

6  
UNITS

1990  
YEAR BUILT

4,864  
GROSS SQ. FT.



▲  
22607 14TH ST

SANTA CLARITA, CA 91321



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## SECTION 1

# Property Overview

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## THE Offering

**The Boyett Team at CBRE is pleased to present an exceptional opportunity to acquire 22607 14th Street**, a well-maintained 6-unit apartment community situated in the heart of Newhall — one of Santa Clarita's most established and supply-constrained residential submarkets. Built in 1990 and comprising two buildings on a 7,296 square foot lot, the property offers investors a rare combination of modern construction, gated secured parking, and a desirable location within one of Los Angeles County's most consistently high-performing family-oriented communities.

The property totals 4,864 square feet of gross building area across six units averaging 811 square feet per unit. The asset features a diverse unit mix of one (1) studio and five (5) two bedroom units — including three (3) two bedroom, one bath units and two (2) two bedroom, one and a half bath unit. All units benefit from gated, secured parking, adding to the property's appeal for quality tenants seeking safety and convenience.

Santa Clarita is consistently ranked among the healthiest and safest cities in the United States, and the Newhall submarket sits at the cultural and historical heart of the broader Santa Clarita Valley. As the oldest neighborhood in Santa Clarita, Newhall blends Old West character with a vibrant modern community, anchored by a revitalized Old Town district featuring boutique dining, live theater, art galleries, and community events. Just steps from the Newhall Metrolink station, residents enjoy convenient rail access to downtown Los Angeles, making the property particularly attractive to commuters seeking suburban living with urban connectivity.

The property is well-served by the highly regarded Newhall School District and William S. Hart Union High School District. Nearby schools include Newhall Elementary, Placerita Junior High, and Hart High School, with College of the Canyons just a short drive away for higher education and workforce training. Residents also enjoy proximity to William S. Hart Park, Placerita Canyon Nature Center, and the green spaces and hiking trails that define the Santa Clarita Valley's outdoor lifestyle. The area's top employers include Six Flags Magic Mountain, Princess Cruises, Henry Mayo Newhall Memorial Hospital, Boston Scientific, Quest Diagnostics, College of the Canyons, and the local school districts — supporting a broad and stable renter base across industries. The I-5 and SR-14 freeways provide direct connectivity to the broader Southern California region, ensuring sustained rental demand from commuters across the Valley and greater Los Angeles.



*With its prime Newhall location, diverse unit mix, gated secured parking, and modern 1990 construction, 22607 14th Street presents a compelling opportunity for investors seeking a stable, well-maintained asset in one of Santa Clarita's most enduring and family-driven residential submarkets.*

# Property Overview

22607 14<sup>th</sup> Street | Santa Clarita, CA 91321



|                     |                          |
|---------------------|--------------------------|
| Number of Units     | 5+1                      |
| Year Built          | 1990                     |
| APN                 | 2855-013-056             |
| Market              | Newhall                  |
| Gross SF            | ±4,864 SF                |
| Average SF Per Unit | ±811 SF                  |
| Number of Buildings | 2                        |
| Lot Size            | ±7,296 SF                |
| Acres               | ±0.17 AC                 |
| Density             | 36                       |
| Zoning              | SCUR3                    |
| Cross Streets       | Railroad Ave & Lyons Ave |



## INVESTMENT SUMMARY

**\$1,780,000**

LIST PRICE

**\$356,000**

PRICE PER UNIT

**\$365.95**

PRICE PER SF

**4.95%**

CURRENT CAP

**11.26**

CURRENT GRM

**5.28%**

MARKET CAP

**10.60**

MARKET GRM

INVESTMENT  
Highlights

22607 14<sup>th</sup> Street  
Santa Clarita, CA 91321

- ▲ 6 Unit Investment Opportunity in Santa Clarita
- ▲ (1) Studio, (3) 2BR/1BA & (2) 2BR/1.5BA
- ▲ Top-Rated Newhall School District
- ▲ Gated, Secured Parking for All Residents
- ▲ 1 Vacant Unit
- ▲ Direct Access to I-5 and SR-14 Freeways





## SECTION 2

# Financial Analysis

Property Photos

Prospectus

Rent Roll Summary

# Prospectus

22607 14<sup>th</sup> Street  
Santa Clarita, CA 91321

## PROPERTY FACTS

| 22607 14 <sup>th</sup> Street<br>Santa Clarita, CA 91321 |              |
|--|--------------|
| Number of Units:   | 5+1          |
| Year Built/Renovated:                                    | 1990         |
| APN:   | 2855-013-056 |
| Gross Sq. Ft.:   | 4,864        |
| Average S.F. Per Unit:                                   | 811          |
| No. of Buildings   | 2            |
| Lot Size (Sq. Ft.)                                       | 7,296        |
| Lot Size (Acres):  | 0.17         |
| Density:   | 36           |
| Zoning:  | SCUR3        |

