

Marcus & Millichap



KARR
SELF-STORAGE

Offering Memorandum



KEEP IT MINI STORAGE
1113 County Road 2220 • Mineola, TX 75773

PRESENTED BY

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KEEP IT MINI STORAGE

Marcus & Millichap



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap

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Buyer/Tenant/Seller/Landlord Initials

Date

- ** A Karr Self-Storage Confidentiality / Registration Agreement must be executed by the prospective purchaser before the Offering Memorandum and back-up documentation can be viewed, and also before an offer submitted by a prospective purchaser will be considered.**
- ** All property tours / visits must be scheduled through the Karr Self-Storage team**
- ** Prospective purchasers are strongly encouraged to have been present on a formal property tour before submitting an offer.**
- ** Contact with on-site management and/or ownership is strictly prohibited. Please contact the Karr Self-Storage team with any questions.**



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INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

			VITAL DATA		
			CURRENT	M&M ADJUSTED	PRO FORMA
Price	\$4,600,000	CAP Rate	7.05%	6.01%	8.06%
Down Payment	25% / \$1,150,000	Effective Gross Income	\$465,506	\$465,506	\$569,930
Loan Amount	\$3,450,000	Net Operating Income	\$324,087	\$276,446	\$370,805
Loan Type	Proposed New	Net Cash Flow After Debt Service	7.14% / \$82,067	3.00% / \$34,426	11.20% / \$128,784
Interest Rate / Amortization	5.00% / 25 Years	Debt Service Coverage Ratio	1.30	1.14	1.53
Total Units	514				
Rentable SF	88,800				
Price Per Rentable SF	\$51.80				
Number of Buildings	15				
Number of Stories	1				
Year Built / Expanded	1994 / 2017				
Lot Size	Apx. 5.25 Acres				

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Walmart	300
Mineola Isd	188
Mineola Healthcare Residence	99
Wood Memorial Nursing Home	90
Trinidad Benham Holding Co	80
Brookshire Food 031	60
Pine Valley Nursing Home	60
Area Engineer	56
Transportation Texas Dept	56
CT Brokerage Inc	50
Mineola High School	50
Mineola Packing Company	50



PROPERTY SUMMARY

THE OFFERING	
Property	KEEP IT MINI STORAGE
Price	\$4,600,000
Assessors Parcel Number	24162 / 70476 / 84898 / 68904 / 68212
Zoning	N/A – Located in ETJ

SITE DESCRIPTION	
Total Units	514
Number of Buildings	15
Number of Stories	1
Year Built/Renovated	1994 / 2017
Rentable Square Feet	88,800
Lot Size	Apx. 5.25 Acres
Type of Ownership	Fee Simple
Parking	Ample
Street Frontage	County Road 2220
Cross Street	Highway 69

CONSTRUCTION	
Foundation	Slab-On-Grade Concrete
Framing	Steel Trusses
Exterior Walls	Metal
Parking Surface	Gravel
Roof	Standing Seam Metal
Fencing	Chain Link
Entry	Personalized Key-Pad

MECHANICAL	
Climate Control	Yes (19.93%)
Security	24-Hour Video Surveillance
Fire Protection	Fire Extinguishers

OPERATIONS	
Management Software	SiteLink
Personnel	44 Hour Work Week - 1 Full Time & 1 Part Time Manager
Office Hours	Monday – Friday 9 am – 12 pm & 1 pm – 5 pm / Saturday 9 am – 1 pm
Gate Hours	24 Hours
Water / Sewer	Co-Op / Sceptic
Admin Fees	Yes - \$20
Tenant Insurance	Yes

	DEMOGRAPHICS		
	1-Miles	3-Miles	5-Miles
2018 Estimate Pop	814	7,164	10,381
2010 Census Pop	765	6,911	9,970
2018 Estimate HH	319	2,779	3,963
2010 Census HH	303	2,771	3,917
Median HH Income	\$54,541	\$47,523	\$47,348
Per Capita Income	\$25,427	\$24,366	\$24,079
Average HH Income	\$64,939	\$61,819	\$62,305



INVESTMENT OVERVIEW

Keep It Mini Storage is an 88,800 rentable-square foot storage facility resting on 5 separate parcels encompassing apx.5.25 acres in Mineola, TX – 20 miles northwest of Tyler. Built in phases between 1994 and 2017, the property is comprised of 116 climate-controlled units, 393 non-climate drive up units, 4 uncovered parking spaces, and an 1,800 square foot business center that can be rented out on a “per-day” basis. Additionally, it features a modern manager’s office and showroom, garage-style roll up doors, 24-hour video surveillance cameras, perimeter fencing and lighting, personalized key-pad gated entry, and a large LED sign visible from the highway.

Additionally, the property benefits from the excellent visibility its strategic location on U.S Route 69 – a major north-south highway stretching from Minnesota to Port Arthur, TX - provides, upon which apx. 10,000 vehicles travel each day. In addition to its favorable location on U.S Route 69, a new operator will also benefit from the attractive growth trends associated with the market in which Keep It Mini Storage operates, providing a fertile environment for occupancy growth. To be sure, several new housing developments are currently under construction within two miles east of the property, including Tuscany Park Estates, Forest View Subdivision and Rose Hill Spring which all feature high-end homes on large lots (see page 15 for more information). In addition, Sanderson Farms, the third largest poultry producer in the United States, recently announced a major expansion into Northeast Texas that includes a feed mill located in Mineola.

