



NEFF LANE

A P A R T M E N T S

MAC LAFOREST, PRINCIPAL BROKER
PINNACLE PLUS REALTY LLC
LAFORESTMAC@GMAIL.COM
734-210-3789



NEFF LANE APARTMENTS

CONTENTS

01 | Executive Summary

- Investment Summary
- Location Summary

02 | Property Description

- Property features
- Aerial map
- Property images

03 | Rent Comps

- Rent comparable
- Rent comparable summary
- Rent comparable map

04 | Rent Roll

- Unit Mix
- Rent roll
- Lease expiration

05 | Demographics

- Demographics
- Demographic charts



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

OFFERING SUMMARY

Address County	516 Neff Lane Apartments
Market	Wayne
Building SQ	Grosse Pointe
Year Built	16,080
Property ID	1972
Ownership Type	37004990009000
	Fee Simple

FINANCIAL SUMMARY

Offering Price \$3,995,000.00

DEMOGRAPHICS

2021 Population	5,584
Median Household Income 2021	\$125,909

EXECUTIVE SUMMARY

NEFF LANE APARTMENTS

With Southeast Michigan's extensive freeway network, Grosse Pointe is just a short drive away from renowned art and historical museums, symphony orchestra concert sites, major-league sports arenas and regional commercial centers. The city is just a 20-minute drive from Detroit's central business and convention district; 25 minutes from Canada; and 55 minutes from Ann Arbor. Detroit City Airport is just 20 minutes away; Detroit Metropolitan Airport is 40 minutes. Source: www.grossepointecity.org

EXECUTIVE SUMMARY

NEFF LANE APARTMENTS

Pinnacle Plus Realty LLC is pleased to present this multi-Family property in the heart of Grosse Pointe Michigan. The property consists of 20 apartment units all 100% leased and positioned within walking distance to many shops, restaurants, health care facilities and just 8 miles from the 5th largest city in the US.

The City of Grosse Pointe is located on the southwestern shore of Lake St. Clair. Grosse Pointe is a community of close-knit residential neighborhoods. The city is known for its stately tree-lined streets and lakeside recreational facilities. The picturesque retail district provides unique shopping and business opportunities – Grosse Pointe residents enjoy a distinctive small-town atmosphere, and yet are within reach of the nation's fifth largest metropolitan area.

EXECUTIVE SUMMARY

THE OPPORTUNITY - NEFF LANE APARTMENTS

The property is 100% occupied across all 20 units, with approximately 95% of tenants under lease. Over the past several years, current ownership has completed significant capital improvements, including full renovations to 50% of the units. Current market conditions allow a new owner to continue driving rental growth while acquiring a stabilized, income-producing asset for their portfolio.



PROPERTY SUMMARY

PROPERTY DESCRIPTION

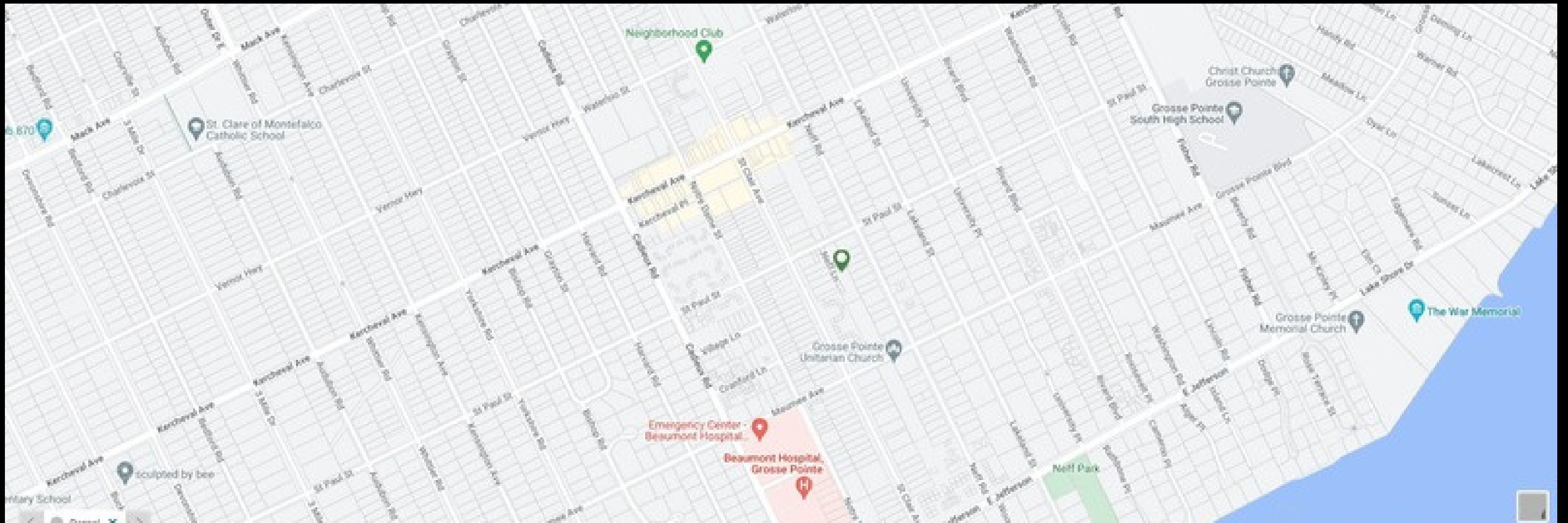
NEFF LANE	
NUMBER OF UNITS	20
BUILDING SF	16080
NUMBER OF PARCELS	1
YEAR BUILT	1972
ZONING TYPE	R-T MULTI-FAMILY RESIDENTIAL
LOCATION CLASS	A
NUMBER OF BUILDINGS	5
NUMBER OF STORIES	2
LOT ACRE	0.97

