

Best Choice

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COVENTRY VILLAS

14601 1st Ave South
Parkland, WA 98444



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Coventry Villas

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Parkland, WA 98444



COVENTRY VILLAS

PROPERTY INFORMATION

Purchase Price
\$12,800,000.00

Property Address
14601 1st Ave South
Parkland, WA 98444

Year Built
2022

Property Size
38 Units

Land Size
88,300.00 Sq. Ft.

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

Coventry Villas located in the community of Parkland, Washington is a stabilized 38 unit townhome development on 2.08 acres. Completed in the summer of 2022, all units are approximately 1,482 square feet in size with three bedrooms, two and one half baths and an attached single car garage.

The location is ideal for commuters with easy access to Hwy's 512, 167 and Interstate 5. Nearby employers include Joint Base Lewis McCord, Amazon, Franciscan Health, Tesla and Pacific Lutheran College.

Coventry Villas benefits from a competitive advantage to surrounding properties offering tenants larger and newer units.

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PROPERTY DETAILS

Unit Amenities

Each unit comes with air conditioning, stainless steel appliances, recessed LED lighting, quartz countertops, a washer and dryer, luxury vinyl tile flooring and an open floor plan.

Building Mix

There are nine, three story fourplex buildings with approximately 5,924 rentable square feet and one, three story duplex building with approximately 2,986 rentable square feet. Gross building size for all ten buildings is approximately 74,868 square feet including garages.

Parking

Each unit comes with a 488 square foot single car attached garage and driveway parking. One assigned curbside parking space is located in front of each unit on the street. Additional offsite parking is also available.

Onsite Amenities

Coventry Villas has a dedicated picnic and barbeque area for residents.

Utilities

Tenants pay \$50 per month for utilities and \$30 per month for internet access through Xfinity. Units are separately metered for power and water. Curbside garbage pickup is billed direct to the tenants. Landlord is responsible for the sewer charge.

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PROPERTY DETAILS

Neighborhood Demographics

The Parkland community borders the city limits of both Tacoma and Spanaway, Washington with a reported population of just under 40,000 in 2024. According to US Census data, the population is expected to grow at a .41% rate into 2028. The data also reports a housing affordability index of 56, indicating a large percentage of the local population is unable to afford a median priced home in the area. With an average Per Capita Income of \$33,895 and a Median Household Income of \$68,587, the majority of Parkland's residents are tenants with only 44% of it's residents carrying a mortgage.

Property Access

The property can be accessed from either end. Frontage on Pacific Avenue South at the west end of the property provides ingress to 146th St. Ct. S. and egress to northbound traffic. Access is also available from 146th Avenue at the East end of of the property to 1st Avenue South.

Zoning/Topography

TCTR – Town Center

Flat, rectangular shaped lot.

Tax Identification – Parcel Size

Parcel #9830000023 – 42,600 SQFT.

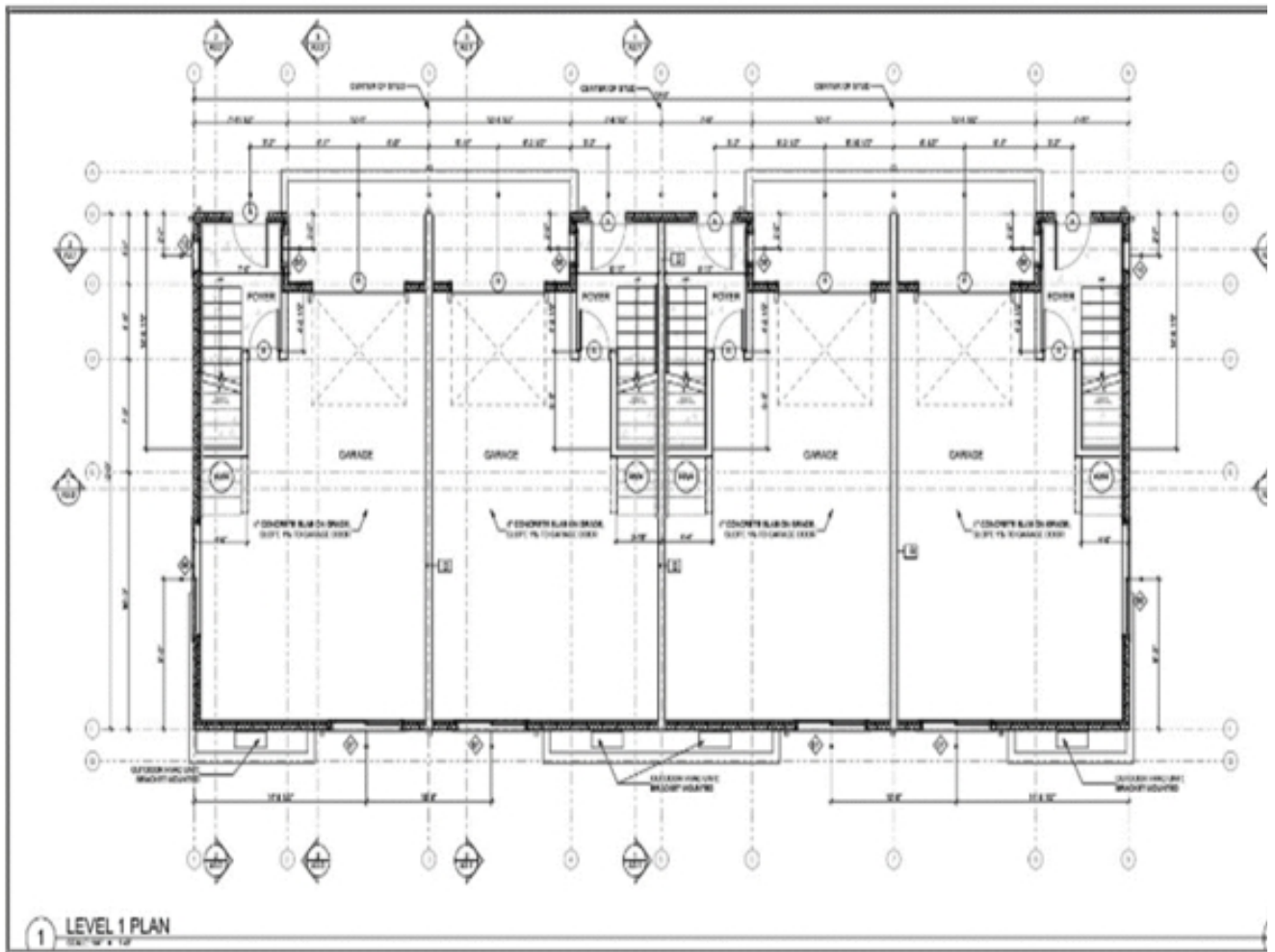
Parcel #9830000032 – 45,700 SQFT.

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PROPERTY DETAILS

4-Plex Plan - Level 1

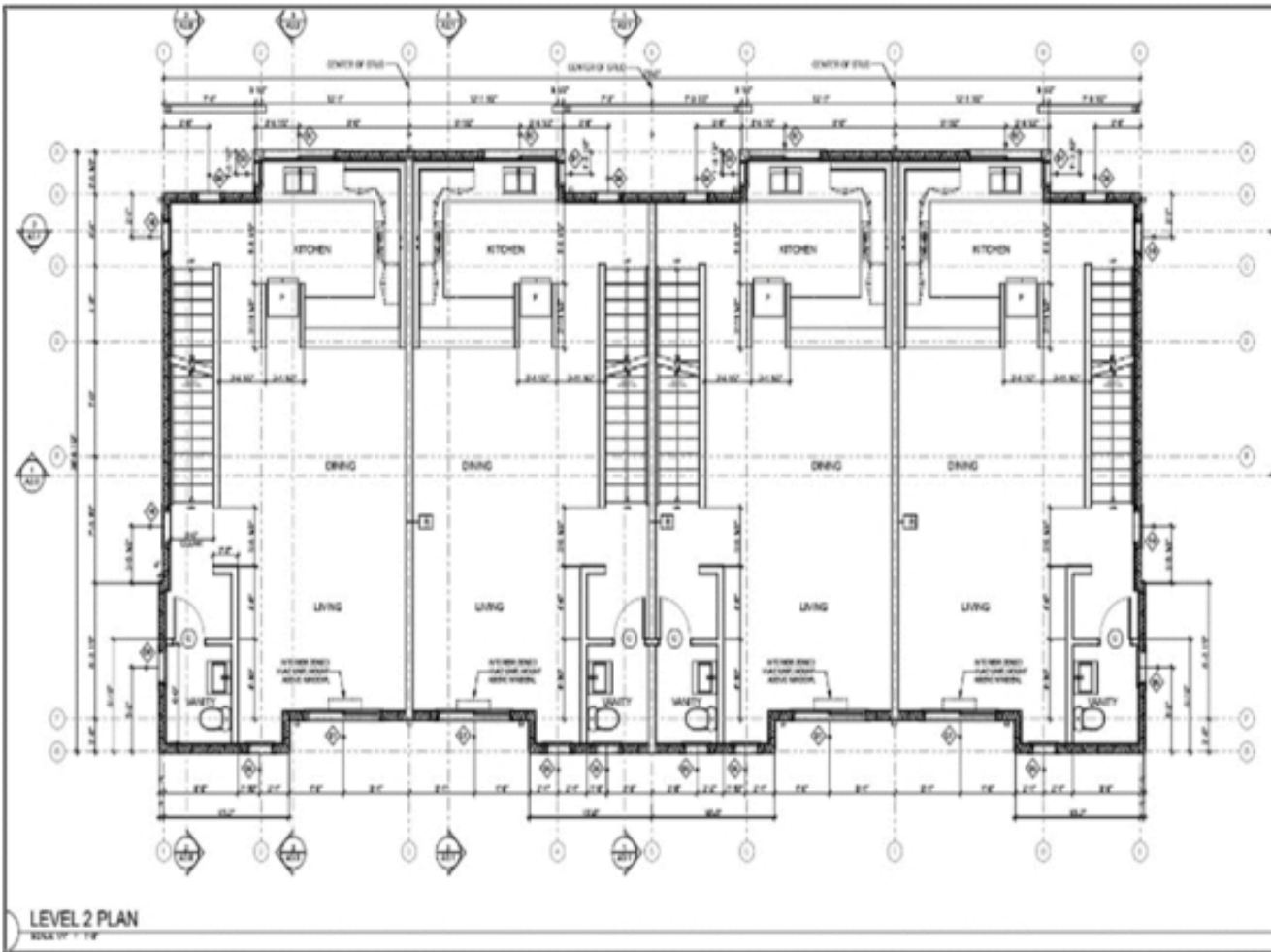


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PROPERTY DETAILS

4-Plex Plan – Level 2

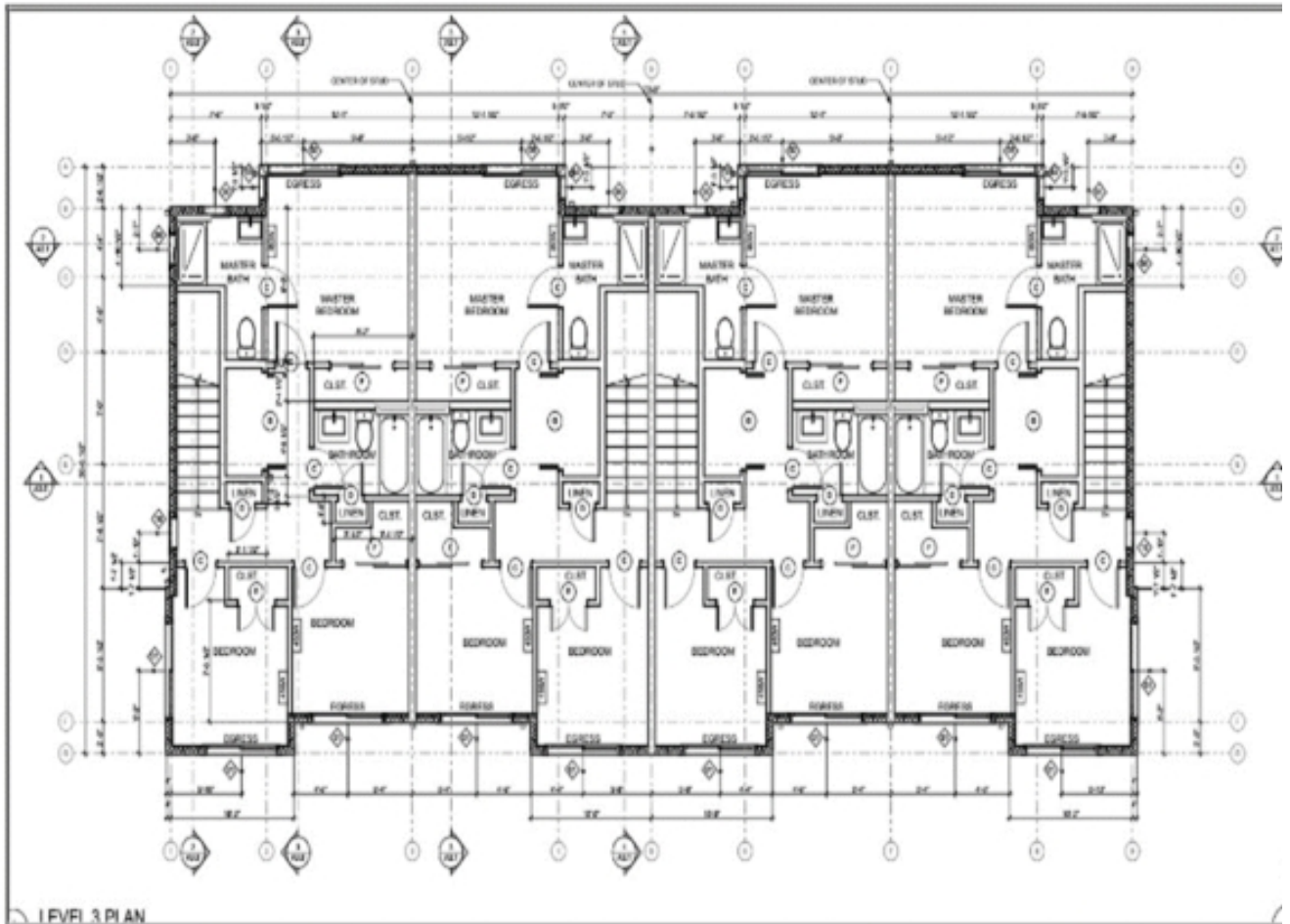


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PROPERTY DETAILS

4-Plex Plan – Level 3



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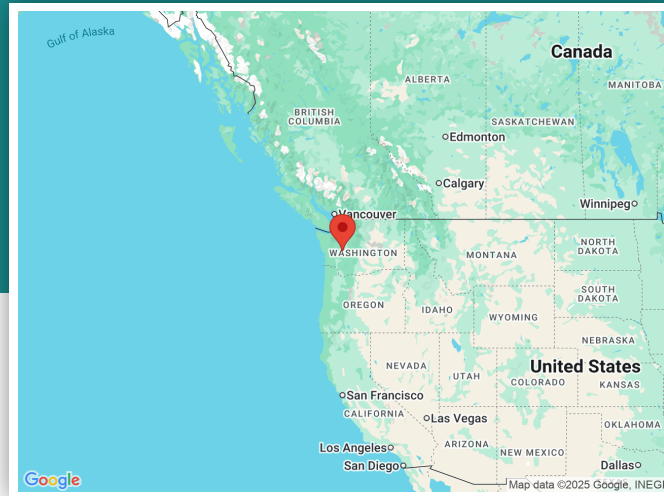
AREA LOCATION MAP



COVENTRY

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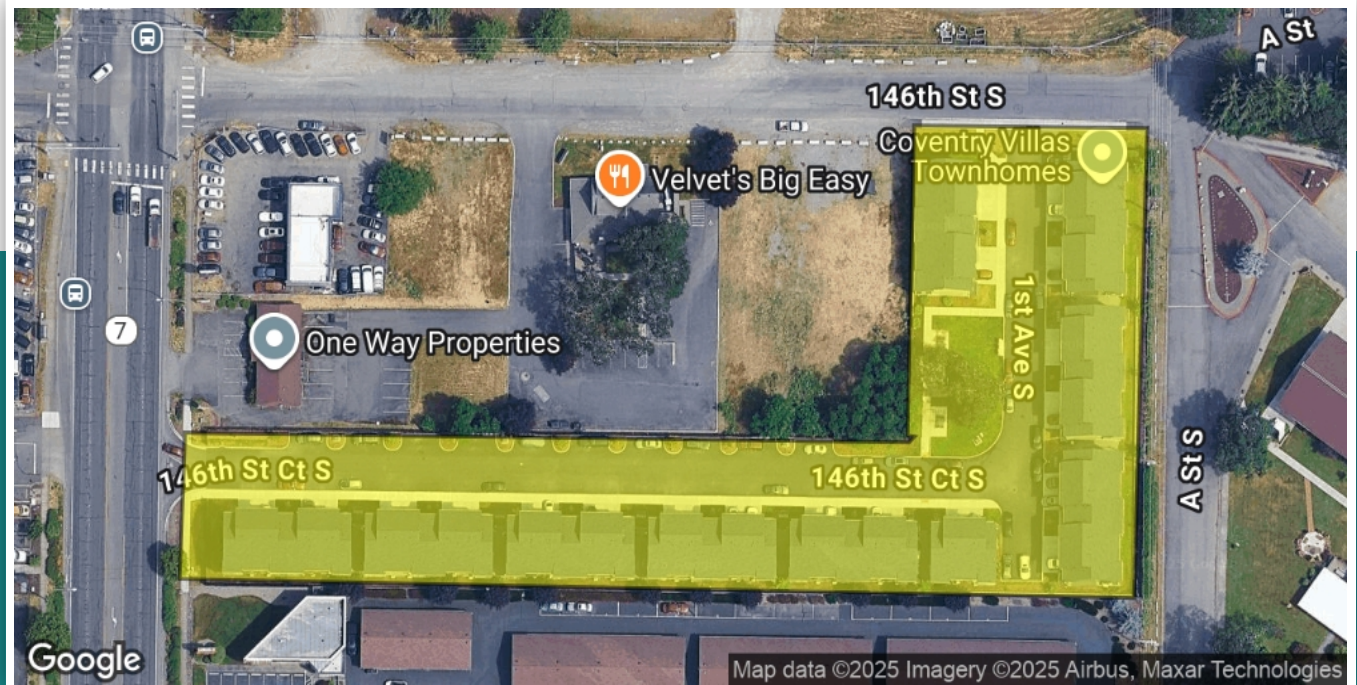
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AERIAL ANNOTATION MAP



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PROPERTY PHOTOS



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10-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$12,800,000
+ Acquisition Costs	\$256,000
- Mortgage(s)	\$8,320,000
+ Loan Fees Points	\$83,200
Initial Investment	\$4,819,200

MORTGAGE DATA

Loan Amount	\$8,320,000
Interest Rate (30/360)	5.100%
Amortization Period	30 Years
Loan Term	30 Years
Loan Fees Points	1.00%
Periodic Payment	\$45,173.42
Annual Debt Service	\$542,081