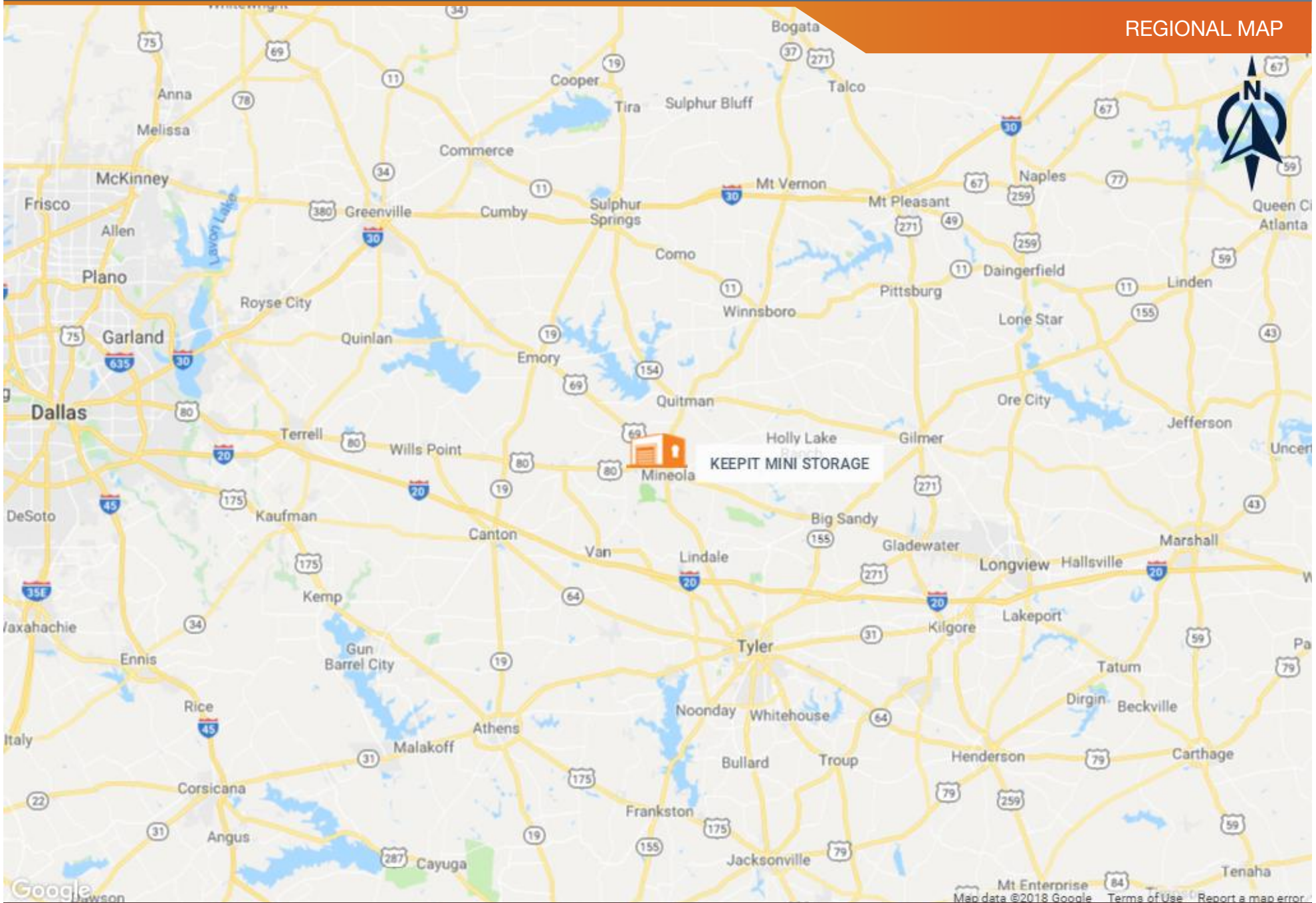
Mineola, TX is a burgeoning East Texas city recognized for its outdoor and recreational activities. Nearby Lake Fork – one of the most celebrated fishing lakes in Texas – and the Mineola Nature Preserve – a 1,000-acre park that draws visitors throughout the state for the equestrian, nature, and walking trails – have helped establish Mineola as both an ideal retirement community as well as a tourist destination. Mineola has even been designated a “Texas Main Street City” due to the large public and private investments that have been made into preserving and reviving the city’s historic downtown district.

Offered for \$4,600,000, a new investor will be purchasing the asset for a broker-adjusted 6.01 percent year-one cap rate. Additionally, the facility’s historically high occupancy as well as the growth trends associated with the submarket suggest a new operator will have ample opportunity to continue leasing the most recent expansion phase of 91 units at Keep It Mini Storage and achieve leveraged returns above 11 percent upon full stabilization of the facility.

