WESTRIDGE APARTMENTS

4115 DRUID HILLS DR
DALLAS, TEXAS

124-UNIT MULTIFAMILY
INVESTMENT OPPORTUNITY

WESTRIDGE APARTMENTS

4115 DRUID HILLS DR
DALLAS, TEXAS

CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVE LISTING BROKERS

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PROPERTY	**WESTRIDGE APARTMENTS**	GLA / UNITS	108,136 SF / 124 UNITS
		PRICE	$4.65 MILLION
LOCATION	4115 DRUID HILLS DR / DALLAS, TEXAS 75224	CAP RATE	8.27% (STABILIZED)

OVERVIEW

+ Dallas is a secure multifamily investor market
+ Offering well below replacement cost
+ Recently renovated & well-occupied property
+ Pricing at $37,500 per unit

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

GLA / UNITS	108,136 SF / 124 UNITS
PRICE	$4.65 MILLION
PRICE PER UNIT	$37,500
CAP RATE	8.27% (STABILIZED)

DALLAS-FORT WORTH-ARLINGTON 4TH LARGEST METROPOLITAN AREA IN THE NATION

DALLAS IS MAJOR CORPORATE HUB - HEADQUARTERS INCLUDE TOYOTA, STATE FARM INSURANCE, RAYTHEON & MANY MORE

DALLAS VOTED BEST PLACES TO LIVE BY FORBES'

MULTIFAMILY MARKET RATES HAVE BEEN RISING STEADILY SINCE 2009

92.8% OCCUPIED SOUTH MULTIFAMILY SUBMARKET IS ON PACE WITH GREATER DALLAS MARKET OCCUPANCY

288,706 POPULATION WITHIN 5 MILE RADIUS

BELOW REPLACEMENT COST

Westridge Apartments ("Property") is a 124-unit apartment community with approximately 108,136 SF built on 5.43 acres in South Dallas. This asset is being offered at below replacement cost.

TOP INVESTOR MARKET

Dallas-Fort Worth-Arlington is the 4th largest metropolitan area in the nation. According to data from the US Census Bureau, the DFW metro area gains another person every four minutes and ten seconds. Dallas is the 9th most populated city in the US and the 3rd most populated city in the state.

Since 2006, Dallas has added households at an annual rate of 2.0%. The growth forecast, according to Reis, is 2.9% for 2016 and 2017.

The fast-paced growth is generating a dynamic multifamily market for the city. Average asking rental rates have risen steadily since 2009. The South Dallas multifamily submarket has over 3,000 units at 92.8% occupancy and an average rental rate of $807 per unit. While the submarket is performing just below the Dallas average, the it has historically and is forecast to perform in line with the greater market.

