NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG0030066



OFFICES THROUGHOUT THE U.S. AND CANADA marcusmillichap.com



EXCLUSIVELY LISTED BY

Aaron Moayed

Director Investments Office: Sacramento Direct: 916.724.1324

Aaron.Moayed@marcusmillichap.com License: CA #02117361





BROKER OF RECORD

Tony Solomon

California 3109095450

License: 01238010







DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



TABLE OF CONTENTS

SECTION 1 EXECUTIVE SUMMARY	7
SECTION 2 PROPERTY INFORMATION	Č
SECTION 3 LOCATION INFORMATION	14
SECTION 4 FINANCIAL ANALYSIS	18
SECTION 5 SALE COMPARABLES	24
SECTION 6 MARKET OVERVIEW	32



SECTION 1

Executive Summary

OFFERING SUMMARY

OFFERING SUMMARY



Listing Price \$2,900,000



6.21%



18

FINANCIAL

Listing Price	\$2,900,000
Down Payment	36% / \$1,032,500
NOI	\$180,183
Cap Rate	6.21%
Price/SF	\$283.15
Rent/SF	\$2.38
Price/Unit	\$161,111

OPERATIONAL

Rentable SF	10,242 SF
# of Units	18
Lot Size	0.52 Acres (22,651 SF)
Occupancy	97%
Year Built	1977





SECTION 2

Property Information

INVESTMENT HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR PHOTOS

INTERIOR PHOTOS

610 E PINE ST

Lodi. CA 95240

INVESTMENT OVERVIEW

The Moayed Group of Marcus & Millichap is pleased to announce an exclusive listing for the sale of 610 E. Pine Street in Lodi, Ca. Constructed in 1977 and situated on 0.52 acres lot, this two-story building is comprised of eighteen (18) one-bed/one-bath units at approximately 569 square feet each. The property features a flat, mansard roof, T1-11 siding, furnace/wall mount A/C, wood frame, single and dual pane windows, private patios and balconies for select units.

Well located in close proximity to the popular downtown district of Lodi and situated at the town's easternmost side, practically adjacent to Lodi's rural countryside. The complex provides 18, one (1)-bed/one (1)-bath units, a swimming pool, security gates and covered parking. Historically, the Pine Street Apartments have maintained an excellent occupancy with Pride of Ownership management.

Situated 90 miles east of San Francisco and 35 miles south of Sacramento, the City of Lodi is the northern-most city in San Joaquin County. While committed to "quality growth," the city strives to protect its historical, small-town charm. Lodi is nationally known for being the center of wine production (the "Zinfandel Capital of the World"), and is the home of the well known winery. Robert Mondayi, Not only is Lodi highly nationally rec-ognized for its emerging wine country (with over 80 wineries within Lodi), the city also offers its residence and visitors a wide variety, such as; a beau-tiful historical downtown, classic vintage homes, newer contemporary developments, Lodi's "Hutchins Street Square" (an 800 seat performing arts center), Lodi's "Grape Bowl Stadium," and Lodi Lake.

INVESTMENT HIGHLIGHTS

Excellent Historical Occupancy

Ample Covered/Uncovered Off Street Parking

Security Gated Entrance

Gated Swimming Pool

Very Well Maintained - Extensive Recent Renovations

On Site Laundry (Two Separate Rooms)- Upstairs/Downstairs

Rare Complex Located In A Supply Constrained Market

Located In The Heart of The Winegrape Capital of the World

Easy Access to Highway 99, shopping centers, eateries, wineries, entertainment, parks, and hospitals

SITE DESCRIPTION

Number of Units	18
Number of Buildings	2
Floors	2
Year Built	1977
Building SF	10,242
Lot Size	.52 Acres
Landscaping	Gardenized
Topography	Flat

CONSTRUCTION

Construction Type	Wood Frame
Siding Material	T1-11
Foundation	Concrete Slab
Roof	Flat, Mansard
HVAC	Furnace / Wall Mount A/C
Water	Master
Gas/Electric	Individually Metered
Laundry	On-Site, Two (2) Facilites

UTILITIES

Water, Sewer, Garbage	Tenant Paid
Common Area & Laundry Room Electric	Landlord Paid
Water Heater Gas	Landlord Paid
In-Unit Electric	Tenant Paid