MULTI-FAMILY VITALS	
WASHER/DRYER	SEPARATE
NUMBER OF UNITS	20
HVAC	FORCED AIR-INDIVIDUAL UNITS
FIRE SPRINKLERS	NO

CONSTRUCTION	
FOUNDATION	BASEMENT-BLOCK
FRAMING	20
EXTERIOR	BRICK

PROPERTY DESCRIPTION

AERIAL MAP



PROPERTY DESCRIPTION

PROPERTY IMAGES





RENT COMPS

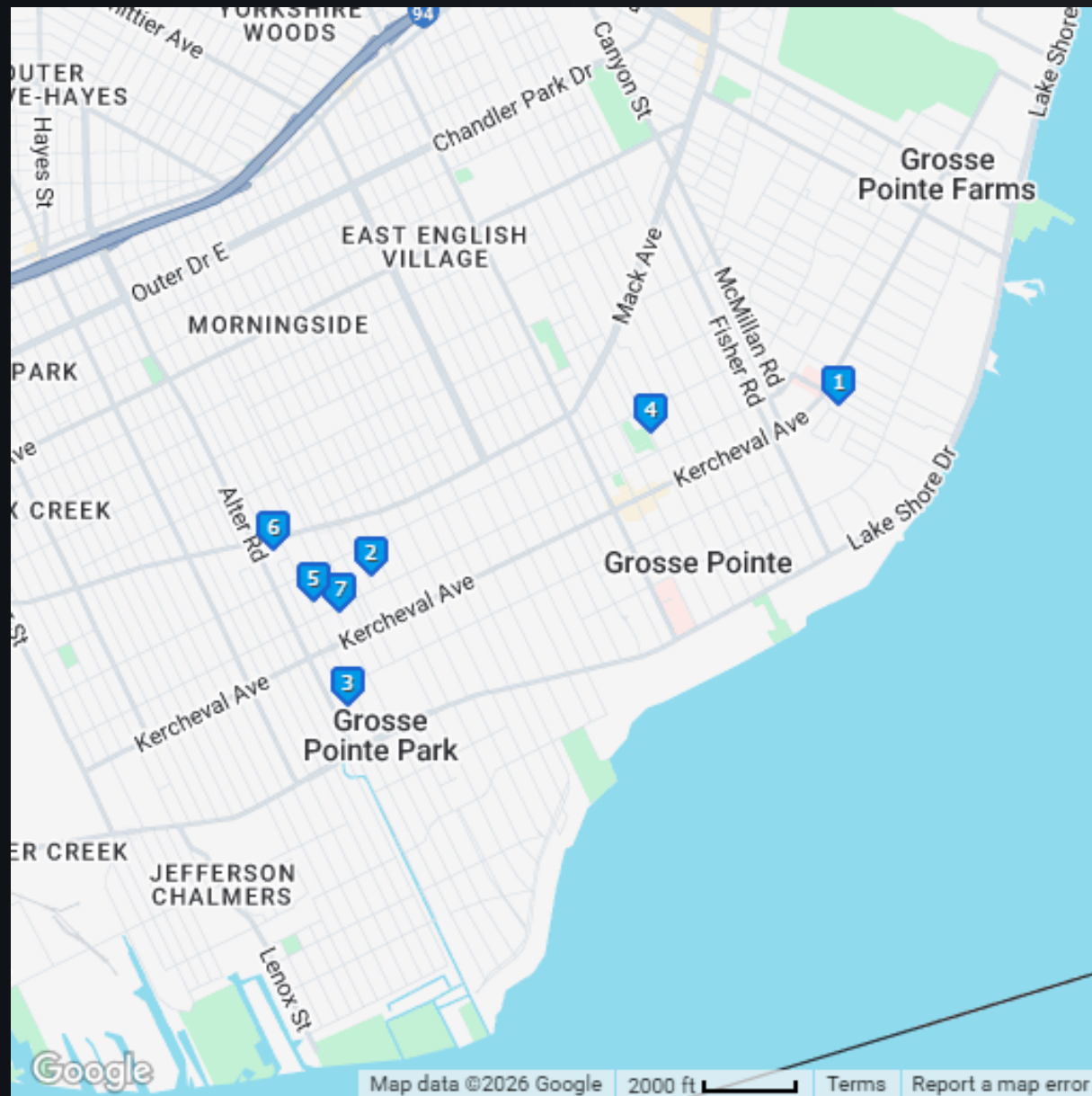
RENT COMPS

UNIT MIX AND RENT SCHEDULE

Unit Mix	# of Units	Rent Average
2 BD + 1 BA	6	\$1,542

RENT COMPS

RENT COMPARABLE MAP



- 01 1020 Wayburn St
- 02 1330 Somerset
- 03 774 Neff Rd
- 04 1330 Maryland St
- 05 1476 Wayburn36
- 06 1258 Lakepointe Dr

RENT COMPS

RENT PROPERTY ANALYSIS

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
1020 Wayburn Street	\$1,500	\$1,450	53	%96.66	\$1.20
1330 Somerset	\$1,400	\$1,400	62	%100.00	\$1.22
774 Neff	\$1,500	\$1,500	260	%100.00	\$1.46
1330 Maryland	\$1,500	\$1,600	2	%107.00	\$1.59
