



OFFERING MEMORANDUM

2070-76 & 78 Garnet Avenue, San Diego, CA 92109





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EXECUTIVE SUMMARY



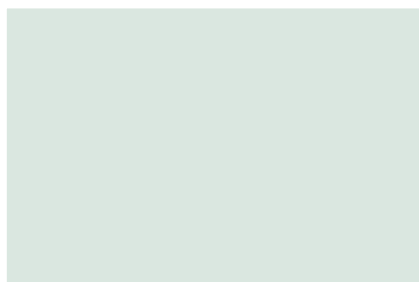
ACRE Investment Real Estate Services is pleased to present the "Garnet Avenue Apartment Homes". The subject properties are located at 2070-76 & 2078 Garnet Ave, San Diego, CA 92109, and are comprised of a total of 7 units, originally built circa 1949. The unit mix consists of (1) 3bed+1bath, (1) 2bed+1bath, and (5) 1bed+1bath units, for an estimated total of 4,248 rentable sqft. The properties consist of 2 contiguous parcels on the NW corner of Garnet and Noyes, for an estimated total of 9,361 sqft of lot, zoned Commercial. There is likely some development potential and current ownership previously had tentative budgets drawn up for redevelopment into 3 or 6 luxury residential units with ground-floor retail. There are 8 spaces of off-street parking.

2070-76 (the 4plex) has received several recent upgrades including a newer roof, solar panels to reduce electrical bills, and an overall electrical upgrade. It has also received some in-unit upgrades like laminate wood floors and new counter tops. 2078 (the triplex) is mostly original, but is in good condition. The asset overall reflects true pride of ownership, and both the exterior and interiors have been well maintained.

The asset offers astute investors a value-add opportunity to increase income through unit renovations, or through redevelopment into modern units. The property features a gated entrance, inner garden/courtyard area with wood deck, tables and chairs, BBQ, and plenty of shade, offering privacy and security.

There is some upside in the rents, and the property has the potential for long-term appreciation in a highly desirable, coastal sub-market of San Diego, which has pride of ownership and traditionally high, long-term appreciation rates.

Located in prime Pacific Beach, CA, the asset is well-located on a main thoroughfare, near many hip bars, restaurants, retail, and is a 10-minute drive (1.5 miles) to the beach.





- 2 contiguous parcels on a prime, corner lot in PB
- 9,361 sqft zoned Commercial: Development potential
- (1) 3bed+1bath, (1) 2bed+1bath, and (5) 1bed+1bath units
- Gated/inner courtyard area with raised, wood deck, BBQ, tables/chairs, and shade
- 4plex has newer roof, solar panels, upgraded electrical
- Mostly original interiors ready for updating
- Some units have laminate floors, fireplaces, and patio access
- 8 spaces of off-street parking
- Located within walking distance to bars, restaurants, retail, and is 10-minute drive (1.5 miles) to the beach



PACIFIC BEACH, SAN DIEGO, CA

Located in prime Pacific Beach, CA, the asset is well-located on a main thoroughfare, near many hip bars, restaurants, retail, and is a 10-minute drive (1.5 miles) to the beach.





Unit Amenities

- Clean condition, mostly original interiors ready for upgrades
- Laminate wood floors and formica counter tops
- Some units have fireplaces and common area patio access
- Wall heaters



Property Amenities

- Gated, inner garden/courtyard area with raised, wood deck, BBQ, tables & chairs
- Mature landscaping offering privacy and shade
- 8 off-street parking spaces
- 4plex has solar panels to reduce electrical cost





FELSPAR STREET

MORRELL STREET

NOYES STREET

GARNET AVENUE

PROPERTY OVERVIEW



Property Description

NAME	The Garnet Avenue Apartment Homes
ADDRESS	2070-76 & 2078 Garnet Ave, San Diego, CA 92109
APN	416-543-22-00 / 416-543-21-00
NUMBER OF UNITS	7 Residential
NUMBER OF BUILDINGS	2 Residential
NUMBER OF STORIES	2 Story Residential
NET RENTABLE SF	4,248 SF
LOT SIZE	9,361 SF
TYPE OF OWNERSHIP	Fee Simple
PARKING	8 Off -Street
PARKING RATIO	1.14 : 1

