



OFFERING MEMORANDUM

WAYNE 30 UNITS

35641-35649 Brush St, 3448-3468 Gloria St, 34610 Sims St, Wayne, MI 48184

Marcus & Millichap



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.

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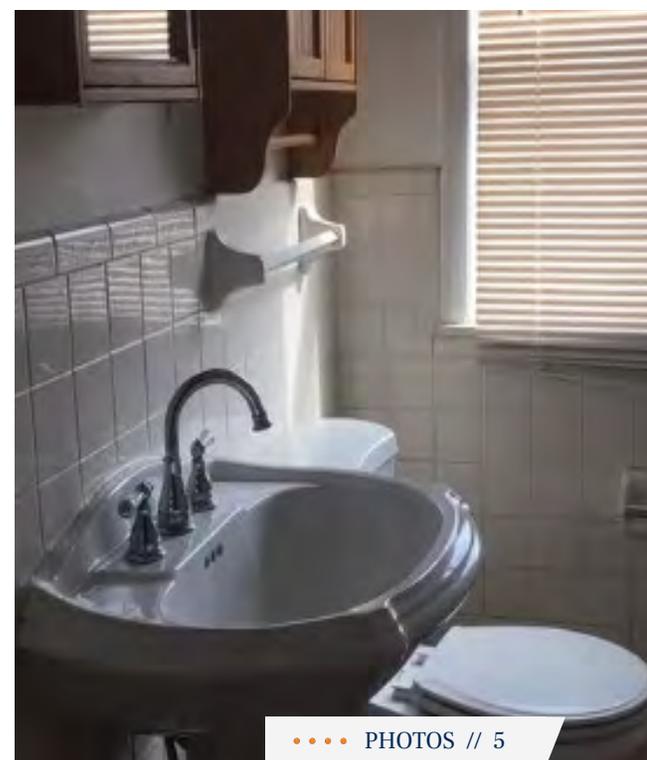
SECTION 1

01



PHOTOS









SECTION 2

02

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap

OFFERING SUMMARY

35641 BRUSH ST 35641 BRUSH STREET



Listing Price
\$1,450,000



Cap Rate
8.02%



of Units
30

FINANCIAL

Listing Price	\$1,450,000
Down Payment	24% / \$350,000
NOI	\$116,225
Cap Rate	8.02%
Total Return	13.46%
Price/SF	\$87.35
Rent/SF (Monthly)	\$1.38
Price/Unit	\$48,333

OPERATIONAL

Gross SF	17,800 SF
# of Units	30
Occupancy	90%
Year Built	1950



WAYNE 30 UNITS

35641 Brush St 35641 Brush Street, Wayne, MI 48184

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the Wayne Portfolio, a 30-unit multifamily offering comprised of three properties located in Wayne, Michigan: Gloria Apartments at 3448-3468 Gloria Street, Sims Apartments at 34610 Sims Street, and Brush Apartments at 35641-35657 Brush Street.

The portfolio features a diverse unit mix of studio, one, two, three, and five bedroom apartments, ranging in size from approximately 700 to 1,500 square feet, appealing to a broad tenant base. Constructed between 1940 and 1958, the properties feature durable construction and functional layouts.

With multiple unit types and three separate locations within the same submarket, the Wayne Portfolio provides operational scale while maintaining neighborhood-level appeal. The offering presents investors with the opportunity to acquire a diversified, cashflowing portfolio in a stable Wayne County rental market with long-term demand fundamentals.

Recent capital improvements include new roofs at 35641 Brush and 35649 Brush, as well as a newly completed apron at the Brush properties at an approximate cost of \$9,000, further enhancing the overall condition and long-term durability of the portfolio.



03



PROPERTY INFORMATION

Utilities & Mechanical Systems
Regional Map
Aerial Map

Marcus & Millichap



WAYNE 30 UNITS

UTILITIES & MECHANICAL SYSTEMS

HEATING SYSTEMS

3468 Gloria	Forced air common furnace
3448 Gloria	Individual wall furnace in each apartment
34610 Sims	Individual furnace in each apartment
35641 Brush	Forced air common furnace
35649 Brush	Individual furnace in each apartment
35756 Brush	Common boiler system

UTILITY METERING

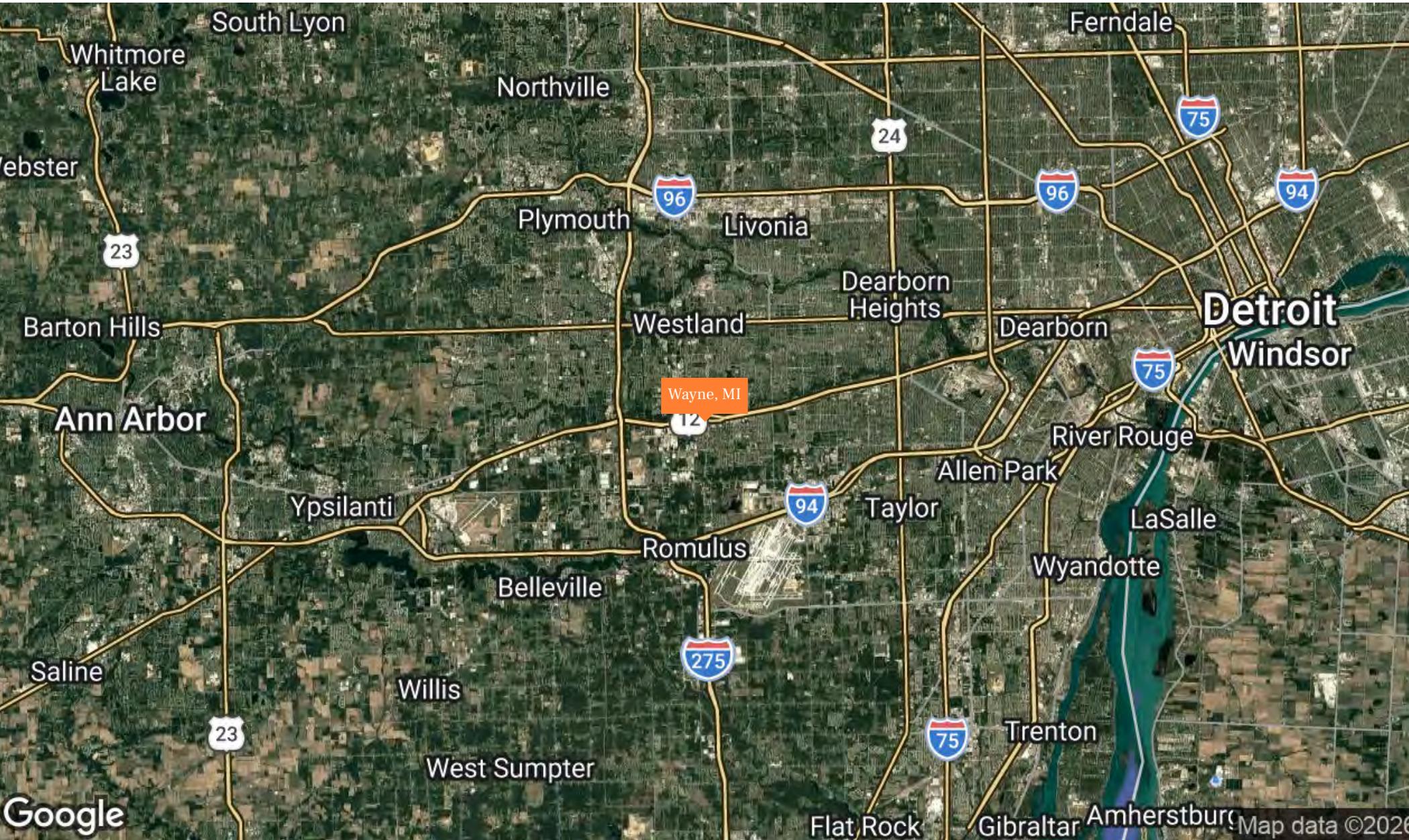
3468 Gloria	Electric metered to tenants, landlord pays gas
3448 Gloria	Electric and gas individually metered to tenants

