



21

COMMERCIAL®



WESTCHASE SURGERY CENTER

*10901 Sheldon Rd
Tampa, FL 33626*

Contact:

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WESTCHASE SURGERY CENTER

PROPERTY INFO:

PURCHASE PRICE:

\$5,300,000

PROPERTY ADDRESS:

10901 SHELDON RD

TAMPA, FL 33626

YEAR BUILT:

2009

PROPERTY SIZE

11,625 SQ. FT.

LAND SIZE

3.00 ACRES

PROPERTY OVERVIEW

Westchase Surgery Center was built in 2009, constructed of masonry block and an asphalt & shingle roof. The building sits on over 3 acres and has excellent exposure do ti its frontage on Sheldon Road, one of Tampa's busiest North/South roads. The building has 11,625 rentable square feet and has a drive-thru for patient drop off and pick up. It was constructed to house a fully licensed AHCA Ambulatory Surgery Center. Surgery Partners Holdings has occupied this space for over 12 years.

In additional to the surgery center, this property also has over 2,000 SF of built-out medical office space with five exam rooms. The building is across the street from a business park filled with physicians, dentists, and other professionals. It is located

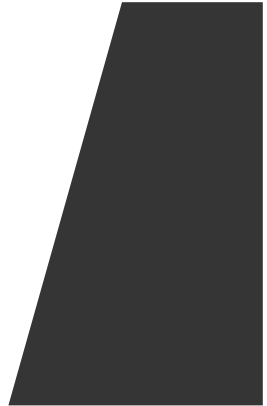


PROPERTY PHOTOS





PROPERTY PHOTOS

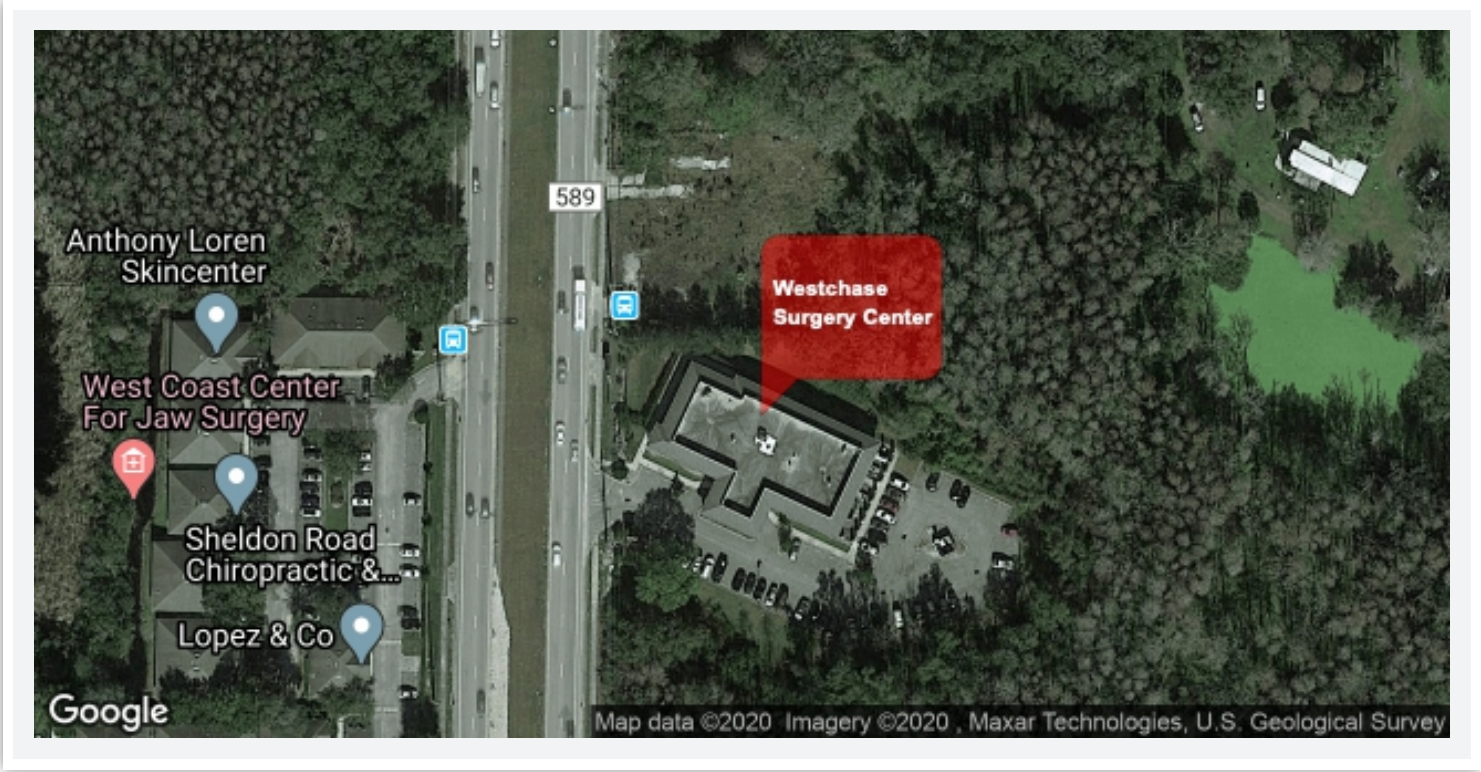


WESTCHASE SURGERY CENTER

10901 Sheldon Rd, Tampa, FL, 33626

AERIAL ANNOTATION MAP

Westchase Surgery Center 10901 Sheldon Rd, Tampa, FL, 33626



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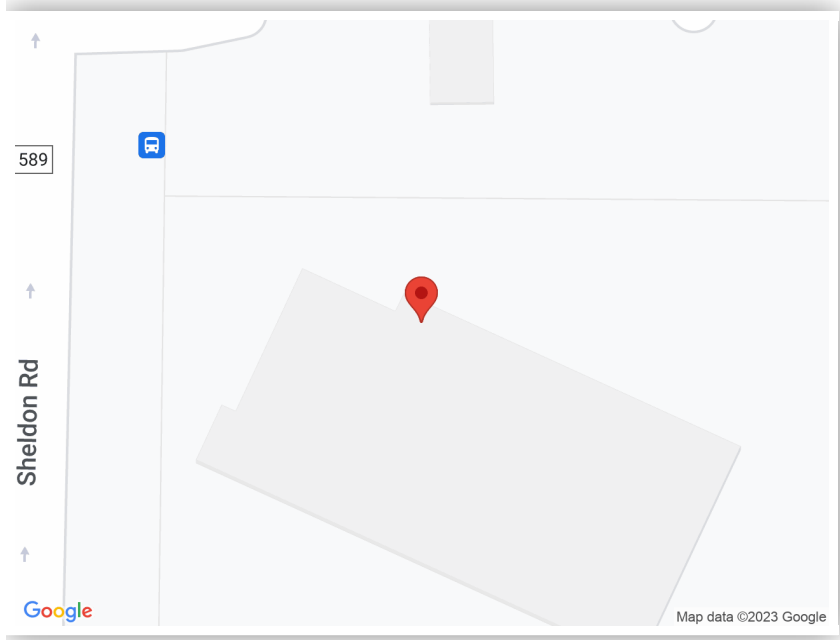
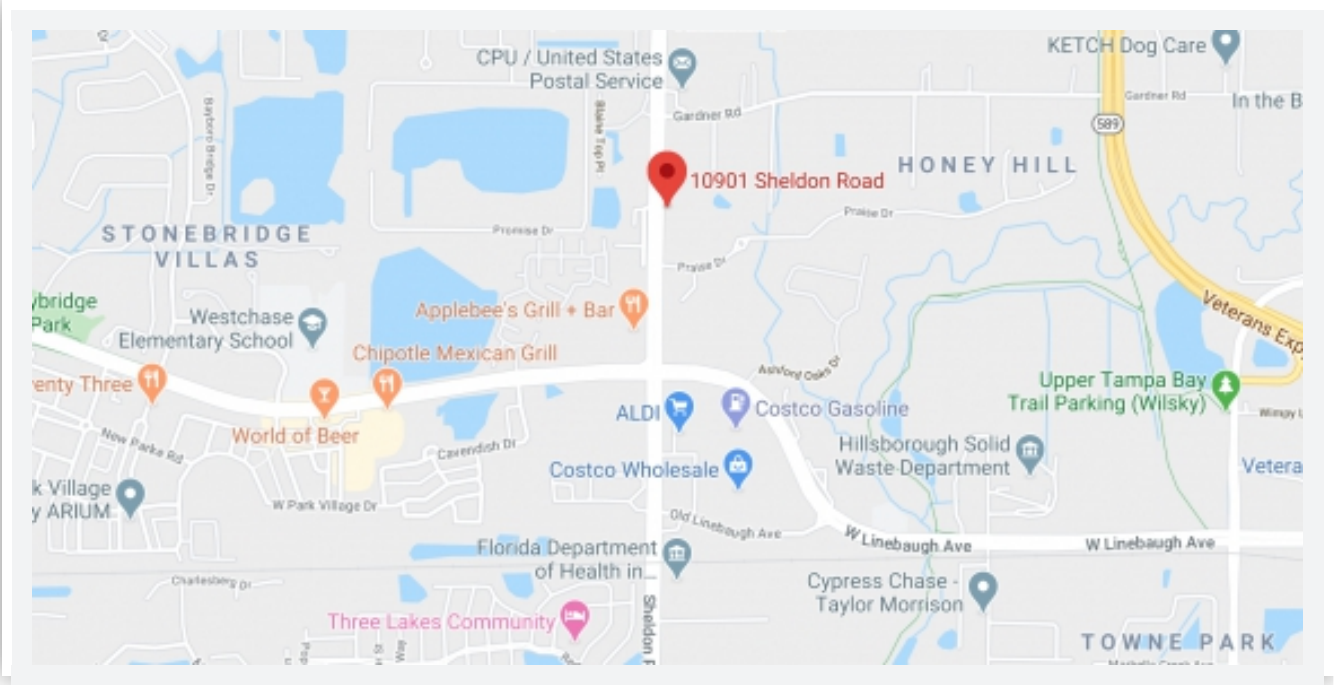
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STREET VIEW MAP