Utilities

WATER	Owner
SEWER	Owner
TRASH	Owner
GAS & ELECTRIC	Tenants









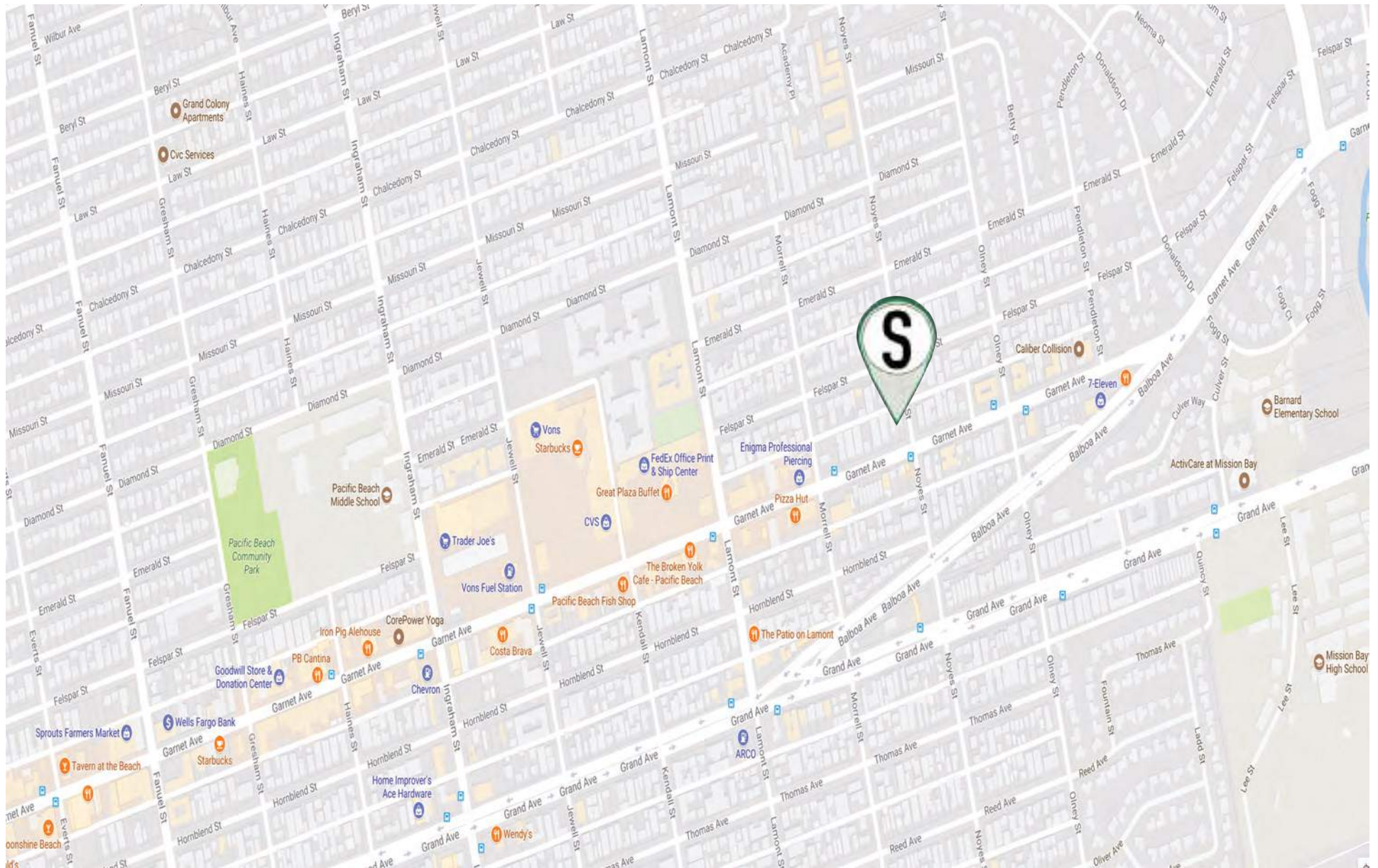














FINANCIAL ANALYSIS



Property Overview

Property	The Garnet Avenue Apartment Homes
Property Address	2070-76 & 2078 Garnet Ave, San Diego, CA 92109
Number of Units	7
Year Built	1949
Net Rentable Area	4,248 SF
Average SF Per Unit	607 SF
Average Current Rent Per Unit	\$1,457
Average Current Rent Per SF	\$2.40

Pricing

Sales Price	\$2,695,000
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Debt Financing

Type	Conventional Fixed Interest-Rate
Debt	\$916,300
Amortization	30 Years
Rate	4.25%
Payment	(\$4,550.82)



Income & Expenses

Gross Operating Income	\$122,424
Monthly GOI	\$10,202
Total Annual Expenses	\$51,320
Monthly Expenses	\$4,276.63

Acquisition Information

Purchase Price	\$2,695,000
Investment - Cash	\$1,778,700
First Loan	\$916,300

Income, Expenses & Cash Flow

Gross Scheduled Income	\$122,424
Misc. Income	\$1,020
Vacancy	\$3,673
Operating Expenses	\$51,320
Net Operating Income	\$68,452
Debt Service	(\$54,610)
Cash Flow Before Taxes	\$13,842

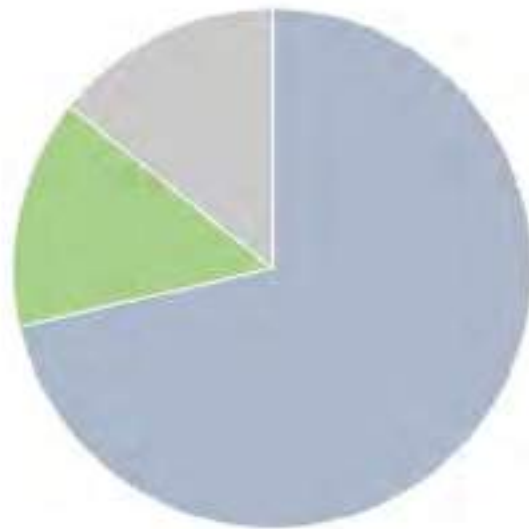
Investment Information

Purchase Price	\$2,695,000
Price Per Unit	\$385,000
Price Per Sq. Ft.	\$634.42
Income Per Unit	\$17,489.14
Expenses Per Unit	\$7,331

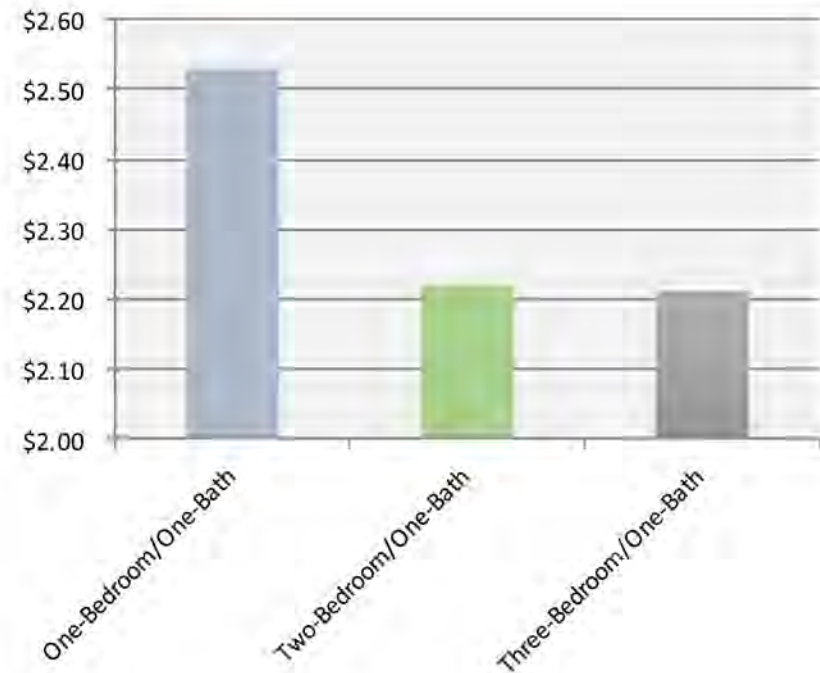
Financial Indicators

Cash on Cash Return Before Taxes	0.78%
Debt Coverage Ratio	1.25
Capitalization Rate	2.54%
Gross Rent Multiplier	22.01
Gross Income / Square Feet	\$28.82
Gross Expenses / Square Feet	\$12.08
Operating Expense Ratio	41.92%