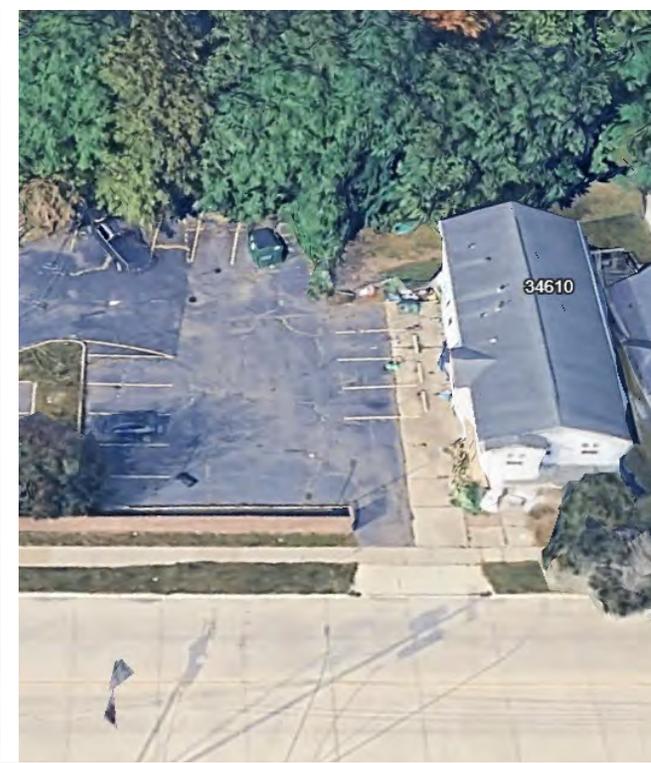
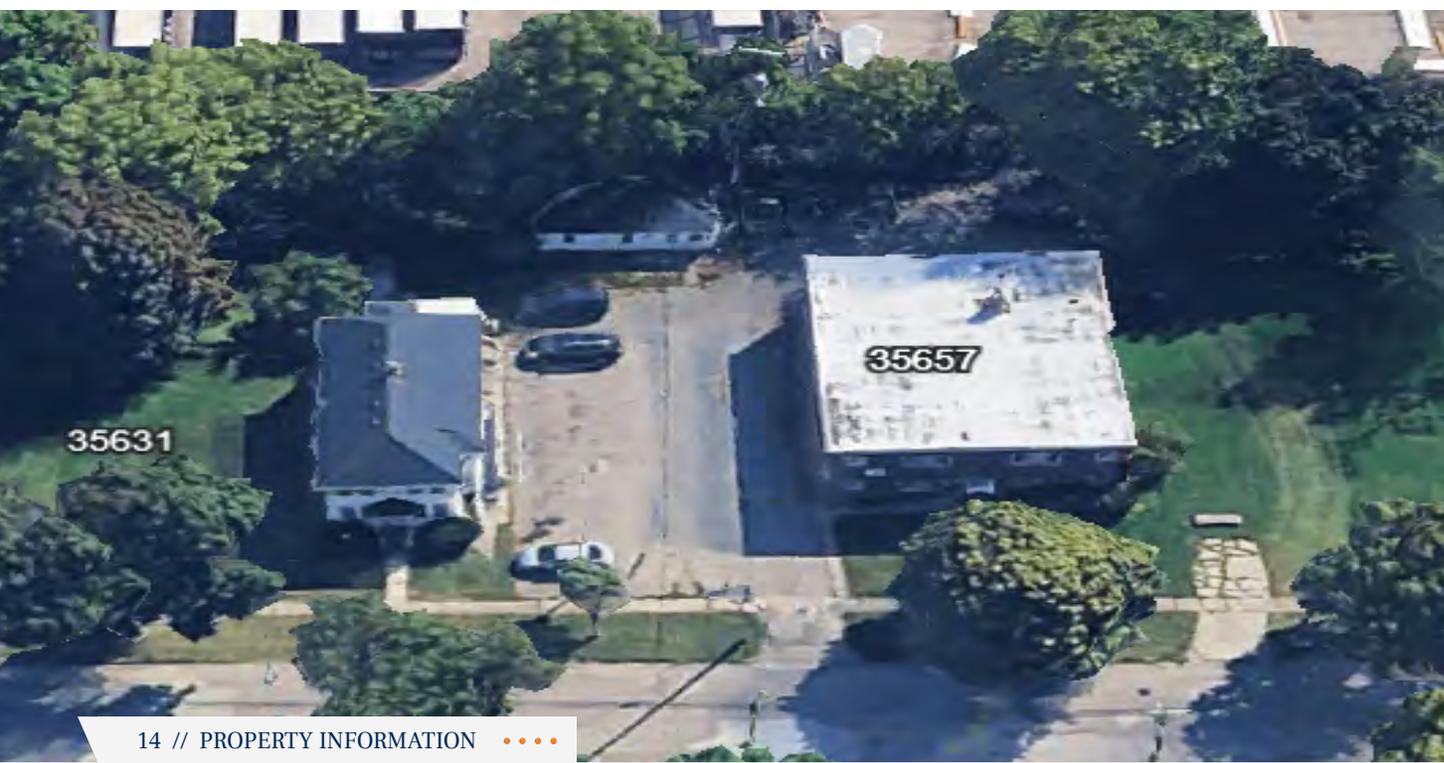
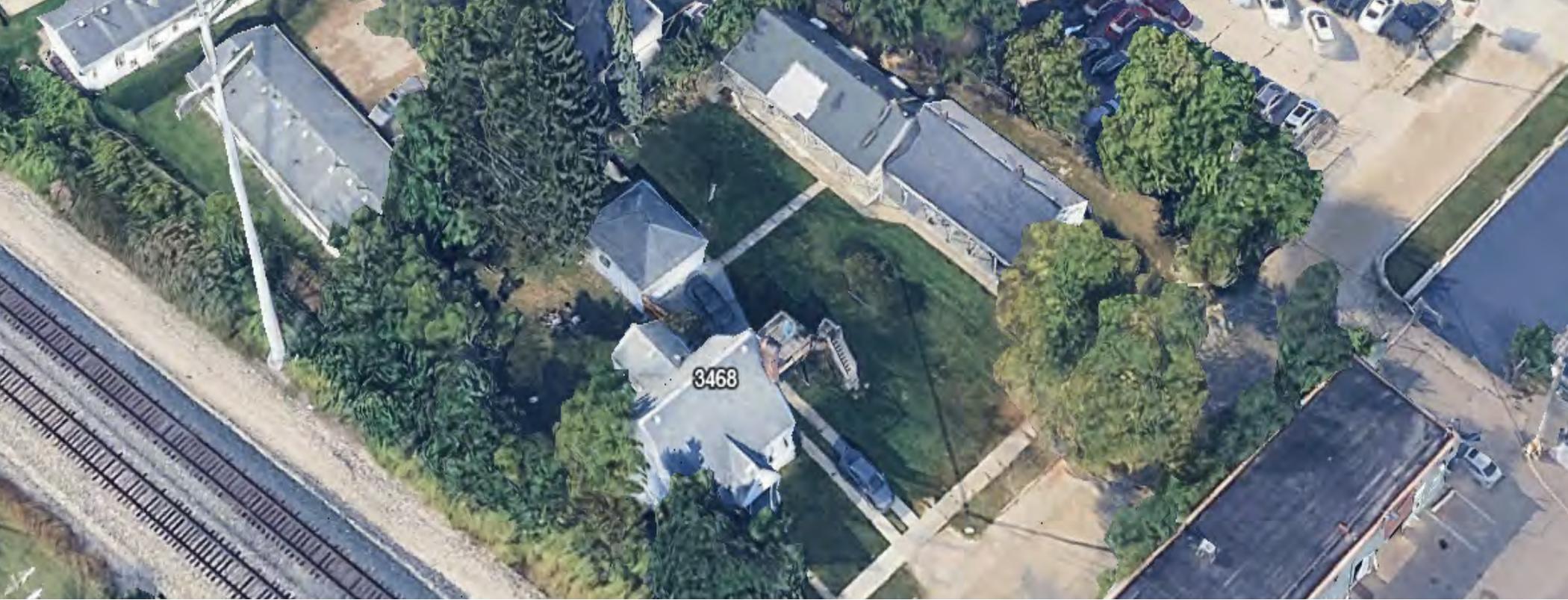
LANDLORD METERED