## PROSPECTUS NOTES

- (1) As a percent of Scheduled Gross Income  
(2) As a percent of Down Payment

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| INVESTMENT SUMMARY |            |            | Current  |       | Next Increase |       | Market   |       |
|--------------------|------------|------------|----------|-------|---------------|-------|----------|-------|
| Asking Price       | Price/Unit | Price/Foot | Cap Rate | GRM   | Cap Rate      | GRM   | Cap Rate | GRM   |
| \$1,780,000        | \$356,000  | \$365.95   | 4.95%    | 11.26 | 5.13%         | 11.02 | 5.28%    | 10.60 |

| UNIT MIX & SCHEDULED INCOME    |           |           | Current          |              | Next Increase    |              | Market           |              |
|--------------------------------|-----------|-----------|------------------|--------------|------------------|--------------|------------------|--------------|
| Total Units                    | Unit Mix  | Unit Mix% | Avg. Rent        | Monthly Rent | Avg. Rent        | Monthly Rent | Avg. Rent        | Monthly Rent |
| 1                              | NC Studio | 17%       | \$1,295          | \$1,295      | \$1,295          | \$1,295      | \$1,295          | \$1,295      |
| 3                              | 2+1       | 50%       | \$2,322          | \$6,965      | \$2,384          | \$7,152      | \$2,450          | \$7,350      |
| 1                              | 2+1.5     | 17%       | \$2,160          | \$2,160      | \$2,268          | \$2,268      | \$2,595          | \$2,595      |
| 1                              | 2+1.5 L   | 17%       | \$2,750          | \$2,750      | \$2,750          | \$2,750      | \$2,750          | \$2,750      |
| <b>Scheduled Monthly Rent:</b> |           |           | <b>\$13,170</b>  |              | <b>\$13,465</b>  |              | <b>\$13,990</b>  |              |
| <b>Scheduled Yearly Rent:</b>  |           |           | <b>\$158,040</b> |              | <b>\$161,583</b> |              | <b>\$167,880</b> |              |

| ANNUAL OPERATING SUMMARY     |  | Current         |                      | Next Increase   |                       | Market          |                       |
|------------------------------|--|-----------------|----------------------|-----------------|-----------------------|-----------------|-----------------------|
| Scheduled Gross Income:      |  | \$158,040       |                      | \$161,583       | 2.24% Upside          | \$167,880       | 4% Upside             |
| Less Vacancy Reserve:        |  | \$4,741         | 3.0%                 | \$4,847         | 3.0%                  | \$8,394         | 5.0%                  |
| Gross Operating Income:      |  | \$153,299       |                      | \$156,736       |                       | \$159,486       |                       |
| Expenses:                    |  | \$65,186        | 41.2% <sup>(1)</sup> | \$65,341        | 40.44% <sup>(1)</sup> | \$65,465        | 38.99% <sup>(1)</sup> |
| <b>Net Operating Income:</b> |  | <b>\$88,113</b> |                      | <b>\$91,395</b> |                       | <b>\$94,021</b> |                       |
| Loan Payments:               |  | \$73,457        |                      | \$73,457        |                       | \$73,457        |                       |
| Pre-Tax Cash Flow:           |  | \$14,656        | 1.93% <sup>(2)</sup> | \$17,938        | 2.36% <sup>(2)</sup>  | \$20,564        | 2.71% <sup>(2)</sup>  |
| Plus Principal Reduction:    |  | \$12,538        |                      | \$12,538        |                       | \$12,538        |                       |
| Total Return Before Taxes:   |  | \$27,194        | 3.58% <sup>(2)</sup> | \$30,476        | 4.02% <sup>(2)</sup>  | \$33,102        | 4.36% <sup>(2)</sup>  |

# Prospectus

continued

22607 14<sup>th</sup> Street  
Santa Clarita, CA 91321

## PROPERTY FACTS

| 22607 14 <sup>th</sup> Street<br>Santa Clarita, CA 91321 |              |
|--|--------------|
| Number of Units:   | 5+1          |
| Year Built/Renovated:                                    | 1990         |
| APN:   | 2855-013-056 |
| Gross Sq. Ft.:   | 4,864        |
| Average S.F. Per Unit:                                   | 811          |
| No. of Buildings   | 2            |
| Lot Size (Sq. Ft.)                                       | 7,296        |
| Lot Size (Acres):  | 0.17         |
| Density:   | 36           |
| Zoning:  | SCUR3        |