EXTERIOR PHOTOS // 610 E Pine St



















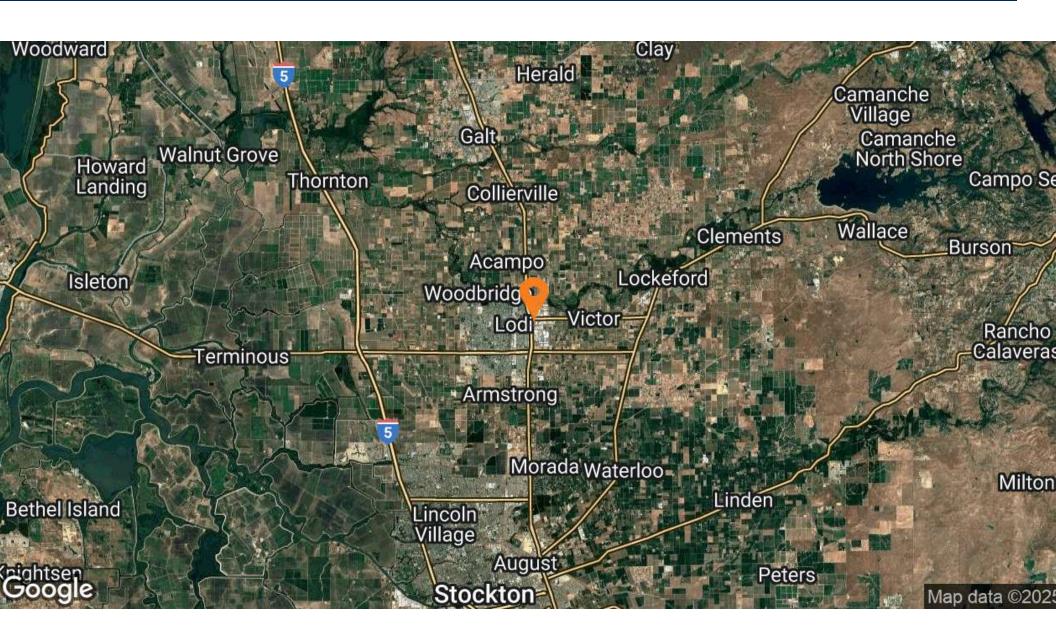
Location Information

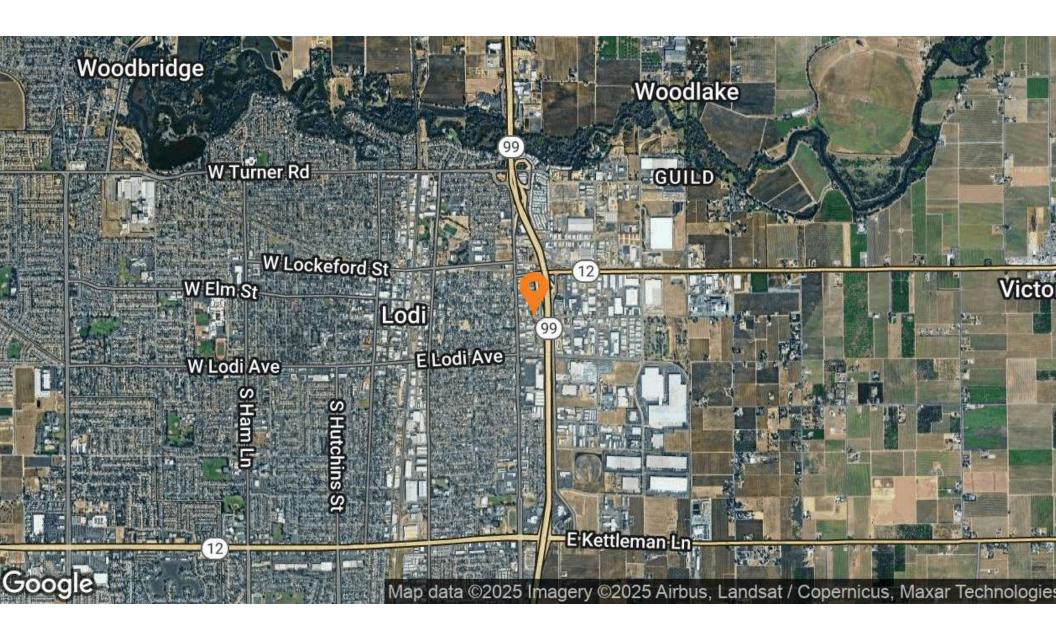
REGIONAL MAP

 $LOCAL\ MAP$

 $R \, E \, T \, A \, I \, L \, E \, R$











SECTION 4

Financial Analysis

RENT ROLL

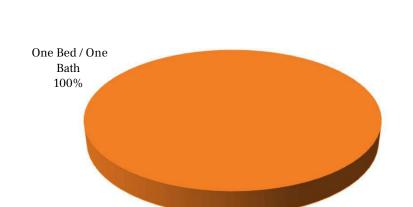
OPERATING STATEMENT

NOTES

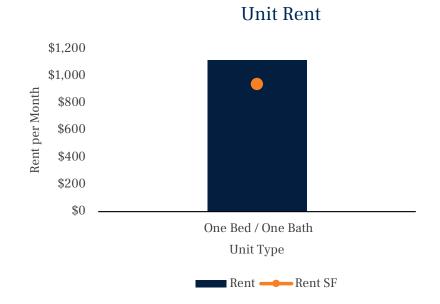
PRICING DETAILS

					SCHEDULEI)		POTENTIAL
	# OF	AVG SQ	RENTAL	AVERAGE	AVERAGE	MONTHLY	AVERAGE	AVERAGE
UNIT TYPE	UNITS	FEET	RANGE	RENT	RENT / SF	INCOME	RENT	RENT / SF
One Bed / One Bath	18	569	\$1,195 - \$1,450	\$1,356	\$2.38	\$24,408	\$1,450	\$2.55
TOTALS/WEIGHTED AVERAGES	18	569		\$1,356	\$2.38	\$24,408	\$1,450	\$2.55

GROSS ANNUALIZED RENTS	\$292,899	\$313,200



Unit Distribution



MONTHLY INCOME

\$26,100

\$26,100

\$2.50 SF

\$2.00 SF ent per SF/Month \$1.50 SF /Month \$0.50 SF

\$0.00 SF

OPERATING STATEMENT

INCOME	Scheduled		ProForma		NOTES	PER UNIT
Gross Potential Rent	313,200		313,200			17,400
Loss / Gain to Lease	(20,301)	6.5%	0		[1]	0
Gross Scheduled Rent	292,899		313,200			17,400
Physical Vacancy	(8,787)	3.0%	(9,396)	3.0%		(522)
TOTAL VACANCY	(\$8,787)	3.0%	(\$9,396)	3.0%		(\$522)
Effective Rental Income	284,112		303,804			16,878
Other Income	5,467		5,467		[4]	
Laundry Income	2,700		2,700		[4]	150
TOTAL OTHER INCOME	\$8,167		\$8,167			\$454
EFFECTIVE GROSS INCOME	\$292,279		\$311,971			\$17,332

Scheduled		ProForma		NOTES	PER UNIT
31,612		31,612		[2]	1,756
15,300		15,300		[3]	850
18,918		18,918		[4]	1,051
11,700		11,700		[5]	650
2,865		2,865		[4]	159
2,464		2,464		[4]	137
210		210		[6]	12
8,787		8,787		[4]	488
2,026		2,026		[4]	113
