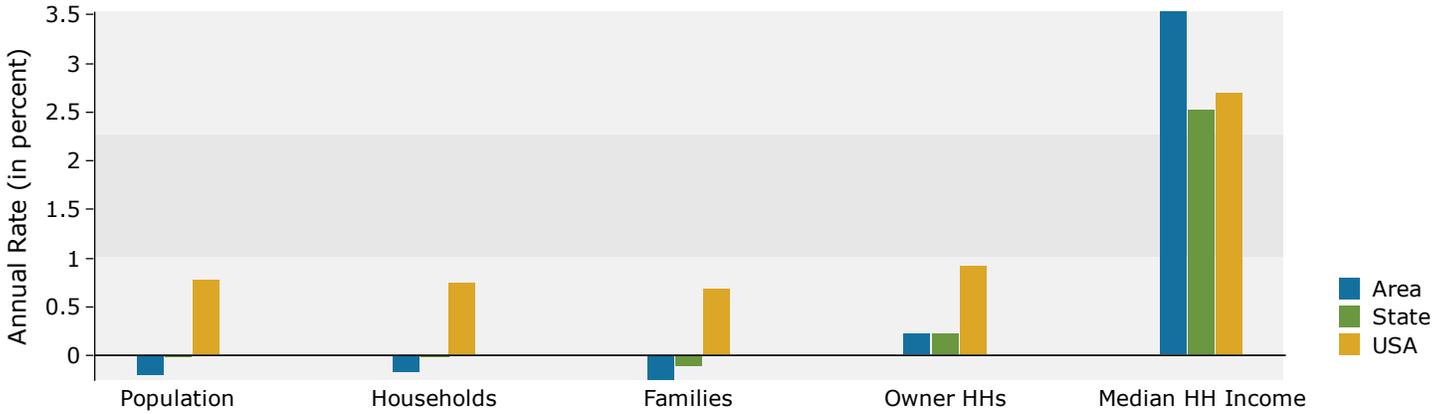
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,790	7.3%	3,543	6.9%	3,530	6.9%
5 - 9	3,968	7.6%	3,545	6.9%	3,493	6.9%
10 - 14	4,331	8.3%	3,580	7.0%	3,615	7.1%
15 - 19	4,255	8.2%	3,426	6.7%	3,262	6.4%
20 - 24	3,248	6.3%	3,457	6.7%	2,906	5.7%
25 - 34	6,833	13.2%	7,889	15.3%	8,144	16.0%
35 - 44	7,083	13.7%	6,468	12.6%	6,947	13.6%
45 - 54	7,734	14.9%	6,358	12.4%	5,792	11.4%
55 - 64	5,391	10.4%	6,392	12.4%	5,680	11.2%
65 - 74	2,948	5.7%	4,147	8.1%	4,563	9.0%
75 - 84	1,621	3.1%	1,905	3.7%	2,223	4.4%
85+	683	1.3%	770	1.5%	774	1.5%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	30,885	59.5%	28,472	55.3%	27,032	53.1%
Black Alone	10,543	20.3%	10,945	21.3%	10,927	21.5%
American Indian Alone	306	0.6%	307	0.6%	301	0.6%
Asian Alone	1,749	3.4%	2,134	4.1%	2,372	4.7%
Pacific Islander Alone	26	0.1%	35	0.1%	35	0.1%
Some Other Race Alone	6,172	11.9%	7,088	13.8%	7,618	15.0%
Two or More Races	2,206	4.3%	2,499	4.9%	2,645	5.2%
Hispanic Origin (Any Race)	14,464	27.9%	16,480	32.0%	17,727	34.8%

