



**OFFERING MEMORANDUM**  
**1056-1052 E Villa St.**  
**Pasadena, CA 91106**

*First Time for Sale Since 1979, Fourplex near Old Town Pasadena and adjacent to several new condominiums, Significant Rental Upside, Easy to Manage and Rent, All 2bedroom units.*



Exclusively Listed By:  
 Han Widjaja Chen, CCIM - President  
 Dir 626.594.4900  
 Han.Chen@GrowthInvestmentGroup.com  
 Broker License No. 01749321



## Growth Investment Group California

### **Han Widjaja Chen, CCIM**

President  
Dir 626.594.4900  
Han.Chen@GrowthInvestmentGroup.com  
Broker License No. 01749321

### **Justin McCardle**

Vice President  
Dir 909.486.2069  
justin@growthinvestmentgroup.com  
DRE#01895720

### **Andrew Chia, MBA, MS**

Associate  
Dir 626.898.9710  
andrewchia@growthinvestmentgroup.com  
DRE#02250138

### **Alex Sherman**

Associate  
Dir 626.380.0477  
asherman@growthinvestmentgroup.com  
DRE#02236501

### **Dimitre Petrov**

Associate  
Dir 626.898.9740  
dpetrov@growthinvestmentgroup.com  
DRE#02153833

### **Raine DeMesa**

Marketing Associate  
Dir. 626.594.4901  
raine@growthinvestmentgroup.com

#### **DISCLAIMER AND CONFIDENTIALITY AGREEMENT:**

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 1056-1052 E Villa St, Pasadena, CA ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.



# 01. EXECUTIVE SUMMARY

## Summary

Subject Property:	1056-1052 E Villa St Pasadena, CA 91106
Price:	\$1,600,000
Price per Unit/SF:	\$400,000 / \$474
Year Built:	1922 & 1964 (back 3 units)
Building & Lot Area:	3,378 SF / 8,245 SF
APN & Zoning:	5732-019-034 / R4
Parking:	6 (2 open + 4 carports)
Unit Mix:	1 x 2B + 1B HOUSE 3 x 2B + 1B

*Financial Analysis/Rent Roll on pages 27-28*

## Investment Highlights

- Excellent location minutes away from Old Town Pasadena, Rose Bowl, and FWY 210
- First Time for Sale since 1979
- Walk Score 84, Bike Score 87, Adjacent to multiple newer condominiums and across the street from upcoming new 22 condominiums project
- Can be purchased individually or together as a portfolio with adjacent 4 houses (445 N Wilson, 459 N Wilson, 1072 E Villa, 1062 E Villa) for a large development play
- Excellent demographics with ±\$120,347 average household income in a 1-mile radius
- Superb location two blocks from Lake Ave and within walking distance to many amenities in the City of Pasadena
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110

## Property Highlights

- Front unit is a single-story bungalow style house with laundry hookups – perfect for an owner user
- Back 3 units were built in 1960s (buyer to verify), one unit has laundry hookup
- Large Lot with High Density Zoning R4
- Excellent unit mix with all 2bedroom+1bathroom units
- Separately metered for electricity and gas, laundry room, and carport parking
- Large lot size with carport parking suitable for ADUs additions
- Front house is over 1100 SF and back 3 units are around 750SF (buyer to verify)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Any proforma numbers including Additional Dwelling Units potentials are proforma and estimate only! Buyer must verify the information and due their own due diligence and bears all risk for any inaccuracies.

## EXECUTIVE SUMMARY

Growth Investment Group California is proud to offer 1056-1052 N Catalina Ave, a value-add fourplex in a highly desirable location in the City of Pasadena, CA. This property has been very well maintained by current family who have owned it since 1979. The property is in a highly gentrified area right next to 2 newer condominiums projects and across from to be built 22 condominiums project. It is located only 3 blocks east of Lake Ave, and minutes away from most of City of Pasadena amenities such as Old Town Pasadena, Lake Ave Shopping District, Rose Bowl area, CALTECH and PCC.

It is surrounded by other small apartments and single-family houses and has excellent demographics of  $\pm$ \$120,347 average household income in a 1-mile radius. This property can be purchased together with the 4 SFR portfolio that are adjacent to it (445 N Wilson, 459 N Wilson, 1072 E Villa, 1062 E Villa) for a large development play.