3,600		3,600		[7]	200
14,614	5.0%	15,599	5.0%	[8]	867
\$112,096		\$113,081			\$6,282
38.4%		36.2%			
\$180,183		\$198,890			\$11,049
	31,612 15,300 18,918 11,700 2,865 2,464 210 8,787 2,026 3,600 14,614 \$112,096 38.4% \$180,183	31,612 15,300 18,918 11,700 2,865 2,464 210 8,787 2,026 3,600 14,614 \$112,096 38.4% \$180,183	31,612 31,612 15,300 15,300 18,918 18,918 11,700 11,700 2,865 2,865 2,464 210 8,787 8,787 2,026 2,026 3,600 3,600 14,614 5.0% 15,599 \$112,096 \$113,081 38.4% 36.2% \$180,183 \$198,890	31,612 31,612 15,300 15,300 18,918 18,918 11,700 11,700 2,865 2,865 2,464 2,464 210 210 8,787 8,787 2,026 2,026 3,600 3,600 14,614 5.0% 15,599 5.0% \$112,096 \$113,081 38.4% 36.2% \$180,183 \$198,890	31,612 31,612 [2] 15,300 15,300 [3] 18,918 18,918 [4] 11,700 11,700 [5] 2,865 2,865 [4] 2,464 2,464 [4] 210 210 [6] 8,787 8,787 [4] 2,026 2,026 [4] 3,600 3,600 [7] 14,614 5.0% 15,599 5.0% [8] \$112,096 \$113,081 38.4% 36.2% \$180,183 \$198,890

Notes and assumptions to the above analysis are on the following page.

NOTES TO OPERATING STATEMENT

- [1] Loss-to-Lease Is the Difference Between In-Place Rents and Achievable Market Rents.
- [2] Property Taxes at New Purchase Price (Rate: 1.0176%).
- [3] Insurance Expense Aligned with Contemporary Quotes (Neighboring Rate: \$850 Per Unit).
- [4] Financial Data Derived from Owner-Supplied Profit and Loss Statements.
- [5] Repair Expenses Standardized at an Annual Rate of \$650 Per Unit.
- [6] Specific Tax Assessment as Indicated on the Most Recent Tax Statement
- [7] Operating Reserves Set at a Standard Annual Rate of \$200 Per Unit.
- [8] A Property Management Fee of 5% is Applied.