INVESTMENT HIGHLIGHTS

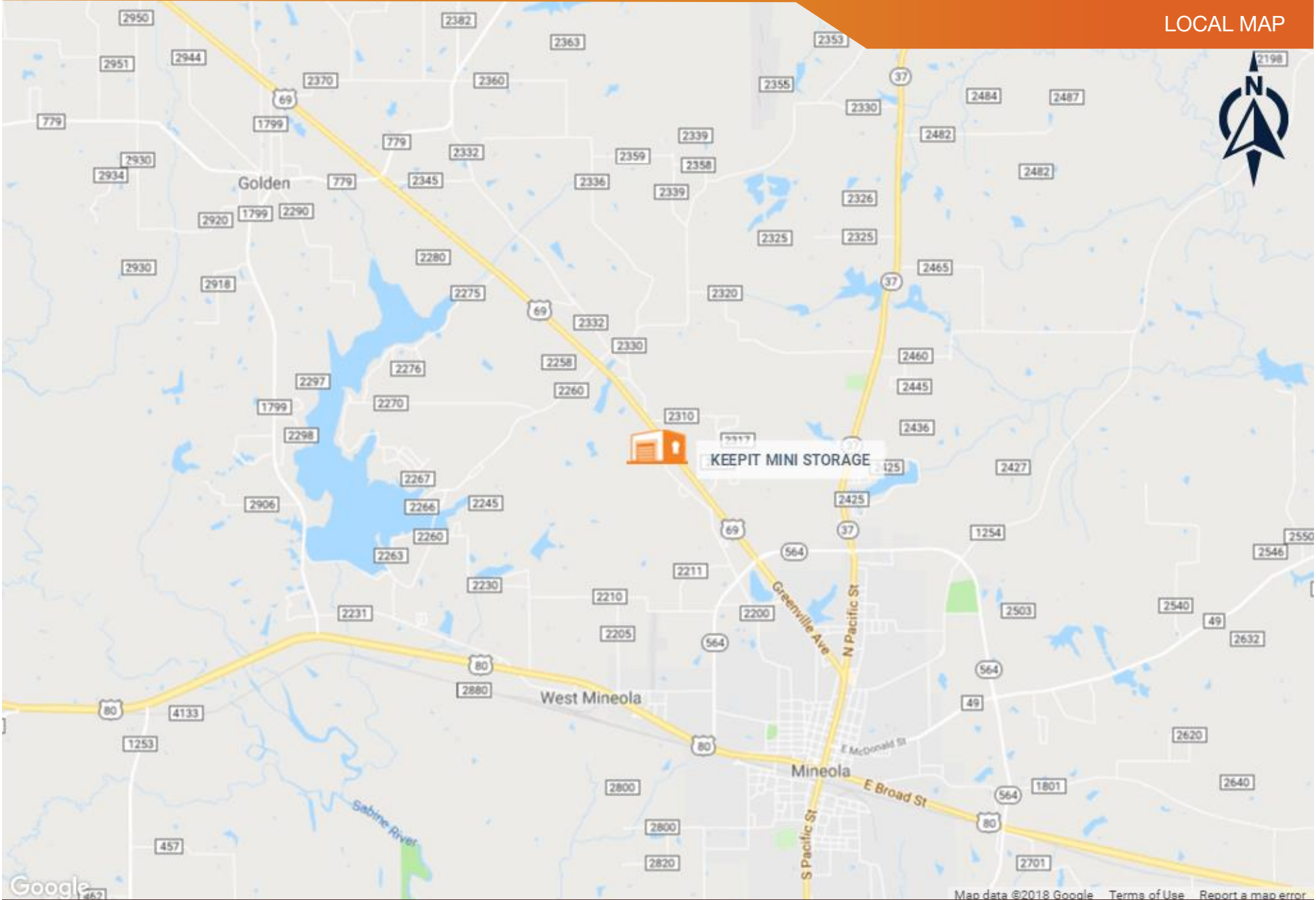
- 6.01 Percent Broker-Adjusted Cap Rate
- 76.9 Percent Physical Occupancy – Upside Potential
- \$51.80 per Rentable-Square Foot
- Multiple Residential Developments Under Construction in Submarket
- Excellent Accessibility and Visibility from U.S Highway 69 – 10,000 Vehicles per Day
- 11.20% Pro-Forma Cash-on-Cash Yields