## PROSPECTUS NOTES

\*2025 Actual Expense

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## PRO FORMA ANNUAL OPERATING EXPENSES

|                          | Pro Forma Estimates |              | % of SGI      | Current         | Per Unit        | Next Inc.       | Per Unit        | % of SGI     | Market          | Per Unit        | % of SGI     |
|--------------------------|---------------------|--------------|---------------|-----------------|-----------------|-----------------|-----------------|--------------|-----------------|-----------------|--------------|
| Property Taxes           | 1.1861%             | x Sale Price | 13.77%        | \$21,113        | \$3,519         | \$21,113        | \$3,519         | 13.1%        | \$21,113        | \$3,519         | 12.6%        |
| Off-Site Management      | 4.5%                | x GOI        | 4.50%         | \$6,898         | \$1,150         | \$7,053         | \$1,176         | 4.4%         | \$7,177         | \$1,196         | 4.3%         |
| Insurance                | \$0.85              | x GSF        | 2.70%         | \$4,134         | \$689           | \$4,134         | \$689           | 2.6%         | \$4,134         | \$689           | 2.5%         |
| General & Administrative | \$150               | x Months     | 1.17%         | \$1,800         | \$300           | \$1,800         | \$300           | 1.1%         | \$1,800         | \$300           | 1.1%         |
| Repairs & Maintenance    | \$750               | x Units      | 2.94%         | \$4,500         | \$750           | \$4,500         | \$750           | 2.8%         | \$4,500         | \$750           | 2.7%         |
| Turnover                 | \$400               | x Units      | 1.57%         | \$2,400         | \$400           | \$2,400         | \$400           | 1.5%         | \$2,400         | \$400           | 1.4%         |
| Landscaping              | \$100               | x Months     | 0.78%         | \$1,200         | \$200           | \$1,200         | \$200           | 0.7%         | \$1,200         | \$200           | 0.7%         |
| Pest Control             | \$50                | x Units      | 0.20%         | \$300           | \$50            | \$300           | \$50            | 0.2%         | \$300           | \$50            | 0.2%         |
| Water                    | \$1,436             | Actual*      | 0.94%         | \$1,436         | \$239           | \$1,436         | \$239           | 0.9%         | \$1,436         | \$239           | 0.9%         |
| Trash                    | \$335               | x Months     | 2.62%         | \$4,020         | \$670           | \$4,020         | \$670           | 2.5%         | \$4,020         | \$670           | 2.4%         |
| Reserves                 | \$250               | x Units      | 0.98%         | \$1,500         | \$250           | \$1,500         | \$250           | 0.9%         | \$1,500         | \$250           | 0.9%         |
| <b>Total Expenses</b>    |                     |              | <b>41.25%</b> | <b>\$65,186</b> | <b>\$10,864</b> | <b>\$65,341</b> | <b>\$10,890</b> | <b>40.4%</b> | <b>\$65,465</b> | <b>\$10,911</b> | <b>39.0%</b> |

|                              | Current  | Per Unit | % of SGI |
|------------------------------|----------|----------|----------|
| Non-controllable expenses:   | \$27,047 | \$4,508  | 17.1%    |
| Total Expense without Taxes: | \$44,074 | \$7,346  | 27.89%   |

## FINANCING

|                   |             |              |         |
|-------------------|-------------|--------------|---------|
| Loan Amount       | \$1,021,000 | Terms:       | 30      |
| Down Payment: 43% | \$759,000   | Interest:    | 6.00%   |
| Yearly Pmt:       | \$73,457    | Monthly Pmt: | \$6,121 |
| Debt Coverage:    | 1.20        |              |         |



# Rent Roll

22607 14<sup>th</sup> Street  
Santa Clarita, CA 91321

## PROPERTY FACTS

| 22607 14 <sup>th</sup> Street<br>Santa Clarita, CA 91321 |              |
|--|--------------|
| Number of Units:   | 5+1          |
| Year Built/Renovated:                                    | 1990         |
| APN:   | 2855-013-056 |
| Gross Sq. Ft.:   | 4,864        |
| Average S.F. Per Unit:                                   | 811          |
| No. of Buildings   | 2            |
| Lot Size (Sq. Ft.)                                       | 7,296        |
| Lot Size (Acres):  | 0.17         |
| Density:   | 36           |
| Zoning:  | SCUR3        |

## RENT ROLL NOTES

\*Vacant Unit

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| #              | Unit | Mix       | Rent            | Next Increase   | Market Rent     | Loss to Lease   |               |
|----------------|------|-----------|-----------------|-----------------|-----------------|-----------------|---------------|
| 1              | 1    | 2+1       | \$2,445         | \$2,450         | \$2,450         | -\$5            |               |
| 2              | 2*   | 2+1.5 L   | \$2,750         | \$2,750         | \$2,750         | \$0             |               |
| 3              | 3    | 2+1       | \$2,375         | \$2,450         | \$2,450         | -\$75           |               |
| 4              | 4    | 2+1       | \$2,145         | \$2,252         | \$2,450         | -\$305          |               |
| 5              | 5    | 2+1.5     | \$2,160         | \$2,268         | \$2,595         | -\$435          |               |
| 6              | 6    | NC Studio | \$1,295         | \$1,295         | \$1,295         | \$0             |               |
| <b>6 Units</b> |      |           | <b>Totals</b>   | <b>\$13,170</b> | <b>\$13,465</b> | <b>\$13,990</b> | <b>-\$820</b> |
|                |      |           | <b>Averages</b> | <b>\$2,195</b>  | <b>\$2,244</b>  | <b>\$2,332</b>  | <b>-\$137</b> |

