ROCHESTER SELF STORAGE

ROCHESTER, MASSACHUSETTS

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Marcus & Millichap

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SECTION 1

Executive Summary

Marcus & Millichap

OFFERING SUMMARY // Rochester Self Storage

Rochester, Massachusetts

List Price for Land and Site Plan Approvals	$2,950,000
Estimated Construction Costs (Based on Seller Estimate)	$13,400,000
All-In Costs	$16,350,000
Estimated Value at Certifcate of Occupancy	$20,000,000
Year 1 Cap Rate	0.04%
Year 2 Cap Rate	2.80%
Year 3 Cap Rate	5.81%
Year 4 Cap Rate	7.40%
Year 5 Cap Rate	8.37%
Net Rentable Square Feet	90,350
Lot Size (Acres)	4.08
Opening Date	2025

PROPERTY HIGHLIGHTS

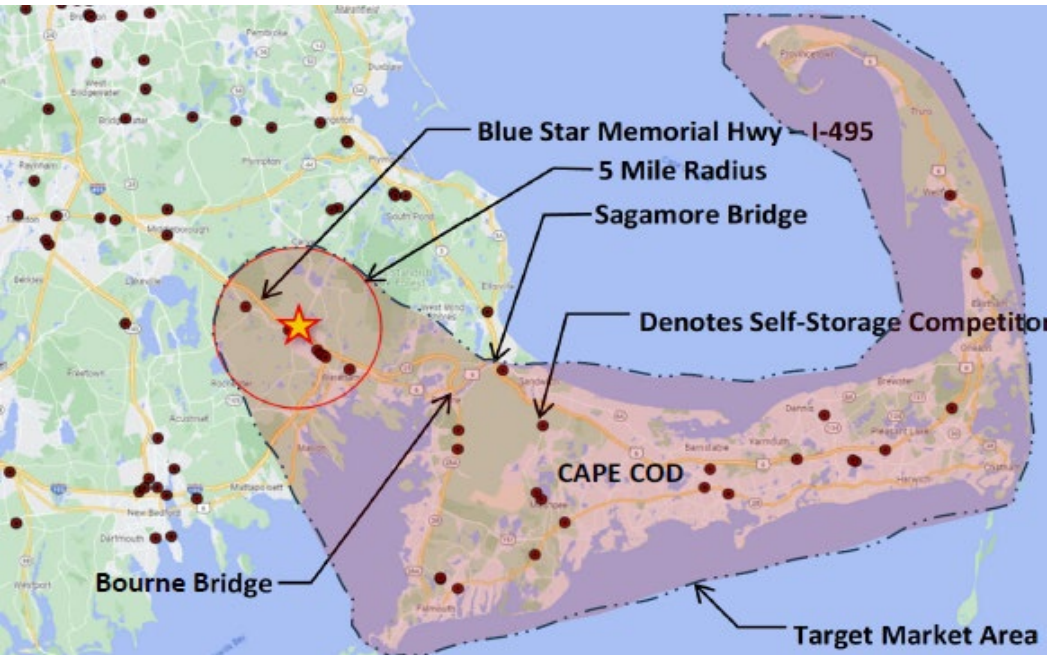
- Boston, MA MSA Self Storage Development Opportunity with Upside
- Conveniently Located at Exit 2 – I-495, by Routes 58 & 28 in Rochester, MA
- All Entitlements in Place | Everything Set for Buyer to File for a Building Permit
- 90,350 Net Rentable Square Feet
- 678 CC Self-Storage Units & 67 NCC Drive-Up Self-Storage Units
- Excellent Visibility Along I-495 (Blue Star Memorial Highway)
- Growing Surrounding Population Base | Population Within a 5-Mile Radius has Grown by 9.07% Since 2010 and is Projected to Grow an Additional 1.1% in the Next 5 Years
- Popular Vacation Area | Large Number of Seasonal Residents Leading to Strong Demand for Storage Rentals Throughout the Year
- Strong Location Along Main Thoroughfare In and Out of Cape Cod





CAPE COD MARKET POTENTIAL // Rochester Self Storage





MARKET HIGHLIGHTS

- Property is Situated Along the Exit 2 Offramp of I-495, Just 10 Miles Before the Bourne Bridge, Offering Easy Access to Customers Going to or Leaving Cape Cod
- Bourne Bridge Acts as Funnel Directing a Large Portion of the Cape Cod Population Towards the Facility Location
- Large Concentration of Seasonal Second Homes and Rental Properties on Cape Cod Creates Additional Demand for Self Storage Throughout the Year
- Retail and Residential Development Currently In-Progress Adjacent to Subject Property
- Self Storage Development Opportunities in the Cape Cod Market Area are Limited due to High Land Costs, Small Lot Sizes, and Local Restrictions
- Population of Cape Cod is Estimated to be Over 500,000 When Including Owners of Second Homes
- Severely Undersupplied Market | Self Storage Supply Estimated at Around 2.0 Square Feet per Capita When Accounting for Second Homeowners
- Over 5 Million Annual Visitors and Tourists
- Majority of Self Storage Competitors are 20-30 Years Old, Class B & C Facilities
- Typical Cape Cod Homes Have Limited Closet and Storage Space and Do Not Include a Full Basement or Garage

PROPERTY SUMMARY // Rochester Self Storage



Property Summary

Property Address	**TBD Upon Issuance of Building Permit**
Assessors Parcel Numbers	**250 17-41C7**
Net Rentable Square Feet	**90,350**
Total Units	**745**
Lot Size (Acres)	**4.08**
Opening Date	**2025**
Number of Buildings	**4**
Number of Stories	**1 Five-Story Building 3 One-Story Drive-Up Buildings**
Foundation	**Concrete**
Framing	**Steel**
Parking Surface	**Paved**
Security	**Gated, Keypad Entry Surveillance Cameras**