SUMMARY		
Price	\$2,900,000	
Down Payment	\$1,032,500	36%
Number of Units	18	
Price Per Unit	\$161,111	
Price Per SqFt	\$283.15	
Rentable SqFt	10,242	
Lot Size	0.52 Acres	
Approx. Year Built	1977	

RETURNS	Scheduled	ProForma	
CAP Rate	6.21%	6.86%	
GRM	9.90	9.26	
Cash-on-Cash	3.73%	5.54%	
Debt Coverage Ratio	1.27	1.40	

FINANCING	1st Loan	
Loan Amount	\$1,917,500	
Loan Type	New	
Interest Rate	6.25%	
Amortization	30 Years	
Year Due	2030	

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporatio

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED REN	FSMARKET RENTS
18	One Bed / One Bath	569	\$1,356	\$1,450

OPERATING DATA

INCOME		Scheduled		ProForma
Gross Scheduled Rent		\$292,899		\$313,200
Less: Vacancy/Deductions	3.0%	\$8,787	3.0%	\$9,396
Total Effective Rental Income		\$284,112		\$303,804
Other Income		\$8,167		\$8,167
Effective Gross Income		\$292,279		\$311,971
Less: Expenses	38.4%	\$112,096	36.2%	\$113,081
Net Operating Income		\$180,183		\$198,890
Cash Flow		\$180,183		\$198,890
Debt Service		\$141,677		\$141,677
Net Cash Flow After Debt Service	3.73%	\$38,507	5.54%	\$57,214
Principal Reduction		\$22,469		\$23,914
TOTAL RETURN	5.91%	\$60,976	7.86%	\$81,128

EXPENSES	Scheduled	ProForma
Real Estate Taxes	\$31,612	\$31,612
Insurance	\$15,300	\$15,300
Utilities	\$18,918	\$18,918
Repairs & Maintenance	\$11,700	\$11,700
Landscaping	\$2,865	\$2,865
o Pool Services	\$2,464	\$2,464
Direct Tax Charge	\$210	\$210
On-Site Payroll	\$8,787	\$8,787
Pest Control	\$2,026	\$2,026
Operating Reserves	\$3,600	\$3,600
Management Fee	\$14,614	\$15,599
TOTAL EXPENSES	\$112,096	\$113,081
Expenses/Unit	\$6,228	\$6,282
Expenses/SF	\$10.94	\$11.04