## MONTHLY RENT BREAKDOWN

| Type          | #        | Average        | Income          | Inc. Avg       | Inc. Income     | Market          | %           |
|---------------|----------|----------------|-----------------|----------------|-----------------|-----------------|-------------|
| NC Studio     | 1        | \$1,295        | \$1,295         | \$1,295        | \$1,295         | \$1,295         | 10%         |
| 2+1           | 3        | \$2,322        | \$6,965         | \$2,384        | \$7,152         | \$2,450         | 53%         |
| 2+1.5         | 1        | \$2,160        | \$2,160         | \$2,268        | \$2,268         | \$2,595         | 16%         |
| 2+1.5 L       | 1        | \$2,750        | \$2,750         | \$2,750        | \$2,750         | \$2,750         | 21%         |
| <b>Totals</b> | <b>6</b> | <b>\$2,195</b> | <b>\$13,170</b> | <b>\$2,244</b> | <b>\$13,465</b> | <b>\$13,990</b> | <b>100%</b> |



**SECTION 3**

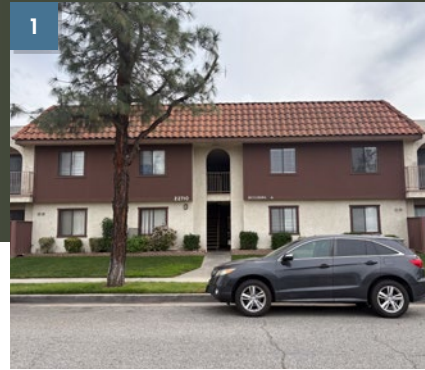
# Comparable Set

Sales Comps

Rent Comps

# Sales Comps

22607 14<sup>th</sup> Street | Santa Clarita, CA



## 5+ UNITS

|   | Property Address  | City          | Zip Code | Year Built | # Of Units      | Sale Price  | Price Per Unit | Price Per SF     | Cap Rate | GRM   | Sale Date | Studios | 1 Beds | 2 Beds | 3 Beds          |
|---|-------------------|---------------|----------|------------|-----------------|-------------|----------------|------------------|----------|-------|-----------|---------|--------|--------|-----------------|
| ★ | 22607 14th Street | Santa Clarita | 91321    | 1990       | 5/6             | \$1,780,000 | \$356,000      | \$365.95         | 4.95%    | 11.26 | TBD       | 1       | 0      | 5      | 0               |
| 1 | 22710 8th St      | Santa Clarita | 91321    | 1985       | 22              | \$6,400,000 | \$290,909      | \$189.89         | -        | -     | 5/14/2025 | 0       | 8      | 14     | 0               |
| 2 | 22710 8th St      | Santa Clarita | 91321    | 1985       | 22              | \$5,750,000 | \$261,364      | \$170.60         | -        | -     | 6/21/2024 | 0       | 8      | 14     | 0               |
| 3 | 24842 Walnut St*  | Santa Clarita | 91321    | 1960       | 36              | \$7,998,070 | \$222,169      | \$327.15         | -        | -     | 2/9/2021  | 0       | 1      | 35     | 0               |
| 4 | 25016 Walnut St*  | Santa Clarita | 91321    | 1979       | 31              | \$6,259,355 | \$201,915      | \$288.24         | -        | -     | 2/9/2021  | 10      | 15     | 5      | 1               |
| 5 | 24969 Walnut St*  | Santa Clarita | 91321    | 1974       | 24              | \$5,365,160 | \$223,548      | \$260.37         | -        | -     | 2/9/2021  | 0       | 14     | 10     | 0               |
| 6 | 24817 Walnut St*  | Santa Clarita | 91321    | 1965       | 18              | \$4,103,355 | \$227,964      | \$146.95         | -        | -     | 2/9/2021  | 18      | 0      | 0      | 0               |
| 7 | 24857 Walnut St*  | Santa Clarita | 91321    | 1983       | 17              | \$3,825,160 | \$225,009      | \$228.05         | -        | -     | 2/9/2021  | 0       | 1      | 16     | 0               |
| 8 | 24862 Walnut St*  | Santa Clarita | 91321    | 1939       | 16              | \$3,248,900 | \$203,056      | \$249.07         | -        | -     | 2/9/2021  | 0       | 12     | 2      | 2               |
|   |                   |               |          |            | <b>Averages</b> |             |                | <b>\$231,992</b> |          |       |           |         |        |        | <b>\$232.54</b> |