SECTION 2

Financial Analysis

Marcus & Millichap

Climate Controlled - 1st Floor

Dimensions			Unit SQFT	Total Units	Total SQFT	Year 1 Rent / Month	Year 1 Monthly Income	Year 1 Annual Income	Year 3 Rent / Month	Year 3 Monthly Income	Year 3 Annual Income	Year 5 Rent / Month	Year 5 Monthly Income	Year 5 Annual Income
5	X	5	25	6	150	$84	$504	$6,048	$92	$554	$6,653	$112	$671	$8,050
5	X	10	50	19	950	$130	$2,470	$29,640	$143	$2,717	$32,604	$173	$3,288	$39,451
5	X	15	75	1	75	$177	$177	$2,124	$195	$195	$2,336	$236	$236	$2,827
10	X	10	100	15	1,500	$224	$3,360	$40,320	$246	$3,696	$44,352	$298	$4,472	$53,666
10	X	11	110	7	770	$240	$1,680	$20,160	$264	$1,848	$22,176	$319	$2,236	$26,833
10	X	15	150	17	2,550	$300	$5,100	$61,200	$330	$5,610	$67,320	$399	$6,788	$81,457
10	X	20	200	2	400	$380	$760	$9,120	$418	$836	$10,032	$506	$1,012	$12,139
10	X	21	210	4	840	$392	$1,568	$18,816	$431	$1,725	$20,698	$522	$2,087	$25,044
11	X	20	220	1	220	$404	$404	$4,848	$444	$444	$5,333	$538	$538	$6,453
15	X	20	300	1	300	$500	$500	$6,000	$550	$550	$6,600	$666	$666	$7,986
10	X	30	300	6	1,800	$500	$3,000	$36,000	$550	$3,300	$39,600	$666	$3,993	$47,916
				79	**9,555**		**$19,523**	**$234,276**		**$21,475**	**$257,704**		**$25,985**	**$311,821**

Climate Controlled - Upper Floors

Dimensions			Unit SQFT	Total Units	Total SQFT	Year 1 Rent / Month	Year 1 Monthly Income	Year 1 Annual Income	Year 3 Rent / Month	Year 3 Monthly Income	Year 3 Annual Income	Year 5 Rent / Month	Year 5 Monthly Income	Year 5 Annual Income
5	X	5	25	74	1,850	$76	$5,624	$67,488	$84	$6,186	$74,237	$101	$7,486	$89,827
5	X	10	50	141	7,050	$117	$16,497	$197,964	$129	$18,147	$217,760	$156	$21,958	$263,490
10	X	10	100	87	8,700	$202	$17,574	$210,888	$222	$19,331	$231,977	$269	$23,391	$280,692
10	X	11	110	88	9,680	$216	$19,008	$228,096	$238	$20,909	$250,906	$287	$25,300	$303,596
10	X	15	150	106	15,900	$270	$28,620	$343,440	$297	$31,482	$377,784	$359	$38,093	$457,119
10	X	20	200	64	12,800	$342	$21,888	$262,656	$376	$24,077	$288,922	$455	$29,133	$349,595
10	X	21	210	0	0	$353	$0	$0	$388	$0	$0	$470	$0	$0
11	X	20	220	4	880	$364	$1,456	$17,472	$400	$1,602	$19,219	$484	$1,938	$23,255
11	X	21	231	4	924	$376	$1,504	$18,048	$414	$1,654	$19,853	$500	$2,002	$24,022
15	X	20	300	1	300	$450	$450	$5,400	$495	$495	$5,940	$599	$599	$7,187
10	X	30	300	1	300	$450	$450	$5,400	$495	$495	$5,940	$599	$599	$7,187
				570	**58,384**		**$113,071**	**$1,356,852**		**$124,378**	**$1,492,537**		**$150,498**	**$1,805,970**

UNIT MIX SUMMARY // Rochester Self Storage

Climate Controlled - Drive Up

Dimensions			Unit SQFT	Total Units	Total SQFT	Year 1 Rent / Month	Year 1 Monthly Income	Year 1 Annual Income	Year 3 Rent / Month	Year 3 Monthly Income	Year 3 Annual Income	Year 5 Rent / Month	Year 5 Monthly Income	Year 5 Annual Income
10	X	20	200	9	1,800	$420	$3,780	$45,360	$462	$4,158	$49,896	$559	$5,031	$60,374
10	X	21	210	6	1,260	$433	$2,598	$31,176	$476	$2,858	$34,294	$576	$3,458	$41,495
11	X	20	220	1	220	$446	$446	$5,352	$491	$491	$5,887	$594	$594	$7,124
11	X	21	231	1	231	$461	$461	$5,532	$507	$507	$6,085	$614	$614	$7,363
10	X	30	300	12	3,600	$550	$6,600	$79,200	$605	$7,260	$87,120	$732	$8,785	$105,415
				29	**7,111**		**$13,885**	**$166,620**		**$15,274**	**$183,282**		**$18,481**	**$221,771**

Non-Climate Controlled

Dimensions			Unit SQFT	Total Units	Total SQFT	Year 1 Rent / Month	Year 1 Monthly Income	Year 1 Annual Income	Year 3 Rent / Month	Year 3 Monthly Income	Year 3 Annual Income	Year 5 Rent / Month	Year 5 Monthly Income	Year 5 Annual Income
10	X	10	100	4	400	$200	$800	$9,600	$220	$880	$10,560	$266	$1,065	$12,778
10	X	20	200	40	8,000	$300	$12,000	$144,000	$330	$13,200	$158,400	$399	$15,972	$191,664
10	X	30	300	23	6,900	$400	$9,200	$110,400	$440	$10,120	$121,440	$532	$12,245	$146,942
				67	**15,300**		**$22,000**	**$264,000**		**$24,200**	**$290,400**		**$29,282**	**$351,384**

Total Unit Mix

	Total Units	Total NRSF	Year 1 Gross Potential Monthly Income	Year 1 Gross Potential Monthly Income	Year 3 Gross Potential Monthly Income	Year 3 Gross Potential Annual Income	Year 5 Gross Potential Monthly Income	Year 5 Gross Potential Annual Income
Climate Controlled - 1st Floor	79	9,555	$ 19,523	$ 234,276	$ 21,475	$ 257,704	$ 25,985	$ 311,821
Climate Controlled - Upper Floors	570	58,384	$ 113,071	$ 1,356,852	$ 124,378	$ 1,492,537	$ 150,498	$ 1,805,970
Climate Controlled - Drive Up	29	7,111	$ 13,885	$ 166,620	$ 15,274	$ 183,282	$ 18,481	$ 221,771
Non-Climate Controlled	67	15,300	$ 22,000	$ 264,000	$ 24,200	$ 290,400	$ 29,282	$ 351,384
	745	**90,350**	**$ 168,479**	**$ 2,021,748**	**$ 185,327**	**$ 2,223,923**	**$ 224,246**	**$ 2,690,947**