SECTION 5

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

PRICE PER SF CHART

PRICE PER UNIT CHART

SALE COMPS

SALE COMPS MAP



610 E Pine St



1301 W Lodi Ave



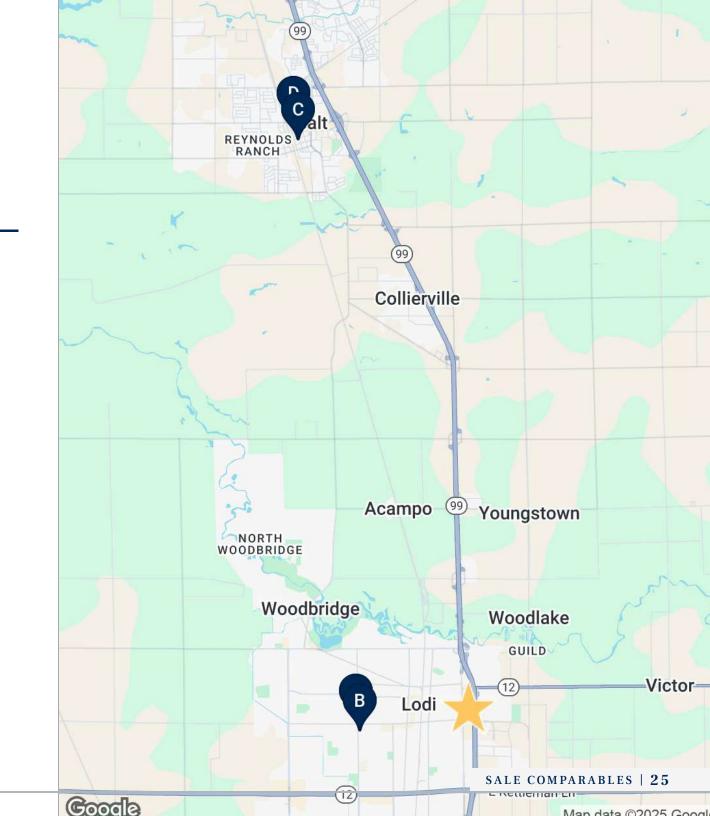
350 S Ham Ln



410 5th St

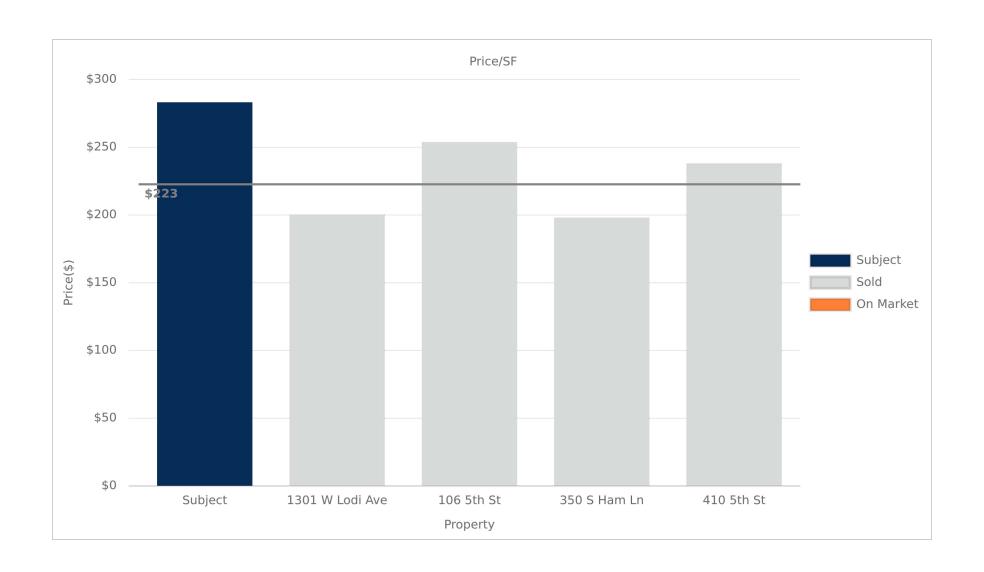


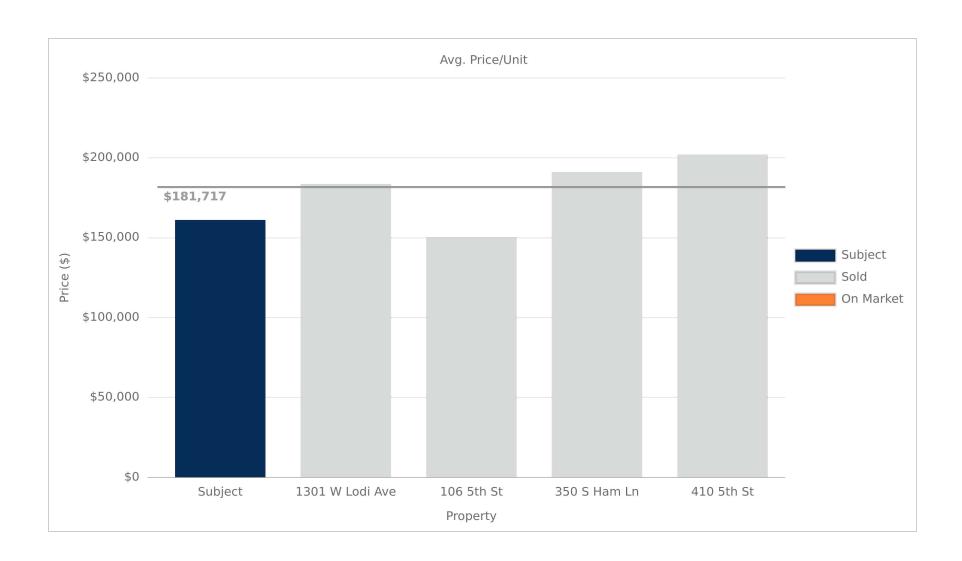
106 5th St



SALE COMPS SUMMARY // 610 E Pine St

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	# OF UNITS	CLOSE
*	610 E Pine St Lodi, CA 95240	\$2,900,000	10,242 SF	\$283.15	0.52 AC	\$161,111	18	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	# OF UNITS	CLOSE
A	1301 W Lodi Ave Lodi, CA 95242	\$4,775,000	23,828 SF	\$200.39	1.74 AC	\$183,653	26	05/15/2023
В	350 S Ham Ln Lodi, CA 95242	\$5,925,000	29,920 SF	\$198.03	1.63 AC	\$191,129	31	11/27/2023
•	410 5th St Galt, CA 95632	\$2,425,000	10,188 SF	\$238.03	0.39 AC	\$202,083	12	08/30/2024
D	106 5th St Galt, CA 95632	\$1,200,000	4,728 SF	\$253.81	0.38 AC	\$150,000	8	08/23/2023
	AVERAGES	\$3,581,250	17,166 SF	\$222.56	1.04 AC	\$181,716	19	-