Westchase Surgery Center 10901 Sheldon Rd, Tampa, FL, 33626



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5-Year Cash Flow Analysis

Fiscal Year Beginning June 2023



INITIAL INVESTMENT

Purchase Price	\$5,300,000
+ Acquisition Costs	\$0
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$5,300,000

MORTGAGE DATA

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

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 May-2024	Year 2 May-2025	Year 3 May-2026	Year 4 May-2027	Year 5 May-2028
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	\$364,191	\$350,427	\$344,016	\$355,438	\$367,247
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$364,191	\$350,427	\$344,016	\$355,438	\$367,247
- General Vacancy / Credit Loss	\$18,210	\$17,521	\$17,201	\$17,772	\$18,362
EFFECTIVE RENTAL INCOME	\$345,981	\$332,906	\$326,815	\$337,666	\$348,885
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$51,809	\$53,363	\$54,964	\$56,613	\$58,311
GROSS OPERATING INCOME (GOI)	\$397,790	\$386,269	\$381,779	\$394,279	\$407,196
- Operating Expenses	\$62,875	\$64,762	\$66,704	\$68,706	\$70,767
NET OPERATING INCOME (NOI)	\$334,915	\$321,507	\$315,075	\$325,573	\$336,429
NET OPERATING INCOME (NOI)	\$334,915	\$321,507	\$315,075	\$325,573	\$336,429
- Capital Expenses / Replacement Reserves	\$2,906	\$2,906	\$2,906	\$2,906	\$2,906
- 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
CASH FLOW BEFORE TAXES	\$332,009	\$318,601	\$312,169	\$322,667	\$333,523
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	6.26%	6.01%	5.89%	6.09%	6.29%
Return on Equity	6.25%	6.12%	5.80%	5.80%	5.81%
Equity Multiple	1.06	1.11	1.20	1.29	1.39

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$6,046,000
Cost of Sale	\$302,300
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$5,743,700

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	7.55%
Acquisition CAP Rate	6.32%
Year 1 Cash-on-Cash	6.26%
Gross Rent Multiplier	14.55
Price Per Square Foot	\$455.91
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00



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Tenant Rent Roll

Fiscal Year Beginning June 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
ASC	Westchase Surgery Center	9,579.00	Nov-19	Oct-24	60	\$2.76	\$33.14	\$323,925
10903	Florida Pain Relief Group	2,046.00	Mar-20	Aug-23	42	\$1.69	\$20.27	\$40,266
	Total Amount	11,625.00						\$364,191



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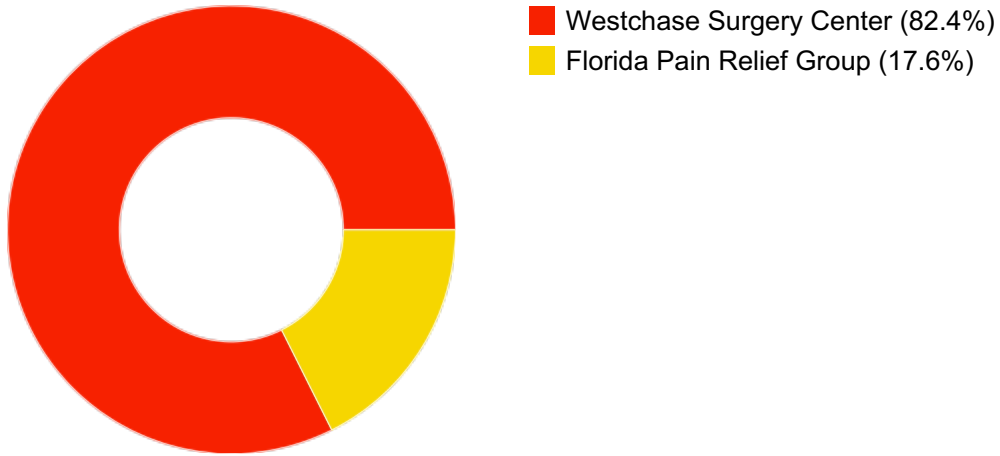
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Tenant Occupancy



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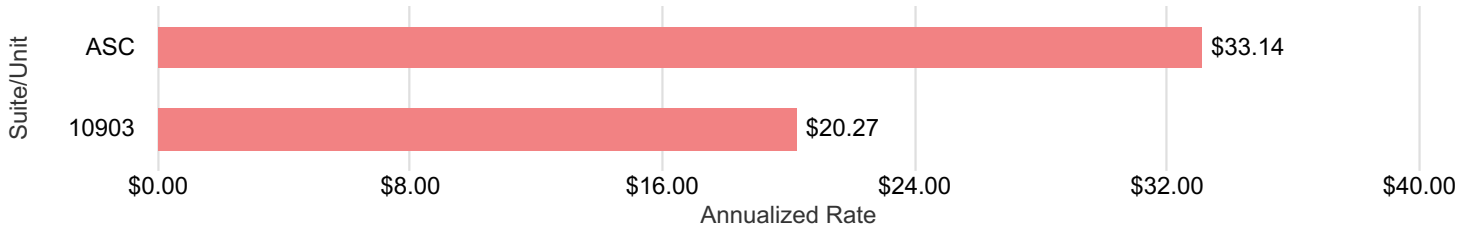
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Tenant Rent Roll

Fiscal Year Beginning June 2023

Rate Per Square Feet



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Annual Tenant Income Detail

Fiscal Year Beginning June 2023

For the Year Ending		Year 1 May-2024	Year 2 May-2025	Year 3 May-2026	Year 4 May-2027	Year 5 May-2028
ASC	Westchase Surgery Center					
	Base Rent	\$323,925	\$309,966	\$302,745	\$313,342	\$324,309
	- 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	\$323,925	\$309,966	\$302,745	\$313,342	\$324,309
Tenant Improvements (TI)		\$0	\$0	\$0	\$0	\$0
Leasing Commission (LC)		\$0	\$0	\$0	\$0	\$0

For the Year Ending		Year 1 May-2024	Year 2 May-2025	Year 3 May-2026	Year 4 May-2027	Year 5 May-2028
10903	Florida Pain Relief Group					
	Base Rent	\$40,266	\$40,462	\$41,271	\$42,096	\$42,938
	- 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	\$40,266	\$40,462	\$41,271	\$42,096	\$42,938
Tenant Improvements (TI)		\$0	\$0	\$0	\$0	\$0
Leasing Commission (LC)		\$0	\$0	\$0	\$0	\$0

TOTAL	Base Rent	\$364,191	\$350,427	\$344,016	\$355,438	\$367,247
	-Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	-Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Total Tenant Income	\$364,191	\$350,427	\$344,016	\$355,438	\$367,247
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0



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INCOME

For the Year Ending	Year 1 May-2024	Year 2 May-2025	Year 3 May-2026	Year 4 May-2027	Year 5 May-2028
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	\$364,191	\$350,427	\$344,016	\$355,438	\$367,247
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$364,191	\$350,427	\$344,016	\$355,438	\$367,247
- General Vacancy / Credit Loss	\$18,210	\$17,521	\$17,201	\$17,772	\$18,362
EFFECTIVE RENTAL INCOME (ERI)	\$345,981	\$332,906	\$326,815	\$337,666	\$348,885
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$51,809	\$53,363	\$54,964	\$56,613	\$58,311
GROSS OPERATING INCOME (GOI)	\$397,790	\$386,269	\$381,779	\$394,279	\$407,196

EXPENSE DETAIL

Real Estate Taxes	\$40,346	\$41,556	\$42,803	\$44,087	\$45,409
Annual Report	\$139	\$143	\$147	\$152	\$156
Property Insurance	\$7,915	\$8,152	\$8,397	\$8,649	\$8,908
Property Management	\$10,401	\$10,713	\$11,034	\$11,365	\$11,706
Repairs And Maintenance	\$1,120	\$1,154	\$1,188	\$1,224	\$1,261
Accounting And Legal	\$750	\$772	\$796	\$820	\$844
Landscape Maintenance	\$2,205	\$2,271	\$2,339	\$2,409	\$2,482
TOTAL OPERATING EXPENSES	\$62,875	\$64,762	\$66,704	\$68,706	\$70,767
NET OPERATING INCOME (NOI)	\$334,915	\$321,507	\$315,075	\$325,573	\$336,429



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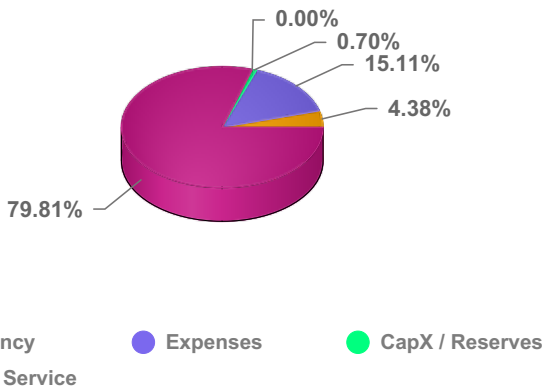