The property consists of a front bungalow style house (2bedroom+1bathroom) and three x 2bedroom+1bathroom units in the back. The front house was built in 1922 and the back 3 units were built in 1964 (based on city's online permit - buyer to verify – permit will be provided during due diligence period). It has a total building size of 3,378SF and sits on a large 8,245 SF total lot size (R4 zone – High-Density – 48-unit/acre – buyer to verify). The property offers excellent curb appeal with well-manicured front lawn.

The front house is a bungalow style unit with front porch, fireplace, original hardwood flooring, smooth ceiling, windows A/C and wall

heating. Bathroom has a shower stall, and it has laundry room with hookups. The back 3 units are 2bedroom units with laminate flooring on 1st floor and carpet flooring on 2nd floor units. Three units (Front House, #1052-3, #1052-2) have laundry hookups. All tenants are on month-to-month lease and current rental income is approximately 37% below market. Each unit is separately metered for electricity and gas. Parking is provided by 6 parking spaces (4 carport and 2 open space) at the back. The large lot size, R4 zoning (high density) and carport parking provide superb opportunity for new owner to add ADUs units in the back.

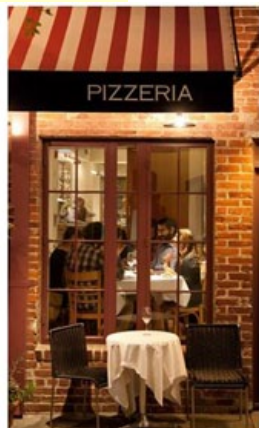


The property is located just three blocks away from Lake Ave and within walking distance to myriads of shopping and other amenities on Lake Ave and Colorado Blvd. It is within minutes from Old Town Pasadena, Rose Bowl, The Paseo on Colorado, museums, theaters, entertainments, groceries, cafes, shops, and other fantastic amenities in Pasadena. It has an excellent demographics of \$120,347 average household income within a 1-mile

radius. The property has superb access to FWY 210 and 110 and offers an easy commute to additional employment centers of downtown Los Angeles and adjacent cities of Burbank and Glendale via 134 Freeway. It is minutes away from FWY 110 that connect to Downtown Los Angeles.

## AREA AMENITIES

### Old Town Pasadena



**Distance: 9 minute drive, 1.8 miles**

Old Pasadena, often referred to as Old Town Pasadena or just Old Town, is the original commercial center of Pasadena.

The area was also an artistic center, the home to Andy Warhol's west coast debut, the Pasadena Museum of Modern Art (one of the earliest modern art museums in the country, now the Norton Simon Museum), and before that a center of suffragist and pacifist movements, and other liberal causes.

### Rose Bowl Stadium



**Distance: 10 minute drive, 3.0 miles**

The world-famous Rose Bowl Stadium in Pasadena has hosted five Super Bowls, gold medal matches for two Summer Olympics, two FIFA World Cup Finals, superstar concerts and the annual Rose Bowl Game for which it's named.

Sports Illustrated has named Rose Bowl Stadium the number one venue in college sports and one of the Top 20 Venues of the 20th Century.

### Downtown Pasadena



**Distance: 6 minute drive, 1.4 miles**

Downtown Pasadena California is the central business district of Pasadena, California. It is centered on Fair Oaks Avenue and Colorado Boulevard and is divided into three distinct neighborhoods: Old Pasadena, the Civic Center, and Monk Hill.

Downtown Pasadena is known for its historical buildings that have been preserved throughout the years.

### USC Asia Pacific Museum



**Distance: 5 minute drive, 1.3 miles**

The museum was founded in 1971 by the Pacificulture Foundation, which purchased "The Grace Nicholson Treasure House of Oriental Art" from the City of Pasadena.

It houses some 15,000 rare and representative examples of art from throughout Asia and the Pacific Islands. In 2013, the museum became part of the University of Southern California.

## AREA AMENITIES

### State Theatre of CA Pasadena Playhouse



**Distance: 6 minute drive, 1.1 miles**

The Pasadena Playhouse was established in 1917 and is the official State Theatre of California. In recent years, The Playhouse has become instrumental in launching new works and landmark revivals for the American theatre. The Playhouse has displayed a commitment to cultural and theatrical diversity, which is reflected in seasons featuring Tony Award and Pulitzer Prize-winning plays.