Listing Price:	\$2,900,000	Price/SF:	\$283.15
Year Built:	1977	Number Of Units:	18
Lot Size:	0.52 Acres	Price/Unit:	\$161,111
Total SF:	10,242 SF		
UNIT TYPE	# UNITS	% OF	SIZE SF
One Bed/ One Bath	18	100.0	569
TOTAL/AVG	18	100%	569



1301 W Lodi Ave Lodi, CA 95242

Sale Price:	\$4,775,000	Price/SF:	\$200.39
Year Built:	1969	COE:	05/15/2023
Number Of Units:	26	Lot Size:	1.74 Acres
Price/Unit:	\$183,653	Total SF:	23,828 SF
UNIT TYPE	# UNITS	% OF	SIZE SF
Two Bed/ One Bath	26	100	870
TOTAL/AVG	26	100%	870

Located 1.9 miles southwest of subject property

SALE COMPS // 610 E Pine St





Sale Price:	\$5,925,000	Price/SF:	\$198.03
Year Built:	1965	COE:	11/27/2023
Number Of Units:	31	Lot Size:	1.63 Acres
Price/Unit:	\$191,129	Total SF:	29,920 SF
UNIT TYPE	# UNITS	% OF	SIZE SF
Two Bed/ One Bath	31	100	965
TOTAL/AVG	31	100%	965

^{1.9} miles southwest of subject property. Originally listed at \$6.12M.





Sale Price:	\$2,425,000	Price/SF:		\$238.03
Year Built:	1980	COE:		08/30/2024
Number Of Units:	12	Lot Size:		0.39 Acres
Price/Unit:	\$202,083	Total SF:		10,188 SF
UNIT TYPE	# U	NITS	% OF	SIZE SF
Two Bed/ One & A Half Bath		12	100	849
TOTAL/AVG		12	100%	849

9 miles north of subject property. Originally listed at \$2.6M. Uncovered/off-street parking. On-site laundry.





Sale Price:	\$1,200,000	Price/SF:	\$253.81
Year Built:	1	COE:	08/23/2023
Number Of Units:	8	Lot Size:	0.38 Acres
Price/Unit:	\$150,000	Total SF:	4,728 SF
UNIT TYPE	# UNITS	% OF	SIZE SF
UNIT TYPE One Bed One Bath	# UNITS	% OF 75	SIZE SF
***************************************		,,,,,,	SIZE SF

^{9.5} miles north of subject property. Covered off street parking, storage units, laundry facility, one car garages.



SECTION 6

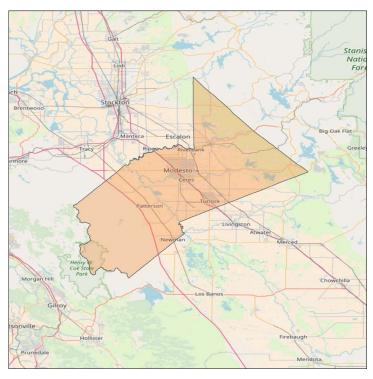
Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

STOCKTON/MODESTO

The Modesto metro is situated in California's Central Valley and encompasses all of Stanislaus County. Once primarily agricultural, the region is now luring many commuters seeking lower home prices than those available in Bay Area metros. The employment base is also expanding, with a diverse array of companies maintaining corporate or regional headquarters in the metro, including Foster Farms, E&J Gallo Winery, and LeavittWeaver Furniture. The metro's quality of life is enhanced by attractions, such as the Tuolumne River Regional Park and the Gallo Center for the Arts.



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Rureau

METRO HIGHLIGHTS



AGRICULTURAL BASE

Agriculture remains the dominant economic driver, with more than 250 types of crops grown. Major employers include Frito-Lay and ConAgra Brands.



LOWER COST-OF-LIVING

A median home price of roughly \$440,000 is well below larger California cities, attracting commuters who are employed in the southern Bay Area.



CONVENIENT LOCATION

The metro is centrally located in the state of California and is within a 90-minute drive of the Bay Area, Sacramento and Fresno. Interstate 5 and Highway 99 traverse the county.

