

15720 NE Milton Pl, Portland OR 97230



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Executive Summary

Prepared By: Chris Johnson, RECS

Site Type: Radius	15720 NE Milton PI Portland, OR 97230 Radius: .5 mile	15720 NE Milton PI Portland, OR 97230 Radius: 1 mile	15720 NE Milton PI Portland, OR 97230 Radius: 3 mile
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2008 Population

Total Population	3,179	9,702	92,290
Male Population	45.9%	46.4%	49.6%
Female Population	54.1%	53.6%	50.4%
Median Age	40.4	46.8	35.6

2008 Income

Median HH Income	\$53,564	\$54,592	\$51,641
Per Capita Income	\$30,477	\$32,664	\$23,701
Average HH Income	\$73,556	\$72,395	\$62,428

2008 Households

Total Households	1,299	4,364	34,770
Average Household Size	2.44	2.22	2.60
1990-2000 Annual Rate	4.45%	2.49%	1.36%

2008 Housing

Owner Occupied Housing Units	68.2%	68.3%	56.9%
Renter Occupied Housing Units	23.9%	25.0%	36.3%
Vacant Housing Units	7.9%	6.8%	6.9%

Population

1990 Population	1,704	7,567	71,670
2000 Population	2,732	9,330	86,852
2008 Population	3,179	9,702	92,290
2013 Population	3,406	10,014	95,992
1990-2000 Annual Rate	4.83%	2.12%	1.94%
2000-2008 Annual Rate	1.85%	0.48%	0.74%
2008-2013 Annual Rate	1.39%	0.64%	0.79%

In the identified market area, the current year population is 92,290. In 2000, the Census count in the market area was 86,852. The rate of change since 2000 was 0.74 percent annually. The five-year projection for the population in the market area is 95,992, representing a change of 0.79 percent annually from 2008 to 2013. Currently, the population is 49.6 percent male and 50.4 percent female.

Households

1990 Households	719	3,270	28,830
2000 Households	1,111	4,182	32,991
2008 Households	1,299	4,364	34,770
2013 Households	1,390	4,498	36,052
1990-2000 Annual Rate	4.45%	2.49%	1.36%
2000-2008 Annual Rate	1.91%	0.52%	0.64%
2008-2013 Annual Rate	1.36%	0.61%	0.73%

The household count in this market area has changed from 32,991 in 2000 to 34,770 in the current year, a change of 0.64 percent annually. The five-year projection of households is 36,052, a change of 0.73 percent annually from the current year total. Average household size is currently 2.60, compared to 2.58 in the year 2000. The number of families in the current year is 22,429 in the market area.

Housing

Currently, 56.9 percent of the 37,335 housing units in the market area are owner occupied; 36.3 percent, renter occupied; and 6.9 percent are vacant. In 2000, there were 35,022 housing units— 55.3 percent owner occupied, 39.0 percent renter occupied and 5.7 percent vacant. The rate of change in housing units since 2000 is 0.78 percent. Median home value in the market area is \$278,785, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.03 percent annually to \$293,486. From 2000 to the current year, median home value changed by 8.25 percent annually.



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Median Household Income			
1990 Median HH Income	\$34,485	\$34,802	\$28,784
2000 Median HH Income	\$40,622	\$42,254	\$38,795
2008 Median HH Income	\$53,564	\$54,592	\$51,641
2013 Median HH Income	\$63,480	\$64,001	\$62,554
1990-2000 Annual Rate	1.65%	1.96%	3.03%
2000-2008 Annual Rate	3.41%	3.15%	3.53%
2008-2013 Annual Rate	3.46%	3.23%	3.91%
Per Capita Income			
1990 Per Capita Income	\$17,710	\$17,528	\$13,586
2000 Per Capita Income	\$24,046	\$25,928	\$18,235
2008 Per Capita Income	\$30,477	\$32,664	\$23,701
2013 Per Capita Income	\$33,731	\$36,630	\$26,965
1990-2000 Annual Rate	3.11%	3.99%	2.99%
2000-2008 Annual Rate	2.91%	2.84%	3.23%
2008-2013 Annual Rate	2.05%	2.32%	2.61%
Average Household Income			
1990 Average Household Income	\$42,214	\$41,399	\$33,549
2000 Average Household Income	\$56,567	\$56,378	\$47,747
2008 Average HH Income	\$73,556	\$72,395	\$62,428
2013 Average HH Income	\$81,487	\$81,358	\$71,333
1990-2000 Annual Rate	2.97%	3.14%	3.59%
2000-2008 Annual Rate	3.23%	3.08%	3.3%
2008-2013 Annual Rate	2.07%	2.36%	2.7%

Households by Income

Current median household income is \$51,641 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$62,554 in five years. In 2000, median household income was \$38,795, compared to \$28,784 in 1990.

Current average household income is \$62,428 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$71,333 in five years. In 2000, average household income was \$47,747, compared to \$33,549 in 1990.

Current per capita income is \$23,701 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$26,965 in five years. In 2000, the per capita income was \$18,235, compared to \$13,586 in 1990.

Population by Employment

Total Businesses	111	384	4,018
Total Employees	1,164	4,902	38,184

Currently, 92.1 percent of the civilian labor force in the identified market area is employed and 7.9 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 92.3 percent of the civilian labor force, and unemployment will be 7.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 63.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 52.5 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 18.9 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 28.7 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 69.6 percent of the market area population drove alone to work, and 3.8 percent worked at home. The average travel time to work in 2000 was 25.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 17.8 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 30.6 percent were high school graduates only (29.6 percent in the U.S.)
- 7.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 12.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 5.3 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)