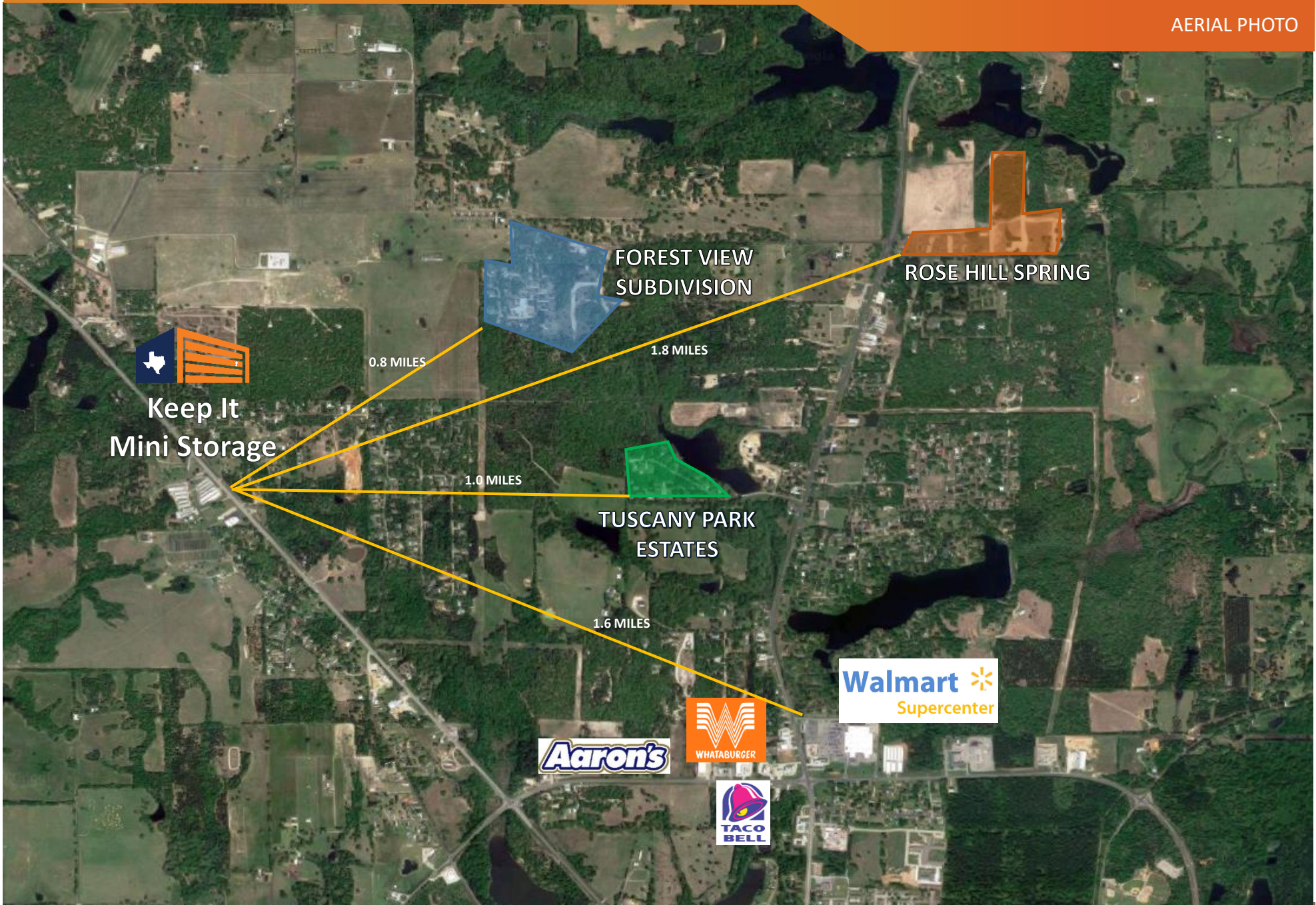


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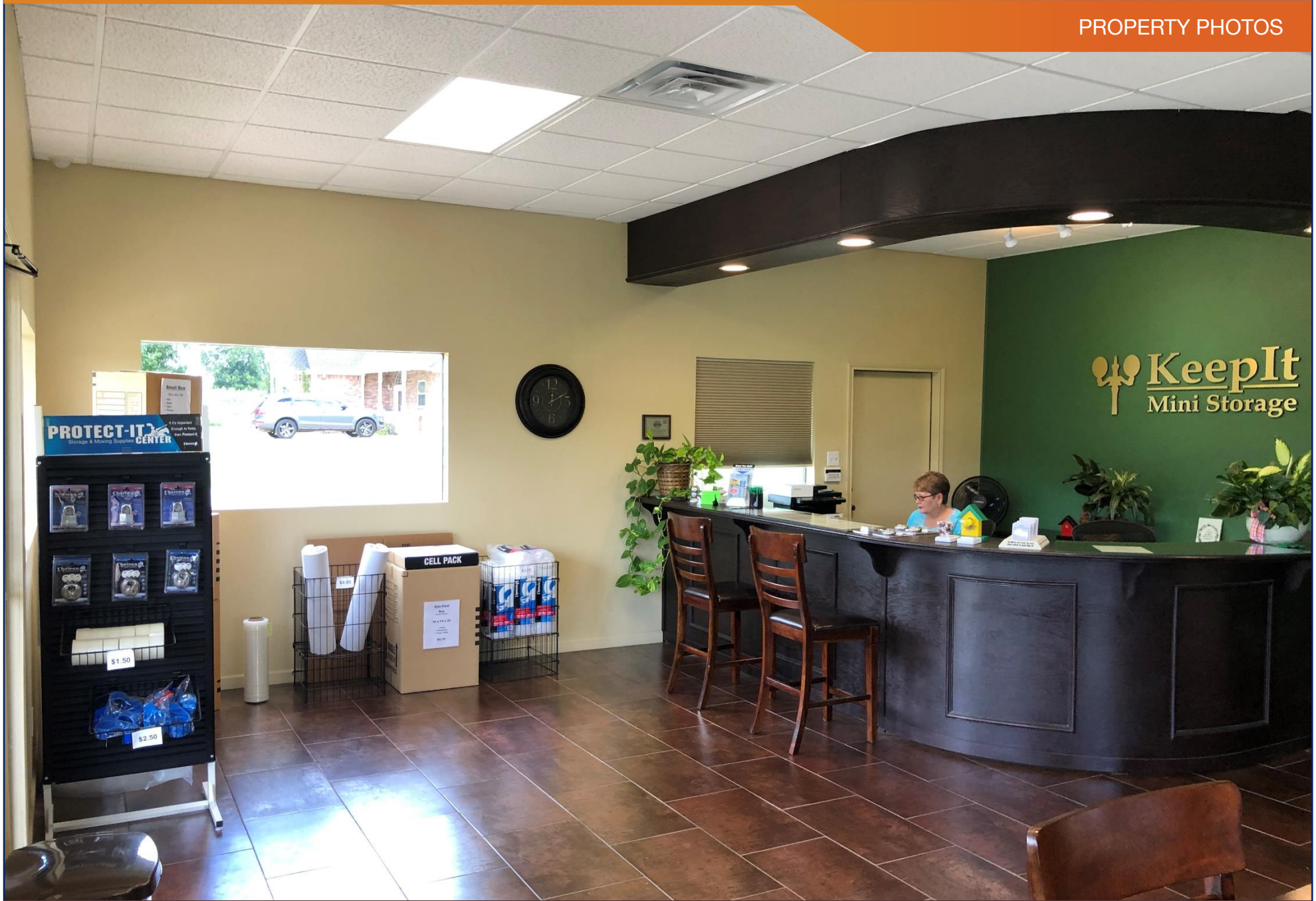














FINANCIAL ANALYSIS



UNIT MIX DETAIL

As of May 31st, 2019

	UNITS	OCCUPIED	SIZE	RSF	RATE	GROSS POTENTIAL RENT	RENT / SF	OCCUPIED SQ FT	SQ FT
<u>CLIMATE-CONTROLLED</u>	55	45	10 x 10	100	\$105	\$5,775	\$1.05	4,500	5,500
	61	51	10 x 20	200	\$175	\$10,675	\$0.88	10,200	12,200
	116	96				\$16,450	\$0.93	14,700	17,700
	UNITS	OCCUPIED	SIZE	RSF	RATE	GROSS POTENTIAL RENT	RENT / SF	OCCUPIED SQ FT	SQ FT
<u>NON-CLIMATE DRIVE UP</u>	26	23	5 x 10	50	\$55	\$1,430	\$1.10	1,150	1,300
	118	70	10 x 10	100	\$75	\$8,850	\$0.75	7,000	11,800
	46	41	10 x 15	150	\$85	\$3,910	\$0.57	6,150	6,900
	136	103	10 x 20	200	\$95	\$12,920	\$0.48	20,600	27,200
	67	59	10 x 30	300	\$125	\$8,375	\$0.42	17,700	20,100
	393	296				\$35,485	\$0.53	52,600	67,300
	UNITS	OCCUPIED	SIZE	RSF	RATE	GROSS POTENTIAL RENT	RENT / SF	OCCUPIED SQ FT	SQ FT
<u>UNCOVERED PARKING</u>	4	2	10 x 50	500	\$50	\$200	\$0.10	1,000	2,000
	4	2				\$200	\$0.10	1,000	2,000
	UNITS	OCCUPIED	SIZE	RSF	RATE	GROSS POTENTIAL RENT	RENT / SF	OCCUPIED SQ FT	SQ FT
<u>BUSINESS CENTER</u>	1	0	30 x 60	1,800	\$1,500	\$1,500	\$0.83	0	1,800
	1	0				\$1,500	\$0.83	0	1,800
	UNITS	OCCUPIED	SIZE	RSF	RATE	GROSS POTENTIAL RENT	RENT / SF	OCCUPIED SQ FT	SQ FT
Total	514	394				\$53,635	\$0.60	68,300	88,800