### Paseo Colorado



**Distance: 5 minute drive, 1.3 mile**

The Paseo is an upscale outdoor mall in Pasadena, covering three city blocks with office space, shops, restaurants, a movie theater, and 400 loft-style condominiums above. It is located in downtown Pasadena between Colorado Boulevard to the north and Green Street to the south.

It is the location of the Arclight theater. At the Paseo you will find BCBG, Macy's, Brighton, Coach, DSW, among other popular stores.

### Norton Simon Museum



**Distance: 9 minutes drive, 2.2 miles**

Known around the world as one of the most remarkable private art collections ever assembled, industrialist Norton Simon spent over 30 years amassing an astonishing collection of European art from the Renaissance to the 20th century, and a stellar collection of Indian and Southeast Asian art spanning 2,000 years. Modern and Contemporary Art from Europe and the United States, also occupies an important place in the Museum's collections.

### SHOPS on LAKE



**Distance: 12 minutes drive, 2.0 miles**

The Urth Caffé is an organic coffee company that exclusively carries its own brand of premium, fresh roasted whole bean organic coffee, and hand selected fine teas sold under strict quality and ethical standards.

### The GAMBLE HOUSE



**Distance: 8 minute drive, 2.1 miles**

The Gamble House, also known as the David B. Gamble House, is an iconic American Craftsman home in Pasadena, California, designed by the architectural firm Greene and Greene. Constructed in 1908–1909 as a home for David B. Gamble, son of the Procter & Gamble founder James Gamble, it is today a National Historic Landmark, a California Historical Landmark, and open to the public for tours and events.

### California Institute of Technology



**Distance: 7 minute drive, 1.1 miles**

Caltech is an independent, privately supported institution with a 124-acre campus located in Pasadena, California. The Institute manages JPL for NASA, sending probes to explore the planets of our solar system and quantify changes on our home planet.

Location in Pasadena Districts



Aerial Photos



NEWER CONDOMINIUMS

NEWER CONDOMINIUMS

GROWTH INVESTMENT GROUP

Walk Score **82** **Very Walkable**  
Most errands can be accomplished on foot.

Bike Score **87** **Very Bikeable**  
Biking is convenient for trips.

Aerial Photos

GROWTH INVESTMENT GROUP

NEWER CONDOMINIUMS

NEWER CONDOMINIUMS



Walk Score  
**82**

**Very Walkable**

Most errands can be accomplished on foot.

Bike Score  
**87**

**Very Bikeable**

Biking is convenient for trips.

Aerial Photos



210 FWY

**Walk Score 82** **Very Walkable**  
Most errands can be accomplished on foot.

**Bike Score 87** **Very Bikeable**  
Biking is convenient for trips.

GROWTH INVESTMENT GROUP

Aerial Photos



SHOPS ON LAKE



1056-1052 E VILLA ST

4 Houses can be purchased together as a portfolio

NEWER CONDOMINIUMS

210 FWY

GROWTH INVESTMENT GROUP

Walk Score **82** **Very Walkable**  
Most errands can be accomplished on foot.

Bike Score **87** **Very Bikeable**  
Biking is convenient for trips.

Aerial Photos



210 FWY

4 Houses can be purchased together as a portfolio

GROWTH INVESTMENT GROUP

**Walk Score 82** **Very Walkable**  
Most errands can be accomplished on foot.

**Bike Score 87** **Very Bikeable**  
Biking is convenient for trips.

Aerial Photos



LAKE AVE

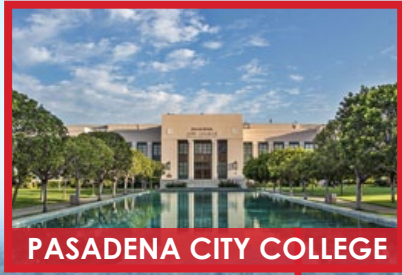


GROWTH INVESTMENT GROUP

**Walk Score**  
**82**  
**Very Walkable**  
Most errands can be accomplished on foot.

**Bike Score**  
**87**  
**Very Bikeable**  
Biking is convenient for trips.

Aerial Photos



PASADENA CITY COLLEGE



CALTECH

210 FWY



1056 E VILLA ST

GROWTH INVESTMENT GROUP

Walk Score **82** Very Walkable  
Most errands can be accomplished on foot.