THE PROPERTY

PROPERTY SUMMARY /
LOCATION MAP /
AERIALS /
DETAILS /

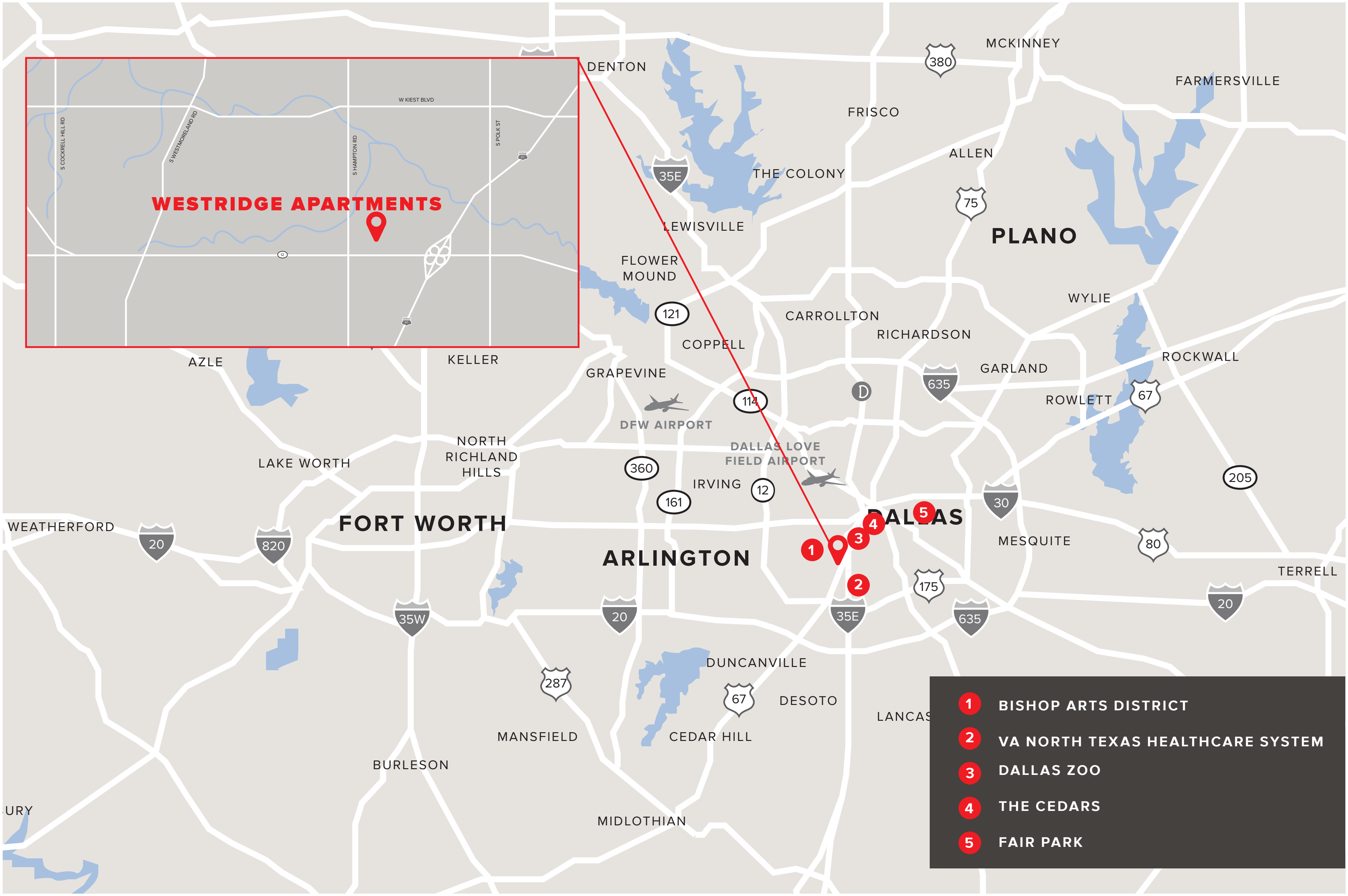
PROPERTY SUMMARY

ADDRESS	4115 DRUID HILLS DRIVE DALLAS, TX 75224
LAND AREA	+/- 5.4339 ACRES
GLA	108,136 SF
YEAR BUILT	1965
OCCUPANCY	82%
NUMBER OF UNITS	124
PARKING	180 SPACES- SOME COVERED 1.45 SPACES PER UNIT
ZONING	MF2 – MULTI-FAMILY 2
TAX AUTHORITY / ID	CITY OF DALLAS & DALLAS COUNTY / 00000492247000000
BUILDING EXTERIOR	BRICK EXTERIOR; ASPHALT PARKING LOT; BUILDING MOUNTED LIGHTS
ROOF	FLAT ROOFS WITH COMPOSITE MANSARDS
HVAC	CHILLER SYSTEM
SCHOOLS	JOHN W CARPENTER ELEMENTERY; TW BROWNE MIDDLE SCHOOL; JUSTIN F. KIMBALL HIGH SCHOOL
UTILITIES	ALL BILLS PAID
UNIT/AMENITY FEATURES	FIREPLACES IN SELECT UNITS; FOUR LAUNDRY FACILITIES

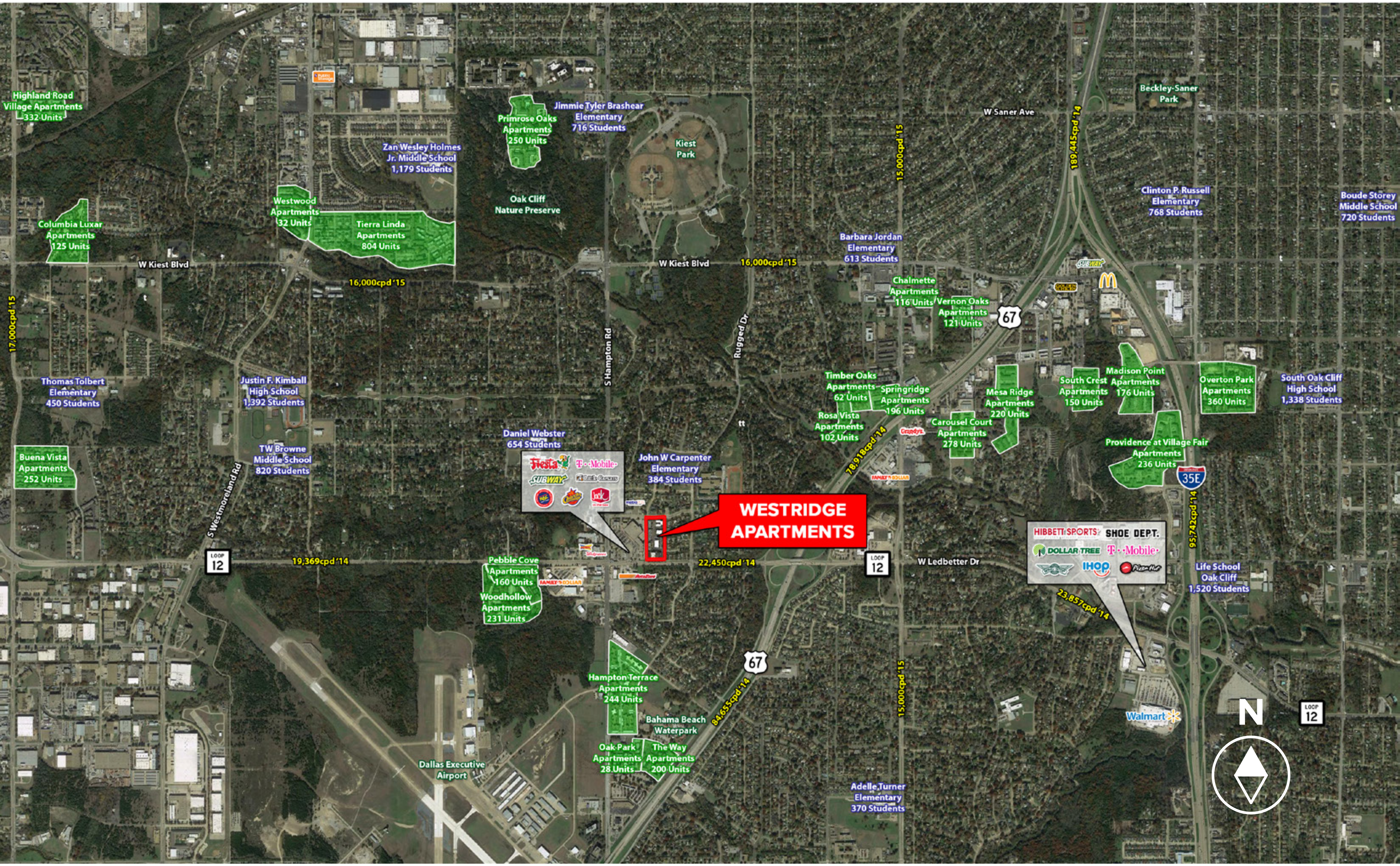
DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	12,893	157,596	323,537
POPULATION GROWTH 2015-2020	7.72%	9.70%	10.06%
AVERAGE HOUSEHOLD INCOME	$48,377	$46,986	$48,132

