



**COMMERCIAL®**



## **FULLERTON AMBULATORY SURGERY CENTER**

*295 E Imperial Highway  
Fullerton, CA 92835*

**Contact:**

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## PROPERTY INFO:

## FULLERTON AMBULATORY SURGERY CENTER

### PURCHASE PRICE:

*\$7,750,000*

### PROPERTY ADDRESS:

*295 E IMPERIAL HIGHWAY  
FULLERTON, CA 92835*

### YEAR BUILT:

*2012*

### PROPERTY SIZE

*8,197 SQ. FT.*

### LAND SIZE

*35,098.00 SQ. FT.*

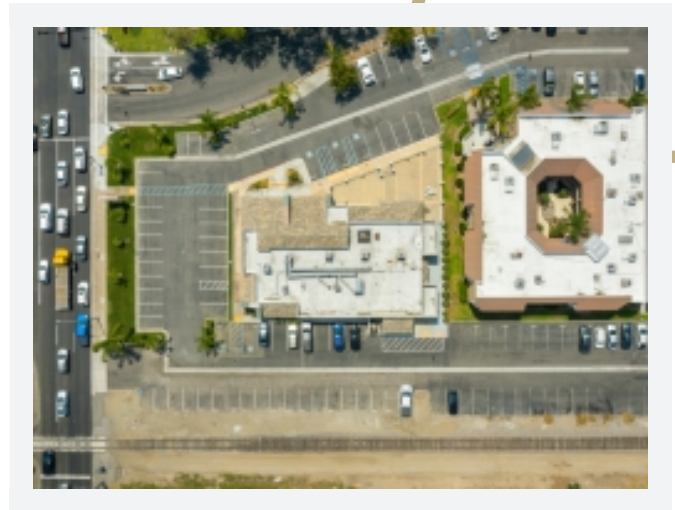
# PROPERTY OVERVIEW

This offering is a fully accredited licensed ambulatory surgical center equipped with two modern C-arms, anesthesia machines and autoclaves. There are two central gas monitoring alarm stations with shutoffs, which monitor the wall oxygen and nitrous oxide and suction for the two operating rooms. The recovery room includes six stations with gas attachments. The sterile room, operating rooms and recovery rooms all have medical-grade electrical power capacities. There is built in cabinetry in all of the rooms in the ASC. This area includes two restrooms with quality fixtures and a shower area.

The medical office/treatment center includes an X-ray room with fully updated electrical and lead shielding, including wall oxygen and suction fixture



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# FULLERTON AMBULATORY SURGERY CENTER

295 E Imperial Highway, Fullerton, CA, 92835



## 5-Year Cash Flow Analysis

Fiscal Year Beginning August 2023

### INITIAL INVESTMENT

Purchase Price	\$7,750,000
+ Acquisition Costs	\$0
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$7,750,000

### MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

### 1ST LIEN

### CASH FLOW

For the Year Ending	Year 1 Jul-2024	Year 2 Jul-2025	Year 3 Jul-2026	Year 4 Jul-2027	Year 5 Jul-2028
<b>POTENTIAL RENTAL INCOME (PRI)</b>					
Base Rental Income	\$464,901	\$483,497	\$502,837	\$522,951	\$543,869
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$464,901	\$483,497	\$502,837	\$522,951	\$543,869
- General Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
<b>EFFECTIVE RENTAL INCOME</b>	<b>\$464,901</b>	<b>\$483,497</b>	<b>\$502,837</b>	<b>\$522,951</b>	<b>\$543,869</b>
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$76,033	\$78,314	\$80,663	\$83,083	\$85,576
<b>GROSS OPERATING INCOME (GOI)</b>	<b>\$540,934</b>	<b>\$561,811</b>	<b>\$583,500</b>	<b>\$606,034</b>	<b>\$629,445</b>
- Operating Expenses	\$76,033	\$78,314	\$80,663	\$83,083	\$85,576
<b>NET OPERATING INCOME (NOI)</b>	<b>\$464,901</b>	<b>\$483,497</b>	<b>\$502,837</b>	<b>\$522,951</b>	<b>\$543,869</b>
<b>NET OPERATING INCOME (NOI)</b>	\$464,901	\$483,497	\$502,837	\$522,951	\$543,869
- Capital Expenses / Replacement Reserves	\$2,049	\$2,049	\$2,049	\$2,049	\$2,049
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
- Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
- Leasing Commissions (LC)	\$0	\$0	\$0	\$0	\$0
<b>CASH FLOW BEFORE TAXES</b>	<b>\$462,852</b>	<b>\$481,448</b>	<b>\$500,788</b>	<b>\$520,902</b>	<b>\$541,820</b>
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	5.97%	6.21%	6.46%	6.72%	6.99%
Return on Equity	6.05%	6.05%	6.05%	6.05%	6.05%
Equity Multiple	1.05	1.15	1.25	1.36	1.48

### SALES PROCEEDS

Projected Sales Price (EOY 5)	\$9,427,000
Cost of Sale	\$471,350
Mortgage Balance 1st Lien	\$0
<b>Sales Proceeds Before Tax</b>	<b>\$8,955,650</b>

### INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	9.03%
Acquisition CAP Rate	6.00%
Year 1 Cash-on-Cash	5.97%
Gross Rent Multiplier	16.67
Price Per Square Foot	\$945.47
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00



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## Tenant Rent Roll

Fiscal Year Beginning August 2023

Suite/Unit	Tenant	Rentable Area(Sq. Ft.)	Lease Start Date	Lease End Date	Initial Lease Term (Months)	Current Monthly Rate Per Sq. Ft.	Current Annual Rate Per Sq. Ft.	Current Year Annual Base Rent
100	Physician Partners of America Holdings	8,197.00	May-19	Apr-39	240	\$4.68	\$56.15	\$464,901
	Total Amount	8,197.00						\$464,901



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## Tenant Occupancy



■ Physician Partners of America Holdings (100%)



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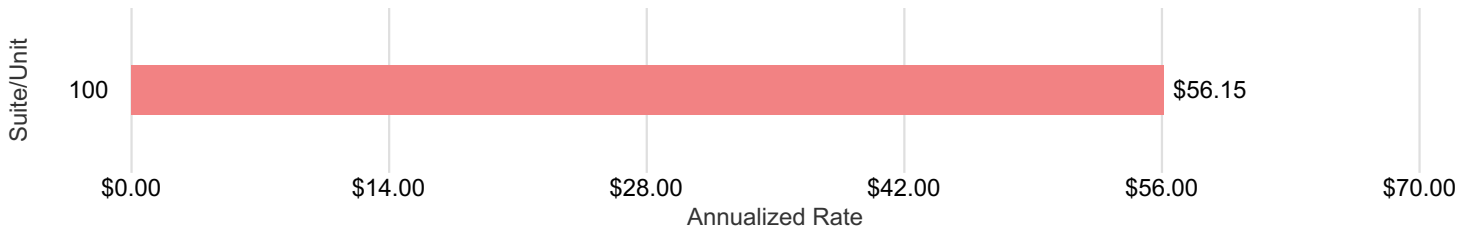
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**Tenant Rent Roll**

Fiscal Year Beginning August 2023

**Rate Per Square Feet**



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## Annual Tenant Income Detail

Fiscal Year Beginning August 2023

For the Year Ending		Year 1 Jul-2024	Year 2 Jul-2025	Year 3 Jul-2026	Year 4 Jul-2027	Year 5 Jul-2028
100	Physician Partners of America Holdings					
	Base Rent	\$464,901	\$483,497	\$502,837	\$522,951	\$543,869
	- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Net Tenant Income	\$464,901	\$483,497	\$502,837	\$522,951	\$543,869
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

<b>TOTAL</b>	Base Rent	\$464,901	\$483,497	\$502,837	\$522,951	\$543,869
	-Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	-Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	<b>Total Tenant Income</b>	\$464,901	\$483,497	\$502,837	\$522,951	\$543,869
	<b>Tenant Improvements (TI)</b>	\$0	\$0	\$0	\$0	\$0
	<b>Leasing Commission (LC)</b>	\$0	\$0	\$0	\$0	\$0



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**INCOME**

For the Year Ending	Year 1 Jul-2024	Year 2 Jul-2025	Year 3 Jul-2026	Year 4 Jul-2027	Year 5 Jul-2028
<b>POTENTIAL RENTAL INCOME (PRI)</b>					
Base Rental Income	\$464,901	\$483,497	\$502,837	\$522,951	\$543,869
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
<b>Total Base Rental Income</b>	<b>\$464,901</b>	<b>\$483,497</b>	<b>\$502,837</b>	<b>\$522,951</b>	<b>\$543,869</b>
- General Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
<b>EFFECTIVE RENTAL INCOME (ERI)</b>	<b>\$464,901</b>	<b>\$483,497</b>	<b>\$502,837</b>	<b>\$522,951</b>	<b>\$543,869</b>
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$76,033	\$78,314	\$80,663	\$83,083	\$85,576
<b>TOTAL OTHER INCOME</b>	<b>\$76,033</b>	<b>\$78,314</b>	<b>\$80,663</b>	<b>\$83,083</b>	<b>\$85,576</b>
<b>GROSS OPERATING INCOME (GOI)</b>	<b>\$540,934</b>	<b>\$561,811</b>	<b>\$583,500</b>	<b>\$606,034</b>	<b>\$629,445</b>

**EXPENSE DETAIL**

Real Estate Taxes	\$47,785	\$49,219	\$50,695	\$52,216	\$53,782
Liability Insurance	\$735	\$757	\$779	\$803	\$827
Property Insurance	\$6,825	\$7,030	\$7,241	\$7,458	\$7,682
Property Management	\$12,711	\$13,092	\$13,485	\$13,889	\$14,306
Signage	\$340	\$350	\$361	\$372	\$383
Landscaping	\$3,280	\$3,378	\$3,480	\$3,584	\$3,692
State Taxes	\$1,676	\$1,726	\$1,778	\$1,831	\$1,886
Repairs And Maintenance	\$1,750	\$1,802	\$1,857	\$1,912	\$1,970
Accounting And Legal	\$750	\$772	\$796	\$820	\$844
Licenses/permits	\$181	\$187	\$192	\$198	\$204
<b>TOTAL OPERATING EXPENSES</b>	<b>\$76,033</b>	<b>\$78,314</b>	<b>\$80,663</b>	<b>\$83,083</b>	<b>\$85,576</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$464,901</b>	<b>\$483,497</b>	<b>\$502,837</b>	<b>\$522,951</b>	<b>\$543,869</b>