1476 Wayburn St	\$1,600	\$1,650	29	%103.00	\$1.69
1258 Lakepointe Dr	\$1,650	\$1,650	6	%100.00	\$1.57
Total Averages	\$1,517	\$1,542	68	101.11	\$1.45



RENT ROLL

RENT ROLL

TENANT ACTIVITY

Deposit Unit	Rent		Status	Lease From	Lease To	Move In
516	1,600.00	1,600.00	Current	1/2/2023	05/31/2026	1/2/2023
518	1,700.00	1,700.00	Current	04/01/2023	03/31/2026	04/01/2023
520	1,600.00	1,600.00	Current	05/01/2025	04/30/2026	05/01/2025
522	1,400.00	925.00	Current	09/18/2021	08/31/2026	09/18/2021
524	1,595.00	1,595.00	Current	01/01/2026	12/31/2026	01/01/2026
526	1,700.00	1,700.00	Current	10/01/2025	9/30/2026	10/01/2025
528	1,595.00	1,595.00	Current	05/01/2025	04/30/2026	05/01/2025
530	1,400.00	775.00	Current	08/15/2012	08/31/2026	08/15/2012
532	1,595.00	1,595.00	Current	04/09/2024	03/31/2026	04/09/2024
534	1,450.00	1,450.00	Current	03/01/2023	03/31/2026	03/01/2023