34610 Sims	Landlord pays all utilities
35641 Brush	Landlord pays all utilities
35649 Brush	Landlord pays all utilities
35657 Brush	Landlord pays all utilities

WAYNE 30 UNITS

REGIONAL MAP





SECTION 4

04

FINANCIAL ANALYSIS

Financial Details

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WAYNE 30 UNITS

FINANCIAL DETAILS

As of January,2026

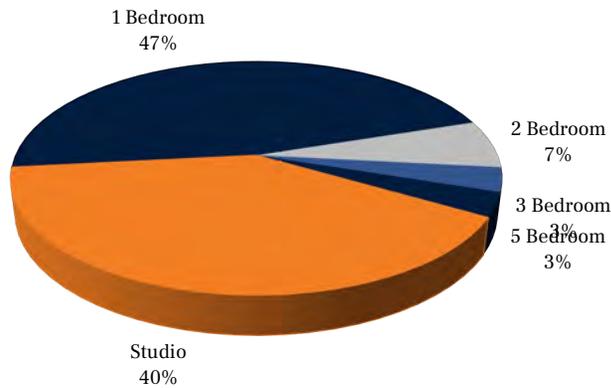
UNIT	UNIT TYPE	Square Feet	SCHEDULED Rent / Month	SCHEDULED Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
Gloria 3448-A	1 Bedroom 1 Bathroom	500	\$800	\$1.60	\$800	\$1.60
Gloria 3448-B	1 Bedroom 1 Bathroom	500	\$721	\$1.44	\$721	\$1.44
Gloria 3448-C	1 Bedroom 1 Bathroom	500	\$800	\$1.60	\$800	\$1.60
Gloria 3448-D	1 Bedroom 1 Bathroom	500	\$800	\$1.60	\$800	\$1.60
Gloria 3448-E	1 Bedroom 1 Bathroom	500	\$738	\$1.48	\$738	\$1.48
Gloria 3448-F	1 Bedroom 1 Bathroom	500	\$722	\$1.44	\$722	\$1.44
Gloria 3468-1	1 Bedroom 1 Bathroom	600	\$715	\$1.19	\$715	\$1.19
Gloria 3468-2	1 Bedroom 1 Bathroom	600	\$1,155	\$1.93	\$1,155	\$1.93
Gloria 3468-3	2 Bedroom 1 Bathroom	900	\$850	\$0.94	\$850	\$0.94
Sims 34610-1	3 Bedroom 1 Bathroom	1,300	\$1,500	\$1.15	\$1,500	\$1.15
Sims 34610-2	5 Bedroom 1 Bathroom	1,500	\$1,331	\$0.89	\$1,331	\$0.89
Brush 35641-1	Studio	250	\$600	\$2.40	\$600	\$2.40
Brush 35641-2	Studio	250	\$600	\$2.40	\$600	\$2.40
Brush 35641-3	Studio	250	\$590	\$2.36	\$590	\$2.36
Brush 35641-4	Studio	250	\$457	\$1.83	\$457	\$1.83
Brush 35641-5	Studio	250	\$600	\$2.40	\$600	\$2.40
Brush 35641-6	Studio	250	\$607	\$2.43	\$607	\$2.43
Brush 35641-7	Studio	250	\$672	\$2.69	\$672	\$2.69
Brush 35641-8	Studio	250	\$600	\$2.40	\$600	\$2.40
Brush 35649-1	Studio	400	\$600	\$1.50	\$600	\$1.50
Brush 35649-2	Studio	400	\$600	\$1.50	\$600	\$1.50
Brush 35657-1	1 Bedroom 1 Bathroom	600	\$754	\$1.26	\$754	\$1.26
Brush 35657-2	1 Bedroom 1 Bathroom	600	\$799	\$1.33	\$799	\$1.33
Brush 35657-3	1 Bedroom 1 Bathroom	600	\$799	\$1.33	\$799	\$1.33
Brush 35657-4	2 Bedroom 2 Bathroom	1,500	\$799	\$0.53	\$799	\$0.53
Brush 35657-5	1 Bedroom 1 Bathroom	600	\$798	\$1.33	\$798	\$1.33
Brush 35657-6	1 Bedroom 1 Bathroom	600	\$750	\$1.25	\$750	\$1.25
Brush 35657-7	Studio	400	\$600	\$1.50	\$600	\$1.50
Brush 35657-8	1 Bedroom 1 Bathroom	600	\$797	\$1.33	\$797	\$1.33
Brush 35657-9	Studio	400	\$825	\$2.06	\$825	\$2.06
Total		16,600	\$22,979	\$1.38	\$22,979	\$1.38