ASSUMPTION / INPUTS

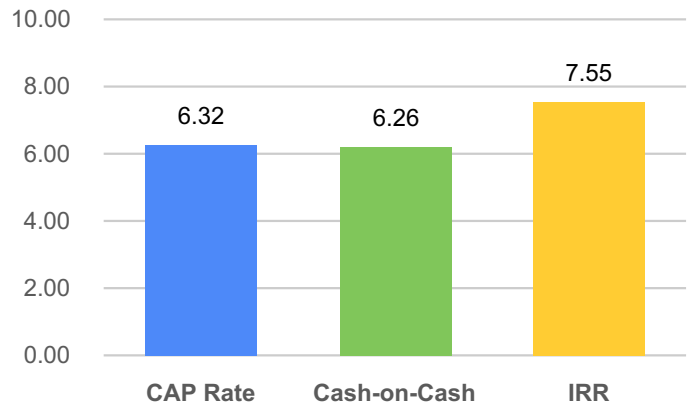
Purchase Price	\$5,300,000
Year 1 Potential Income	\$364,191
Vacancy & Credit Loss	5.00%
Year 1 Expenses	\$62,875
Acquisition CAP Rate	6.32%
Sale Price - CAP Rate	5.75%

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

\$ 332,009



Investment Performance (%)



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	(\$5,300,000)		0	\$0		0	(\$5,300,000)
1	\$332,009		1	\$0		1	\$332,009
2	\$318,601		2	\$0		2	\$318,601
3	\$312,169		3	\$0		3	\$312,169
4	\$322,667		4	\$0		4	\$322,667
5	\$6,077,223		5	\$0		5	\$6,077,223

Property IRR/Yield = 7.55%

Effective Loan Rate = N/A

Equity IRR / Yield = 7.55%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



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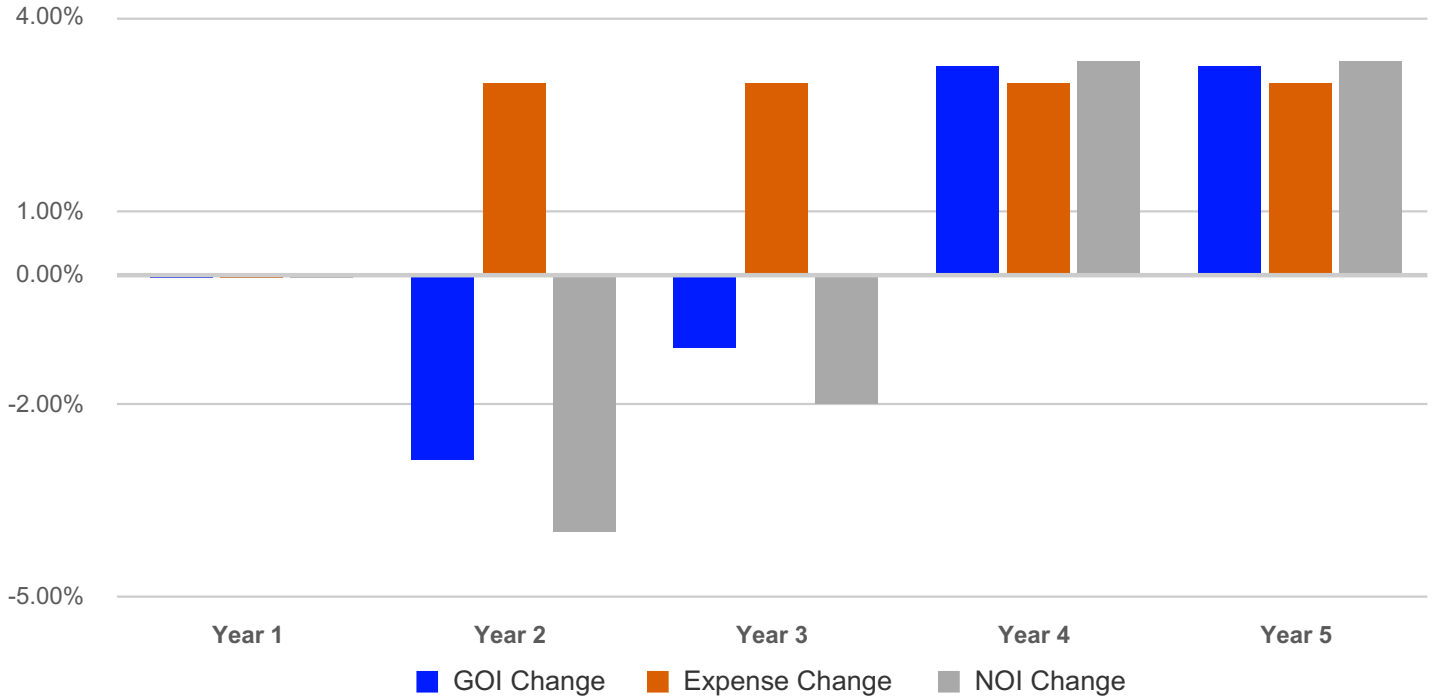
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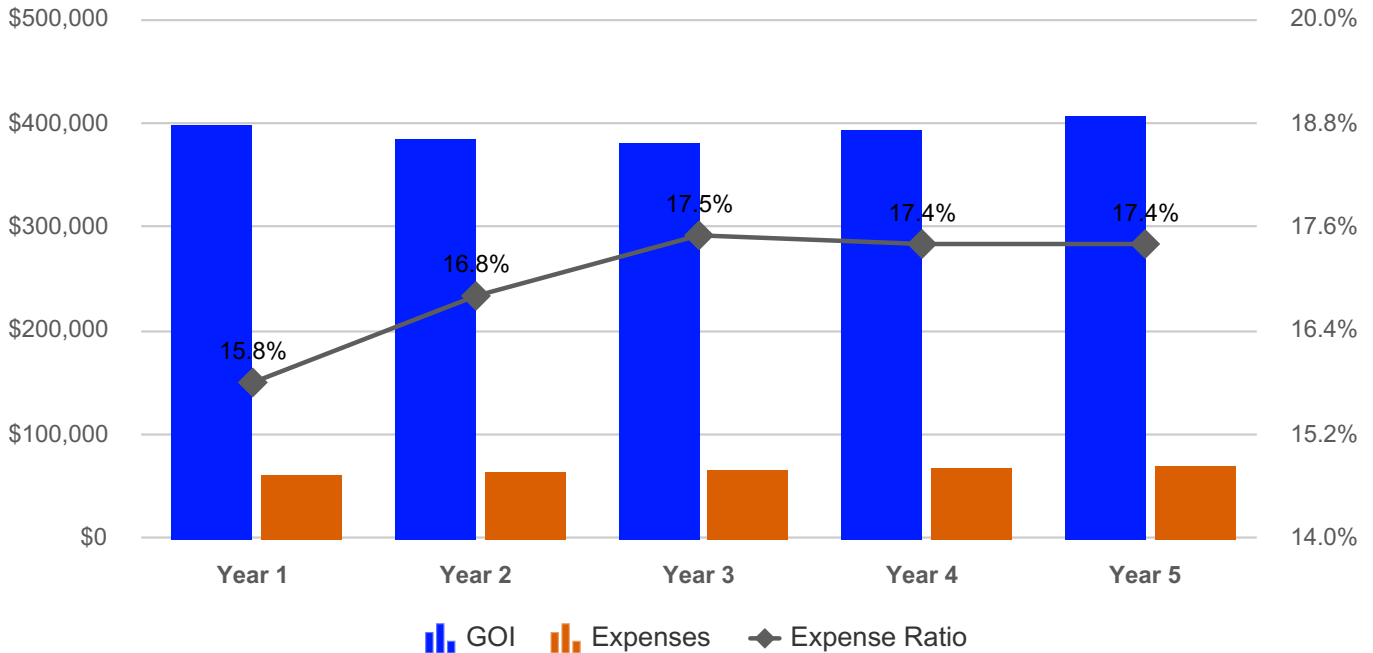
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Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



