

The Bristol Manor Apartments

SAN LEANDRO , CA



OFFERING MEMORANDUM



Marcus & Millichap

The Bristol Manor Apartments

SAN LEANDRO , CA

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The Bristol Manor Apartments

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The Bristol Manor Apartments

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PRICING AND FINANCIAL ANALYSIS

OFFERING SUMMARY



Unit Mix

No. of Units	Unit Type	Approx. Square
10	1 Bdr 1 Bath Flat	915
24	2 Bdr 2 Bath Flat	1,100
34	Total	35,500

Major Employers

Company	Local Employees
Aryzta US Holdings I Corp	9,500
International Paper	2,000
Otis Spunkmeyer Holdings	1,200
Social Services Dept	1,016
Eden Medical Center	968
Aidells Sausage	900
Safeway	725
Waste Management	696
County of Alameda	677
Chabot College	600
Target	554
Lucky Supermarket	514

Demographics

	1-Mile	3-Miles	5-Miles
2014 Total Population	29,897	199,477	368,633
2019 Total Population	30,409	202,136	373,325
2014 Total Households	10,197	70,982	125,485
2019 Total Households	10,361	71,924	127,266
Median HH Income	\$52,895	\$59,268	\$59,694
Per Capita Income (based on Total Population)	\$24,991	\$28,789	\$27,980
Average (Mean) HH Income	\$71,958	\$80,112	\$81,539

Price	\$6,800,000
Down Payment	35% / \$2,380,000
Price/Unit	\$200,000
Price/SF	\$191.55
Number of Units	34
Rentable Square Feet	35,500
Number of Buildings	Four
Number of Stories	Two and Three Story
Year Built	1987
Lot Size	1.38 Acres

Vital Data

CAP Rate - Current	5.24%
GRM - Current	10.92
Net Operating Income - Current	\$356,446
Net Cash Flow After Debt Service - Current	5.2% / \$124,155
Total Return - Current	8.9% / \$211,905
CAP Rate - Pro-Forma	6.86%
GRM - Pro-Forma	9.35
Net Operating Income - Pro-Forma	\$466,488
Net Cash Flow After Debt Service - Pro-Forma	9.8% / \$234,197
Total Return - Pro-Forma	13.5% / \$321,948

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FINANCING

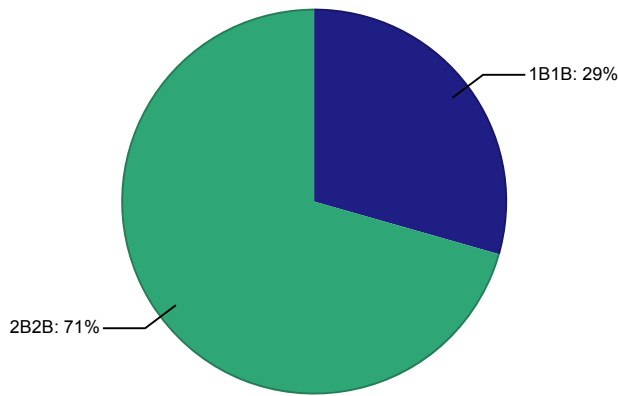
Existing Financing	
Loan Type	Free and Clear

Proposed Financing	
First Trust Deed	
Loan Amount	\$4,420,000
Loan Type	Proposed New
Interest Rate	3.3%
Amortization	30 Years
Program	3.7% Fixed 5 Years
Loan to Value	65LTV
Debt Coverage Ratio	1.53

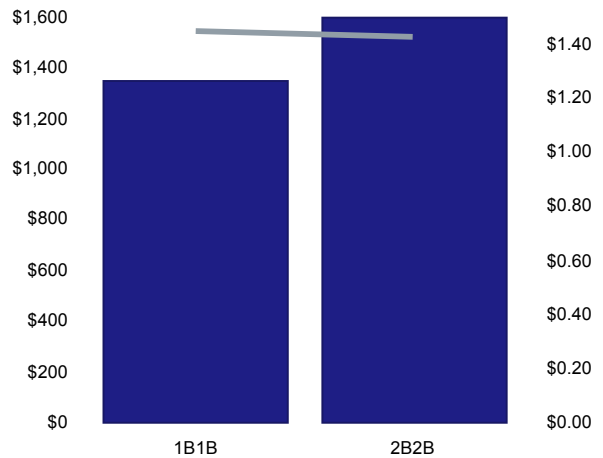
UNIT MIX

No. of Units	Unit Type	Approx. Square Feet	Current Rents	Rent/ SF	Monthly Income	Pro-Forma Rents	Rent/ SF	Monthly Income
10	1 Bdr 1 Bath Flat	915	\$1,300 - \$1,400	\$1.45	\$13,500	\$1,500	\$1.48	\$15,000
24	2 Bdr 2 Bath Flat	1,100	\$1,500 - \$1,700	\$1.43	\$38,375	\$1,900	\$1.50	\$45,600
34	TOTAL	35,500			\$51,875			\$60,600

Unit Mix



Unit Rent & Rent/SF



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RENT ROLL

Unit Number	Unit Type		Unit SF	Current Rent	Rent/SF	Pro Forma	Rent/SF	Parking	Storage	
15977#101	2 Bdr	2 Bath	Flat	1,100	\$1,650	\$1.50	\$1,900	\$1.73	Yes	Yes
15977#102	2 Bdr	2 Bath	Flat	1,100	\$1,600	\$1.45	\$1,900	\$1.73	Yes	Yes
15977#103	1 Bdr	1 Bath	Flat	915	\$1,400	\$1.53	\$1,500	\$1.64	Yes	Yes
15977#104	2 Bdr	2 Bath	Flat	1,100	\$1,600	\$1.45	\$1,900	\$1.73	Yes	Yes
15977#201	2 Bdr	2 Bath	Flat	1,100	\$1,600	\$1.45	\$1,900	\$1.73	Yes	Yes
15977#202	2 Bdr	2 Bath	Flat	1,100	\$1,600	\$1.45	\$1,900	\$1.73	Yes	Yes
15977#203	1 Bdr	1 Bath	Flat	915	\$1,400	\$1.53	\$1,500	\$1.64	Yes	Yes
15977#204	2 Bdr	2 Bath	Flat	1,100	\$1,600	\$1.45	\$1,900	\$1.73	Yes	Yes
15979#101	2 Bdr	2 Bath	Flat	1,100	\$1,600	\$1.45	\$1,900	\$1.73	Yes	Yes
15979#102	1 Bdr	1 Bath	Flat	915	\$1,350	\$1.48	\$1,500	\$1.64	Yes	Yes
15979#103	1 Bdr	1 Bath	Flat	915	\$1,350	\$1.48	\$1,500	\$1.64	Yes	Yes
15979#104	2 Bdr	2 Bath	Flat	1,100	\$1,625	\$1.48	\$1,900	\$1.73	Yes	Yes
15979#201	2 Bdr	2 Bath	Flat	1,100	\$1,500	\$1.36	\$1,900	\$1.73	Yes	Yes
15979#202	1 Bdr	1 Bath	Flat	915	\$1,350	\$1.48	\$1,500	\$1.64	Yes	Yes
15979#203	1 Bdr	1 Bath	Flat	915	\$1,300	\$1.42	\$1,500	\$1.64	Yes	Yes
15979#204	2 Bdr	2 Bath	Flat	1,100	\$1,500	\$1.36	\$1,900	\$1.73	Yes	Yes
15979#301	2 Bdr	2 Bath	Flat	1,100	\$1,700	\$1.55	\$1,900	\$1.73	Yes	Yes
15979#302	1 Bdr	1 Bath	Flat	915	\$1,300	\$1.42	\$1,500	\$1.64	Yes	Yes
15979#303	1 Bdr	1 Bath	Flat	915	\$1,350	\$1.48	\$1,500	\$1.64	Yes	Yes
15979#304	2 Bdr	2 Bath	Flat	1,100	\$1,600	\$1.45	\$1,900	\$1.73	Yes	Yes
15983#101	2 Bdr	2 Bath	Flat	1,100	\$1,550	\$1.41	\$1,900	\$1.73	Yes	Yes
15983#102	2 Bdr	2 Bath	Flat	1,100	\$1,700	\$1.55	\$1,900	\$1.73	Yes	Yes
15983#103	1 Bdr	1 Bath	Flat	915	\$1,350	\$1.48	\$1,500	\$1.64	Yes	Yes
15983#104	2 Bdr	2 Bath	Flat	1,100	\$1,600	\$1.45	\$1,900	\$1.73	Yes	Yes
15983#201	2 Bdr	2 Bath	Flat	1,100	\$1,550	\$1.41	\$1,900	\$1.73	Yes	Yes
15983#202	2 Bdr	2 Bath	Flat	1,100	\$1,600	\$1.45	\$1,900	\$1.73	Yes	Yes
15983#203	1 Bdr	1 Bath	Flat	915	\$1,350	\$1.48	\$1,500	\$1.64	Yes	Yes
15983#204	2 Bdr	2 Bath	Flat	1,100	\$1,600	\$1.45	\$1,900	\$1.73	Yes	Yes