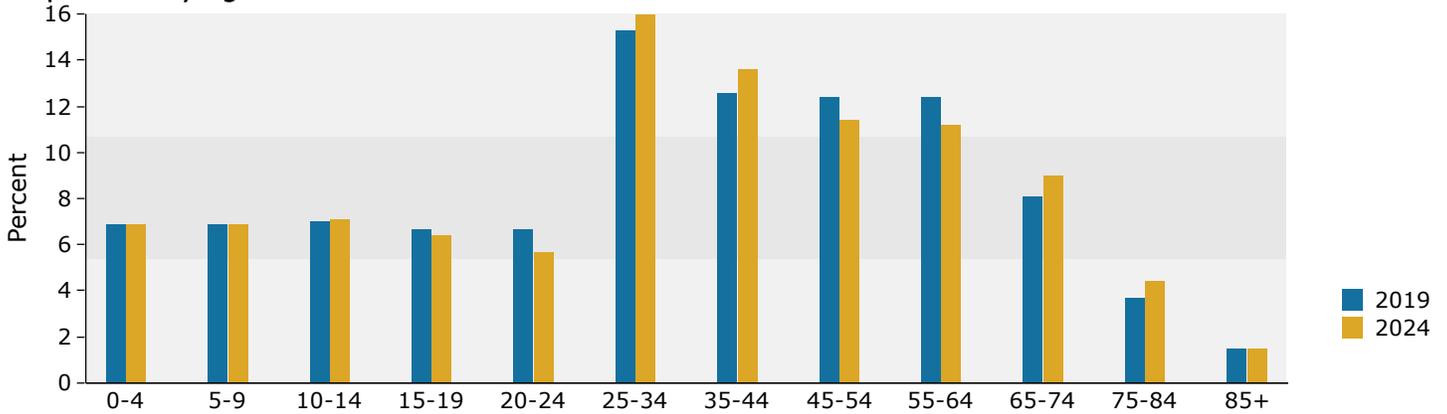
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

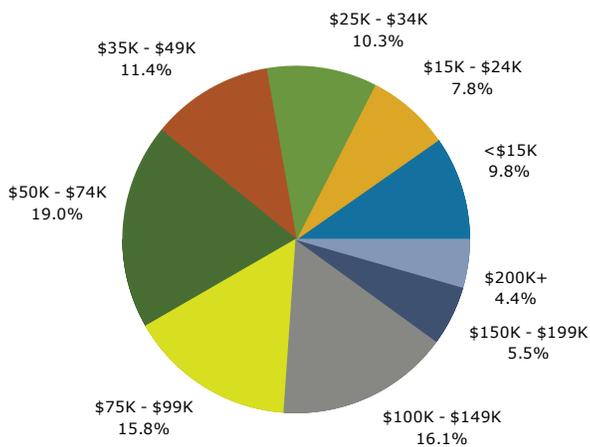
## Trends 2019-2024



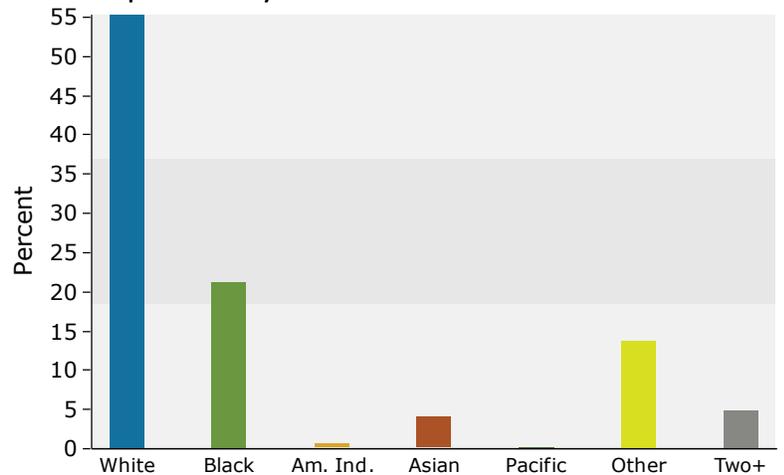
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 32.0%



# Demographic and Income Profile

2909 31st St, Zion, Illinois, 60099  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 42.43908  
 Longitude: -87.85274

