



**528-530 WEST 19TH STREET
SAN PEDRO, CA 90731**

- Charming Spanish-style architecture
- Single story side by side units
- Each unit has a 1 bedroom, 1 bathroom layout
- Great owner/user or investment property
- Additional Income from garage rental \$300/Month
- Potential for ADU in the future

CONTACT:

STEPHEN LAMPE

Executive Vice President

(310) 880-1151

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DRE #01164364

Pro Forma Summary

San Pedro Duplex



Investment Summary

Price	\$649,000
Year Built	1948
Units	2
Price/Unit	\$324,500
RSF	1,342
Price/RSF	\$483.61
Lot Size	5,001 sf
Floors	1
APN	7462-007-017
Cap Rate	3.18%
Year 2 Cap Rate	3.49%
GRM	16.26
Year 2 GRM	15.47

Unit Mix & Monthly Scheduled Income

Units	Actual	Year 2
528) 1 Bed 1 Bath	\$1,480	\$1,524
530) 1 Bed 1 Bath	\$1,622	\$1,671
Totals	\$3,102	\$3,195

Annualized Income

Description	Actual	Year 2
Gross Potential Rent	\$37,224	\$38,341
- Less: Vacancy	\$0	\$0
+ Misc. Income	\$2,700	\$3,600
Effective Gross Income	\$39,924	\$41,941
- Less: Expenses	(\$19,263)	(\$19,263)
Net Operating Income	\$20,661	\$22,678

Annualized Expenses

Description	Actual	Year 2
Property Tax (New 1.199%)	\$7,782	\$7,782
Water/Sewer	\$3,503	\$3,503
Building Insurance	\$2,020	\$2,020
Maintenance & Repairs	\$5,745	\$5,745
LA Housing Authority	\$213	\$213
Total Expenses	\$19,263	\$19,263
Expenses Per RSF	\$14.35	\$14.35
Expenses Per Unit	\$9,631	\$9,631

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Property Photos

San Pedro Duplex

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Property Photos

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SEC. 12.09. "R2" TWO-FAMILY ZONE.

The following regulations shall apply in the "R2" Two- family Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses, and when a "Supplemental Use District" is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. Any use permitted in the "R1" One- family Zone.
2. A two-family dwelling or two single- family dwellings. **(Amended by Ord. No. 147,542, Eff. 9/3/75.)**
3. Apartment houses, boarding or rooming houses, or multiple dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone, provided that: **(Amended by Ord. No. 185,462, Eff. 4/18/18.)**
 - (a) The use, including the accessory buildings and uses and required yards, does not extend more than 65 feet from the boundary of the less restrictive zone which it adjoins; and
 - (b) The lot area per dwelling unit or guest room regulations of the RD1.5 zone shall apply to these uses.
4. **(None)**
5. Accessory buildings, including required automobile parking space – same as R1 Zone – Section 12.08 A. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**
6. Accessory uses and home occupations, subject to the conditions specified in Section 12.05 A.16. of this Code. **(Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**
7. Name plates and signs as provided for in Sec. 12.21 A.7.

B. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi- Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A. of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

C. Area – No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

1. **Front Yard** – Same as required in "R1" Zone—Sec. 12.08 C.1.
2. **Side Yard** – Same as required in "R1" Zone—Sec. 12.08 C.2.
3. **Rear Yard** – Same as required in "R1" Zone—Sec. 12.08 C.3.

4. **Lot Area (Amended by Ord. No. 177,103, Eff. 12/18/05.)** – Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet. The minimum lot area per dwelling unit shall be 2,500 square feet, except for apartment houses, boarding or rooming houses, and multiple dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone as provided for in Subsection A. of this section, which uses shall comply with the lot area per dwelling unit and guest room regulations of the RD1.5 Zone.

Provided, that where a lot has a width of less than 50 feet or an area of less than 5,000 square feet and was held under separate ownership or was of record at the time this article became effective, the lot may be occupied by any use permitted in this section, except those uses requiring more than 5,000 square feet of lot area. In no case, however, shall a two-family dwelling or two-family dwellings be allowed on a lot with an area of less than 4,000 square feet.

Exceptions to area regulations are provided for in Section 12.22 C. of this Code.

Zimas Zoning Map

San Pedro Duplex



ZIMAS PUBLIC

Generalized Zoning

05/27/2025

Department of City Planning



Address: 530 W 19TH ST

APN: 7462007017

PIN #: 012B197 905

Tract: HARBOR SUBDIVISION

Block: 3

Lot: 20

Arb: None

Zoning: R2-1XL

General Plan: Low Medium I Residential











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LEGEND

GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF




GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

COMMERCIAL






	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
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PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
	Recreation and Commercial
	Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES


























	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL



	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

General Plan Designation
































	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

Zone Use Districts






	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION






























STREET

	Arterial Mountain Road		Major Scenic Highway
	Collector Scenic Street		Major Scenic Highway (Modified)
	Collector Street		Major Scenic Highway II
	Collector Street (Hillside)		Mountain Collector Street
	Collector Street (Modified)		Park Road
	Collector Street (Proposed)		Parkway
	Country Road		Principal Major Highway
	Divided Major Highway II		Private Street
	Divided Secondary Scenic Highway		Scenic Divided Major Highway II
	Local Scenic Road		Scenic Park
	Local Street		Scenic Parkway
	Major Highway (Modified)		Secondary Highway
	Major Highway I		Secondary Highway (Modified)
	Major Highway II		Secondary Scenic Highway
	Major Highway II (Modified)		Special Collector Street
			Super Major Highway

FREEWAYS

	Freeway
	Interchange
	On-Ramp / Off- Ramp
	Railroad
	Scenic Freeway Highway




MISC. LINES























	Airport Boundary		MSA Desirable Open Space
	Bus Line		Major Scenic Controls
	Coastal Zone Boundary		Multi-Purpose Trail
	Coastline Boundary		Natural Resource Reserve
	Collector Scenic Street (Proposed)		Park Road
	Commercial Areas		Park Road (Proposed)
	Commercial Center		Quasi-Public
	Community Redevelopment Project Area		Rapid Transit Line
	Country Road		Residential Planned Development
	DWP Power Lines		Scenic Highway (Obsolete)
	Desirable Open Space		Secondary Scenic Controls
	Detached Single Family House		Secondary Scenic Highway (Proposed)
	Endangered Ridgeline		Site Boundary
	Equestrian and/or Hiking Trail		Southern California Edison Power
	Hiking Trail		Special Study Area
	Historical Preservation		Specific Plan Area
	Horsekeeping Area		Stagecoach Line
	Local Street		Wildlife Corridor

