

OFFERING WITH MEMORANDUM

ALLENDALE APARTMENTS

35 ALLENDALE LN, GREENVILLE SC 29607

Allendale Apartments

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ALLENDALE APARTMENTS

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

01

OFFERING SUMMARY

ADDRESS	35 Allendale Ln Greenville SC 29607
COUNTY	Greenville
MARKET	Greenville
BUILDING SF	10,512 SF
LAND SF	24,002 SF
LAND ACRES	.551
NUMBER OF UNITS	10
YEAR BUILT	1997
YEAR RENOVATED	2022

FINANCIAL SUMMARY

OFFERING PRICE	\$1,700,000
PRICE PSF	\$161.72
PRICE PER UNIT	\$170,000
OCCUPANCY	95.00 %
NOI (CURRENT)	\$88,078
NOI (Rents at Market)	\$107,586
CAP RATE (CURRENT)	5.18 %
CAP RATE (Rents at Market)	6.33 %
GRM (CURRENT)	11.71
GRM (Rents at Market)	10.17

DEMOGRAPHICS

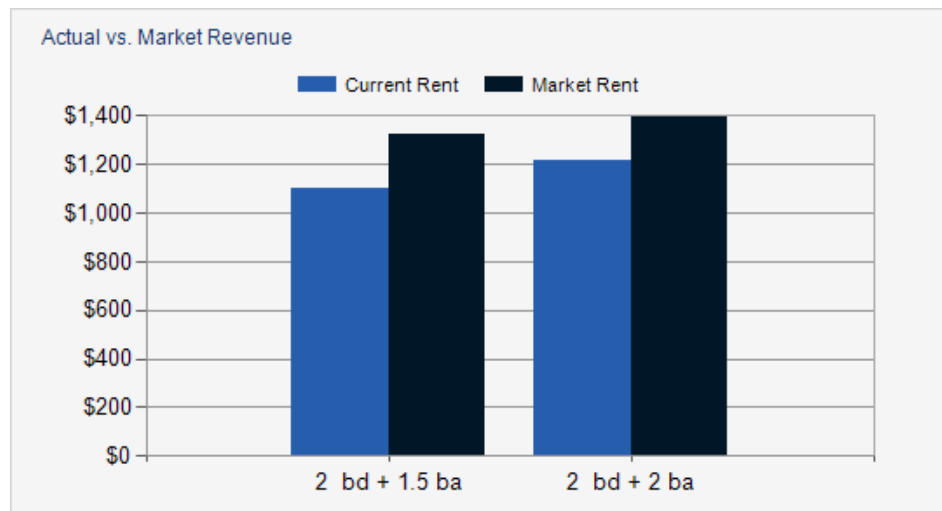
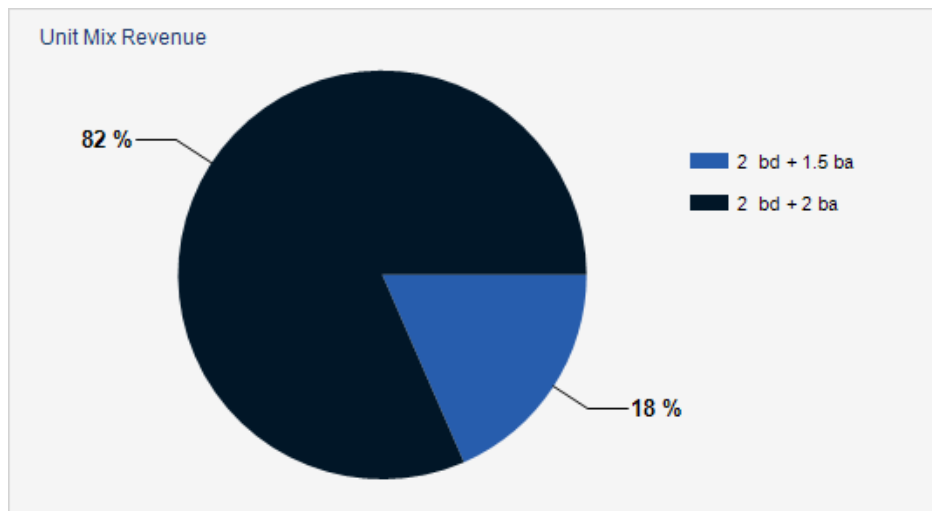
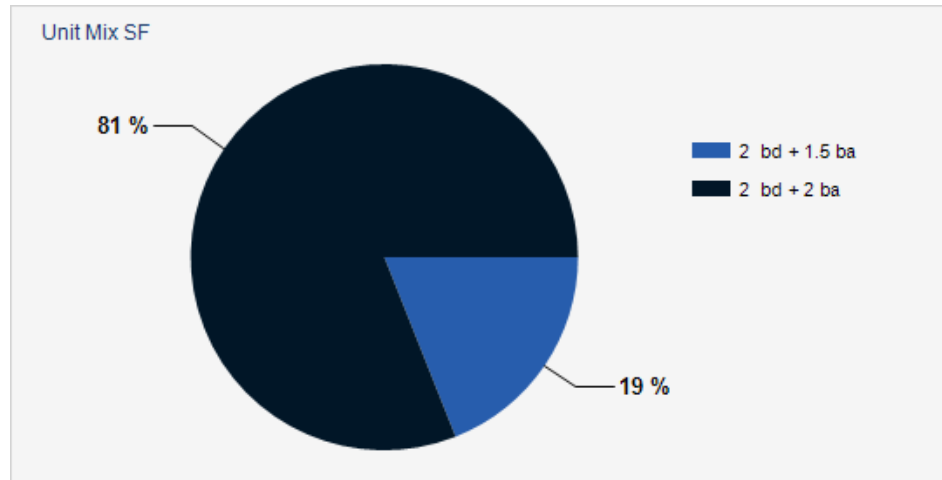
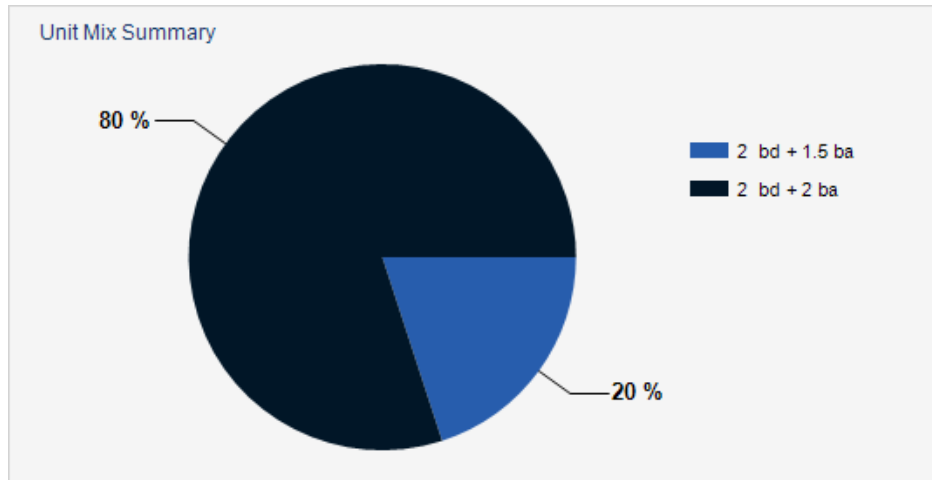
	1 MILE	3 MILE	5 MILE
2022 Population	8,502	73,201	174,517
2022 Median HH Income	\$50,874	\$66,692	\$57,586
2022 Average HH Income	\$92,829	\$110,676	\$93,684



Fully Renovated Multifamily Property in Prime Location of Greenville, SC

- Renovated kitchens with brand new stainless steel appliances, Formica countertops, LVP flooring, light fixtures, and cabinets
- Renovated bathrooms with new bathtub surrounds, toilets, vanities, sinks and light fixtures
- Brand new LVP Flooring through common areas and brand new carpet and light fixtures in bedrooms
- Updated landscaping and parking lot improvements
- Freshly Painted and newly reinforced staircases and railings
- In-unit Washer and Dryer Hookups
- Brand New Patio and Picnic area for Tenants to Enjoy

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1.5 ba	2	1,000	\$1,100	\$1.10	\$2,200	\$1,325	\$1.33	\$2,650
2 bd + 2 ba	8	1,064	\$1,215	\$1.14	\$9,720	\$1,395	\$1.31	\$11,160
Totals/Averages	10	1,051	\$1,192	\$1.12	\$11,920	\$1,381	\$1.32	\$13,810