Bike Score **87** Very Bikeable  
Biking is convenient for trips.

Aerial Photos



1056 E VILLA ST

NEWER CONDOMINIUMS

NEWER CONDOMINIUMS

4 Houses can be purchased together as a portfolio

Walk Score **82** Very Walkable  
Most errands can be accomplished on foot.

Bike Score **87** Very Bikeable  
Biking is convenient for trips.

GROWTH INVESTMENT GROUP

Aerial Photos



4 Houses can be purchased together as a portfolio



1056 E VILLA ST

GROWTH INVESTMENT GROUP

**Walk Score 82**  
**Very Walkable**  
Most errands can be accomplished on foot.

**Bike Score 87**  
**Very Bikeable**  
Biking is convenient for trips.

Property Photos



GROWTH INVESTMENT GROUP



Property Photos



GROWTH INVESTMENT GROUP



Property Photos

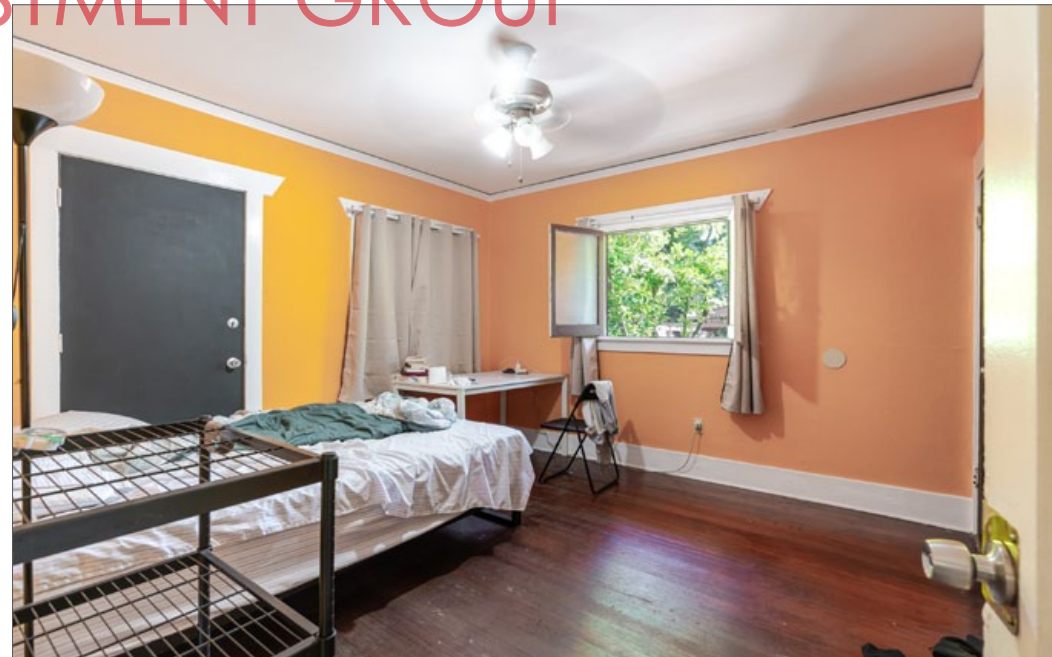


GROWTH INVESTMENT GROUP

Property Photos



GROWTH INVESTMENT GROUP



Property Photos



GROWTH INVESTMENT GROUP

# Walk Score Map

## 1056 East Villa Street

Catalina Villas, Pasadena, 91106

Commute to **Downtown Pasadena**

🚗 4 min 🚌 12 min 🚲 7 min 🚶 27 min [View Routes](#)

- [Favorite](#)
- [Map](#)
- [Nearby Pasadena Apartments on Redfin](#)

[More about 1056 East Villa Street](#)