POINTS OF INTEREST





 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	 HW House of Worship	 Public Golf Course (Proposed)
 Bridge	 e Important Ecological Area	 Public Housing
 Campground	 e Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 JC Junior College	 Public Junior High School (Proposed)
 HW Church	 M MTA / Metrolink Station	 MS Public Middle School
 City Hall	 M MTA Station	 SH Public Senior High School
 Community Center	 MTA Stop	 SH Public Senior High School (Proposed)
 Community Library	 MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	 P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	 RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 HQ Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 ADM School District Headquarters
 DMV DMV Office	 Police Station (Proposed)	 SC School Unspecified Loc/Type (Proposed)
 DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	 PO Post Office	 SS Social Services
 Equestrian Center	 Power Distribution Station	 ★ Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 ☆ Special Recreation (a)
 Fire Station	 Power Receiving Station	 SF Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 SF Special School Facility (Proposed)
 Fire Station (Proposed)	 C Private College	 Steam Plant
 Fire Supply & Maintenance	 E Private Elementary School	 sm Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	 JH Private Junior High School	 UTL Utility Yard
 Helistop	 PS Private Pre-School	 ● Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	 SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	 SF Private Special School	
 Horsekeeping Area (Proposed)	 E Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER


 Existing School/Park Site  Planned School/Park Site  Inside 500 Ft. Buffer

 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1  Tier 3
 Tier 2  Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

 T-1  T-2  T-3  Outside of TOIA






























OPPORTUNITY CORRIDORS (OC)

 OC-1  OC-2  OC-3

CORRIDOR TRANSITION INCENTIVE AREAS (CT)

 CT-1  CT-2  CT-3

OTHER SYMBOLS

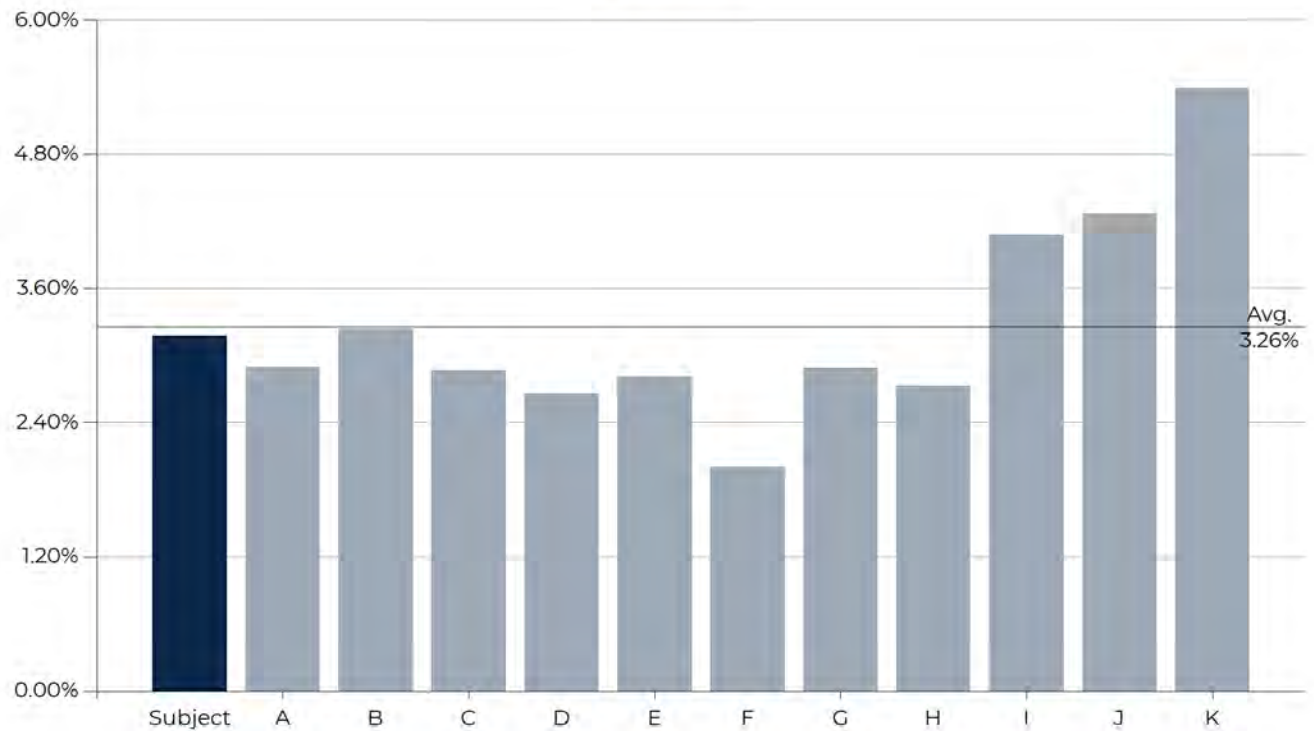
 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	

Sale Comparables

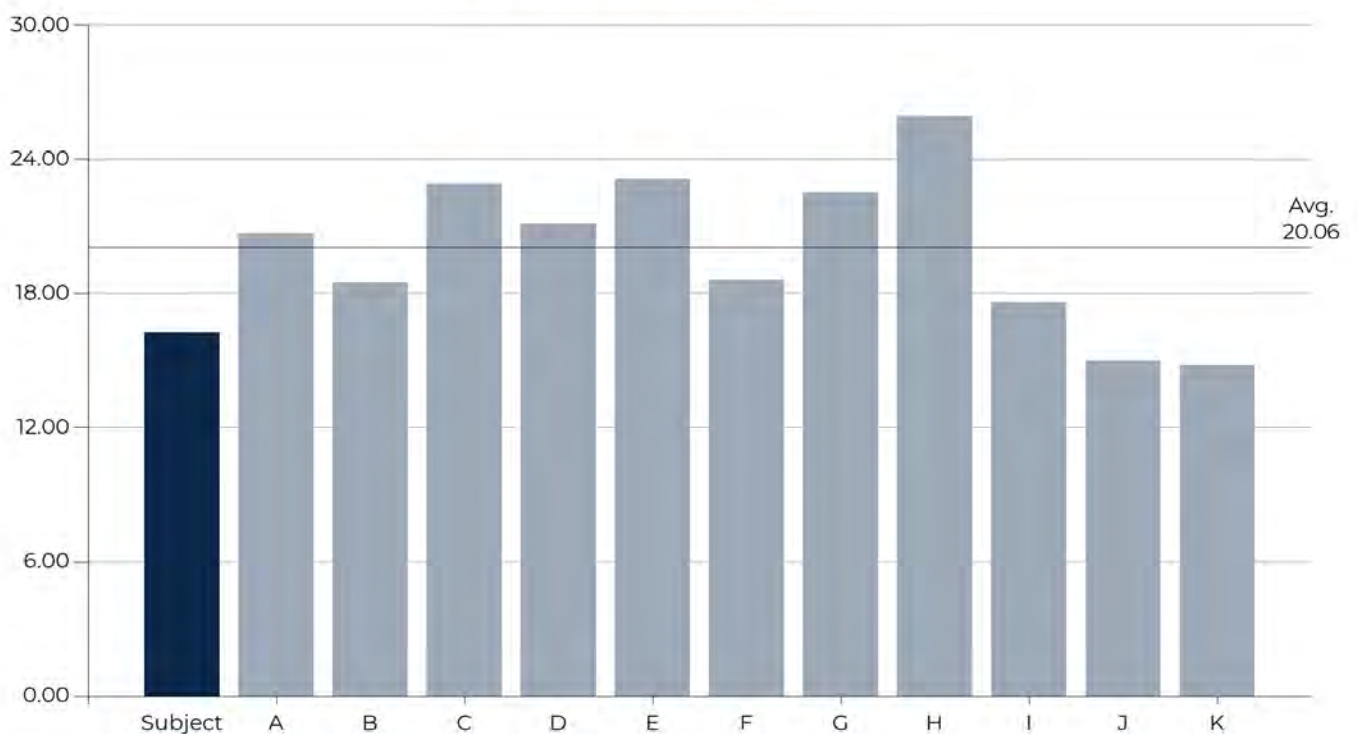
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Cap Rate