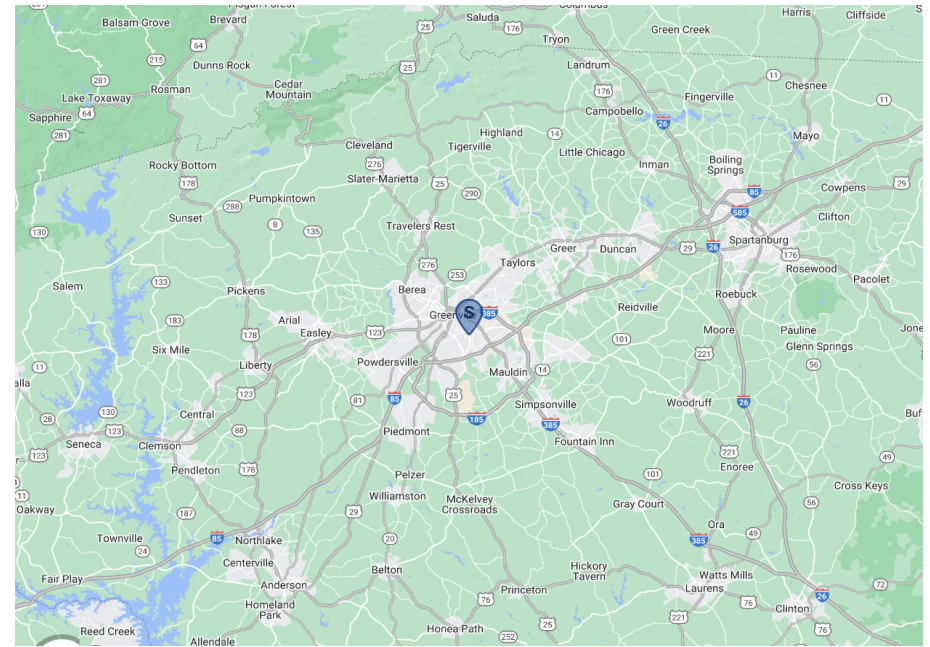
Prime Location in Greenville, SC

- This asset is located just five minutes away from Greenville's vibrant downtown, with direct access to the booming Laurens Rd retail corridor which includes retailers and restaurants such as, Fresh Market Grocery Store, Publix, Chick-Fil-A, Hometeam BBQ, Willy Taco, and many more
- The property is located within five miles of several interstates and highways, including I-85, giving residents easy access to job centers all over the Upstate region of South Carolina
- The Allendale Apartments are located within 5 miles of several interstates and highways, including I-85, giving residents easy access to job centers all over the Upstate region of South Carolina

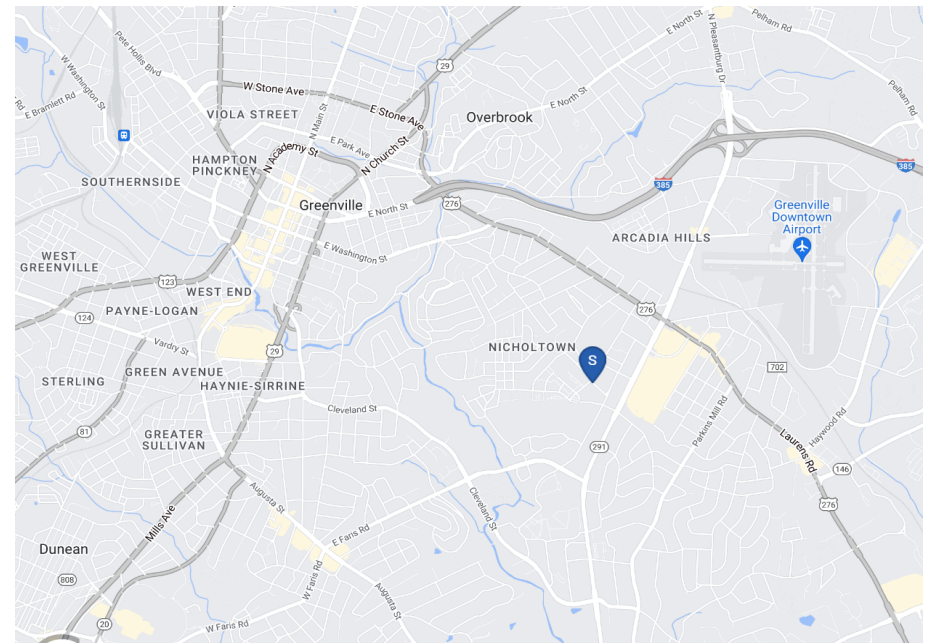
Exciting Developments Underway Nearby

- The extension of the Swamp Rabbit Trail over Laurens Rd is occurring roughly 1 mile from Allendale. This project includes sidewalk, streetscape, and intersection improvements which remains on track for completion in December 2022. The Trail will connect the area with downtown Greenville through walking and bike paths
- A new development project, 20 Liberty Lane, sits ½ mile from Allendale Apartments, and will consist of ~28k sq ft office space and ~14k sq ft retail space. This development is being designed as a 'community gathering space' to potentially house a brewery/beer garden and/or food hall
- There are five other new developments underway or announced which include new residential, office, and retail/commercial spaces, as well as a hotel

Regional Map



Locator Map



Greenville Multifamily is on Fire

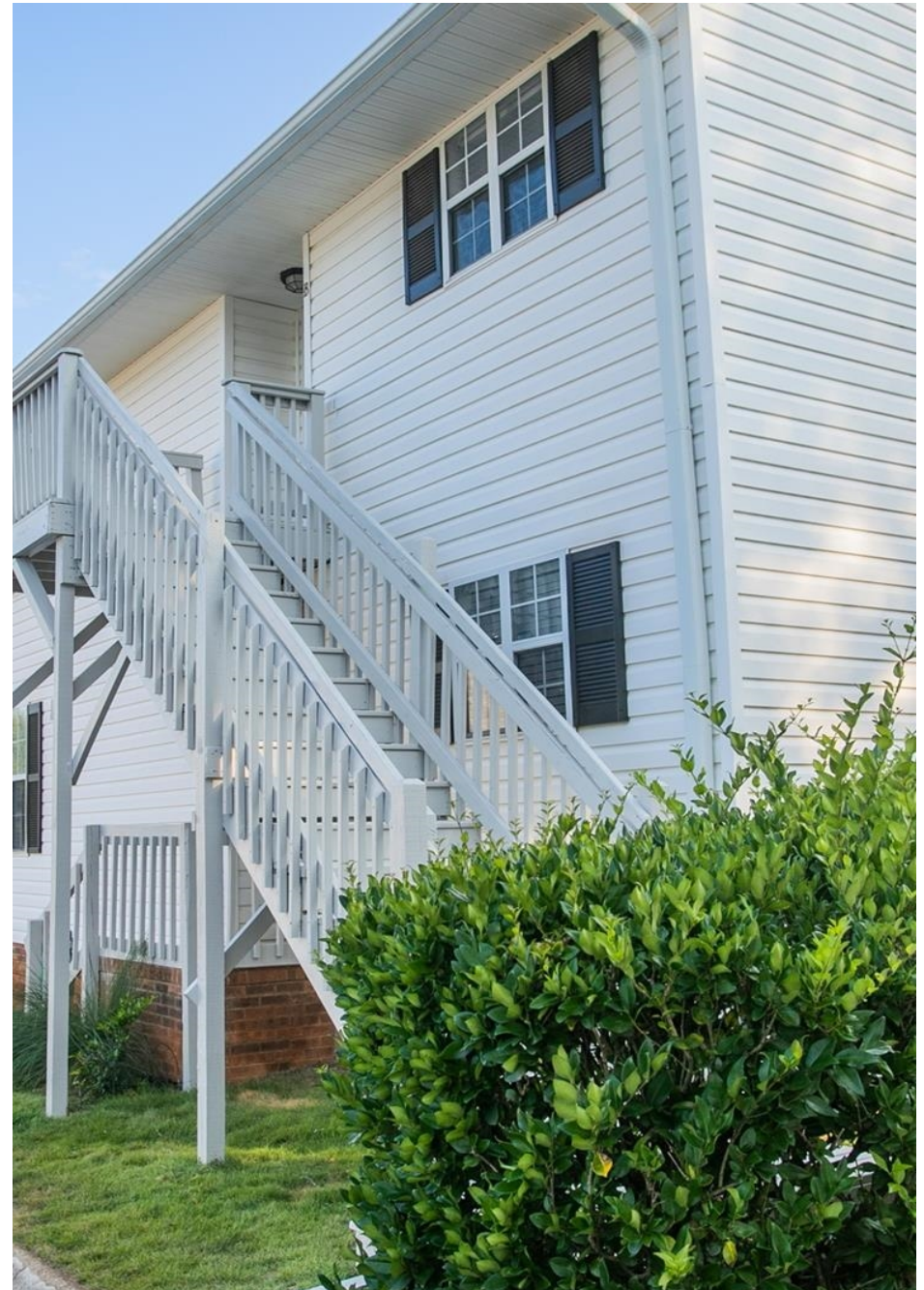
- Greenville's multifamily market has experienced double digit rent growth for the past two years in a row, and is showing no sign of stopping, as both new in state and out of state residents have driven Greenville's renter population up rapidly
- National Investors have taken notice of Greenville's strong multifamily fundamentals, and over \$1 Billion was invested into the Greenville multifamily market over the past year alone
- Greenville is quickly emerging as the place for young adults and families to move to, whether it is to start a career and/or a family. PODS Storage listed Greenville/Spartanburg as the #14 location on its 'Where Are People Moving To?' rankings from April 2022 (it was #11 in 2021)

Job Growth in Greenville

- Greenville unemployment is down 32% YoY (2.3% as of April 2022), which is 43% better than the US average
- Greenville County has announced \$325mm of capital investment and 1,387 jobs so far in 2022, which compares to \$142mm and 1,835 jobs in 2021

Great Location for Families with Young Kids

- Allendale Apartments is also a great location for families with young kids, as the public elementary school that this property serves is Brook Glenn Elementary, a fantastic elementary school that received an 8/10 rating on GreatSchools.com
- The property is located just a five minute drive away from Greenville's famous Cleveland park, which contains multiple playgrounds, sports fields, and even The Greenville County Zoo



ALLENDALE APARTMENTS

02

Property Description

- Property Features
- Common Amenities
- Unit Amenities
- Property Images

PROPERTY FEATURES

NUMBER OF UNITS	10
BUILDING SF	10,512
LAND SF	24,002
LAND ACRES	.551
YEAR BUILT	1997
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	R-M2
BUILDING CLASS	B+
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	20
WASHER/DRYER	Yes