LOCATION MAP



AERIAL



Highland Road Village Apartments 332 Units
Primrose Oaks Apartments 250 Units
Jimmie Tyler Brashear Elementary 716 Students
Zan Wesley Holmes Jr. Middle School 1,179 Students
Kiest Park
W Saner Ave
Beckley-Saner Park
189,445cpd '14
15,000cpd '15
Westwood Apartments 32 Units
Tierra Linda Apartments 804 Units
Oak Cliff Nature Preserve
Clinton P. Russell Elementary 768 Students
Boude Storey Middle School 720 Students
Columbia Luxar Apartments 125 Units
W Kiest Blvd
16,000cpd '15
Barbara Jordan Elementary 613 Students
W Kiest Blvd
16,000cpd '15
Chalmette Apartments 116 Units
Vernon Oaks Apartments 121 Units
67
17,000cpd '15
S Hampton Rd
Rugged Dr
Timber Oaks Apartments 62 Units
Springridge Apartments 196 Units
Mesa Ridge Apartments 220 Units
South Crest Apartments 150 Units
Madison Point Apartments 176 Units
Overton Park Apartments 360 Units
South Oak Cliff High School 1,338 Students
Thomas Tolbert Elementary 450 Students
Justin F. Kimball High School 1,392 Students
Rosa Vista Apartments 102 Units
Carousel Court Apartments 278 Units
Providence at Village Fair Apartments 236 Units
Daniel Webster 654 Students
78,918cpd '14
TW Browne Middle School 820 Students
John W Carpenter Elementary 384 Students
35E
Buena Vista Apartments 252 Units
S Westmoreland Rd
WESTRIDGE APARTMENTS
HIBBETT SPORTS
SHOE DEPT.
DOLLAR TREE
T-Mobile
IHOP
95,742cpd '14
LOOP 12
19,369cpd '14
Pebble Cove Apartments 160 Units
22,450cpd '14
LOOP 12
W Ledbetter Dr
Life School Oak Cliff 1,520 Students
Woodhollow Apartments 231 Units
23,857cpd '14
67
Hampton Terrace Apartments 244 Units
84,655cpd '14
15,000cpd '15
N
LOOP 12
Walmart
Bahama Beach Waterpark
Oak Park Apartments 28 Units
The Way Apartments 200 Units
Dallas Executive Airport
Adelle Turner Elementary 370 Students

AERIAL

Airport
22,000cpd '15
Woodhollow Apartments 231 Units
Pebble Cove Apartments 160 Units
FAMILY DOLLAR
T-Mobile
metroPCS
LOOP 12
AutoZone
20,000cpd '15
SONIC
Walgreens
S Hampton Rd
W Ledbetter Dr
WESTRIDGE APARTMENTS
SUBWAY
T-Mobile
Little Caesars
Fiesta
Druid Hills Dr
Vatican Ln
N