ECONOMY

- Health care providers, such as Kaiser Permanente, Memorial Medical Center, Doctors Medical Center and Sutter Gould Medical Foundation, account for a large portion of local jobs.
- · Local colleges and universities in Stanislaus County provide a skilled labor pool. Institutions include California State University, Stanislaus in Turlock, Modesto Junior College in Modesto and San Joaquin Valley College in Modesto.
- The county has registered notable industrial growth of late, highlighted by a 1-million-square-footplus Amazon distribution center in Turlock that was delivered in 2022. As of early 2024, another 840,000 square feet of industrial space was underway across the metro.

DEMOGRAPHICS









DEMOGRAPHICS // 610 E Pine St

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	15,858	73,290	83,922
2023 Estimate			
Total Population	15,491	70,400	80,417
2020 Census			
Total Population	15,098	69,340	79,113
2010 Census			
Total Population	15,268	65,636	74,716
Daytime Population			
2023 Estimate	15,071	65,865	75,175
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	4,819	26,891	30,809
2023 Estimate			
Total Households	4,672	25,619	29,283
Average (Mean) Household Size	3.3	2.7	2.8
2020 Census			
Total Households	4,601	24,886	28,388
2010 Census			
Total Households	4,403	23,353	26,642
Growth 2023-2028	3.1%	5.0%	5.2%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection	5,021	27,845	31,990
2023 Estimate	4,908	26,648	30,525
Owner Occupied	1,314	13,560	16,155
Renter Occupied	3,358	12,058	13,128
Vacant	237	1,029	1,242
Persons in Units			
2023 Estimate Total Occupied Units	4,672	25,619	29,283
1 Person Units	23.2%	26.0%	25.2%
2 Person Units	21.0%	30.8%	31.3%
3 Person Units	14.9%	14.9%	14.8%
4 Person Units	14.3%	13.6%	13.8%
5 Person Units	11.2%	7.9%	8.0%
6+ Person Units	15.5%	6.9%	6.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	2.5%	7.7%	8.6%
\$150,000-\$199,999	2.3%	8.3%	8.7%
\$100,000-\$149,999	9.6%	18.8%	19.4%
\$75,000-\$99,999	9.8%	13.0%	13.0%
\$50,000-\$74,999	16.3%	16.5%	16.1%
\$35,000-\$49,999	15.8%	11.3%	11.1%
\$25,000-\$34,999	14.2%	8.3%	7.9%
\$15,000-\$24,999	14.2%	7.9%	7.5%
Under \$15,000	15.2%	8.1%	7.8%
Average Household Income	\$58,086	\$97,663	\$102,049
Median Household Income	\$41,111	\$71,316	\$74,433
Per Capita Income	\$17,733	\$35,806	\$37,426
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	15,491	70,400	80,417
Under 20	34.9%	27.3%	27.0%
20 to 34 Years	25.0%	20.1%	19.6%
35 to 39 Years	7.9%	6.6%	6.5%
40 to 49 Years	11.1%	11.5%	11.5%
50 to 64 Years	12.8%	17.8%	18.4%
Age 65+	8.4%	16.7%	17.0%
Median Age	29.5	36.9	37.6
Population 25+ by Education Level			
2023 Estimate Population Age 25+	8,986	46,952	53,916
Elementary (0-8)	30.4%	13.2%	12.9%
Some High School (9-11)	13.4%	8.9%	8.7%
High School Graduate (12)	28.0%	26.7%	26.4%
Some College (13-15)	15.2%	21.6%	21.6%
Associate Degree Only	6.1%	9.6%	9.7%
Bachelor's Degree Only	4.7%	13.3%	13.6%
Graduate Degree	2.2%	6.7%	7.1%
Population by Gender			
2023 Estimate Total Population	15,491	70,400	80,417
Male Population	51.8%	49.3%	49.4%
Female Population	48.2%	50.7%	50.6%



POPULATION

In 2023, the population in your selected geography is 80,417. The population has changed by 7.63 since 2010. It is estimated that the population in your area will be 83,922 five years from now, which represents a change of 4.4 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 37.6, compared with the U.S. average, which is 38.7. The population density in your area is 1,023 people per square mile.



EMPLOYMENT

In 2023, 34,579 people in your selected area were employed. The 2010 Census revealed that 53.5 of employees are in white-collar occupations in this geography, and 20.1 are in blue-collar occupations. In 2023, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSEHOLDS

There are currently 29,283 households in your selected geography. The number of households has changed by 9.91 since 2010. It is estimated that the number of households in your area will be 30,809 five years from now, which represents a change of 5.2 percent from the current year. The average household size in your area is 2.7 people.



HOUSING

The median housing value in your area was \$443,586 in 2023. compared with the U.S. median of \$268,796. In 2010, there were 15,366.00 owner-occupied housing units and 11,278.00 renteroccupied housing units in your area.