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Aug-2026	Year 2 Aug-2027	Year 3 Aug-2028	Year 4 Aug-2029	Year 5 Aug-2030	Year 6 Aug-2031	Year 7 Aug-2032	Year 8 Aug-2033	Year 9 Aug-2034	Year 10 Aug-2035
POTENTIAL RENTAL INCOME (PRI)	\$1,136,580	\$1,193,409	\$1,253,079	\$1,315,733	\$1,381,520	\$1,450,596	\$1,523,126	\$1,599,282	\$1,679,246	\$1,763,209
- Vacancy / Credit Loss	\$56,829	\$59,670	\$62,654	\$65,787	\$69,076	\$72,530	\$76,156	\$79,964	\$83,962	\$88,160
EFFECTIVE RENTAL INCOME	\$1,079,751	\$1,133,739	\$1,190,425	\$1,249,946	\$1,312,444	\$1,378,066	\$1,446,970	\$1,519,318	\$1,595,284	\$1,675,049
+ Other Income	\$61,730	\$63,582	\$65,489	\$67,454	\$69,478	\$71,562	\$73,709	\$75,920	\$78,198	\$80,544
GROSS OPERATING INCOME (GOI)	\$1,141,481	\$1,197,321	\$1,255,914	\$1,317,400	\$1,381,922	\$1,449,628	\$1,520,679	\$1,595,238	\$1,673,482	\$1,755,593
- Operating Expenses	\$411,938	\$420,177	\$428,580	\$437,152	\$445,895	\$454,813	\$463,909	\$473,187	\$482,651	\$492,304
NET OPERATING INCOME (NOI)	\$729,543	\$777,144	\$827,334	\$880,248	\$936,027	\$994,815	\$1,056,770	\$1,122,051	\$1,190,831	\$1,263,289
Net Operating Income (NOI)	\$729,543	\$777,144	\$827,334	\$880,248	\$936,027	\$994,815	\$1,056,770	\$1,122,051	\$1,190,831	\$1,263,289
- Capital Expenses / Replacement Reserves	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400
- Annual Debt Service 1st Lien	\$542,081	\$542,081	\$542,081	\$542,081	\$542,081	\$542,081	\$542,081	\$542,081	\$542,081	\$542,081
CASH FLOW BEFORE TAXES	\$176,062	\$223,663	\$273,853	\$326,767	\$382,546	\$441,334	\$503,289	\$568,570	\$637,350	\$709,808
Sales Proceeds	1	2	3	4	5	6	7	8	9	10
Sale Price Per Square Foot	\$265.38	\$282.51	\$300.59	\$319.64	\$339.71	\$360.87	\$383.16	\$406.65	\$431.39	\$457.45
Sale Price Per Unit	\$393,289	\$418,684	\$445,474	\$473,711	\$503,447	\$534,816	\$567,842	\$602,658	\$639,316	\$677,947
Sales Price	\$14,945,000	\$15,910,000	\$16,928,000	\$18,001,000	\$19,131,000	\$20,323,000	\$21,578,000	\$22,901,000	\$24,294,000	\$25,762,000
- Sales Expenses	\$298,900	\$318,200	\$338,560	\$360,020	\$382,620	\$406,460	\$431,560	\$458,020	\$485,880	\$515,240
- Mortgage Balance 1st Lien	\$8,199,447	\$8,072,600	\$7,939,130	\$7,798,692	\$7,650,922	\$7,495,437	\$7,331,834	\$7,159,690	\$6,978,558	\$6,787,969
Sales Proceeds Before Tax	\$6,446,653	\$7,519,200	\$8,650,310	\$9,842,288	\$11,097,458	\$12,421,103	\$13,814,606	\$15,283,290	\$16,829,562	\$18,458,791

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MEASURES OF INVESTMENT PERFORMANCE ANALYSIS

Acquisition CAP Rate	5.70%
Cost of Sale upon Disposition	2.00%
Purchase Price per Square Foot	\$227.29

Combined LTV at Acquisition	65.00%
Combined DSCR at Acquisition	1.35
Purchase Price per Unit	\$336,842

Summary of Investment Measures

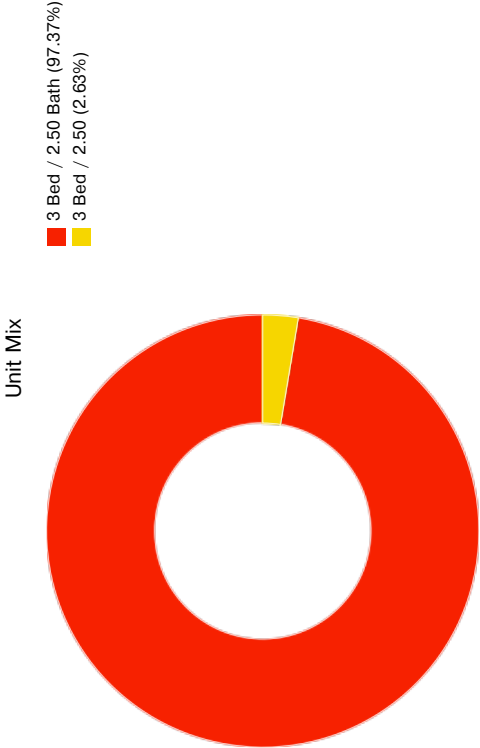
For the Year Ending	Year 1 Aug-2026	Year 2 Aug-2027	Year 3 Aug-2028	Year 4 Aug-2029	Year 5 Aug-2030	Year 6 Aug-2031	Year 7 Aug-2032	Year 8 Aug-2033	Year 9 Aug-2034	Year 10 Aug-2035
Loan-to-Value (LTV) - 1st Lien	54.86%	50.74%	46.9%	43.32%	39.99%	36.88%	33.98%	31.26%	28.73%	26.35%
Combined Lien Loan-to-Value (LTV)	54.86%	50.74%	46.9%	43.32%	39.99%	36.88%	33.98%	31.26%	28.73%	26.35%
DSCR - 1st Lien	1.35	1.43	1.53	1.62	1.73	1.84	1.95	2.07	2.20	2.33
Combined DSCR	1.35	1.43	1.53	1.62	1.73	1.84	1.95	2.07	2.20	2.33
Return on Equity	2.73%	2.97%	3.17%	3.32%	3.45%	3.55%	3.64%	3.72%	3.79%	3.85%
Before Tax Cash on Cash	3.65%	4.64%	5.68%	6.78%	7.94%	9.16%	10.44%	11.80%	13.23%	14.73%
Year Property Sold	1	2	3	4	5	6	7	8	9	10
Before Tax Unleveraged Property Yield (IRR)	17.68%	14.72%	13.73%	13.23%	12.91%	12.70%	12.54%	12.42%	12.32%	12.24%
Effective Annual Cost of Borrowed Funds	6.13%	5.61%	5.44%	5.35%	5.30%	5.27%	5.24%	5.22%	5.21%	5.20%
Before Tax Impact of Leverage	↑ 19.74%	↑ 13.87%	↑ 11.57%	↑ 10.18%	↑ 9.20%	↑ 8.44%	↑ 7.84%	↑ 7.32%	↑ 6.89%	↑ 6.52%
Equity Multiple	1.37	1.64	1.93	2.25	2.59	2.96	3.35	3.77	4.23	4.71
Before Tax EQUITY Yield (IRR)	37.42%	28.59%	25.30%	23.41%	22.11%	21.14%	20.38%	19.74%	19.21%	18.76%

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UNIT MATRIX

# of Units	Unit Description	Size (Sq. Ft.)	Monthly Rent per Unit	Total Size (Sq. Ft.)	Total Monthly Income	Monthly Rate per Sq. Ft.	Year 1 Potential Rental Income (PRI)
37	3 Bed / 2.50 Bath	1,482	\$2,495	54,834	\$92,315	\$1.68	\$1,107,780
1	3 Bed / 2.50	1,482	\$2,400	1,482	\$2,400	\$1.62	\$28,800
38				56,316	\$94,715	\$1.68	\$1,136,580



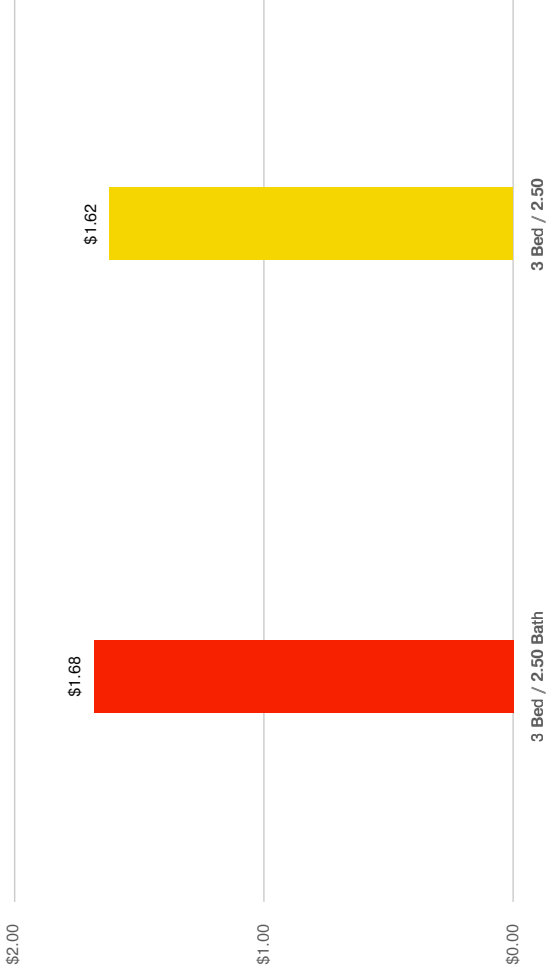
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UNIT MATRIX

Initial Monthly Rate Per Square Feet



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CASH FLOW DETAILS

INCOME

For the Year Ending	Year 1 Aug-2026	Year 2 Aug-2027	Year 3 Aug-2028	Year 4 Aug-2029	Year 5 Aug-2030	Year 6 Aug-2031	Year 7 Aug-2032	Year 8 Aug-2033	Year 9 Aug-2034	Year 10 Aug-2035
POTENTIAL RENTAL INCOME (PRI)	\$1,136,580	\$1,193,409	\$1,253,079	\$1,315,733	\$1,381,520	\$1,450,596	\$1,523,126	\$1,599,282	\$1,679,246	\$1,763,209
- Vacancy / Credit Loss	\$56,829	\$59,670	\$62,654	\$65,787	\$69,076	\$72,530	\$76,156	\$79,964	\$83,962	\$88,160
EFFECTIVE RENTAL INCOME (ERI)	\$1,079,751	\$1,133,739	\$1,190,425	\$1,249,946	\$1,312,444	\$1,378,066	\$1,446,970	\$1,519,318	\$1,595,284	\$1,675,049
+ Additional Income	\$61,730	\$63,582	\$65,489	\$67,454	\$69,478	\$71,562	\$73,709	\$75,920	\$78,198	\$80,544
TOTAL OTHER INCOME	\$61,730	\$63,582	\$65,489	\$67,454	\$69,478	\$71,562	\$73,709	\$75,920	\$78,198	\$80,544
GROSS OPERATING INCOME (GOI)	\$1,141,481	\$1,197,321	\$1,255,914	\$1,317,400	\$1,381,922	\$1,449,628	\$1,520,679	\$1,595,238	\$1,673,482	\$1,755,593

EXPENSE DETAIL

Real Estate Taxes	\$105,455	\$107,564	\$109,715	\$111,910	\$114,148	\$116,431	\$118,759	\$121,135	\$123,557	\$126,028
Property Insurance	\$25,670	\$26,183	\$26,707	\$27,241	\$27,786	\$28,342	\$28,909	\$29,487	\$30,077	\$30,678
Property Mgmt. / Administration	\$83,394	\$85,062	\$86,763	\$88,498	\$90,268	\$92,074	\$93,915	\$95,793	\$97,709	\$99,664
Payroll Expenses	\$78,649	\$80,222	\$81,826	\$83,463	\$85,132	\$86,835	\$88,572	\$90,343	\$92,150	\$93,993
Advertising / Marketing	\$9,328	\$9,515	\$9,705	\$9,899	\$10,097	\$10,299	\$10,505	\$10,715	\$10,929	\$11,148
Maintenance / Repair	\$29,073	\$29,654	\$30,248	\$30,853	\$31,470	\$32,099	\$32,741	\$33,396	\$34,064	\$34,745
Utilities	\$38,103	\$38,865	\$39,642	\$40,435	\$41,244	\$42,069	\$42,910	\$43,768	\$44,644	\$45,537
Reserves	\$11,400	\$11,628	\$11,861	\$12,098	\$12,340	\$12,587	\$12,838	\$13,095	\$13,357	\$13,624
Miscellaneous Taxes And Insurance	\$1,020	\$1,040	\$1,061	\$1,082	\$1,104	\$1,126	\$1,149	\$1,172	\$1,195	\$1,219
Turnover	\$29,846	\$30,443	\$31,052	\$31,673	\$32,306	\$32,952	\$33,611	\$34,284	\$34,969	\$35,669
TOTAL OPERATING EXPENSES	\$411,938	\$420,177	\$428,580	\$437,152	\$445,995	\$454,813	\$463,909	\$473,187	\$482,651	\$492,304
NET OPERATING INCOME (NOI)	\$729,543	\$777,144	\$827,334	\$880,248	\$936,027	\$994,815	\$1,056,770	\$1,122,051	\$1,190,831	\$1,263,289

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10-YEAR CASH FLOW ANALYSIS

Purchase Price	\$12,800,000
Year 1 Potential Income	\$1,136,580
Vacancy & Credit Loss	5.00%
Year 1 Expenses	\$411,938
Acquisition CAP Rate	5.70%
Sale Price - CAP Rate	5.20%

ASSUMPTION / INPUTS

Acquisition Costs (% of Purchase Price)	2.00%
Annual Income Increase	5.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	2.00%

10-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment			Financing Cash Flow			Equity Investment		
Cash Flow & 10-year Yield			& Effective Rate			Cash Flow & 10-year Yield		
N	\$		N	\$		N	\$	
0	(\$13,056,000)	+	0	\$8,236,800	=	0	(\$4,819,200)	
1	\$718,143		1	(\$542,081)		1	\$176,062	
2	\$765,744		2	(\$542,081)		2	\$223,663	
3	\$815,934		3	(\$542,081)		3	\$273,853	
4	\$868,848		4	(\$542,081)		4	\$326,767	
5	\$924,627		5	(\$542,081)		5	\$382,546	
6	\$983,415		6	(\$542,081)		6	\$441,334	
7	\$1,045,370		7	(\$542,081)		7	\$503,289	
8	\$1,110,651		8	(\$542,081)		8	\$568,570	
9	\$1,179,431		9	(\$542,081)		9	\$637,350	
10	\$26,498,649		10	(\$7,330,050)		10	\$19,168,599	

Property IRR/Yield = 12.24%

Effective Loan Rate = 5.20%

Equity IRR / Yield = 18.76%

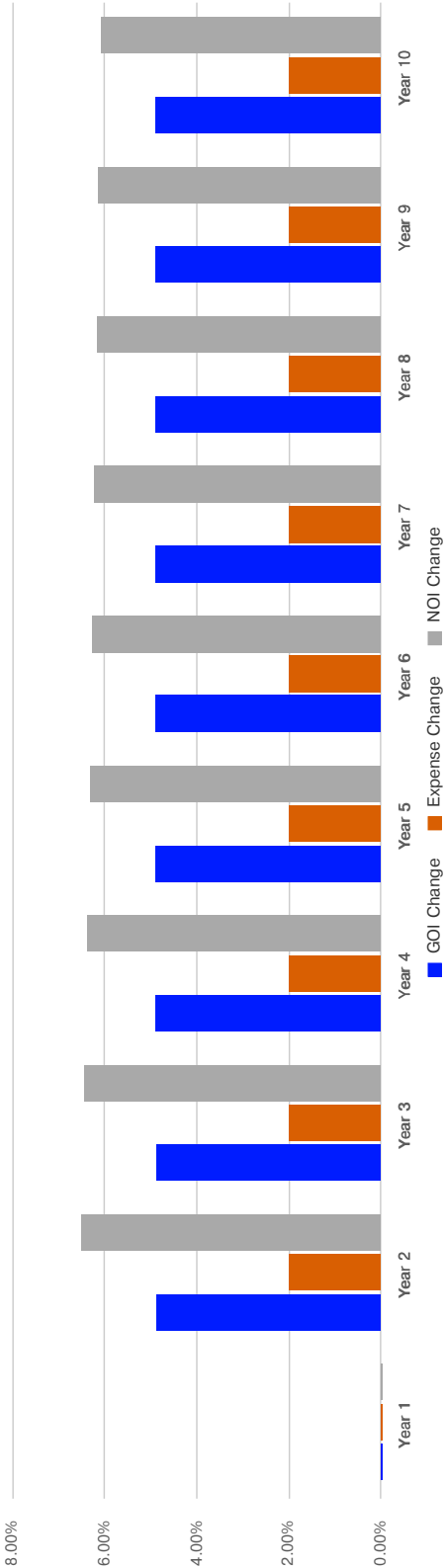
Positive Leverage! Leverage INCREASED the Yield by 6.52%

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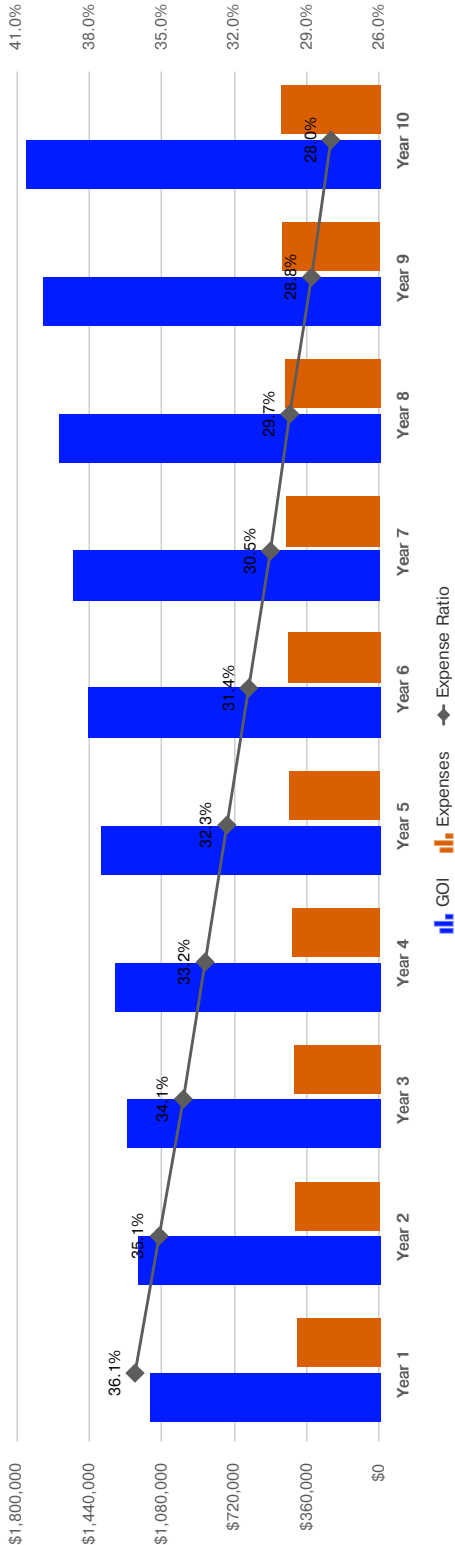
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ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