Gross Rent Multiplier



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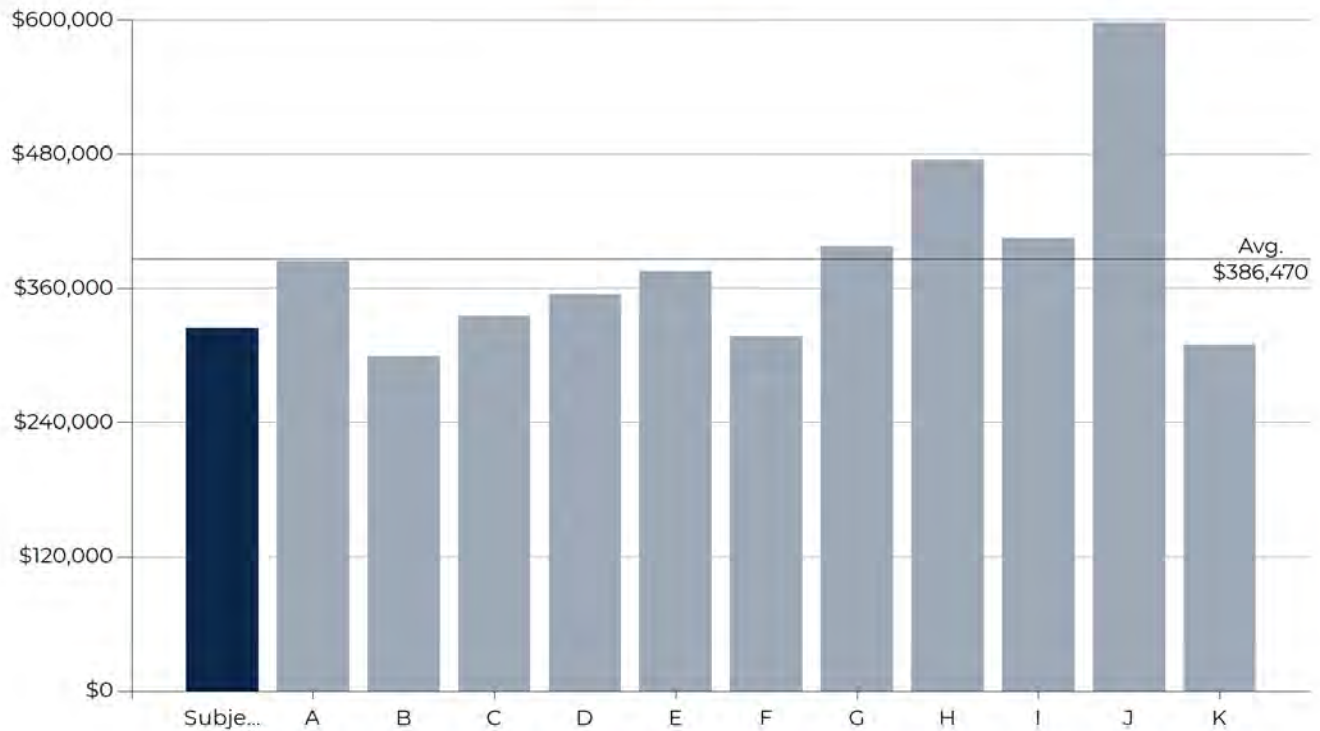
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Sale Comparables

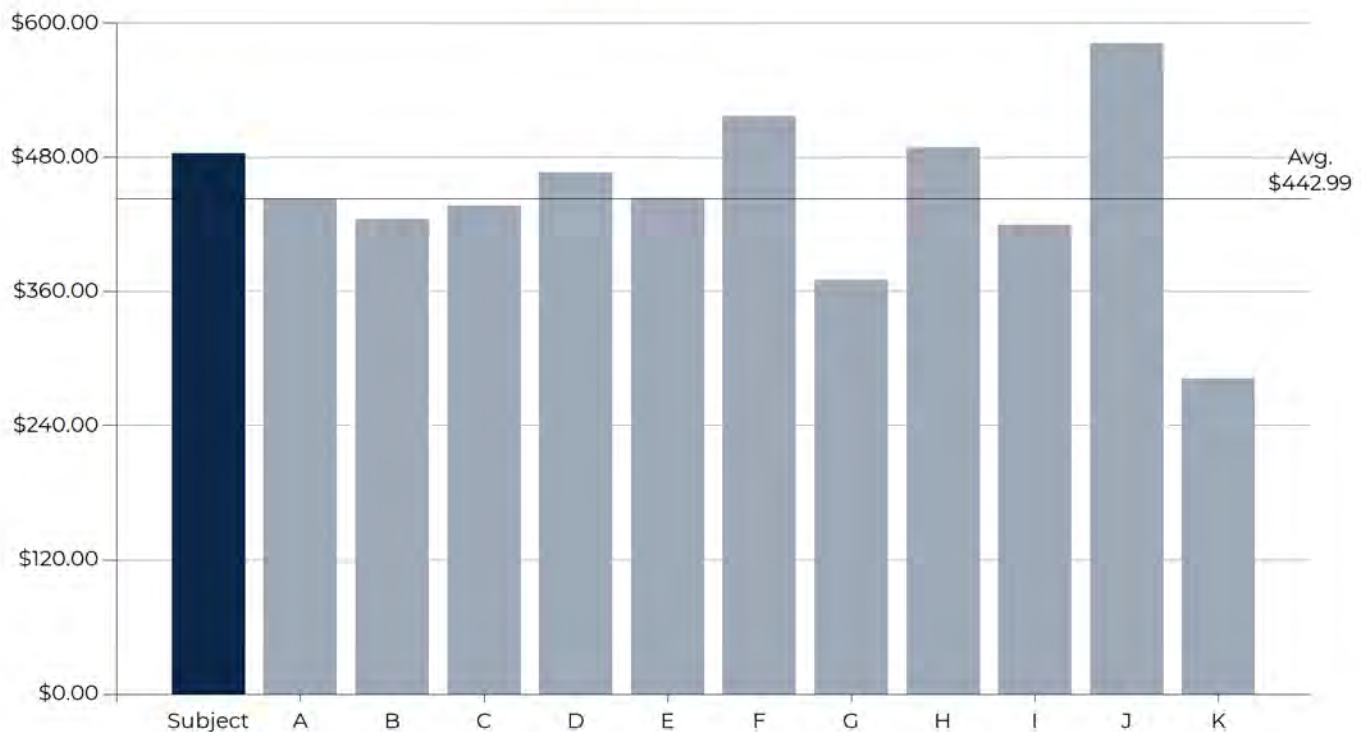
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Price per Unit