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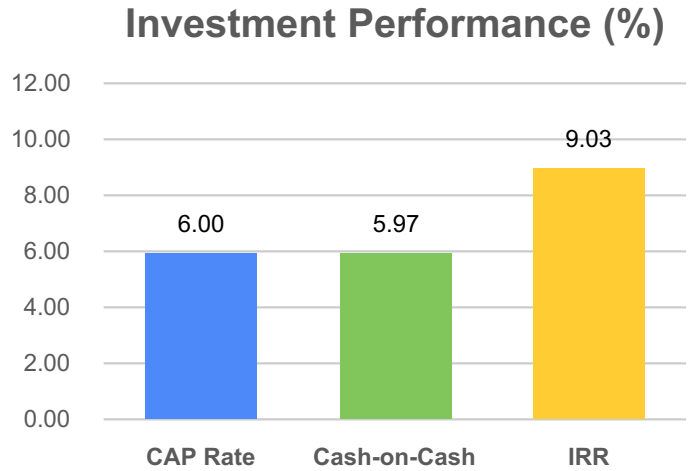
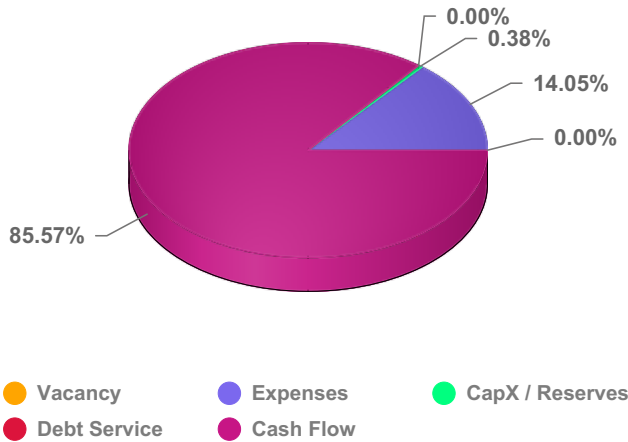
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**ASSUMPTION / INPUTS**

Purchase Price	\$7,750,000
Year 1 Potential Income	\$464,901
Vacancy & Credit Loss	0.00%
Year 1 Expenses	\$76,033
Acquisition CAP Rate	6.00%
Sale Price - CAP Rate	6.00%

Acquisition Costs	\$0
Annual Income Increase	0.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



**5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE**

Unleveraged Investment			Financing Cash Flow			Equity Investment	
Cash Flow & 5-year Yield		+	& Effective Rate		=	Cash Flow & 5-year Yield	
N	\$		N	\$		N	\$
0	(\$7,750,000)		0	\$0		0	(\$7,750,000)
1	\$462,852		1	\$0		1	\$462,852
2	\$481,448		2	\$0		2	\$481,448
3	\$500,788		3	\$0		3	\$500,788
4	\$520,902		4	\$0		4	\$520,902
5	\$9,497,470		5	\$0		5	\$9,497,470

Property IRR/Yield = 9.03%

Effective Loan Rate = N/A

Equity IRR / Yield = 9.03%

**Neutral Leverage - The Equity Yield Remained the SAME with Leverage**



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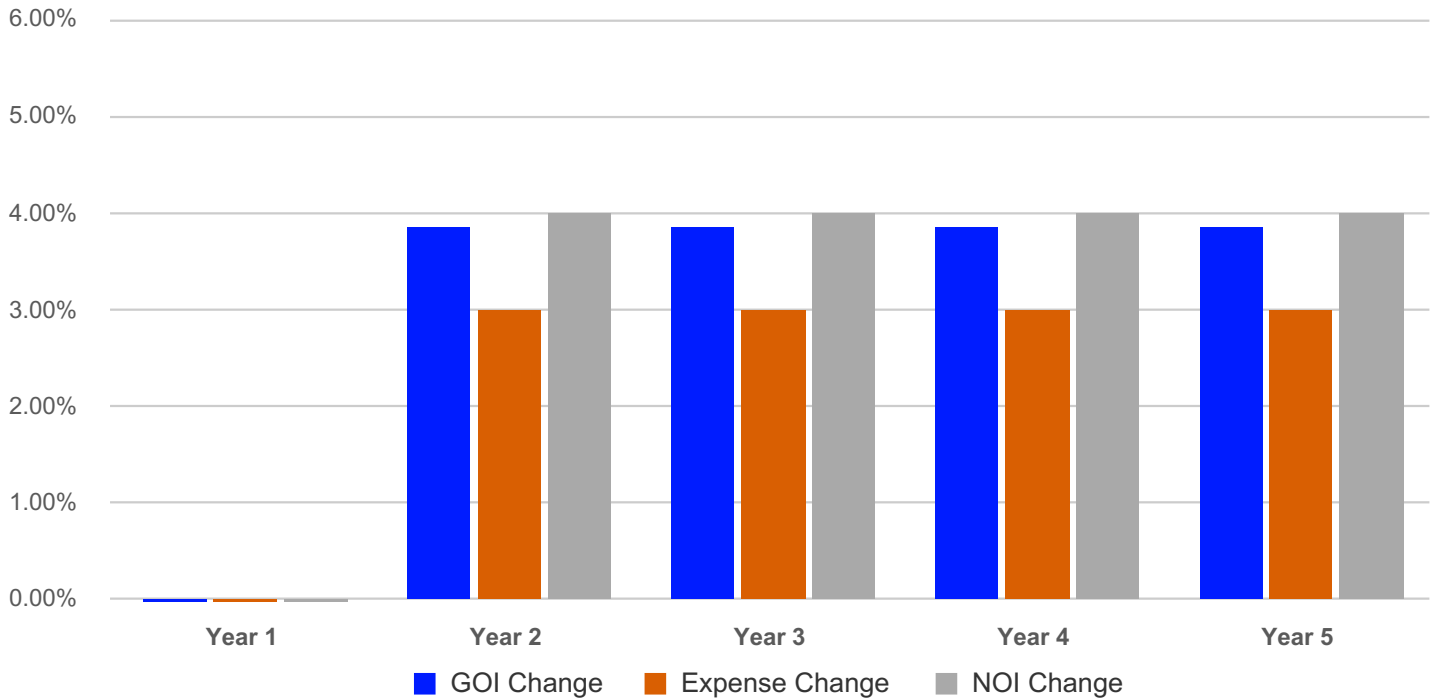
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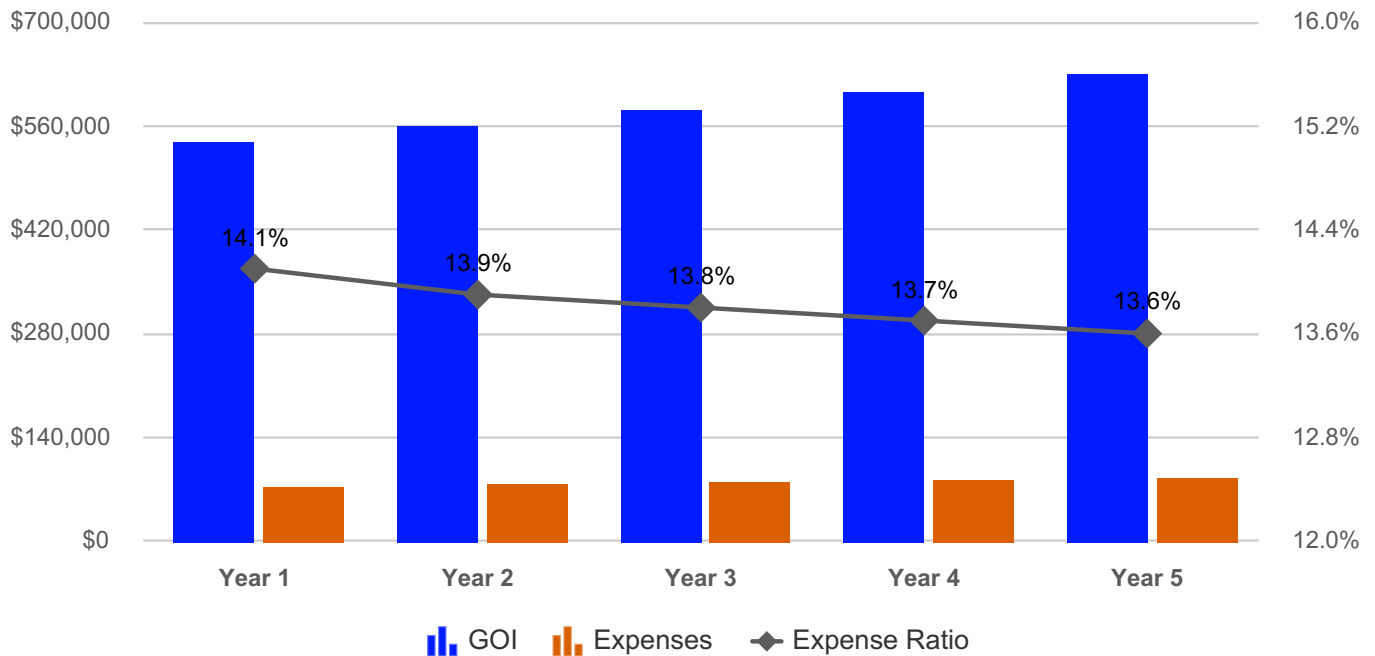
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## Annual GOI, Expense and NOI Percent Change