DETAILS

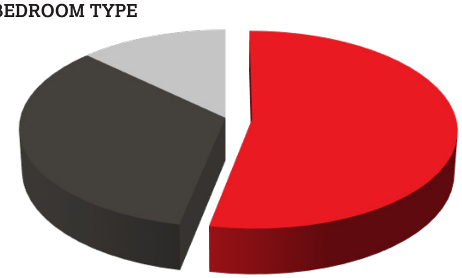
ASSET UNIT MIX

UNIT TYPE	UNIT DESCRIPTION	NO. OF UNITS	% TYPE	UNIT SQ. FT	TOTAL SQ. FT	CURRENT MONTHLY MARKET RENTS	MARKET RENT PSF	MONTHLY MARKET RENT TOTAL	ANNUAL MARKET RENT TOTAL
A1	1 Bedroom / 1 Bathroom	50	40.3%	731	36,550	$625	$0.85	$31,250	$375,000
A2	1 Bedroom / 1 Bathroom	1	0.8%	731	731	$675	$0.92	$675	$8,100
A3	1 Bedroom / 1 Bathroom	5	4.0%	770	3,850	$675	$0.88	$3,375	$40,500
A4	1 Bedroom / 1 Bathroom	2	1.6%	770	1,540	$675	$0.88	$1,350	$16,200
A5	1 Bedroom / 1 Bathroom	3	2.4%	491	1,473	$595	$1.21	$1,785	$21,420
A6	1 Bedroom / 1 Bathroom	4	3.2%	481	1,924	$545	$1.13	$2,180	$26,160
A7	1 Bedroom / 1 Bathroom	1	0.8%	400	400	$525	$1.31	$525	$6,300
B1	2 Bedroom / 2 Bathroom	12	9.7%	994	11,928	$775	$0.78	$9,300	$111,600
B2	2 Bedroom / 2 Bathroom	10	8.1%	1,015	10,150	$775	$0.76	$7,750	$93,000
B3	2 Bedroom / 2 Bathroom	6	4.8%	994	5,964	$750	$0.75	$4,500	$54,000
B4	2 Bedroom / 2 Bathroom	14	11.3%	1,015	14,210	$825	$0.81	$11,550	$138,600
C1	3 Bedroom / 2 Bathroom	9	7.3%	1,186	10,674	$950	$0.80	$8,550	$102,600
C2	3 Bedroom / 2 Bathroom	3	2.4%	1,186	3,558	$899	$0.76	$2,697	$32,364
C3	3 Bedroom / 3 Bathroom	2	1.6%	1,296	2,592	$1,040	$0.80	$2,080	$24,960
C4	3 Bedroom / 3 Bathroom	1	0.8%	1,296	1,296	$850	$0.66	$850	$10,200
C5	3 Bedroom / 3 Bathroom	1	0.8%	1,296	1,296	$960	$0.74	$960	$11,520
TOTAL/AVERAGE		124	100%	872	108,136	$721	$0.83	$89,377	$1,072,524

***Note: Rents are all bills paid**

FLOOR PLAN PERCENTAGES

BY BEDROOM TYPE

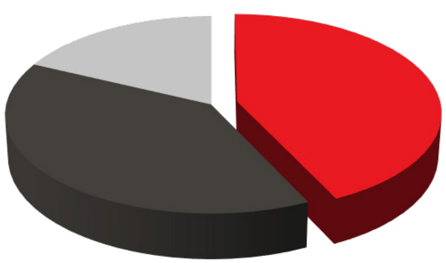


1 Bedroom 53.23%

2 Bedroom 33.87%

3 Bedroom 12.90%

BY UNIT TOTAL SQ. FT.



1 Bedroom 42.97%

2 Bedroom 39.07%

3 Bedroom 17.96%

THE FINANCIALS

FINANCIAL SUMMARY /
RENT ROLL /
CASH FLOW /
CASH FLOW ASSUMPTIONS /
LEASE EXPIRATIONS /
LEASE ABSTRACTS /
RENT COMPARISONS /
TENANT PROFILES /

FINANCIAL SUMMARY

PROPERTY OVERVIEW

ANALYSIS START DATE	6/1/2016
HOLD PERIOD	5 years
NUMBER OF UNITS	124
RENTABLE SQUARE FEET	108,136 sf
ACRES	5.4339 acres
CURRENT OCCUPANCY	82%
YEAR BUILT	1965
AVG SF PER UNIT	872 sf
AVG MONTHLY RENT PER UNIT	$721
AVG MONTHLY RENT PSF	$0.83
POTENTIAL GROSS RENT MULTIPLIER	4.09x

LOAN INFORMATION

LOAN AMOUNT	$3,487,500
ORIGINATION DATE	6/1/2016
INTEREST ONLY	0 months
LOAN TERM	10 years
AMORTIZATION BEGINS	6/1/2016
AMORTIZATION	30 years
MATURITY / CALL	May-26
INTEREST RATE	4.50%
ORIGINATION FEE	1.00%
DEBT CONSTANT	6.08%
LOAN-TO-VALUE RATIO (PURCHASE PRICE)	75.00%
LOAN-TO-VALUE RATIO (TOTAL COST)	75.00%

PURCHASE SUMMARY

	Per Unit	Total
PURCHASE PRICE	$37,500	$4,650,000
CAPITAL IMPROVEMENTS	$0	$0
TOTAL COST	$37,500	$4,650,000
	In-Place	**Year 1**
PURCHASE PRICE CAP RATE	7.28%	8.27%
TOTAL COST CAP RATE	7.28%	8.27%