Price per SF



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Sale Comparables

San Pedro Duplex



Sale Price \$649,000
Units 2
Price/Unit \$324,500
Price/SF \$483.61
Lot Size 5,001
Cap Rate 3.18%
GRM 16.26
Year Built 1948

Units	Unit Type
2	1 Bed 1 Bath 1

528-530 West 19th Street, San Pedro, CA 90731



Sale Price \$769,000
Units 2
Price/Unit \$384,500
Price/SF \$443.23
Lot Size 5,000
Cap Rate 2.9%
GRM 20.7
Year Built 1918
Sale Date 4/24/2025
Days-On-Mkt 130

Units	Unit Type
1	1 Bedroom 1 Bath
1	3 Bedroom 2 Bath

287 West 15th Street, San Pedro, CA 90731



Sale Price \$599,000
Units 2
Price/Unit \$299,500
Price/SF \$424.52
Lot Size 5,000
Cap Rate 3.24%
GRM 18.5
Year Built 1930
Sale Date 4/11/2025
Days-On-Mkt 37

Units	Unit Type
2	2 Bedroom 1 Bath

538 West 2nd Street, San Pedro, CA 90731

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Sale Comparables

San Pedro Duplex



C



550 West 17th Street, San Pedro, CA 90731

Sale Price	\$670,000
Units	2
Price/Unit	\$335,000
Price/SF	\$436.77
Lot Size	7,191
Cap Rate	2.87%
GRM	22.9
Year Built	1952
Sale Date	4/8/2025
Days-On-Mkt	20

Units	Unit Type
2	1 Bedroom 1 Bath

D



727 West 16th Street, San Pedro, CA 90731

Sale Price	\$710,000
Units	2
Price/Unit	\$355,000
Price/SF	\$466.19
Lot Size	5,218
Cap Rate	2.66%
GRM	21.1
Year Built	1947
Sale Date	8/26/2024
Days-On-Mkt	60

Units	Unit Type
2	2 Bedroom 1 Bath

E



459 West 19th Street, San Pedro, CA 90731

Sale Price	\$750,000
Units	2
Price/Unit	\$375,000
Price/SF	\$443.79
Lot Size	5,005
Cap Rate	2.81%
GRM	23.1
Year Built	1924
Sale Date	9/17/2024
Days-On-Mkt	88

Units	Unit Type
1	1 Bedroom 1 Bath
1	2 Bedroom 2 Bath

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Sale Comparables

San Pedro Duplex



F



970-974 West 3rd Street, San Pedro, CA 90731

Sale Price	\$635,000
Units	2
Price/Unit	\$317,500
Price/SF	\$516.26
Lot Size	4,993
Cap Rate	2.0%
GRM	18.6
Year Built	1924
Sale Date	5/15/2024
Days-On-Mkt	162

Units	Unit Type
2	Studio/Efficiency

G



643 West 15th Street, San Pedro, CA 90731

Sale Price	\$795,000
Units	2
Price/Unit	\$397,500
Price/SF	\$370.11
Lot Size	5,002
Cap Rate	2.89%
GRM	22.5
Year Built	1917
Sale Date	11/8/2024
Days-On-Mkt	118

Units	Unit Type
2	2 Bedroom 1 Bath

H



566-568 West 19th Street, San Pedro, CA 90731

Sale Price	\$950,000
Units	2
Price/Unit	\$475,000
Price/SF	\$488.68
Lot Size	5,000
Cap Rate	2.73%
GRM	25.9
Year Built	1922
Sale Date	6/27/2024
Days-On-Mkt	61

Units	Unit Type
2	2 Bedroom 2 Bath

Notes

Both units were newly remodeled and large

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Sale Comparables

San Pedro Duplex



362 West 11th Street, San Pedro, CA 90731

Notes

In escrow at \$790,000, units were larger

Asking Price	\$810,000
Units	2
Price/Unit	\$405,000
Price/SF	\$419.25
Lot Size	5,005
Cap Rate	4.08%
GRM	17.6
Year Built	1929
Sale Date	In Escrow
Days-On-Mkt	174

Units	Unit Type
1	1 Bedroom 1 Bath
1	2 Bedroom 1 Bath



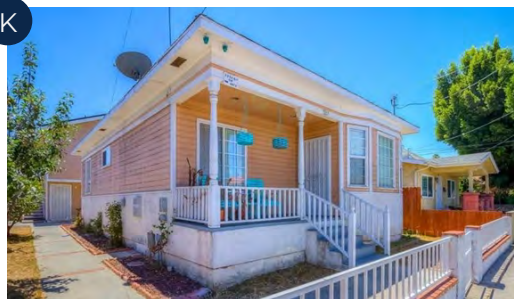
644 West 19th Street, San Pedro, CA 90731

Notes

On market 3 months and not sold

Asking Price	\$1,195,000
Units	2
Price/Unit	\$597,500
Price/SF	\$582.36
Lot Size	5,000
Cap Rate	4.27%
GRM	15.0
Year Built	1917
Sale Date	On Market
Days-On-Mkt	101

Units	Unit Type
1	2 Bedroom 2 Bath
1	3 Bedroom 2 Bath



335 West 15th Street, San Pedro, CA 90731

Notes

Triplex, not subject to LA City Rent Control

Asking Price	\$929,000
Units	3
Price/Unit	\$309,667
Price/SF	\$281.77
Lot Size	5,000
Cap Rate	5.39%
GRM	14.8
Year Built	1991
Sale Date	On Market