FEES & DEPOSITS

APPLICATION FEE	\$50
PET FEE	\$125
PET RENT	\$25 per Month

UTILITIES

WATER	Greenville Water
TRASH	Sutera USA, LLC
ELECTRIC	Duke Energy





Common Amenities

» Outdoor Patio/Picnic Area



Unit Amenities

» Washer/Dryer Hookups



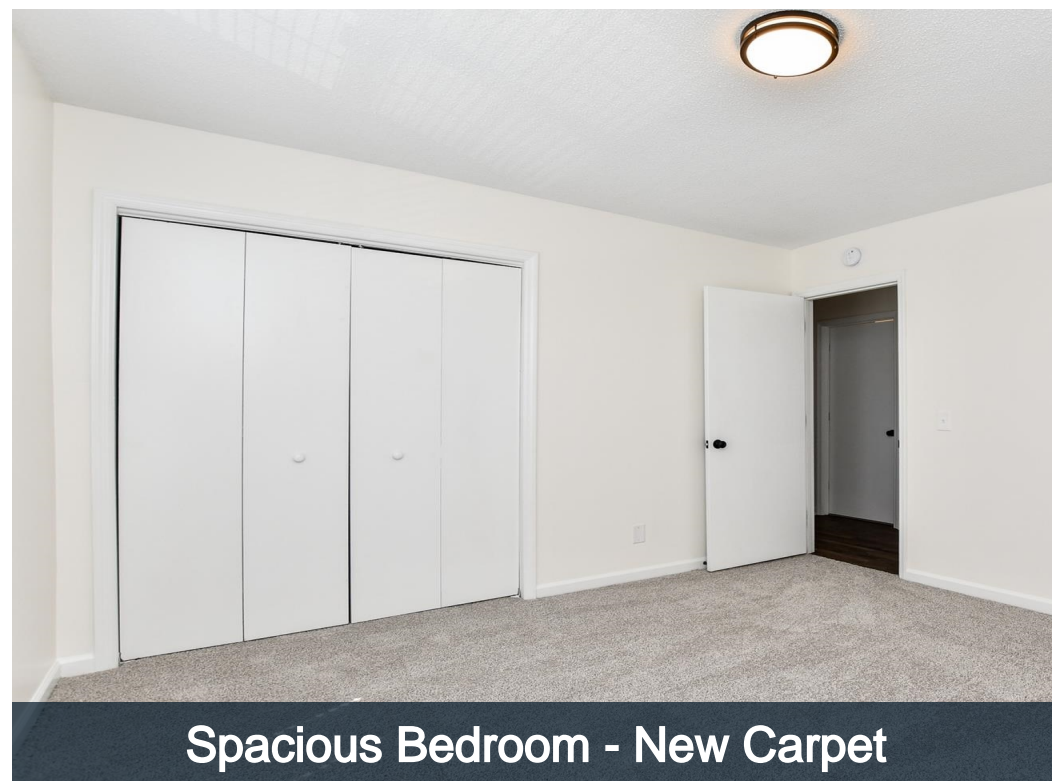
Spacious Den - New LVP Flooring



Fully Renovated Kitchen



Fully Renovated Bathroom



Spacious Bedroom - New Carpet

ALLENDALE APARTMENTS

Rent Comps

- Rent Comparables
- Rent Comparables Summary
- Rent Comparables Map

03

1



Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	6	850	\$1,194	\$1.40
Total/Avg	6	850	\$1,194	\$1.40

714 E Washington

714 E Washington, Greenville, SC 29601

Property Summary

UNITS	6
OCCUPANCY	100 %
DISTANCE	2.1 miles

Unit Mix Breakdown





Hawthorne at the Carlyle

620 Halton Rd, Greenville, SC 29607

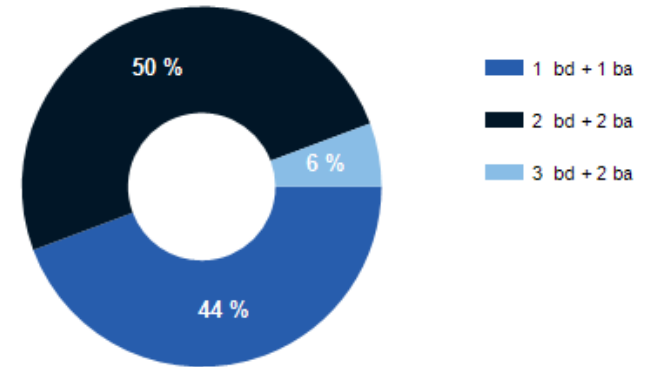
Property Summary

UNITS	280
YEAR BUILT	1999
OCCUPANCY	97 %
DISTANCE	2.7 miles

Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	124	800	\$1,418	\$1.77
2 bd + 2 ba	140	1,176	\$1,611	\$1.37
3 bd + 2 ba	16	1,550	\$1,990	\$1.28
Total/Avg	280	1,175	\$1,673	\$1.47

Unit Mix Breakdown



Comparables Rent Analysis

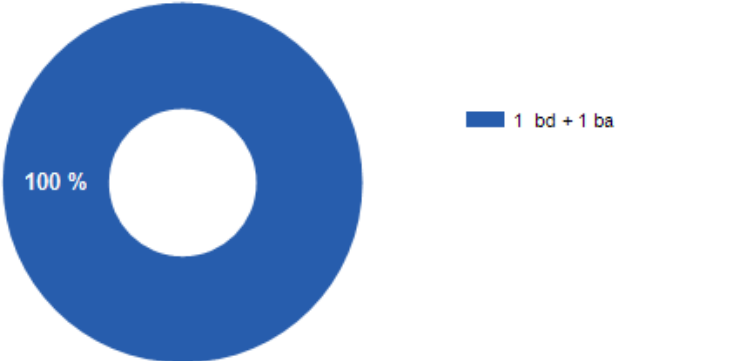




Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	4	882	\$1,200	\$1.36
Total/Avg	4	882	\$1,200	\$1.36

Unit Mix Breakdown



Skyland Park Apartments

37 Skyland Dr, Greenville, SC 29607

Property Summary

UNITS	4
YEAR BUILT	1985
OCCUPANCY	95 %
DISTANCE	0.5 miles



Stonestrow Apartment Homes

65 Century Cir, Greenville, SC 29607

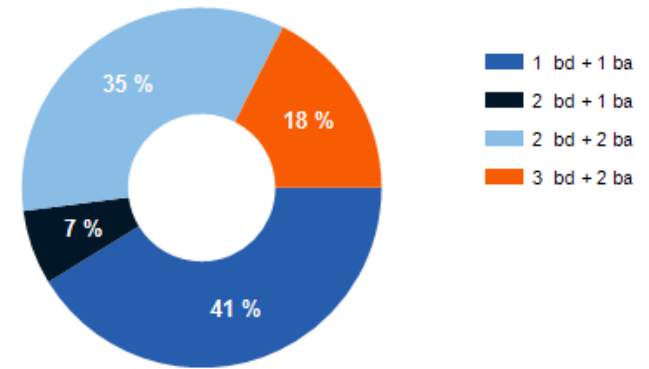
Property Summary

UNITS	388
YEAR BUILT	1995
OCCUPANCY	94 %
DISTANCE	2.3 miles

Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	160	694	\$990	\$1.43
2 bd + 1 ba	26	833	\$1,145	\$1.37
2 bd + 2 ba	134	889	\$1,103	\$1.24
3 bd + 2 ba	68	1,331	\$1,715	\$1.29
Total/Avg	388	937	\$1,238	\$1.33

Unit Mix Breakdown



Comparables Rent Analysis

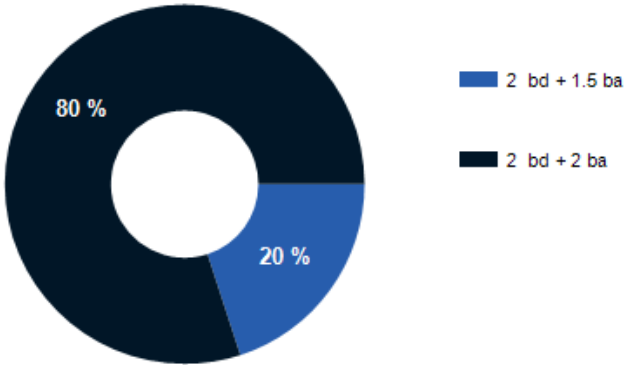




Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
2 bd + 1.5 ba	2	1,000	\$1,100	\$1.10
2 bd + 2 ba	8	1,064	\$1,215	\$1.14
Totals/Averages	10	1,051	\$1,192	\$1.12