Comments

Square Footage Includes Patio/Balcony Area

RENT ROLL

Unit Number	Unit Type		Unit SF	Current Rent	Rent/SF	Pro-Forma SF Rent	Rent/SF	Parking	Storage	
15987#101	2 Bdr	2 Bath	Flat	1,100	\$1,600	\$1.45	\$1,900	\$1.73	Yes	Yes
15987#102	2 Bdr	2 Bath	Flat	1,100	\$1,550	\$1.41	\$1,900	\$1.73	Yes	Yes
15987#103	2 Bdr	2 Bath	Flat	1,100	\$1,600	\$1.45	\$1,900	\$1.73	Yes	Yes
15987#201	2 Bdr	2 Bath	Flat	1,100	\$1,550	\$1.41	\$1,900	\$1.73	Yes	Yes
15987#202	2 Bdr	2 Bath	Flat	1,100	\$1,650	\$1.50	\$1,900	\$1.73	Yes	Yes
15987#203	2 Bdr	2 Bath	Flat	1,100	\$1,650	\$1.50	\$1,900	\$1.73	Yes	Yes
	TOTAL	VACANT			\$0		\$0			
34	TOTAL	OCCUPIED	35,550	\$51,875		\$60,600				
34	TOTAL		35,550	\$51,875		\$60,600				

Comments

Square Footage Includes Patio/Balcony Area

INCOME & EXPENSES

Total Number of Units: 34
 Total Rentable Area: 35,500 SF

Income	Current	Per Unit	Pro-forma	Per Unit
GROSS POTENTIAL RENT	\$622,500	\$18,309	\$727,200	\$21,388
Other Income				
Laundry Income	\$6,000	\$176	\$6,000	\$176
Application/Transfer Fee	\$750	\$22	\$750	\$22
Cleaning/Damage Income	\$1,000	\$29	\$1,000	\$29
Parking	\$0	\$0	\$575	\$17
Total Other Income	\$7,750	\$228	\$8,325	\$245
GROSS POTENTIAL INCOME	\$630,250	\$18,537	\$735,525	\$21,633
Vacancy/Collection Allowance (GPR)	2.0% / \$12,450	\$366	3.0% / \$21,816	\$642
EFFECTIVE GROSS INCOME	\$617,800	\$18,171	\$713,709	\$20,991
Expenses				
Real Estate Taxes (1.3390% + \$12,073)	\$112,230	\$3,301	\$112,230	\$3,301
Insurance	\$14,443	\$425	\$14,443	\$425
Utilities	\$34,332	\$1,010	\$8,750	\$257
Contract Services	\$13,032	\$383	\$13,032	\$383
Repairs & Maintenance	\$19,814	\$583	\$15,500	\$456
Marketing & Promotion	\$193	\$6	\$193	\$6
On-Site Payroll	\$40,572	\$1,193	\$19,800	\$582
Management Fee			6.0% / \$42,823	\$1,259
Payroll Tax	\$4,039	\$119	\$2,750	\$81
License and Fees	\$3,399	\$100	\$3,400	\$100
Supplies	\$12,500	\$368	\$7,500	\$221
Reserves/Replacements	\$6,800	\$200	\$6,800	\$200
TOTAL EXPENSES	\$261,354	\$7,687	\$247,221	\$7,271
Expenses per SF	\$7.36		\$6.96	
% of EGI	42.3%		34.6%	
NET OPERATING INCOME	\$356,446	\$10,484	\$466,488	\$13,720

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FINANCIAL OVERVIEW

Location

15977 Maubert Avenue
San Leandro, CA 94578

Price	\$6,800,000
Down Payment	35% / \$2,380,000
Number of Units	34
Price/Unit	\$200,000
Rentable Square Feet	35,500
Price/SF	\$191.55
CAP Rate - Current	5.24%
CAP Rate- Pro-Forma	6.86%
GRM - Current	10.92
GRM- Pro-Forma	9.35
Year Built	1987
Lot Size	1.38 Acres
Type of Ownership	Fee Simple

Financing

FIRST TRUST DEED	
Loan Amount	\$4,420,000
Loan Type	Proposed New
Interest Rate	3.3%
Amortization	30 Years
Program	3.7% Fixed 5
Loan to Value	65LTV

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation representative.

Annualized Operating Data

Income	Current	Pro-forma
Gross Potential Rent	\$622,500	\$727,200
Other Income	\$7,750	\$8,325
Gross Potential Income	\$630,250	\$735,525
Less: Vacancy/Deductions (GPR)	2.0% / \$12,450	3.0% / \$21,816
Effective Gross Income	\$617,800	\$713,709
Less: Expenses	\$261,354	\$247,221
Net Operating Income	\$356,446	\$466,488
Net Cash Flow Before Debt Service	\$356,446	\$466,488
Debt Service	\$232,291	\$232,291
Debt Coverage Ratio	1.53	2.01
Net Cash Flow After Debt Service	5.2% / \$124,155	9.8% / \$234,197
Principal Reduction	\$87,751	\$87,751
Total Return	8.9% / \$211,905	13.5% / \$321,948

Expenses

Real Estate Taxes	\$112,230	\$112,230
Insurance	\$14,443	\$14,443
Utilities	\$34,332	\$8,750
Contract Services	\$13,032	\$13,032
Repairs & Maintenance	\$19,814	\$15,500
Marketing & Promotion	\$193	\$193
On-Site Payroll	\$40,572	\$19,800
Management Fee		\$42,823
Payroll Tax	\$4,039	\$2,750
License and Fees	\$3,399	\$3,400
Supplies	\$12,500	\$7,500
Reserves/Replacements	\$6,800	\$6,800
Total Expenses	\$261,354	\$247,221
Expenses/unit	\$7,687	\$7,271
Expenses/SF	\$7.36	\$6.96
% of EGI	42.30%	34.64%

Scheduled Income

No. of Units	Unit Type	Approx. Square Feet	Current Rents	Rent/SF	Monthly Income	Pro-Forma Rents	Rent/SF	Monthly Income
10	1 Bdr 1 Bath Flat	915	\$1,300 - \$1,400	\$1.45	\$13,500	\$1,500	\$1.48	\$15,000
24	2 Bdr 2 Bath Flat	1,100	\$1,500 - \$1,700	\$1.43	\$38,375	\$1,900	\$1.50	\$45,600
34	Total/Wtd. Avg.	35,500			\$51,875			\$60,600

PROPERTY DESCRIPTION

The Bristol Manor Apartments

SAN LEANDRO , CA

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INVESTMENT OVERVIEW

Investment Highlights

- Four Buildings Dispersed Over 1.38 acres
- Spacious Units with Patios/Balconies
- Nearly 2:1 Parking
- On-Site Laundry Facility
- City of San Leandro is Becoming a Hub to Tech and Other Industry
- Minutes Away from Oakland and San Francisco and Quick Access to Peninsula via the San Mateo Bridge
- Quick Access to Interstate 580
- Tremendous Upside Potential



The subject property is a 34 unit garden style apartment complex located in San Leandro, California. The property features a mix of ten one-bedroom/one-bath flats and twenty-four two-bedroom/two-bath flats spread over four buildings on a 1.38 acre lot.