INCOME		Year 1			Year 2			Year 3			Year 4			Year 5	
Gross Potential Rental Income		**$ 2,021,748**	**$22.38SF**		**$ 2,021,748**	**$22.38SF**		**$ 2,223,923**	**$24.61SF**		**$ 2,446,315**	**$27.08SF**		**$ 2,690,947**	**$29.78SF**
Physical Vacancy	55.00%	$ (1,111,961)	$12.31SF	17.00%	$ (343,697)	$3.80SF	7.00%	$ (155,675)	$1.72SF	7.00%	$ (171,242)	$1.90SF	7.00%	$ (188,366)	$2.08SF
Concessions	30.04%	$ (607,347)	$6.72SF	33.95%	$ (686,325)	$7.60SF	19.79%	$ (440,015)	$4.87SF	12.52%	$ (306,319)	$3.39SF	12.00%	$ (322,914)	$3.57SF
Total Economic Vacancy	**85.04%**	**$ (1,719,308)**	**$19.03SF**	**50.95%**	**$ (1,030,022)**	**$11.40SF**	**26.79%**	**$ (595,690)**	**$6.59SF**	**19.52%**	**$ (477,561)**	**$5.29SF**	**19.00%**	**$ (511,280)**	**$5.66SF**
Effective Gross Rental Income		**$ 302,440**	**$3.35SF**		**$ 991,726**	**$10.98SF**		**$ 1,628,233**	**$18.02SF**		**$ 1,968,754**	**$21.79SF**		**$ 2,179,667**	**$24.12SF**
Late Fees		$ 12,289	$0.14SF		$ 35,856	$0.40SF		$ 55,126	$0.61SF		$ 65,567	$0.73SF		$ 71,977	$0.80SF
Admin Fees & Other Fees		$ 14,329	$0.16SF		$ 21,185	$0.23SF		$ 20,725	$0.23SF		$ 19,102	$0.21SF		$ 19,288	$0.21SF
Merchandise Income		$ 6,635	$0.07SF		$ 9,569	$0.11SF		$ 9,084	$0.10SF		$ 8,169	$0.09SF		$ 8,169	$0.09SF
Total Other Income		**$ 33,253**	**$0.37SF**		**$ 66,610**	**$0.74SF**		**$ 84,935**	**$0.94SF**		**$ 92,838**	**$1.03SF**		**$ 99,434**	**$1.10SF**
Effective Gross Income		**$ 335,693**	**$3.72SF**		**$ 1,058,336**	**$11.71SF**		**$ 1,713,168**	**$18.96SF**		**$ 2,061,592**	**$22.82SF**		**$ 2,279,101**	**$25.23SF**

EXPENSES		Year 1			Year 2			Year 3			Year 4			Year 5	
Real Estate Taxes		$ 10,032	$0.11SF		$ 132,899	$1.47SF		$ 136,210	$1.51SF		$ 139,590	$1.54SF		$ 143,778	$1.59SF
Insurance		$ 21,500	$0.24SF		$ 22,145	$0.25SF		$ 22,809	$0.25SF		$ 23,494	$0.26SF		$ 24,198	$0.27SF
Utilities		$ 77,127	$0.85SF		$ 79,441	$0.88SF		$ 81,824	$0.91SF		$ 84,279	$0.93SF		$ 86,807	$0.96SF
Marketing & Advertising		$ 46,818	$0.52SF		$ 42,299	$0.47SF		$ 43,357	$0.48SF		$ 44,658	$0.49SF		$ 45,997	$0.51SF
Payroll		$ 86,093	$0.95SF		$ 88,676	$0.98SF		$ 91,336	$1.01SF		$ 94,076	$1.04SF		$ 96,898	$1.07SF
Repairs & Maintenance		$ 42,860	$0.47SF		$ 44,146	$0.49SF		$ 45,470	$0.50SF		$ 46,834	$0.52SF		$ 48,239	$0.53SF
Admin Expenses		$ 5,722	$0.06SF		$ 15,079	$0.17SF		$ 23,562	$0.26SF		$ 24,269	$0.27SF		$ 24,997	$0.28SF
Office & Employee		$ 15,235	$0.17SF		$ 13,760	$0.15SF		$ 14,173	$0.16SF		$ 14,598	$0.16SF		$ 15,036	$0.17SF
Other		$ 4,995	$0.06SF		$ 6,503	$0.07SF		$ 6,304	$0.07SF		$ 5,890	$0.07SF		$ 5,936	$0.07SF
Off-Site Management Fees	5.00%	$ 16,785	$0.19SF	5.00%	$ 52,917	$0.59SF	5.00%	$ 85,658	$0.95SF	5.00%	$ 103,080	$1.14SF	5.00%	$ 113,955	$1.26SF
Total Operating Expenses	**97.5%**	$ 327,167	**$3.62SF**	**47.0%**	$ 497,864	**$5.51SF**	**32.1%**	$ 550,704	**$6.10SF**	**28.2%**	$ 580,767	**$6.43SF**	**26.6%**	$ 605,842	**$6.71SF**
Net Operating Income		**$ 8,526**	**$0.09SF**		**$ 560,472**	**$6.20SF**		**$ 1,162,464**	**$12.87SF**		**$ 1,480,825**	**$16.39SF**		**$ 1,673,258**	**$18.52SF**

FINANCIAL ASSUMPTIONS // Rochester Self Storage

Gross Potential Rent Growth

Year 1 to Year 2	0.00%
Year 2 to Year 3	10.00%
Year 3 to Year 4	10.00%
Year 4 to Year 5	10.00%

Effective Gross Income Growth

Year 1 to Year 2	215.27%
Year 2 to Year 3	61.87%
Year 3 to Year 4	20.34%
Year 4 to Year 5	10.57%

Expense Assumptions

Expense Growth	3.00%
Management Fee	5.00%

*Management fees can vary between 4%-6% depending on third-party manager used

Comments

1. Real Estate Taxes are based on the most probably tax scenario as provided by Ryan, LLC tax consultants.
2. Income is based on seller provided projections.
3. Expenses are based on seller provided projections.
4. Other Income is based on Seller Provided Projections