Your paragraph text

RENT ROLL

TENANT ACTIVITY CONTINUED

Unit	Rent	Deposit	Status	Lease From	Lease To	Move In
536	1,400.00	925.00	Current	05/01/2017	07/31/2026	05/01/2017
538	1,500.00	1,500.00	Current	10/10/2025	09/30/2026	10/10/2025
540	1,700.00	1,700.00	Current	09/01/2025	08/31/2026	09/01/2025
542	1,400.00	975.00	Current	07/15/2020	08/31/2026	07/15/2020
544	1,400.00	995.00	Current	11/01/2021	10/31/2026	11/01/2021
546	1,600.00	1,595.00	Current	05/15/2025	05/31/2026	05/15/2025
17140	1,550.00	1,250.00	Current	04/01/2022	09/30/2026	04/01/2022
17144	1,550.00	725.00	Current	06/26/2003	09/30/2026	06/26/2003
17148	1,550.00	775.00	Current	11/13/2006	12/31/2026	11/13/2006
17152	1,700.00	1,700.00	Current	08/08/2025	07/31/2025	08/08/2025
Total	30,985.00	26,675.00				
Grand Total						

PRO FORMA 2026

MAINTENANCE	
APPLIANCE REPAIR	\$5,000.00
HVAC RAPAIR	\$8,000.00
Plumbing	\$3,500.00
Janitorial	\$4,000.00
Landscaping/Snow	\$12,000.00
Yardi	\$1,200.00
FIRE PROTECTION	\$200.00
Gutter Cleaning	\$2,500.00
Painting	\$800.00
Screen Repair	\$275.00
Maintenance	

EXPENSES	
WATER/sewer	\$15,000.00
MANAGEMENT	\$18,000.00
INSURANCE	\$19,500.00
PROPERTY TAXES	\$45,564.00
TOTAL EXPENSES 2023	\$135,539.00

INCOME LESS	371,820.00
VACANCY (5%)	-18,591.00
ANNUAL RENT	353,229.00
ANNUAL EXPENSES	\$135,539.00
NET ANNUAL INCOME 2026	\$217,690.00

12 Months Statement

Neff Lane Apartments

Period = Jan 2024-Dec 2024

Book = Cash

ACCOUNT		Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
4420	RESIDENTIAL RENT													
4500	Rent - Residential	23,850.00	19,600.00	25,022.58	31,006.50	26,030.00	27,235.00	23,940.00	28,924.03	24,390.00	29,018.84	27,030.16	24,835.00	310,882.11
4508	TOTAL RESIDENTIAL RENT	23,850.00	19,600.00	26,472.58	29,556.50	26,030.00	27,235.00	23,940.00	28,924.03	24,390.00	29,018.84	27,030.16	24,835.00	310,882.11
4509	TOTAL RESIDENTIAL RENT COLLECTED	23,850.00	19,600.00	26,472.58	29,556.50	26,030.00	27,235.00	23,940.00	28,924.03	24,390.00	29,018.84	27,030.16	24,835.00	310,882.11
4660	Deposit Forfeit	0.00	0.00	0.00	0.00	0.00	0.00	1,595.00	0.00	0.00	0.00	0.00	0.00	1,595.00
4800	Late Fee	0.00	70.00	70.00	70.00	0.00	70.00	70.00	0.00	0.00	0.00	0.00	0.00	350.00
4810	NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	50.00
4990	TOTAL INCOME	23,850.00	19,670.00	26,542.58	29,626.00	26,030.00	27,302.00	25,605.00	28,924.03	24,390.00	29,018.84	27,080.16	24,835.00	312,873.61
5000	EXPENSES													
6200	Plumbing	0.00	23.01	65.43	1,011.72	0.00	0.00	377.95	189.95	434.00	0.00	0.00	0.00	2,102.06
6210	Repair	317.38	0.00	47.05	0.00	0.00	0.00	0.00	126.60	0.00	0.00	0.00	0.00	491.03
6220	Janitorial	150.00	0.00	150.00	300.00	0.00	150.00	0.00	912.15	800.00	150.00	150.00	0.00	2,762.15
6240	HVAC	0.00	0.00	0.00	0.00	4,300.00	0.00	0.00	3,375.00	0.00	350.00	2,500.00	0.00	10,525.00
6270	Landscaping/Snow Removal	750.00	2,200.00	2,900.00	0.00	886.95	417.30	6,871.40	695.00	4,906.51	1,110.49	1,085.50	988.65	22,811.80
6275	Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00
6280	Fire Protection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	722.84	0.00	0.00	0.00	0.00	722.84
6320	Insurance	3,408.75	0.00	0.00	0.00	4,725.25	0.00	0.00	4,838.24	0.00	4,838.25	0.00	0.00	17,810.49
6350	Property Tax	0.00	0.00	0.00	0.00	22,843.71	0.00	3,797.00	3,797.00	3,797.00	3,797.00	3,797.00	3,797.00	45,625.71
6400	Appliance Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00	0.00	265.00	0.00	0.00	345.00
6410	Electricity	-216.93	21.13	169.68	0.00	106.35	82.40	302.56	82.36	94.01	158.19	13.71	16.55	830.01
6420	Gas	123.88	179.13	388.51	44.61	162.97	88.16	302.55	175.60	117.76	187.19	59.64	39.28	1,869.28
6430	Water and Sewer	2,644.72	0.00	1,821.94	1,696.95	0.00	1,884.43	0.00	1,972.78	0.00	0.00	2,235.68	0.00	12,256.50
6450	Trash Disposal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,277.20	0.00	1,277.20
6510	Bank Fees	0.00	0.00	0.00	36.15	30.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	76.15
6820	Management Fees	1,500.00	0.00	3,000.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	0.00	3,000.00	18,000.00
6840	Yardi	100.00	100.00	100.00	100.00	100.00	0.00	0.00	300.00	100.00	100.00	100.00	100.00	1,200.00
6990	TOTAL PROPERTY EXPENSES	8,777.80	2,523.27	8,642.61	4,689.43	34,655.23	5,232.29	13,151.46	18,767.52	11,749.28	12,456.12	11,218.73	7,941.48	139,805.22
9090	NET INCOME	15,072.20	17,146.73	17,899.97	24,936.57	-8,625.23	22,069.71	12,453.54	10,156.51	12,640.72	16,562.72	15,861.43	16,893.52	173,068.39