INVESTMENT SUMMARY - DEBT

TOTAL COST	$4,650,000
LOAN PRINCIPAL	$3,487,500
LOAN FEES	$34,875
NET EQUITY INVESTMENT	$1,197,375

UNLEVERAGED RETURN SUMMARY

5-YEAR ALL CASH IRR	11.98%
AVERAGE CASH ON CASH	11.31%
5-YEAR MULTIPLE	1.61x

LEVERAGED RETURN SUMMARY

LEVERAGED 5-YEAR IRR	21.4%
YEAR ONE CASH CASH-ON-CASH RETURN	14.4%
AVERAGE CASH-ON-CASH RETURN	16.4%
5-YEAR MULTIPLE	2.23x

CASH FLOW

INCOME	EST. HISTORICALS	YEAR 1 PER UNIT	YEAR 1 MAY 2017	YEAR 2 MAY 2018	YEAR 3 MAY 2019	YEAR 4 MAY 2020	YEAR 5 MAY 2021
SCHEDULED MARKET RENTS	$1,072,524	$9,173	$1,137,406	$1,171,528	$1,206,674	$1,242,874	$1,280,160
LOSS TO LEASE	($53,626)	($459)	($56,870)	($57,012)	($57,155)	($57,297)	($57,439)
SCHEDULED RENTAL INCOME	$1,018,898	$8,714	$1,080,535	$1,114,515	$1,149,519	$1,185,577	$1,222,721
VACANCY & COLLECTION	($71,323)	($674)	($83,599)	($86,107)	($88,691)	($91,351)	($94,092)
NON-REVENUE UNITS	($10,189)	($96)	($11,943)	($12,301)	($12,670)	($13,050)	($13,442)
CONCESSION LOSS	($10,189)	($96)	($11,943)	($12,301)	($12,670)	($13,050)	($13,442)
EFFECTIVE RENTAL INCOME	$927,197	$7,847	$973,050	$1,003,806	$1,035,488	$1,068,125	$1,101,746
OTHER INCOME	$39,873	$325	$40,300	$41,509	$42,754	$44,037	$45,358
TOTAL SERVICE & OTHER	$39,873	$325	$40,300	$41,509	$42,754	$44,037	$45,358
EFFECTIVE GROSS INCOME	$967,070	$8,172	$1,013,350	$1,045,315	$1,078,243	$1,112,162	$1,147,104
EXPENSES							
CONTRACT SERVICES	$21,700	$175	$21,700	$22,351	$23,022	$23,712	$24,424
GENERAL & ADMINISTRATIVE	$6,200	$50	$6,200	$6,386	$6,578	$6,775	$6,978
MARKETING	$6,200	$50	$6,200	$6,386	$6,578	$6,775	$6,978
PAYROLL EXPENSE	$111,600	$900	$111,600	$114,948	$118,396	$121,948	$125,607
REPAIRS & MAINTENANCE	$74,400	$600	$74,400	$76,632	$78,931	$81,299	$83,738
UTILITY EXPENSES	$186,000	$1,500	$186,000	$191,580	$197,327	$203,247	$209,345
TOTAL VARIABLE EXPENSES	$406,100	$3,275	$406,100	$418,283	$430,831	$443,756	$457,069
TAXES	$108,371	$874	$108,371	$111,622	$114,971	$118,420	$121,973
INSURANCE	$42,160	$340	$42,160	$43,425	$44,728	$46,069	$47,451
MANAGEMENT FEES	$40,943	$330	$40,943	$46,436	$47,829	$49,264	$50,742
CAPITAL RESERVES	$31,000	$250	$31,000	$31,930	$32,888	$33,875	$34,891
TOTAL FIXED EXPENSES	$222,475	$1,794	$222,475	$233,413	$240,416	$247,628	$255,057
TOTAL OPERATING EXPENSES	$628,575	$5,069	$628,575	$651,696	$671,247	$691,384	$712,126
NET OPERATING INCOME	$338,495	$3,103	$384,776	$393,619	$406,996	$420,778	$434,978

CASH FLOW ASSUMPTIONS

MARKET RENTS	6.05% GROWTH IN YEAR 1
REIMBURSABLE EXPENSE INCOME	$325 PER UNIT
OTHER INCOME	$0 PER UNIT
VACANCY & COLLECTION LOSS	7.00% IN YEAR 1
CONCESSION LOSS	1.00% IN YEAR 1
CONTRACT SERVICES	$175 PER UNIT
GENERAL & ADMINISTRATIVE	$50 PER UNIT
PAYROLL EXPENSE	$900 PER UNIT
REPAIRS & MAINTENANCE	$600 PER UNIT
UTILITY EXPENSES	$1,500 PER UNIT
INSURANCE	$340 PER UNIT
MANAGEMENT FEES	4.00%
CAPITAL RESERVES	$250 PER UNIT
YEAR 1 PRO FORMA TAX BASIS	85.0%
YEAR 1 PRO FORMA TAX RATE	2.741835%
ANALYSIS START DATE	6/1/2016