WAYNE 30 UNITS

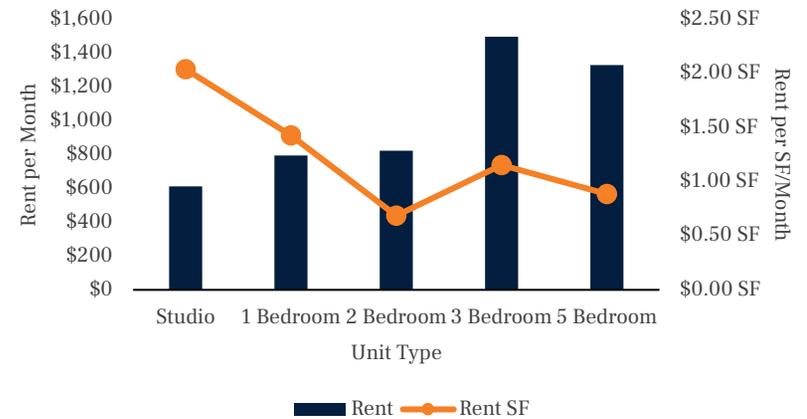
FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
Studio	12	300	\$457 - \$825	\$613	\$2.04	\$7,351	\$613	\$2.04	\$7,351
1 Bedroom 1 Bathroom	14	557	\$715 - \$1,155	\$796	\$1.43	\$11,148	\$796	\$1.43	\$11,148
2 Bedroom 1 Bathroom	1	900	\$850 - \$850	\$850	\$0.94	\$850	\$850	\$0.94	\$850
2 Bedroom 2 Bathroom	1	1,500	\$799 - \$799	\$799	\$0.53	\$799	\$799	\$0.53	\$799
3 Bedroom 1 Bathroom	1	1,300	\$1,500 - \$1,500	\$1,500	\$1.15	\$1,500	\$1,500	\$1.15	\$1,500
5 Bedroom 1 Bathroom	1	1,500	\$1,331 - \$1,331	\$1,331	\$0.89	\$1,331	\$1,331	\$0.89	\$1,331
TOTALS/WEIGHTED AVERAGE	30	553		\$766	\$1.38	\$22,979	\$766	\$1.38	\$22,979
GROSS ANNUALIZED RENTS				\$275,748			\$275,748		

Unit Distribution



Unit Rent



WAYNE 30 UNITS

FINANCIAL DETAILS

INCOME	Year End 2025		Current		Year 1	NOTES	PER UNIT	PER SF
Rental Income								
Gross Potential Rent	214,147		275,748		289,535		9,651	17.44
Loss / Gain to Lease	0	0.0%	0	0.0%	0		0	0.00
Gross Scheduled Rent	214,147		275,748		289,535		9,651	17.44
Physical Vacancy	0	0.0%	(27,575)	10.0%	(14,477)	5.0%	(483)	(0.87)
TOTAL VACANCY	\$0	0.0%	(\$27,575)	10.0%	(\$14,477)	5.0%	(\$483)	(\$1)
Effective Rental Income	214,147		248,173		275,059		9,169	16.57
Other Income								
Utility Bill-Back	8,433		8,433		8,433		281	0.51
All Other Income	6,160		6,160		6,160		205	0.37
TOTAL OTHER INCOME	\$14,593		\$14,593		\$14,593		\$486	\$0.88
EFFECTIVE GROSS INCOME	\$228,740		\$262,766		\$289,652		\$9,655	\$17.45
EXPENSES	Year End 2025		Current		Year 1	NOTES	PER UNIT	PER SF
Real Estate Taxes	27,361		32,575		32,575		1,086	1.96
Insurance	14,937		14,937		14,937		498	0.90
Utilities - Electric	17,558		17,558		17,558		585	1.06
Utilities - Water & Sewer	11,451		11,451		11,451		382	0.69
Utilities - Gas	8,783		8,783		8,783		293	0.53
Trash Removal	786		1,500		1,500		50	0.09
Repairs & Maintenance	21,884		21,884		21,884		729	1.32
Landscaping	3,701		3,701		3,701		123	0.22
Marketing & Advertising	1,131		1,131		1,131		38	0.07
General & Administrative	6,907		4,500		4,500		150	0.27
Operating Reserves			7,500		7,500		250	0.45
Management Fee	5,727		21,021	8.0%	23,172	8.0%	772	1.40
TOTAL EXPENSES	\$130,196		\$146,541		\$148,692		\$4,956	\$8.96
EXPENSES AS % OF EGI	56.9%		55.8%		51.3%			
NET OPERATING INCOME	\$98,544		\$116,225		\$140,959		\$4,699	\$8.49

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

WAYNE 30 UNITS

FINANCIAL DETAILS

SUMMARY		
Price	\$1,450,000	
Down Payment	\$362,500	25%
Number of Units	30	
Price Per Unit	\$48,333	
Price Per SqFt	\$87.35	
Rentable SqFt	16,600	
Lot Size	0.00 Acres	
Approx. Year Built	0	

RETURNS	Current	Year 1	Reno
CAP Rate	8.02%	9.72%	11.37%
GRM	5.26	5.01	4.75
Cash-on-Cash	8.31%	15.14%	18.75%
Debt Coverage Ratio	1.35	1.64	1.93

FINANCING	1st Loan
Loan Amount	\$1,087,500
Loan Type	New
Interest Rate	6.25%
Amortization	25 Years
Year Due	2030

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative for more information.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
12	Studio	300	\$613	\$613
14	1 Bedroom	557	\$796	\$796
2	2 Bedroom	1,200	\$825	\$825
1	3 Bedroom	1,300	\$1,500	\$1,500
1	5 Bedroom	1,500	\$1,331	\$1,331

IRR Year	IRR Unlevered	RR Levered
5	0.00%	0.00%
7	0.00%	0.00%
10	3.24%	0.00%

OPERATING DATA				
INCOME		Current	Year 1	
Gross Scheduled Rent		\$275,748	\$289,535	
Less: Vacancy/Deductions	10.0%	\$27,575	5.0%	\$14,477
Total Effective Rental Income		\$248,173	\$275,059	
Other Income		\$14,593	\$14,593	
Effective Gross Income		\$262,766	\$289,652	
Less: Expenses	55.8%	\$146,541	51.3%	\$148,692
Net Operating Income		\$116,225	\$140,959	
Cash Flow		\$116,225	\$140,959	
Debt Service		\$86,087	\$86,087	
Net Cash Flow After Debt Service	8.31%	\$30,138	15.14%	\$54,873
Principal Reduction		\$18,646	\$19,846	
TOTAL RETURN		13.46%	20.61%	\$74,718