T 12 Statement 2025														
Neff Lane Apartments														
Period = Jan 2025-Dec 2025														
ACCOUNT		Jan 2025	Feb 2025	Mar 2025	Apr2025	May2025	Jun2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
4000	IN C OME													
4420	RESIDENTIAL RENT													
4475	Prepaid Rent	0.00	0.00	1,500.00	0.00	- 1,450.00	- 50.00	0.00	50.00	- 50.00	1,500.00	- 1,450.00	- 50.00	0.00
4500	Rent - Residential	29,370.00	23,375.00	35,180.00	44,995.00	24,584.65	36,315.08	28,705.76	29,866.16	30,239.92	20,708.14	28,865.00	29,370.00	361,574.71
4508	TOTAL RESIDENTIAL RENT	29,370.00	23,375.00	36,680.00	44,995.00	23,134.65	36,265.08	28,705.76	29,916.16	30,189.92	22,208.14	27,415.00	29,320.00	361,574.71
4509	TOTAL RESIDENTIAL RENT COLLECTED	29,370.00	23,375.00	36,680.00	44,995.00	23,134.65	36,265.08	28,705.76	29,916.16	30,189.92	22,208.14	27,415.00	29,320.00	361,574.71
4660	Deposit Forfeit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,700.00	0.00	0.00	0.00	0.00	1,700.00
4800	Late Fee	140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	0.00	70.00	0.00	280.00
4810	NSF Fees	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00	75.00
4830	CleanUp (Misc)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	600.00	0.00	0.00	1,000.00
4990	TOTAL INCOME	29,535.00	23,375.00	36,680.00	44,995.00	23,134.65	36,265.08	28,705.76	31,616.16	30,659.92	22,808.14	27,510.00	29,345.00	364,629.71
5000	EXPEN SES													
6200	Plumbing	398.00	0.00	145.00	226.00	0.00	335.95	0.00	1,743.00	158.00	284.00	229.95	0.00	3,519.90
6220	Janitorial	300.00	0.00	300.00	815.00	0.00	300.00	891.30	790.00	920.00	0.00	150.00	395.00	4,861.30
6230	Painting	0.00	0.00	0.00	0.00	0.00	0.00	108.12	663.21	0.00	0.00	0.00	0.00	771.33
6240	HVAC	2,500.00	2,500.00	0.00	2,500.00	0.00	175.00	500.00	0.00	0.00	0.00	0.00	0.00	8,175.00
6250	Screen Repairs	0.00	0.00	0.00	0.00	273.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	273.05
6270	Landscaping/Snow Removal	1,614.07	1,476.64	785.26	74.92	1,058.60	572.16	1,440.37	643.68	752.48	1,907.49	452.44	1,808.50	12,586.61
6275	Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	2,475.00	0.00	0.00	0.00	0.00	0.00	0.00	2,475.00
6280	Fire Protection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	159.16	0.00	0.00	0.00	0.00	159.16
6320	Insurance	4,838.26	0.00	0.00	4,844.50	0.00	0.00	4,844.50	0.00	0.00	4,844.50	0.00	0.00	19,371.76
6350	Property Tax	3,797.00	3,797.00	3,797.00	3,797.00	3,797.00	3,797.00	3,797.00	3,797.00	3,797.00	3,797.00	3,797.00	0.00	41,767.00
6400	Appliance Repair	0.00	0.00	0.00	0.00	678.88	1,483.88	1,110.14	0.00	2,468.82	0.00	593.94	0.00	6,335.66
6410	Ele ct r icit y	15.89	17.21	45.92	47.07	233.17	0.00	0.00	41.74	625.00	154.96	0.00	383.15	1,564.11
6420	Gas	88.02	57.25	111.47	110.80	160.06	106.02	24.13	15.44	0.00	49.13	0.00	120.65	842.97
6430	Water and Sewer	2,147.17	0.00	2,102.46	1,879.03	0.00	2,292.39	0.00	2,366.30	0.00	2,302.46	0.00	2,160.39	15,250.20
6510	Bank Fees	0.00	0.00	0.00	0.00	0.00	10.00	10.00	10.00	0.00	0.00	0.00	0.00	30.00
6820	Management Fees	0.00	1,500.00	3,000.00	1,500.00	0.00	1,500.00	3,000.00	0.00	3,000.00	1,500.00	0.00	3,000.00	18,000.00
6840	Yar di	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
6880	MiscellaneousRepair	57.23	244.00	0.00	0.00	133.65	0.00	0.00	354.51	0.00	1,541.07	112.91	180.00	2,623.37
6990	TOTAL PROPERTY EXPENSES	15,855.64	9,692.10	10,387.11	15,894.32	6,434.41	13,147.40	15,825.56	10,684.04	11,821.30	16,480.61	5,436.24	8,147.69	139,806.42
9090	NET INCOME	13,679.36	13,682.90	26,292.89	29,100.68	16,700.24	23,117.68	12,880.20	20,932.12	18,838.62	6,327.53	22,073.76	21,197.31	224,823.29