OPERATING STATEMENT

Current, M&M Adjusted, Pro Forma

INCOME				JAN-JUN 2019 ANNUALIZED			JAN-JUN 2019 ANNUALIZED			PRO FORMA		
	\$ / OCC. SF	\$643,620	% EGI	\$ / OCC. SF	\$643,620	% EGI	\$ / OCC. SF	\$643,620	% EGI			
GROSS POTENTIAL RENT												
Storage Rental Income	\$0.66	444,230	95.43%	\$0.66	444,230	95.43%	\$0.76	547,077	96.04%			
Administrative Fees		2,084			2,084			2,209				
Late, Lein, NSF Fees		11,282			11,282			11,959				
Retail Sales		6,272			6,272			6,648				
Other Income		1,638			1,638			1,736				
EFFECTIVE GROSS INCOME	% GPR	\$465,506		% GPR	\$465,506		% GPR	\$569,630				
Economic Vacancy (Storage Rent Only)	30.98%	(199,390)		30.98%	(199,390)		15.00%	(96,543)				
EXPENSES				M&M-ADJUSTED YEAR-END 2018			PRO FORMA					
	% EGI	YEAR-END 2018	\$ / SF	% EGI	YEAR-END 2018	\$ / SF	% EGI	PRO FORMA	\$ / SF			
Cost of Goods Sold		2,377	0.03		2,377	0.03		2,448	0.03			
Bank & Credit Card Fees	1.49%	6,918	0.08	1.75%	1 8,146	0.09	1.75%	1 9,969	0.11			
Office & Administrative		3,223	0.04		3,223	0.04		3,320	0.04			
Contract Services		7,450	0.08		7,450	0.08		7,674	0.09			
Miscellaneous		5,026	0.06		5,026	0.06		5,177	0.06			
Utilities & Trash		18,042	0.20		18,042	0.20		18,583	0.21			
Telephone & Internet		5,064	0.06		2 2,500	0.03		2 2,575	0.03			
Marketing & Promotion		10,145	0.11		3 5,250	0.06		3 5,408	0.06			
Repairs & Maintenance		17,042	0.19		4 8,880	0.10		4 8,880	0.10			
Property Insurance		11,055	0.12		11,355	0.13		11,696	0.13			
Salaries, Taxes, & Benefits (On-Site)		34,546	0.39		36,000	0.41		37,080	0.42			
Property Taxes		20,531	0.23		5 44,215	0.50		5 44,215	0.50			
Third Party Management (Off-Site)	0.00%	0	0.00	5.00%	6 23,275	0.26	5.00%	6 28,481	0.32			
Reserves for Capital Improvements		0	0.00		7 13,320	0.15		7 13,320	0.15			
TOTAL EXPENSES		\$141,419	\$1.59		\$189,060	\$2.13		\$198,825	\$2.24			
Expenses % EGI	30.38%			40.61%			34.90%					
NET OPERATING INCOME		\$324,087			\$276,446			\$370,805				
(Debt Service)		(242,020)			(242,020)			(242,020)				
NET CASH FLOW AFTER DEBT SERVICE		\$82,067			\$34,426			\$128,784				