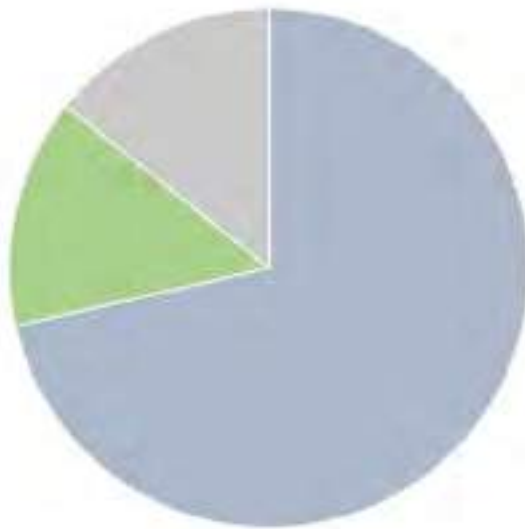
Floor Plan	# Of Units	SF	Total SF	Current Rent	Rent/SF	Total Rent
One-Bedroom/One-Bath	5	505 SF	2,525 SF	\$1,278	\$2.53	\$6,390
Two-Bedroom/One-Bath	1	720 SF	720 SF	\$1,600	\$2.22	\$1,600
Three-Bedroom/One-Bath	1	1,000 SF	1000 SF	\$2,212	\$2.21	\$2,212
TOTALS/WTD. AVERAGES	7 Units	606 SF	4,245 SF	\$1,475	\$2.40	\$10,202



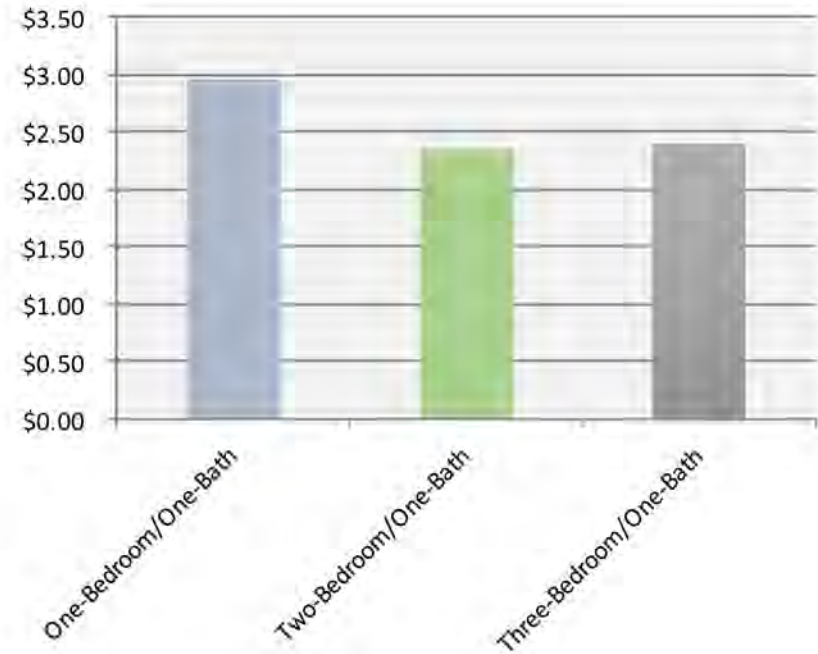
■ One-Bedroom/One-Bath
 ■ Two-Bedroom/One-Bath
 ■ Three-Bedroom/One-Bath



Floor Plan	# Of Units	SF	Total SF	Market Rent	Rent/SF	Total Rent
One-Bedroom/One-Bath	5	505 SF	2,525 SF	\$1,500	\$2.97	\$7,500
Two-Bedroom/One-Bath	1	720 SF	720 SF	\$1,700	\$2.36	\$1,700
Three-Bedroom/One-Bath	1	1,000 SF	1000 SF	\$2,400	\$2.40	\$2,400
TOTALS/WTD. AVERAGES	7 Units	606 SF	4,245 SF	\$1,657	\$2.73	\$11,600



■ One-Bedroom/One-Bath
 ■ Two-Bedroom/One-Bath
 ■ Three-Bedroom/One-Bath



Property

Property Name	Garnet Avenue Apartments
Property Address	2070-76 & 78 Garnet Avenue San Diego, CA 92109

Investment Summary

Price	\$2,695,000
Year Built	1949
Units	7
Price/Unit	\$385,000
RSF	4,248 SF
Price/RSF	\$634.42
Lot Size	9,361 SF
Floors	2
APN	416-543-22-00 / 416-543-21-00
Cap Rate	2.54%
Market Cap Rate	2.93%
GRM	22.01
Market GRM	19.36

Financial Summary

Loan Amount	\$916,300
Down Payment	\$1,778,700
Loan Type	Fixed
Interest Rate	4.25%
Amortization	30 Years
Monthly Payment	\$4,551
DCR	1.25

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
One-Bedroom/ One-Bath	5	\$15,336	\$76,680	\$18,000	\$90,000
Two-Bedroom/ One-Bath	1	\$19,200	\$19,200	\$20,400	\$20,400
Three-Bedroom/ One-Bath	1	\$26,544	\$25,544	\$28,800	\$28,800
TOTALS	7	\$61,080	\$122,424	\$67,200	\$139,200