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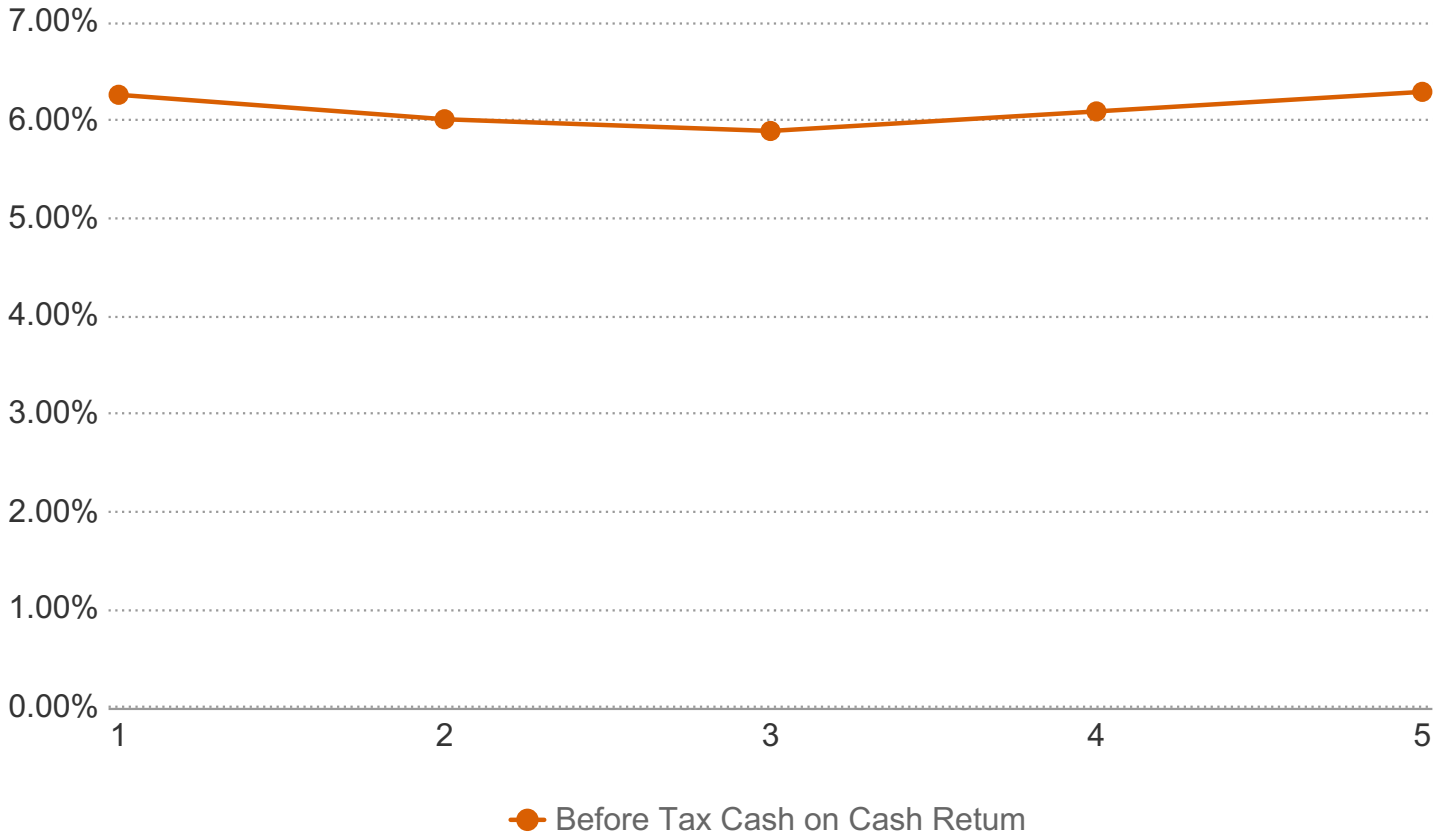
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Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	6.26%	6.01%	5.89%	6.09%	6.29%



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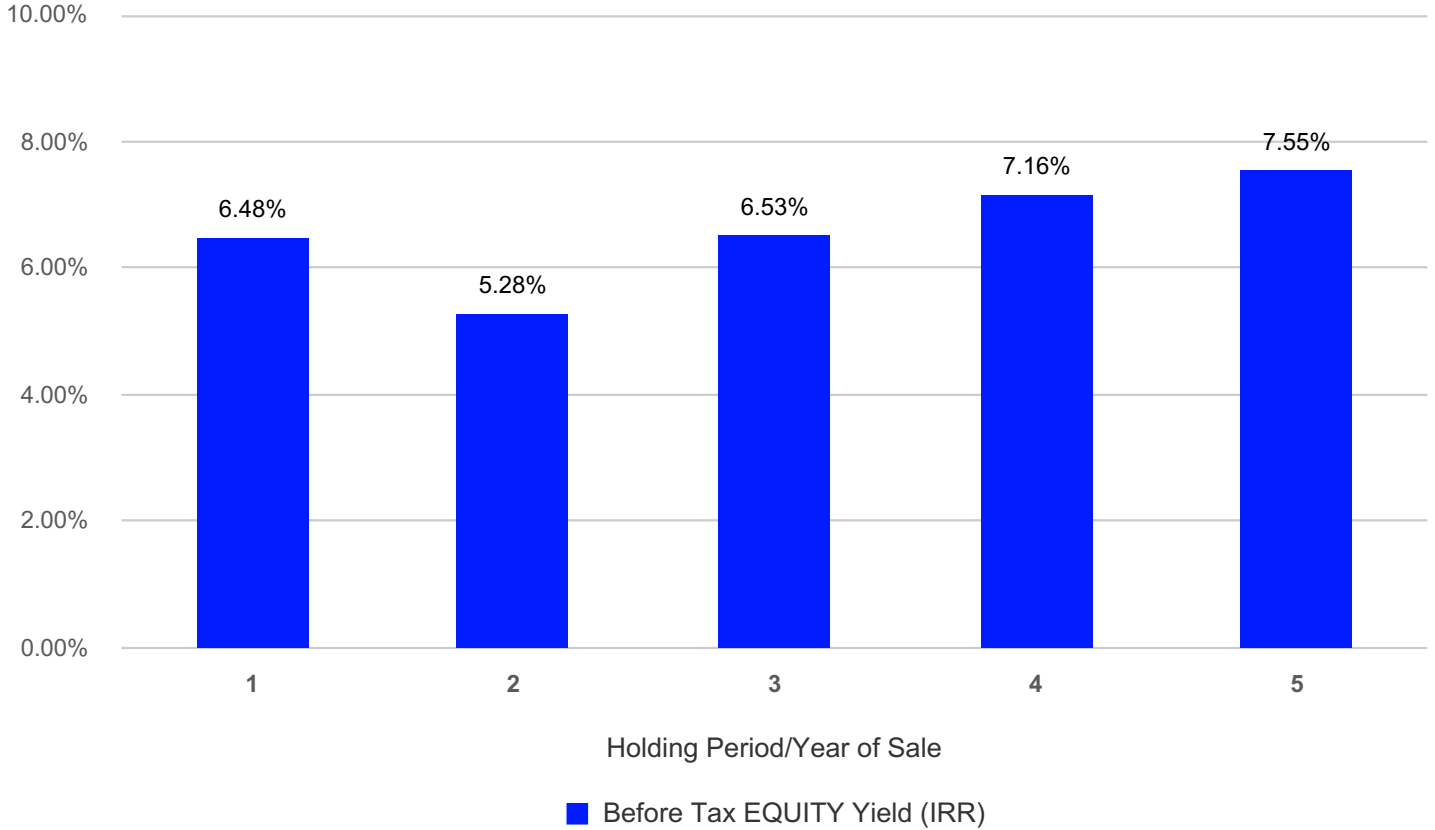
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Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	7.55%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	6.48%	5.28%	6.53%	7.16%	7.55%



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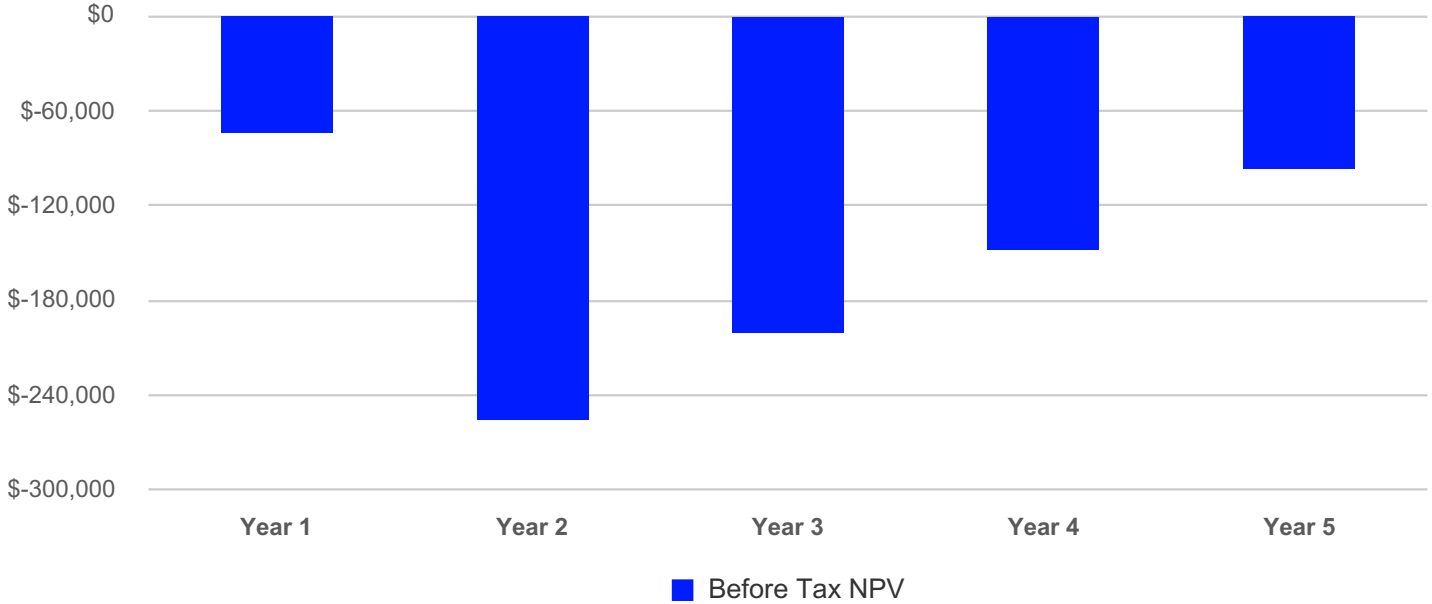


Optimal Holding Period by Discounted Cash Flow Method (NPV)
 Fiscal Year Beginning June 2023

Before Tax Discount Rate **8.00%**

Before Tax Optimal Holding Period **N/A**

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	(\$74,575)	(\$256,129)	(\$201,681)	(\$148,829)	(\$98,400)