Units	Unit Type
2	2 Bedroom 2 Bath
1	3 Bedroom 2 Bath

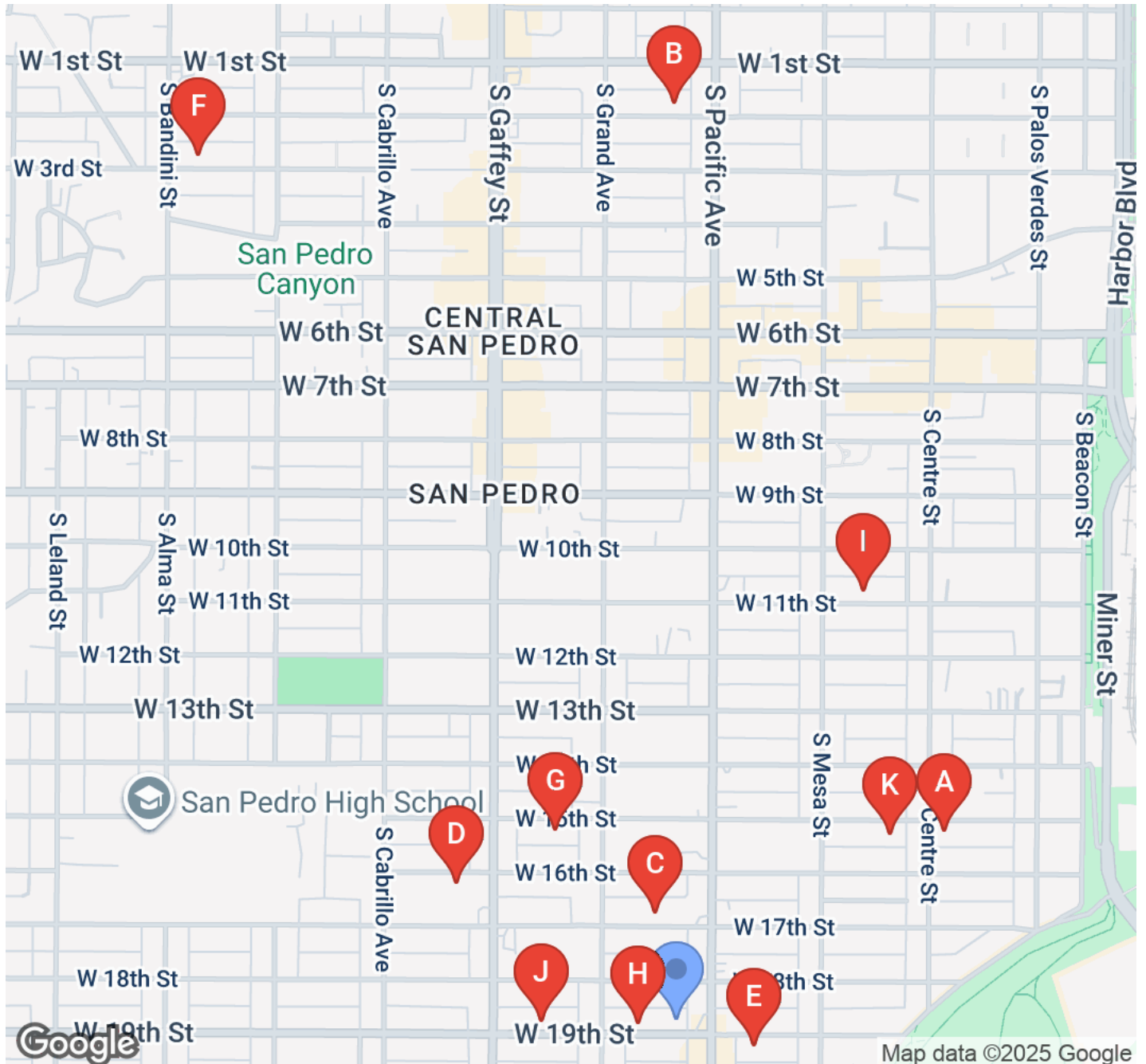
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Sale Comparables

San Pedro Duplex



- | | | |
|---|---|---|
| <p>* 528-530 West 19th Street
San Pedro, CA, 90731
\$649,000</p> | <p>A 287 West 15th Street
San Pedro, CA, 90731
\$769,000</p> | <p>B 538 West 2nd Street
San Pedro, CA, 90731
\$599,000</p> |
| <p>C 550 West 17th Street
San Pedro, CA, 90731
\$670,000</p> | <p>D 727 West 16th Street
San Pedro, CA, 90731
\$710,000</p> | <p>E 459 West 19th Street
San Pedro, CA, 90731
\$750,000</p> |
| <p>F 970-974 West 3rd Street
San Pedro, CA, 90731
\$635,000</p> | <p>G 643 West 15th Street
San Pedro, CA, 90731
\$795,000</p> | <p>H 566-568 West 19th Street
San Pedro, CA, 90731
\$950,000</p> |
| <p>I 362 West 11th Street
San Pedro, CA, 90731
\$810,000</p> | <p>J 644 West 19th Street
San Pedro, CA, 90731
\$1,195,000</p> | <p>K 335 West 15th Street
San Pedro, CA, 90731
\$929,000</p> |