## Expense Ratio % of GOI



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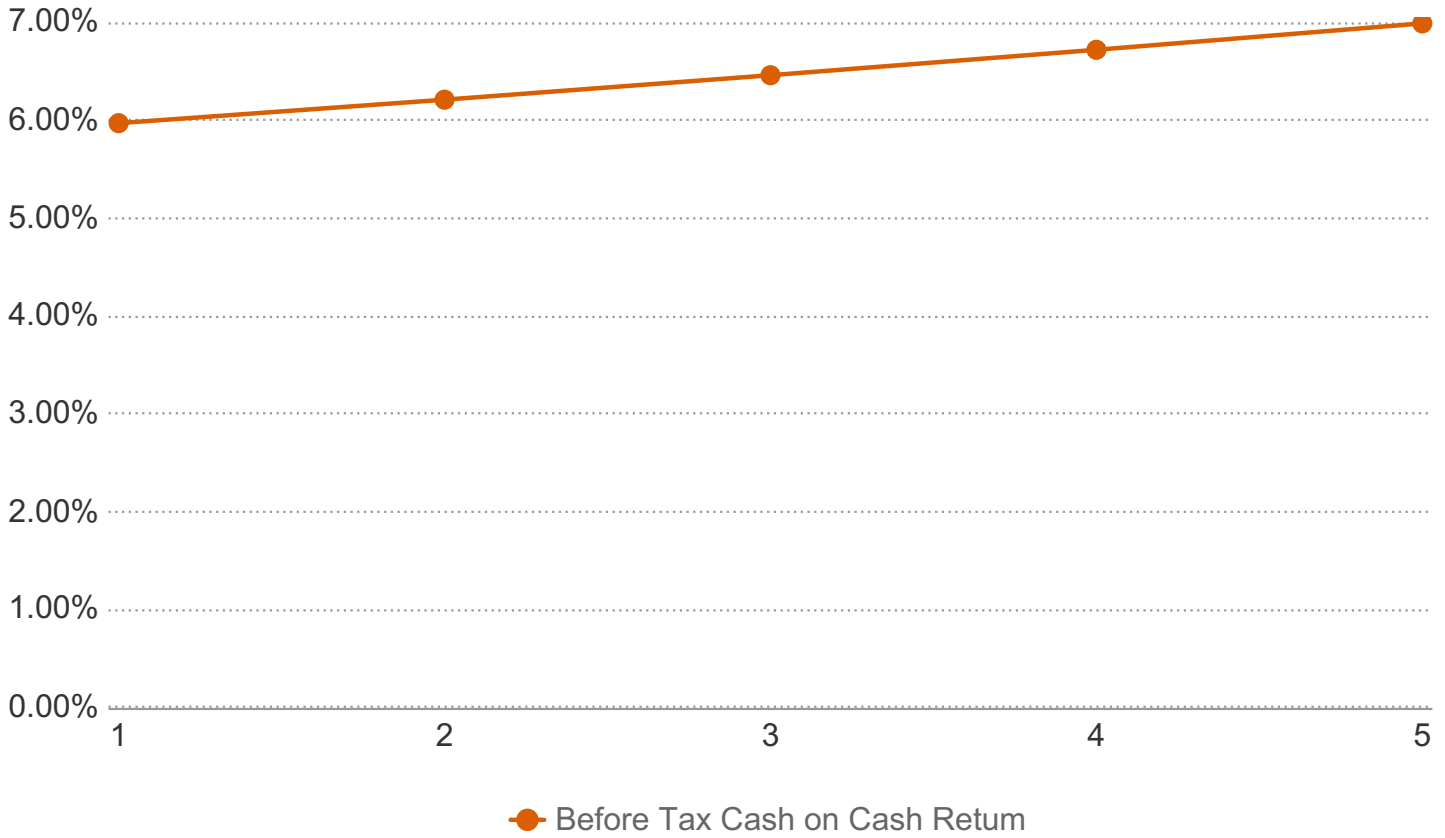
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## Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Before Tax Cash on Cash Return</b>	<b>5.97%</b>	<b>6.21%</b>	<b>6.46%</b>	<b>6.72%</b>	<b>6.99%</b>



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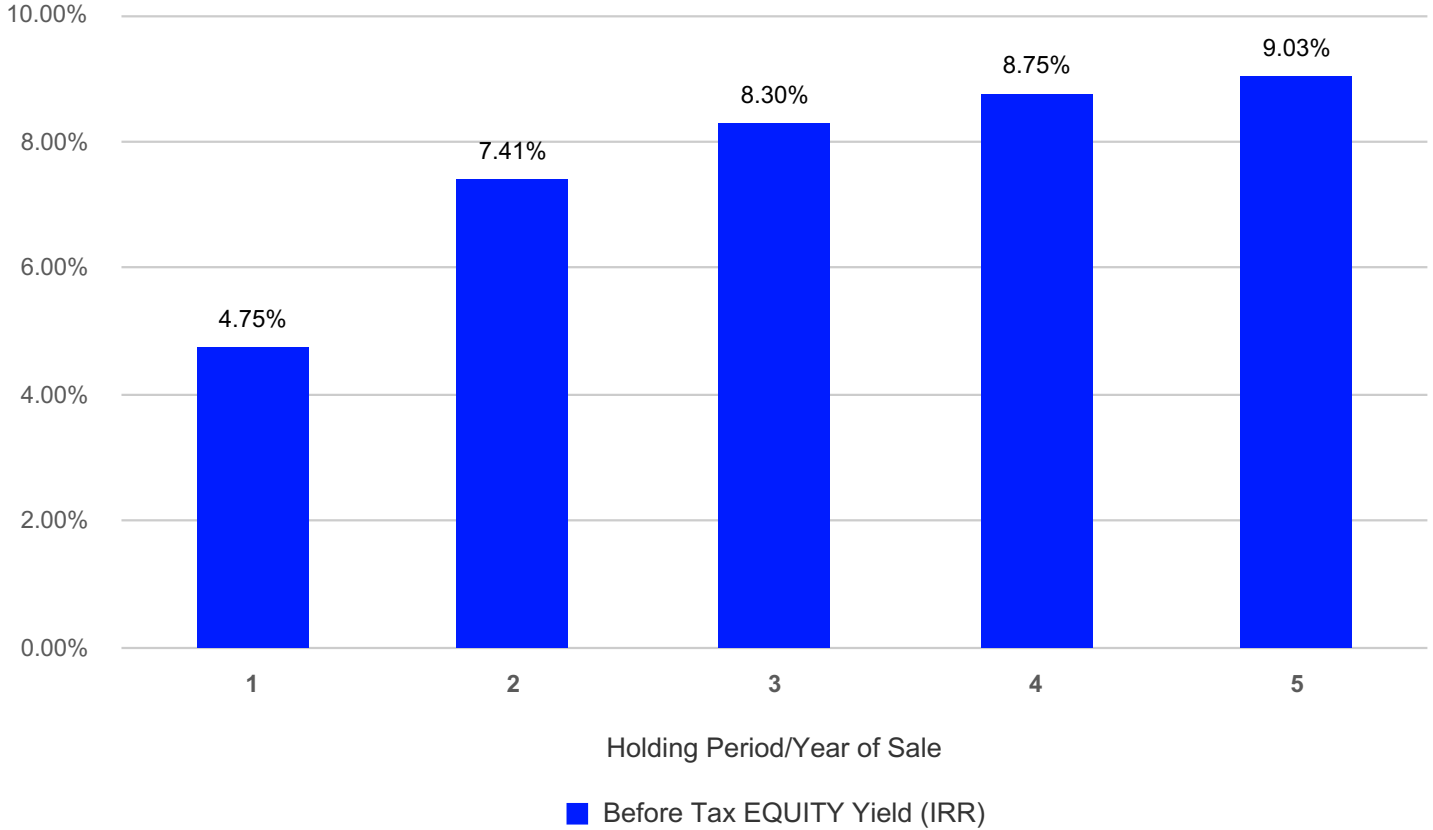
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<b>Before Tax Optimal Holding Period</b>	<b>5 Years</b>
<b>Before Tax Optimal Hold Annual Yield</b>	<b>9.03%</b>

## Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Before Tax EQUITY Yield (IRR)</b>	<b>4.75%</b>	<b>7.41%</b>	<b>8.30%</b>	<b>8.75%</b>	<b>9.03%</b>



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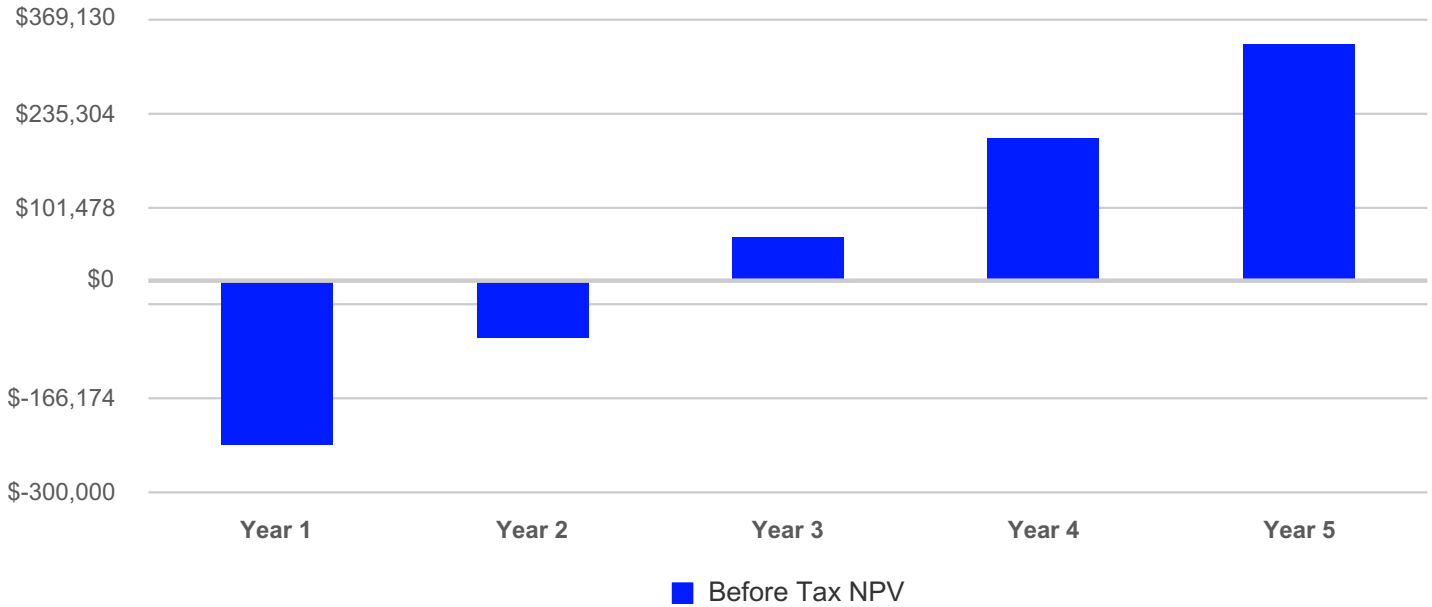