The property features a gated and secured entry-way with intercom system that is accessible via control remote. All units have a patio/balcony area and covered parking. There is also an on-site laundry facility and central mailbox area.

The property's location provides quick access to Interstate 580 and concurrently Interstate 880. The city of San Leandro features close proximity to all major Bay Area hubs: San Francisco and Oakland via the Bay Bridge; the Peninsula via the San Mateo Bridge and the Silicon Valley via the Dumbarton Bridge.

INVESTMENT OVERVIEW



The city of San Leandro features robust market fundamentals; almost 10 percent rent growth over the past 12 months and average occupancy of 98.2 percent.

San Leandro boasts a vibrant downtown adjacent to its San Leandro BART stop. The city has various boutiques, restaurants, banks, retail centers, main library and a new parking garage for convenience. New developments include the Village Marketplace.

Moreover, the city and property are centrally located as it offers its tenant quick access to Interstate 880. The City of San Leandro features two BART Stations: the Downtown San Leandro BART off San Leandro Boulevard and the Bay Fair Mall BART St. The city of San Leandro is close to major employment opportunities via the San Francisco-Oakland Bay Bridge; the San Mateo Bridge and south in Fremont via the Dumbarton Bridge.

The subject property offers an excellent opportunity for an investor to acquire a Bay Area property with BOTH upside rent growth potential and continued growth in equity as the East Bay continues to flourish.

PROPERTY SUMMARY

The Offering

Property	The Bristol Manor Apartments
Property Address	15977 Maubert Avenue San Leandro, CA 94578
Assessor's Parcel Number	80-51-16-3
Zoning	Multi-Residential

Site Description

Number of Units	34
Number of Buildings	Four
Number of Stories	Two and Three Story Structures
Year Built	1987
Rentable Square Feet	35,500
Lot Size	1.38 Acres
Type of Ownership	Fee Simple
Density	Medium
Parking	Designated Covered and Open
Parking Ratio	Almost 2:1
Landscaping	Mature
Topography	Flat

Utilities

Water	Landlord
Phone	Tenant
Electric	Tenant
Gas	Tenant

Construction

Foundation	Flat
Framing	Woodframe
Exterior	Stucco
Parking Surface	Concrete
Roof	Pitched Composition Shingle

Mechanical

HVAC	Gas Wall Heat
Fire Protection	Fire Extinguishers

AMENITIES

Common Area Amenities

- Newer Well Spread Garden Style Apartment Complex over 1.38 acres
- Gated/Secured Entry-way for All Residents
- Ample Parking; Greater than 1:1
- On-Site Laundry Facility
- Central Mailbox Facility



Unit Amenities

- Large Spacious Units
- Defined Living Rooms and Kitchen Areas
- Storage Spaces for All Units
- Patios/Balconies for All Units
- Some Units have Views of the Hayward Hills

The Bristol Manor Apartments

SAN LEANDRO, CA

PROPERTY DESCRIPTION

PROPERTY PHOTOS



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PROPERTY DESCRIPTION

EXTERIOR



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EXTERIOR

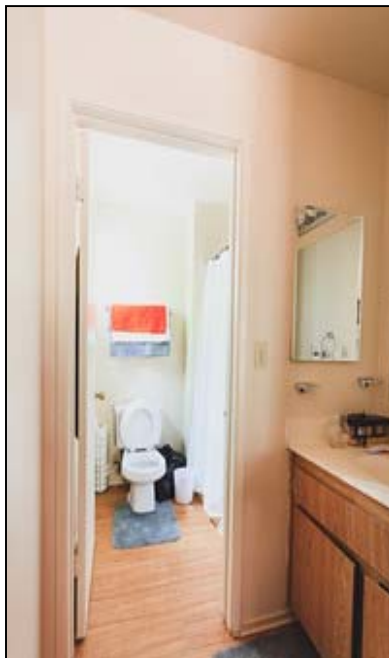


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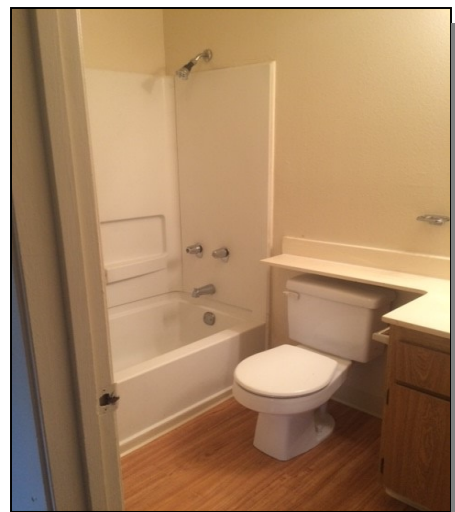
INTERIOR