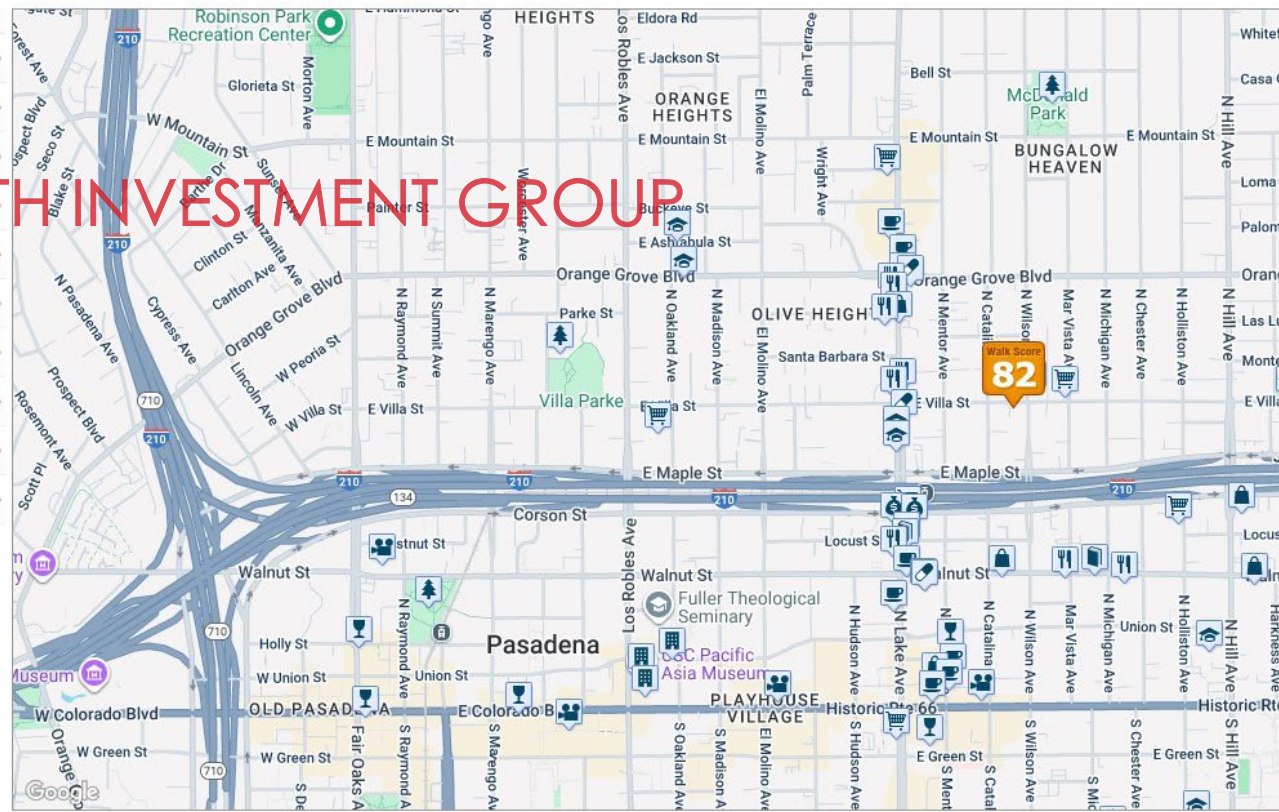
**Walk Score**  
**82**  
**Very Walkable**  
Most errands can be accomplished on foot.

**Transit Score**  
**65**  
**Good Transit**  
Many nearby public transportation options.

**Bike Score**  
**87**  
**Very Bikeable**  
Biking is convenient for most trips.

### What's Nearby

- Restaurants:** El Taquito Mexicano .3mi
- Coffee:** Crown City Cafe .4mi
- Bars:** The Ice House .4mi
- Groceries:** Arroyo Food Coop .07mi
- Parks:** Jefferson Recreation Center .5mi
- Schools:** Rose City High (Continuation) ... .3mi
- Shopping:** Scrubs LA .3mi
- Entertainment:** Academy Cinemas .5mi
- Errands:** Deana H. Okohira, Pharm .2mi
- Search Nearby:**



Local Map







## 02. FINANCIALS

**Investment Overview**

Price	\$	1,600,000
Price Per Unit	\$	400,000
Price Per SF	\$	474
Cap Rate		3.30%
GRM		17.54
Proforma CAP Rate		5.37%
Proforma GRM		12.82