Unit Mix Breakdown



Allendale Apartments

35 Allendale Ln, Greenville, SC 29607

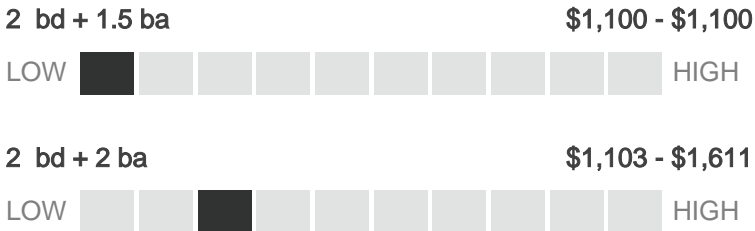
Property Summary

UNITS	10
YEAR BUILT	1997
OCCUPANCY	95 %
LAND SF	24,002
ACRES	.551

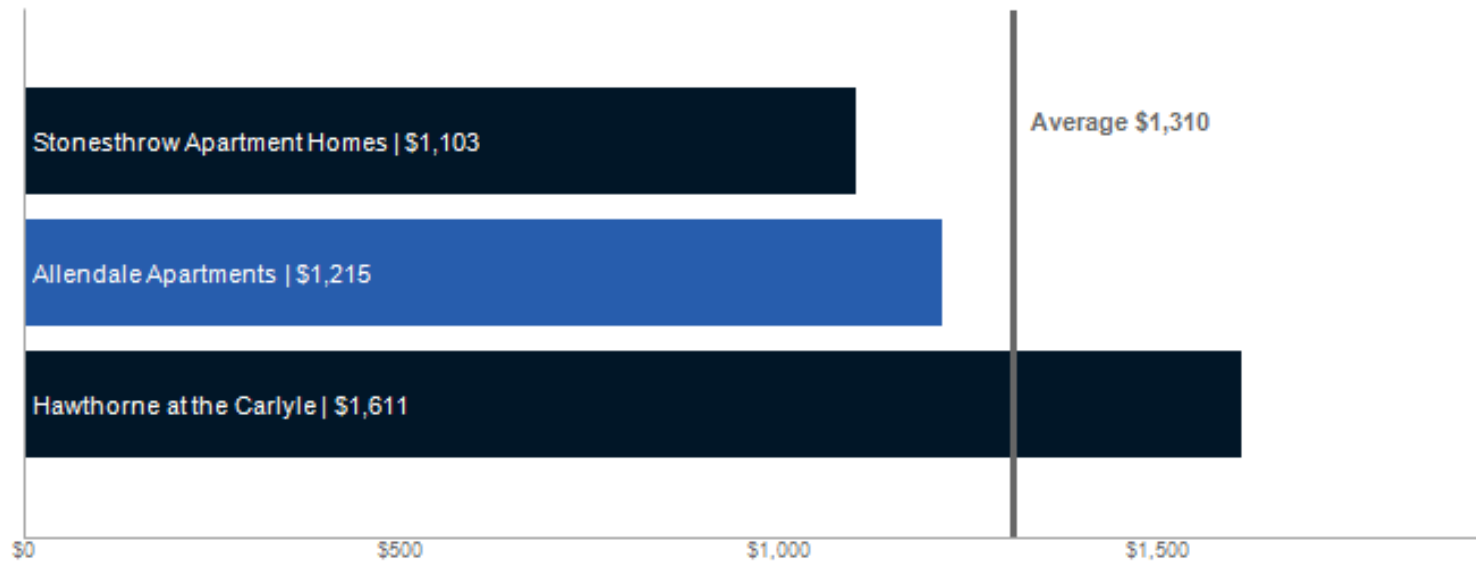
Amenities

- Outdoor Patio/Picnic Area
- Washer/Dryer Hookups

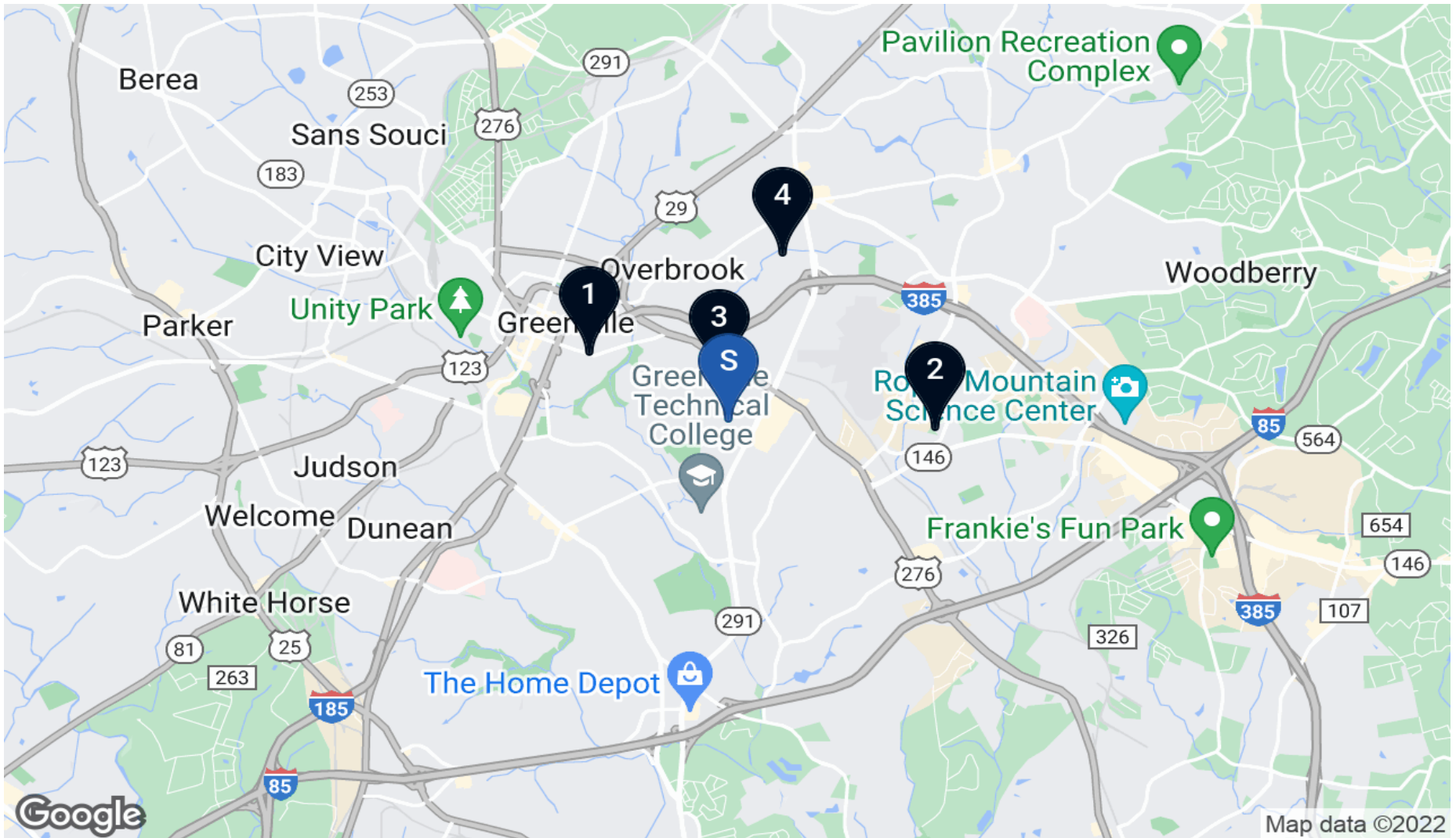
Comparables Rent Analysis



2 BD + 2 BA



Rents shown in ascending order.



#	Property Name	Address	City
S	Allendale Apartments	35 Allendale Ln	Greenville
1	714 E Washington	714 E Washington	Greenville
2	Hawthorne at the Carlyle	620 Halton Rd	Greenville
3	Skyland Park Apartments	37 Skyland Dr	Greenville
4	Stonestrow Apartment Homes	65 Century Cir	Greenville

ALLENDALE APARTMENTS

Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Map

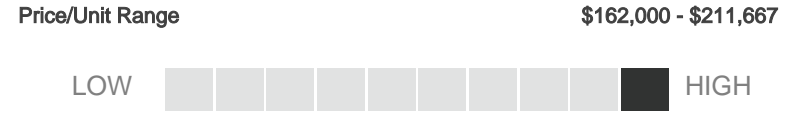
04

1



208 Miller Rd
208 Miller Rd
Mauldin, SC 29662

TOTAL UNITS	6
BUILDING SF	5,000
YEAR BUILT	1985
SALE PRICE	\$1,270,000
PRICE/UNIT	\$211,667
PRICE/SF	\$254.00
OCCUPANCY	95 %
CLOSING DATE	2/1/2021
DISTANCE	6.3 miles



2



Leach St. Place
111 Leach St
Greenville, SC 29601

TOTAL UNITS	10
BUILDING SF	16,850
YEAR BUILT	1995
SALE PRICE	\$1,620,000
PRICE/UNIT	\$162,000
PRICE/SF	\$96.14
OCCUPANCY	94 %
CLOSING DATE	12/28/2021
DISTANCE	3.7 miles

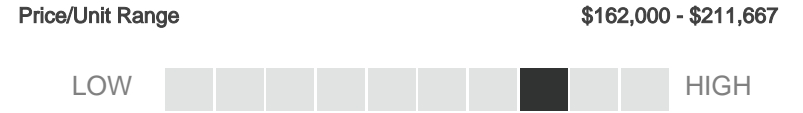


3



Foundry Townhomes
630 Fairview Rd
Simpsonville, SC 29680

TOTAL UNITS	120
BUILDING SF	159,132
YEAR BUILT	1988
SALE PRICE	\$23,800,000
PRICE/UNIT	\$198,333
PRICE/SF	\$149.56
CLOSING DATE	5/9/2022
DISTANCE	15.0 miles



4



Estates at Bellwood
7 South Pointe Dr
Greenville, SC 29607

TOTAL UNITS	140
BUILDING SF	175,040
YEAR BUILT	1992
SALE PRICE	\$27,070,000
PRICE/UNIT	\$193,357
PRICE/SF	\$154.65
CLOSING DATE	11/9/2021
DISTANCE	8.2 miles



5



Willowbrook Apartments

130 Willow Forks Dr
Simpsonville, SC 29681

TOTAL UNITS	144
BUILDING SF	131,616
YEAR BUILT	2000
SALE PRICE	\$25,776,000
PRICE/UNIT	\$179,000
PRICE/SF	\$195.84
OCCUPANCY	94 %
CLOSING DATE	12/16/2021
DISTANCE	10.2 miles