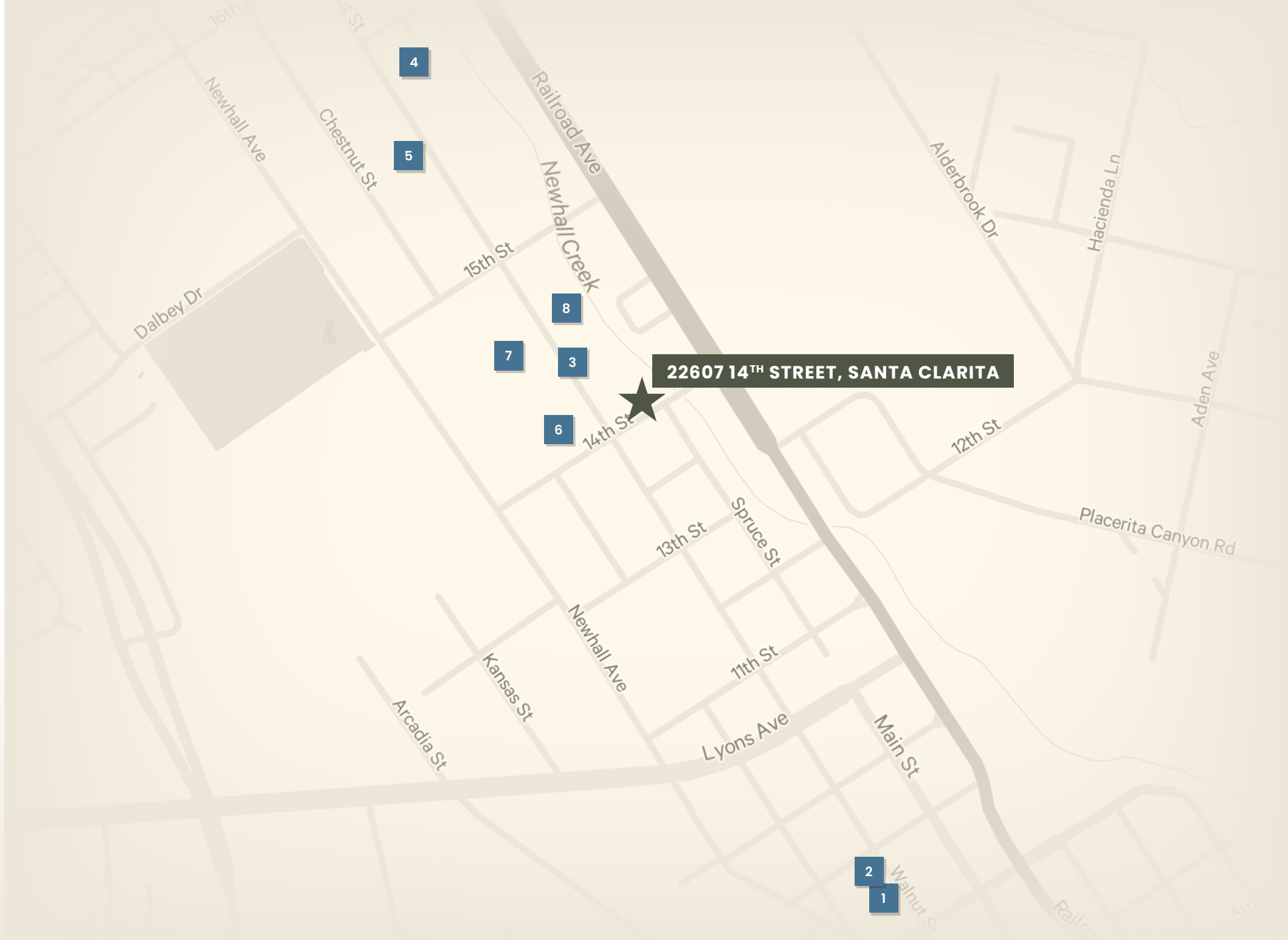
\*Portfolio Sale

# Sales Comps

22607 14<sup>th</sup> Street  
Santa Clarita, CA 91321

| Sales Comps 5+ Units |                   |
|----------------------|-------------------|
| ★                    | 22607 14th Street |
| 1                    | 22710 8th St      |
| 2                    | 22710 8th St      |
| 3                    | 24842 Walnut St*  |
| 4                    | 25016 Walnut St*  |
| 5                    | 24969 Walnut St*  |
| 6                    | 24817 Walnut St*  |
| 7                    | 24857 Walnut St*  |
| 8                    | 24862 Walnut St*  |