RENT COMPARISONS

RENT COMPARABLES

	PROPERTY NAME	ADDRESS	CITY, STATE	YEAR BUILT	PROPERTY SIZE	NUMBER OF UNITS	AVERAGE UNIT SIZE	OCCUPANCY	AVG ASKING RENT	AVG MARKET RENT/SF
SUBJECT	*Westridge**	*4115 Druid Hills*	*Dallas, TX 75224*	*1965*	*108,136 sf*	*124 sf*	*872 sf*	*82.0%*	*$721*	*$0.83*
1	Pebble Cove*	4302 Woodhollow Drive	Dallas, TX 75237	1968	138,200 sf	160 sf	864 sf	98.1%	$810	$0.94
2	The Way	5301 Marvin D Love Hwy	Dallas, TX 75232	1971	162,016 sf	200 sf	810 sf	N/A	$771	$0.95
3	Timber Oaks*	3714 Legendary Lane	Dallas, TX 75224	1970	46,920 sf	60 sf	782 sf	98.4%	$726	$0.93
4	Springridge*	3604 Legendary lane	Dallas, TX 75224	1963	192,461 sf	196 sf	982 sf	96.4%	$885	$0.90
5	Chalmette	3288 South Polk St	Dallas, TX 75224	1973	70,920 sf	116 sf	611 sf	97.4%	$541	$0.89
	AVERAGES			1969	122,103 sf		810 sf	97.6%	$747	$0.92

*Note: All Bills Paid

THE MARKET

MARKET OVERVIEW /

DEMOGRAPHICS /

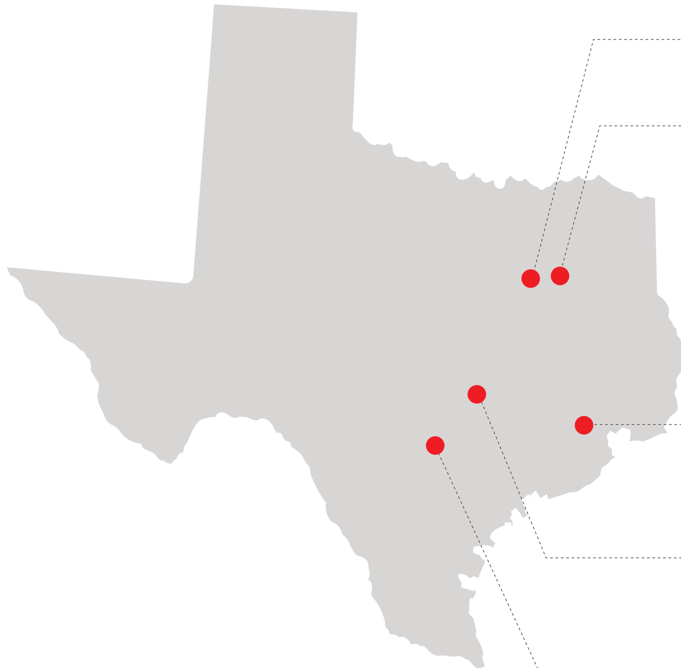
MARKET OVERVIEW - TEXAS

POPULATION
26,956,958

2nd FASTEST GROWING ECONOMY IN THE U.S.

TOP STATE FOR JOB GROWTH
457,000 JOBS CREATED IN 2014

2nd LARGEST CIVILIAN LABOR WORKFORCE:
13+ MILLION WORKERS



FORT WORTH
#8 FASTEST GROWING CITY 2015

DALLAS
#3 FASTEST GROWING CITY 2015
#1 TOP 20 BUSINESS-FRIENDLY CITY

HOUSTON
#1 FASTEST GROWING CITY 2015
#7 TOP 20 BUSINESS-FRIENDLY CITY

AUSTIN
#2 FASTEST GROWING CITY 2015
#12 TOP 20 BUSINESS-FRIENDLY CITY

SAN ANTONIO
#10 FASTEST GROWING CITY 2015
#15 TOP 20 BUSINESS-FRIENDLY CITY

54 FORTUNE 500 COMPANIES CALL TEXAS HOME

OVER 3,000 COMPANIES
HAVE LOCATED OR EXPANDED FACILITIES IN TEXAS SINCE 2009

LARGEST MEDICAL CENTER
Texas Medical Center, Houston
2ND LARGEST CANCER CENTER
MD Anderson, Houston

BEST STATE FOR BUSINESS
FOR THE 10TH YEAR IN A ROW BY CHIEF EXECUTIVE MAGAZINE

AWARDED 2014 GOVERNOR'S CUP
FOR THE MOST NEW & EXPANDED CORPORATE FACILITIES: 689

NO STATE INCOME TAX

MARKET OVERVIEW - DALLAS-FORT WORTH METROPLEX

4th LARGEST METROPOLITAN AREA IN THE U.S.

LARGEST METROPOLITAN AREA IN TEXAS

ECONOMIC & CULTURAL
HUB OF NORTH TEXAS

CENTRALLY LOCATED
WITHIN A FOUR HOUR FLIGHT FROM ANY MAJOR U.S. CITY

#3 / DALLAS
#5 / FORT WORTH
FASTEST-GROWING CITIES IN THE U.S.