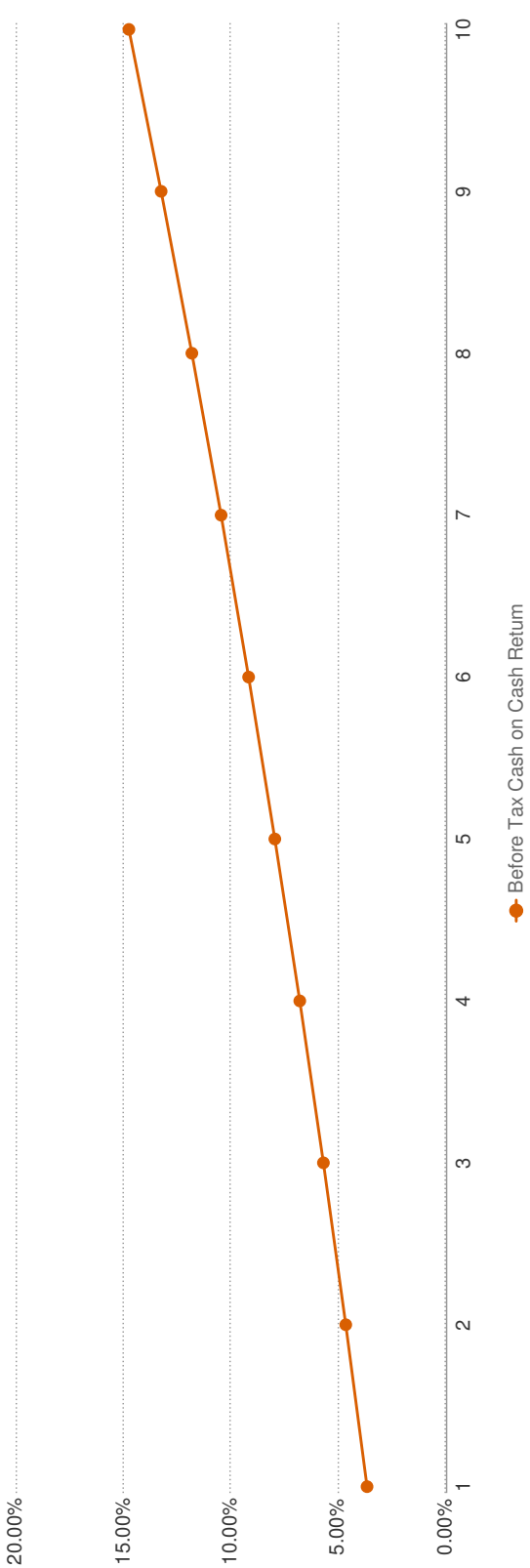
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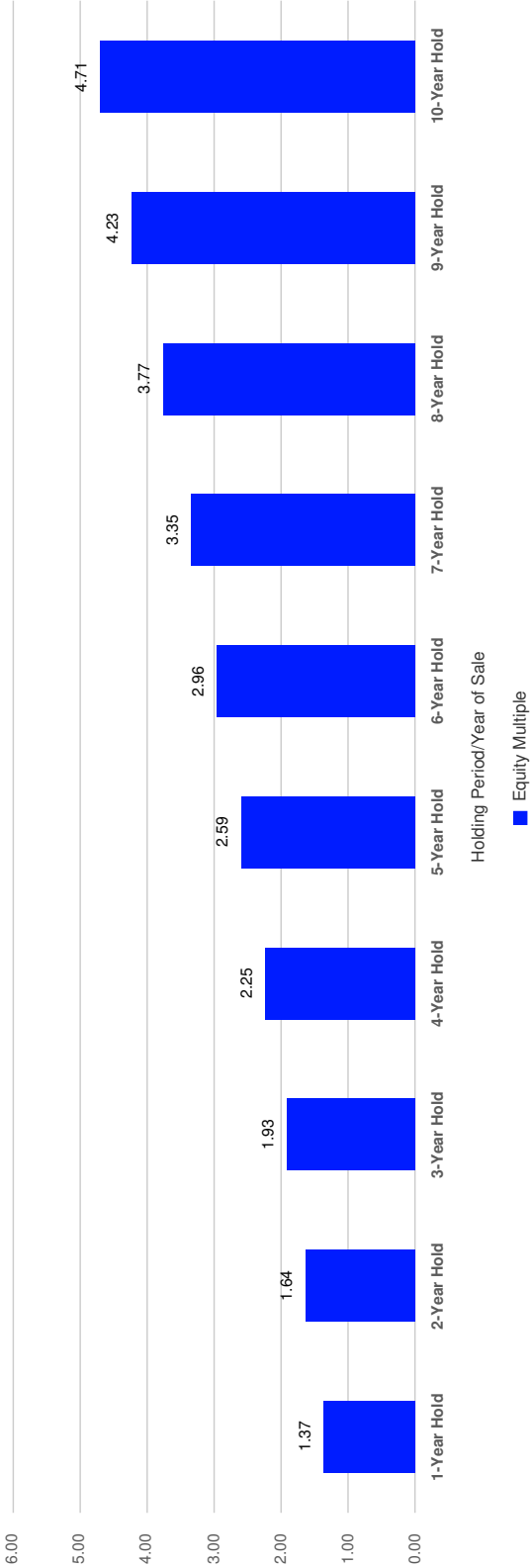
CASH-ON-CASH ANALYSIS

Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax Cash on Cash Return	3.65%	4.64%	5.68%	6.78%	7.94%	9.16%	10.44%	11.80%	13.23%	14.73%

Equity Multiple



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity Multiple	1.37	1.64	1.93	2.25	2.59	2.96	3.35	3.77	4.23	4.71

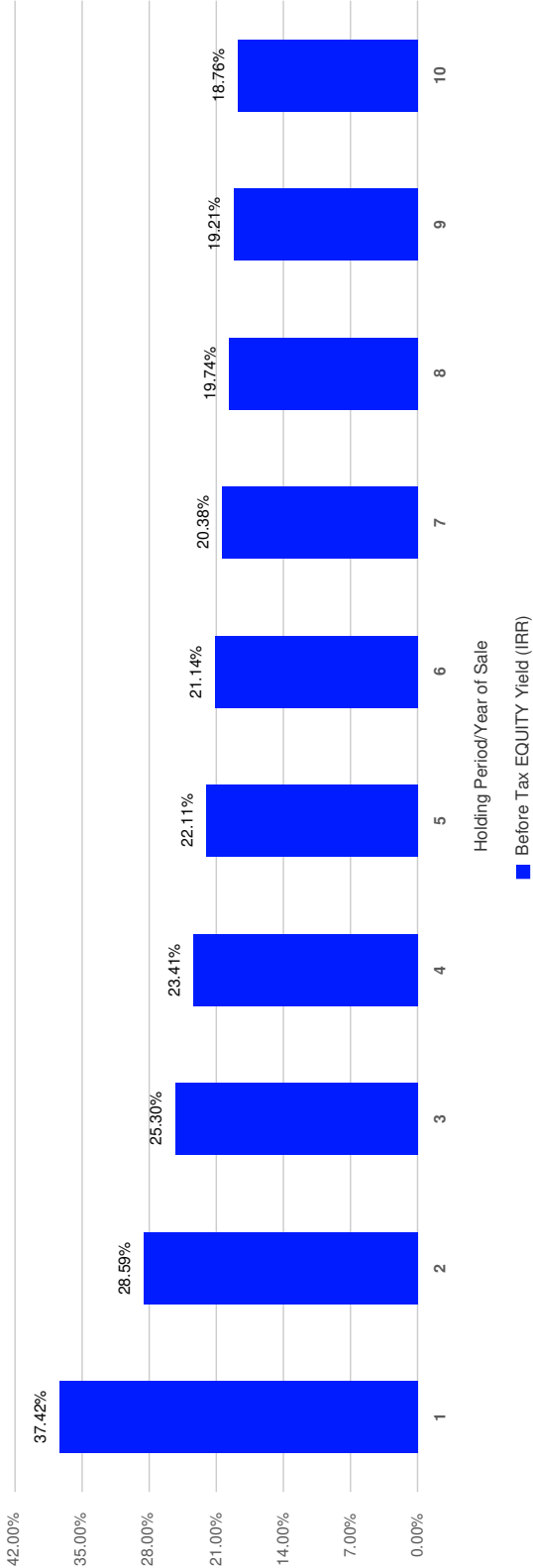
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OPTIMAL HOLDING PERIOD ANALYSIS

Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	37.42%

Optimal Holding Period by Annual Equity Yield (IRR)



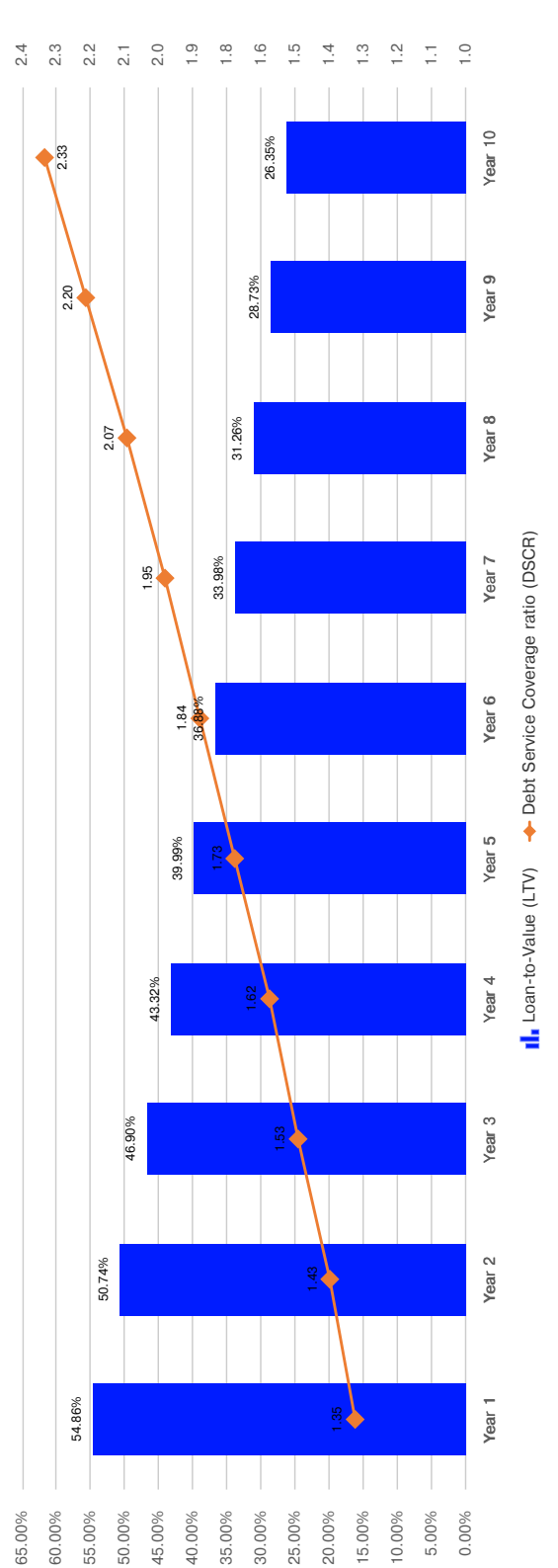
Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax EQUITY Yield (IRR)	37.42%	28.59%	25.30%	23.41%	22.11%	21.14%	20.38%	19.74%	19.21%	18.76%

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LTV, DSCR & DEBT YIELD ANALYSIS

1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



For the Year Ending	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Aug-2026		Aug-2027	Aug-2028	Aug-2029	Aug-2030	Aug-2031	Aug-2032	Aug-2033	Aug-2034	Aug-2035
Loan-to-Value (LTV) - 1st Lien	54.86%	50.74%	46.90%	43.32%	39.99%	36.88%	33.98%	31.26%	28.73%	26.35%
DSCR - 1st Lien	1.35	1.43	1.53	1.62	1.73	1.84	1.95	2.07	2.20	2.33

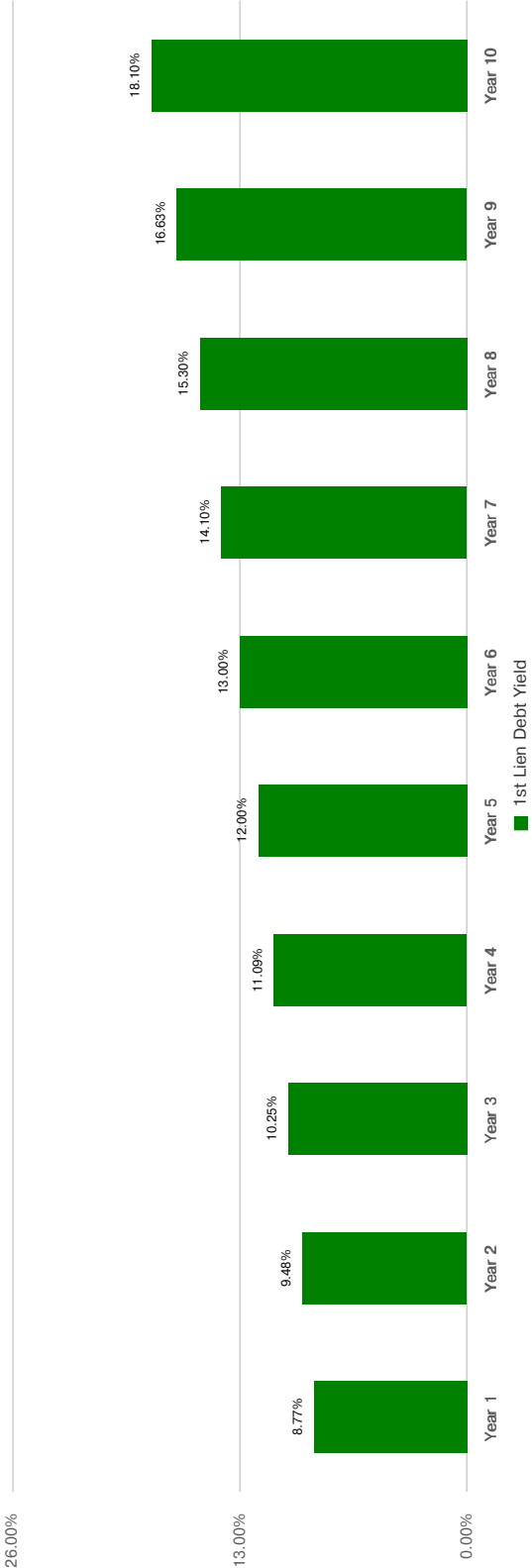
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LTV, DSCR & DEBT YIELD ANALYSIS

Debt Yield Ratio (DYR)



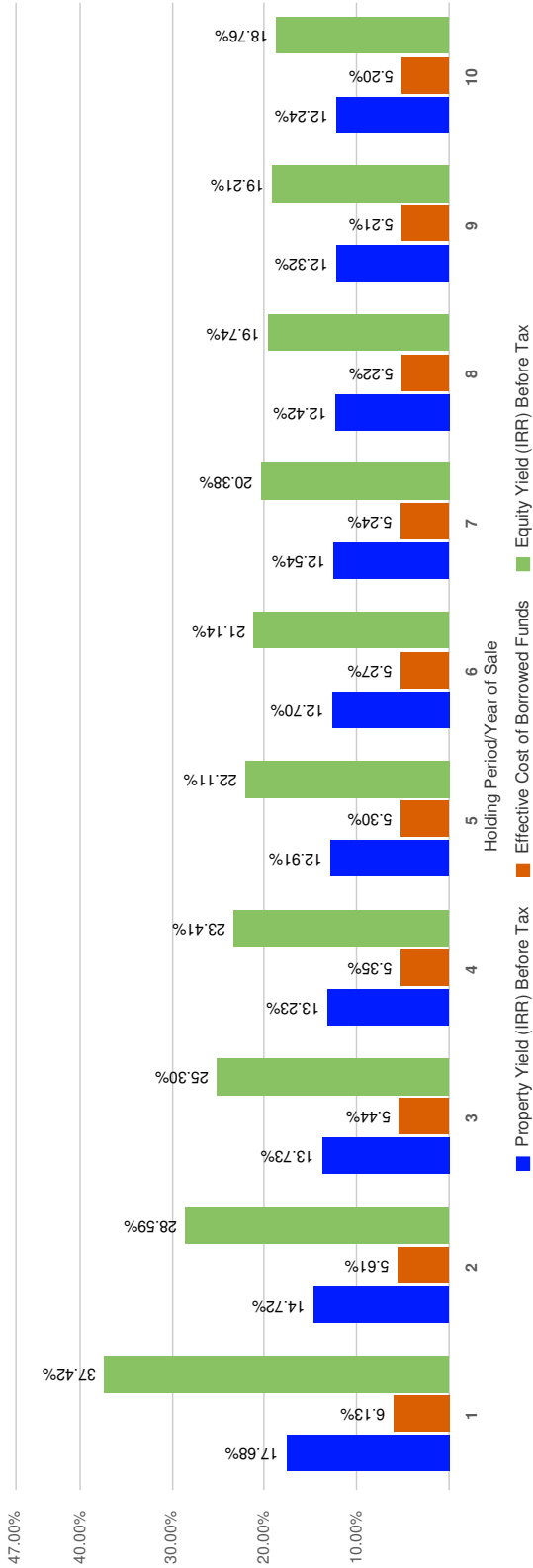
For the Year Ending	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Debt Yield Ratio (DYR) - 1st Lien	Aug-2026	Aug-2027	Aug-2028	Aug-2029	Aug-2030	Aug-2031	Aug-2032	Aug-2033	Aug-2034	Aug-2035
	8.77%	9.48%	10.25%	11.09%	12.00%	13.00%	14.10%	15.30%	16.63%	18.10%

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IMPACT OF LEVERAGE ANALYSIS

Impact of Leverage Analysis (Before Tax)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Yield (IRR) Before Tax	17.68%	14.72%	13.73%	13.23%	12.91%	12.70%	12.54%	12.42%	12.32%	12.24%
Effective Cost of Borrowed Funds	6.13%	5.61%	5.44%	5.35%	5.30%	5.27%	5.24%	5.22%	5.21%	5.20%
Equity Yield (IRR) Before Tax	37.42%	28.59%	25.30%	23.41%	22.11%	21.14%	20.38%	19.74%	19.21%	18.76%
Impact of Leverage on Yield	↑ 19.74%	↑ 13.87%	↑ 11.57%	↑ 10.18%	↑ 9.20%	↑ 8.44%	↑ 7.84%	↑ 7.32%	↑ 6.89%	↑ 6.52%

Best Choice

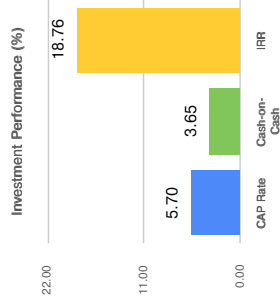
REALTY

KEY INVESTMENT FACTS

INITIAL INVESTMENT

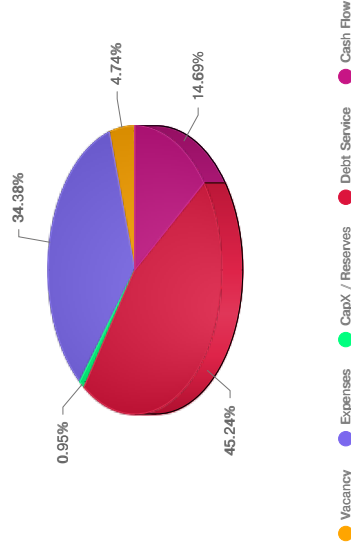
Purchase Price	\$12,800,000
+ Acquisition Costs	\$256,000
- Mortgage(s)	\$8,320,000
+ Loan Fees Points	\$83,200
Initial Investment	\$4,819,200