\*Portfolio Sale



# Rent Comps

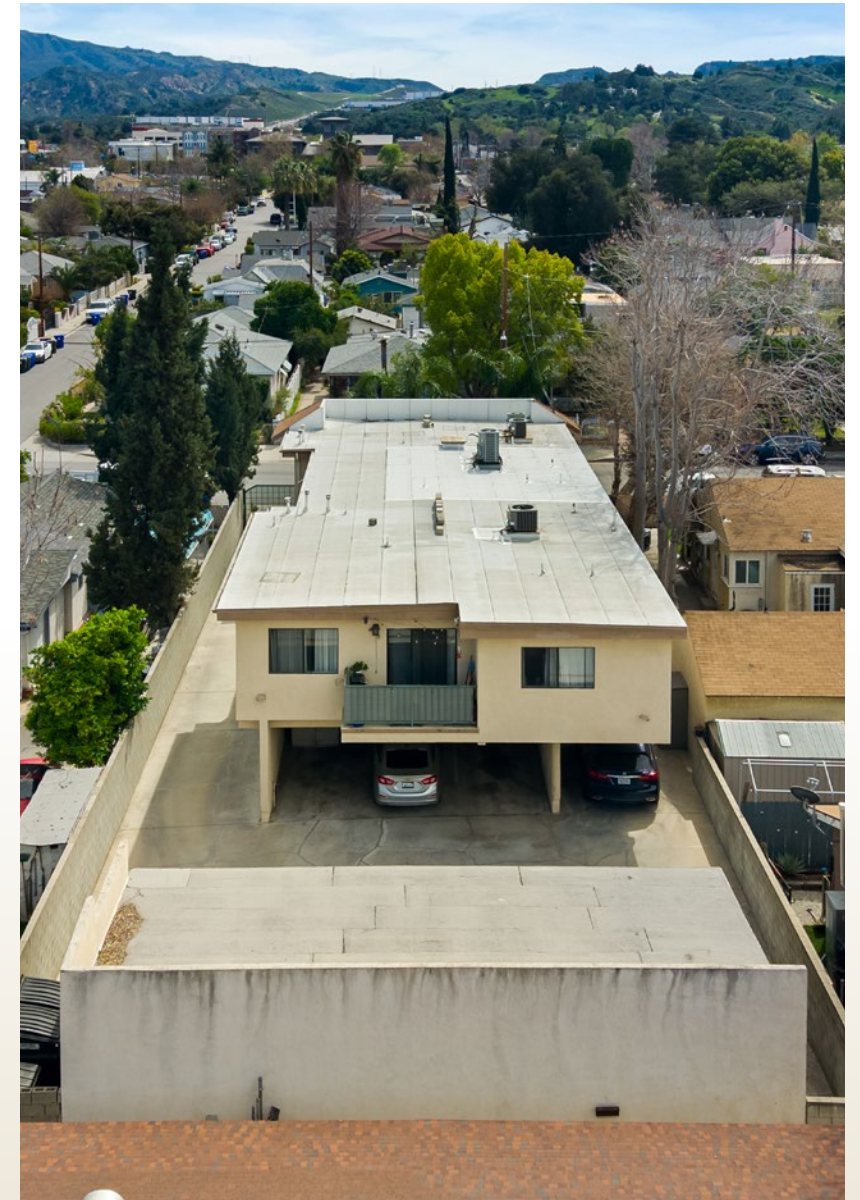
22607 14<sup>th</sup> Street | Santa Clarita, CA

## STUDIO UNITS

|                 | Address                                      | # Units | Year Built | Floor Plan | Asking Rent    | Avg SF     | Rent PSF      |
|-----------------|--|---------|------------|------------|----------------|------------|---------------|
| ★               | 22607 14th Street, Santa Clarita, CA 91321   | 5/6     | 1990       | Studio     | -              | -          | -             |
| 1               | 19306 Stillmore St, Canyon Country, CA 91351 | 28      | 1977       | Studio     | \$1,800        | 512        | \$3.52        |
| 2               | 24803 Alderbrook Dr, Newhall, CA 91321       | SFR/ADU | 1960       | Studio     | \$1,850        | 600        | \$3.08        |
| <b>Averages</b> |  |         |            |            | <b>\$1,825</b> | <b>556</b> | <b>\$3.30</b> |
| <b>High</b>     |  |         |            |            | <b>\$1,850</b> | <b>600</b> | <b>\$3.52</b> |
| <b>Low</b>      |  |         |            |            | <b>\$1,800</b> | <b>512</b> | <b>\$3.08</b> |