DEMOGRAPHICS

DEMOGRAPHICS

All Topics ▾	Grosse Pointe city, Michigan	Grosse Pointe Park city, Michigan	Grosse Pointe Farms city, Michigan
Population Estimates, July 1, 2022, (V2022)	⚠ NA	⚠ NA	⚠ NA
 PEOPLE			
Population			
Population Estimates, July 1, 2022, (V2022)	⚠ NA	⚠ NA	⚠ NA
Population Estimates, July 1, 2021, (V2021)	⚠ 5,584	⚠ 11,419	⚠ 10,004
Population estimates base, April 1, 2020, (V2022)	⚠ NA	⚠ NA	⚠ NA
Population estimates base, April 1, 2020, (V2021)	⚠ 5,664	⚠ 11,585	⚠ 10,144
Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)	⚠ NA	⚠ NA	⚠ NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	⚠ -1.4%	⚠ -1.4%	⚠ -1.4%
Population, Census, April 1, 2020	5,678	11,595	10,148
Population, Census, April 1, 2010	5,421	11,555	9,479

DEMOGRAPHICS

Age and Sex			
Persons under 5 years, percent	⚠ 6.6%	⚠ 5.3%	⚠ 7.8%
Persons under 18 years, percent	⚠ 25.9%	⚠ 20.9%	⚠ 23.0%
Persons 65 years and over, percent	⚠ 21.3%	⚠ 15.9%	⚠ 22.5%
Female persons, percent	⚠ 55.2%	⚠ 53.1%	⚠ 50.5%
Race and Hispanic Origin			
White alone, percent	⚠ 90.5%	⚠ 84.3%	⚠ 92.2%
Black or African American alone, percent (a)	⚠ 3.0%	⚠ 7.1%	⚠ 0.9%
American Indian and Alaska Native alone, percent (a)	⚠ 0.1%	⚠ 0.1%	⚠ 0.1%
Asian alone, percent (a)	⚠ 1.0%	⚠ 1.9%	⚠ 2.4%
Native Hawaiian and Other Pacific Islander alone, percent (a)	⚠ 0.0%	⚠ 0.0%	⚠ 0.0%
Two or More Races, percent	⚠ 4.7%	⚠ 5.3%	⚠ 4.4%
Hispanic or Latino, percent (b)	⚠ 3.4%	⚠ 2.2%	⚠ 1.3%
White alone, not Hispanic or Latino, percent	⚠ 89.1%	⚠ 82.8%	⚠ 91.4%