INVESTMENT PERFORMANCE

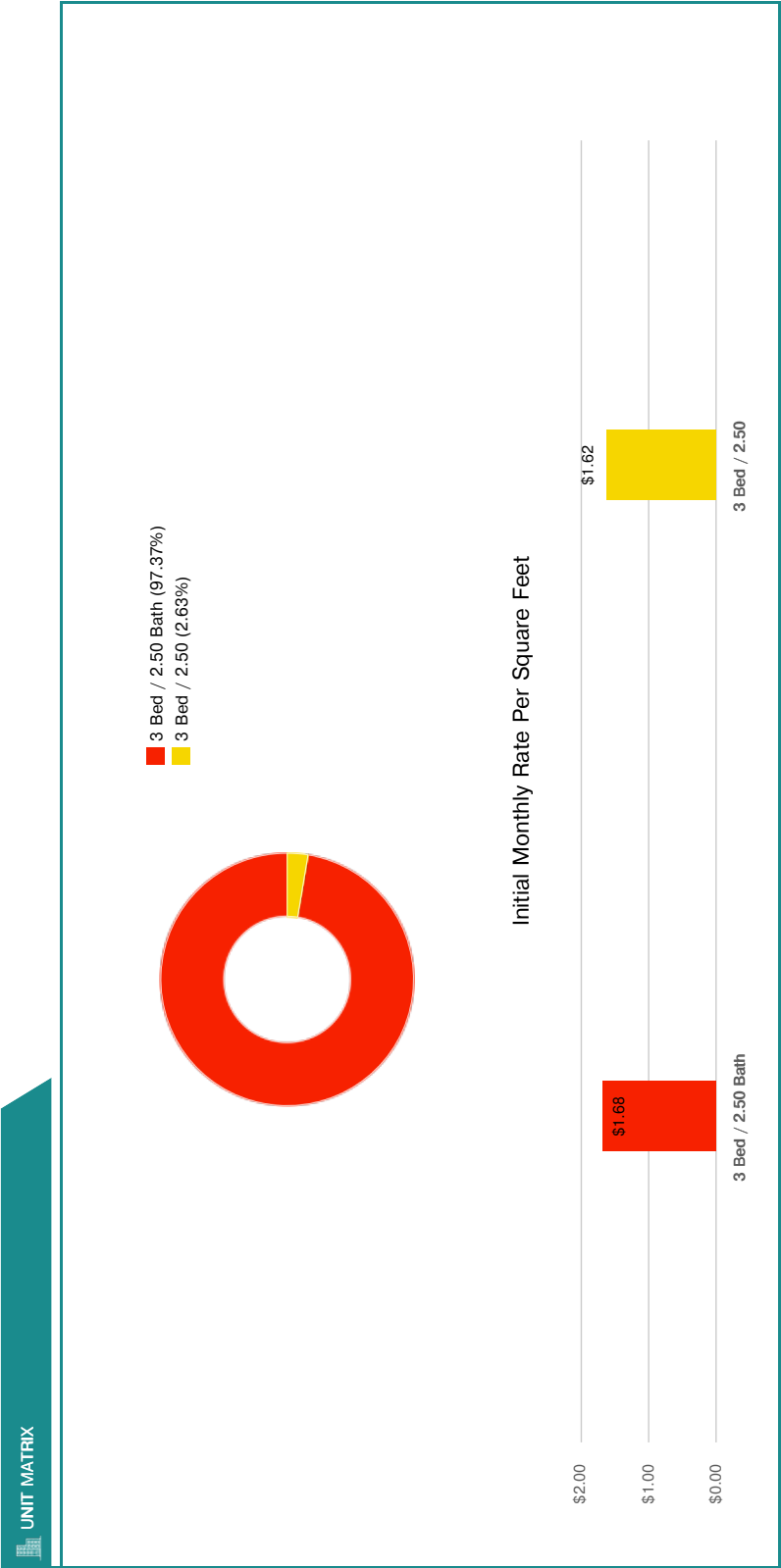


Internal Rate of Return (IRR)	18.76%
Acquisition CAP Rate	5.70%
Year 1 Cash-on-Cash	3.65%
Gross Rent Multiplier	11.26
Price Per Unit	\$336,842
Price Per Square Foot	\$227.29
Loan to Value	60.13%
Debt Service Coverage Ratio	1.35

CASH FLOW



For the Year Ending	Year 10 Aug-2035
POTENTIAL RENTAL INCOME (PRI)	\$1,763,209
- Vacancy / Credit Loss	\$88,160
EFFECTIVE RENTAL INCOME	\$1,675,049
Other Income	\$80,544
GROSS OPERATING INCOME (GOI)	\$1,755,593
- Operating Expenses	\$492,304
NET OPERATING INCOME (NOI)	\$1,263,289
Net Operating Income (NOI)	\$1,263,289
- Capital Expenses / Replacement Reserves	\$11,400
- Annual Debt Service 1st Lien	\$542,081
CASH FLOW BEFORE TAXES	\$709,808

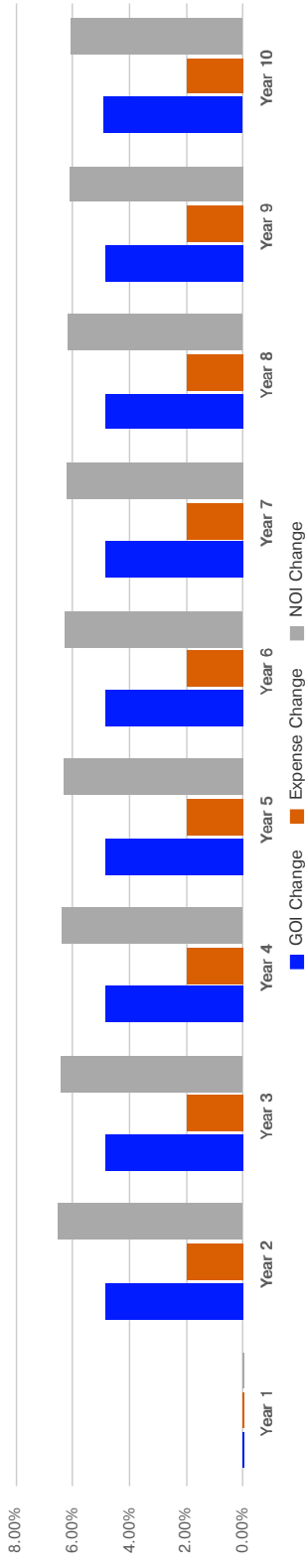


Best Choice

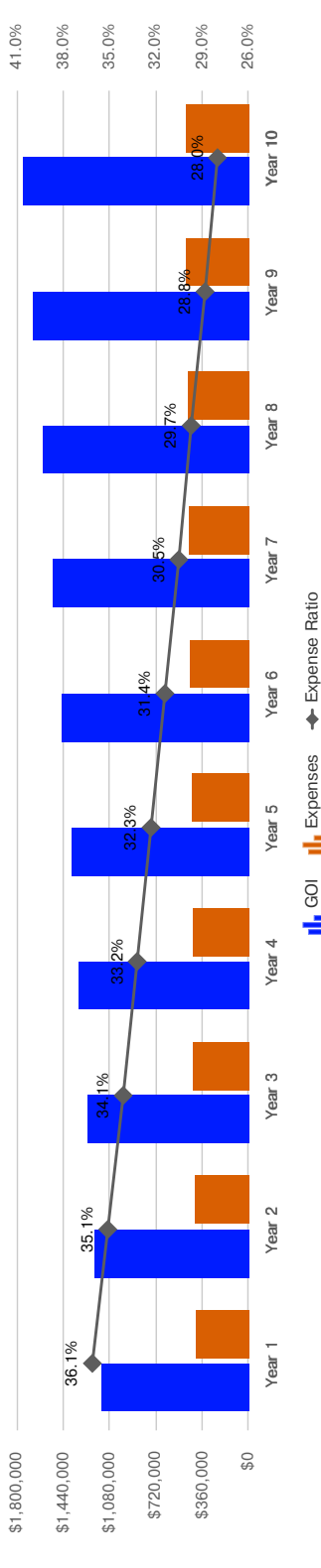
REALTY

ANNUAL PERCENT CHANGE & EXPENSE RATIO

ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE

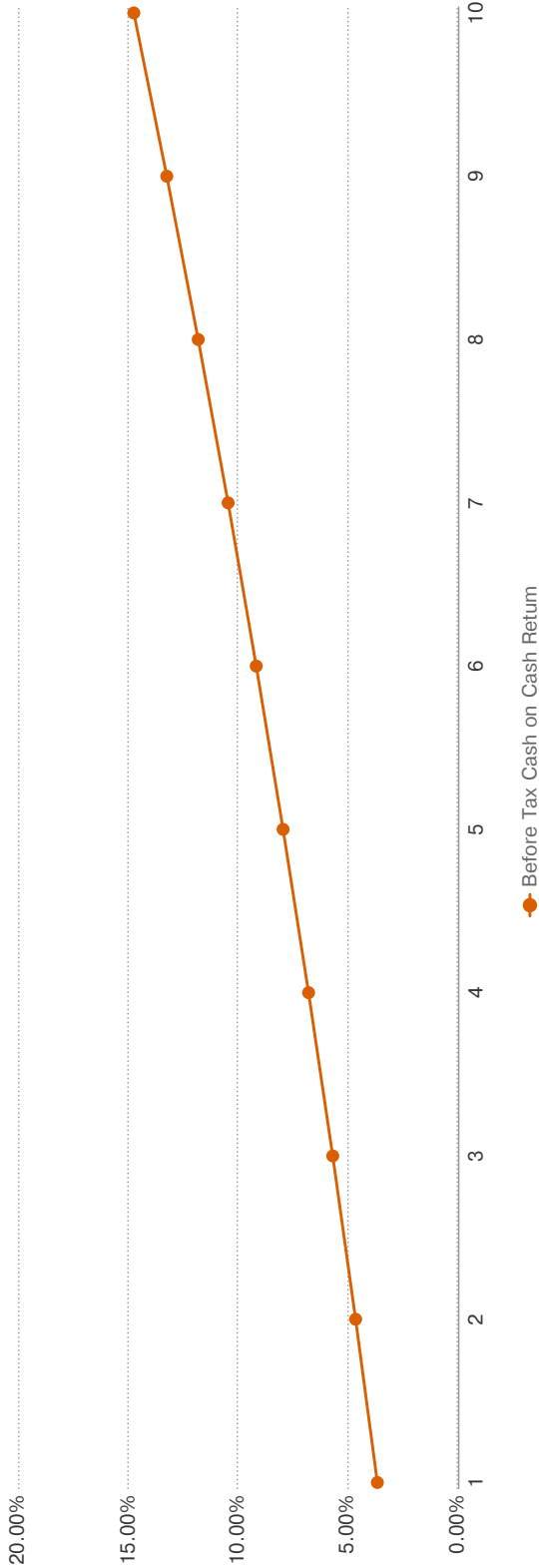


EXPENSE RATIO % OF GOI



ANNUAL CASH-ON-CASH DIVIDEND RETURN

Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax Cash on Cash Return	3.65%	4.64%	5.68%	6.78%	7.94%	9.16%	10.44%	11.80%	13.23%	14.73%

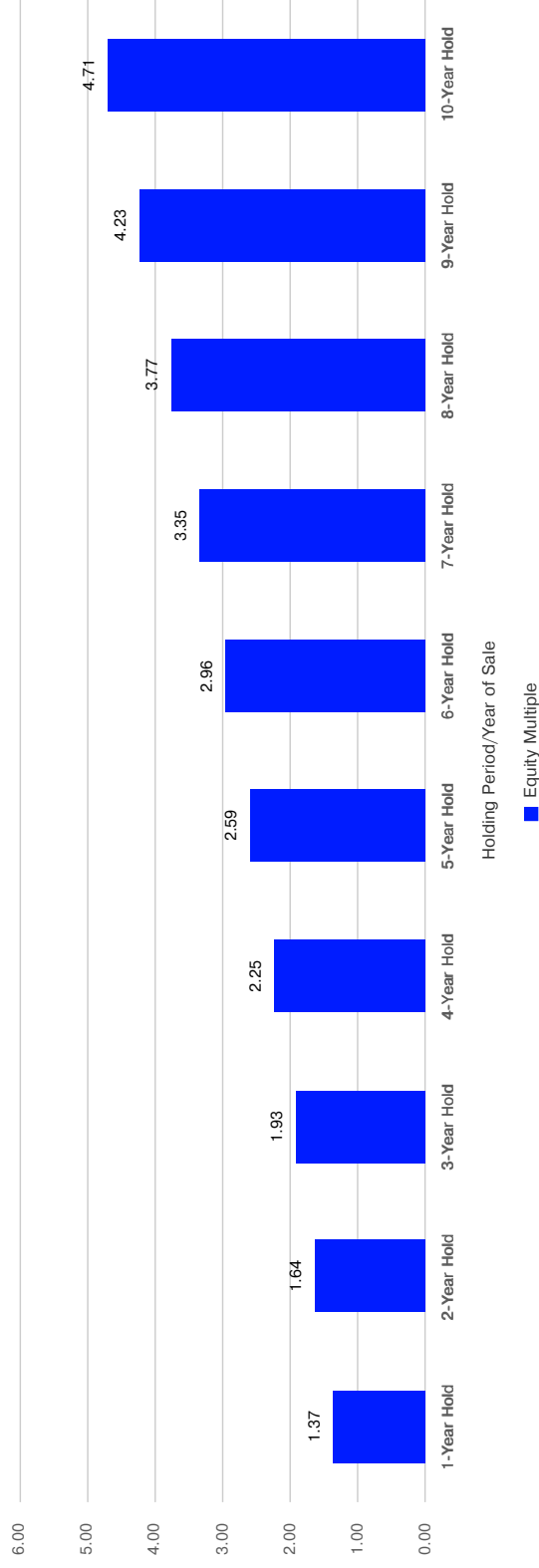
Best Choice

REALTY

EQUITY MULTIPLE

Equity Multiple

Equity Multiple



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity Multiple	1.37	1.64	1.93	2.25	2.59	2.96	3.35	3.77	4.23	4.71

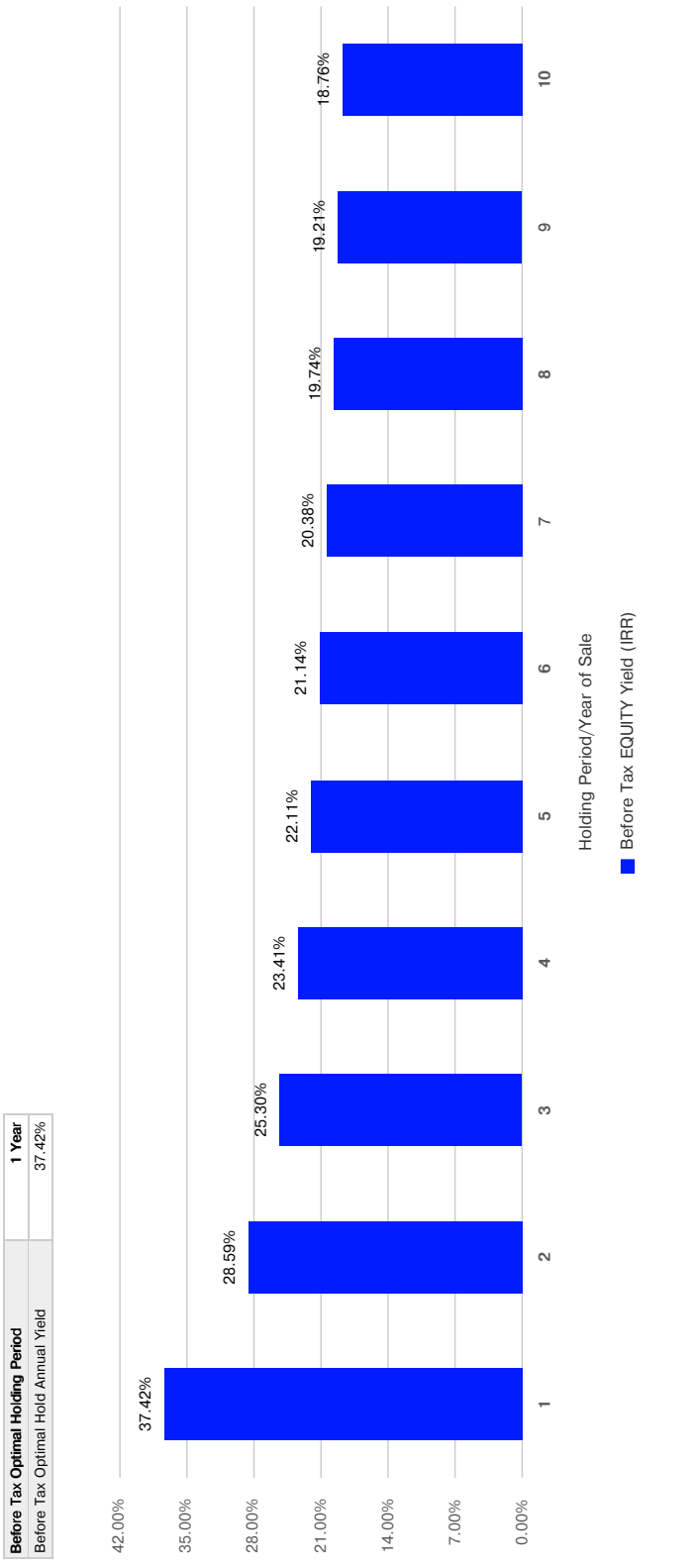
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jhuling@comcast.net

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REALTY

OPTIMAL HOLDING PERIOD

OPTIMAL HOLDING PERIOD BY ANNUAL EQUITY YIELD (IRR)



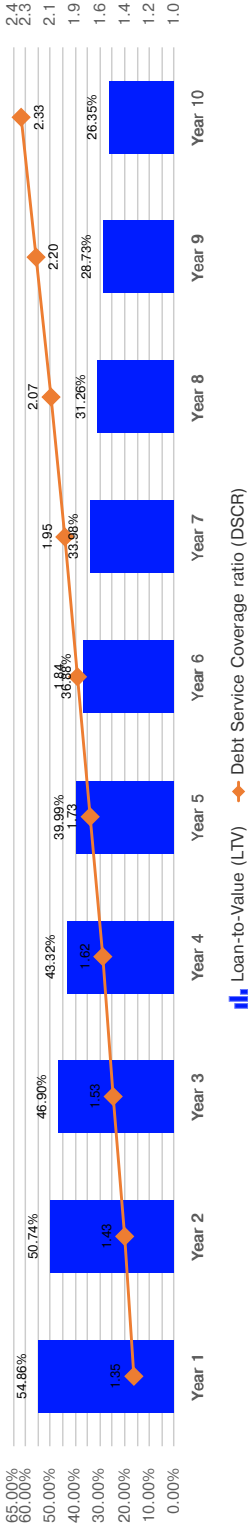
Best Choice

REALTY

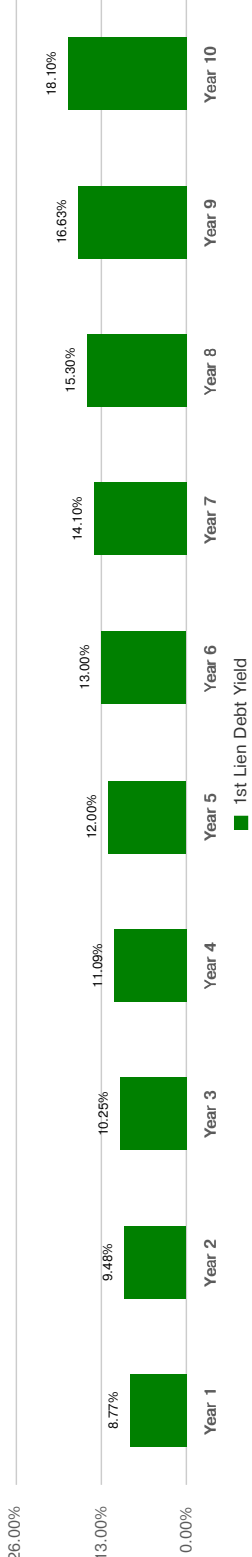
LTV, DSCR & DEBT YIELD RATIO

LTV & DEBT SERVICE COVERAGE RATIO (DSCR)