## 2BR UNITS

|                 | Address                                      | # Units | Year Built | Floor Plan | Asking Rent    | Avg SF       | Rent PSF      |
|-----------------|--|---------|------------|------------|----------------|--------------|---------------|
| ★               | 22607 14th Street, Santa Clarita, CA 91321   | 5/6     | 1990       | 2+1        | -              | -            | -             |
| 1               | 24817 Walnut St, Santa Clarita, CA 91321     | 18      | 1965       | 2+1        | \$3,044        | 1,050        | \$2.90        |
| 2               | 23515 Lyons Ave, Santa Clarita, CA 91355     | 200     | 1969       | 2+2        | \$2,250        | 987          | \$2.28        |
| 3               | 25007 Peachland Ave, Santa Clarita, CA 91321 | 152     | 1979       | 2+2        | \$2,500        | 850          | \$2.94        |
| <b>Averages</b> |  |         |            |            | <b>\$2,598</b> | <b>962</b>   | <b>\$2.71</b> |
| <b>High</b>     |  |         |            |            | <b>\$3,044</b> | <b>1,050</b> | <b>\$2.94</b> |
| <b>Low</b>      |  |         |            |            | <b>\$2,250</b> | <b>850</b>   | <b>\$2.28</b> |



# Rent Comps

22607 14<sup>th</sup> Street  
Santa Clarita, CA 91321

### Rent Comps Studio Units

- ★ 22607 14th Street
- 1 19306 Stillmore St
- 2 24803 Alderbrook Dr

### Rent Comps 2BR Units

- ★ 22607 14th Street
- 1 24817 Walnut St
- 2 23515 Lyons Ave
- 3 25007 Peachland Ave





SECTION 4

# Location Overview

City Overview

Aerial

Demographics



Newhall, the oldest and most historically rooted neighborhood in the City of Santa Clarita, stands as one of the Santa Clarita Valley's most enduring and strategically positioned residential communities. As the cultural heart of a city consistently ranked among the safest and most livable in the United States, Newhall offers investors a submarket defined by long-term stability, strong community identity, and consistent tenant demand across economic cycles.

Newhall carries with it a rich civic legacy, functioning as the cultural and entertainment hub of the broader Santa Clarita Valley. Old Town Newhall — the neighborhood's revitalized Main Street corridor — is anchored by independent restaurants, boutique retail, live theater, art galleries, and community events that draw residents and visitors alike. The neighborhood's proximity to major regional employers — including Henry Mayo Newhall Memorial Hospital, Princess Cruises, Boston Scientific, Quest Diagnostics, College of the Canyons, and Six Flags Magic Mountain — drives consistent demand from working professionals and families seeking proximity to employment without the density of Los Angeles. The Newhall Metrolink station, located just minutes from the property, provides direct rail connectivity to downtown Los Angeles, further expanding the renter pool to commuters seeking suburban quality of life with urban accessibility. Respected schools serving the property include those within the highly regarded Newhall School District and William S. Hart Union High School District, with Newhall Elementary, Placerita Junior High, and Hart High School all nearby. Outdoor amenities including William S. Hart Park and Placerita Canyon Nature Center round out the neighborhood's appeal to families and long-term tenants.

The broader submarket benefits from exceptional regional connectivity, with direct access to the I-5 and SR-14 freeways linking residents to Los Angeles, the San Fernando Valley, and the Antelope Valley. In many ways, Newhall represents Santa Clarita at its most authentic — a historic neighborhood with deep roots, a thriving arts and dining scene, and the kind of sustained rental demand that makes multifamily assets here a reliable long-term hold for investors.