**Property Information**

Building Size	3,378
Lot Size	8,245
Number of Units	4
Year Built	1922
Parcel(s)	5732-019-034
Zoning	R4
Parking	6 (2 open + 4 carport)

**Proposed Financing (Buyer to verify)**

Down Payment	\$480,000
Approximate Loan Amount	\$1,120,000
Interest Rate	5.875%
Loan To Value	70.0%
Annual Debt Service IO	\$65,800
Debt Coverage Ratio	0.67
IO Cash Flow Year 1	\$ (12,783)
Year-1 Cash-On-Cash Return	-2.58%
Loan Type	New Residential Loan (primary residence), 7/1 yr ARM, 30-year amortization

**Unit Mix and Rent Schedule**

Units	Type	Avg. Current Rent	Total Rent	Proforma Rent	Total Proforma Rent
1	2B + 1B HOUSE	\$ 2,134	\$ 2,134	\$ 3,200	\$ 3,200
3	2B + 1B	\$ 1,823	\$ 5,468	\$ 2,400	\$ 7,200
4			\$ 7,602		\$ 10,400

**Est. UPSIDE**  
**37%**

**Income**

	Current	Proforma
Annual Gross Rent (Current/Potential)	\$ 7,602 per month	\$ 124,800
Gross Scheduled Income	\$ 91,218	\$ 124,800
Vacancy Factor	\$ (1,824)	\$ (2,496)
Effective Gross Income	\$ 89,394	\$ 122,304

**Expenses**

Operating Expenses (Current/Potential)	Current	Proforma
New Property Taxes	\$ 17,520	\$ 17,520 per tax assessor
Direct Assessments	\$ 1,085	\$ 1,085 per tax assessor
Insurance	\$ 6,744	\$ 6,744 CURRENT
Utilities: Electric	\$ 417	\$ 417 2024
Utilities: Trash	\$ 535	\$ 535 2024
Utilities: Water/Sewer	\$ 1,507	\$ 1,507 2024
Landscaping	\$ 2,700	\$ 2,700 2024
Repair & Maintenance	\$ 4,723	\$ 4,723 2024
License/Permit	\$ 1,146	\$ 1,146 2024
<b>Total Operating Expenses</b>	\$ 36,377	\$ 36,377
Expenses Per SF	\$ 10.77	\$ 10.77

\* Management fee of 3.5% of EGI is not included in this, Broker assumes that new owner will self manage the property.

	Current	Proforma
Net Operating Income	\$ 53,017	\$ 85,927

**Est. UPSIDE**  
**62%**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Any proforma numbers including Additional Dwelling Units potentials are proforma and estimate only! Buyer must verify the information and due their own due diligence and bears all risk for any inaccuracies.

## Rent Roll

Unit No.	Unit Type	Current Rent	Proforma Rent	Deposit	Lease From	Lease To	Last Rent Increase Date	Tenant Name
1056	2B + 1B HOUSE	\$ 2,134	\$ 3,200	\$ 1,800	7/1/2016		4/1/2025	Samuel C.
1052-1	2B + 1B	\$ 2,022	\$ 2,400	\$ 1,800	11/2/2020	11/6/2021	4/1/2025	Cristina L
1052-2	2B + 1B	\$ 1,793	\$ 2,400	\$ 550	7/1/1997		3/1/2025	Samir M
1052-3	2B + 1B	\$ 1,653	\$ 2,400	\$ 600	5/19/2012		4/1/2025	Brian L
	<b>Total</b>	<b>\$ 7,602</b>	<b>\$ 10,400</b>	<b>\$ 4,750</b>				