EXPENSES	Current	Year 1
Real Estate Taxes	\$32,575	\$32,575
Insurance	\$14,937	\$14,937
Utilities - Electric	\$17,558	\$17,558
Utilities - Water & Sewer	\$11,451	\$11,451
Utilities - Gas	\$8,783	\$8,783
Trash Removal	\$1,500	\$1,500
Repairs & Maintenance	\$21,884	\$21,884
Landscaping	\$3,701	\$3,701
Marketing & Advertising	\$1,131	\$1,131
General & Administrative	\$4,500	\$4,500
Operating Reserves	\$7,500	\$7,500
Management Fee	\$21,021	\$23,172
TOTAL EXPENSES	\$146,541	\$148,692
Expenses/Unit	\$4,885	\$4,956
Expenses/SF	\$8.83	\$8.96

SECTION 5

05

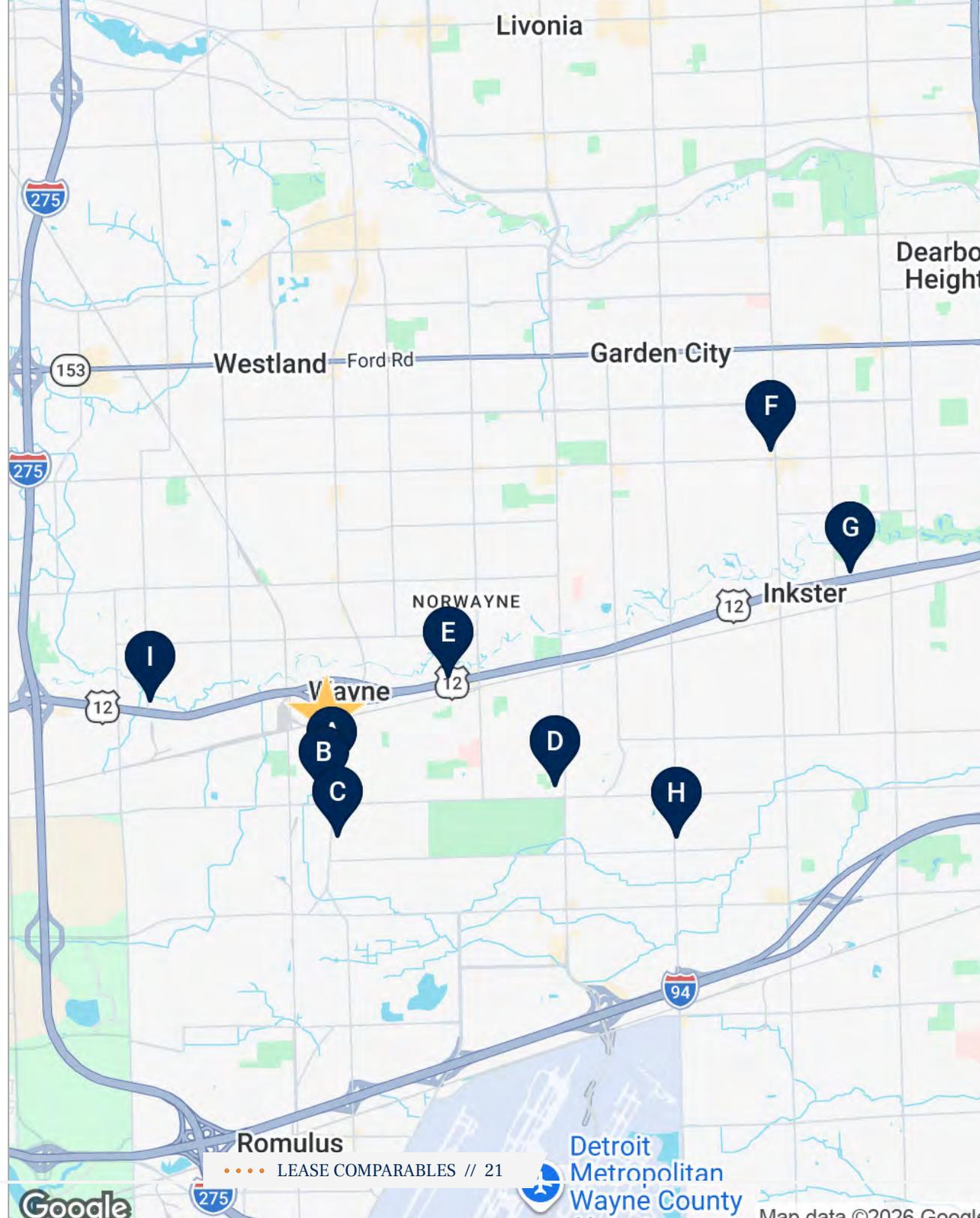
LEASE COMPARABLES

Rent Comps Map
Rent Comps Summary
Rent by Bed Chart
Rent Comps

Marcus & Millichap

RENT COMPS MAP

-  Wayne 30 Units
-  A Maplewood
-  B 5700 Woodward St
-  C Woodside Square
-  D Chestnut Court Apartments
-  E Pebble Creek Apartments
-  F 180 Arcola St
-  G Pineridge Park Apartments
-  H Mid Apartments
-  I John Hix



WAYNE 30 UNITS

RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	# OF UNITS
	Wayne 30 Units 35641 Brush St 35641 Brush Street Wayne, MI 48184	\$1.38	553 SF	\$766	30
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	# OF UNITS
	Maplewood 5266 S Wayne Rd Wayne, MI 48184	\$1.17	550 SF	\$643	16
	5700 Woodward St Wayne, MI 48184	\$1.46	600 SF	\$875	12
	Woodside Square 35473 E Alexander St Romulus, MI 48174	\$1.43	726 SF	\$1,038	85
	Chestnut Court Apartments 31500 Van Born Rd Wayne, MI 48184	\$1.26	898 SF	\$1,133	82
	Pebble Creek Apartments 33420 Michigan Ave Wayne, MI 48184	\$1.36	700 SF	\$950	48
	180 Arcola St Garden City, MI 48135	\$1.19	560 SF	\$665	12
	Pineridge Park Apartments 26303 Oakland St Inkster, MI 48141	\$1.21	700 SF	\$850	42