Annualized Income

	Actual	Market
Gross Potential Rent	\$122,424	\$139,200
Less: Vacancy	\$3,673	\$4,176
Less: Vacancy	\$1,020	\$0
Effective Gross Income	\$119,771	\$136,044
Less: Expense	\$51,320	\$56,980
Net Operating Income	\$68,452	\$79,064
Debt Service	(\$54,610)	(\$54,610)
Total Return	\$13,842	\$24,455

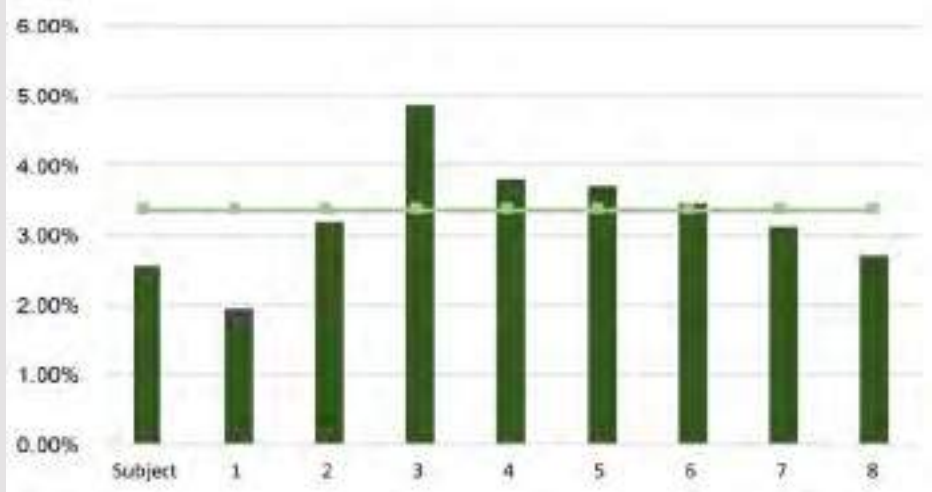
Annualized Expenses

	Actual	Market
Property Taxes	\$31,523	\$31,523
Insurance	\$1,281	\$1,281
Landscaping	\$600	\$600
Pest Control	\$600	\$600
Management Fees	\$5,989	\$6,802
Repairs & Maintenance	\$4,897	\$9,744
Reserves	\$1,750	\$1,750
Trash Removal	\$1,080	\$1,080
Utilities - Water	\$3,600	\$3,600
Total Expenses	\$51,320	\$59,980
Expenses Per RSF	\$12.08	\$13.41
Expenses Per Unit	\$68,452	\$79,064