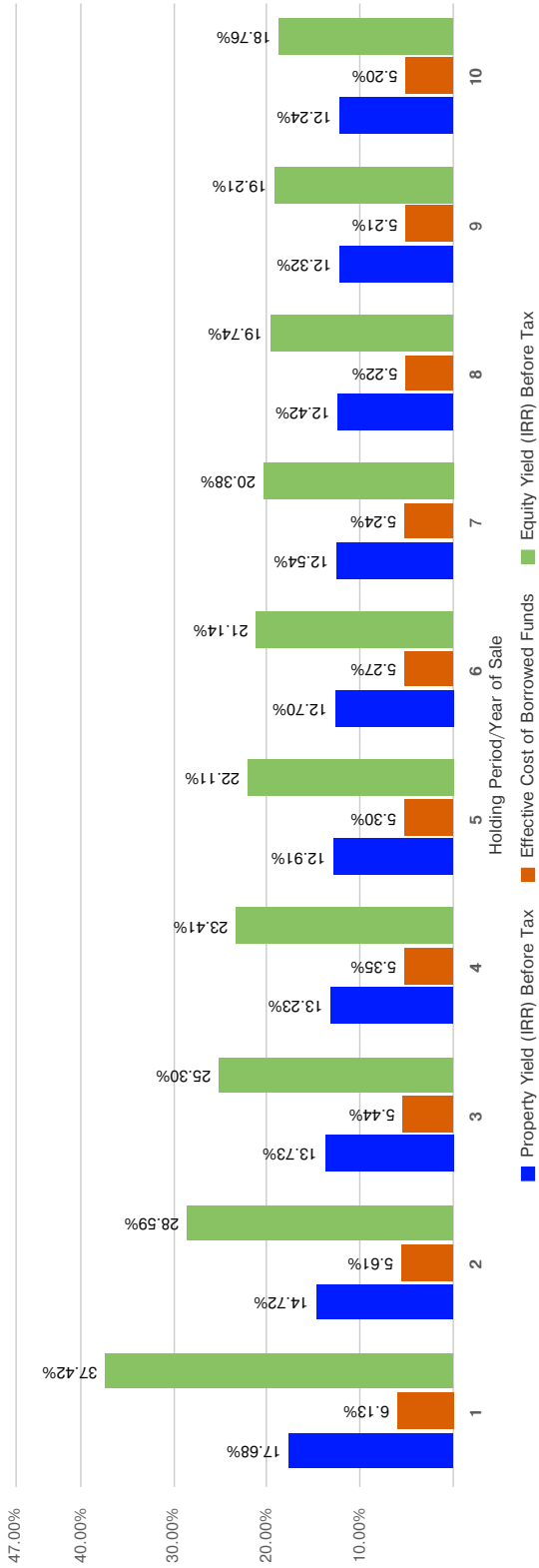
1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



Debt Yield Ratio (DYR)



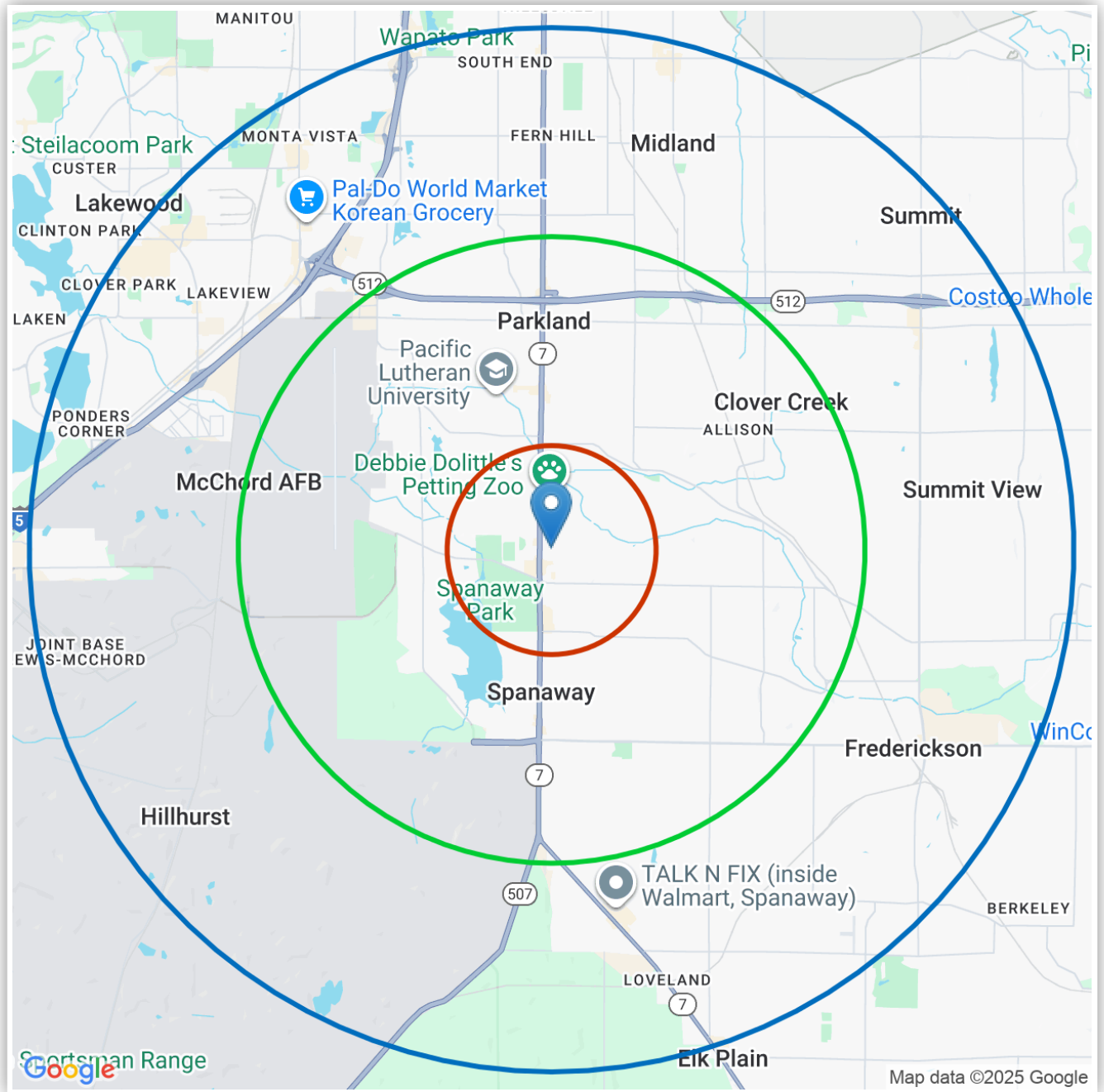
Impact of Leverage Analysis (Before Tax)



Best Choice

R E A L T Y

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



Best Choice

R E A L T Y

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

10,591
Population

38.8 Median Age



2.58
Average Household Size

3,975
Total Households

EDUCATION

4.32%

No High
School
Diploma

4.07%

High School
Graduate

24.46%

Some College

9.46%

Bachelor's/
Grad

BUSINESS



319

Total Businesses



2,788

Total Employees

EMPLOYMENT

1,290

Retail Trade
Employees

24

Manufacturing
Employees

522

Eating &
Drinking
Employees

144

Finance/Ins/Real
Estate Emp

3.7%

Unemployment Rate

INCOME



\$70,736

Median Household Income



\$34,309

Per Capita Income



\$166,768

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (19.54%) ■

The smallest group : \$200,000+ (4.08%) ■

Indicator	Value(%)	
< \$15,000	7.47	■
\$15,000 - \$24,999	8.16	■
\$25,000 - \$34,999	4.35	■
\$35,000 - \$49,999	17.07	■
\$50,000 - \$74,999	14.85	■
\$75,000 - \$99,999	11.19	■
\$100,000 - \$149,999	19.54	■
\$150,000 - \$199,999	13.29	■
\$200,000+	4.08	■



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COVENTRY VILLAS

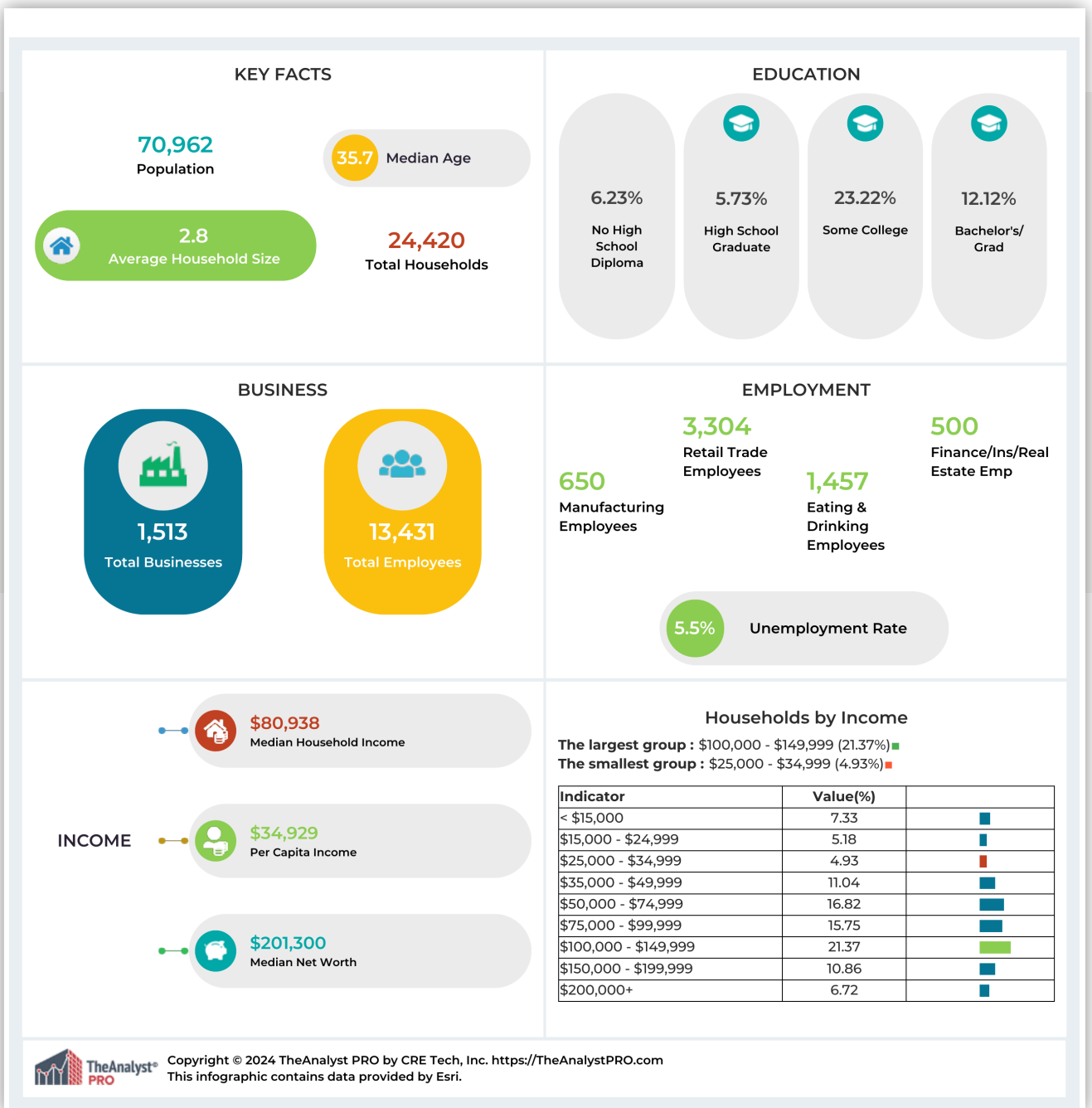
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Best Choice

REALTY

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



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R E A L T Y

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

180,113

Population

34.9 Median Age



2.79

Average Household Size

62,356

Total Households

EDUCATION

6.84%

No High School Diploma



5.38%

High School Graduate



23.66%

Some College



13.3%

Bachelor's/ Grad

BUSINESS



4,653

Total Businesses



44,907

Total Employees

EMPLOYMENT

11,101

Retail Trade Employees

2,507

Manufacturing Employees

4,777

Eating & Drinking Employees

1,898

Finance/Ins/Real Estate Emp

5.9%

Unemployment Rate

INCOME



\$77,684

Median Household Income



\$35,384

Per Capita Income



\$161,050

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (19.02%) ■

The smallest group : \$25,000 - \$34,999 (5.51%) ■

Indicator	Value(%)	
< \$15,000	7.53	■
\$15,000 - \$24,999	5.53	■
\$25,000 - \$34,999	5.51	■
\$35,000 - \$49,999	11.73	■
\$50,000 - \$74,999	17.51	■
\$75,000 - \$99,999	15.38	■
\$100,000 - \$149,999	19.02	■
\$150,000 - \$199,999	9.67	■
\$200,000+	8.12	■



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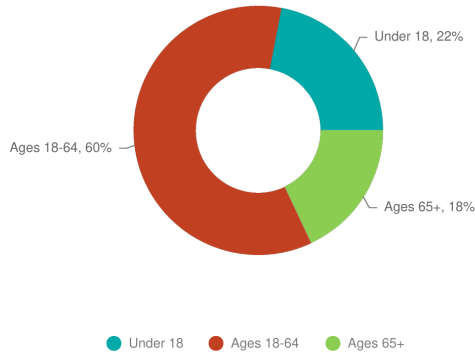
R E A L T Y

INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

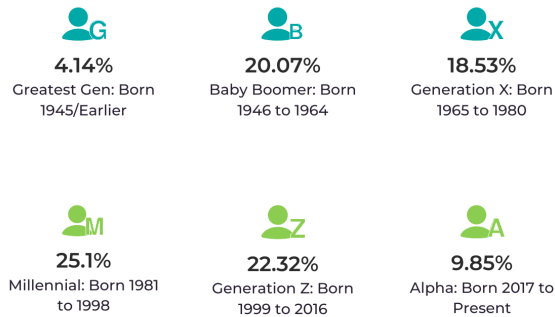
POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

10,591 Population	4,094 Households	38.8 Median Age
2.58 Avg Size Household	\$70,736 Median Household Income	\$487,863 Median Home Value
68 Wealth Index	57 Housing Affordability	75.6 Diversity Index

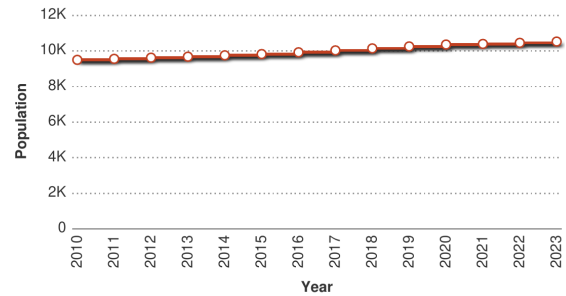
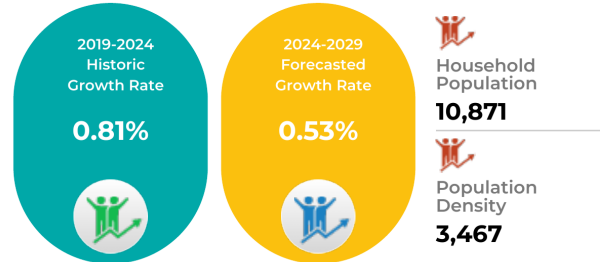
POPULATION BY AGE



POPULATION BY GENERATION



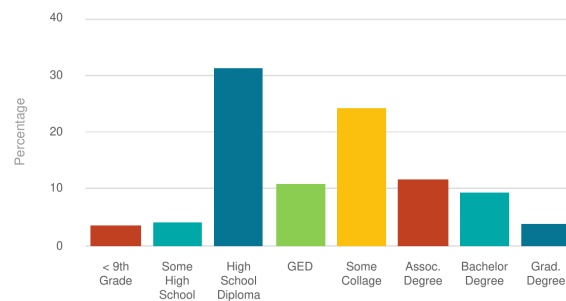
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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R E A L T Y

INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

70,962
Population

24,909
Households

35.7
Median Age

2.8
Avg Size Household

\$80,938
Median Household
Income

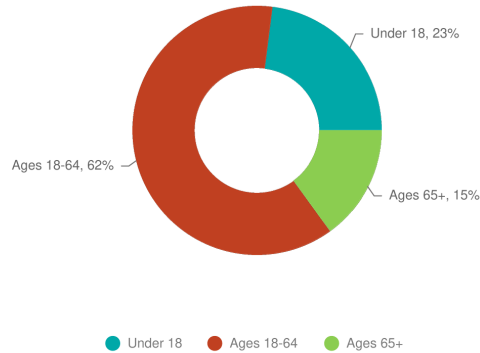
\$491,973
Median Home Value

77
Wealth Index

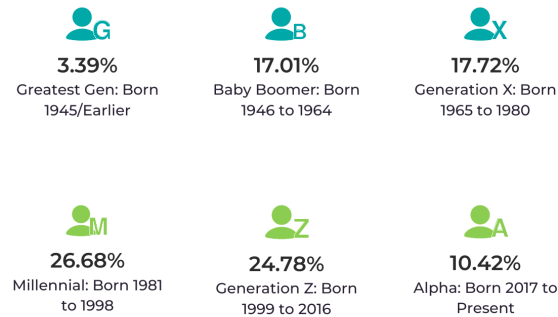
64
Housing Affordability

77.1
Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



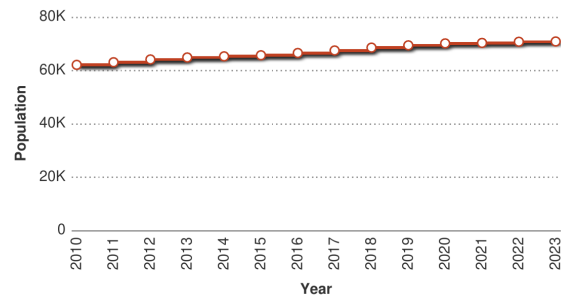
HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate
0.37%

2024-2029
Forecasted
Growth Rate
0.39%

Household
Population
71,136

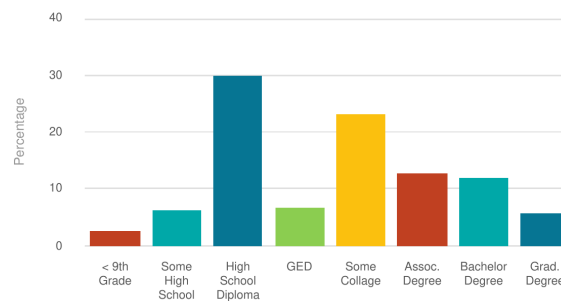
Population
Density
2,560



DAYTIME POPULATION



POPULATION BY EDUCATION



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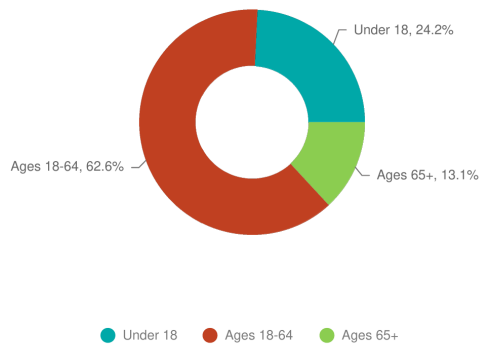
R E A L T Y

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

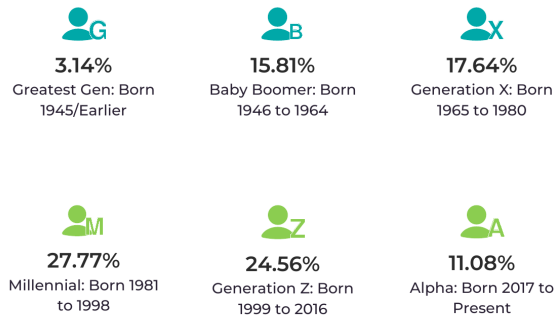
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

180,113 Population	63,703 Households	34.9 Median Age
2.79 Avg Size Household	\$77,684 Median Household Income	\$495,559 Median Home Value
77 Wealth Index	61 Housing Affordability	80.3 Diversity Index