Before Tax Discount Rate **8.00%**

Before Tax Optimal Holding Period **5 Years**

## Optimal Holding Period by NPV Method



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax NPV @ 8.00% Discount Rate	(\$233,378)	(\$82,580)	\$61,962	\$200,946	\$335,569



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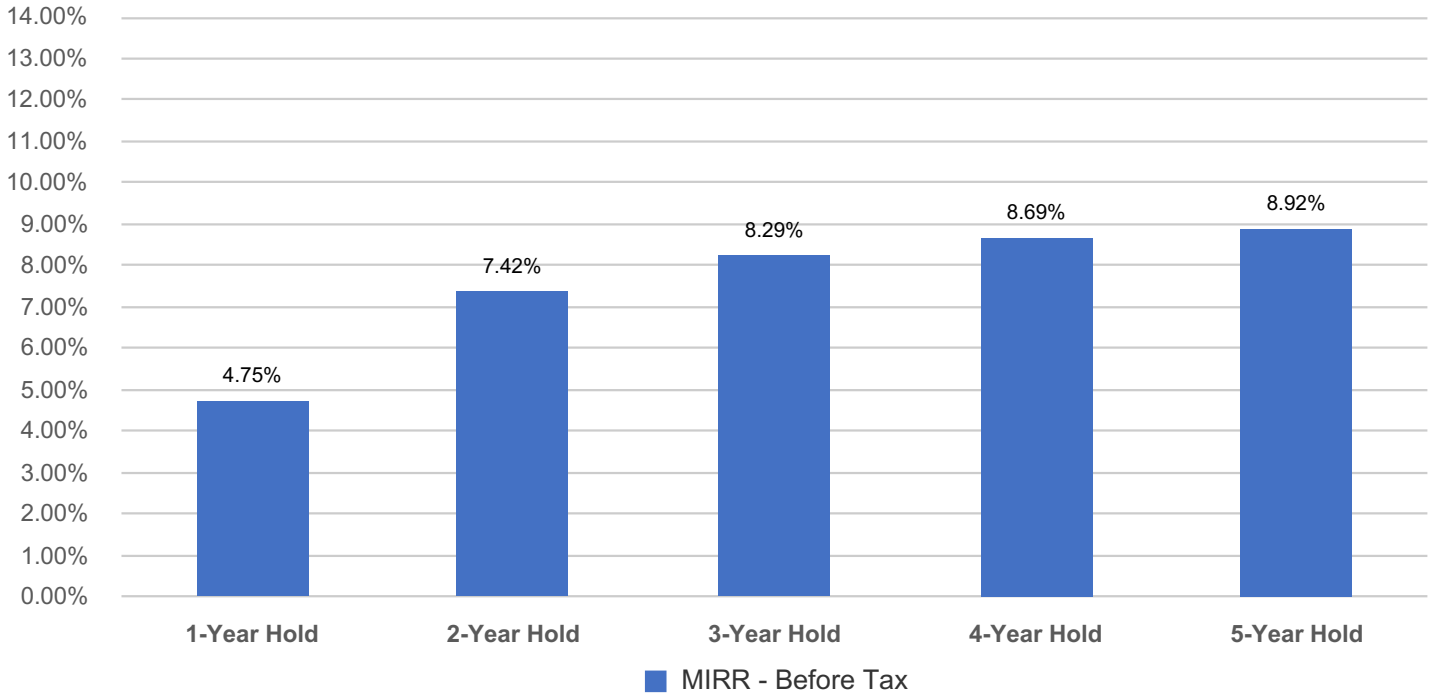
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**Before Tax Finance Rate** 4.00%

**Before Tax Reinvestment Rate** 8.00%

## MIRR - Modified Internal Rate of Return



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
0	(\$7,750,000.00)	(\$7,750,000.00)	(\$7,750,000.00)	(\$7,750,000.00)	(\$7,750,000.00)
1	\$8,117,952.00	\$462,852.00	\$462,852.00	\$462,852.00	\$462,852.00
2		\$8,443,398.00	\$481,448.00	\$481,448.00	\$481,448.00
3			\$8,780,988.00	\$500,788.00	\$500,788.00
4				\$9,131,702.00	\$520,902.00
5					\$9,497,470.00
<b>MIRR- Before Tax</b>	<b>4.75 %</b>	<b>7.42 %</b>	<b>8.29 %</b>	<b>8.69 %</b>	<b>8.92 %</b>



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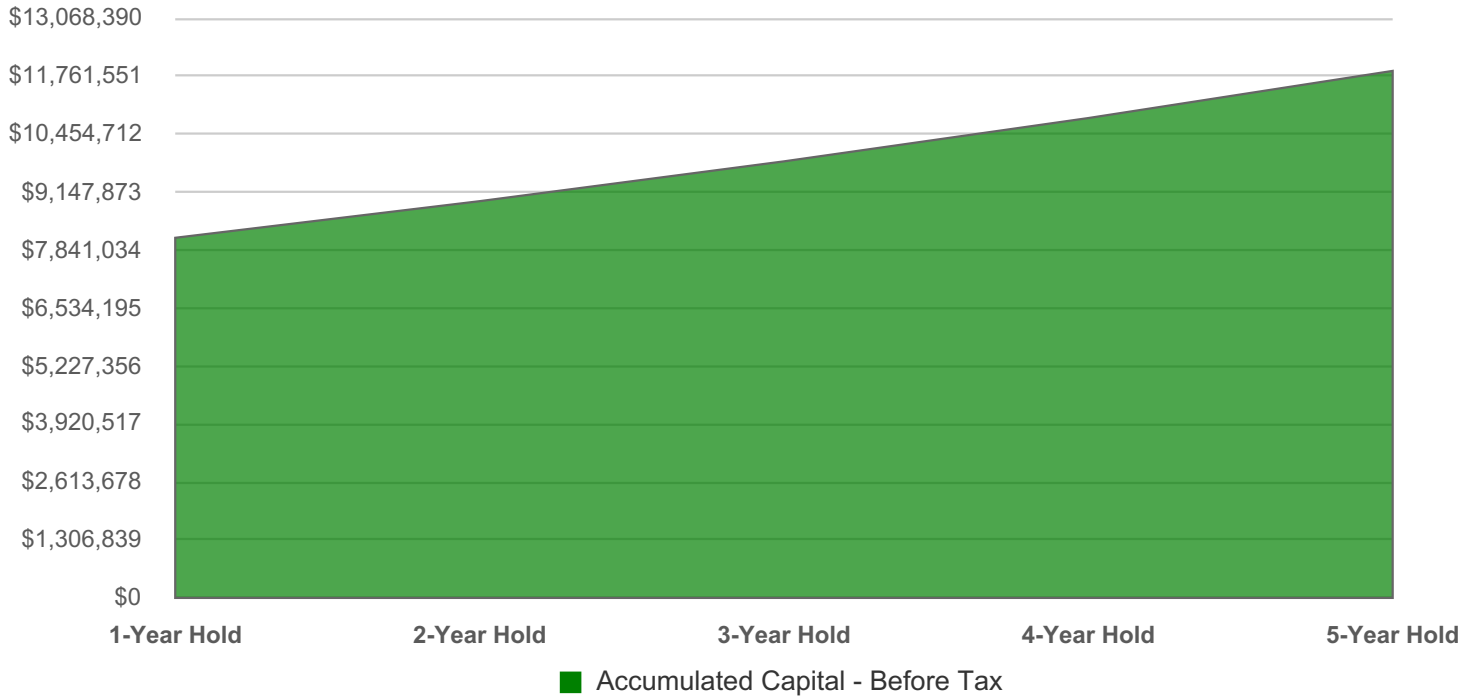
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## Accumulated Capital



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
<b>Accumulated Capital- Before Tax</b>	\$8,117,952	\$8,943,278	\$9,840,822	\$10,817,174	\$11,880,354
<b>Equity Multiple</b>	1.05	1.15	1.27	1.40	1.53



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DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