1,200,000
NEW RESIDENTS ADDED OVER THE LAST DECADE

FASTEST RATE OF JOB GROWTH
OF ANY U.S. METROPOLITAN AREA
3.7% GROWTH OVER THE PAST YEAR

21 FORTUNE 500 COMPANIES
BASED IN DALLAS-FORT WORTH

DEMOGRAPHICS	
POPULATION	6,993,185
TOTAL HOUSEHOLDS	2,552,859
AVERAGE HOUSEHOLD INCOME	$81,226
MEDIAN AGE	33.7
BACHELOR DEGREE +	34.20%
TOTAL EMPLOYEES	3,375,900

LARGEST EMPLOYERS	
WAL-MART STORES INC.	52,700 Employees
AMERICAN AIRLINES GROUP INC.	23,700 Employees
BAYLOR HEALTH CARE SYSTEM	22,000 Employees
DALLAS INDEPENDENT SCHOOL DISTRICT	20,793 Employees
TEXAS HEALTH RESOURCES	16,205 Employees
BANK OF AMERICA	15,400 Employees
CITY OF DALLAS	13,000 Employees
JPMORGAN CHASE BANK N.A.	13,000 Employees
TEXAS INSTRUMENTS INC.	13,000 Employees
LOCKHEED MARTIN AERONAUTICS CO.	12,600 Employees

MARKET OVERVIEW - DALLAS-FORT WORTH METROPLEX

95.8%

LOWEST COST OF LIVING
OF TEN LARGEST U.S. METROPOLITAN AREAS

HOME SALE PRICES UP **8.6%** FROM 2014 (2x NATIONAL RATE)

DALLAS/FORT WORTH INTERNATIONAL AIRPORT:
3RD BUSIEST AIRPORT IN THE WORLD

DALLAS LOVE FIELD AIRPORT:
CORPORATE HEADQUARTERS OF SOUTHWEST AIRLINES

44,100,000
ANNUAL VISITORS

LARGEST URBAN ARTS DISTRICT IN THE U.S.
DALLAS ARTS DISTRICT

LARGEST HONKY TONK IN THE WORLD
BILLY BOB'S TEXAS

LARGEST STATE FAIR IN THE U.S.
STATE FAIR OF TEXAS

MAJOR UNIVERSITIES	
UNIVERSITY OF NORTH TEXAS	36,216 Students
THE UNIVERSITY OF TEXAS AT ARLINGTON	34,899 Students
THE UNIVERSITY OF TEXAS AT DALLAS	23,095 Students
TEXAS WOMEN'S UNIVERSITY	15,075 Students
SOUTHERN METHODIST UNIVERSITY	12,321 Students
TEXAS A&M UNIVERSITY - COMMERCE	11,272 Students
TEXAS CHRISTIAN UNIVERSITY	10,033 Students
DALLAS BAPTIST UNIVERSITY	5,445 Students
TEXAS WESLEYAN UNIVERSITY	2,606 Students
UNIVERSITY OF DALLAS	2,545 Students
UNIVERSITY OF NORTH TEXAS - DALLAS	2,575 Students
UT SOUTHWESTERN MEDICAL CENTER	1,844 Students

MARKET OVERVIEW - DALLAS-FORT WORTH METROPLEX

RETAIL MARKET

92.5% OCCUPANCY RATE

3,977,827 SF
UNDER CONSTRUCTION

900,310 SF
COMPLETIONS

1,601,852 SF
NET ABSORPTION

$120,943,919,400
GROSS ANNUAL RETAIL SALES

MULTIFAMILY MARKET

92.7% OCCUPANCY RATE

16,581 UNITS
UNDER CONSTRUCTION

2,479 UNITS
COMPLETIONS

5,765 UNITS
NET ABSORPTION

$1.06 PSF
AVERAGE RENTAL RATES

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
ESTIMATED POPULATION (2016)	12,893	137,596	323,537
ADJ. DAYTIME DEMOGRAPHICS AGE 16 OR OVER (2016)	7,348	74,967	188,553
ESTIMATED HOUSEHOLDS (2016)	4,686	43,549	104,237
PROJECTED ANNUAL GROWTH 2010 TO 2021	6.9%	7.6%	8.7%
PROJECTED POPULATION (2021)	13,838	150,943	356,096
PROJECTED HOUSEHOLDS (2021)	4,967	46,746	112,324
TOTAL EMPLOYEES (2016)	2,813	30,487	87,992
TOTAL DAYTIME AT HOME POPULATION (2016)	4,535	44,480	100,560
TOTAL EMPLOYEES (% OF DAYTIME POPULATION 2016)	38.3%	40.7%	46.7%
DAYTIME AT HOME (% OF DAYTIME POPULATION 2016)	61.7%	59.3%	53.3%
BUSINESS DEMOGRAPHICS (2016)			
TOTAL BUSINESSES	399	2,938	8,727
COMPANY HEADQUARTER BUSINESSES	1	6	15
TOTAL AGE DISTRIBUTION (2016)			
% POPULATION AGE 0-9	14.2%	15.9%	16.2%
# POPULATION AGE 0-9	1,825	21,919	52,536
AGE UNDER 5 YEARS	907	10,958	26,225
AGE 5 TO 9 YEARS	918	10,961	26,310
AGE 10 TO 14 YEARS	902	10,564	24,726
AGE 15 TO 19 YEARS	864	10,517	24,102
AGE 20 TO 24 YEARS	888	10,535	24,426
AGE 25 TO 29 YEARS	820	9,404	22,670
AGE 30 TO 34 YEARS	821	8,992	21,706
AGE 35 TO 39 YEARS	769	8,685	20,869
AGE 40 TO 44 YEARS	727	8,399	20,327
AGE 45 TO 49 YEARS	806	8,423	20,206
AGE 50 TO 54 YEARS	889	8,403	19,900