Current Property Tax

Market Value	$314,900
Taxable Value	$314,900
Tax Rate	1.19%
RE Tax Expense	$3,738
County	Plymouth
Revaluation Cycle	Annually

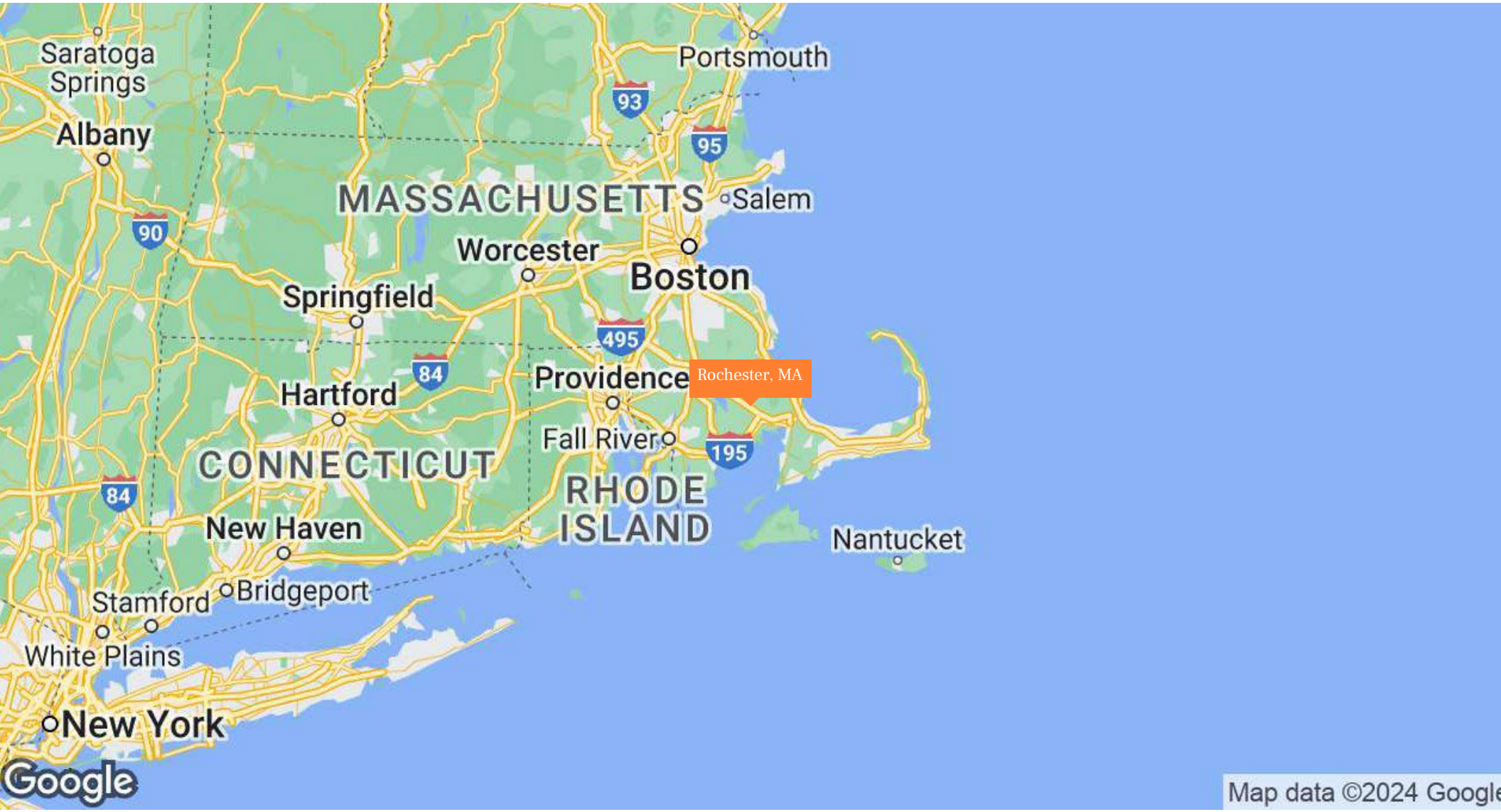
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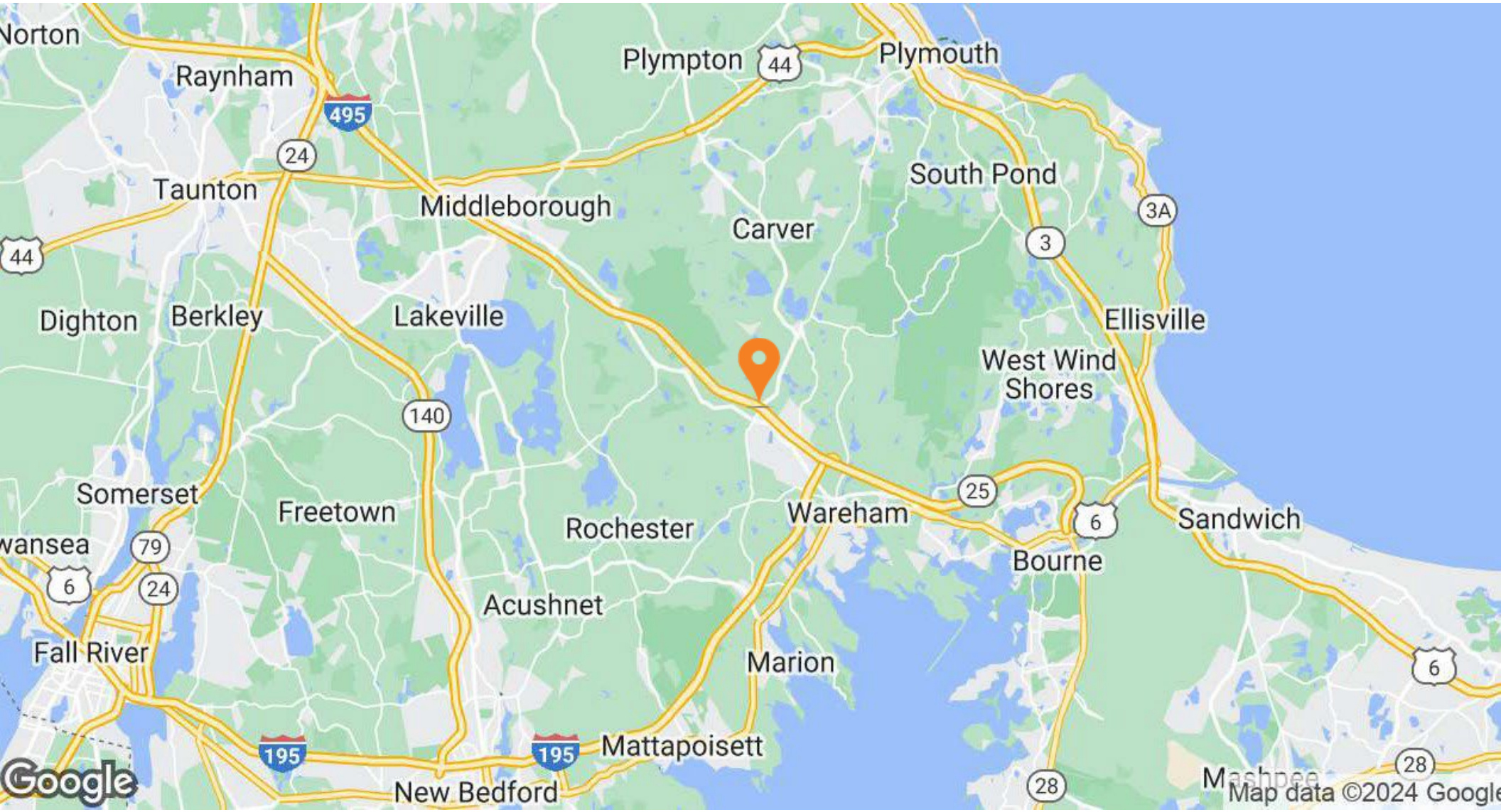
SECTION 3