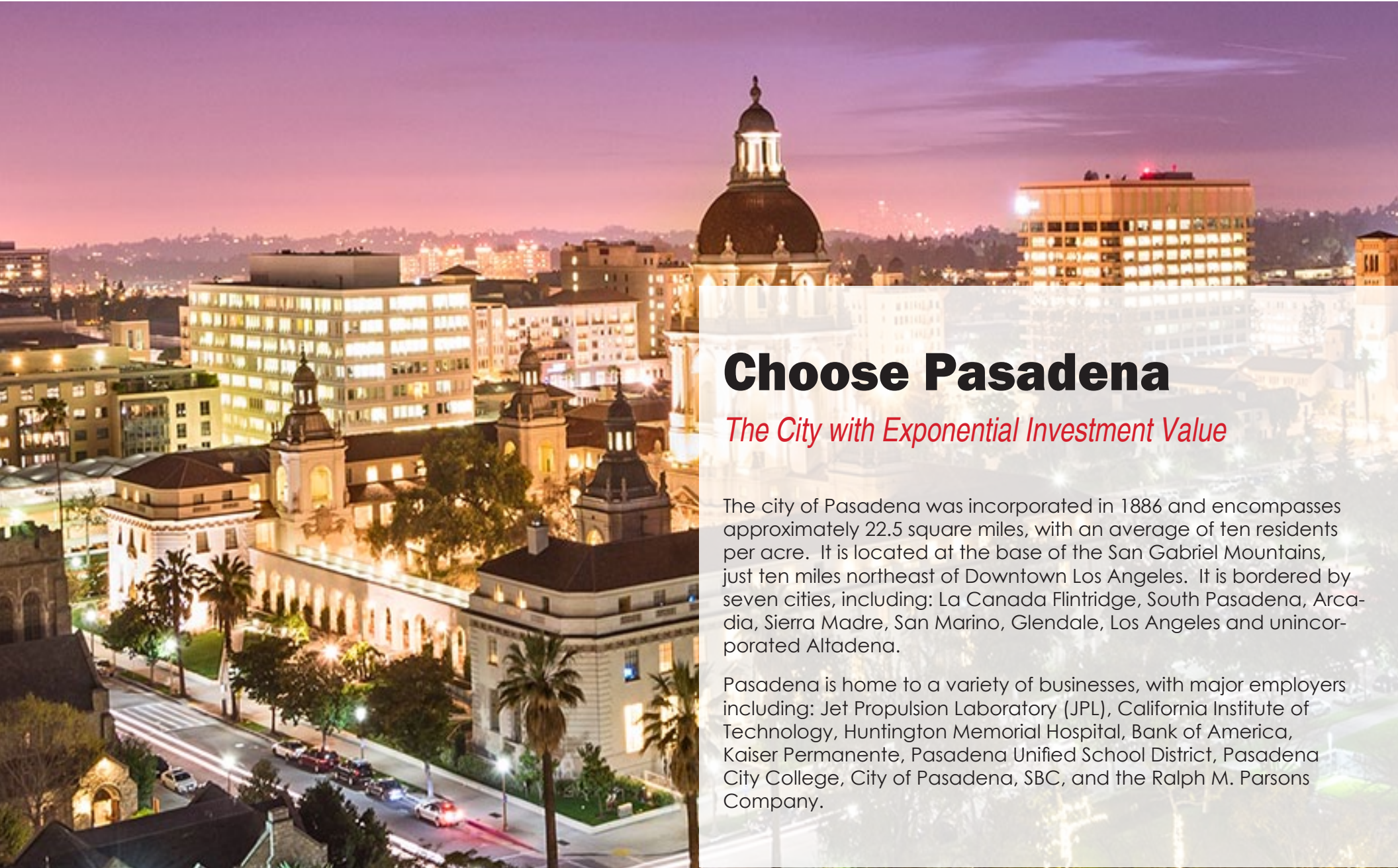
#Units	UNIT TYPE	Average Rent	Proforma Rent
1	2B + 1B HOUSE	\$ 2,134	\$ 3,200
3	2B + 1B	\$ 1,823	\$ 2,400

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Any proforma numbers including Additional Dwelling Units potentials are proforma and estimate only! Buyer must verify the information and due their own due diligence and bears all risk for any inaccuracies.



03. MARKET OVERVIEW

## Market Overview



# Choose Pasadena

*The City with Exponential Investment Value*

The city of Pasadena was incorporated in 1886 and encompasses approximately 22.5 square miles, with an average of ten residents per acre. It is located at the base of the San Gabriel Mountains, just ten miles northeast of Downtown Los Angeles. It is bordered by seven cities, including: La Canada Flintridge, South Pasadena, Arcadia, Sierra Madre, San Marino, Glendale, Los Angeles and unincorporated Altadena.