INTERIOR



INTERIOR



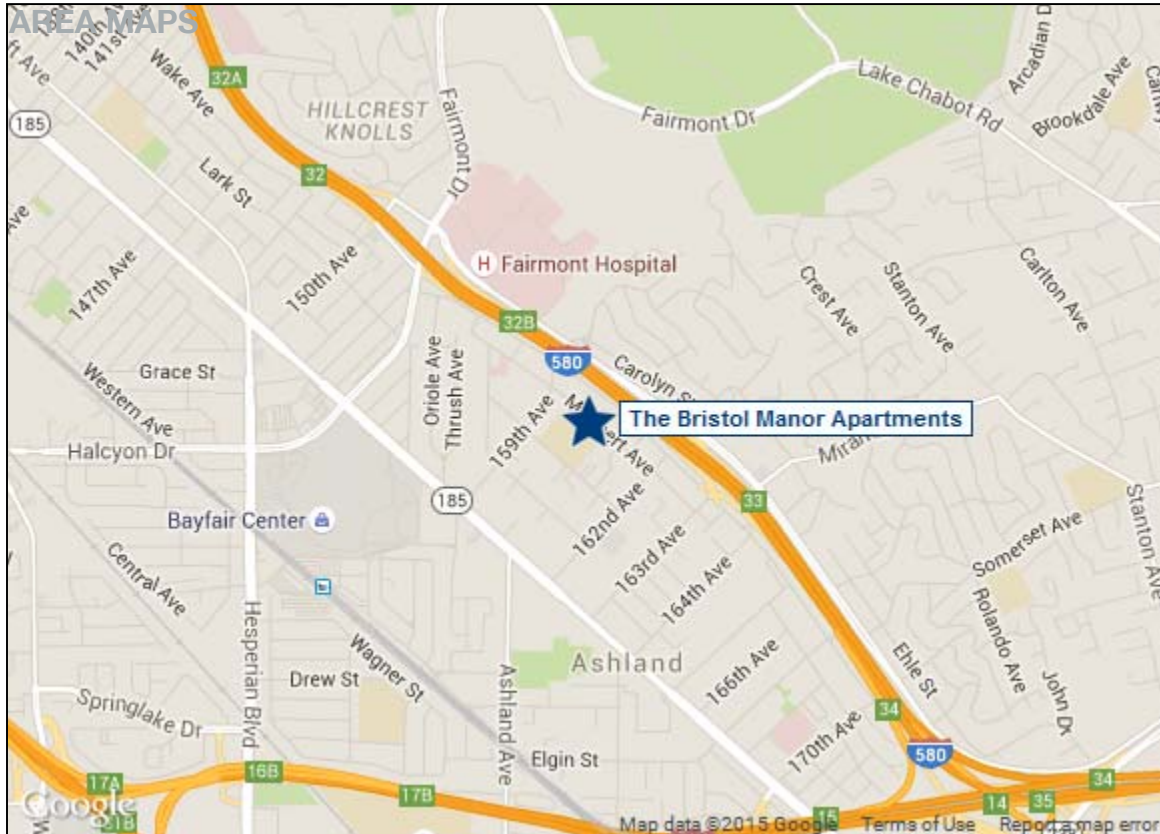
INTERIOR



The Bristol Manor Apartments

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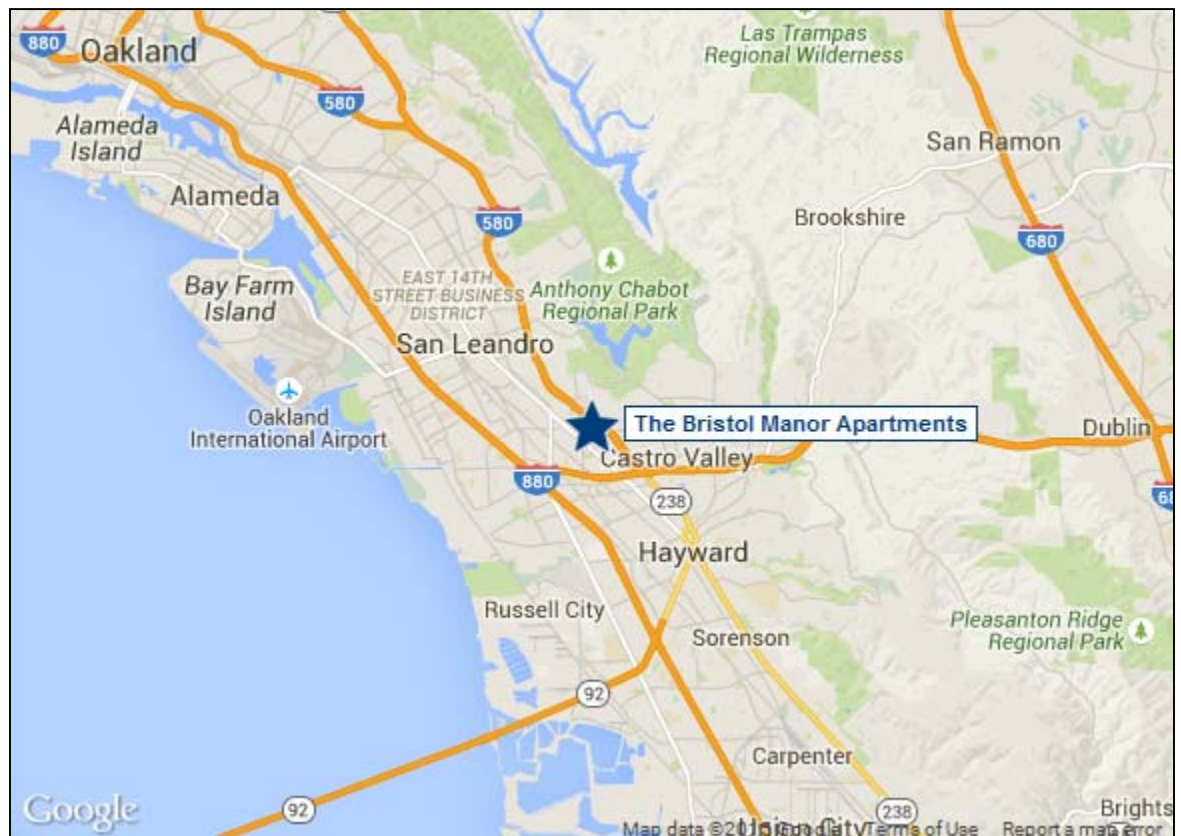
PROPERTY DESCRIPTION



Local Map



Regional Map



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RECENT SALES

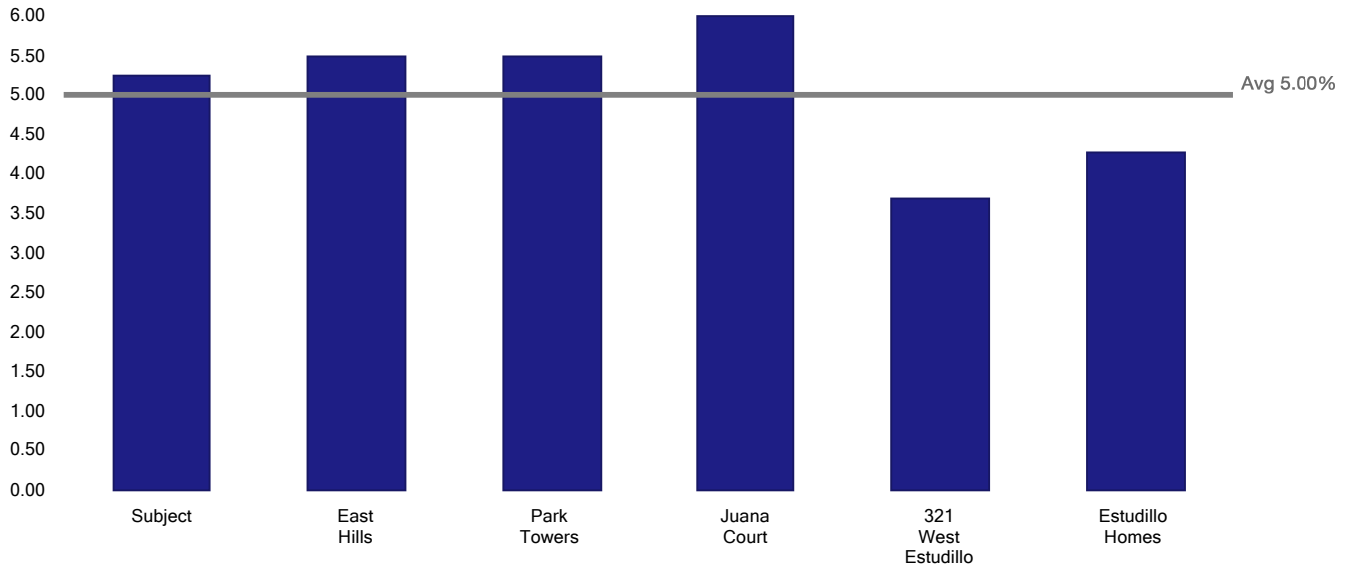
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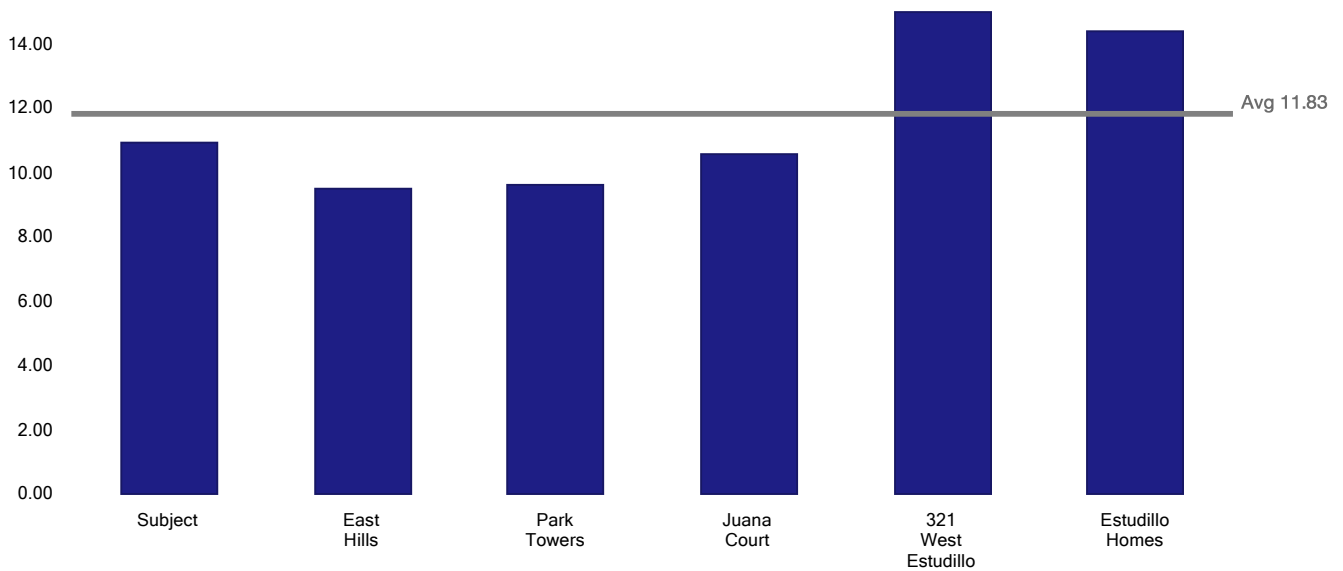
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CAP RATE AND GRM