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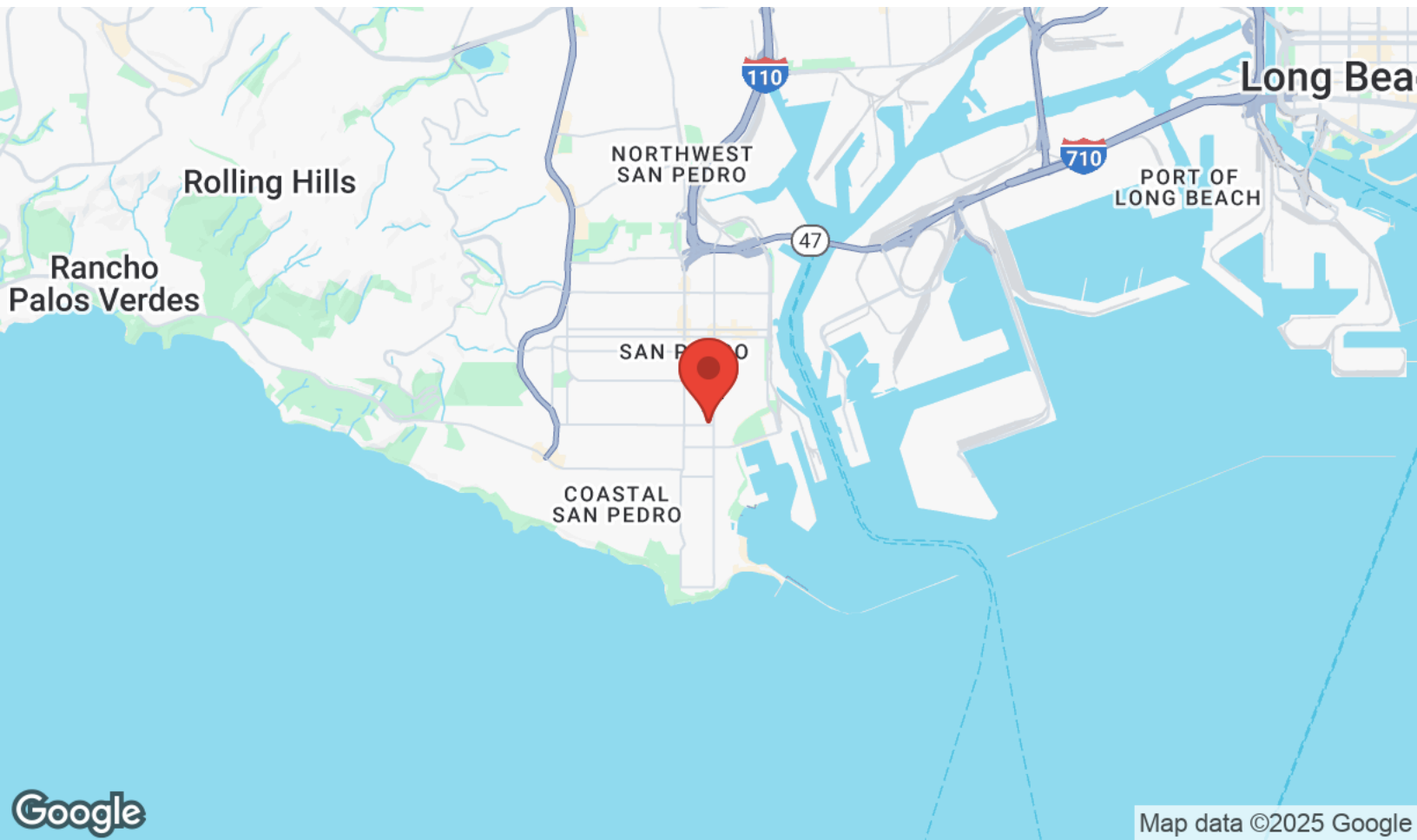
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Location Maps