6



Orchard Park

49 Orchard Park Dr
Greenville, SC 29615

TOTAL UNITS	172
BUILDING SF	144,868
YEAR BUILT	1984
SALE PRICE	\$30,788,000
PRICE/UNIT	\$179,000
PRICE/SF	\$212.52
OCCUPANCY	94 %
CLOSING DATE	12/16/2021
DISTANCE	3.4 miles





Allendale Apartments

35 Allendale Ln
Greenville, SC 29607







TOTAL UNITS	10
BUILDING SF	10,512
LAND SF	24,002
LAND ACRES	.551
YEAR BUILT	1997
ASKING PRICE	\$1,700,000
PRICE/UNIT	\$170,000
PRICE/SF	\$161.72
CAP RATE	5.18 %
GRM	11.71
OCCUPANCY	95 %

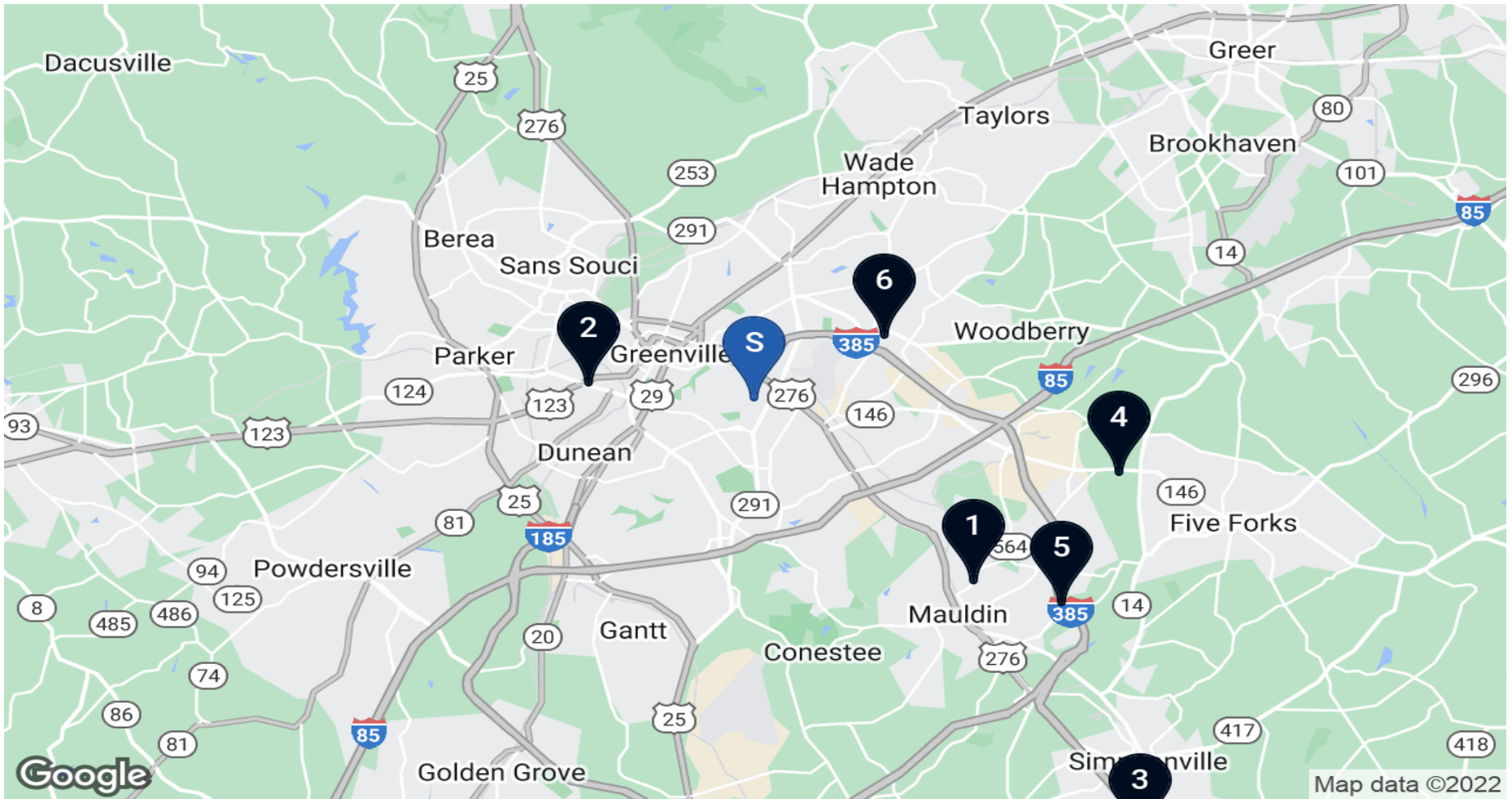
Cap Rate Range 5.18 % - 5.18 %



Price/Unit Range \$162,000 - \$211,667



	PROPERTY	Units	Built	Sale Price	Price/Unit	PSF	Close Date	DISTANCE (mi)
1	 208 Miller Rd 208 Miller Rd Mauldin, SC 29662	6	1985	\$1,270,000	\$211,667	\$254.00	2/1/2021	6.30
2	 Leach St. Place 111 Leach St Greenville, SC 29601	10	1995	\$1,620,000	\$162,000	\$96.14	12/28/2021	3.70
3	 Foundry Townhomes 630 Fairview Rd Simpsonville, SC 29680	120	1988	\$23,800,000	\$198,333	\$149.56	5/9/2022	15.00
4	 Estates at Bellwood 7 South Pointe Dr Greenville, SC 29607	140	1992	\$27,070,000	\$193,357	\$154.65	11/9/2021	8.20
5	 Willowbrook Apartments 130 Willow Forks Dr Simpsonville, SC 29681	144	2000	\$25,776,000	\$179,000	\$195.84	12/16/2021	10.20
6	 Orchard Park 49 Orchard Park Dr Greenville, SC 29615	172	1984	\$30,788,000	\$179,000	\$212.52	12/16/2021	3.40
AVERAGES		99	1991	\$18,387,333	\$187,226	\$177.12		
SUBJECT		10	1997	\$1,700,000	\$170,000	\$161.72		



#	Property Name	Address	City
S	Allendale Apartments	35 Allendale Ln	Greenville
1	208 Miller Rd	208 Miller Rd	Mauldin
2	Leach St. Place	111 Leach St	Greenville
3	Foundry Townhomes	630 Fairview Rd	Simpsonville
4	Estates at Bellwood	7 South Pointe Dr	Greenville
5	Willowbrook Apartments	130 Willow Forks Dr	Simpsonville
6	Orchard Park	49 Orchard Park Dr	Greenville

ALLENDALE APARTMENTS

05

Financial Analysis

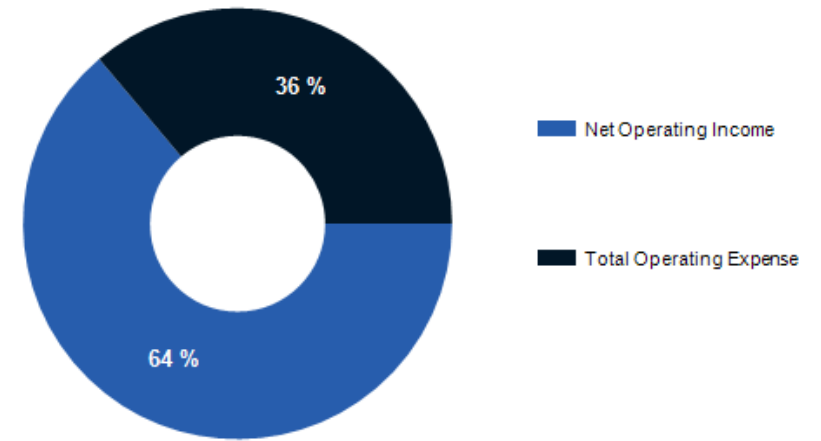
Income & Expense Analysis

Cash Flow Analysis

Financial Metrics

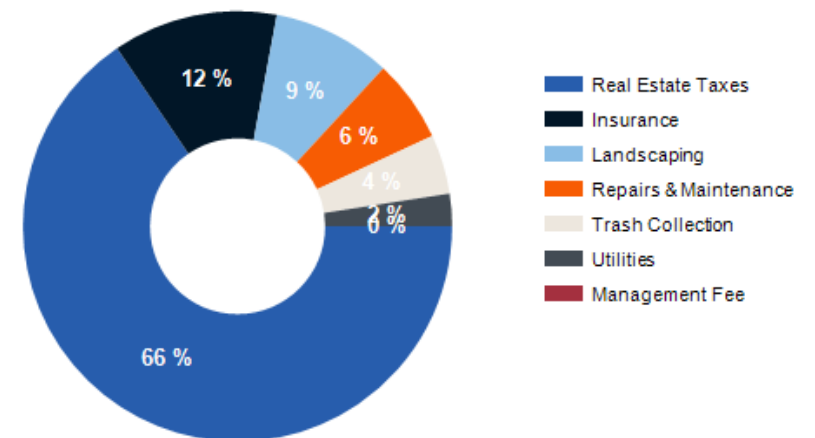
INCOME	CURRENT		RENTS AT MARKET	
Gross Potential Rent	\$143,640	99.0 %	\$165,720	99.1 %
Other Income	\$1,500	1.0 %	\$1,500	0.9 %
Gross Potential Income	\$145,140		\$167,220	
General Vacancy	-\$7,182	5.0 %	-\$8,286	5.0 %
Effective Gross Income	\$137,958		\$158,934	
Less Expenses	\$49,880	36.15 %	\$51,348	32.30 %
Net Operating Income	\$88,078		\$107,586	