Average Cap Rate



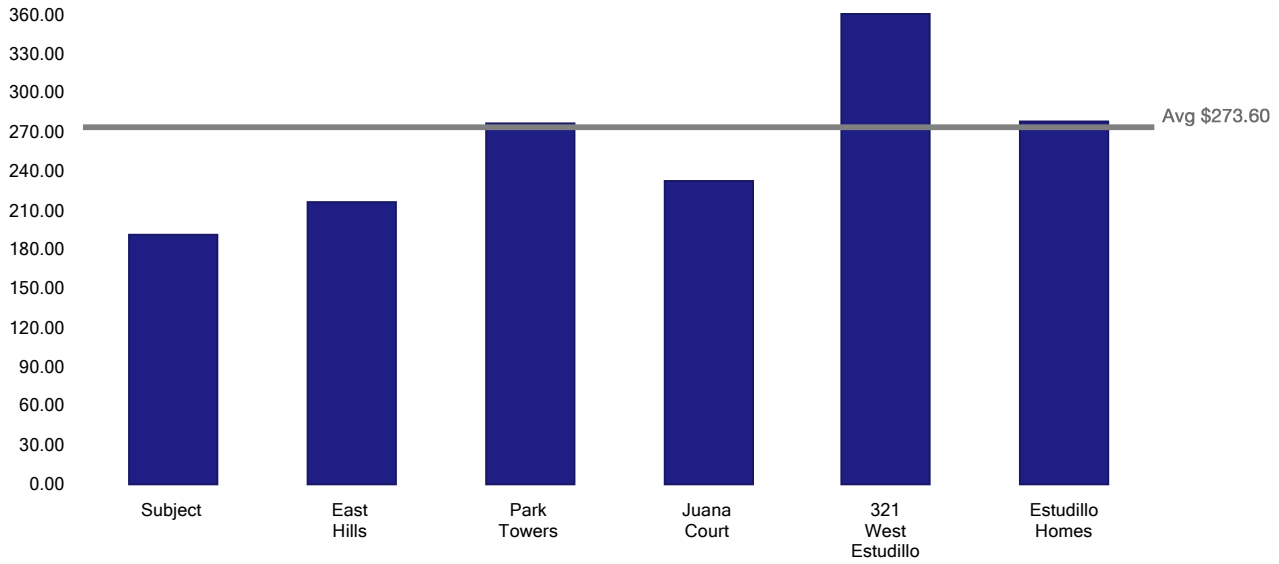
Average GRM



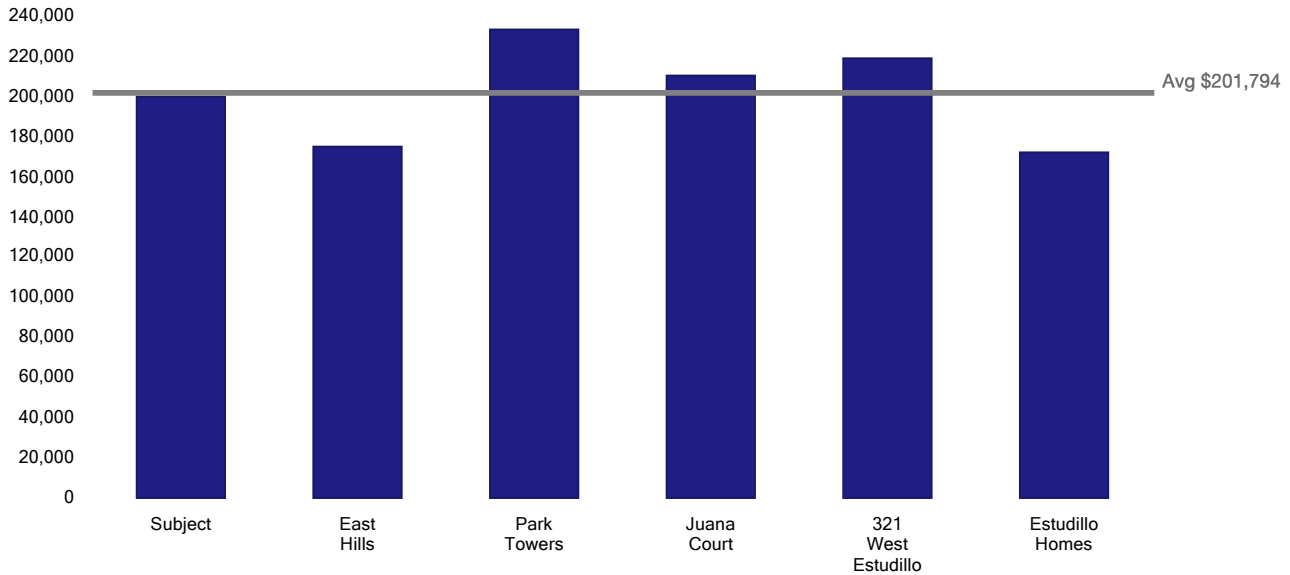
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PRICE PER SF AND PRICE PER UNIT