Summary	Census 2010	2019	2024
Population	103,649	103,890	103,237
Households	35,335	35,620	35,453
Families	25,809	25,668	25,430
Average Household Size	2.91	2.89	2.89
Owner Occupied Housing Units	23,454	22,176	22,504
Renter Occupied Housing Units	11,881	13,445	12,949
Median Age	33.8	34.9	35.5
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	-0.13%	-0.03%	0.77%
Households	-0.09%	-0.01%	0.75%
Families	-0.19%	-0.12%	0.68%
Owner HHs	0.29%	0.22%	0.92%
Median Household Income	3.08%	2.52%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	3,388	9.5%	2,773	7.8%
\$15,000 - \$24,999	3,195	9.0%	2,658	7.5%
\$25,000 - \$34,999	3,636	10.2%	3,100	8.7%
\$35,000 - \$49,999	4,518	12.7%	4,024	11.4%
\$50,000 - \$74,999	6,723	18.9%	6,376	18.0%
\$75,000 - \$99,999	4,932	13.8%	4,911	13.9%
\$100,000 - \$149,999	5,465	15.3%	6,457	18.2%
\$150,000 - \$199,999	2,220	6.2%	3,097	8.7%
\$200,000+	1,543	4.3%	2,056	5.8%
Median Household Income	\$59,036		\$68,719	
Average Household Income	\$77,980		\$91,640	
Per Capita Income	\$26,776		\$31,515	

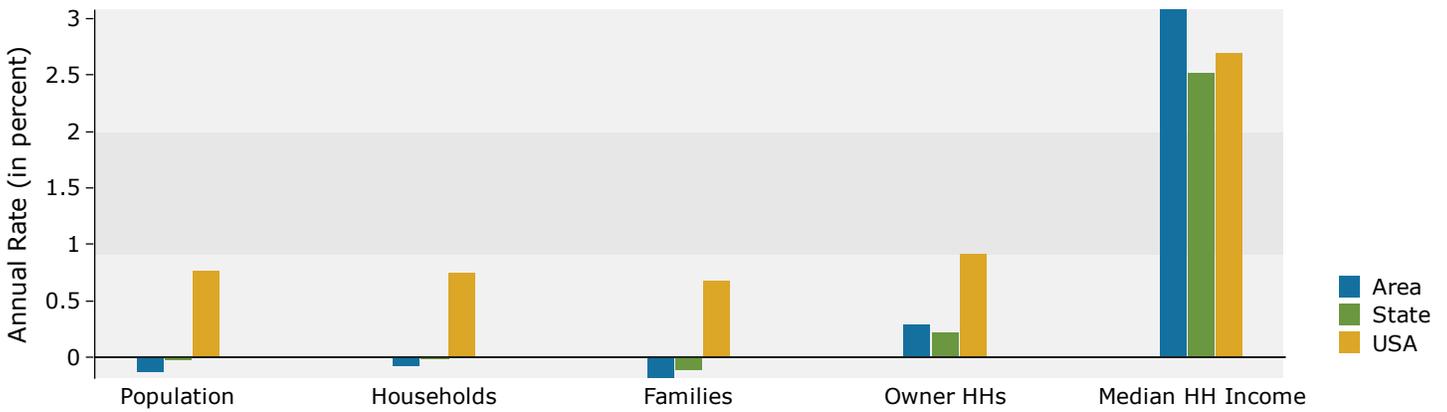
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,920	7.6%	7,430	7.2%	7,409	7.2%
5 - 9	8,041	7.8%	7,279	7.0%	7,137	6.9%
10 - 14	8,385	8.1%	7,330	7.1%	7,276	7.0%
15 - 19	8,188	7.9%	7,020	6.8%	6,771	6.6%
20 - 24	6,706	6.5%	7,067	6.8%	6,261	6.1%
25 - 34	14,361	13.9%	15,926	15.3%	16,046	15.5%
35 - 44	14,405	13.9%	13,490	13.0%	14,357	13.9%
45 - 54	15,070	14.5%	12,774	12.3%	11,912	11.5%
55 - 64	10,732	10.4%	12,533	12.1%	11,406	11.0%
65 - 74	5,557	5.4%	8,086	7.8%	8,963	8.7%
75 - 84	3,058	3.0%	3,569	3.4%	4,297	4.2%
85+	1,227	1.2%	1,386	1.3%	1,404	1.4%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	60,883	58.7%	57,301	55.2%	55,084	53.4%
Black Alone	18,700	18.0%	19,265	18.5%	19,104	18.5%
American Indian Alone	831	0.8%	827	0.8%	807	0.8%
Asian Alone	3,572	3.4%	4,330	4.2%	4,793	4.6%
Pacific Islander Alone	52	0.1%	69	0.1%	74	0.1%
Some Other Race Alone	15,337	14.8%	17,296	16.6%	18,317	17.7%
Two or More Races	4,275	4.1%	4,802	4.6%	5,059	4.9%
Hispanic Origin (Any Race)	35,748	34.5%	40,052	38.6%	42,519	41.2%