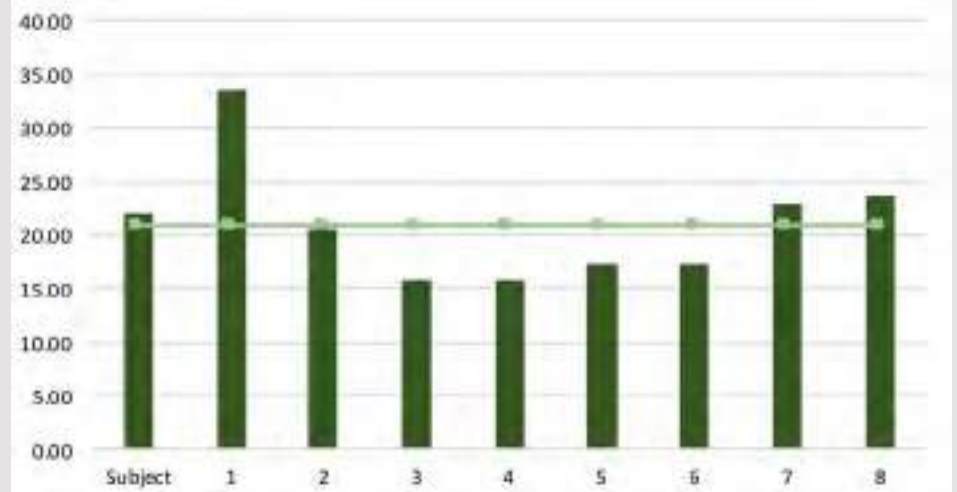
SALE COMPARABLES



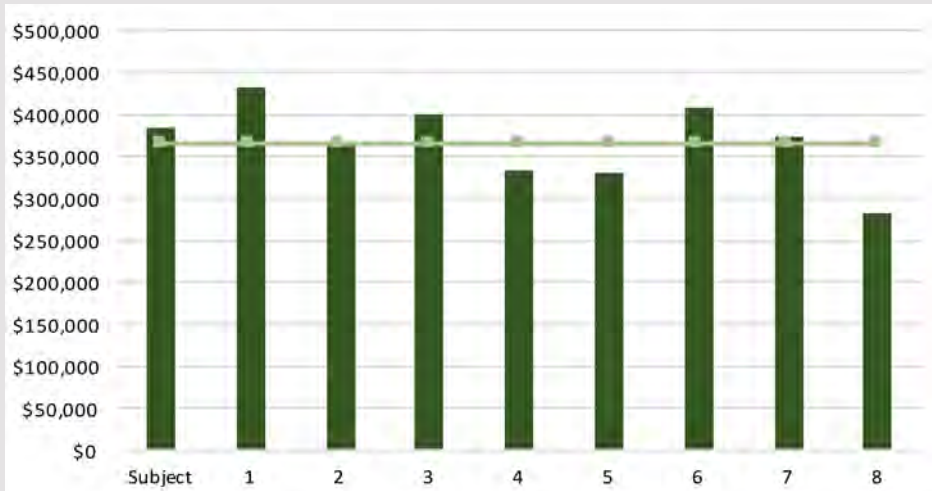
Cap Rate



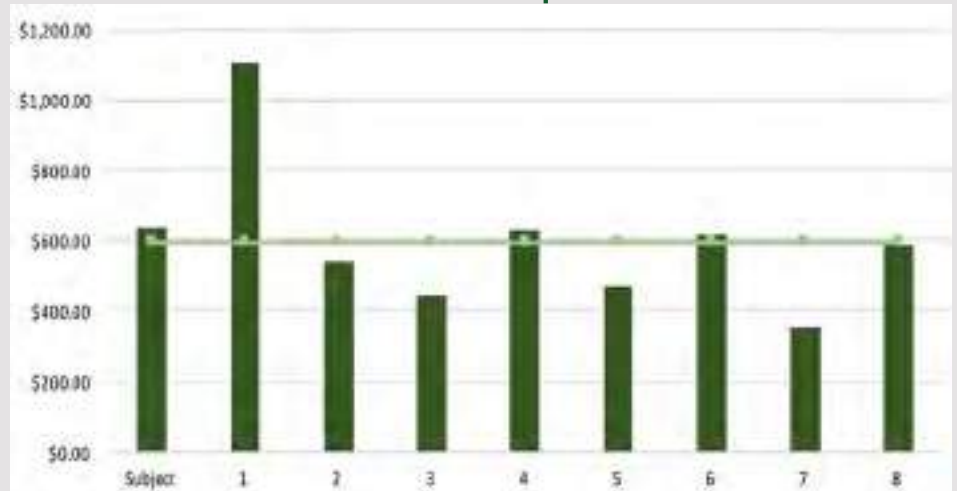
Gross Rent Multiplier

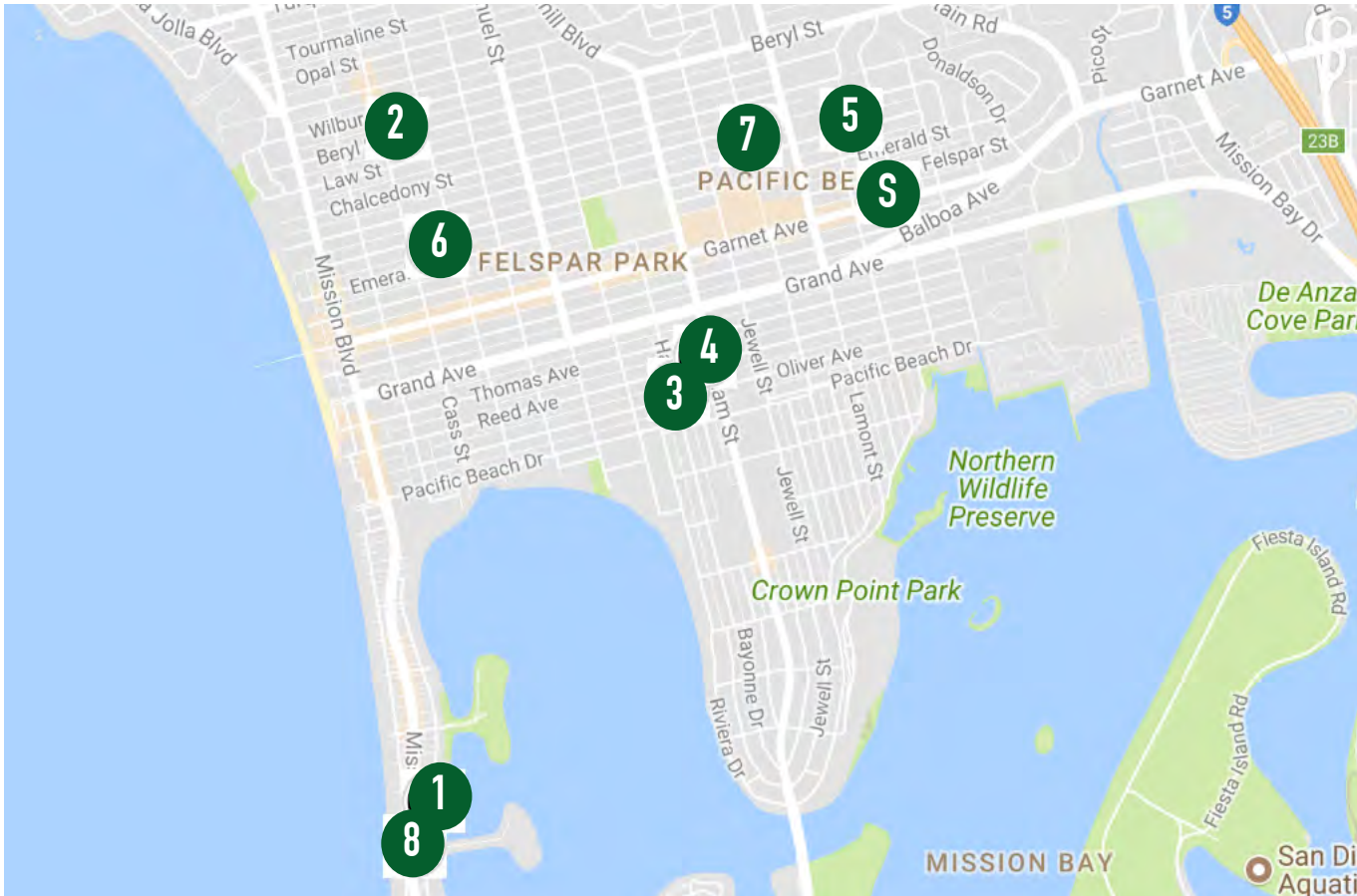


Price Per Unit



Price Per Sq. Ft.