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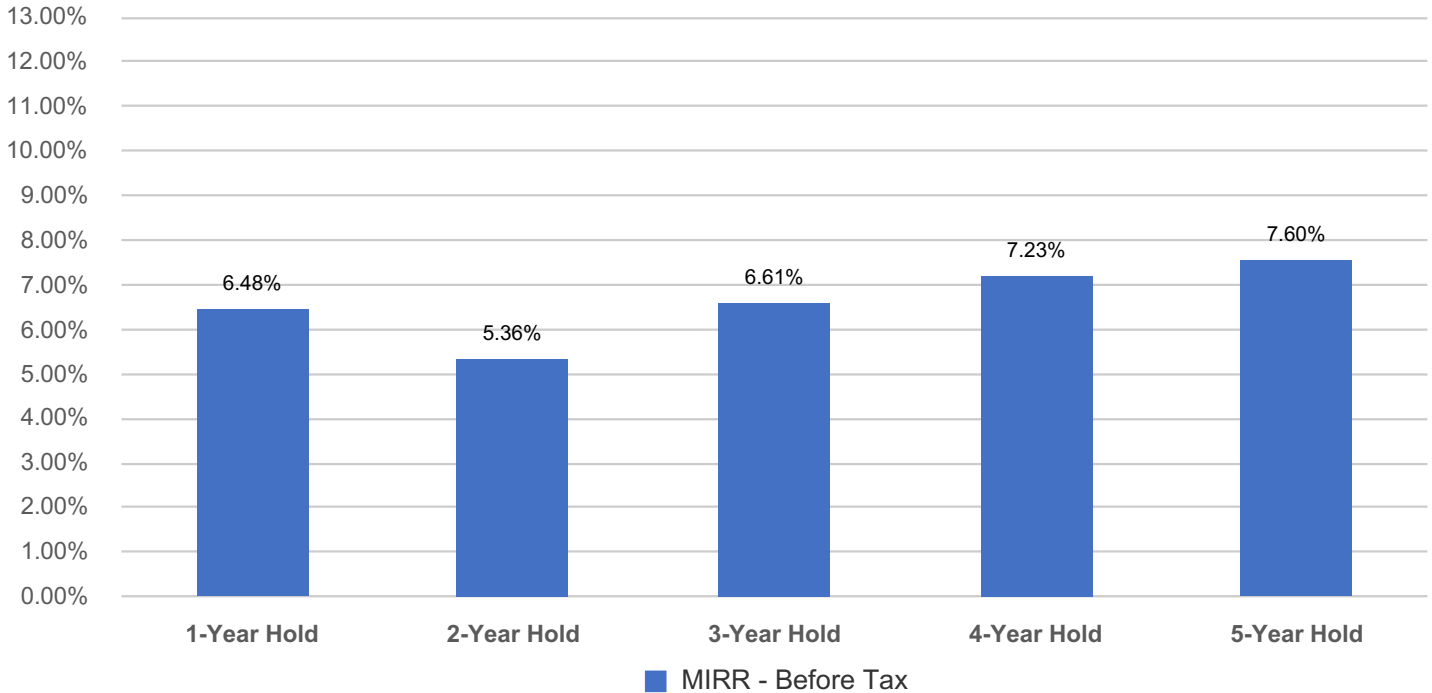
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Before Tax Finance Rate **4.00%**

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	(\$5,300,000.00)	(\$5,300,000.00)	(\$5,300,000.00)	(\$5,300,000.00)	(\$5,300,000.00)
1	\$5,643,459.00	\$332,009.00	\$332,009.00	\$332,009.00	\$332,009.00
2		\$5,524,601.00	\$318,601.00	\$318,601.00	\$318,601.00
3			\$5,691,069.00	\$312,169.00	\$312,169.00
4				\$5,881,117.00	\$322,667.00
5					\$6,077,223.00
MIRR- Before Tax	6.48 %	5.36 %	6.61 %	7.23 %	7.60 %



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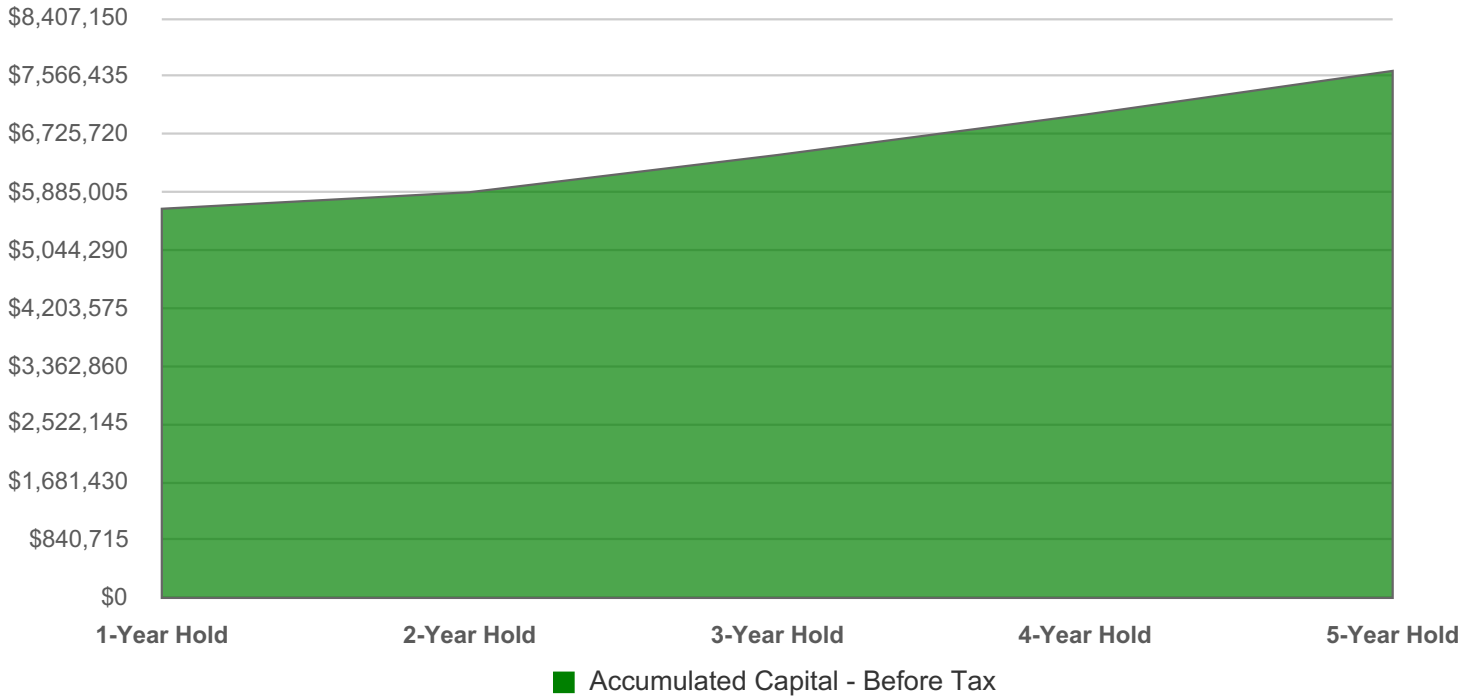
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Accumulated Capital



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
Accumulated Capital- Before Tax	\$5,643,459	\$5,883,171	\$6,422,413	\$7,008,111	\$7,642,857
Equity Multiple	1.06	1.11	1.21	1.32	1.44



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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.

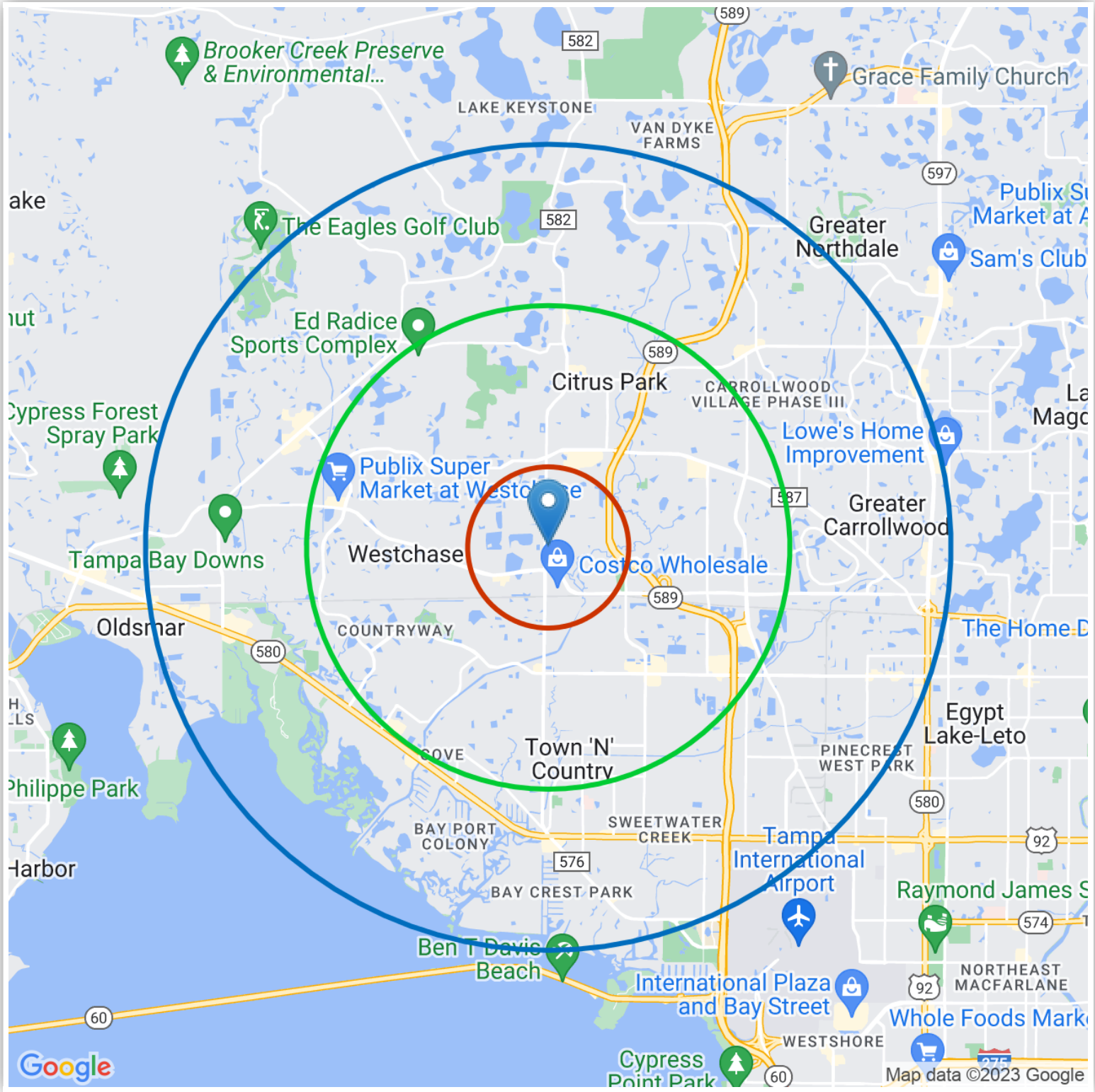
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WESTCHASE SURGERY CENTER