REVENUE ALLOCATION CURRENT

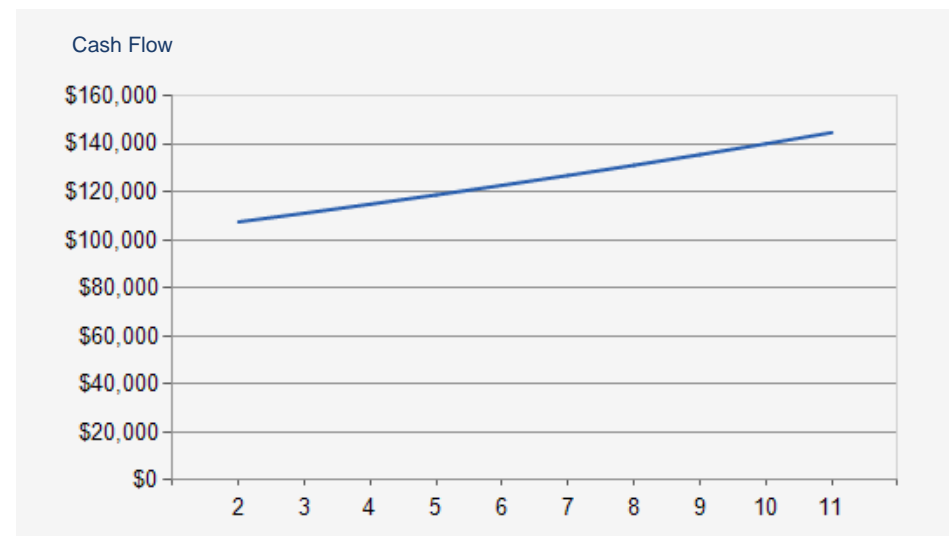
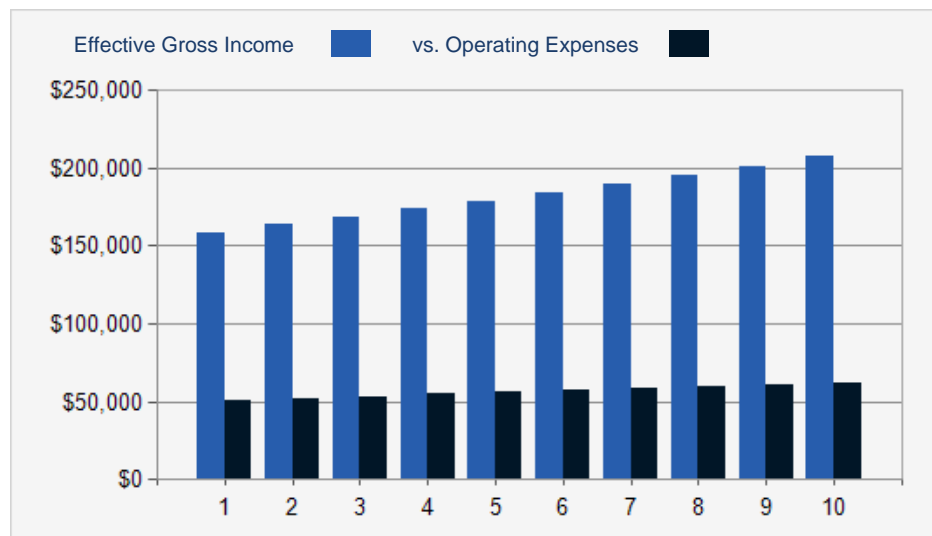


EXPENSES	CURRENT	Per Unit	RENTS AT MARKET	Per Unit
Real Estate Taxes	\$26,353	\$2,635	\$26,353	\$2,635
Insurance	\$5,000	\$500	\$5,000	\$500
Management Fee	\$9,657	\$966	\$11,125	\$1,113
Repairs & Maintenance	\$2,500	\$250	\$2,500	\$250
Landscaping	\$3,600	\$360	\$3,600	\$360
Trash Collection	\$1,800	\$180	\$1,800	\$180
Utilities	\$970	\$97	\$970	\$97
Total Operating Expense	\$49,880	\$4,988	\$51,348	\$5,135
Expense / SF	\$4.75		\$4.88	
% of EGI	36.15 %		32.30 %	

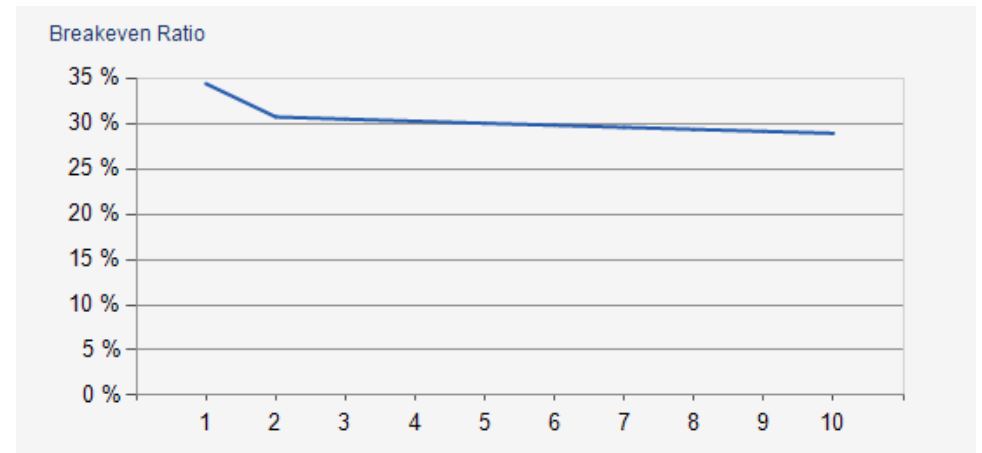
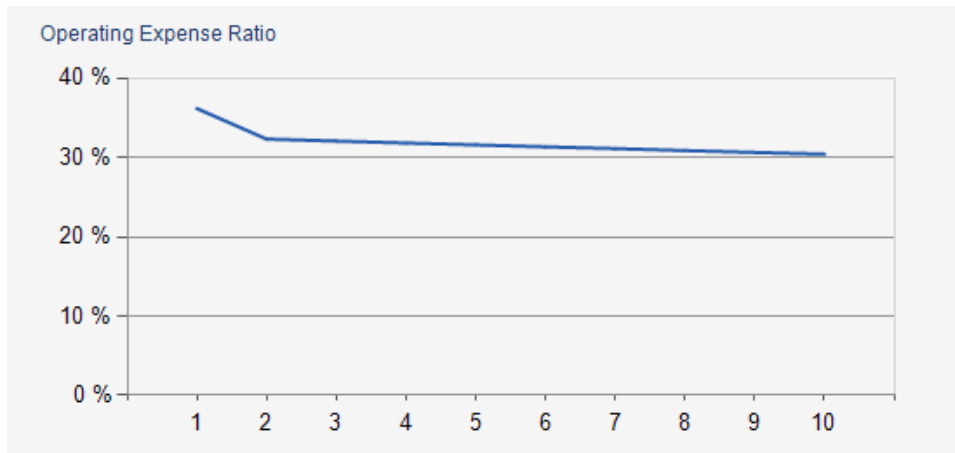
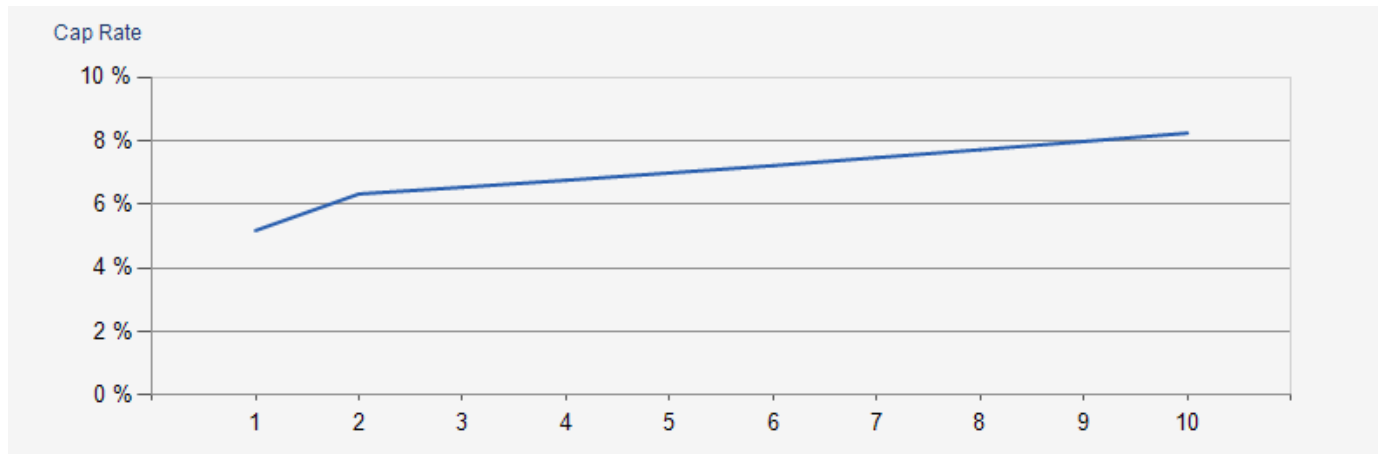
DISTRIBUTION OF EXPENSES CURRENT