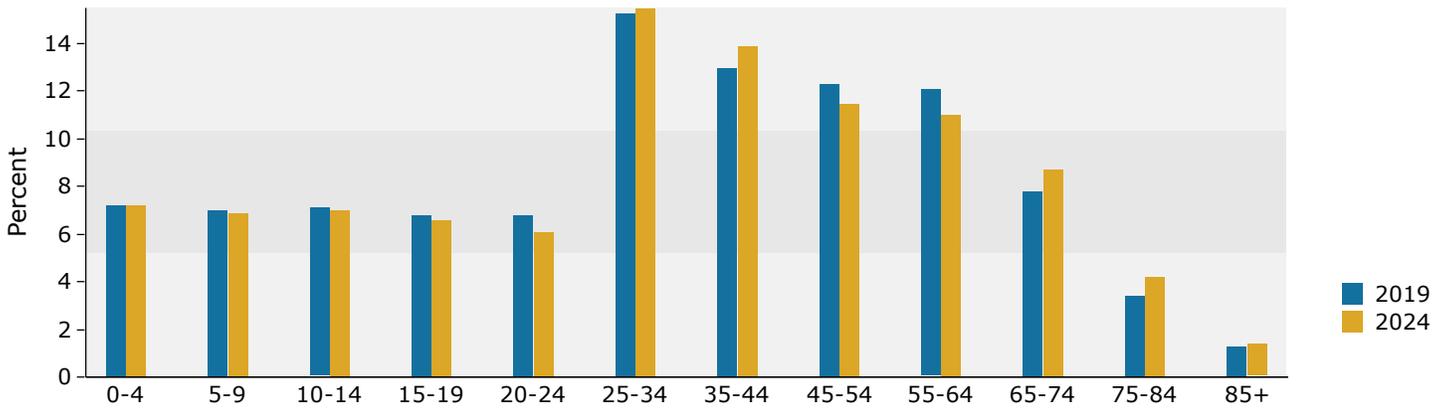
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

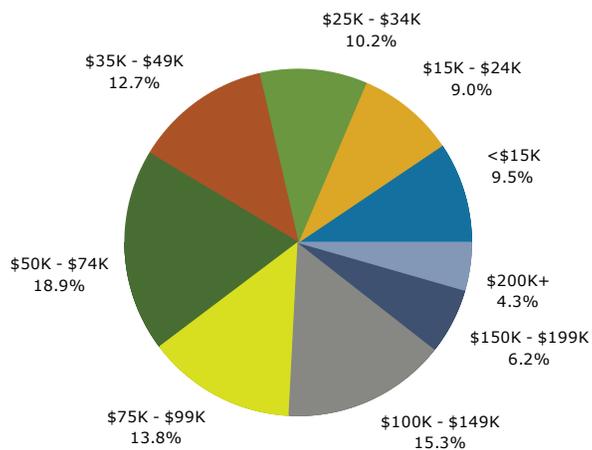
## Trends 2019-2024



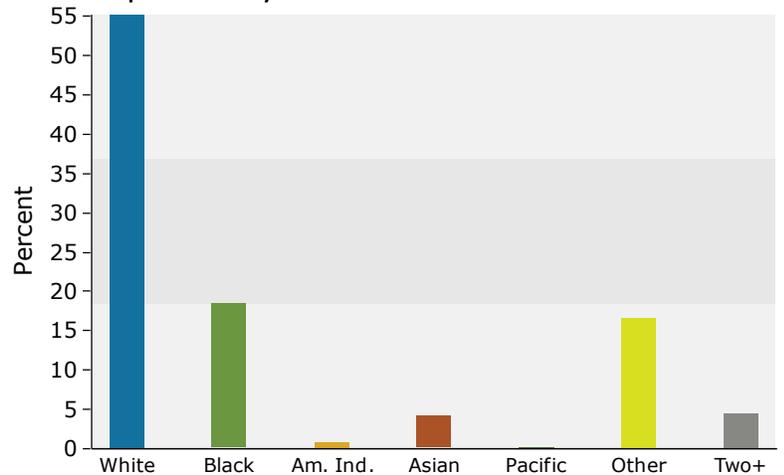
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 38.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.