10901 Sheldon Rd, Tampa, FL, 33626

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



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KEY FACTS

8,900

Population



Average Household Size

39.5

Median Age

\$51,318

Median Household Income

EDUCATION

14%

No High School Diploma



31%

High School Graduate



21%

Some College



34%

Bachelor's/Grad/Pr of Degree

BUSINESS



370

Total Businesses



4,087

Total Employees

EMPLOYMENT



72%

White Collar



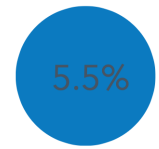
12%

Blue Collar



16%

Services



Unemployment Rate

INCOME



\$51,318

Median Household Income



\$34,096

Per Capita Income



\$86,936

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.8%)

The smallest group: \$150,000 - \$199,999 (2.7%)

Indicator	Value	Difference	
<\$15,000	12.5%	+2.2%	
\$15,000 - \$24,999	12.6%	+4.8%	
\$25,000 - \$34,999	11.5%	+2.3%	
\$35,000 - \$49,999	11.9%	-0.8%	
\$50,000 - \$74,999	18.8%	-0.4%	
\$75,000 - \$99,999	9.2%	-3.2%	
\$100,000 - \$149,999	11.6%	-3.4%	
\$150,000 - \$199,999	2.7%	-2.9%	
\$200,000+	9.2%	+1.4%	

Bars show deviation from Hillsborough County

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



KEY FACTS

102,871

Population



Average Household Size

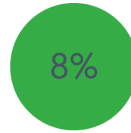


Median Age

\$67,282

Median Household Income

EDUCATION



No High School Diploma



29%

High School Graduate



26%

Some College



37%

Bachelor's/Grad/Pr of Degree

BUSINESS



2,772

Total Businesses



25,002

Total Employees

EMPLOYMENT



73%

White Collar



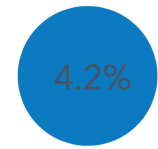
15%

Blue Collar



11%

Services



Unemployment Rate

INCOME



\$67,282

Median Household Income



\$34,759

Per Capita Income



\$139,436

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.4%)

The smallest group: \$150,000 - \$199,999 (6.3%)

Indicator	Value	Difference	
<\$15,000	8.0%	-2.3%	<div style="width: 80%;"></div>
\$15,000 - \$24,999	7.8%	0	<div style="width: 78%;"></div>
\$25,000 - \$34,999	8.0%	-1.2%	<div style="width: 80%;"></div>
\$35,000 - \$49,999	11.4%	-1.3%	<div style="width: 114%;"></div>
\$50,000 - \$74,999	19.4%	+0.2%	<div style="width: 194%;"></div>
\$75,000 - \$99,999	13.7%	+1.3%	<div style="width: 137%;"></div>
\$100,000 - \$149,999	16.5%	+1.5%	<div style="width: 165%;"></div>
\$150,000 - \$199,999	6.3%	+0.7%	<div style="width: 63%;"></div>
\$200,000+	8.9%	+1.1%	<div style="width: 89%;"></div>

Bars show deviation from Hillsborough County

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



KEY FACTS

215,487

Population



Average Household Size

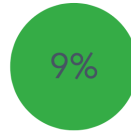


Median Age

\$66,668

Median Household Income

EDUCATION



No High School Diploma



26%

High School Graduate



27%

Some College



38%

Bachelor's/Grad/Pr of Degree

BUSINESS



9,365

Total Businesses



92,149

Total Employees

EMPLOYMENT



White Collar

73%



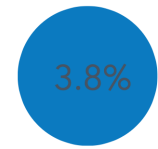
Blue Collar

16%



Services

11%



Unemployment Rate

INCOME



\$66,668

Median Household Income



\$35,808

Per Capita Income



\$136,185

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$150,000 - \$199,999 (6.0%)

Indicator	Value	Difference	
<\$15,000	7.2%	-3.1%	
\$15,000 - \$24,999	7.2%	-0.6%	
\$25,000 - \$34,999	8.4%	-0.8%	
\$35,000 - \$49,999	12.5%	-0.2%	
\$50,000 - \$74,999	19.8%	+0.6%	
\$75,000 - \$99,999	13.5%	+1.1%	
\$100,000 - \$149,999	16.4%	+1.4%	
\$150,000 - \$199,999	6.0%	+0.4%	
\$200,000+	9.1%	+1.3%	

Bars show deviation from Hillsborough County


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

© 2020 Esri



COMMUNITY PROFILE

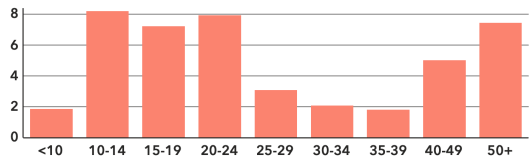
8,900 Population Total
1.8% Pop Growth
2.3 Average HH Size
68.4 Diversity Index
39.5 Median Age
\$51,318 Median HH Income
\$86,936 Median Net Worth
\$250,156 Median Home Value
21% Under 18
64% Ages 18 to 65
15% Aged 66+


16.3%
 Service Workers

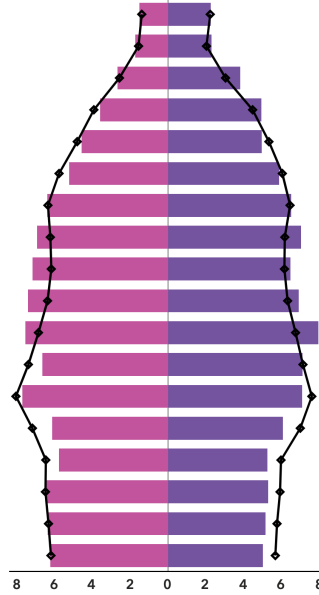

11.9%
 Blue Collar Workers


71.7%
 White Collar Worker

Mortgage as Percent of Salary



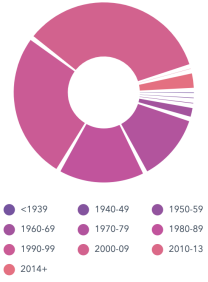
Age Profile: 5 Year Increments



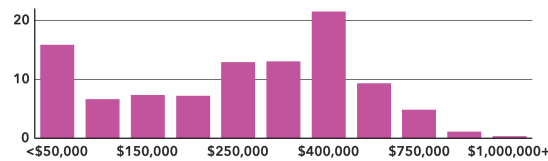
Home Ownership



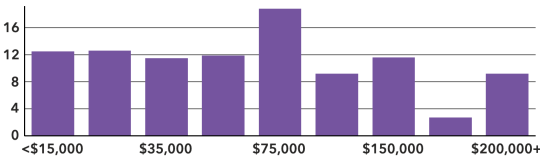
Housing: Year Built



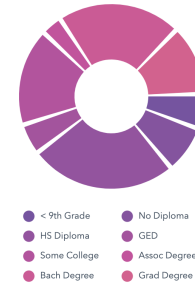
Home Value



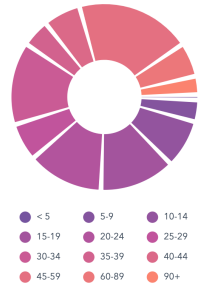
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to Hillsborough County