Average Price per Square Foot

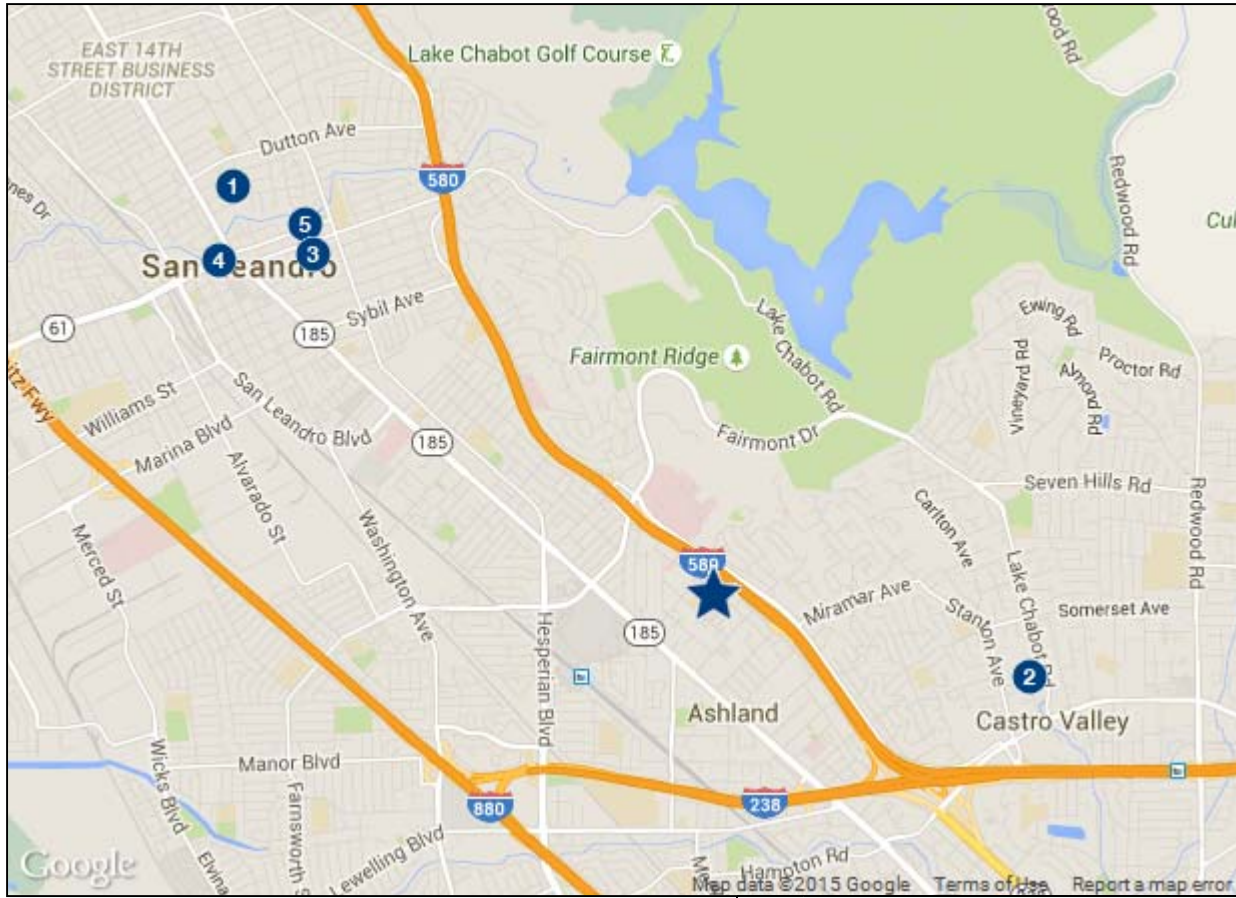


Average Price per Unit



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RECENT SALES MAP



- ★ The Bristol Manor Apartments
- 1) East Hills
- 2) Park Towers
- 3) Juana Court
- 4) 321 West Estudillo
- 5) Estudillo Homes

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RECENT SALES



Subject Property

The Bristol Manor Apartments

15977 Maubert Avenue
San Leandro, CA 94578

No. of Units: 34
Year Built: 1987
Sale Price: \$6,800,000
Price/Unit: \$200,000
Price/SF: \$191.55
CAP Rate: 5.24%
GRM: 10.92

Units	Unit Type
10	1 Bdr 1 Bath Flat
24	2 Bdr 2 Bath Flat

1



Close of Escrow: 03/12/2015

East Hills

179 Haas Avenue
San Leandro, CA 94577

No. of Units: 20
Year Built: 1965
Sale Price: \$3,495,000
Price/Unit: \$174,750
Price/SF: \$216.31
CAP Rate: 5.50%
GRM: 9.50

Units	Unit Type
20	2 Bdr 1 Bath Flat

Comments

Three story building over tuck under parking. Patios and balconies. Walking distance to Downtown. Residential community.

2



Close of Escrow: 03/25/2015

Park Towers

20353 Park Avenue
Castro Valley, CA 94546

No. of Units: 51
Year Built: 1965
Sale Price: \$11,900,000
Price/Unit: \$233,333
Price/SF: \$277.39
CAP Rate: 5.50%
GRM: 9.65

Units	Unit Type
24	1 Bdr 1 Bath Flat
24	2 Bdr 1.5 Bath Flat
3	3 Bdr 1.5 Bath Flat

Comments

Previous close was in November 2014. Excellent unit mix. Affluent Castro Valley community.

RECENT SALES

3



Close of Escrow: 06/05/2015

Juana Court

475 Juana Avenue
San Leandro, CA 94577

No. of Units: 12
Year Built: 1965
Sale Price: \$2,520,000
Price/Unit: \$210,000
Price/SF: \$233.59
CAP Rate: 6.01%
GRM: 10.60

Units	Unit Type
12	2 Bdr 1.5 Bath Flat

Comments

Tuck under parking in rear of building. Close proximity to San Leandro downtown. Quick access to Interstate 580.

4



Close of Escrow: 05/12/2015

321 West Estudillo

321 West Estudillo Avenue
San Leandro, CA 94577

No. of Units: 15
Year Built: 1959
Sale Price: \$3,280,000
Price/Unit: \$218,667
Price/SF: \$361.43
CAP Rate: 3.70%
GRM: 15.00

Units	Unit Type
5	Studio
6	1 Bdr 1 Bath Flat
2	2 Bdr 1 Bath Flat
2	2 Bdr 2 Bath Flat

Comments

Blocks away from Downtown San Leandro and the Downtown BART. Quick access to Interstate 580 and Interstate 880.

5



Close of Escrow: 12/17/2014

Estudillo Homes

490 Estudillo Avenue
San Leandro, CA 94577

No. of Units: 18
Year Built: 1964
Sale Price: \$3,100,000
Price/Unit: \$172,222
Price/SF: \$279.28
CAP Rate: 4.27%
GRM: 14.40

Units	Unit Type
18	1 Bdr 1 Bath Flat

Comments

Quick access to Interstate 580. Walking distance to Downtown and slightly longer walk to San Leandro BART.

The Bristol Manor Apartments

SAN LEANDRO , CA

DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
2000 Population	27,805	184,786	343,156
2010 Population	28,754	191,598	353,746
2014 Population	29,897	199,477	368,633
2019 Population	30,409	202,136	373,325
2000 Households	9,860	68,356	119,390
2010 Households	9,732	67,643	119,517
2014 Households	10,197	70,982	125,485
2019 Households	10,361	71,924	127,266
2014 Average Household Size	2.87	2.76	2.89
2014 Daytime Population	4,744	52,726	113,095
2000 Owner Occupied Housing Units	45.43%	54.65%	56.18%
2000 Renter Occupied Housing Units	52.32%	42.99%	41.28%
2000 Vacant	2.25%	2.36%	2.54%
2014 Owner Occupied Housing Units	43.51%	51.77%	53.45%
2014 Renter Occupied Housing Units	56.49%	48.23%	46.55%
2014 Vacant	1.37%	1.15%	1.95%
2019 Owner Occupied Housing Units	43.20%	51.49%	53.22%
2019 Renter Occupied Housing Units	56.80%	48.51%	46.78%
2019 Vacant	1.43%	1.12%	2.01%
\$ 0 - \$14,999	12.3%	9.9%	10.5%
\$ 15,000 - \$24,999	8.9%	9.2%	9.0%
\$ 25,000 - \$34,999	10.6%	9.1%	9.3%
\$ 35,000 - \$49,999	15.2%	13.9%	13.4%
\$ 50,000 - \$74,999	20.1%	19.2%	18.6%
\$ 75,000 - \$99,999	11.8%	13.3%	13.0%
\$100,000 - \$124,999	7.5%	9.4%	9.7%
\$125,000 - \$149,999	6.0%	6.2%	6.0%
\$150,000 - \$199,999	4.9%	5.8%	6.0%
\$200,000 - \$249,999	1.0%	1.7%	1.9%
\$250,000 +	1.7%	2.3%	2.6%
2014 Median Household Income	\$52,895	\$59,268	\$59,694
2014 Per Capita Income	\$24,991	\$28,789	\$27,980
2014 Average Household Income	\$71,958	\$80,112	\$81,539

Demographic data © 2012 by Experian.

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SUMMARY REPORT

Geography: 5 miles

Population

In 2014, the population in your selected geography is 368,633. The population has changed by 7.42% since 2000. It is estimated that the population in your area will be 373,325 five years from now, which represents a change of 1.27% from the current year. The current population is 48.82% male and 51.17% female. The median age of the population in your area is 36.2, compare this to the Entire US average which is 37.3. The population density in your area is 4,689.07 people per square mile.