Calendar Year	CURRENT	Rents at Market	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Gross Potential Revenue											
Gross Rental Income	\$143,640	\$165,720	\$170,692	\$175,812	\$181,087	\$186,519	\$192,115	\$197,878	\$203,815	\$209,929	\$216,227
Other Income	\$1,500	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957
Gross Potential Income	\$145,140	\$167,220	\$172,237	\$177,404	\$182,726	\$188,208	\$193,854	\$199,669	\$205,660	\$211,829	\$218,184
General Vacancy	-\$7,182	-\$8,286	-\$8,535	-\$8,791	-\$9,054	-\$9,326	-\$9,606	-\$9,894	-\$10,191	-\$10,496	-\$10,811
Effective Gross Income	\$137,958	\$158,934	\$163,702	\$168,613	\$173,671	\$178,882	\$184,248	\$189,776	\$195,469	\$201,333	\$207,373
Operating Expenses											
Real Estate Taxes	\$26,353	\$26,353	\$26,880	\$27,418	\$27,966	\$28,525	\$29,096	\$29,678	\$30,271	\$30,877	\$31,494
Insurance	\$5,000	\$5,000	\$5,100	\$5,202	\$5,306	\$5,412	\$5,520	\$5,631	\$5,743	\$5,858	\$5,975
Management Fee	\$9,657	\$11,125	\$11,459	\$11,803	\$12,157	\$12,522	\$12,897	\$13,284	\$13,683	\$14,093	\$14,516
Repairs & Maintenance	\$2,500	\$2,500	\$2,550	\$2,601	\$2,653	\$2,706	\$2,760	\$2,815	\$2,872	\$2,929	\$2,988
Landscaping	\$3,600	\$3,600	\$3,672	\$3,745	\$3,820	\$3,897	\$3,975	\$4,054	\$4,135	\$4,218	\$4,302
Trash Collection	\$1,800	\$1,800	\$1,836	\$1,873	\$1,910	\$1,948	\$1,987	\$2,027	\$2,068	\$2,109	\$2,151
Utilities	\$970	\$970	\$989	\$1,009	\$1,029	\$1,050	\$1,071	\$1,092	\$1,114	\$1,137	\$1,159
Total Operating Expense	\$49,880	\$51,348	\$52,487	\$53,651	\$54,842	\$56,060	\$57,307	\$58,582	\$59,886	\$61,221	\$62,586
Net Operating Income	\$88,078	\$107,586	\$111,215	\$114,962	\$118,830	\$122,821	\$126,941	\$131,194	\$135,582	\$140,112	\$144,787
Cash Flow	\$88,078	\$107,586	\$111,215	\$114,962	\$118,830	\$122,821	\$126,941	\$131,194	\$135,582	\$140,112	\$144,787



Calendar Year	CURRENT	Rents at Market	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
CAP Rate	5.18 %	6.33 %	6.54 %	6.76 %	6.99 %	7.22 %	7.47 %	7.72 %	7.98 %	8.24 %	8.52 %
Operating Expense Ratio	36.15 %	32.30 %	32.06 %	31.81 %	31.57 %	31.33 %	31.10 %	30.86 %	30.63 %	30.40 %	30.18 %
Gross Multiplier (GRM)	11.71	10.17	9.87	9.58	9.30	9.03	8.77	8.51	8.27	8.03	7.79
Breakeven Ratio	34.37 %	30.71 %	30.47 %	30.24 %	30.01 %	29.79 %	29.56 %	29.34 %	29.12 %	28.90 %	28.69 %
Price / SF	\$161.72	\$161.72	\$161.72	\$161.72	\$161.72	\$161.72	\$161.72	\$161.72	\$161.72	\$161.72	\$161.72
Price / Unit	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000
Income / SF	\$13.12	\$15.11	\$15.57	\$16.04	\$16.52	\$17.01	\$17.52	\$18.05	\$18.59	\$19.15	\$19.72
Expense / SF	\$4.74	\$4.88	\$4.99	\$5.10	\$5.21	\$5.33	\$5.45	\$5.57	\$5.69	\$5.82	\$5.95



ALLENDALE APARTMENTS

Demographics

Demographics

Demographic Charts

06

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,848	59,704	144,309
2010 Population	7,753	61,070	148,184
2022 Population	8,502	73,201	174,517
2027 Population	9,000	76,326	181,791
2022 African American	3,557	16,259	41,239
2022 American Indian	29	192	1,155
2022 Asian	65	1,378	3,877
2022 Hispanic	446	5,305	24,560
2022 Other Race	238	2,496	14,604
2022 White	4,170	48,529	101,265
2022 Multiracial	441	4,262	12,168
2022-2027: Population: Growth Rate	5.70 %	4.20 %	4.10 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	656	3,592	8,401
\$15,000-\$24,999	413	2,395	6,225
\$25,000-\$34,999	542	2,889	7,488
\$35,000-\$49,999	436	4,075	10,608
\$50,000-\$74,999	692	5,276	12,828
\$75,000-\$99,999	388	3,909	8,608
\$100,000-\$149,999	392	4,736	9,801
\$150,000-\$199,999	192	2,303	4,694
\$200,000 or greater	454	4,535	6,785
Median HH Income	\$50,874	\$66,692	\$57,586
Average HH Income	\$92,829	\$110,676	\$93,684

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,563	29,215	67,272
2010 Total Households	3,580	26,635	62,159
2022 Total Households	4,164	33,710	75,439
2027 Total Households	4,411	35,415	78,963
2022 Average Household Size	2.04	2.07	2.26
2000 Owner Occupied Housing	2,024	12,652	33,687
2000 Renter Occupied Housing	1,967	13,487	27,237
2022 Owner Occupied Housing	2,149	15,760	38,814
2022 Renter Occupied Housing	2,015	17,950	36,625
2022 Vacant Housing	416	4,423	8,913
2022 Total Housing	4,580	38,133	84,352
2027 Owner Occupied Housing	2,350	16,732	41,133
2027 Renter Occupied Housing	2,060	18,682	37,830
2027 Vacant Housing	470	4,894	9,897
2027 Total Housing	4,881	40,309	88,860
2022-2027: Households: Growth Rate	5.80 %	4.95 %	4.60 %

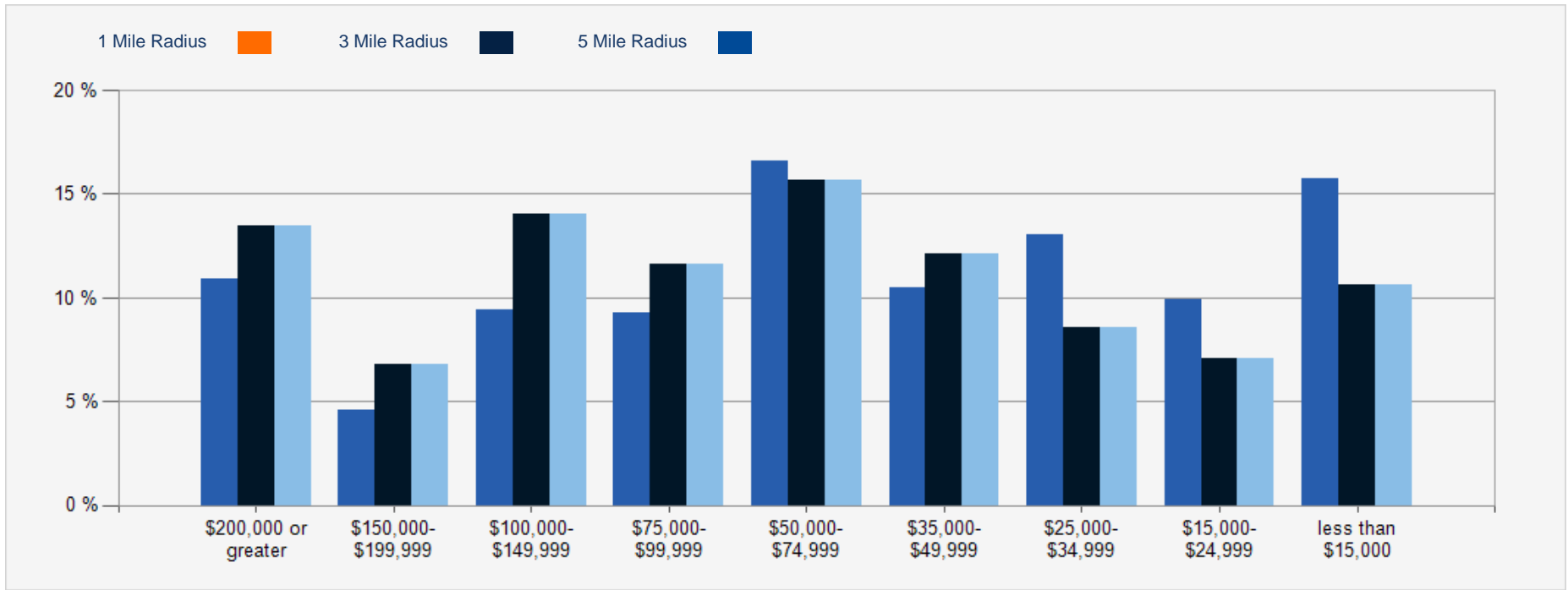
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	629	5,749	12,834
2022 Population Age 35-39	526	5,191	12,225
2022 Population Age 40-44	461	4,629	10,980
2022 Population Age 45-49	454	4,196	10,237
2022 Population Age 50-54	476	4,040	10,008
2022 Population Age 55-59	543	4,359	10,722
2022 Population Age 60-64	558	4,385	10,534
2022 Population Age 65-69	483	3,869	9,570
2022 Population Age 70-74	364	3,248	7,860
2022 Population Age 75-79	345	2,457	5,985
2022 Population Age 80-84	237	1,609	3,764
2022 Population Age 85+	231	1,907	4,099
2022 Population Age 18+	6,596	59,063	137,204
2022 Median Age	39	38	39