- 8** 2070-76 & 78 Garnet Avenue
- 1** 3587 Bayside Walk
- 2** 1032 Beryl Street
- 3** 4211-19 Haines Street
- 4** 4250-64 Ingrham Street
- 5** 2030 Diamond Street
- 6** 1051 Diamond Street
- 7** 1807 Missouri Street
- 8** 802-12 El Carmel Place

S

Garnet Avenue Apartments
2070-76 & 78 Garnet Avenue
San Diego, CA 92109



Date Sold	On-Market
Sale Price	\$2,695,000
Price/Unit	\$385,000
Price/SqFt	\$634.42
Cap Rate	2.54%
GRM	22.01
Year Built	1949

Units	Unit Type
5	One-Bedroom/One-Bath
1	Two-Bedroom/One-Bath
1	Three-Bedroom/One-Bath

1

3578 Bayside Walk
San Diego, CA 92109



Date Sold	09/29/2017
Sale Price	\$2,600,000
Price/Unit	\$433,333
Price/SqFt	\$1,107
Cap Rate	1.93%
GRM	33.59
Year Built	1959

Units	Unit Type
4	Studio
2	One-Bedroom/One-Bath

2

1032 Beryl Street
San Diego, CA 92109



Date Sold	10/06/2017
Sale Price	\$2,900,000
Price/Unit	\$362,500
Price/SqFt	\$539
Cap Rate	3.18%
GRM	20.47
Year Built	1972

Units	Unit Type
5	One-Bedroom/One-Bath
2	Two-Bedroom/One-Bath
1	Two-Bedroom/Two-Bath

3

4211-19 Haimes Street
San Diego, CA 92109



Date Sold 11/10/2016
Sale Price \$2,000,000
Price/Unit \$400,000
Price/SqFt \$445
Cap Rate 4.85%
GRM 15.87
Year Built -

Units	Unit Type
1	Studio
4	One-Bedroom/One-Bath

4

4250-64 Ingraham Street
San Diego, CA 92109



Date Sold 11/01/2016
Sale Price \$3,000,000
Price/Unit \$333,333
Price/SqFt \$633
Cap Rate 3.79%
GRM 15.82
Year Built 1952

Units	Unit Type
3	One-Bedroom/One-Bath
5	Two-Bedroom/One-Bath
1	Three-Bedroom/Two-Bath

5

2030 Diamond Street
San Diego, CA 92109



Date Sold 10/28/2016
Sale Price \$3,300,000
Price/Unit \$330,000
Price/SqFt \$471
Cap Rate 3.70%
GRM 17.39
Year Built 1960

Units	Unit Type
6	One-Bedroom/One-Bath
4	Two-Bedroom/One-Bath

6

1051 Diamond Street
San Diego, CA 92109



Date Sold	02/27/2017
Sale Price	\$3,257,000
Price/Unit	\$407,125
Price/SqFt	\$621
Cap Rate	3.45%
GRM	17.27
Year Built	1969

Units	Unit Type
5	One-Bedroom/One-Bath
3	Two-Bedroom/One-Bath

7

1807 Missouri Street
San Diego, CA 92109



Date Sold	02/21/2017
Sale Price	\$4,100,000
Price/Unit	\$372,727
Price/SqFt	\$357
Cap Rate	3.13%
GRM	22.89
Year Built	-

Units	Unit Type
4	One-Bedroom/One-Bath
6	Two-Bedroom/One-Bath
1	Two-Bedroom/Two-Bath

8

802-12 El Carmel Place
San Diego, CA 92109



Date Sold	06/09/2017
Sale Price	\$3,100,000
Price/Unit	\$281,818
Price/SqFt	\$585
Cap Rate	2.73%
GRM	23.77
Year Built	-

Units	Unit Type
11	One-Bedroom/One-Bath

SUBMARKET OVERVIEW



Population			
	1 Mile	3 Mile	5 Mile
2016 Estimate	35,258	251,526	590,016
2021 Projection	36,690	264,006	620,871
2016-2021 Growth	4.06%	4.96%	5.23%

Households			
	1 Mile	3 Mile	5 Mile
2016 Estimate	16,067	104,989	104,989
2021 Projection			
2016-2021 Growth	3.91%	4.92%	5.41%

Household Income			
	1 Mile	3 Mile	5 Mile
2016 Average Household Income	\$46,847	\$53,547	\$54,950

Estimated Housing Units			
	1 Mile	3 Mile	5 Mile
Owner Occupied	3,984	33,724	85,779
Renter Occupied	12,393	72,463	142,912

Daytime Employment						
	# of Businesses			# of Employees		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Retail	196	1,581	3,906	1,206	18,028	40,628
Wholesale	22	166	694	130	1,154	8,580
Hospitality & Food Service	101	862	2,401	1,224	14,490	47,537
Real Estate, Renting, Leasing	145	752	1,928	1,004	4,795	11,217
Finance & Insurance	253	1,079	2,437	1,902	7,794	16,405
Information	34	248	716	151	5,321	12,728
Scientific & Technology Services	360	1,727	5,953	1,842	15,546	49,306
Management of Companies	0	6	17	0	28	86
Health Care & Social Assistance	345	4,035	8,587	1,809	36,499	95,712
Education Services	42	294	739	1,130	8,131	21,253
Public Administration & Sales	12	81	526	444	3,287	26,763
Arts, Entertainment, Recreation	25	253	587	74	4,349	7,928
Utilities	0	1	16	0	4	1,176
Admin Support & Waste Management	81	442	1,306	641	4,651	17,514
Construction	83	552	1,693	378	2,858	12,846
Manufacturing	27	206	701	200	1,983	18,676
Agriculture, Mining, Fishing	2	6	19	11	21	82
Other Services	242	1,486	3,581	1,296	8,270	22,259

*Demographics & Employment based on 1,3 & 5 mile radius from the subject property

*Source: CoStar

SAN DIEGO OVERVIEW



SAN DIEGO HIGHLIGHTS

DEMOGRAPHICS

Population Metro	Median Age	% Population Age: 18-34	% of Population Born Outside of US	Median Household Income
3M+ 3,211,252	35.1 years old	27.3 percent	23.7 percent	\$61.4 thousand

EDUCATION

Unemployment Rate	Gross Domestic Product	Export Value	Patents per 1,000 Workers	Annual Total VC Dollars Received
5.2 percent	\$197.9 billion	\$17.9 billion	2.3 patents	\$757.7 million