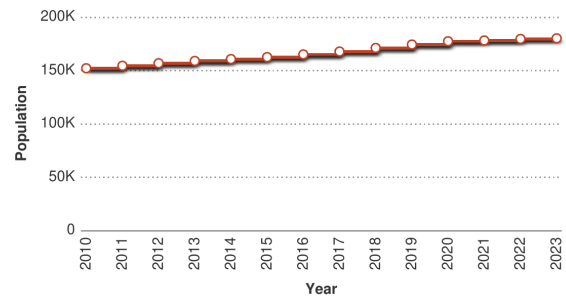
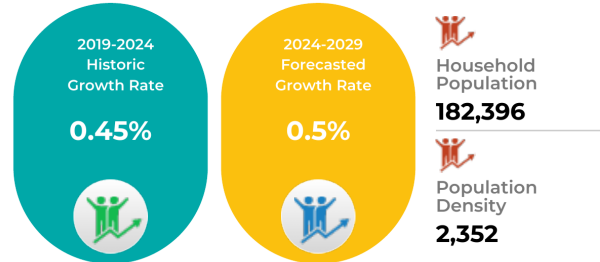
POPULATION BY AGE



POPULATION BY GENERATION



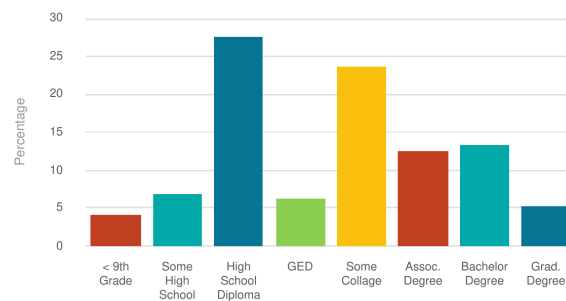
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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R E A L T Y

INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

Community Profile



10,591
Population
Total

0.81%
Population
Growth

2.58
Average
HH Size

38.8
Median
Age

75.6
Diversity
Index

\$70,736
Median HH
Income

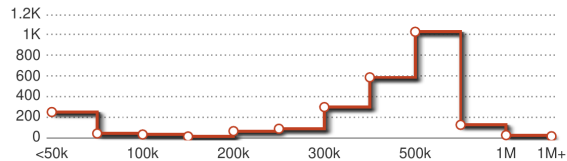
\$487,863
Median Home
Value

22.01%
Under 18

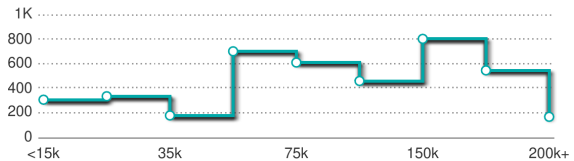
60.43%
Ages 18
to 65

17.56%
Aged 66+

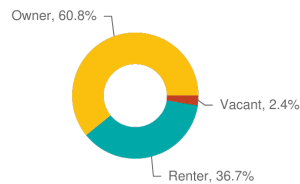
HOME VALUE



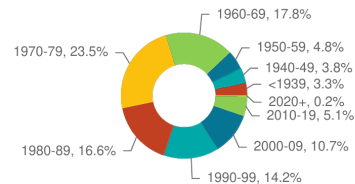
HOUSEHOLD INCOME



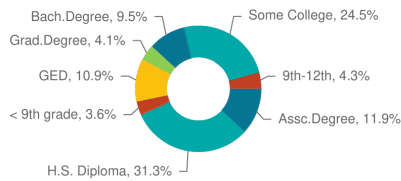
HOME OWNERSHIP



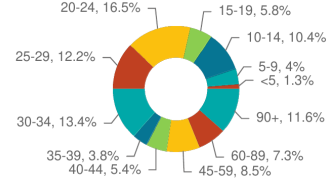
HOUSING: YEAR BUILT



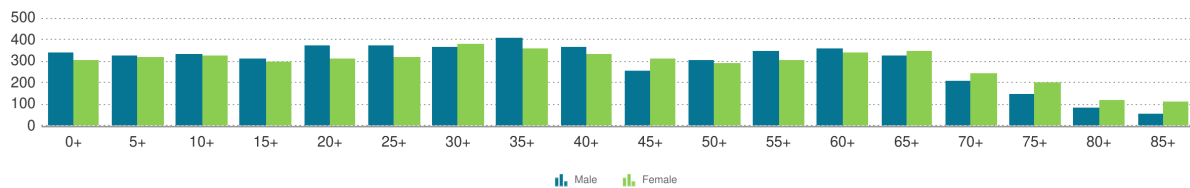
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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R E A L T Y

INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

Community Profile



70,962

Population
Total

0.37%

Population
Growth

2.8

Average
HH Size

35.7

Median
Age

77.1

Diversity
Index

\$80,938

Median HH
Income

\$491,973

Median Home
Value

23.03%

Under 18

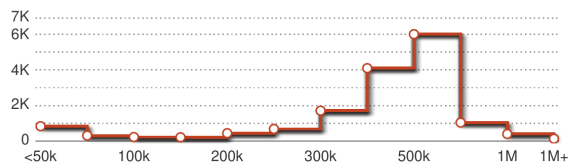
62.31%

Ages 18
to 65

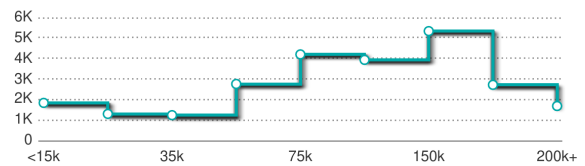
14.66%

Aged 66+

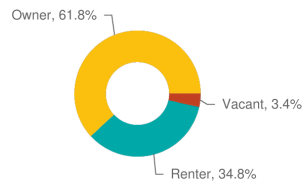
HOME VALUE



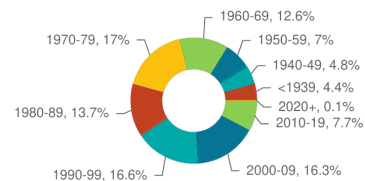
HOUSEHOLD INCOME



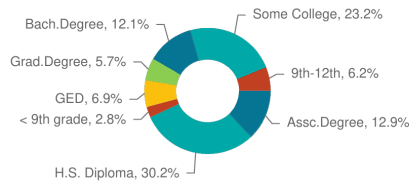
HOME OWNERSHIP



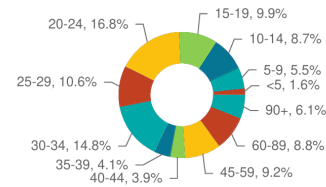
HOUSING: YEAR BUILT



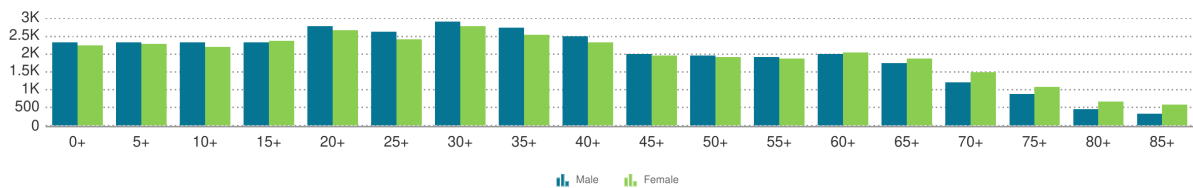
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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Best Choice

R E A L T Y

INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



180,113
Population
Total

0.45%
Population
Growth

2.79
Average
HH Size

34.9
Median
Age

80.3
Diversity
Index

\$77,684
Median HH
Income

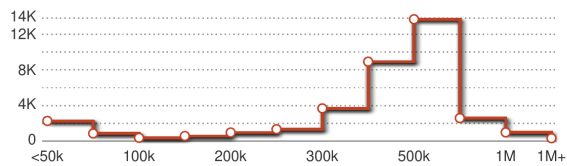
\$495,559
Median Home
Value

24.21%
Under 18

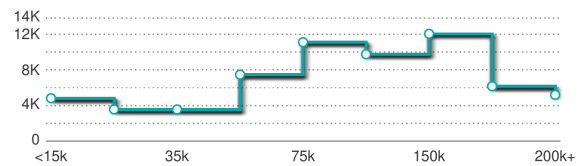
62.32%
Ages 18
to 65

13.47%
Aged 66+

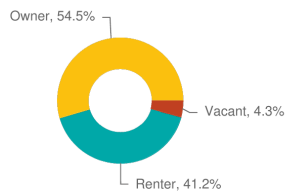
HOME VALUE



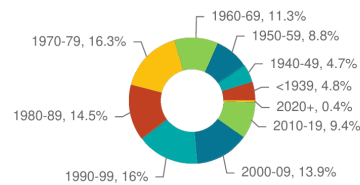
HOUSEHOLD INCOME



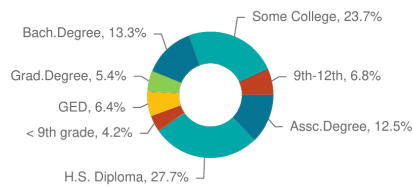
HOME OWNERSHIP



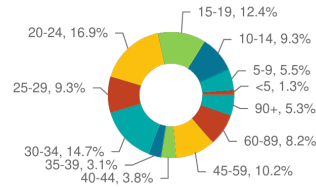
HOUSING: YEAR BUILT



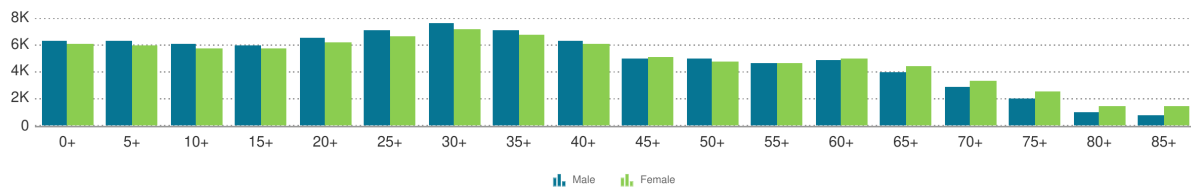
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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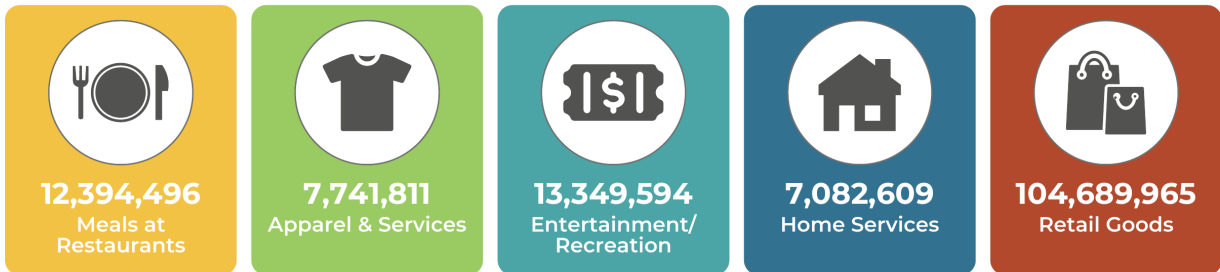
Best Choice

R E A L T Y

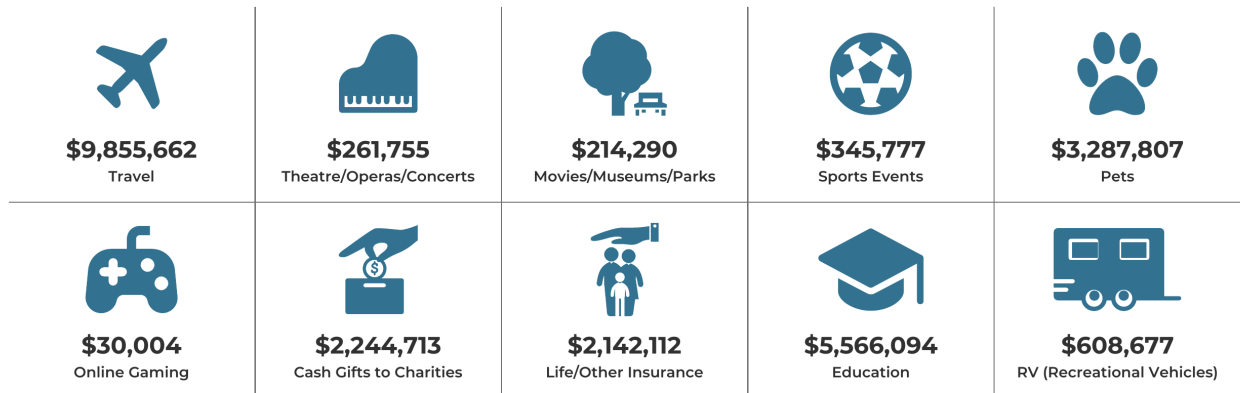
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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Best Choice

R E A L T Y

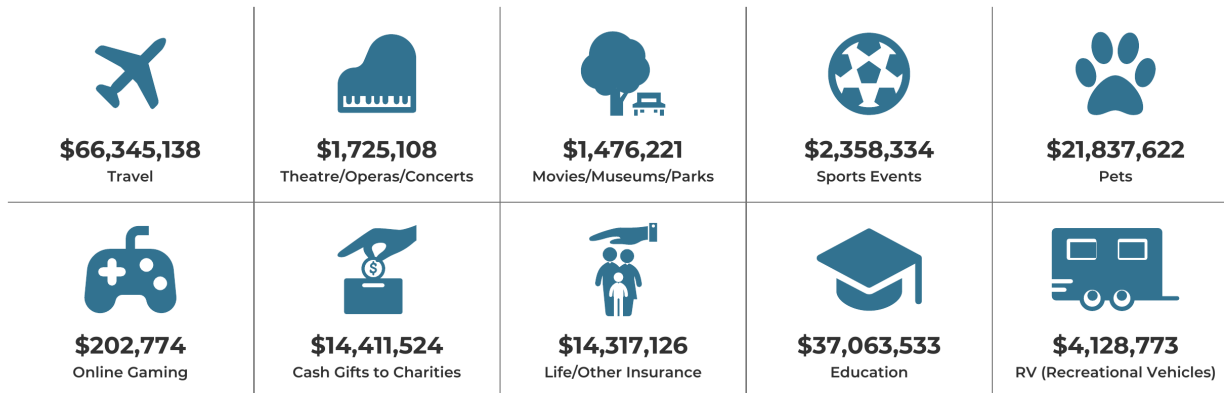
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Lifestyle and Tapestry Segmentation Infographic

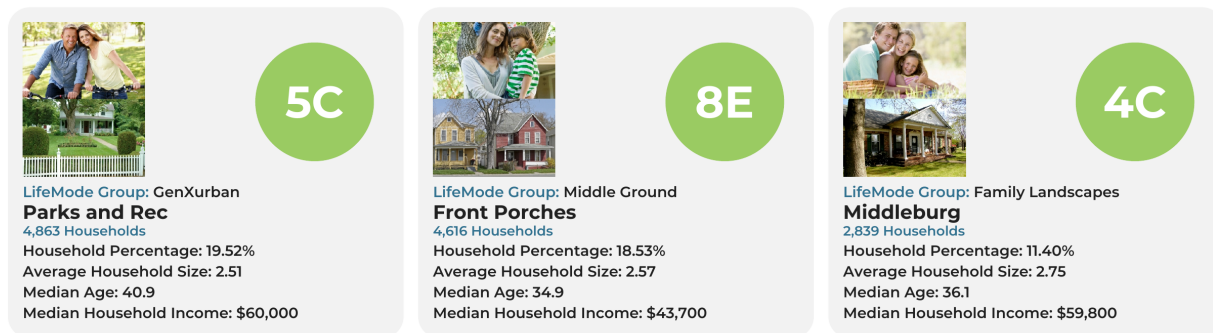
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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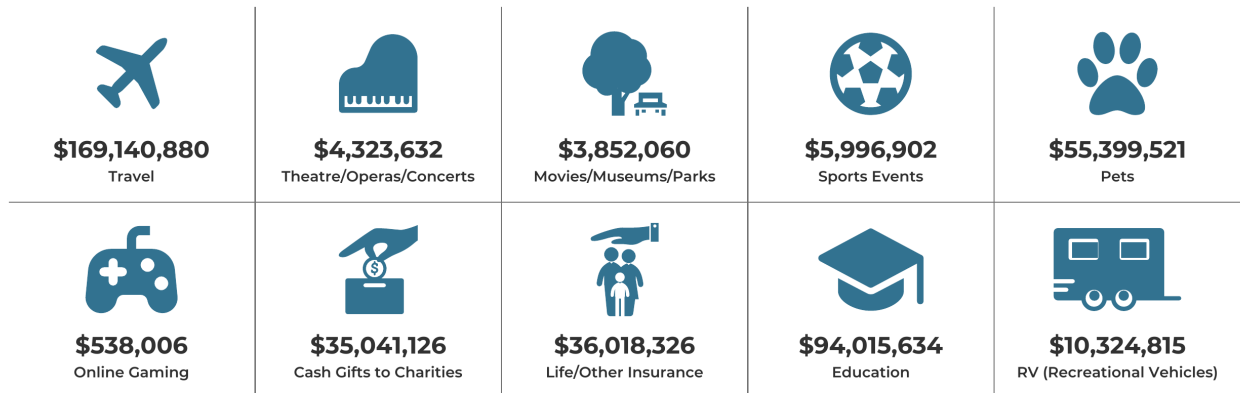
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

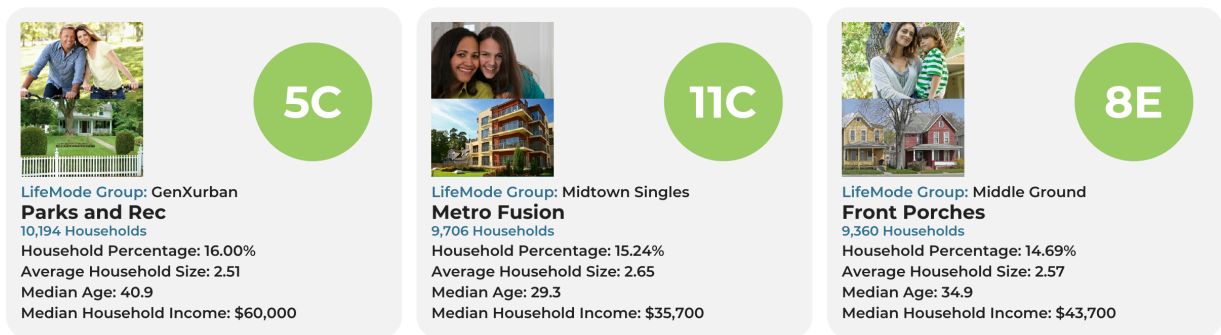
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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R E A L T Y

INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)

Best Choice

R E A L T Y

EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
Population			
2010 Population	9,398	61,869	151,146
2020 Population	10,235	69,859	176,693
2025 Population	10,668	70,976	180,526
2030 Population	10,984	72,217	184,521
2010-2020 Annual Rate	0.86%	1.22%	1.57%
2020-2025 Annual Rate	0.79%	0.30%	0.41%
2025-2030 Annual Rate	0.59%	0.35%	0.44%
2020 Male Population	49.6%	49.3%	49.5%
2020 Female Population	50.4%	50.7%	50.5%
2020 Median Age	38.0	34.8	34.1
2025 Male Population	50.3%	49.9%	50.1%
2025 Female Population	49.7%	50.1%	49.9%
2025 Median Age	39.0	36.1	35.3

In the identified area, the current year population is 180,526. In 2020, the Census count in the area was 176,693. The rate of change since 2020 was 0.41% annually. The five-year projection for the population in the area is 184,521 representing a change of 0.44% annually from 2025 to 2030. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	52.7%	50.8%	47.3%
2025 Black Alone	9.5%	11.4%	11.7%
2025 American Indian/Alaska Native Alone	1.8%	1.7%	1.7%
2025 Asian Alone	7.9%	8.3%	9.7%
2025 Pacific Islander Alone	4.9%	4.7%	4.5%
2025 Other Race	6.9%	7.4%	10.1%
2025 Two or More Races	16.3%	15.5%	15.0%
2025 Hispanic Origin (Any Race)	15.6%	16.1%	19.1%