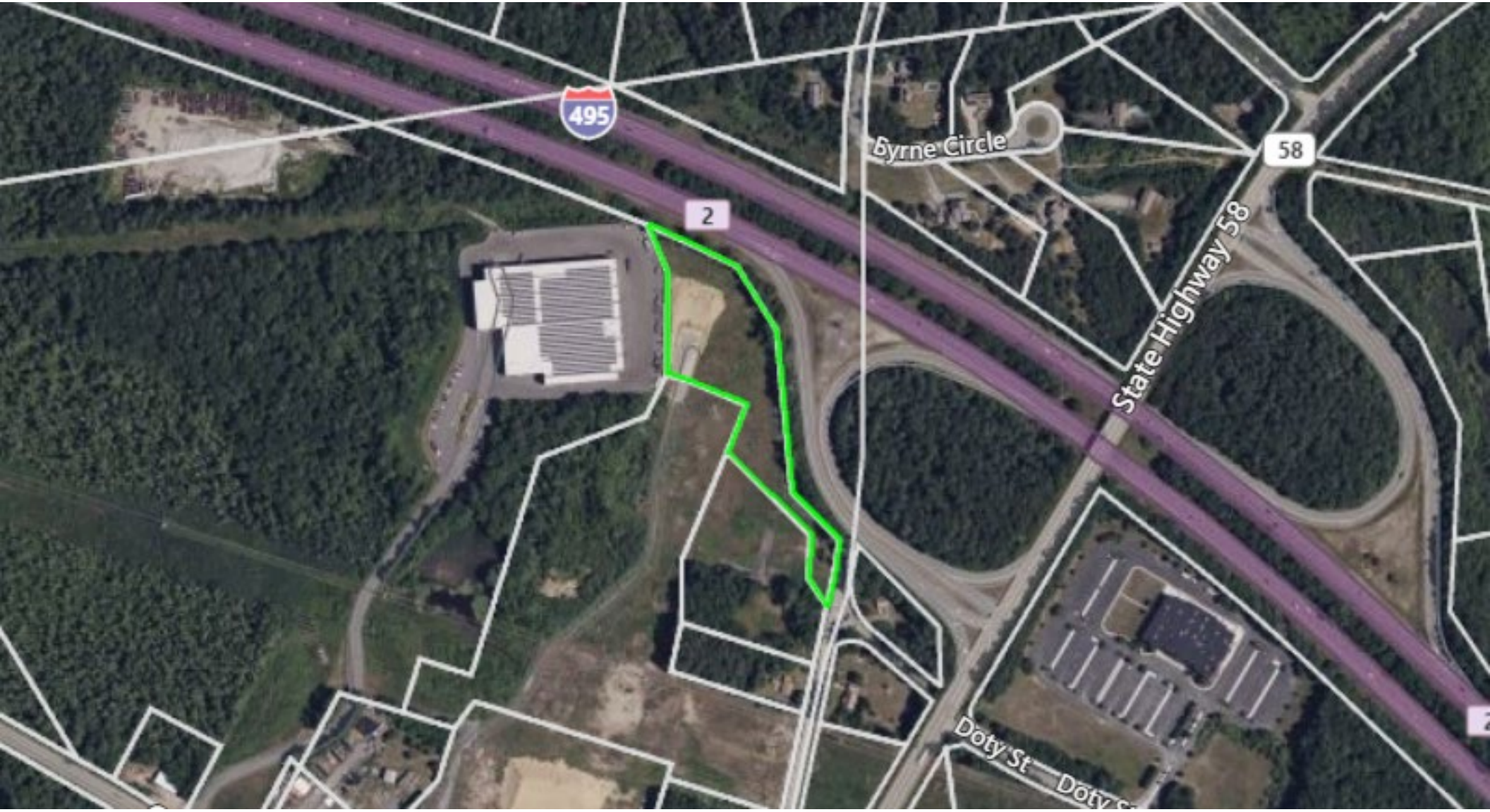
Property Information

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REGIONAL MAP // Rochester Self Storage




Norton
Raynham
Plympton
44
Plymouth
495
24
Taunton
Middleborough
South Pond
Carver
3A
3
44
Dighton
Berkley
Lakeville
Ellisville
West Wind
Shores
140
Somerset
Freetown
Rochester
Wareham
25
6
Sandwich
wansea
79
Bourne
6
24
Acushnet
Fall River
Marion
6
195
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Mattapoisett
28
28
Mashpee
New Bedford
Google
Map data ©2024 Google