ECONOMIC

% Population w/ Bachelor's Degree or Higher	% Population w/ Advanced Degree or Higher	% Population w/ Ph.D or Higher	% College Grads w/ Science or Engineering Majors	% of Population Multi-Lingual English-Speaking Residents
34.6 percent	13.4 percent	1.9 percent	39.9 percent	21.8 percent

QUALITY OF LIFE

Per Capita Income	Foreclosure Rate	Median Home Price	Mean Travel Time to Work	Sunshine Hours
\$49.7 thousand	1.92 per 10k homes	\$517.8 thousand	24.9 minutes	3,055 hours



GEOGRAPHY



The County of San Diego is a combination of communities, both urban and rural. San Diego County is 65 miles wide from north to south and 86 miles wide from east to west, bordering the Mexico country line. From opulent beach front views, roaring mountains, to the desert plains, San Diego County is a prime location in Southern California.

METRO

The San Diego metropolitan area consists of 17 cities with a population of 3.2 million people. Under Los Angeles, San Diego County is the 2nd most populated county in California and the 5th most populous city in the United States. From north to south, San Diego County extends from the southern borders of Orange County and Riverside County to the Mexico–United States border and Baja California. From west to east, San Diego County stretches from the Pacific Ocean to its boundary with Imperial County.

Largest Cities, 2010 Census	
City	Population
San Diego	1,307,402
Chula Vista	243,916
Oceanside	183,095
Escondido	143,911
Carlsbad	105,328
El Cajon	99,478
Vista	93,834
San Marcos	83,781
Encinitas	59,518
National City	58,582
La Mesa	57,065

*Source: EDC - www.sandiegocounty.gov

INFRASTRUCTURE

San Diego County is a centralized hub for eight (8) airports, four (4) major freeways, rail, and The Port of San Diego. The county structure is designed in a multifunctional course, making commuting accessible from every direction.

- Interstates 5,15, and 805 (north to south)
- Interstate 8 (east to west)

San Diego County conveniently offers a range of commuter trains such as the North County Transit Direct featuring the Coaster and Sprinter along with commuter vehicles. Local public transportation such as the MTS Trolley is also available.



Located in the San Diego Bay, The Port of San Diego is utilized as an economic engine providing vitality and community benefit through a balanced approach to maritime industry, tourism, water and land recreation, environmental stewardship and public safety.



*Source: EDC - www.sandiegocounty.gov & Unified Port of San Diego

Border Crossings to Mexico

- San Ysidro Border Crossing
- Otay Mesa Border Crossing
- Tecate Border Crossing

Railroads

- AMTRAK (Pacific Surfliner)
- Metrolink
- The Coaster
- San Diego and Arizona Eastern Railway
- San Diego and Imperial Valley Railroad

Light Rail and Local Transit

- San Diego Trolley
- San Diego Metropolitan Transit System
- Sprinter
- North County Transit District

The Port of San Diego

- Embarcadero (San Diego)

Airports

- Lindbergh Field (San Diego International Airport)(SAN)
- Montgomery Field (MYF)
- McClellan-Palmer Airport (CLD or CRQ) aka Palomar Airport or Carlsbad Airport
- Gillespie Field (SEE) in El Cajon
- Agua Caliente Airport
- Borrego Valley Airport
- Fallbrook Airport
- Oceanside Municipal Airport
- Ocotillo Airport
- Ramona Airport (RNM)
- Brown Field Municipal Airport

ECONOMY

The economy of San Diego is largely depends on biotechnology, electronics manufacturing, financial and business service, telecommunications, software development, military and defense related manufacturing, wireless research, tourism and agriculture.

Military and Defense Role

The Military alone accounts for about 23 % of San Diego's employment. In 2014, the military alone had generated an estimated amount of \$26.5 billion towards the San Diego economy. With the military occupying about 28% of real estate in San Diego it has greatly improved the employment opportunities in San Diego. It was estimated that about 340,000 jobs were generated through the defense spending. The Marine Corpse base, U.S Navy Port and Coast Guard Stations are the three most important defense and military bases of San Diego city.

Manufacturing

There are various manufacturing industries in San Diego which add a lot towards its economy. The manufacturing industry contributes around \$25 billion towards the San Diego Economy. Some of the most important manufacturing industries of San Diego are the ship building yard, computer manufacturing industry, industrial machinery manufacturing industry, industries which manufacture sports goods, toys, metals etc. There are several defense contracting companies with its headquarters located in San Diego like NASSCO, General Atomics etc.

Agriculture

San Diego is the 20th largest agricultural producer of California. The agriculture mainly includes nursery products, foliage plants, flowers, avocados, strawberries, guavas, lemon etc. Agriculture contributes about \$ 5.1 billion towards the economy. The climatic conditions in San Diego are favorable for agricultural crops and livestock rearing.

Research

The most important type of research work taking place in the San Diego is the Biotechnology field. There are several biotechnology companies and research centers in San Diego. The two most important biotechnology companies which have its headquarters in San Diego are the Neurocrine Biosciences and the Nventa Biopharmaceuticals. Other major companies which have its offices and research centers in San Diego are Biogen Idec, Merck, Elan, Cytovance, Celgene, Pfizer, Integrated DNA Technologies, Genzyme, BD Biosciences and Vertex etc.

Tourism

The geographical features of San Diego along with other attractions like San Diego Zoo, San Diego Wild Animal Park, and Belmont Amusement Park etc. have attracted lots of tourists to the city. The cruise ships industries are also of great tourism importance. The San Diego's cruise ship industry is the second largest in the California with about 180 cruise ships docking annually. In 2014, 33.8 Million People Visit San Diego and Spend More than \$9 Billion. Fueled by an unprecedented, multi-million dollar marketing campaign and several new, innovative promotional initiatives, San Diego's tourism economy scored its best year on record in 2014.

Real Estate

The price of residential properties has grown very high during the recent years in San Diego, this condition was also referred to as "housing affordability crisis". According to the California Association of Realtors, the cost of median houses in San Diego in 2014 was estimated to be around \$507,800.