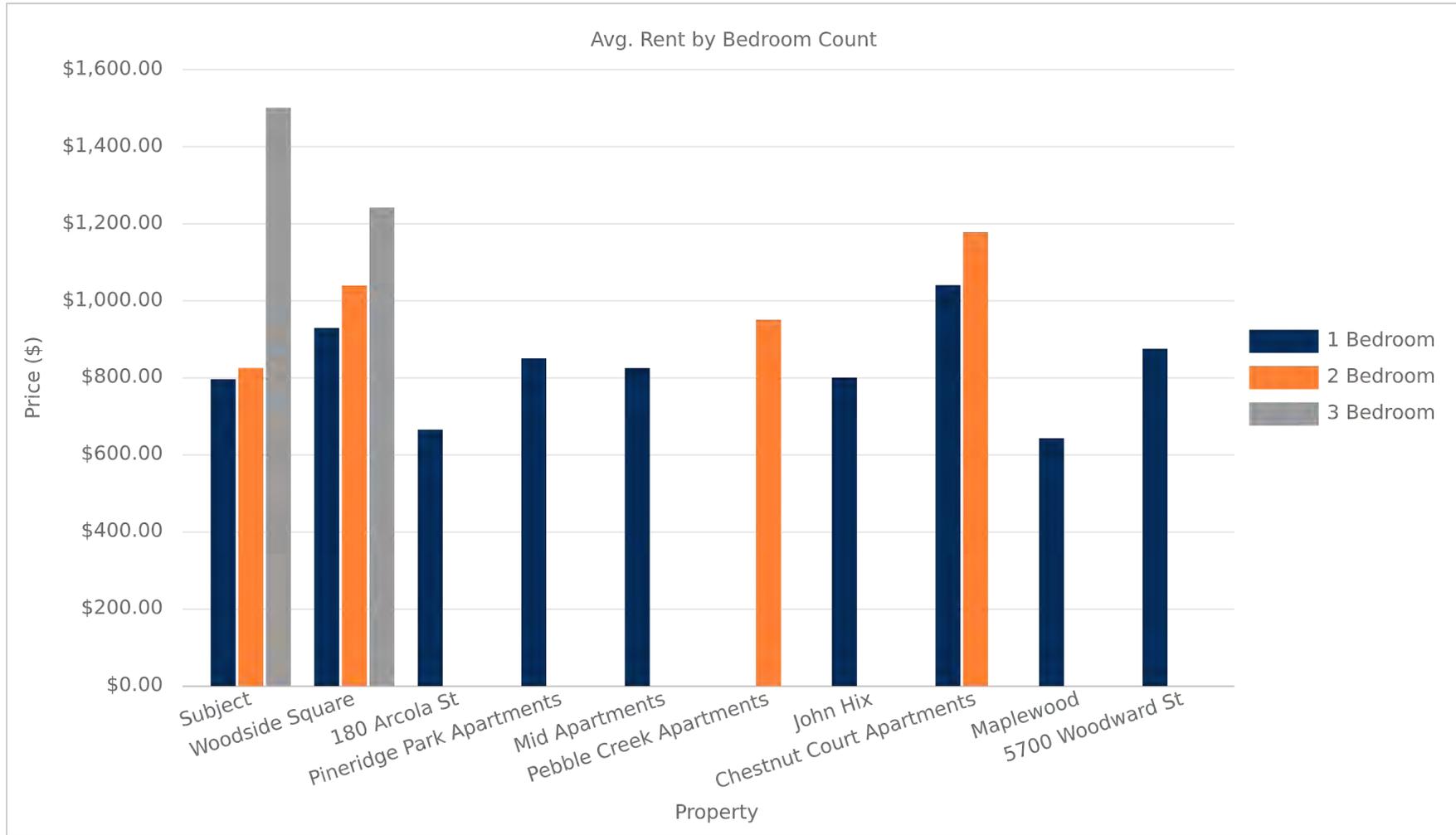
WAYNE 30 UNITS

RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	# OF UNITS
	Mid Apartments 6311 Middlebelt Rd Romulus, MI 48174	\$1.50	550 SF	\$825	24
	John Hix 3651 S John Hix Rd Wayne, MI 48184	\$1.33	600 SF	\$800	12
	AVERAGES	\$1.32	654 SF	\$864	37

WAYNE 30 UNITS

RENT BY BED CHART



WAYNE 30 UNITS

RENT COMPS



Wayne 30 Units

35641 Brush St 35641 Brush Street, Wayne, MI 48184



30 Units



90% Total Occupancy



Year Built 1950



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	14	46.7	557	\$796	\$1.43
2 Bedroom	2	6.7	1,200	\$825	\$0.69
3 Bedroom	1	3.3	1,300	\$1,500	\$1.15
5 Bedroom	1	3.3	1,500	\$1,331	\$0.89
Studio	12	40.0	300	\$613	\$2.04
TOTAL/AVG	30	100%	553	\$766	\$1.38



Maplewood

5266 S Wayne Rd, Wayne, MI 48184



16 Units



Year Built 1953



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	16	100	550	\$643	\$1.17
TOTAL/AVG	16	100%	550	\$643	\$1.17

WAYNE 30 UNITS

RENT COMPS

B 5700 Woodward St
Wayne, MI 48184

 12 Units



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	12	100	600	\$875	\$1.46
TOTAL/AVG	12	100%	600	\$875	\$1.46

C Woodside Square
35473 E Alexander St, Romulus, MI 48174

 85 Units |  Year Built 1969



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	17	20	500	\$929	\$1.86
2 Bedroom	59	69.4	750	\$1,039	\$1.39
3 Bedroom	9	10.6	1,000	\$1,241	\$1.24
TOTAL/AVG	85	100%	726	\$1,038	\$1.43

WAYNE 30 UNITS

RENT COMPS

D **Chestnut Court Apartments**
31500 Van Born Rd, Wayne, MI 48184

 82 Units |  Year Built 1999



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	26	31.7	735	\$1,040	\$1.41
2 Bedroom	56	68.3	974	\$1,177	\$1.21
TOTAL/AVG	82	100%	898	\$1,133	\$1.26

E **Pebble Creek Apartments**
33420 Michigan Ave, Wayne, MI 48184

 48 Units |  Year Built 1970



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bedroom	48	100	700	\$950	\$1.36
TOTAL/AVG	48	100%	700	\$950	\$1.36

WAYNE 30 UNITS

RENT COMPS

F 180 Arcola St
Garden City, MI 48135

 12 Units |  Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	12	100	560	\$665	\$1.19
TOTAL/AVG	12	100%	560	\$665	\$1.19

G Pineridge Park Apartments
26303 Oakland St, Inkster, MI 48141

 42 Units |  Year Built 1978



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	42	100	700	\$850	\$1.21
TOTAL/AVG	42	100%	700	\$850	\$1.21

WAYNE 30 UNITS

RENT COMPS

H **Mid Apartments**
6311 Middlebelt Rd, Romulus, MI 48174

 24 Units |  Year Built 1955



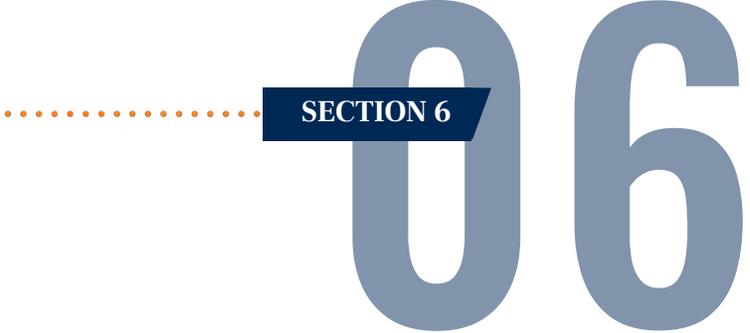
UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	24	100	550	\$825	\$1.50
TOTAL/AVG	24	100%	550	\$825	\$1.50