495
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Byrne Circle
58
State Highway 58
Doty St

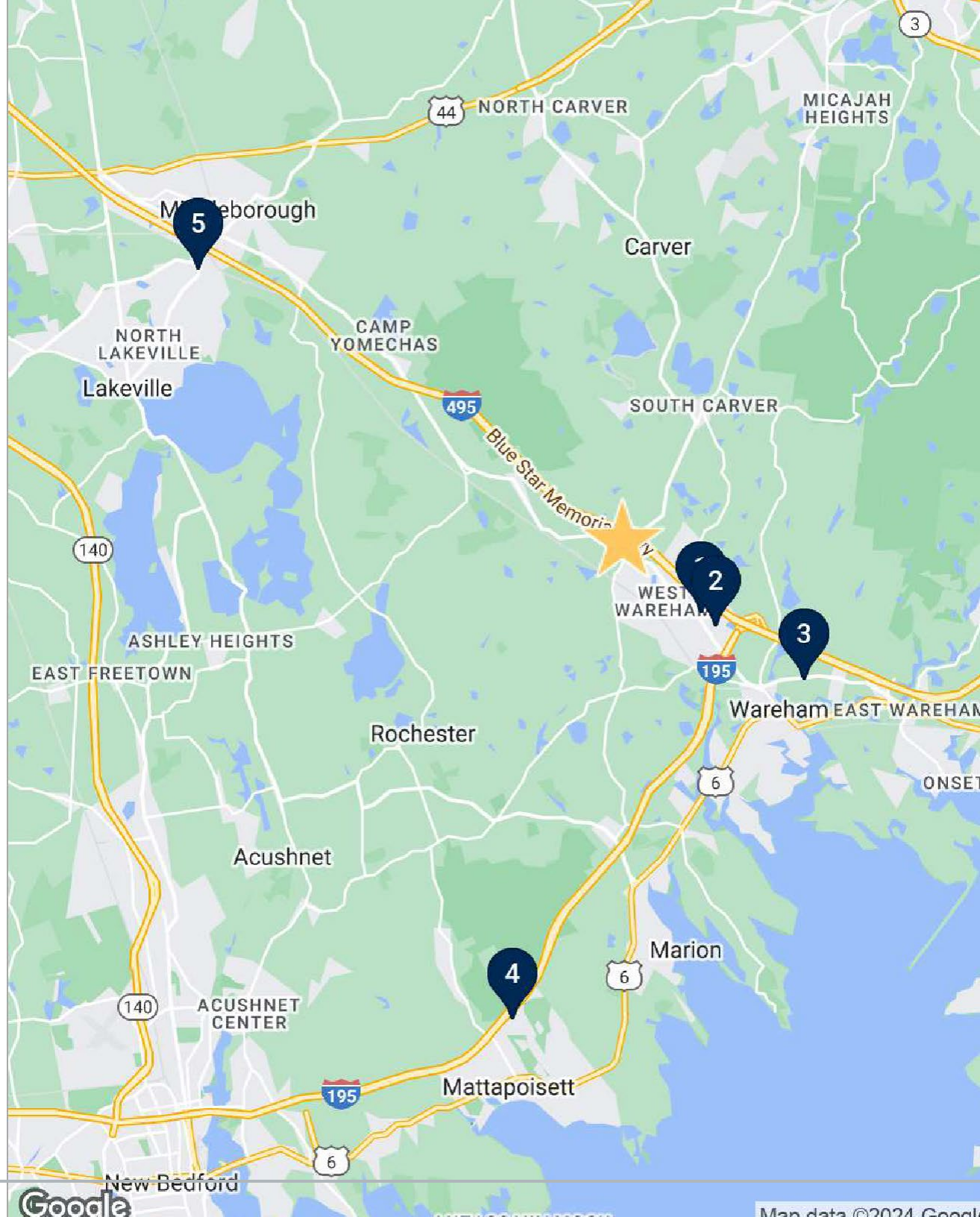
SECTION 4

Rent Comparables

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RENT COMPS MAP

- Rochester Self Storage
- Community Mini-Storage
- 1 Cranberry Self Storage
- 2 Life Storage
- 3 Mattapoisett Self Storage
- 4 Value Store It Self Storage



Rochester Self Storage
Rochester, MA 02576

Year Built 2025



PROPERTY INFORMATION

Lot Size:	3.03 Acres	Rentable SF:	90,285 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
05x10 CC	50 SF	$110	$2.20
10x10 CC	100 SF	$191	$1.91
10x15 CC	150 SF	$252	$1.68
10x20 CC	200 SF	$314	$1.57

1 Community Mini-Storage
2370 Cranberry Hwy, Wareham, MA 02576

390 Units | Year Built 1986



PROPERTY INFORMATION

Lot Size:	5.68 Acres	Year Renovated:	2001
Gross SF:	47,100 SF	Rentable SF:	44,745 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
05x10 CC	50 SF	$128	$2.56
10x10 CC	100 SF	$199	$1.99
10x15 CC	150 SF	$278	$1.85

*Located 1.85 miles from subject property

RENT COMPS // Rochester Self Storage

2 Cranberry Self Storage
8 Tow Rd, Wareham, MA 02571

400 Units | Year Built 2001



* Located about 2.28 miles from subject property

PROPERTY INFORMATION

Lot Size:	2.88 Acres	Year Renovated:	2023
Gross SF:	53,496 SF	Rentable SF:	45,471 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
05x10 CC	50 SF	$159	$3.18
10x10 CC	100 SF	$264	$2.64
10x15 CC	150 SF	$334	$2.23
10x20 CC	200 SF	$426	$2.13

3 Life Storage
2637 Cranberry Hwy, Wareham, MA 02571

530 Units | Year Built 2003



*Located 4.10 miles from subject property

PROPERTY INFORMATION

Lot Size:	4.2 Acres	Year Renovated:	2005
Gross SF:	68,720 SF	Rentable SF:	58,412 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
05x10 CC	50 SF	$152	$3.04
10x10 CC	100 SF	$257	$2.57
10x15 CC	150 SF	$306	$2.04
10x20 CC	200 SF	$372	$1.86