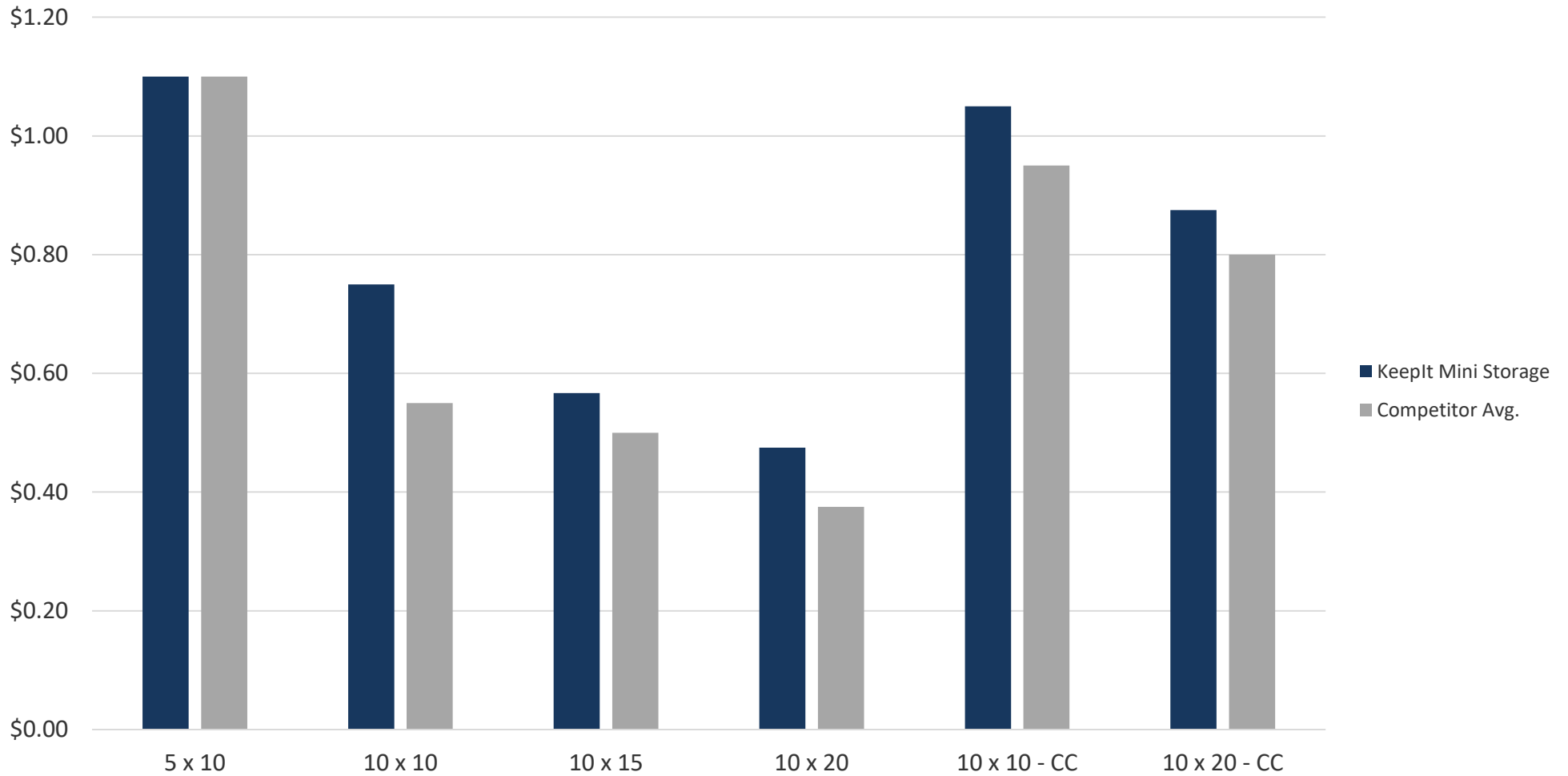
NOTES

1. Bank & Credit Card Fees represent the industry standard 1.75% of EGI
2. Telephone & Internet have been adjusted to reflect submarket standards
3. Marketing & Promotion has been adjusted to reflect submarket standards
4. Repairs & Maintenance has been calculated at \$0.10 per rentable-square foot
5. Property Taxes have been adjusted upward to reflect a sale. Current appraised value: \$1,200,000. Tax rate: 1.78
6. Third Party Management (Off-Site) represents the industry standard 5% of EGI
7. Reserves for Capital Improvements represents the industry standard \$0.15 per rentable-square foot

MARKET COMPARABLES



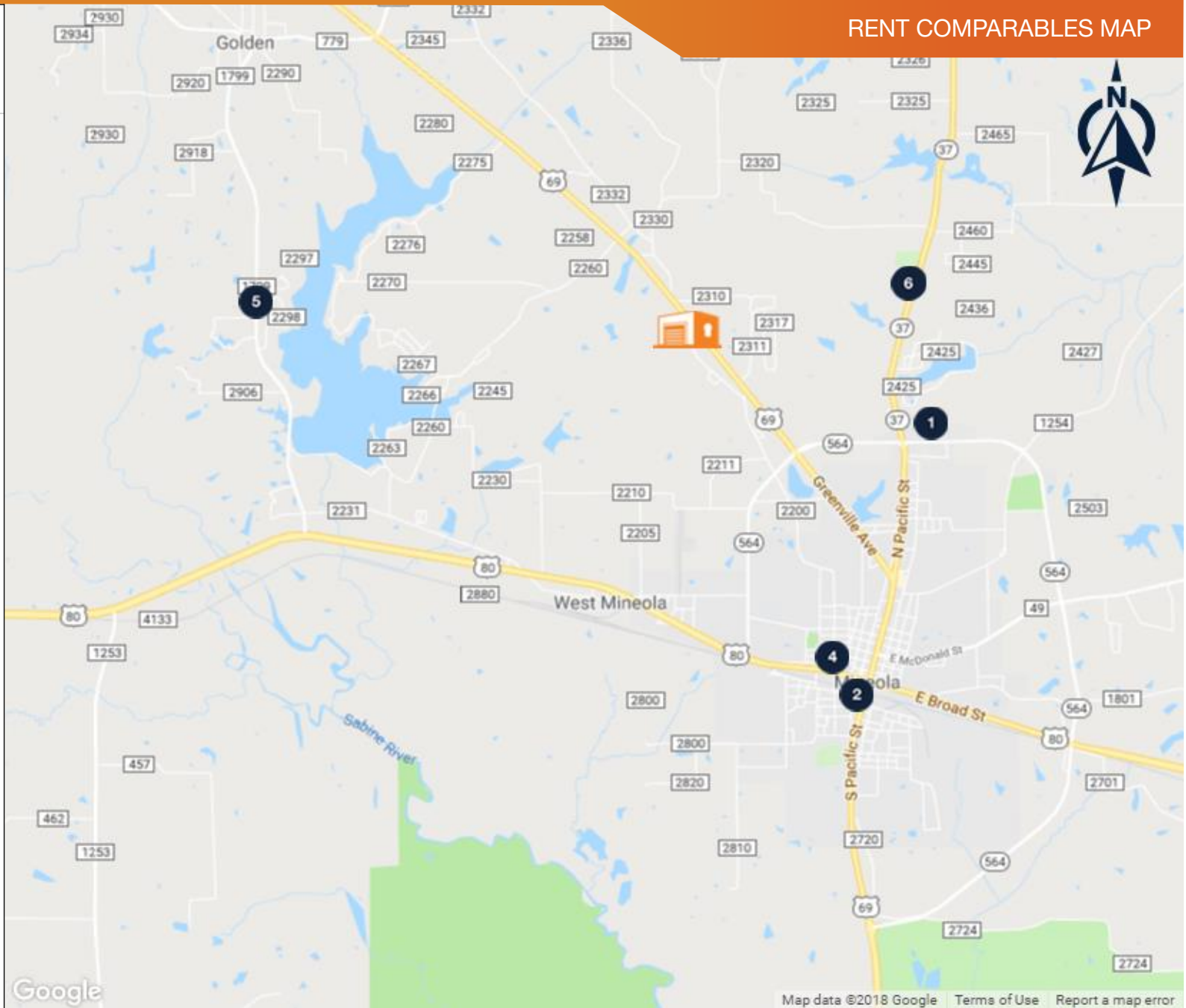
Rental Rate Comparison





KEEP IT MINI STORAGE (SUBJECT)

- 1 Eagle Storage
- 2 Hiding Place Storage
- 3 Highway 37 Storage
- 4 Hiding Place
- 5 Forest Marina Storage
- 6 Mike's Mini Storage