I **John Hix**
3651 S John Hix Rd, Wayne, MI 48184

 12 Units |  Year Built 1966



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	12	100	600	\$800	\$1.33
TOTAL/AVG	12	100%	600	\$800	\$1.33



SECTION 6

06



MARKET OVERVIEW

Demographics
Broker of Record

Marcus & Millichap



WAYNE 30 UNITS

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	10,194	69,565	184,197
2024 Estimate			
Total Population	10,313	70,297	185,916
2020 Census			
Total Population	10,793	73,925	195,042
2010 Census			
Total Population	10,493	73,726	192,005
Daytime Population			
2024 Estimate	13,729	57,881	154,197
HOUSEHOLDS			
2029 Projection			
Total Households	4,537	29,483	79,808
2024 Estimate			
Total Households	4,549	29,592	80,135
Average (Mean) Household Size	2.2	2.4	2.3
2020 Census			
Total Households	4,565	29,747	80,597
2010 Census			
Total Households	4,261	28,528	76,984
Growth 2024-2029	-0.3%	-0.4%	-0.4%
HOUSING UNITS			
Occupied Units			
2029 Projection	4,785	31,080	84,487
2024 Estimate	4,797	31,196	84,839
Owner Occupied	2,597	19,016	48,525
Renter Occupied	1,950	10,561	31,600
Vacant	248	1,604	4,704
Persons in Units			
2024 Estimate Total Occupied Units	4,549	29,592	80,135
1 Person Units	41.3%	35.1%	36.3%
2 Person Units	27.6%	31.2%	31.1%
3 Person Units	13.8%	14.8%	14.4%
4 Person Units	9.1%	10.4%	10.2%
5 Person Units	4.9%	5.2%	4.9%
6+ Person Units	3.2%	3.3%	3.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	2.4%	3.7%	3.8%
\$150,000-\$199,999	2.5%	5.0%	5.4%
\$100,000-\$149,999	13.4%	15.8%	15.2%
\$75,000-\$99,999	14.8%	15.1%	14.3%
\$50,000-\$74,999	21.6%	20.3%	20.1%
\$35,000-\$49,999	16.1%	14.3%	12.6%
\$25,000-\$34,999	8.0%	7.5%	8.7%
\$15,000-\$24,999	7.7%	8.3%	8.6%
Under \$15,000	13.4%	10.1%	11.3%
Average Household Income	\$68,629	\$77,327	\$77,522
Median Household Income	\$59,080	\$63,470	\$63,592
Per Capita Income	\$29,624	\$32,341	\$32,660
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	10,313	70,297	185,916
Under 20	24.2%	24.5%	23.9%
20 to 34 Years	21.1%	20.9%	21.8%
35 to 39 Years	6.3%	6.3%	6.4%
40 to 49 Years	12.1%	12.3%	12.0%
50 to 64 Years	21.2%	20.2%	19.9%
Age 65+	14.9%	15.7%	16.0%
Median Age	39.0	39.0	39.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	7,195	48,834	129,924
Elementary (0-8)	2.4%	2.5%	2.8%
Some High School (9-11)	11.5%	7.9%	8.1%
High School Graduate (12)	34.8%	35.7%	32.6%
Some College (13-15)	24.5%	26.3%	24.8%
Associate Degree Only	10.4%	8.5%	9.0%
Bachelor's Degree Only	11.6%	12.9%	14.6%
Graduate Degree	4.7%	6.2%	8.1%
Population by Gender			
2024 Estimate Total Population	10,313	70,297	185,916
Male Population	51.2%	51.5%	51.7%
Female Population	48.8%	48.5%	48.3%

WAYNE 30 UNITS

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 185,916. The population has changed by -3.17 percent since 2010. It is estimated that the population in your area will be 184,197 five years from now, which represents a change of -0.9 percent from the current year. The current population is 51.7 percent male and 48.3 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,362 people per square mile.



HOUSEHOLDS

There are currently 80,135 households in your selected geography. The number of households has changed by 4.09 percent since 2010. It is estimated that the number of households in your area will be 79,808 five years from now, which represents a change of -0.4 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2024, the median household income for your selected geography is \$63,592, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 46.23 percent since 2010. It is estimated that the median household income in your area will be \$73,647 five years from now, which represents a change of 15.8 percent from the current year.

The current year per capita income in your area is \$32,660, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$77,522, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 87,507 people in your selected area were employed. The 2010 Census revealed that 55.1 of employees are in white-collar occupations in this geography, and 24 are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSING

The median housing value in your area was \$174,526 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 49,081.00 owner-occupied housing units and 27,905.00 renter-occupied housing units in your area.



EDUCATION

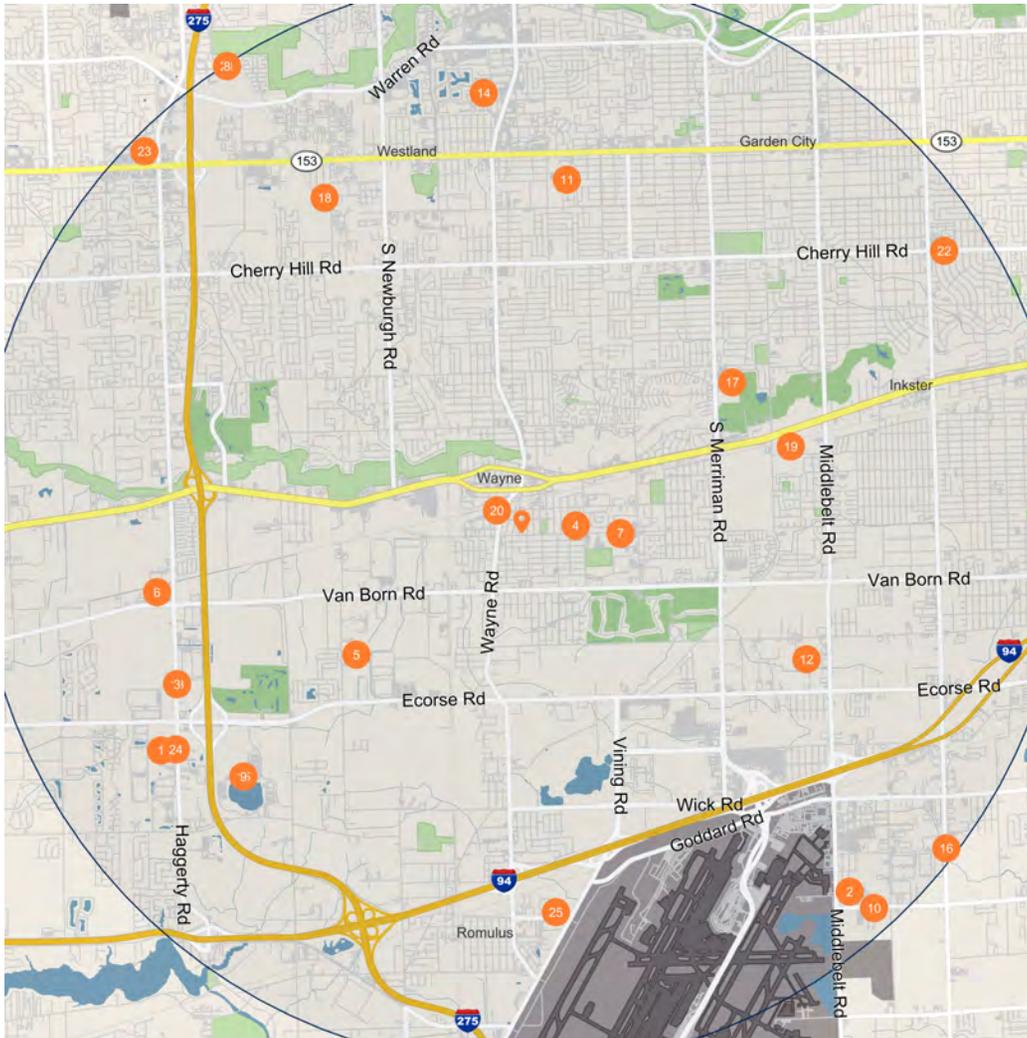
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 22.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 9.0 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 16.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.6 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 41.4 percent in the selected area compared with the 19.7 percent in the U.S.