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



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COMMUNITY PROFILE

102,871 1.5% 2.6 71.3 39.1 \$67,282 \$139,436 \$261,018 21% 65% 14%

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+



11.3%
Service Workers

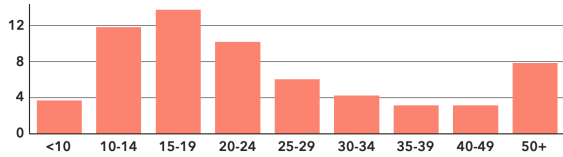


15.2%
Blue Collar Workers

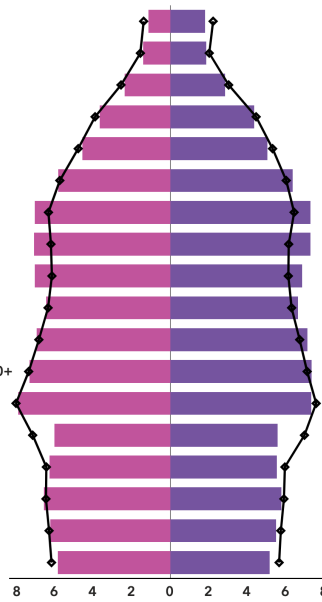


73.4%
White Collar Worker

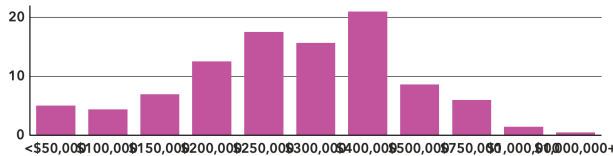
Mortgage as Percent of Salary



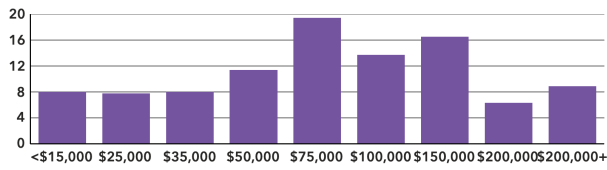
Age Profile: 5 Year Increments



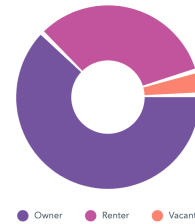
Home Value



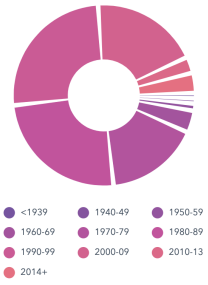
Household Income



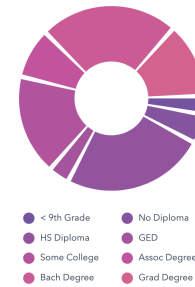
Home Ownership



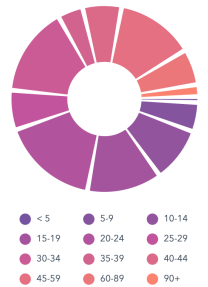
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Dots show comparison to Hillsborough County

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



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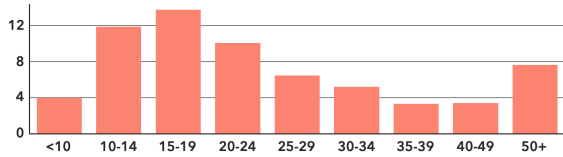
COMMUNITY PROFILE

215,487 1.3% 2.6 70.5 39.5 \$66,668 \$136,185 \$276,401 20% 65% 14%

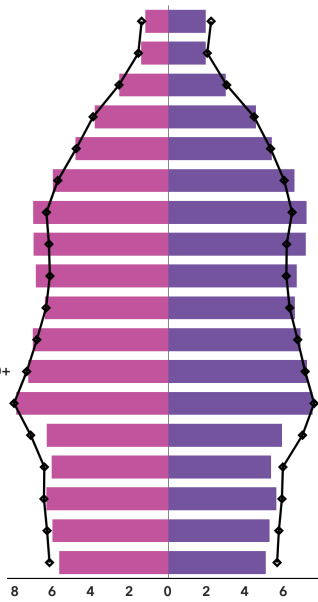
Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



Mortgage as Percent of Salary



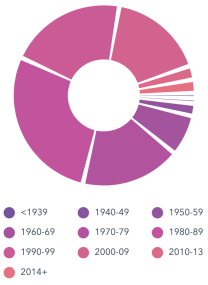
Age Profile: 5 Year Increments



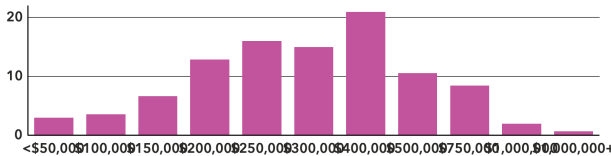
Home Ownership



Housing: Year Built



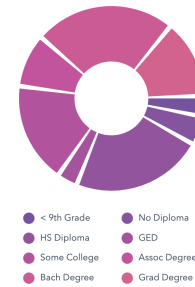
Home Value



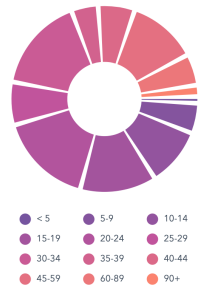
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to Hillsborough County

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

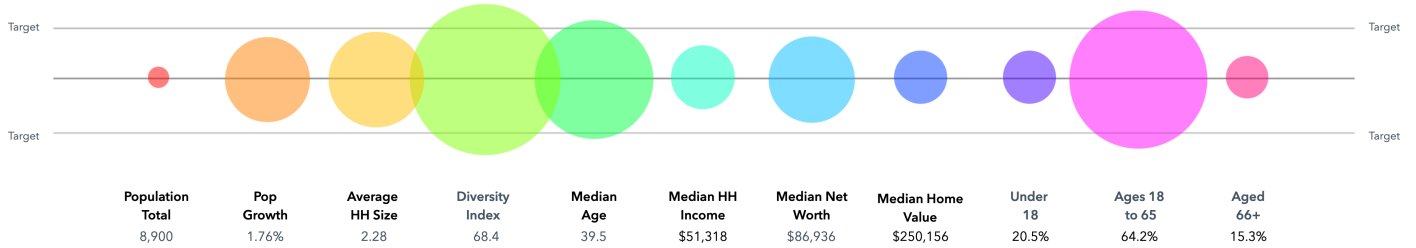


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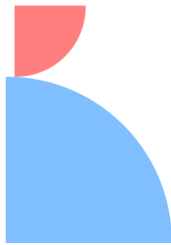


MARKET SUMMARY

10901 Sheldon Rd, Tampa, FL, 33626
1-mile ring



No High School Diploma 14%



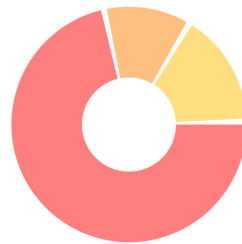
Bachelor's, Professional or Graduate Degree 34%

High School Graduate 31%



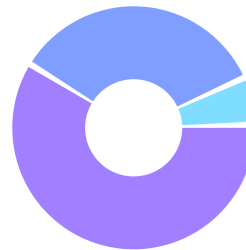
Some College 21%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

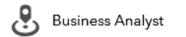


< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



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

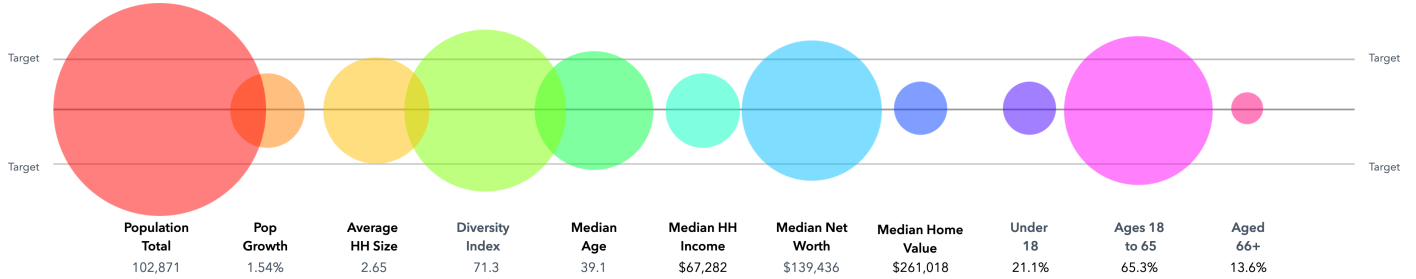


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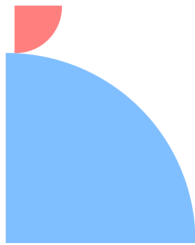


MARKET SUMMARY

10901 Sheldon Rd, Tampa, FL, 33626
3-mile ring



No High School Diploma 8%



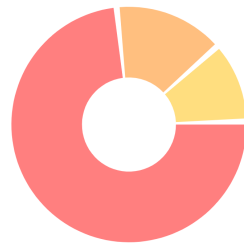
Bachelor's, Professional or Graduate Degree 37%

Educational Attainment

High School Graduate 29%

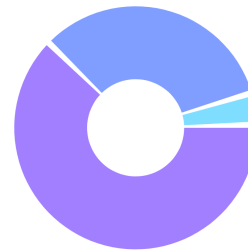


Some College 26%



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

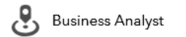


Legend for Commute Time: < 5, 5-9, 10-14, 15-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-59, 60-89, 90+

Commute Time



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

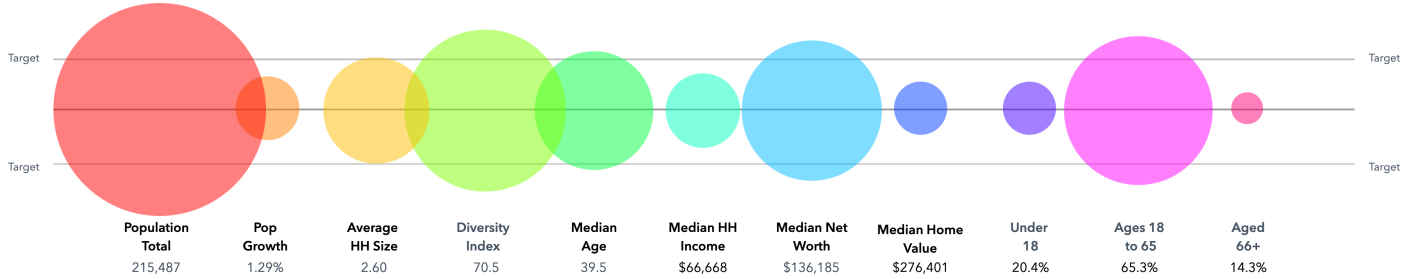


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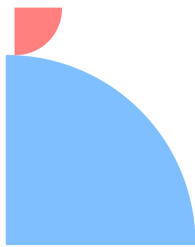