KEEP IT MINI STORAGE
1113 County Road 2220 Mineola, TX 75773



Unit Type	SF/Unit	Rent/Unit	Rent/SF
C/C 10x10	100	\$105.00	\$1.05
C/C 10x20	200	\$175.00	\$0.88
Non-C/C 5x10	50	\$55.00	\$1.10
Non-C/C 10x10	100	\$75.00	\$0.75
Non-C/C 10x15	150	\$85.00	\$0.57
Non-C/C 10x20	200	\$95.00	\$0.48
Total RSF	88,800		

EAGLE STORAGE
139 Northeast Loop 564 Mineola, TX 75773



Unit Type	SF/Unit	Rent/Unit	Rent/SF
C/C 10x10	100	\$95.00	\$0.95
C/C 10x20	200	\$160.00	\$0.80
Non-C/C 5x10	50	\$55.00	\$1.10
Non-C/C 10x10	100	\$65.00	\$0.65
Non-C/C 10x15	150	\$75.00	\$0.50
Non-C/C 10x20	200	\$85.00	\$0.43
Total RSF	39,956		

OCCUPANCY: 94% | YEAR BUILT: 1994

NOTES

*Distance from subject property: 1.90 mi.

HIDING PLACE STORAGE
502 South Pacific Street Mineola, TX 75773



Unit Type	SF/Unit	Rent/Unit	Rent/SF
C/C 10x10	100	N/A	N/A
C/C 10x20	200	N/A	N/A
Non-C/C 5x10	50	N/A	N/A
Non-C/C 10x10	100	N/A	N/A
Non-C/C 10x15	150	\$75.00	\$0.50
Non-C/C 10x20	200	Sold Out	N/A
Total RSF	9,782		

OCCUPANCY: 97% | YEAR BUILT: N/A

NOTES

*Distance from subject property: 2.97 mi.

HIGHWAY 37 STORAGE

5383 TX-37 Mineola, TX 75773



Unit Type	SF/Unit	Rent/Unit	Rent/SF
C/C 10x10	100	N/A	N/A
C/C 10x20	200	N/A	N/A
Non-C/C 5x10	50	Sold Out	N/A
Non-C/C 10x10	100	\$45.00	\$0.45
Non-C/C 10x15	150	Sold Out	N/A
Non-C/C 10x20	200	\$65.00	\$0.33
Total RSF	7,166		

OCCUPANCY: 94% | YEAR BUILT: N/A

NOTES

*Distance from subject property: 1.60 mi.

HIDING PLACE

403 West Broad Street Mineola, TX 75773



Unit Type	SF/Unit	Rent/Unit	Rent/SF
C/C 10x10	100	N/A	N/A
C/C 10x20	200	N/A	N/A
Non-C/C 5x10	50	N/A	N/A
Non-C/C 10x10	100	N/A	N/A
Non-C/C 10x15	150	\$75.00	\$0.50
Non-C/C 10x20	200	Sold Out	N/A
Total RSF	3,600		

OCCUPANCY: 97% | YEAR BUILT: N/A

NOTES

*Distance from subject property: 2.67 mi.

FOREST MARINA STORAGE

2301 FM 1799 Mineola, TX 75773



Unit Type	SF/Unit	Rent/Unit	Rent/SF
C/C 10x10	100	N/A	N/A
C/C 10x20	200	N/A	N/A
Non-C/C 5x10	50	N/A	N/A
Non-C/C 10x10	100	N/A	N/A
Non-C/C 10x15	150	N/A	N/A
Non-C/C 10x20	200	N/A	N/A
Total RSF	8,490		

YEAR BUILT: 2004

NOTES

*Distance from subject property: 3.00 mi.

MIKE'S MINI STORAGE

5586 TX-37 Mineola, TX 75773



Unit Type	SF/Unit	Rent/Unit	Rent/SF
C/C 10x10	100	N/A	N/A
C/C 10x20	200	N/A	N/A
Non-C/C 5x10	50	N/A	N/A
Non-C/C 10x10	100	N/A	N/A
Non-C/C 10x15	150	N/A	N/A
Non-C/C 10x20	200	N/A	N/A
Total RSF	4,100		

YEAR BUILT: N/A

NOTES

*Distance from subject property: 1.59 mi.

MARKET OVERVIEW

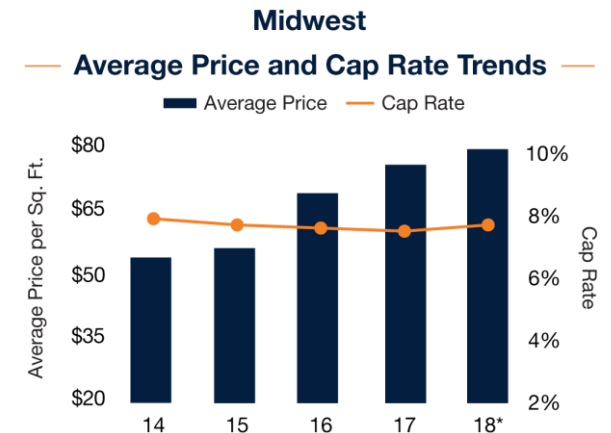
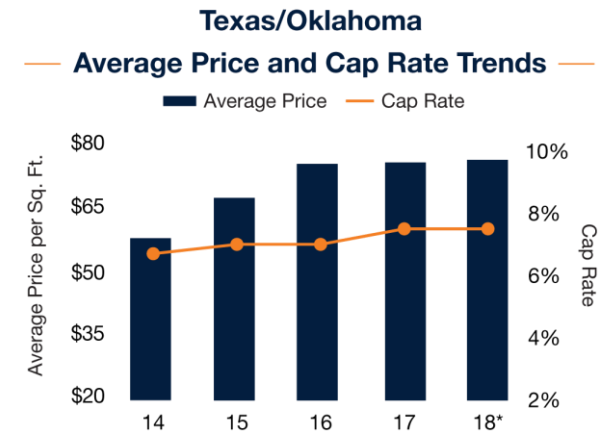


Texas/Oklahoma

- **Vacancy:** The average vacancy rate for self-storage properties rose 30 basis points over the past 12-month period to 8.3 percent in the second quarter. Over the last annual time period, this measure jumped 130 basis points.
- **Rents:** Extensive construction in the region has tempered rent growth as operators cut asking rates in order to lease units. As a result, the average marketed monthly rate across the two states fell 5 percent to 96 cents per square foot in the second quarter.
- **Prices:** Transaction prices improved for the ninth consecutive year as the average sale price advanced to \$77 per square foot by the second quarter.
- **Cap Rates:** Initial returns in the region are on average 100 basis points above the national average cap rate of mid-6 percent and have remained flat over the past two years.