Persons of Hispanic origin represent 19.1% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.5 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	74	77	76
2010 Households	3,783	22,231	55,252
2020 Households	3,975	24,420	62,356
2025 Households	4,143	24,976	63,965
2030 Households	4,268	25,423	65,361
2010-2020 Annual Rate	0.50%	0.94%	1.22%
2020-2025 Annual Rate	0.79%	0.43%	0.49%
2025-2030 Annual Rate	0.60%	0.36%	0.43%
2025 Average Household Size	2.57	2.79	2.79

The household count in this area has changed from 62,356 in 2020 to 63,965 in the current year, a change of 0.49% annually. The five-year projection of households is 65,361, a change of 0.43% annually from the current year total. Average household size is currently 2.79, compared to 2.79 in the year 2020. The number of families in the current year is 42,389 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Best Choice

R E A L T Y

EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
Mortgage Income			
2025 Percent of Income for Mortgage	37.6%	36.0%	37.7%
Median Household Income			
2025 Median Household Income	\$81,573	\$86,622	\$82,797
2030 Median Household Income	\$95,942	\$98,016	\$93,126
2025-2030 Annual Rate	3.30%	2.50%	2.38%
Average Household Income			
2025 Average Household Income	\$98,080	\$103,247	\$103,269
2030 Average Household Income	\$110,641	\$116,981	\$117,706
2025-2030 Annual Rate	2.44%	2.53%	2.65%
Per Capita Income			
2025 Per Capita Income	\$37,483	\$36,452	\$36,740
2030 Per Capita Income	\$42,345	\$41,312	\$41,851
2025-2030 Annual Rate	2.47%	2.53%	2.64%
GINI Index			
2025 Gini Index	41.4	40.2	42.4
Households by Income			

Current median household income is \$82,797 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$93,126 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$103,269 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$117,706 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$36,740 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$41,851 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	63	66	63
2010 Total Housing Units	4,012	23,773	59,452
2010 Owner Occupied Housing Units	2,191	13,357	29,929
2010 Renter Occupied Housing Units	1,592	8,874	25,322
2010 Vacant Housing Units	229	1,542	4,200
2020 Total Housing Units	4,068	25,330	65,257
2020 Owner Occupied Housing Units	2,336	14,880	33,793
2020 Renter Occupied Housing Units	1,639	9,540	28,563
2020 Vacant Housing Units	110	932	2,900
2025 Total Housing Units	4,205	25,749	66,566
2025 Owner Occupied Housing Units	2,460	15,705	35,899
2025 Renter Occupied Housing Units	1,683	9,271	28,066
2025 Vacant Housing Units	62	773	2,601
2030 Total Housing Units	4,330	26,258	68,118
2030 Owner Occupied Housing Units	2,621	16,498	37,850
2030 Renter Occupied Housing Units	1,646	8,925	27,512
2030 Vacant Housing Units	62	835	2,757
Socioeconomic Status Index			
2025 Socioeconomic Status Index	45.0	44.4	42.5

Currently, 53.9% of the 66,566 housing units in the area are owner occupied; 42.2%, renter occupied; and 3.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 65,257 housing units in the area and 4.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.38%. Median home value in the area is \$498,965, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.48% annually to \$591,960.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Best Choice

R E A L T Y

DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030			
Population	9,398		10,235		10,668		10,984			
Households	3,783		3,975		4,143		4,268			
Families	2,405		2,571		2,600		2,670			
Average Household Size	2.48		2.57		2.57		2.57			
Owner Occupied Housing Units	2,191		2,336		2,460		2,621			
Renter Occupied Housing Units	1,592		1,639		1,683		1,646			
Median Age	37.4		38.0		39.0		40.4			
Trends: 2025-2030 Annual Rate			Area		State		National			
Population	0.59%		0.69%		0.69%		0.42%			
Households	0.60%		0.74%		0.74%		0.64%			
Families	0.53%		0.65%		0.65%		0.54%			
Owner HHs	1.28%		1.02%		1.02%		0.91%			
Median Household Income	3.30%		2.67%		2.67%		2.53%			
Households by Income					2025		2030			
					Number	Percent	Number	Percent		
	<\$15,000		337		8.1%		318		7.5%	
	\$15,000 - \$24,999		291		7.0%		248		5.8%	
	\$25,000 - \$34,999		151		3.6%		126		3.0%	
	\$35,000 - \$49,999		561		13.5%		479		11.2%	
	\$50,000 - \$74,999		571		13.8%		529		12.4%	
	\$75,000 - \$99,999		499		12.0%		500		11.7%	
	\$100,000 - \$149,999		913		22.0%		1,012		23.7%	
	\$150,000 - \$199,999		542		13.1%		658		15.4%	
	\$200,000+		276		6.7%		399		9.3%	
	Median Household Income		\$81,573		\$95,942					
Average Household Income		\$98,080		\$110,641						
Per Capita Income		\$37,483		\$42,345						
		Census 2010		Census 2020		2025		2030		
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
0 - 4	646	6.9%	641	6.3%	637	6.0%	656	6.0%		
5 - 9	580	6.2%	656	6.4%	666	6.2%	628	5.7%		
10 - 14	603	6.4%	665	6.5%	662	6.2%	667	6.1%		
15 - 19	637	6.8%	611	6.0%	644	6.0%	637	5.8%		
20 - 24	698	7.4%	637	6.2%	660	6.2%	701	6.4%		
25 - 34	1,283	13.7%	1,502	14.7%	1,423	13.3%	1,412	12.9%		
35 - 44	1,149	12.2%	1,266	12.4%	1,539	14.4%	1,571	14.3%		
45 - 54	1,469	15.6%	1,202	11.7%	1,164	10.9%	1,299	11.8%		
55 - 64	1,103	11.7%	1,455	14.2%	1,314	12.3%	1,170	10.7%		
65 - 74	742	7.9%	980	9.6%	1,180	11.1%	1,280	11.7%		
75 - 84	400	4.3%	473	4.6%	599	5.6%	728	6.6%		
85+	87	0.9%	149	1.5%	178	1.7%	234	2.1%		
		Census 2010		Census 2020		2025		2030		
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
White Alone	6,230	66.3%	5,732	56.0%	5,622	52.7%	5,519	50.3%		
Black Alone	793	8.4%	918	9.0%	1,013	9.5%	1,061	9.7%		
American Indian Alone	137	1.5%	181	1.8%	197	1.8%	204	1.9%		
Asian Alone	619	6.6%	724	7.1%	846	7.9%	945	8.6%		
Pacific Islander Alone	381	4.1%	461	4.5%	524	4.9%	577	5.3%		
Some Other Race Alone	392	4.2%	648	6.3%	732	6.9%	798	7.3%		
Two or More Races	848	9.0%	1,571	15.3%	1,735	16.3%	1,879	17.1%		
Hispanic Origin (Any Race)	911	9.7%	1,468	14.3%	1,660	15.6%	1,813	16.5%		

Data Note: Income is expressed in current dollars.

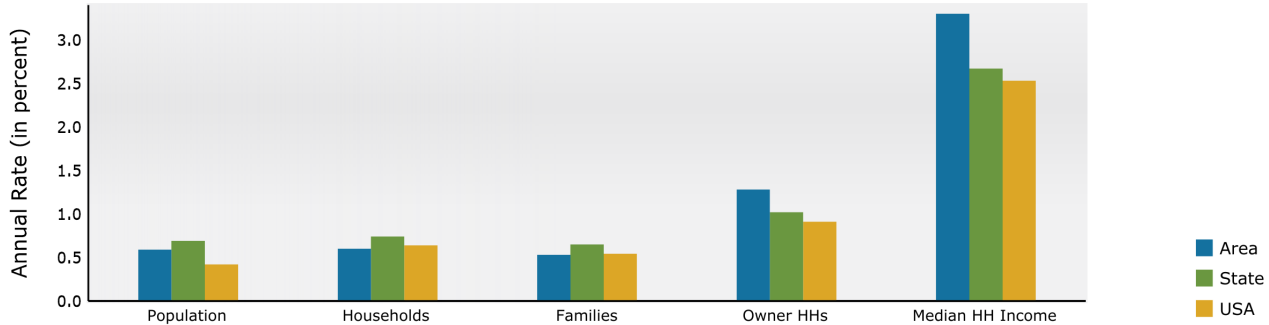
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Best Choice

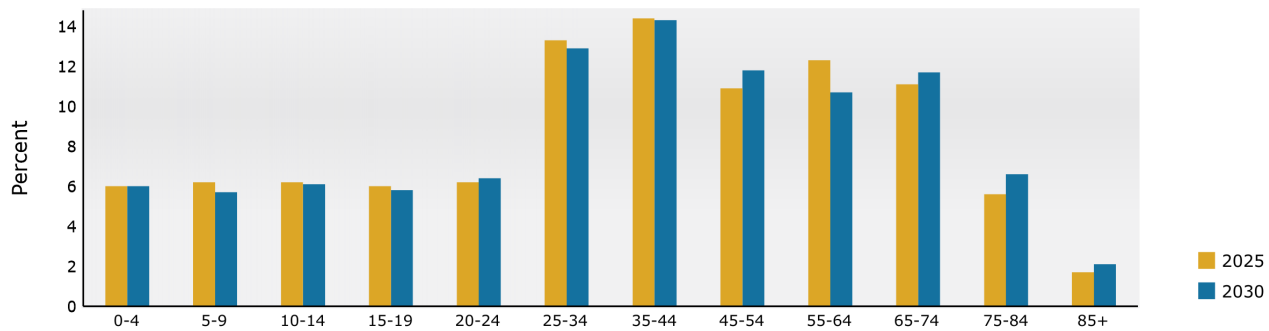
REALTY

DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

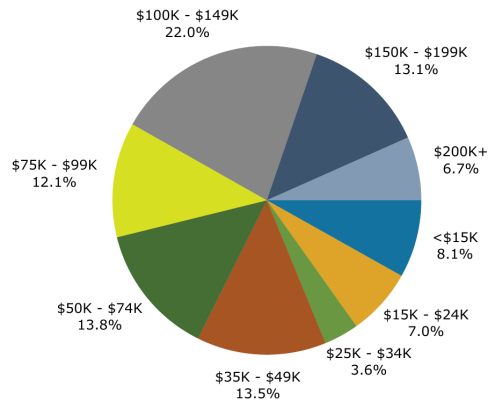
Trends 2025-2030



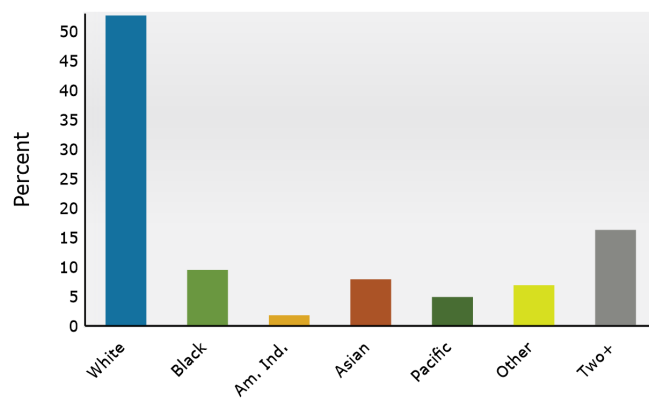
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 15.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Best Choice

R E A L T Y

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030		
Population	61,869		69,859		70,976		72,217		
Households	22,231		24,420		24,976		25,423		
Families	15,005		16,777		16,729		16,994		
Average Household Size	2.70		2.80		2.79		2.79		
Owner Occupied Housing Units	13,357		14,880		15,705		16,498		
Renter Occupied Housing Units	8,874		9,540		9,271		8,925		
Median Age	32.8		34.8		36.1		37.6		
Trends: 2025-2030 Annual Rate			Area		State		National		
Population	0.35%		0.69%		0.42%				
Households	0.36%		0.74%		0.64%				
Families	0.31%		0.65%		0.54%				
Owner HHs	0.99%		1.02%		0.91%				
Median Household Income	2.50%		2.67%		2.53%				
Households by Income			Number		2025		2030		
					Percent		Percent		
	<\$15,000		1,924		7.7%		1,774		
	\$15,000 - \$24,999		1,132		4.5%		928		
	\$25,000 - \$34,999		1,215		4.9%		998		
	\$35,000 - \$49,999		2,410		9.6%		2,008		
	\$50,000 - \$74,999		3,656		14.6%		3,363		
	\$75,000 - \$99,999		3,979		15.9%		3,879		
	\$100,000 - \$149,999		5,664		22.7%		5,972		
	\$150,000 - \$199,999		2,944		11.8%		3,551		
\$200,000+		2,052		8.2%		2,950			
Median Household Income				\$86,622		\$98,016			
Average Household Income				\$103,247		\$116,981			
Per Capita Income				\$36,452		\$41,312			
		Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
0 - 4	4,627	7.5%	4,516	6.5%	4,460	6.3%	4,460	6.2%	
5 - 9	4,065	6.6%	4,761	6.8%	4,592	6.5%	4,370	6.1%	
10 - 14	4,220	6.8%	4,752	6.8%	4,586	6.5%	4,471	6.2%	
15 - 19	5,087	8.2%	4,897	7.0%	4,819	6.8%	4,710	6.5%	
20 - 24	5,862	9.5%	5,436	7.8%	5,195	7.3%	5,329	7.4%	
25 - 34	8,979	14.5%	10,805	15.5%	10,639	15.0%	9,933	13.8%	
35 - 44	7,628	12.3%	9,058	13.0%	10,268	14.5%	10,930	15.1%	
45 - 54	8,656	14.0%	7,818	11.2%	7,853	11.1%	8,616	11.9%	
55 - 64	6,547	10.6%	8,468	12.1%	7,687	10.8%	7,083	9.8%	
65 - 74	3,586	5.8%	5,892	8.4%	6,573	9.3%	6,965	9.6%	
75 - 84	2,062	3.3%	2,600	3.7%	3,353	4.7%	4,135	5.7%	
85+	550	0.9%	855	1.2%	951	1.3%	1,215	1.7%	
		Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
White Alone	39,935	64.5%	37,806	54.1%	36,090	50.8%	35,029	48.5%	
Black Alone	6,332	10.2%	7,547	10.8%	8,089	11.4%	8,327	11.5%	
American Indian Alone	827	1.3%	1,191	1.7%	1,239	1.7%	1,262	1.7%	
Asian Alone	4,451	7.2%	5,222	7.5%	5,895	8.3%	6,486	9.0%	
Pacific Islander Alone	2,122	3.4%	3,047	4.4%	3,369	4.7%	3,647	5.1%	
Some Other Race Alone	2,658	4.3%	4,784	6.8%	5,268	7.4%	5,676	7.9%	
Two or More Races	5,544	9.0%	10,263	14.7%	11,026	15.5%	11,790	16.3%	
Hispanic Origin (Any Race)	6,320	10.2%	10,380	14.9%	11,444	16.1%	12,323	17.1%	

Data Note: Income is expressed in current dollars.

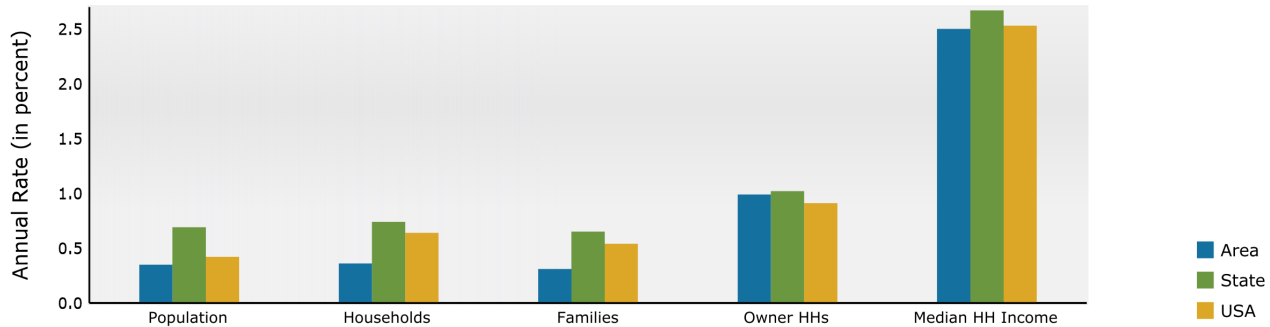
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Best Choice

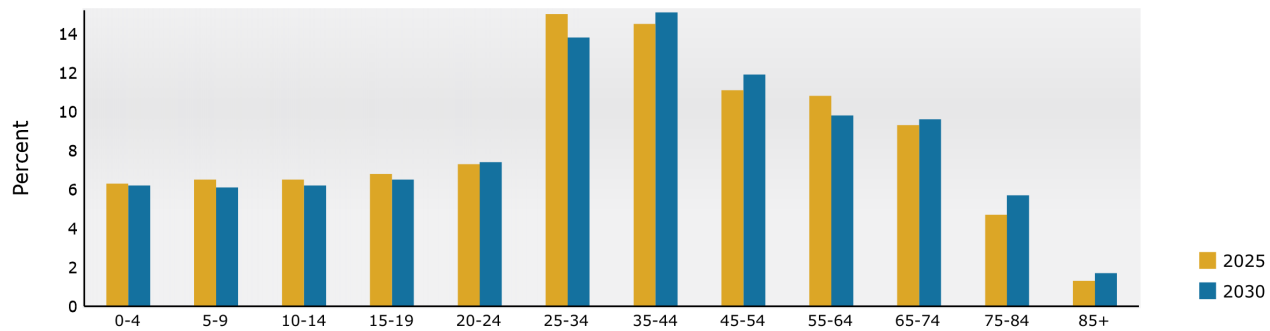
R E A L T Y

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

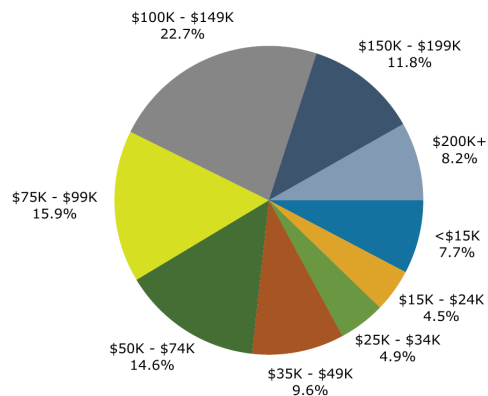
Trends 2025-2030



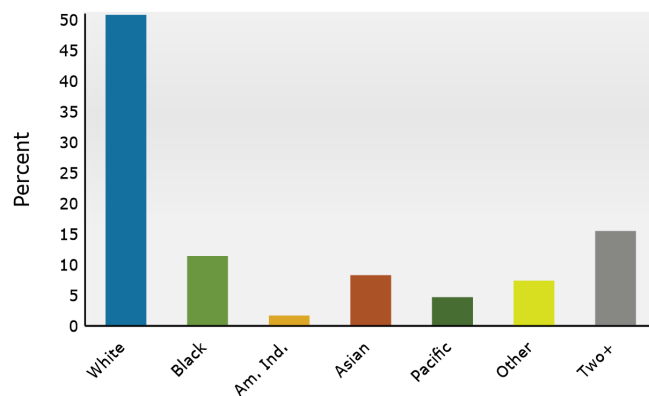
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 16.1%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Best Choice