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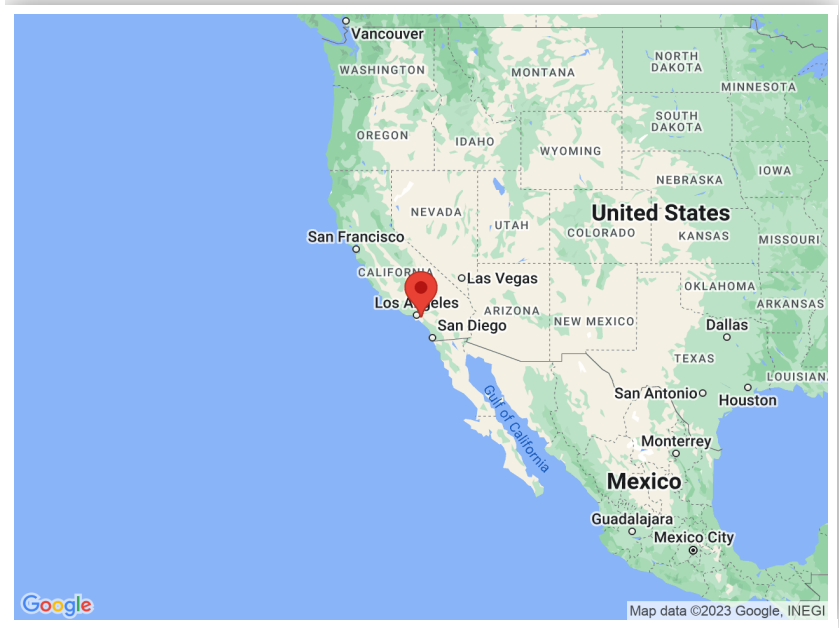
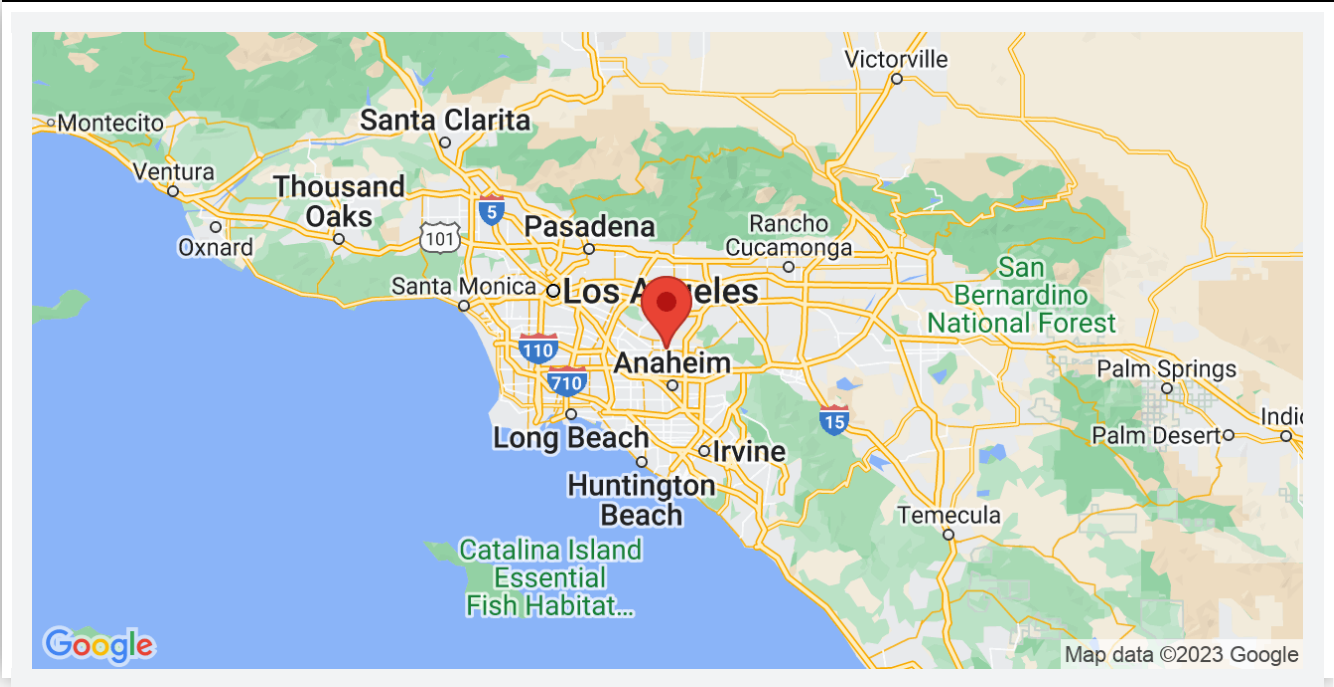
# FULLERTON AMBULATORY SURGERY CENTER

295 E Imperial Highway, Fullerton, CA, 92835

AREA LOCATION MAP



## Fullerton Ambulatory Surgery Center 295 E Imperial Highway, Fullerton, CA, 92835



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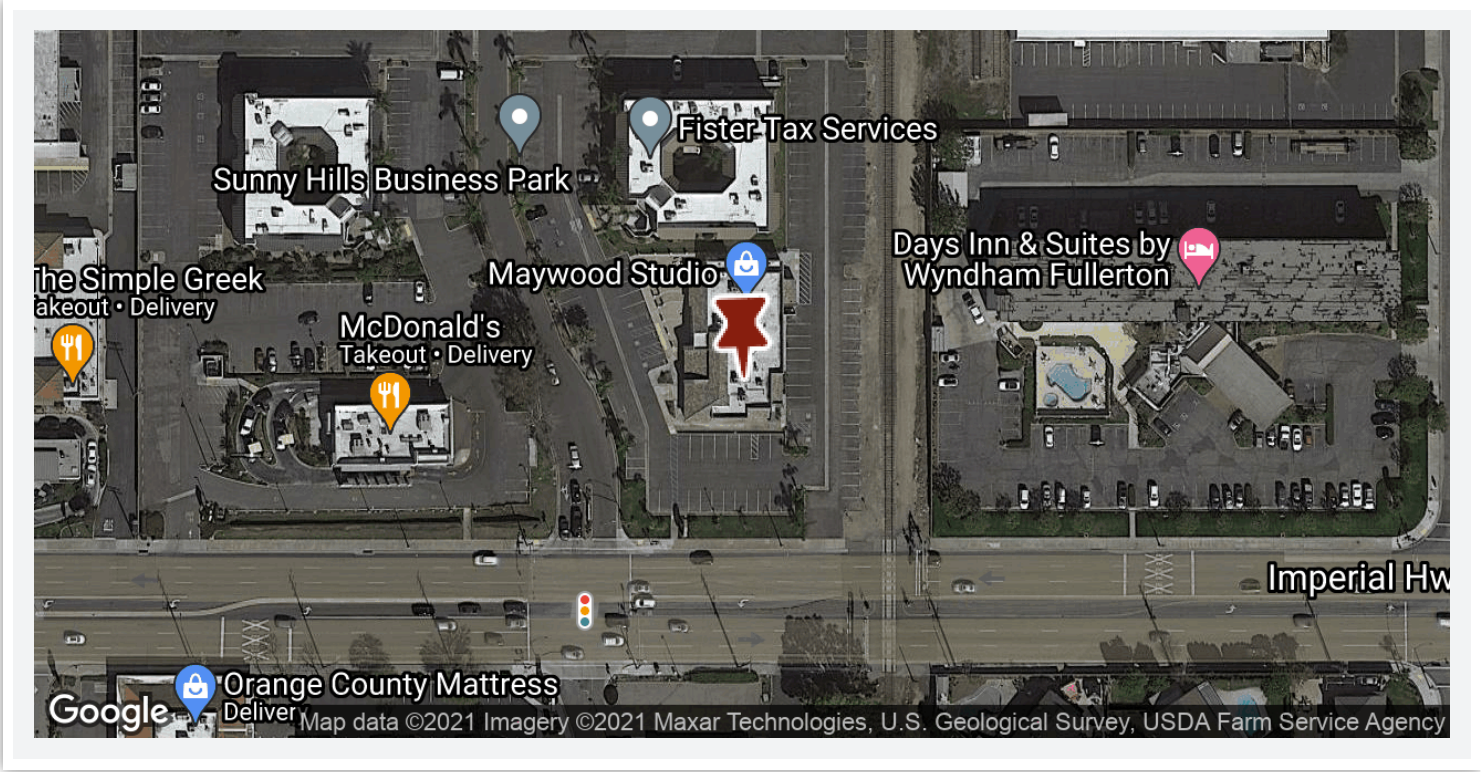
# FULLERTON AMBULATORY SURGERY CENTER

295 E Imperial Highway, Fullerton, CA, 92835

AERIAL ANNOTATION MAP



## Fullerton Ambulatory Surgery Center 295 E Imperial Highway, Fullerton, CA, 92835



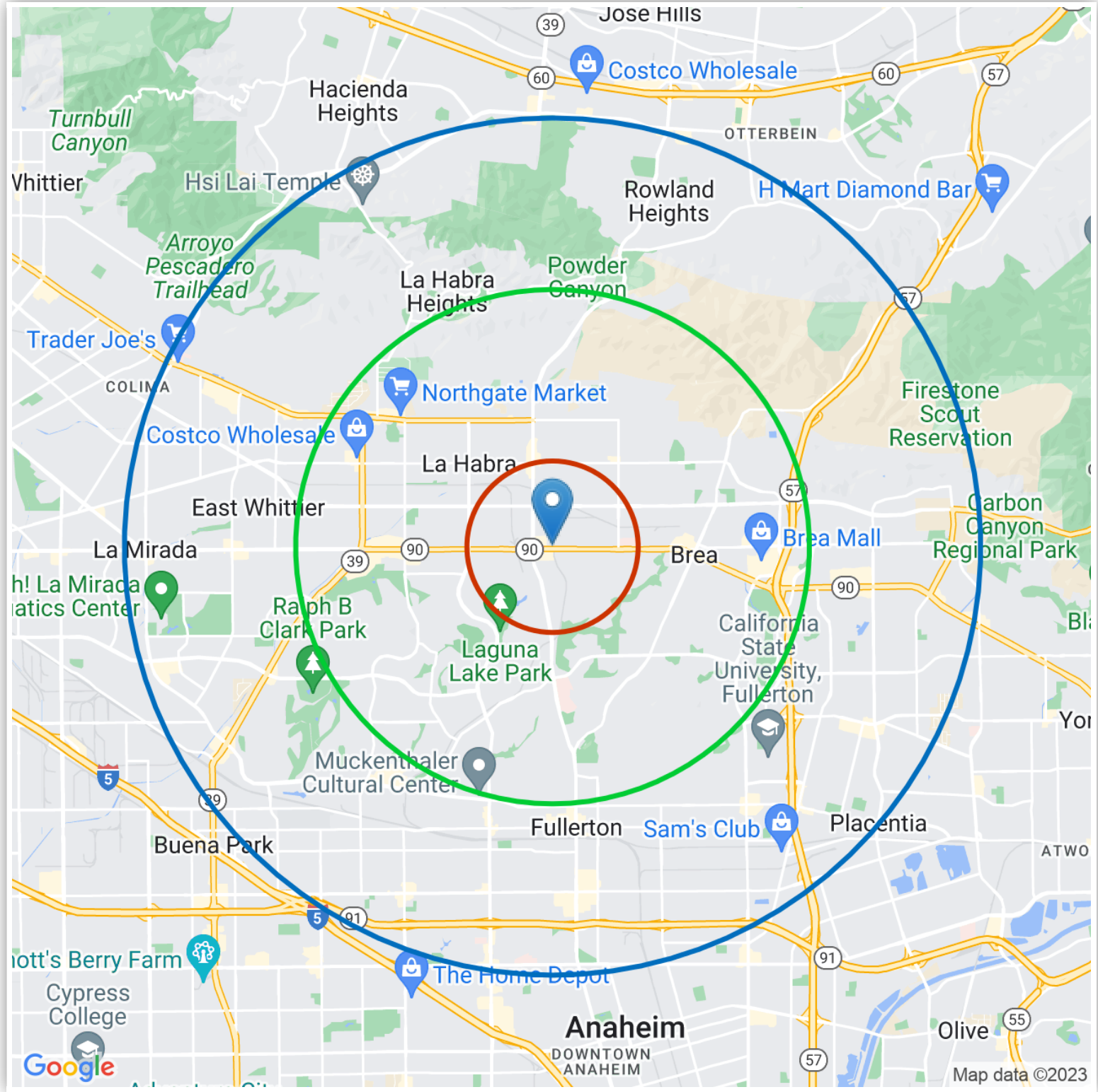
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# FULLERTON AMBULATORY SURGERY CENTER