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,111	\$64,786	\$57,969
Average Household Income 25-34	\$89,798	\$96,326	\$85,500
Median Household Income 35-44	\$67,734	\$86,310	\$71,405
Average Household Income 35-44	\$113,679	\$131,650	\$107,977
Median Household Income 45-54	\$67,418	\$90,175	\$71,540
Average Household Income 45-54	\$123,818	\$140,366	\$112,881
Median Household Income 55-64	\$57,787	\$79,492	\$64,507
Average Household Income 55-64	\$111,048	\$129,807	\$105,364
Median Household Income 65-74	\$38,064	\$60,273	\$52,431
Average Household Income 65-74	\$75,841	\$104,335	\$88,079
Average Household Income 75+	\$58,207	\$76,748	\$70,066

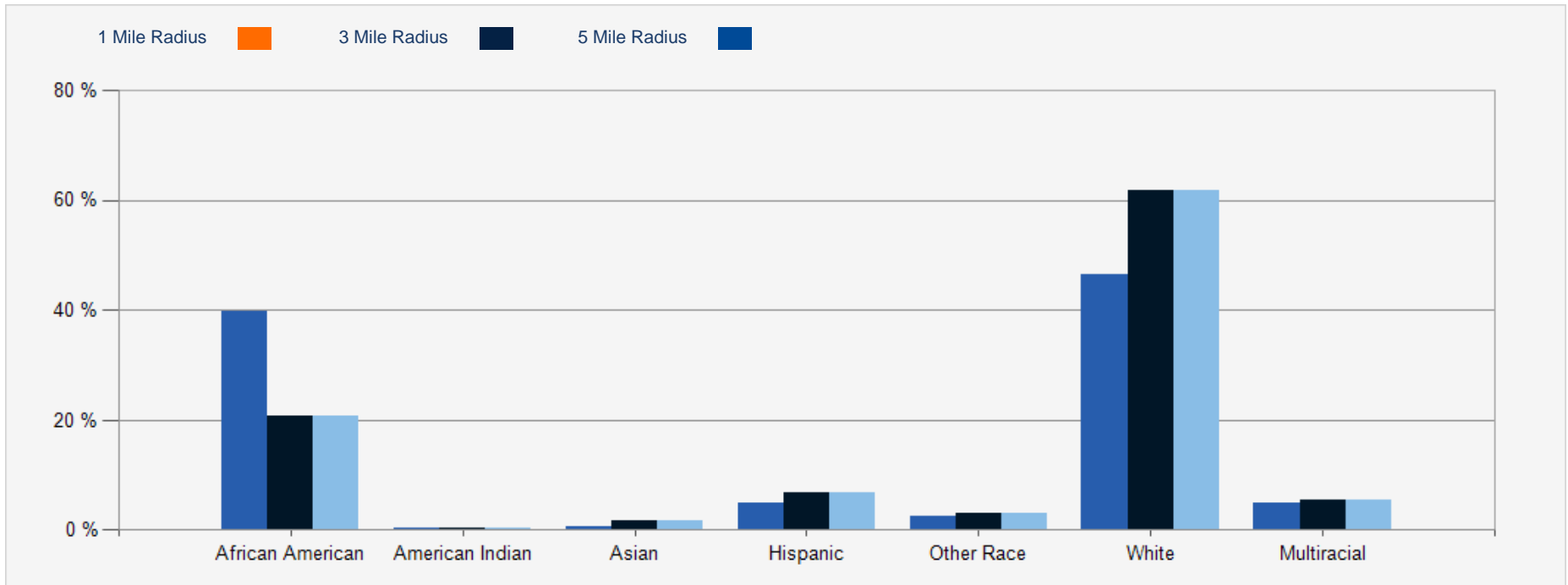
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	620	5,078	11,597
2027 Population Age 35-39	550	5,102	12,212
2027 Population Age 40-44	524	4,982	12,085
2027 Population Age 45-49	495	4,606	11,205
2027 Population Age 50-54	470	4,178	10,258
2027 Population Age 55-59	524	4,173	10,281
2027 Population Age 60-64	523	4,240	10,450
2027 Population Age 65-69	557	4,246	10,248
2027 Population Age 70-74	441	3,608	8,793
2027 Population Age 75-79	381	2,949	7,006
2027 Population Age 80-84	304	2,054	4,864
2027 Population Age 85+	252	2,028	4,443
2027 Population Age 18+	6,963	61,654	142,913
2027 Median Age	40	39	40

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,722	\$74,594	\$66,929
Average Household Income 25-34	\$103,140	\$109,186	\$98,717
Median Household Income 35-44	\$74,501	\$91,833	\$79,892
Average Household Income 35-44	\$120,955	\$143,164	\$120,480
Median Household Income 45-54	\$76,974	\$100,182	\$82,325
Average Household Income 45-54	\$137,571	\$154,634	\$127,564
Median Household Income 55-64	\$67,784	\$90,206	\$75,536
Average Household Income 55-64	\$128,112	\$145,263	\$119,251
Median Household Income 65-74	\$40,360	\$71,878	\$61,105
Average Household Income 65-74	\$86,183	\$120,427	\$102,345
Average Household Income 75+	\$70,748	\$91,464	\$83,398

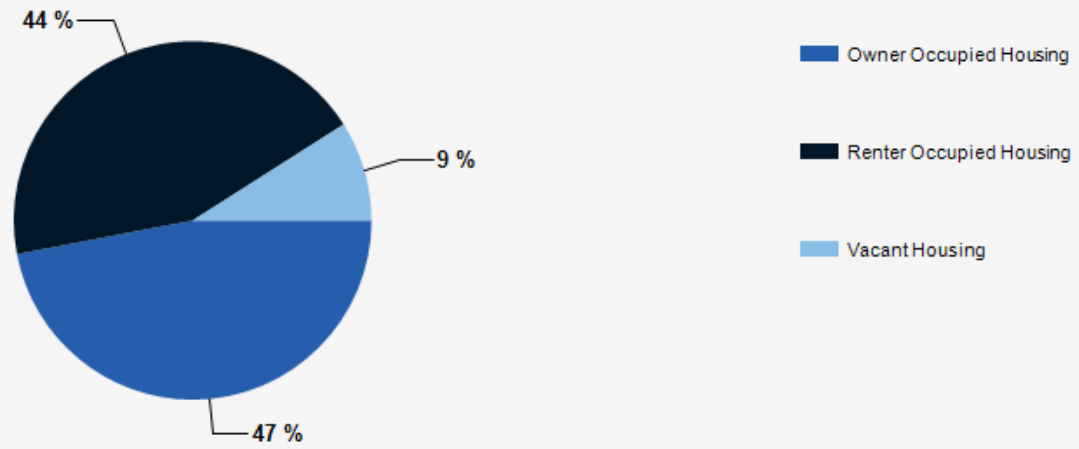
2022 Household Income



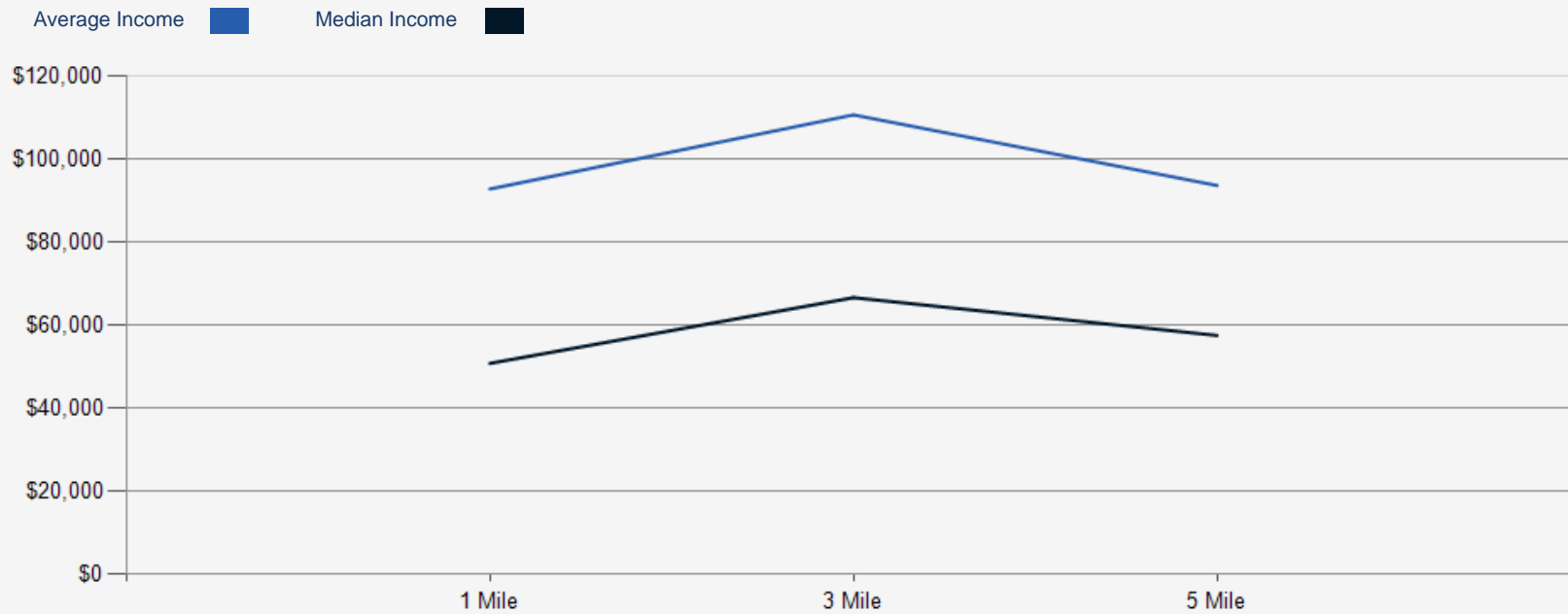
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



Allendale Apartments

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