Households

There are currently 125,484 households in your selected geography. The number of households has changed by 5.10% since 2000. It is estimated that the number of households in your area will be 127,266 five years from now, which represents a change of 1.41% from the current year. The average household size in your area is 2.88 persons.

Income

In 2014, the median household income for your selected geography is \$59,694, compare this to the Entire US average which is currently \$51,972. The median household income for your area has changed by 17.07% since 2000. It is estimated that the median household income in your area will be \$68,282 five years from now, which represents a change of 14.38% from the current year.

The current year per capita income in your area is \$27,979, compare this to the Entire US average, which is \$28,599. The current year average household income in your area is \$81,539, compare this to the Entire US average which is \$74,533.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 38.45% White, 15.79% Black, 1.43% Native American and 19.62% Asian/Pacific Islander. Compare these to Entire US averages which are: 71.60% White, 12.70% Black, 0.18% Native American and 5.02% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 35.59% of the current year population in your selected area. Compare this to the Entire US average of 17.13%.

Housing

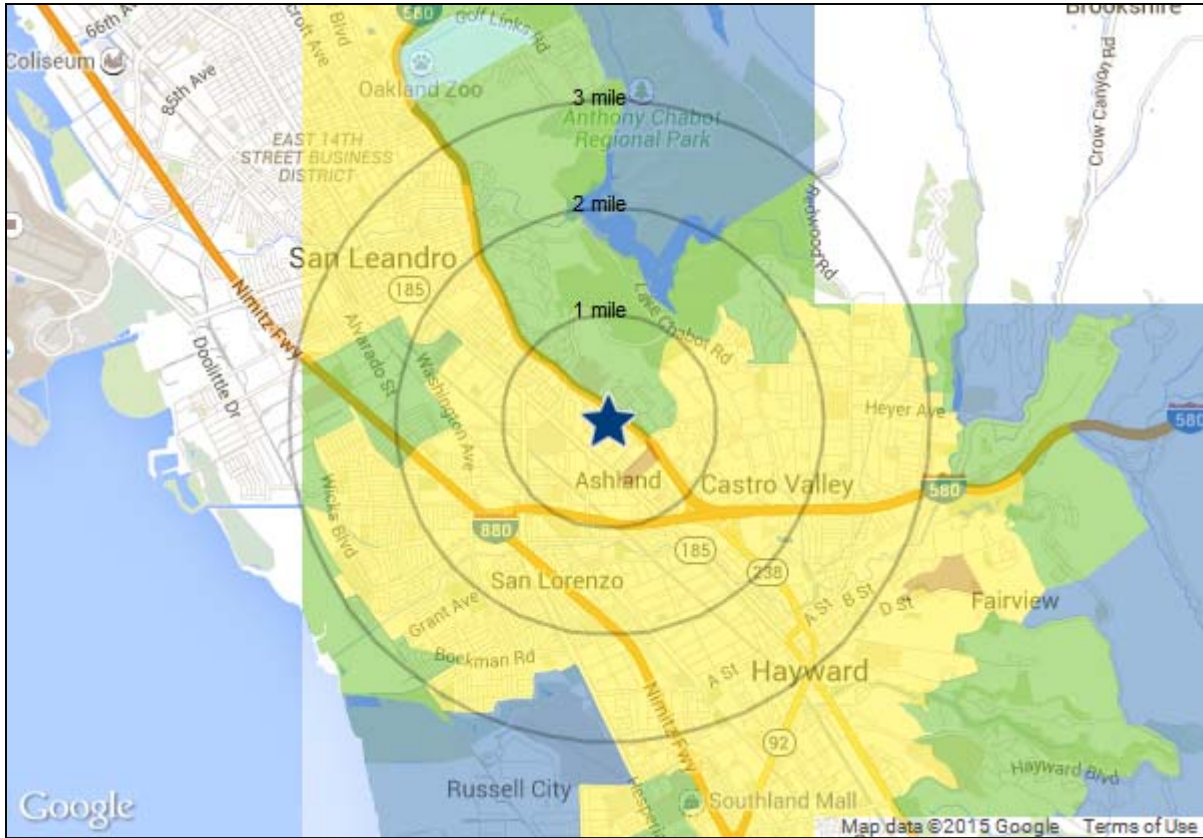
In 2000, there were 68,820 owner occupied housing units in your area and there were 50,569 renter occupied housing units in your area. The median rent at the time was \$791.

Employment

In 2014, there are 113,095 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 60.84% of employees are employed in white-collar occupations in this geography, and 39.10% are employed in blue-collar occupations. In 2014, unemployment in this area is 10.02%. In 2000, the average time traveled to work was 30.4 minutes.

Demographic data © 2012 by Experian.

POPULATION DENSITY



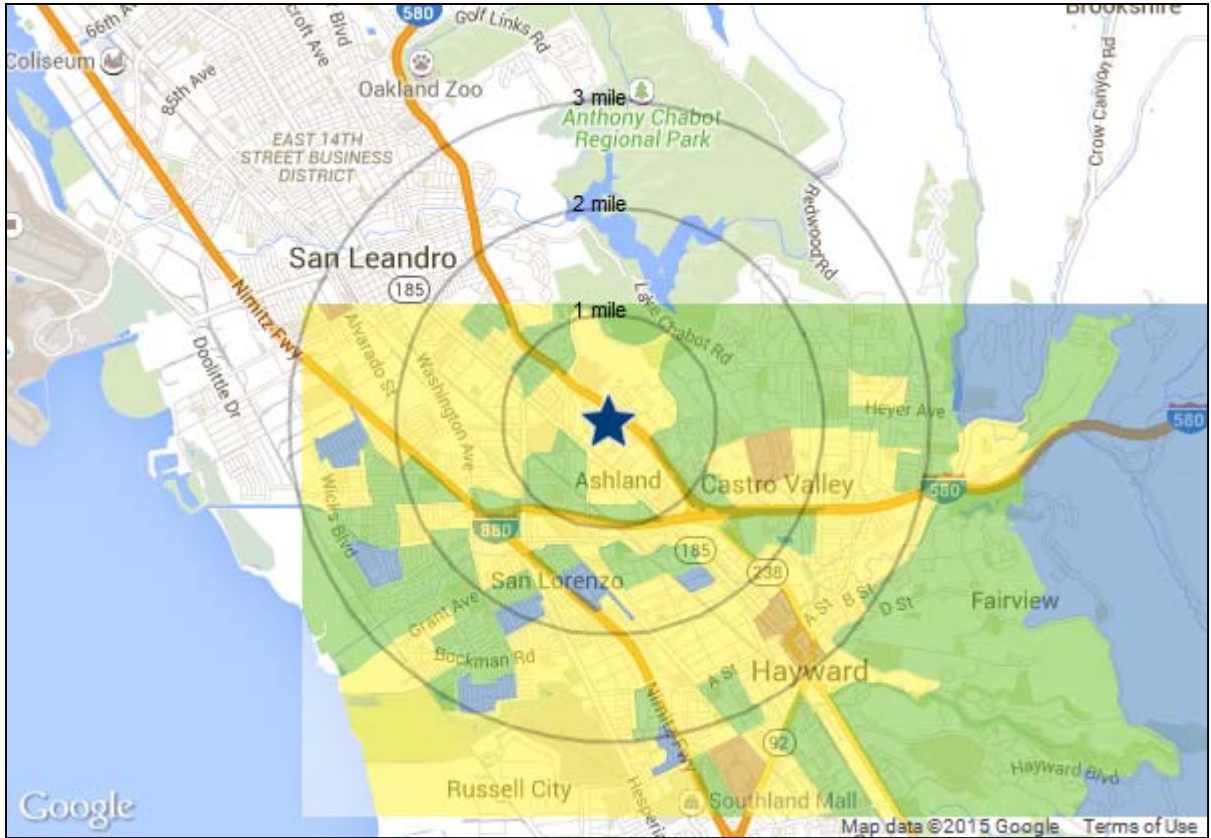
Demographic data © 2012 by Experian.