R E A L T Y

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030		
Population	151,146		176,693		180,526		184,521		
Households	55,252		62,356		63,965		65,361		
Families	36,840		42,384		42,389		43,242		
Average Household Size	2.69		2.79		2.79		2.79		
Owner Occupied Housing Units	29,929		33,793		35,899		37,850		
Renter Occupied Housing Units	25,322		28,563		28,066		27,512		
Median Age	32.4		34.1		35.3		36.7		
Trends: 2025-2030 Annual Rate			Area		State		National		
Population	0.44%				0.69%		0.42%		
Households	0.43%				0.74%		0.64%		
Families	0.40%				0.65%		0.54%		
Owner HHs	1.06%				1.02%		0.91%		
Median Household Income	2.38%				2.67%		2.53%		
Households by Income					2025		2030		
					Number	Percent	Number	Percent	
	<\$15,000				5,267	8.2%	4,810	7.4%	
	\$15,000 - \$24,999				3,118	4.9%	2,563	3.9%	
	\$25,000 - \$34,999				3,168	5.0%	2,630	4.0%	
	\$35,000 - \$49,999				6,549	10.2%	5,600	8.6%	
	\$50,000 - \$74,999				9,990	15.6%	9,246	14.1%	
	\$75,000 - \$99,999				10,184	15.9%	10,062	15.4%	
	\$100,000 - \$149,999				12,370	19.3%	13,116	20.1%	
	\$150,000 - \$199,999				7,102	11.1%	8,514	13.0%	
	\$200,000+				6,217	9.7%	8,821	13.5%	
Median Household Income				\$82,797		\$93,126			
Average Household Income				\$103,269		\$117,706			
Per Capita Income				\$36,740		\$41,851			
		Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
0 - 4	12,443	8.2%	12,331	7.0%	12,186	6.8%	12,188	6.6%	
5 - 9	10,587	7.0%	12,593	7.1%	12,320	6.8%	11,735	6.4%	
10 - 14	10,226	6.8%	12,529	7.1%	11,985	6.6%	11,891	6.4%	
15 - 19	11,200	7.4%	11,592	6.6%	12,206	6.8%	11,781	6.4%	
20 - 24	13,532	9.0%	13,491	7.6%	12,437	6.9%	13,481	7.3%	
25 - 34	23,235	15.4%	28,373	16.1%	28,342	15.7%	26,429	14.3%	
35 - 44	19,105	12.6%	23,696	13.4%	26,520	14.7%	27,951	15.1%	
45 - 54	20,587	13.6%	19,819	11.2%	19,965	11.1%	22,112	12.0%	
55 - 64	15,328	10.1%	20,511	11.6%	18,896	10.5%	17,747	9.6%	
65 - 74	8,294	5.5%	13,570	7.7%	15,593	8.6%	16,799	9.1%	
75 - 84	4,985	3.3%	6,064	3.4%	7,818	4.3%	9,559	5.2%	
85+	1,626	1.1%	2,123	1.2%	2,257	1.3%	2,846	1.5%	
		Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
White Alone	92,003	60.9%	89,187	50.5%	85,396	47.3%	83,158	45.1%	
Black Alone	15,556	10.3%	19,845	11.2%	21,195	11.7%	21,784	11.8%	
American Indian Alone	2,258	1.5%	2,863	1.6%	2,985	1.7%	3,036	1.6%	
Asian Alone	13,179	8.7%	15,565	8.8%	17,502	9.7%	19,218	10.4%	
Pacific Islander Alone	4,756	3.1%	7,394	4.2%	8,145	4.5%	8,798	4.8%	
Some Other Race Alone	10,347	6.8%	16,560	9.4%	18,153	10.1%	19,479	10.6%	
Two or More Races	13,047	8.6%	25,279	14.3%	27,150	15.0%	29,047	15.7%	
Hispanic Origin (Any Race)	21,098	14.0%	31,473	17.8%	34,547	19.1%	37,112	20.1%	

Data Note: Income is expressed in current dollars.

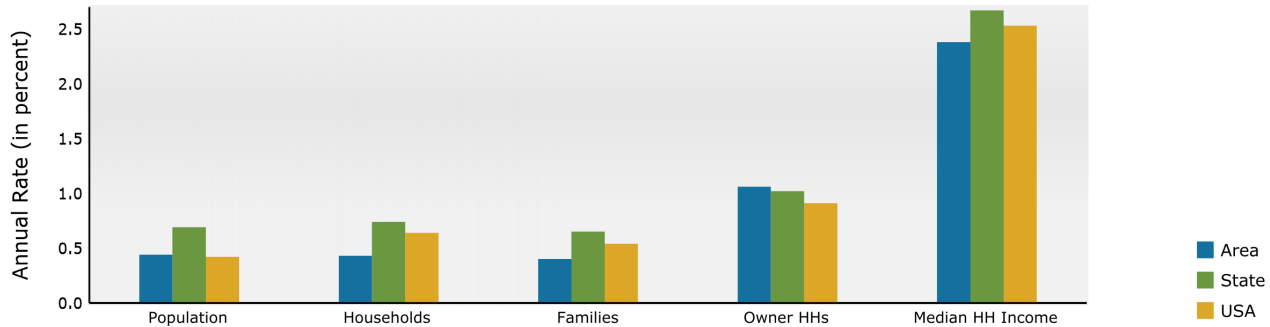
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Best Choice

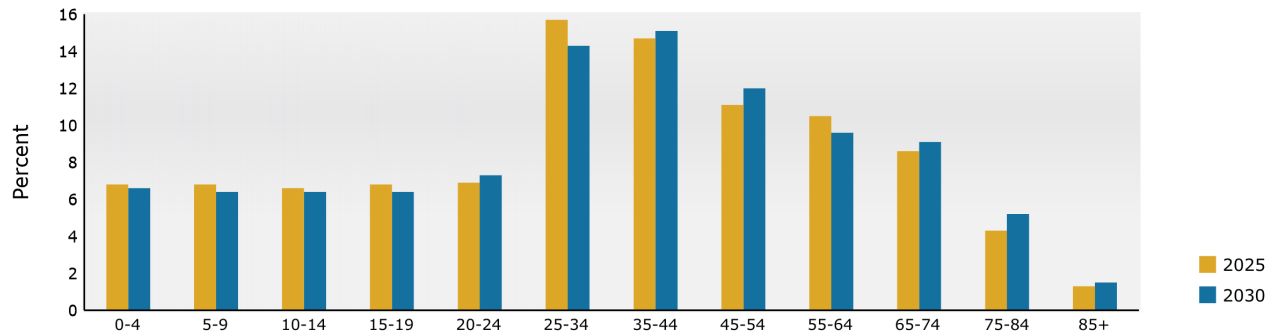
REALTY

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

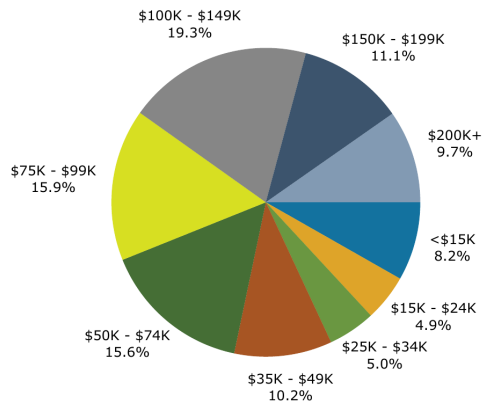
Trends 2025-2030



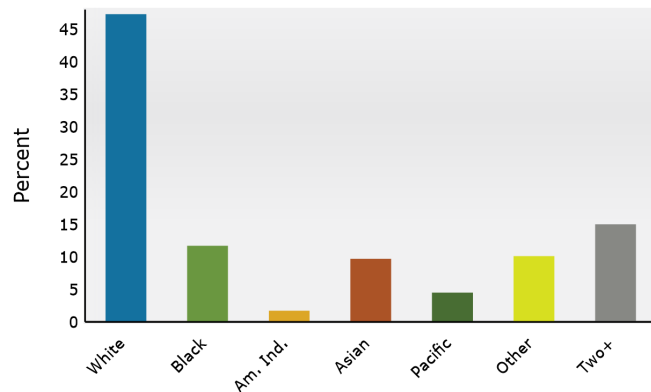
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 19.1%

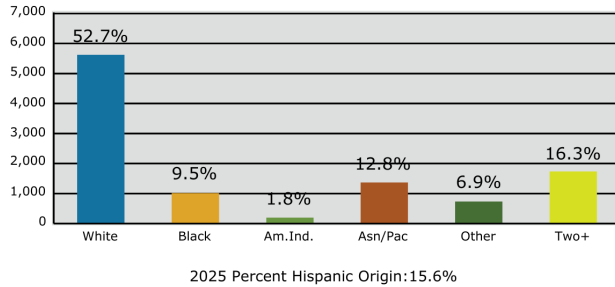
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Best Choice

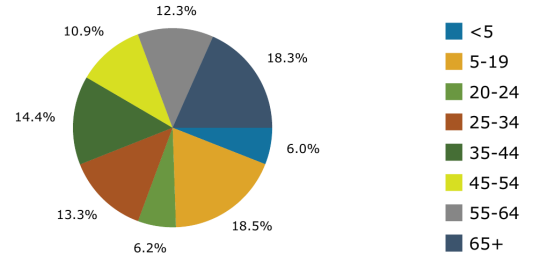
REALTY

GRAPHIC PROFILE (RING: 1 MILE RADIUS)

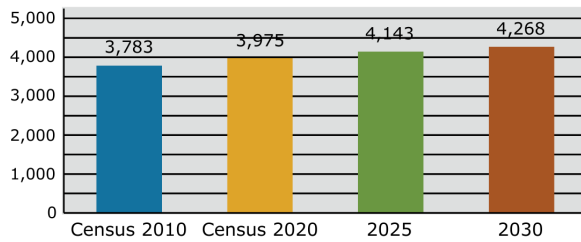
2025 Population by Race



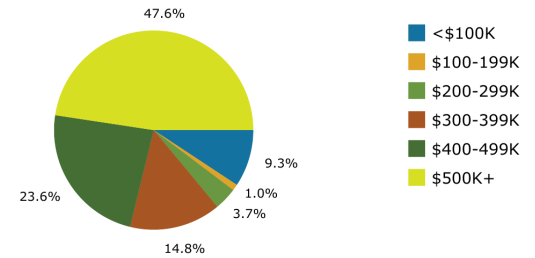
2025 Population by Age



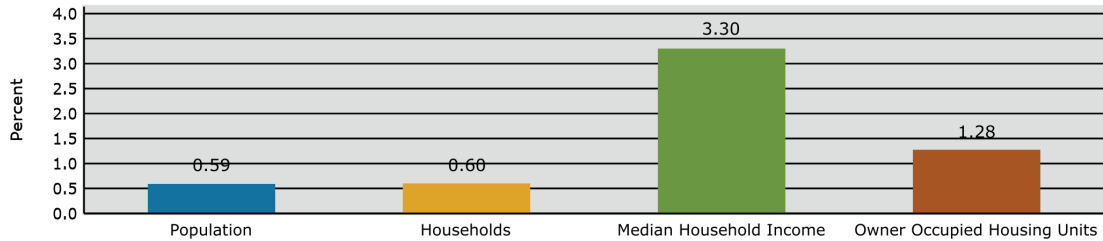
Households



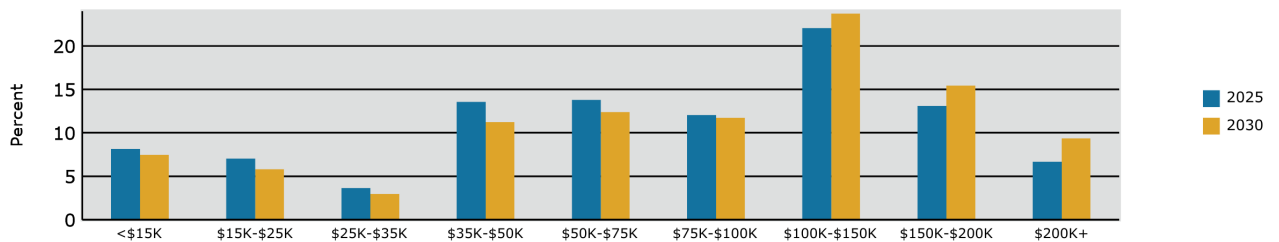
2025 Home Value



2025-2030 Annual Growth Rate



Household Income



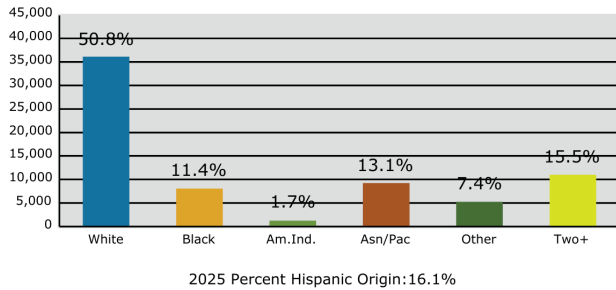
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Best Choice

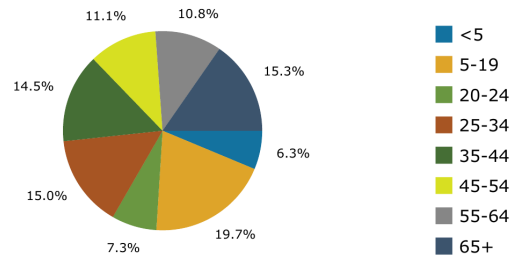
R E A L T Y

GRAPHIC PROFILE (RING: 3 MILE RADIUS)

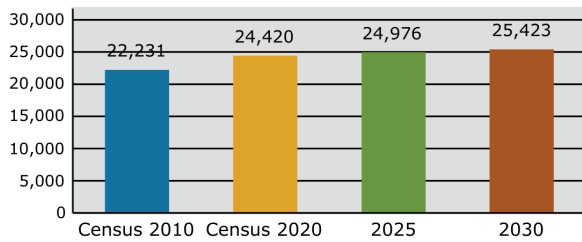
2025 Population by Race



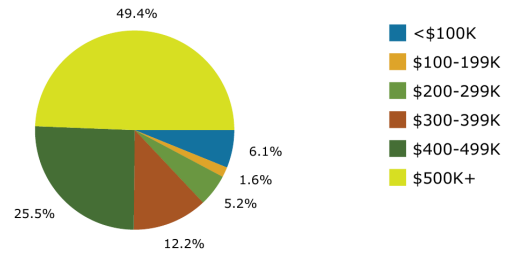
2025 Population by Age



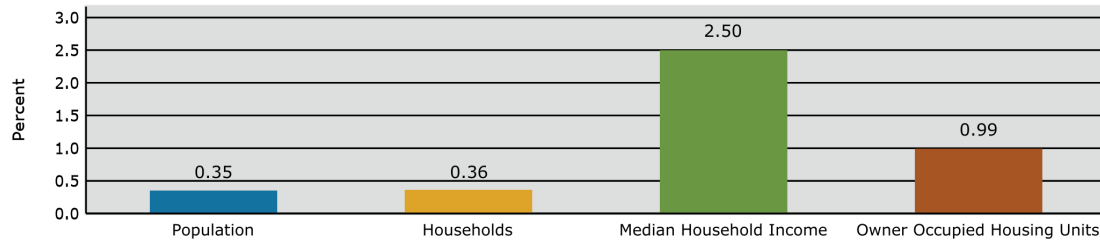
Households



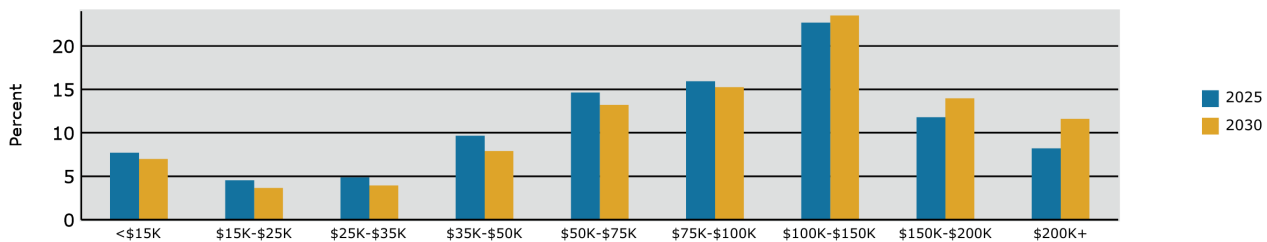
2025 Home Value



2025-2030 Annual Growth Rate



Household Income



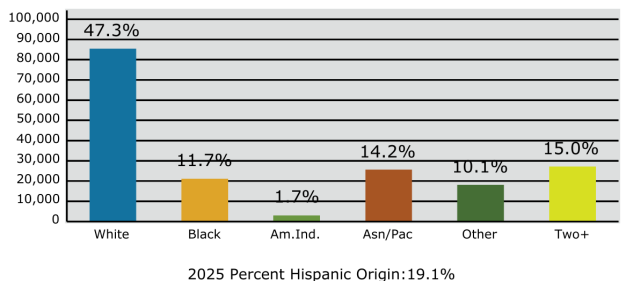
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Best Choice

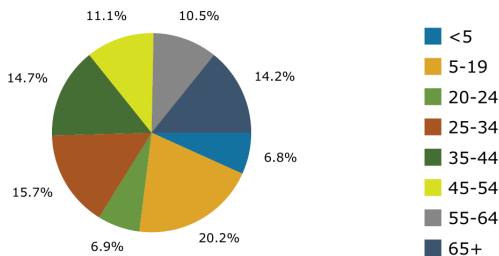
R E A L T Y

GRAPHIC PROFILE (RING: 5 MILE RADIUS)

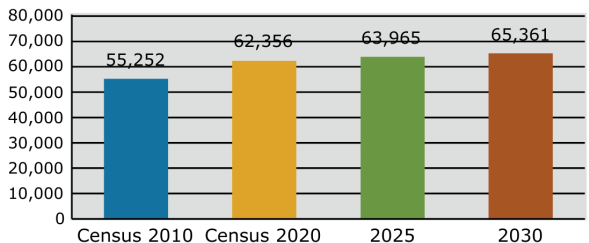
2025 Population by Race



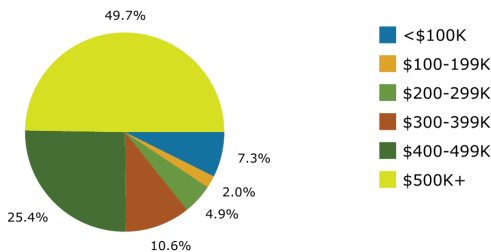
2025 Population by Age



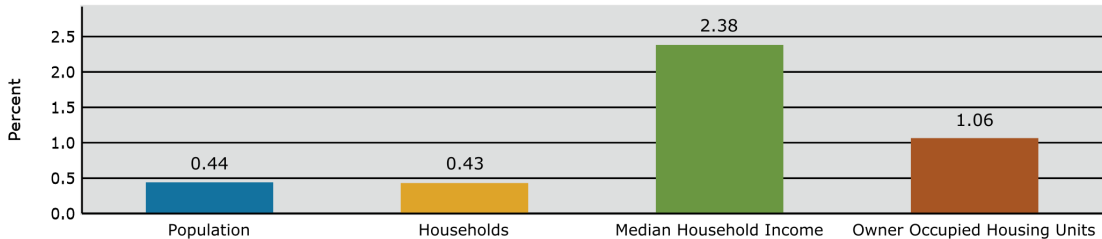
Households



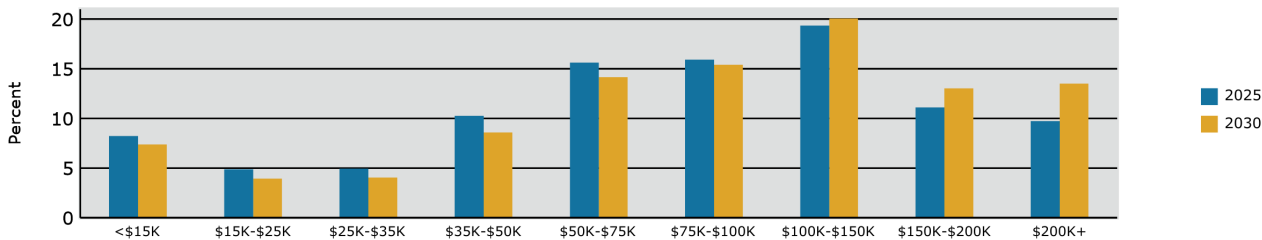
2025 Home Value



2025-2030 Annual Growth Rate



Household Income



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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