295 E Imperial Highway, Fullerton, CA, 92835

Location/Study Area Map (Rings: 1, 3, 5 mile radius)



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**KEY FACTS**

14,489

Population



Average Household Size

38.9

Median Age

\$94,591

Median Household Income

**EDUCATION**

11%

No High School Diploma



20%

High School Graduate

30%

Some College

40%

Bachelor's/Grad/Pr of Degree

**BUSINESS**



1,229

Total Businesses



12,667

Total Employees

**EMPLOYMENT**



White Collar

71%



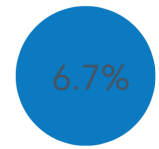
Blue Collar

18%



Services

11%



Unemployment Rate

6.7%

**INCOME**



\$94,591

Median Household Income



\$40,465

Per Capita Income



\$274,052

Median Net Worth

**Households By Income**

The largest group: \$100,000 - \$149,999 (19.9%)

The smallest group: \$15,000 - \$24,999 (4.6%)

Indicator	Value	Difference	
<\$15,000	4.7%	-1.9%	<div style="width: 4.7%;"></div>
\$15,000 - \$24,999	4.6%	-0.3%	<div style="width: 4.6%;"></div>
\$25,000 - \$34,999	7.4%	+2.0%	<div style="width: 7.4%;"></div>
\$35,000 - \$49,999	9.8%	+1.4%	<div style="width: 9.8%;"></div>
\$50,000 - \$74,999	15.5%	+1.7%	<div style="width: 15.5%;"></div>
\$75,000 - \$99,999	9.8%	-1.9%	<div style="width: 9.8%;"></div>
\$100,000 - \$149,999	19.9%	-0.2%	<div style="width: 19.9%;"></div>
\$150,000 - \$199,999	13.5%	+1.7%	<div style="width: 13.5%;"></div>
\$200,000+	14.9%	-2.5%	<div style="width: 14.9%;"></div>

Bars show deviation from Orange County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

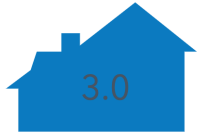
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**KEY FACTS**

144,448

Population



Average Household Size



Median Age

\$98,451

Median Household Income

**EDUCATION**



No High School Diploma



18%

High School Graduate



29%

Some College



43%

Bachelor's/Grad/Pr of Degree

**BUSINESS**



6,815

Total Businesses



68,967

Total Employees

**EMPLOYMENT**



76%

White Collar



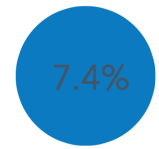
15%

Blue Collar



9%

Services



Unemployment Rate

**INCOME**



\$98,451

Median Household Income



\$42,739

Per Capita Income



\$252,920

Median Net Worth

**Households By Income**

The largest group: \$100,000 - \$149,999 (22.1%)

The smallest group: \$15,000 - \$24,999 (4.6%)

Indicator	Value	Difference	
<\$15,000	5.3%	-1.3%	<div style="width: 5.3%;"></div>
\$15,000 - \$24,999	4.6%	-0.3%	<div style="width: 4.6%;"></div>
\$25,000 - \$34,999	5.0%	-0.4%	<div style="width: 5.0%;"></div>
\$35,000 - \$49,999	8.2%	-0.2%	<div style="width: 8.2%;"></div>
\$50,000 - \$74,999	14.5%	+0.7%	<div style="width: 14.5%;"></div>
\$75,000 - \$99,999	13.0%	+1.3%	<div style="width: 13.0%;"></div>
\$100,000 - \$149,999	22.1%	+2.0%	<div style="width: 22.1%;"></div>
\$150,000 - \$199,999	10.8%	-1.0%	<div style="width: 10.8%;"></div>
\$200,000+	16.4%	-1.0%	<div style="width: 16.4%;"></div>

Bars show deviation from Orange County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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**KEY FACTS**

433,150

Population



Average Household Size

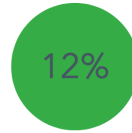


Median Age

\$87,603

Median Household Income

**EDUCATION**



No High School Diploma



20%

High School Graduate



29%

Some College



39%

Bachelor's/Grad/Pr of Degree

**BUSINESS**



18,139

Total Businesses



170,712

Total Employees

**EMPLOYMENT**



72%

White Collar



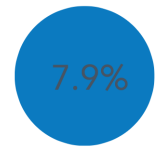
17%

Blue Collar



11%

Services



Unemployment Rate

**INCOME**



\$87,603

Median Household Income



\$36,198

Per Capita Income



\$187,761

Median Net Worth

**Households By Income**

The largest group: \$100,000 - \$149,999 (21.0%)

The smallest group: \$15,000 - \$24,999 (5.3%)

Indicator	Value	Difference	
<\$15,000	6.6%	0	
\$15,000 - \$24,999	5.3%	+0.4%	<div style="width: 5.3%;"></div>
\$25,000 - \$34,999	5.5%	+0.1%	<div style="width: 5.5%;"></div>
\$35,000 - \$49,999	9.5%	+1.1%	<div style="width: 9.5%;"></div>
\$50,000 - \$74,999	15.6%	+1.8%	<div style="width: 15.6%;"></div>
\$75,000 - \$99,999	13.0%	+1.3%	<div style="width: 13.0%;"></div>
\$100,000 - \$149,999	21.0%	+0.9%	<div style="width: 21.0%;"></div>
\$150,000 - \$199,999	11.0%	-0.8%	<div style="width: 11.0%;"></div>
\$200,000+	12.4%	-5.0%	<div style="width: 12.4%;"></div>

Bars show deviation from Orange County

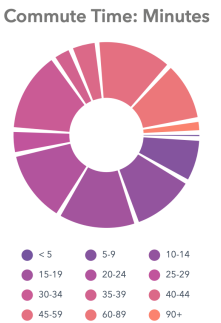
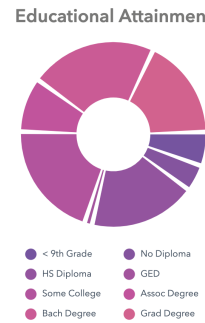
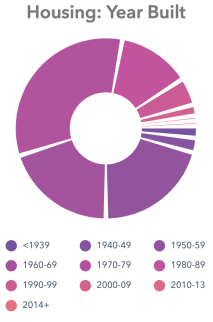
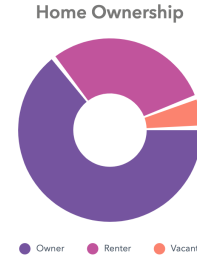
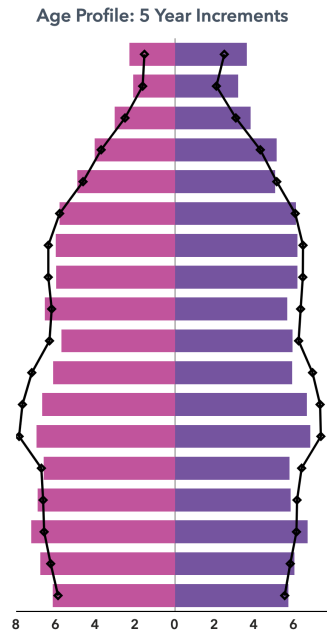
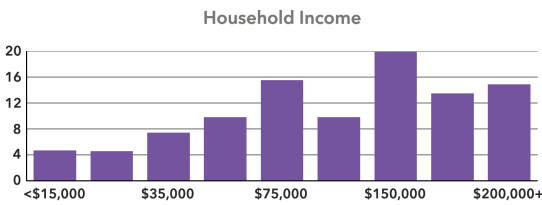
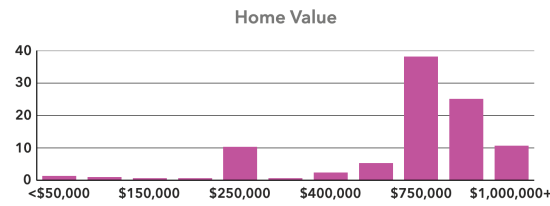
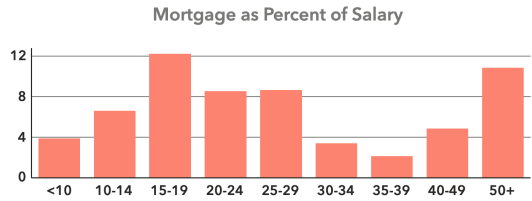
This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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# COMMUNITY PROFILE

**14,489** Population Total  
**0.2%** Pop Growth  
**3.2** Average HH Size  
**81.7** Diversity Index  
**38.9** Median Age  
**\$94,591** Median HH Income  
**\$274,052** Median Net Worth  
**\$685,751** Median Home Value  
**23%** Under 18  
**59%** Ages 18 to 65  
**18%** Aged 66+



Dots show comparison to Orange County

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



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# COMMUNITY PROFILE

144,448 0.6% 3.0 81.2 39.5 \$98,451 \$252,920 \$719,998 21% 62% 17%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