MARKET SUMMARY

10901 Sheldon Rd, Tampa, FL, 33626
5-mile ring



No High School Diploma 9%



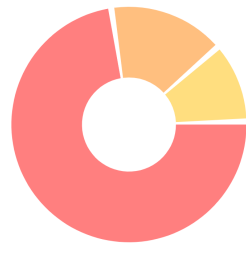
Bachelor's, Professional or Graduate Degree 38%

Educational Attainment

High School Graduate 26%

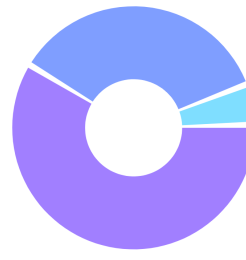


Some College 27%



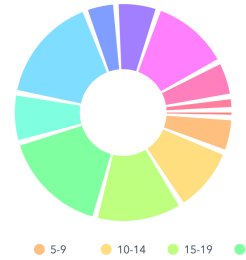
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



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

Commute Time

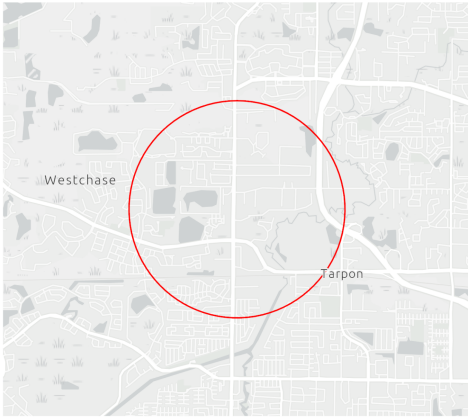


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



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POPULATION TRENDS AND KEY INDICATORS

8,900	3,897	2.28	39.5	\$51,318	\$250,156	75	N/A	68
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$8,647

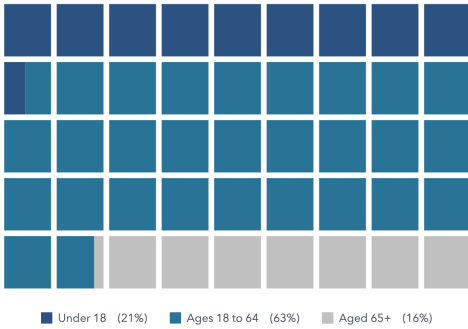
Avg Spent on Mortgage & Basics



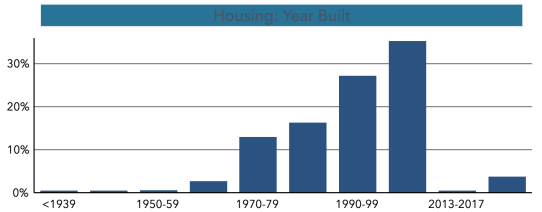
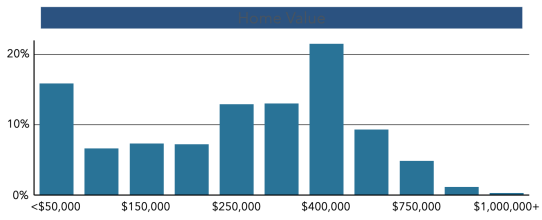
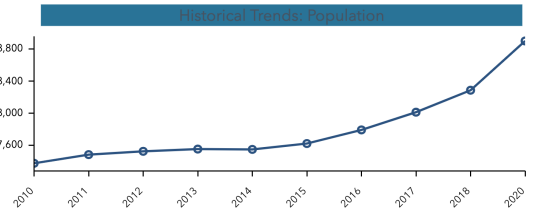
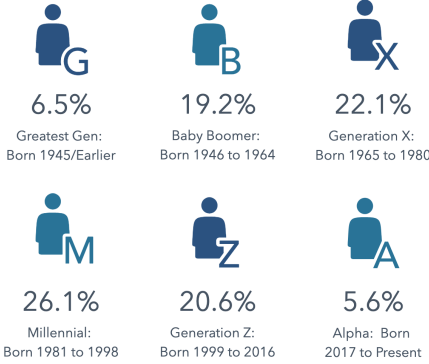
20.5%

Percent of Income for Mortgage

POPULATION BY AGE



POPULATION BY GENERATION



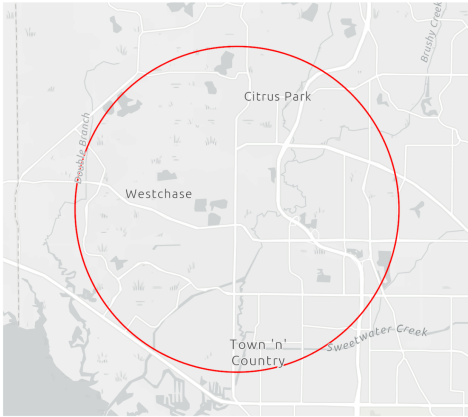
This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri



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POPULATION TRENDS AND KEY INDICATORS



102,871	38,709	2.65	39.1	\$67,282	\$261,018	94	N/A	71
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$10,991

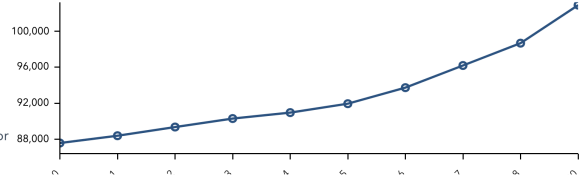
Avg Spent on Mortgage & Basics



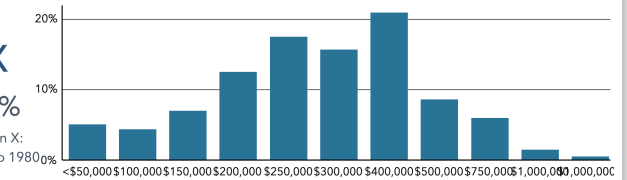
16.3%

Percent of Income for Mortgage

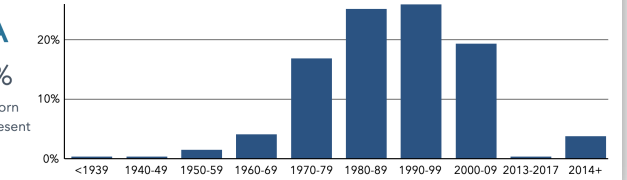
Historical Trends: Population



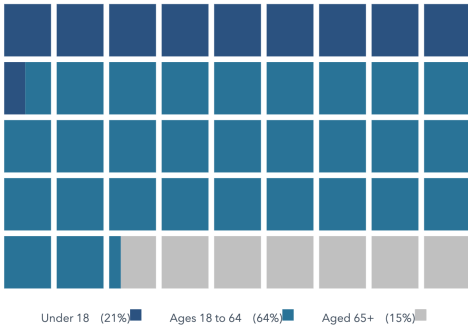
Income Distribution



Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



5.1%

Greatest Gen:
Born 1945/Earlier



19.9%

Baby Boomer:
Born 1946 to 1964



22.3%

Generation X:
Born 1965 to 1980



25.8%

Millennial:
Born 1981 to 1998



21.3%

Generation Z:
Born 1999 to 2016



5.5%

Alpha: Born
2017 to Present



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri



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POPULATION TRENDS AND KEY INDICATORS

215,487	82,550	2.60	39.5	\$66,668	\$276,401	99	N/A	71
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$10,649

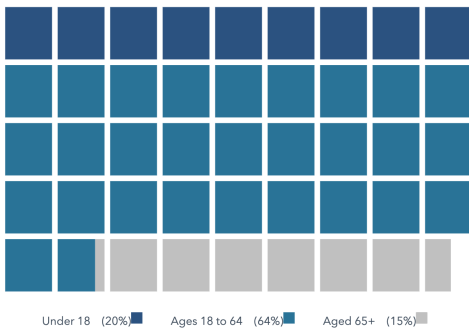
Avg Spent on Mortgage & Basics



17.4%

Percent of Income for Mortgage

POPULATION BY AGE



POPULATION BY GENERATION



5.4%

Greatest Gen:
Born 1945/Earlier



20.6%

Baby Boomer:
Born 1946 to 1964



22.0%

Generation X:
Born 1965 to 1980



25.9%

Millennial:
Born 1981 to 1998



20.8%

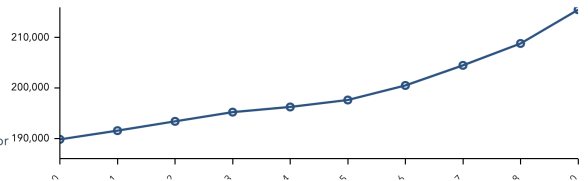
Generation Z:
Born 1999 to 2016



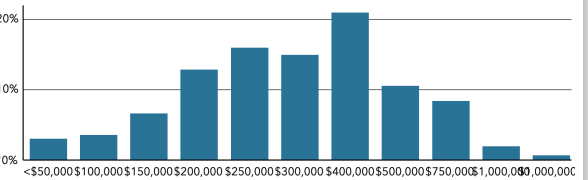
5.4%

Alpha: Born
2017 to Present

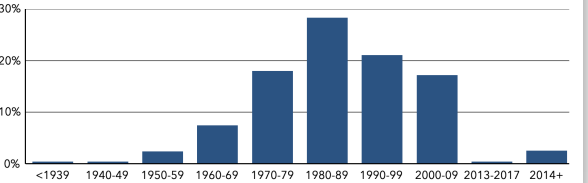
Historical Trends: Population



Income Distribution



Housing: Year Built



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