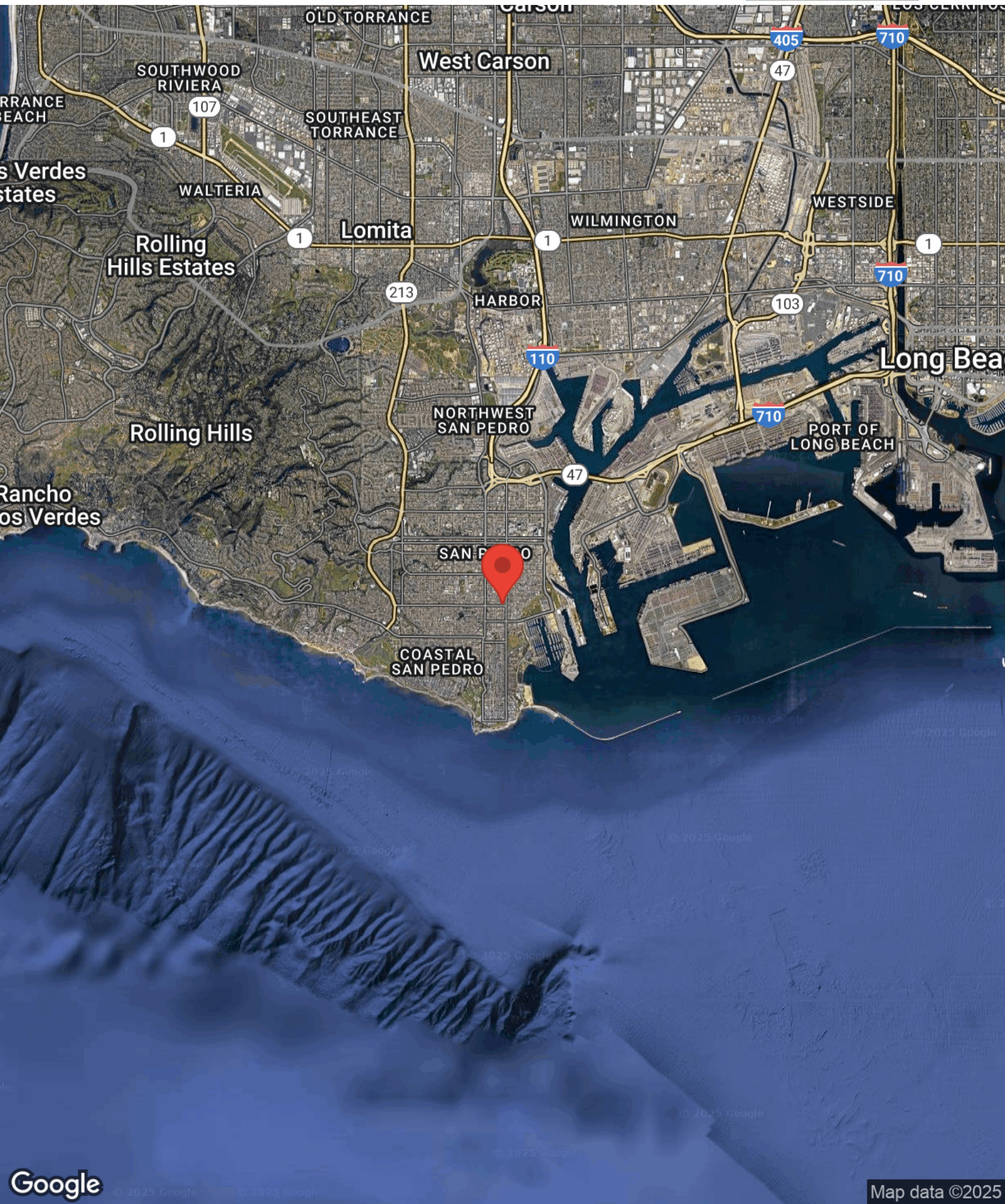
San Pedro Duplex

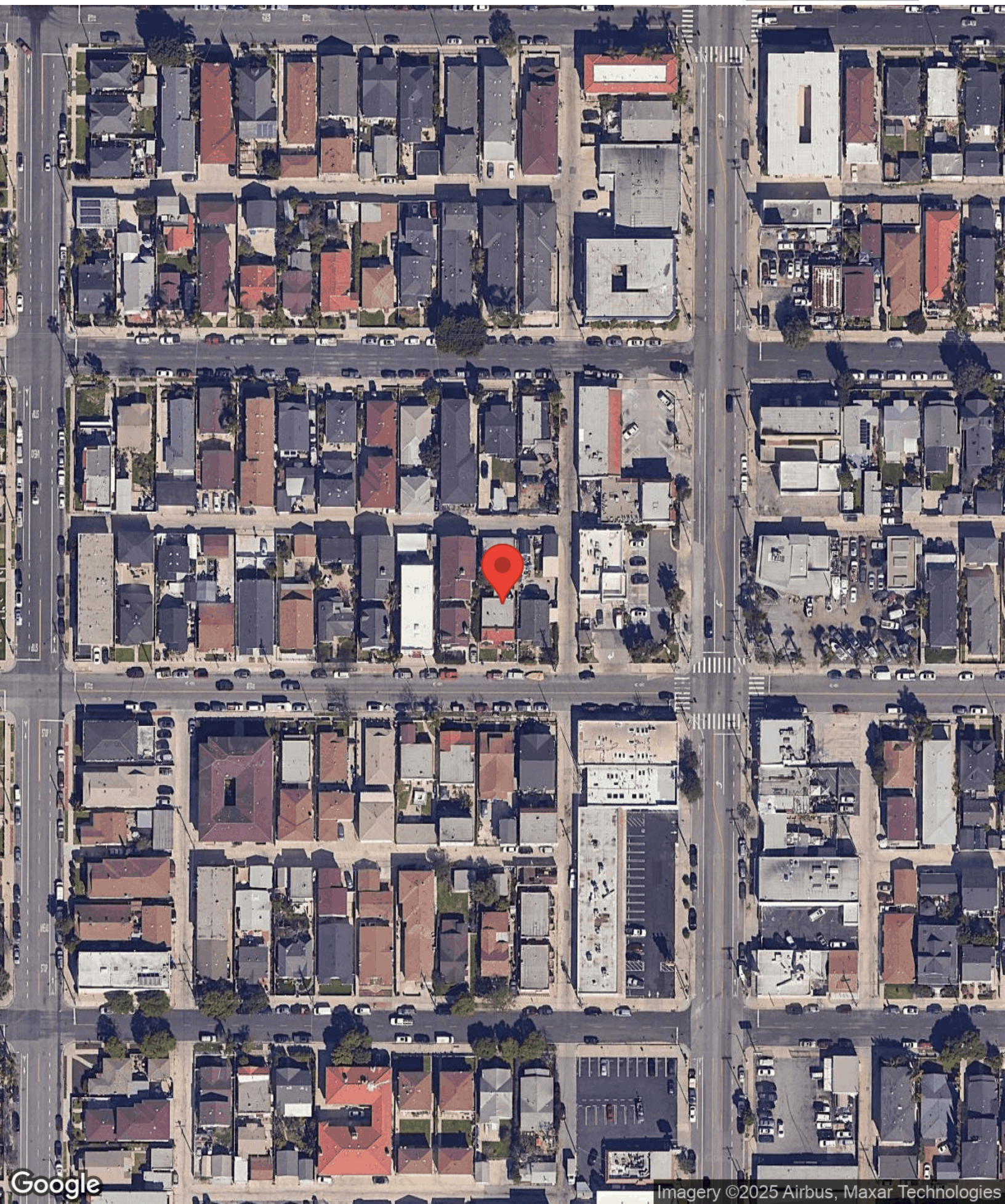
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Regional Map