**9.2%**  
Service Workers

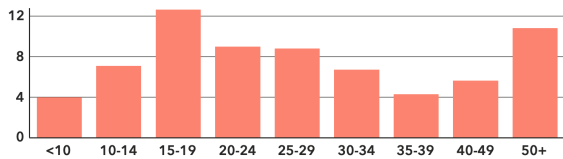


**15.1%**  
Blue Collar Workers

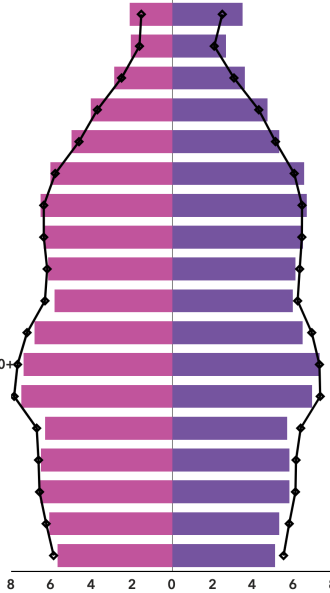


**75.7%**  
White Collar Worker

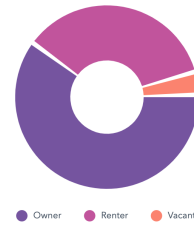
Mortgage as Percent of Salary



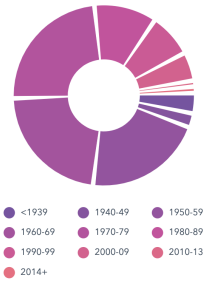
Age Profile: 5 Year Increments



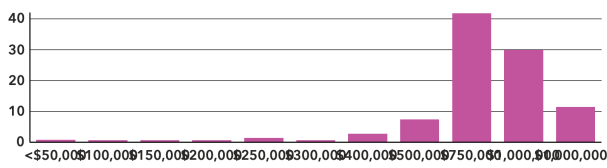
Home Ownership



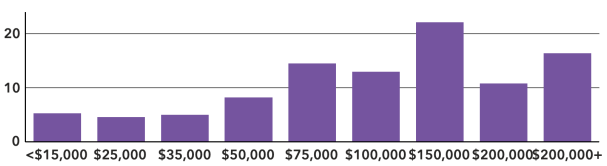
Housing: Year Built



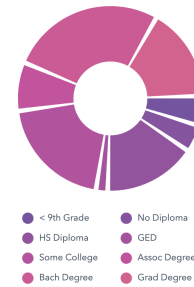
Home Value



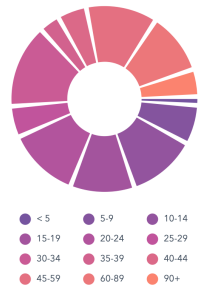
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to Orange County

Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2026



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# COMMUNITY PROFILE

433,150   0.4%   3.1   83.8   37.6   \$87,603   \$187,761   \$692,962   21%   64%   15%

Population Total   Pop Growth   Average HH Size   Diversity Index   Median Age   Median HH Income   Median Net Worth   Median Home Value   Under 18   Ages 18 to 65   Aged 66+



**10.8%**  
Service Workers

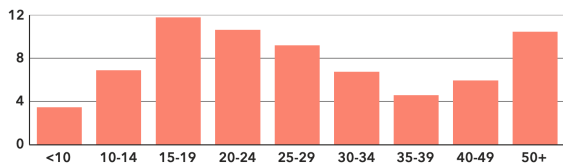


**17.1%**  
Blue Collar Workers

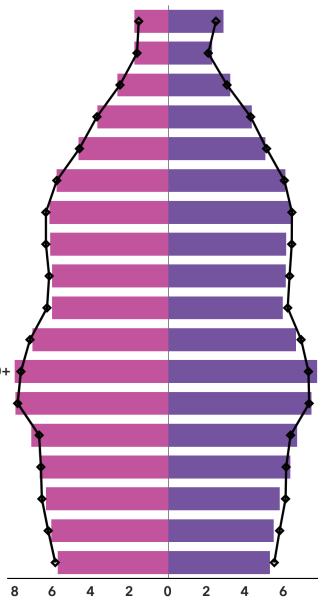


**72.1%**  
White Collar Worker

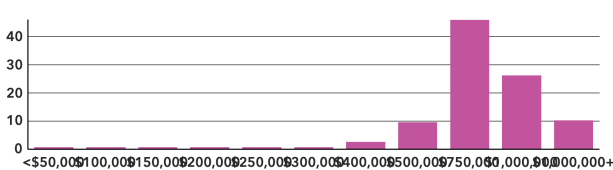
Mortgage as Percent of Salary



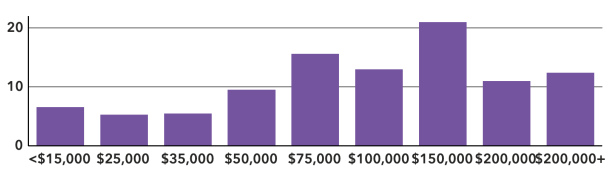
Age Profile: 5 Year Increments



Home Value



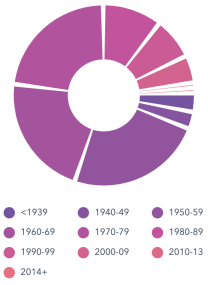
Household Income



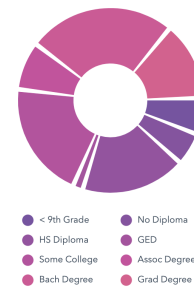
Home Ownership



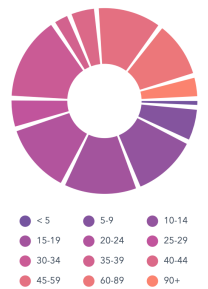
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Dots show comparison to Orange County

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

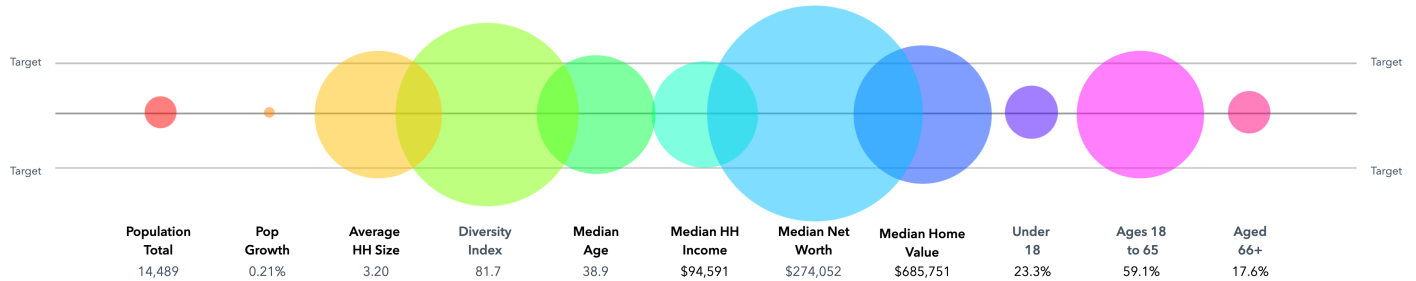


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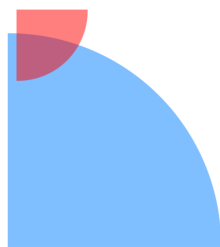


# MARKET SUMMARY

295 E Imperial Highway, Fullerton, CA, 92835  
1-mile ring



No High School Diploma 11%

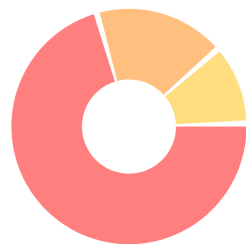


Bachelor's, Professional or Graduate Degree 40%

High School Graduate 20%

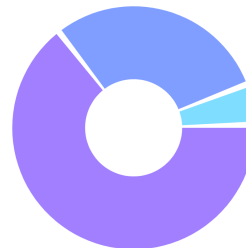


Some College 30%



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19 20-24  
25-29 30-34 35-39 40-44 45-59  
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.

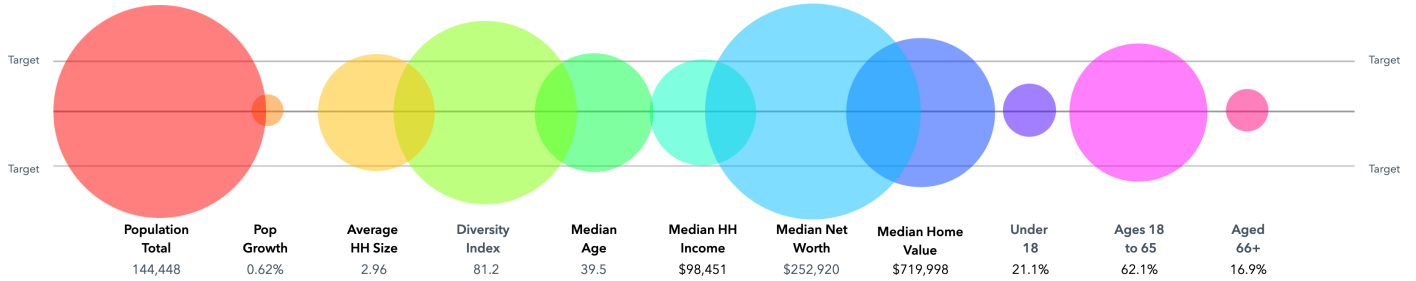


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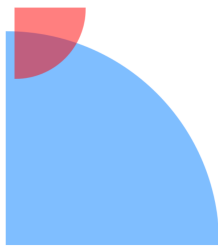


# MARKET SUMMARY

295 E Imperial Highway, Fullerton, CA, 92835  
3-mile ring



No High School Diploma 10%

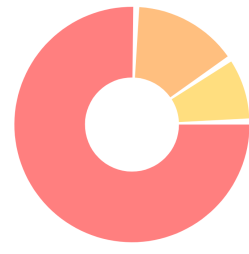


Bachelor's, Professional or Graduate Degree 43%

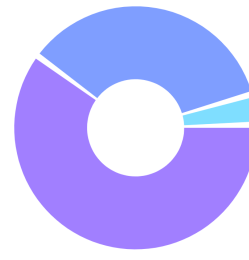
Some College 29%

**Educational Attainment**

High School Graduate 18%



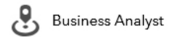
**Job Type**



**Commute Time**



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.