Population Density

Theme	Low	High
Low	less than	55
Below Average	55	475
Average	475	4100
Above Average	4100	35000
High	35000	or more

Number of people living in a given area per square mile.

EMPLOYMENT DENSITY



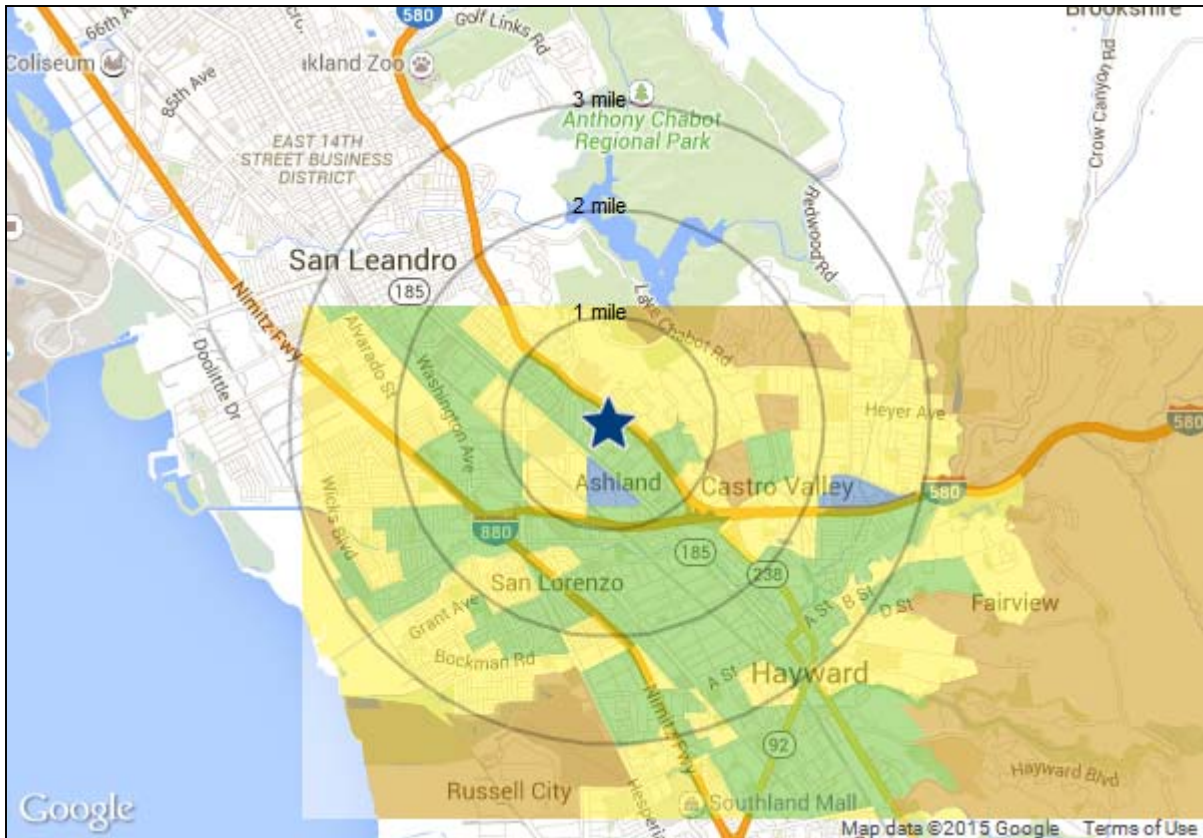
Demographic data © 2012 by Experian.

Employment Density

Theme	Low	High
Low	less than 9	9
Below Average	9	96
Average	96	1025
Above Average	1025	10875
High	10875	or more

The number of people employed in a given area per square mile.

AVERAGE HOUSEHOLD INCOME



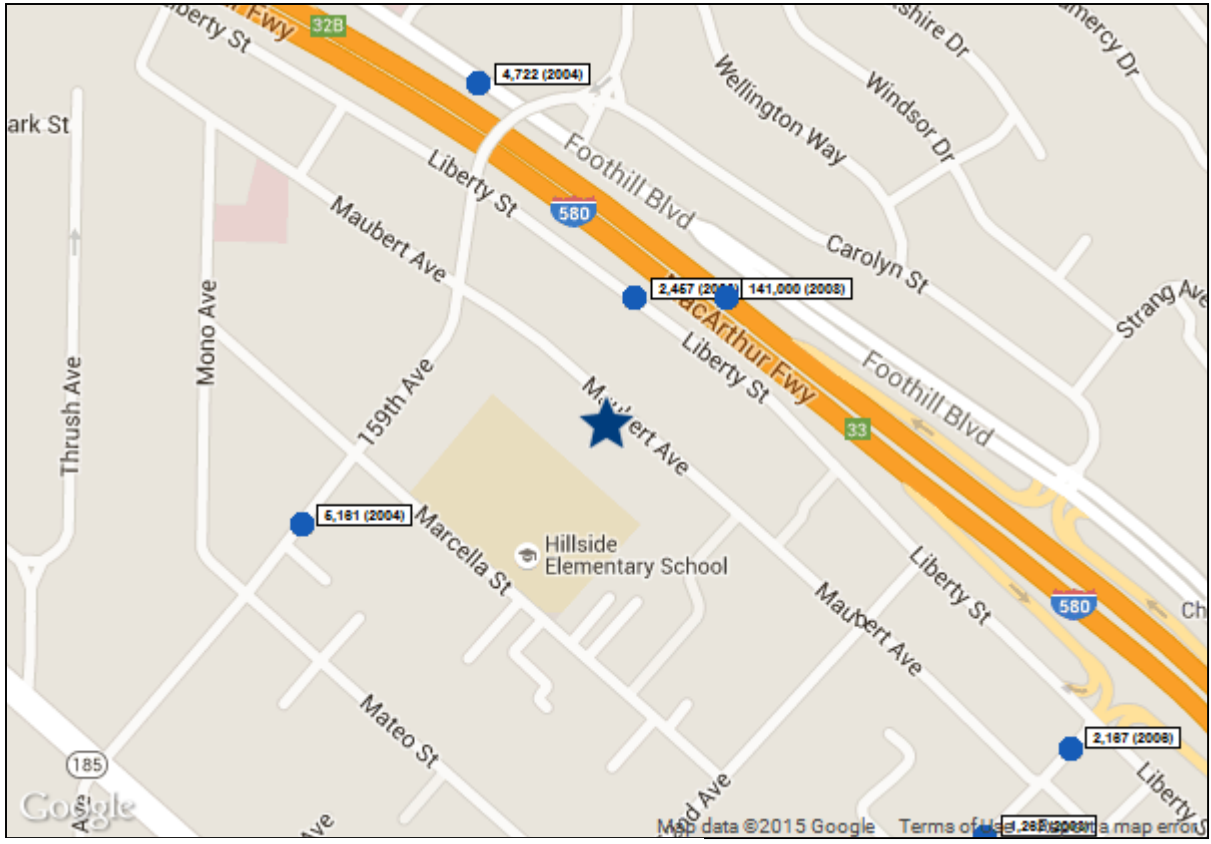
Demographic data © 2012 by Experian.

Average Household Income

Theme	Low	High
Low	less than	\$29,500
Below Average	\$29,500	\$48,500
Average	\$48,500	\$80,000
Above Average	\$80,000	\$132,500
High	\$132,500	or more

Average income of all the people 15 years and older occupying a single housing unit.

TRAFFIC COUNTS



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Two-way, average daily traffic volumes.

* Traffic Count Estimate



The Bristol Manor Apartments

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