4 Mattapoisett Self Storage
7 Industrial Dr, Mattapoisett, MA 02739

510 Units | Year Built 1972



*Located 9.05 miles from subject property

PROPERTY INFORMATION

Lot Size:	6.31 Acres	Year Renovated:	2016
Gross SF:	66,463 SF	Rentable SF:	56,493 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
05x10 CC	50 SF	$129	$2.58
10x10 CC	100 SF	$229	$2.29
10x15 CC	150 SF	$279	$1.86
10x20 CC	200 SF	$329	$1.65

5 Value Store It Self Storage
15 Main Street, Lakeville, MA 02347

640 Units | Year Built 2023



*Located 9.20 miles from subject property

PROPERTY INFORMATION

Lot Size:	3.12 Acres	Year Renovated:	-
Gross SF:	72,045 SF	Rentable SF:	69,959 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
05x10 CC	50 SF	$89	$1.78
10x10 CC	100 SF	$145	$1.45
10x15 CC	150 SF	$199	$1.33
10x20 CC	200 SF	$299	$1.50

SECTION 5

Market Overview

Marcus & Millichap

BOSTON

Steeped in history, the Boston metro spans 4,128 square miles across Essex, Middlesex, Norfolk, Plymouth and Suffolk counties in Massachusetts, and Rockingham and Strafford counties in southeastern New Hampshire. The region is home to approximately 4.9 million individuals, and accounts for roughly 70 percent of all of Massachusetts' residents. Boston is the most populous city in the metro, with around 676,200 citizens. It is located along the Atlantic seaboard and fronts Boston Harbor. The harbor is a natural estuary of Massachusetts Bay and is home to the Port of Boston. The metro also has a well-developed distribution infrastructure by road, rail and air, and it provides the only full-service international cargo terminal in the region, servicing many of the world's top container lines. Such logistical resources support a diversified employment base that represents, among other industries, a major epicenter for life science research and development.

METRO HIGHLIGHTS

LEADING LIFE SCIENCES CLUSTER

A deep talent pool and world-renowned research and health institutions place Boston as the center of the nation's robust biotechnology industry.

HIGHLY-EDUCATED AND SKILLED WORKFORCE

Boston's concentration of world-renowned academic institutions facilitate a talented labor pool, with employment growth in traditional office-using firms outpacing the nationwide mean as a result.

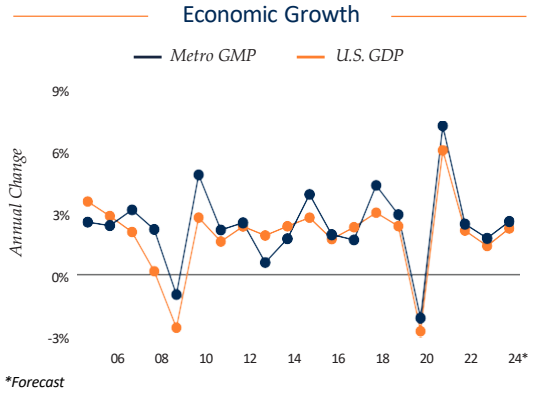
GLOBAL FINANCIAL CENTER

Boston is regarded as one of the top financial centers in the world, with many bank and insurance, wealth management and venture capital firms. Such regard bolsters foreign investment into the metro.



ECONOMY

- Boston is one of the country's oldest and most heavily-developed metros, creating barriers to construction that have facilitated notable rent growth in the multifamily sector and consistently-low retail availability.
- Boston ties for eighth among markets with the most Fortune 500 companies headquartered in the area, including several financial-sector mainstays. Boston also hosts sizable high-tech/defense, biotech and pharmaceutical firms, including Raytheon, Biogen, TJX and Boston Scientific.



MAJOR AREA EMPLOYERS

- Mass General Brigham, Inc
- Harvard University
- Massachusetts General Hospital
- General Electric Company
- Children's Hospital Corp.
- MassMutual
- John Hancock Life Insurance Co.
- Fidelity Investments
- Liberty Mutual Group Inc.
- Science Applications Int'l Corp.



SHARE OF 2023 TOTAL EMPLOYMENT

6% MANUFACTURING

20% PROFESSIONAL AND BUSINESS SERVICES

11% GOVERNMENT

9% LEISURE AND HOSPITALITY

7% FINANCIAL ACTIVITIES

15% TRADE, TRANSPORTATION, AND UTILITIES

4% CONSTRUCTION

21% EDUCATION AND HEALTH SERVICES

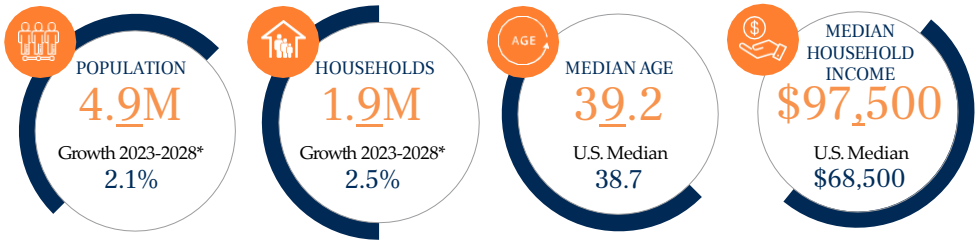
3% INFORMATION

4% OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The metro is expected to add over 38,000 people through 2028, resulting in the formation of more than 34,000 households and creating demand for housing.
- An affluent, well-educated populace places the metro's homeownership rate at 60 percent, despite a median home price that is significantly above the U.S. level.
- Roughly 48 percent of residents ages 25 and older have a bachelor's degree; meanwhile, 22 percent have gone on to earn a graduate or professional degree.



2023 POPULATION BY AGE

0-4 YEARS	5-19 YEARS	20-24 YEARS	25-44 YEARS	45-64 YEARS	65+ YEARS
5%	17%	7%	28%	26%	17%

QUALITY OF LIFE

Boston is often regarded as the unofficial capital of New England, due to its sizable economy, rich history and broad array of cultural offerings. The city is among the oldest in the U.S. and provided the backdrop for several key events in the American Revolution. Visitors in Boston can explore the 2.5 mile Freedom Trail, which leads to 16 significant sites, including Boston Common, the oldest public park in the nation; Paul Revere's home; multiple churches; meeting houses; monuments; and the USS Constitution, which is permanently berthed in Charlestown Navy Yard. Residents and visitors can also enjoy an array of cultural offerings. The list of museums in Boston includes the Museum of Fine Arts and the Museum of Science.