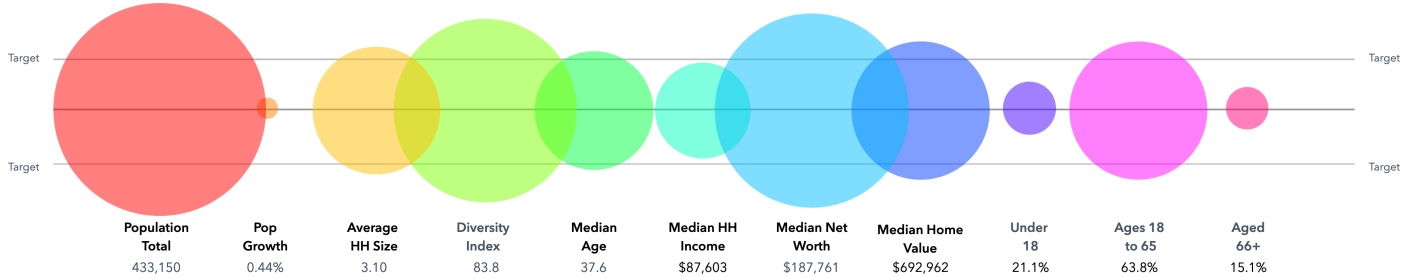


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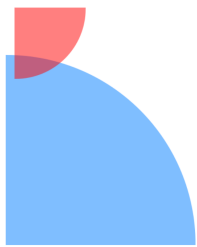


# MARKET SUMMARY

295 E Imperial Highway, Fullerton, CA, 92835  
5-mile ring



No High School Diploma 12%



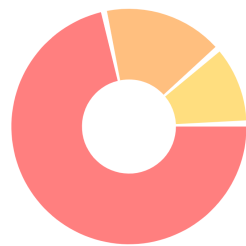
Bachelor's, Professional or Graduate Degree 39%

**Educational Attainment**

High School Graduate 20%

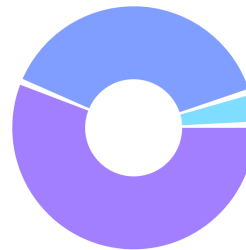


Some College 29%



White Collar Blue Collar Services

**Job Type**



Owner Renter Vacant

**Home Ownership**

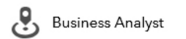


< 5 5-9 10-14 15-19 20-24  
25-29 30-34 35-39 40-44 45-59  
60-89 90+

**Commute Time**



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



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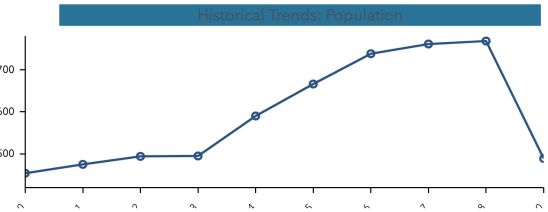


# POPULATION TRENDS AND KEY INDICATORS

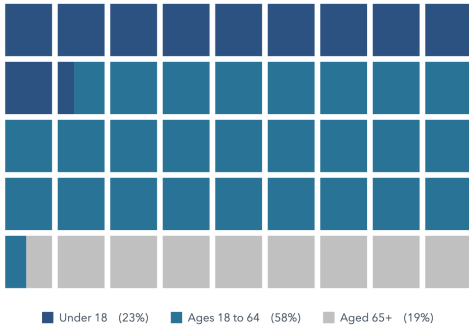


<b>14,489</b>	<b>4,495</b>	<b>3.20</b>	<b>38.9</b>	<b>\$94,591</b>	<b>\$685,751</b>	<b>157</b>	<b>N/A</b>	<b>82</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

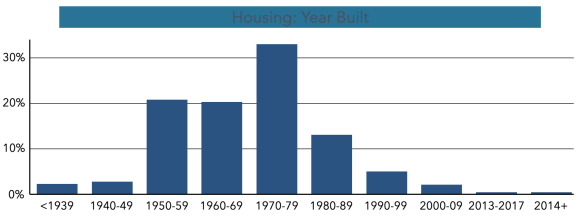
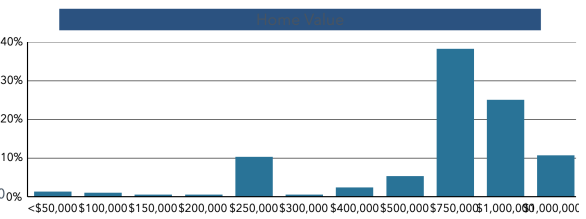
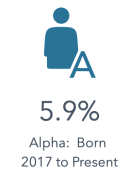
## MORTGAGE INDICATORS



## POPULATION BY AGE



## POPULATION BY GENERATION



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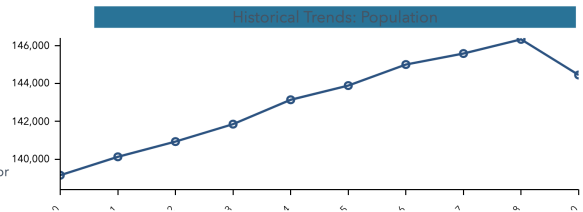


# POPULATION TRENDS AND KEY INDICATORS

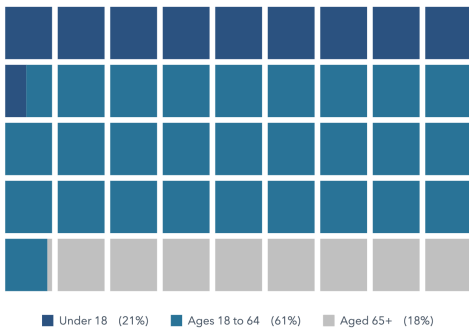


<b>144,448</b>	<b>48,416</b>	<b>2.96</b>	<b>39.5</b>	<b>\$98,451</b>	<b>\$719,998</b>	<b>156</b>	<b>N/A</b>	<b>81</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

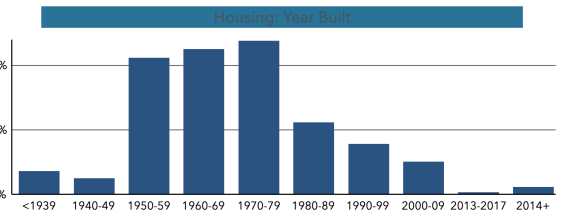
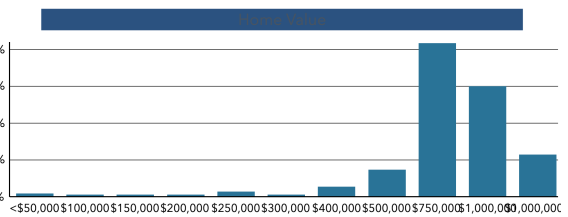
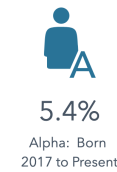
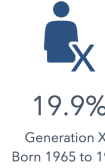
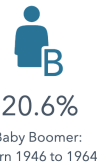
## MORTGAGE INDICATORS



## POPULATION BY AGE



## POPULATION BY GENERATION



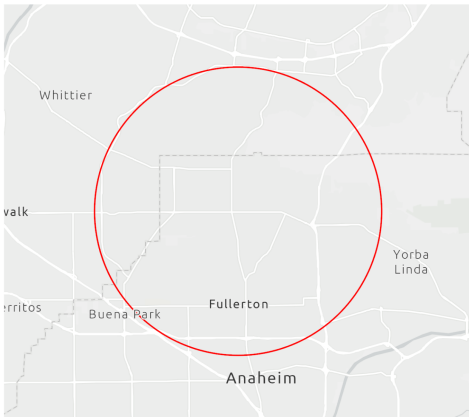
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# POPULATION TRENDS AND KEY INDICATORS



<b>433,150</b>	<b>137,582</b>	<b>3.10</b>	<b>37.6</b>	<b>\$87,603</b>	<b>\$692,962</b>	<b>131</b>	<b>N/A</b>	<b>84</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

## MORTGAGE INDICATORS



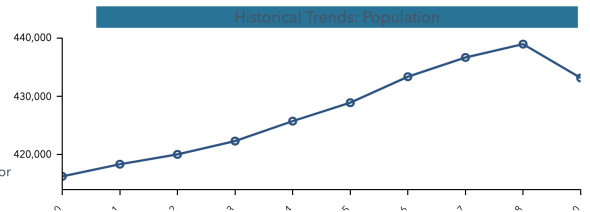
**\$13,630**

Avg Spent on Mortgage & Basics

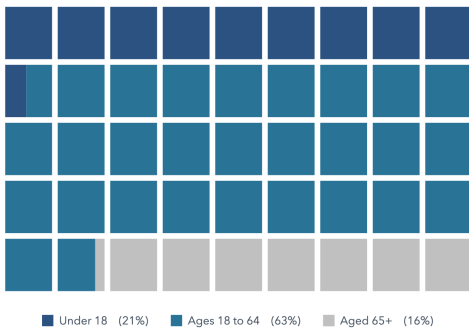


**33.2%**

Percent of Income for Mortgage



## POPULATION BY AGE



## POPULATION BY GENERATION



**6.6%**

Greatest Gen:  
Born 1945/Earlier



**19.3%**

Baby Boomer:  
Born 1946 to 1964



**19.5%**

Generation X:  
Born 1965 to 1980



**26.4%**

Millennial:  
Born 1981 to 1998



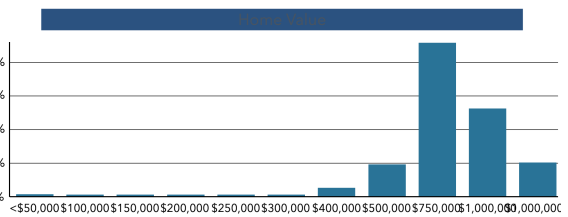
**22.6%**

Generation Z:  
Born 1999 to 2016



**5.5%**

Alpha: Born  
2017 to Present



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