Pasadena is home to a variety of businesses, with major employers including: Jet Propulsion Laboratory (JPL), California Institute of Technology, Huntington Memorial Hospital, Bank of America, Kaiser Permanente, Pasadena Unified School District, Pasadena City College, City of Pasadena, SBC, and the Ralph M. Parsons Company.

## Market Overview | Pasadena

### CONVENIENT TRANSPORTATION AND ACCESS

Regional access to the city is primarily from the Foothill (210) Freeway, which runs in an east-west direction approximately one-third mile south of the subject property, the Ventura (134) Freeway, which runs in an east-west direction approximately one and one-half miles west of the subject property, and the Pasadena (110) Freeway, which runs in a north-south direction approximately two and one-half miles southwest of the subject property. These freeways provide direct access to other major interstates serving the Southern California region, including the Golden State (5) Freeway and the Glendale (2) Freeway to the west, the San Bernardino (10) Freeway and the Long Beach (710) Freeway to the south, and the San Gabriel River (605) Freeway to the east.

The city of Pasadena is centrally located to major forms of transportation, including the Burbank/Bob Hope Airport which is 15 miles northwest, the Los Angeles International Airport which is 30 miles southwest, and the Ontario International Airport which is 35 miles east.



## Market Overview | Pasadena

### The Civic Center

The Civic Center District is a vibrant zone that sits between Old Pasadena and The Playhouse Village. The beautiful Beaux-Arts and Mediterranean Revival landmark buildings have set the stage for many a film and television show, so it can feel like one big movie set. And the Pasadena Convention Center attracts a steady stream of events, expos, and activities, such as the wildly popular “America’s Got Talent” auditions.

A visit to Pasadena’s iconic City Hall is a must—the stately John Baker and Arthur Brown designed building was completed in 1927. Across the street, stop by the Robinson Memorial, two large bronze sculptures that pay tribute to brothers Jackie and Mack Robison. The boundary-breaking American athletes are considered native sons after spending their formative teenage years in Pasadena. See what’s on stage at the 1932 Pasadena Civic Auditorium and hit the ice at the Pasadena Ice Skating Center.

### The Paseo

The Paseo, a contemporary mixed-use retail center, is the Civic Center District’s shopping destination. Here you’ll find brands like H&M, Tommy Bahama, and Bath & Body Works. The family-run Pasadena Antique Mall has earned the locals’ vote for the city’s best antique shop several years running. Their whimsical selection runs the gamut from vintage collectibles and retro clothing to period furniture and time-tested books.

It is located in downtown Pasadena between Colorado Boulevard to the north and Green Street to the south. The Paseo is just east of and connected by a pedestrian bridge, the Garfield Promenade, to Old Town Pasadena, and west of the center of downtown. The mall is located across Green Street from the Pasadena Civic Auditorium in the Pasadena Conference Center.



## Demographic & Income Profile (1 mile radius)

Summary	Census 2010	Census 2020	2025	2030
Population	36,967	36,889	35,530	35,274
Households	15,623	16,162	16,202	16,593
Families	7,879	7,964	7,680	7,831
Average Household Size	2.33	2.22	2.13	2.07
Owner Occupied Housing Units	4,422	4,224	4,232	4,325
Renter Occupied Housing Units	11,201	11,938	11,970	12,268
Median Age	33.7	36.6	38.1	39.6

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.14%	0.07%	0.42%
Households	0.48%	0.33%	0.64%
Families	0.39%	0.32%	0.54%
Owner HHs	0.44%	0.49%	0.91%
Median Household Income	2.19%	2.33%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	1,949	12.0%	1,886	11.4%
\$15,000 - \$24,999	937	5.8%	818	4.9%
\$25,000 - \$34,999	1,022	6.3%	885	5.3%
\$35,000 - \$49,999	1,190	7.3%	1,073	6.5%
\$50,000 - \$74,999	2,152	13.3%	2,046	12.3%
\$75,000 - \$99,999	2,022	12.5%	2,016	12.1%
\$100,000 - \$149,999	2,449	15.1%	2,550	15.4%
\$150,000 - \$199,999	1,854	11.4%	2,055	12.4%
\$200,000+	2,626	16.2%	3,263	19.7%

Median Household Income	\$83,897	\$93,517
Average Household Income	\$119,409	\$132,714
Per Capita Income	\$54,668	\$62,669