SPORTS

Baseball	MLB | BOSTON RED SOX
Football	NFL | NEW ENGLAND PATRIOTS
Basketball	NBA | BOSTON CELTICS
Ice Hockey	NHL | BOSTON BRUINS
Soccer	MLS | NEW ENGLAND REVOLUTION
Soccer	USL | BOSTON BOLTS

EDUCATION

- BOSTON UNIVERSITY
- UNIVERSITY OF MASSACHUSETTS, AMHERST
- HARVARD UNIVERSITY
- MASSACHUSETTS INSTITUTE OF TECHNOLOGY
- NORTHEASTERN UNIVERSITY
- TUFTS UNIVERSITY

ARTS & ENTERTAINMENT

- JOHN F. KENNEDY PRESIDENTIAL LIBRARY AND MUSEUM
- BOSTON CHILDREN'S MUSEUM
- SYMPHONY HALL
- MUSEUM OF FINE ARTS, BOSTON

** Forecast*

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	628	7,039	21,240
2023 Estimate			
Total Population	620	6,958	21,003
2020 Census			
Total Population	606	6,843	20,480
2010 Census			
Total Population	548	6,294	19,256
Daytime Population			
2023 Estimate	795	6,547	18,219

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	225	2,738	8,212
2023 Estimate			
Total Households	221	2,692	8,078
Average (Mean) Household Size	2.3	2.5	2.5
2020 Census			
Total Households	219	2,670	8,014
2010 Census			
Total Households	194	2,405	7,228

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
$250,000 or More	3.4%	4.9%	4.9%
$200,000-$249,999	2.0%	2.5%	3.2%
$150,000-$199,999	7.7%	10.3%	9.8%
$125,000-$149,999	8.1%	9.3%	8.7%
$100,000-$124,999	11.8%	11.2%	11.2%
$75,000-$99,999	11.4%	13.4%	13.3%
$50,000-$74,999	13.2%	15.1%	15.7%
$35,000-$49,999	10.6%	9.2%	9.9%
$25,000-$34,999	9.7%	8.2%	7.4%
$15,000-$24,999	14.4%	9.2%	8.3%
Under $15,000	7.7%	6.6%	7.7%
Average Household Income	$86,594	$101,278	$102,136
Median Household Income	$65,992	$77,822	$76,901
Per Capita Income	$31,076	$39,353	$39,397

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate	620	6,958	21,003
0 to 4 Years	4.2%	4.5%	4.8%
5 to 14 Years	9.7%	10.9%	10.8%
15 to 17 Years	3.1%	3.8%	3.9%
18 to 19 Years	1.5%	1.9%	2.0%
20 to 24 Years	4.5%	5.2%	5.6%
25 to 29 Years	4.1%	4.5%	4.9%
30 to 34 Years	4.7%	5.0%	5.3%
35 to 39 Years	5.1%	5.9%	5.9%
40 to 49 Years	9.7%	11.8%	11.9%
50 to 59 Years	12.6%	14.1%	15.0%
60 to 64 Years	8.0%	7.8%	7.9%
65 to 69 Years	9.0%	7.8%	7.2%
70 to 74 Years	9.2%	6.9%	6.1%
75 to 79 Years	7.0%	4.8%	4.2%
80 to 84 Years	4.3%	2.9%	2.4%
Age 85+	3.2%	2.1%	2.1%
Median Age	52.9	47.0	45.8

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	476	5,128	15,317
Elementary (0-8)	5.5%	3.6%	2.8%
Some High School (9-11)	5.4%	4.5%	4.4%
High School Graduate (12)	39.8%	37.1%	36.1%
Some College (13-15)	20.9%	19.8%	19.2%
Associate Degree Only	9.3%	9.5%	9.0%
Bachelor's Degree Only	13.4%	17.1%	18.4%
Graduate Degree	5.6%	8.4%	10.1%
HOUSING UNITS	**1 Mile**	**3 Miles**	**5 Miles**
Occupied Units			
2028 Projection	236	2,886	8,927
2023 Estimate	233	2,851	8,822
Owner Occupied	192	2,406	6,828
Renter Occupied	29	286	1,250
Vacant	12	158	744
Persons in Units			
2023 Estimate Total Occupied Units	221	2,692	8,078
1 Person Units	33.0%	26.2%	25.4%
2 Person Units	37.1%	36.1%	35.5%
3 Person Units	12.7%	14.9%	15.4%
4 Person Units	10.0%	12.9%	13.5%
5 Person Units	5.4%	7.1%	7.2%
6+ Person Units	2.3%	2.9%	3.0%



POPULATION

In 2023, the population in your selected geography is 21,003. The population has changed by 9.07 since 2010. It is estimated that the population in your area will be 21,240 five years from now, which represents a change of 1.1 percent from the current year. The current population is 49.0 percent male and 51.0 percent female. The median age of the population in your area is 45.8, compared with the U.S. average, which is 38.7. The population density in your area is 267 people per square mile.



HOUSEHOLDS

There are currently 8,078 households in your selected geography. The number of households has changed by 11.76 since 2010. It is estimated that the number of households in your area will be 8,212 five years from now, which represents a change of 1.7 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2023, the median household income for your selected geography is $76,901, compared with the U.S. average, which is currently $68,480.The median household income for your area has changed by 21.20 since 2010. It is estimated that the median household income in your area will be $88,209 five years from now, which represents a change of 14.7 percent from the current year.

The current year per capita income in your area is $39,397, compared with the U.S. average, which is $39,249. The current year's average household income in your area is $102,136, compared with the U.S. average, which is $100,106.



EMPLOYMENT

In 2023, 11,209 people in your selected area were employed. The 2010 Census revealed that 60.9 percent of employees are in white-collar occupations in this geography, and 20.7 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was $369,920 in 2023, compared with the U.S. median of $268,796. In 2010, there were 6,187.00 owner-occupied housing units and 1,041.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S averages. Only 10.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 18.4 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.0 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 36.1 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 19.2 percent in the selected area compared with the 20.1 percent in the U.S.

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