*Source: EDC - www.sandiegocounty.gov

LABOR

When looking at recent employment growth, San Diego is among the best in the nation. From December 2013 to December 2014, the region’s employment grew by more than 3.3 percent, which ranked 3rd among the 25 most populous U.S. metros. The U.S. average growth rate was at only 2.3 percent. San Diego has consistently outpaced U.S. employment growth this year and has been one of the most competitive metros in the nation.

“As of January 2015, San Diego’s Unemployment rate was reported as 5.2%.”

EMPLOYERS

77,326 -

The number of San Diego County businesses that had at least one employee as of 2012. This number does not include farms or non-profit organizations

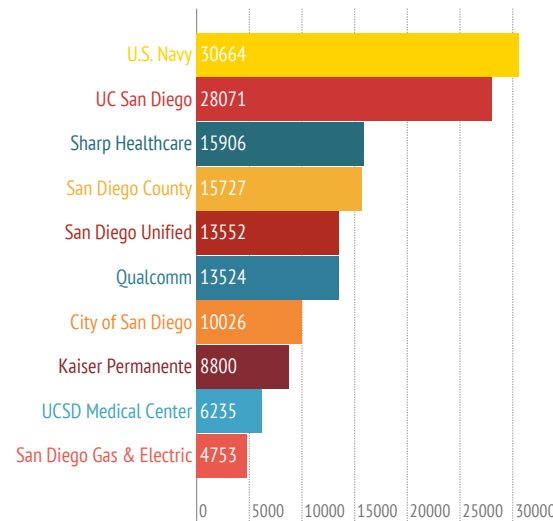
242,035 -

The number of San Diego County businesses without any paid employees. This consists of one worker who’d be considered self-employed. An example would be a Real Estate Agent.

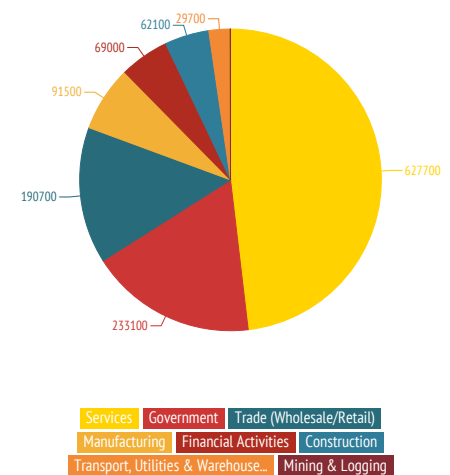
57 percent -

The percent of San Diego-area companies with just one to four workers. Census data shows small businesses dominate in San Diego County. Less than 1 percent of the region’s companies have more than 250 workers. These figures don’t incorporate companies without any employees.

Top San Diego Employers



San Diego’s Employment Breakdown



*Source: EDC - www.sandiegocounty.gov & Lisa Halverstadt - www.voiceofsandiego.com

DEMOGRAPHICS



Due to San Diego’s proximity to Mexico, the region is becoming increasingly bi-cultural, and the city is one of the most ethnically and culturally diverse places in the nation. More than 100 languages are spoken by San Diego residents who have come from all parts of the world. The median age of San Diego’s population is 35.6, with over 1/4 under the age of 20 and only 11 percent over 65.

With more than **1.37 million people**, San Diego is the **eighth largest city** in the United States and the second largest in California.

By 2020, the City’s population is forecast to be **1.54 million**, with 3.54 million people in the entire county. By 2030, the City’s population is forecast to be 1.69 million, with 3.54 million people in the county. By 2040, the City’s population is forecast to be 1.82 million, with 4.16 million people in the county. By 2050, the City’s population is forecast to be 1.95 million, with 4.38 million people in the county.

*Source: Fast Report, MLS, EDC - www.sandiegocounty.gov

San Diego County Demographic Trends	
Population	
2014 Estimated	3,220,857
2019 Projected	3,380,396
2014-2019 Growth	4.95%
Households	
2014 Estimated	1,130,447
2019 Projected	1,188,418
2014-2019 Growth	4.01%
Household Income	
2014 Estimated Average	\$59,008
Estimated Housing Units	
Owner Occupied	51%
Renter Occupied	43%
2014 Average Single Family Home Price	\$507,806
2014 YTD Average Attached Home Price	\$322,287

DEMO ANALYSIS

	SAN DIEGO	CALIFORNIA
2013 Population	3,211,252	38,332,521
2010 Population	3,095,308	37,253,959
Population Percent (Growth 2010 to 2013)	3.7%	2.9%
2013 Housing Units	1,176,718	13,790,495
2013 Homeownership Rate	53.8%	55.3%
2013 Housing units in multi-unit structures	35.8%	31.0%
2009-2013 Median value of owner-occupied housing units	\$402,100	\$366,400
2009-2013 Households	1,076,483	12,542,460
2013 Persons per household	2.83	2.94
2013 Per capita income	\$30,668	\$29,527
2009-2013 Median household income	\$62,962	\$61,094
2013 Persons under 5 years	6.5%	6.5%
2013 Persons under 18 years	22.6%	23.9%
2013 Persons 65 years & over	12.3%	12.5%
2013 Female persons	49.7%	50.3%
White alone, percent, 2013 (a)	76.6%	73.5%
Black or African American alone, percent, 2013 (a)	5.6%	6.6%
American Indian and Alaska Native alone, percent, 2013 (a)	1.3%	1.7%
Asian alone, percent, 2013 (a)	11.7%	14.1%
Native Hawaiian and Other Pacific Islander alone, percent, 2013 (a)	0.6%	0.5%
Two or More Races, percent, 2013 (a)	4.2%	3.7%
Hispanic or Latino, percent, 2013 (a)	32.9%	38.4%
White alone, not Hispanic or Latino, percent, 2013 (a)	47.2%	39.0%



*Source: Demographic Data Copyright Quickfacts



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