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
TOTAL AGE DISTRIBUTION (2016)			
AGE 55 TO 59 YEARS	919	8,131	18,878
AGE 60 TO 64 YEARS	961	7,612	16,366
AGE 65 TO 69 YEARS	642	5,925	13,171
AGE 70 TO 74 YEARS	388	4,129	9,400
AGE 75 TO 79 YEARS	304	2,562	6,178
AGE 80 TO 84 YEARS	196	1,706	4,002
AGE 85 YEARS OR OVER	204	1,791	4,075
MEDIAN AGE	37.3	33.2	32.8
RACE & ETHNICITY (2016)			
% WHITE	23.7%	33.0%	37.4%
% BLACK OR AFRICAN AMERICAN	68.8%	41.7%	36.8%
% AMERICAN INDIAN OR ALASKA NATIVE	0.5%	0.6%	0.6%
% ASIAN	0.9%	1.3%	1.3%
% HAWAIIAN OR PACIFIC ISLANDER	-	-	-
% HISPANIC POPULATION	29.3%	49.0%	51.4%
% NOT HISPANIC POPULATION	70.7%	51.0%	48.6%
HOUSEHOLD INCOME (2016)			
ESTIMATED MEDIAN HOUSEHOLD INCOME	$43,272	$39,914	$39,965
ESTIMATED AVERAGE HOUSEHOLD INCOME	$48,377	$45,995	$48,132
ESTIMATED PER CAPITA INCOME	$17,599	$14,608	$15,566
HOUSEHOLD INCOME DISTRIBUTION (2016)			
% HH INCOME UNDER $10,000	11.9%	10.8%	11.8%
% HH INCOME $10,000 TO $14,999	8.2%	7.6%	7.9%
% HH INCOME $15,000 TO $24,999	13.1%	14.2%	14.0%
% HH INCOME $25,000 TO $34,999	14.8%	13.5%	13.5%
% HH INCOME $35,000 TO $49,999	11.7%	16.6%	16.0%
% HH INCOME $50,000 TO $74,999	16.4%	18.7%	17.8%
% HH INCOME $75,000 TO $99,999	11.6%	9.0%	8.7%
% HH INCOME $100,000 TO $124,999	5.0%	4.1%	4.1%
% HH INCOME $125,000 TO $149,999	3.2%	2.6%	2.3%

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
HOUSEHOLD INCOME DISTRIBUTION (2016)			
% HH INCOME $150,000 TO $199,999	2.2%	1.9%	1.9%
% HH INCOME $200,000 OR MORE	2.0%	1.2%	2.0%
EDUCATIONAL ATTAINMENT (2016)			
ADULT POPULATION AGE 25 YEARS OR OVER	8,424	84,061	197,747
% ELEMENTARY (GRADE LEVEL 0 TO 8)	10.0%	18.0%	17.8%
% SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	13.2%	16.3%	16.2%
% HIGH SCHOOL GRADUATE	27.9%	29.2%	29.1%
% SOME COLLEGE	26.5%	20.0%	19.0%
% ASSOCIATE DEGREE ONLY	5.8%	4.5%	4.3%
% BACHELOR DEGREE ONLY	10.3%	8.3%	8.8%
% GRADUATE DEGREE	6.4%	4.7%	4.8%
HOUSING UNITS (2016)			
TOTAL HOUSING UNITS	4,686	43,549	104,237
% 2015 OWNER-OCCUPIED HOUSING UNITS	53.6%	54.3%	51.2%
% 2015 RENTER-OCCUPIED HOUSING UNITS	46.4%	45.7%	48.8%
CENSUS DEMOGRAPHICS (2010)			
CENSUS POPULATION (2010)	11,908	127,276	296,828
CENSUS POPULATION IN HOUSEHOLDS (2010)	11,868	126,820	293,989
% FAMILY HOUSEHOLDS (2010)	66.7%	71.9%	70.4%
% NON-FAMILY HOUSEHOLDS (2010)	33.3%	28.1%	29.6%
FEMALE POPULATION (2010)	6,288	65,971	152,184
% FEMALE POPULATION (2010)	52.8%	51.8%	51.3%
MALE POPULATION (2010)	5,620	61,306	144,644
% MALE POPULATION (2010)	47.2%	48.2%	48.7%
HOME VALUE (2010)			
% HOME VALUES UNDER $10,000	0.6%	0.9%	1.1%
% HOME VALUES $10,000 TO $24,999	2.9%	1.4%	2.0%
% HOME VALUES $25,000 TO $34,999	1.1%	1.9%	2.6%
% HOME VALUES $35,000 TO $49,999	1.5%	4.5%	5.7%

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