DEMOGRAPHICS

Population Characteristics			
Veterans, 2017-2021	182	341	432
Foreign born persons, percent, 2017-2021	6.6%	7.0%	9.6%
Housing			
Housing units, July 1, 2021, (V2021)	X	X	X
Owner-occupied housing unit rate, 2017-2021	84.0%	74.0%	94.9%
Median value of owner-occupied housing units, 2017-2021	\$347,500	\$380,900	\$364,400
Median selected monthly owner costs -with a mortgage, 2017-2021	\$2,422	\$2,486	\$2,424
Median selected monthly owner costs -without a mortgage, 2017-2021	\$963	\$1,173	\$1,114
Median gross rent, 2017-2021	\$1,541	\$1,269	\$1,283
Building permits, 2021	X	X	X

DEMOGRAPHICS

Families & Living Arrangements			
Households, 2017-2021	2,262	4,597	4,024
Persons per household, 2017-2021	2.47	2.51	2.48
Living in same house 1 year ago, percent of persons age 1 year+, 2017-2021	92.4%	91.4%	94.7%
Language other than English spoken at home, percent of persons age 5 years+, 2017-2021	10.6%	8.3%	6.9%
Computer and Internet Use			
Households with a computer, percent, 2017-2021	97.5%	98.5%	95.3%
Households with a broadband Internet subscription, percent, 2017-2021	94.8%	94.1%	93.0%
Education			
High school graduate or higher, percent of persons age 25 years+, 2017-2021	99.0%	98.3%	98.6%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021	69.9%	71.2%	77.5%
Health			
With a disability, under age 65 years, percent, 2017-2021	4.0%	5.0%	6.6%
Persons without health insurance, under age 65 years, percent	⚠ 1.4%	⚠ 1.8%	⚠ 2.0%

DEMOGRAPHICS

Economy			
In civilian labor force, total, percent of population age 16 years+, 2017-2021	63.8%	73.4%	63.7%
In civilian labor force, female, percent of population age 16 years+, 2017-2021	55.9%	70.5%	57.6%
Total accommodation and food services sales, 2017 (\$1,000) (c)	17,595	15,180	14,325
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	235,863	D	84,153
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	NA	NA	4,101
Total retail sales, 2017 (\$1,000) (c)	122,730	12,749	47,306
Total retail sales per capita, 2017 (c)	\$23,579	\$1,142	\$5,153
Transportation			
Mean travel time to work (minutes), workers age 16 years+, 2017-2021	24.6	25.7	25.4
Income & Poverty			
Median household income (in 2021 dollars), 2017-2021	\$125,909	\$123,859	\$146,667
Per capita income in past 12 months (in 2021 dollars), 2017-2021	\$78,789	\$64,302	\$80,610
Persons in poverty, percent	⚠ 2.3%	⚠ 4.3%	⚠ 2.6%

DEMOGRAPHICS

BUSINESSES

Businesses			
Total employer establishments, 2020	X	X	X
Total employment, 2020	X	X	X
Total annual payroll, 2020 (\$1,000)	X	X	X
Total employment, percent change, 2019-2020	X	X	X
Total nonemployer establishments, 2019	X	X	X
All employer firms, Reference year 2017	154	197	283
Men-owned employer firms, Reference year 2017	S	113	S
Women-owned employer firms, Reference year 2017	S	S	S
Minority-owned employer firms, Reference year 2017	S	S	S
Nonminority-owned employer firms, Reference year 2017	S	S	224
Veteran-owned employer firms, Reference year 2017	S	S	S
Nonveteran-owned employer firms, Reference year 2017	S	179	224

DEMOGRAPHICS

GEOGRAPHY			
Geography			
Population per square mile, 2020	5,346.5	5,353.2	3,713.1
Population per square mile, 2010	5,118.1	5,327.5	3,446.6
Land area in square miles, 2020	1.06	2.17	2.73
Land area in square miles, 2010	1.06	2.17	2.75
FIPS Code	2635480	2635540	2635520