INCOME

In 2023, the median household income for your selected geography is \$74,433, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 54.38 since 2010. It is estimated that the median household income in your area will be \$89,868 five years from now, which represents a change of 20.7 percent from the current year.

The current year per capita income in your area is \$37,426, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$102,049, compared with the U.S. average, which is \$100,106.



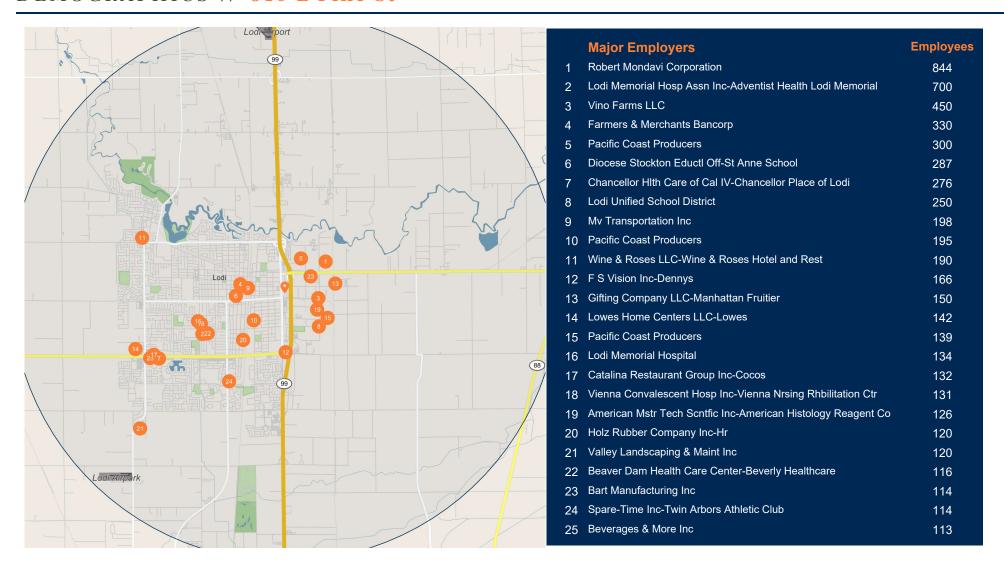
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S averages. Only 7.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 13.6 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

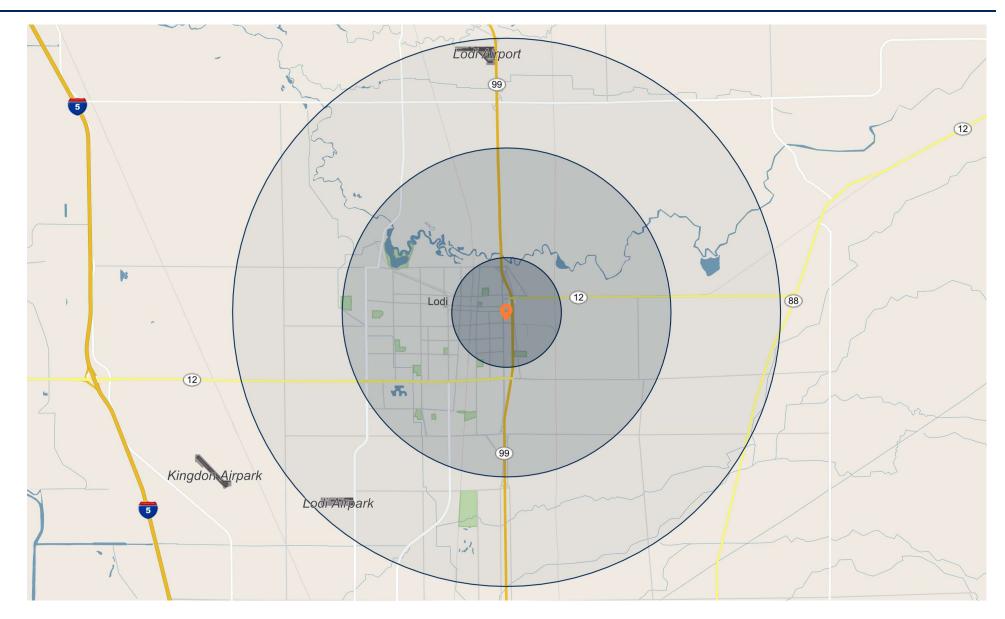
The number of area residents with an associate degree was higher than the nation's at 9.7 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 26.4 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 21.6 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS // 610 E Pine St



610 E Pine St // DEMOGRAPHICS





EXCLUSIVELY LISTED BY

Aaron Moayed

Director Investments Office: Sacramento Direct: 916.724.1324

Aaron.Moayed@marcusmillichap.com License: CA #02117361