NEIGHBORHOOD  
**Aerial**  
NEWHALL

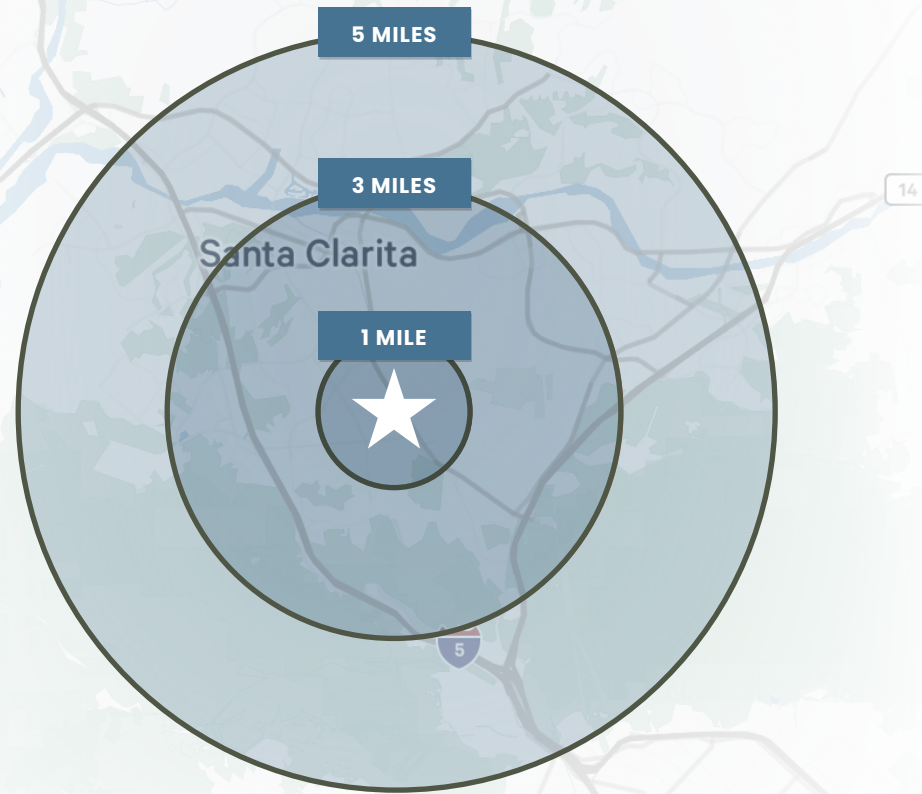


22607 14TH STREET

# Demographics

## NEWHALL

22607 14<sup>th</sup> Street  
Santa Clarita, CA 91321



| Population                                      | 1 Mile    |       | 3 Miles   |       | 5 Miles   |       |
|---|-----------|-------|-----------|-------|-----------|-------|
| 2025 Population - Current Year Estimate         | 15,591    |       | 67,367    |       | 178,859   |       |
| 2030 Population - Five Year Projection          | 15,287    |       | 65,965    |       | 174,820   |       |
| 2020 Population - Census                        | 16,359    |       | 70,066    |       | 179,696   |       |
| 2010 Population - Census                        | 16,560    |       | 68,253    |       | 167,729   |       |
| 2020-2025 Annual Population Growth Rate         | -0.91%    |       | -0.75%    |       | -0.09%    |       |
| 2025-2030 Annual Population Growth Rate         | -0.39%    |       | -0.42%    |       | -0.46%    |       |
| <b>Households</b>                               |           |       |           |       |           |       |
| 2025 Households - Current Year Estimate         | 5,092     |       | 24,584    |       | 63,529    |       |
| 2030 Households - Five Year Projection          | 5,090     |       | 24,524    |       | 63,359    |       |
| 2020 Households - Census                        | 5,078     |       | 24,711    |       | 61,890    |       |
| 2010 Households - Census                        | 5,090     |       | 23,683    |       | 57,037    |       |
| 2020-2025 Compound Annual Household Growth Rate | 0.05%     |       | -0.10%    |       | 0.50%     |       |
| 2025-2030 Annual Household Growth Rate          | -0.01%    |       | -0.05%    |       | -0.05%    |       |
| 2025 Average Household Size                     | 3.03      |       | 2.70      |       | 2.80      |       |
| <b>Household Income</b>                         |           |       |           |       |           |       |
| 2025 Average Household Income                   | \$122,573 |       | \$148,990 |       | \$158,592 |       |
| 2030 Average Household Income                   | \$138,001 |       | \$166,006 |       | \$176,891 |       |
| 2025 Median Household Income                    | \$89,800  |       | \$114,913 |       | \$125,791 |       |
| 2030 Median Household Income                    | \$102,988 |       | \$131,970 |       | \$143,230 |       |
| 2025 Per Capita Income                          | \$40,473  |       | \$54,137  |       | \$56,281  |       |
| 2030 Per Capita Income                          | \$46,457  |       | \$61,458  |       | \$64,047  |       |
| <b>Housing Units</b>                            |           |       |           |       |           |       |
| 2025 Housing Units                              | 5,217     |       | 25,437    |       | 65,323    |       |
| 2025 Vacant Housing Units                       | 125       | 2.4%  | 853       | 3.4%  | 1,794     | 2.7%  |
| 2025 Occupied Housing Units                     | 5,092     | 97.6% | 24,584    | 96.6% | 63,529    | 97.3% |
| 2025 Owner Occupied Housing Units               | 2,503     | 48.0% | 15,016    | 59.0% | 43,350    | 66.4% |
| 2025 Renter Occupied Housing Units              | 2,589     | 49.6% | 9,568     | 37.6% | 20,179    | 30.9% |
| <b>Education</b>                                |           |       |           |       |           |       |
| 2025 Population 25 and Over                     | 10,404    |       | 47,643    |       | 124,956   |       |
| HS and Associates Degrees                       | 5,027     | 48.3% | 22,559    | 47.4% | 61,244    | 49.0% |
| Bachelor's Degree or Higher                     | 3,625     | 34.8% | 21,008    | 44.1% | 54,255    | 43.4% |
| <b>Place of Work</b>                            |           |       |           |       |           |       |
| 2025 Businesses                                 | 897       |       | 3,572     |       | 7,615     |       |
| 2025 Employees                                  | 5,578     |       | 33,123    |       | 69,879    |       |

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