WAYNE 30 UNITS

DEMOGRAPHICS



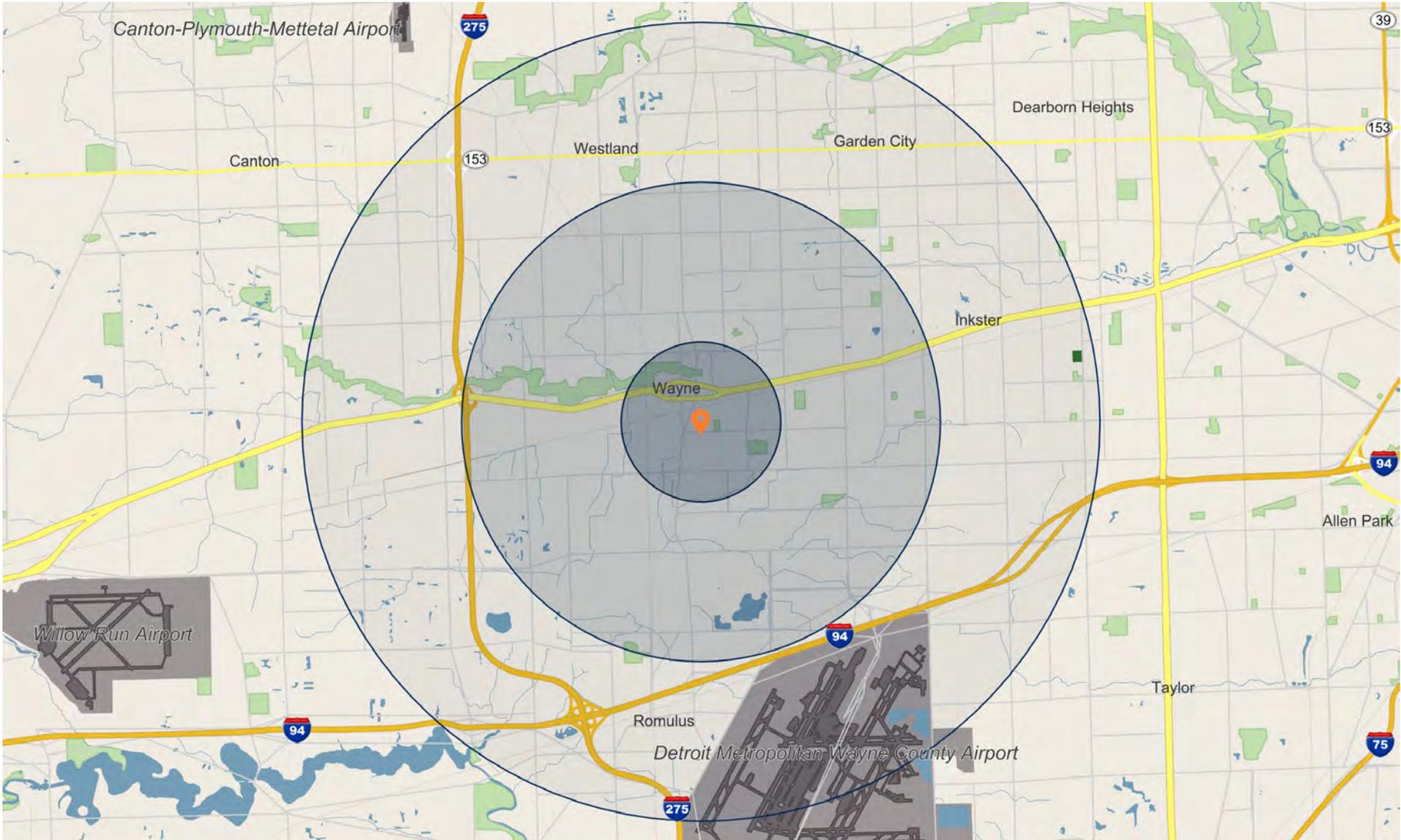
Major Employers

Employees

1	Murrays Disc Auto Stores Inc-Murrays Auto Part	2,200
2	URS Midwest Inc-Auto Transport Technical Ctr	1,100
3	Neapco Components LLC-Neapco Cmpnnts Accounts Payable	841
4	Plastipak Holdings Inc	755
5	Detroit Thermal Systems LLC	700
6	Sysco Detroit LLC-Sysco	700
7	Oakwood Healthcare Inc-Oakwood Hospital Annapolis Ctr	554
8	Lotus International Company	520
9	Visteon Corporation-VISTEON	499
10	Country Fresh LLC-Embest	473
11	Schoolcraft College-Redcliff Center	460
12	Philly Concession Entps Inc-Midfield Concession Entps	450
13	Neapco Drivelines LLC-Belleville Plant	400
14	Hayman Company-Hunters West Apartments The	397
15	Proterial America Ltd-Hitachi Metals America Div	350
16	Arrow Uniform-Taylor LLC-Arrow Uniform Rental	330
17	Michigan Dept Hlth & Humn Svcs-Walter Rupher Psychiatric Hosp	300
18	Plastipak Packaging Inc	265
19	Suburban Mblity Auth For Rgnal-Smart	262
20	Unistrut International Corp-Unistrut Diversified Products	250
21	MMS Holdings Inc-Trialassure	250
22	Oak Street Health Mso LLC	245
23	IKEA North America Svcs LLC-IKEA	227
24	Continental Vending Corp-Continental Services	225
25	Dst Industries Inc-Diversified Services Tech	225

WAYNE 30 UNITS

DEMOGRAPHICS



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