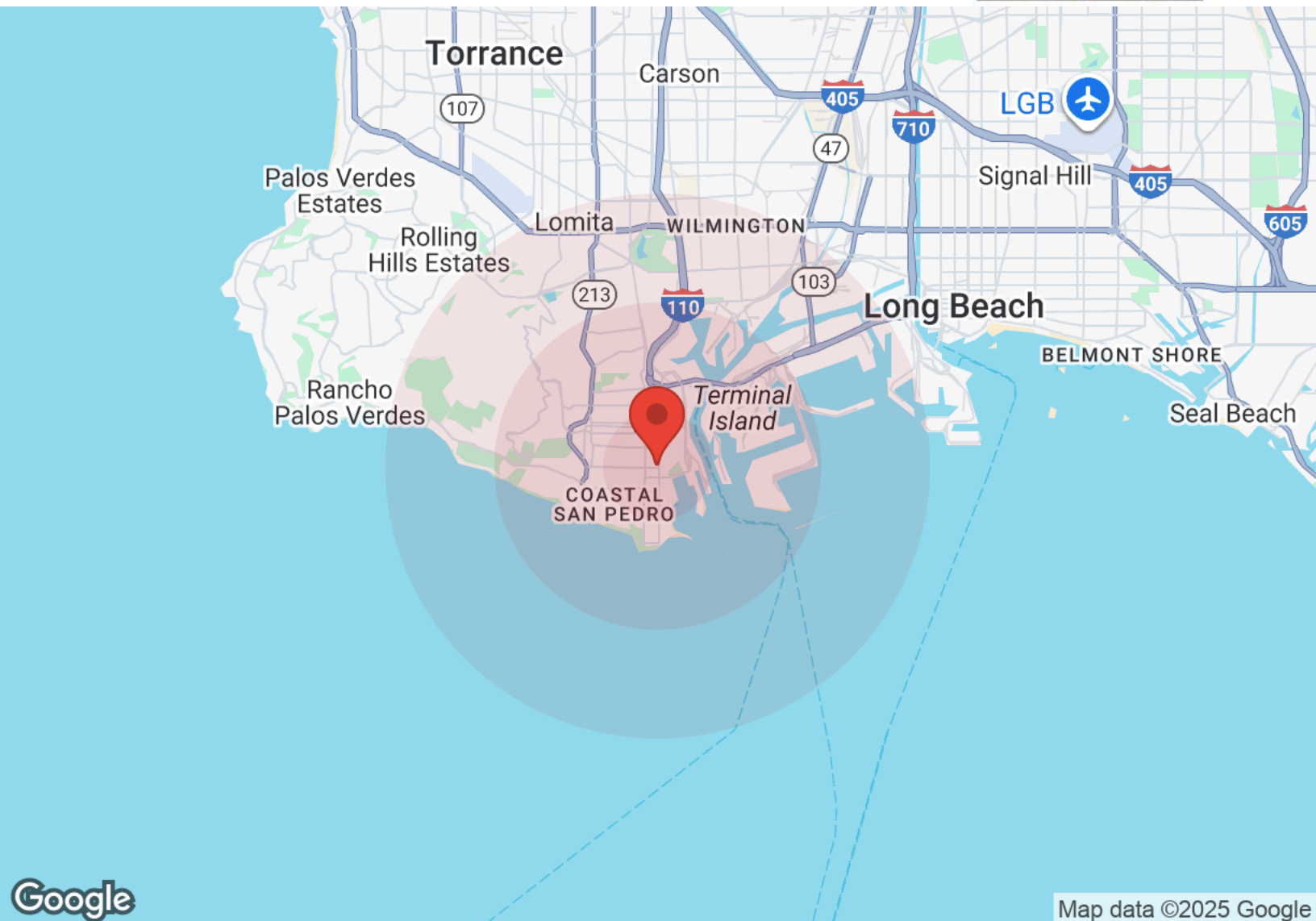
San Pedro Duplex





Detailed Demographics

San Pedro Duplex



Population	1 Mile	3 Miles	5 Miles
Male	18,951	45,598	87,677
Female	19,407	45,639	88,564
Total Population	38,358	91,237	176,241
Housing	1 Mile	3 Miles	5 Miles
Total Units	16,480	37,977	67,881
Occupied	15,195	35,115	62,977
Owner Occupied	3,900	16,089	28,638
Renter Occupied	11,295	19,026	34,339
Vacant	1,285	2,861	4,904
Race	1 Mile	3 Miles	5 Miles
White	10,276	30,254	46,440
Black	3,809	7,554	12,954
Am In/AK Nat	65	164	264
Hawaiian	184	292	634
Hispanic	19,286	40,427	92,315
Asian	3,606	9,753	18,964
Multi-Racial	993	2,436	4,124
Other	142	347	529

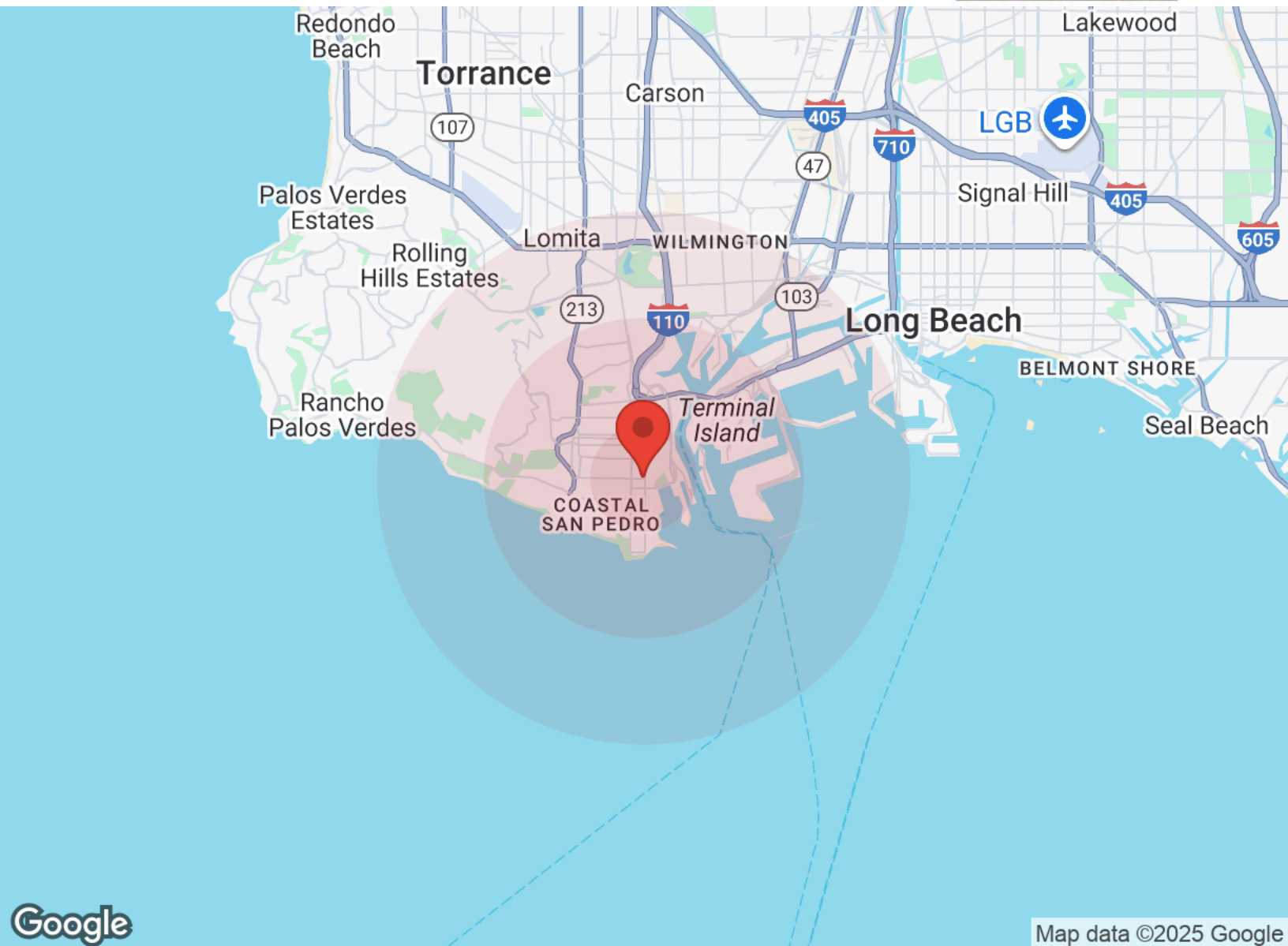
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Detailed Demographics

San Pedro Duplex



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	2,119	4,700	9,207	Median	\$75,136	\$92,978	\$88,276
Ages 5-9	2,296	5,125	10,518	< \$10,000	758	1,716	2,866
Ages 10-14	2,333	5,358	11,357	\$10,000-\$14,999	671	1,214	2,345
Ages 15-19	2,435	5,338	11,527	\$15,000-\$19,999	435	890	1,754
Ages 20-24	2,149	4,682	10,209	\$20,000-\$24,999	798	1,344	2,233
Ages 25-29	2,815	5,692	11,639	\$25,000-\$29,999	666	1,255	2,509
Ages 30-34	3,208	6,688	12,763	\$30,000-\$34,999	453	1,026	1,937
Ages 35-39	2,755	6,241	11,941	\$35,000-\$39,999	405	858	1,494
Ages 40-44	2,594	5,928	11,601	\$40,000-\$44,999	412	871	1,807
Ages 45-49	2,436	5,563	11,047	\$45,000-\$49,999	501	851	1,778
Ages 50-54	2,589	6,336	12,059	\$50,000-\$59,999	1,078	2,110	3,961
Ages 55-59	2,599	6,484	11,909	\$60,000-\$74,999	1,413	2,720	5,083
Ages 60-64	2,419	6,216	11,289	\$75,000-\$99,999	1,604	3,759	7,008
Ages 65-69	1,936	5,354	9,373	\$100,000-\$124,999	1,695	3,515	5,952
Ages 70-74	1,455	4,155	7,327	\$125,000-\$149,999	976	2,421	4,309
Ages 74-79	986	3,216	5,514	\$150,000-\$199,999	1,377	3,430	6,284
Ages 80-84	597	2,047	3,424	> \$200,000	1,954	7,136	11,659
Ages 85+	637	2,113	3,536				

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