Midwest

- **Vacancy:** The Midwest region registered the best vacancy performance of all regions over the past four quarter. The regional vacancy rate declined 60 basis points over that span to a rate of 4.5 percent. That is also the lowest vacancy rate among all six regions as well.
- **Rents:** Self-storage operators in the region are prioritizing occupancy over rent growth during a period of elevated completions by discounting marketed rates to fill units. The average asking rent declined 2.9 percent over the past annual period to 99 cents per square foot.
- **Prices:** The average sale price for properties traded over the past 12 months increased 9.6 percent to \$80 per square foot.
- **Cap Rates:** The Midwest reports some of the highest cap rates in the country with an average initial yield in the mid-7 to high-7 percent zone.



* Through June 2018
Sources: Marcus & Millichap Research Services;
CoStar Group, Inc.

Created on June 2019

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	899	7,432	10,734
■ 2018 Estimate			
Total Population	814	7,164	10,381
■ 2010 Census			
Total Population	765	6,911	9,970
■ 2000 Census			
Total Population	551	6,181	8,973
■ Daytime Population			
2018 Estimate	349	6,492	8,760
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	355	2,922	4,163
■ 2018 Estimate			
Total Households	319	2,779	3,963
Average (Mean) Household Size	2.56	2.53	2.54
■ 2010 Census			
Total Households	303	2,771	3,917
■ 2000 Census			
Total Households	220	2,486	3,512

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$250,000 or More	1.47%	1.15%	1.39%
\$200,000 - \$249,999	0.11%	0.84%	0.82%
\$150,000 - \$199,999	5.22%	3.94%	4.04%
\$125,000 - \$149,999	3.17%	3.45%	3.51%
\$100,000 - \$124,999	4.42%	7.52%	6.86%
\$75,000 - \$99,999	15.99%	11.91%	11.73%
\$50,000 - \$74,999	24.37%	19.25%	19.51%
\$35,000 - \$49,999	12.93%	13.70%	13.61%
\$25,000 - \$34,999	8.84%	11.17%	11.38%
\$15,000 - \$24,999	13.60%	12.83%	13.08%
Under \$15,000	9.86%	14.23%	14.05%
Average Household Income	\$64,939	\$61,819	\$62,305
Median Household Income	\$54,541	\$47,523	\$47,348
Per Capita Income	\$25,427	\$24,366	\$24,079

Source: © 2018 Experian

Created on June 2019

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population by Age			
0 to 4 Years	5.61%	6.39%	6.14%
5 to 14 Years	12.58%	12.69%	12.59%
15 to 17 Years	4.19%	3.80%	3.78%
18 to 19 Years	2.12%	2.21%	2.25%
20 to 24 Years	4.77%	5.46%	5.39%
25 to 29 Years	4.59%	5.55%	5.47%
30 to 34 Years	5.12%	5.20%	5.14%
35 to 39 Years	5.65%	5.63%	5.49%
40 to 49 Years	10.46%	10.00%	10.04%
50 to 59 Years	11.97%	12.22%	12.79%
60 to 64 Years	6.75%	6.40%	6.57%
65 to 69 Years	8.48%	6.75%	6.96%
70 to 74 Years	7.51%	6.22%	6.35%
75 to 79 Years	5.47%	5.08%	5.11%
80 to 84 Years	3.22%	3.31%	3.15%
Age 85+	1.50%	3.10%	2.78%
Median Age	44.85	42.99	43.72

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	576	4,976	7,250
Elementary (0-8)	2.56%	4.91%	4.73%
Some High School (9-11)	8.99%	11.09%	11.73%
High School Graduate (12)	35.21%	34.31%	34.54%
Some College (13-15)	22.91%	22.89%	23.49%
Associate Degree Only	6.43%	5.76%	5.53%
Bachelors Degree Only	15.67%	14.06%	13.41%
Graduate Degree	7.54%	5.35%	5.15%

Source: © 2018 Experian



Population

In 2018, the population in your selected geography is 814. The population has changed by 47.73% since 2000. It is estimated that the population in your area will be 899.00 five years from now, which represents a change of 10.44% from the current year. The current population is 50.46% male and 49.54% female. The median age of the population in your area is 44.85, compare this to the US average which is 37.95. The population density in your area is 259.18 people per square mile.



Households

There are currently 319 households in your selected geography. The number of households has changed by 45.00% since 2000. It is estimated that the number of households in your area will be 355 five years from now, which represents a change of 11.29% from the current year. The average household size in your area is 2.56 persons.



Income

In 2018, the median household income for your selected geography is \$54,541, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 54.23% since 2000. It is estimated that the median household income in your area will be \$63,413 five years from now, which represents a change of 16.27% from the current year.

The current year per capita income in your area is \$25,427, compare this to the US average, which is \$32,356. The current year average household income in your area is \$64,939, compare this to the US average which is \$84,609.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 87.90% White, 1.37% Black, 0.09% Native American and 0.62% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 12.94% of the current year population in your selected area. Compare this to the US average of 18.01%.



Housing

The median housing value in your area was \$141,267 in 2018, compare this to the US average of \$201,842. In 2000, there were 183 owner occupied housing units in your area and there were 37 renter occupied housing units in your area. The median rent at the time was \$485.



Employment

In 2018, there are 50 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 56.12% of employees are employed in white-collar occupations in this geography, and 45.57% are employed in blue-collar occupations. In 2018, unemployment in this area is 3.37%. In 2000, the average time traveled to work was 35.00 minutes.

